



Lake Mills Area

SCHOOL DISTRICT


Collaborative Advisory Team (CAT)

March 13, 2024



OUR STUDENTS. OUR COMMUNITY.

Agenda

- Review CAT progress/goals
 - Review your priorities with previously shared options
 - Confirm alignment and narrow gaps
 - Gather feedback
 - Review next steps
- 

REVIEW PROGRESS & GOALS

A stylized graphic on a blue background. On the right side, there is a tree with a thick trunk and several branches, each ending in a cluster of teardrop-shaped leaves. Below the tree, there are three horizontal, wavy lines in shades of blue, suggesting water or a landscape. The text 'REVIEW PROGRESS & GOALS' is centered in the upper half of the image.

CAT Work - Since May 2023

42 COMMUNITY MEMBERS

7 MONTHS **8** MEETINGS **3** TOURS

25+ HOURS OF MEETINGS, DISCUSSIONS,
tours, presentations, evaluation, and engagement per member

Thank you!

CAT Charge

<i>Shift in timeline due to changing circumstances internal and external to LMASD.</i>		
December 2023	Present a report to the Board of Education by December 18, 2023.	
November 2023– January 2024	<ul style="list-style-type: none"> Committee work pauses while the Board of Education (with EUA and Findorff) develops possible solutions and estimated costs that take into account the district's facility needs and CAT priorities. Continue to serve as factual "key communicators" throughout the process (<i>work of CAT, focus on overall facility needs, and timeline</i>). 	
February– July 2024	Assess the costs, forms of funding, potential tax impact of facilities options.	
	<i>If needed/requested by CAT:</i> analyze grade-level configurations and research on the educational implications of adjustment.	
	Reach committee consensus on a recommendation for a long-range plan that provides options to address facility needs and enrollment growth . <i>Consider whether or not a referendum is needed in November 2024 (BOE decision by August 27) or April 2025 (BOE decision by January 21).</i>	

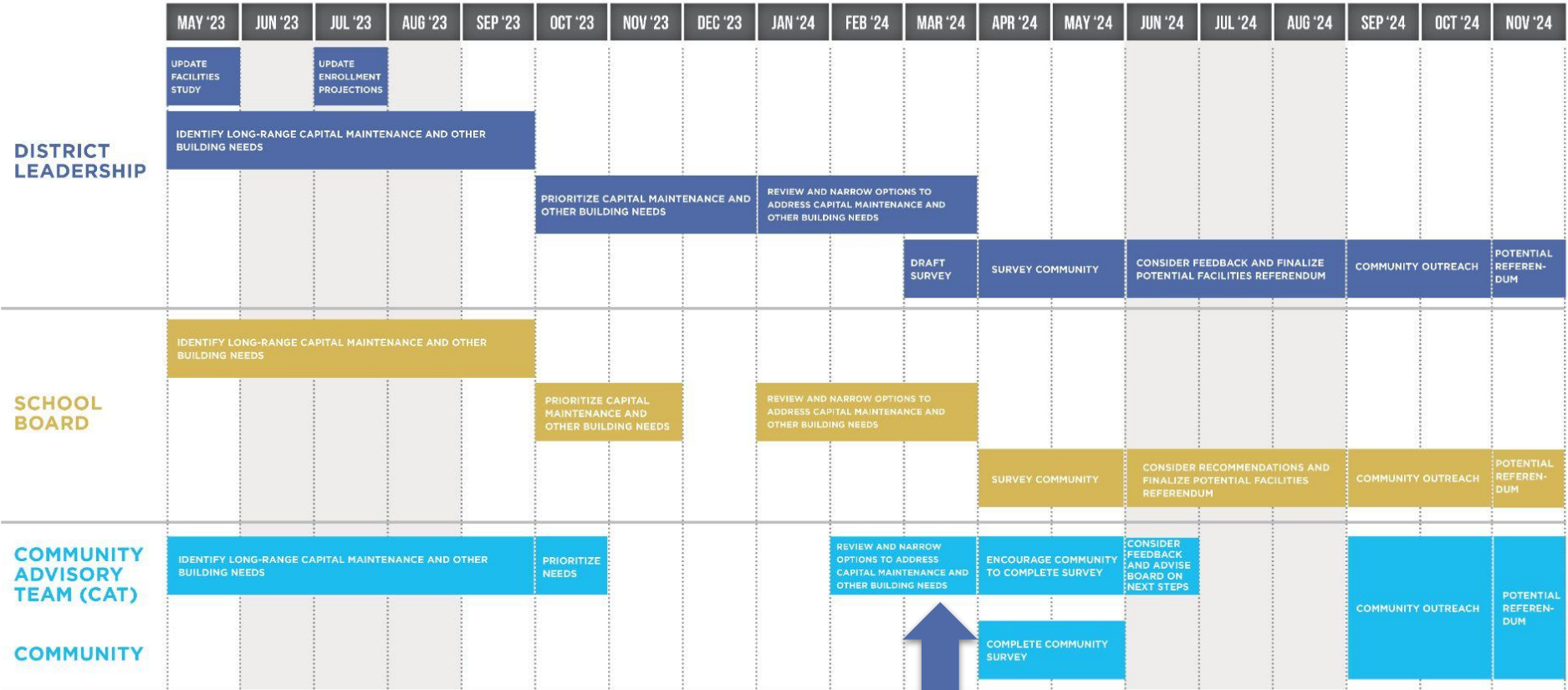
Reach committee consensus on a recommendation for a long-range plan that provides options to address facility needs ~~and enrollment growth~~. *Consider whether or not a referendum is needed in November 2024 (BOE decision by August 27) or April 2025 (BOE decision by January 21).*

If needed, recommend preliminary option(s) before a community-wide survey.

Present a report to the Board of Education by *July 31, 2024*.

Staff; Administration;

LONG-RANGE FACILITY PLANNING TIMELINE



WE ARE HERE


LONG-RANGE FACILITY PLANNING TIMELINE

	MAR '24	APR '24	MAY '24	JUN '24	JUL '24	AUG '24	SEP '24	OCT '24	NOV '24
DISTRICT LEADERSHIP	DRAFT SURVEY	SURVEY COMMUNITY		CONSIDER FEEDBACK AND FINALIZE POTENTIAL FACILITIES REFERENDUM			COMMUNITY OUTREACH		POTENTIAL REFERENDUM
SCHOOL BOARD		SURVEY COMMUNITY		CONSIDER RECOMMENDATIONS AND FINALIZE POTENTIAL FACILITIES REFERENDUM			COMMUNITY OUTREACH		POTENTIAL REFERENDUM
COMMUNITY ADVISORY TEAM (CAT)		ENCOURAGE COMMUNITY TO COMPLETE SURVEY		CONSIDER FEEDBACK AND ADVISE BOARD ON NEXT STEPS			COMMUNITY OUTREACH		POTENTIAL REFERENDUM
COMMUNITY		COMPLETE COMMUNITY SURVEY					COMMUNITY OUTREACH		POTENTIAL REFERENDUM


#1 goal for tonight:

build a base facility plan for the community survey

Community Survey

- What questions does the survey need to ask to get LMASD the data they need for decision-making this spring/summer?
 - This is the survey strategy
 - Strategy = Story + Data
 - To do this...
 - Survey examples
 - My recommendation
- 

Community Survey

- Regardless of strategy...
 - Is it the right length?
 - Is the survey clearly NOT a marketing tool?
 - Your community and taxpayers must have...
 - A **voice** in creating the plan.
 - An **understanding** of the plan.
- 

Community Survey

- The “Kwik Trip” rule
 - While every survey is highly customized, the words must reflect how Joe Sixpack speaks. This is what makes the accuracy percentage so high.
 - Is it the way I hear people talking at Kwik Trip at 6:00a when I stop for coffee and glazers?
 - If no, it’s not good language for a survey.

What might a recommendation look like?

CAC Recommendation

- Pursue a capital referendum to address capacity needs of the district.
- Support Base to Comprehensive Plans
- Operational referendum to operate new facilities
- Additional consideration: Programming Staffing Recommendation



FAC RECOMMENDATIONS



Before Survey

After Survey

Preliminary FAC Recommendation	Final FAC Recommendation
\$87 million facilities referendum	\$57 million facilities referendum
\$33.6 to \$37.1 million for new elementary school for grades 3-5 <ul style="list-style-type: none">● 10 classrooms per grade	\$30.4 to \$33.5 million for new elementary school for grades 3-5 <ul style="list-style-type: none">● 9 classrooms per grade● core spaces sized for expansion
\$14.8 million capital maintenance	\$14.8 million capital maintenance
\$14.8 million outdoor athletics	\$585K to \$645K to reconstruct failing high school track
\$20.4 million in renovations to existing schools	\$8 to \$11.2 million in high priority renovations <ul style="list-style-type: none">● No more than \$57 million total● Board & administration to prioritize projects

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- A stylized, light blue tree graphic with a thick trunk and several branches, each bearing several leaves. The tree is positioned on the right side of the slide, partially overlapping the text area.
- REVIEW YOUR PRIORITIES & OPTIONS
 - CONFIRM ALIGNMENT
 - NARROW GAPS

EUA & FINDORFF

Three horizontal, wavy blue lines of varying shades (light blue, medium blue, and dark blue) that sweep across the bottom of the slide, creating a sense of movement and depth.

Priorities Compared to Options

CAT Facility Needs Summary and Prioritization Results

Basic Building Needs: Safety/Systems/ Large Capital Maintenance					High	Medium	Low	X	Physical Education & Athletics Needs: School/Community Use					High	Medium	Low	X																														
Bus Barn (maintenance items to include garage doors, phone system/internet, cameras, and location)									14	11	7	2	Recreation Department: Club 55 location, Recreation Office location									6	10	14	4																						
Basic Building Needs: Safety/Systems/ Large Capital Maintenance					High	Medium	Low	X	Instructional Space Needs					High	Medium	Low	X	Physical Education & Athletics Needs: School/Community Use					High	Medium	Low	X	Site Needs					High	Medium	Low	X												
Replace lighting with LED for energy efficiency									19	9	7	0	Provide 4K and Early Childhood classroom space (designed to support youngest learners) to address current capacity									15	7	11	2	Maximize green space on the northeast corner									4	3	22	6	Improve separation of buses and playground					8	10	10	7
Basic Building Needs: Safety/Systems/ Large Capital Maintenance					High	Medium	Low	X	Instructional Space Needs					High	Medium	Low	X	Physical Education & Athletics Needs: School/Community Use					High	Medium	Low	X	Site Needs					High	Medium	Low	X												
Remaining ADA compliant hardware and door replacement									15	15	4	1	Crowded and outdated communal/canteen/kitchen multi-purpose areas									12	9	12	2	Gym capacity (upper and lower)									9	6	17	3	Traffic congestion leaving the site onto Main Street					5	9	17	4
Intercom system/fire									1	1	1	1	Crowded and outdated									1	1	1	1	Lack of ADA parking adjacent to athletic									1	1	1	1	Trapezoidal parking lot for 4K					2	8	18	7
Security camera upgrade/wireless mechanisms									1	1	1	1	Crowded and outdated									1	1	1	1	Lack of ADA parking adjacent to athletic									1	1	1	1	Re is undersized for student enrollment					5	8	16	6
Basic Building Needs: Safety/Systems/ Large Capital Maintenance					High	Medium	Low	X	Instructional Space Needs					High	Medium	Low	X	Physical Education & Athletics Needs: School/Community Use					High	Medium	Low	X	Site Needs					High	Medium	Low	X												
Auditorium lighting all system									19	8	4	4	Repurpose Family and Consumer Education (FACE) classroom, 5th grade science lab for general classroom use									2	2	23	8	Tennis courts repair									8	11	12	4	Improve parking & traffic circulation for drop off & pick up					9	11	11	4
Generator/electrical updates									8	11	13	3	Provide more flexible collaboration and conference space									6	11	15	3	Need hard surface play area									10	11	10	4	MS Tennis court retaining wall Varsity Baseball diamond and retaining wall					19	8	6	2
Elevator replacement									17	9	6	3	Provide more privacy for health room									12	10	10	3	Drainage issues impact									14	11	7	3	Playgrounds/ greenspace access & visibility					15	9	9	3
Separation of main areas at building entrance									23	9	1	2	Provide more transparency and connections between classrooms									3	10	14	8	Baseball varsity scoreboard									4	9	19	3	Drainage issues					11	12	8	4
Exterior updating: stair railings, exterior doors on the lower level									8	11	13	3	Flexible furniture									1	10	19	5														Site is undersized for student enrollment					7	5	15	8
Heat pumps/HVAC									10	11	3	11																																			

Getting to a Base Plan - Confirming Alignment

Included in the base plan:

1. High priority capital maintenance / safety - received 89% support
2. New Bus Barn

Not in the base plan:

1. Medium priority capital maintenance
2. Low priority capital maintenance
3. New 4K building across the street from the Elementary School

Getting to a Base Plan

1. Which Elementary School option do you prefer to be included in the base plan?
2. Should the Middle School renovations be included in the base plan?
3. Which MS/HS site renovation option do you prefer to address ADA parking, playgrounds, and athletic fields in the base plan?
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Join at [menti.com](https://www.menti.com) | use code **1521 7603**

Instructions

Go to

www.menti.com

Enter the code

1521 7603



Or use QR code

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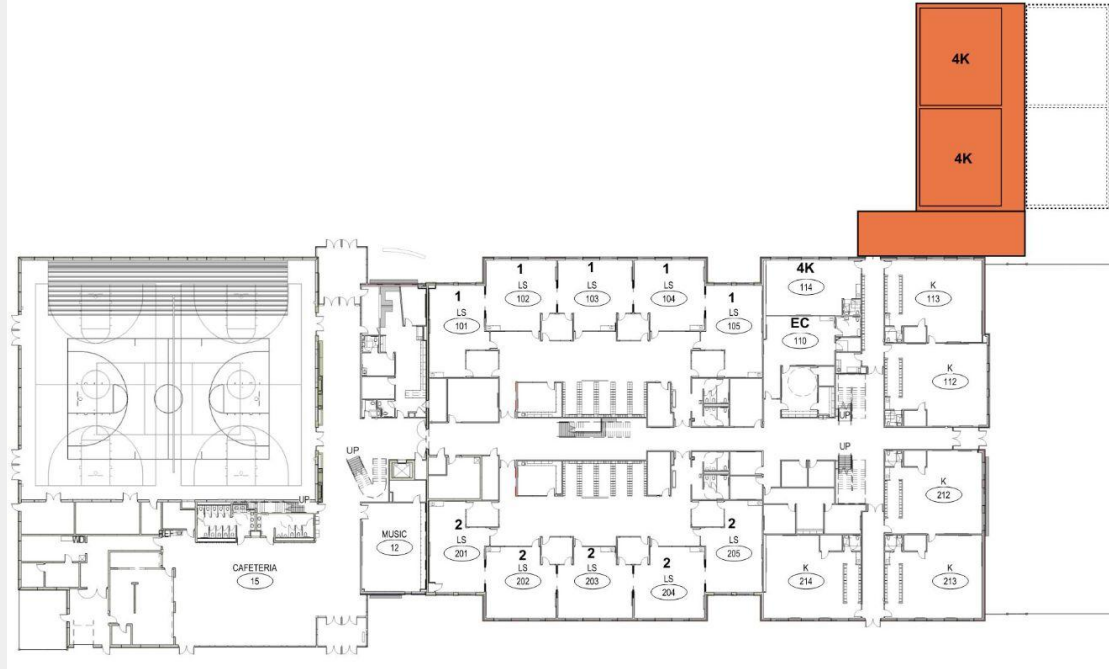
Elementary School

- 4K Addition

- (2) new 4K classrooms (total of (3) 4K classrooms, (1) Early Childhood classroom)
- Connector
- Potential to add (2) additional 4K rooms in future

BUDGET: \$3.8M
(2 classroom addition)

BUDGET: + \$2M
(2 additional classrooms,
4 classrooms total)

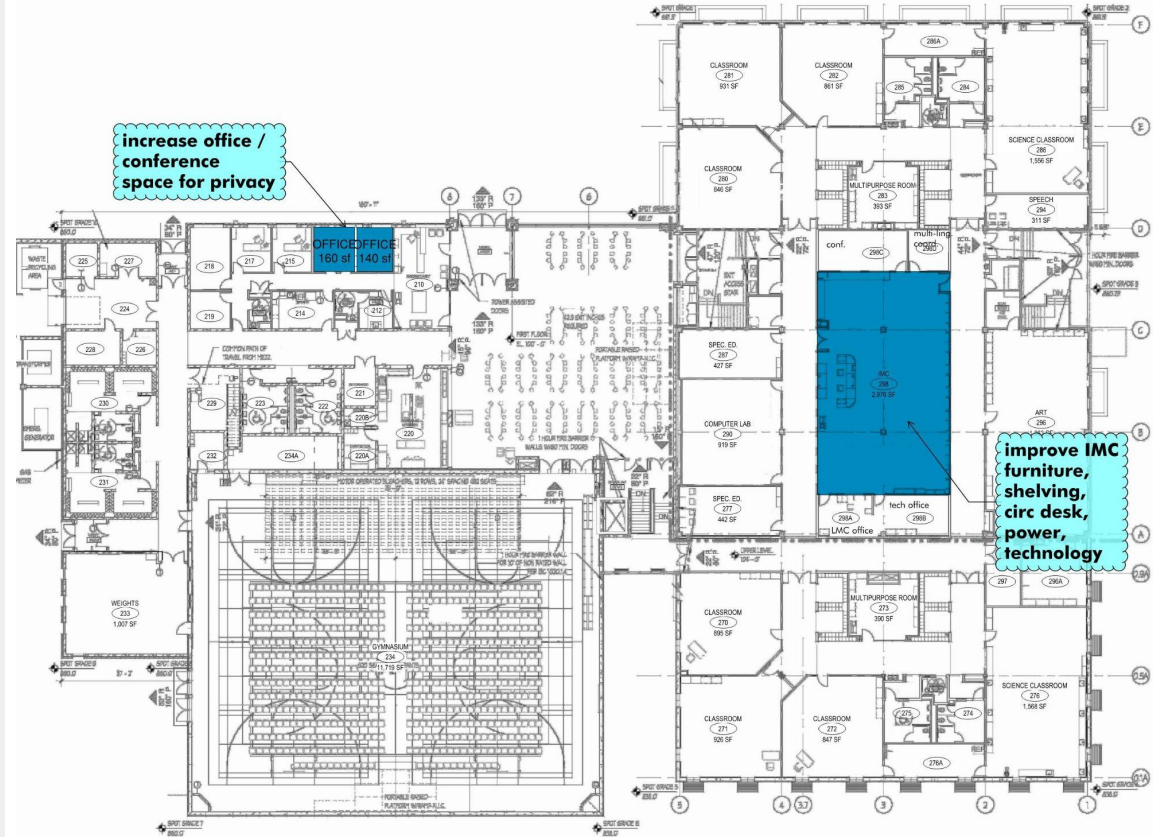


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Middle School - Renovations

- Office renovation / flex space for nurse privacy
- Library improvements



BUDGET: \$0.5M - \$0.6M

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Middle School - Site

- Tennis courts, playground, baseball diamond, retaining wall
- **Option A: Remove failing tennis courts, consolidate playground west of school, improve baseball field in place**

BUDGET: \$1.9M - \$2.1M



Middle + High School - Site

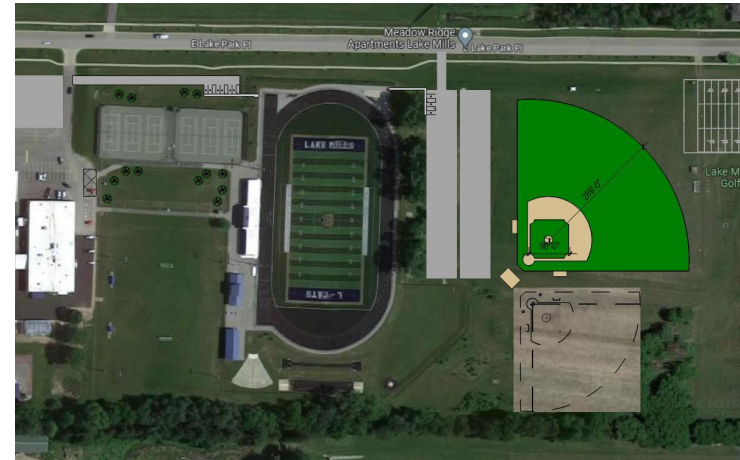
- MS: Tennis court, playground, baseball diamond, retaining wall
- HS football field, softball diamond, ADA parking
- **Option B: Remove failing MS tennis courts and baseball, restore to grass, consolidate playground south of school. New HS football, baseball, softball, improved tennis, additional parking**

MS BUDGET: \$1.9M - \$2.1M

HS BUDGET: \$6M - \$6.7M



MIDDLE SCHOOL



HIGH SCHOOL

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High School - Special Ed

- Outdated special education and physical therapy rooms
 - **Option A: Renovate Special Ed spaces, minimal impact to locker rooms to accommodate program locations and access to restrooms**



BUDGET: \$1.9M - \$2.1M

LOWER LEVEL

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High School - Music + Cafeteria/Kitchen

- Crowded and outdated band/choir/orchestra rooms
- Crowded and outdated commons/cafe/tertia/kitchen/multipurpose room



High School - Music + Cafeteria/Kitchen

- ~~Crowded and outdated~~ band/choir/orchestra rooms
- ~~Crowded and outdated~~ commons/cafe/tertia/kitchen/multipurpose room
 - **Option A: Renovate music and cafeteria/kitchen in place, no expansion of space**



BUDGET: \$1.8M - \$2M

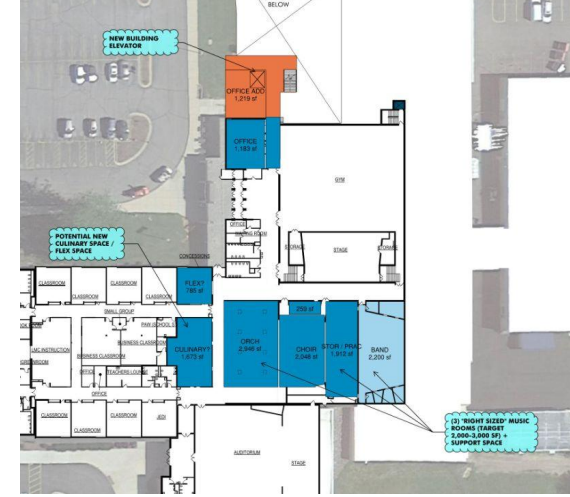
FIRST FLOOR

High School - Music + Cafeteria/Kitchen

- Crowded and outdated band/choir/orchestra rooms
- Crowded and outdated commons/cafeteria/kitchen/multipurpose room
 - **Option B: Add cafeteria/kitchen to make room to expand music**



LOWER LEVEL



FIRST FLOOR

BUDGET: \$15.7M - \$17.2M

Getting to a Base Plan

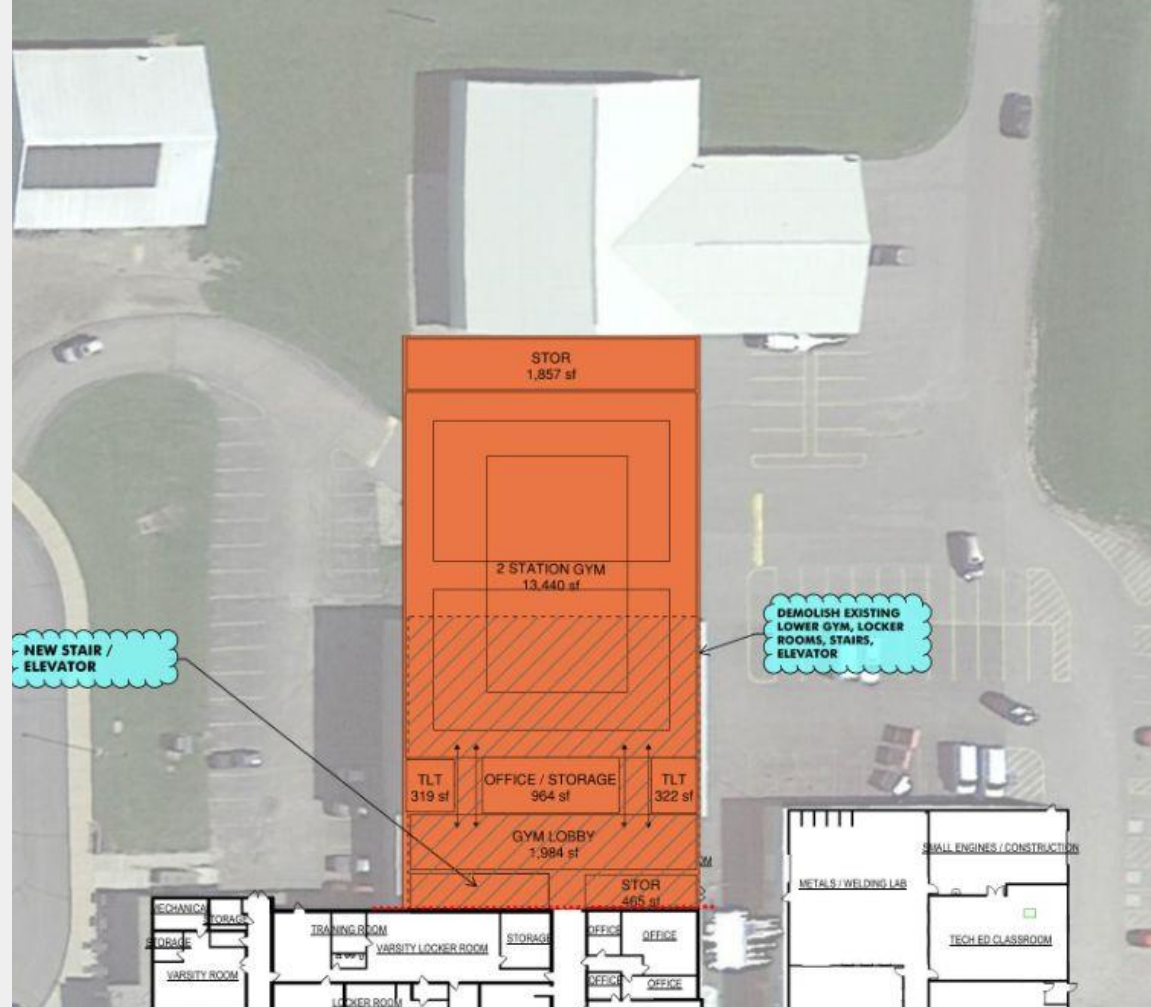
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High School - Gym

- Gym capacity
 - Maintain existing 1-station upper gym
 - Demo and replace the lower gym with a larger (2-station) gym and support space



BUDGET: \$13.9M - \$15.3M

LOWER LEVEL

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UPDATED Hypothetical Tax Impact Summary – Mill Rate for Debt



Lake Mills Area School District SUMMARY OF HYPOTHETICAL REFERENDUM TAX IMPACTS

FACILITIES REFERENDUM AMOUNT

ESTIMATED MAX MILL RATE IMPACT (Over 2023-24) *
(Per \$1,000 valuation)

TAX IMPACT ON PROPERTY WITH FAIR MARKET VALUE OF:

\$100,000 Property
Maximum Impact
Monthly Impact

\$200,000 Property
Maximum Impact
Monthly Impact

\$300,000 Property
Maximum Impact
Monthly Impact



PRELIMINARY				
	2 PHASE BORROWING		3 PHASE BORROWING	
	\$46,000,000	\$50,000,000	\$55,000,000	\$60,000,000
ESTIMATED MAX MILL RATE IMPACT	\$0.00	\$0.12	\$0.28	\$0.52
\$100,000 Property				
Maximum Impact	\$0.00	\$12.00	\$28.00	\$52.00
Monthly Impact	\$0.00	\$1.00	\$2.33	\$4.33
\$200,000 Property				
Maximum Impact	\$0.00	\$24.00	\$56.00	\$104.00
Monthly Impact	\$0.00	\$2.00	\$4.67	\$8.67
\$300,000 Property				
Maximum Impact	\$0.00	\$36.00	\$84.00	\$156.00
Monthly Impact	\$0.00	\$3.00	\$7.00	\$13.00

Assumptions:

Hypothetical facilities referendum debt assumes multi-phase 20 year borrowing plan at planning interest rates ranging from 5.25%-5.50%.

Mill rate based on the 2023 Equalized Valuation (TID-OUT) of \$1,648,453,605 with annual growth of 2.50% thereafter.

Tertiary Aid (2023-24 Oct. 15 Cert.): -10.93%.


* Impact represents the hypothetical change in mill rate for referendum approved debt service over the 2023-24 mill rate for debt service of \$2.67. Without a successful referendum, the mill rate for referendum approved debt service could remain flat or drop.

QUESTIONS?



Next Steps

Late March - April 2024	Finalize/Mail Community Survey
May 6, 2024	Survey Closes
May 2024	Results Compiled
June 3, 2024 (4:30 pm)	Board Facility Cmte & CAT Mtg - Review Survey Results
June 12, 2024	CAT Meeting - Finalize Recommendation
June 17, 2024	Board Mtg - CAT Report to Board of Education
August 2024	Board Action on Referendum Question



Thank you!

QUESTIONS & FEEDBACK

facilities@lakemills.k12.wi.us

or contact Tonya Olson, LMASD District Administrator