



# Community & Staff Conversation on Facility Needs

February 2024

*gather, learn, share!*



# Agenda & Goals

- Welcome
- Recap of November Conversations
- Potential Elementary School solutions with costs
  - Your feedback with worksheet
- Potential High School/Middle School solutions with costs
  - Your feedback with worksheet
- Potential financial impacts
  - Your feedback with worksheet
- Next steps & questions



*Inspiring every student through every experience, every day.*

# About the School District of Westfield

- 1,130 students
- Serves grades 4K-12
- 288 square miles
- Adams, Marquette, and Waushara Counties
- 22 municipalities
- Facilities
  - 3 elementary schools
  - 1 high/middle school
  - Multi-purpose facility
  - Maintenance shop and bus garage



*Inspiring every student through every experience, every day.*

# Long-Range Facility Planning

Long-range facility planning is a process used to make decisions regarding current and future facilities and sites.

Planning is supported by:

- Analyzing current facilities conditions
- Understanding objectives and guiding principles
- Engaging diverse stakeholder groups to understand values and priorities
- Developing creative and fiscally responsible facilities solutions

***Did you know?*** We began our long-range facility planning process in summer 2022 with a comprehensive facility study.



# Long-Range Facility Planning Timeline

WE ARE HERE

Feb - Sep  
2022

Feb - Jul  
2023

November  
2023

February  
2024

May  
2024

August 27  
2024

November 5  
2024

» Board approved conducting facility study and accepted the report findings

» Board approved conducting educational adequacy and capacity study and accepted the report findings

» District held first series of Community and Staff Conversations on Facility Needs

» **6 meetings**

» **180+ attendees**

» **100% agreed the meetings were valuable & informative**

» **YOU'RE INVITED**  
Second series of Community and Staff Conversations on Facility Needs

**Focus:** *Potential solution(s) with costs to address facility needs and priorities identified from community and staff input*

» District-wide community and staff facilities survey

» Referendum adoption deadline

» Potential facilities referendum

# Summary of November Community & Staff Conversations

**6** meetings

**180+** attendees

**100%** agreed the meetings were valuable and informative

Top priorities identified by community and staff:



District-wide capital maintenance




Safety and security



Space and program needs

# Facility Planning Guiding Principles

- Ensure **safe, secure, accessible**, and **operationally efficient** facilities
  - Consider **current** and **future** educational needs that support evolving K-12 curriculum, programs, and technology
  - Listen to and incorporate **community** and **staff input**
  - Develop **cost-effective** solutions that address highest priority needs and potential future needs
- 



# Potential Solutions

*With Costs*




# Partner Introductions



**MACY CLARK**  
Project Manager



 Graduate & Resident

» Part of \$310M in recent K-12 renovations, additions, and new construction

» 8 years at Findorff



**MELANIE PARMA**  
Education Studio Leader  
Senior Vice President



» Leads Somerville's education studio that includes over 1,200 education projects

» 25 years at Somerville

# Conceptual Planning

- High level illustration of the solution
- Provides information (scope/square footage) for budgeting
- Allows for flexibility to respond to feedback

# Scope Definitions

**Capital Maintenance** (through 2027): Prioritized projects based on life-cycle and/or condition that may include replacement of roofs, lighting, electrical, plumbing, HVAC, interior finishes, asphalt, etc.

**Safety & Security:** Includes secure main entrances, pick up and drop off, cameras, PA systems, phone system, etc.

**Space & Program:** Includes additions, renovations, etc.

**Site Work:** Includes additional parking, driveway, playground/play surface

# Building Information

BUILDING	ENROLLMENT	GROSS SQUARE FEET	ORIGINAL CONSTRUCTION	ADDITIONS
Bus Garage & Maint.	N/A	11,912	1979	N/A
Coloma Elementary	122	30,086	1962	1992
Oxford Elementary	145	26,516	1962	1984, 2000
Westfield Elementary	301	47,461	1967	1987, 1990
Westfield High/Middle	479	167,952	1997	2002 (middle school) 2005 (multi-purpose building)
<b>Total</b>		<b>283,927</b>	<b>283,927 SF is the equivalent of 158 averaged-sized homes*</b>	

*\*Source: The 2022 American Home Size Index cites the average-sized home in Wisconsin is 1,822 SF.*



# Safety & Security | Secure Entrance

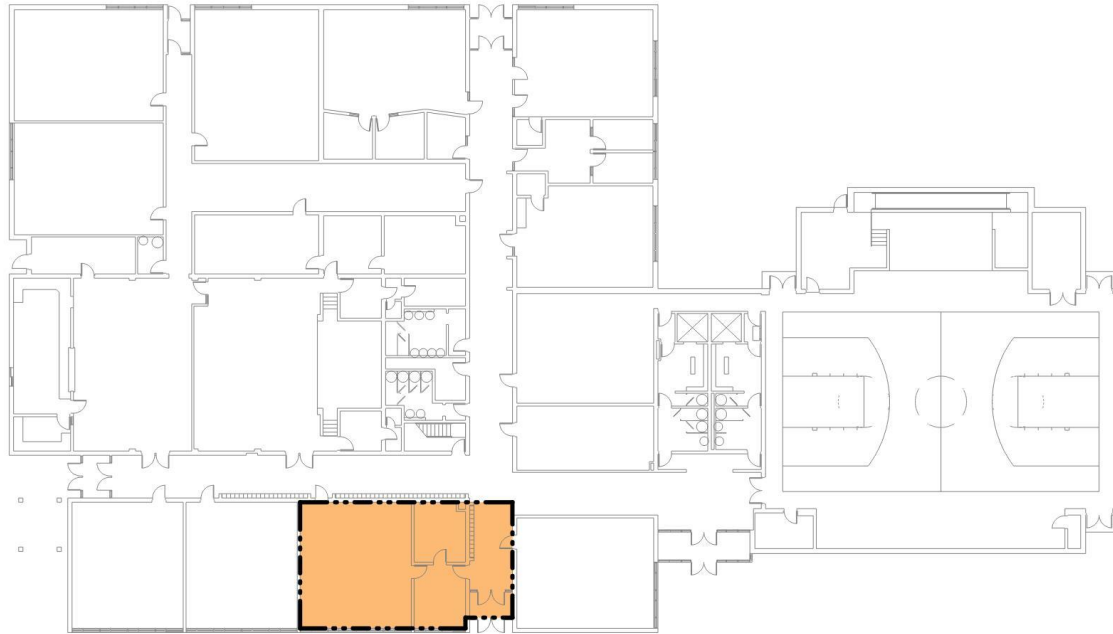


# Space & Program | Renovations



# Coloma Elementary School

## *Capital Maintenance / Safety & Security*



FIRST FLOOR PLAN  
SCALE: 1" = 20'-0"



Secure entrance  
renovation

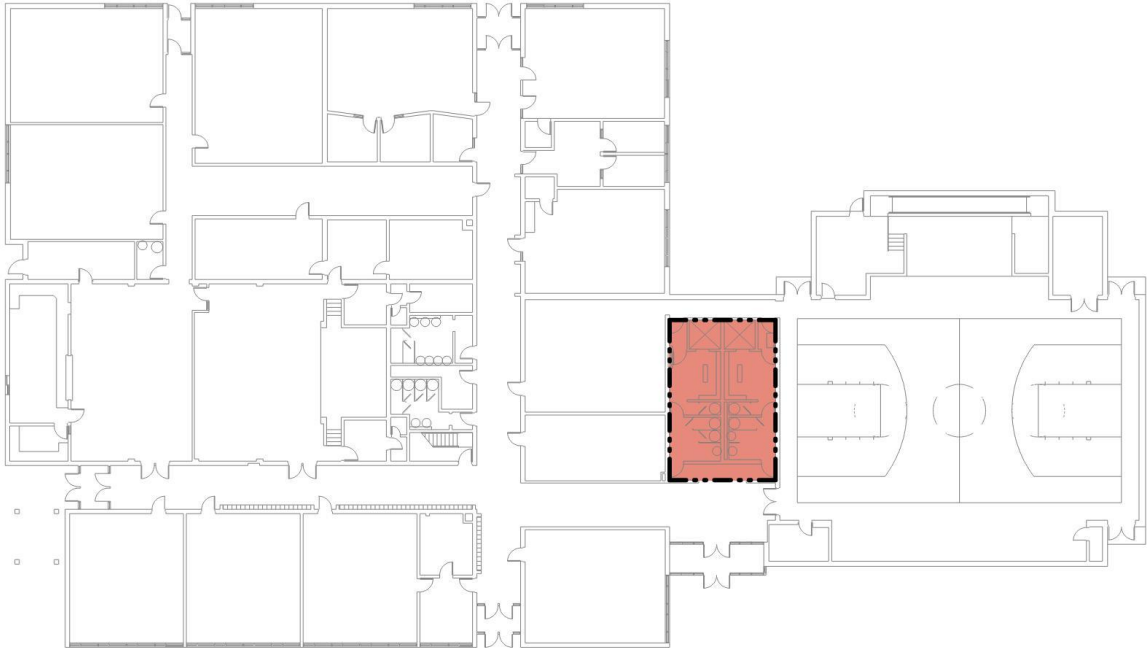
## CAPITAL MAINTENANCE PROJECTS INCLUDE:


- Replace lighting
- Replace HVAC in entries and corridors
- Update interior finishes including flooring, paint, and insulated ceilings
- Replace asphalt
- Update exterior enclosure
- and others

**122 Students**

# Coloma Elementary School

## Space & Program



 Toilet room renovation (ADA)

FIRST FLOOR PLAN  
SCALE: 1" = 20'-0"



**122 Students**



# Coloma Elementary School

## EXTERIOR IMPROVEMENTS INCLUDE:

### Safety & Security

- Increase drop off/pick up



# Oxford Elementary School

## Capital Maintenance / Safety & Security


### CAPITAL MAINTENANCE PROJECTS INCLUDE:

- Replace HVAC in classrooms and gym
- Update interior finishes including flooring, paint, and ceilings
- Replace shingle roofing
- and others



FIRST FLOOR PLAN  
SCALE: 1" = 20'-0"





 Safety and security renovations

145 Students

# Oxford Elementary School

## Space & Program



-  Toilet room renovation (ADA)
-  Locker room renovation for instructional space and classroom reconfiguration

145 Students

FIRST FLOOR PLAN  
SCALE: 1" = 20'-0"



# Oxford Elementary School

## EXTERIOR IMPROVEMENTS INCLUDE:

### Safety & Security

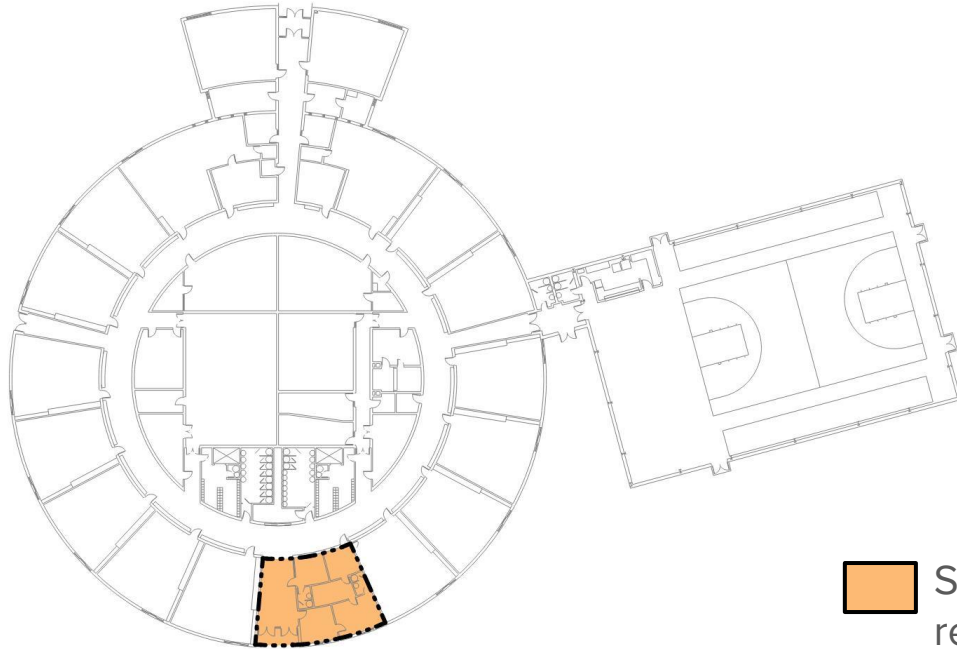
- Increase drop off/pick up
- Relocate staff parking






# Westfield Elementary School

## *Capital Maintenance / Safety & Security*



 Secure entrance renovation

FIRST FLOOR PLAN  
SCALE: 1/32" = 1'-0"



### CAPITAL MAINTENANCE PROJECTS INCLUDE:

- Replace lighting
- Update interior finishes including flooring, paint, and insulated ceilings
- Replace HVAC in cafeteria/gym
- Replace asphalt parking lot
- and others

**301 Students**

# Safety & Security | Westfield ES



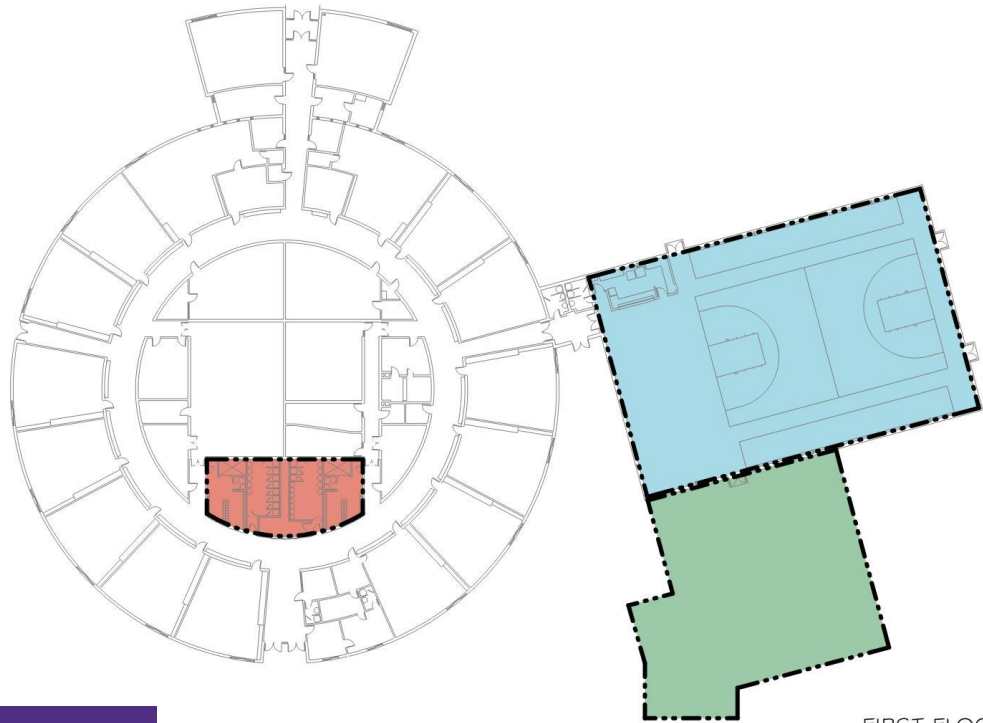
# Space & Program | Westfield ES




## *Middle School Athletics*



# Westfield Elementary School

## Space & Program



-  Toilet / locker room renovation (ADA)
-  Gym renovation to add bleachers, locker rooms, update floor, add storage, and address **Middle School** athletic space needs
-  Cafeteria addition to separate gym and cafeteria. Includes new kitchen, toilet rooms, commons, and storage

301 Students

FIRST FLOOR PLAN  
SCALE: 1/32" = 1'-0"





# Westfield Elementary School

## EXTERIOR IMPROVEMENTS INCLUDE:

### Safety & Security

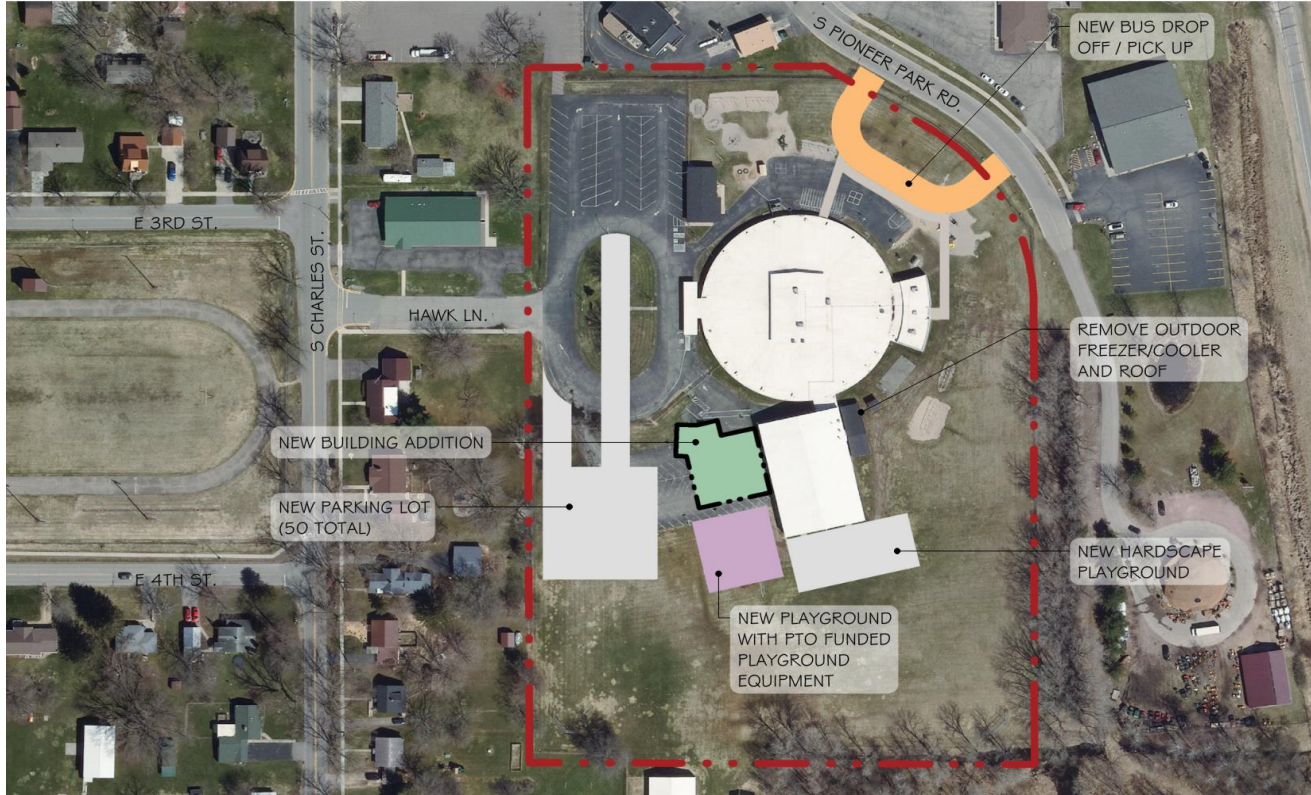
- Increase drop off/pick up

### Space & Program

- Add cafeteria

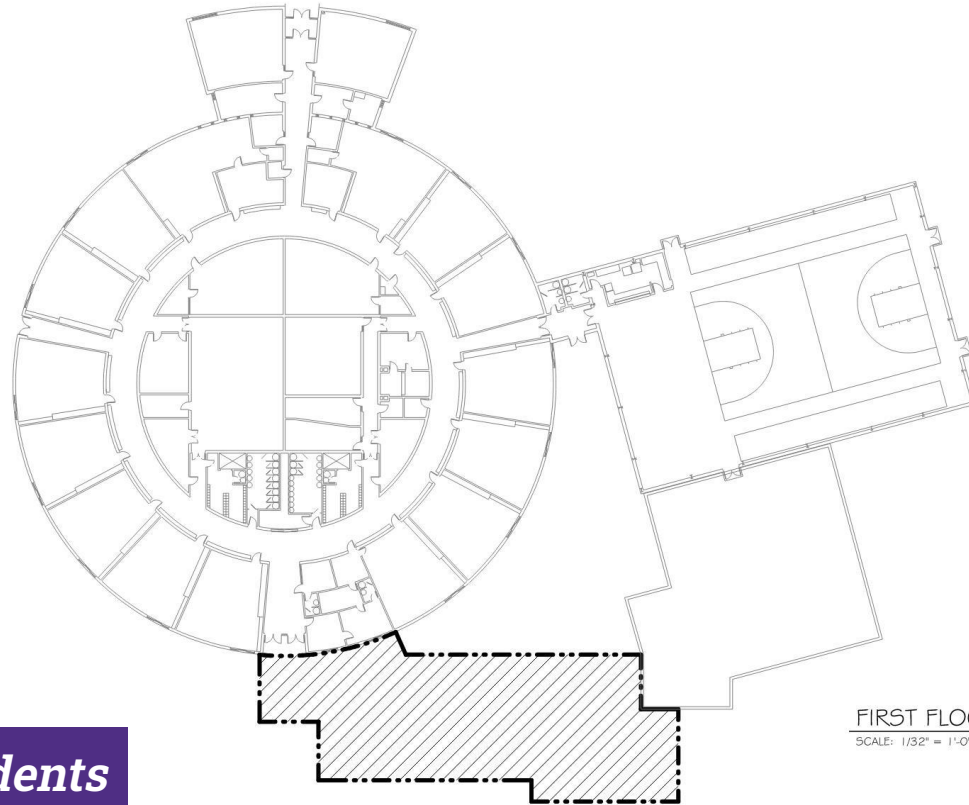
### Site Work

- Relocate parking
- Add shipping/receiving driveway
- Relocate playground/play surface



# Westfield Elementary School

## *Long-Range Plan Considerations*



FIRST FLOOR PLAN  
SCALE: 1/32" = 1'-0"



### POTENTIAL LONG-RANGE SOLUTION:

- Add classrooms to address capacity issues at WES

**301 Students**

# Budgeting Assumptions

## Budgets are:

- Based on conceptual scope
- Consistent with costs on similar projects
- Inclusive of anticipated inflation
- Comprehensive total project costs (materials, installation, management fee, bond, contingencies, etc.)
- Estimated based on current conditions, and the expected/remaining life span of equipment, finishes, etc.

## Budgets are not:

- Detailed or final estimates based on defined scope of work/final designs
- Only construction costs
- Final bids
- Inclusive of final governmental approval



# Elementary Schools

## Cost Estimates

	Capital Maintenance (needs through 2027)	Safety & Security	Site Work	Space & Program	TOTAL
Coloma	\$2,582,000	\$646,000	\$0	\$535,000 toilet room	<b>\$3,763,000</b>
Oxford	\$2,450,000	\$1,281,000	\$0	\$658,000 toilet room and learning space	<b>\$4,389,000</b>
Westfield	\$4,949,000	\$623,000	\$1,509,000 playgrounds, additional parking	\$6,676,000 toilet room, cafeteria addition	<b>\$14,857,000</b>
				\$1,100,000* Gym renovation	
<b>TOTAL</b>	<b>\$9,981,000</b>	<b>\$2,550,000</b>	<b>\$1,509,000</b>	<b>\$8,969,000</b>	<b>\$23,009,000</b>

*\*The cost of a MS gym at the HS site would be \$11,000,000*

# New Elementary School

## *Potential Cost Estimate & Considerations*

At all six of the November Community & Staff Conversations attendees proposed building a new elementary school as a potential solution. Information the district and planning partners need to consider:

- Existing elementary sites are not large enough to consolidate three elementary schools onto one site
- Need to identify a site that is large enough for new elementary school
- Unknown utility costs or road infrastructure requirements at potential new site
- Seek to sell existing elementary schools and/or demolish existing buildings

**\$48,500,000 to \$56,500,000**

*Estimated costs include building a new elementary school to replace all three elementary schools. Costs do not include buying a new site or addressing district-wide maintenance needs.*


# Westfield High/Middle School

## *Capital Maintenance / Safety & Security*

### CAPITAL MAINTENANCE PROJECTS INCLUDE:

- Replace High School roof
- Update interior finishes including flooring, paint, and ceilings
- Replace track overlay
- Replace asphalt
- Upgrade lighting
- Replace and upgrade generator
- and others

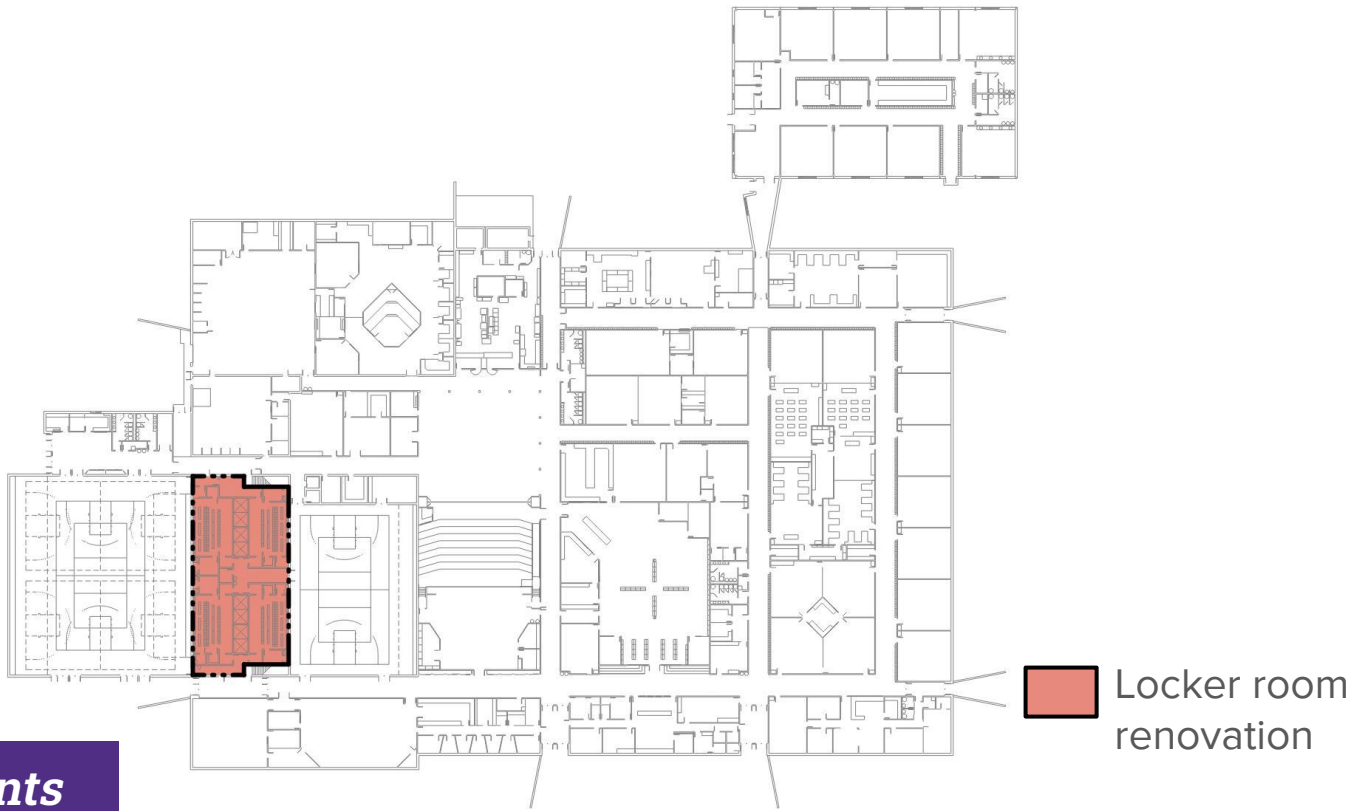


 Secure entrance renovation

**479 Students**

# Westfield High/Middle School

## *Space & Program*



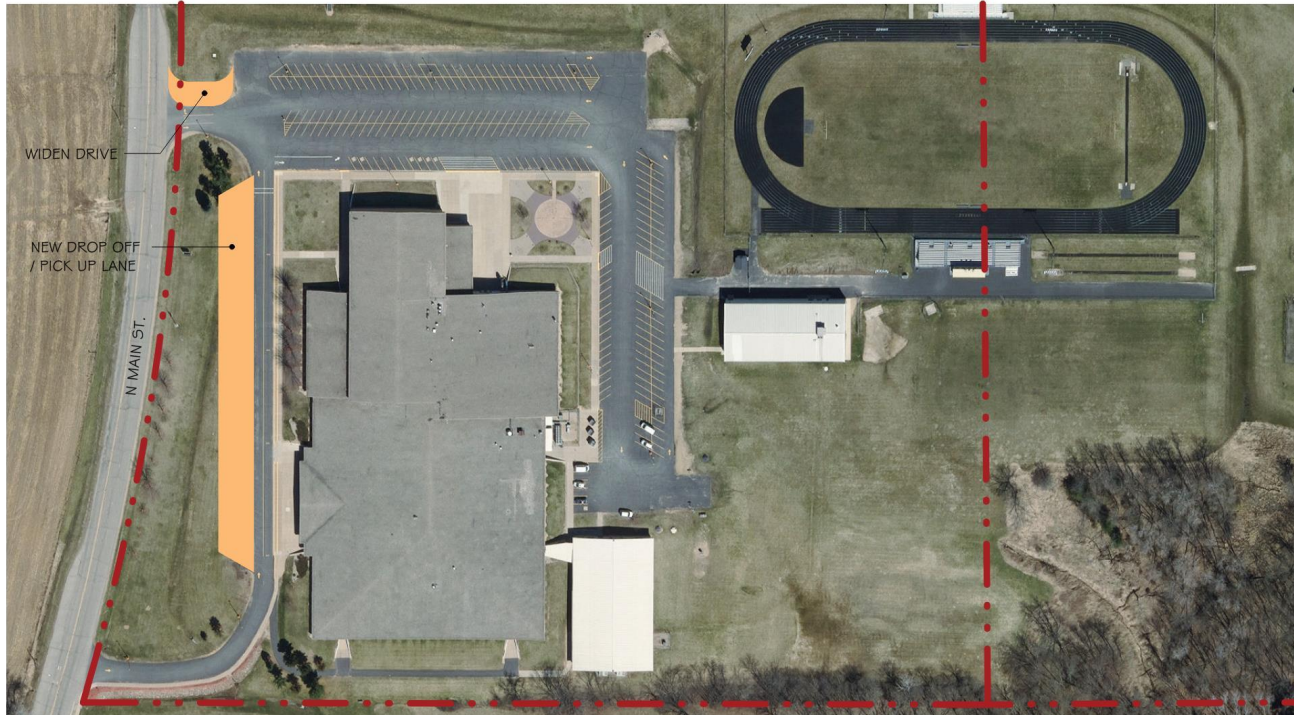
**479 Students**

# Westfield High/Middle School

## EXTERIOR IMPROVEMENTS INCLUDE:

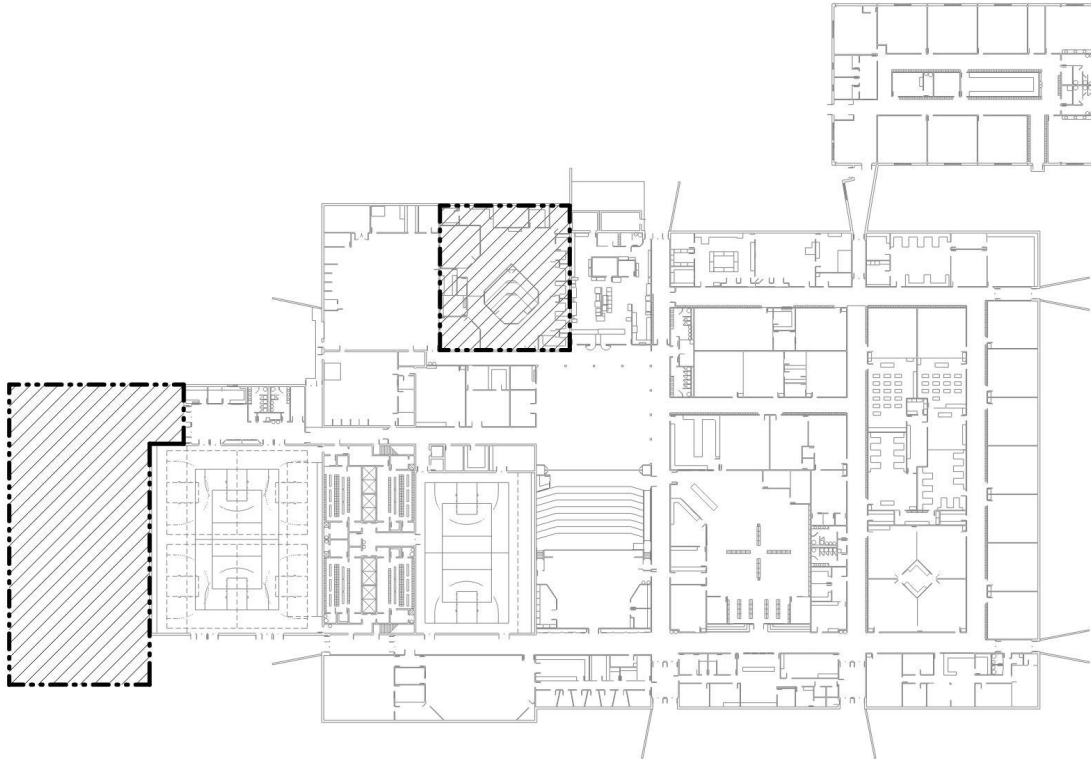
### Safety & Security

- Increase drop off/pick up



# Westfield High/Middle School

## *Long-Range Plan Considerations*



### POTENTIAL LONG-RANGE SOLUTION:

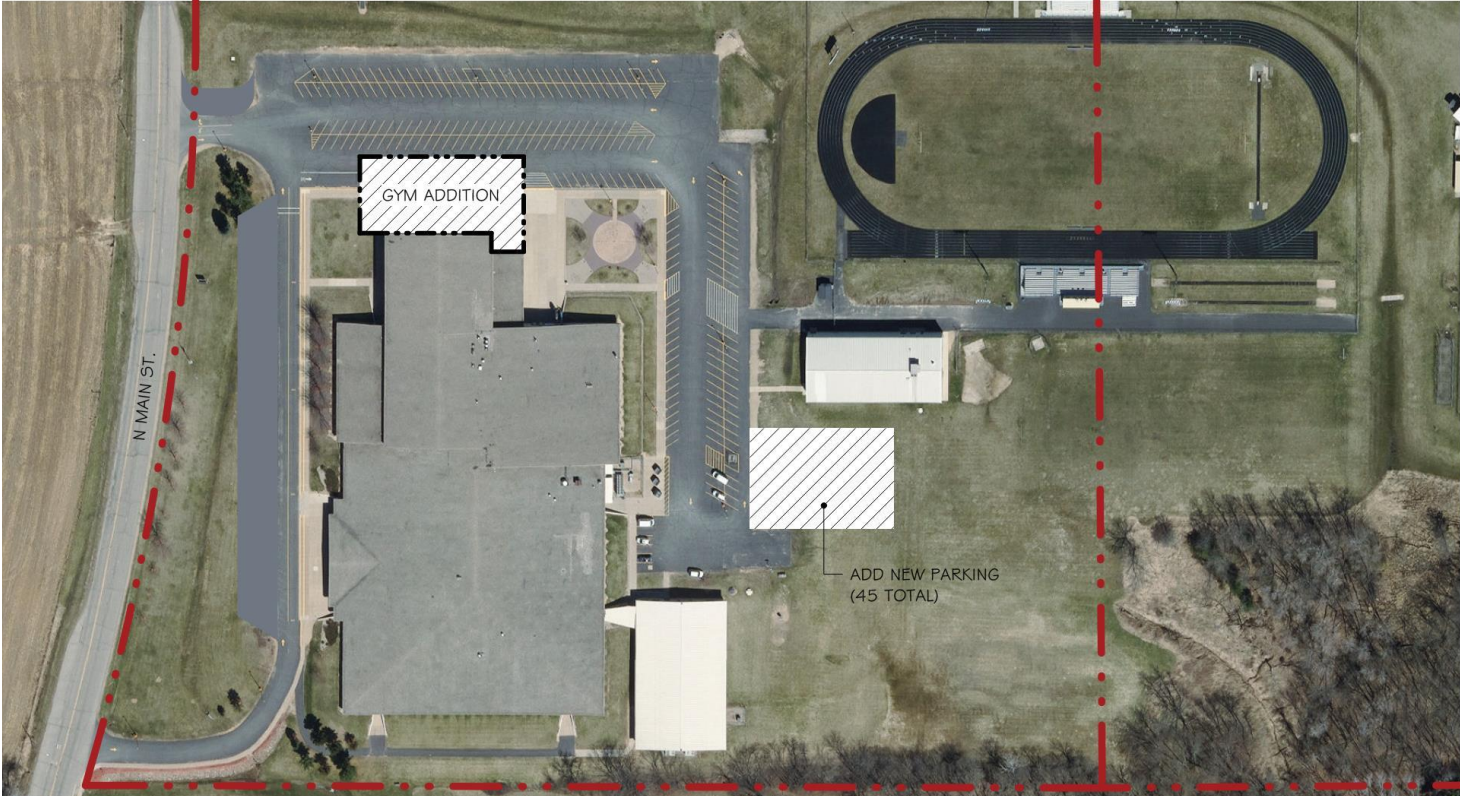
- Add additional auxiliary gym at the HS/MS to address district-wide gym space needs\*
- Remodel underutilized Tech Ed space and address shipping/receiving needs

*\*Estimated cost for gym addition is \$11,000,000 based on estimated construction costs in 2026*



# Westfield High/Middle School

## *Long-Range Plan Considerations*



# Westfield High/Middle School

## *Cost Estimates*

<b>Building</b>	<b>Capital Maintenance</b> <i>(needs through 2027)</i>	<b>Safety &amp; Security</b>	<b>Site Work</b>	<b>Space &amp; Program</b>	<b>TOTAL</b>
Westfield HS/MS	\$16,243,000	\$1,520,000	\$0	\$3,300,000	<b>\$21,063,000</b>

# Total Cost Estimates

## *By Building*

<b>Building</b>	<b>Capital Maintenance</b> <i>(needs through 2027)</i>	<b>Safety &amp; Security</b>	<b>Site Work</b>	<b>Space &amp; Program</b>	<b>TOTAL</b>
Westfield HS/MS	\$16,243,000	\$1,520,000	\$0	\$3,300,000	<b>\$21,063,000</b>
Coloma ES	\$2,582,000	\$646,000	\$0	\$535,000	<b>\$3,763,000</b>
Oxford ES	\$2,450,000	\$1,281,000	\$0	\$658,000	<b>\$4,389,000</b>
Westfield ES	\$4,949,000	\$623,000	\$1,509,000	\$7,776,000	<b>\$14,857,000</b>
Bus Garage, Maint.	\$137,000	\$0	\$0	\$0	<b>\$137,000</b>
<b>TOTAL</b>	<b>\$26,361,000</b>	<b>\$4,070,000</b>	<b>\$1,509,000</b>	<b>\$12,269,000</b>	<b>\$44,209,000</b>

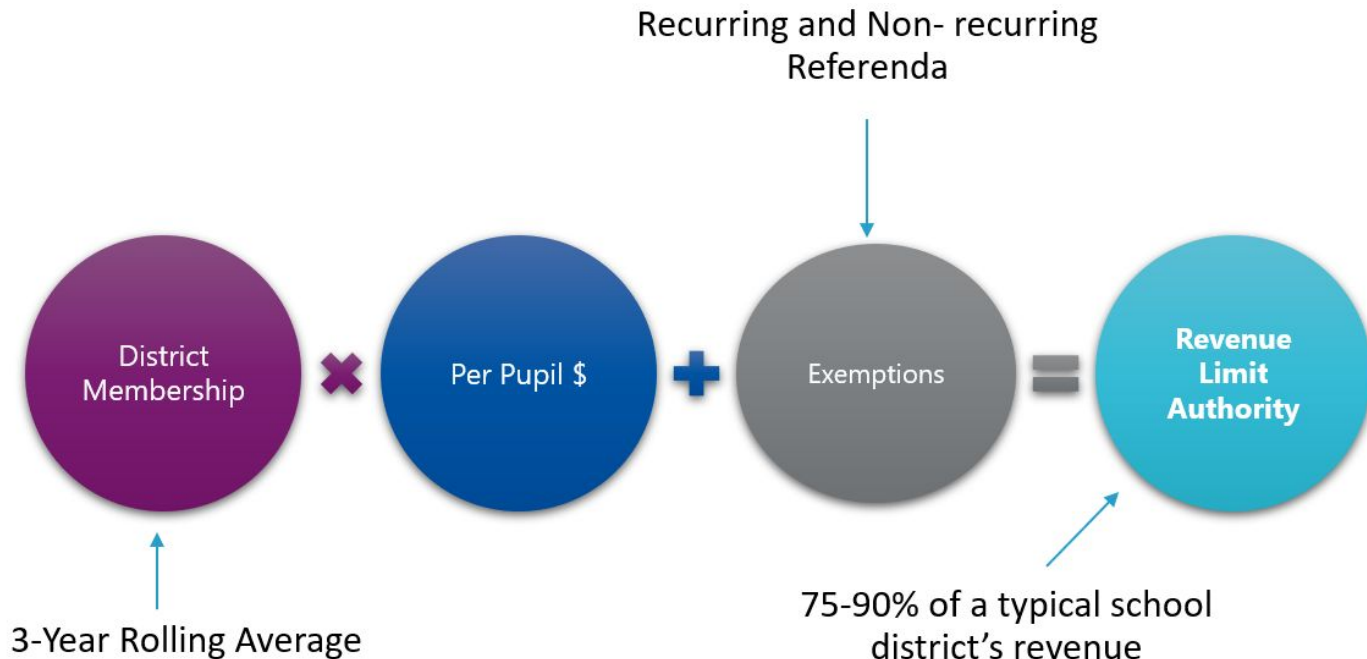


# Potential Financial Impacts

# The Basics of School Revenue Limits

BAIRD

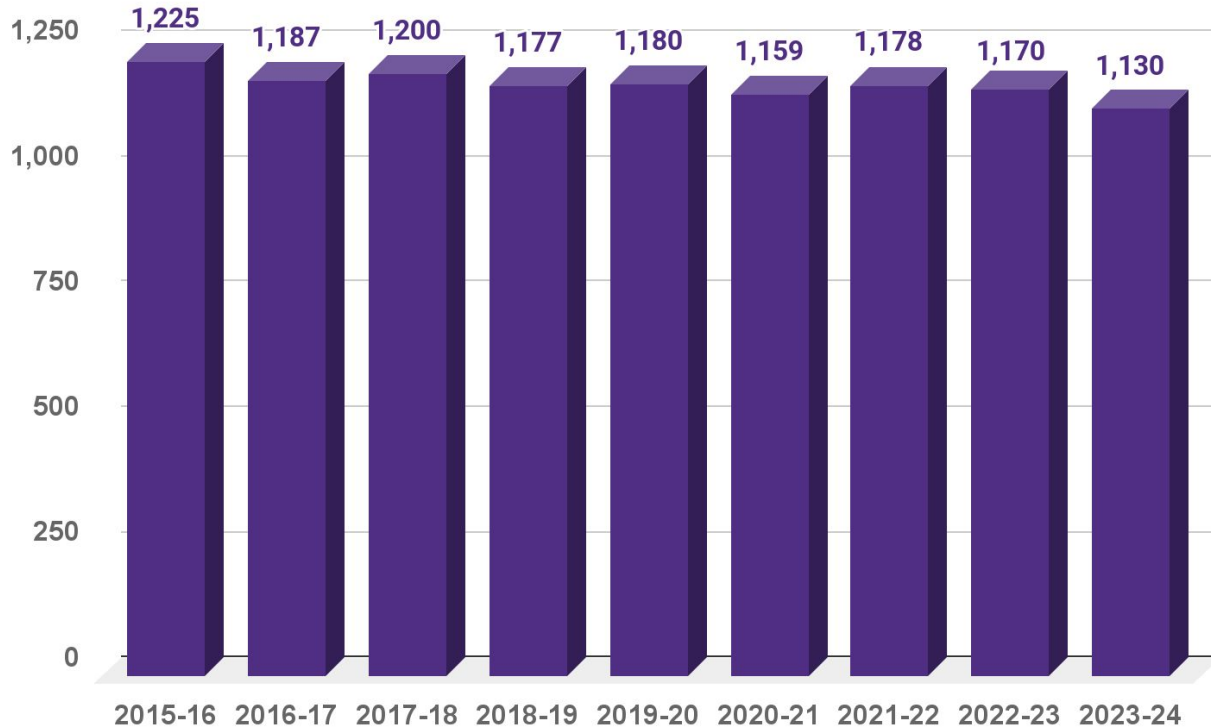
A district's **Revenue Limit Authority** is the maximum amount of revenue that may be raised through **state general aid** and **property tax**.





# Total Membership | 2014-2024

## *School District of Westfield*



**2023 Enrollment Study**  
projects a 51 student  
decrease by the  
2028-29 school year  
across all grades K-12

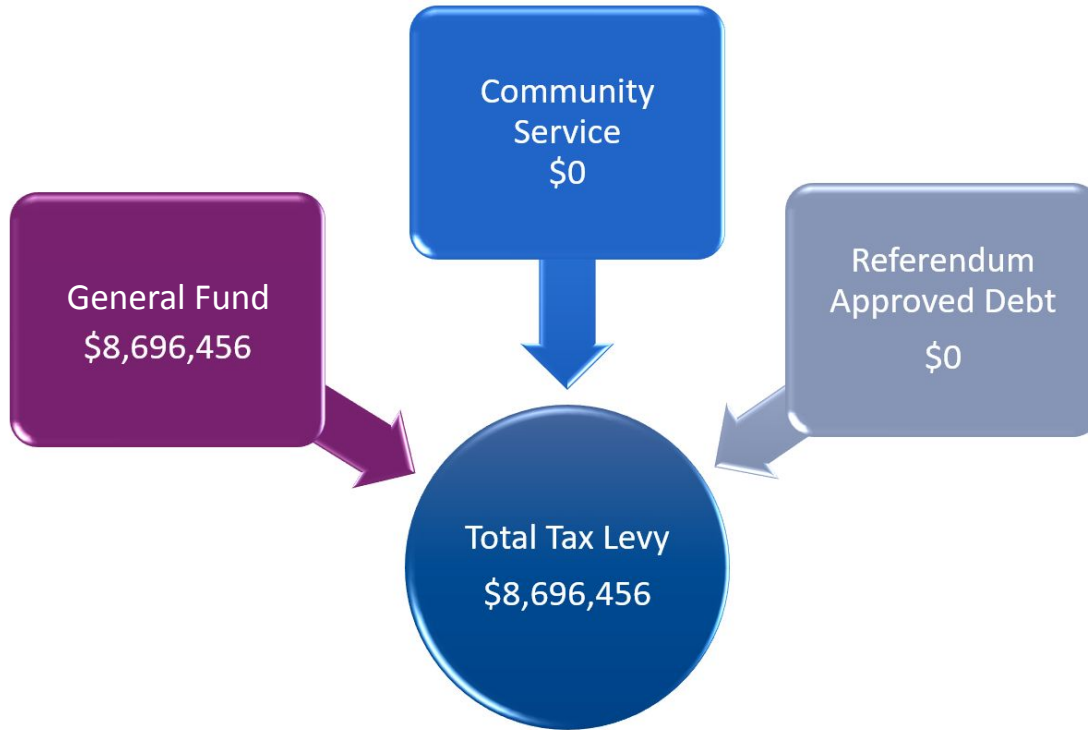
**75% of Wisconsin**  
school districts are  
declining in enrollment

*\*Total membership, or enrollment data, is from the third Friday in September provided to the Department of Public Instruction*

# 2023-24 School Tax Levy

## *School District of Westfield*

BAIRD



**General Fund Tax Levy** is the revenue limit minus the state equalization aid received.

**Community Service Fund** can be established by a school board to collect fees to cover all or part of the costs of programs and services which primarily function to serve the community.

**Referendum Approved Debt** is any debt for either capital or operational expenses which must be approved by taxpayers.

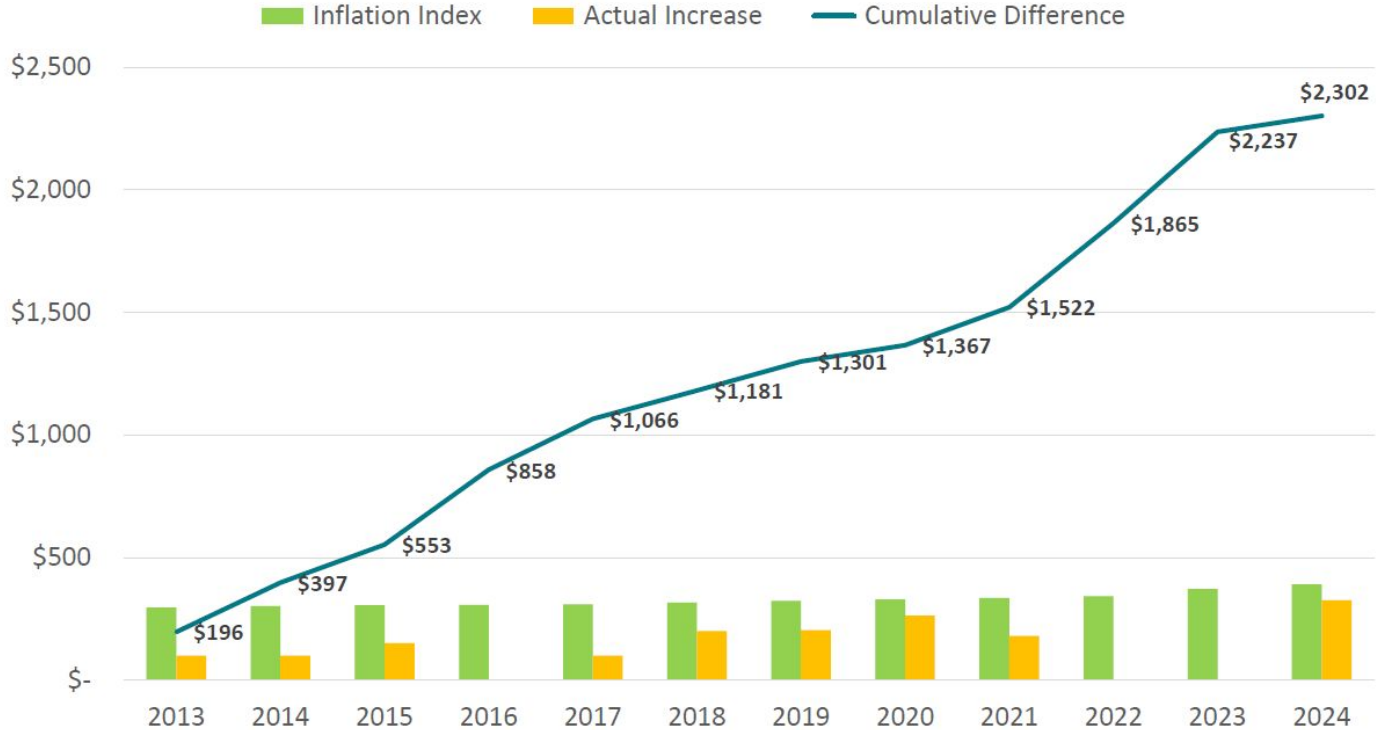
# 2023-24 Mill Rate

*School District of Westfield*



\$527 on \$100,000 property (school portion only!)

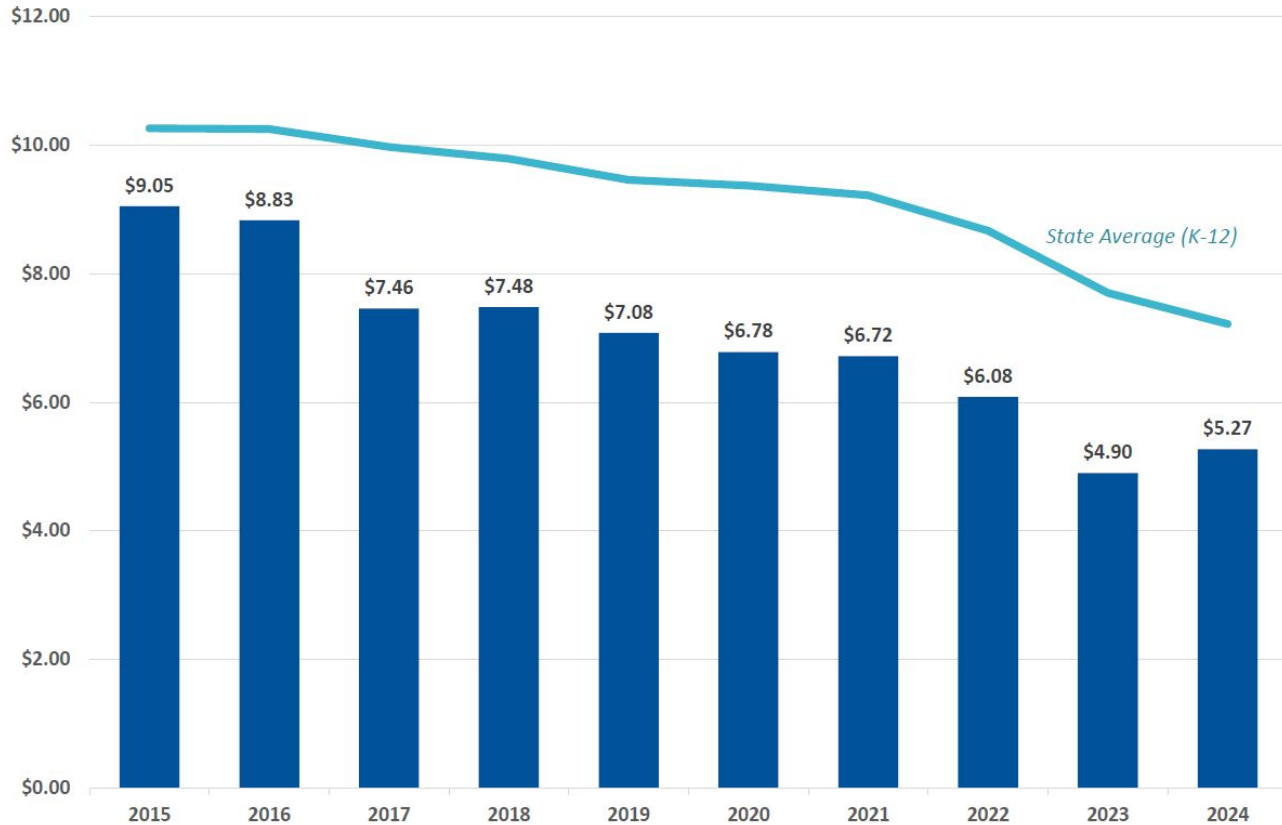
# Per Pupil Adjustments Compared to Inflation Since Act 10



Source: Legislative Fiscal Bureau Memo 11/8/2023

# Historical Mill Rate

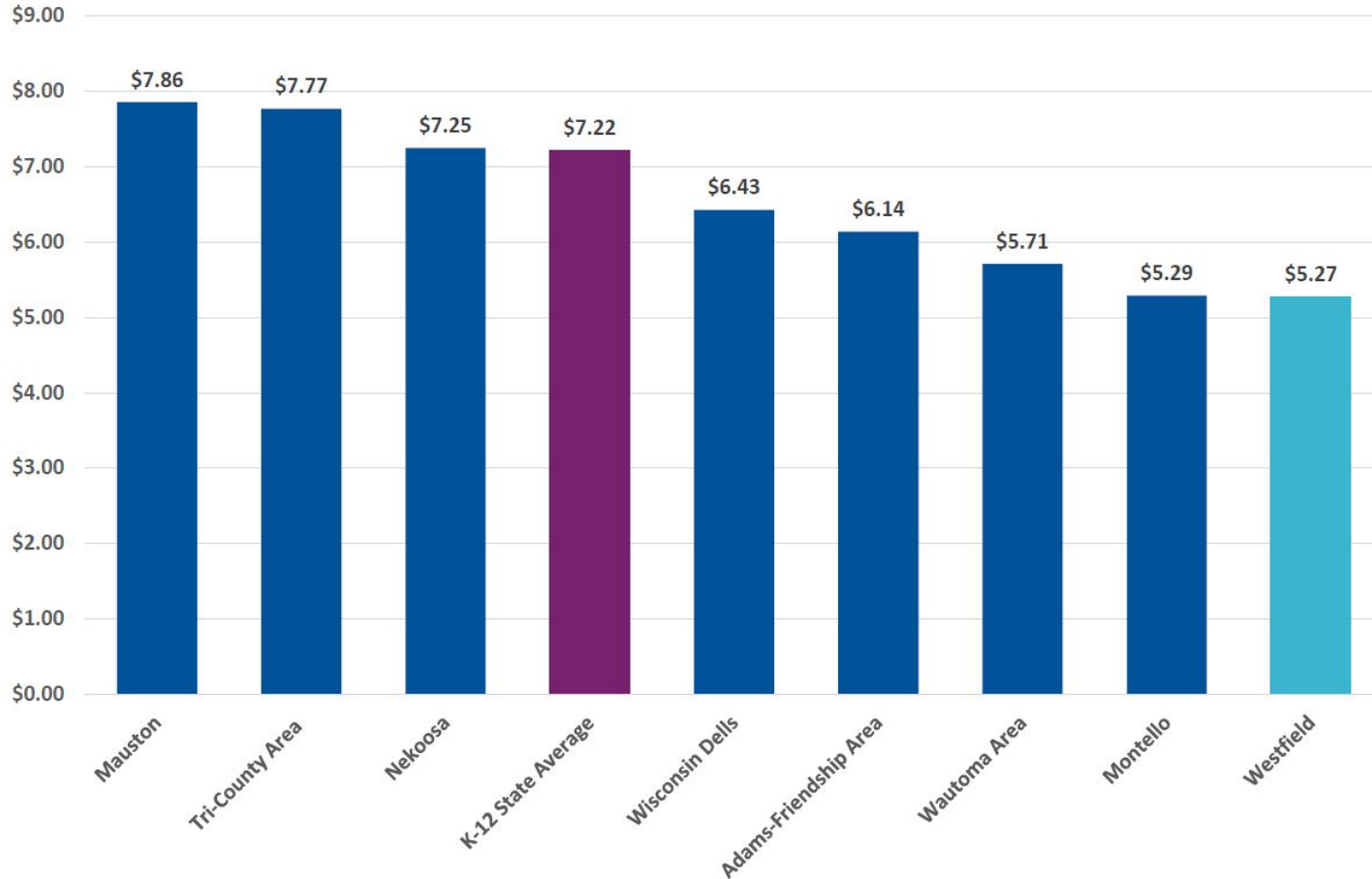
## School District of Westfield



Source: Department of Public Instruction



# 2023-24 Mill Rate Comparison



Source: Department of Public Instruction

# Recent Area School Referenda

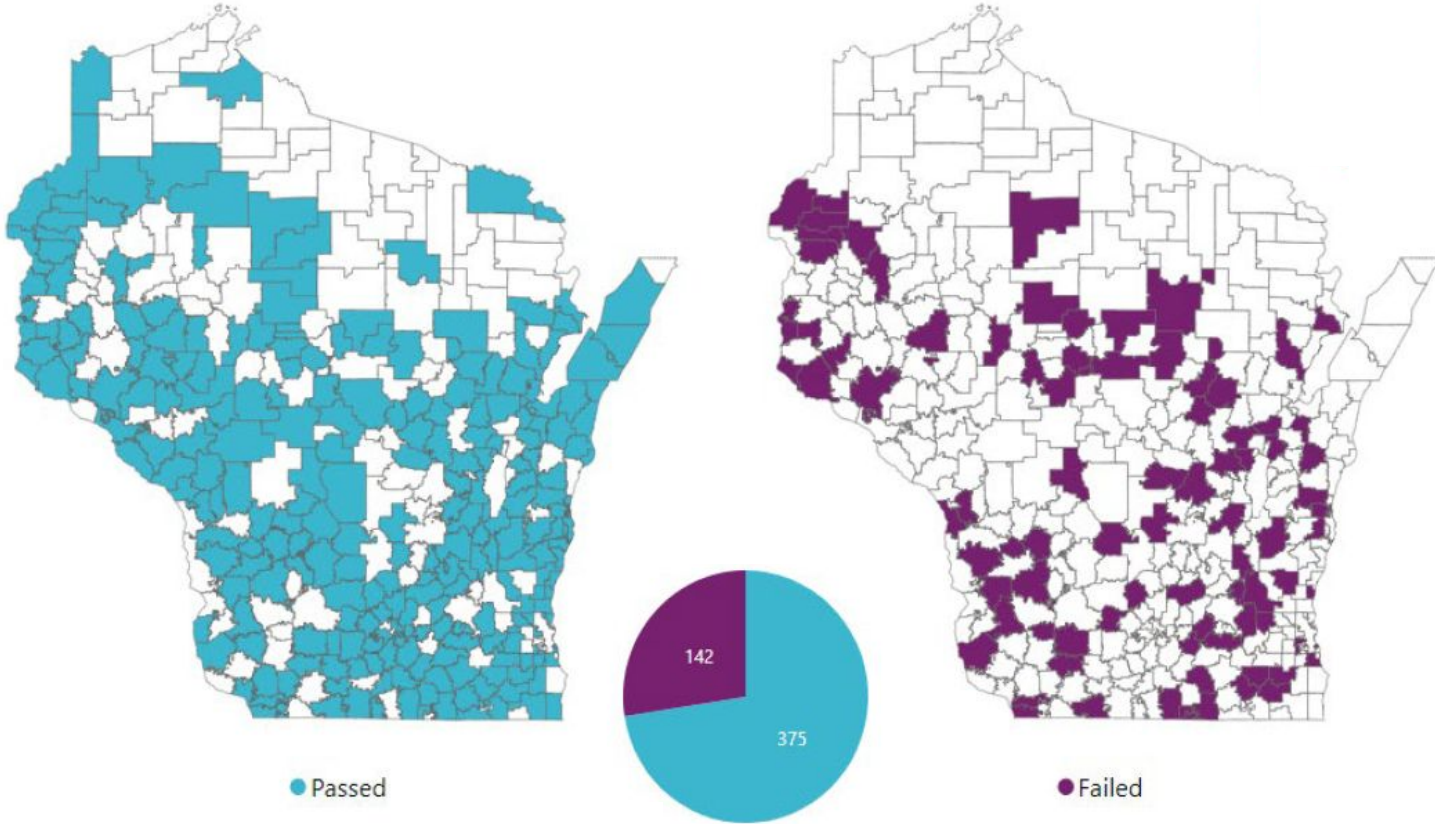


District	Vote Date	Amount	Referenda Type	Results
Mauston	4/2/2024	\$2,250,000 / yr	NR – 4 Years	TBD
Adams-Friendship Area	4/4/2023	\$3,000,000 / yr	NR – 4 Years	Passed
Tri-County Area	4/4/2023	\$1,450,000	RR	Passed
Wautoma Area	4/4/2023	\$41,300,000	Issue Debt	Failed
Wisconsin Dells	11/8/2022	\$1,200,000 / yr	NR – 4 Years	Passed
Adams-Friendship Area	11/8/2022	\$1,700,000 - \$4,000,000	NR – 4 Years	Failed
Wild Rose	4/5/2022	\$15,600,000	Issue Debt	Passed
Wild Rose	4/5/2022	\$2,300,000	Issue Debt	Passed
Wisconsin Dells	4/6/2021	\$4,890,400 by year 5	RR	Failed
Wisconsin Rapids	4/6/2021	\$2,000,000 / yr	NR – 5 Years	Passed
Wisconsin Rapids	4/6/2021	\$34,000,000	Issue Debt	Passed
Mauston	11/3/2020	\$54,800,000	Issue Debt	Passed
Nekoosa	4/7/2020	\$2,000,000 / yr	NR – 5 Years	Passed
Nekoosa	4/7/2020	\$2,900,000	Issue Debt	Passed
Baraboo	4/2/2019	\$41,700,000	Issue Debt	Passed
Wisconsin Dells	11/6/2018	\$33,685,000	Issue Debt	Passed
Montello	11/6/2018	\$4,500,000	Issue Debt	Passed
Adams-Friendship Area	4/3/2018	\$950,000 / yr	NR – 5 Years	Passed
Montello	4/3/2018	\$3,700,000	Issue Debt	Failed

Source: Department of Public Instruction

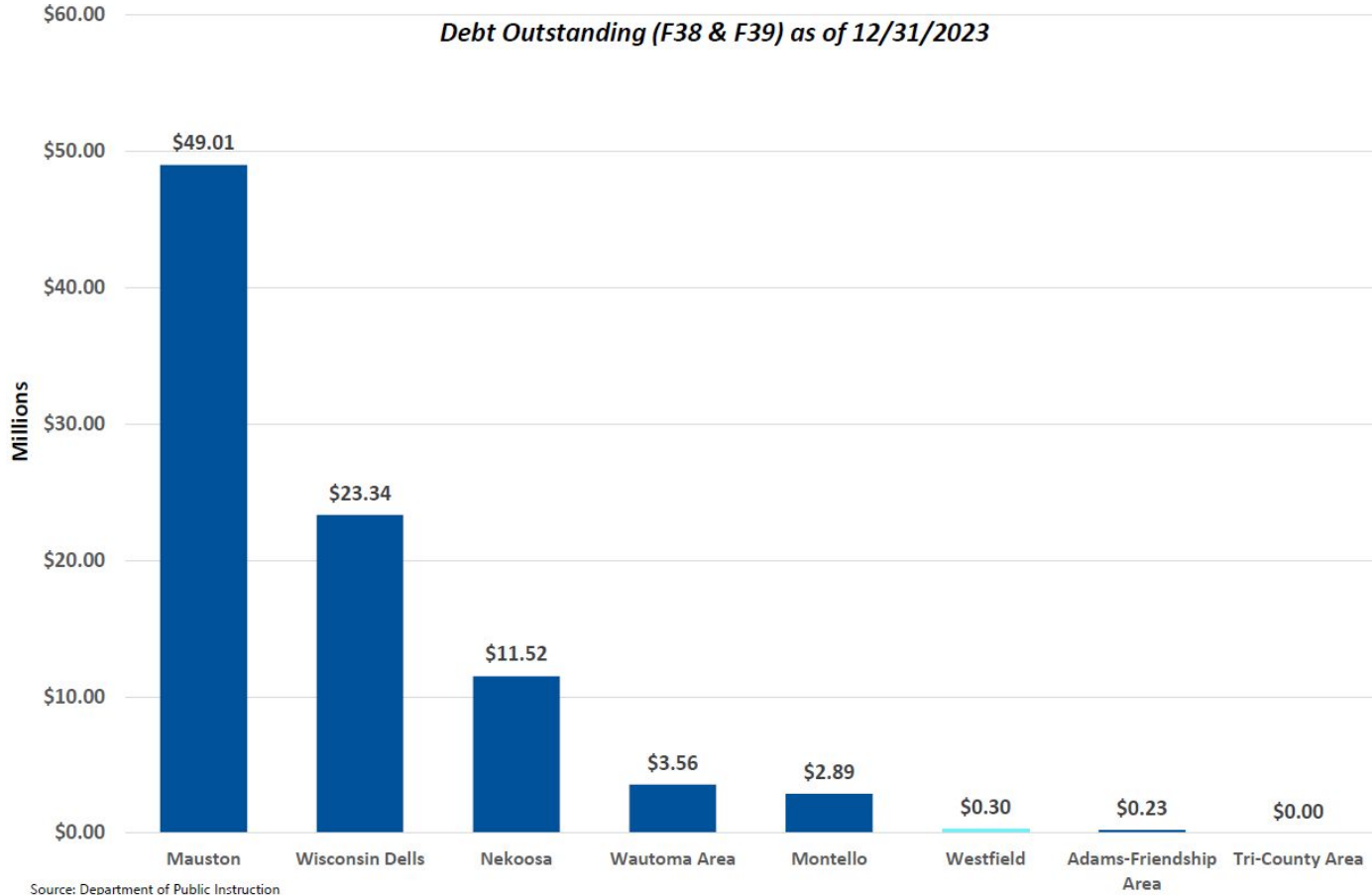
# Debt Referenda | 10 Year History

BAIRD

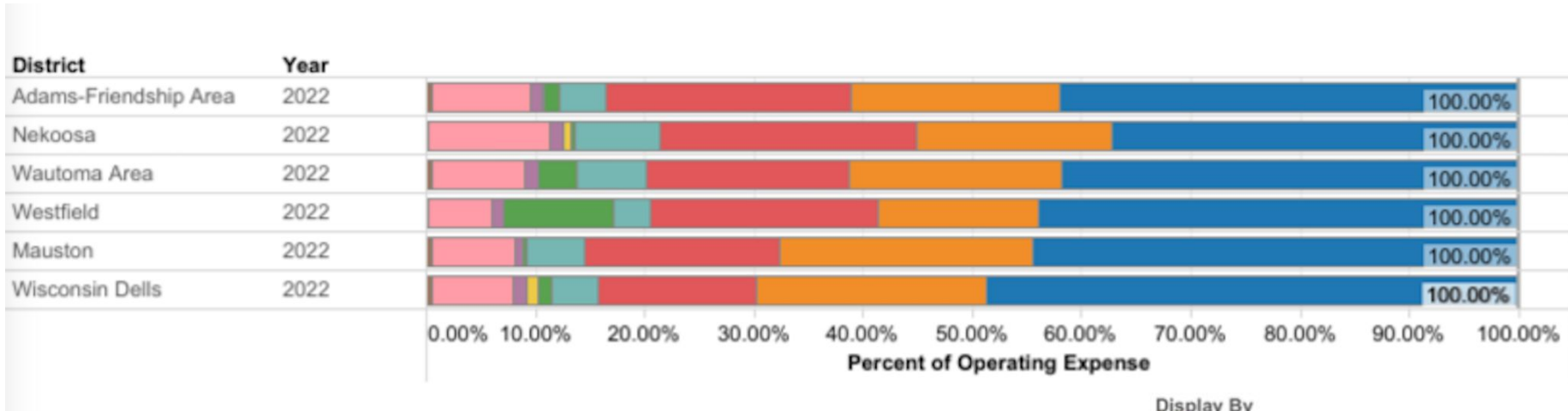


Source: Department of Public Instruction

# 2023-24 Debt Comparison



# Conference Spending Comparison

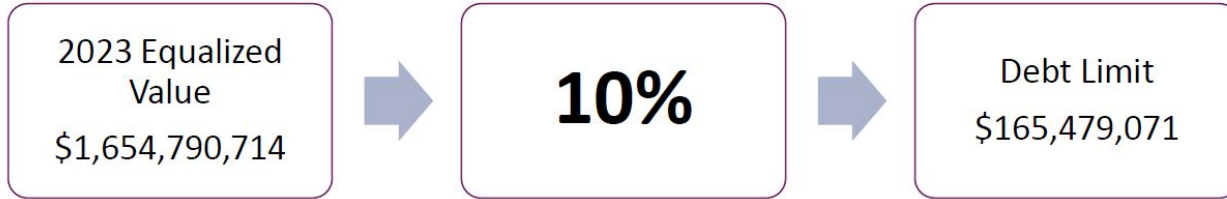


- Display By**
- 100 Salaries
  - 200 Employee Benefits
  - 300 Purchased Services
  - 400 Non-Capital Objects
  - 500 Capital Objects
  - 600 Debt Retirement
  - 700 Insurance and Judgments
  - 800 Transfers
  - 900 Other Objects



# Debt Capacity

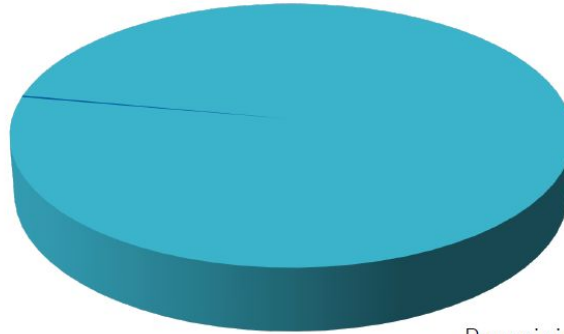
*School District of Westfield*



Outstanding Debt as of 12/31/23:

\$300,000

**0%**



Remaining Debt Capacity:

\$165,179,071

**100%**

# Hypothetical Tax Impacts

**BAIRD**

<b>REFERENDUM AMOUNT</b>	<b>\$25,000,000</b>	<b>\$35,000,000</b>	<b>\$45,000,000</b>	<b>\$55,000,000</b>
<b>MAXIMUM MILL RATE IMPACT*</b> <i>(Per \$1,000 valuation beginning 2025-26)</i>	\$1.34	\$1.96	\$2.42	\$2.99
<b>TAX IMPACT ON PROPERTY WITH FAIR MARKET VALUE OF:</b>				
<b>\$100,000 Property</b>				
<i>Maximum Impact</i>	\$134.00	\$196.00	\$242.00	\$299.00
<i>Monthly Impact</i>	\$11.17	\$16.33	\$20.17	\$24.92
<b>\$200,000 Property</b>				
<i>Maximum Impact</i>	\$268.00	\$392.00	\$484.00	\$598.00
<i>Monthly Impact</i>	\$22.33	\$32.67	\$40.33	\$49.83
<b>\$300,000 Property</b>				
<i>Maximum Impact</i>	\$402.00	\$588.00	\$726.00	\$897.00
<i>Monthly Impact</i>	\$33.50	\$49.00	\$60.50	\$74.75



Assumptions: Multi-phased borrowings amortized over a total of 21 years at a planning interest rate of 5.50% (\$25,000,000 - \$35,000,000). Multi-phased borrowings amortized over a total of 22 years at a planning interest rate of 5.50% (\$45,000,000 - \$65,000,000). Mill rate based on 2023 Equalized Valuation (TID-OUT) of \$1,649,226,314 with annual growth of 2.00% thereafter. Assumed Spending Below Secondary Aid Cap: \$500,000. Secondary Aid Percentage: 39.22% (2023-24 Oct. 15 Cert.) Tertiary Aid Percentage: -39.98% (2023-24 Oct. 15 Cert.) \*The impact represents the estimated increase in levy for referendum debt service. Note: Planning estimates only. Significant changes in market conditions will require adjustments to current financing plan. Rates subject to change.

# Referenda History

## School District of Westfield

Vote Date	Total Amount	Referenda Type	Results	Purpose
4/6/2010	\$750,000 (yr 1) \$1,150,000 (yr 2) \$1,600,000 (yr 3)	NR – 3 Years	Failed	Preventing further cuts to students' educational opportunities; maintaining the investment of our facilities and technology and keeping elementary schools open.
4/3/2001	\$350,000	RR	Failed	Recurring purposes
4/3/2001	\$6,450,000	Issue Debt	Failed	Demolition work, additions, remodeling, improvements to convert former HS to MS and acquire equipment, furnishings, fixtures.
6/22/1999	\$239,440	RR	Failed	MS costs
6/22/1999	\$8,431,470	Issue Debt	Failed	Raise part of HS; build new MS; remodel gym & music room
9/8/1998	\$7,900,000	Issue Debt	Failed	Convert former high school to middle school
9/13/1994	\$8,000,000	Issue Debt	Passed	New HS



# Next Steps & Questions

# Community & Staff Survey

- Gathers broad staff & community feedback
- Gives public a voice in decision-making
- Builds ownership among stakeholders
- Communicates important information to community members
- Independently collects credible data



**Watch your mailbox for the survey coming in April/May!**



Dear Parents and Community Members:

There are many things throughout the School District of Poyette that cause all of us to be very proud. Our students *are experiencing great success*, both in and out of the classroom. This success doesn't happen by accident, but rather is the result of dedicated staff who go above and beyond for our students each and every day as well as a community that is supportive of our school district. **You can feel PUMA PRIDE throughout the community!**

While we are extremely proud of our successes, we know there are challenges ahead, including developing a long-range plan to address the District's facility needs, which include:

- Addressing infrastructure and facility maintenance projects
- Improving the safety and security of our schools
- Ensuring our educational spaces meet the needs of our students both today and into the future

To help accomplish this goal, a Community Facility Advisory Committee made up of parents, business leaders, community members and District staff was formed in the fall of 2017. This group has studied the District's educational and facility needs. To date, the cost to address all the projects identified could exceed \$60 million. **We realize doing this all at one time is not feasible**, therefore, our goal is to develop a plan to upgrade our schools in phases, based on the community's priorities AND willingness to financially support the projects. Defining the scope and timing of the first phase of this plan is the goal of this survey.

## TAKE THE SURVEY IN ONE OF TWO EASY WAYS

### Online:

Simply go to the survey website: [www.survey2000.com](http://www.survey2000.com)  
Enter your Survey Access Number:  
Take the survey!

### By Paper:

If you do not have Internet access, please return the survey to any school office, district office, or by mail to School Perceptions, 317 E Washington St., Slinger, WI 53086.

The Survey Access Number can be used only once. To obtain additional surveys or survey codes for other adults in your household, please call the District Office at (608) 635-4347, ext. 201.

**Please complete the survey by March 30, 2018.**

To collect this feedback, we are working with School Perceptions LLC, an independent firm with expertise in conducting community surveys. All survey data is returned to School Perceptions and will remain confidential.

Final survey results will be reported at a joint School Board and Committee meeting on Wednesday, April 11, and will also be available on the District website: [www.poyette.k12.wi.us](http://www.poyette.k12.wi.us). Thank you for taking the time to complete this survey.

Sincerely,

Matt Shappell  
District Administrator

# Final Community & Staff Conversation on Facility Needs

*Focus: Potential solution(s) with costs to address facility needs and priorities identified from community and staff input*

Feb 7, 2024 | 5:30-7:00 p.m. | Coloma Elementary School\*

Feb 8, 2024 | 5:00-6:30 p.m. | Westfield High School Library\*

Feb 10, 2024 | 9:30-11:00 a.m. | Westfield Elementary School\*

Feb 12, 2024 | 5:30-7:00 p.m. | Oxford Elementary School\*

Feb 13, 2024 | 6:00-7:30 p.m. | Neshkoro Area Fire Protection District\*

*\*Dates and times are subject to change.  
Please confirm details and learn more about  
our facility planning efforts on our website.*



# Key Dates & Next Steps

**Aug 27, 2024** Board deadline for potential referendum adoption

**Nov 5, 2024** Potential facilities referendum

Visit Our Website

The screenshot shows the 'Long Range Facility Planning' website. The navigation bar includes links for District, Schools, Staff, Students, Families, Athletics & Activities, and Long Range Facility Planning. A search bar is present. The main content area is titled 'Upcoming Staff & Community Conversations' and features a table with the following data:

Date	Time	Location
February 7th	5:30-7:00 PM	Coloma Elementary School
February 8th	5:00-6:30 PM	Westfield Area High School - LMC
February 10th	9:30-11:00 AM	Westfield Elementary School
February 12th	5:30-7:00 PM	Oxford Elementary School
February 13th	6:00-7:30 PM	Neshkoro Area Fire Protection District

Below the table, it says 'Staff & Community Conversations on Facility Needs | November 2023' and 'At each of the staff and community conversations, attendees spent time learning about the'.

Share & Spread the Word

The screenshot shows a Facebook post from 'School District of Westfield'. The post text reads: 'YOU'RE INVITED to the 2nd Community & Staff Conversation on facility needs where we will gather additional feedback on potential facility solutions developed based on input from the November conversations. Please join us for one of the sessions: - February 7 at 5:30 - 7:00 p.m. at Coloma Elementary School - February 8 at 5:00 - 6:30 p.m. at Westfield High School LMC - February 10 at 9:30 - 11:00 a.m. at Westfield Elementary School - February 12 at 5:30 - 7:00 p.m. at Oxford Elementary School - February 13 at 6:00 - 7:30 p.m. at Neshkoro Area Fire Protection District We hope to see you there! <https://www.westfield.k12.wi.us/long-range-facility.../> #WestfieldPioneers'. The post has 4 likes and 12 shares. The image below the text says 'You're Invited' and features the Westfield School District logo with the tagline 'PLANNING FOR THE FUTURE'.

# Thank you!



[www.westfield.k12.wi.us/planning](http://www.westfield.k12.wi.us/planning)

Stay Informed!



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