



WCSD Board Meeting Referendum Planning

July 25, 2022 Update

Introductions



Robin Savola
Project Manager



Chris Michaud
Senior Design Architect



Jay Thomsen
Project Executive



Eric Ballweg
Community Relations & Engagement

Agenda

- Introductions
- Program
- Budget
- Schedule
- Next Steps
- Q & A

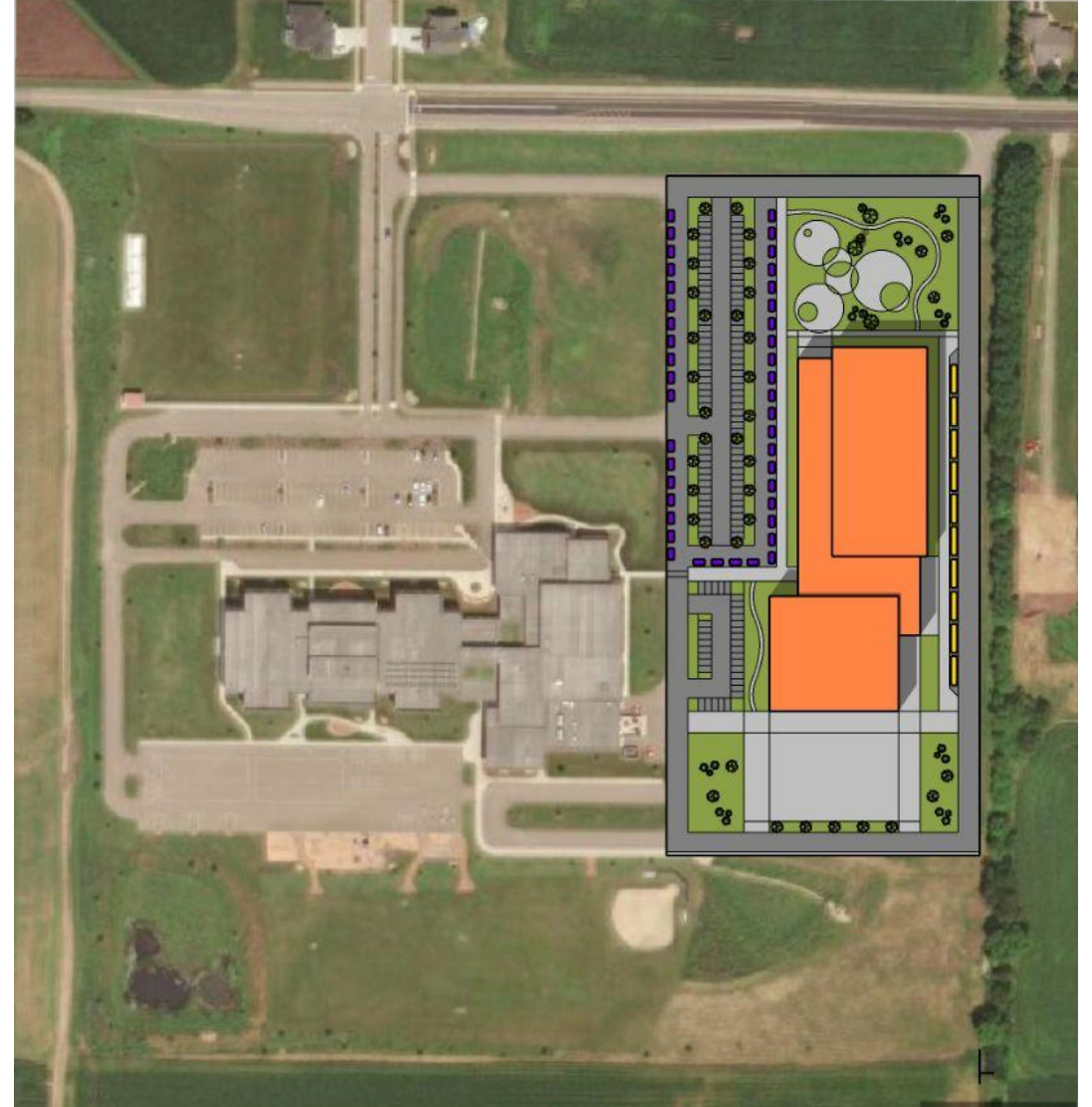
Program



New Heritage Elementary - on Intermediate Site

Capacity 696 (maximum)

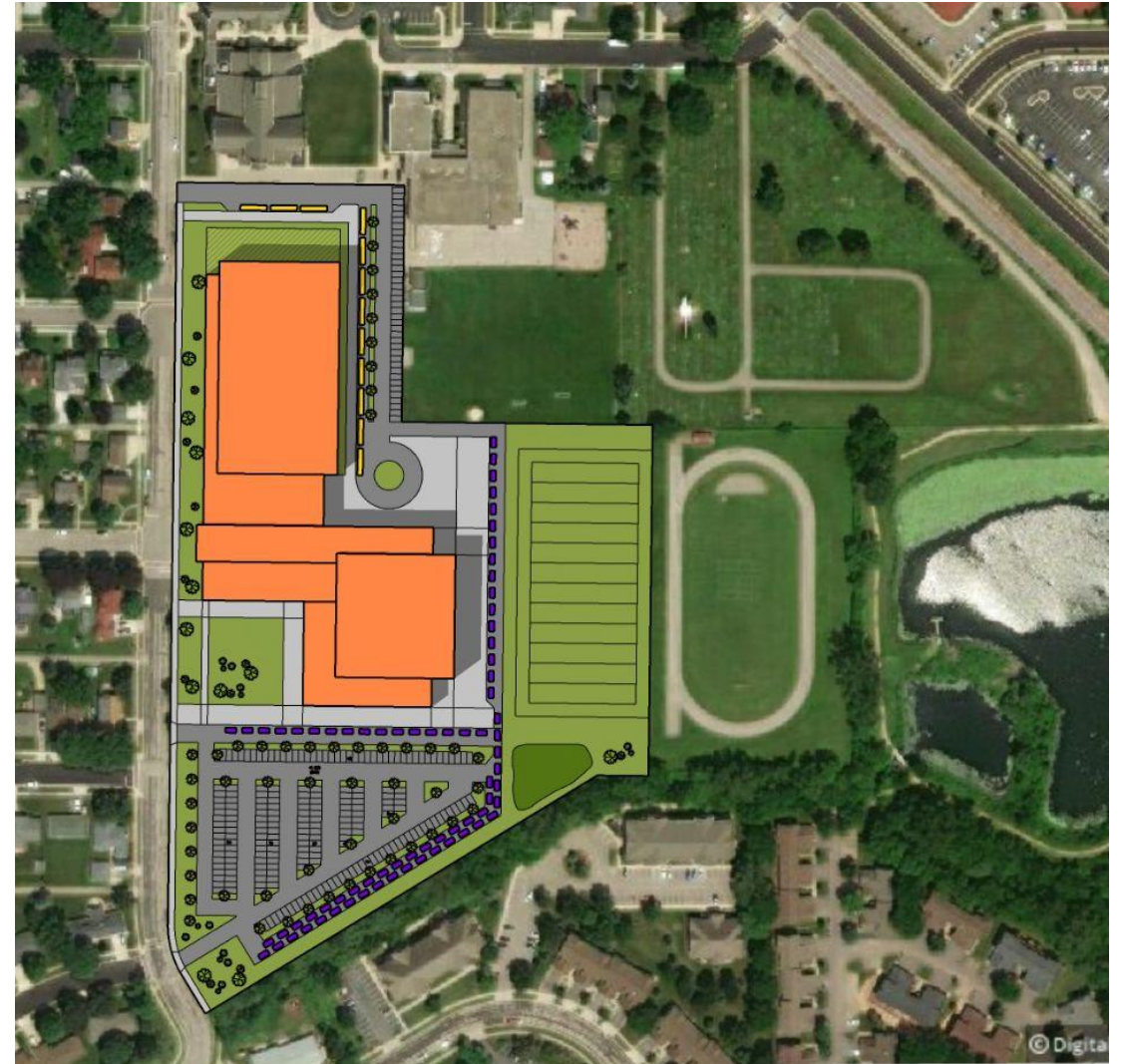
- 6 section school
- Early Childhood space updates
- Special Education space updates
- Book room size updates
- Conference space updates
- Facility storage updates
- Large Group Instruction updates



Option 1, New Middle School - on Heritage Site

Capacity 900

- 16 section core classroom (to match Intermediate)
- Performance space discussed
- Music updates
- Fab Lab updated
- Wrestling room updates
- Special Education updates
- Facility storage updates



Budget

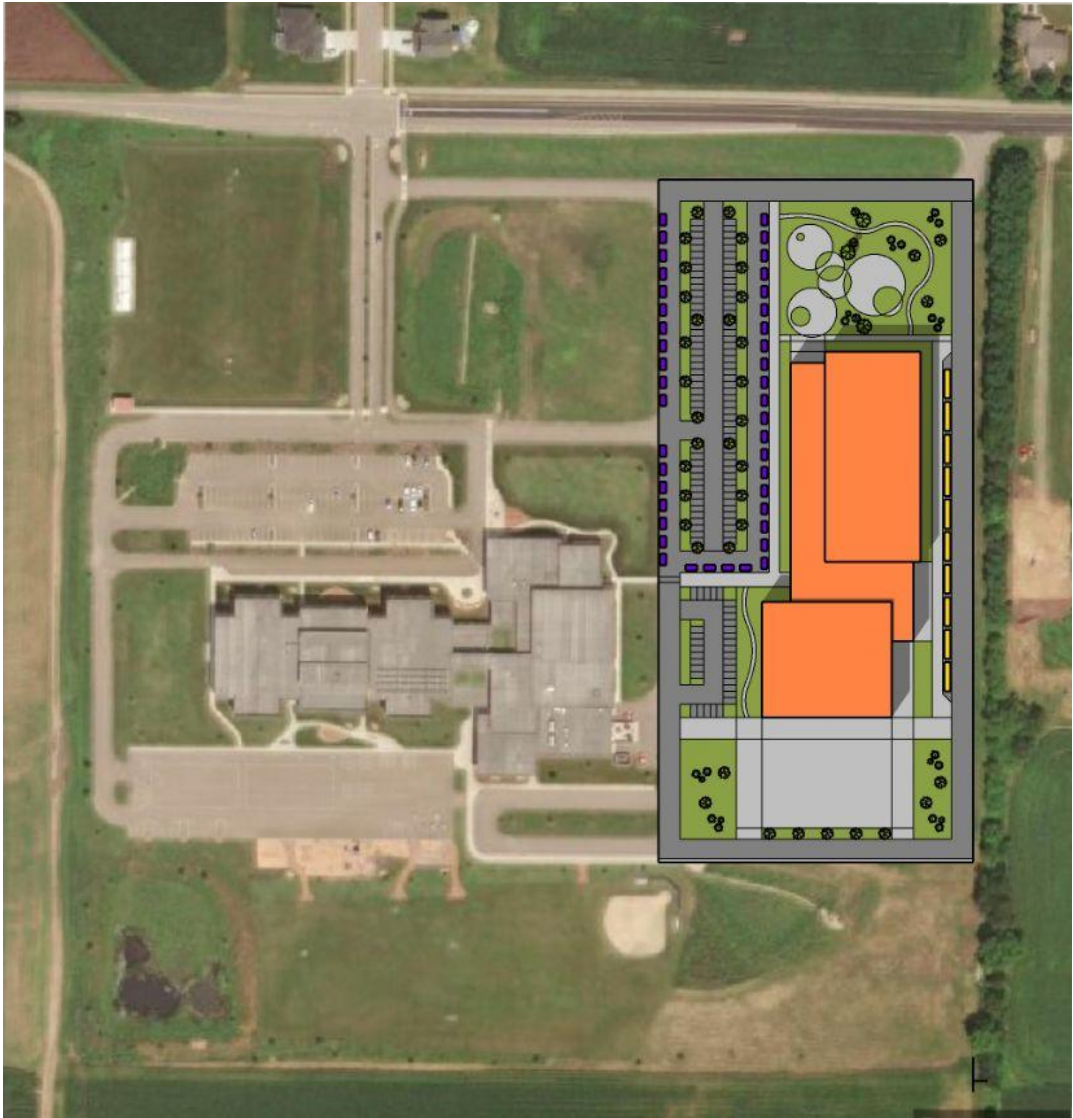


Budget Assumptions

- **Based on conceptual scope of work, not final design**
- **Actual costs of similar projects informed these estimates**
- **Budget based on June 2022 dollars**
 - **Escalation of labor and material included**
- **Intermediate School used as basis for budgets**
 - **Geothermal, green roof, exterior materials, interior finishes**
 - **Current building/instructional technology**
- **\$3,000/student for Furniture, Fixtures and Equipment (FF&E)**
- **Total contingency of 15% per project**

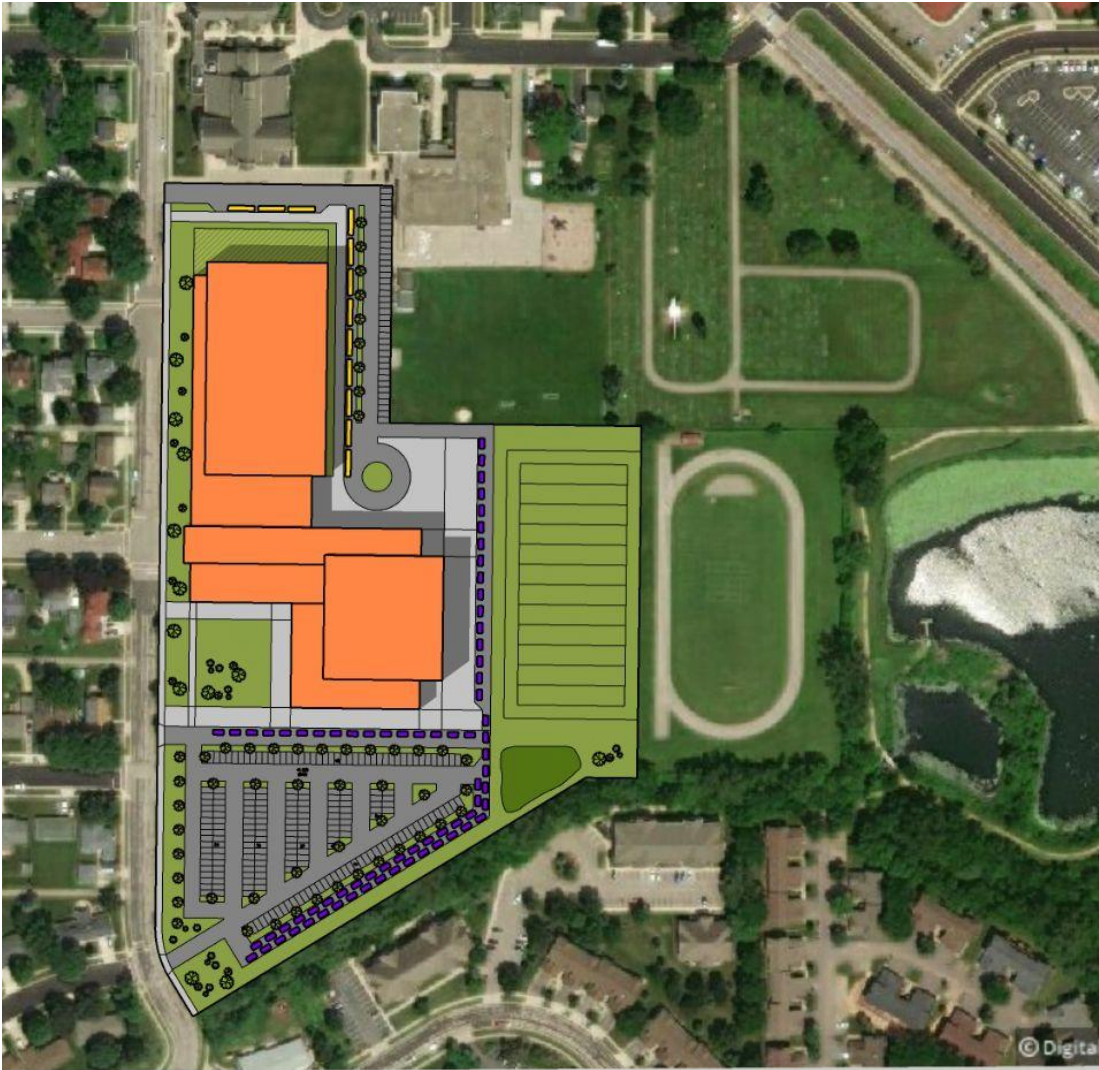
Budget: New Heritage - on Intermediate Site

PROJECT BUDGET 2024	
STUDENT CAPACITY	696
SQUARE FEET	153,000
CONSTRUCTION BUDGET	\$ 48,870,000
CONTINGENCY	\$ 9,240,000
SOFT COSTS	\$ 5,550,000
TOTAL	\$ 63,660,000



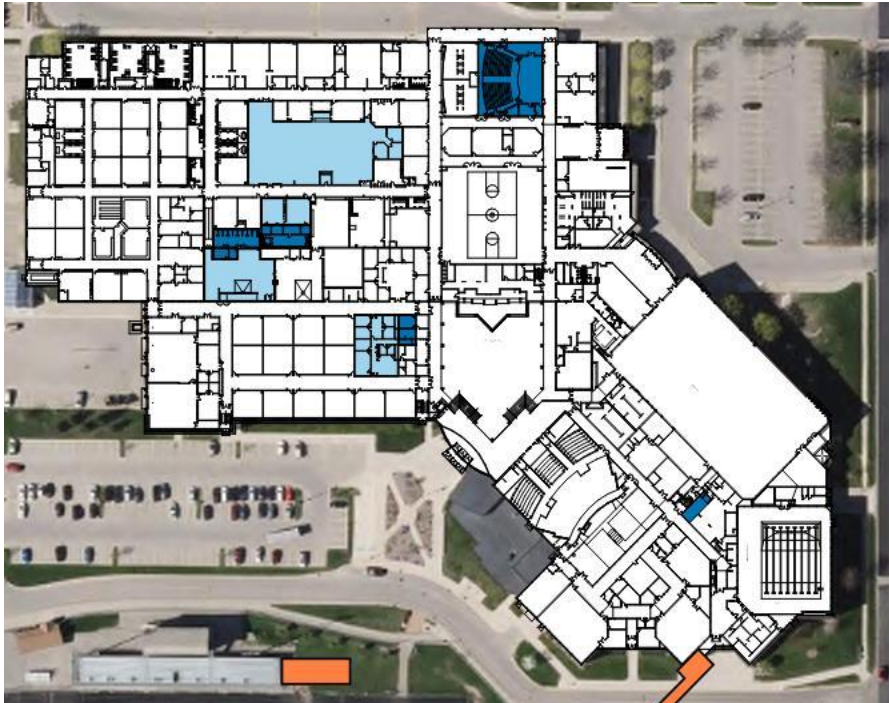
Budget: New Middle School – on Heritage Site

PROJECT BUDGET 2026	
STUDENT CAPACITY	900
SQUARE FEET	236,150
CONSTRUCTION BUDGET	\$ 77,250,000
CONTINGENCY	\$ 14,630,000
SOFT COSTS	\$ 8,040,000
TOTAL	\$ 99,920,000

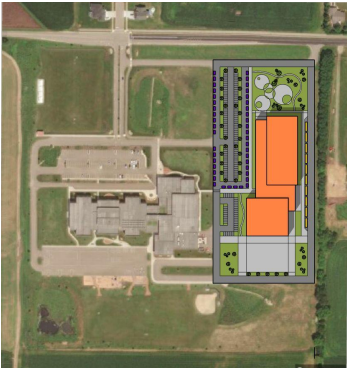
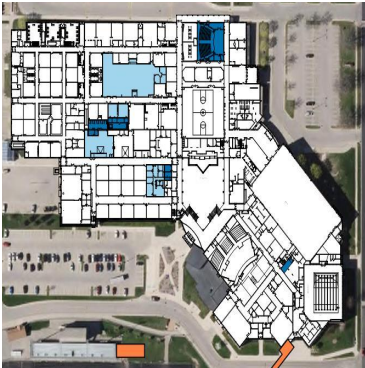
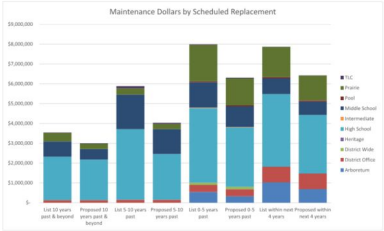


Budget: High School, TLC and District Office

Old Auditorium Upgrades	\$ 730,000
Welding Area Modifications	\$ 525,000
Shop and Lab Modifications	\$ 765,000
LMTC Furniture	\$ 570,000
Large Group Instruction	\$ 235,000
Family Changing and Toilet Renovation	\$ 725,000
Bleacher Extension	\$ 500,000
TLC/Clinic	\$ 360,000
District Office	\$ 615,000
TOTAL	\$ 5,025,000



TOTAL PROJECT BUDGET SUMMARY

ELEMENTARY	MIDDLE SCHOOL	HS/TLC/DISTRICT	MAINTENANCE
			
\$ 63,660,000	\$ 99,920,000	\$ 5,025,000	\$ 6,395,000

TOTAL PROJECT (2024/2026 SCHEDULE) - \$175,000,000

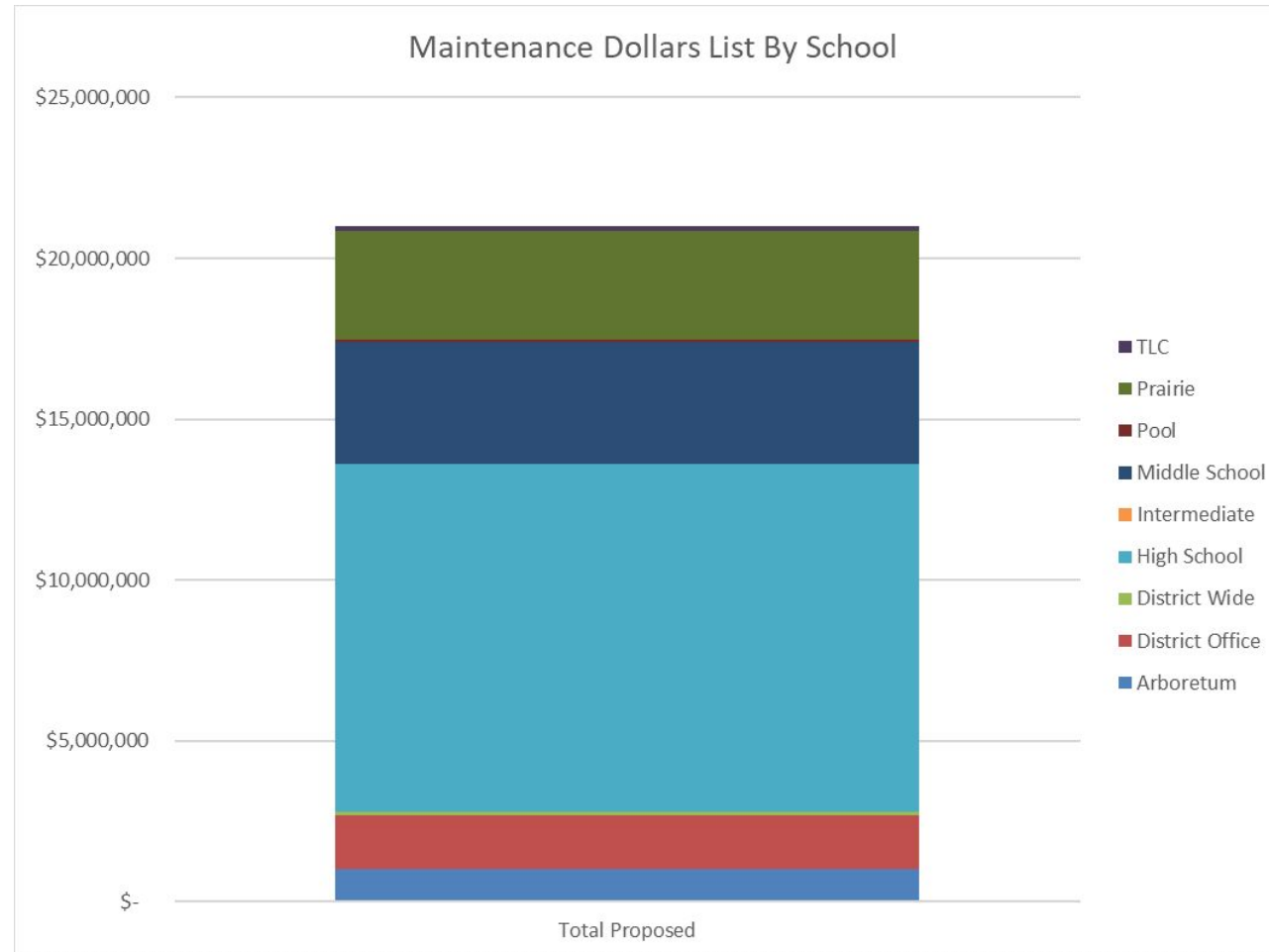
MAINTENANCE SCOPE

WILL BE DISCUSSED AT JULY 25TH MEETING

\$21M would be required for the long range maintenance program.

Approx $\frac{1}{3}$ of this amount could be incorporated in to a \$175M capitol referendum question

Contingency funds that are freed up could be used toward the long range maintenance program



COST DATA INFORMATION

- **ENR Building Cost Index - Goes back to 1915**
 - 20 city average of: skilled labor and steel/concrete/wood
- **Average of 3% per year last 20 years**
- **Lowest year to year in last 20 years was 1.66% increase from 2008 - 2009**
- **Lowest year to year in last 30 years was 0.03% increase from 1994 - 1995**

Referendum budget examples

- **Elementary School (June 2021 - April of 2022: 11.65%)**
 - Previous 4 year average: 2.95%
 - 2008 - 2012 average: 1.98%
- **Middle School (June 2020 - December 2021: 16.70%)**
 - Previous 4 year average: 4.60%
 - 2008 - 2012 average: 3.63%

Schedule



Schedule Options

EARLY START - HERITAGE FALL 2024, MIDDLE SCHOOL FALL 2026			
	DESIGN START	CONSTRUCTION START	SCHOOL OPEN
NEW HERITAGE	AUGUST 2022	APRIL 2023	FALL 2024
NEW MIDDLE SCHOOL (OPT 1)	NOVEMBER 2022	JUNE 2024	FALL 2026

NOVEMBER START (PARTNERSHIPS) - HERITAGE FALL 2024, MIDDLE SCHOOL FALL 2026			
	DESIGN START	CONSTRUCTION START	SCHOOL OPEN
NEW HERITAGE	NOVEMBER 2022	APRIL 2023	FALL 2024
NEW MIDDLE SCHOOL (OPT 1)	NOVEMBER 2022	JUNE 2024	FALL 2026

What's Next?



No Reimbursement Resolution

- \$100,000 - not to exceed
 - Land Survey (\$2,900)
 - Wetland Delineation (\$6,000)
 - Traffic Impact Analysis (\$29,000 estimate)
 - Civil Engineering (\$62,000 estimate)
 - Partnerships with key vendors such as steel fabrication, HVAC contractor, electrical contractor. This would be referred to facility committee to determine process.
 - Initial Design Coordination by EUA

New Heritage Target September 2024

New Middle School Target September 2026

Early Design Start, Including Site Investigation

- \$550,000
- Includes
 - Land Survey
 - Wetland Delineation
 - Soil Boring/Geotechnical
 - Traffic Impact Analysis
 - Architectural Design
 - Civil Engineering/Landscape Design
 - Structural Engineering
 - Mechanical Engineering
 - Electrical Engineering
 - Plumbing Engineering

Draft Resolutions

- Agenda item VD. is Draft Resolutions for a Fall 2022 referendum
- There are two ballot questions included in the draft resolutions:
 - An operational referendum question which provides the authority to increase revenues by \$2 million per year for a 5 year period of time. This operational referendum question is recurring (permanent).
 - A capital referendum question in the amount of \$175 million.
The capital referendum question would fund the projects identified in tonight's presentation as well as approximately 1/3 of the outstanding maintenance needs.

Preliminary Timeline

Preliminary November 2022 Referendum Schedule																
	School Year	2021-22										2022-23				
	Calendar Year	2021					2022									
	Key Board Decision	Winter					Spring			Summer			Fall			
POTENTIAL NOVEMBER 2022 REFERENDUM		O	N	D	J	F	M	A	M	J	J	A	S	O	N	
Confirm Facility Planning Priorities/Goals																
Option and Budget Development																
Board Workshop (Flexible)	★															
Staff & Community Information Sessions																
Staff & Community-Wide Survey	★															
Refine and Finalize Project Scope / Budget	★															
Adopt Resolution 70 days prior (Deadline Aug. 30, 2022)	★															
Referendum Communications & Outreach Effort																
Early & Absentee Voting																
Potential Referendum (November 8, 2022)																
Planning																
Work/action																
Critical referendum dates																

Critical Board Milestones & Potential Workshops

- June 13: Reimbursement resolution draft
- June 27: Review programs, budgets, timelines, reimbursement resolution
- July 11: Financial planning options; Update to June 27 presentation, consideration of reimbursement resolution
- July 25: Draft resolutions; budget review
- August 8: Approve resolutions; Referendum do's and don'ts
- August 22: Resolutions back up date



Questions?



Board Appendix



Grade K-4 Enrollment Projections

Elementary School	Sept. 2021 Enrollment	Projected Enrollment ¹				Change, 2021-2035	Building Capacity	
		2023-2024	2025-2026	2030-2031	2035-2036		Functional	Maximum
Arboretum	435	508	542	574	635	+200	418	464
Heritage	525	534	574	710	742	+217	627 ²	696 ²
Prairie	511	554	567	635	733	+222	627	696
GRADES K-4 TOTALS	1,441	1,596	1,683	1,920	2,110	+639	1,672	1,856

1. Projections assume no “forced transfers” among the elementary schools.
2. To achieve the indicated capacity of Heritage Elementary School, additional classrooms in former Intermediate School would have to be remodeled.

Grade 5-12 Enrollment Projections

School	Sept. 2021 Enroll- ment	Projected Enrollment				Change, 2021-20 35	Building Capacity	
		2023-2 024	2025-2 026	2030-2 031	2035-2 036		Func-t ional	Max-imum
Intermediate	644	636	687	775	883	+239	720 ¹	800 ¹
Middle	652	671	683	778	884	+232	663 ²	
High	1,354	1,358	1,364	1,494	1,623	+269	1,642	
GRADES 5-12 TOTALS	2,650	2,665	2,734	3,047	3,391	+741	3,025	3,105

1. Does not include anticipated classroom expansion that would increase Intermediate School's functional capacity to ~900 and maximum capacity to ~1000.
2. Assumes 70% classroom utilization and does not include current portable classrooms, which may expand Middle School capacity by ~70.

Schedule Options

NOVEMBER START - HERITAGE WINTER 2024/2025, MIDDLE SCHOOL FALL 2026			
	DESIGN START	CONSTRUCTION START	SCHOOL OPEN
NEW HERITAGE	NOVEMBER 2022	JULY 2023	DECEMBER 2024/JANUARY 2025
NEW MIDDLE SCHOOL (OPT 1)	NOVEMBER 2022	DECEMBER 2024	FALL 2026*

NOVEMBER START - HERITAGE FALL 2025, MIDDLE SCHOOL FALL 2027			
	DESIGN START	CONSTRUCTION START	SCHOOL OPEN
NEW HERITAGE	NOVEMBER 2022	MARCH 2024	FALL 2025
NEW MIDDLE SCHOOL (OPT 1)	SPRING 2023	JUNE 2025	FALL 2027



*construction schedule is tight to meet a September 2026 open date