



MINERAL POINT
UNIFIED SCHOOL DISTRICT

**VOTE
APRIL 2**

Referendum
One United Campus

Welcome



Mineral Point Unified School District



Background



Since the November 2018 Referendum

- Following the November election, the Board heard comments requesting a new elementary school
 - ➔ Board held Community Forum — December 2018
 - ➔ Board passed Referendum Resolution for new elementary school on the MS/HS campus — January 2019
 - ➔ If the Referendum is successful, the District will pursue the new elementary school. If not successful, we will proceed with the 2018 \$11.92 Million November Referendum approved option to renovate the existing elementary school.

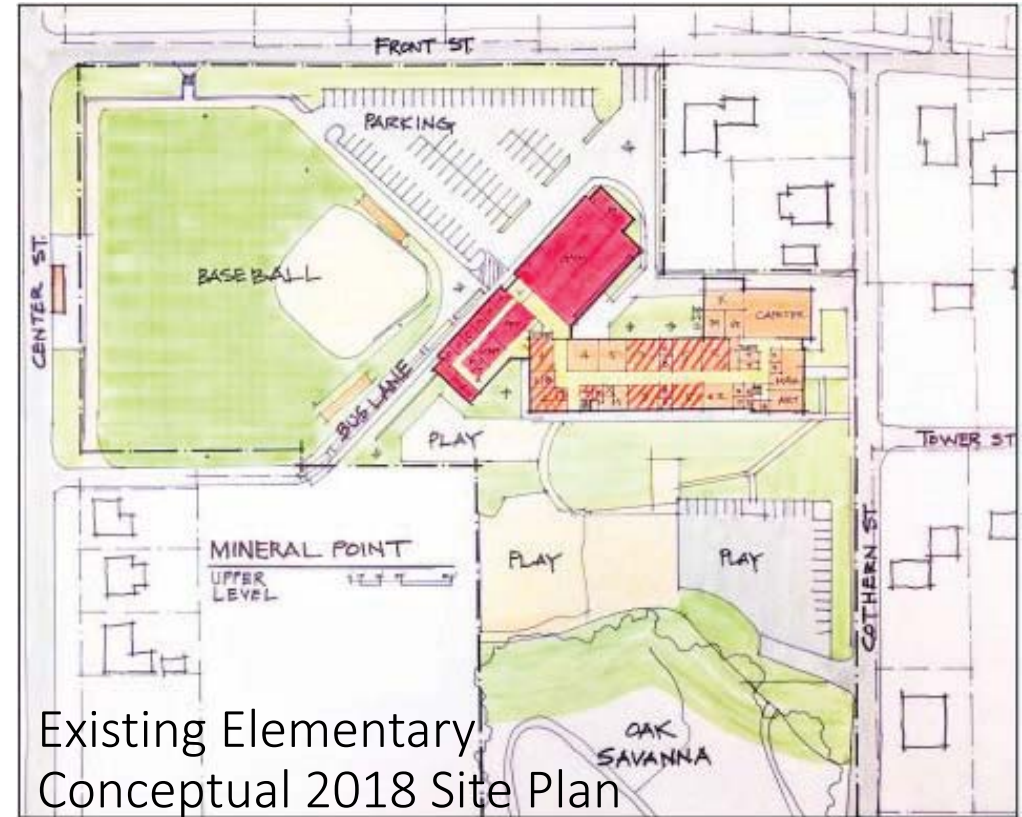
Nov. 2018 Referendum

Advantages

- Community approved the plan in November 2018.
- Maintain existing connection to neighborhood.
- Utilize the established Oak Savanna.

Disadvantages

- Undefined cost/scope with extensive renovation with building structural/foundation impacts, estimated at \$2 million of the \$11.92 million to address.
- Congested site circulation.
- Not as cohesive of an overall plan with limited future possible expansion.
- Extensive site drainage improvements required.



Existing Elementary
Conceptual 2018 Site Plan



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One United Campus



Why One United Campus Now...

Efficiency

- One single campus provides for more efficient use of District resources
- One united campus allows for greater flexibility now and in the future
- Minimize or eliminating travel time for staff and parents
- Eliminates unknown foundation renovation costs associated with existing school

Safety/ Transportation

- Greater opportunity to improve building site safety and security
- Improve transportation efficiency and safety through organized traffic patterns for buses and vehicles
- Convenient access to events by adding additional parking





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What's on the Ballot?

Referendum Question



Question: \$19,500,000

Shall the Mineral Point Unified School District, Iowa and Lafayette Counties, Wisconsin be authorized to issue pursuant to Chapter 67 of the Wisconsin Statutes, general obligation bonds in an amount not to exceed \$19,500,000 for the public purpose of paying the cost of constructing and equipping a new elementary school on the existing middle/high school campus?



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Tax Impact



Estimated Tax Impact



\$19,500,000 Referendum Tax Impact

Estimated Fair Market Value	Annually	Monthly
\$100,000	\$271.00	\$22.58
\$150,000	\$406.50	\$33.88
\$200,000	\$542.00	\$45.17

Mill Rate Impact - \$2.71

(Per \$1,000 valuation vs. 2017-18 EEE Mill Rate.)

A new elementary school is an estimated \$7.75 increase per month for a \$100,000 home over the 2018 facilities referendum increase.

Tax impacts provided by Robert W. Baird & Co.

Assumes 20 year borrowing calculated using planning interest rate of 4.25%. Mill rate based on 2017 & 2018 Equalized Valuation (TID-OUT) of \$336,992,680 & \$361,933,931, respectively, with annual growth of 2.00% thereafter. Inclusive of the impact on state aid at the tertiary level of 17.92%.

Impact represents the change in mill rate over the 2017-2018 base rate for energy efficiency levy for projects and debt service of \$0.43.



Mineral Point Unified School District



Needs



Needs

- Same needs as November 2018 with different proposed solution
- Facilities that are welcoming and accessible inside and out
- Comfortable, safe, and secure environments for students and staff
- A space that serves large student gatherings and as a community resource
- Learning environments that promote student success--innovative instruction
- Foster student interaction across age groups
- Facilities that offer wellness learning and recreation activity opportunities
- Fiscally responsible investments that deliver operating cost efficiencies
- Learning and staff spaces that are flexible and adaptable for change
- Increased storage spaces



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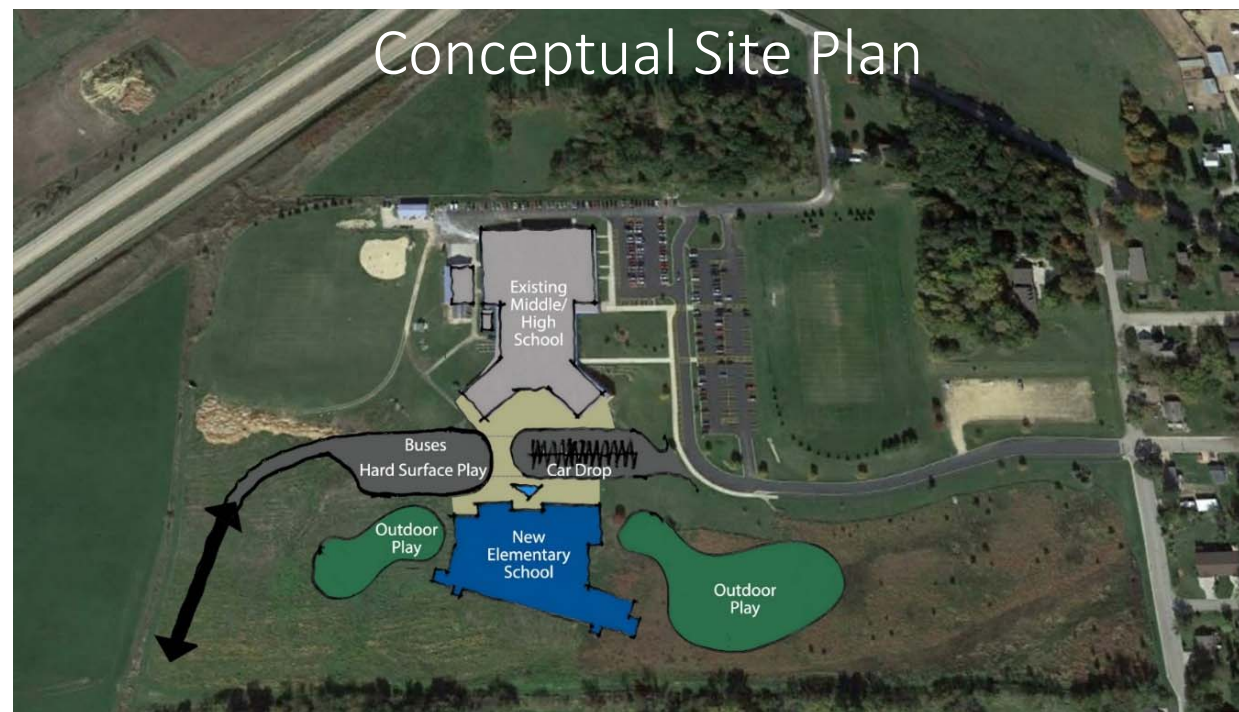
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Solution



Solution

- Build a new 72,000 square foot elementary school on the middle/high school site for a cost not to exceed \$19,500,000.
 - Site preparation and development including: Site Safety, Student/Staff Parking, Bus Drive, Service Drives, Entry and Playgrounds.
 - New school construction including: Secure Entry & Offices, Classrooms, Library, Two-Court Gym, Cafeteria, Commons, Kitchen, STEM (Science, Technology, Engineering and Math), Fab Labs, Arts, Music, Special Education, Community Mechanical, Custodial and Electrical Spaces, as well as Technology Infrastructure, Furnishings, Fixtures and Equipment.



Mineral Point Unified School District



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Referendum Estimate

1/31/2019

	Estimate
Site Development	\$2,300,000
Site Excavation, Site Preparation, and Storm Water Management	\$900,000
Site Development: Site Safety, Student/ Staff Parking, Bus Drive, Service Drives, Entry, and Playgrounds	\$1,400,000
New Elementary School Construction Costs (72,000 Sq. Ft. at \$200 per Sq. Ft.)	\$14,400,000
Administration	
Classrooms	
Core Spaces (Library, Gym, Cafeteria/ Commons/ Kitchen)	
Specials (STEM/ Fab lab/Arts/ Music/ SPED)	
Support Spaces (Mechanical/ Custodial/ Electrical)	
Allowances	\$920,000
Technology Infrastructure (Security Cameras, Access Control, Smart Boards, Projectors, etc.)	
Furnishing, Fixtures, and Equipment	
Kitchen Equipment	
Playground Equipment	
Geotechnical and Site Survey	
Project Contingency and Agency Review	\$900,000
Estimated Architectural/ Engineering/ Construction Administration Fees	\$980,000
Total Project Cost	\$19,500,000

*Estimates are based on preliminary master planning scope discussions.

*Cost are estimated by historical data, current projects and project complexity.

*Pending a successful referendum, all project disciplines/ scopes will be competitively bid.

*Costs assume no Construction Manager and/or associated fee.

*Costs do not account for any costs at the current elementary school and/or decommission.





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Timeline

Proposed Project Timeline



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April 2019 Referendum

Advantages

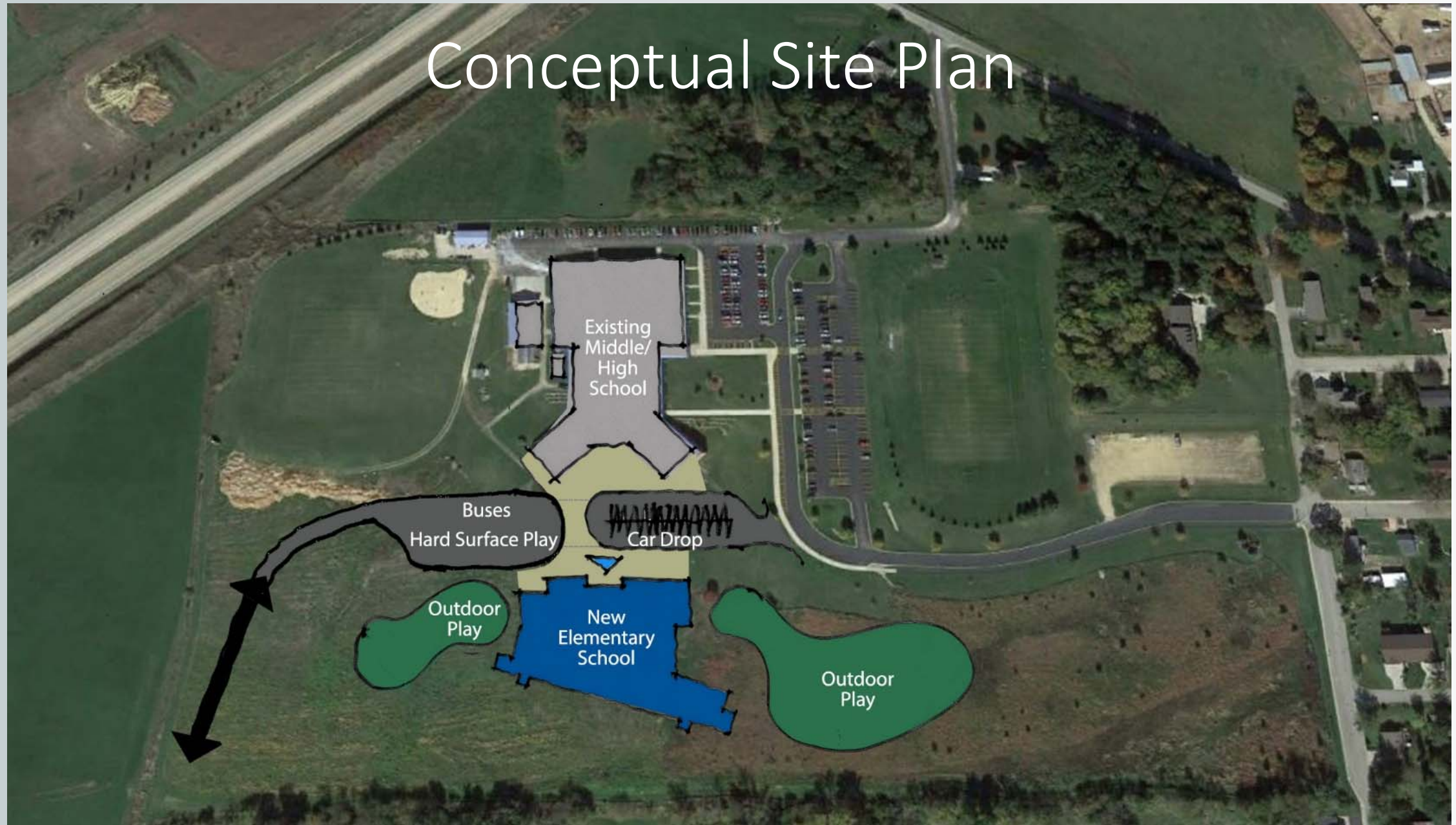
- One single campus provides for efficient use of limited district resources.
- Site safety and security improvements to MS/HS site. Busing involved in planning process for improved site circulation.
- Greater energy efficiencies with new construction.
- Construction phasing building on HS/MS site is less disruptive to education than extensive renovation/addition.
- More cost-effective construction than extensive renovation/addition.
- Greater daylighting/solar opportunities.

Disadvantages

- At this stage of the process, there is no confirmed plan with board/community for use of existing elementary school.



Conceptual Site Plan





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Thank You



Please Vote on Tuesday, April 2!

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