

Board of Education Meeting

Tomah Area School District
July 15, 2024



BRAYARCHITECTS |

BAIRD



Meeting Agenda

Community Survey Recap

Project Scope Options & Budgets

Tax Impact Update

Discussion Possible Resolution Question(s)

Community Survey Recap

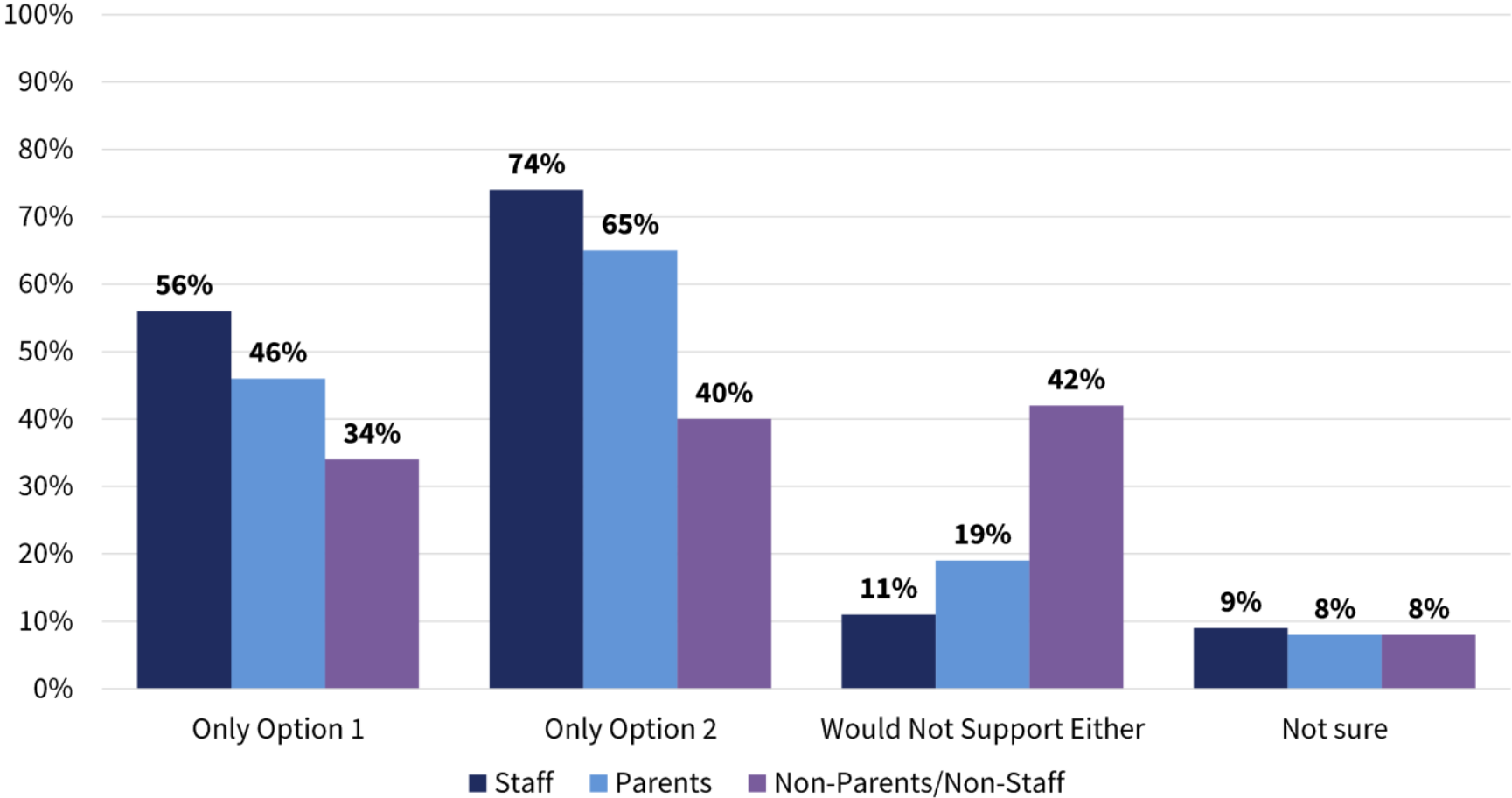
Survey Information

- **May 24, 2024** survey deadline
- **1,798** total respondents
 - The most of any of the four community surveys done
- **17%** response rate
- **+/- 2.36%** statistical margin of error



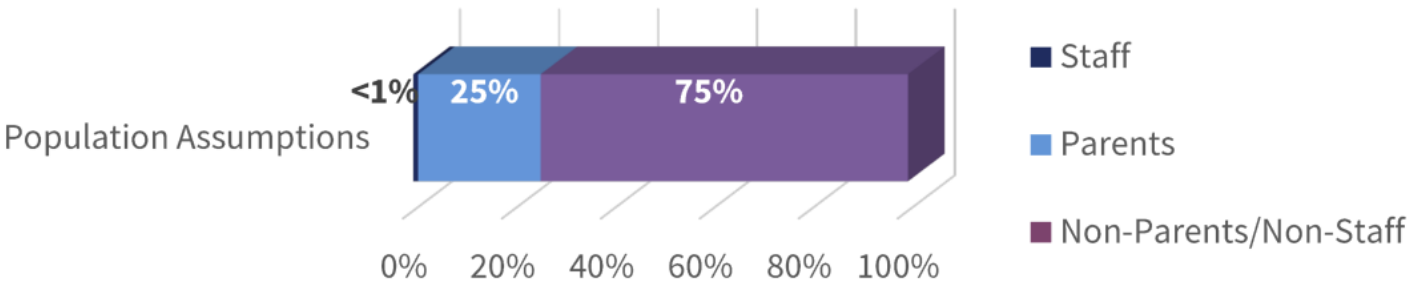
Community Survey Recap

Which option(s) would you support through a referendum?
(Residents Only)



Community Survey Recap

Additional Analysis: Facility options



Weighted support for *Definitely yes and Probably yes*:

Option 1: $0.25 (46\%) + 0.75 (34\%) = \underline{\mathbf{37.0\%}}$

Option 2: $0.25 (65\%) + 0.75 (40\%) = \underline{\mathbf{46.3\%}}$



Community Survey Recap

What did we learn?

- A referendum for facility option 1 (renovations) would not likely be supported by voters.
- A referendum for facility option 2 (new high school) is closer but does not reach majority support (46.3% weighted).
- Neither athletic fields nor a pool would be supported by voters at this time.

Next steps:

- Based on the amount of weighted support and the statistical margin of error, the Board could consider taking a referendum to ballot for a new HS at a reduced scope.
- In general, referendum support tends to increase as project costs/tax impacts decrease.



Project Scope Options & Budgets

Project Scope as Surveyed - \$177,335,000

Renovations to convert existing Middle School to 1st-4th Grade Elementary

Renovations to convert existing High School to 5th-8th Grade Middle School

New High School – 339,600 SF

- Outdoor practice fields only
- 800 seat performing arts center
- Multi-Purpose Gym for Gymnastics

Project Scope Options & Budgets

Revised Project Scope (Similar to Survey) - \$175,040,000

Renovations to convert existing Middle School to 1st-4th Grade Elementary

Renovations to convert existing High School to 5th-8th Grade Middle School

New High School – 328,715 SF (reduction of square footage)

- Outdoor practice fields only
- 800 seat performing arts center
- Multi-Purpose Gym for Gymnastics

Project Scope Options & Budgets

Question #1 Project Scope - \$153,975,000

Renovations to convert existing Middle School to 1st-4th Grade Elementary

Renovations to convert existing High School to 5th-8th Grade Middle School

New High School – 291,000 SF

-Outdoor practice fields only

Question #2 Project Scope - \$21,065,000

Additional New High School Scope – 37,715 SF

-800 seat performing arts center – 27,165 SF

-Multi-Purpose Gym for Gymnastics – 10,550 SF

Tax Impact Update

REFERENDUM AMOUNT*

MAXIMUM MILL RATE IMPACT (FIRST IMPACT - 2024-25)**
(Per \$1,000 valuation)

AVERAGE MILL RATE IMPACT ***
(Per \$1,000 valuation)

TAX IMPACT ON PROPERTY WITH FAIR MARKET VALUE OF:

\$100,000 Property
Maximum Impact
Average Impact

\$200,000 Property
Maximum Impact
Average Impact

\$300,000 Property
Maximum Impact
Average Impact



Scenario 1, 1 Question Original Plan		Scenario 2, 1 Question Reduced HS Sq. Feet		Scenario 3, 2 Questions Reduced HS Sq. Feet (Question 1)		Auditorium & Gym (Question 2)	
\$177,335,000		\$175,040,000		\$153,975,000		\$21,065,000	
\$2.84		\$2.80		\$2.44		\$0.36	
\$2.57		\$2.54		\$2.22		\$0.32	
Annual	Monthly	Annual	Monthly	Annual	Monthly	Annual	Monthly
\$284.00	\$23.67	\$280.00	\$23.33	\$244.00	\$20.33	\$36.00	\$3.00
\$257.00	\$21.42	\$254.00	\$21.17	\$222.00	\$18.50	\$32.00	\$2.67
\$568.00	\$47.33	\$560.00	\$46.67	\$488.00	\$40.67	\$72.00	\$6.00
\$514.00	\$42.83	\$508.00	\$42.33	\$444.00	\$37.00	\$64.00	\$5.33
\$852.00	\$71.00	\$840.00	\$70.00	\$732.00	\$61.00	\$108.00	\$9.00
\$771.00	\$64.25	\$762.00	\$63.50	\$666.00	\$55.50	\$96.00	\$8.00

Assumptions:
Assumes a multi-phased borrowing approach with a total amortization of up to 27 years using planning interest rates of 4.75-5.00%.
Mill rate based on 2023 Equalized Valuation (TID-OUT) of \$2,272,666,058 with annual growth of 2.00%.
Secondary Aid Cap: \$800,000 (2024-25 July Estimates: \$2,617,780)
Secondary Aid Impact: 68.53% (2024-25 July Estimates)
Tertiary Aid Impact: 28.56% (2024-25 July Estimates)
* Assumes other funds applied in the amount of \$10,000,000.
**Represents an estimate of the maximum projected annual mill rate for referendum approved debt service beginning in 2024-25.
***Represents an average of the estimated annual mill rate for referendum approved debt service over the life of the bond issues.

Note: Planning estimates only. Significant changes in market conditions will require adjustments to current financing plan. Rates subject to change.



Discussion Possible Resolution Question(s)

- Move forward with scope of work in survey (one question)
- Move forward with revised scope of work (one question)
- Move forward with two questions
- Other?

What option(s) would you like to see us bring back on August 5?