

GEOTHERMAL SYSTEM STILL KEY TO ENERGY AND OPERATIONAL SAVINGS

The School District of Jefferson remains committed to saving energy and reducing long-term operating costs at Jefferson High School. As the Board of Education worked to revise the original facilities plan, their focus never wavered on the importance of including a geothermal heating and cooling system instead of a traditional VAV (variable air volume) system.

Despite the additional up-front cost, this type of system is proven to save energy and pays for itself within an estimated 8 to 10 years. For additional information on geothermal heating and cooling systems, please visit the Wisconsin Focus on Energy website: www.focusonenergy.com.

KJWW Engineers provided the District with the following updated utility cost savings estimate for the revised High School Facilities Project:

UTILITY COSTS				
Provided by David Smith, KJWW Engineering				
System Type	Total Cost (per year)	Gas	Electric	Total Cost Per SF
Existing High School (201,000 SF) Heating Only	\$265,320	\$0.55/SF	\$0.65/SF	\$1.20/SF
Existing High School (Full A/C for 201,000 SF)	\$341,700	\$0.55/SF	\$1.15/SF	\$1.70/SF
Renovated High School w/additions VAV System (273,590 SF)	\$355,667	\$0.50/SF	\$0.80/SF	\$1.30/SF
Renovated High School w/additions Geothermal (273,590 SF)	\$218,872	\$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.

PHASED CONSTRUCTION TIMELINE

Project	Start Date	Completion Date
Two-Story Classroom Addition	April 2009	August 2010
New Pool/Cafeteria/Gymnasium Addition	April 2009	August 2010
Remodeling of Existing Music/Auditorium Area, Tech Ed/Ag Area, and Competition Gym	June 2009	August 2009
Track Improvements/New Tennis Courts	June 2009	August 2009
Remodeling of Existing Small Gym into Library/ Media Center	April 2010	August 2010
Remodeling of Existing Kitchen	June 2010	August 2010
Remodeling of Existing Pool into Gymnasium	August 2010	October 2010

We are able to phase the construction to limit the disruption to students and staff during the school year. A majority of the remodeling to existing space will be done during the summers of 2009 and 2010. Ultimately, the entire project will be completed by October of 2010.

MAKE AN INFORMED DECISION on Tuesday, November 4, 2008:

- Visit the District website at www.jefferson.k12.wi.us
- E-mail us at JHSReferendum@jefferson.k12.wi.us
- Attend information meetings (schedule on district website)
- Call us at 920.675.1009

AGING FACILITY ISSUES STILL CRITICAL Residents Urged to Review New Lower Cost Plan

The School District of Jefferson Board of Education voted unanimously to present residents with a revised, lower-cost proposal on Tuesday, November 4, 2008 to address serious facility issues at Jefferson High School.

The new plan, developed in response to community feedback gathered after the unsuccessful April 1st referendum, significantly reduces the amount of proposed new construction and preserves more of the existing High School to lower the overall project cost. The total project cost has now been reduced by \$5.9 million to \$39,700,000.

In addition to putting the High School proposal back on the ballot, the Board has decided to offer voters a second question this fall to provide additional funds specifically for ongoing maintenance projects throughout the District. A summary of the ballot questions are as follows:

Question #1: Requests approval to borrow up to \$39,700,000 to construct additions to the high school, including a two-story classroom addition, pool, and gymnasium; renovate and improve a portion of the existing high school, demolish a portion of the existing school, and improve the high school grounds including the track and replacing the tennis courts.

Question #2: Requests approval to exceed the revenue limit placed on schools by \$300,000 a year for five school years only (starting in 2009/10 and ending in 2013/14) to provide funds for other facilities maintenance projects throughout the District. Projects include: roof, parking lot, and sidewalk repairs/replacements; playground maintenance; boiler(s) and door replacements; installation of carpeting and floor and ceiling tile; upgrading HVAC software; locker painting; installation of a building access card system for secure entrance; installation of automatic toilet flushers, and classroom/cafeteria/vestibule renovations.

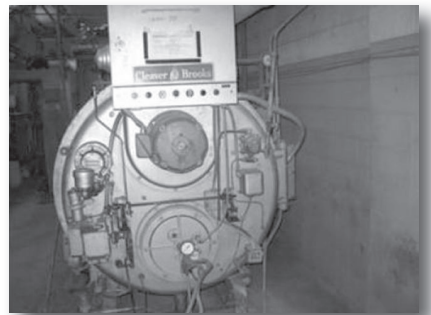
Funds from Question #2 will be primarily used for projects at East, West, and Sullivan Elementary Schools and Jefferson Middle School.

Do We Still Need this Referendum?

Yes. The District still believes very strongly that the revised High School Facilities Project, as well as other district-wide maintenance projects, are needed. While we have reworked the proposed solution and added the maintenance cost question in response to community input, our needs have not changed.

- Jefferson High School is still an aging, outdated, and inefficient High School.
- Our facility challenges continue to affect our High School learning environment.
- The cost of waiting continues to increase, both educationally and financially.

**INSIDE...
CHECK INSIDE FOR MORE
IMPORTANT REFERENDUM
INFORMATION...**



Many building systems exceed life expectancy.



Multi-level floor plan causes challenges for those with special needs.



Pool is beyond reasonable repair.



Inadequate lighting and limited natural light.

HOW HAS THE HIGH SCHOOL FACILITIES PROJECT CHANGED?

Since April, the Board of Education has worked extensively with the District administration, architects, and construction managers to develop a new plan for the High School that reflects input from the community. Residents acknowledged that the building is in need of serious renovation and repair, yet challenged the District to utilize as much of the existing building as possible to reduce costs.

While many elements of the original plan remain (such as rebuilding the academic classroom areas, providing a secure and identifiable main entrance, replacing the pool, and installing a geothermal heating and cooling system), the revised plan does renovate and repurpose a significant portion of the current building compared to the former proposal. Please refer to the revised floor plan to see the specific changes.

Revised Project Cost Breakdown

Project Component	April 1, 2008 Referendum	November 4, 2008 Referendum	Cost Difference
New Construction	\$42,133,500	\$30,419,996	(\$11,713,500)
Renovations	\$2,130,500	\$8,435,004	\$6,304,504
Tennis, Track, Field Upgrades	\$836,000	\$645,000 (Now Only Tennis & Track Improvements)	(\$191,000)
Demolition	\$500,000	\$200,000	(\$300,000)
Total Project Cost	\$45,600,000	\$39,700,000	(\$5,900,000)

WHAT IS THE ESTIMATED COST TO TAXPAYERS?

Question #1: Average Tax Rate Impact: \$1.98 per \$1,000 of Fair Market Value

Assumptions for Tax Rate Estimates:

- 2007 Equalized Valuation with 3% growth through the financing period
- The long-term financing plan will be implemented in phases during construction
- Current tax-exempt interest rates used for planning purposes of 5.00% and 5.25%
- State Equalization Aid reimbursement for new expenditures is currently 9.16%

Question #2: Average Tax Rate Impact: \$0.30 per \$1,000 of Fair Market Value

- This is a tax rate increase that would only be authorized for five school years, starting in 2009/10 and ending in 2013/14.

Estimated Property Tax Impact: Question #1

Fair Market Home Value	Annual Cost	Monthly Cost
\$100,000	\$198.00	\$16.50
\$200,000	\$396.00	\$33.00
\$300,000	\$594.00	\$49.50

Estimated Property Tax Impact: Question #2

Fair Market Home Value	Annual Cost	Monthly Cost
\$100,000	\$30.00	\$2.50
\$200,000	\$60.00	\$5.00
\$300,000	\$90.00	\$7.50

Revised Project Scope

New construction square footage was reduced from approximately 226,000 SF to approximately 155,000 SF.

- 1 Reduced number of new general classrooms and science labs
- 2 Preserved existing music wing, Tech. Ed./Agricultural area, competition gym, and kitchen
- 3 Converting the existing small gym into a new library
- 4 Converting the existing swimming pool into an additional gymnasium

