

# Facilities Planning Update

Community Information Session  
Summer 2024

# Agenda



Background

The Needs

The Solution

The Investment

Next Steps

Q & A - 30 minutes

Tour (optional) - 30 minutes

# Your Team



Devin Kack  
Partner + Architect



Melissa Thompson, Ph.D.  
Director of Education  
Strategy



Timothy Villwock  
Project Specialist



Andre Lorenzen  
Customer Executive |  
Sr. Vice President,  
Milwaukee Office



Megan Prestebak  
Vice President,  
Education



Brigitte Joyce  
Communications  
Specialist, Education



CREATING EXCELLENCE  
IN EDUCATION



Mike Clark  
Managing Director,  
Baird

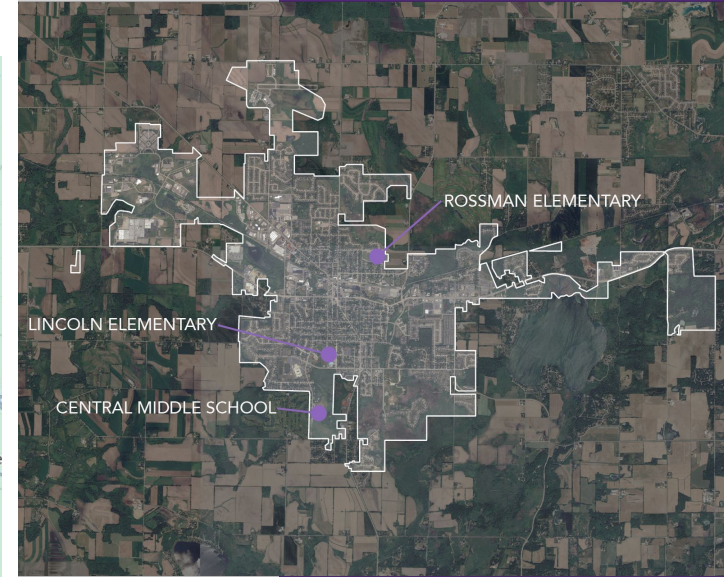
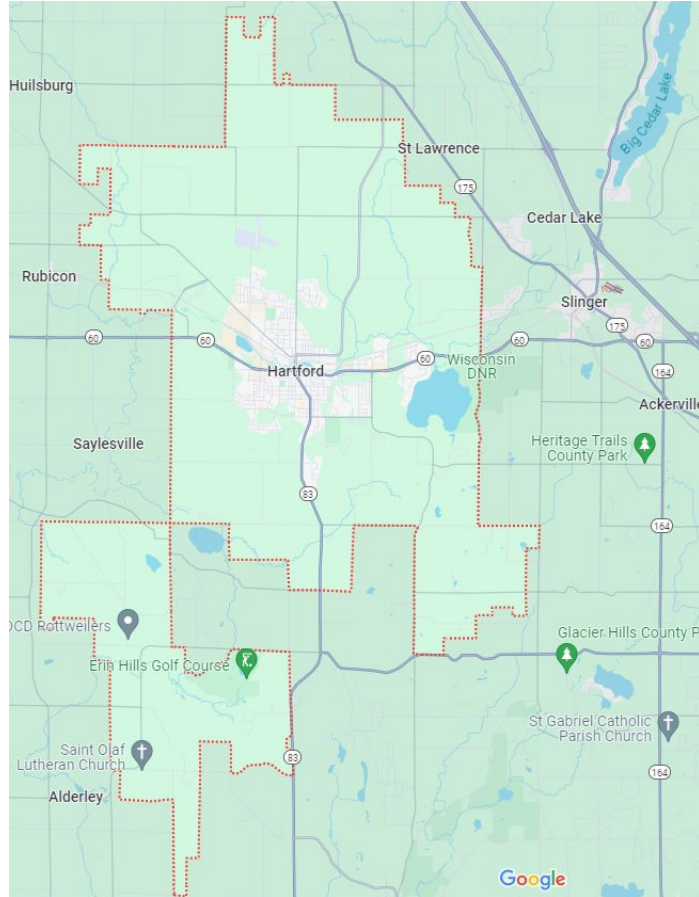
# Our District

1,517 students

4K-8th grade

3 buildings

122 full-time staff



District Municipalities:  
City of Hartford

Towns of Addison,  
Ashippun, Erin, Hartford,  
Richfield, Rubicon

Counties of Washington  
and Dodge



# Points of Pride

- Lincoln Elementary hosted Multicultural Fair (May 2024)
- Central Middle School Band Students participated in the Memorial Day Parade and played at an Admirals Game
- Multiple Parent Empowerment Network sessions hosted in our district by our Community Coordinators
- District Art show hosted in partnership with Jack Russell Memorial Library
- Two “Walk to School” Events hosted this year
- New Wildcat Outdoor Classroom being built in collaboration with HUHS Vision House and multiple donors
- Gallup Staff Engagement Survey results increased. Worldwide, 23% of employees are engaged at work. Nationally, 33% of U.S. Employees are engaged at work. At Hartford Jt. #1, 36% are engaged employees! Our top category areas districtwide include being Committed to Quality and having a Best Friend at Work.
- Engagement & Hope survey was given to our Middle School Students, and a Parent Survey was distributed this spring.
- Hartford Jt #1 hosted a Candidate Forum in February to prepare for the School Board election.

# Points of Pride

CENTRAL	LINCOLN	ROSSMAN
<ul style="list-style-type: none"><li>•24% of students involved in clubs</li><li>•Math Team students took first place individually in 6, 7 &amp; 8th grades while 6th &amp; 7th grade teams took first place &amp; 8th took 3rd place</li><li>•34% of students took Tech Ed/Woods courses</li><li>•60% of students involved in Band, Orchestra, Choir</li><li>•Opportunities to take high school courses for HUHS credit, while in middle school</li></ul>	<ul style="list-style-type: none"><li>•Percentage of Proficient or Advanced math students has increased by 17% in 2 years</li><li>•EL students have opportunities through Casa Guadalupe twice a week</li><li>•11% of Lincoln students were involved in Power Hour, an after-school reading intervention program</li><li>•83% of teachers have advanced degrees</li><li>•Implementation of intentional early literacy phonics programs</li></ul>	<ul style="list-style-type: none"><li>•Math achievement &amp; growth were each more than 20 points higher than the state average</li><li>•EL students have opportunities through Casa Guadalupe twice a week</li><li>•After school Power Hour reading intervention program</li><li>•Opportunities to take a middle school math course, while in elementary school</li><li>•Community Engagement/Outreach opportunities for families</li></ul>

# Future Facility Planning Guiding Principles

- Continue to Make **School Safety** a Priority
- Be Responsive to Making Decisions that are **Student Centered**
- Promote **Fiscal Responsibility**

# Why now?

1. The long range facility plan that supports the Long-Term Capital Improvement Trust Fund (46) is due for updating.
2. There are maintenance needs across the entire district to be considered, additionally there is an urgent need to address the condition of multiple exterior walls at Lincoln.
3. Administration wants to maintain a series of debt to balance appropriate building maintenance and a smooth tax levy for property owners.



---

# Background

# Facility Planning Process

1

SEEK

FACILITIES  
CONDITION  
ASSESSMENT



2

STUDY

EDUCATIONAL SPACE  
ADEQUACY



3

SHAPE

CONCEPT  
DEVELOPMENT



4

INFORM

COMMUNITY  
SESSIONS & ROAD  
SHOW



5

ADOPT

BOARD ACTION

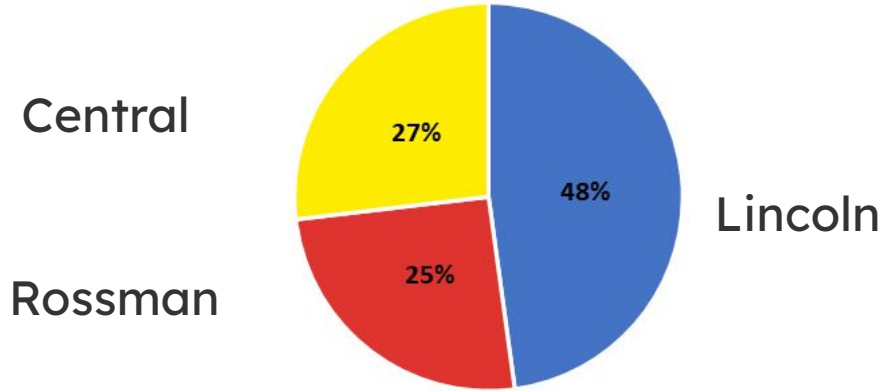




---

# The Needs

# Maintenance List Summary



No.	School	ADA Level 1	ADA Level 2	Level 1	Level 2	Level 3	Total Cost
1	Lincoln Elementary School	\$578,600	\$0	\$4,397,818	\$2,203,100	\$1,502,000	\$8,681,518
2	Rossman Elementary School	\$203,250	\$446,500	\$800,000	\$1,029,900	\$2,040,000	\$4,519,650
3	Central Middle School	\$690,000	\$466,500	\$1,025,000	\$1,531,500	\$1,160,950	\$4,873,950
DISTRICT-WIDE MAINTENANCE TOTAL		\$1,471,850	\$913,000	\$6,222,818	\$4,764,500	\$4,702,950	\$18,075,118

# Lincoln Elementary



**ADDRESS:** 755 S Rural Street

**SITE SIZE:** 19 acres

**BUILDING SIZE:** 87,270 SF

**BUILDING AGE:** 1954

1953-1964 - Southwest Classroom Addition

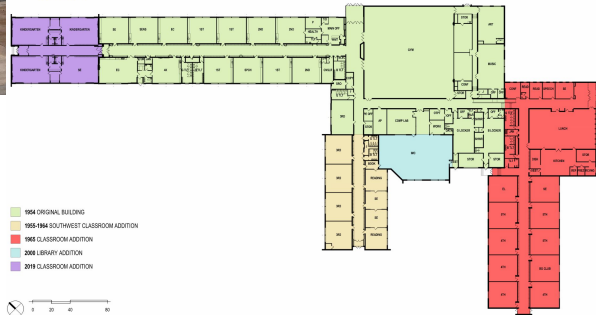
1965 - East Classroom Addition

2000 - Library Addition

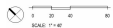
2019 - Classroom Addition

**GRADE LEVELS:** EC-5th

**ENROLLMENT:** 453 Students



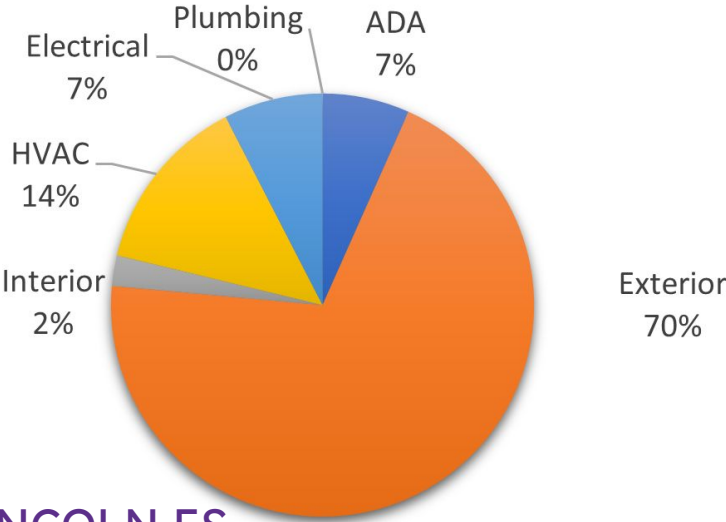
1954 ORIGINAL BUILDING  
1953-1964 SOUTHWEST CLASSROOM ADDITION  
1965 EAST CLASSROOM ADDITION  
2000 LIBRARY ADDITION  
2019 CLASSROOM ADDITION



# Lincoln

MAINTENANCE ITEMS	
CATEGORY	CONDITION
Site	Fair
Exterior	Fair to Poor
Interior	Good to Fair
Systems	Good to Fair

## LINCOLN ELEMENTARY SCHOOL



## LINCOLN ES

- #1 Exterior brick repairs are needed
- #2 Exterior grading
- #3 Roof nearing expected life

# Lincoln Elementary



# Lincoln Elementary | EXTERIOR

- Spalling, chipping, cracked, failing brick along 1965 addition and original gym
- Site drainage concerns
- 60,000 sf of roof is nearing end of life span
- Asphalt has alligator cracking and in need of replacement





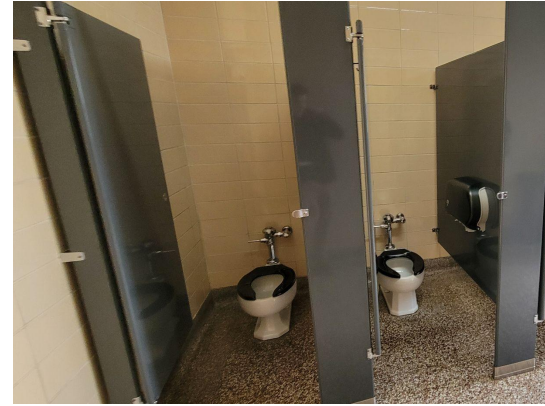
# Lincoln Elementary | INTERIOR

- Combustible construction walls need to be replaced with non combustible
- Cracked flooring in southwest classroom corridor
- Damaged ceiling in locker rooms



# Lincoln Elementary | ACCESSIBILITY

- Restroom locker, and stage entry not accessible
- Sinks/work surface not provided in rooms
- Accessible restroom stalls and grab bars not provided
- Non compliant handrails and stair treads



The Americans with Disabilities Act (ADA) Federal law originally became law in 1990 with 5 different title sections that cover many situations in everyday life. Titles II and III of the law sets requirements for buildings to ensure that new and renovated spaces are accessible to everyone.

# Lincoln Elementary | SYSTEMS

## MECHANICAL, ELECTRICAL, & PLUMBING

- Heat pumps are within 5 years of their life expectancy
- Roof mounted DOAS units nearing life expectancy
- No major plumbing issues
- New generator needed



# Central Middle School

ADDRESS: 1100 Cedar St

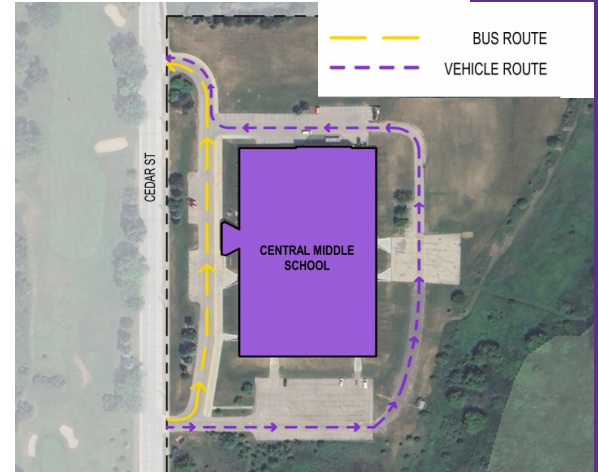
SITE SIZE: 79.8 acres

BUILDING SIZE: 122,300 SF

BUILDING AGE: 1991

GRADE LEVELS: 6th-8th

ENROLLMENT: 452 Students



# Central Middle School

MAINTENANCE ITEMS	
CATEGORY	CONDITION
Site	Fair
Exterior	Fair
Interior	Good to Fair
Systems	Good to Fair



# Central Middle School | EXTERIOR

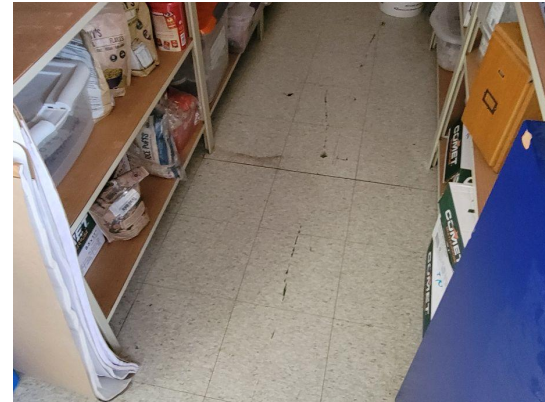
- Entry canopy drainage is running across sidewalk and freezing
- Uncontrolled water falling from roof causing drainage issues on East and West
- Asphalt has alligator cracking and in need of replacement
- Windows and doors are original and nearing end of life expectancy





# Central Middle School | INTERIOR

- Few areas of casework and door replacement needed
- Minor amount of floor replacement in science prep room



# Central Middle School | ACCESSIBILITY

- Restrooms, locker rooms, and wrestling entry not accessible
- Sinks/work surface not provided in rooms
- Accessible restroom stalls and grab bars not provided
- Non compliant door hardware and clearances



The Americans with Disabilities Act (ADA) Federal law originally became law in 1990 with 5 different title sections that cover many situations in everyday life. Titles II and III of the law sets requirements for buildings to ensure that new and renovated spaces are accessible to everyone.

# Central Middle School | SYSTEMS

## MECHANICAL, ELECTRICAL, & PLUMBING

- Roof exhaust fans are beyond life expectancy
- Fire alarm system should be replaced
  - Zone and voice annunciation
- No major plumbing issues
- Generator needed



# Rossman Elementary

ADDRESS: 600 Highland Ave

SITE SIZE: 15.2 acres

BUILDING SIZE: 108,350 SF

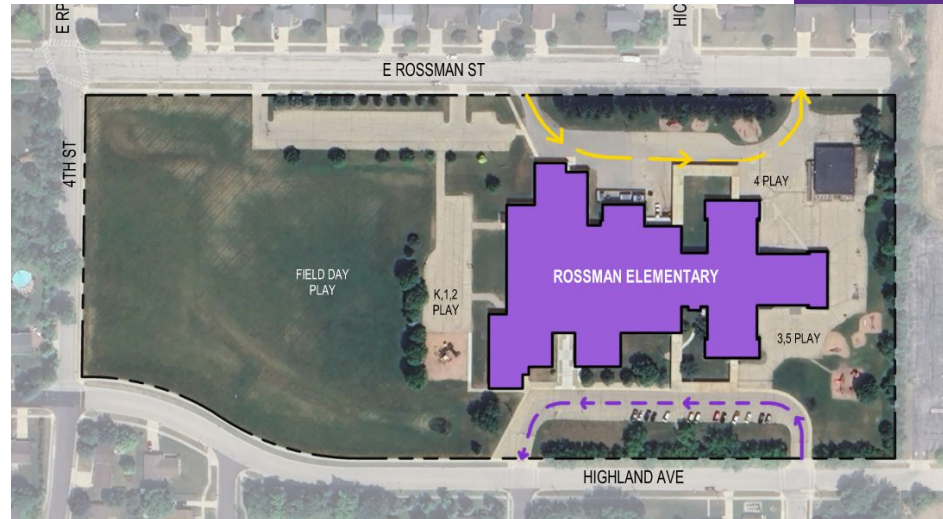
BUILDING AGE: 1969

2000 - West Addition

2019 - Classroom Addition

GRADE LEVELS: 5K-5th

ENROLLMENT: 456 Students



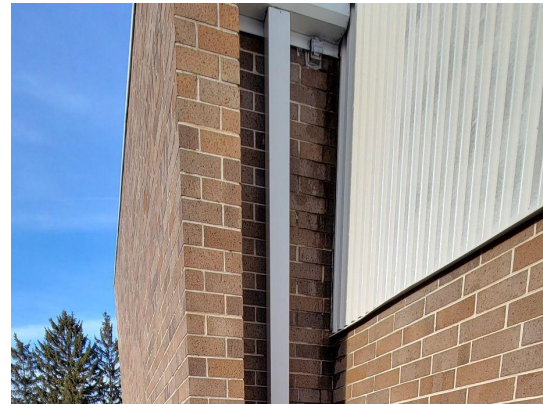
# Rossman Elementary

MAINTENANCE ITEMS	
CATEGORY	CONDITION
Site	Good to Fair
Exterior	Fair
Interior	Good to Fair
Systems	Good to Fair



# Rossman Elementary | EXTERIOR

- Rusting canopy supports at north and south entrances
- Water is bypassing gutter and roof coping collection and leaking down face of building
- Metal panel wall base damaged at multiple locations
- Steel lintels rusting





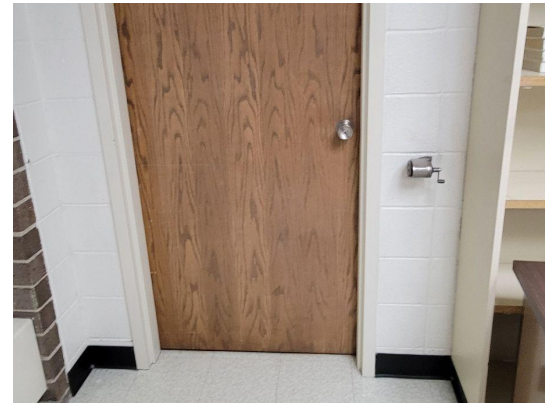
# Rossman Elementary | INTERIOR

- Combustible construction walls need to be replaced with non combustible materials
- Art room casework is deteriorating
- Restroom partitions rusting



# Rossman Elementary | ACCESSIBILITY

- Restrooms, and locker entry not accessible
- Sinks/work surface not provided in rooms
- Accessible restroom stalls and grab bars not provided
- Non compliant door hardware and clearances



The Americans with Disabilities Act (ADA) Federal law originally became law in 1990 with 5 different title sections that cover many situations in everyday life. Titles II and III of the law sets requirements for buildings to ensure that new and renovated spaces are accessible to everyone.

# Rossman Elementary | SYSTEMS

## MECHANICAL, ELECTRICAL, & PLUMBING

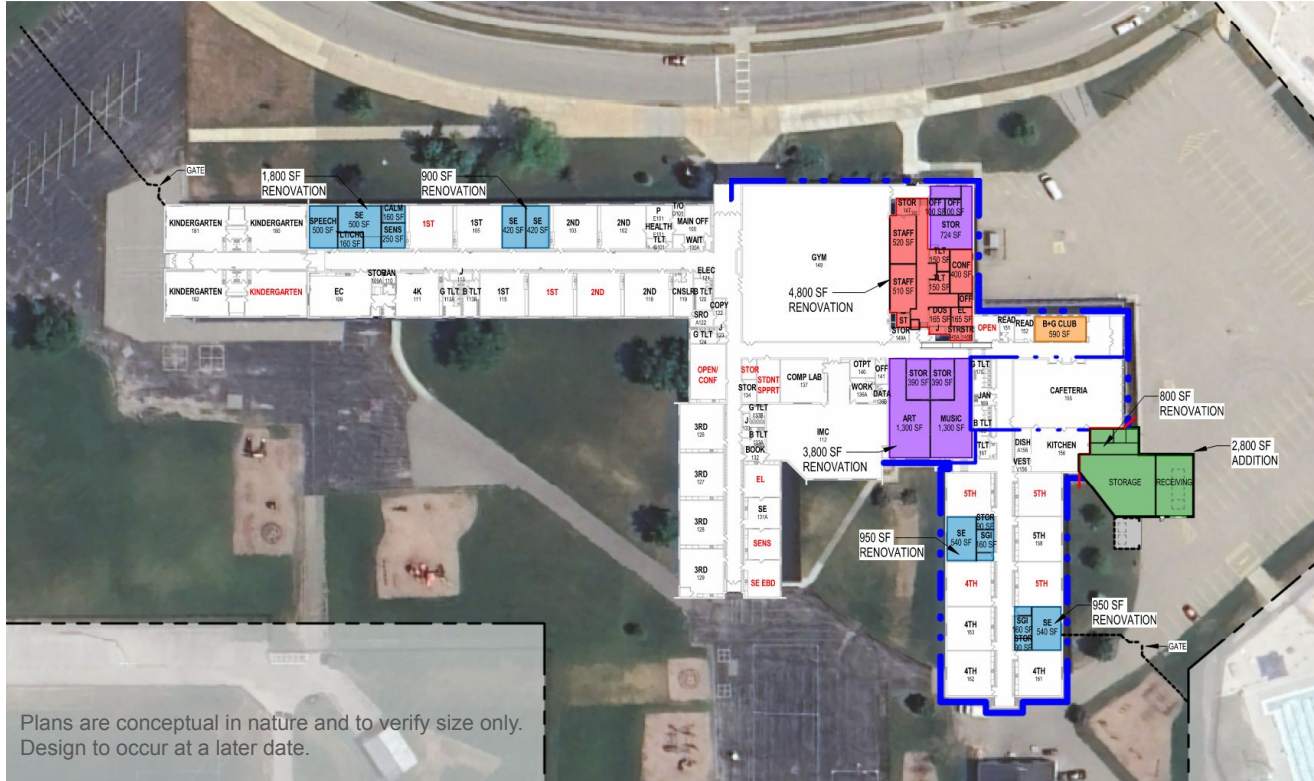
- Cooling tower and air chiller are beyond life expectancy
- Original ITE brand panel boards are obsolete
- Fire alarm system should be replaced
  - Zone and voice annunciation
- Existing generator is underpowered and should be replaced



---

# The Solution

# Lincoln ES - Maintenance & Improved Building



# Lincoln ES - Maintenance & Improved Building

Address maintenance categories ADA 1 & non-ADA 1

Dedicated and appropriately sized Special Education spaces for each grade level

Re-purpose and ADA compliant

- a. Underutilized locker rooms for Art/Music
- b. Current Art for gym offices/storage

Staff support to better assist students (Conf, EL & Dean of Student Office)

Remediates exterior brick, all areas of need

Locate Boys & Girls Club near east entrance

Cafeteria storage/receiving needs

Site drainage remediation (Northeast & South)

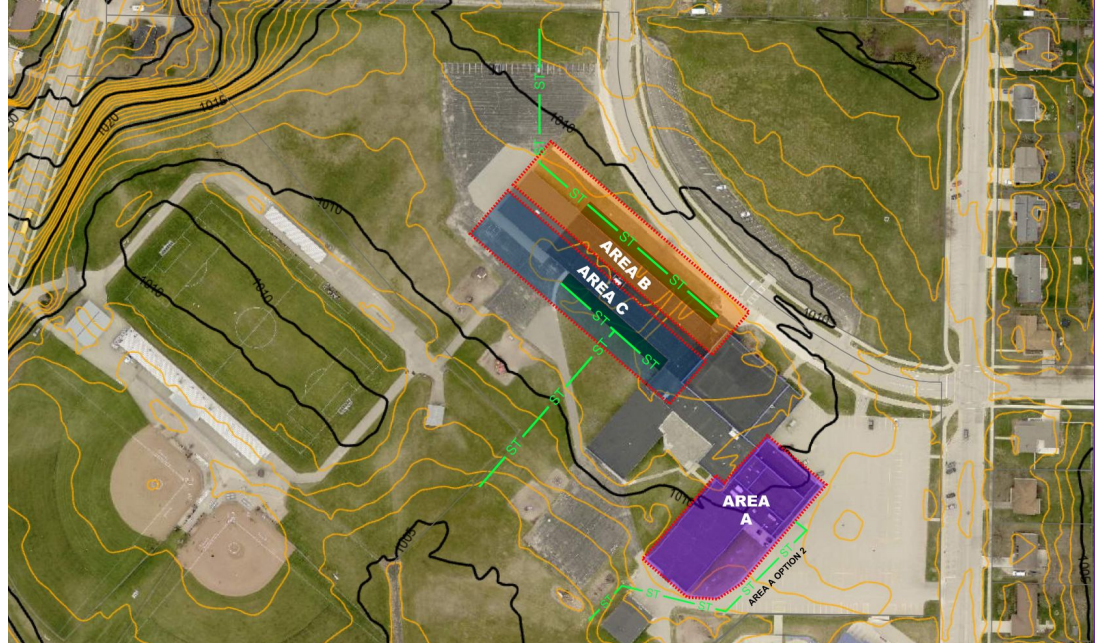
- a. See next slide for site plan





# Lincoln ES - Maintenance & Improved Building

1. Site drainage remediation (northeast & south)
  - a. Address water draining/ponding against existing building/tunnels (northeast)
  - b. Address drainage and water intrusion into the 4th/5th grade wing (south)



Plans are conceptual in nature and to verify size only. Design to occur at a later date.

See previous slide for interior maintenance and building improvements.

***Estimated Cost: ~\$10.8M***

Cost for Lincoln ES is inclusive of interior and exterior maintenance/projects listed.

# Rossman ES - Maintenance

1. ADA
  - a. Provide accessible door hardware and door entries
  - b. Provide compliant handrails at stairs and ramps
  - c. Provide accessible stalls with required clearances and grab bars
  - d. Install accessible height pass through window counter
2. Maintenance
  - a. Remove exterior canopies
  - b. Patch gutters and roof drainage
  - c. Replace generator
  - d. Replace combustible wall construction



Plans are conceptual in nature and to verify size only. Design to occur at a later date.

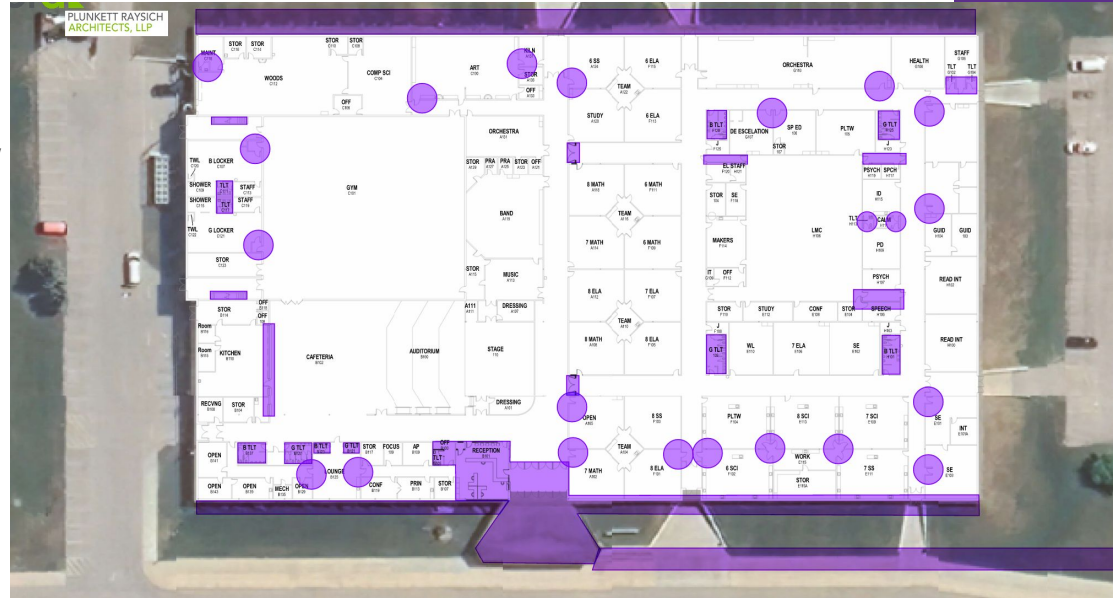


**Estimated Cost: ~\$1M**



# Central MS - Maintenance & Entry

1. ADA
  - a. Provide accessible stalls with required clearances and grab bars
  - b. Provide compliant door hardware and doors
  - c. Address height of pass through window counters
2. Maintenance
  - a. Address grading and drainage at entrance canopy and East/West roof edges
  - b. Provide new natural gas generator



Plans are conceptual in nature and to verify size only. Design to occur at a later date.



---

# The Investment

# Financial Implications



1. The long range facility plan that supports the Long-Term Capital Improvement Trust Fund (46) is due for updating.
2. There are maintenance needs across the entire district to be considered, additionally there is an urgent need to address the condition of multiple exterior walls at Lincoln.
3. Administration wants to maintain a series of debt to balance appropriate building maintenance and a smooth tax levy for property owners.

# Financial Implications



## Fund 46 Contributions for Building Project Scenarios

Hartford Joint 1 School District  
Fund 46 Contributions for Building Project Scenarios  
June 2024

Current Balance Available in Fund 46, June 4, 2024	<u>\$ 11,696,630</u>
Facility Option - Repairs and certain ADA projects at all schools plus Certain Remodeling at Lincoln Elementary	
Costs as estimated by Miron Construction	\$ 15,350,757
Referendum Debt	8,200,000
Fund 46 Contribution	<u>7,150,757</u>
Total Funding	<u>\$ 15,350,757</u>

# Financial Implications

BAIRD

Preliminary - Max No Impact 2024 Referendum

## School District of Hartford Joint No. 1 Hypothetical Referendum Financing Plan Illustration

PRELIMINARY								
\$8,200,000				GENERAL OBLIGATION PROMISSORY NOTES				
				Dated April 1, 2025				
				(First Interest: October 1, 2025)				
LEVY YEAR	YEAR DUE	EXISTING EEE & FUND 39 DEBT SERVICE (A)	PRINCIPAL (10/1/2025 & 4/1 Thereafter)	INTEREST (4/1 & 10/1) AVG= 4.75%	TOTAL	STABILIZATION FUND (B)	COMBINED EEE & FUND 39 DEBT LEVY	COMBINED EEE & FUND 39 MILL RATE (C)
2023	2024	\$965,699				\$178,449	Actual Levy \$1,144,148	\$0.44
2024	2025	\$819,649	\$135,000	\$194,750	\$329,750		\$1,149,399	\$0.44
2025	2026	\$799,174		\$383,088	\$383,088		\$1,182,261	\$0.44
2026	2027	\$539,025	\$285,000	\$376,319	\$661,319		\$1,200,344	\$0.44
2027	2028	\$523,400	\$330,000	\$361,713	\$691,713		\$1,215,113	\$0.44
2028	2029	\$508,400	\$380,000	\$344,850	\$724,850		\$1,233,250	\$0.44
2029	2030	\$30,450	\$845,000	\$315,756	\$1,160,756		\$1,191,206	\$0.42
2030	2031		\$920,000	\$273,838	\$1,193,838		\$1,193,838	\$0.42
2031	2032		\$960,000	\$229,188	\$1,189,188		\$1,189,188	\$0.41
2032	2033		\$1,010,000	\$182,400	\$1,192,400		\$1,192,400	\$0.40
2033	2034		\$1,060,000	\$133,238	\$1,193,238		\$1,193,238	\$0.40
2034	2035		\$1,110,000	\$81,700	\$1,191,700		\$1,191,700	\$0.39
2035	2036		\$1,165,000	\$27,669	\$1,192,669		\$1,192,669	\$0.39
		\$4,185,797	\$8,200,000	\$2,904,506	\$11,104,506	\$178,449	\$15,468,752	IMPACT = (D) \$0.00

---

# Next Steps



# Community Information Sessions

- 5 Sessions - 6 PM @ Lincoln Elementary:
  - June 18
  - July 17
  - July 22
  - August 8
  - August 13
- 30 minute presentation, 30 minute Q&A, 30 minute tour
- Encourage friends, neighbors, colleagues to attend!

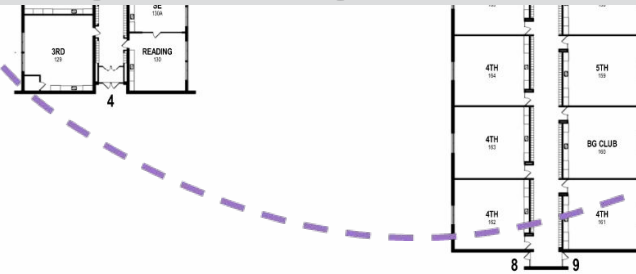


---

# Questions?



# OPTIONAL BUILDING TOUR



# Thank you!