



Port Washington-Saukville School District

Tuesday | April 7, 2015 Referendum

Please vote!

How It All Started

- For a number of years, community members have asked, “What are we going to do about the high school?”
- Two years ago, a group of committed citizens came together to advocate for something to be done with the high school.
- Elementary enrollment increased, creating bubble classes.
- DES and LES became extremely crowded, and some classes took place in the cafeteria, storage areas, and hallways.



Presentation Outline

- Feasibility study
- Identified needs
- Process / next steps
- Solutions
- Construction timeline
- Cost and tax impact
- Question / answer



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Feasibility Study

Fall 2013 | School Board
commissioned a comprehensive
study of the District's facilities

- ✓ First such study of this magnitude
in the District
- ✓ All school buildings and grounds areas
were reviewed
- ✓ Significant analysis of high school
infrastructure



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Needs

- High school in need of significant high-cost repairs and upgrades
- Original high school was built in 1931 with additions/renovations in:
 - ✓ 1949 – Washington Heights building
 - ✓ 1954 – Connecting the first two additions
 - ✓ 1974 – Tech. Ed. Building
 - ✓ 1975 – Auditorium, Library, and cafeteria



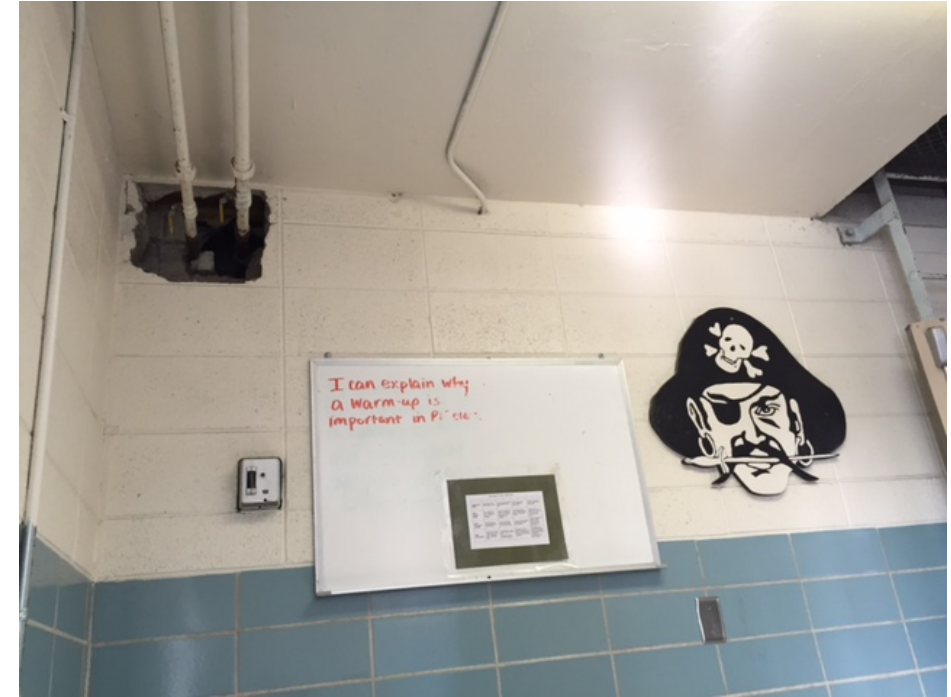
Needs

- High School has been well-maintained, but many parts of the school are beyond their useful life with increasing repair costs.
- There have been no significant building projects at the high school for the past 40 years, and many parts of the building date back 85 years
- High school plumbing, HVAC, and electrical systems are aging, antiquated, worn out, and in need of replacement
- Significant classroom space upgrades are needed to be more conducive to 21st Century Education
- Science labs have not been renovated and no longer support the kinds of learning students need for the future



Needs

- Many classrooms do not allow for the delivery of the present essential curriculum that our students must receive in order to maintain our District's excellence
- Indoor physical education and athletic facilities oldest and smallest in the conference and accommodate all our activities
- Present high school does not meet current ADA
- Dunwiddie Elementary and Lincoln Elementary are out of classroom and educational space, and Elementary needs security upgrades





Next Steps

- September/October 2014 | Board conducted community survey
 - ✓ 2,170 responses / 26% response rate
 - ✓ Majority of respondents wanted the District to begin to upgrade facilities
 - ✓ Cost / tax impact was a key consideration
 - ✓ There was not significant interest in a new high school off-site
 - ✓ In general, respondents preferred to have initial focus on updating the high school
- November 2014 | The School Board formed a Project Planning Work Group to develop a plan in response to the survey



Next Steps

The School Board and Project Planning Work Group worked under a shared vision to:

- ✓ Keep costs as low as possible and provide taxpayers with great value
- ✓ Upgrade the high school to a like-new facility
- ✓ Relieve elementary schools' overcrowding



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Solutions

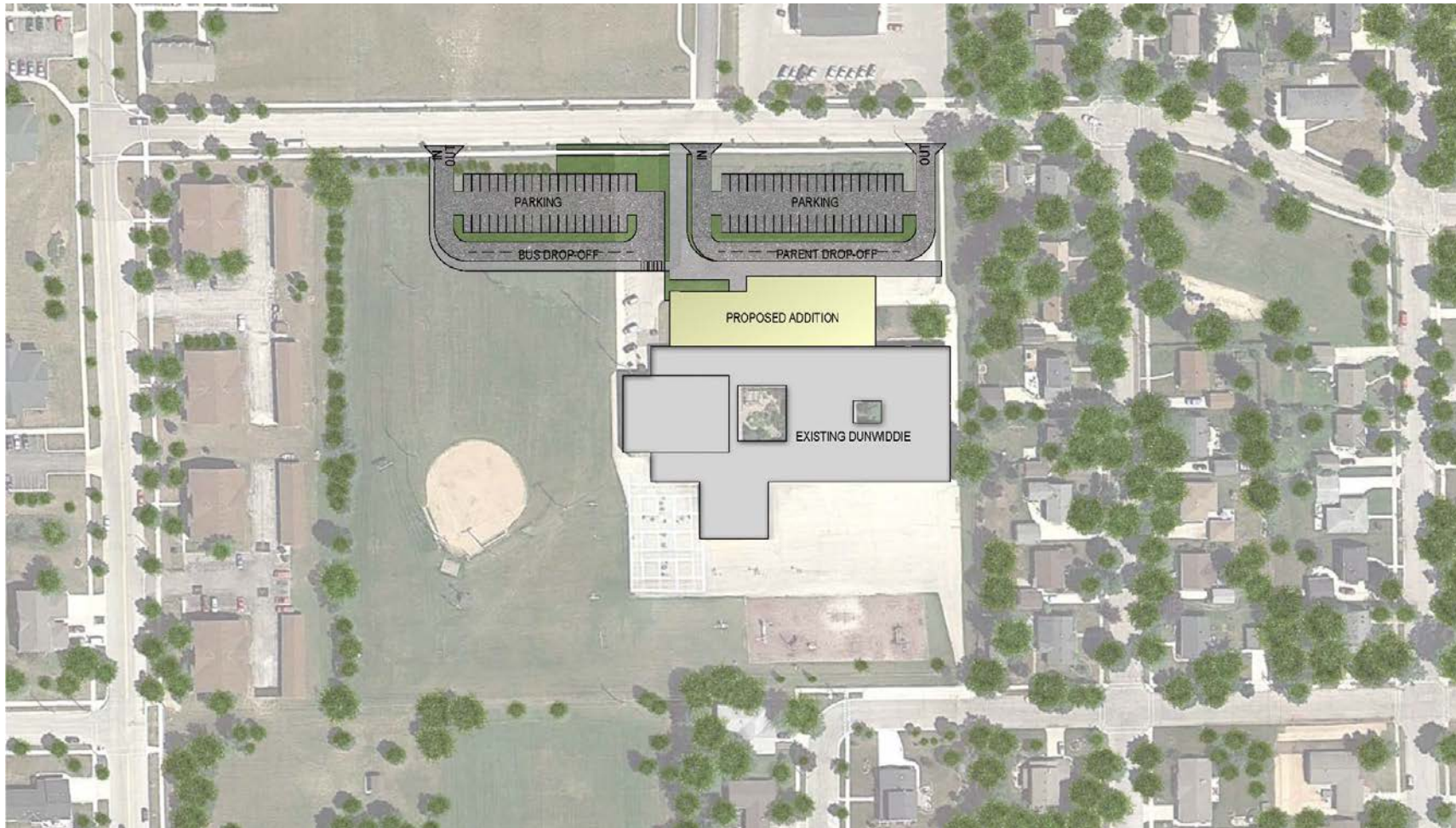
- Address the highest priority needs with a referendum
- Build, remodel, and upgrade a like-new high school on present site
- Reduce the tax impact of the high school from 61 million to 45.6 million
- Focus on one elementary building (DES) with the greatest population growth to increase classrooms and educational space
- Greatly reduce elementary tax impact to 3.8 million
- Use District resources to increase security at SES
- Phase-in other priority needs in seven to ten years at LES



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Dunwiddie Elementary School | Site Plan



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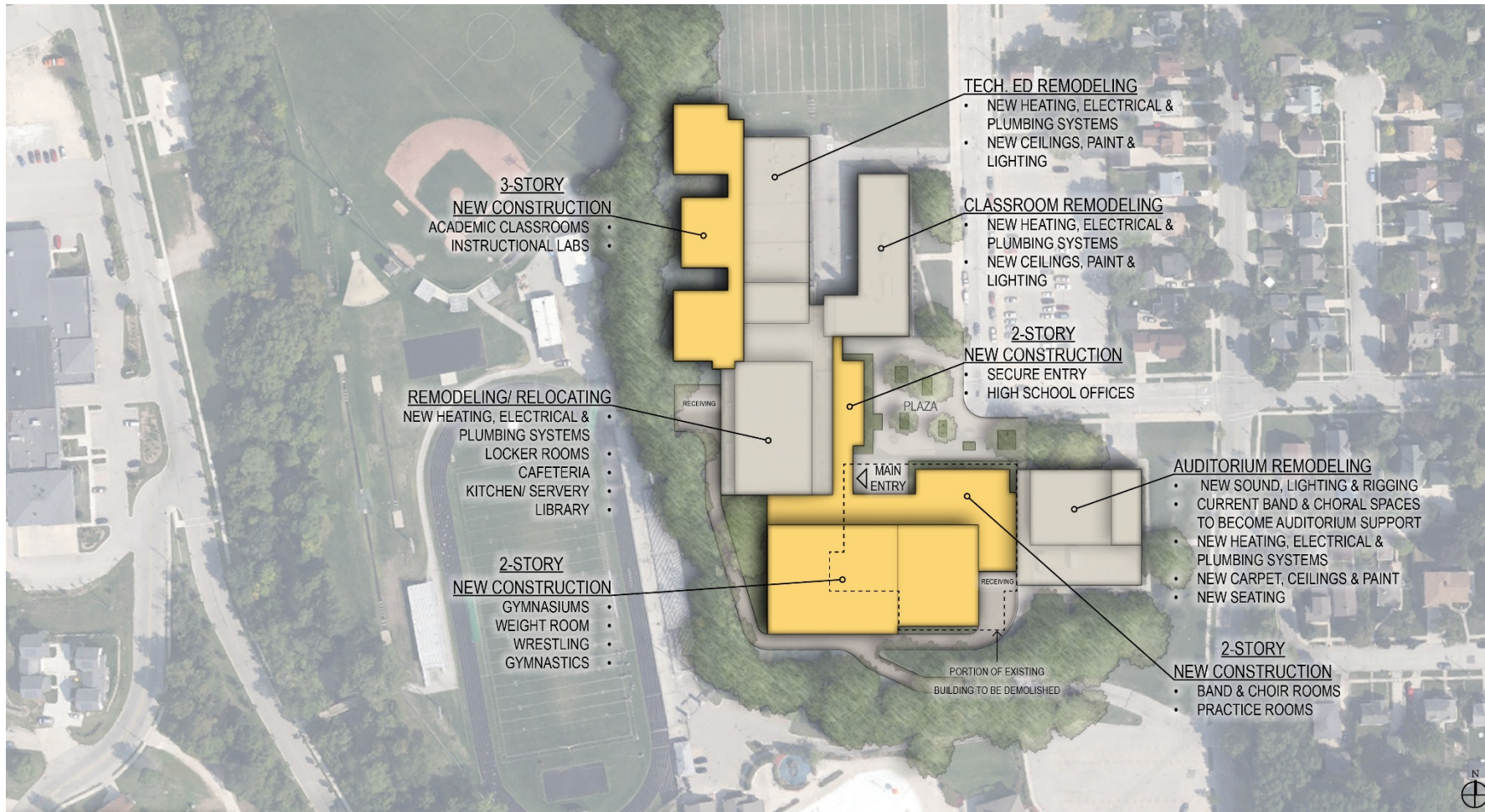
Dunwiddie Elementary School | Floor Plan



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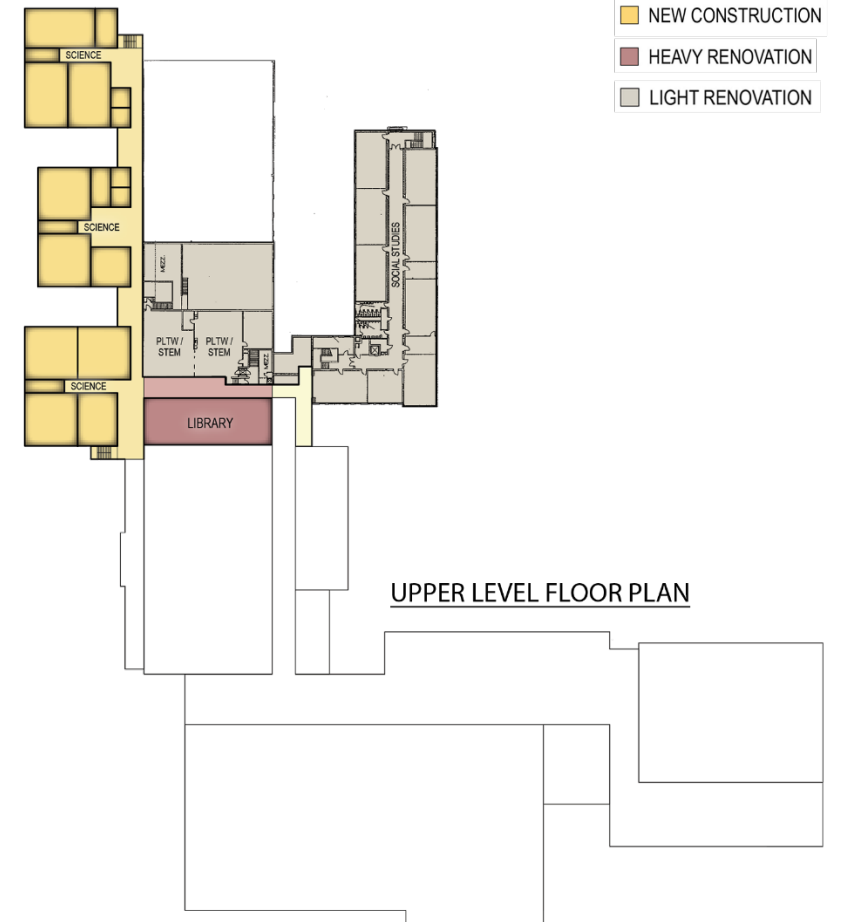
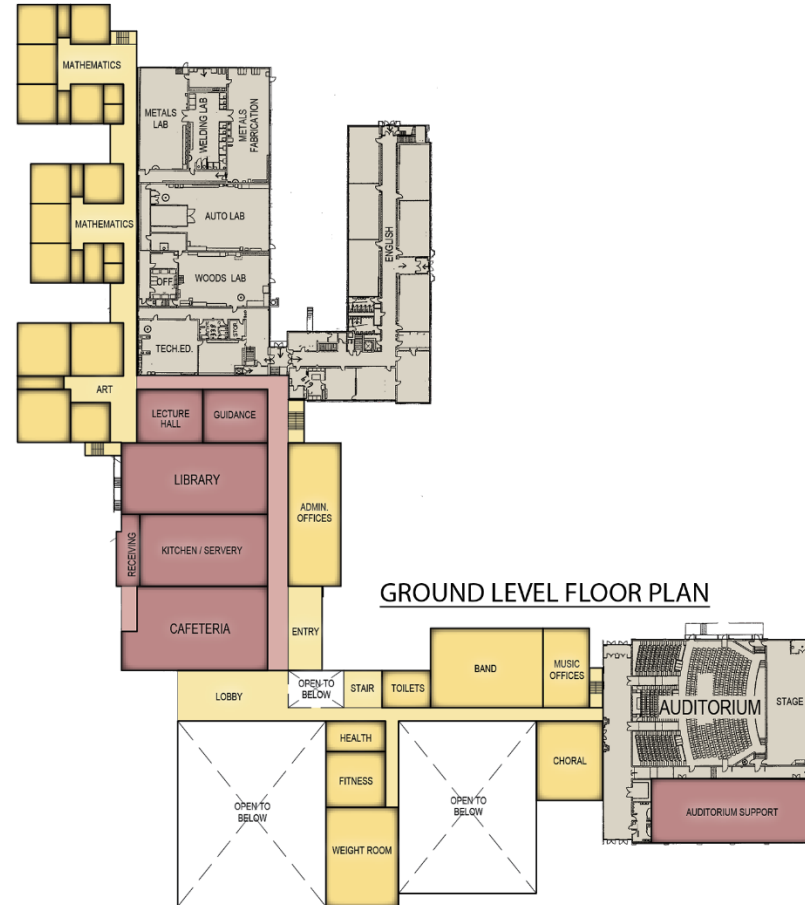
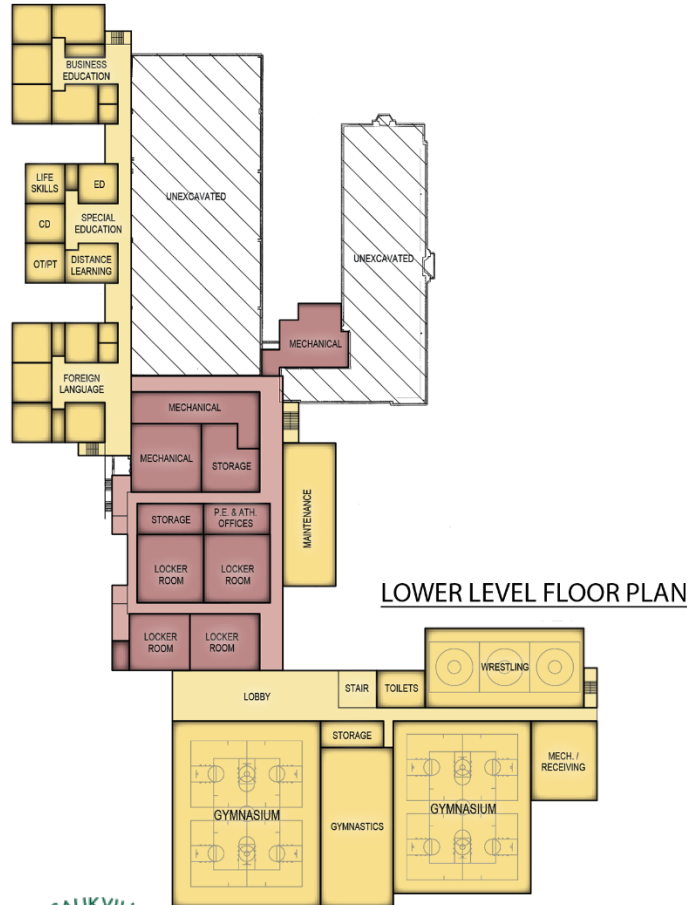
Port Washington High School | Site Plan



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Port Washington High School | Floor Plans



- NEW CONSTRUCTION
- HEAVY RENOVATION
- LIGHT RENOVATION



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Construction Timeline

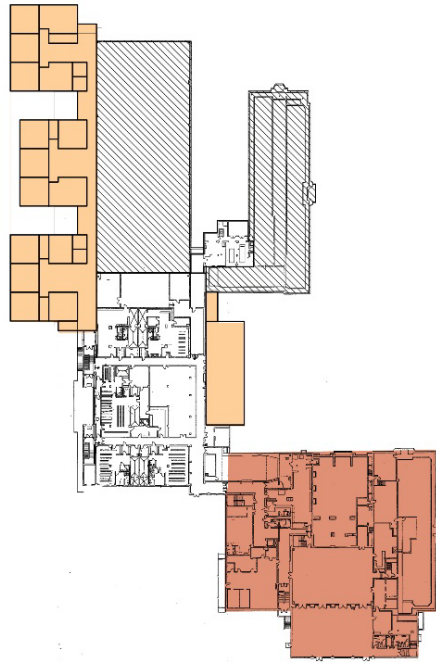
Building	Building
Dunwiddie Elementary School	Design: May – Mid-November 2015 Bidding: December 2015 Start Construction: February/March 2016 Completion: August 2016
Port Washington High School	Design: Mid-April 2015 – February 2016 Bidding: March 2016 Start Construction: April 2016 Completion: Spring/Summer 2019



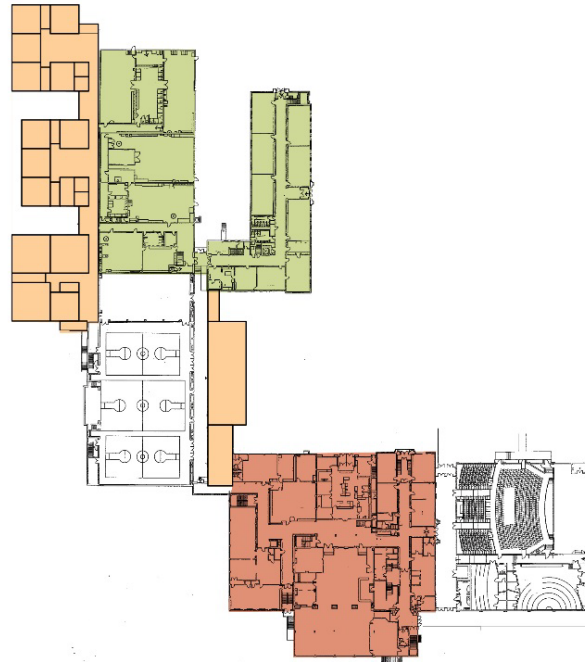
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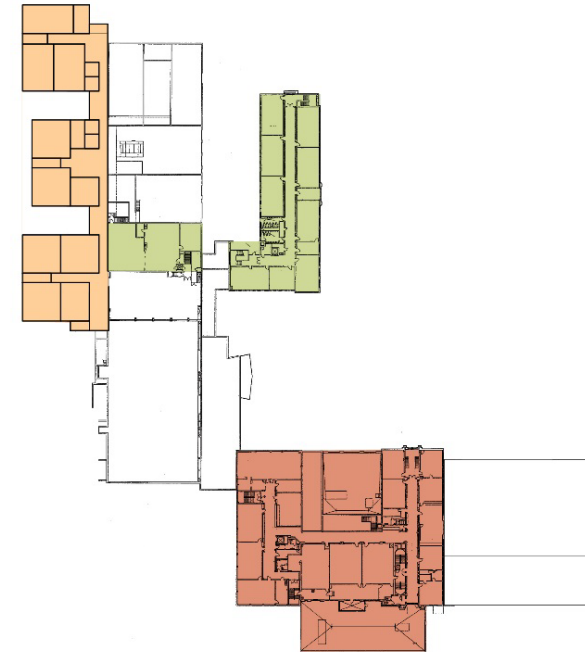
Preliminary Schedule



LOWER LEVEL FLOOR PLAN



GROUND LEVEL FLOOR PLAN



UPPER LEVEL FLOOR PLAN



Phase 1: New Construction - 3 Story Academics Addition

- Classrooms, Science Labs, Art Studios
- Administrative Offices

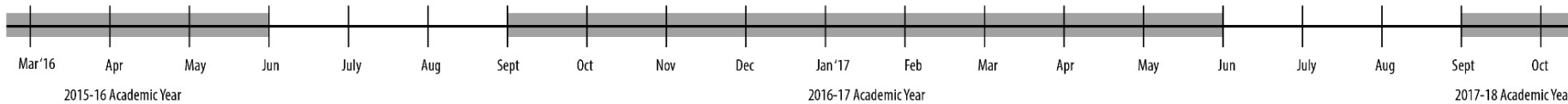
Phase 2: Demolition

- Cafeteria/Kitchen
- Administration Offices
- Library

& Remodeling

- Heating
- Electrical
- Plumbing

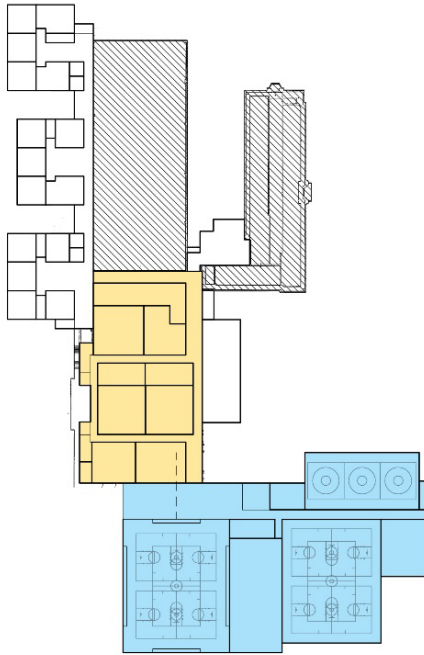
Phase 3: (see page 2)



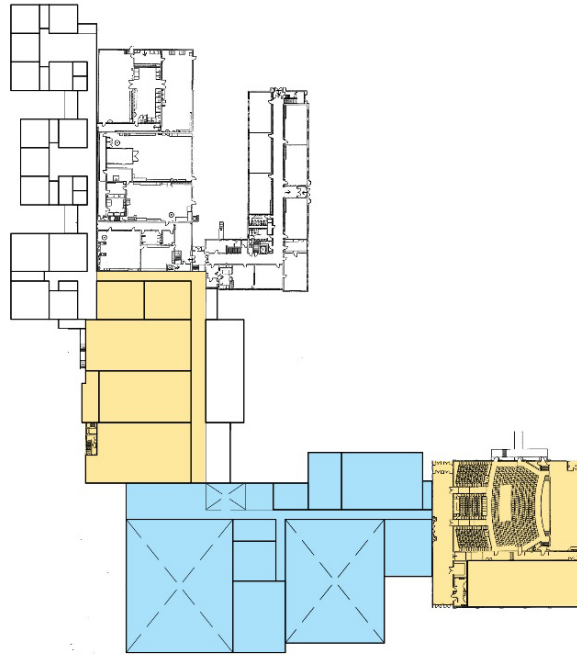
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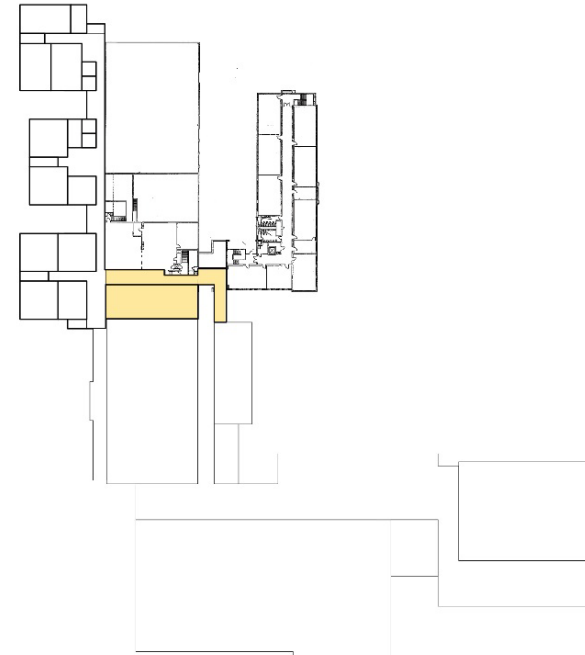
Preliminary Schedule



LOWER LEVEL FLOOR PLAN



GROUND LEVEL FLOOR PLAN



UPPER LEVEL FLOOR PLAN

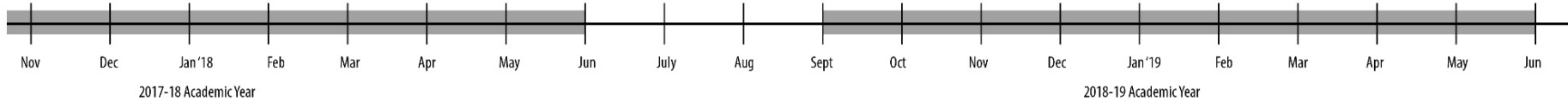


Phase 3: New Construction - 2 Story Athletics & Music Addition

- Competition/ Auxiliary Gymnasiums
- Wrestling, Weights, Gymnastics
- Band & Choral Classrooms

Phase 4: Remodeling

- Cafeteria & Kitchen/ Servery
- Library & Guidance
- Auditorium Updates & Auditorium Support
- Locker Room Expansion



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The Cost | Not to Exceed \$49,400,000

Building	Cost
Dunwiddie Elementary School	\$3,800,000
Port Washington High School	\$45,600,000
Total:	\$49,400,000



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Tax Impact

- \$1.89 maximum mill rate increase over 2014-15

Fair Market Value	Annual Impact	Monthly Impact
\$100,000	\$189.00	\$15.75
\$200,000	\$378.00	\$31.50
\$250,000	\$472.50	\$39.38

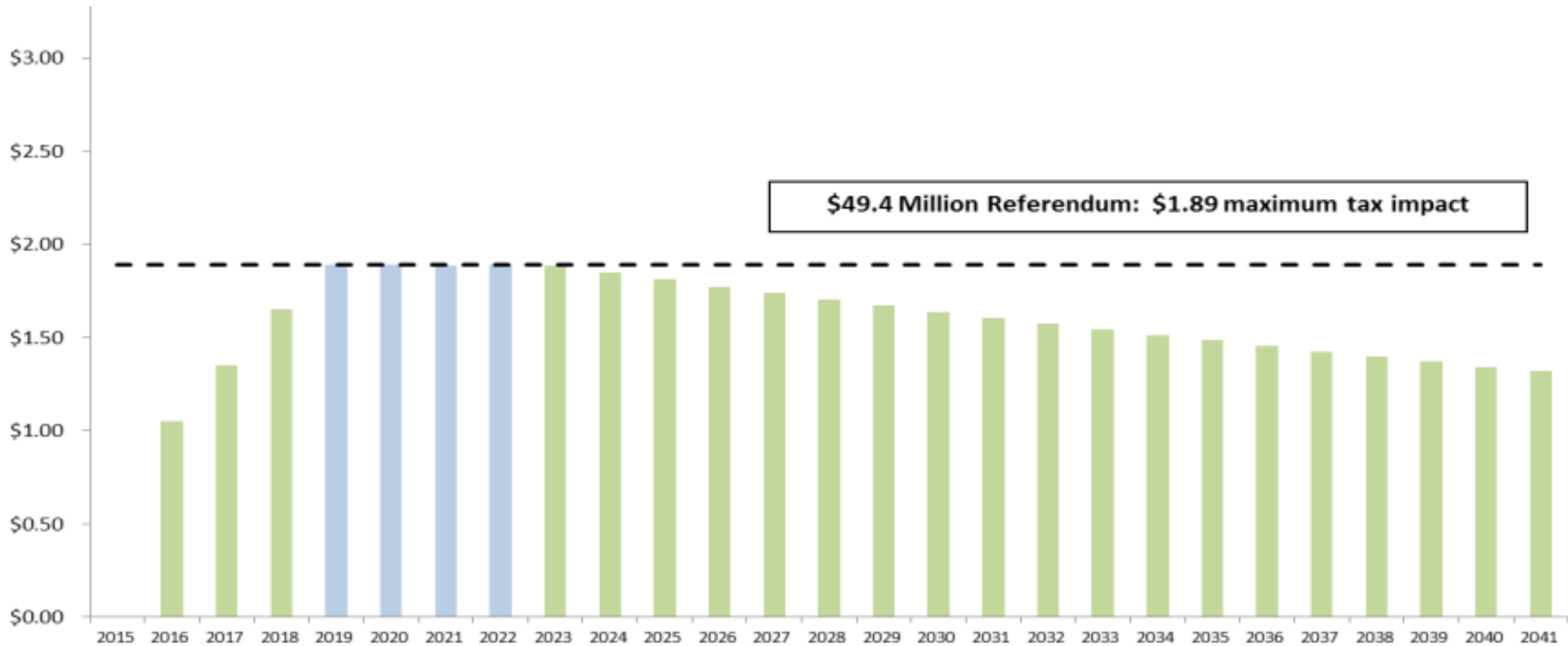
- Assumptions
 - ✓ Peak tax impact is \$189 per \$100,000 valuation for only four years
 - ✓ Tax impact per \$100,000 begins at \$104 and builds to \$189 over five years
 - ✓ The impact stays at \$189 for four years and then begins to drop for the remainder of the repayment schedule, based on Baird financing model and 2% annual district property value growth
 - ✓ The District's current mill rate is \$9.22, which is \$1.04 lower than state average
 - ✓ Advantageous time to borrow because of low interest rates and District's AA bond rating



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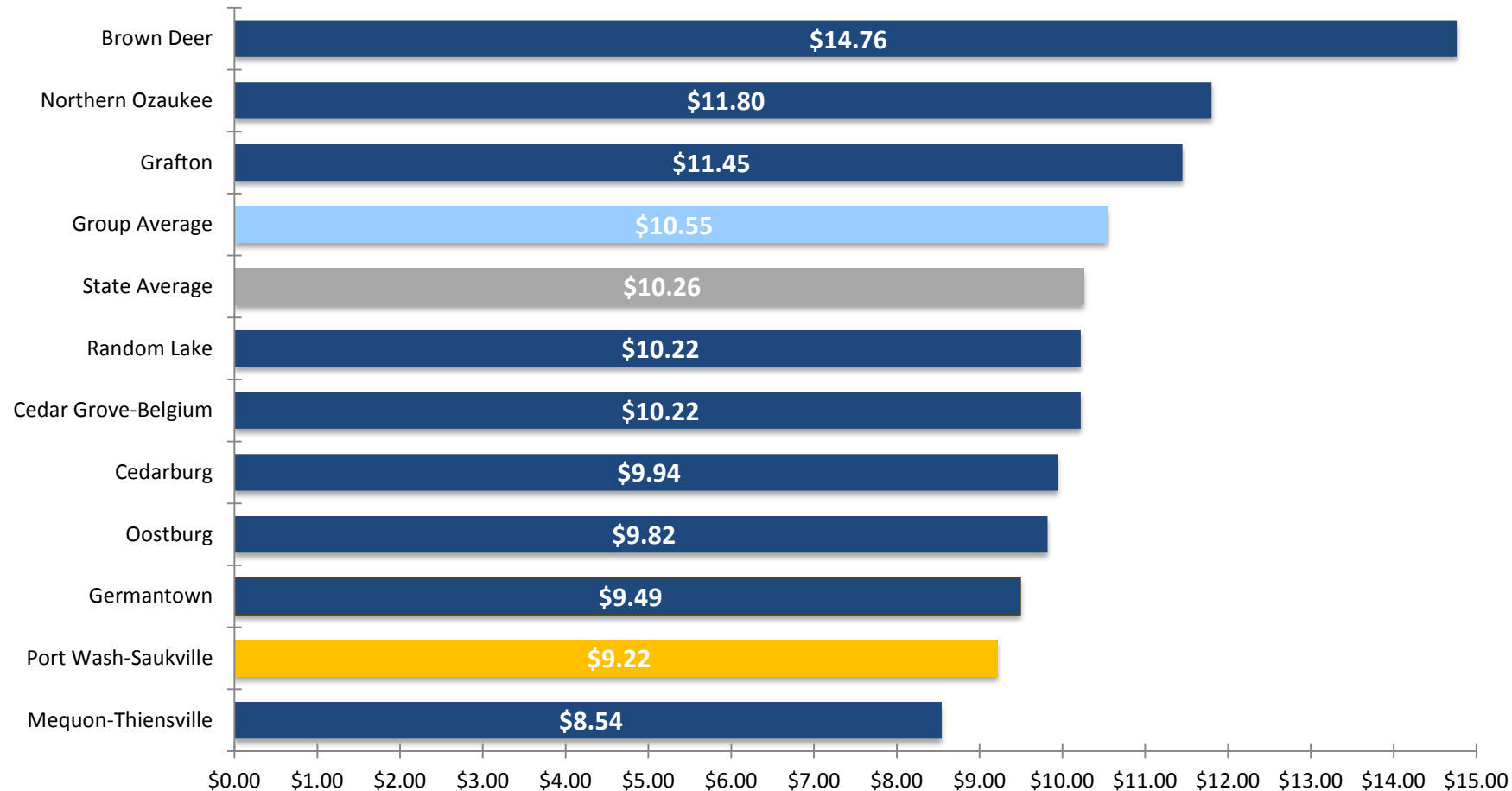
Annual Mill Rate Impact Chart



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Mill Rate Tax Comparison 2014-2015



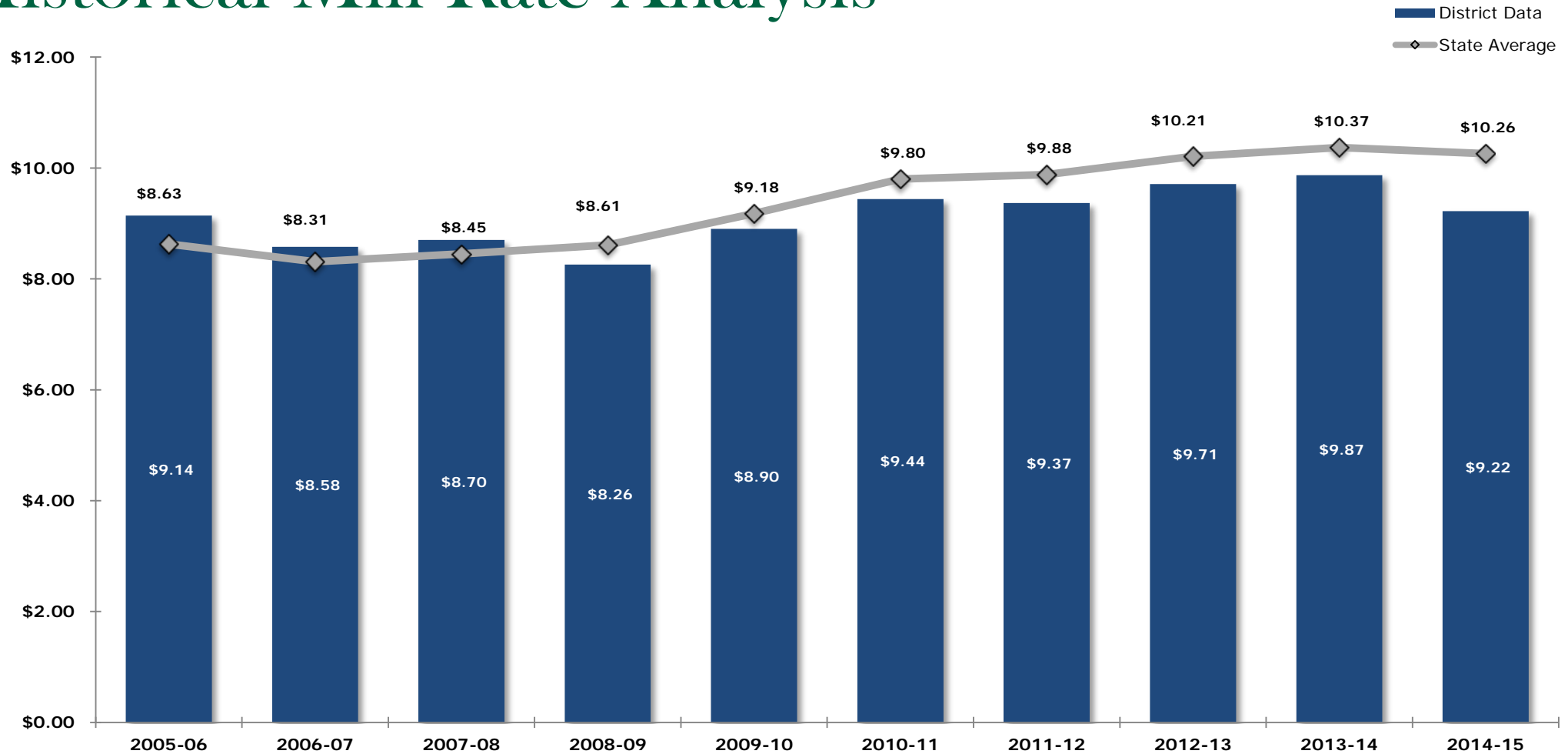
Source: DPI Website



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Historical Mill Rate Analysis



Source: DPI Website



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The Question

Shall the Port Washington-Saukville School District, Ozaukee County, Wisconsin be authorized to issue pursuant to Chapter 67 of the Wisconsin Statutes, general obligation bonds in an amount not to exceed \$49,400,000 for the public purpose of paying the cost of a school building and improvement program consisting of the construction of an addition to and renovation, furnishing and equipping of Port Washington High School and site improvements at the High School; and construction, furnishing and equipping of an addition to, remodeling of and site improvements at Dunwiddie Elementary School?

Yes

☐

No

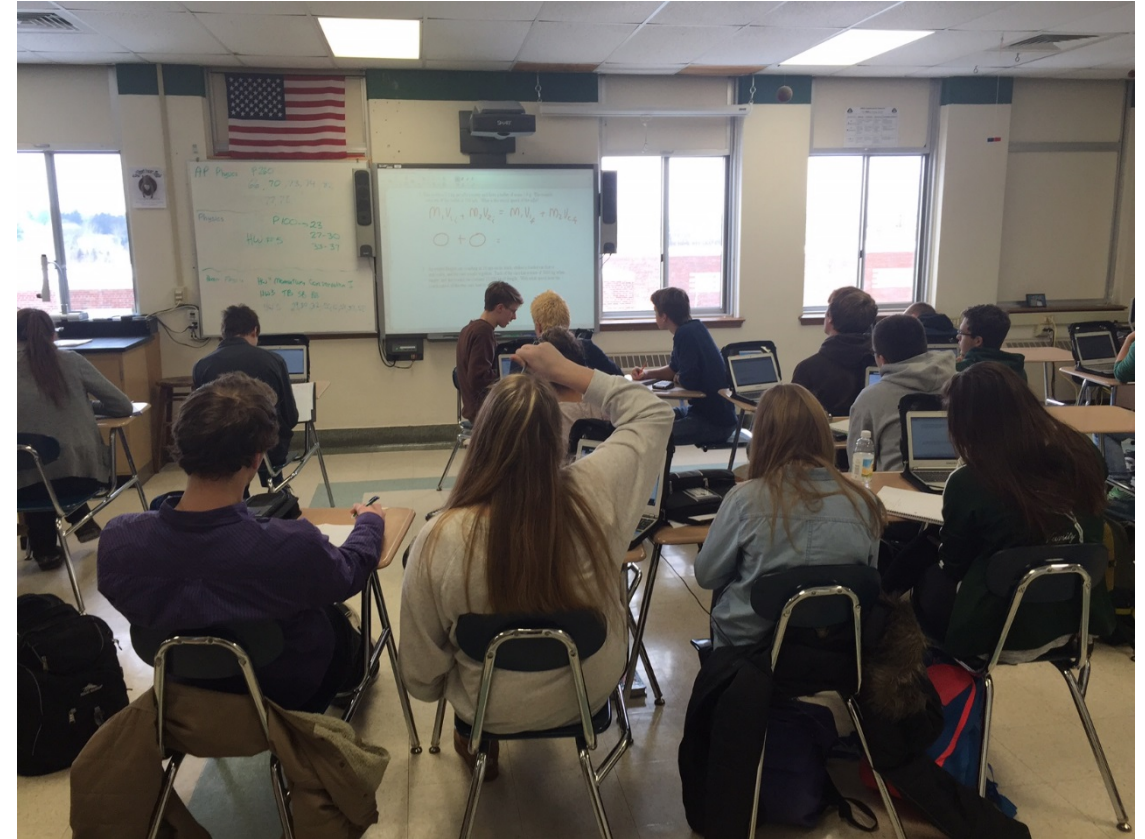
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Why Now?

- Construction costs remain competitive but are projected to increase
- Interest rates remain near historically low levels
- District has a AA Bond rating
- District mill rate tax is \$9.22, \$1.04 below the state average
- Every future 1% increase in the rate of borrowing would increase the total cost of borrowing by approximately \$8 million.



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Post-Referendum Frequently Asked Questions

- Who will oversee the project to make sure there is quality workmanship and it stays within budget?
 - ✓ Engineering/construction management firm – professional construction manager
 - ✓ Set fee
 - ✓ Replaces the need for general contractor – all subcontracting
- What will the District do with the parcel of land that it owns?
 - ✓ Originally purchases as future site for a school
 - ✓ If referendum passes – no longer necessary
 - ✓ Opportunity to use funds from sale at the five-year phase of the loan



Post-Referendum Frequently Asked Questions

- Will the referendum provide enough space for future growth?
 - ✓ High School - yes
 - ✓ Elementary – for now
- How will everyone be kept up-to-date during the construction?
 - ✓ Website and Facebook
 - ✓ Mailings
 - ✓ Ozaukee Press



Need More Information?



Visit Website | www.pwssd.k12.wi.us (click on referendum update link)



Call the District Office | 262.268.6005



E-mail | referendum@pwssd.k12.wi.us



Attend an Open House | February 24th – Dunwiddie Elementary School 6:00
March 4th – Saukville Elementary School 6:00 p.m.
March 18th – Port Washington High School 6:00 p.m.
High School tours will follow each open house at 7:15 p.m.



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