The background is a detailed architectural floor plan of a school building. It features various rooms such as classrooms, a library, a cafeteria, and administrative offices. The plan includes numerous dimensions, room numbers (e.g., 10A45, 9A45, 14A54), and structural annotations. A large, semi-transparent circular graphic is overlaid on the plan, centered on the main building area. The text is centered over this graphic.

De Soto Area School District Maintenance Referendum Vote

April 6, 2010

A Common Sense Approach

Meeting Agenda

1. Introduce Referendum Planning Team
2. Current Condition of District Facilities
3. Issues Addressed by Referendum
4. Financing Opportunities
5. What Happens if the Referendum Fails?
6. What can **YOU** do to Help?

A Common Sense Approach

Referendum Planning Team

- **David Strudthoff** Superintendent
- **Marty Kirchoff** MS/HS Principal
- **George Andrews** Elementary Principal
- **Greg Werner** Maintenance Supervisor
- **Kirk Holliday** School Board 14 years
- **Rick Pedretti** School Board 8 years
- **Dan Fladhammer** School Board 7 years
- **Dean Penkalski** School Board 4 years
- **Geri Fox** School Board 3 years
- **Bridget Schill** School Board 4 years
- **John Audetat** School Board 3 years
- **Jeff Long** School Board 3 years
- **Nate Trussoni** School Board 2 years
- **Brad Simonson** HSR Associates – Architect
- **Jim Fowler** Fowler & Hammer, Inc. – Construction Manager
- **Dan Graham** Fowler & Hammer, Inc. – Construction Manager
- **Mark Martell** Fowler & Hammer, Inc. – Construction Manager
- **Carol Wirth** WI Public Finance Professionals, LLC – Financial Planning

A Common Sense Approach

Why Do We Need a Maintenance Referendum?

We Have Outdated and Inefficient Buildings

- ✓ Invest in the Infrastructure and Maintenance of our Existing Schools
- ✓ Replace or Upgrade Many Original Building Systems
- ✓ Start the Process of Making our Buildings More Energy Efficient
- ✓ Improve Fire Safety
- ✓ This is the **ONLY** way to Fund **REQUIRED** Maintenance
- ✓ This Maintenance **CAN NOT** be Funded out of the Current Budget

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Why Do We Need a Maintenance Referendum?

We Have Students Being Taught
in Inappropriate Areas

Our Elementary Schools Have Insufficient Space

Every existing space has been utilized in our elementary schools

- ✓ Libraries
- ✓ Hallways
- ✓ Storage Areas
- ✓ Instructional Spaces Converted from Shower Rooms

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Why Do We Need a Maintenance Referendum?



Horribly Inefficient Window A/C Units Held in with Plexiglas

Unit Ventilators Competing with Window A/C Units

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Current Condition of District Facilities

Electrical

- ✓ The Electrical Infrastructure from the Fifties and Sixties is attempting to Meet 2010 Needs
- ✓ The Electrical Systems in our Schools have NEVER been Upgraded – Only Added Onto
- ✓ Lighting is Woefully Inadequate in Many Classrooms

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Current Condition of District Facilities



Insufficient Quantities of Power Outlets
Leads to Dangerous Overloading

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Cobbled Together Electrical Service is
Common Throughout the District Facilities

Current Condition of District Facilities



Dangerously Unprotected and Inadequate Lighting in the Industrial Technology Classroom

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Current Condition of District Facilities

Plumbing/HVAC

- ✓ The Plumbing Systems Currently Serving our Schools is a Disjointed Maze of Pipes, Fittings, and Holding Tanks
- ✓ High Nitrate Levels in the Prairie View Well are a Constant Concern

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Current Condition of District Facilities



Maze of Abandon Piping in the High School Boiler Room



The Boy's Showers are Shut Off Nightly with these Valves to Save Water Since the Shower Faucets Leak Uncontrollably

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Current Condition of District Facilities

Current Heating Systems

Another Disjointed Maze of Operational and Abandon Piping and Shutoff Valves in the High School Boiler Room Making the Isolation of Pumps and Boilers Difficult



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Current Condition of District Facilities



Stained and Damaged Sinks with Fixtures that Will Not Stop Running

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Current Condition of District Facilities



High Nitrate Levels in the Prairie View Well are a Constant Concern
Necessitating the need to Provide Students with Bottled Water

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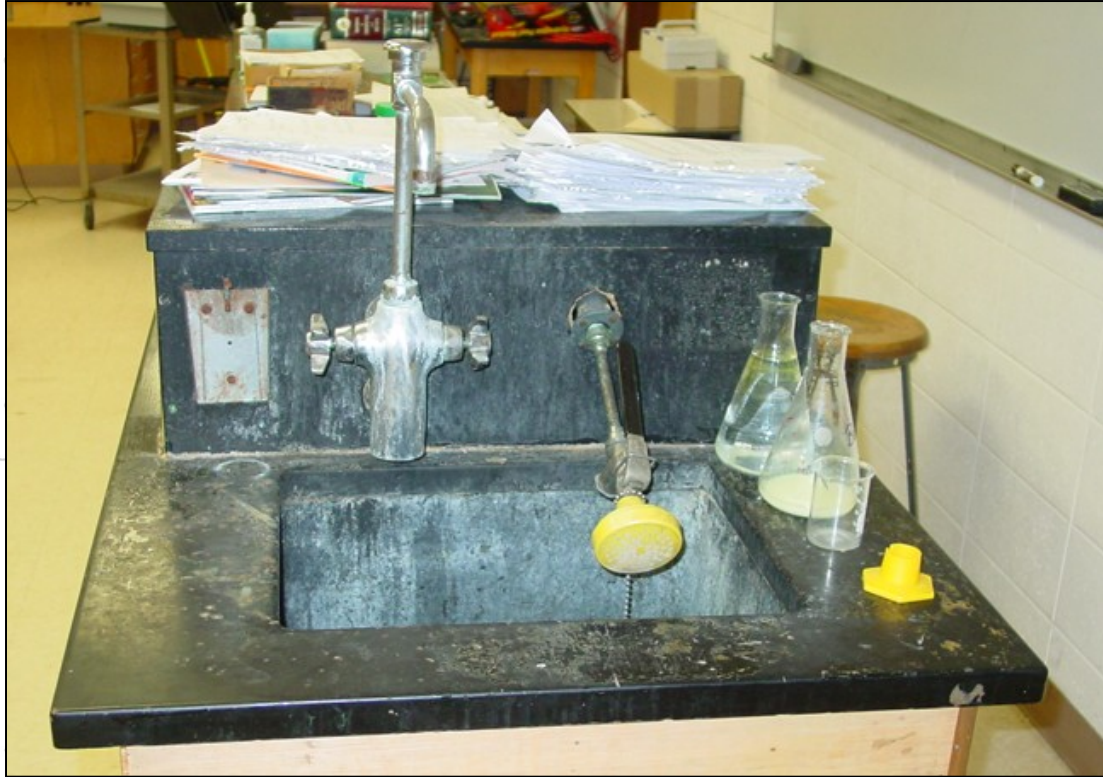
Current Condition of District Facilities

High School Science Lab

The Same Lab Tables, Water and Gas Plumbing, and Electrical Systems are **Original** to the School and in Desperate Need of Maintenance and Updating to Meet the Students' Current Needs

A Common Sense Approach

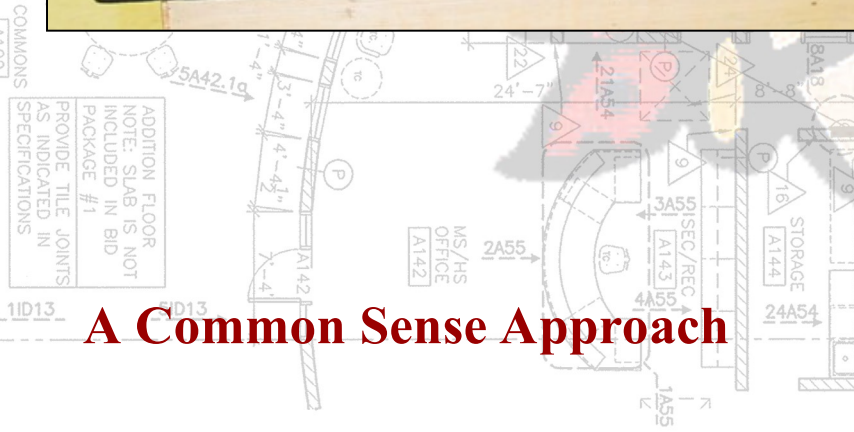
Current Condition of District Facilities



Broken and Damaged
Furnishings and Fixtures
in the High School
Science Classroom



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Current Condition of District Facilities



Buckets can be Found Throughout the Facilities Catching Rainwater from Leaking Roofs



Ceiling Tiles Stained with Rain Water from Leaking Roofs is a Common Site

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Current Condition of District Facilities

Education Instructional Space

- ✓ Number of Mandated Educational Programs in 1950: 0
- ✓ Number of Mandated Educational Programs in 2010: 20
- ✓ Each Program Requires Space for Instruction
- ✓ Former Closets and Shower Rooms are Currently being Utilized for Instructional and Office Space

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Current Condition of District Facilities

✓ Education Instructional Space to Accommodate new Mandated Programs that was not Needed when the Schools were New

- Autism Program
- PT/OT Programs
- Audiology
- Computer Labs
- 4K
- Surround Care
- Library at Prairie View
- More Specialized Special Education

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Current Condition of District Facilities

Education Instructional Space

- ✓ No Music Classrooms Exist at Stoddard
- ✓ Space for Music is Shared at De Soto and Prairie View
- ✓ Music Classes being offered are Based on Room Availability and not on Student Need

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Current Condition of District Facilities

Music Instructional Space

- ✓ Music majors are the most likely group of college grads to be admitted to medical schools.
~ Lewis Thomas, Case for Music in the Schools, 1994
- ✓ Students who participate in school band or orchestra have the lowest levels of current and lifelong use of alcohol, tobacco, and illicit drugs
~ H. Con. Res. 226, United States Senate, June 13, 2000
- ✓ High school music students have been shown to hold higher grade point averages (GPA) than non-musicians in the same school.
~ National Educational Longitudinal Study of 1988
- ✓ Nine out of ten adults and teenagers who play instruments agree that music making brings the family closer together.
~ Music Making and Our Schools, American Music Conference, 2000

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Current Condition of District Facilities



- ✓ Music Classes are Held in the Stoddard Gym
- ✓ The Classroom has to be Set Up and Tore Down Each day Music Class is Held
- ✓ The Furnishings and Educational Materials are Stored in a Girls Shower Room when not being Used

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Current Condition of District Facilities

Shower Room Converted into Instructional and Storage Space



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What's Included in the Referendum?

General Projects and Costs

- ✓ Elementary Classroom Additions and Remodeling **\$459,000**
- ✓ Remodel High School Science and Music Rooms **\$417,000**
- ✓ High School Locker Rooms, Vocational Tech Rooms, New Entrance, and Relocating Weight Room **\$532,000**
- ✓ Capital Maintenance Improvements **\$777,000**
- ✓ Total Referendum with Fees and Contingency **\$2,585,000**

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What's Included in the Referendum?

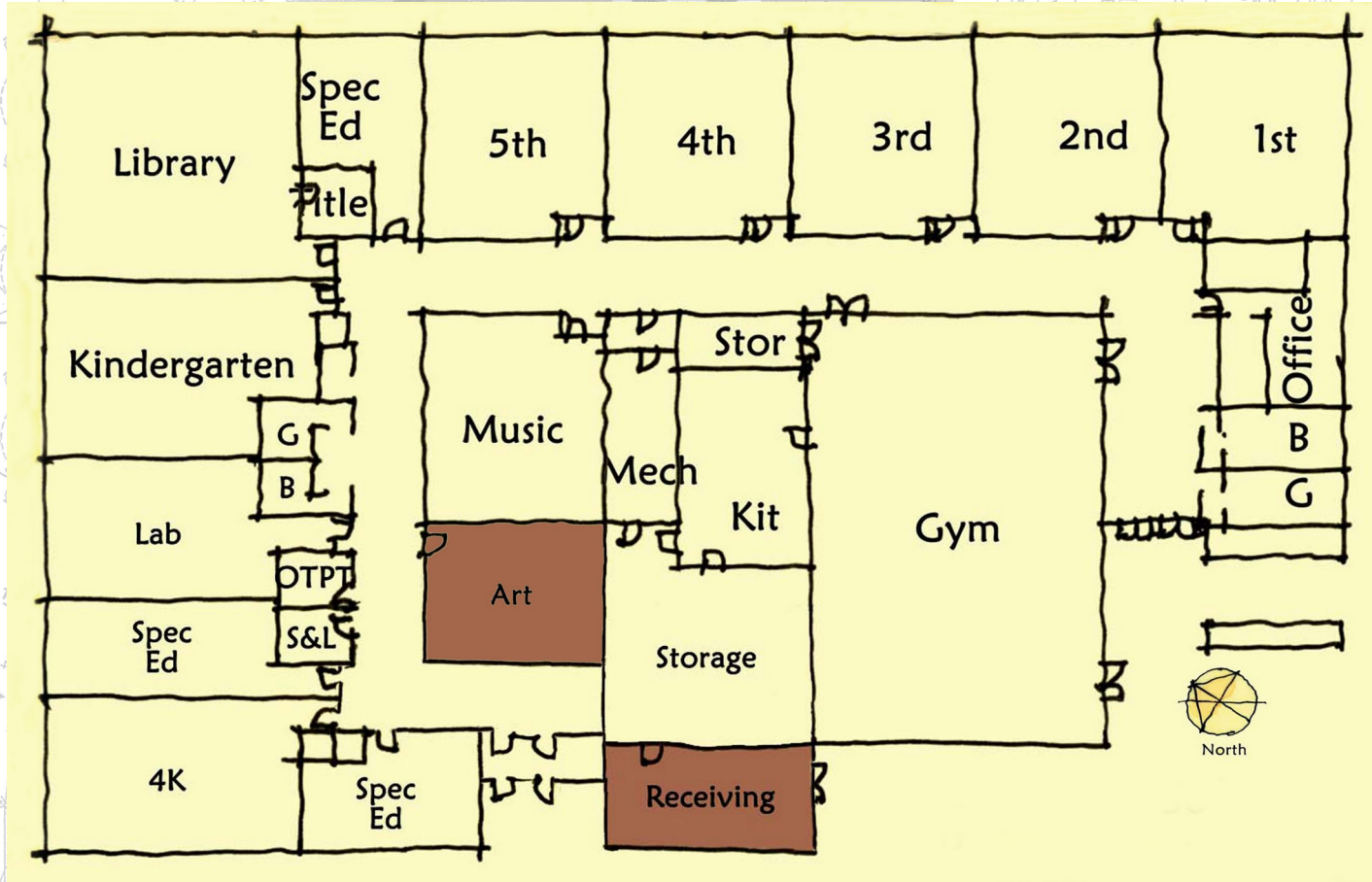


These Urinals Flush 24/7 and waste THOUSANDS of Gallons of Water Annually

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What's Included in the Referendum?

Prairie View



sic

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ADDITION FLOOR
NOTE: SLAB IS NOT
INCLUDED IN BID
PACKAGE #1
PROVIDE TILE JOINTS
AS INDICATED IN
SPECIFICATIONS

What's Included in the Referendum?

Prairie View

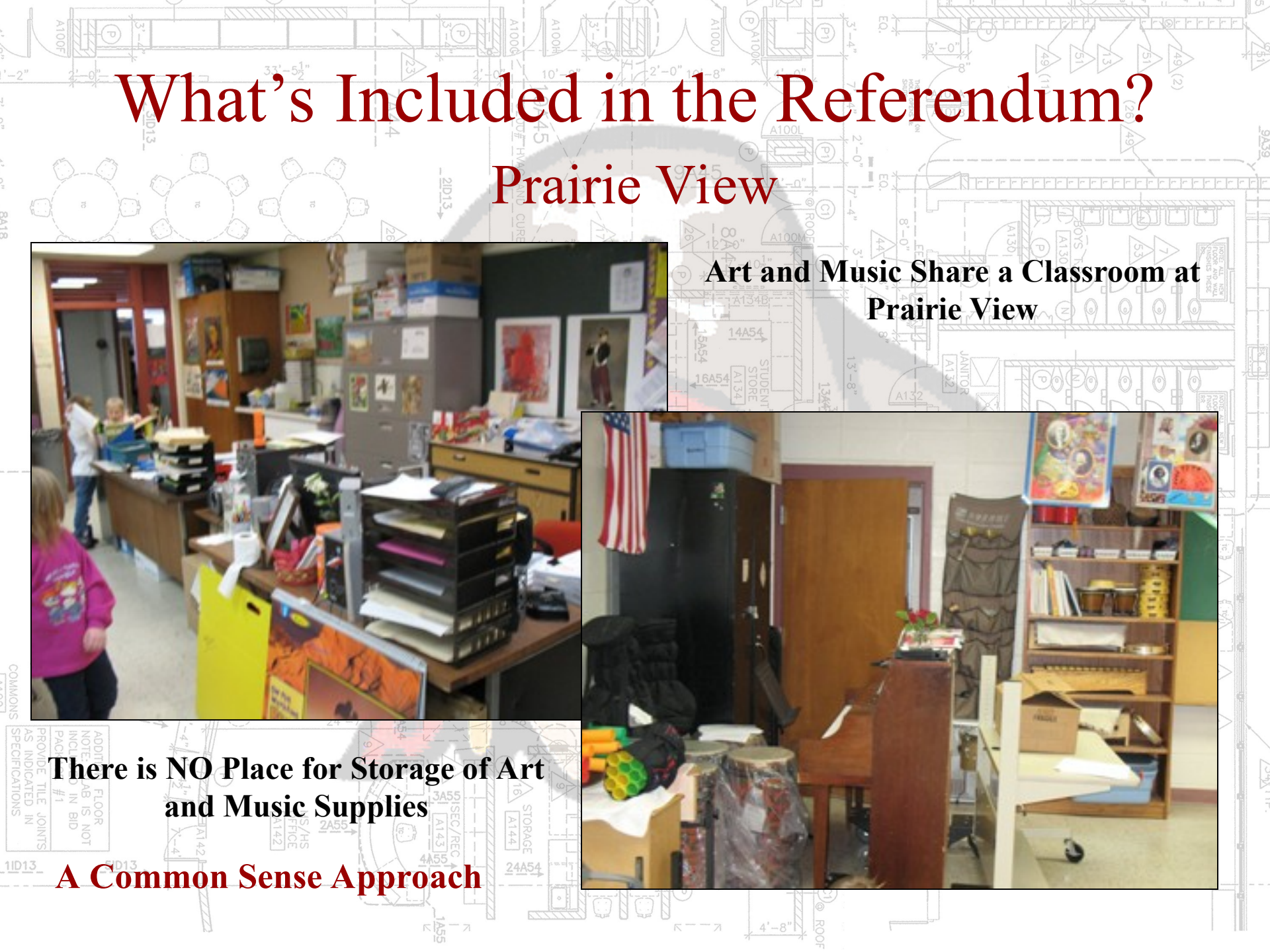
**Art and Music Share a Classroom at
Prairie View**



**There is NO Place for Storage of Art
and Music Supplies**

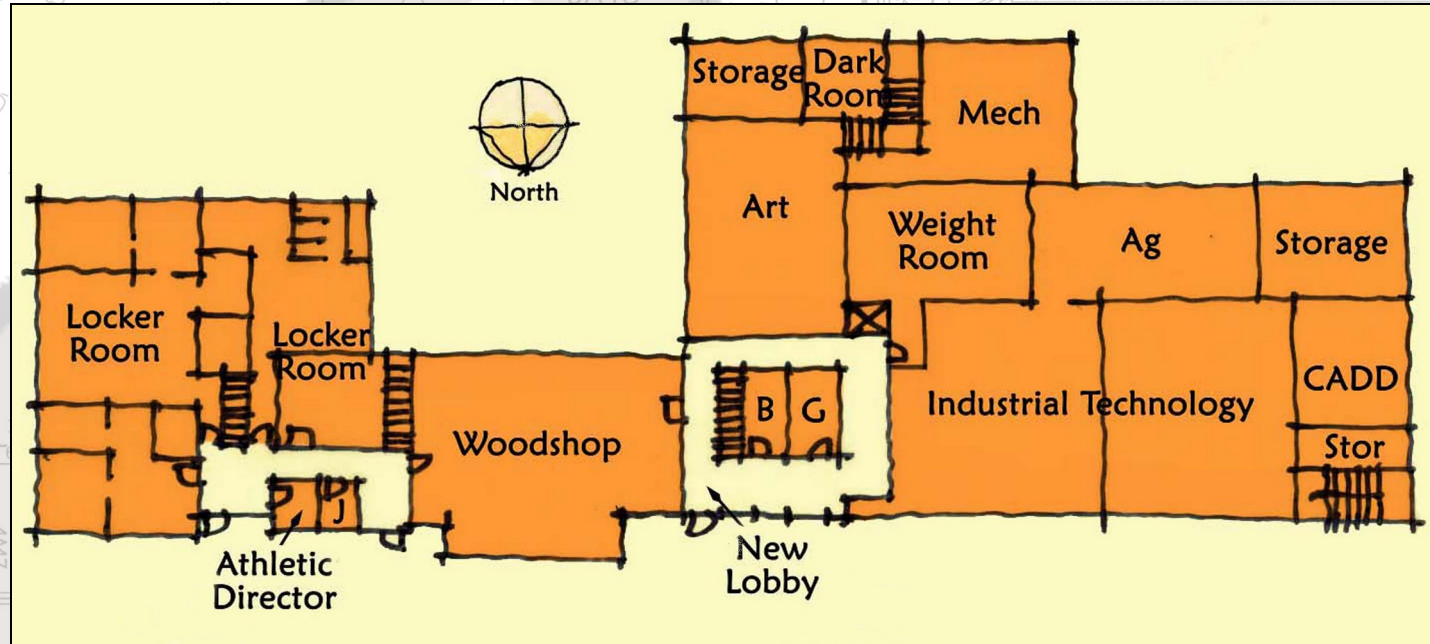
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COMMONS
11001
ADDIT FLOOR
NOTES: AB IS NOT
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PROVIDE TILE JOINTS
AS INDICATED IN
SPECIFICATIONS



What's Included in the Referendum?

High School Lower Level

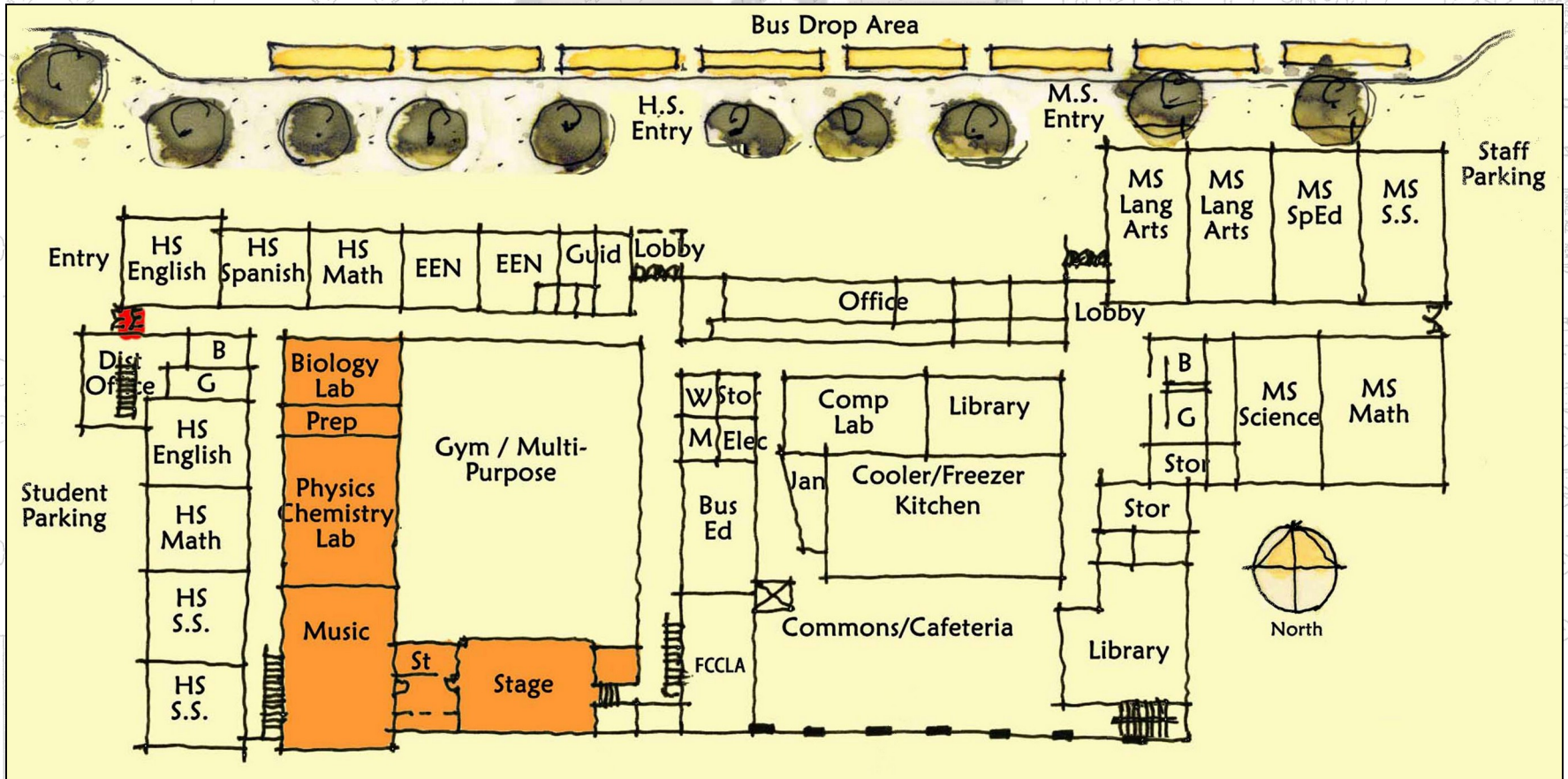


- ✓ Upgrade Plumbing and Fixtures
- ✓ Upgrade Locker Rooms
- ✓ Remodel Vocational Classrooms
- ✓ Relocate Restrooms
- ✓ Create a New Lobby

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What's Included in the Referendum?

High School Upper Level



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What's Included in the Referendum?

✓ Electrical

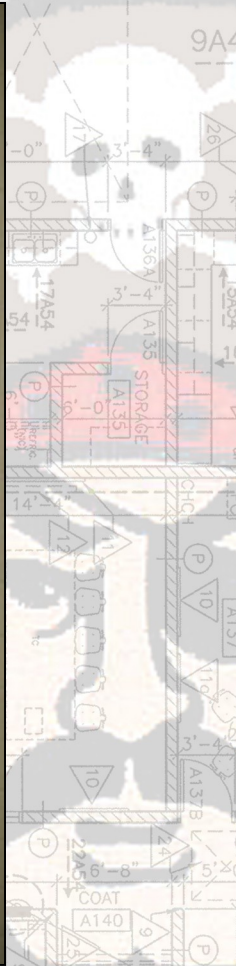
- The Electrical Systems will be Upgraded to Safely Meet Current Energy Demands AND designed to Accommodate the Installation of New Energy Efficient Systems

✓ Plumbing

- Plumbing Infrastructure will be Upgraded to Protect Kitchen and Restroom Equipment from Lime and Contaminant Buildup
- A New Well at Prairie view will Provide Students with Drinking Water where High Nitrate Levels are not a Constant Concern

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What's Included in the Referendum?



Lime and Calcium Buildup RUINS Expensive Bathroom and Kitchen Equipment
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What's Included in the Referendum?

✓ Classrooms

- Vocal and Instrumental Music, Title One, Art, and Special Education Programs will have Appropriate Space for Instruction

✓ District

- For the First Time Since the 1950s, District Residents will Pass a Resolution Allowing for Comprehensive Brick and Mortar Improvements
- The De Soto Area School District's Residents' Support will Match the Academic and Athletic Successes Demonstrated by our Students and Staff

✓ Community

- The District Residents will Leave the Schools in Better Condition that what they Inherited

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What's Included in the Referendum?

More than Just Education and Structural

- ✓ Most Importantly: We Educate our Youth
- ✓ We Bring Citizens Together at a Multitude of Venues that might OTHERWISE NEVER Meet
- ✓ Lifelong Relationships and Bonds are formed at District Facilities
- ✓ It is About Providing a Safer Environment
 - Fire Alarms
 - Sidewalks
 - Evacuation Routes

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What's Included in the Referendum?



HC Sidewalk, Curb, and Side Walk Elements

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What's Included in the Referendum?

More than Just Education and Structural

- ✓ Safeguarding Academic and Co-Curricular Opportunities
 - By Reducing Future Major Maintenance Requirements on 40-60 Year Old Buildings – Aging Facilities like old Cars Require Greater Maintenance Budgets than New Ones
 - By Improving the Efficiency of our Facilities through Upgraded Windows, Unit Ventilators, Plumbing Fixtures, Etc.
 - Lessening Losses to Open Enrollment – We Need to Show People that our School System is Important to us and that we are Proud of it

✓ **We are not Suggesting that this will Eliminate the Problem, but it will Lessen the Bleeding**

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Financing Opportunities

✓ **QZAB** – Qualified Zone Academy Bond

- Have Been Available for the Past 12 Years but are Difficult to Qualify for
- Need a 10% Community Match – The De Soto Area School District has Received \$258,500 in Donations
- 35% of Students Must Qualify for Free or Reduced Lunch
- Funds May be Used for Renovations Only

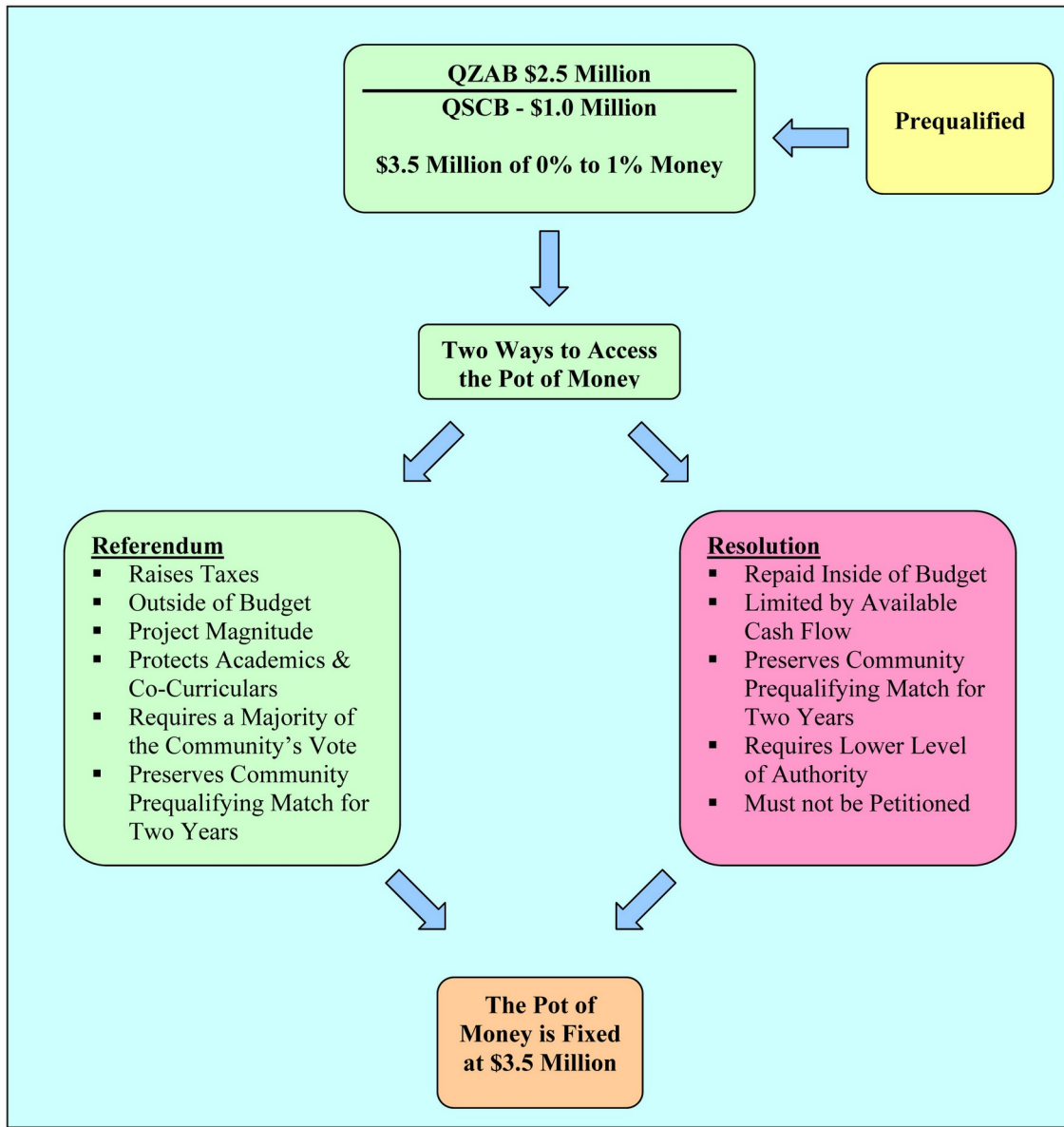
✓ **QSCB** – Qualified School Construction Bonds

- Can be used for New Construction
- Program Goes Away on December 31, 2010

✓ **QZABs** and **QSCBs** are Awarded First to Schools that Pass Referendums and Second to Districts that Pass Resolutions

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De Soto Bond Flow Chart



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Financing Opportunities

- ✓ Time is of the Essence
 - Applications to Both Sources are Due in the Beginning of April
 - The QSCBs Program Goes Away on December 31, 2010
 - The QZAB Match will be Wasted if the Referendum is not Passed

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Financing Opportunities

Understanding the Cost of a \$2,585,000 Tax Impact

Home Fair Market Value	Annual Cost	Monthly Cost
\$25,000	\$19.50	\$1.63
\$50,000	\$39.00	\$3.25
\$75,000	\$58.50	\$4.88
\$100,000	\$78.00	\$6.50
\$200,000	\$156.00	\$13.50

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What Happens if the Referendum Fails?

- ✓ **2011** Maintenance and Utility Costs **WILL** Surpass the **ENTIRE** Budget Spent on Salaries and Benefits for all District Cooks, Secretaries, Custodians, and Paraprofessionals Combined
- ✓ **2013** Maintenance Costs for Basic Repair **WILL** Surpass the **ENTIRE** budget Spent on Textbooks, Instructional Supplies, and All Accompanying Software

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What Happens if the Referendum Fails?

- ✓ The Matching Funds Needed for \$2,585,000 Qualified Zone Academy Bonds (QZAB) at 0% to 1% Interest WILL be Lost
- ✓ Eligibility for \$1,000,000 of Qualified School Construction Bonds (QSCB) at 0% to 1% Interest WILL be Squandered
- ✓ Future Repairs will Likely Cost More
- ✓ Future Repairs will Likely be more Extensive
- ✓ Longevity of the Facilities will be Compromised

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What Happens if the Referendum Fails?

✓ If this Maintenance Referendum Fails, the District will be Forced to Borrow Money at Higher Interest Rates in the Future

- Finance Charges at 4.5% = \$629,863
- Finance Charges at 1% = \$132,479
- A Successful Referendum Vote will Save the Taxpayers \$497,384 in Finance Charges

Note: Figures based on financing \$2,585,000 over ten years with interest compounding monthly.

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What can YOU do to Help?

✓ **Vote on April 6th**

✓ **Don't Assume Others will Vote**

- Apathy WILL Kill this Referendum!
- Only 29% of Eligible Voters Cast a Ballot in the Last Election
- Only 40% of Parents and Grandparents with Students in the District Voted in the Last Election

✓ **Registering to Vote is Easy**

- Show up at the Poles with your Driver's License and you can Vote
- Just Knowing your Social Security Number and having a Piece of Mail Addressed to you is Sufficient

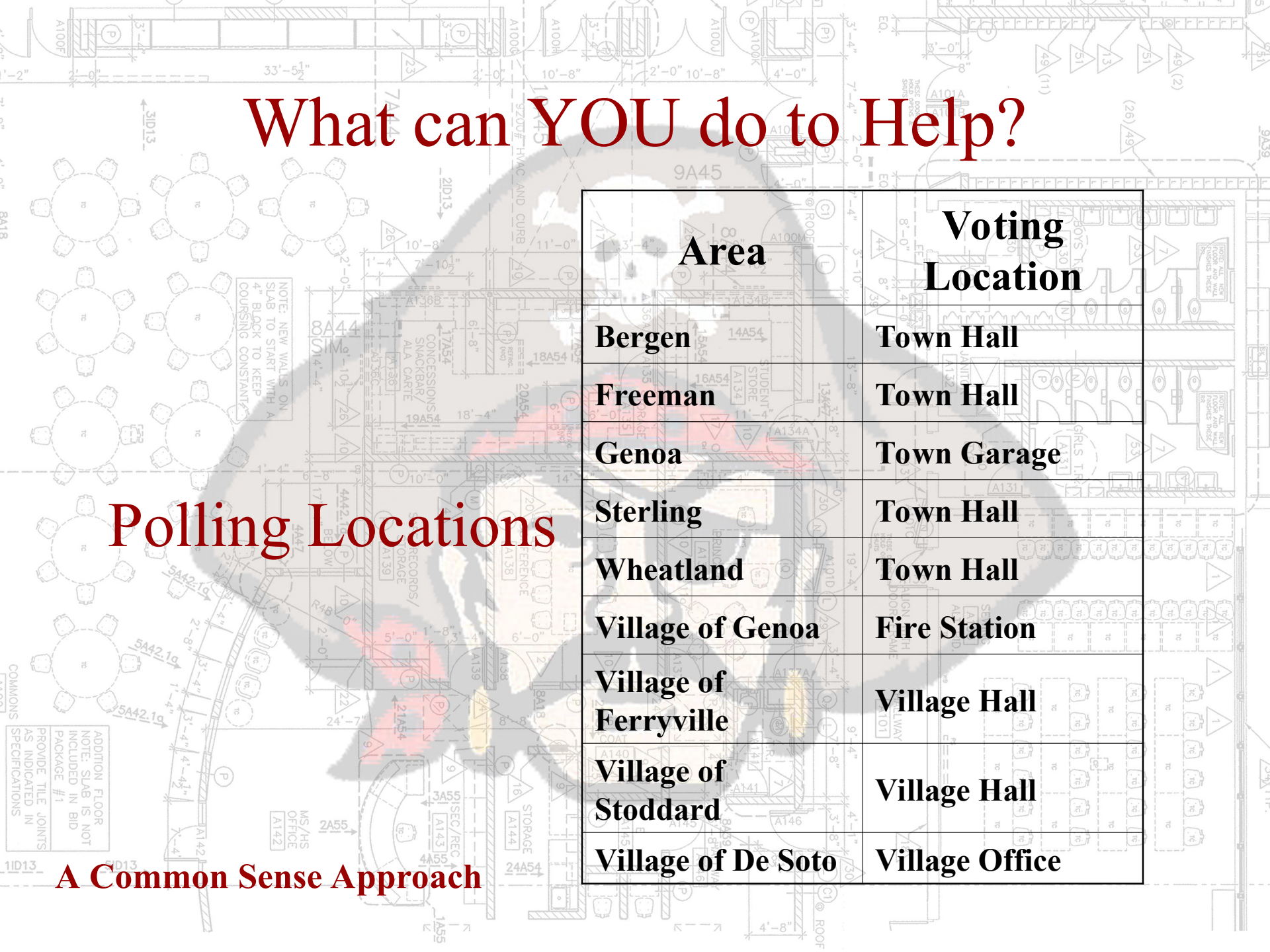
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What can YOU do to Help?

Polling Locations

Area	Voting Location
Bergen	Town Hall
Freeman	Town Hall
Genoa	Town Garage
Sterling	Town Hall
Wheatland	Town Hall
Village of Genoa	Fire Station
Village of Ferryville	Village Hall
Village of Stoddard	Village Hall
Village of De Soto	Village Office

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What can YOU do to Help?

- ✓ A Responsible School Board and Administration has Asked for the District's Support
- ✓ The Project is based on Academic and Maintenance Needs
- ✓ We are going to get the Maximum Value of the Dollars We Spend
 - Very Little goes to Interest
 - Contractors are Bidding Projects Aggressively
- ✓ This Project is Essential to Maintaining the Quality Education and Extra Curricular Activities that we Currently Enjoy

A Common Sense Approach

An architectural floor plan of a building, likely a school or office building, with various rooms and corridors. The plan is overlaid with a large, semi-transparent watermark of a person's face. Several areas are highlighted in red and yellow. The text 'Thank you!' is written in a large, red, serif font across the center of the plan. The text 'Don't Forget to Vote!' is written in a large, red, serif font across the bottom of the plan. The text 'A Common Sense Approach' is written in a smaller, red, serif font at the very bottom. The floor plan includes labels for rooms such as 'CONCESSIONS', 'STUDENT STORE', 'SAFE/RECORDS/STORAGE', 'CONFERENCE', 'HALLWAY', and 'OFFICE'. It also shows dimensions, door types, and furniture like tables and chairs. A note in the bottom left corner reads: 'ADDITION FLOOR NOTE: SLAB IS NOT INCLUDED IN BID PACKAGE #1 PROVIDE TILE JOINTS AS INDICATED IN SPECIFICATIONS'. Another note in the middle left reads: 'NOTE: NEW WALLS ON SLAB TO START WITH A 4" BLOCK TO KEEP COURSING CONSTANT'.

Thank you!

Don't Forget to Vote!

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