



Watertown Unified School District Facilities Improvement Project

Building the Future One Step at a Time

Vote April 3, 2012

Phase . . . 2

Referendum-At-A-Glance

VOTE Tuesday, April 3, 2012

On April 3, 2012, residents have the opportunity to cast their ballots on one referendum question to address critical capital facility needs, primarily at Riverside Middle School and Watertown High School. If approved by voters, the total project cost cannot exceed \$6,200,000. Polls will be open from 7am-8pm and for the first time in Wisconsin, voters will be required to show a photo ID prior to voting. Absentee ballots and early in-person voting will also be available.

Why are we proposing this referendum on critical capital needs now?

- We must address our urgent capital facility needs to continue providing quality and energy efficient learning environments for all students.
- We must present fiscally responsible facility solutions that minimize the impact to residents. Debt from the original High School project will be fully repaid this year, creating a “window of opportunity” to address immediate needs while still decreasing the debt service tax amount for residents.

So how does the referendum impact me?

Our existing High School debt is scheduled to be paid in full on April 1, 2012. This means the District can address \$6.2 million in immediate facility issues and the existing debt service tax levy will decrease if the referendum is approved.

- If the referendum is approved, taxpayers will see an estimated **\$4 DECREASE** in their taxes for every \$100,000 of property value.
- Addressing major capital items through a bond issue (or 20-year borrowing) allows the District to spread the payments out over a longer period of time (much like a home improvement loan) which makes the cost more manageable for current and future residents that benefit from our improved facilities.

Estimated Tax Impact of Proposed \$6.2M Referendum	
\$100,000 Property Value	DECREASE \$4.00
\$150,000 Property Value	DECREASE \$6.00
\$200,000 Property Value	DECREASE \$8.00
<i>Projected impacts reflect the change in Debt Service Levy From 2011-12 to 2012-13. Based on 20-year borrowing schedule with an average interest rate of 5.00%. Estimates provided by financial consultants from Robert W. Baird, Inc.</i>	



Deteriorated RMS roof and drainage issues with WHS roof



What types of projects are included?

The District originally identified more than \$11.7 million in immediate facility issues. After reaching out to the community for feedback, this list has been reduced to \$6.2 million of the most critical capital needs.

Major projects at Watertown High School

- Replacing the original roof (1993)
- Installing computerized controls for HVAC systems to improve energy efficiency
- Replacing outdated hallway ceilings and lighting
- Replacing rusted exterior doors (eleven sets)
- Renovating restrooms

Major projects at Riverside Middle School

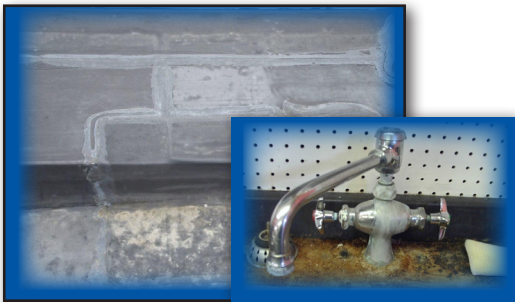
- Replacing the roof and soffits
- Replacing inefficient and outdated ceilings, lighting and fixtures
- Replacing outdated unit ventilators (air handling units)
- Eliminating asbestos in lower level
- Installing and replacing windows in classrooms and main entrance
- Renovating science classrooms and replacing worn cabinetry
- Renovating and expanding special education classroom and nearby locker room
- Renovating the Large Group Instruction (LGI) room
- Replacing original elevator mechanical system (1968)

Why can't these issues be addressed as part of the district's regular operating budget?

- The District has ten buildings, which includes more than 700,000 square feet of space. Our total budget for large capital items is approximately \$400,000 per year. This does not include regular maintenance such as cleaning and basic repairs, which is budgeted separately.
- All of the items included in the proposed referendum are too costly to pay from the District's annual operating budget without directly impacting funding available for student programs and services.

Major projects at other schools

- Installing air conditioning to Lincoln Elementary to allow school to be used for summer school programs



Patched areas of roof to prevent leaks and wornout sink in RMS science classroom.



Pictures of aged roof at RMS

How can I get More Information?

Visit the District website at www.watertown.k12.wi.us

Email us directly at referendum@watertown.k12.wi.us

Attend the Referendum Information Night on March 6, 2012-6pm at RMS

Visit our schools or schedule a small group presentation by calling 920-262-1460