

Facility Planning Task Force

May 7, 2019



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Agenda

6:00 - 6:05: Agenda Overview

6:05 - 6:10 - Review information and questions

6:15 - 7:00 - 10-Year Solutions Activity

7:00 - 7:30 - Narrowing Our Options

7:30 - 7:40 - Identify Information Needed

7:40 - 7:50 - Imperial Park Recommendation

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



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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.



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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?



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Meeting Objectives

1. Narrow the list of possible solutions from six to two/three.
2. Identify any additional information the task force will need to make an informed recommendation to the school board



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Follow-Up Questions

1. **Why might 2026-2027 be the right time for a referendum?**
 - a. **\$2,898** - what a family with a \$300,000 home pays in taxes allocated to the School District (District mill rate of \$9.66 per \$1,000 home value = $\$9.66 \times (\$300,000/\$1,000) = \$2,898$)
 - b. **\$168** of the total tax amount (\$.56 per \$1,000) attributed to the 2008 referendum that is to be paid off in 2027.
 - c. **\$2,730** - Tax amount in 2028, all things equal ($\$2,898 - \168)
 - d. \$40 Million Referendum could be positioned to offset some/most of the decrease in taxes in 2027, leaving taxes at about the same level in 2028



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Follow-Up Questions

1. What other Districts offer a Grades 5-8 middle school model?
 - a. Several districts offer a 5-8 model including; Middleton, Muskego, Oconomowoc, Howards Grove, Merton, Monona Grove, Fox Point Bayside (see attached list for all schools)
2. Is it possible to add classrooms (and a gym) to Tonawanda to expand capacity and eliminate the gym/lunchroom constraint?
 - a. Yes - this option has been included as a possible solution that will be evaluated by the Task Force this evening.
3. Is there a benefit to doing the Gym & HVAC at Tonawanda at the same time?
 - a. Yes for two reasons: 1) The HVAC can be right-sized for the new capacity, and 2) There are some cost savings - planning, scheduling, etc.



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10-Year Solutions Activity

1. The Task Force will work in small teams of 5-6 people
2. Each team will do a detailed analysis of one solution
3. Teams will do a gallery walk of all solutions, adding to the detail
4. Complete Dot Prioritization task for short-term solution
5. Complete Dot Prioritization task for long-term solution



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Solution A

Short-Term (0-3 Years)	Long-Term (4-10 Years, one of the options below)
Tonawanda HVAC (\$2.5M) and Gym (\$4.5M)	<ul style="list-style-type: none">● Re-Open Hillside (\$8.4M)● Middle School Addition with 5th Grade to MS (\$40M)● New Elementary School and Rebalance Enrollment (\$45M Four Section - \$63M Six Section)



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Solution B

Short-Term (0-3 Years)	Long-Term (4-10 Years, one of the options below)
Tonawanda HVAC (\$2.5M), Gym (\$4.5M) and 4 Additional Classrooms (\$5.3M)	<ul style="list-style-type: none">● Re-Open Hillside (\$8.4M)● Middle School Addition with 5th Grade to MS (\$40M)● New Elementary School and Rebalance Enrollment (\$45M Four Section - \$63M Six Section)



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Solution C

Short-Term (0-3 Years)	Long-Term (4-10 Years, one of the options below)
Tonawanda HVAC (\$2.5M), Additions to Brk El (\$3M) or Dixon (\$3M) and Rebalance Enrollment	<ul style="list-style-type: none">● Re-Open Hillside (\$8.4M)● Middle School Addition with 5th Grade to MS (\$40M)● New Elementary School and Rebalance Enrollment (\$45M Four Section - \$63M Six Section)



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Solution D

Short-Term (0-3 Years)	Long-Term (4-10 Years, one of the options below)
New Elementary School and Rebalance Enrollment (\$45M Four Section - \$63M Six Section), Tonawanda HVAC (\$2.5M)	



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Solution E

Short-Term (0-3 Years)	Long-Term (4-10 Years, one of the options below)
Modulars as Needed	<ul style="list-style-type: none">● Re-Open Hillside (\$8.4M)● Middle School Addition with 5th Grade to MS (\$40M)● New Elementary School and Rebalance Enrollment (\$45M Four Section - \$63M Six Section)



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Solution F

Short-Term (0-3 Years)	Long-Term (4-10 Years, one of the options below)
Re-Open Hillside (\$8.4M) and Rebalance Enrollment, Tonawanda HVAC (\$2.5M)	



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Review Objectives

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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?



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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



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Next Meeting - June 4, 2019

6pm - 8pm

Central Administrative Office



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