



SCHOOL DISTRICT OF LA CROSSE

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TO: School Board
FROM: Aaron Engel, Superintendent
DATE: March 4, 2024
SUBJECT: 2024 Referendum Information

We have worked closely with Bray Architects, our ongoing architectural partner since the construction of Northside Elementary School, to acquire draft preliminary construction costs for a variety of projects. The attachment highlights projects that align with the short-term needs identified by the school board and the [Long Range Facility Plan 2050](#). Those projects identified below are the options considered most crucial by the administration in addressing aging elementary facilities and our district's underdeveloped career and technical education facilities.

Potential Construction Projects	Preliminary Estimated Costs
1. Elementary at Hogan site for 550 students	\$41M - \$43M
2. State Road Addition Options	
a. Option #1 - 8 Classrooms	\$6.1M - \$6.4M
b. Option #2 - 8 Classrooms + Gym	\$11.1M - 11.7M
c. Option #3 - 8 Classrooms + LMC	\$9.9M - \$10.4M
3. Central HS CTE Addition	\$16.3M - \$17.9M
4. Logan HS CTE Addition	\$11.8M - \$13M

Estimated Mill Rate Impacts

We work with our financial advisor, PMA, to identify opportunities to go to referendum when debt is naturally falling off and to estimate mill rates based on additional borrowing. The following are estimated impacts of our remaining debt and subsequent borrowing.

- The remaining levy of \$1,329,239 is projected to equal \$.26 of the total mill rate.
- It is estimated that a capital referendum targeting \$20 million would allow the School District to project no mill rate increase.
- It is estimated that for each additional \$10 million included in a capital referendum question the mill rate would increase by \$.13 above the current mill rate projection.

The following are examples of potential referenda that could be constructed based on the projects identified above with the resulting estimated cost and estimated mill rate impact.

Option	Estimated Cost	Estimated Mill Rate Impact
1. ES Emerson + Spence at Hogan	\$42.0M	\$0.29
2. ES + State Road #2	\$53.5M	\$0.44
3. ES + Central CTE	\$59.0M	\$0.51
4. ES + State Rd #2 + Central CTE	\$70.5M	\$0.66

Depending on the direction chosen by the Board, the scale of the projects, estimated costs, and estimated mill rate impacts will be updated.

SCHOOL DISTRICT OF LA CROSSE
 LA CROSSE, WISCONSIN
 BRAY PROJECT NO. 3517

Bray Associates Architects, Inc.
 Davenport, Milwaukee, Sheboygan

Thursday | February 29, 2024

Draft



PRELIMINARY BUDGET SUMMARY

	<u>Low Range</u>	to	<u>High Range</u>	
<u>Logan Middle School</u>				
Cafeteria Commons Addition	\$ 7,806,050.00		\$ 8,590,000.00	
Tech. Ed. Addition	\$ 5,948,700.00		\$ 6,540,000.00	
Classroom Renovation	\$ 7,580,200.00		\$ 8,340,000.00	
Furniture	\$ 768,050.00		\$ 960,000.00	
Music Department Addition	\$ 5,738,750.00		\$ 6,310,000.00	
Auditorium Renovation	\$ 4,104,200.00		\$ 4,510,000.00	
Front Entry Canopy / Improvements	\$ 1,458,500.00		<u>\$ 1,600,000.00</u>	
				\$ 36,850,000.00
<u>Longfellow Middle School</u>				
Gymnasium Addition	\$10,782,425.00		\$ 11,860,000.00	
Tech. Ed. Renovation	\$ 2,752,100.00		\$ 3,030,000.00	
Classroom Renovation	\$ 5,800,600.00		\$ 6,380,000.00	
Furniture	593,150.00		\$ 740,000.00	
Auditorium Renovation	\$ 4,287,900.00		\$ 4,720,000.00	
Library Relocation / Renovation	\$ 1,318,600.00		<u>\$ 1,450,000.00</u>	
				\$ 28,180,000.00
<u>Central High School</u>				
Classroom Renovation	\$12,494,300.00		\$ 13,740,000.00	
Furniture	1,158,900.00		\$ 1,450,000.00	
Auditorium Renovation	\$ 4,205,300.00		\$ 4,630,000.00	
Tech Ed. Addition	\$16,286,600.00		\$ 17,920,000.00	
Outdoor Stadium Update				
Bleachers (2,400 seats and pi	\$ 900,000.00		\$ 990,000.00	
Turf	\$ 1,200,000.00		<u>\$ 1,320,000.00</u>	
				\$ 40,050,000.00

Logan High School

Classroom Renovation	\$13,391,800.00	\$ 14,730,000.00	
Furniture	1,293,700.00	\$ 1,620,000.00	
Cafeteria / Commons Renovation	\$ 5,448,500.00	\$ 5,990,000.00	
New 800-Seat Auditorium Addition	\$15,500,000.00	\$ 17,830,000.00	
Swimming Pool - 8-Lane with 500 Spectator Seats			
New Pool	\$17,551,500.00	\$ 19,310,000.00	
Renovation of Existing	\$ 6,000,000.00	\$ 7,500,000.00	
Tech. Ed. Addition / Renovation	\$11,815,900.00	\$ 13,000,000.00	
Outdoor Stadium Update			
Bleachers (2,400 seats and pr	\$ 900,000.00	\$ 990,000.00	
Update Track to 8-Lane	\$ 1,000,000.00	\$ 1,100,000.00	
Main Office Addition / Renovation	\$ 3,399,200.00	\$ 3,740,000.00	
Food Service Warehouse	\$ 2,802,500.00	<u>\$ 3,080,000.00</u>	
			\$ 88,890,000.00

State Road Elementary

Addition / Renovation Options	\$ 6,069,100.00	<u>\$ 11,104,300.00</u>	
			\$ 11,104,300.00

Hamilton Elementary

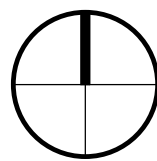
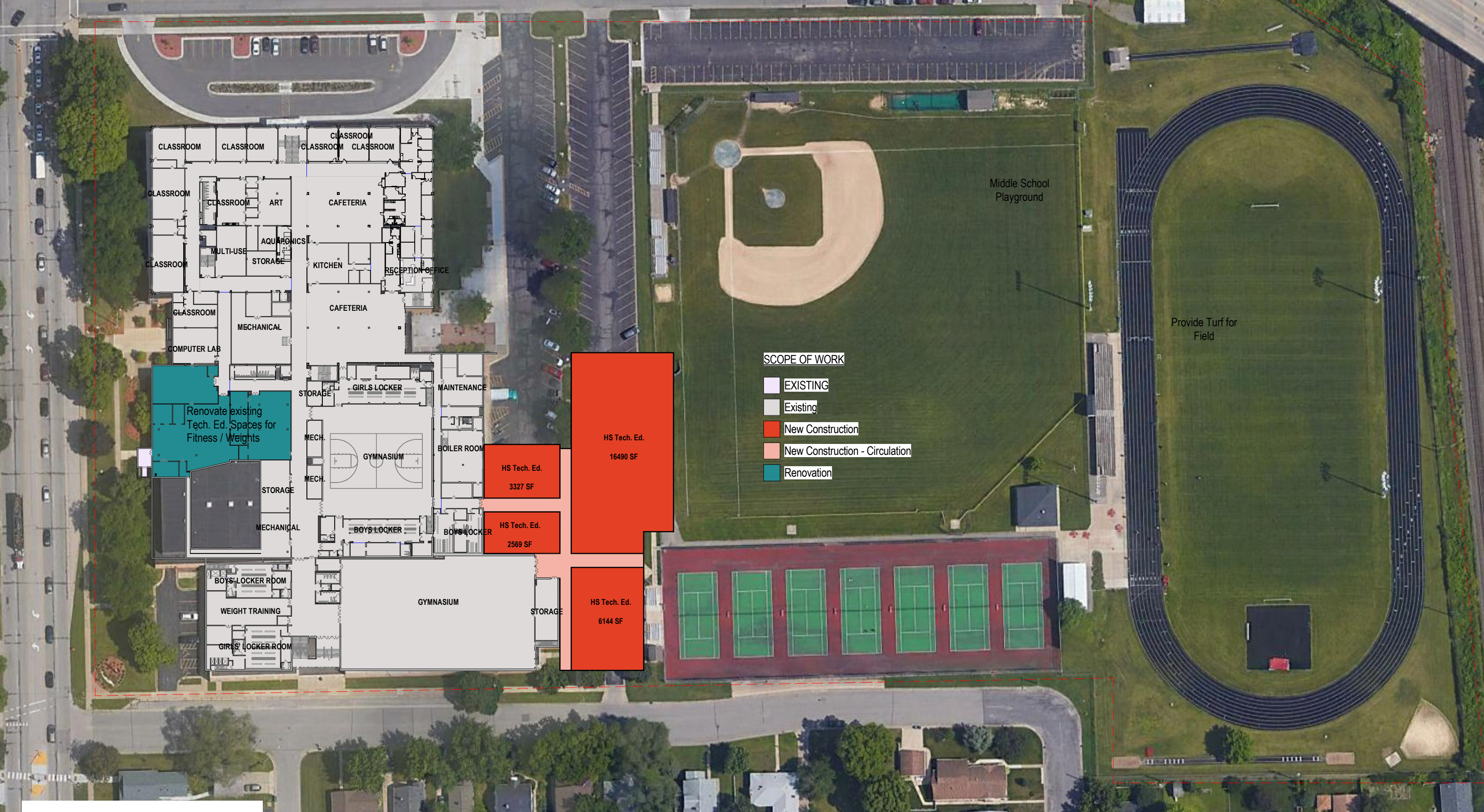
Addition / Renovation Option	\$ 6,643,300.00	<u>\$ 7,310,000.00</u>	
			\$ 7,310,000.00

New Elementary at Hogan Site

New Construction	\$40,857,600.00	\$ 44,940,000.00	
Demolition of Spence Elementary	\$ 1,278,600.00	\$ 1,410,000.00	
Demolition of Emerson Elementary	\$ 1,247,600.00	<u>\$ 1,370,000.00</u>	
			\$ 47,720,000.00

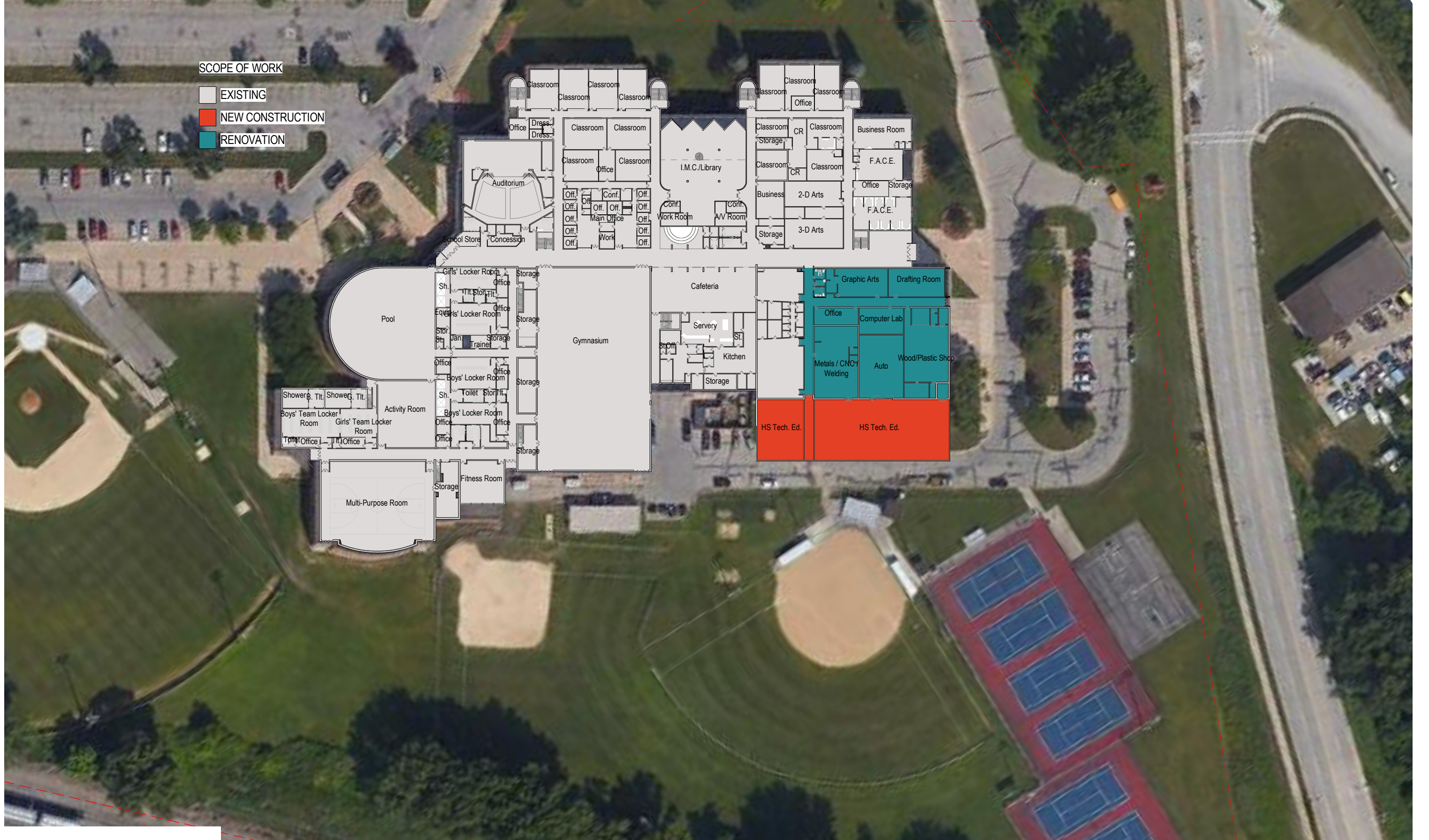
New District Office

New Construction	\$11,902,000.00	\$ 13,090,000.00	
			\$ 13,090,000.00



PROPOSED FIRST FLOOR PLAN - Tech. Ed.

Scale: 1" = 80'-0"



SCOPE OF WORK

- EXISTING
- NEW CONSTRUCTION
- RENOVATION



State Road Addition
#1



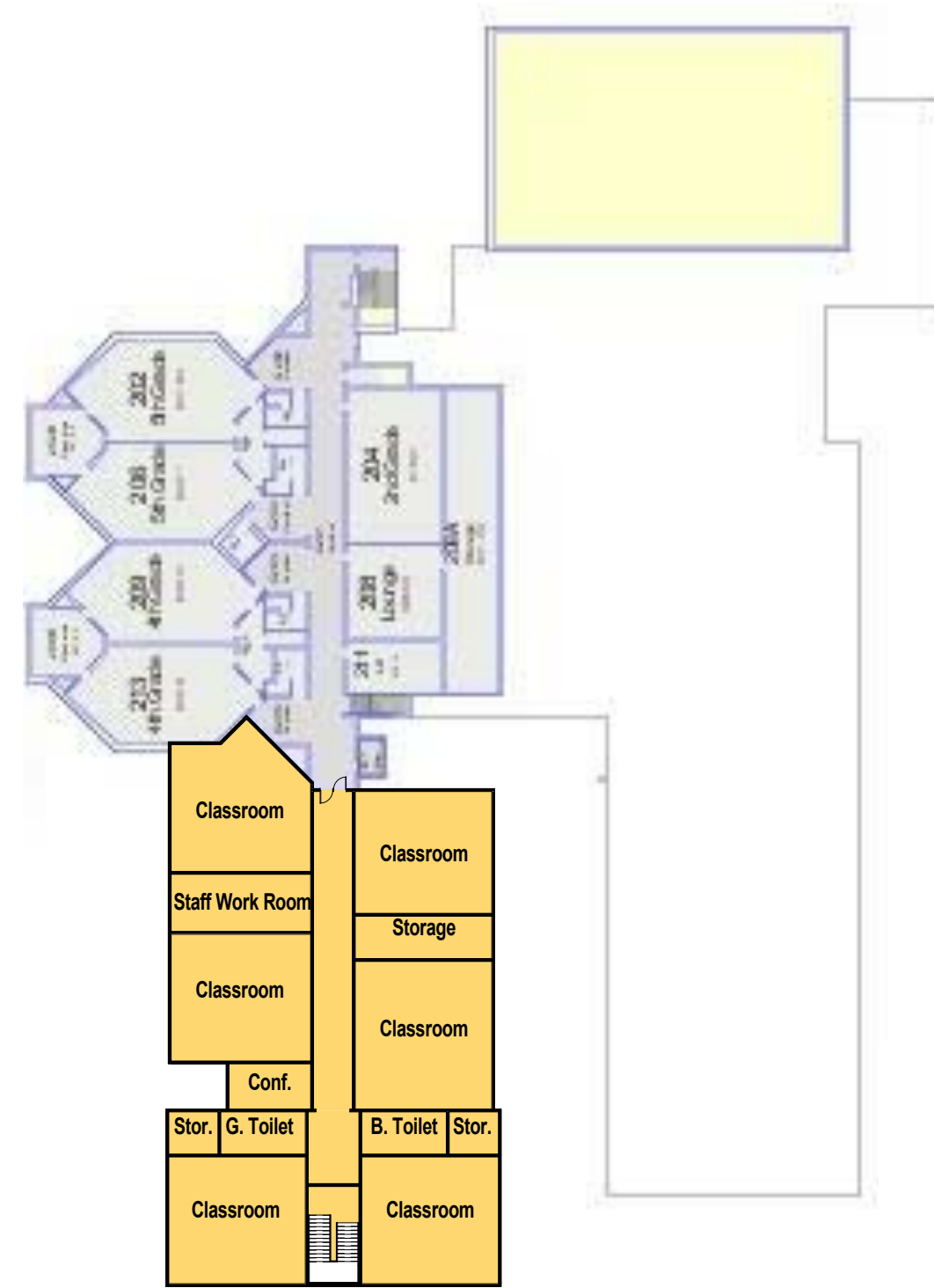
Option #1 - Proposed Site Plan

Scale: 1" = 80'-0"

State Road Addition
#1



Option #1 - Proposed First Floor Plan
Scale: 1" = 40'-0"



Option #1 - Proposed Second Floor Plan
Scale: 1" = 40'-0"

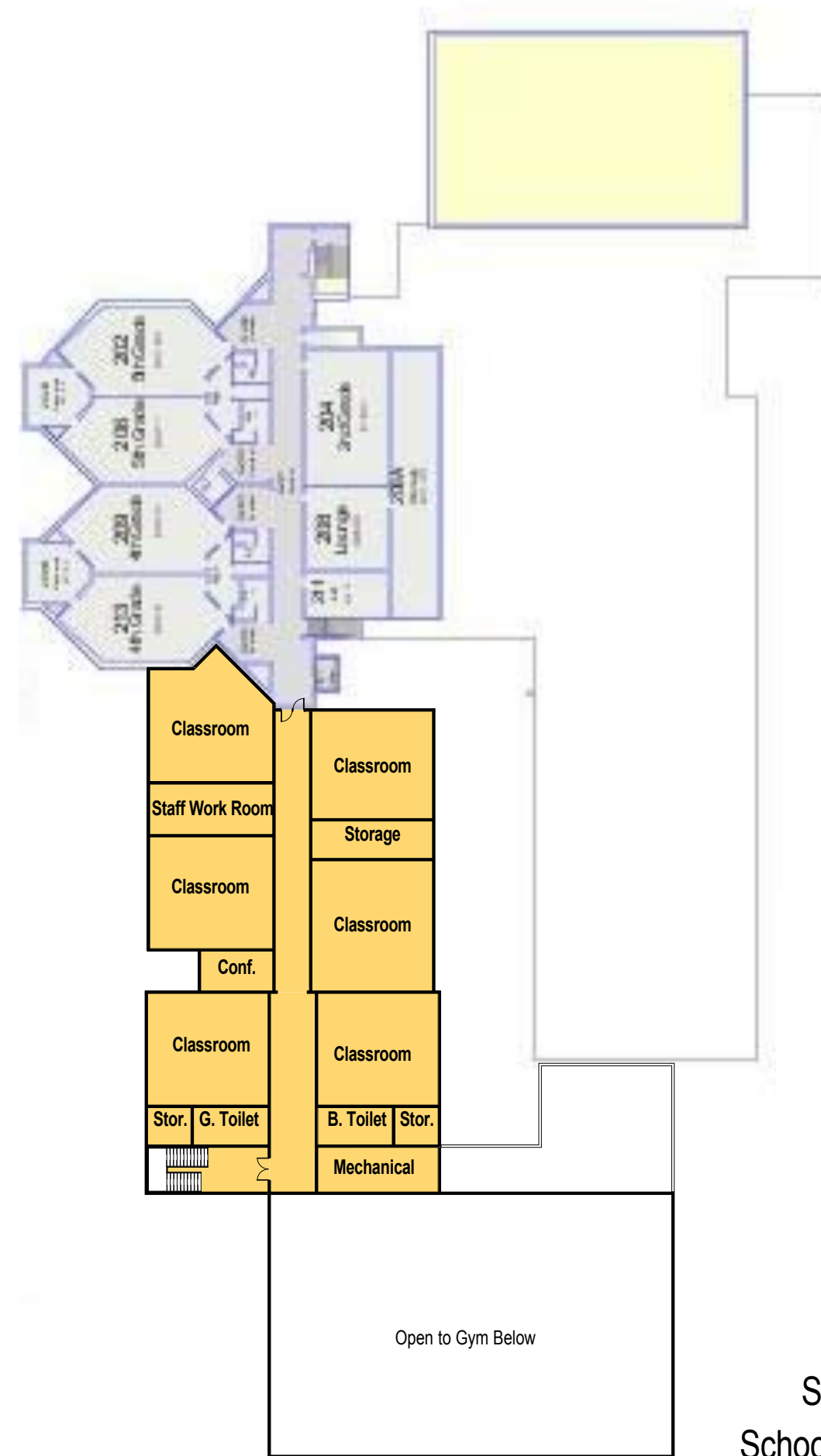
State Road Addition
#2



State Road Addition
#2



Option #2 - Proposed 1st Floor Plan
Scale: 1" = 40'-0"



Option #2 - Proposed 2nd Floor Plan
Scale: 1" = 40'-0"

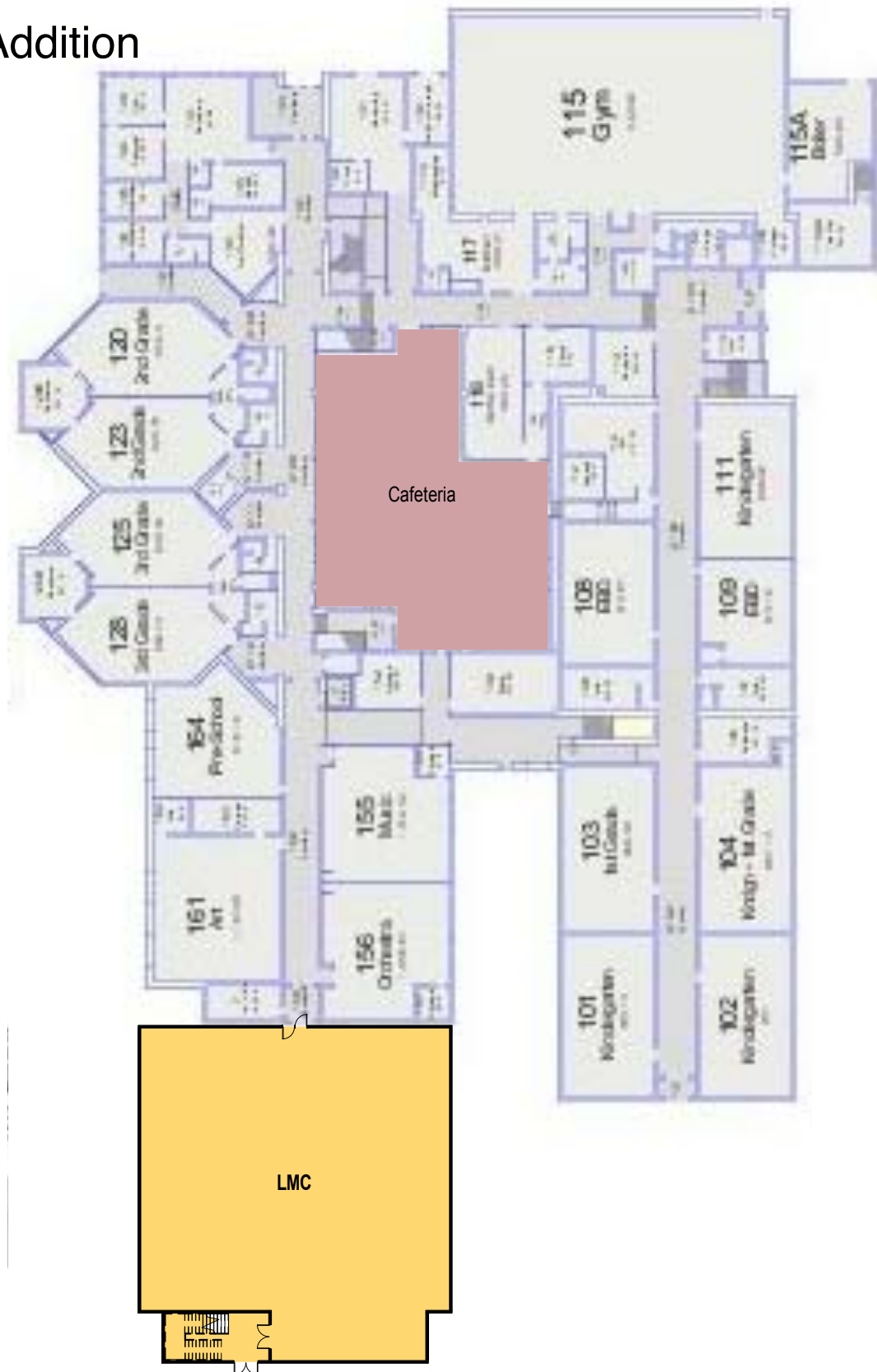
State Road Addition
#3



Proposed Addition

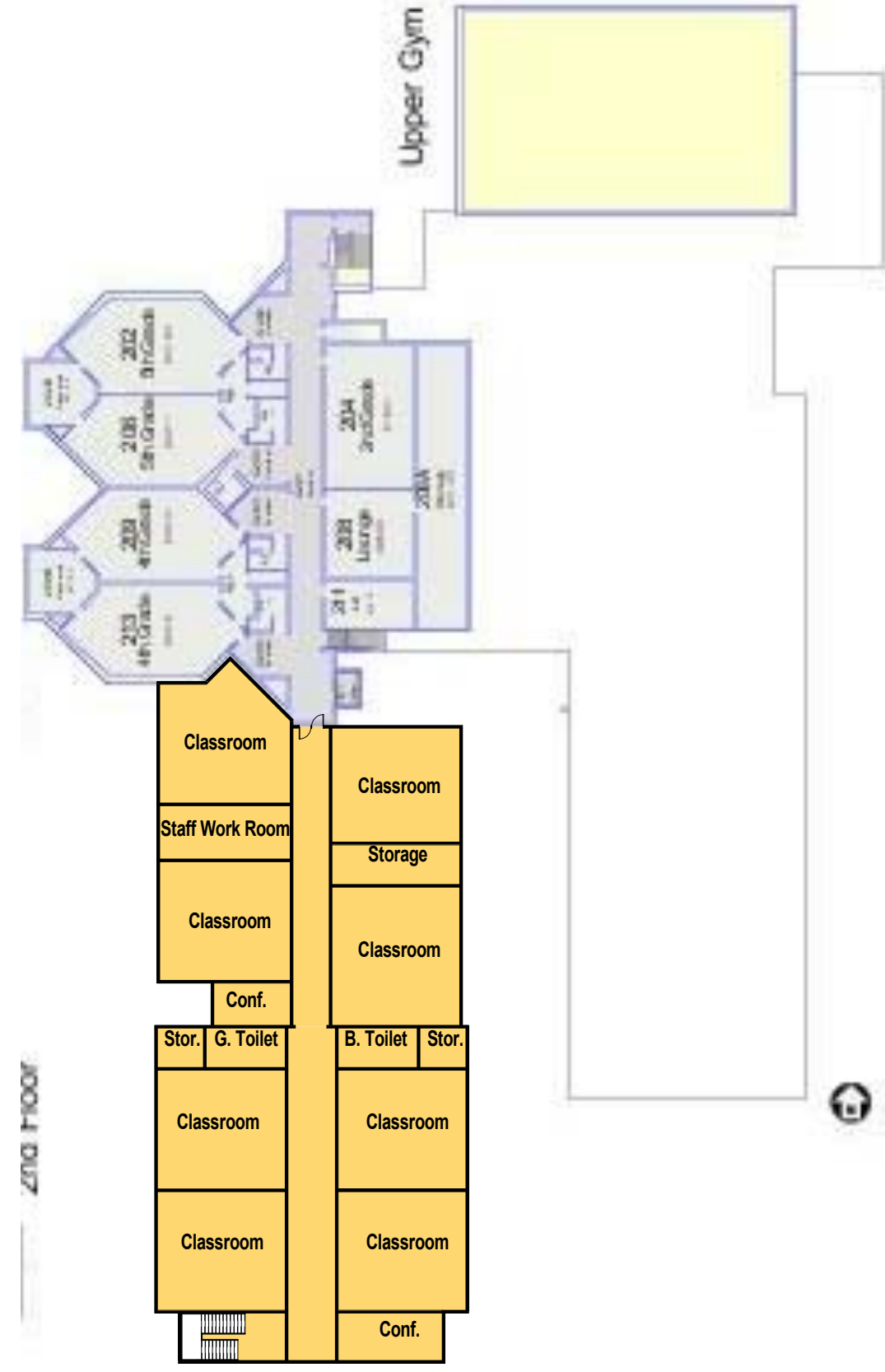


State Road Addition
#3



Option #3- Proposed 1st Floor Plan

Scale: 1" = 40'-0"



Option #3 - Proposed 2nd Floor Plan

Scale: 1" = 40'-0"