

Arrowhead Facilities

Status, Options, Impact

Why are we here?

- ☐ Failed past referenda and the state funding model have put our facilities at a tipping point...*keep investing in aging buildings or ...???*
- ☐ AHS is a fiscally responsible district (low taxing in 1992-93 & one of the few districts with zero debt).
- ☐ Wisconsin's school funding system requires referenda to address significant capital & operating needs.
- ☐ The next referendum will determine the AHS identity.

MAXIMUM REVENUE *(taxing authority)* COMPARISON

Waukesha County School Districts (2022-23)

Districts are NOT funded at the same level...

State funding limits were randomly set in 1993 based on district spending/taxing at the time.

| District | Max. Revenue per Student per year | Max. Revenue per Student times(x) 2,000 (Arrowhead) Students | ANNUAL Difference | Five-year Difference |
|----------------------|---|--|----------------------|-------------------------|
| Elmbrook | \$12,027 | \$24,054,000 | \$2,954,000 | \$14,770,000 |
| Kettle Moraine | \$11,723 | \$23,446,000 | \$2,346,000 | \$11,730,000 |
| New Berlin | \$11,659 | \$23,318,000 | \$2,218,000 | \$11,090,000 |
| Menomonee Falls | \$11,431 | \$22,862,000 | \$1,762,000 | \$8,810,000 |
| Hamilton | \$11,078 | \$22,156,000 | \$1,056,000 | \$5,280,000 |
| Pewaukee | \$10,805 | \$21,610,000 | \$510,000 | \$2,550,000 |
| Oconomowoc | \$10,665 | \$21,330,000 | \$230,000 | \$1,150,000 |
| Arrowhead UHS | \$10,550 | \$21,100,000 | \$0 | \$0 |
| Muskego | \$10,440 | \$20,880,000 | (\$220,000) | (\$1,100,000) |
| Waukesha | \$10,207 | \$20,414,000 | (\$686,000) | (\$3,430,000) |
| Mukwonago | \$10,016 | \$20,032,000 | (\$1,068,000) | (\$5,340,000) |

MAXIMUM REVENUE (taxing authority) COMPARISON

Union High School Districts (2022-23)

Maximum Revenue Per Student & Mill Rate

(Taxing authority) Union High School Districts (2022-23)

| | | | | | |
|-------------|----------|--------|--------------|----------|--------|
| Nicolet | \$15,811 | \$5.20 | Wilmot | \$12,150 | \$4.79 |
| Lakeland | \$14,769 | \$1.55 | Union Grove | \$11,832 | \$3.08 |
| Lake Geneva | \$13,255 | \$3.12 | Hartford | \$11,528 | \$2.25 |
| Big Foot | \$13,255 | \$2.60 | Cntrl/Wstsha | \$11,461 | \$2.88 |
| Waterford | \$13,131 | \$4.15 | Arrowhead | \$10,550 | \$2.10 |

Mill Rate Averages (2022-23)

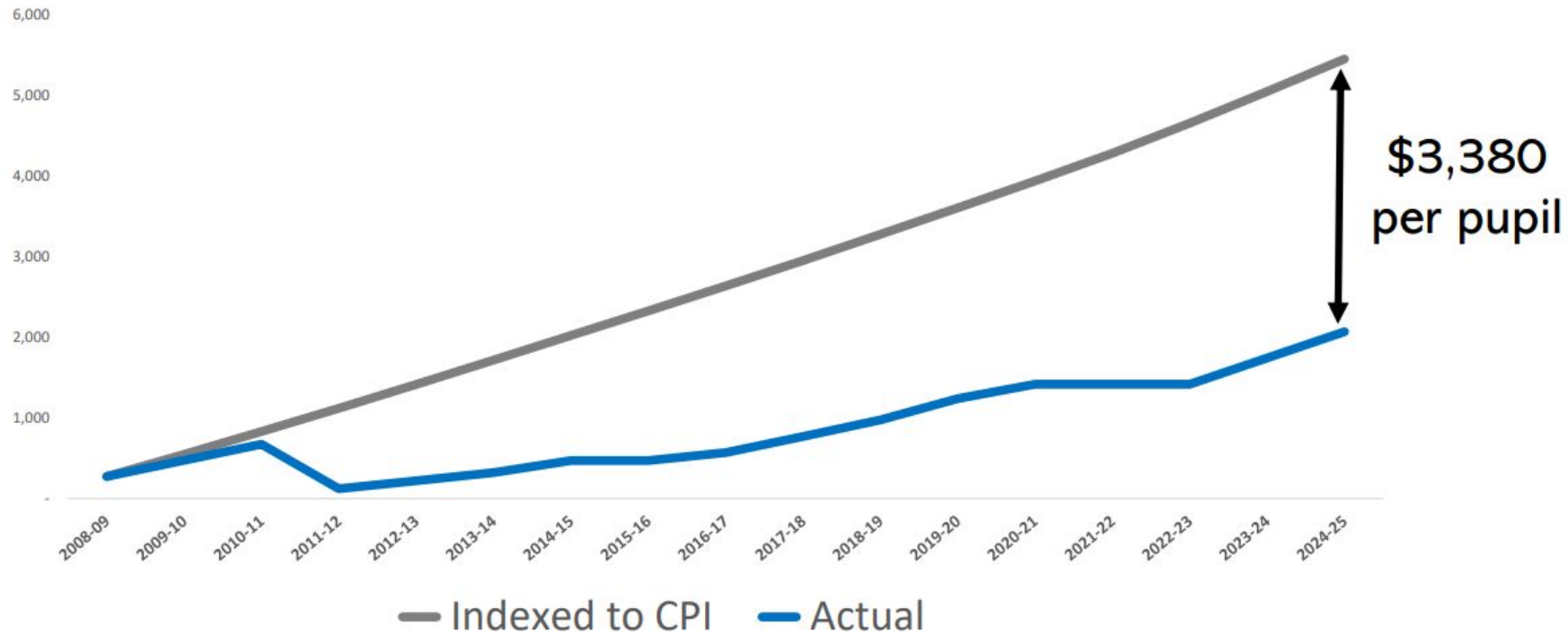
Arrowhead = \$2.10

UHS Average = \$3.17

WI Average = \$7.68

AHS & Avg. K-8 (\$3.68) = \$5.78

General school district revenues per pupil lag inflation by more than \$3,300 since 2009



Wisconsin's Legislature has created a school funding system that does not come close to allowing districts to keep up with inflation, nor does it allow districts to fund major construction.

“If you need more funds, ask your taxpayers.”

*Southeast Wisconsin Referendums Passed Since 2000

Source: Wisconsin Department of Public Instruction

| District | Number Passed | Cumulative Funding Received to Date- Debt, Nonrecurring, & Recurring Referendums | Recurring Revenue Authority, to Date, (each year forever) | District | Number Passed | Cumulative Funding Received to Date- Debt, Nonrecurring, & Recurring Referendums | Recurring Revenue Authority, to Date, (each year forever) |
|---------------------------|---------------|--|---|-------------------------|---------------|--|---|
| Milwaukee | 2 | \$339,000,000 | \$87,000,000 (since 2023) | South Milwaukee | 3 | \$61,605,000 | \$9,625,000 (since 2023) |
| Waukesha | 5 | \$317,200,000 | 4,900,000 (since 2002) | Menomonee Falls | 3 | \$56,250,000 | 0 |
| Racine | 11 | \$195,935,000 | 0 | Brown Deer | 5 | \$55,960,000 | 0 |
| Kenosha | 6 | \$162,053,000 | \$2,427,000 (since 2010) | Greenfield | 6 | \$53,520,000 | 0 |
| Oconomowoc | 4 | \$153,000,000 | 0 | Port Wash-Sauk. | 3 | \$52,025,000 | 0 |
| Muskego-Norway | 5 | \$148,685,700 | \$1,156,700 (since 2003) | St Francis | 3 | \$47,100,000 | 0 |
| Wauwatosa | 1 | \$124,900,000 | 0 | Maple Dale-Indian Hills | 4 | \$32,290,000 | 0 |
| Pewaukee | 5 | \$114,450,000 | \$450,000 (since 2002) | Cudahy | 6 | \$28,360,000 | 0 |
| Sussex Hamilton | 6 | \$111,100,000 | \$1,500,000 (since 2019); \$7,600,000 (since 2024) | Hartland-Lakeside | 3 | \$23,009,000 | \$598,000 (since 2001) |
| Nicolet UHS | 4 | \$110,950,000 | 0 | Whitefish Bay | 2 | \$22,600,000 | 0 |
| Kettle Moraine | 4 | \$96,667,000 | \$485,000 (since 2001); \$7,000,000 (since 2020) | Whitnall | 1 | \$16,160,000 | 0 |
| Shorewood | 6 | \$94,870,000 | \$275,000 (since 2019) | Glendale-River Hills | 4 | \$15,790,000 | 0 |
| Germantown | 3 | \$88,100,000 | 0 | Northern Ozaukee | 1 | \$14,950,000 | 0 |
| Cedarburg | 4 | \$81,800,000 | 0 | Swallow | 3 | \$14,200,000 | \$100,000 (since 2000) |
| Fox Point J2 | 6 | \$81,655,000 | 0 | West Allis | 1 | \$12,000,000 | 0 |
| Elmbrook | 2 | \$80,090,000 | 0 | Lake Country | 1 | \$9,500,000 | |
| Franklin | 3 | \$76,300,000 | 0 | Arrowhead UHS | 1 | \$8,500,000 | 0 |
| Mukwonago | 4 | \$75,350,000 | 0 | New Berlin | 1 | \$8,500,000 | 0 |
| Mequon-Thiensville | 2 | \$73,900,000 | 0 | Merton Community | 2 | \$7,060,000 | 0 |
| Grafton | 4 | \$67,670,000 | 0 | Stone Bank | 1 | \$2,500,000 | 0 |
| Greendale | 5 | \$65,915,000 | 0 | North Lake | 1 | \$2,260,000 | 0 |
| All Arrowhead Area | 12 | \$67,029,000 | *These numbers are not adjusted for inflation; construction costs have increased significantly since the early 2000s. | | | | |



Verona Comparison \$185 million in 2018

40% increase in construction costs = \$250 million + today
Construction costs only go up...



Long-Range Facilities Planning Context

AHS facilities are falling behind.
Our closest competitors recently
addressed operations and/or
renovated buildings:

- **Oconomowoc - 2023 & 2016**
- **Hamilton - *2024 & 2018**
- **Germantown - 2016**
- **Pewaukee - 2024 & 2018**
- **Kettle Moraine - *2020, 2014,
*2001**

** recurring operational questions*



Oconomowoc HS

Long-Range Facilities Planning Context

AHS Falling behind (continued)

- Mukwonago - 2016
- Muskego - 2022 & 2016
- Cedarburg - 2019
- Nicolet - 2022
- Mequon-Thiensville - 2020



Kettle Moraine High School

Arrowhead Cafeteria vs. Cedarburg Multi-Purpose Space



Undersized AHS



New open multipurpose cafeteria

Arrowhead Theater vs. Verona Theater



Undersized Theater - AHS



Appropriately Sized Theater - Verona HS

AHS Classrooms vs. Cedarburg Learning Spaces



AHS Classrooms vs. Cedarburg Learning Spaces



Cedarburg Learning Spaces



Arrowhead Pool vs. DeForest Pool



Undersized Pool - AHS



Appropriately-Sized Pool - DeForest HS

Arrowhead Space vs. Franklin Collaborative Space



Lack of Collaboration Space - AHS



Collaboration Space - Franklin HS

Natural Light Access - Arrowhead vs. Monona Grove

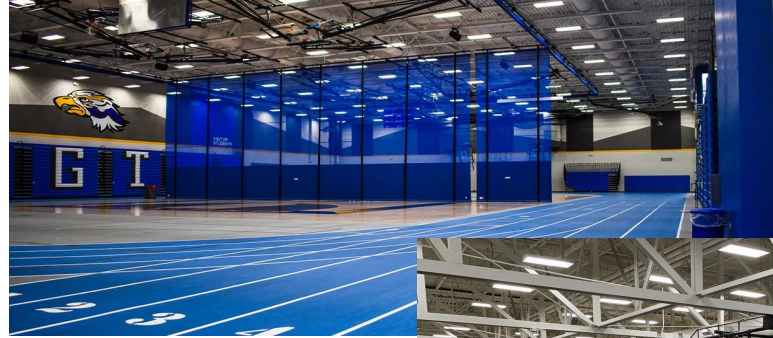


Lack of Natural Light & Limited Sight - AHS



Transparency and Light - Monona Grove

Gym Facilities - Arrowhead vs. So Many Others



Safe/Secure Entrances - Arrowhead vs. Others



Arrowhead Current Conditions & Facilities Study Key Takeaways

Long-Range Facilities Planning Context

Arrowhead High School

South Campus originally constructed in **1955**.

North Campus originally constructed in **1969**.

- Last major AHS facilities investment was in 1999 (**nearly 25 years ago**).
 - Classroom additions
 - Asbestos abatement
 - Security improvements
 - Theater updates (no added seating)

Challenges with a 2-Building Campus

- **Safety and Security** - Students travel between campuses throughout the day; main entry ways are not secure; so many doors causes security risks; traffic “flow” between campuses creates more opportunities for accidents.
- **Communication** - Much more difficult with 2 campuses; departments are split.
- **Inefficient** - Incredibly inefficient in terms of staff and equipment; two main offices, two cafeterias, duplicate equipment/spaces (tech ed, music, art).
- **Scheduling/Learning** - Schedules must be offset and/or added passing time results in lost instructional time.
- **Behavior Modeling** - Younger students have minimal exposure to high quality Junior and Senior role models. There is some “stigma” associated with south campus.
- **Inconsistency** - Disjointed connections/relationships with counselors and staff.

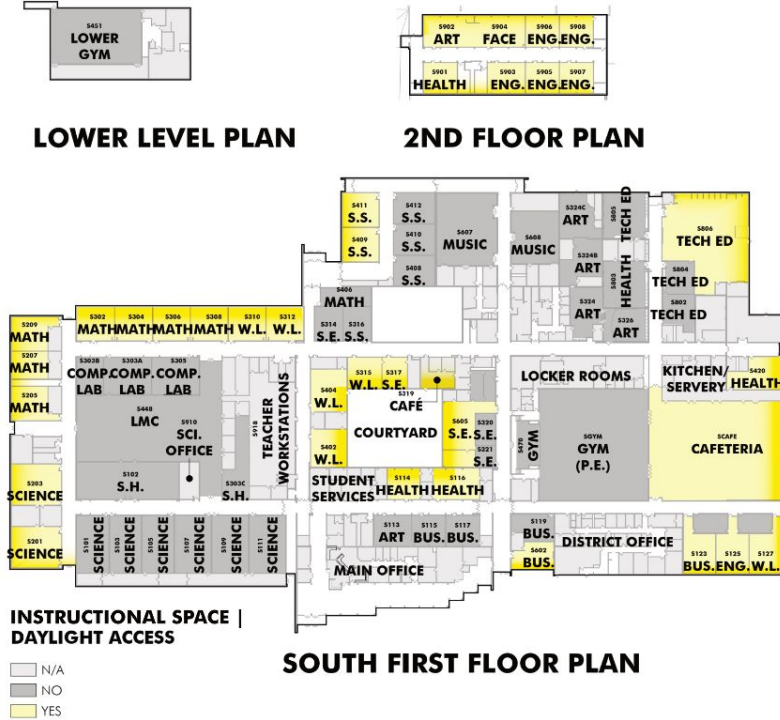
Challenges with a 2-Building Campus

| | | ESTIMATED | |
|--|--------------------------------------|------------------|---------------------------------|
| Current Inefficiency | Proposed | Savings | Savings |
| Four part time greeters | Two part time greeters | \$25,000 | Annually |
| Ten lunch supervisors | Five supervisors | \$26,000 | Annually |
| Technical Education Equipment Replicated | | \$100,000 | Estimated annually |
| Band Equipment Replicated | | \$25,000 | Estimated annually |
| Art Equipment Replicated | | \$20,000 | Estimated annually |
| 10 hours of print room support | 7 hours of print room support | \$10,000 | Hourly savings |
| 1.5 FTE Health Room Aide | .75 Equivalent Health Room Aide | \$20,500 | Annually |
| Library Staff- one full time, two part time | one full time | \$36,000 | |
| Transportation between campuses | | \$1,000 | |
| Study Hall Supervision - 8 part time | four part time | \$72,000 | |
| Custodial | One position | \$75,000 | |
| Duplicated Office equipment, computers, etc. | | \$25,000 | five year replacement cycles |
| High Efficiency HVAC, LED Lights, etc. | | \$250,000 | Annual savings |
| Capital Savings | Budget allocated toward replacements | \$250,000 | |
| | | \$935,500 | Annual Estimated Savings |

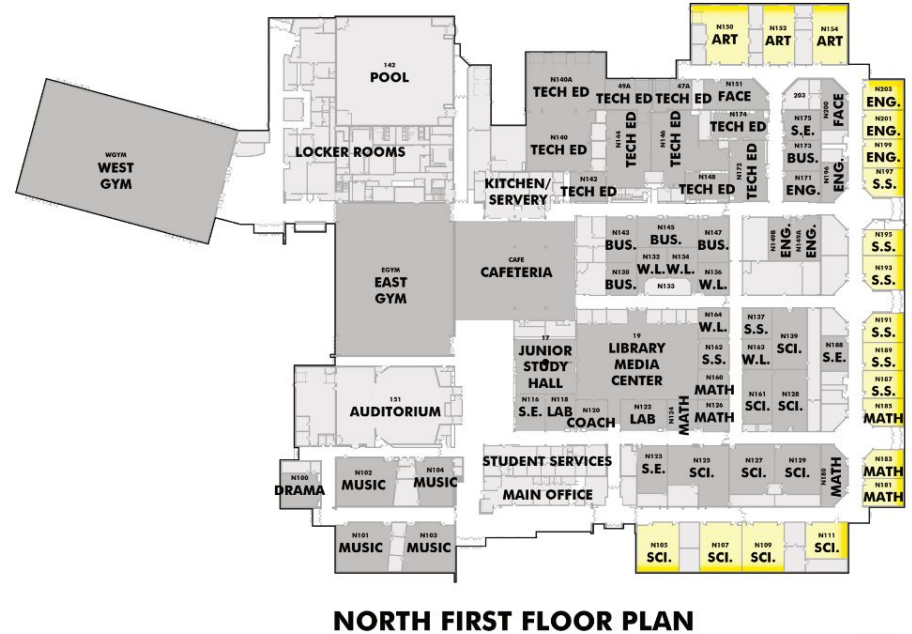
Educational Adequacy: Daylight/Space Quality



SOUTH CAMPUS | 44% OF INSTRUCTIONAL SPACES



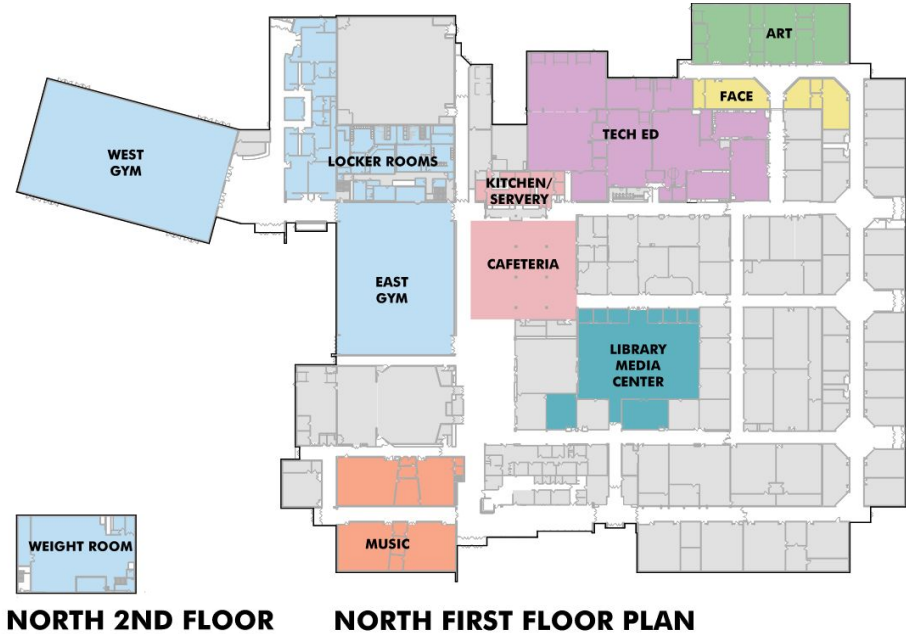
NORTH CAMPUS | 20% OF INSTRUCTIONAL SPACES



Capacity & Utilization: Inefficiency



Program areas are **duplicated** at both campuses, resulting in **underutilization** of specialty spaces





Deteriorating Pavement





Americans with Disabilities (ADA) Deficiencies





Deteriorating Physical Education Support Spaces





Deteriorating Pool Spaces





HVAC Equipment





Electrical Systems



By the way...

- Football Stadium
- Scoreboard
- Hockey Rink
- 2 Locker Rooms

None of these were at taxpayer expense.

These donated facilities create the impression Arrowhead's facilities are amazing. While these specific areas are in great shape, the rest of our buildings are not.

Survey & Cost Estimates

- **Question 1 - OPERATIONAL**

- **1.9 Million for four more years to support operational needs?**
-

- **Question 2 - FACILITIES**

- **Do you support 1 school building or 2?**
- **Those who support maintaining the 2 buildings can indicate if they support the \$153,200,000 it will cost to renovate the buildings. \$1.14 tax/mill rate or \$114 per \$100,000 property value**

Cost Estimate to Maintain Two Buildings

- **\$53.0 million 10-year** cumulative capital maintenance need.

| Total for North, South, Site/Athletic Facilities, Maintenance/Equip. | |
|--|----------------------|
| Year 1 (2025-2026) | \$ 16,250,591 |
| Year 2 (2026-2027) | \$ 3,243,780 |
| Year 3 (2027-2028) | \$ 7,671,584 |
| Year 4 (2028-2029) | \$ 2,968,814 |
| Year 5 (2029-2030) | \$ 8,865,682 |
| Year 6 (2030-2031) | \$ 3,915,696 |
| Year 7 (2031-2032) | \$ 1,746,624 |
| Year 8 (2032-2033) | \$ 4,054,314 |
| Year 9 (2033-2034) | \$ 1,945,510 |
| Year 10 (2034-2035) | \$ 2,288,130 |
| Total | \$ 52,950,725 |

Cost Estimate to Maintain Two Buildings

- \$53.0 million 10-year cumulative

Total for North, South, Site/Athletic

10 years - 40% of the Buildings - \$53 million

Next 15 years - 60% of Buildings - \$90 million *MORE* to fix old, inadequate facilities.

Total of \$143 million JUST TO MAINTAIN

Survey Questions – School Building Options

Those who support a single campus can indicate support for:

Option 1 - Build a new high school?

- **\$214.5 million = \$1.58 tax/mill rate *or* \$158 per \$100,000 property value**
- **This does not include a pool or auditorium**

Option 2 - Renovate and add on to an existing building?

- **\$172.2 million = \$1.28 tax/mill rate *or* \$128 per \$100,000 property value**
-

Option 3 - Maintain & renovate the two current buildings?

- **\$153.2 million = \$1.14 tax/mill rate *or* \$114 per \$100,000 property value**

Additional Survey Questions

Swimming Pool?

- **\$6.2 million maintain current pool = \$0.07 tax/mill rate *or*
\$7 per \$100,000 property value**
- **\$9.9 million rebuild existing pool = \$0.11 tax/mill rate *or*
\$11 per \$100,000 property value**
- **\$22.6 million new pool = \$0.19 tax/mill rate *or*
\$19 per \$100,000 property value**

Additional Survey Questions

Auditorium?

- **\$24.1 million for new auditorium = \$0.20 tax/mill rate or
\$20 per \$100,000 property value**

All New Facilities?

- **\$261.2 million for new everything = \$1.91 tax/mill rate *or*
\$191 per \$100,000 property value**

| | | RENOVATE | CONSOLIDATE | | |
|-----------------------|--|-------------------------|--|--|--|
| | | Renovate Both Buildings | Renovate and add onto an existing school | Build a New School (no pool or auditorium) | All New Facilities (including a pool & auditorium) |
| Campus Configuration | Two Buildings | X | | | |
| | Singular Building | | X | X | X |
| Safety & Security | Improved | X | X | X | X |
| | Enhanced | | X | X | X |
| | Maximized | | | X | X |
| Building Construction | Renovation | X | | | |
| | Renovation + Addition | | X | | |
| | New Building | | | X | X |
| Academics | Improved | X | X | X | X |
| | Enhanced | | X | X | X |
| | All New | | | X | X |
| PE & Athletics | Community Indoor P.E. & Athletics Addition | | X | X | X |
| Cost | Cost | \$ 153.2 M | \$ 172.2 M | \$214.5 M | \$ 261.2 M |
| | Tax Impact per \$100k of property value | \$114 | \$128 | \$158 | \$191 |
| Pool | Option 1: Competition Pool Tax Impact | \$22.6 M \$19 / 100K | | | INCLUDED ABOVE |
| | Option 2: Rebuild Existing Tax Impact | \$9.9 M \$11 / 100K | | N/A | N/A |
| | Option 3: Maintain Current Tax Impact | \$6.2 M \$7 / 100K | | N/A | N/A |
| Auditorium | Cost | \$24.1 M | | | INCLUDED ABOVE |
| | Tax Impact | \$20 / 100K | | | |

MILL (Tax) RATE ANALYSIS

(Revenue Limit) Funds



**Passed
 referenda in
 April, 2024 so
 tax rates will
 increase.**

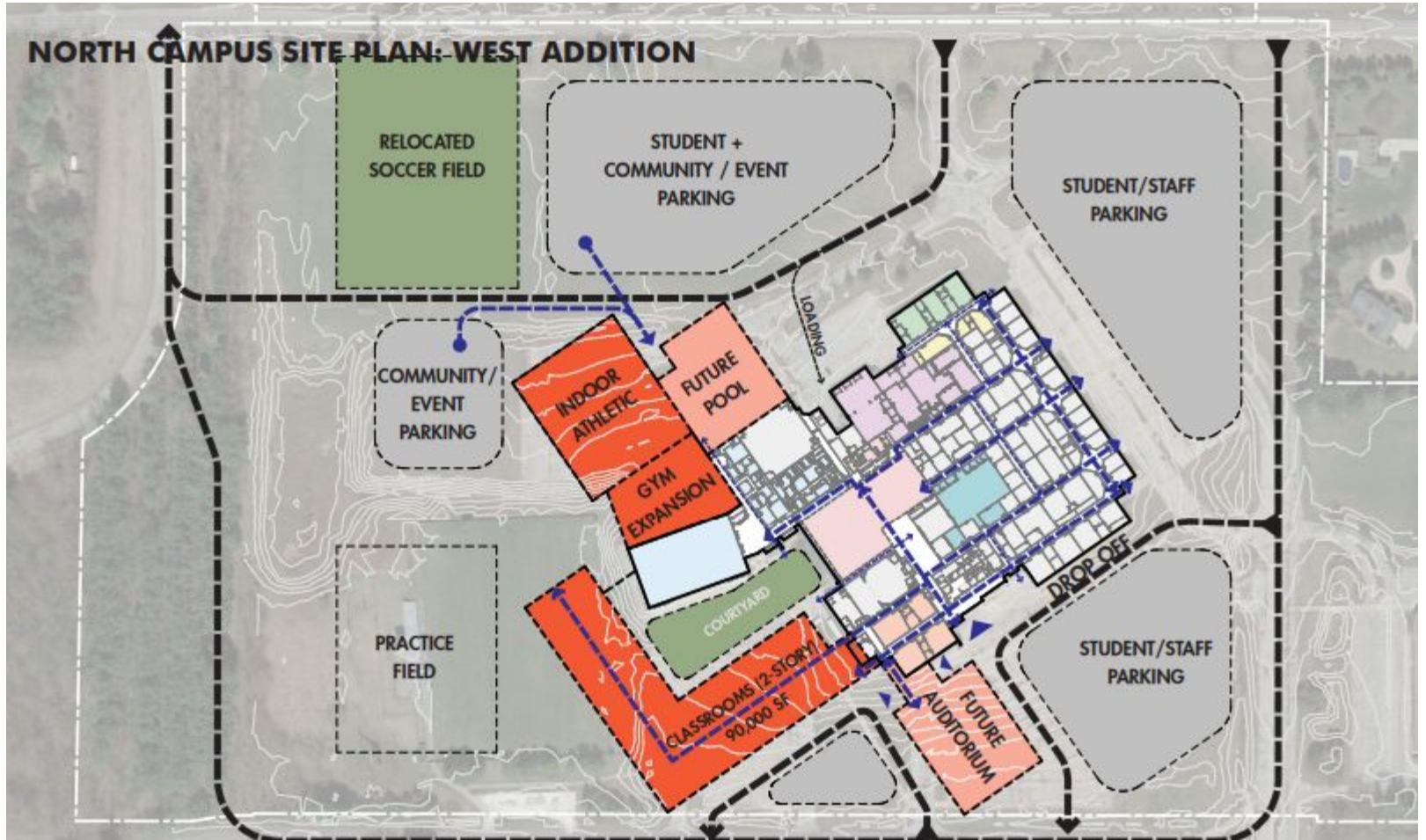


| 2023-24 | Combined TOTAL |
|---------------------------------------|------------------------|
| | Gr. 4K-12 |
| <u>Waukesha County Districts</u> | <u>Tax (Mill) Rate</u> |
| Kettle Moraine | 7.22 |
| Menomonee Falls | 6.91 |
| Hamilton | 6.91 |
| Pewaukee | 6.85 |
| Elmbrook | 6.50 |
| Mukwonago | 6.20 |
| Oconomowoc | 6.09 |
| Muskego | 5.99 |
| New Berlin | 5.87 |
| Waukesha | 5.64 |
| ***Arrowhead HS + Average 4K-8 | 5.18 |

Source: Wisconsin Department of Public instruction.

Rough Possible Layouts

NORTH CAMPUS SITE PLAN: WEST ADDITION



NORTH CAMPUS SITE PLAN : NORTH ADDITION



ADVANTAGES

- N/S spine offers centrally located cafeteria & library
- Future expansion possible off of classroom wings

CHALLENGES

- Current loading location extends footprint further north than desired
- Location of Main Corridor and Current Athletics makes congested addition location
- Highly distributed parking

NORTH CAMPUS SITE PLAN : SOUTH ADDITION



ADVANTAGES

- N/S spine offers centrally located cafeteria & library
- Relatively consolidated student parking

CHALLENGES

- Current loading location forces new entry to the east, addition required for way finding and secure entry configuration
- South addition may limit future expansion

NORTH CAMPUS SITE PLAN : EAST ADDITION 2



ADVANTAGES

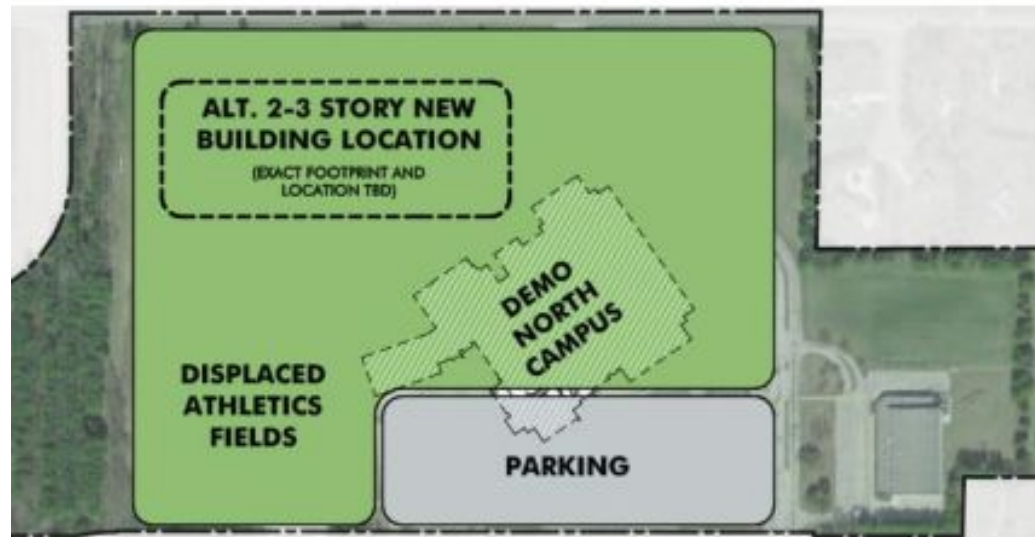
CHALLENGES

NORTH CAMPUS SITE PLAN: WEST ADDITION



ADVANTAGES

CHALLENGES



**The proposed options have a
2 - 4 year
impact on student learning
depending on the community's
preference.**

Key Takeaways

- **The survey is CRITICAL - will influence actual referendum questions.**
- **District staff cannot advocate either way.**
- **Grassroots community groups impact referenda results.**
- **The quality of the facilities impacts the identity of any high school.**
- **Arrowhead's facilities are aging and have fallen behind those of neighboring communities.**

Key Takeaways

- **All districts compete for students/families.**
- **When enrollment declines, funding goes down & programs are cut.**
- **To maintain funding, programs and property values, enrollment needs to be maintained, if not increased.**
- **What does the community want Arrowhead's identity to be?**

Questions?