



Community Focus Group Meeting #1

Whitnall School District
February 19, 2024

BRAYARCHITECTS





Introductions



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Introductions

- District Team
- Bray Architects
- Community Focus Group Members
- Thank you for attending!



Agenda

1. Whitnall High School Building Tour
2. Background Information
3. Preliminary Timeline
4. Master Planning
5. School Finance 101
6. Breakout Session
7. Next Steps





WHS Building Tour



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Background Information



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2017 Master Planning

Facility study

Option / solution exploration

Community & staff engagement

Community survey

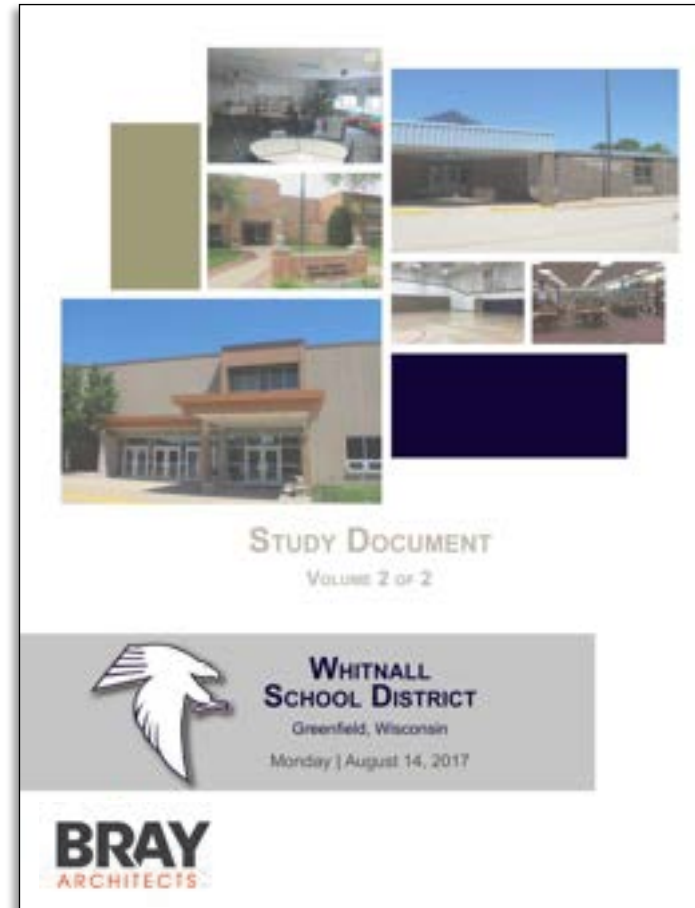


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i.	Engineer Reports

2018 Successful Referendum

Hales Corners Elementary addition and renovation

Edgerton Elementary toilet room renovations

Whitnall Middle School STEM renovation

Whitnall High School STEM / tech ed renovations



Hales Corners Elementary



First Floor Plan



Site Plan



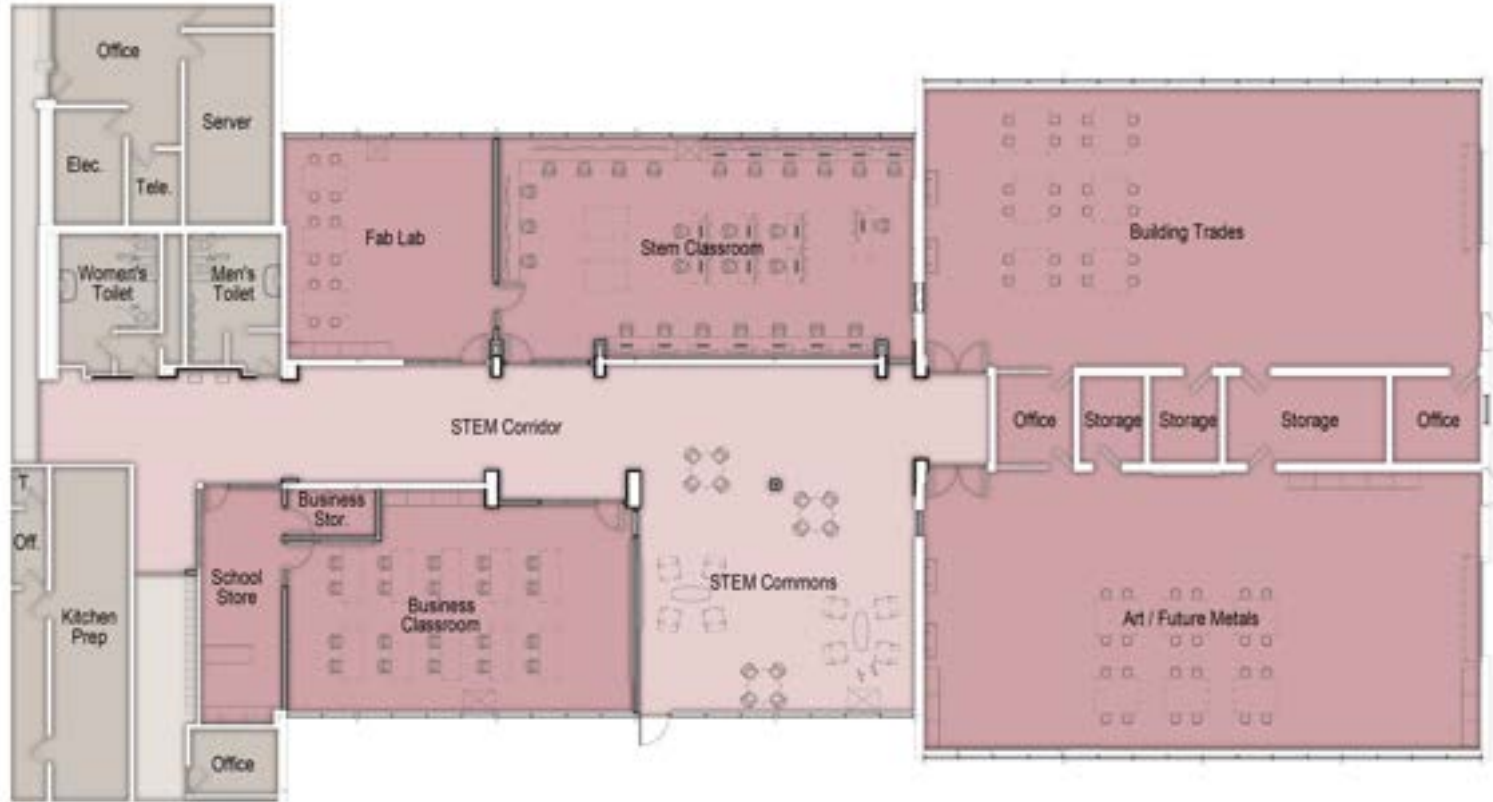
Whitnall Middle School STEM



First Floor Plan



Whitnall High School STEM / Tech Ed

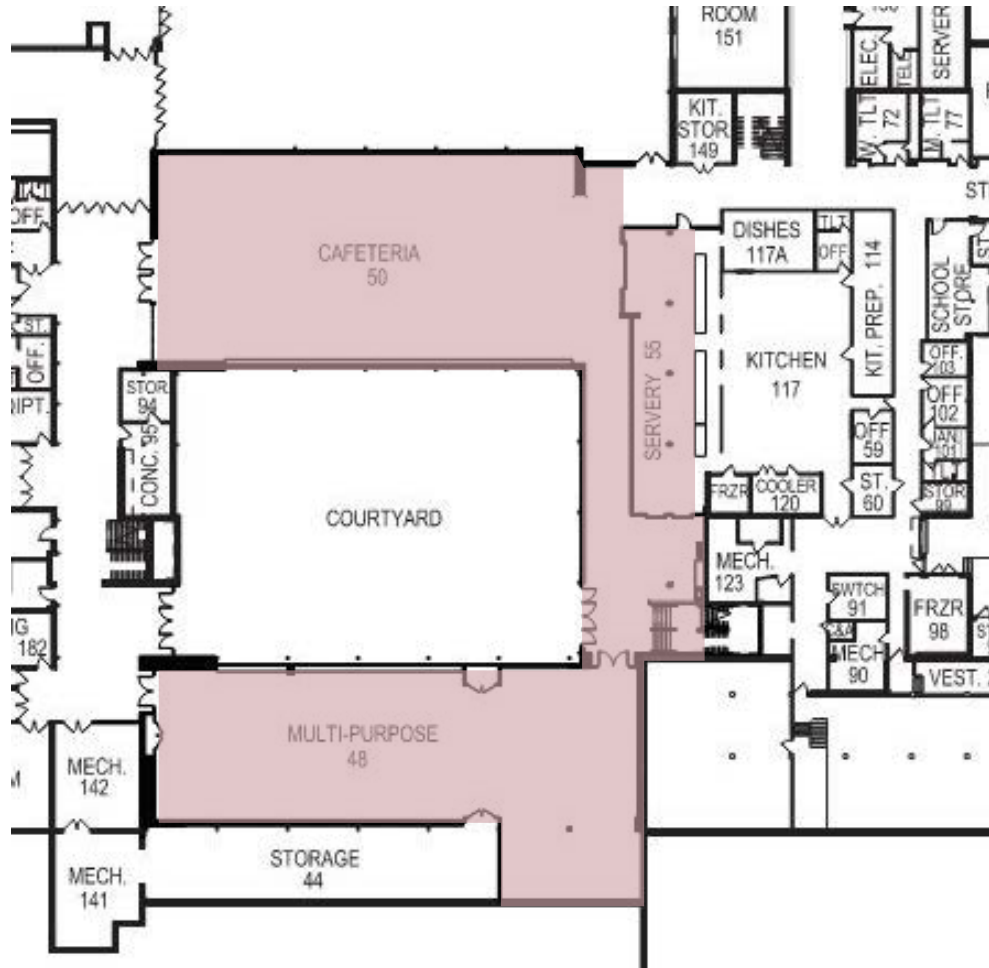


Lower Level Plan



WHS Cafeteria Renovation*

*Completed in 2020 with non-referendum funding



Lower Level Plan



Capital Improvement Plan

10-year plan for capital maintenance projects

- Tracks capital maintenance and infrastructure projects with approximate projected costs
- Used to prioritize and plan for when needs should be addressed
- Tracks which projects have been completed (\$5.3M since 2018)
- Not all needs identified have the necessary funding identified / available
- The District can not fund sizeable capital improvement projects or major addition / renovation projects through the operating budget

The screenshot displays a detailed 10-year capital improvement plan for the Whitnall School District. The main table lists individual projects, including their names, locations, and estimated costs for each year from 2023 to 2032. Projects are color-coded: green indicates completed projects, yellow indicates projects in progress, and red indicates projects planned for future years. A summary table on the right side of the spreadsheet provides a high-level overview of the total projected costs for each year, showing a significant increase in planned projects starting around 2027.

Project Name	Location	Status	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Project 1	Location 1	Completed	\$100,000									
Project 2	Location 2	In Progress	\$200,000	\$100,000								
Project 3	Location 3	Planned					\$500,000	\$1,000,000	\$1,500,000	\$2,000,000	\$2,500,000	\$3,000,000
Project 4	Location 4	Planned										
Project 5	Location 5	Planned										
Project 6	Location 6	Planned										
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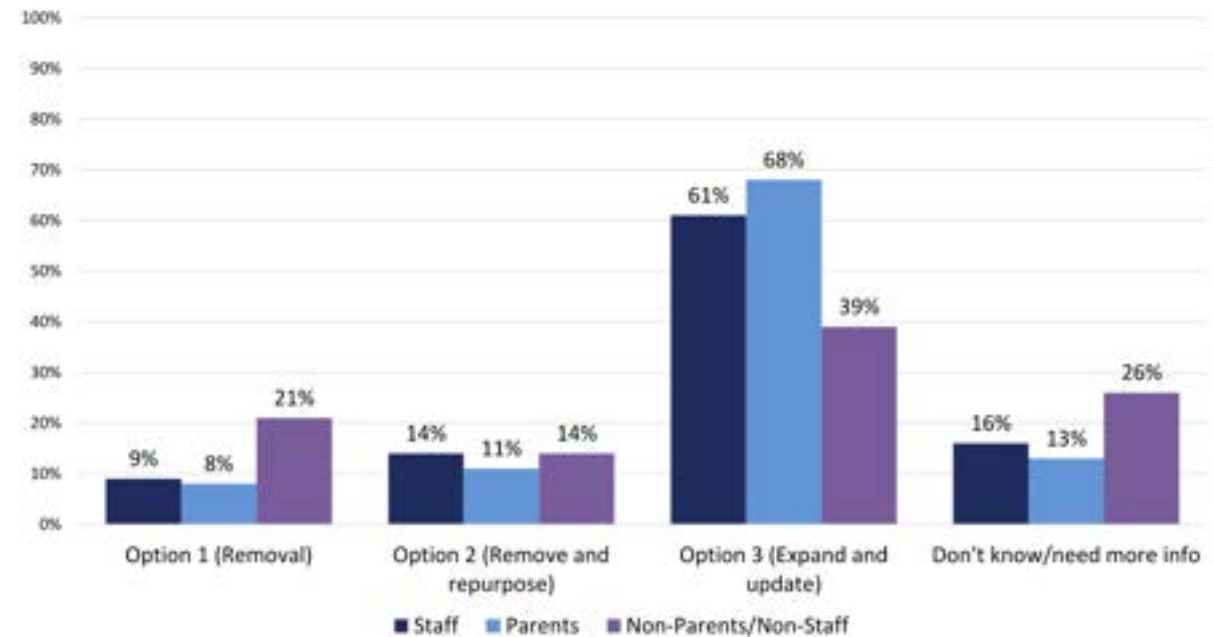
2023 Fall Community Survey

Outlined the facility planning process

Described the issues with the WHS pool and asked the community for feedback on three potential options for WHS pool:

1. Remove the pool facility and tear down this section of the building
2. Remove the pool, fill in the space, and maintain the area for school use (specific options would be determined later)
3. Update/expand the facility with a regulation-size pool suitable for competitions and create a separate, secure community entrance

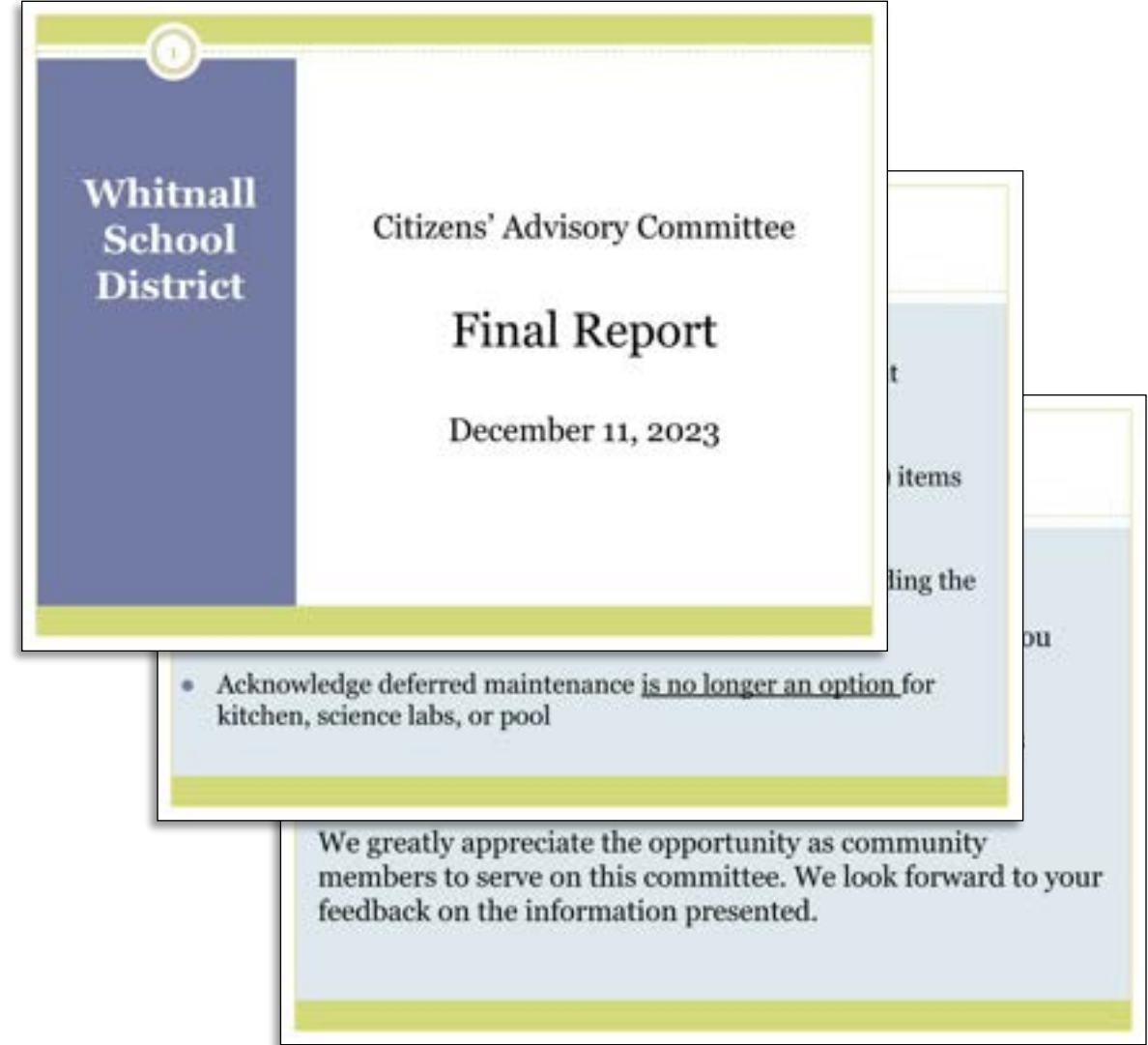
Which pool option would you support? (*Residents*)



Citizens' Advisory Committee

School Board organized the Citizens' Advisory Committee (CAC) to review facilities needs and bring forward a recommendation

- Met biweekly April – December 2023
- Group of volunteers including parents and grandparents of Whitnall students and community members (all residents and taxpayers)
- Toured the buildings, met with teachers / staff, and reviewed facilities needs
- Recommended addressing as many of the needs as possible while being financially conscientious



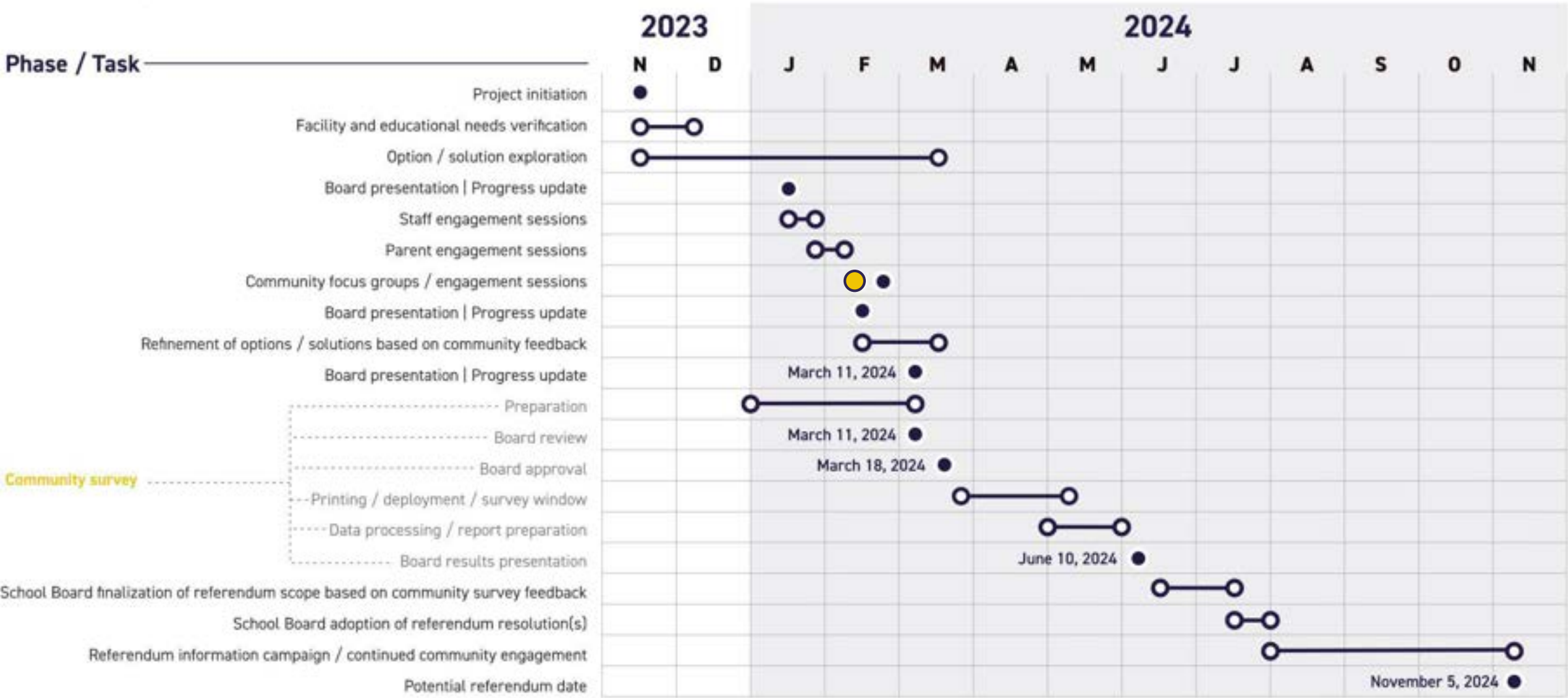


Preliminary Timeline



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Preliminary Timeline





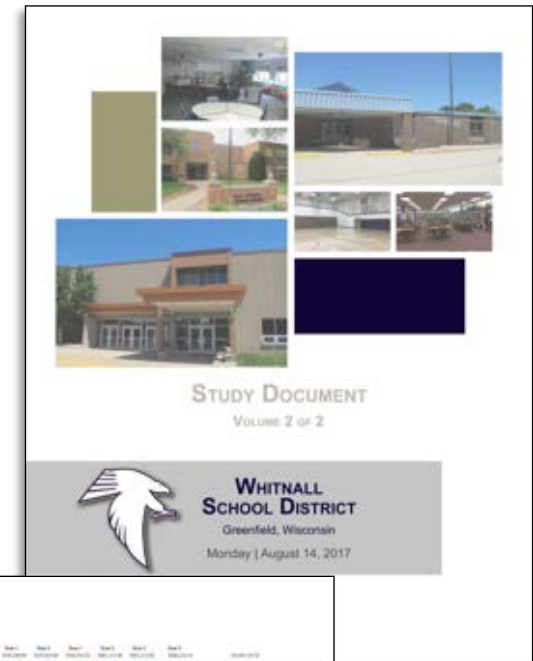
Master Planning



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Needs Verification

1. 2017 Facility Study
2. 10-year Capital Improvement Plan
3. Citizen's Advisory Committee Presentation
4. Building Walkthroughs
5. Meetings with District Administration
6. Staff Engagement

The image shows a large, complex spreadsheet or data table. It has many columns and rows, with various cells containing text, numbers, and colored backgrounds (green, red, blue, yellow). The table appears to be a detailed report or data set, possibly related to the facility study mentioned in the list. The columns are labeled with various categories, and the rows contain specific data points. The table is organized into several sections, with some rows highlighted in different colors to draw attention to specific information.

Staff Engagement

Edgerton Elementary

1. Principal
2. Associate Principal
3. Teachers / staff input gathered through Principal



Whitnall High School

1. Principal
2. Athletic Director
3. Science teachers
4. PE teachers and athletic coaches
5. School Nutrition Manager and staff
6. Theater Director and Music teachers
7. Swim coaches



Needs Summary – Edgerton Elementary

Project	Location
Replace 1 pair hollow metal doors (#2) - exterior [done in '20-'21]	Edgerton Elementary
Replace 1 pair aluminum doors (#3) - exterior [done in '20-'21]	Edgerton Elementary
Replace roof #1-6 [done in 2022]	Edgerton Elementary
Replace DDC controls w/ HVA [done in 2022]	Edgerton Elementary
Replace June-Aire furnace with HW coil	Edgerton Elementary
Replace Lochinvar boiler	Edgerton Elementary
Replace chiller	Edgerton Elementary
Replace remain roof sections (7 & 8 from 1991)	Edgerton Elementary
Replace unit ventilators with HW and Dx cooling units (27 total)	Edgerton Elementary
Replace generator (outside ILO inside)	Edgerton Elementary
Gym addition / renovate existing gym to cafeteria	Edgerton Elementary
Classroom addition / right-size 4K and 5K	Edgerton Elementary
Renovate 2 sets toilet rooms	Edgerton Elementary
Replace single pane windows (east side) & provide horizontal blinds	Edgerton Elementary
Replace single pane windows (west side) & provide horizontal blinds	Edgerton Elementary
Replace single pane windows (north side) & provide horizontal blinds	Edgerton Elementary
Replace single pane windows (south side) & provide horizontal blinds	Edgerton Elementary
Replace 2004 boiler	Edgerton Elementary
Install fan powered relief for classrooms.	Edgerton Elementary
Tuckpoint masonry	Edgerton Elementary
Replace lighting with LED	Edgerton Elementary

Legend
Completed in 2019-2023
Potential Referendum Scope
Remain on CIP list / Potential Additional Scope

Needs Summary – Hales Corners Elementary

Project	Location
Replace exterior doors (#5 pair, #8 single) [done in '20-'21]	Hales Corners Elementary
Replace roof sections 1, 2, & 6 ~ 12,000 SF ballasted to fully adhered	Hales Corners Elementary
Replace windows in 1954 and 1957 sections	Hales Corners Elementary
Exterior wall repairs 1954 and 1957 sections	Hales Corners Elementary
Renovate 2nd floor toilet rooms (2 sets)	Hales Corners Elementary
Add AC to 1954 & 1957 addition	Hales Corners Elementary
Replace AC Unit in 1993 addition	Hales Corners Elementary
Replace door & frames for doors that swing out into hall	Hales Corners Elementary
Remove chimney to roof level & cap off	Hales Corners Elementary
Replace cafeteria fold down tables (8)	Hales Corners Elementary
Replace T-12 lights in gym with LED	Hales Corners Elementary
Replace lighting with LED in remainder of building	Hales Corners Elementary
Replace ceilings & lights at cafeteria	Hales Corners Elementary

Legend
Completed in 2019-2023
Potential Referendum Scope
Remain on CIP list / Potential Additional Scope

Needs Summary – Whitnall Middle School

Project	Location
Replace roof section #1 (1993) [done in 2023]	Middle School
Replace Roof Sections #4 & #5 [done in 2023]	Middle School
Replace DDC controls w/ HVA [done in 2022]	Middle School
Replace roof sections 2, 3, & 6	Middle School
Renovate locker room toilet rooms to meet ADA	Middle School
Replace east gym bleachers	Middle School
Renovate public toilet rooms (2 sets)	Middle School
Tuckpointing as needed	Middle School
Check / replace 2004 boilers	Middle School
Check / replace 2009 AC (ground chiller)	Middle School
Replace lighting with LED @ 1st floor offices & remaining classrooms	Middle School
Replace lighting with LED @ 2nd floor remaining areas	Middle School
Replace Exterior hollow metal doors @ west gym (2 pair)	Middle School
Replace dust collector	Middle School
Replace exhaust fan	Middle School
Replace room 246 & 248 doors & include sound seals (2 pair)	Middle School
Replace exterior window gaskets as needed	Middle School
Repair EIFS	Middle School
Replace backstop / fence @ baseball practice field	Middle School
Replace basketball hoops (5)	Middle School
Replace water fountains @ gym (2 pair)	Middle School
Replace baseball practice field (regrade to improve drainage)	Middle School

Legend
Completed in 2019-2023
Potential Referendum Scope
Remain on CIP list / Potential Additional Scope

Needs Summary – Whitnall High School

Project	Location
Replace roof section #1-2 from 1959 [done in 2019]	High School
Replace roof section #3 (1967) [done in 2019]	High School
Replace roof section #23 (1967) [done in 2019]	High School
Replace roof section #20 (1967) [done in 2019]	High School
Replace roof section #21 (1967) [done in 2019]	High School
Replace roof section #27 (1967) [done in 2019]	High School
Replace roof section #26 (1967) [done in 2019]	High School
Replace roof section #8,9,17-19,22, 24 (91, 90, 92) [done in 2021]	High School
Replace roof section #15 (1967) [done in 2022]	High School
Replace roof section #14 (1967) [done in 2022]	High School
Replace roof section #25 (1967) [done in 2022]	High School
Replace SW Bus Lane [done in 2022]	High School
Replace Loading Dock Area Paving [done in 2022]	High School
Replace exterior walls / windows southeast elevation [done in 2022]	High School
Replace DDC controls w/ HVA [done in 2022]	High School

Legend
Completed in 2019-2023
Potential Referendum Scope
Remain on CIP list / Potential Additional Scope

Needs Summary – Whitnall High School

Project	Location
Replace AHU's 8 remaining	High School
Replace remaining classroom unit ventilators (1963 science wing)	High School
Replace chiller	High School
Replace generator	High School
Replace metal roof section #31,39,41 from 2000	High School
Replace roof section #4-5,7,10-12 from 2002, 2001, 2003	High School
Replace roof section 17-19, 22, 24 from 1990-1992	High School
Replace roof section #6 from 1986	High School
Replace exterior walls / windows (1963 science wing)	High School
Replace exterior walls / windows above proposed multipurpose area	High School
Renovate 4 sets of toilet rooms	High School
Renovate locker rooms	High School
Renovate kitchen	High School
Renovate science labs and replace fume hoods	High School
Install fan powered relief for classrooms	High School
Update auditorium and provide accessibility to stage	High School
Replace bleachers @ old gym	High School
Remove asbestos VCT and replace with VCT (1963 science wing)	High School
Replace water cooled compressors for kitchen	High School
Tuckpoint and masonry repairs	High School
Add AC at locker rooms, old gym, pool area	High School
Replace stair railings and add rubber treads over existing tile @ (3) stairs	High School
Expand & replace pool to 8 lane w/ viewing	High School
Expand weights and fitness	High School

Legend
Completed in 2019-2023
Potential Referendum Scope
Remain on CIP list / Potential Additional Scope

Needs Summary – Whitnall High School

Project	Location
Replace NW paving	High School
Replace NE paving	High School
Replace SE Paving	High School
Replace roof section #28-31,32-38,40 from 2000	High School
Replace lighting with LED @ library and main entrance	High School
Replace lighting with LED @ remaining building	High School
Music wing refresh (flooring, lighting)	High School
Replace tennis court lights w/ LED	High School
Replace football lights to LED	High School
Replace classroom furnishings	High School
Replace drop off canopy	High School
Replace doors that swing out in corridor	High School
Exterior painting of penthouses (aurora green areas)	High School
Replace (2) 2004 DX systems for office	High School
Upgrade baseball field to artificial turf	High School
Replace football field turf	High School

Legend
Completed in 2019-2023
Potential Referendum Scope
Remain on CIP list / Potential Additional Scope

Option/Solution Exploration

Whitnall High School

1. Pool and athletic entry / lobby addition
2. Infill current pool and renovate to become weights and fitness
3. Science lab renovations
4. Auditorium renovations
5. Kitchen renovation
6. Locker room renovations
7. Gym updates



Lower Level Plan

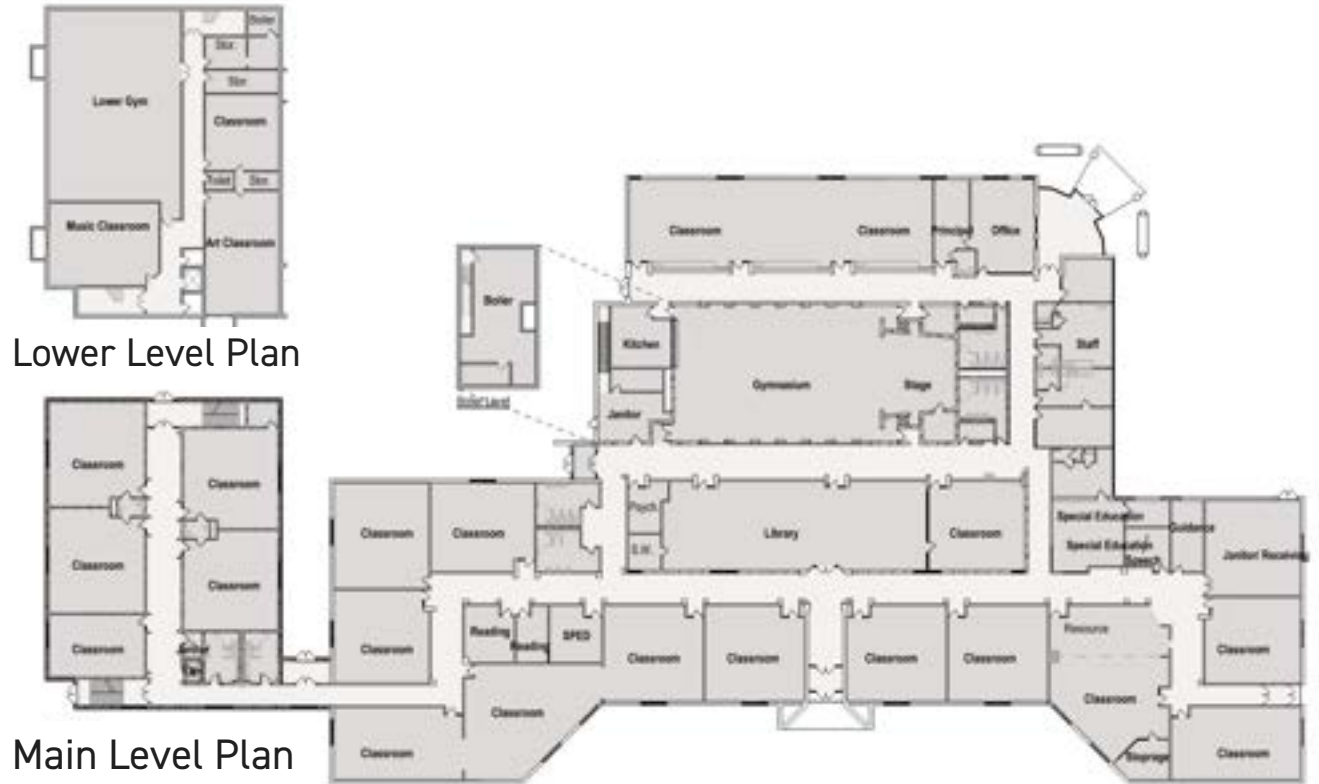


Main Level Plan

Option/Solution Exploration

Edgerton Elementary

1. Gym addition
2. Kindergarten classroom addition
3. Renovations for cafeteria, kitchen, office, 4K classroom, special ed, etc.





School Finance 101



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School Finance 101 | School Funding

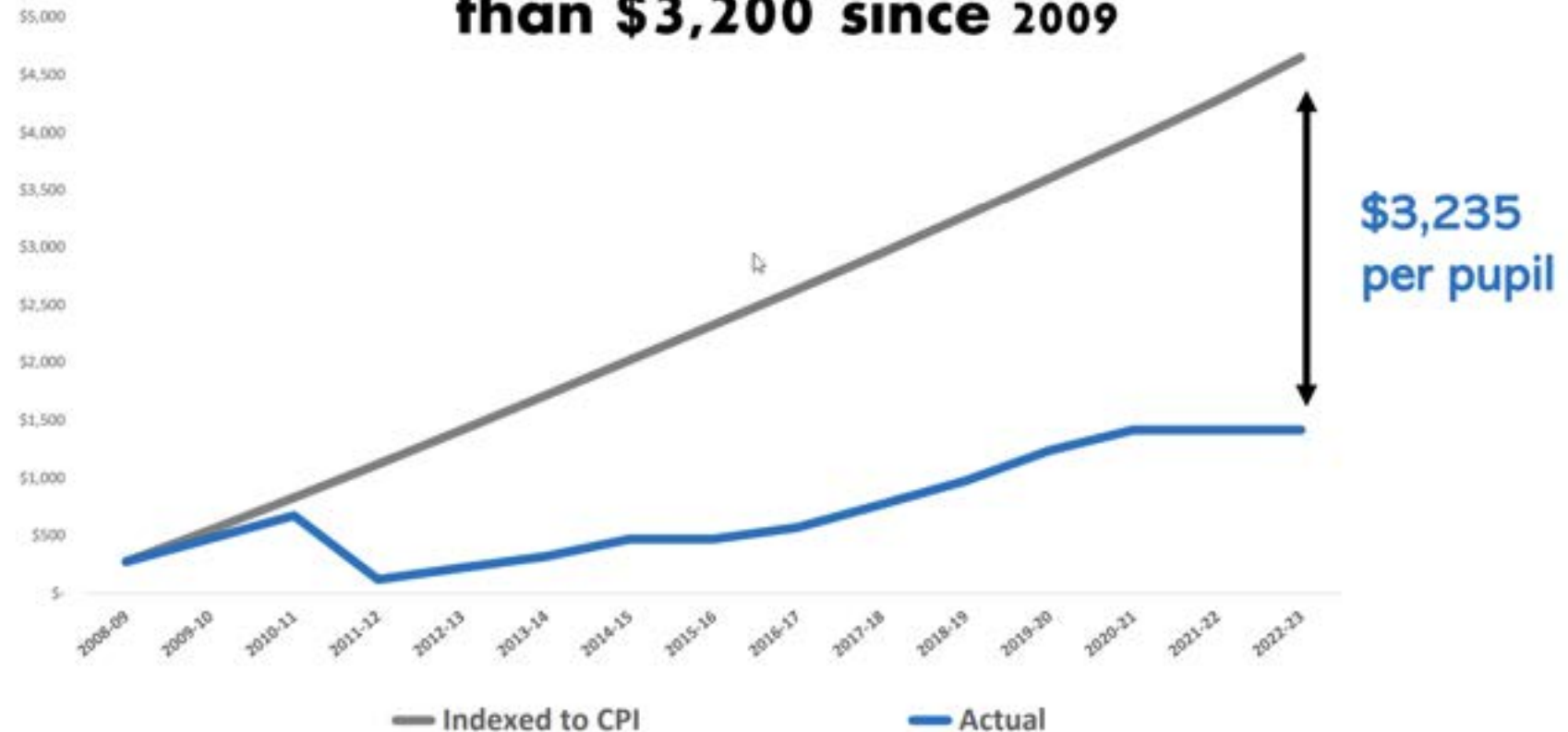
- Prior to 1993, school districts had local control.
- Districts could levy the funds they needed to operate including capital projects.
- In 1993, the State implemented Revenue Limits
 - A calculated dollar amount that districts could spend on day-to-day operations
 - There was no funding included for capital needs such as renovations/additions for increased student growth or maintenance of large items (roofing, boilers, safety, energy efficiency, etc.)
- The State promised to cover 2/3rds of the Revenue Limit
- That didn't happen, in fact they haven't even kept up with inflation since 2008

School Finance 101 | School Funding

$\$3235 \times 2,100 \text{ membership} =$
Loss of \$7 million in funding
since 2009

- Last 3 Year Revenue Limit
Average Increase: 0.83%
- Last 3 Year CPI (inflation)
Average Increase: 5.67%
- How do you continue to pay
for things that cost nearly
6% more when you are
getting less than 1% more
revenue?

**Per pupil revenues lag inflation by more
than \$3,200 since 2009**



School Finance 101

- State expected that any funding needed over the Revenue Limit would be raised through referendum
- They knew districts would need to update their current buildings or build new ones, but they weren't going to pay for those things; it would be up to the local taxpayers to fund their school's capital needs
- The State even set statutes in place that allows school districts to be in debt up to 10% of their equalized value because they knew they would need to borrow in order to continue operating

Whitnall

2023 Equalized Value:	\$2,363,945,946
Debt Limit (10%):	\$236,394,594
Total Debt (EOY):	\$510,791 (cafeteria remodel)

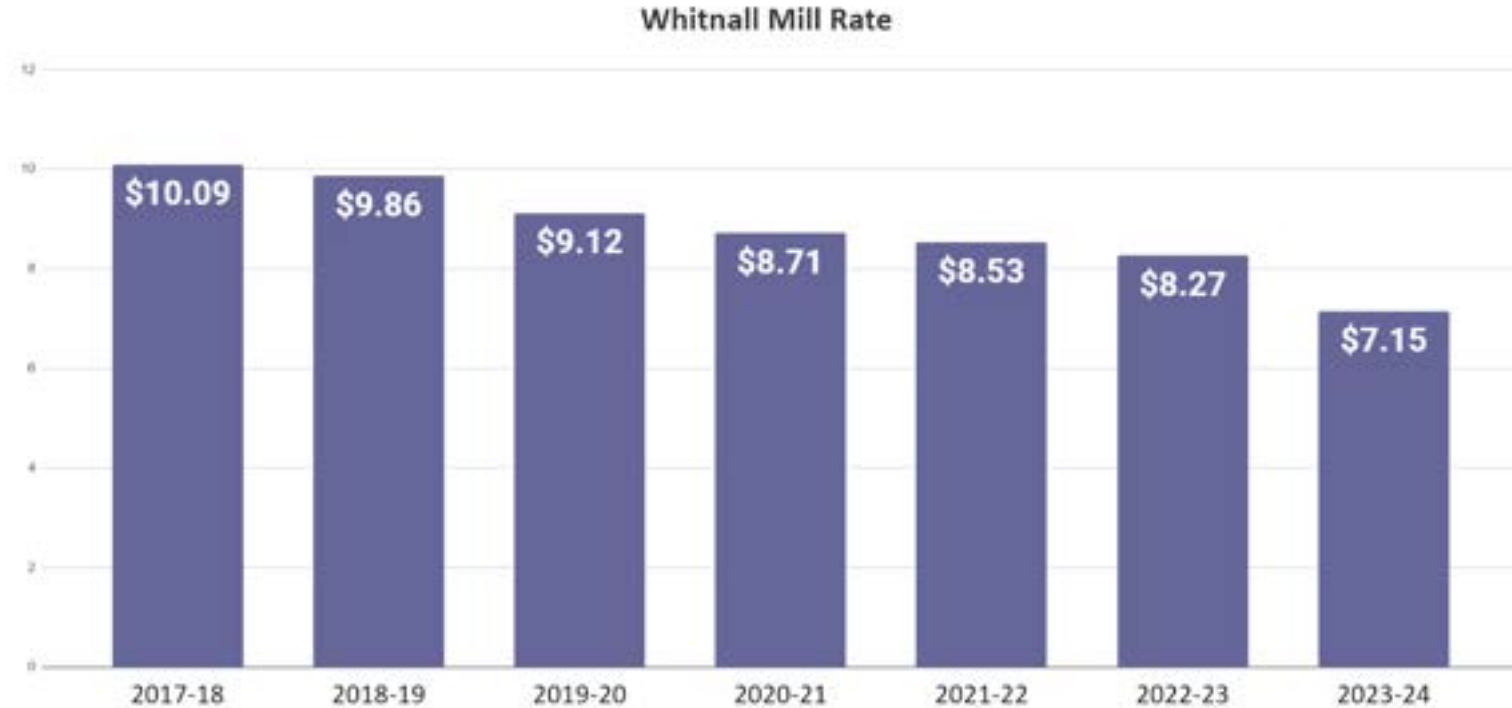
School Finance 101

Despite state funding not keeping up with inflation,
Whitnall has continued to keep up with deferred maintenance

Major Capital Maintenance Projects Completed Since 2018	
WHS 2020 Cafeteria/Multi Purpose Room Remodel	\$1,371,212
WHS 1959 Roof sections (1, 2)	\$529,000
WHS 1967 Roof Sections (3, 20, 21, 23, 26, 27)	\$618,000
HCE & EES Doors	\$27,283
WMS 1993 Roof section (1)	\$228,367
WHS 1990 Roof Sections (8, 9, 17-19, 22, 24)	\$80,850
WHS 1967 Roof Sections (14, 15, 25)	\$465,000
EES 1966 Roof Section (1-6)	\$323,500
WHS Bus Lane Paving	\$90,000
WHS Paving of Dock Area	\$99,145
EES, WMS, WHS DDC Controls	\$690,000
WMS 1993 Roof Sections (4, 5)	\$160,000
WHS Southern Exterior Walls/Window Replacement	\$648,606
Total	\$5,330,963

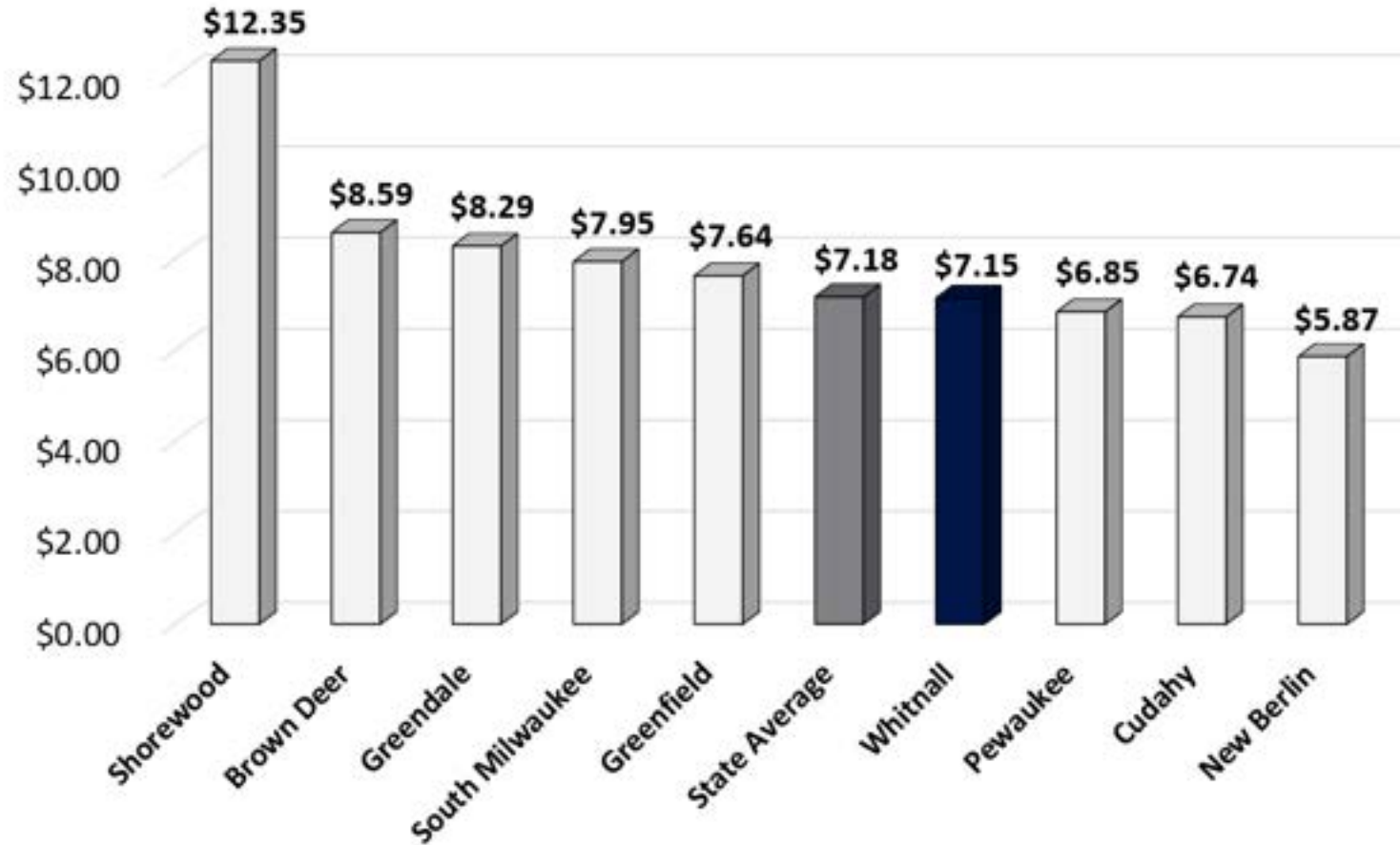
School Finance 101

- We have also been able to pay off our 2018 Referendum Debt **14 years earlier than planned**
- This **saved** our community taxpayers over **\$2.6 million in interest**
- Whitnall has also continued to decrease taxes and lower the mill rate
- Mill Rate is calculated by dividing the total tax levy by the total value of the property in the district



School Finance 101 | Comparison

Property Tax Mill Rates
Conference Comparison (2023-24)



School Finance 101 | Why a Referendum Now?

Our buildings are aging and need maintenance, improvements, or updates

- Most of the projects are to replace or update 60-year-old spaces
- We continue to put money into very old/outdated equipment

It NEEDS to be done

- We have outgrown some of our spaces
- Some of our spaces are reaching their end of useable life

Our 2018 referendum debt will be paid off this year

We can borrow funds now while raising the mill rate VERY little (if at all)

We have been very fiscally responsible and diligent in getting the most out of our spaces/equipment

- We will continue to maintain the things we can within our budget
- Our budget simply isn't big enough to afford the large items on our CIP (and it wasn't meant to)

Our students deserve to learn and our staff deserve to teach in up-to-date facilities



Breakout Session



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Breakout Session – Discussion Prompts

1. What takeaways / questions do you have from the Whitnall High School tour?
2. What questions / feedback do you have regarding the background information and needs presented?
3. What questions / comments do you have regarding the District's financial background?



Summary & Take-aways



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Summary & Takeaways

1. This effort started with the 2017 facility study and master planning, and the successful 2018 referendum projects were the first phase
2. The needs directly relate to the age of our buildings, changes in education delivery, and an increase of enrollment at Edgerton Elementary
3. The projects identified are from the Capital Improvement Plan, as well as from the recommendations of the Citizens' Advisory Committee
4. We are at a crossroads with the pool
5. The timing to undertake a significant project to address our needs aligns with the District's great current financial position



Next Steps



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Next Steps

Community Focus Group Meeting #2

Thursday, February 29 at 5:30pm in the Edgerton Elementary Library

1. Tour of Edgerton Elementary
2. Review initial solution scope and concepts
3. Review preliminary budgets

Spring 2024 Community Survey

1. Conducted by School Perceptions
2. Scheduled for April
3. Sent to every household in the District





Thank you!

Next Meeting:

Thursday, February 29 at 5:30pm
Edgerton Elementary Library

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