



Wilson School District

Phase 2 Recommendation
August 7, 2023



WILSON SCHOOL DISTRICT

Guiding Principles

Focused on the educational experience for ALL students

Operationally, our schools:

- Prioritize the **health, safety, and welfare** of students, faculty, staff and the community.
- Ensure **effective and efficient** programming.
- Are **cost efficient** to operate and staff.
- Ensure **capacity** for projected enrollment growth.
- Provide **similar opportunities** for all students, faculty, staff and community.
- Reflect the **values and needs** of our community.



Overview

In the Fall of 2018, the Wilson School District engaged in a district-wide feasibility study to develop a comprehensive report to use as a resource for long-term decision making about the District's educational facilities. The study provided enrollment projections (which have been updated again in the Fall of 2022) as well as important information related to the current condition of all facilities.

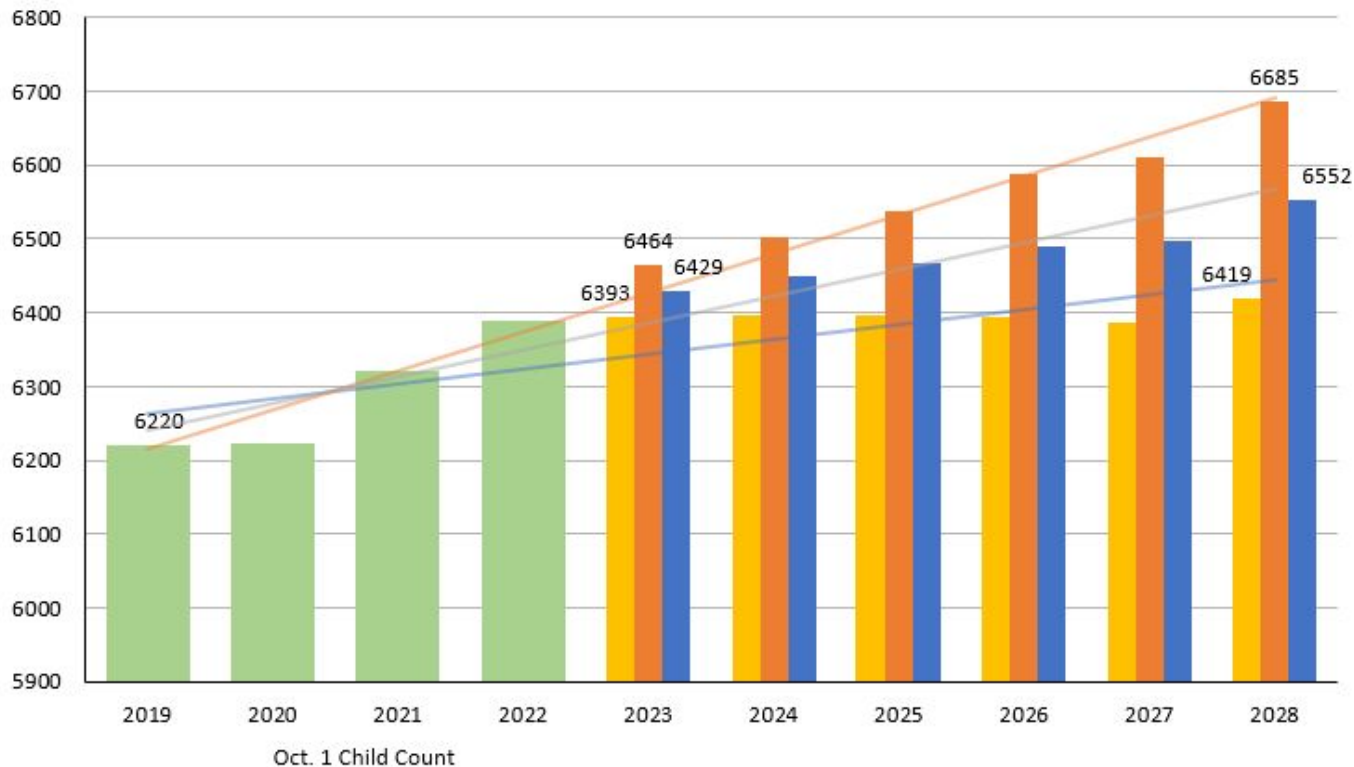
As enrollment continues to increase in our district, it has become necessary to consider the future of our facilities and their ability to meet the educational needs of our students.

Phase 1 of the project, which involves renovations and a building project at our High School Campus, is already underway. You can learn more about that project [here](#).

This presentation will provide the administrative recommendation for Phase 2 of the project, which addresses the increase in enrollment in our District and the overcrowding in our elementary schools. It also addresses the need for a renovation of the Southern Middle School campus to provide an equitable educational experience for all our students.

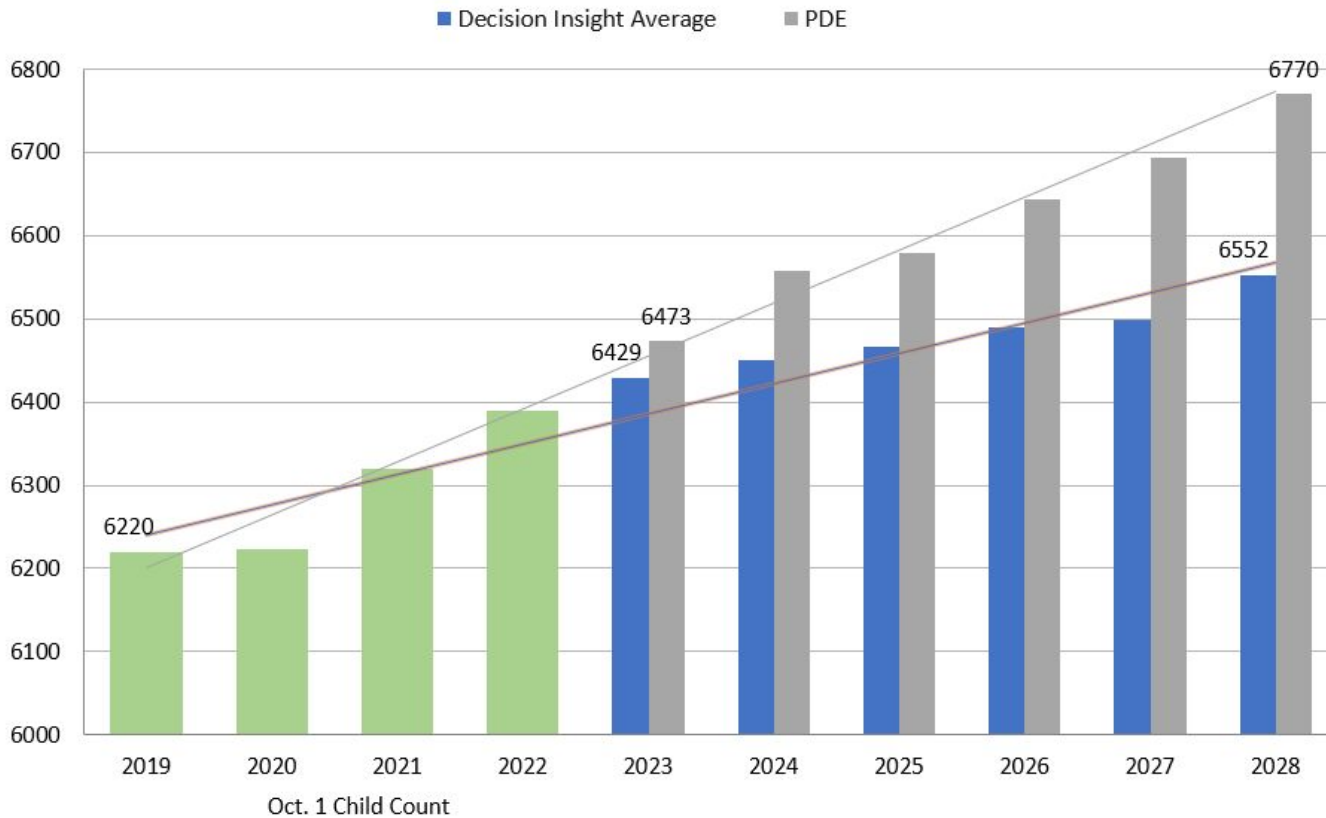


Decision Insight Conservative Moderate Average



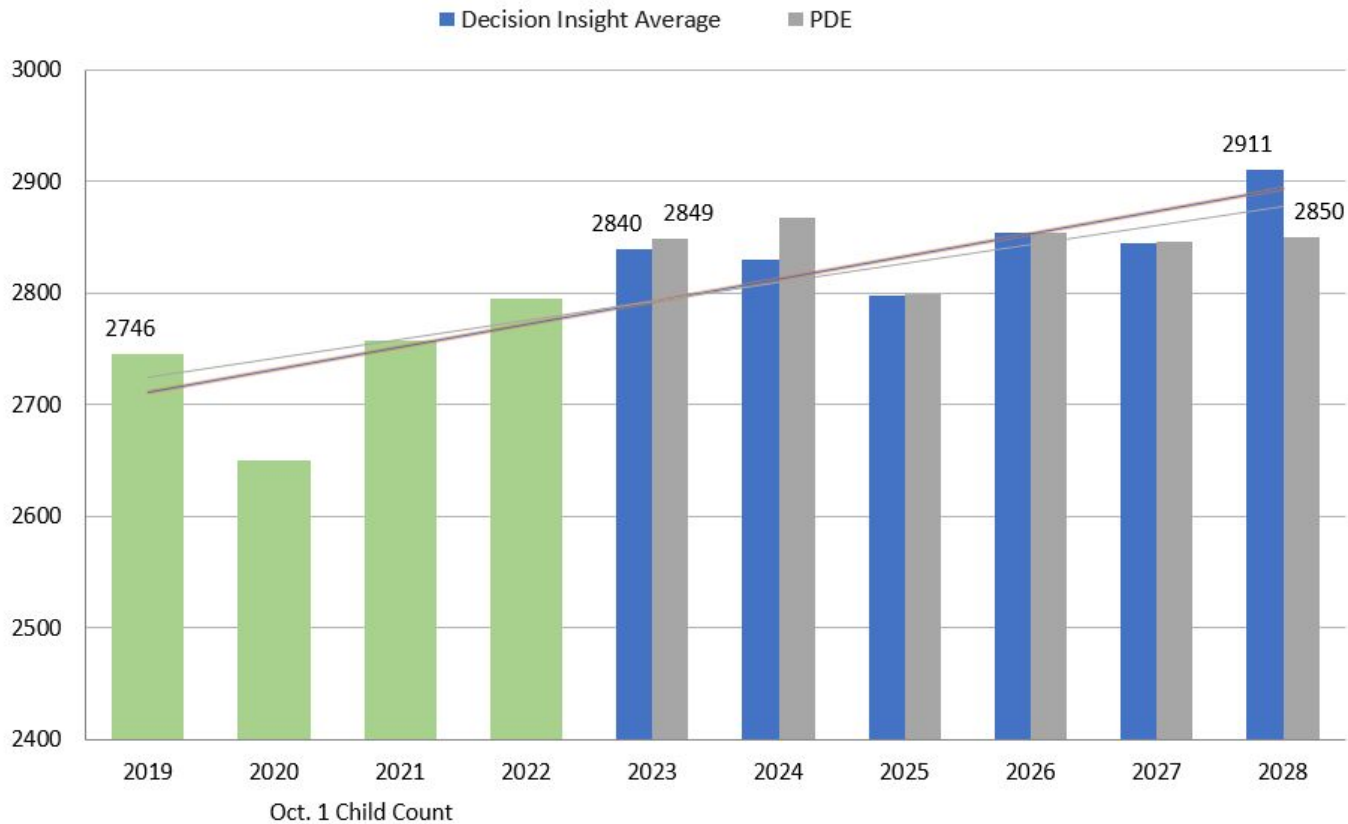
2023 Total Enrollment Projections





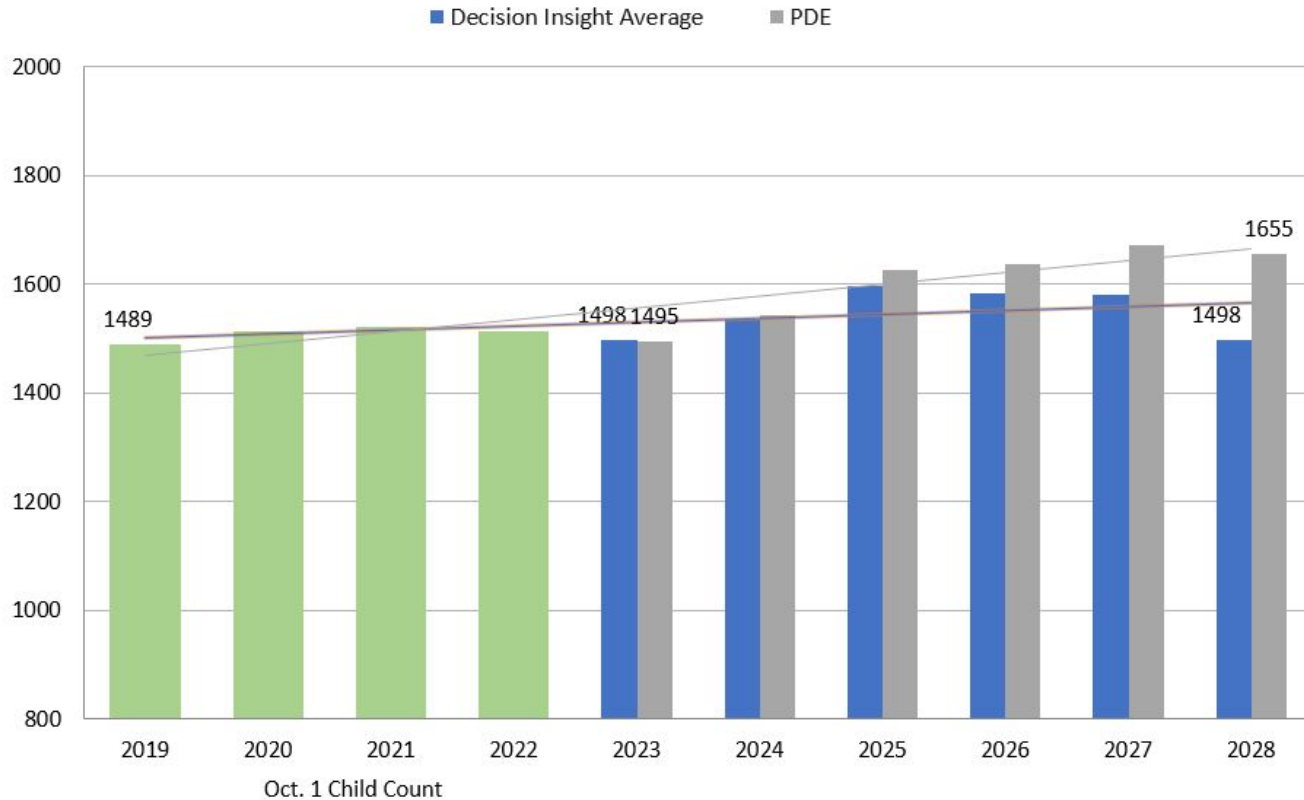
2023 Total Enrollment Projections





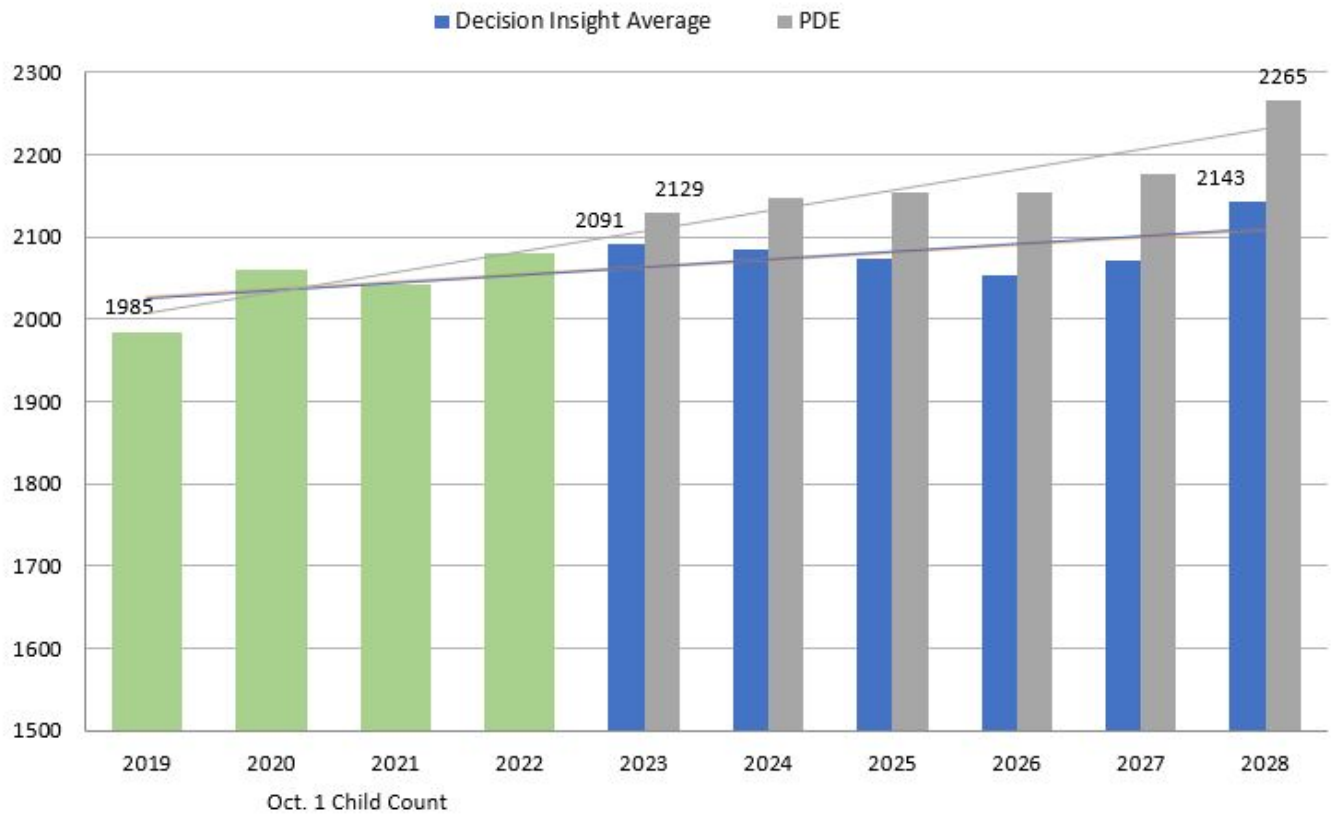
2023 Enrollment Projections K - 5





2023 Enrollment Projections 6-8





2023 Enrollment Projections 9-12

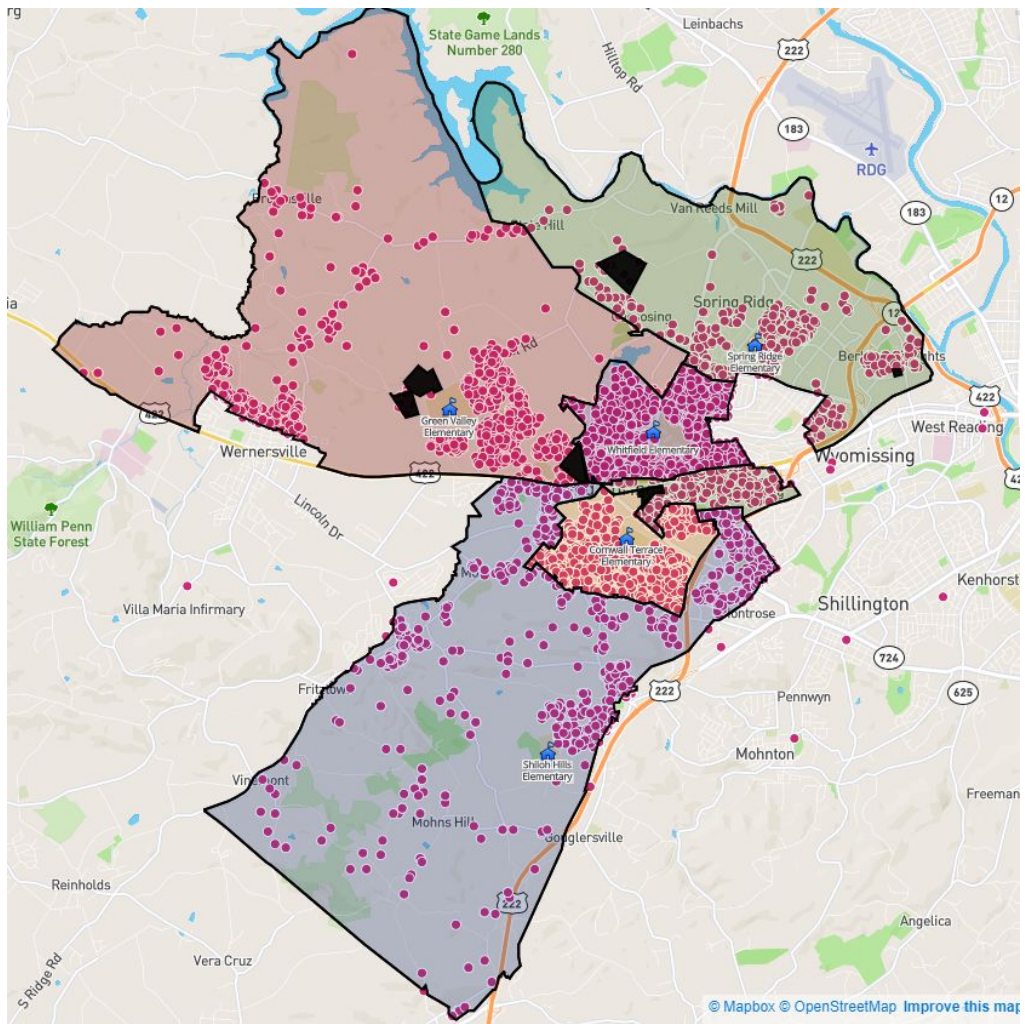


Summary and other considerations

Enrollment and Capacity

- Enrollment continues to increase
- Currently above functionally capacity in all elementary schools (500)
- Needs of learners and school communities are changing
- Programmatic needs are shifting:
 - Small group instruction
 - EL, SE, Related Services, etc.





District Map

***Students**

*** Residential
Construction
(developments)**

Represents data as of October, 2022



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Analysis of Current Demographic Study/ District Maps

- The growth trajectory has stabilized beyond previous projections, resulting in a reduced capacity requirement to attain our goals
- Building onto our current elementary schools is not advisable from a cost or programming standpoint
- The Lincoln Park site can accommodate a school with three sections per grade, fulfilling our growth projection requirements for the foreseeable future
- The due diligence process has uncovered some concerns with the State Hill Site (Floodplain and walkability/bussing)
- Our leadership strategy is focused on a 5-7 year planning horizon



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Considerations and Process to Arrive at Recommendation

Selection Information

Legend

Layers

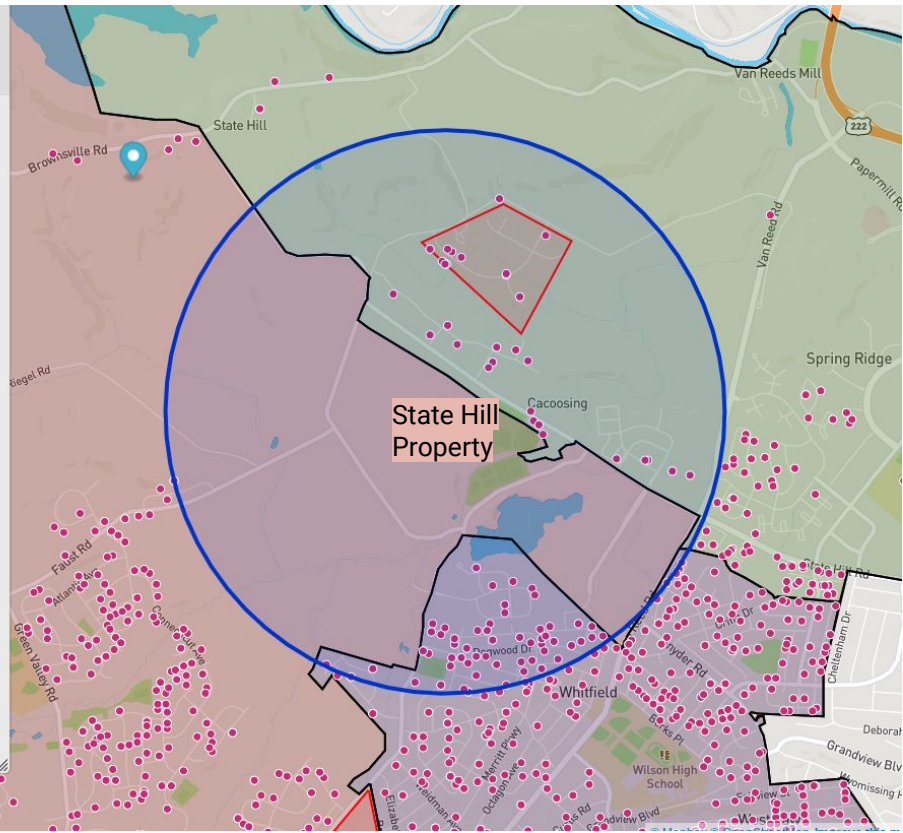
- District Boundary
- DwellingUnitLayers
- Elementary

Students

▼ All Schools | Kindergarten-5th Grade | 2022

2,789 Students Plotted (2,648 Not Contained)

Item	# Contained	% Contained
All Students	141	100.00%
Total / % of All	141	5.06%



State Hill Property - 141 students



Selection Information

Legend

Layers

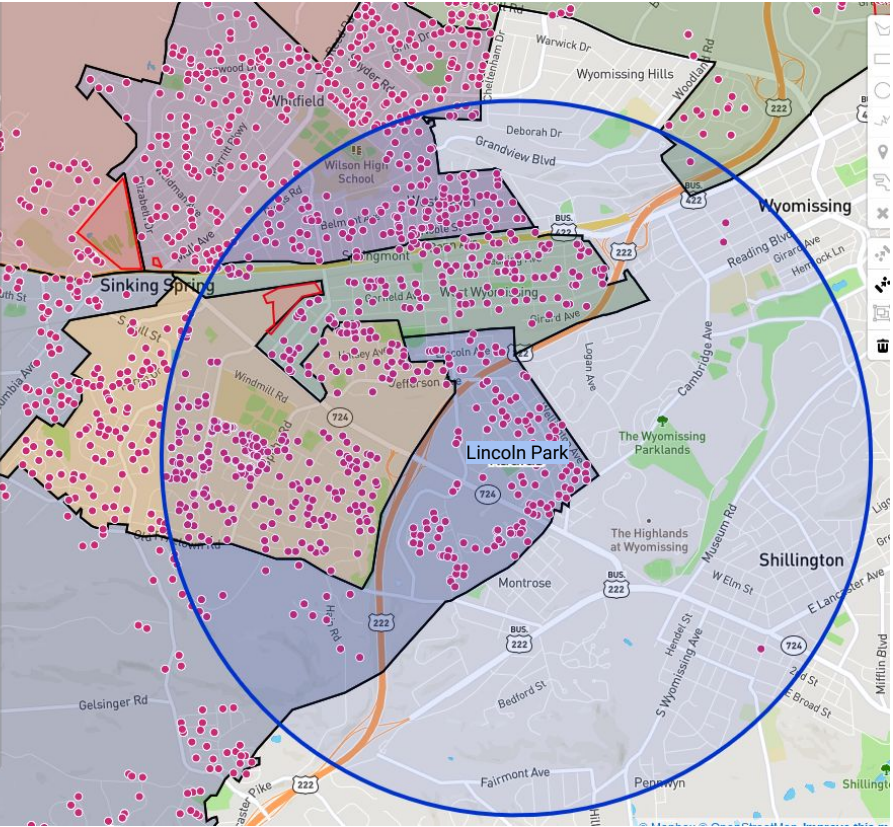
- District Boundary
- DwellingUnitLayers
- Elementary

Students

▼ All Schools | Kindergarten-5th Grade | 2022

2,789 Students Plotted (1,782 Not Contained)

Item	# Contained	% Contained
All Students	1,007	100.00%
Total / % of All	1,007	36.11%



Lincoln Park Property- 1007 students



Considerations - State Hill Road Property

- Flood plain
- Cost of \$2.2MM, not including land development
- Transportation - limited walkers and increased bussing needs



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Construction of a New Middle School

Building a third middle school and shifting to a K-4, 5-8 model

- Land acquisition and development
- More costly (\$75MM-\$80MM construction cost estimate)
- Increased time to fund and construct
- Projections do not warrant the additional space at this time
- Transportation - need for three runs and more busses



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Adding on to Current Elementary Buildings

Adding onto current elementary buildings

- Originally built for approximately 400 students
- More costly (construction)
- Not programatically appropriate
- All common areas/ parking/ flow of traffic would be over capacity



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Why not just add on to the existing elementary schools?

- District core values suggest keeping an elementary school learning environment below 600 students
- A number of the existing elementary schools do not have physical space for expansion on their site
- The interior spaces would not increase in size/capacity to accommodate additional students (cafeteria, library)
- The existing schools are using closets and other ancillary rooms to house current supports (Reading Specialists, EL teachers, Speech, etc.)
- Staffing increases (beyond classroom teachers) would likely be necessary to meet the needs of additional students in each school. (Special Education and related services, custodial, food services, transportation, aides)
- Additional students would make scheduling of Specials and lunches challenging
- The cost to add on to the existing buildings would exceed the cost to build a new elementary school





CR **CRABTREE ROHRBAUGH & ASSOCIATES**
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 717-458-0272 www.cro-architects.com

DISTRICT WIDE FEASIBILITY STUDY
GREEN VALLEY ELEMENTARY SCHOOL
 OVERALL FIRST FLOOR PLAN

A1

Current Elem Add/Reno - Approx: \$14 MM per school



Phase 2 Recommendation

- Build a new 3 section per grade elementary school on the Lincoln Park site – creating 6 elementary schools
- Renovate and build a 12 classroom addition to Southern Middle School, including a newly constructed, secure entry and science labs



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Additional Benefits of Recommendation

- Allows for future growth in the district.
- Allows for the possibility of additional Pre-K classrooms throughout the district.
- Eliminates the need to split Spring Ridge - 3 elementary schools to each middle school.
- Elementary School sizes will be approximately:
 - Lincoln Park: 350
 - CT, GV, SL, SR, WH: 500
- Enables the District to create an equitable middle school experience for ALL our students with the proposed upgrades to Southern Middle School (physical plant and educational programming).

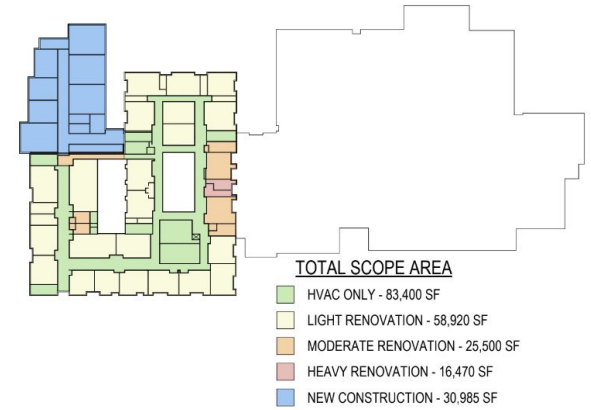


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Cost/Proof of Concept- Lincoln Park
Approximately \$29 - \$35MM





Cost/Proof of Concept- Southern MS
Approximately \$39 - \$44 MM





Cost and Funding

	<u>(In Millions)</u>
Elementary School - Lincoln Park Site	\$29 - \$35
Southern Middle School Renovations/Addition	<u>\$39 - \$44</u>
Total Estimated Cost of Phase 2 Construction	\$68 - \$79
Projected 2021C GOB Capital Funds Available for Phase 2	<u>\$14 - \$15</u>
Estimated Additional Funding Needed for Phase 2 Construction	\$53 - \$65

Phase 2 Estimated Construction Cost & Funding Needs



Debt Service & Borrowing Capacity Summary

- Existing debt bonds & notes \$100.3MM; final maturity in FY 2033
- Annual debt service payments (run rate) currently \$10.9MM
- Additional borrowing capacity approximately \$160.8MM
- Estimated additional funding needed for construction costs not to exceed \$65MM
- Projected 11 additional years of debt service while maintaining current run rates with no annual millage impact due to new financing
- Favorable AA debt rating projected to be maintained



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Wilson School District Financing Update

Financing Update

RAYMOND JAMES®



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Managing Director
Raymond James

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Managing Director
FSL Public Finance, LLC

Financing Update - Raymond James & FSL Public Finance



In Millions

	Elementary Enrollment Growth	New Elementary Building	Total Elementary Enrollment Growth & New Building	Southern Middle School Enrollment Growth	Southern Middle School Building Additions	Total Southern MS Enrollment Growth & Building Additions
Personnel - Salaries & Benefits	\$ 1.2	\$ 2.1	\$ 3.3	\$ 0.4	\$ 0.1	\$ 0.5
Non-personnel	\$ -	\$ 0.2	\$ 0.2	\$ -	\$ 0.1	\$ 0.1
Total Estimated Annual Costs	\$ 1.2	\$ 2.3	\$ 3.5	\$ 0.4	\$ 0.2	\$ 0.6

Current Budget Phase-in level \$1.5MM; \$3.5MM planned by August 2026

Current Committed Fund Balance-Enrollment Growth \$2.5MM; TBD by August 2026

Phase 2 General Fund Operating Cost Projections



Next Steps

- **August 7:** Presentation to school board and community
- **August 9:** Public comment/ Launch ThoughtExchange
- **August 21:** Board vote on Phase 2 and authorization to proceed with Crabtree for conceptual design of new 450-student elementary school at Lincoln Park and a comprehensive renovation and addition at Southern Middle School



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Thank you!

Visit [wilsonsd.org](https://www.wilsonsd.org) for project updates