



A **LEGENCE** Company

WADENA-DEER CREEK PUBLIC SCHOOLS

SCHOOL BOARD WORK SESSION

May 31, 2023



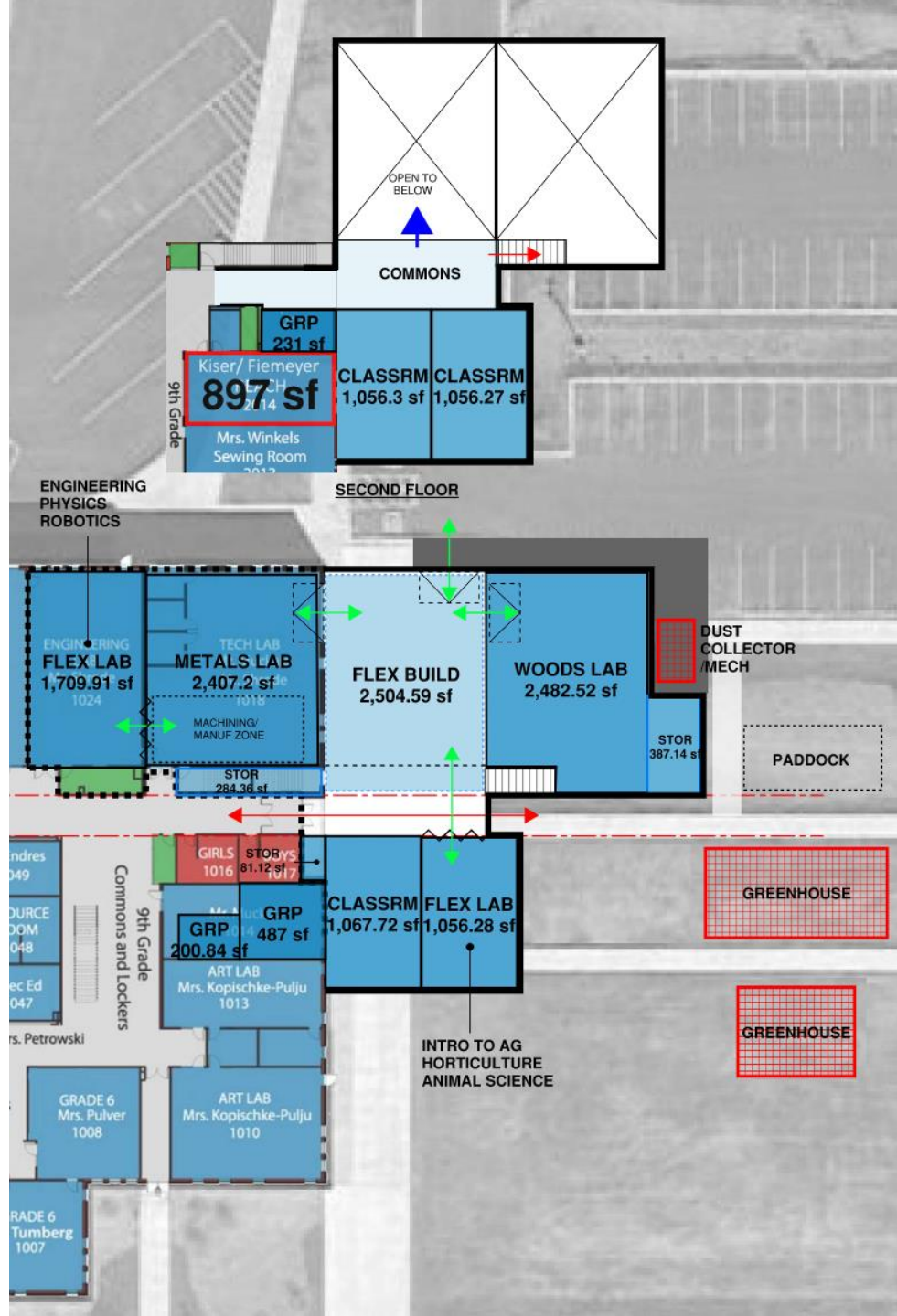
Agenda

- 1. REVIEW PLAN CHANGES/UPDATES FROM MAY 9TH WORK SESSION**
- 2. BOARD DISCUSSION**
- 3. FINALIZE PROPOSED PLAN**
- 4. COMMUNICATION UPDATE**
- 5. NEXT STEPS**



WDC Middle / High School





More CTE space
More classroom and supportive space
More storage space at both buildings

Concept 1a:

- Additions = 11,010 sqft
- Remodeling = 5,280 sqft
- Metals Exhaust Upgrades
- Move Greenhouse
- Reuse most of existing equipment
- FF&E included
- Additional CTE Equipment included

Budget Estimate: \$7,266,000



More CTE space
More classroom and supportive space
More storage space at both buildings

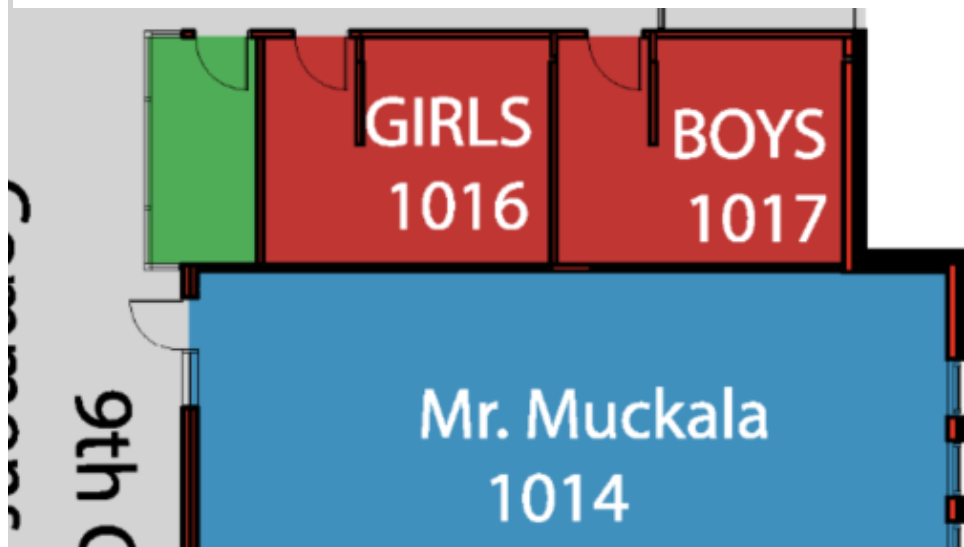
Concept 1b:

- Additions = 13,260 sqft
- Remodeling = 5,625 sqft
- Metals Exhaust Upgrades
- Move Greenhouse
- Reuse most of existing equipment
- FF&E included
- Additional CTE Equipment included

Budget Estimate: \$8,433,000

Bathroom Remodel

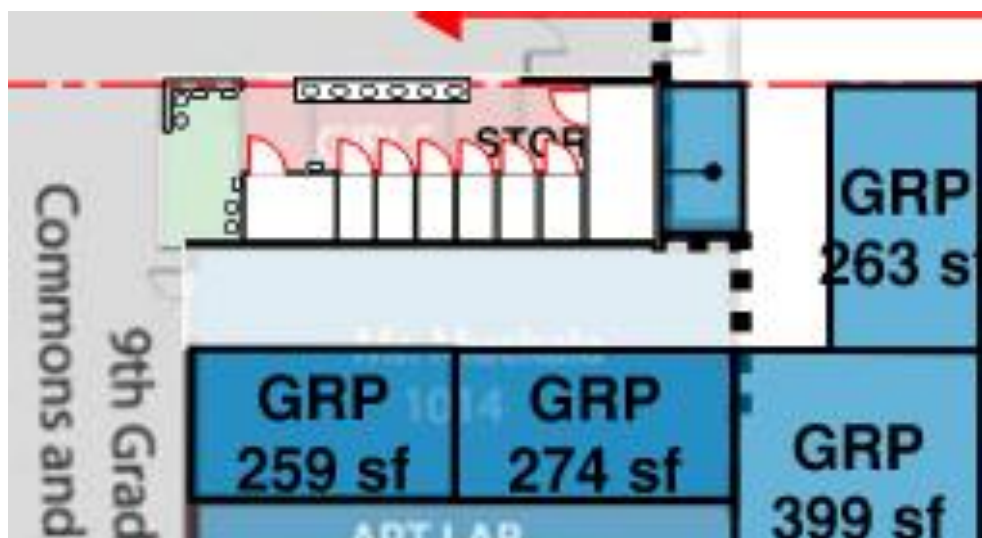
Existing Bathrooms by CTE



Existing Conditions:

- Girls- 3 toilets(1 ADA) and 3 sinks
- Boys- 2 toilets(1 ADA), 1 urinal and 3 sinks

Proposed new bathroom layout by CTE



Remodel Layout:

- 8 private toilet stalls (2 ADA)
- 6 Sinks

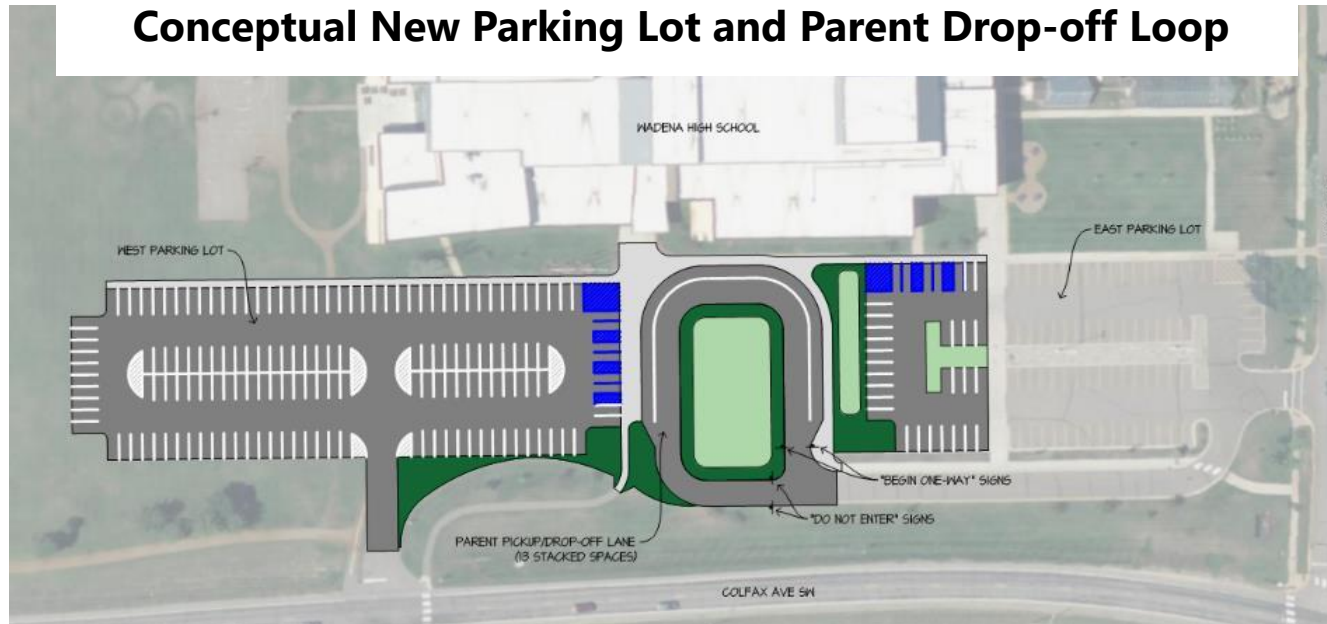
Budget Estimate: \$328,600

More parking and better drop-off loop

Existing Parking Lot and drop-off loop



Conceptual New Parking Lot and Parent Drop-off Loop



Concept 1:

- Provide a new 100 stall parking lot on southwest side of the high school
- Move parent pick-up/drop-off loop to the east.
 - Modify existing parking lot to accommodate new parent drop-off loop
 - Modify School Way Drive for better traffic flow

Budget Estimate: \$1,300,000

More parking and better drop-off loop

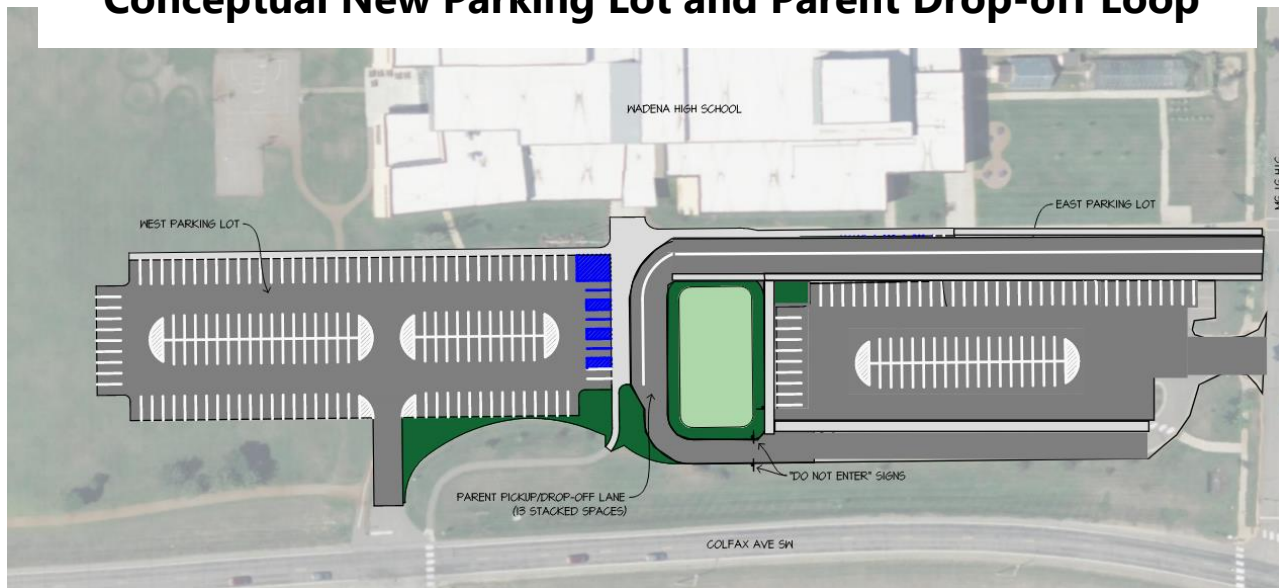
Existing Parking Lot and drop-off loop



Concept 2:

- Provide a new 100 stall parking lot on southwest side of the high school
- Move parent pick-up/drop-off loop to run along building.
 - Modify existing parking lot to accommodate new parent drop-off loop
 - Modify School Way Drive for better traffic flow

Conceptual New Parking Lot and Parent Drop-off Loop



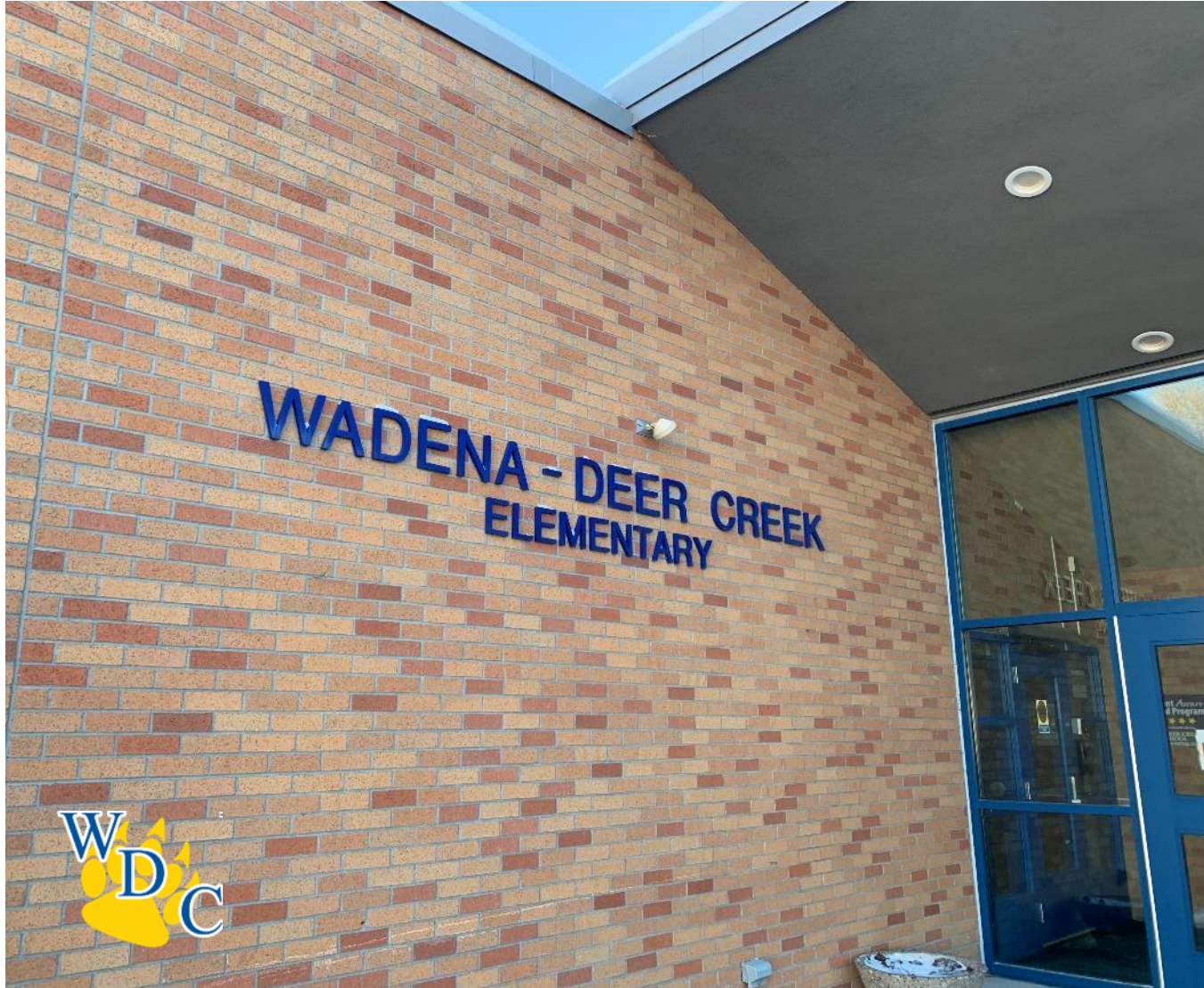
Budget Estimate: \$1,576,000

MS/HS Additional Facility Needs



- Need athletic field improvements ~ \$2,018,400
 - Track surface replacement
 - Football/Track Grandstands, larger concession stand and cold storage building
 - Ballfield Bleacher Improvements
- Fencing replacement due to rusty irrigation water ~ \$240,800
 - New fencing around main baseball and 2 softball fields including backstops.
 - New backstop for the practice field
- Repair tennis courts with the option to fully replace ~\$89,700

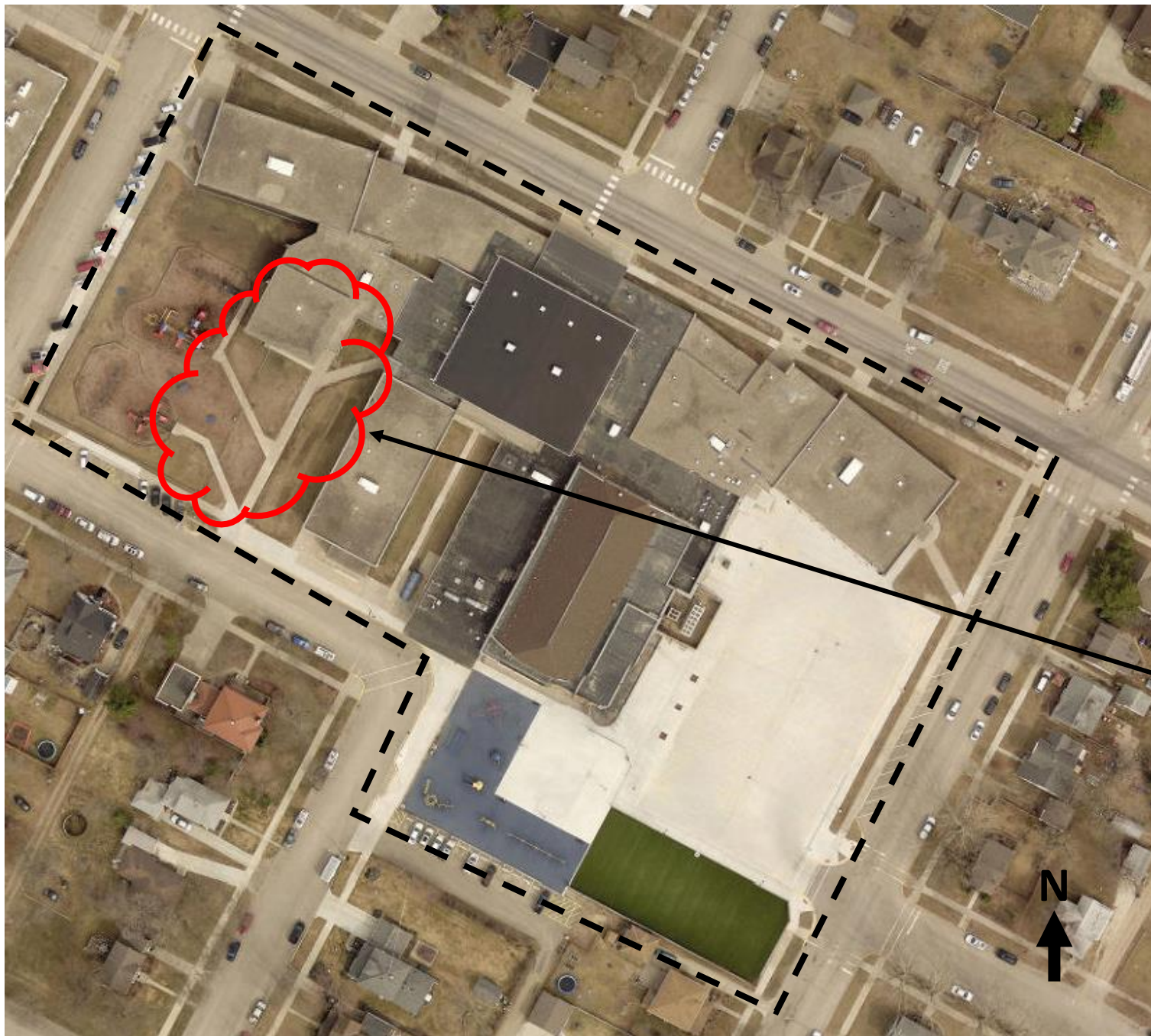
WDC Elementary School

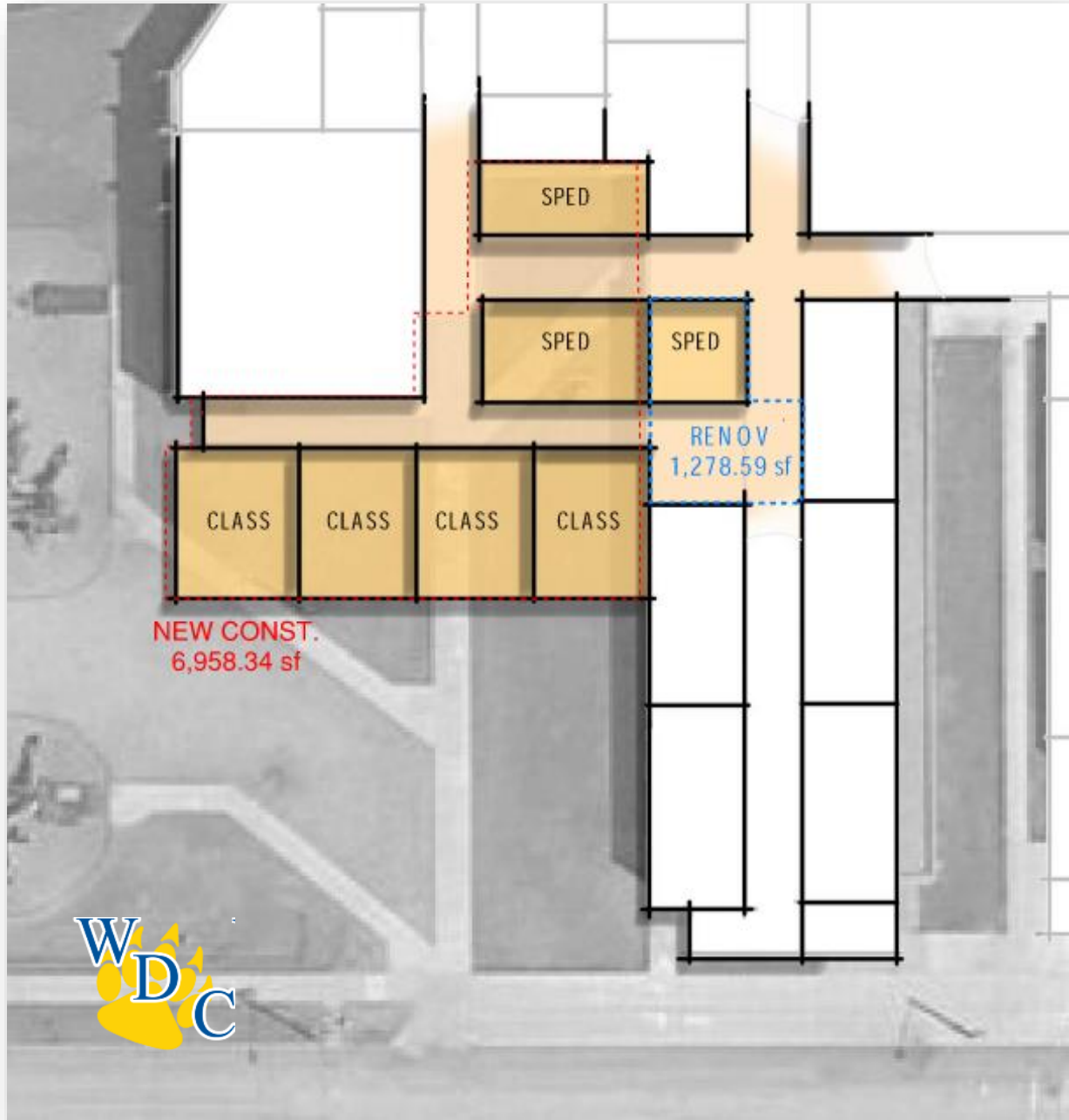




WDC Elementary School

Area for potential
classroom/SPED
addition





More classroom and supportive space
More storage space at both buildings

Concept 1:

- Additions = 7,000 sqft
- Remodeling = 1,300 sqft
- FF&E included
- Gain 3 classrooms and 3 SPED spaces

Budget Estimate: ~\$3.74M

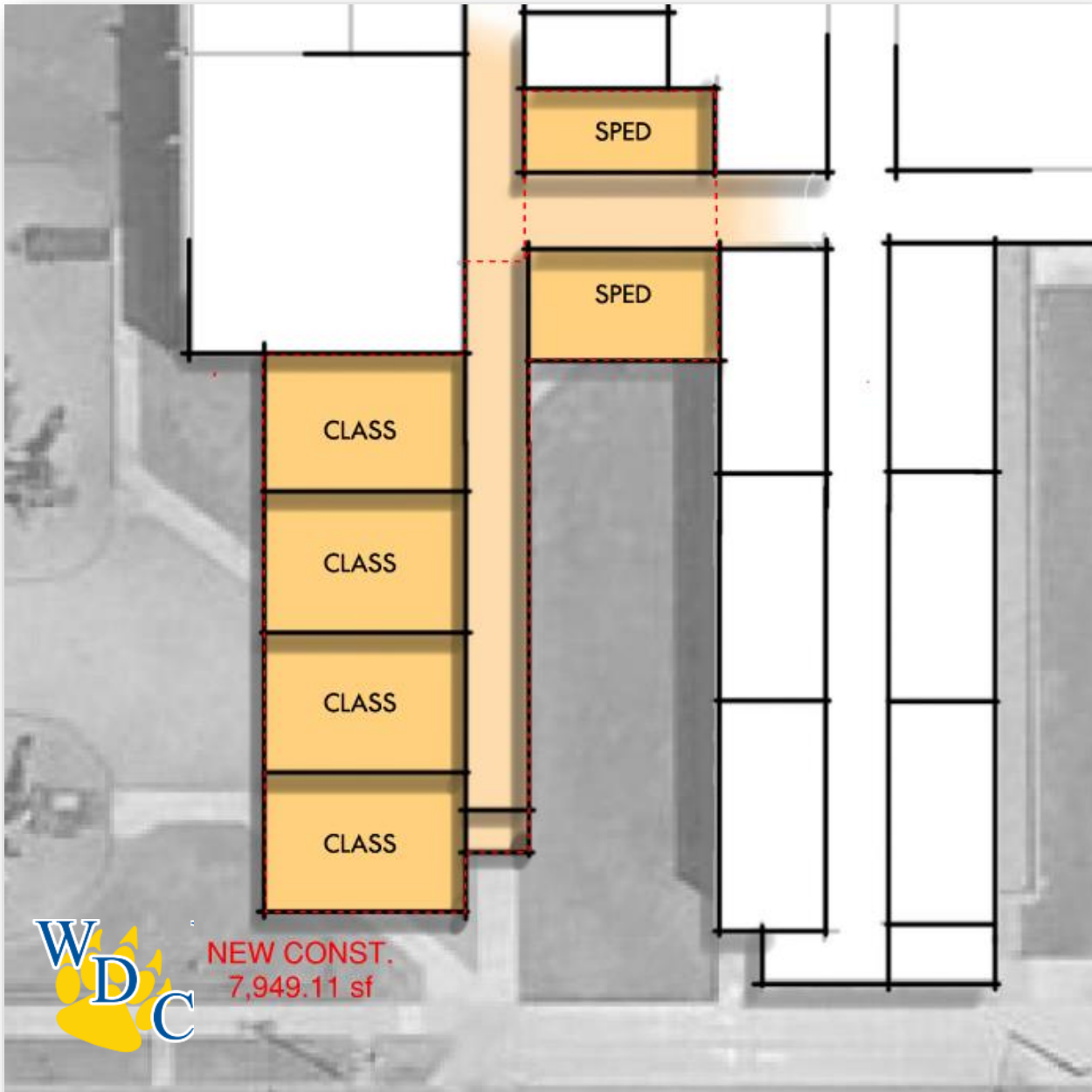


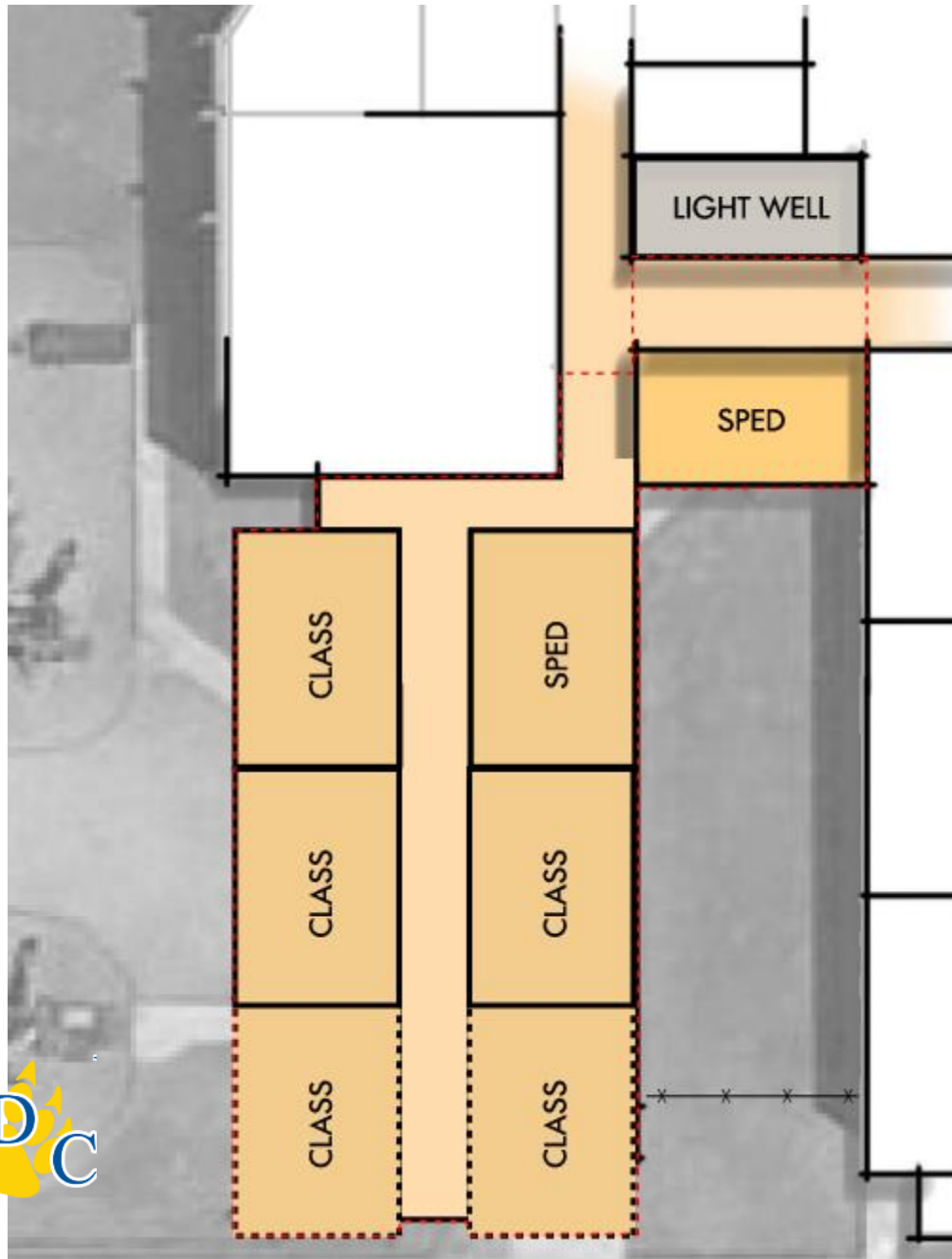
More classroom and supportive space More storage space at both buildings

Concept 2:

- Additions = 8,000 sqft
- Remodeling = 0 sqft
- FF&E included
- Gain 4 classrooms and 2 SPED spaces

Budget Estimate: ~\$3.83 M





More classroom and supportive space More storage space at both buildings

Concept 2A:

- Additions = 7,500 sqft
- Remodeling = 0 sqft
- FF&E included
- Gain 3 classrooms and 2 SPED spaces

Budget Estimate: ~\$3.57 M

Potential for future classroom addition

Light well could be SPED, 600 SF, ~\$305,000



ES Additional Facility Needs

- New poured in place (K-2) playground with new equipment ~\$351,900
- Reroof 4 sections of roofing ~ \$970,400
- Replace original windows from 1985 and 1991 addition ~ \$215,300
- Tuckpointing / brick repair / caulking replacements ~ \$62,100
- Redesign of exterior access at Door #7 ~ \$63,500
- Auditorium Sound and Lighting Replacement ~ \$690,000
- Storage Cabinets (24)~ \$

WADENA - DEER CREEK - PRELIMINARY BIM SUMMARY - DRAFT



Project Selection Worksheet		Estimated Budget	Potential Funding Mechanism								"Selected Only" Estimated Budget
Project Selected	Description		Capital	Health & Safety	Referendum	LTFM	Lease Levy	Abatement	Energy Savings	ESSER	
	Building Improvement Measure (BIM) Description										

MIDDLE / HIGH SCHOOL

Outdoor Athletics / Fitness											
x	Resurface Track - 8 Lane (blue)	\$484,400				X					\$484,400
x	Home - Grandstand (700 seats & Press box)	\$641,700				X					\$641,700
x	Visitor - Angle Frame Bleachers (300 seats)	\$109,000				X					\$109,000
x	Baseball (150 seat with cover) Bleachers	\$99,800				X					\$99,800
x	Softball (150 seat with cover) Bleachers	\$99,800				X					\$99,800
x	Concessions Building (remodel)	\$289,800			X						\$289,800
x	New Cold Storage Building	\$117,300			X						\$117,300
x	Baseball/Softball Field Fencing Replacement	\$240,800				X					\$240,800
x	Resurface Tennis Courts	\$89,700				X					\$89,700
x	Sidewalks - ADA (TBD)	\$176,600			X						\$176,600
Tech. Ed. / Class Additions											
	Concept #1a	\$7,266,000			X						\$0
x	Concept #1b	\$8,433,000			X						\$8,433,000
Other											
x	Parent Pickup/Dropoff Modifications Option #1	\$1,300,000						X			\$1,300,000
	Parent Pickup/Dropoff Modifications Option #2	\$1,576,000						X			\$0
x	Restroom Renovation	\$328,600			X						\$328,600

ELEMENTARY SCHOOL

Playgrounds											
x	K-2 Playground & New Equipment	\$351,900				X					\$351,900
Addition/Remodels											
	Class/SPED Concept 1	\$3,738,400			X						\$0
	Class/SPED Concept 2	\$3,829,500			X						\$0
x	Class/SPED Concept 2A	\$3,570,800			X						\$3,570,800
Other											
x	Roofing Replacements	\$970,400				X					\$970,400
x	Window Replacements	\$215,300				X					\$215,300
x	Tuckpointing (allotment)	\$62,100				X					\$62,100
x	Aud. Gym Sound and lighting	\$690,000				X					\$690,000
x	Classroom/Hallway storage units	\$0				X					\$0
x	Door #7 Entry Modifications	\$63,500				X					\$63,500

Budget Summary

\$ 5,924,000 - Elementary School

\$12,410,500 - Middle/High School

\$18,334,500 - Total Budget Estimate

Tax Impact



May 8, 2023

Wadena-Deer Creek School District No. 2155

Analysis of Tax Impact for Potential Bond Issue

November 7, 2023 Election

Bond Issue Amount	\$10,000,000	\$15,000,000	\$20,000,000
Average Interest Rate	5.00%	5.00%	5.00%
Number of Years	20	20	20

Type of Property	Estimated Market Value	Estimated Change in Annual Taxes Payable from 2023 to 2024*		
Residential Homestead	\$50,000	\$21	\$34	\$45
	75,000	31	51	68
	100,000	49	81	109
	125,000	68	112	150
	150,000	86	143	191
	175,000	105	174	232
	200,000	124	205	273
	250,000	161	267	356
	300,000	198	329	438
	400,000	273	452	603
Commercial/Industrial	500,000	342	567	756
	\$50,000	\$51	\$85	\$113
	100,000	103	170	227
	250,000	291	482	643
	500,000	633	1,049	1,399
	1,000,000	1,317	2,183	2,911



Tax Impact



Wadena-Deer Creek School District No. 2155

May 8, 2023

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November 7, 2023 Election

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Average Interest Rate	5.00%	5.00%	5.00%
Number of Years	20	20	20

Type of Property	Estimated Market Value	Estimated Change in Annual Taxes Payable from 2023 to 2024*		
Agricultural Homestead** (average value per acre of land & buildings)	\$1,000	\$0.10	\$0.17	\$0.23
	1,500	0.15	0.26	0.34
	2,000	0.21	0.34	0.45
	3,000	0.31	0.51	0.68
	4,000	0.41	0.68	0.91
Agricultural Non-Homestead** (average value per acre of land & buildings)	\$1,000	\$0.21	\$0.34	\$0.45
	1,500	0.31	0.51	0.68
	2,000	0.41	0.68	0.91
	3,000	0.62	1.02	1.36
	4,000	0.82	1.36	1.81
Seasonal Recreational Residential	\$50,000	\$34	\$57	\$76
	75,000	51	85	113
	100,000	68	113	151
	150,000	103	170	227
	250,000	171	284	378
500,000	342	567	756	



School Board Discussion



District Communications

Two objectives:

1. Communicate a vision for educational achievement
2. Provide residents with the information they need to evaluate the bond referendum proposal

Foundational:

- | | |
|-------------------------|--------------------------|
| 1. Website | 7. Social media |
| 2. District newsletters | 8. Media stories |
| 3. Brochures/fact sheet | 9. Letters to the editor |
| 4. FAQs | 10. Personal meetings |
| 5. Feedback mechanism | 11. Legal notices |
| 6. School events | |

Enhanced:

1. Video
2. Paid ads
3. Stakeholder emails
4. Community meetings
5. More...



Next Steps



- May 31st Board Work Session
 - Prioritize Needs
 - Finalize proposed plan
 - Communication update
- June 12th Regular Board Meeting
 - Ehlers Financial Update
 - Operating Levy discussion
- July 6th
 - Approve bringing proposed plan to voters with a November 2023 referendum
 - Approve MDE Review and Comment submittal
- July 12th
 - Submit Review and Comment to MDE
- August - November
 - Referendum Communication





QUESTIONS?