

Facility Planning Task Force

April 2, 2019



become what's next

Agenda

6:00 - 6:05: Agenda Overview

6:05 - 6:10 - Review questions and answer topics

6:10 - 6:15 - Review Facility Tour (Tonawanda - Dixon - Hillside)

6:15 - 7:15 - School Financing 101

7:15 - 7:30 - Expand Middle Schools Option

7:30 - 7:50 - Scenarios

7:50 - 8:00 - Questions, review objectives, and wrap-up



become what's next

Critical Success Factors

1. Develop a master facility plan that responds to the new enrollment trends and projections for the next ten years.
2. Establish school attendance boundary timeline depending upon needs.
3. Operate as a fiscal steward to the community.



become what's next

Facility Questions to be Addressed

- What is our short- and long-term recommendation for Tonawanda?
- What does the District do with Hillside repairs needed in the short-term and what role does Hillside play in a long-term facility strategy?
- What do we do with Imperial Park?
- What happens as Swanson's land value continues to increase?
- Does the District need another middle of town option to address enrollment growth (e.g. FVS)?
- What is our short-term strategy to address an enrollment surge? Modularity? Additions?
- How do we plan/prepare for the addition of 4k?



become what's next

Meeting Objectives

1. I understand the funding options available to the District and how they could be used to finance facility needs.
2. I can identify the benefits/concerns to expanding the middle schools to a Grades 5-8 facility option.
3. I understand the four scenarios presented and possible facility options to address each scenario.



become what's next

Follow-Up Questions

1. What is the total cost of modulars for the duration projected?
 - a. Per Classroom - 36 Month Lease @ \$1,500 per classroom = \$71,000
 - i. Lease Expense - \$54,000, Delivery & Installation - \$11,000, Return - \$6,000
2. What percentage of students that attend Tonawanda live in Brookfield?
 - a. Two Tonawanda Tracts are in Brookfield (184, 201) and represent 16% of Tonawanda Enrollments
 - b. One part of Elm Grove (half of Tract 145) has students that attend Dixon
3. Zoning assessment information would be helpful.
 - a. City of Brookfield [Zoning Regulations](#) for Non-Residential
 - b. Village of Elm Grove [Zoning Map](#)



become what's next

Follow-Up Questions

1. What percentage of families would be impacted by recommendation?
Particularly if a Hillside remodel or re-open was considered?
 - a. A Hillside Re-Open Model disrupt at least 21-35% of current students
 - b. At least 11 full/partial tracts would be assigned to a new school
 - c. Enrollments do not balance evenly - particularly at Brk El/Dixon
2. Do people value lower taxes or less disruption?
 - a. Families with students - less disruption
 - b. Families without students, fixed income - lower taxes
 - c. Board has tried to balance fiscal responsibility and disruption over time
3. Is there a way to adjust grade configuration at our schools, and then consider new construction, addition, remodel?
 - a. One option (will be discussed later this evening) - Move 5th Grade to Middle Schools and build additions at both middle schools



become what's next

School Finance 101

- K-12 Budget Basics
- Elmbrook Budget Overview
- Property Taxes and Mill Rate
- 10-Year Capital Plan



become what's next

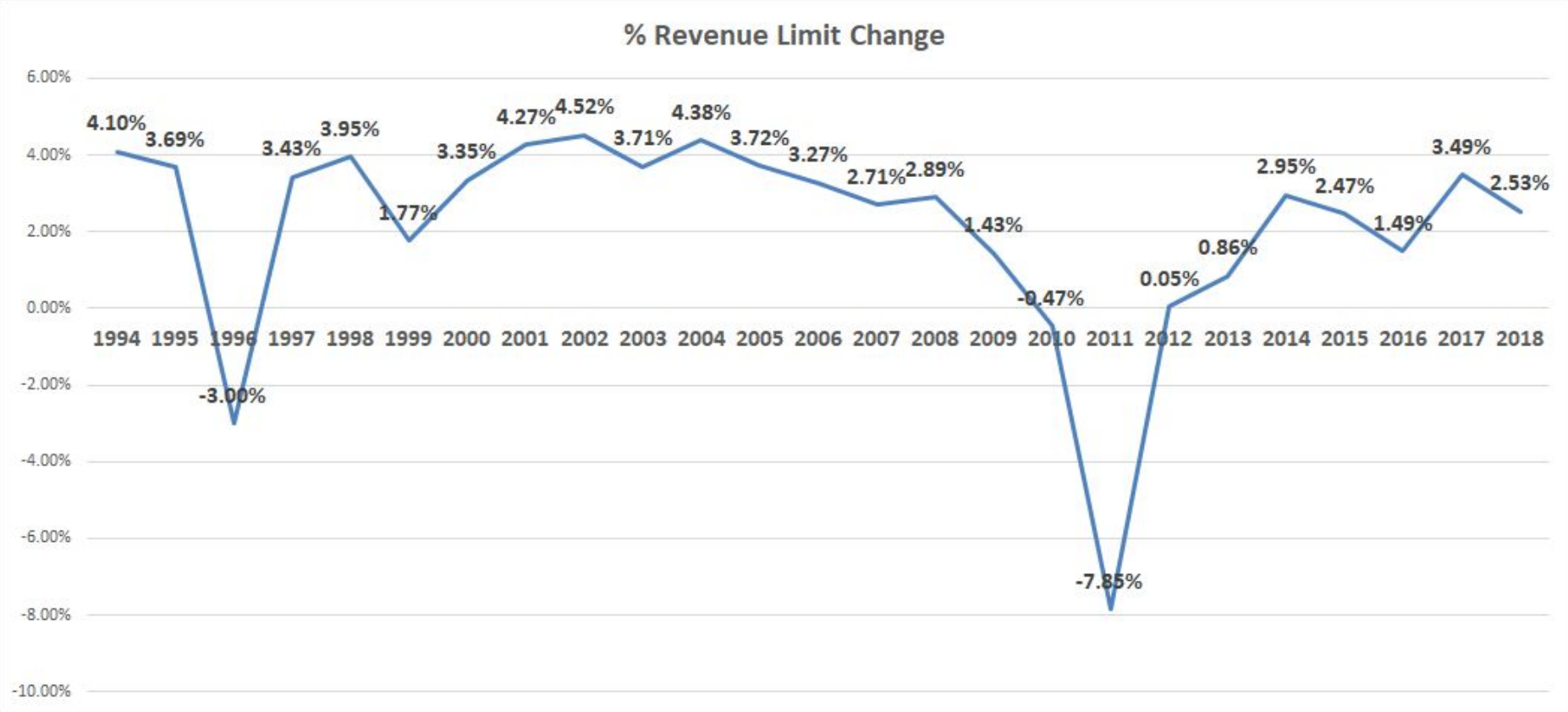
K-12 School District Budget Basics

- Revenue limit
 - State statute calculation that determines majority of revenue for Districts
 - 2018-19 - \$81,821,542 or 91% of Fund 10 revenues
- Two ways to increase revenue under the revenue limit
 - Increase in enrollment (3 year average)
 - Increase in the per pupil amount
- Per pupil adjustment on the revenue limit calculation has been \$0 for several years
- Increases in revenue limit authority due to growth in enrollment
 - 2018-19 \$2.3M increase in revenue limit authority mainly due to enrollment increase
 - 2.4% Increase in total revenue from prior year



become what's next

Revenue Limit History



Elmbrook Schools Budget Overview

- Salaries and Benefits - 75%
- School and Department Budgets - 7.7%
- Operations & Maintenance - 5.6%
- Non-unit Budgets - 4.6%
- Pupil transportation - 4.6%
- Utilities - 1.7%
- Property/Casualty Insurance & Unemployment - 0.8%



become what's next

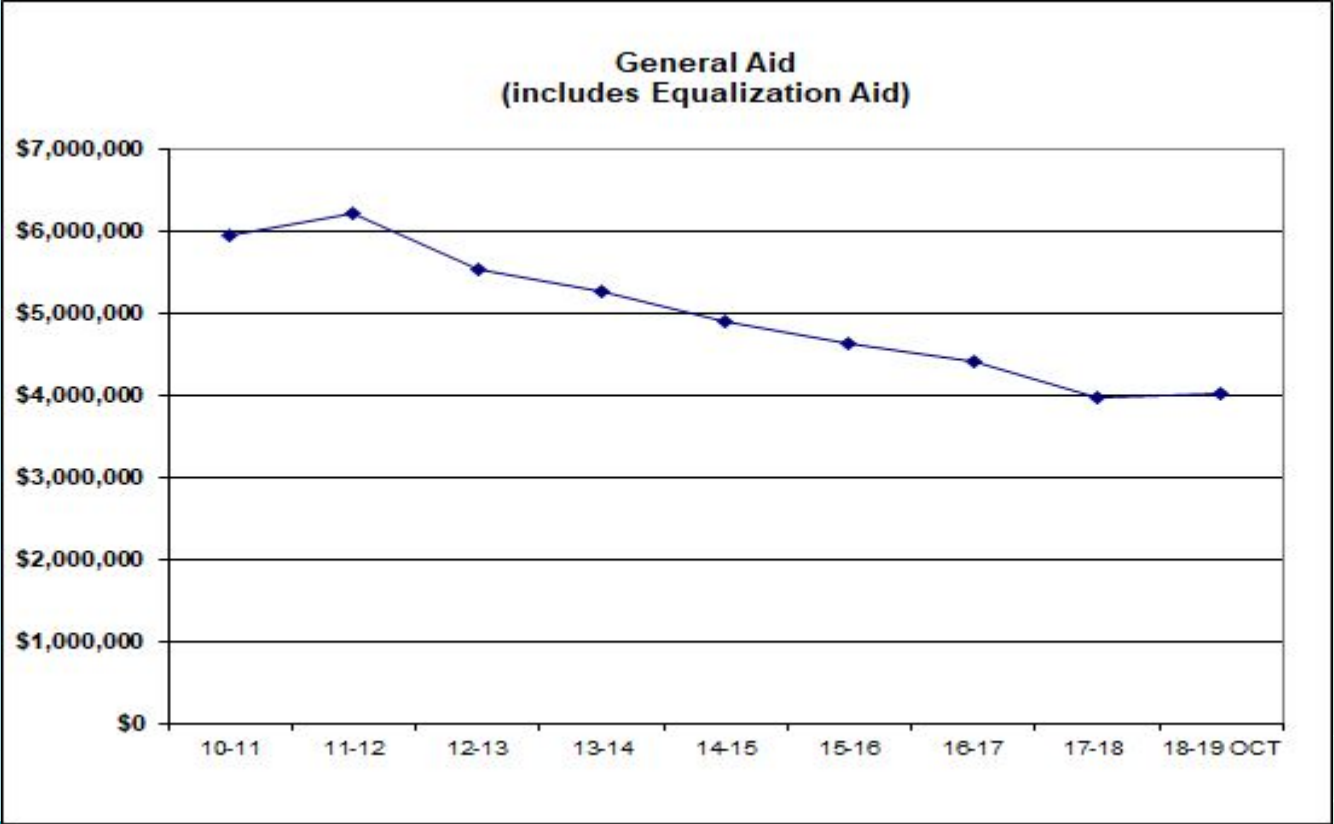
K-12 School District Budget Basics

- Revenue limit revenue - \$81.8M
 - Property Taxes
 - State Aid
- Amount of state aid determined based on need - property value per student
- 6% or \$5.45M of the District's revenue limit revenue comes from state aid
- 94% or \$76.4M from Property Taxes



become what's next

State Aid History



Property Taxes

- Total tax levy \$81,513,072
 - \$74,625,586 - general fund operations
 - \$1,799,671 - Fund 38 Debt
 - \$1.6M Paid off June 2024, remaining \$400,000 through June 2027
 - Part of revenue limit calculation
 - Frees up general fund \$\$ - does not reduce mill rate
 - \$4,715,729 - Fund 39 Debt
 - Referendum Debt
 - Outside of the revenue limit
 - Paid off June 2027
 - Reduces mill rate
 - \$372,601 - Community Service Fund



become what's next

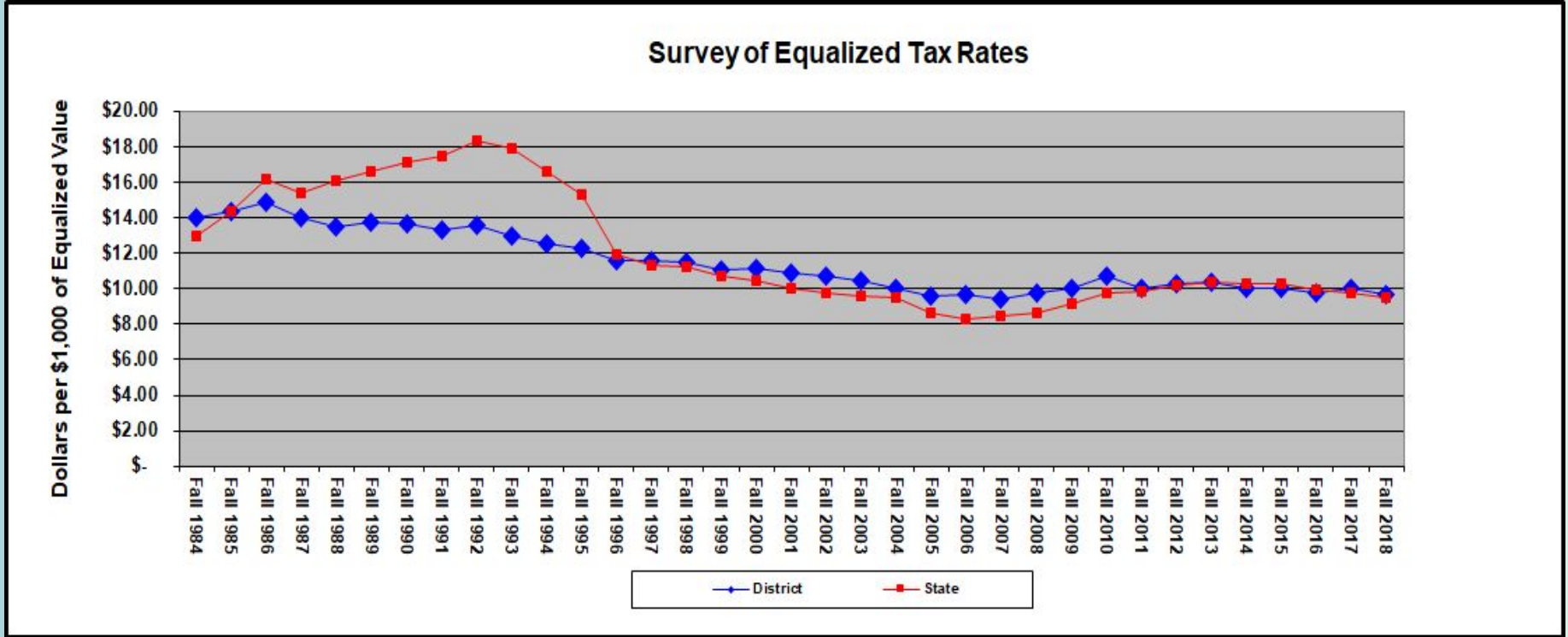
Mill Rate

- $\text{Tax Levy} / \text{Equalized Value} * 1,000 = \text{Mill Rate}$
- $\$81,513,072 / 8,437,476,889 * 1,000 = \9.66
- Equalized Value increased 5.8% in 2018-19 mainly due to a large TID coming back on the tax rolls.
- Tax Levy increased 2.3%, however, because equalized value increased the mill rate decreased 3%

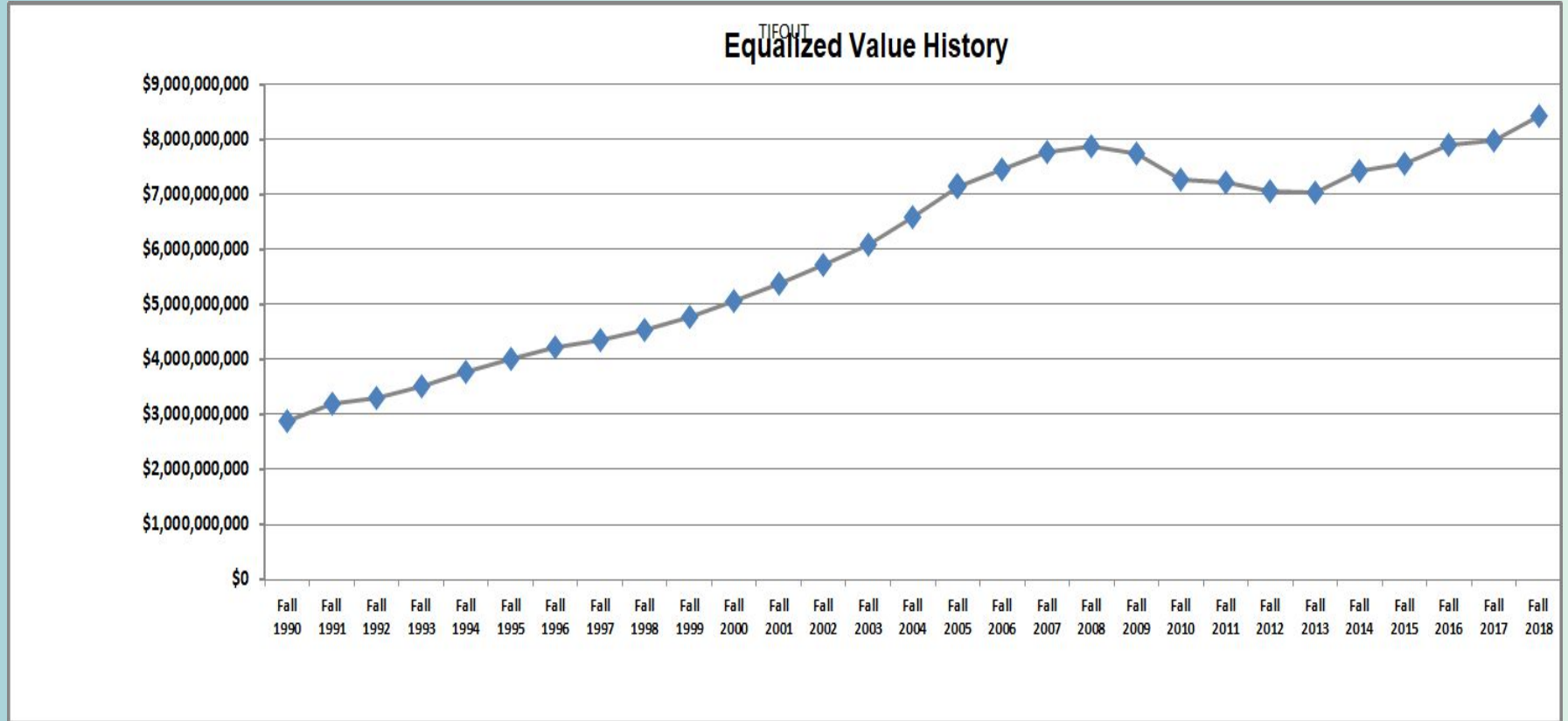


become what's next

Tax Rate History



Equalized Value History



Tax Levy By Fund

Fund	Levy	Mill Rate
General Fund	\$74,625,071	\$8.84
Non-Referendum Debt	\$1,799,671	\$0.21
Referendum Debt	\$4,715,729	\$0.56
Community Service	<u>\$372,601</u>	<u>\$0.04</u>
Total	\$81,513,072	\$9.66



become what's next

Tax Levy by Municipality

Municipality	Equalized Value	Percent of Total	Levy Amount
City of Brookfield	7,033,004,570	83.35%	\$67,944,696
City of New Berlin	98,826,504	1.17%	\$954,747
Town of Brookfield	172,872,415	2.05%	\$1,670,092
Village of Elm Grove	<u>1,132,773,400</u>	<u>13.43%</u>	<u>\$10,943,537</u>
Total	8,437,476,889	100%	\$81,513,072



become what's next

Long Range Capital Planning

Approved Projects	
WHMS HVAC	\$4,916,000
BCHS/BEHS Tennis & Softball	\$3,700,000
CAO Relocation	\$4,469,000
Total	\$13,085,000



Long Range Capital Planning

Identified Projects Over the Next 10 Years	
Tonawanda HVAC	\$2,375,000
Exterior Co-curricular	\$7,141,158
Capital Projects >\$50,000	\$6,105,000
Preventative Maintenance	\$17,076,100
Large Learning Spaces	\$1,800,000
Total	\$34,497,258



become what's next

Long Range Capital Planning

Funding Sources	
Fund Balance for Capital Projects - July 1, 2018	\$17,397,357
Operational Restructure	\$23,000,000
Budget Allocation for Capital Projects >\$50,000	\$8,460,000
TID Closing	\$2,976,653
Fund 38 Debt Falls Off	\$6,000,000
OPEB Savings	\$4,731,333
 Total	\$62,565,393

Long Range Capital Planning

Total Approved Projects	\$13,278,551
Total Identified Projects	\$34,497,258
Total Approved & Identified	\$47,582,258
Total Funding Sources	\$62,565,393
Balance	\$14,983,135



become what's next

Future Capital Project Considerations

- Enrollment
- Tonawanda Repair/Addition/Replacement
- Hillside Status
- Swanson Options



become what's next

Move 5th Grade to Middle School

Create 5th-8th Grade Middle School

- Currently, both middle schools have some excess capacity over the next 5 years, but not enough to absorb another grade level
- Both schools are believed to have the space to accommodate a 14-section addition
- PPMS would include additional gym and cafeteria space
- WHMS would include additional cafeteria space (has gym space now)
- Cost: approximately \$20 million for each school
- Grade configuration not unique to area: Oconomowoc has a 5-8 Middle School, Sussex building new 5-6 Middle, has 7-8



become what's next

Scenario #1: Tonawanda continues to surge over next 2-3 years

Current Environment

- Sept '18 Enrollment - 388, March '19 Enrollment - 410
- Temporary HVAC solution will last 2-3 years
- HVAC replacement - \$2.5 million
- Nearing Capacity Constraint: Gym (and parking) - 420-430 students
- Capacity with new gym and parent pickup/bus dropoff: 488
- Cost of new gym - \$4.5 million



become what's next

Tonawanda Elementary Capacity Utilization based on Class Size (Low/High Estimates based on Base GPRs +/-2%)



Scenario #1: Tonawanda Facility Options

- Rebalance enrollment, fix HVAC at \$2.5 million, in capital plan
- Move 5th grade (Tonawanda only) to PPMS, fix HVAC at \$2.5 million, in capital plan
- Build new gym, fix HVAC at \$7.0 million, re-prioritize capital plan
- Re-Open Hillside - shift enrollments, fix HVAC at \$2.5 million, Hillside - \$8.4 million, may not be able to do in short-term, significant re-prioritization of capital plan or referendum



become what's next

Scenario #2: Enrollment grows at 2-3 schools (e.g. Dixon, Swanson, Tonawanda)

Projected Environment

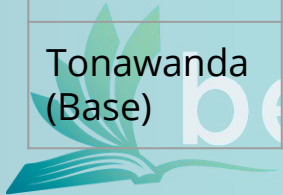
- By 2022-2023, Tonawanda projected to exceed capacity and Swanson (853 students)/Dix (670 students) approaching 90%



become what's next

Elementary Enrollment Projection Summary

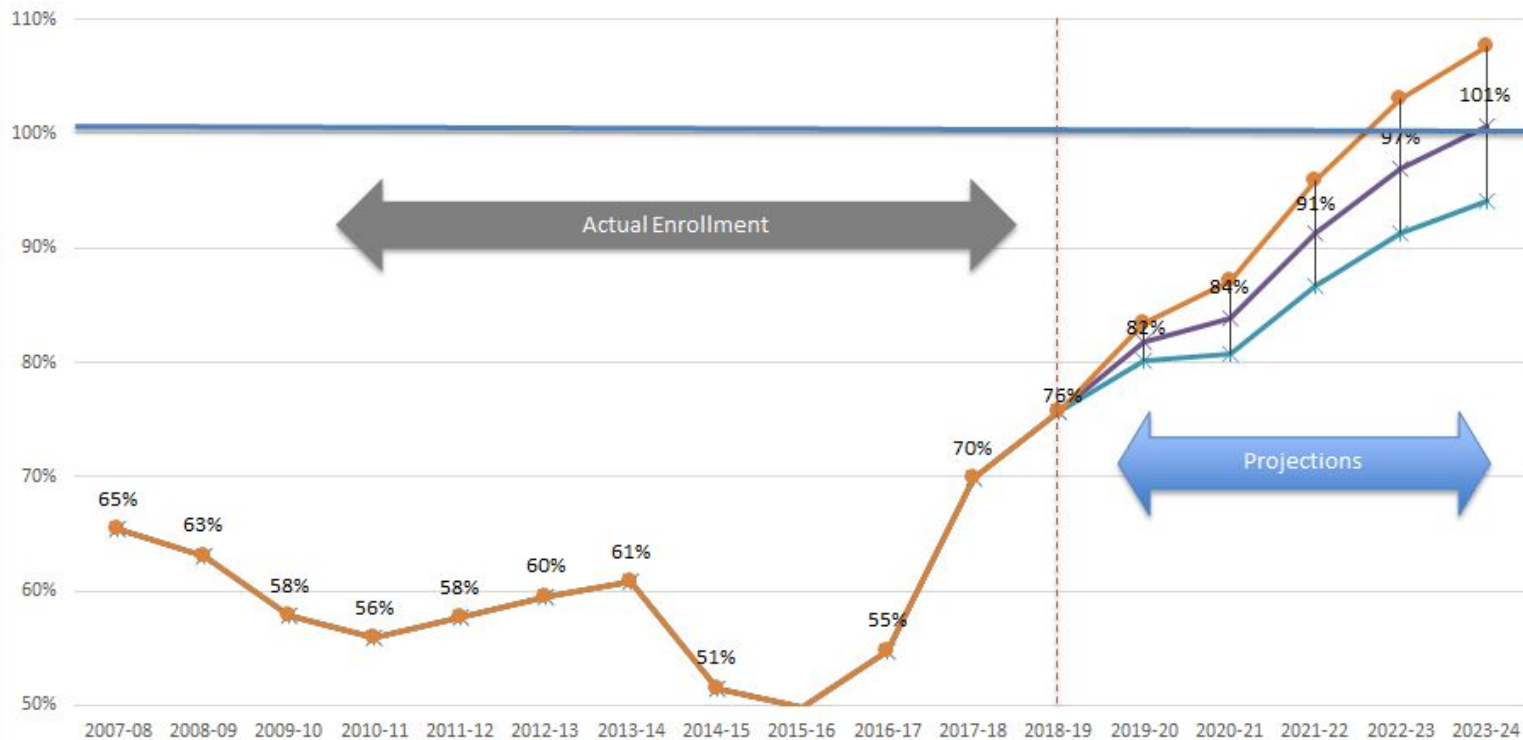
School (Projection Rate Used)	2018 Optimal Capacity based on Class Size	2017-2018 Enrollment	2018-2019 Enrollment	2019-20 (Projected)	2020-2021 (Projected)	2021-2022 (Projected)	2022-2023 (Projected)
Brook El (Base)	734	536	565	578	593	581	629
Burleigh (Low)	995	737	790	782	790	838	863
Dixon (Low)	734	574	583	588	593	636	670
Swanson (Low)	995	751	744	765	809	807	833
Tonawanda (Base)	494	381	388	424	442	467	512



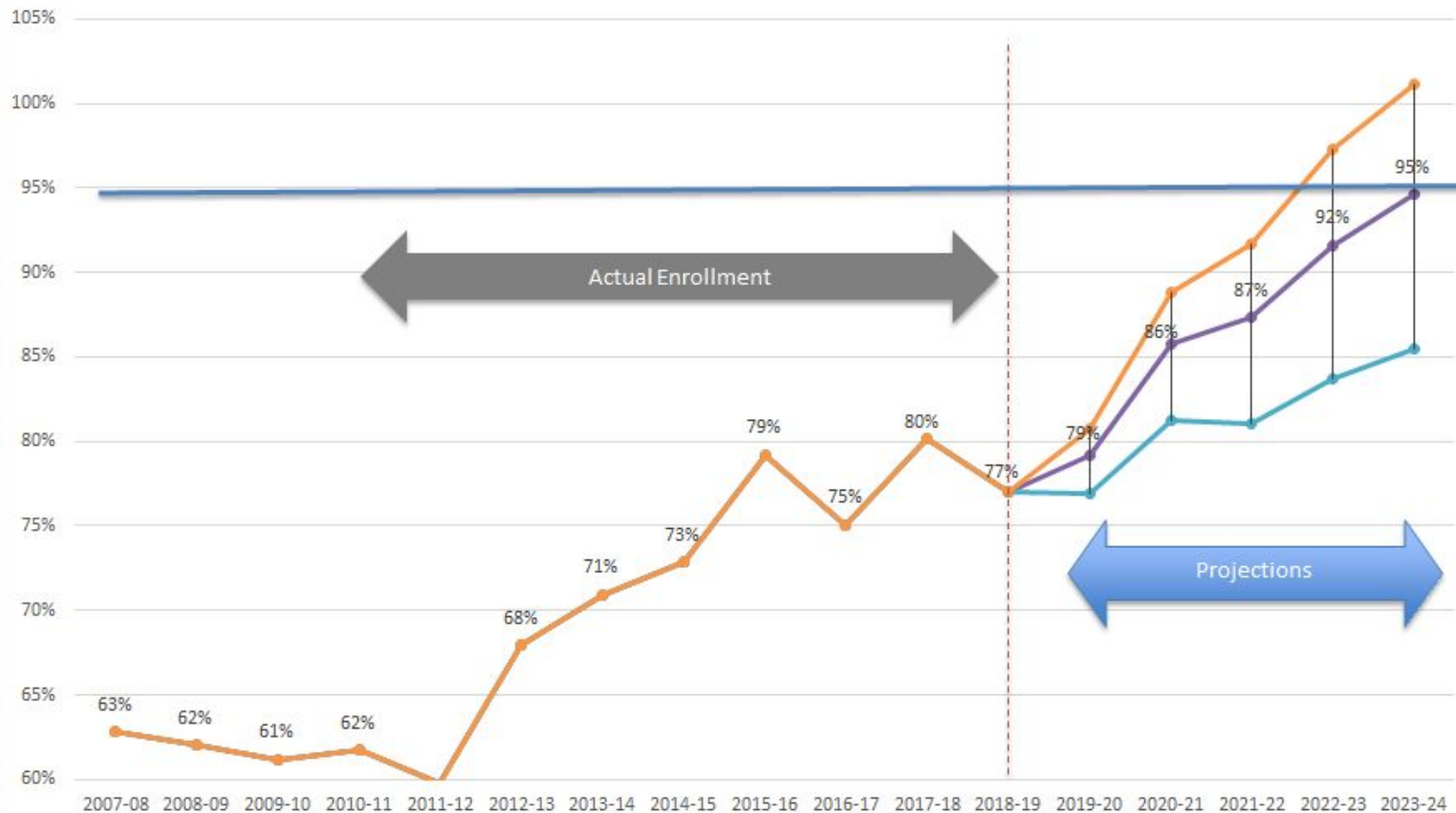
NOTES:

Increase in 2017-18 due to Tract 115 move from Brookfield El, and 113 and 144 move from Swanson

Dixon Elementary Capacity Utilization based on Class Size (Low/High Estimates based on Base GPRs +/- 2%)



Swanson Elementary
Capacity Utilization based on Class Size
(Low/High Estimates based on Base GPRs +2% and - 3%)



Secondary Enrollment Projection Summary

School (Projection Rate Used)	2018 Optimal Capacity based on Class Size	2017-2018 Enrollment	2018-2019 Enrollment	2019-20 (Projected)	2020-2021 (Projected)	2021-2022 (Projected)	2022-2023 (Projected)
PPMS (Low)	1146	823	790	850	879	895	878
WHMS (Low)	1155	844	832	842	878	935	911
BCHS (Low)	1612	1252	1241	1233	1222	1247	1256
BEHS (Low)	1667	1262	1288	1293	1323	1309	1329



become what's next

Scenario #2 (Growth on South/East): Facility Options

- Rebalance enrollments to more equally distribute students, possibly no cost, depending on enrollments
- Build additions at Brk El and Dixon for \$6 million, rebalance students to those two schools, prioritize in capital plan
- Place modulars at schools in need, \$71,000 per classroom
- Re-open Hillside and rebalance 20%-30% of students for \$8.4 million, significant re-prioritization of capital plan or referendum
- Move 5th grade at one school to middle (e.g. Tonawanda to PPMS), no cost
- Move all 5th grades to middle schools, \$40 million referendum
- New elementary school at cost of \$45-\$63 million (referendum), rebalance enrollment



become what's next

Scenario #3: Enrollment grows at 2-3 schools (Dixon, Swanson, Tonawanda) and/or add 4K

Projected Environment

- By 2022-2023, Tonawanda projected to exceed capacity and Swanson (853 students)/Dix (670 students) approaching 90%
- Even if only 80% of projected KG students attend 4k, nearly 400 students would be added to elementary schools (half-days)
- Significant addition to parent dropoff/pickup



become what's next

Scenario #3 (Growth Everywhere): Facility Options

- Rebalance enrollments to more equally distribute students, possibly no cost, depending on enrollments
- Build additions at Brk El and Dixon for \$6 million, rebalance students to those two schools, prioritize in capital plan
- Place modulars at schools in need, \$71,000 per classroom
- Re-open Hillside and rebalance 20%-30% of students for \$8.4 million, significant re-prioritization of capital plan or referendum
- Move 5th grade at one school to middle (e.g. Tonawanda to PPMS), no cost
- Move all 5th grades to middle schools, \$40 million referendum
- New elementary school at cost of \$45-\$63 million (referendum), rebalance enrollment



become what's next

Review Objectives

- ★ I understand the funding options available to the District and how they could be used to finance facility needs.
- ★ I can identify the benefits/concerns to expanding the middle schools to a Grades 5-8 model.
- ★ I understand the four scenarios presented and possible facility options to address each scenario.



become what's next

Procedural Check-In

1. Facility Planning Task Force on Website
 - a. www.elmbrookschoools.org
 - b. Click on “Community” from Main Menu
 - c. Click on Facility Planning Task Force
2. What questions do you have that can be researched/addressed before next meeting?
3. What else would you like to know about our existing facilities before the next meeting?



become what's next

2019 Facility Planning Task Force Timeline

- January 15 - Board approved task force membership and purpose
- February 12 - Kickoff meeting of task force, background information on facilities and enrollment history and projections
- March 5 - Facility capabilities, prioritized needs, and facility options
- April 2 - Budget Understanding and facility scenarios
- May 7 - Narrow facility scenarios and related financing options
- June 4 - Finalize task force recommendations
- July 9 - Task force report to the Board of Education



become what's next

Next Meeting - May 7, 2019

6pm - 8pm

Central Administrative Office



become what's next