

Students...OUR future...

Build on it.



Jefferson High School Facilities Referendum

"U.S. Treasury announces that the 2010 allocation for Qualified School Construction Bonds in Wisconsin will be \$100,459,000 for school districts having the authority to proceed with 'shovel ready' projects."

We are pleased to report confirmation that Wisconsin will receive \$100,459,000 in allocations for Qualified School Construction Bonds (QSCB) this year. This allocation will be distributed by the Department of Public Instruction to local school districts that have "shovel ready" building projects and receive authority to proceed prior to May 2010. This stimulus program allows the district to borrow funds from investors to pay for the project and then receive a reimbursement from the U.S. Treasury that is designed to eliminate the interest cost typically associated with a school bond issue.

Early planning estimates assumed that Jefferson would receive a QSCB allocation of 25 percent for the referendum borrowing which would save district taxpayers approximately \$7.6 million of future interest cost. An updated review of school building projects seeking voter approval statewide indicates that Jefferson's percentage could now be closer to 40 percent. **This increase in stimulus funding would reduce the future referendum interest cost by \$10.6 million. The additional stimulus funding would lower the estimated average tax impact to \$1.30 per thousand (\$1,000) of property valuation.**

What does this mean for the Jefferson High School Facilities Referendum? Turn to page three for an overview of the estimated tax impact and estimated stimulus savings.

"Creating a Learning Environment for Student Success in the 21st Century."

Educational Changes. There is no denying that the context of learning has changed immensely in the 21st Century. Over the past 30 years we have seen an explosion of technology. The needs of students in today's learning environment has changed drastically from those attending Jefferson High School in the 60's, 70's and 80's.

On occasion, I will hear a community member say, "Well, it was good enough for me, it is good enough for the students attending today." As stated above, so much has changed educationally in the last 30 years, especially in the area of technology. Access to information is instantaneous today and contemporary schools need to have the infusion of technology in the learning environment. The use of technology enhances anytime, anywhere learning. Interactive boards, walls, and tablets can either compliment or replace the chalk or maker board and work in conjunction with cameras, video, and Internet.

Passage of Laws. In 1972, the Title IX federal legislation passed prohibiting discrimination on the basis of sex in any federally funded education program or activity. With the passage of this law, athletic interests and abilities of male and female students must be equally and effectively accommodated. There was no way to anticipate such a law passing when Jefferson High School was built in 1963. There was no way to anticipate the growth in our girls' athletic program or additional community use of our gym and pool over the years. To address this growth, the proposed building project includes a new gym and pool. It will provide our students with

greater access and sufficient stations for scheduled practices. It will allow them to get home at a more reasonable time with more available time for homework and family.

Times have changed not only for technology usage and girls' sports, but also the enactment of the 1990 Americans with Disabilities Act and our obligation to provide a facility with free access to students and the community. The proposed high school project will take advantage of the latest mechanical technology and will improve occupant comfort, ease of access, and ventilation.

Energy Efficient. The conserving of energy and the reduction in operating costs is always in the forefront. The proposed project will include geothermal systems which will be more energy efficient and improve comfort while reducing costs. The new building additions will have a building envelope (roof, walls, and windows) which are far more efficient. The use of cavity wall construction with insulation and air barriers will reduce the cost of heating and cooling as well as keep the building envelope tighter than previous construction methods used years ago. The Air Barriers Code is a recent development and Wisconsin is one of the leading states in using this energy saving code requirement.

Keeping Kids Safe. April 20, 2010, will mark the 11th anniversary of the shooting at Columbine High School in Littleton, Colorado. This event has changed how schools throughout this country view student safety. The lesson learned on April 20, 1999, is that delay can be deadly.

Our current high school facility does not provide the necessary security needed for our students. While we would like to think that a tragedy such as that at Columbine High School would never happen in our city/school, there are no guarantees. A successful referendum on April 6 will provide our students with:

- A secure, clearly visible, handicap accessible, main entrance to the high

school. Once school has started, the doors into the school will be locked and all visitors will have to check in at the front desk before they are allowed access into the school. Doors will allow emergency exiting at all times.

- A building design that will allow the academic areas to be closed during community events.
- A fire sprinkler system throughout the entire building.
- Upgraded parking lots that improve student, visitor, and bus drop-off and pick-up.

Our Commitment. The Board of Education is committed to providing a high quality education and environment of excellence for our students. The proposed high school referendum project will provide an environment of excellence for our students to learn now and in the future. We hope our residents share in our commitment and vote on April 6.

REFERENDUM

Important Information Voters Need to Know



The Referendum Question requests approval to borrow not more than \$35,190,000 to construct and equip additions to the high school including classrooms, cafeteria, office, gymnasium and pool; repairing, renovating and upgrading existing high school facilities including roofs, HVAC and athletic facilities; and completing related demolition and site improvements.



Why is the district proposing a building referendum at a time when our economy is in a recession?

A: The Board of Education struggled with bringing a referendum to the voters when our country is faced with the worst economic times in many years. However, **the Board also realizes that the time could not be better for borrowing money with interest rates at an all-time low, construction costs down, and, most importantly, the availability of federal stimulus funds in 2010 to reduce borrowing costs to taxpayers.**

While it is hard for everyone to look beyond the current situation, financial trends will tell us that economic highs and lows are cyclical. In five years the economic view may be quite different with interest rates and construction costs significantly higher.



What is the estimated cost of this project to taxpayers?

A: The proposed referendum will authorize borrowing up to \$35.19 million to pay for project costs. If this amount was borrowed without the benefit of federal stimulus funding, the estimated average tax impact would be \$1.77 per thousand (\$1,000) of property valuation or \$177 more per year on a \$100,000 property. This increase is in addition to the 2009-10 tax rate for debt and is for a borrowing term of 20 years.

If the referendum is approved on April 6, allowing the borrowing to utilize the full benefit of federal stimulus funding, the estimated average tax impact could be

reduced to \$1.30 per thousand (\$1,000) of property valuation or \$130 more per year on a \$100,000 property. ("Full Stimulus" estimate adjusted for the potential increase in available QSCB funding from 25 percent up to 40 percent of the referendum amount.)

The federal stimulus program offers a window of opportunity to create referendum tax savings of \$47 per year for each \$100,000 of property. **This program expires in 2010.**

Property Value	Annual Tax Impact \$1.30/\$1,000 of Valuation (Based on 40% QSCB Allocation)	Annual Tax Impact \$1.77/\$1,000 of Valuation (Based on No Stimulus Funding)
\$100,000 Property	\$130	\$177
\$200,000 Property	\$260	\$354
\$300,000 Property	\$390	\$531

**\$10,600,000
Estimated
Stimulus Cost
Savings**

Q *What is a geothermal heating and cooling system? How will this type of system help reduce operating costs?*

A: The School Board has included a geothermal heating and cooling system in the proposed referendum as a commitment to reducing long-term facility operating costs.

A Ground Source Geothermal system relies on vertical wells with a closed system water loop which "extracts" 50 degree temperatures from underground for heating or cooling. In the warmer months, the 50 degree temperatures allow for a reduction in the cost of operating air conditioning (helpful during summer school). In the winter, the 50 degree temperatures are elevated via compressors. **The system saves energy and pays for itself within an estimated 8 to 10 years.**

Prior to starting up the new geothermal system, the mechanical engineer and mechanical subcontractor who installs it will instruct the maintenance staff on how to run the building automation system and controls that operate the geothermal and ventilation system. This training session is also recorded on video to instruct future staff members. They will also explain and provide a routine maintenance schedule that will be followed to ensure proper care throughout the life of the systems. Additionally, operation and maintenance manuals are provided electronically for easy reference.

Current and Projected Utility Costs

System Type	Total Cost (Per Year)	Gas	Electric	Total Cost Per SF
Existing High School - 204,463 SF (Current Heating Cost Only)	\$245,356	\$0.55/SF	\$0.65/SF	\$1.20/SF
Existing High School - 204,463 SF (Projected Heating & AC costs for entire facility if it were to have 100% AC; currently only 50%)	\$347,587	\$0.55/SF	\$1.15/SF	\$1.70/SF
Renovated High School with Additions (Geothermal - 256,460 SF) (With 100% Heating & AC)	\$205,168	\$0.10/SF	\$0.70/SF	\$0.80/SF

Estimates are relative and actual costs may vary based on actual conditions or use. Utility costs include HVAC, lighting, and kitchen.
Information provided by KJWW Engineering.

More square footage with a lower utility cost per year.

On average with geothermal, the new facility will provide a utility savings of approximately \$142,419 per year over a conventional system.

Q *If the high school referendum is successful, how will the district maintain the new facility once it is built?*

A: Throughout our recent referendum efforts, members of the public have questioned the district’s ability to “maintain” its facilities. During the past year the district has studied options on how to track maintenance issues within the district and to better plan. **The school district has implemented a web-based work report program (WorkTrakkerPRO) for the reporting and tracking of maintenance issues at all buildings throughout the district.** WorkTrakkerPRO creates a reliable and efficient communication network between administrators, maintenance workers, and staff.

With a few clicks of a button, any district staff member is able to easily and quickly enter a maintenance issue into the system. Problems are categorized into general areas such as Heating/Air Conditioning, Electrical, Plumbing, Lighting, Furniture, Something New Needed, or Other. Descriptive information is added, priorities are assigned, and the work request is sent electronically to the maintenance department. From there, the request is assigned to a custodian or maintenance staff member to address the item. Continued communication happens throughout the process between the staff member and the custodial and maintenance departments as the progress and status of the work order is updated and reported on via the online reporting tool. In addition, a wide variety of reporting options are available so that we can better monitor equipment, problems, and issues throughout the district.

Q *Has the District spent any money on maintenance issues at Jefferson High school in recent years?*

A: Yes. In fact, **more than \$650,000 has been spent on repairs and maintenance at Jefferson High School since 1997.** Projects have focused on immediate needs, such as replacing sections of the roof, pool repairs and equipment, classroom air conditioning units, lighting, and locker replacement. You may also recall the auditorium roof was heavily damaged in a June 2005 storm. An insurance settlement for nearly \$150,000 helped repair the roof, carpet, paint, and other fixtures.

Q *How has School Choice impacted our district?*

While some district residents may feel that a \$35.19 million building project is too expensive to take on, please consider the potential impact of not doing this project—Public School Choice.

Twelve years ago legislation was passed in Wisconsin that permits parents to apply for their child to attend a school district other than where they reside. School choice has grown tenfold over its first decade with over 26,000 students crossing district boundaries to attend school.

So what is the big deal? **The financial impact of students leaving Jefferson to attend school in another district will cost Jefferson taxpayers \$6,443 per student for the 2010-11 school year. As it stands now for the 2010-11 school year, there are 66 more students transferring out of Jefferson than those transferring in under school choice (Open Enrollment).** Based on the number of students’ full-time equivalency, this will result in a net cost of \$424,704 to the district. As you can see, there is a significant cost to our district in students lost. While not every student leaving our district is due to our current facilities, we do feel that it plays a significant role in keeping and attracting students.

Q *What are the benefits of a new/renovated high school to our students and community?*

A: There are many ways in which our students and community would benefit from this referendum.

EDUCATIONAL BENEFITS	COMMUNITY BENEFITS
Handicap accessible science classrooms and labs with proper ventilation, adequate storage, and appropriate lighting.	Great schools promote economic development and build a stronger tax base. It is one of the things people evaluate when deciding where to live or locate a business.
Additional classroom space for our special education program with greater accessibility, storage, and bathroom facilities.	Handicapped accessibility improvements throughout the school to meet current ADA (Americans with Disabilities Act) requirements.
An expanded area for Art instruction that will include more natural light and proper ventilation.	Improved traffic flow around the schools to provide a safe environment for bussing and parent pick-up and drop-off.
<ul style="list-style-type: none"> • Additional gymnasium space for physical education, team practices, and community use. • A new eight-lane pool with separate locker room facilities that will improve our physical education curriculum, allow us to hold sanctioned swimming meets, and provide better instructional space and flexibility for community use. 	