



Community Focus Group Meeting #2

Whitnall School District
February 29, 2024

BRAYARCHITECTS





Introductions



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Introductions

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



Agenda

1. Focus Group #1 Recap
2. Edgerton Elementary Building Tour
3. Review Concepts for EES, HCE, and WMS
4. Breakout Session #1
5. Review Concepts for WHS
6. Preliminary Budget and Tax Impact
7. Breakout Session #2
8. Next Steps





Recap from 2/19



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Agenda from 2/19

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



Summary & Takeaways (from 2/19)

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

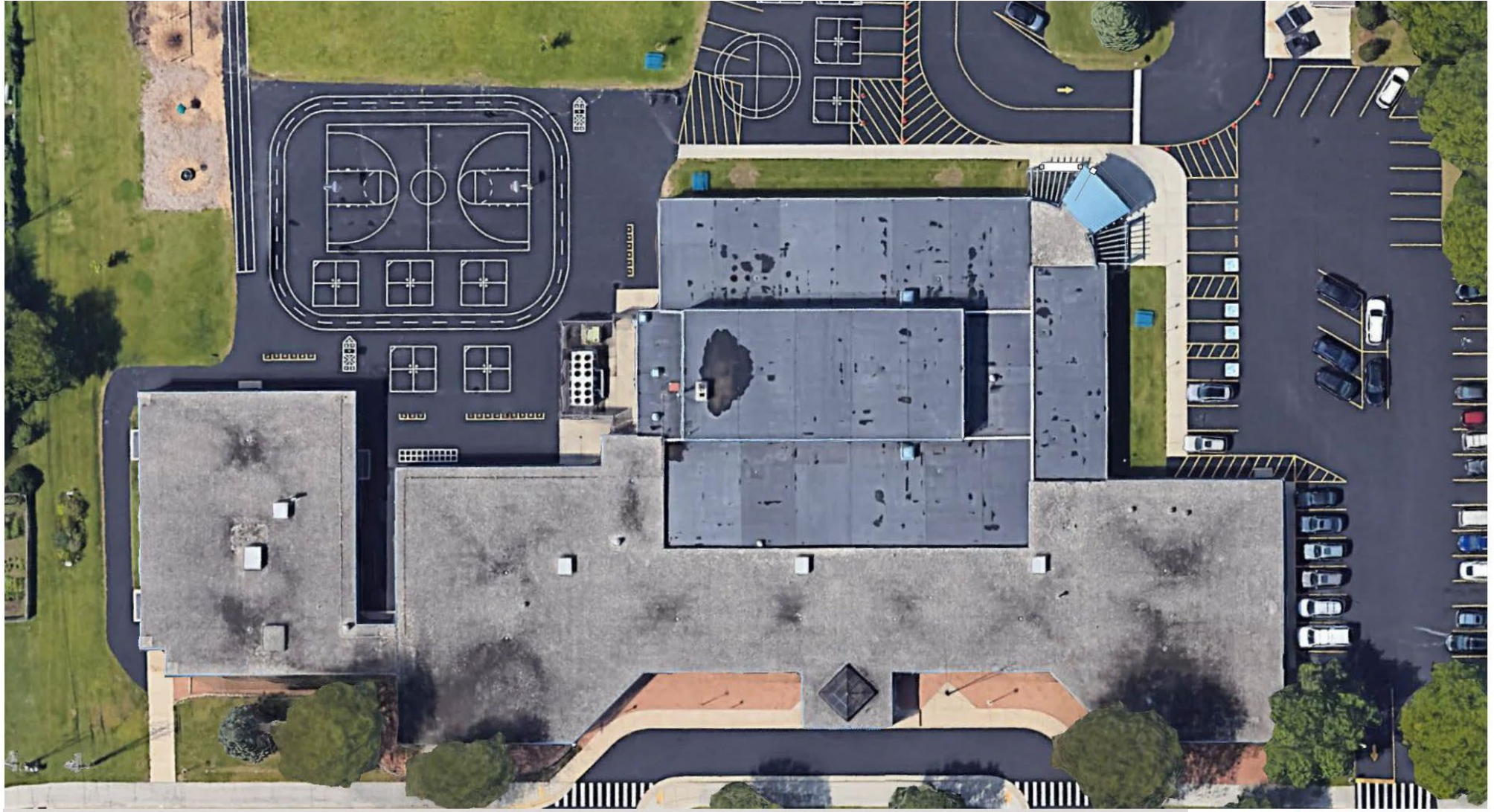


Edgerton Elementary Building Tour

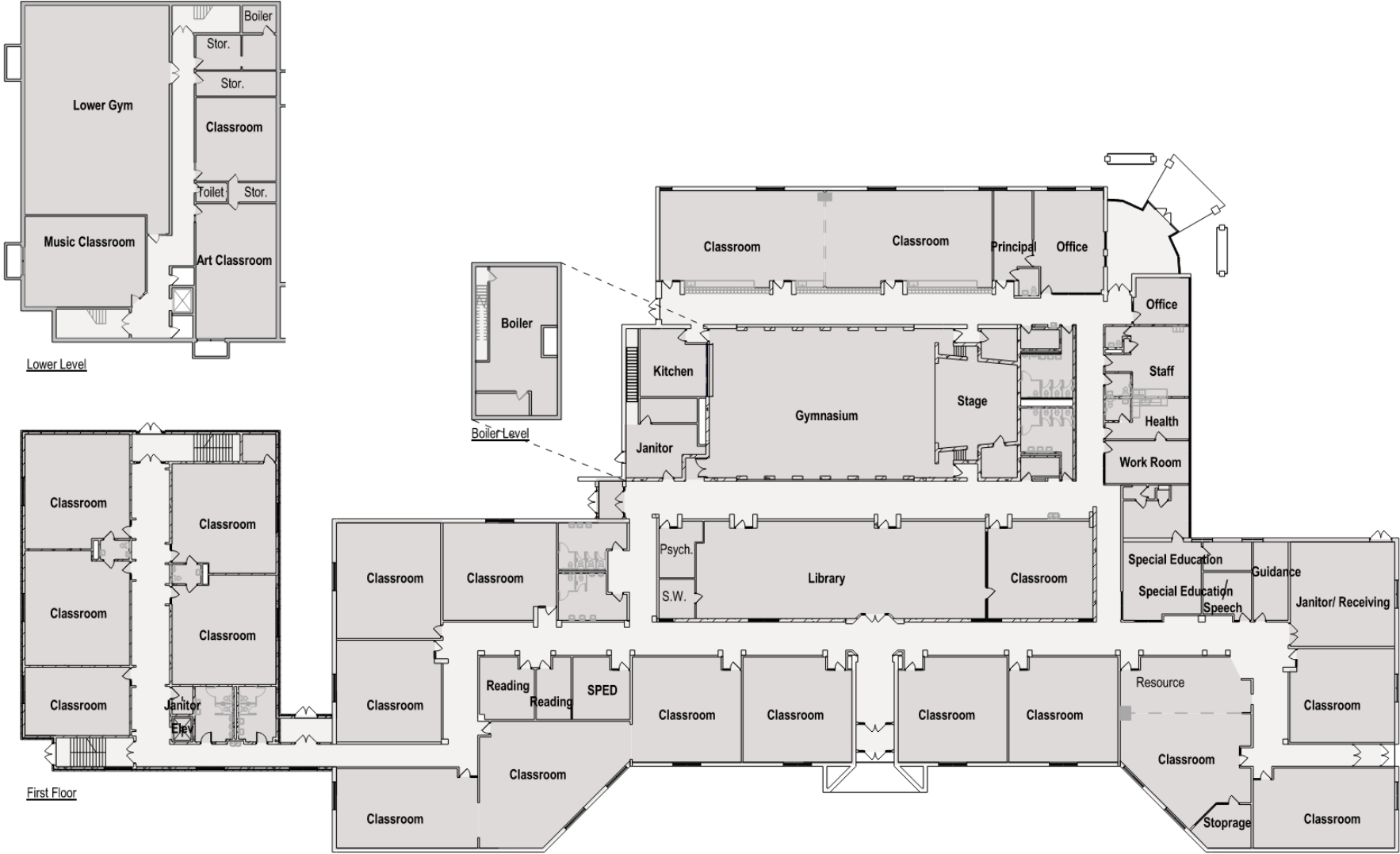


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Edgerton Elementary | Existing Site Plan



Edgerton Elementary | Existing Floor Plans





Review Initial Scope & Concepts



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Edgerton Elementary | Scope of Work Summary

Project	Location
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

Edgerton Elementary | Concept & Scope of Work



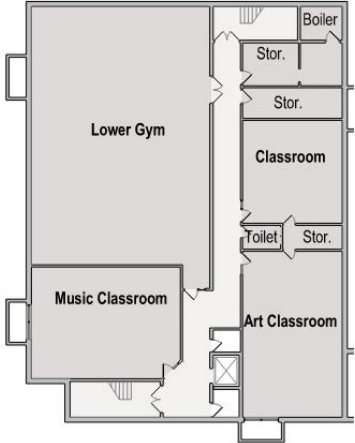
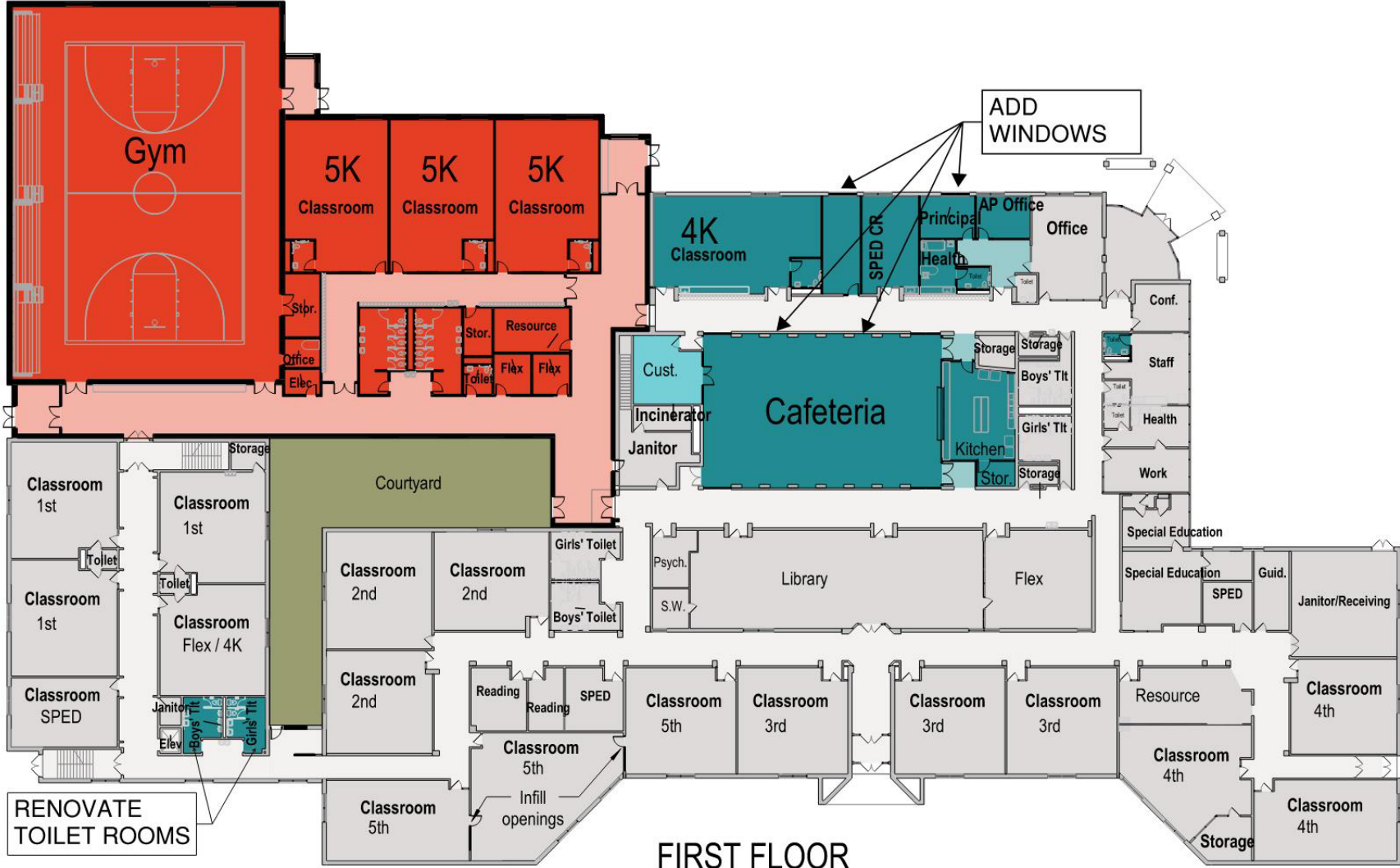
Edgerton Elementary | Concept & Scope of Work

-  New Construction
-  Heavy Renovation
-  Light Renovation
-  Existing



Edgerton Elementary | Concept & Scope of Work

- New Construction
- Heavy Renovation
- Light Renovation
- Existing



LOWER LEVEL

FIRST FLOOR

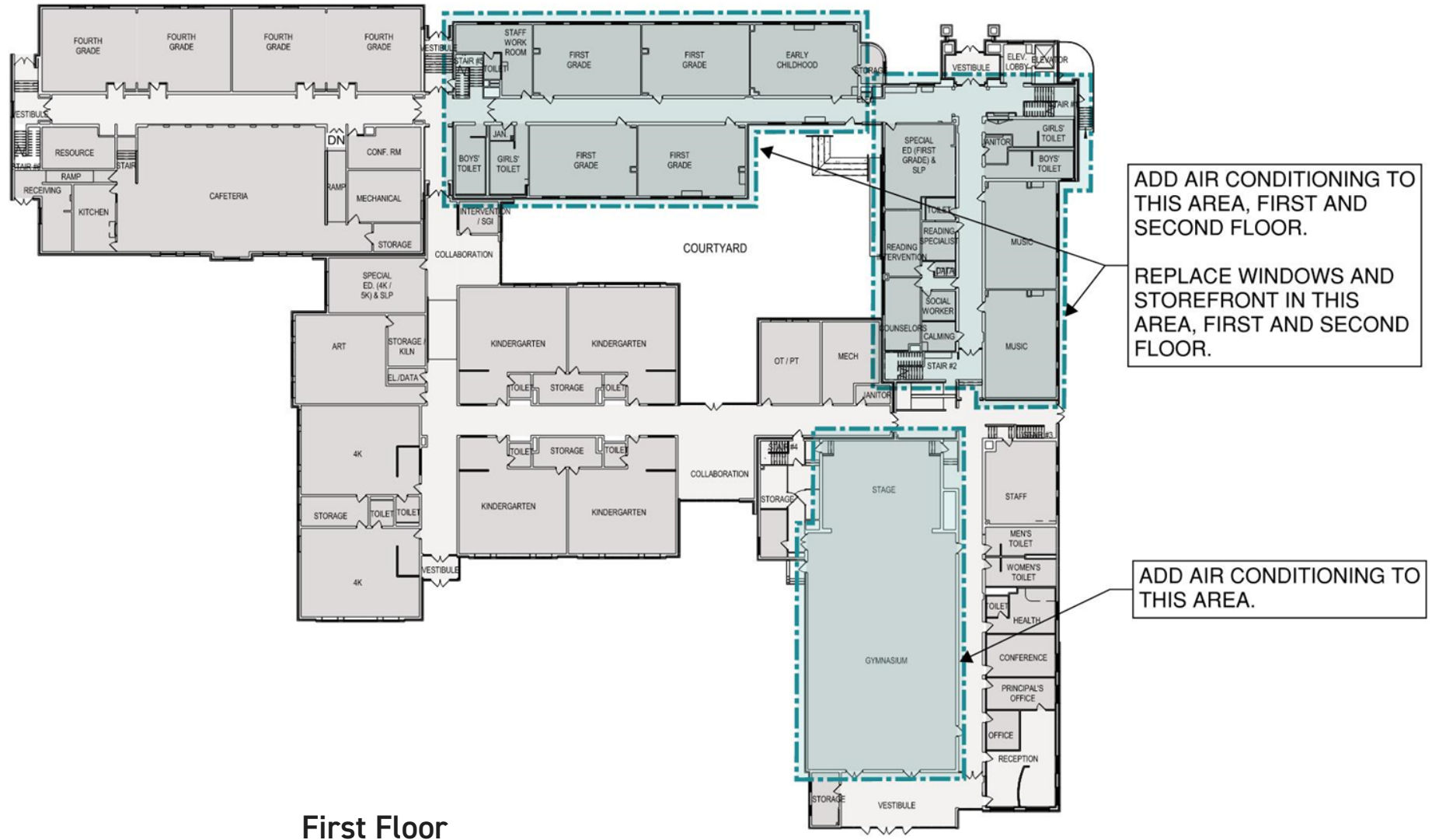
Edgerton Elementary | Preliminary Budget

Addition	\$9.2M - \$10.2M
Gymnasium	
Classrooms	
Sitework and courtyard	\$1.3M - \$1.5M
Renovation	\$3.0M - \$3.4M
4K & SPED classrooms and Office	
Cafeteria / Kitchen	
Toilet rooms	
<u>Capital Improvement Plan Items</u>	<u>\$4.0M - \$4.4M</u>
Total	\$17.5 - \$19.5M

Hales Corners Elementary | Scope of Work

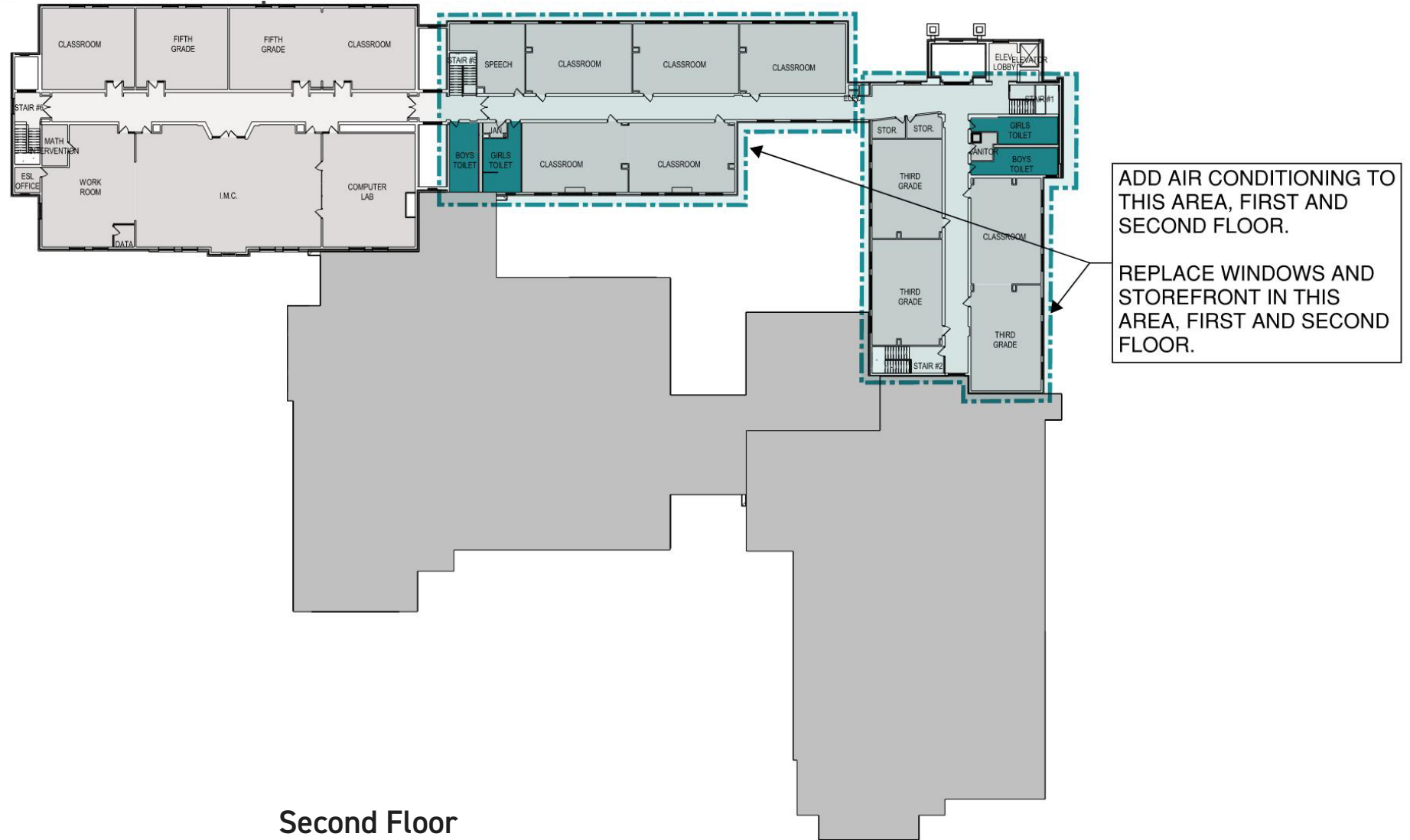


Hales Corners Elementary | Scope of Work



First Floor

Hales Corners Elementary | Scope of Work



Second Floor

Hales Corners Elementary | Scope of Work Summary

Project	Location
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

Preliminary Budget

Capital Improvement Plan Items \$4.8M - \$5.3M

Total \$4.8M - \$5.3M

Whitnall Middle School | Scope of Work



Whitnall Middle School | Scope of Work



First Floor

Whitnall Middle School | Scope of Work



Second Floor

RENOVATE TOILET ROOMS
IN LOCKER ROOMS

Whitnall Middle School | Scope of Work Summary

Project	Location
Replace roof sections 2, 3, & 6	Middle School
Renovate locker room toilet rooms to meet ADA	Middle School
Replace east gym bleachers	Middle School
Tuckpointing as needed	Middle School

Preliminary Budget

Capital Improvement Plan Items

\$1.6M - \$1.7M

Total

\$1.6M - \$1.7M



Breakout Session #1



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Breakout Session – Discussion Prompts

1. What takeaways / questions do you have from the Edgerton Elementary School tour?
2. What questions / feedback do you have regarding scope, concept, and budget at Edgerton Elementary School?
3. What questions / feedback do you have regarding scope and budget at Hales Corners Elementary?
4. What questions / feedback do you have regarding scope and budget at Whitnall Middle School?



Review Initial Scope & Concepts

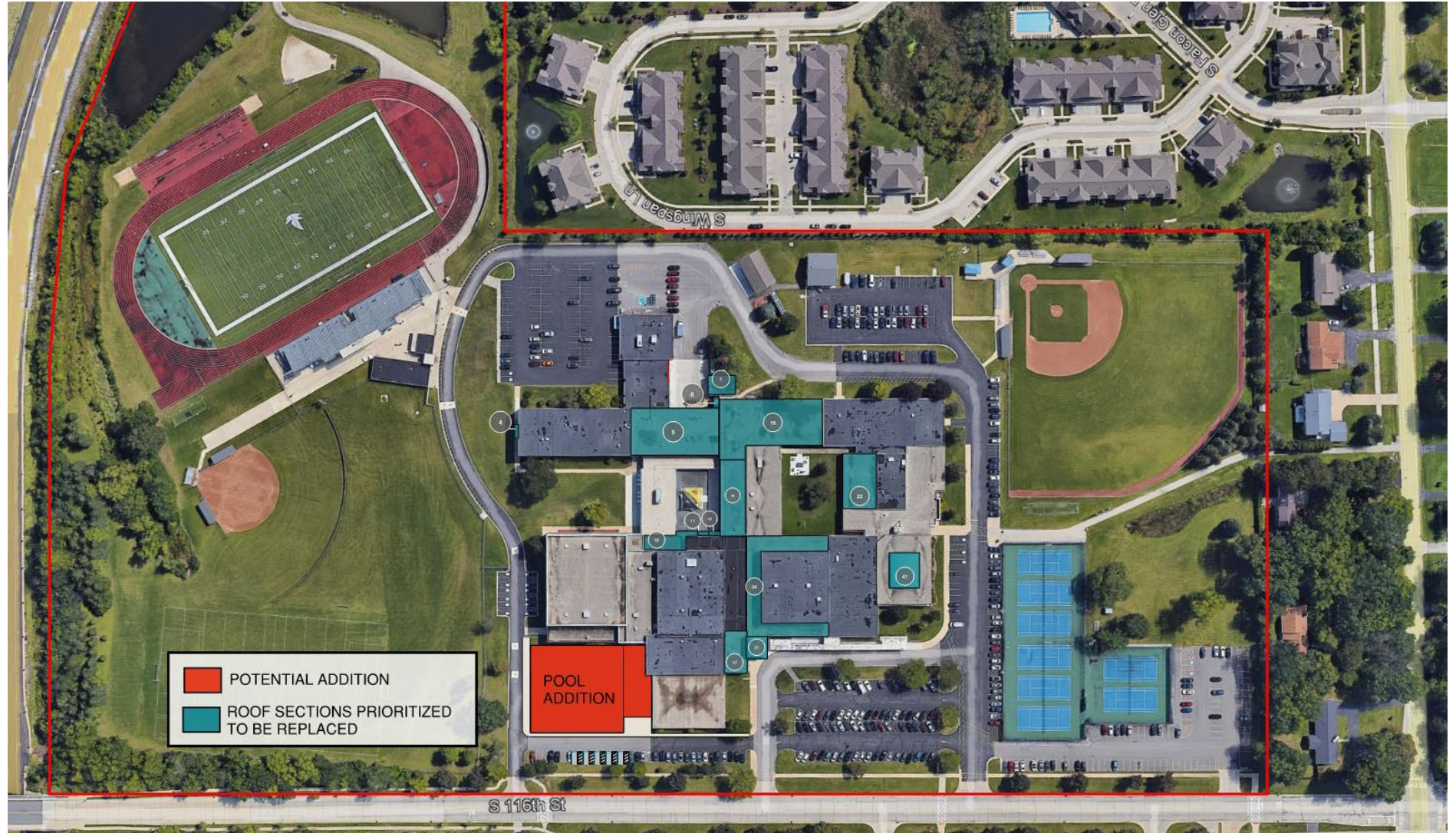


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Whitnall High School | Scope of Work Summary

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

Whitnall High School | Concept & Scope of Work



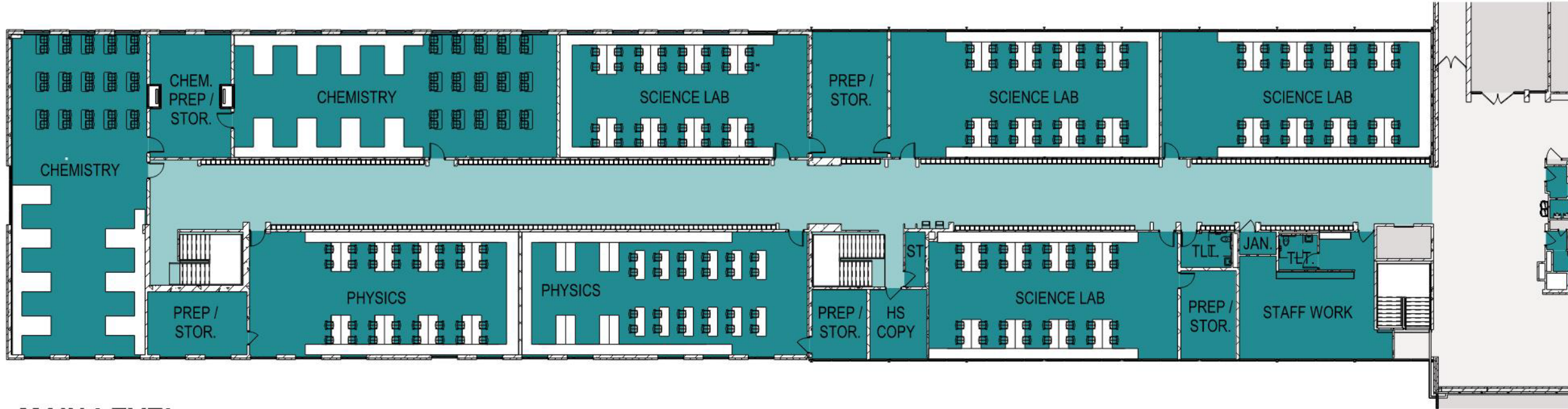
Whitnall High School | Concept & Scope of Work

-  New Construction
-  Heavy Renovation
-  Light Renovation
-  Existing



Whitnall High School | Concept & Scope of Work

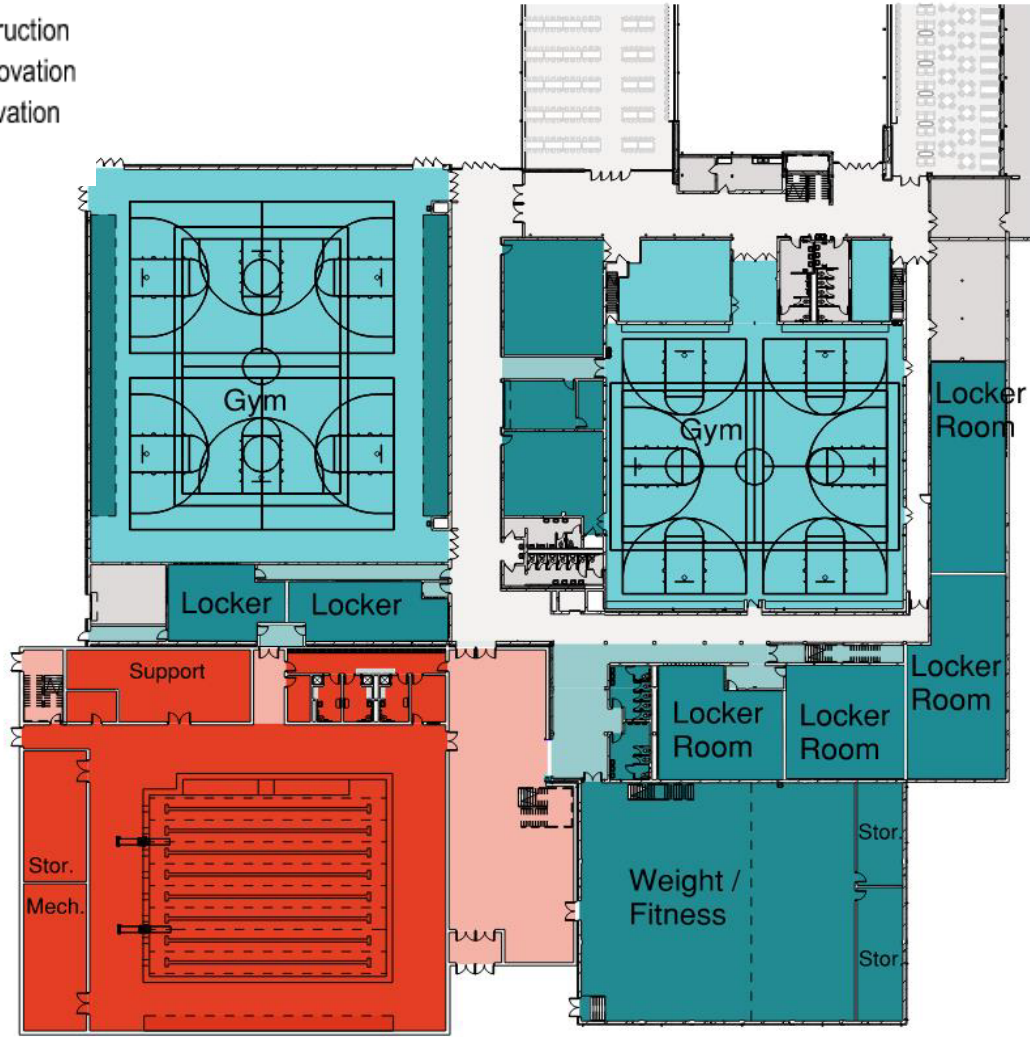
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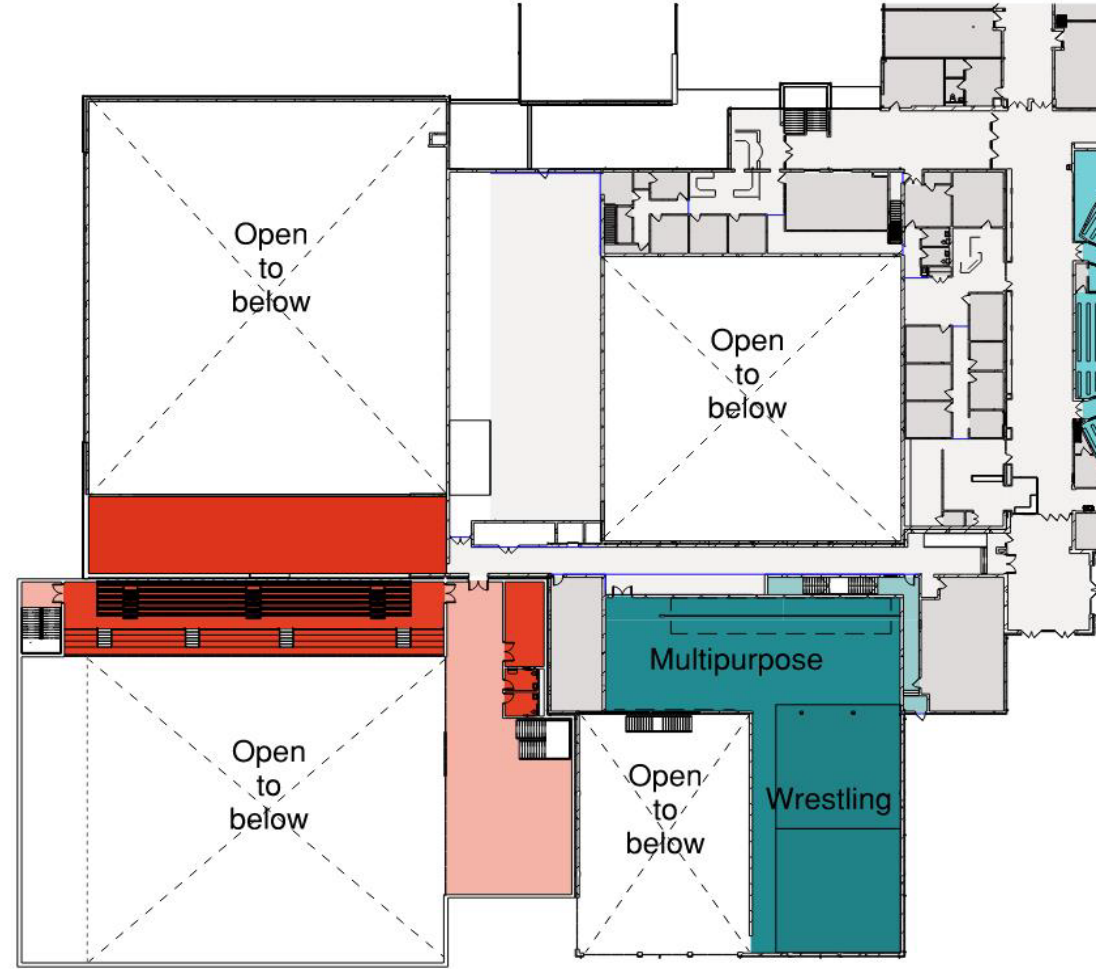
MAIN LEVEL

Whitnall High School | Concept & Scope of Work

-  New Construction
-  Heavy Renovation
-  Light Renovation
-  Existing



Lower Level



Main Level

Whitnall High School | Pool Scenarios

We are at a crossroads with our pool.

1. Based on feedback from the previous community survey, a pool addition is included in the proposed scope of work and the existing pool building is proposed to be repurposed as a weights and fitness space.
2. If a referendum moves forward without a pool addition, existing pool would still be repurposed and there wouldn't be a pool.
 - The pool could be added in the future as shown in the concept with a future referendum.
3. If a referendum does not move forward and/or does not pass, the District would keep the pool going as long as feasible (estimated up to 4 years of remaining life for the liner), but after that it would not be usable.

Whitnall High School | Preliminary Budget

Addition	\$19.5M - \$21.6M
Pool (and assoc. mech, storage, and mezzanine seating)	
Locker rooms (Pool)	
Athletic / Event lobby	
Site Work	\$0.5M - \$0.6M
Renovations	\$23.2M - \$25.6M
Science classrooms	
Kitchen	
Auditorium	
Locker rooms (PE and Team)	
Gymnasiums & Weight / Fitness	
<u>Capital Improvement Plan Items</u>	<u>\$7.2M - \$8.0M</u>
Total	\$50.4M - \$55.8M



Preliminary Budget & Tax Impact



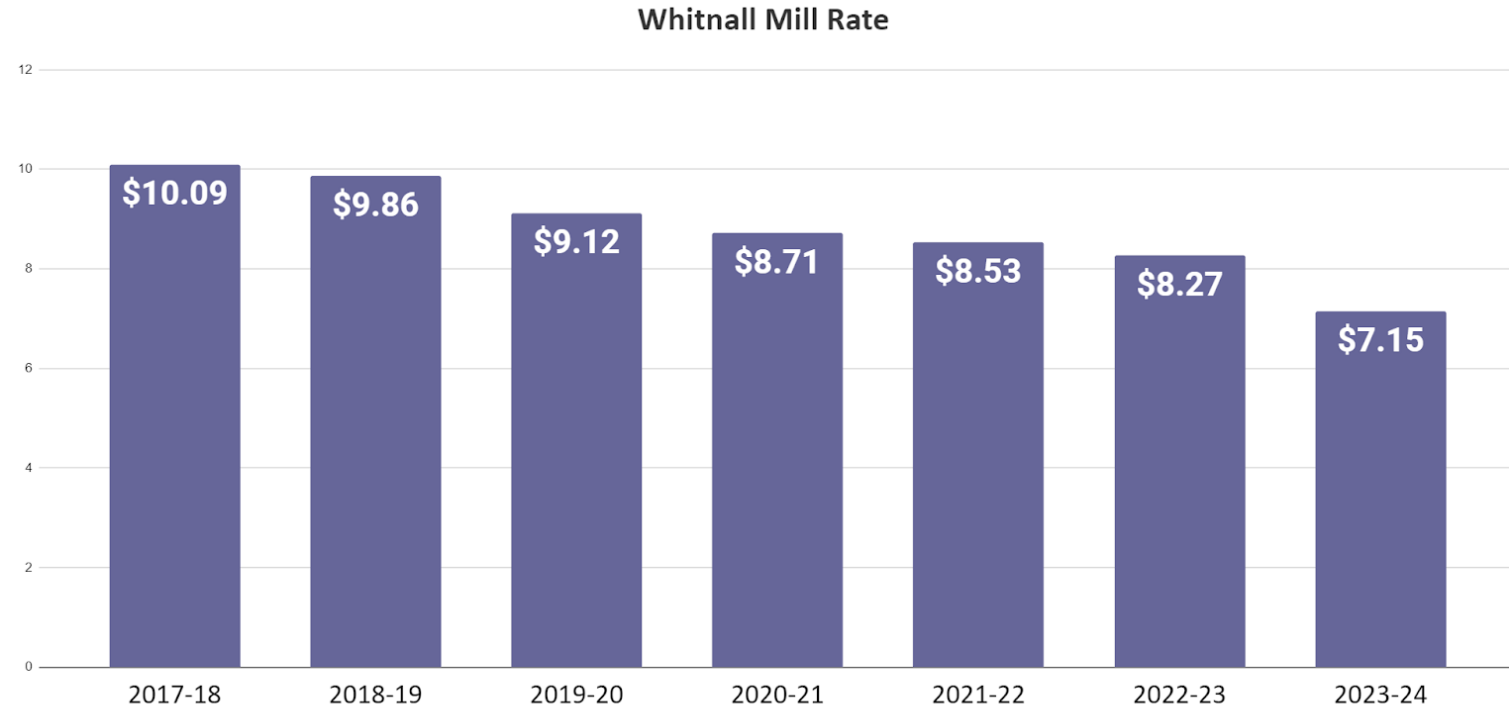
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Preliminary Budgets | Whitnall School District

Edgerton Elementary	\$17.6M - \$19.4M
Hales Corners Elementary	\$4.8M - \$5.3M
Whitnall Middle School	\$1.6M - \$1.7M
<u>Whitnall High School</u>	<u>\$50.4M - \$55.8M</u>
Total	\$74.4M - \$82.2M

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
- We can borrow funds now while raising the mill rate minimally (if at all)
- State expects that any funding needed over the Revenue Limit would be raised through referendum



Preliminary Tax Impacts

Referendum total:	\$64.5M	No mill rate increase over current
Referendum total:	\$70M	No more than \$0.25 per \$1,000 increase (\$25 per \$100,000 of equalized property value)
Referendum total:	\$80M	No more than \$0.53 per \$1,000 increase (\$53 per \$100,000 of equalized property value)

Estimated tax impacts relative to 2023-2024 mill rate of \$7.15

Remaining CIP items

Project	Location
Replace lighting with LED	Edgerton 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
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

Remaining CIP items

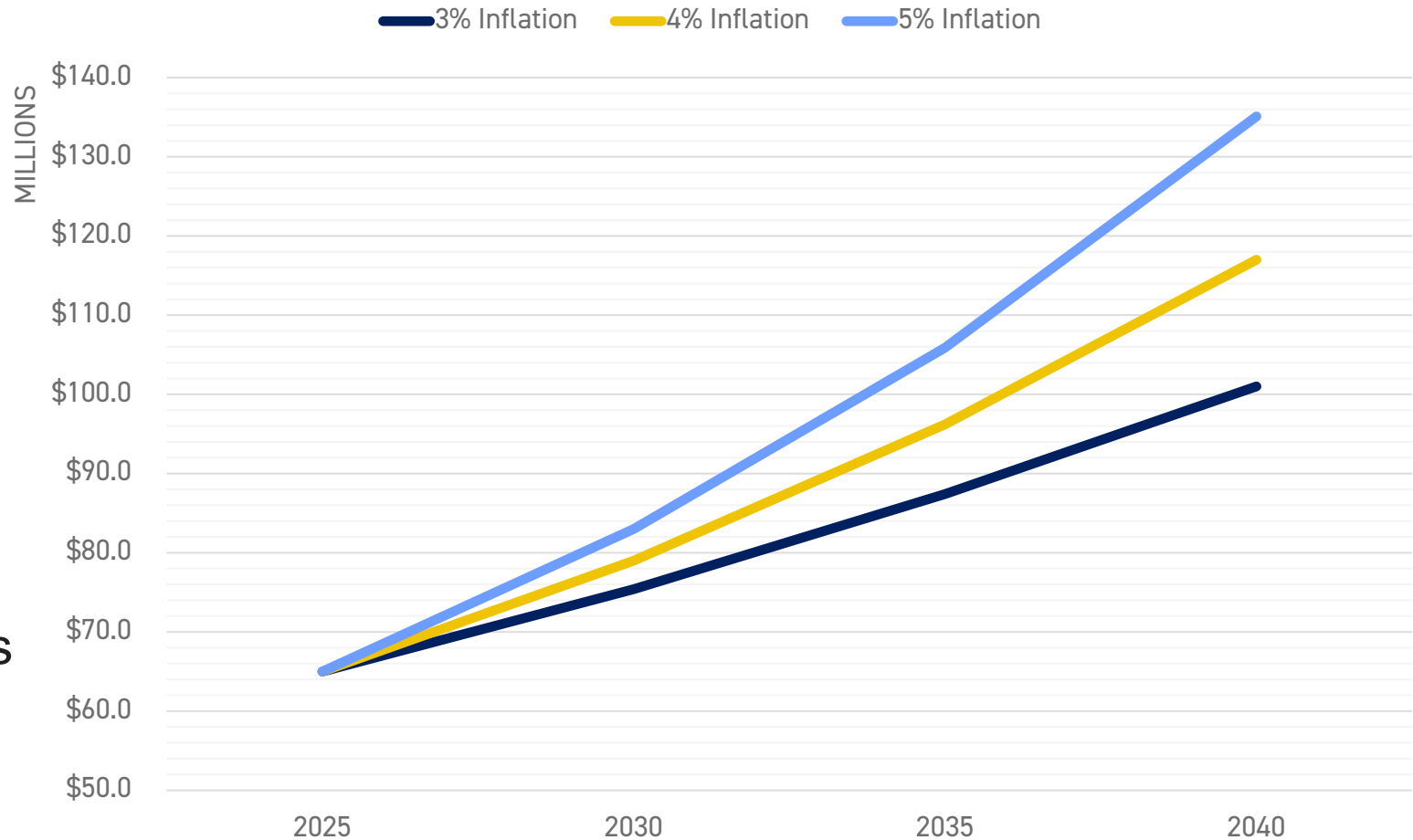
Project	Location
Replace NW paving	High School
Replace NE paving	High School
Replace SE Paving	High School
Replace roof section #28-31,32-38,40 from 2000	High School
Replace lighting with LED @ library and main entrance	High School
Replace lighting with LED @ remaining building	High School
Music wing 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

Cost of Doing Nothing

Considerations

1. Educational impact on students
2. Professional impact on teachers and staff
3. Accessibility and equity impact for students and staff
4. CIP list continues to grow (Capital Improvement Plan)
5. Construction inflation / cost increases for CIP items, renovation work, and additions (new construction)

\$65M Project Inflated Over 15 Years





Breakout Session #2



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Breakout Session – Discussion Prompts

1. What questions / feedback do you have regarding scope, concept, and budget at Whitnall High School?
2. What questions / feedback do you have regarding total budget and tax impacts?



Next Steps



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Next Steps

Spring 2024 Community Survey

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

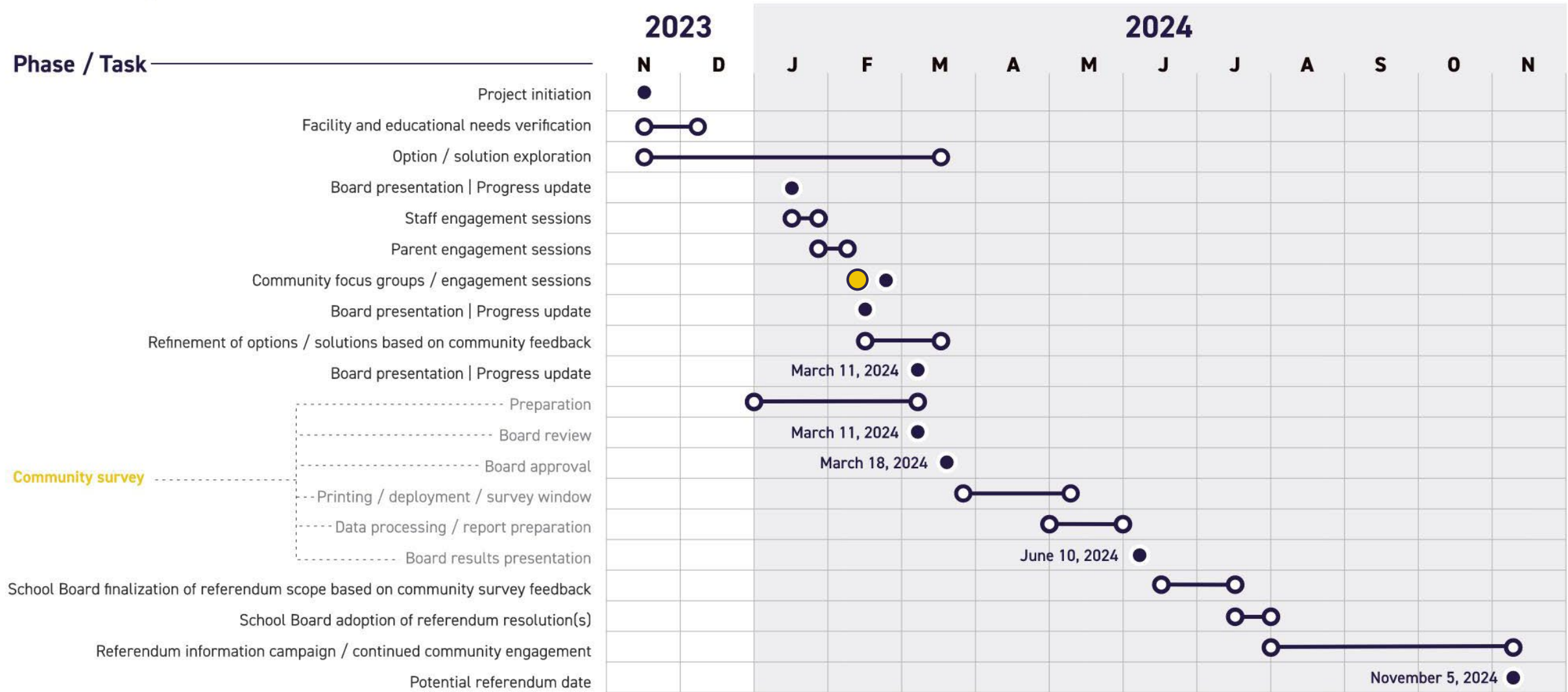


Preliminary Timeline



Whitnall School District

Hypothetical November 2024 Referendum Preliminary Timeline





Thank you!

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