

TOSA SCHOOLS-MOVING FORWARD TOGETHER

The Wauwatosa School District completed a comprehensive audit of its 14 facilities in 2016. In 2017, a community-based Facilities Advisory Committee began extensive research and exploration of options to address the findings and gathered broad community input. In response to this work, the School Board has unanimously recommended a facilities referendum for community vote on November 6.



WHAT ARE THE PROPOSED PROJECTS?

Four New Elementary School Buildings: \$93.5 million

- LINCOLN ELEMENTARY BUILT IN 1919
- WILSON ELEMENTARY/WSTEM BUILT IN 1924
- MCKINLEY ELEMENTARY BUILT IN 1929
- UNDERWOOD ELEMENTARY BUILT IN 1938

- Lincoln and Wilson/WSTEM would be a combination of **new construction and renovation** of historic portions of the buildings.
- McKinley and Underwood would be replaced with **new construction**.
- Design would reflect the aesthetic of the neighborhood.
- All new elementary schools would remain on current school sites.
- Building design for all new elementary schools would begin following a community-approved referendum.

WHAT IS ON THE BALLOT?

Total Not-To-Exceed Referendum: \$124.9 million

The proposed facilities referendum includes work at all District schools, with an emphasis on the most significant needs at the elementary school buildings. This will include new construction and renovation of four elementary schools with the greatest identified needs; and priority projects District-wide including:

- Safety & Security Upgrades
- Building Maintenance & HVAC Systems Improvements
- Classroom Updates & Technical Education Lab Upgrades
- ADA Accessibility Upgrades



District-Wide Upgrades: \$31.4 million

	Eisenhower	Jefferson	Madison	Montessori	Roosevelt	Washington	Longfellow MS	Whitman MS	East HS	West HS
SAFETY & SECURITY UPGRADES \$2.5M										
Enhance entrance security with controlled visitor access	●	●	●	●	●	●	●	●		
Replace asphalt on playgrounds and concrete sidewalks and/or parking lots				●	●	●		●	●	
Replace exterior doors in poor condition	●	●	●	●	●	●	●	●	●	●
Add classroom door barricade hardware District-wide	●	●	●	●	●	●	●	●	●	●
Replace windows to eliminate security hazards	●									
BUILDING MAINTENANCE & HVAC SYSTEMS IMPROVEMENTS \$18.4M										
Upgrade HVAC systems for improved indoor air quality and temperature regulation	●	●	●	●	●	●	●	●	●	●
Replace HVAC equipment	●	●	●	●	●	●	●	●	●	●
Replace boilers	●		●		●		●			
Repair masonry to exterior of building	●	●						●		
CLASSROOM UPDATES & TECHNICAL EDUCATION LAB UPGRADES \$8.1M										
Renovate Technical Education classroom/lab space									●	●
Repair or replace flooring, ceiling, or walls	●	●	●	●	●	●	●	●	●	●
Update classroom furniture to create flexible classrooms	●	●	●	●	●	●	●	●	●	●
ADA ACCESSIBILITY UPGRADES \$2.4M										
Improve access to main building entrance	●			●	●	●				
Add accessibility lifts and/or fixtures	●	●			●	●			●	

WAUWATOSA SCHOOL DISTRICT REFERENDUM FACT SHEET

WHY IS THE DISTRICT PROPOSING THIS PLAN?



AGING FACILITIES

District schools are on **average, 73.5 years old**. Five of the schools have their **original boilers**. The District has extended many of the operating systems two to three times beyond a typical life expectancy; they are **inefficient, costly to repair**, and have become **unreliable**.

SCHOOL SAFETY

Many of our schools need updates and modifications to **effectively monitor and control access** within our buildings.

ADA ACCESSIBILITY LIMITATIONS

Due to their age, some elementary schools have significant accessibility limitations and do not meet current ADA standards. Four multi-level elementary schools **do not have elevators** and six have **limited access** to the building, restrooms, and classrooms.

OUTDATED LEARNING SPACES

Many classrooms were **built 70-100 years ago**. To meet the needs of today's learners, the proposed plan would update classrooms, provide flexible furniture, and remodel the technical education space at both high schools.

DID YOU KNOW?

- **73%** of community **survey respondents support** exploring a **facilities referendum**. A majority support a facilities referendum of at least **\$125 million**.
- The average age of District schools is **73.5 years old**; the oldest will be **100 years old next year**.
- The last facilities referendum was **25 years ago**. The District is now **debt-free**.

HOW CAN I LEARN MORE?



WAUWATOSA
SCHOOL DISTRICT
• Your Educational Community •

- **VISIT** www.wauwatosaschools.org/ref2018
- **EMAIL** facilitiesinfo@wauwatosa.k12.wi.us
- **CALL** Superintendent Dr. Phil Ertl at 414-773-1010
- **WATCH** your mail for a Referendum Newsletter with additional info in October

- **ATTEND** an Information Open House:
 - **Tuesday, October 16**
6:30-8:00 p.m. at McKinley Elementary School
 - **Tuesday, October 23**
6:30-8:00 p.m. at Lincoln Elementary

WHY NOW?

Over the past 16 years, more than \$42 million has been invested in maintaining 1.5 million square feet and 150 acres of buildings and grounds. With aging facilities there is a **growing increase** in the amount of money spent on **emergency repairs: costing millions, disruption, and loss of class time**.

Given future forecasts for **increasing construction costs** and the current **low interest rates**, the District believes this is a practical time to make long-term improvements.

The District has a record of **financial responsibility** and is **debt-free**.

WHAT IS THE TAX IMPACT?

Approval of the \$124.9 million referendum would increase the school portion of the mill rate by a maximum of \$1.88 over the current rate. As a result, property owners would pay \$188 more a year per \$100,000 of equalized property value.

MAXIMUM MILL RATE INCREASE: \$1.88 (Per \$1,000 of equalized property value)

	Annual Increase	Monthly Increase
\$100,000 of property value	\$188.00	\$15.67
\$250,000 of property value	\$470.00	\$39.17
\$350,000 of property value	\$658.00	\$54.83

The estimated tax impacts provided by Robert W. Baird & Co., assume: phased borrowing approach over a two to three year period (2019-2021) with each borrowing paid back over a 20-year period; interest rates of 4.25-4.75%; and 0% property value growth.

If approved, District residents would first note the impact on their December 2019 tax bill.

MAKE AN INFORMED DECISION: www.wauwatosaschools.org/ref2018

Para recibir una copia en español, por favor, póngase en contacto con nosotros por correo electrónico (facilitiesinfo@wauwatosa.k12.wi.us).

