

District Facility Needs Overview

Acquisition & Update of St. Patrick's School
&
Additional Maintenance Technology Funds



Why St Patrick's School?

Options Charter School

The district currently is in year three of a five year lease of the St. Patrick school building from St. Patrick Parish. The building houses the district's Options Charter School. Options serves over 200 4K-12th grade students. Providing an alternative educational format for many EASD families and students.

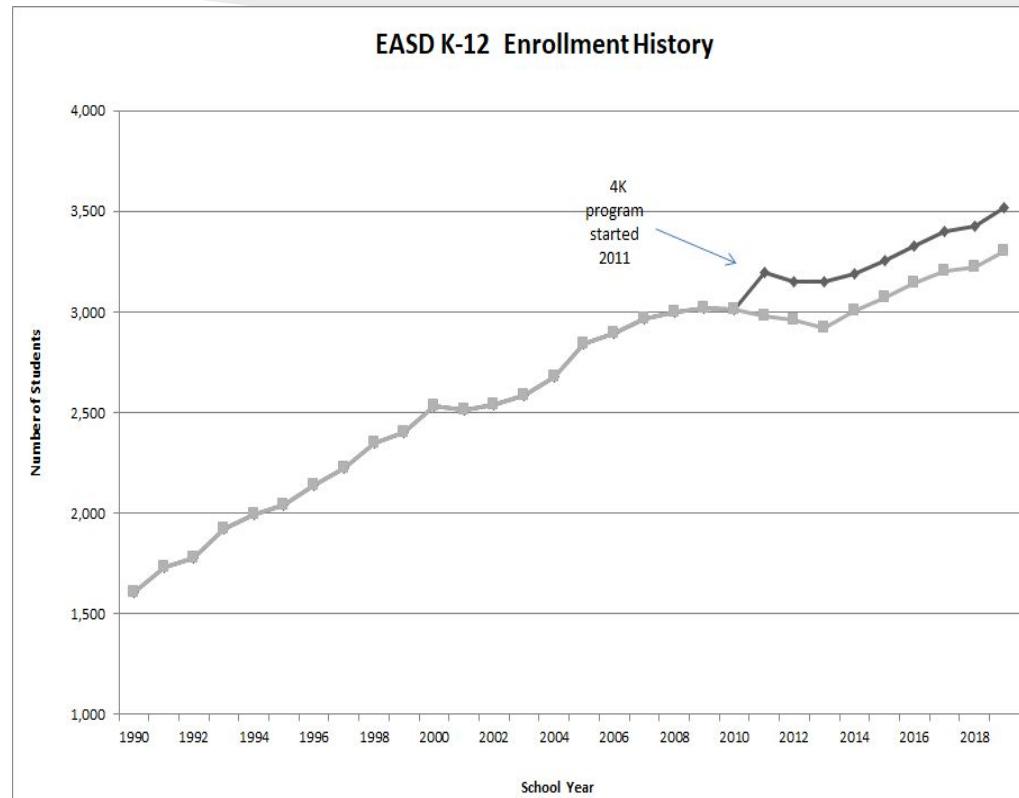
When entering the lease agreement the district and St. Patrick's Parish agreed to an option to purchase. This gives the district the option to purchase the property prior to the expiration of the lease, or first right of refusal if another party sought to purchase the building.

Three years into the lease it is clear that the Options Charter School will be a vibrant piece of our district moving forward. By purchasing the school building and updating it we can assure that we have an appropriate space for the students for years to come.

Because the 2002 debt to build the middle school and Jackson Elementary renovations are being retired, now is a great time to secure the building and property for long term district use, at no additional tax impact to the district's community.

Right Space

- District growth continues to rise, but at a manageable pace.
- Options Charter School and Options Career and College Academy provide non-traditional learning opportunities for students.
- These programs free up space at the district's traditional education buildings and allow us to better manage our building space needs now and in the future.



Right Building

- It has a significant amount of acreage providing space potential for future needs.
- St. Patrick's was designed as a school. The building layout works well for our 200+ students and staff.
- Purchasing St. Patrick's allows the district to preserve a building with good bones and allows us to be good stewards of our community.



St Patrick's In Photos



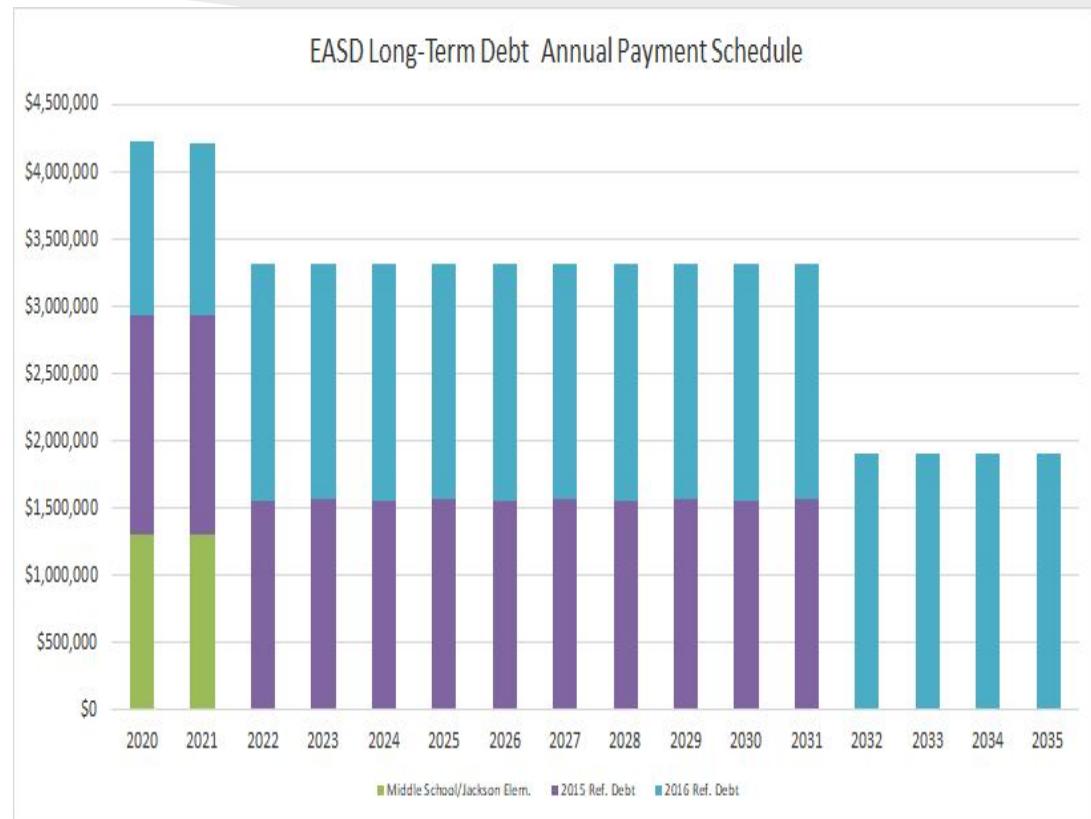
Right Price

- Cost of the building is within market value for the acreage and building \$955,000.
- The building needs \$5,965,000 in renovations and updates.
- Building a new building with the same square footage would cost approximately twice the amount.
- By using this approach we address our needs at approximately 1/2 the cost of building a similar sized school.



Right Time

- The 2002 Middle School & Jackson Elementary renovation projects are nearly paid for.
- By timing the referendum with the debt drop off we can complete this project with no tax impact for the community.
- Because it is a smaller project, it gives us flexibility to address future needs down the road.
- Construction costs are on the rise. Waiting to address the need will only cost more.
- Interest costs still at all-time lows



District Operational Needs

- Building Maintenance
- Technology

Maintenance Needs Identified

Maintaining high quality, safe, clean, and presentable school buildings

- Current annual maintenance budget of \$300,000 is stretched to meet all building maintenance needs
 - Approximately 740,000 square feet of district space
 - 190 acres of property
- School Buildings in age from 1887 to 2016
 - Middle School is now 18 years old and will require more annual maintenance
- St. Patrick's will add 20,000 square feet and 16.5 acres

Maintenance Needs Continued

Annual maintenance needs include:

- Roofs
- Hardscape
- Building exteriors - walls, doors & windows
- HVAC systems
- Building Interior - painting, ceiling, floors

Technology Needs Identified

Continue to keep current with changing technology needs, including:

- **Classroom Technology** - smart boards/projectors and computers.
- **Technology Infrastructure** - computer servers, switches and other network/backup equipment.
- **Annual Technology software licenses costs**-instructional software, management & communication software, internet filtering and other safety/security software.

Recommendations

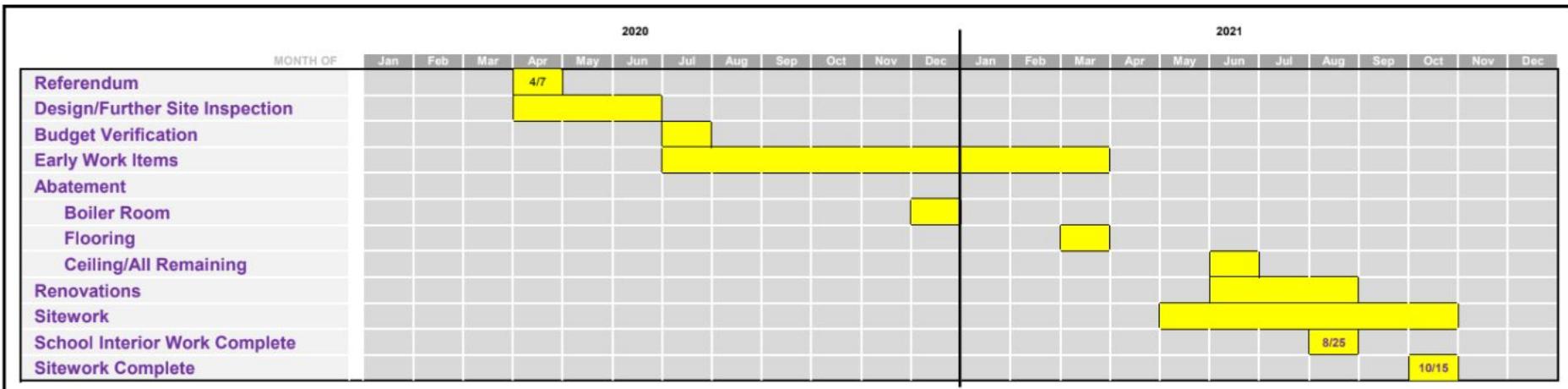
- Address school building needs through a two question referendum on April 7, 2020
- Question 1: \$6,920,000
 - Acquire property known as St Patrick's School for \$955,000
 - Make needed updates for \$5,965,000
- Question 2: Operational Question \$200,000 on a recurring basis
 - Address maintenance and technology needs of the school district

Project Schedule

[Link to Detailed Timeline](#)

Elkhorn School District
St Patricks School Preliminary Schedule
December 9, 2019

DRAFT



Cost Impact

EASD Estimated Tax Impact for April 2020 Referendum



Question 1: \$6,920,000

Impact \$0.00 per \$1,000 of Valuation

Example on a \$100,000 home the impact is \$0.00 per year

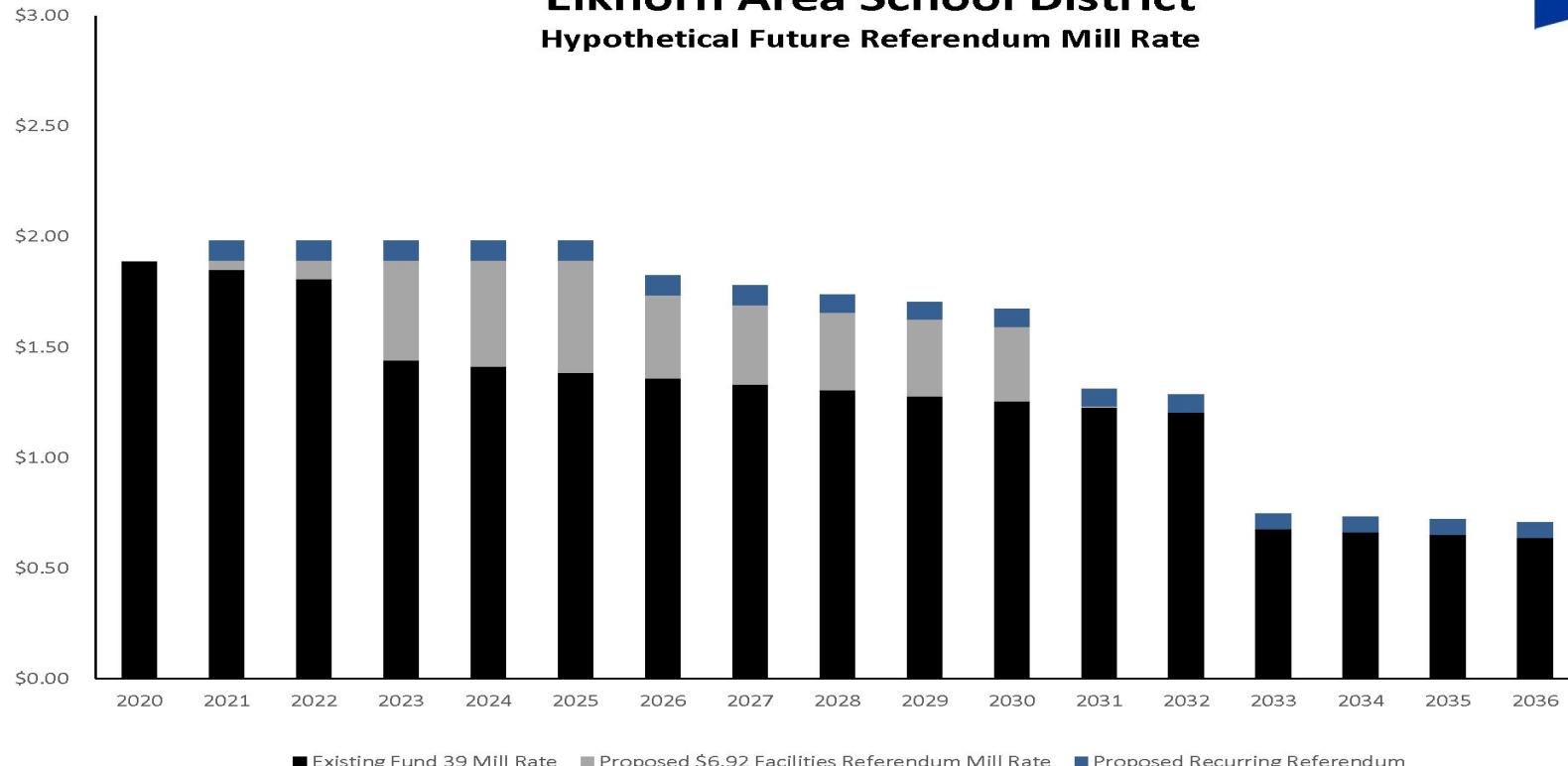
Question 2: \$200,000

Impact \$0.09 per \$1,000 of Valuation

Example on a \$100,000 home the impact is \$9 per year

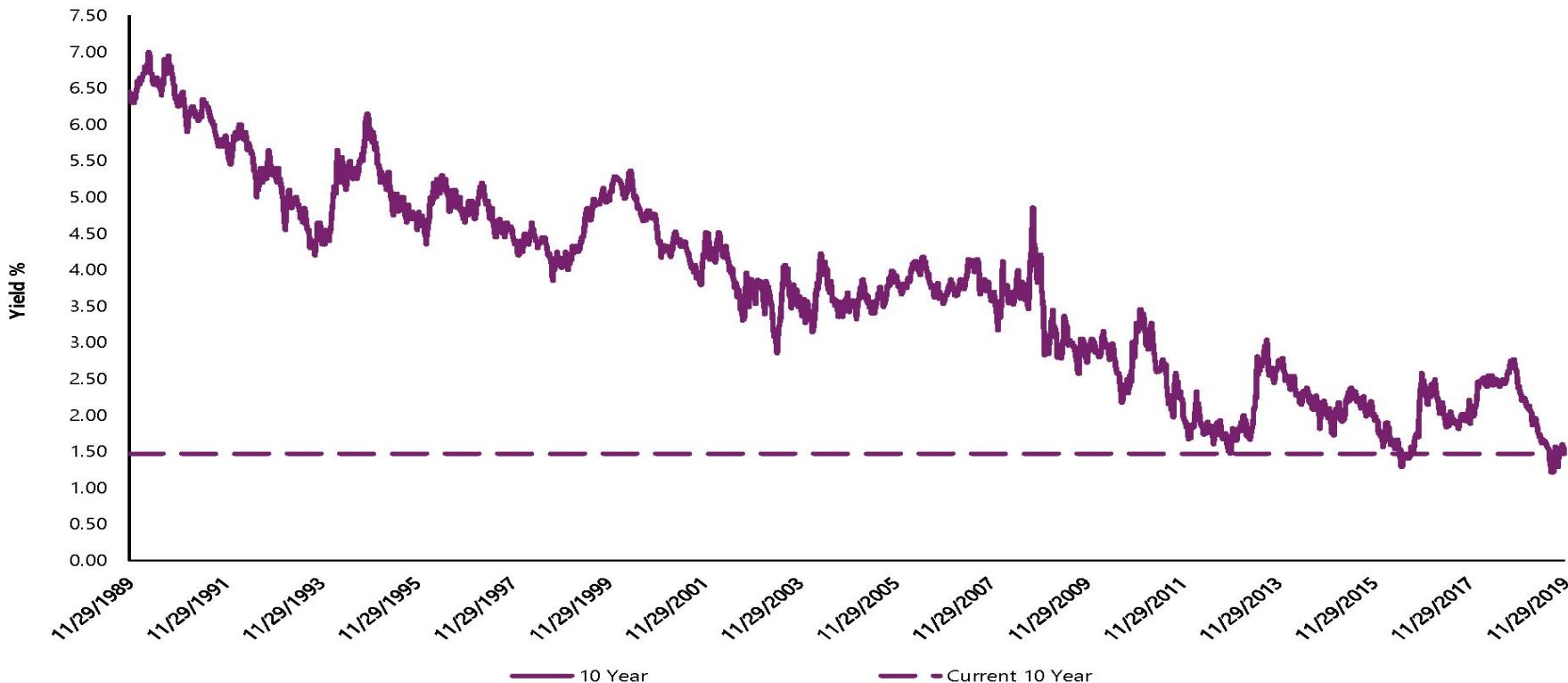


Elkhorn Area School District Hypothetical Future Referendum Mill Rate



AAA Municipal Market Data (MMD) Index

PAST 30 YEARS



Questions?

Please feel free to contact Jason Tadlock, District Administrator at any time if you have any questions regarding the referendum.

Email: tadlja@elkhorn.k12.wi.us

Cell Phone: 608-558-8401



Coming soon more resources and information:

<http://www.elkhorn.k12.wi.us/>