



School District of  
Ladysmith  
Referendum

Election Day April, 5 2022

# Agenda

- Review Timeline of the District Process
- Review our Deferred Maintenance
- Review Educational Adequacy Goals
- Review Project Scope from the Task Force
- Review Project Financials
- Operating Question
- Questions
- Tours

# Project Planning / Study Work Completed

- Summer of 2020 Detailed Facility Study
- Jan – March 2021 Community Task Force to Strategize and Review Ideas & Develop Options
- Spring 2021 Worked with a Student Task Force
- March 2021 Present Solution Scenarios to the School Board
- Fall 2021 School Perceptions Surveyed The Community
- Fall 2021 Confirmed Funding Strategies & Financing Costs
- December 2021 Board Resolution to Call Election
- April 5, 2022 Referendum

# Facility Assessment Process (Summer 2020)

- Kraus-Anderson completed the study throughout the Fall of 2020
  - Interviewed key facility personnel at each facility
- Analyzed the site based upon the major 17 construction categories
- Site visit identified **165 items** in detailed report:
- Detailed information of identified items included in **160+** page digitized site visit report inclusive of site photography

 EC	01-Existing Conditions	 CS	10-Conveying System
 SW	02-Sitework/Building Earthwork	 FP	11-Fire Protection
 FS	03-Foundation/Slab on Grade	 P	12-Plumbing
 BS	04-Building Structure	 M	13-HVAC
 EE	05-Exterior Enclosure	 MC	14-Mechanical Controls/Integrated Automation
 R	06-Roof	 E	15-Electrical
 IC	07-Interior Construction	 AV	16-Audio/Visual
 EF	08-Equipment Furniture	 ES	17-Electronic Safety and Security
 SC	09-Special Construction		

# Findings: Middle/High School

## ➤ Roof

- Replace roof

## ➤ HVAC/Plumbing (Indoor air quality)

- Boiler Systems
- Mechanical controls replacement
- Plumbing replacement
- Roof Top Units, heating, cooling and ventilation

## ➤ Electrical

- Generator Support
- Exterior LED lighting for parking lots and walks

## ➤ Exterior Enclosure

- Replace exterior doors
- Masonry repairs



# Findings: Middle/High School

- **Equipment/Furniture**

- Need for student desks, teacher workstations

- **Interior improvements**

- Bathroom/locker room renovations
- Interior classroom walls (acoustics)
- Flooring

- **Site revisions**

- Parking lots
- Address foundation in specific areas

- **Fire protection**

- Fire panel replacements

- **Technology**

- Cell phone signal booster for safety and communication purposes





# Findings: Elementary School

- **Roof**

- Fix current leaks in roof
- Roof replacement (includes crickets and slope improvement to improve drainage)



# Findings: Grounds

- **Site Modifications**

- Football field bleacher replacements
- Softball field upgrades
- Press box
- Sound system
- Football field repair/trench repair
- Service road repairs
- Sidewalk repairs
- Parking lots





# Deferred Maintenance Facility Study Costs Top Priorities



➤ High School / Middle School -	\$9 Million
➤ Elementary Schools -	\$1.0 Million
➤ Grounds -	<u>\$1.3 Million</u>
➤ TOTAL	\$11.3 Million

Note, all costs are based on experience, cost history and information from local trades. Project costs include; design / professional fees, permits, testing & inspections, contingencies, bonding, etc. **ALL projects will be competitively bid to trade contractors for the construction work after design is completed.**

# Goals in Educational Planning

- Educational spaces that have an environment designed to inspire staff and students for critical thinking and problem solving
- Space that promote curiosity and imagination
- Collaborative educational experiences with immediate real-world applications.
- Connect student education with community professionals
- Flexible learning spaces that will adapt to an ever-changing workforce
- Best Practices
- Safe and friendly environment







# The Task Force Options

## High-Medium-Low Project Priorities

**Educational Exp**

- a) MSU remodel the addition **high**
- b) HS wing **high**
- c) media Center Remodel or new **med**
- d) Band + music Remodel **high**
- e) Science and STEM Remodel **high**
- f) Career Tech Area **low**
- g) FACE **Med**
- h) Art Remodel **high**

**Safe + Healthy**

- a) ADA upgrade **high**
- b) Security Entrance + office **high**
- c) HVAC upgrade **high**

**Quality Facilities**

- a) Locker Rooms **high**
- b) Restrooms **high**
- c) Maintenance **high**
- d) Cafeteria Upgrades **low**
- e) Exterior Athletics **high**

**Community Eng./Comm. Hous**

- a) Adult education **medium**
- b) gym-addition **high**
- c) gym-current **low**
- d) Pool upgrade - seating **medium**
- e) locker room addition **low**
- f) auditorium upgrade **high**
- g) Welcome center **high**
- h) cafeteria - multi-use **low**
- i) cafeteria - multi-use **low**
- j) @under educational exp **med**

**EDUCATIONAL EXPERIENCE**

- a) HIGH
- b) LOW - FACILITY
- c) LOW - FACILITY
- d) HIGH
- e) HIGH
- f) VERY LOW
- g) LOW
- h) MEDIUM

**SAFE + HEALTHY**

- a) HIGH - DM?
- b) HIGH
- c) HIGH
- d) LES-FACILITY - HEART?

**QUALITY FACILITIES**

- a) HIGH
- b) HIGH
- c) HIGH
- d) VERY LOW - KITCHEN?
- e) MEDIUM

**COMMUNITY ENGAGEMENT/ COMMITMENT**

- a) LOW
- b) HIGH
- c) MEDIUM
- d) LOW
- e) LOW
- f) LOW
- g) LOW
- h) LOW
- i) LOW
- j) LOW

**Educ. Exp.**

- A. Very High
- B. Medium
- C. High
- D. Medium - exception Chair Ramp High
- E. High
- F. Low - Medium
- G. Low
- H. Medium

**Qual. Fac.**

- A. Mediumish
- B. High
- C. Low
- D. Low
- E. High - VERY

**Safe + Healthy**

- A) High
- B) Medium
- C) High

**Community Engage**

- a) Low - use what have
- b) Medium
- c) Medium
- d) Medium
- e) Medium - Certain (High), Floor (Low Medium), Sound/Sight, + Tones
- f) See A, Improve Security

**EDUCATIONAL EXPERIENCE**

- a) HIGH
- b) LOW - FACILITY
- c) LOW - FACILITY
- d) HIGH
- e) HIGH
- f) VERY LOW
- g) LOW
- h) MEDIUM

**QUALITY FACILITIES**

- a) HIGH
- b) HIGH
- c) HIGH
- d) VERY LOW - KITCHEN?
- e) MEDIUM

**COMMUNITY ENGAGEMENT/ COMMITMENT**

- a) LOW
- b) HIGH
- c) MEDIUM
- d) LOW
- e) LOW
- f) LOW
- g) LOW
- h) LOW
- i) LOW
- j) LOW

**Healthy**

**upgrades high**

**Security Eng./Comm. Hous**

**Education**

**additional high**

**current low**

**upgrades - seating medium**

**room addition low**

**auditorium upgrades high**

**welcome center high**

**cafeteria - multi-use low**

**educational exp med**

**EDUCATIONAL EXPERIENCE**

- a) HIGH
- b) LOW - FACILITY
- c) LOW - FACILITY
- d) HIGH
- e) HIGH
- f) VERY LOW
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- h) MEDIUM

**QUALITY FACILITIES**

- a) HIGH
- b) HIGH
- c) HIGH
- d) VERY LOW - KITCHEN?
- e) MEDIUM

**COMMUNITY ENGAGEMENT/ COMMITMENT**

- a) LOW
- b) HIGH
- c) MEDIUM
- d) LOW
- e) LOW
- f) LOW
- g) LOW
- h) LOW
- i) LOW
- j) LOW

# Task Force Studied 14 Different Options

## Highest Ranking Options

- **Middle school wing remodel and addition** in order to right size classroom and improve acoustics
  - Note, when the middle school classrooms are “right sized” it requires an addition to replace lost classroom square footage
- **High school wing remodel** to improve finishes and academic spaces
- Building wide **deferred maintenance**
  - HVAC upgrades
  - Electrical upgrades
  - Exterior envelope
  - Interior finishes
  - Site improvements
- **Restroom** improvements
- **Locker room** improvements
- Improve the **safety and security** at the front entrance
- Add **Gymnasium**
  - When the MS students moved to the HS, gymnasium space became an issue. We need an additional gym to accommodate MS students physical education classes, MS sports, youth athletics and community events.

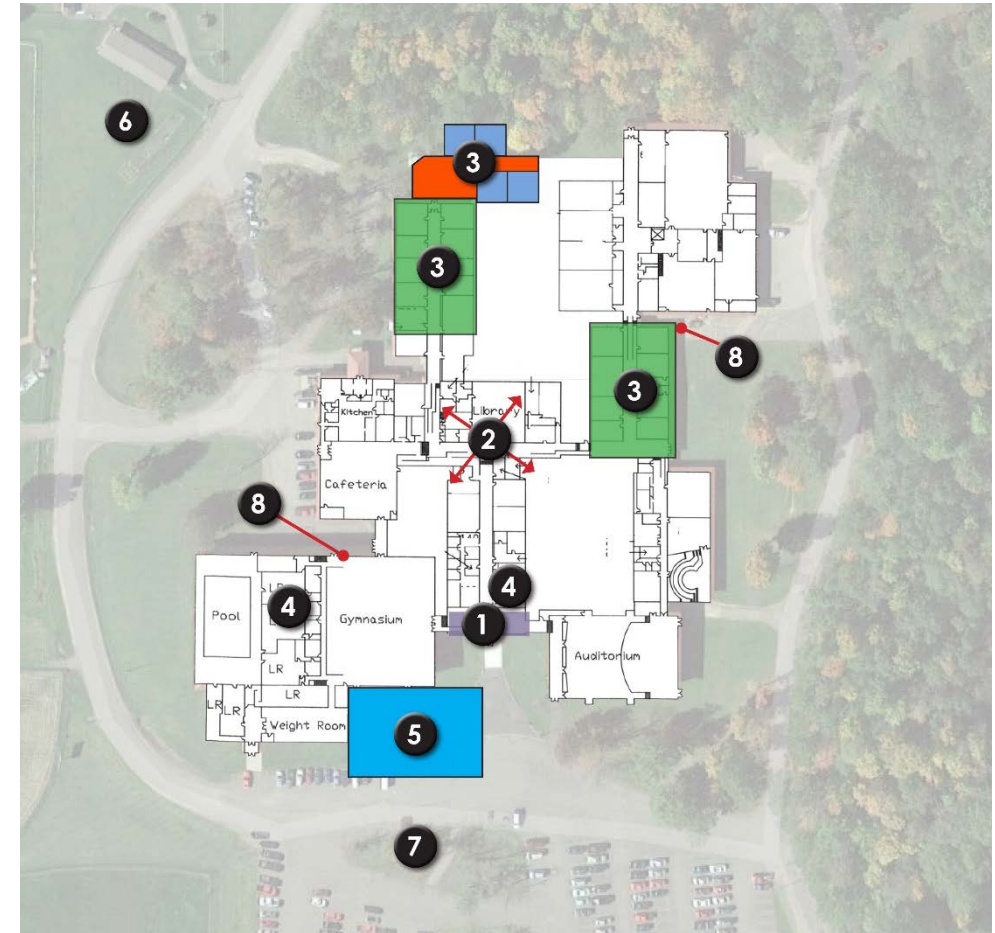


# Building Concept Plan

## Task Force Recommended Plan:

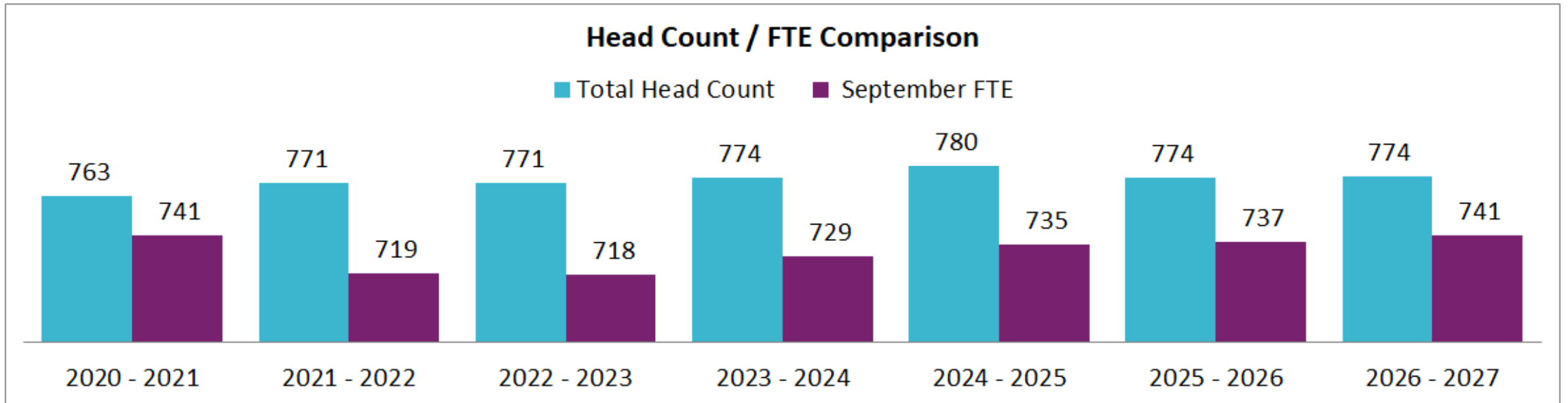
1. Improve **safety and security**
2. Update **building systems and infrastructure.**
3. **Remodel classrooms** at both the middle and high school levels to expand sizes, improve acoustics, and add flexible learning areas
4. Improve **public restrooms, locker rooms, and auditorium**
5. Expand **gym space** to better accommodate school programming and after-school activities, including community use\*
6. Improve **athletic field safety** with better drainage, new bleachers, new press box, and updates to the softball field
7. Replace **parking lot**
8. Fix **exterior envelope and foundation repairs**

*\* The District is applying for a FEMA grant that would make the gym into a storm shelter and would offset up to 50% of this project.*



**The estimated cost of the recommended plan is \$21 million**

# Data Enrollment: Stable!



# Questions #1 & #2

**Question Number I:** Shall the School District of Ladysmith, Rusk County, Wisconsin be authorized to exceed the revenue limit specified in Section 121.91, Wisconsin Statutes, by \$600,000 per year for five years beginning with the 2022-2023 school year and ending with the 2026-2027 school year, for non-recurring purposes consisting of maintaining current educational programs, student services, and general maintenance?

Yes

No

**Question Number II:** Shall the School District of Ladysmith, Rusk County, Wisconsin be authorized to issue pursuant to Chapter 67 of the Wisconsin Statutes, general obligation bonds in an amount not to exceed \$21,000,000 for the public purpose of paying the cost of a district-wide school facility improvement project consisting of: safety and security improvements, building systems and infrastructure updates, construction of an addition and gymnasium, renovations for academic space, outdoor site improvements, and acquisition of furnishings and equipment at the Middle/High School; and roof replacement at the Elementary School?

Yes

No

# Finance Information

## No Tax Increase Over the Current Level

**FACILITIES REFERENDUM AMOUNT**

**\$21,000,000**

**NON-RECURRING OPERATIONAL REFERENDUM AMOUNT (5 Years beginning 2022-23)**

**\$600,000**

**MILL RATE IMPACT\* (OVER 2021-22)**

*(Per \$1,000 valuation)*

**\$0.00**

**TAX IMPACT ON PROPERTY WITH FAIR MARKET VALUE OF:**

**\$100,000 Property**

*Maximum Impact  
Monthly Impact*

**\$0.00  
\$0.00**

**\$200,000 Property**

*Maximum Impact  
Monthly Impact*

**\$0.00  
\$0.00**

**\$300,000 Property**

*Maximum Impact  
Monthly Impact*

**\$0.00  
\$0.00**



**Assumptions:**

*Multi-phased borrowings amortized over 20 years at planning interest rates ranging from 3.75%-4.00%.*

*Mill rate based on 2021 Equalized Valuation (TID-OUT) of \$291,813,002 with annual growth of 1.00% thereafter.*

*Tertiary Aid Impact (2021-22 October 15 Certification): 47.78%.*

*\* Impact represents the hypothetical change in mill rate for EEE debt service (net of annual Measured Utility Savings of \$34,720), referendum approved debt service, and referendum approved operations over the 2021-22 base rate of \$6.44.*

**Notes:**

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

# Finance Information

## No Tax Increase Over the Current Level

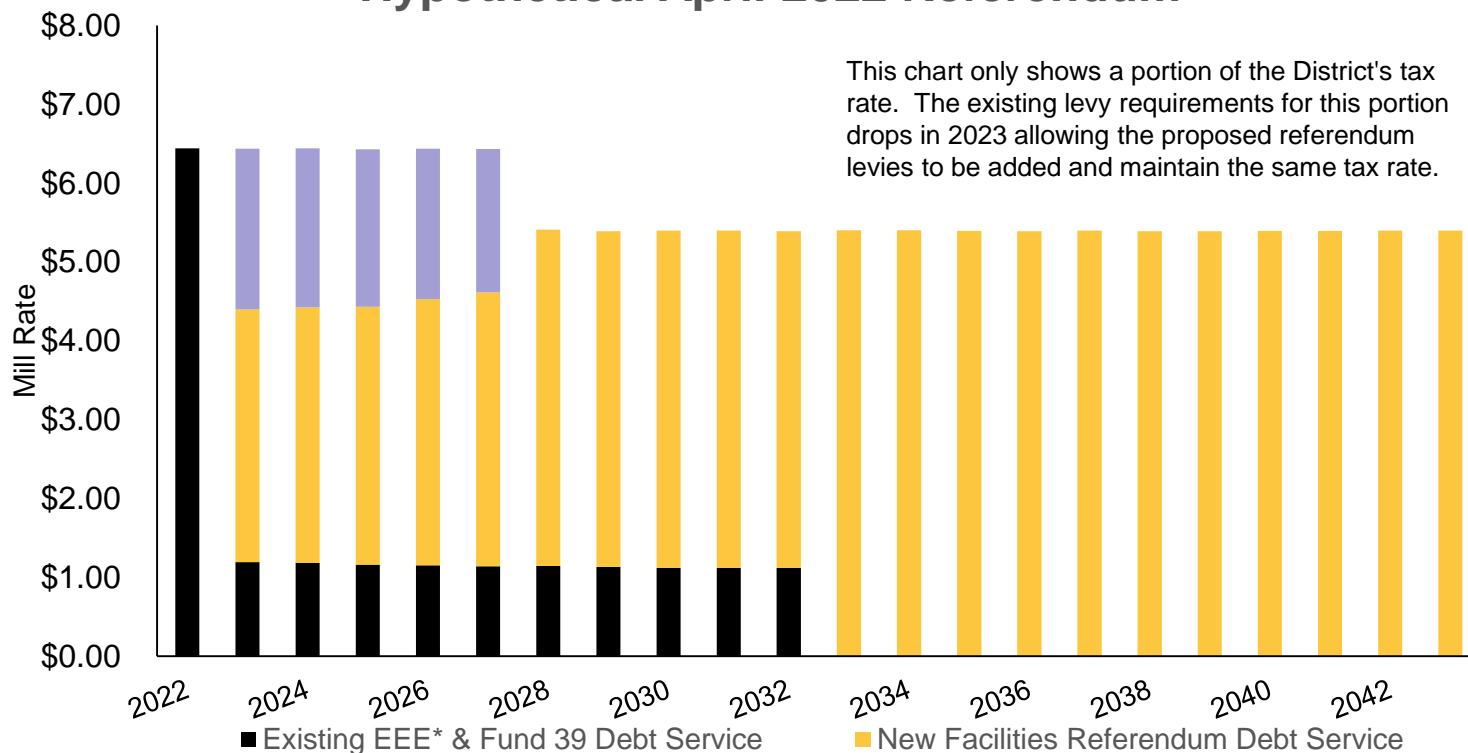




# Finance Information

## No Tax Increase Over the Current Level

### School District of Ladysmith Hypothetical April 2022 Referendum



\*Net of annual Measured Utility Savings of \$34,720

#### Assumptions

Multi-phased borrowings amortized over 21 years using planning interest rates of 3.75%-4.00%.

# Operational Referendum

## \$600,000 for Five Years

### ➤ **Staffing to Support Students**

- Guidance counselor
- Reading interventionist
- Special education staff
- 4K teacher
- Math teacher

### ➤ **Staff Costs**

### ➤ **Student Services**

- After school tutoring
- Advanced course offerings
- Middle school guidance classes
- Block scheduling at MS
- Curriculum updates
- Technology devices

### ➤ **General Maintenance**

# Design and Construction Schedule

## **Spring 2022 – Campaign**

- Campaign Kick off, Support Committee, Vote

## **April 2022 – December 2022 – Design**

- Hire Architect, Schematic Design (**with teacher input**), Budget Review, Design Development drawings, Budget Review, Construction and Shop Drawings

## **January 2023 – March 2023 – Procurement**

- Plan Review, Bidding, Permits, Contract and Shop Drawings

## **May 2023 to August 2024 – Construction**

- Remodel Phase 1 - Summer 2023
- Additions Start Spring/Summer 2023 – Completion Spring/Summer 2024

## **May 2024- Construction**

- Remodel Phase 2 - Summer 2024

# Questions and Comments

