

Dear Families and Community Members:

In the fall of 2014, the Oconomowoc Area School District (OASD) began a facility master planning process. In 2016, OASD voters approved a referendum to fund the first phase of the plan to:

- ✓ Build a new Meadow View Elementary School.
- ✓ Renovate/expand Ixonia Elementary.
- ✓ Update career and technical education areas at the Oconomowoc High School (OHS) Main Campus.
- ✓ Create instructional spaces and relocate district offices at OHS East Campus.
- ✓ Update major building systems at Greenland and Park Lawn Elementary.

We are happy to report these projects were completed on time and under budget.

Last winter, the school board began updating the facility master plan. Initial steps included conducting a facility assessment of the condition of each school, studying enrollment projections, and reviewing the needs identified in the OHS art and music areas as well as the athletic strategic plan. Based on this work, the school board identified four potential projects for community feedback.

Before we go any further, we need input from our community and taxpayers on if, when, and how the District should pursue the next phase of our facility master plan.

PLEASE TAKE THE SURVEY IN ONE OF TWO WAYS

Go to the survey website:

www.Feedback2000.com

Enter your survey code:



Option 2: By paper – If you do not have internet access, please return the survey to any school office, or mail it to School Perceptions, PO Box 607, Slinger, WI 53086.

Additional Surveys: The survey code can be used only once. To obtain additional surveys for other adults in your household, please call the District Office at 262.560.2111.

Para realizar la encuesta en español, vaya a www.Feedback2000.com, ingrese el código de arriba, luego haga clic en el enlace que se encuentra en la esquina superior derecha.

Please complete the survey before December 12, 2022.

To receive the survey in a different language or if you have a disability that makes it difficult to read, please contact the District Office. Survey results will be reported at a School Board meeting and will be available on the District's website. Thank you for taking the time to complete this survey.

Sincerely,

Michael Sereno
Superintendent

James Wood
Board President

Jessica Karnowski
Board Vice President

Sandy Schick
Board Treasurer

Matt Carrico
Board Clerk

Neal Ninmann
Board Member

Bill Thiel
Board Member

Jason Baumann
Board Member



Facility Planning Background

To help prepare for the next phase of the long-range facility master plan, we needed to answer three primary questions.

How are we doing from a financial standpoint?

- Our tax mill rate (which is used to calculate a school district's share of local property taxes) has declined by 25% over the last ten years.
- We saved more than \$2.8 million in interest expenses by refinancing and prepaying referendum debt over the last ten years.
- Over the last six years, we allocated \$7.6 million to pay for building maintenance and capital projects. During this time, we also set aside nearly \$10 million for future facility investments.

What are our most pressing facility issues?

- The majority of the high school's heating, ventilation, and air conditioning (HVAC) systems are nearly 60 years old and beyond their service life.
- Sections of the roof need to be replaced at the high school and Ixonia Elementary.
- Areas of the high school are poorly configured and too small for current/future enrollments, including the art and music classrooms, cafeteria, and physical education/athletics areas.

How and where is our district growing?

- Ixonia Elementary is over capacity, requiring the use of two temporary modular classrooms.
- More housing developments are expected in this area because Ixonia's sewer district recently expanded.

For more information on our planning, please visit www.OASD.org/Facilities

While we are in a strong financial position, there are four projects described in this survey that are too expensive to fund out of our annual budget. Therefore, to fund the next phase of our facility master plan, the District would need to pursue a capital (facilities) referendum.

Would you support the District pursuing a referendum to update our facilities?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not sure
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Comments/suggestions/questions:

Facility Planning Background

Four potential projects were developed for community feedback.

Project 1: Replace OHS heating & cooling systems and roof sections at OHS and Ixonia

Because the heating, ventilation, and cooling (HVAC) systems at the high school are nearly 60 years old, many components are inefficient, require ongoing costly repairs, and replacement parts are difficult to locate or unavailable. In addition, sections of the Ixonia and OHS roofs are more than 25 years old and need to be replaced.

This project would:

- ✓ Replace the steam-based heating and cooling systems.
- ✓ Remove asbestos.
- ✓ Replace roof sections.

<i>Estimated cost: \$32.9 million</i>	
Do you support replacing the high school's HVAC systems and roof sections at the high school and Ixonia?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not sure

Comments/suggestions/questions:

Project 2: Expand Ixonia Elementary School

As part of the 2016 referendum, Ixonia Elementary was renovated and expanded. Enrollment projections at that time suggested limited growth. This was partly because of limited capacity of the Town of Ixonia's wastewater treatment plant.

Since then, enrollment grew more than the originally predicted. As a result, we continue to need two temporary modular classrooms. Additionally, the Town has moved forward with expanding the wastewater treatment plant. This expansion will support more housing development in that area. Unless the school is expanded, recent enrollment projections predict the building will remain well over its functional capacity.

This project would:

- ✓ Build six classrooms to create needed space for current enrollment and projected growth.
- ✓ Remove the two temporary modular classrooms.

With this investment, Ixonia Elementary would be configured with three classrooms per grade level and the space needed to provide four-year-old kindergarten, similar to our other elementary schools.

<i>Estimated cost: \$5.75 million</i>	
Do you support expanding Ixonia Elementary?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not sure

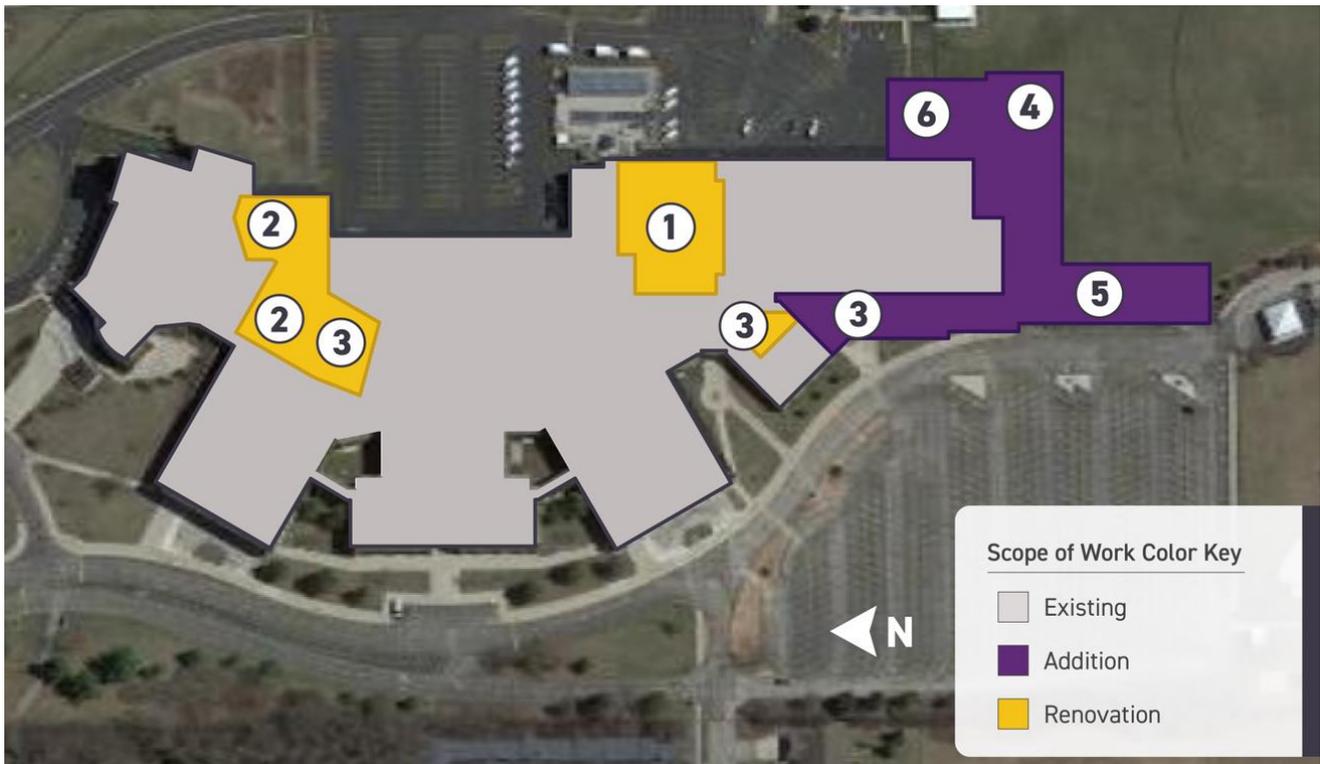
Comments/suggestions/questions:

Project 3: Update/expand the high school

Enrollment in the band, orchestra, choir, and art programs has grown substantially since these classrooms were built in 1965. Consequently, these areas are too small, have accessibility challenges, and are poorly configured for instruction. The school's cafeteria is also undersized. As a result, students eat in hallways and throughout the building, which creates supervision, clean-up, and class scheduling challenges. The locker rooms are also too small to accommodate the number of students in physical education, intramurals, and team sports.

This project would:

1. Convert the upper gym to create a larger, dedicated music area for band, orchestra, choir, and drama with sufficient storage for instruments and uniforms.
2. Renovate and expand art classrooms.
3. Increase cafeteria seating and create additional serving space.
4. Add gym space for physical education, gymnastics, dance, and expanded intramural programming to replace the former upper gym.
5. Add a weight, fitness training, and wrestling area.
6. Build additional locker rooms.



Estimated cost: \$39.4 million

Do you support updating and expanding the high school?

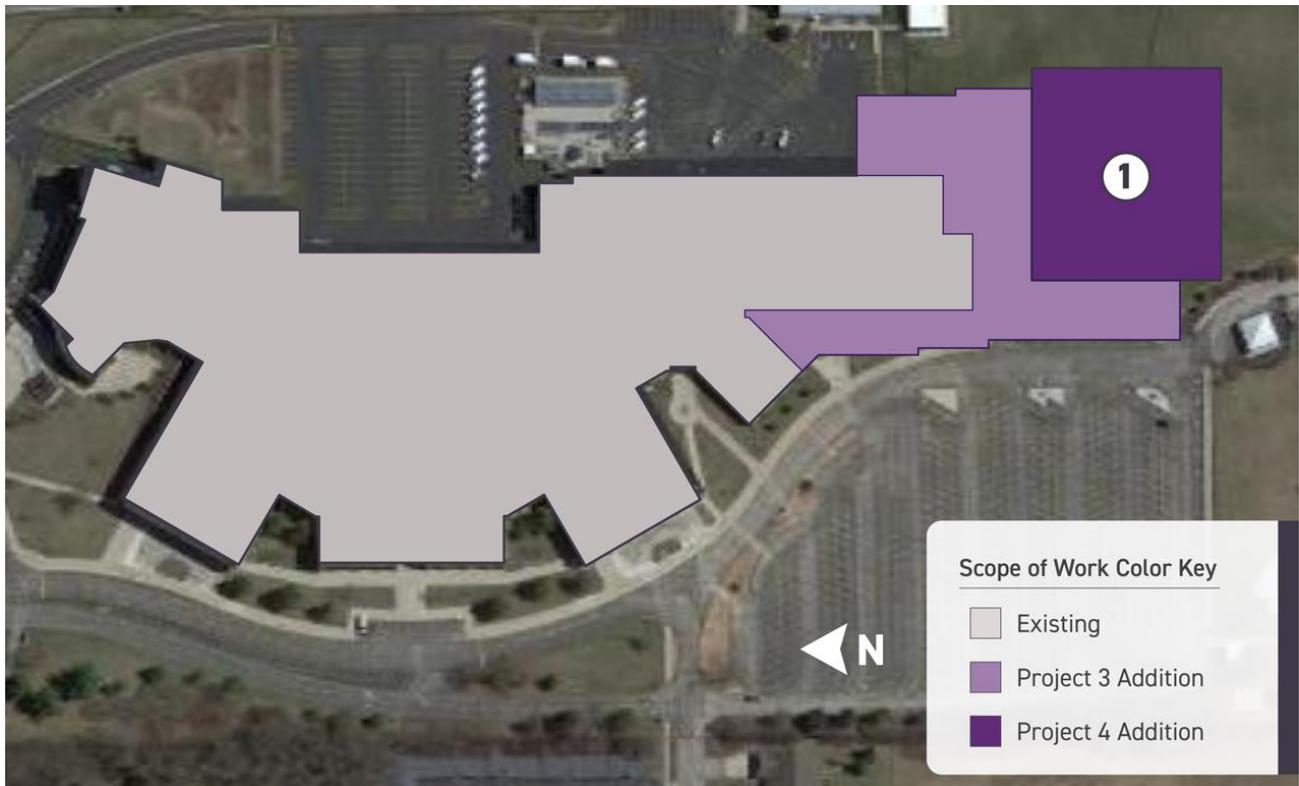
- Yes
- No
- Not sure

Comments/suggestions/questions:

Project 4: Build a multi-purpose indoor turf facility

The District’s programming for physical education, athletics, intramurals, clubs, and marching band practice is hampered due to seasonally poor weather and limited indoor space. Teams struggle to find indoor practice space when the weather makes outdoor practice impossible. The high school also lacks space for large-group activities such as student testing, intramural programs, community events, and youth programming.

1. The project would build a multi-purpose turf facility at the high school for both school and community use.



Estimated cost: \$13.1 million

Do you support building a multi-purpose indoor turf facility at the high school?

- Yes
- No
- Not sure

Comments/suggestions/questions:

Funding Support

As noted on page three, the District would need to secure funding from a capital (facilities) referendum to pay for larger facility investments.

Cost Summary

Replace OHS heating & cooling systems and roof sections at OHS and Ixonia	\$32.9 million
Expand Ixonia Elementary School	\$ 5.75 million
Update/expand the high school	\$39.4 million
Build a multi-purpose indoor turf facility	\$13.1 million
<i>Total</i>	<u>\$91.15 million</u>

Oconomowoc Area School District Historical/Potential Property Tax Mill Rates



Voter approval would increase the property tax mill rate by \$0.09.

This would increase property taxes by \$31.50 on a home valued at \$350,000.

<p>Would you support a \$91.15 million referendum to fund all four projects?</p> <p><i>Representing an estimated annual tax increase of \$9 for every \$100,000 of property value over the current level.</i></p> <p><i>The debt would be financed with 20-year bonds at an interest rate averaging 4.75%.</i></p>	<input type="checkbox"/> Definitely yes <input type="checkbox"/> Probably yes <input type="checkbox"/> Undecided <input type="checkbox"/> Probably no <input type="checkbox"/> Definitely no
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Is there any other information you would need before making a decision? If so, what is it?

Thank you for your participation! We sincerely value your time and input.

Oconomowoc Area School District
915 E. Summit Avenue
Oconomowoc, WI 53066



**IMPORTANT SCHOOL
SURVEY ENCLOSED**

**If you have questions, please visit www.OASD.org/Facilities
or call (262) 560.2111.**

Please complete this school survey before December 12.

*This publication was produced for the residents of the **Oconomowoc Area School District**. Due to the overlap of postal routes, residents from neighboring school districts may receive this publication. Given the limitations of bulk mailing, this overlap was difficult to eliminate without significant cost. Thank you for your understanding.*