

Long-Range Facilities Planning Arrowhead School Board Meeting

November 13, 2024

- **RECAP**
 - **Long-Range Facilities Planning Process**
 - **Community Key Takeaways**
 - **Referendum Results**
- **WHY go to referendum?**
- **NEXT STEPS**

Appreciation to All Involved

Thank you to the School Board for giving the community the chance to determine what it wants for AHS.

Thank you to the administration and staff who contributed to the process.

Thank you to the EUA and VJS team members for their assistance throughout the process.

Thank you to everyone who came to a community information session, toured the buildings and/or hosted a presentation and/or responded to the survey.

Thank you to community members who participated as part of grass-roots efforts either for or against the referendum.

Thank you to community members who emailed or called with questions.

Arrowhead has used the same referendum process used by districts across the state for decades.

- **A thorough facilities assessment was conducted by experts who were awarded the work through a competitive bid process.**
- **Multiple public information sessions shaped the survey questions that were presented to the entire community.**
- **The survey results shaped the referendum questions.**
- **EVERY MONTH FOR THE PAST 15 MONTHS, the district's facilities and/or the referendum has been publicly posted and discussed at committee meetings and school board meetings.**

This is the process. The process is working.

The Process

The only way a new school can ever be built is if the community supports it.

The only way taxes can be raised for any significant facility improvement is by the community authorizing it.

The facilities are aging and the state does not provide adequate funding to maintain them. This is why well over 80% of school districts have used operational referendums over the past 24 years. There is no other mechanism for getting the funds that are required to operate. The state has made it clear that if a school board needs more funds, it must ask the local taxpayers via a referendum.

If a referendum fails, the challenges facing a district do not go away. The Arrowhead community made it clear what was not supported via the November 5 referendum.

The School Board must now determine the next steps.

That is the process. The process is working.

Long-Range Facilities Planning Process



Facilities Study

BUILDING CONDITIONS | SUMMARY OVERVIEW

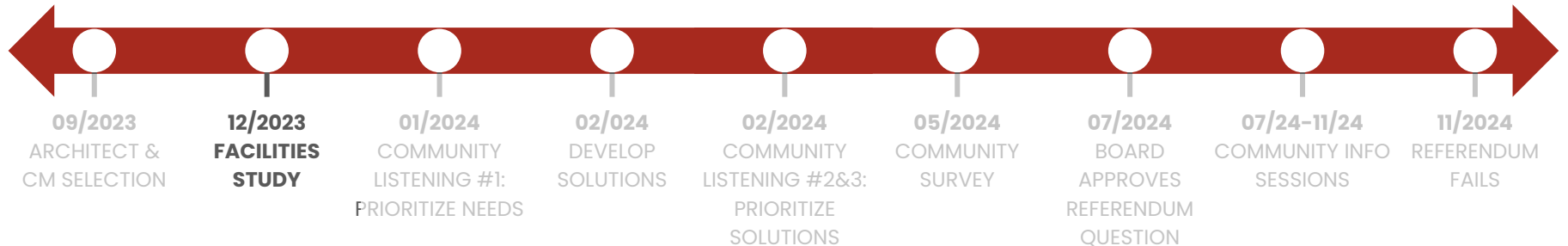
CATEGORY	South Campus	North Campus	Athletic Facilities	Maintenance Facility
Civil / Site	3.33	3.17	3.11	2.00
ADA	2.33	3.00	2.00	1.50
Foundation	4.00 *	4.00 *	3.50	2.00
Structural System	3.00	3.00	3.00	1.00
Roofing	4.00 *	4.00 *	3.67	1.50
Exterior Enclosure	3.72 *	3.72 *	3.00	2.40
Interior	2.83	2.89	3.44	2.43
Miscellaneous	2.86	3.20	3.17	2.50
Electrical	3.33	3.40	3.40	2.73
Mechanical	3.33	3.33	2.60	2.50
Plumbing	3.21	3.00	3.00	3.00
Average	3.27	3.34	3.08	2.14

EDUCATIONAL ADEQUACY | SUMMARY OVERVIEW

CATEGORY	South Campus	North Campus
Site	2.67	2.67
Safety	1.86	1.86
Core Learning Areas	3.00	2.17
Specialty Learning Areas	2.83	3.05
Intervention / Resource Areas	2.00	1.63
Breakout / Collaboration Areas	1.00	1.00
Common Areas	2.00	2.23
Office / Administrative Areas	2.34	2.23
Average	2.21	2.10

BUILDING CAPACITY + UTILIZATION

	South Campus	North Campus	AUHSD Total
Current Enrollment (23-24)			2037
Functional Capacity (80%) by Desired Class Size	1026	1131	2158
Functional Capacity (80%) by Learning Area	1358	1295	2652
Capacity by Gross Building Area	890	1062	1952
Under, Nearing, or (OVER)			121
Current % Utilization	58%	58%	58%



EDUCATIONAL ADEQUACY | SUMMARY OVERVIEW Study

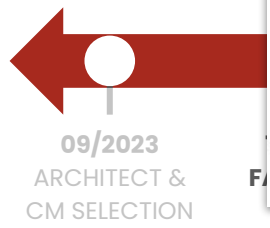
BUILDING CONDITION

CATEGORY
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ADA
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Structural System
Roofing
Exterior Enclosure
Interior
Miscellaneous
Electrical
Mechanical
Plumbing
Average

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UTILIZATION

	South Campus	North Campus	AUHS Total
Class Size	1026	1131	2037
Enrollment	1358	1295	2652
Staff	890	1062	1952
Capacity	58%	58%	58%



STUDY LISTENING #1: PRIORITIZE NEEDS SOLUTIONS LISTENING #2&3: PRIORITIZE SOLUTIONS SURVEY APPROVES REFERENDUM QUESTION

Facilities Study: Key Takeaways

LACK OF SECURE ENTRIES



UNDERSIZED CLASSROOMS



UNDERSIZED CAFETERIA, POOL, GYM, FITNESS + PE SUPPORT SPACES



LACK OF NATURAL LIGHT



LACK OF BREAKOUT/ COLLABORATION



INEFFICACY OF TWO SEPARATE BUILDINGS



UNSAFE/UNDERSIZED SPECIAL ED SPACES



UNDERSIZED AUDITORIUM + FINE ARTS SPACES



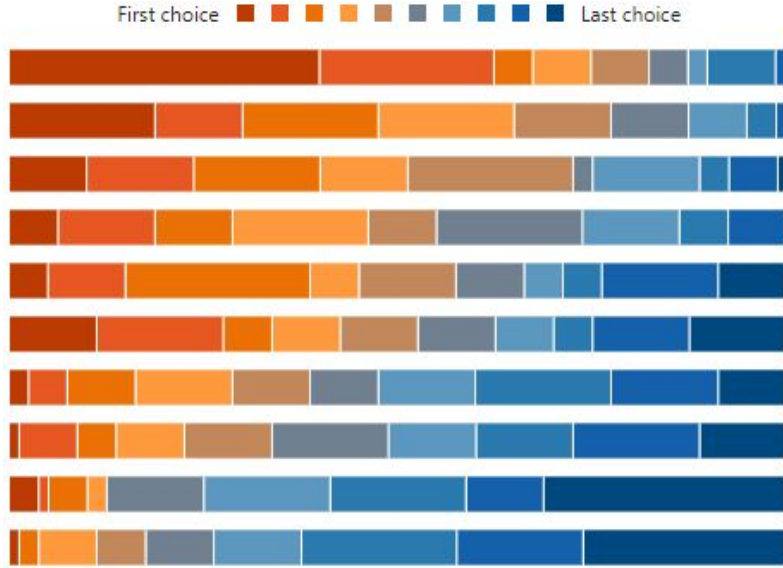
POOR PICK-UP/ DROP-OFF



OUTDATED FURNITURE



Community Listening #1: Prioritization Poll



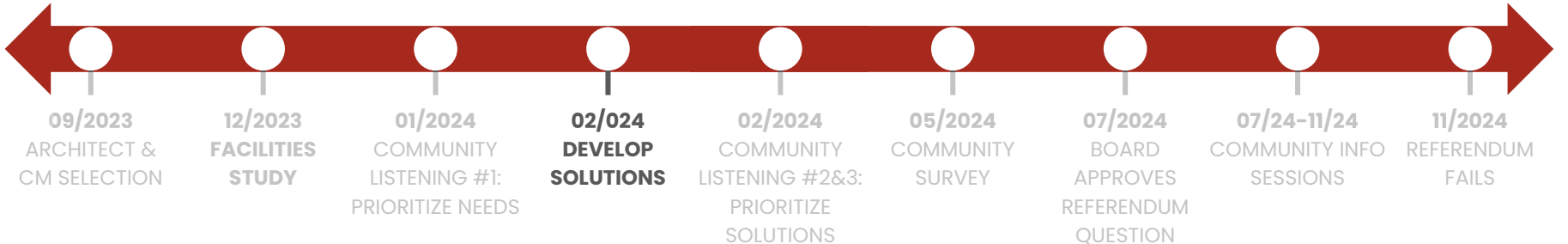
- 1 - Lack of Secure Entries & Overall Building Safety
- 2 - Undersized Classrooms
- 3 - Undersized Pool, Gym, Cafeteria
- 4 - Lack of Natural Light
- 5 - Lack of Breakout / Collaboration Spaces
- 6 - Inefficacy of Two-Building Campus
- 7 - Unsafe / Undersized Special Education Spaces
- 8 - Undersized Auditorium / Fine Arts
- 9 - Poor Pick Up / Drop Off
- 10 - Outdated Furniture



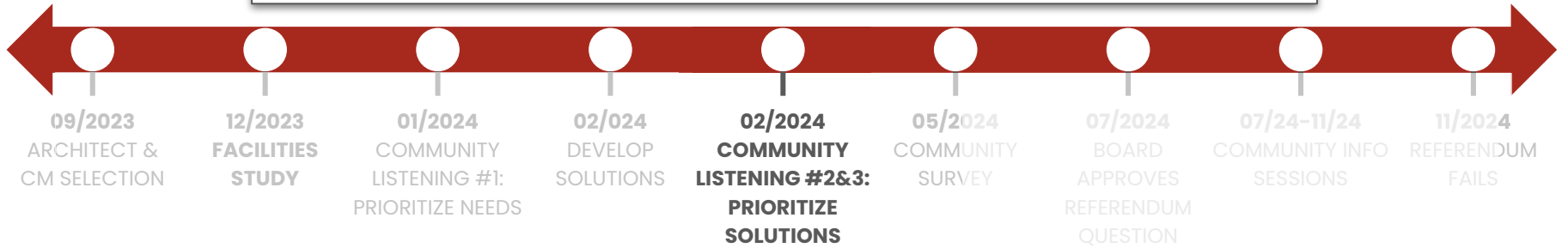
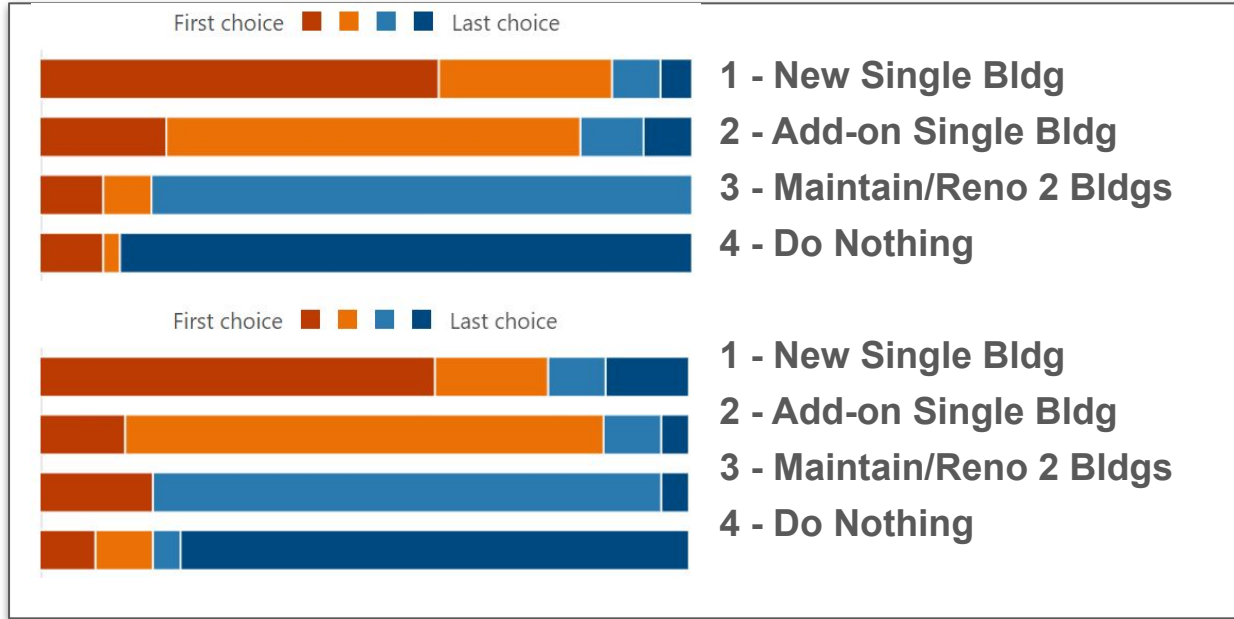
Develop Solutions



NO WORK	MAINTAIN	RENOVATE		COMBINE		BUILD NEW
SCENARIO 1	SCENARIO 2	SCENARIO 3	SCENARIO 4	SCENARIO 5	SCENARIO 6	SCENARIO 7
DO NOTHING	ADDRESS CAPITAL MAINTENANCE ONLY	RENOVATE EACH CAMPUS TO ADDRESS SOME CONCERNS	RENOVATE SPACES TO COMPLETELY ELIMINATE ALL DUPLICATION OF SPACES	TAKE SOUTH OFFLINE, RENOVATION OF CURRENT NORTH BUILDING + NEW ADDITION	TAKE NORTH OFFLINE, RENOVATION OF CURRENT SOUTH BUILDING + NEW ADDITION	BUILD A NEW SCHOOL (1-BUILDING CAMPUS)

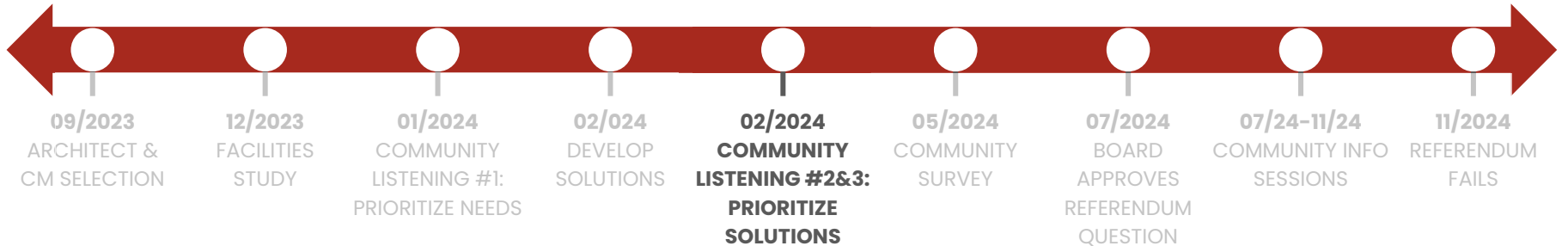
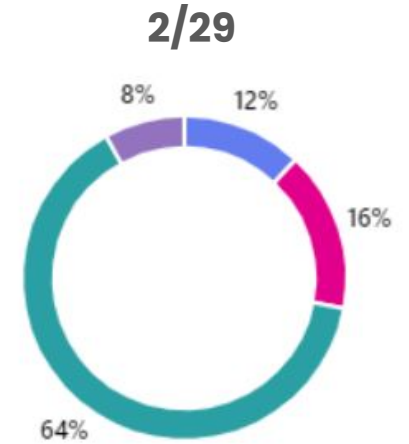
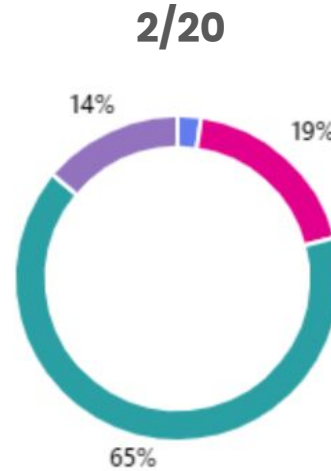


Community Listening #2 & 3: Solution Prioritization



Community Listening #2 & 3: Solution Prioritization

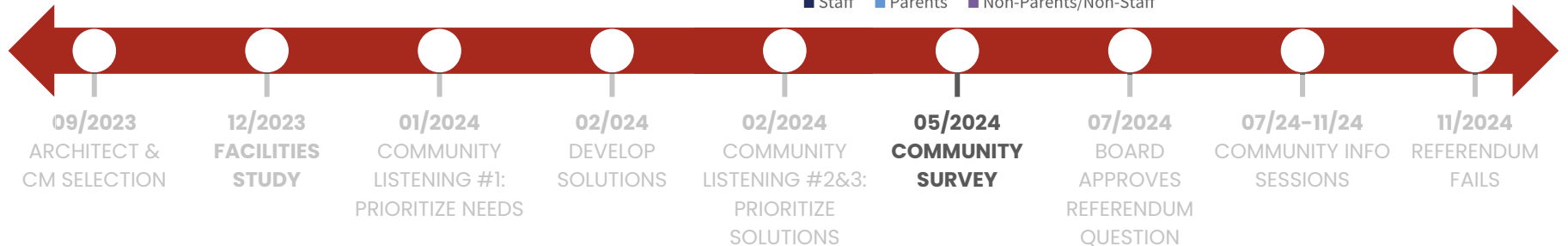
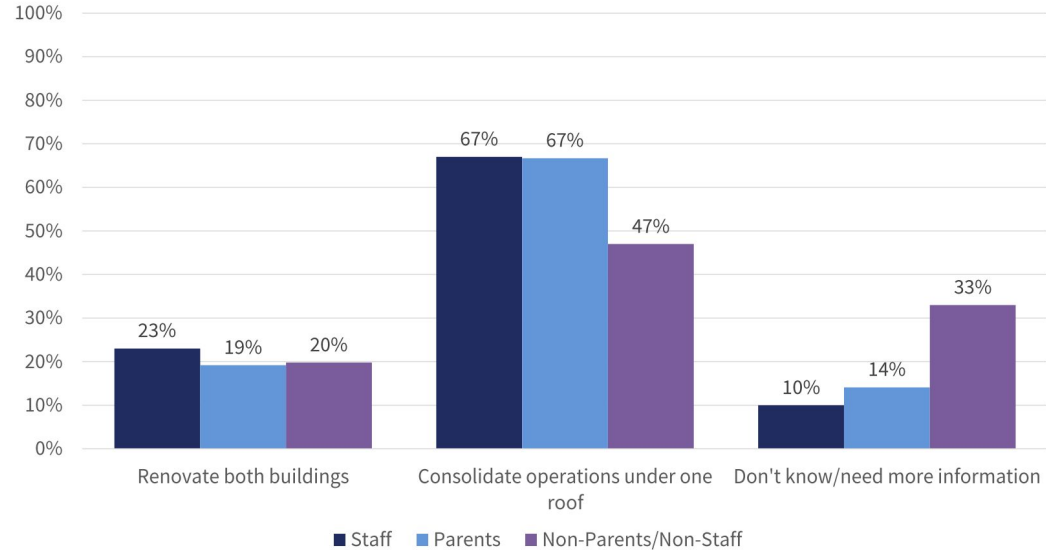
- I only support creating a single building by renovating and expanding South (\$246m).
- I only support constructing a new high school (\$276m).
- I support EITHER scenario.
- I CANNOT support either scenario.



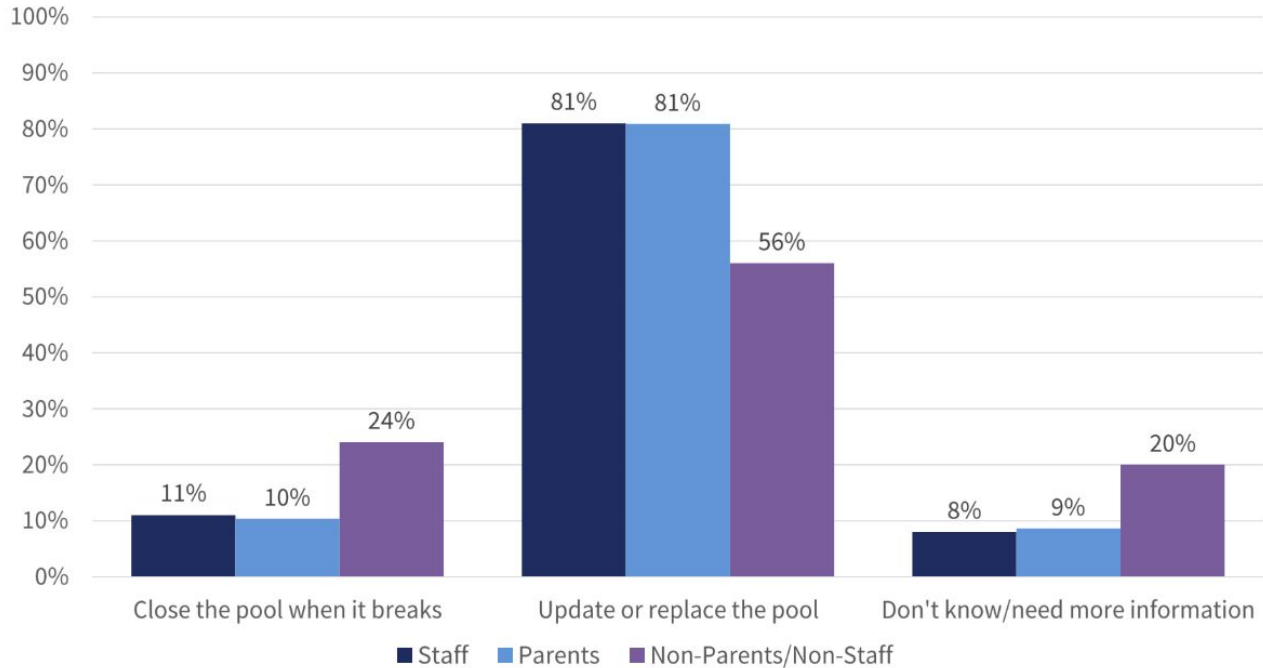
Community Survey: Key Findings

The community prefers consolidating to a single building rather than renovating both buildings.

What advice would you give the District?



What advice would you give the District? (Pool)



Community Survey: Key Findings

		RENOVATE	CONSOLIDATE		
		Renovate Both Buildings	Renovate and add onto an existing school	Build a New School (no pool or auditorium)	All New Facilities (including a pool & auditorium)
Cost	Cost	\$ 153.2 M	\$ 172.2 M	\$214.5 M	\$ 261.2 M
	Tax Impact per \$100k of property value	\$114	\$128	\$158	\$191

Weighted Survey Support 37.1% 43.9% 44.1% 43.2%

Pool	Option 1: Competition Pool Tax Impact	\$22.6 M \$19 / 100K		INCLUDED ABOVE
	Option 2: Rebuild Existing Tax Impact	\$9.9 M \$11 / 100K	N/A	N/A
	Option 3: Maintain Current Tax Impact	\$6.2 M \$7 / 100K	N/A	N/A
Auditorium	Cost Tax Impact	\$24.1 M \$20 / 100K		INCLUDED ABOVE

52.5%

Nov. 2024 Referendum: Build a New High School

QUESTION 1

OPERATING REFERENDUM \$1.9 MILLION ANNUALLY (4 YEARS)

DESCRIPTION: \$1.9 million annually for four years beginning in 2025-26 to fund operational costs. The referendum will replace the school's current \$1.7 million operational referendum, which expires at the end of 2024-25.

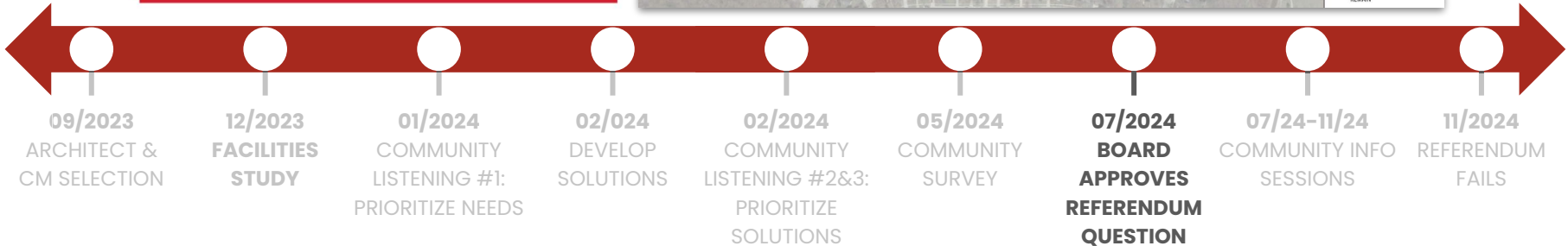
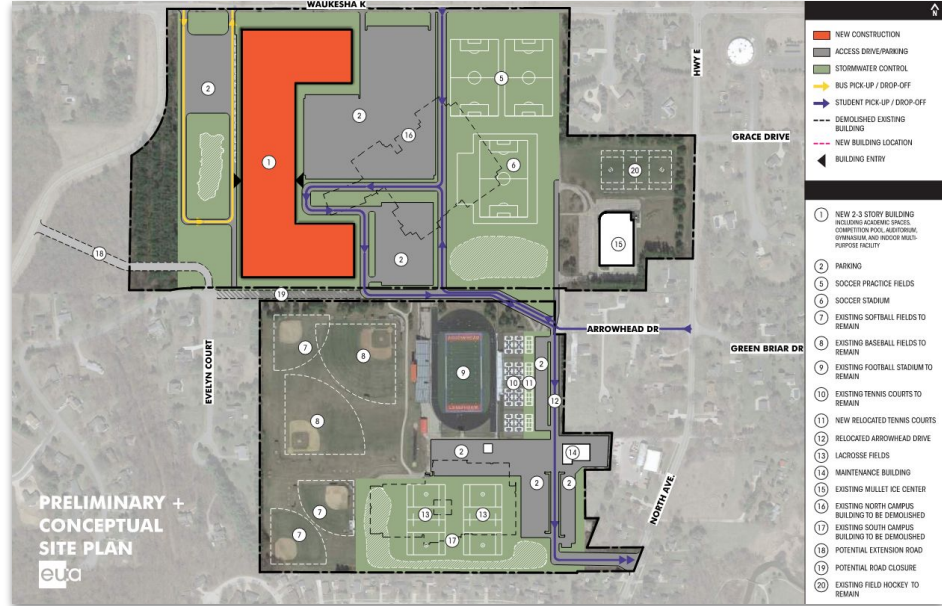
Operational funding will be used to attract and retain staff in this competitive market, protect educational programming, keep pace with inflationary cost increases, and fund necessary maintenance and infrastructure needs.

QUESTION 2

NEW HIGH SCHOOL \$261.2 MILLION

DESCRIPTION: \$261.2 million to construct a new high school on the current AHS site. The approximately 555,000-square-foot high school will bring AHS under a single roof, including:

- Enhanced safety and security
- Elimination of inefficient, duplicate spaces
- New 8-lane competition pool also for community use
- 1,000-seat auditorium also for community use
- Indoor space for academic, co-curricular, and community programming
- Flexible classrooms and labs with advanced technology and collaboration spaces
- Minimal impact on learning activities during construction



Referendum Results

Arrowhead School Referendum Question Number I

(Contest Votes 24,150)

Yes	12,271	50.8%	<div style="width: 50.8%; background-color: #808080;"></div>
No	11,879	49.2%	<div style="width: 49.2%; background-color: #808080;"></div>
15 of 15 Units reported: 100%			

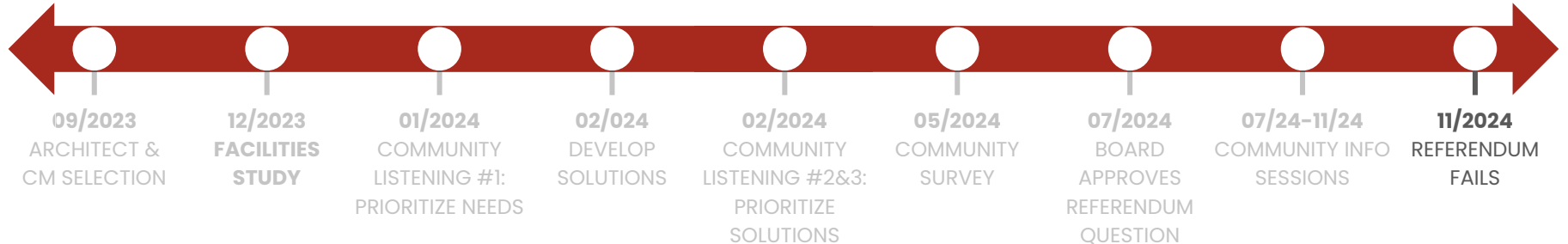
[Show Reporting Unit Detail](#)

Arrowhead School Referendum Question Number II

(Contest Votes 24,097)

Yes	10,005	41.5%	<div style="width: 41.5%; background-color: #808080;"></div>
No	14,092	58.5%	<div style="width: 58.5%; background-color: #808080;"></div>
15 of 15 Units reported: 100%			

[Show Reporting Unit Detail](#)



Why Are We Here?

- **Improve Safety**
- **Improve Learning**
- **Funding is insufficient to do this**
- **Aging buildings – good money on bad**
- **AHS is losing students, families, enrollment, influence, attraction, staff.**
- **Invest and grow, or accept the status quo**

A new high school was not approved.

The survey consensus was consolidation to one building was preferred.

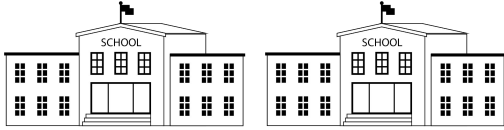
The issues are not going away.

What is the best next step?

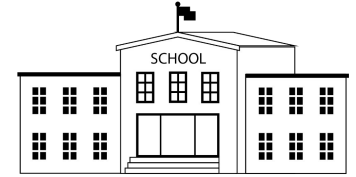
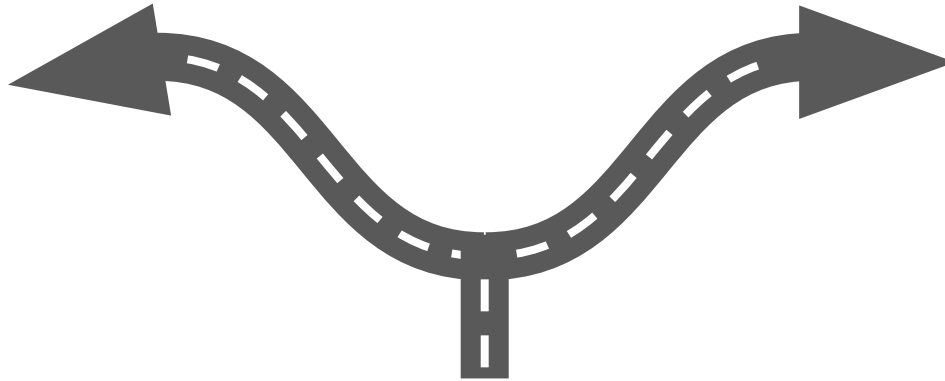
The legal deadline for a revised capital referendum to be on the April 1, 2025 Spring General Election ballot is January 21, 2025.

After that, the next election opportunity is April 7, 2026.

We Are Back At The Crossroads



**Continue to
Maintain
and Invest in
2 Buildings**



**Move to the
1 Building**

Over the next few weeks, the AHS Admin team would like to review with the Board the scope of consolidation and bring back a recommendation for moving forward.

Why Are We Here?

- **Student & Staff Safety** is the top priority.
- **Time** (1955, 1969, 1999) and **failed referenda** (2016, 2017, 2024) have put our facilities at a tipping point.
- **Wisconsin's school funding system requires referenda** to address significant capital & operating needs.

Why Are We Here?

- **Students deserve** better learning environments, opportunities & outcomes.
- **Taxpayers deserve** the most efficient, long-range use of tax dollars.
- **Taxpayers determine what they want.**

Drivers for Consolidation to One Building

- **Improve Student Safety and Security**
 - Extensive travel between campuses during the day
 - Multiple access points
- **Address Loss of Student Instructional Time**
 - 8 minute passing times compared to 4 minutes to allow students/staff traveling between buildings
- **Eliminate Inefficiencies/Duplication of Space**
 - Two main offices, two cafeterias, two libraries
 - Duplicate equipment/spaces (tech ed, music, art)
- **Modernize Learning Environments**
 - Most current spaces were built 55–70 years ago

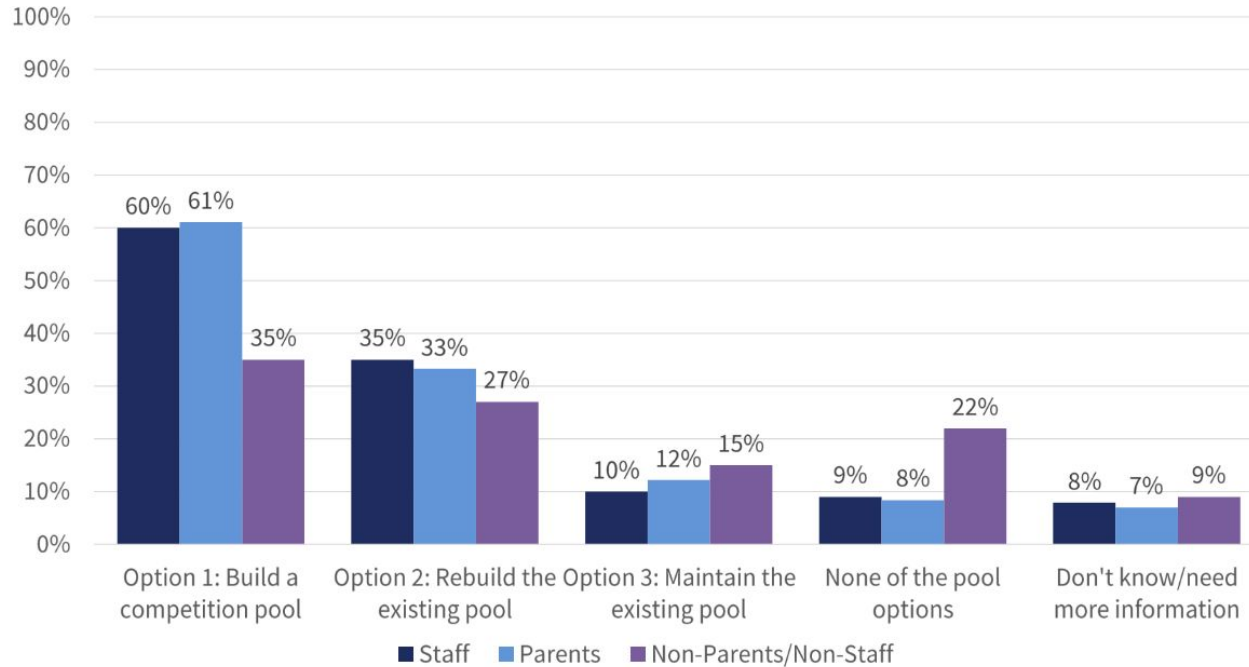
Drivers for Consolidation to One Building

- **Improve Communications**
 - Emergency Situations
 - Collaborative Work (Students & Staff)
- **Improve Student Behavior Modeling**
 - Upperclassmen should be seen modeling appropriate social and academic behavior
- **Create Stable Relationships for Students**
 - Disjointed connections due to two campuses
 - Relationships with counselors & staff are limited to just 2 years instead of the usual four.

A School Board workshop can be scheduled in December.

At that time, revised options could be considered, with further discussion on how the School Board wants to proceed.

Which option(s) would you support at this time? (*Residents*)



What We Learned: Community Survey

In many school surveys, there is an inverse relationship between the cost of a project and the support for the project (as costs increase, support decreases).

This is NOT the case in the AHS survey. **AHS DID NOT lose support as proposed projects increased in cost. In other words, there is an 88.9 million dollar difference between two options and yet support changes by -0.7%.**

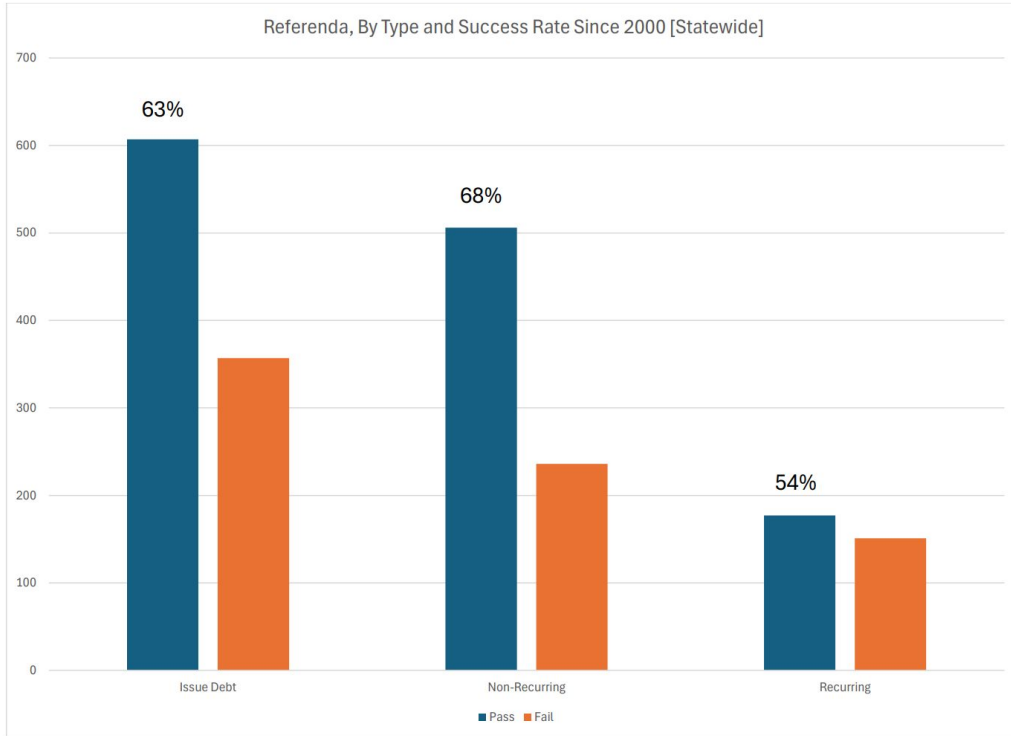
A majority of respondents support a new auditorium.

A majority of respondents support updating or replacing the pool.

Mill (Tax) Rate Analysis: Revenue Limit Funds



What the Wisconsin Referendum Data Says:



	Issue Debt		% Pass
	Pass	Fail	
April	371	275	57%
November Gubernatorial	123	39	76%
November Presidential	113	43	72%
Total	607	357	63%

	Non-Recurring		% Pass
	Pass	Fail	
April	382	193	66%
November Gubernatorial	72	22	77%
November Presidential	52	21	71%
Total	506	236	68%

	Recurring		% Pass
	Pass	Fail	
April	109	122	47%
November Gubernatorial	32	16	67%
November Presidential	36	13	73%
Total	177	151	54%

Cost Escalation

Escalation	Nov 2024	Apr 2025	Apr 2026	Nov 2026
	0%	1.60%	5.44%	7.68%
All New Facilities (including a pool & auditorium)	\$261.2	\$265.4	\$275.4	\$281.3
Build a New School (no pool or auditorium)	\$214.5	\$217.9	\$226.2	\$231.0
Renovate and add onto an existing school	\$172.2	\$175.0	\$181.6	\$185.4
Renovate Both Buildings	\$153.2	\$155.7	\$161.5	\$165.0

(in millions)

What We Learned: Options, Costs, Tax Impact

		RENOVATE	RENOVATE AND ADD ONTO AN EXISTING SCHOOL	CONSOLIDATE
		Renovate Both Buildings	Renovate and add onto an existing school	Build a New School (no pool or auditorium) All New Facilities (including a pool & auditorium)
Cost	Cost	\$153.2 M	\$172.2 M	\$214.5 M \$261.2 M
	Tax Impact per \$100k of property value	\$114	\$128	\$158 \$191

Weighted Survey Support 37.1% 43.9% 44.1% 43.2%

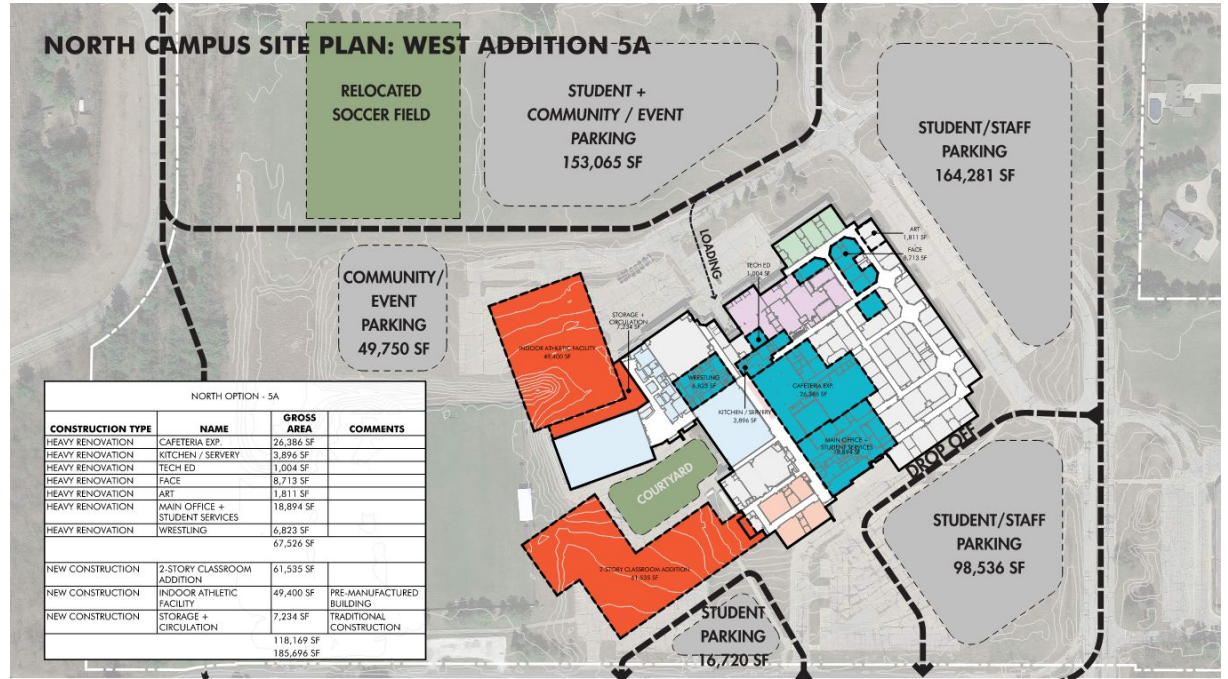
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Auditorium	Cost Tax Impact		\$24.1 M \$20 / 100K	INCLUDED ABOVE

52.5%

APPROXIMATELY \$200 M

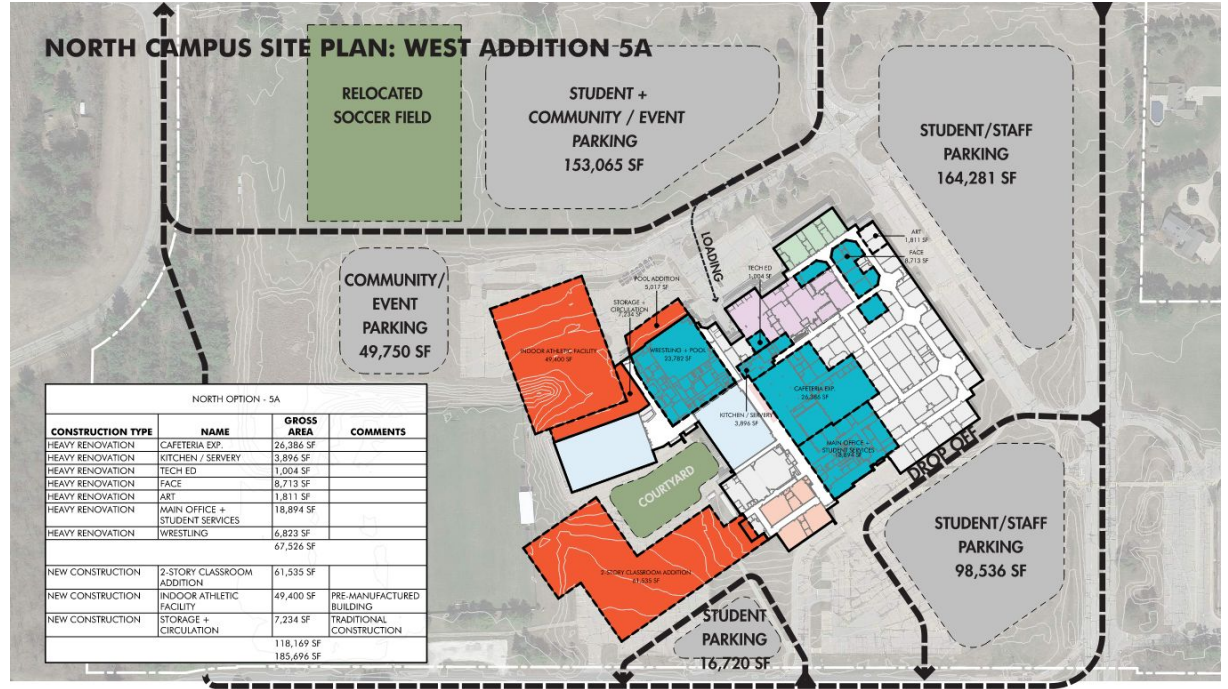
Minimum to Consolidate: +/- \$143 (No Pool)

- **New Addition with +/- 25% Heavy Renovation**
- **Site Work**
- **Classroom Addition:** Moves South to North
- **Indoor Athletic:** Moves South Classroom Function to North
- **Cafeteria Renovation:** Enlarges North Cafeteria to accommodate 9-10
- **Main Office Renovation:** Moves South Admin to North
- **Art & FACE Renovation:** accommodate merging



Minimum to Consolidate: +/- \$147? (With Pool)

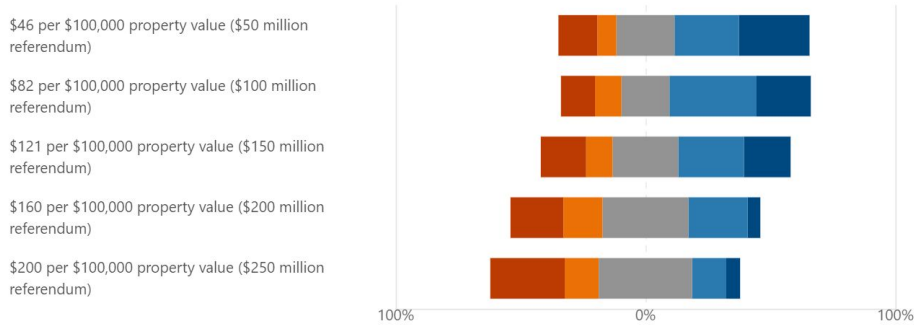
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- **Main Office Renovation:** Moves South Admin to North
- **Art & FACE Renovation:** accommodate merging
- **Pool Rebuild:** Renovation & Addition



Think about the **Arrowhead community as a whole**. In your view, how likely is the **community** to support the following financial benchmarks.

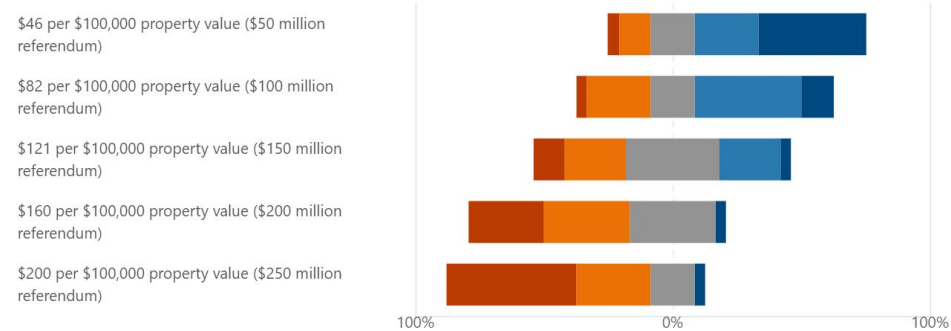
The information below represents the maximum increase to the the debt service portion of the AHS tax rate over existing levels.

Very Unlikely Unlikely Neutral Likely Very Likely



2/20

Very Unlikely Unlikely Neutral Likely Very Likely



2/29

What We Learned: Capital Maintenance

Key Findings: Building Conditions

- Many building systems are **at or near their useful life**.
- Corroded piping and other mechanical concerns jeopardize the long-term life of the **pool**.
- **Americans with Disabilities Act (ADA)** deficiencies exist throughout campus.
- The **maintenance facility** has structural deficiencies

Total for North, South, Site/Athletic Facilities, Maintenance/Equip.	
Year 1 (2025-2026)	\$ 16,250,591
Year 2 (2026-2027)	\$ 3,243,780
Year 3 (2027-2028)	\$ 7,671,584
Year 4 (2028-2029)	\$ 2,968,814
Year 5 (2029-2030)	\$ 8,865,682
Year 6 (2030-2031)	\$ 3,915,696
Year 7 (2031-2032)	\$ 1,746,624
Year 8 (2032-2033)	\$ 4,054,314
Year 9 (2033-2034)	\$ 1,945,510
Year 10 (2034-2035)	\$ 2,288,130
Total	\$ 52,950,725

What We Learned: Educational Adequacy

Key Findings: Educational Adequacy

AHS lacks many characteristics of an updated, modern learning environment.

- AHS lacks flexible **collaboration space**.
- AHS could benefit from additional **daylighting** and **transparency** between spaces.
- AHS has **undersized core/specialty areas** (e.g., pool, gym, auditorium, cafeteria).
- Many AHS classrooms are **undersized** and lack **flexible furniture**.

Key Findings: Capacity and Utilization

- North and South buildings are not at capacity, but core learning spaces are inadequate and inflexible.
- The theater, gyms, pool and cafeterias **are undersized** for current student enrollment.
- North and South campuses have **duplicate specialty classrooms** (e.g., music, career & technical education) leading to **inefficiencies**.
- Schools are **heavily utilized** during non-school hours:
 - In general, buildings are used from 6 AM through 10:30 PM.
 - Heavy utilization of gyms forces inappropriate use of other spaces (e.g., corridors for track).

What We Learned: Community Survey

There is not majority support for any of the four primary options. However, **some respondents remain undecided:**

- 43.2% weighted support for a new high school with a new pool and auditorium (\$261.1 million). 10.0% undecided.
- 44.1% support for constructing a new high school without a pool or auditorium (\$214.5 million). 11.1% undecided.
- 43.9% weighted support for consolidating by adding onto an existing building (\$172.2 million). 15.2% undecided
- 37.1% weighted support for renovating the existing North and South buildings (\$153.2 million). 15.8% undecided.