

# Waunakee Community School District

Board of Education Listening Session  
November 16, 2009  
7:30 p.m. High School PAC



**Waunakee Community School District**

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# Tonight's Agenda

- Review District Growth Planning Process
- Review of Enrollment Projections and Growth Data
- Review of Building Parameters
- Review of Building Options
- Listening Session on Building Options
- Input on Phasing



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# Planning Process Overview

- Board of Education has been reviewing enrollment data, school space utilization, Waunakee community growth trends, and facility parameters for the last year.
- Board of Education has reviewed parameters used in previous building referendums.
- Meetings have occurred with local developers and municipalities to discuss growth plans.
- The District has tracked over time the number of building permits issued and the impact of this growth on the school system.



# Planning Process Overview

- Community Facility Survey in August-September 2009 to help identify and narrow current building parameters.
- On September 15, 2009, the Board of Education held a community open forum to share district growth information and solicit input on building parameters.
- On October 12, 2009 the Board of Education approved building options for the architect to research.
- On October 26, 2009 the Board of Education held a focus group with previous board members.
- On November 10, 2009 the Board of Education reviewed the building options based on information provided by Bray Architects.
- On November 16, 2009 the Board of Education will hold a community open forum on building options.
- By the end of November/beginning of December the Board of Education must select a building option for a February Referendum .
- If a February referendum Passes—building project/s will be in place by the fall of 2011 or 2012.



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# Current Enrollment Projections

- **What have we taken into account to ensure that current enrollment projections reflect Waunakee trends?**
- The most accurate model from 2003 (housing model) was adjusted to reflect recent Waunakee trends and the economy.
- We have worked with Applied Population Labs on our current trends. They are basing their projections on data received through meetings with local developers and took into consideration factors unique to Waunakee—district census data, ratio of students/household, projected housing growth, and housing turnover.



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# Current Enrollment Projections

- The Board of Education selected the Residential Enrollment Model for facility planning.
- The full enrollment report is available on the Waunakee Community School District webpage at [www.waunakee.k12.wi.us](http://www.waunakee.k12.wi.us).
- The Power Point presentation from Applied Population Lab is also available on the district website.



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# Current K-12 Enrollment

- Heritage Elementary K-4 292\*
- Prairie Elementary K-4 505\*
- Arboretum Elementary K-4 541
- Intermediate School 5-6 518
- Middle School 7-8 565
- High School 9-12 1,143
- **TOTAL 3,564**
- \*This number does not include 56 students at Prairie in the Early Childhood Special Education Program, or the 35 students at Heritage in the SPROUTS/EC Program, and 3 students in EC at Arboretum.



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# Elementary Population

School	K-4 Population (excludes 56 Sprouts and EC students)	Designed for....based on <u>maximum</u> class size allowed by Board Policy.
<i>Prairie</i>	505	630
<i>Heritage</i>	292	348
<i>Arboretum</i>	541	464
<b>Total K-4</b>	<b>1,338</b>	<b>1,442</b>



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# Grade 5-12 Population

School	5-12 Population	Designed for....based on <u>maximum</u> class size allowed by Board Policy.
<i>Intermediate</i>	518	550
<i>Middle School</i>	565	600
<i>High School</i>	1,143	1,200
<b>6-12 Total</b>	<b>2,226</b>	<b>2,350</b>
<b>K-12 Total</b>	<b>3,564</b>	<b>3,792</b>



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# Applied Population Lab Projection Residential Development Model

	09-10	09-10 Actual No EC or Sprouts	11-12	13-14	15-16	17-18
<b>K-4</b>	1,335	1,338	1,388	1,525	1,557	1,636
<b>5-6</b>	526	518	613	668	733	712
<b>7-8</b>	570	565	600	705	757	826
<b>9-12</b>	1,128	1,143	1,146	1,225	1,349	1,496
<b>Total</b>	3,559	3,564	<b><u>3,748</u></b>	4,122	4,396	4,670



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# When do we meet/exceed maximum capacity?

- Grades K-4                      2012-2013
  - **Grades 5-6                      2010-2011**
  - Grades 7-8                      2012-2013
  - Grades 9-12                      2013-2014
- 
- Grades K-12                      2012-2013
  - These dates represent the point at which we meet or exceed maximum school capacity using maximum class size guidelines.
  - If we utilized the **“Optimal Size”** for class size under the class size policy, the school district would meet or exceed facility capacity during the 2010-2011 school year.



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# Community Facilities Survey

- The Board of Education developed a Community Facility Survey which was available from mid-August through September 5<sup>th</sup>.
- The purpose of the survey was to gain input on key issues (parameters) related to the school district and future building plans.
- Over 1,800 community members completed this survey, and contributed over 2,000 written comments.
- The Board of Education used this data, in addition to the input they received from the community forum, as they set parameters for facility planning.
- The survey results are posted on the school district's website for your reference. [www.waunakee.k12.wi.us](http://www.waunakee.k12.wi.us).



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# Parameter Categories

- The parameter categories include:
  - Expected Community Growth.
  - Neighborhood Schools.
  - School Size.
  - Grade Configuration.
  - Flexibility of Facility Use.
  - Expandability of Facilities.
  - Utilization of Federal Low/No Interest Loan Programs.
  - Utilization of Green Building Practices.



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# Building Options Development

- Building options were developed based on current and future enrollment.
- All options were considered with regard to how they fit into a Long Range Plan—2018 and beyond.
- The Board of Education moved five options to Bray Architects for them to study, prepare reports, and develop projected costs.
- The reports from Bray were shared with the Board of Education on November 9th and were discussed in more depth on November 10<sup>th</sup>.



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# Building Options Sent to Architect

- Elementary Option
- Grade 5-8 Option—1,600 student capacity
- Three Grade Middle School—700 student capacity
- Three Grade Middle School—1,200 student capacity
- Remodeling Option

# Items Removed from Consideration

- On Tuesday, November 10<sup>th</sup> the Board of Education held a special board meeting to discuss the options developed by Bray Architects.
- At that meeting, the Board determined that there were certain plan options that came back from the architect that did not meet their parameters, or did not fit well with a long range plan.



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# Items Removed from Consideration

- Remodeling Heritage/Intermediate Site into a large elementary facility.
  - This option was removed from consideration because the layout of the building and possible remodeling options did not lend this facility to serve as a large elementary. Also, the 2<sup>nd</sup> and 3<sup>rd</sup> floors of the facility would not be effectively or efficiently used under this model.
  - The cost of this item was estimated to be: \$3.7 million dollars.

# Items Removed from Consideration

- Building a school for grades 5-8 to hold 1,600 students.
  - This option was removed for consideration because it was a very large school for these grade levels.
  - Also, the cost was \$56 million without any other projects in the district.
  - Finally, this plan called for the current Heritage/Intermediate school to serve as a large elementary, which because of design challenges, did not meet the needs of lower elementary aged students.
  - The cost of this item was estimated to be: \$56.7 million.

# Items Removed from Consideration

- Adding space to Arboretum Elementary
  - This option was removed from consideration because when Arboretum was built it was constructed with the notion that it would not be expanded in the future.
  - Also, the options for expanding this facility takes away from the educational design of the building, and significantly change how the learning environments are structured.
  - Arboretum is also located on small acreage that is not conducive to additions to this facility.
  - The cost of this item was estimated to be: \$2.4 million.



# Items Still Being Considered

- The following slides illustrate a plan the Board of Education believes meets the needs of our K-6 students, and various options that could be used to meet the needs at the 7-12 level.
- We will present the K-6 option first, ask for your feedback, and then present the 7-12 options, followed by a time for your input.

# K-6 Option for Consideration

- Build a new K-4 elementary school
  - This plan would include a new facility (site to be determined) to serve six classrooms per grade level (6-track).
  - It is expected that the students from Heritage Elementary would attend this school. (This issue is still to be determined.)
  - Elementary boundaries would be redrawn to balance the K-4 distribution of students between three schools.
  - Estimated cost: \$18.6 million.



# K-6 Option for Consideration

- The Heritage and Intermediate Schools would be combined to serve all of the district's students in grades 5-6.
  - A new gymnasium would be added to this facility. The gymnasium in the current Intermediate School would remain with remodeled locker rooms between the two gyms.
  - The gymnasium that is in the current Heritage part of the building would be combined with the current Heritage cafeteria to make one large commons area for all the 5-6 students to eat.
  - Outdated bathroom facilities will be upgraded for maintenance/accessibility purposes.
  - Some classrooms will be modified to better serve programmatic needs.
  - There is an option to add additional classrooms in the future, if needed.
  - Estimated cost: \$6.4 million.



# K-6 Option for Consideration

- Prairie Elementary would be expanded to make it a true 6-track school.
  - Prairie was designed as a 6-track school at a time when we had ½ day kindergarten. Additional classrooms are needed to get us back to a 6-track building and to utilize the facility (music rooms, large group instruction rooms, etc. as they were intended).
  - This plan adds four classrooms and restroom space to the facility.
  - Estimated cost: \$2.2 million.

# K-6 Option for Consideration

- The K-6 Option includes a new K-4 school, and renovations to Prairie and the Heritage/Intermediate facilities.
- This option allows for 16 classrooms per grade level (K-6).
- We have Board Policy on class sizes. Under this plan we can meet “Optimum Class Sizes” through 2018, and meet “Maximum Class Size Capacity” beyond 2018.
- The total estimated cost of this K-6 option is: \$27.2 million.

# Input on the K-6 Option

- At this point we welcome your input on the K-6 option that has been presented.
- Please come forward to the microphone, state your name, and then share your comments on this option with the Board.

# Grade 7-12 Options

- The Board of Education has at least five different paths it can consider to address the need for additional space in grades 7-12.
- We will look at each of the five paths first, and then return to them one at a time for your input.

# Grade 7-12 Path #1

- Path #1 calls for renovations at both the current high school and middle school.
- The high school renovations include:
  - adding a 2<sup>nd</sup> floor to the high school (as was planned during the last remodeling project at the high school).
  - remodeling classrooms to serve as science rooms (we currently have a need for more science space).
  - move the high school offices to an addition in the front of the building to make room for the commons to be expanded, and to improve building safety.
  - this renovation plan expands the student capacity in the high school by 300 students, to 1,500 students. Per our enrollment projections this addition would get the District to 2017 using maximum capacity guidelines.
  - the estimated cost of this high school renovation is: \$7.7 million

# Grade 7-12 Path #1

- The middle school renovations include:
  - moving the middle school offices to an addition in the front of the building.
  - Using the current office space for guidance and other programs.
  - Remodel the locker rooms into special education classrooms.
  - Build a new boys/girls locker room
  - expand the vocal music space.
  - Add bathrooms near the middle school field house.
  - Add 8 classrooms on a 2-story addition which would include a large locker room for high school athletics (estimated cost \$7.7 million)....**OR**...
  - Add 11 classrooms on a 2-story addition which would not include a large locker room for high school athletics. The space could be renovated in the future to add the locker room, if needed. (estimated cost \$7.6 million)....**OR**...
  - Add 8 classrooms on a 3-story addition which would not include a locker room for high school athletics. (estimated cost \$6.8 million)
  - This renovation plan expands the middle school by 200-250 students. Per our enrollment projections this addition would get the District to 2018.



# Grade 7-12 Path #2

- Path #2 calls for us to have two middle schools with grades 7-8.
  - Build a 700 capacity 7-8 building at a cost of approximately \$32.1 million.
  - The current middle school would serve both 7-8 grade students, and be shared space for high school overflow.
  - Complete the additions to the high school listed in Path #1. The cost of this addition would be \$7.6 million.
  - This plan would take the District beyond its 10 year enrollment projections, and would have a total cost of \$39.3 million.

# Grade 7-12 Path #3

- Path #3 calls for us to have one middle school for grades 7-8.
  - build a new 7-8 middle school to hold 900 students at an estimated cost of \$37.3 million.
  - The current middle school would become part of a high school campus.
  - This plan would take the District beyond its 10 year enrollment projections.

# Grade 7-12 Path #4

- Path #4 calls for a change in grade configuration to 7-9 and 10-12, and to have two 7-9 buildings.
  - A new middle school for 700 grade 7-9 students would cost approximately \$32.1 million.
  - The current middle school would also serve up to 600 grade 7-9 students.
  - The current high school would meet the needs of the 10-12 population through 2018, at which point the additions to the high school outlined in Path #1 could be considered.
  - The 7-9 middle schools will serve 1,300 student which exceeds enrollment projections beyond 2018.
  - The cost of Path #4 without the additions to the high school is \$32.1 million.

# Grade 7-12 Path #5

- Path #5 calls for a change in grade configuration to 7-9 and 10-12, and to have one 7-9 building.
  - Build a 1,200 capacity grade 7-9 building at a projected cost of \$45.2 million dollars.
  - Under this plan the current middle school would become part of the 10-12 high school campus.
  - This plan would take the District beyond its 10 year enrollment projections.

# Input on 7-12 Options

- At this point we welcome your input on the 7-12 options that have been presented.
- We will revisit each one individually for you to provide us feedback.
- Please come forward to the microphone, state your name, and then share your comments on this option with the Board.

# Input on Phasing

- If the Board of Education determines its direction on part of the plan (K-6 for example), should the Board of Education proceed with a referendum in February on that part, and then come back to the community with a second referendum on the remainder of the plan (7-12 for example) within the next year?
- Or, should the Board of Education go to referendum only when they have the whole K-12 plan together?

# Input on Phasing

- A Federal low/no interest program will be available during 2010.
- Based on decisions made by the Wisconsin Department of Public Instruction in 2009, an approved referendum in February or April of 2010 would qualify for partial funding under the low/no interest program.

# Input on Phasing

- The Federal low/no interest program could reduce the cost of \$20 million borrowing by \$3.5 million, a \$30 million borrowing by \$5.9 million, and \$40 million borrowing by \$6.3 million.
- The estimated average impact of \$30 million referendum is as follows:

	With Program	WO/ Program
<b>\$200K home</b>	<b>\$160</b>	<b>\$172</b>
<b>\$300K home</b>	<b>\$240</b>	<b>\$258</b>

# Input on Phasing

- What are your thoughts on a referendum and building plan being phased over a period of time?
- What consideration should the Board of Education give to a low/no interest program?

# THANK YOU!

- The Board of Education greatly appreciates your input this evening on the building options being considered in planning for the future of the Waunakee Community School District.
- If you have additional comments you want to share, please contact Randy Guttenberg, District Administrator, at 849-2000 or via e-mail at [rguttenberg@waunakee.k12.wi.us](mailto:rguttenberg@waunakee.k12.wi.us).

