

**Whitnall  
School  
District**

Citizens Advisory Committee

**Final Report**

July 25, 2016

# Mission

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The Citizens Advisory Committee will:  
Review options and identify solutions as well as financing alternatives for the facility needs identified by the two April 2015 referendum questions, then report the finding to the Whitnall School Board.

# History of Citizens Advisory Committee

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- In April 2015 both Whitnall School District referenda failed to pass.
- Whitnall School Board requested representation from volunteer citizens to review and provide recommendations to resolve these particular facility needs.
- Approximately 40 residents volunteered to participate
- In August 2015, 20 residents and three district employees were selected to comprise the Citizens Advisory Committee.
- The committee was given open charge and would consult with the district staff as needed.
- The Citizens Advisory Committee was asked to complete its findings and report back to the board within one year.

# Citizens Advisory Committee Members

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- Jeanne Rupel – Chair
- Gar Kronhelm – Assistant Chair
- Kathi Glick\*
- Joan Hanson
- Ted Juerisson
- Matt Karshna\*
- Lori Komask\*
- Zoran Krecak
- Dale Kuehn
- Christina Lucchesi
- Nicolas Olson
- Marty Ordinans
- Jean Rosenwald
- Bernard Shaw
- Eileen Valaitis

\*District Employees

## Limited Time Members:

- Pamela Carlson
- Steve Hill
- Sherry Landowski-Henning
- Kelly Lynch
- Barbara Potts
- Donald Schwartz

# April 2015 Failed Referenda

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## Question #1

Referendum Question 1: New Hales Corners Elementary School

Not-to-Exceed \$22,500,000

- Construct a new elementary school for approximately 675 students in early childhood and grades K4-5 on the existing site
- Retire and remove the existing Hales Corners Elementary and convert that area into expanded parking and activity/green space

## Question #2

Referendum Question 2: Whitnall High School Pool, Safety and Energy Projects

Not-to-Exceed \$6,900,000

- Renovate and expand the swimming pool by deepening and widening it from 6 to 8 lanes, allowing for diving and the use of starting blocks; create a dedicated pool entrance to provide community and ADA accessibility; and extensively renovate the locker rooms for students and family use
- Address high-priority safety, maintenance and energy efficiency projects including replacing original windows, deteriorating exterior wall panels, and installing air conditioning in the main high school gym

# Whitnall School District Facilities Timeline

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- 1948 – Hales Corners Elementary original school built
- 1954 - HCE addition
- 1957 - HCE addition
- 1959 - Whitnall High School built
- 1963 – WHS addition
- 1966 - Edgerton Elementary School original school built
- 1967 – WHS addition
- **1968 – Pool constructed at Whitnall High School**
- 1970 – Whitnall Middle School built
- 1989 - EES addition
- 1991 - EES addition
- 1993 – WMS addition
- 1993 - HCE addition
- **1998 – April Referendum of \$10.8M failed**
- **1998 – November Referendum of \$7.6M passed**
- **1999 - WHS addition and renovations following passage of Referendum**
- 2001 - EES Renovation – ceilings, lighting, floor tiles, entryway
- **2002 - HCE Renovation – ceilings, lighting, windows**
- **2004 – Diving Board and Starting Blocks removed from high school pool following revised WIAA regulations**
- 2009 – WMS interior renovation including new entryway
- 2012 - WHS construction of storm water management and Falcon Field
- 2014 -Whitnall School Forest joins state's school forest program
- **2015 – April Referenda for HCE, Pool, Energy projects failed**
- **2015 – Transaction Window added at HCE entry for security**
- 2015 – PLEx program piloted in Whitnall District at HCE and EES

# Process

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- **Monthly meetings - August 2015 – December 2015**
- **Bi-monthly meetings – January 2016 - present**
- **Guest speakers, including:**
  - Doug Johnson - District Financial Process
  - Lisa Voisin, RW Baird - Financing Referendums and School Projects
  - Lowell Holtz - Open Enrollment
  - Tony Brazouski - Learning Trends, short term and long term
  - Scott Breuning - District Athletics
- **Several committee members attended Wisconsin School Board Convention**
- **Architectural and Construction Firm presentations**
  - Hoffman Planning, Design and Construction
  - Zimmerman Architectural Studios
  - Eppstein Uhen Architects
  - Bray Architects
  - JP Cullen Construction Managers
- **Area school visits/tours**
  - Whitnall High School, Hales Corners Elementary, Whitnall Middle School
  - Deerfield Elementary – Oak Creek
  - Lake Mills Elementary
- **Face to face discussions**
  - Whitnall Middle School, Edgerton Elementary and Hales Corners Elementary Administrators
  - Hales Corners and Edgerton PTO groups
  - Whitnall Middle School, Edgerton Elementary and Hales Corners Elementary Staffs

# Committee Observations

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- The Whitnall District recently developed a long term facility plan
- The District Strategic Plan covered the period 2012-2015.
- Personalized Learning Experience (PLEx ) has been well-received within the district, seen as a growing trend and will likely be expanded into Whitnall Middle School and High School.
- New 21<sup>st</sup> Century learning spaces call for areas for collaboration, small group intervention and specialists ; includes flexible learning spaces and appropriate furniture.
- Per a recent ADA study, there are accessibility issues at all of our schools which need to be addressed.
- Both HCE and WMS have traffic flow problems. There is a need to relieve traffic flow on Godsell Avenue and 116<sup>th</sup> Street.



# Committee Observations (Continued)

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- HCE classrooms reported to be cold and drafty at times.
- Students at both HCE and EES are using closets, stairwells, corridors due to lack of adequate space for small group instruction.
- No handicap access to the instrumental/general music classroom at HCE.
- WHS special education classroom environment improvements are needed.
- Deteriorating exterior panels on the High School need to be replaced.
- Whitnall student groups desire additional safe space for practice (i.e.: Poms, Cheerleading, speed and agility, strength and conditioning and instructional training).

# Committee Observations (continued)

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## *Pool Observations*

- Current pool depth limits swim and dive competition and doesn't meet current WIAA standards.
- The viewing area is limited to the pool deck which is unsafe, lacks adequate capacity and is not ADA compliant.
- The locker rooms are original 1969 facilities and are not ADA compliant. In 1999, slight modifications added lockers and reduced useable square footage. Safety issues include water and sewer backups.
- The liner is past its useful life. Other pools in neighboring districts, built in a similar time frame have developed issues.
- The pool lacks energy efficient mechanical systems.
- Public access is only through the student locker rooms.

**Whitnall  
School  
District**

Citizens Advisory Committee

**Recommendations**

July 2016

# Option Comparison

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	Option 1	Option 2
	\$16-18 million*	\$18.7-20.7 million*
HCE new addition/repurpose existing	✓	✓
HCE demo 1948 section	✓	✓
WHS 8 lane reworked pool	✓	
New 8 lane community pool at WMS		✓
Repurpose WHS pool area		✓
Restore WHS locker rooms	✓	✓
WHS wall panel and window upgrades	✓	✓

\* **Construction cost**

# Option 1

## \$16 Million-\$18 Million

### Estimated Construction Costs

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- **Hales Corners Elementary  
Repurpose/New Addition  
Combination - \$9.2M-\$11.2M**
- **WHS Rebuild Pool in Existing  
Pool Area - \$5.1M**
- **WHS Wall Panel and Window  
Upgrades- \$1.7M**

# Option 1

## Hales Corners Elementary Upgrades

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- **\$9.2- \$11.2 Million construction costs based on current industry estimate of \$200 per sq. ft.**
- **New addition(s) of 20,000-30,000 sq. ft.**
- **Demo 1948 building approx. 14,600 sq. ft.**
- **Repurpose 64,500 sq. ft. of existing school**
- **Priorities:**
  - 21<sup>st</sup> Century Learning Spaces
  - Meet ADA requirements
  - Improve operating efficiencies: Energy, Site, Classroom, Common Areas
  - Improved traffic flow and safety for Pick Up/ Drop Off and accessibility at multiple entrances
  - Additional parking for staff and public/handicapped
  - New Secured Entryway and Central Office
  - Appropriate furniture

# Option 1

## Whitnall High School Upgrades

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- Rebuild Pool
  - 8 Lanes with starting blocks and diving boards
  - ADA Accessible
  - Remodel Locker Rooms/Training Room
  - Construct a new spectator viewing area
- Energy and HVAC Projects
  - Replace deteriorating exterior wall panels
  - Replace ventilation units. Replace deteriorating exterior wall panels and windows and upgrade R-values

# Option 2

## \$18.7 Million - \$20.7 Million

### Estimated Construction Costs

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- **Hales Corners Elementary  
Repurpose/New Addition  
Combination - \$9.2M - \$11.2M**
- **New Community Pool at WMS- \$6.5M**
- **Repurpose Current Pool Area and  
Locker Rooms - \$1.3M**
- **WHS Wall Panel and Window  
Upgrades- \$1.7M**



## Option 2

### Hales Corners Elementary

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- **\$9.2- \$11.2 Million construction costs based on current industry estimate of \$200 per sq. ft.**
- **New addition(s) of 20,000-30,000 sq. ft.**
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  - Meet ADA requirements
  - Improve operating efficiencies: Energy, Site, Classroom, Common Areas
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  - Appropriate furniture

## Option 2

### Whitnall Community Pool

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- New Community Pool at Whitnall Middle School
  - 8 Lanes
  - Diving Well
  - Locker Rooms
  - ADA accessible
  - Viewing Area
- Improve Parking Lot Traffic Flow

## Option 2

### Whitnall High School

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- Repurpose current pool area to increase available multipurpose fitness area.
- Repair and restore current locker rooms
- Energy and HVAC Projects
  - Replace deteriorating exterior wall panels
  - Replace ventilation units. Replace deteriorating exterior wall panels and windows and upgrade R-values

# Financial Considerations and Alternatives

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- Impact on district taxpayer not to exceed \$1/\$1000 property assessment. (see appendix 1 -Baird). This equates to a borrowing amount not to exceed \$18 million.
- Examine the use of up to \$3M of fund balance to reduce proposed referendum request.
- Consider phased borrowing up to a 5 year period thereby lessening the impact to the residents. Interest rates are currently at historical lows.
- Explore the advantages of Act 32 for the high school energy project.
- Consider leasing furniture, fixtures and equipment vs. buying.

# Financial Considerations cont.

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- Competitive bidding will drive down design and construction costs.
- Using a Design Build contractor for design and construction could reduce costs.
- Limit/reduce markups on materials and subcontractors in new contracts.
- Gym air flow issues to be addressed via Fund 41 as well as renting/leasing portable HVAC units or adding/replacing with larger fans as needed. AC in gym would add to operational costs.
- Maximize Energy Efficient Funding support sources.
- Explore additional foundation grant opportunities.

# Additional Considerations

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- Learning needs should drive facility requirements.
- The community needs to be informed, educated and engaged in both 21<sup>st</sup> century learning and the district facility requirements to support these.
- Recommendations should address technology requirements
- Consider community access hours/membership to expanded workout facility.
- The School District would be well served to develop a long term strategic plan. The committee encourages the continued refinement and use of this plan to guide the district's facility maintenance and improvements.
- Recommendations should align with the Whitnall District Ten Year planning process as well as recent ADA study.

# Additional Considerations (continued)

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- Research public relations/advertising firms that specializes in school referenda.
- Enlist talent from within the district to assist in the development and implementation of these projects going forward.
- Additional architectural and construction firms should be interviewed and considered. There are a multitude of great ideas out there.
- 5th Grade, 14,000 sq. ft. wing adjacent to the middle school was discussed in depth. Consider reevaluation of this based on future residential and student population growth.

# Conclusion

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We would like to thank you for the time and attention you have given us. We greatly appreciate the opportunity as community members to serve on this committee. We will be looking forward to your feedback on the information presented.



# Appendix 1

(25)

## Whitnall School District Hypothetical Referendum Mill Rate Impact Matrix

Referendum Amount	Property Valuation Growth Assumption			
	0.00%	1.00%	2.00%	3.00%
\$30,000,000	\$1.79	\$1.63	\$1.47	\$1.32
\$28,000,000	\$1.67	\$1.52	\$1.37	\$1.23
\$26,000,000	\$1.55	\$1.41	\$1.28	\$1.15
\$24,000,000	\$1.44	\$1.31	\$1.18	\$1.06
\$22,000,000	\$1.32	\$1.20	\$1.09	\$0.97
\$20,000,000	\$1.20	\$1.09	\$0.99	\$0.89
\$18,000,000	\$1.08	\$0.98	\$0.89	\$0.80

### Assumptions:

Two-phased borrowing in 2016 and 2017 at 4.00-4.25% interest rates.

Tertiary Aid Impact: -42.42%. Max Aid Loss (15% of 15-16 Total Aid): \$891,056.

Mill rate based on 2015 Equalized Valuation (TID-OUT) of \$1,596,171,612 with annual growth assumptions above.

Note: Planning estimates only. Significant changes in market conditions will require adjustments to current financing illustration. If interest rates move higher, the hypothetical average mill rate will be higher.