



HUSTISFORD
SCHOOL DISTRICT
Referendum

April 2, 2024

REFERENDUM QUESTION

- **Shall the Hustisford School District, Dodge County, Wisconsin be authorized to issue pursuant to Chapter 67 of the Wisconsin Statutes, general obligation bonds in an amount not to exceed \$5,300,000 for the public purpose of paying the cost of a district-wide school facility improvement project consisting of: roof replacement at the Junior/Senior High School; HVAC, capital maintenance and building infrastructure improvements and renovations at the Elementary School and Junior/Senior High School; and acquisition of related furnishings, fixtures and equipment?**

REFERENDUM TAX INFORMATION

- Estimated Average Mill Rate Increase is \$1.10 per \$1,000 Valuation
- Assumes: 20 year borrowing amortized using a planning interest rate of 5.75%.
- Mill rate based on the 2023 Equalized Valuation (TID-OUT) of \$486,675,667 with annual growth of 1.00% thereafter.
- Tertiary Aid Impact (2023-24 October 15 Certification): -35.23%
- Impact represents an average of the annual mill rate for Fund 39 debt service over the life of the Bonds.
- Note: Planning estimates only. Significant changes in market conditions will require adjustments to current financing plan.

Fair Market Value	Annually	Monthly
\$100,000	\$110.00	\$9.17
\$200,000	\$220.00	\$18.33
\$300,000	\$330.00	\$27.50

CONCEPTUAL BUDGET

HVAC UPGRADES & ROOF REPLACEMENT	%	INTENSITY	AREA	LOW COST/SF	LOW RANGE	HIGH COST/SF	HIGH RANGE
HVAC - HS/MS - Full Replacement (Minus Boilers)		New	64,000 SF	\$ 10 /SF	\$ 640,000	\$ 15 /SF	\$ 960,000
HVAC - JHE - Full Replacement w/ Boilers		New	32,300 SF	\$ 30 /SF	\$ 970,000	\$ 40 /SF	\$ 1,290,000
New Roof - HS/MS		New	64,000 SF	\$ 10 /SF	\$ 640,000	\$ 12 /SF	\$ 770,000
General Construction - HS/MS		Light	64,000 SF	\$ 15 /SF	\$ 960,000	\$ 25 /SF	\$ 1,600,000
General Construction - JHE		Light	32,300 SF	\$ 10 /SF	\$ 325,000	\$ 15 /SF	\$ 485,000
Phasing, General Conditions & Temporary Protections	8-10%				\$ 285,000		\$ 510,000
District Soft Costs (Design, Permitting, etc.)	7%				\$ 270,000		\$ 395,000
Contingency	7%				\$ 270,000		\$ 395,000
TOTAL HVAC UPGRADES & ROOF REPLACEMENT					\$ 4,360,000		\$ 6,405,000

- The conceptual budget costs are based on industry standards. The range was provided to the Board of Education and the Board decided to ask for the mid-range of the conceptual budget (Mid-range = Low + High /2)
- The budget becomes finalized once competitive bidding is complete – but only after a referendum is passed. Bidding cannot be done until the referendum is passed by the voters.

DESCRIPTIONS OF CONCEPTUAL BUDGET

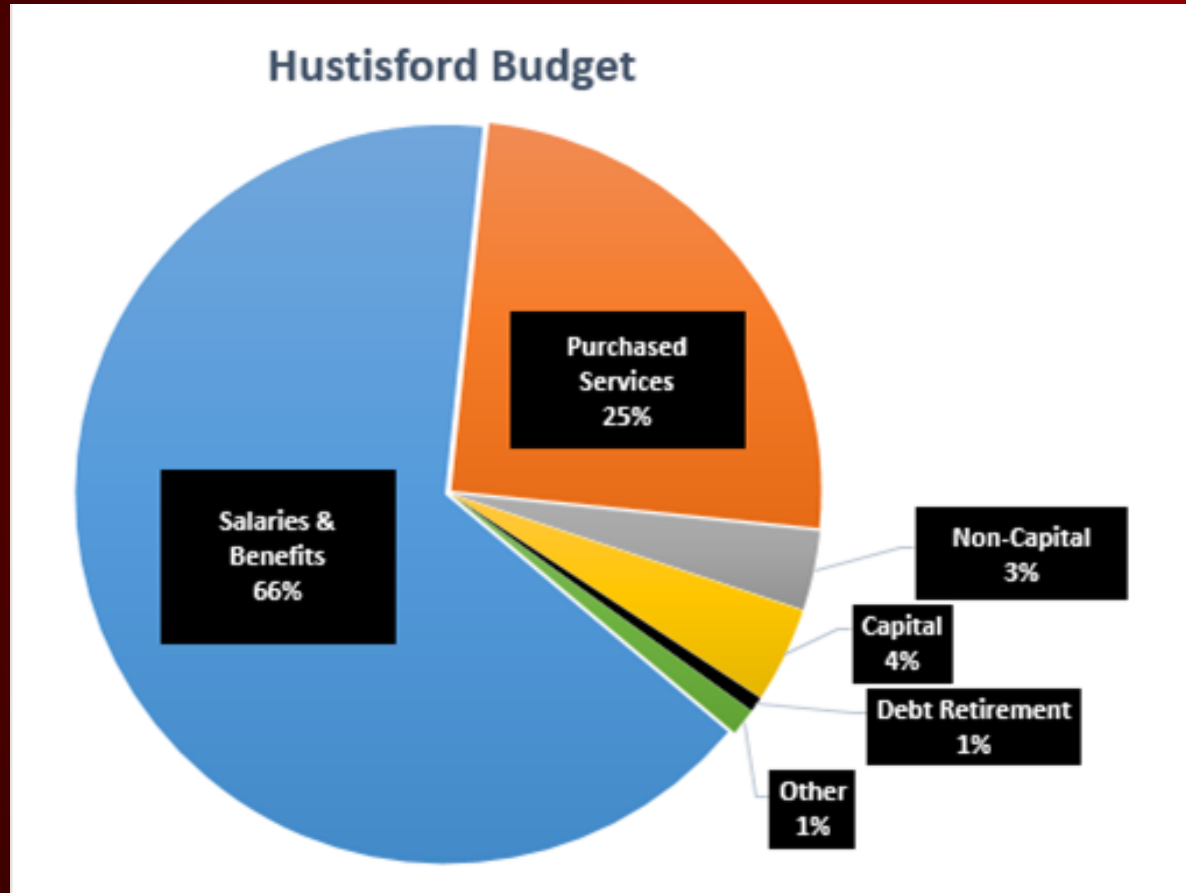
- **HVAC Replacement HS/MS**—Full equipment and distribution replacement minus boilers, labor for HVAC
- **HVAC Replacement JHE**—Full equipment and distribution plus boilers, labor for HVAC
- **Roof MS/HS**—Removal of existing roof, new adhered membrane roof, insulation, drainage, and structural reinforcement if needed, roof labor
- **General Construction both buildings**—labor and materials related to the project, that are not HVAC, some examples include, but not limited to: wall removal and/or replacement due to HVAC equipment; ceiling replacement due to HVAC install
- **Phasing**—this cost includes the costs for supervision of a general contractor, temporary needs for safety and security of site, protections of current building and materials
- **District Soft Costs**—costs related to design of projects, preparation of plans, and permitting and inspection that is required
- **Contingency**—provides for the unknowns that may arise during a project of this scope, for example any remediation that may be needed due to asbestos or mold or other unforeseen issues; it allows for funding for gaps in design, this is used if a change order would be needed

WHY NOW?

APRIL 2, 2024

- This question and dollar amount can only be used to cover the projects outlined in the question, funds cannot be used for any other projects
- The District cannot exceed the \$5.3 million as outlined in the question.
- Once competitive bidding is complete a more exact line item budget will be provided.
- Costs continue to go up each year; these projects are prioritized as critical need for both buildings. The replacement costs of these items exceed our current borrowing capacity as a District.

HUSTISFORD SCHOOL DISTRICT BUDGET INFORMATION



- Total budget=\$6,759,932
- Salaries and Benefits—salaries, wages, stipends, insurance, FICA, retirement
- Purchased Services—contracts, utilities, travel, payments to other governmental units
- Non-Capital Objects—supplies, curriculum materials, software, any equipment under \$5,000
- Capital Objects—Capital equipment, vehicles, real estate, renovations over \$5,000
- Debt Retirement—principal and interest payments on long-term debt
- Other—liability insurance, unemployment, legal judgements, refunds, aid to other districts, dues and fees

EXAMPLES OF BUDGET AREA EXPENSES

- Salaries and Benefits—staff salaries, coaching payroll, co-curricular pay, health, dental, and life insurance, long-term disability, WRS
- Purchased Services—Vouchers, copier lease, utility payments, repairs and maintenance using outside vendors, transportation, vehicle maintenance and repairs, lawn care, snow removal, HVAC service agreement, garbage and recycling, phone, internet, conferences, nursing services, audit, legal services, sports
- Non-Capital—curriculum, software for students and for operations, textbooks, library books, classroom items, office supplies, maintenance supplies, cleaning supplies, paper, technology, furnishings
- Capital—boilers, van, snow removal equipment
- Debt retirement—Repayment of gym loan and HVAC improvement loan
- Other—liability and property insurance, worker's compensation, registration fees for sports and co-curriculars, membership dues, testing fees, etc.

INFORMATIONAL MEETINGS

- Monday, March 11th from 6-7pm in the Hustisford High School Library
- Tuesday, March 26th from 6-7pm in the John Hustis Elementary Cafeteria

Informational sessions to answer questions regarding the referendum on April 2, 2024

