

Community Facility Informational Sessions

Tomah Area School District

March 5, 2024



BRAYARCHITECTS |

BAIRD

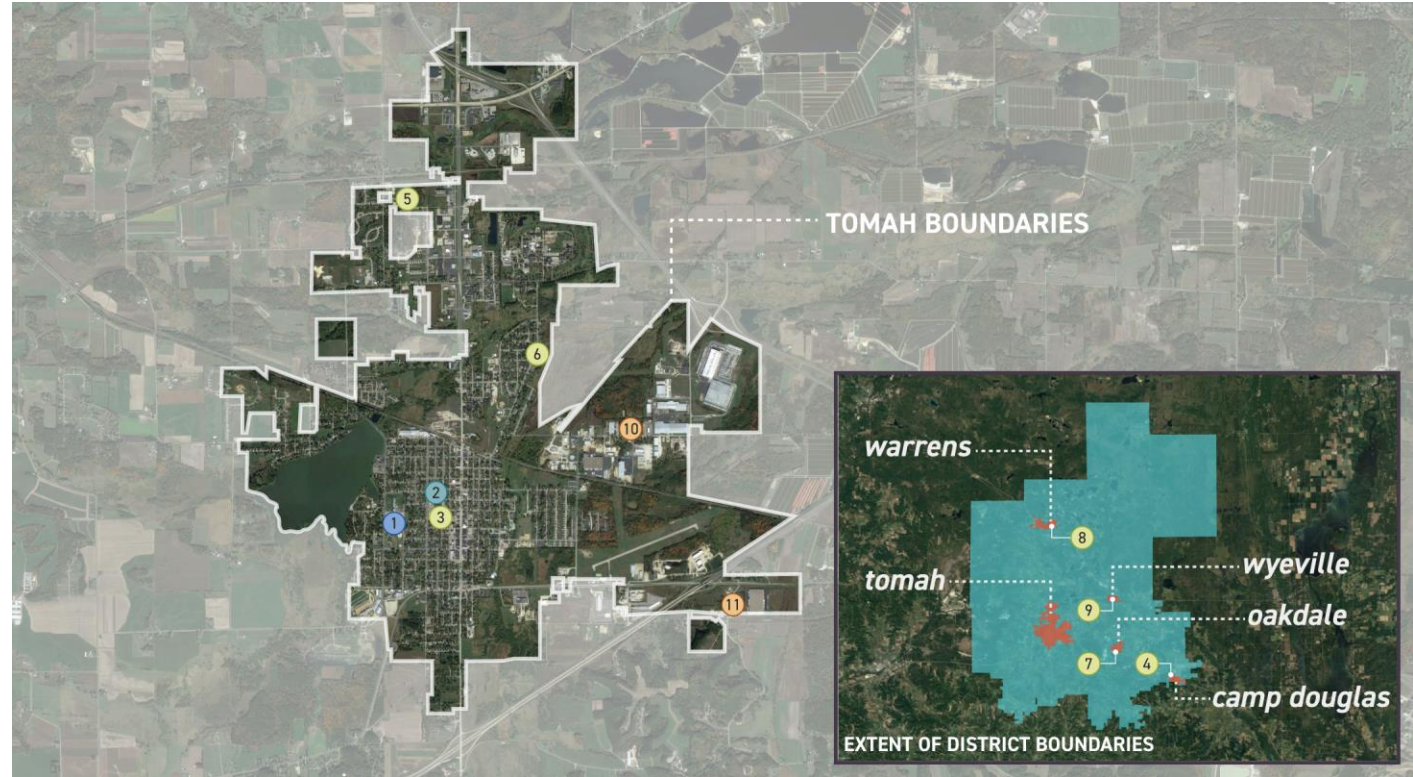


Meeting Agenda

Introductions
Schedule / Process
Facility Study Overview & Budget
Financial Overview
Feedback Breakout #1

Option Summary
Option Concepts & Budgets
Preliminary Tax Impacts
Feedback Breakout #1

Closing
Optional Building Tours



Preliminary Timeline



BRAYARCHITECTS

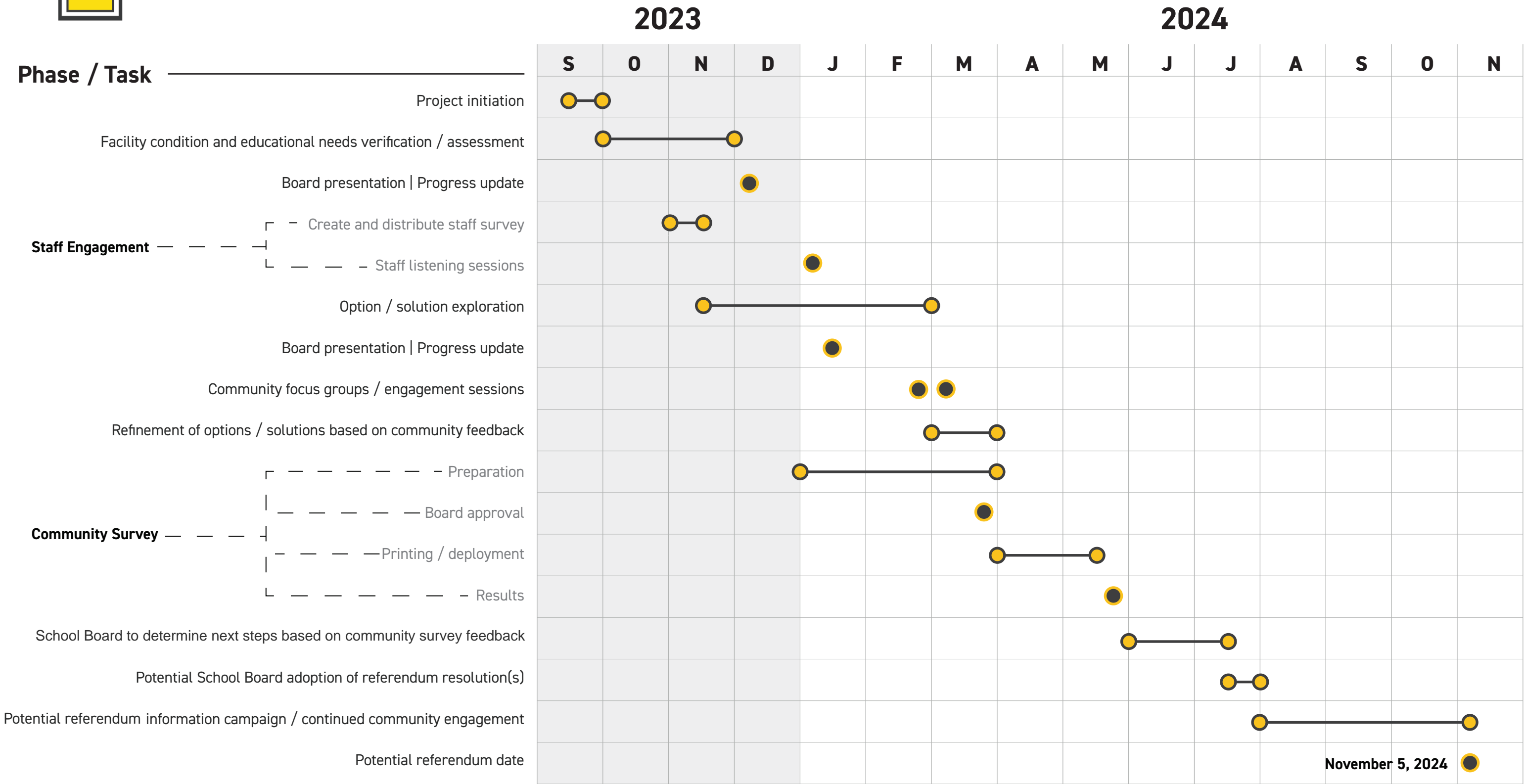
BAIRD





Tomah Area School District Preliminary Timeline

Hypothetical November 2024 Referendum



The schedule above is preliminary and is subject to change.

District Enrollemnt History

Tomah Area School District Student Enrollment Totals

School	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024
Camp Douglas Elementary	43	45	49	45	52	58	60	65	68	66
La Grange Elementary	362	401	429	439	445	459	445	423	415	413
Lemonweir Elementary	305	345	351	279	287	299	271	288	290	276
Miller Elementary	274	265	269	266	269	266	248	258	250	240
Oakdale Elementary	77	65	74	91	88	89	84	91	84	93
Warrens Elementary	137	129	116	131	132	141	129	121	137	150
Wyeville Elementary	120	104	103	127	118	123	110	104	117	106
Timber PUPS	131	46	52	51	46	53	44	38	38	37
Tomah Montessori	0	45	49	58	57	48	52	67	65	64
Tomah Middle School	612	623	643	650	669	675	692	690	673	690
Tomah High School	891	909	900	888	904	859	870	872	867	900
RKLC	59	48	52	52	49	49	46	44	36	52
Totals	3011	3025	3087	3077	3116	3119	3051	3061	3040	3087

Community Usage

2022-2023 District Facility Usage By Outside Groups

	Approx. # Days/Year	Approx. # Hours/Year
Community For Profit	35 days	157 hours
Community Non Profit	163 days	426 hours
City of Tomah/Tomah Park and Rec	165 days	1071 hours
Youth Clubs	278 days	2359 hours

Facility Study



BRAYARCHITECTS

BAIRD



Tomah Area School District

District-wide Facilities Study

DRAFT

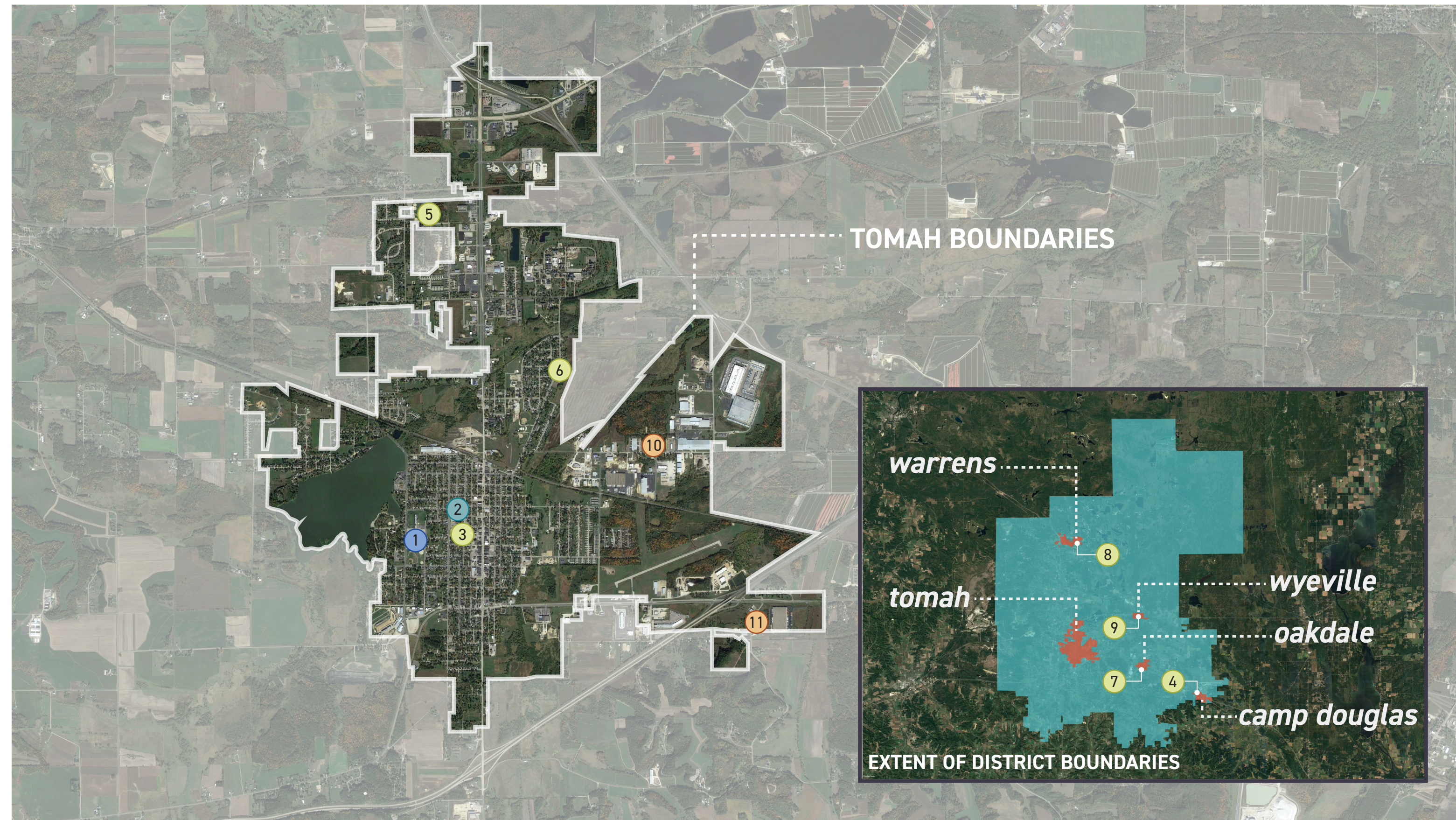


STUDY DOCUMENT

January, 2024

BRAYARCHITECTS

District-Owned Property + Boundaries Map



Overall Summary Tomah Middle School

▼ ITEMS IN POOR CONDITION

Substantial visible damage, wear or need for repair, or identified as containing potential asbestos

- Ceiling replacement at select/identified areas
- Flooring replacement at select/identified areas
- HVAC repairs/replacement
- Interior wall repair at select/identified areas
- Exterior wall repair; especially brick
- Exterior door replacement
- Roof repairs/replacement
- ADA improvements at identified areas
- Hardscape repairs
- Parking lot repairs/replacement

▼ ITEMS IN FAIR CONDITION

Some visible damage, wear or need for repair

- Ceiling replacement at select/identified areas
- Flooring replacement at select/identified areas
- Plumbing fixtures
- Water System
- Exterior window replacement
- Exterior door replacement

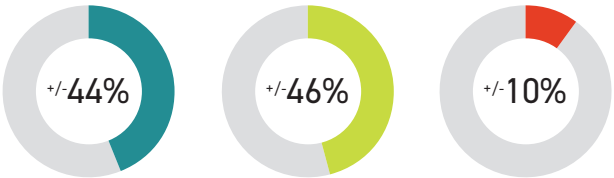
▼ ITEMS IN GOOD CONDITION

No visible damage, wear or need for repair

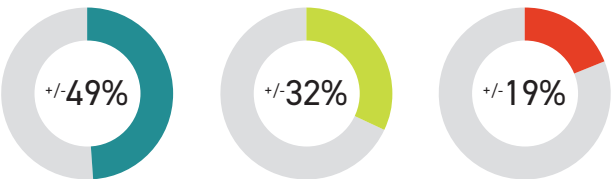
- Ceilings at identified areas
- Flooring at identified areas
- Roofs at identified areas

+ OVERALL BREAKDOWN

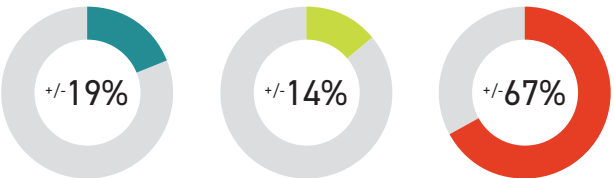
▼ Ceiling



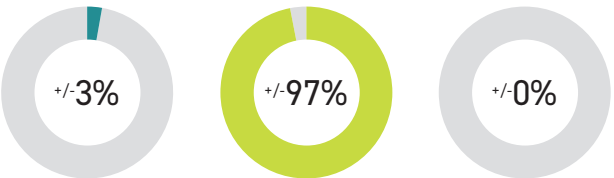
▼ Flooring



▼ Exterior Doors



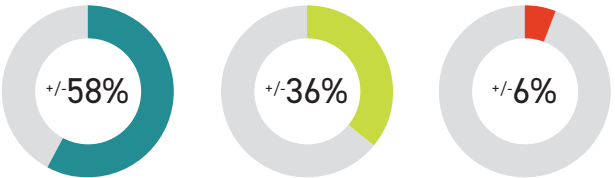
▼ Exterior Windows



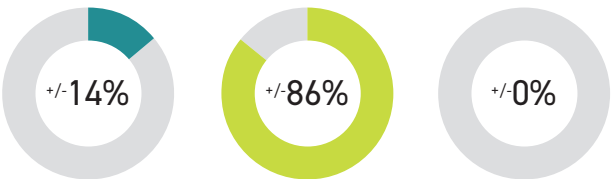
▼ Roof



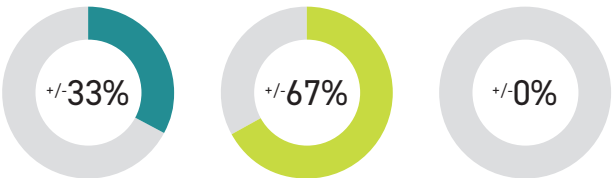
▼ Accessibility



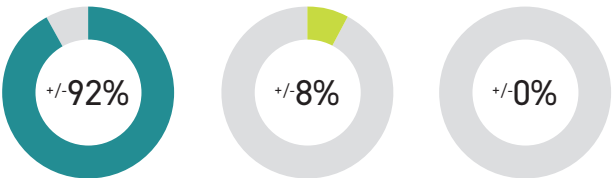
▼ Plumbing



▼ Mechanical



▼ Electrical



▼ Life Safety



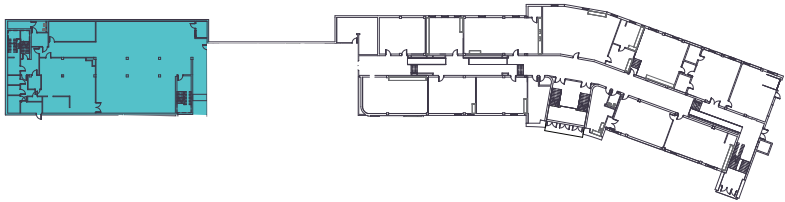
Tomah Middle School Site Map



Tomah Middle School Building Evolution



1944- Original Building



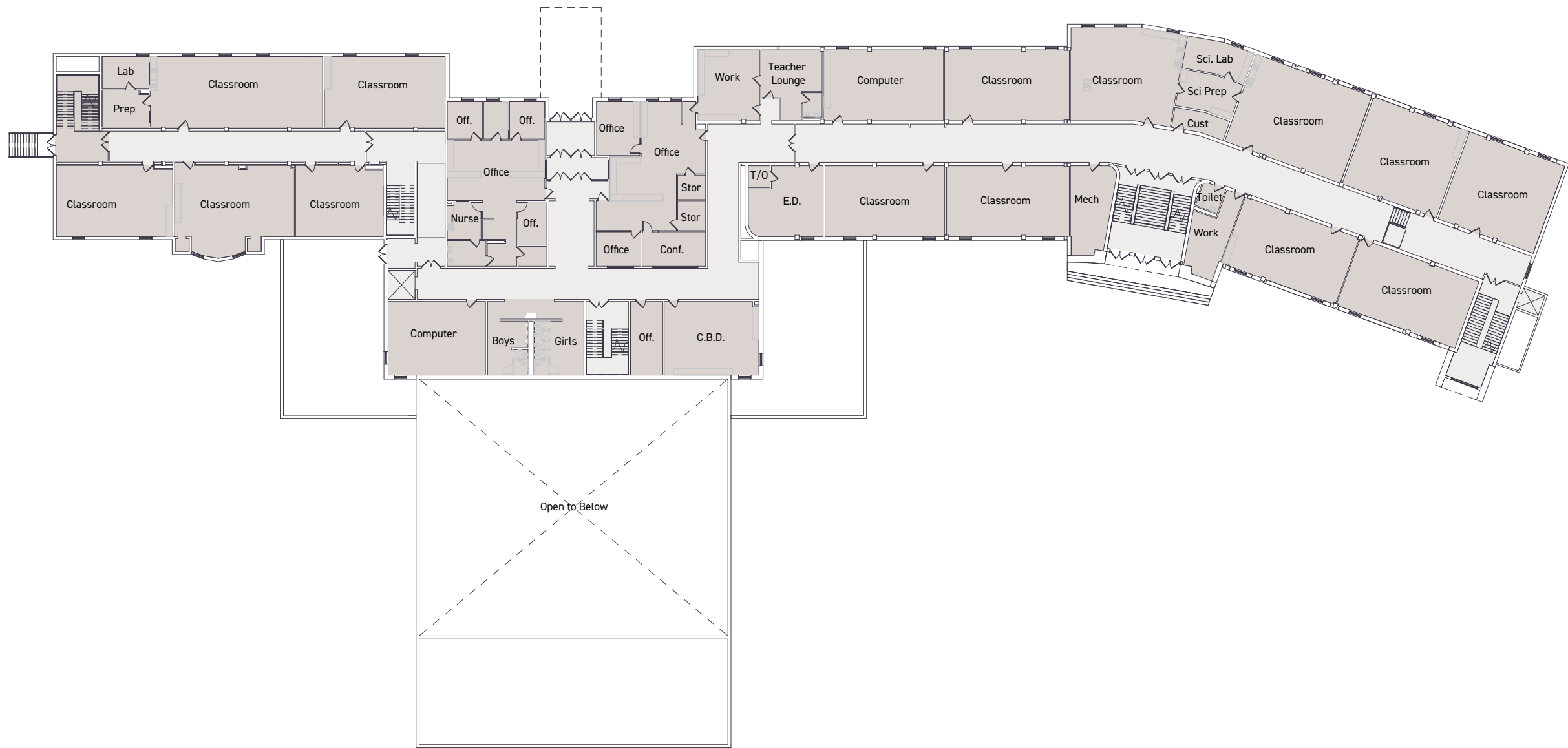
1948 - Academic Addition



1996 - Main office & Gym Addition









Tomah Middle School Building Systems Summary

● **Good Condition**
Equipment/system(s) have recently been installed or replaced, are in good working order, and are not approaching their service life expectancy per ASHRAE standards. Continue regular maintenance.

● **Fair Condition**
Equipment/system(s) are approaching their service life expectancy per ASHRAE standards. Plan for replacement or necessary repairs.

● **Poor Condition**
Equipment/system(s) are at or have exceeded their service life expectancy per ASHRAE standards and/or have required frequent repair/maintenance .Plan for replacement or necessary repairs.

Plumbing
Condition Overview

Replace Water Piping

THIS PAGE IS INTENTIONALLY LEFT BLANK.

PLUMBING

Domestic Water System			■
Water Service	●	Would require replacement with a 6" service if fire protection were added to the building in the future.	
Water Distribution Piping	●	District noted that all water distribution was new 1996. Copper.	
Water Softening System	○		
Fire Sprinkler System	●	There was a dry standpipe at the South end of the building only.	
Sanitary System			■
Sanitary Waste System	●		
Sanitary Drain, Waste + Vent Piping	●		
Acid Waste Piping + Basin	○	If deleterious material are entering the sanitary system, an acid neutralization basin should be added.	
Interceptors	●		
Storm System			■
Storm System	●		
Storm Waste Piping	●		
Sump Pump	○		
Natural Gas System			■

* See appendix for full engineer reports + additional information.

Copper water piping ~ 50-60 years expected life.
Galvanized Steel ~ 50 years expected life.
Ductile Iron ~80 years expected life.
Cast Iron drain pipe ~50-70 years expected life.

Tomah Middle School // 93

Tomah Middle School Building Systems Summary

- **Good Condition**
Equipment/system(s) have recently been installed or replaced, are in good working order, and are not approaching their service life expectancy per ASHRAE standards. Continue regular maintenance.
- **Fair Condition**
Equipment/system(s) are approaching their service life expectancy per ASHRAE standards. Plan for replacement or necessary repairs.
- **Poor Condition**
Equipment/system(s) are at or have exceeded their service life expectancy per ASHRAE standards and/or have required frequent repair/maintenance .Plan for replacement or necessary repairs.

Plumbing
Condition Overview



Install Bottle Fillers



PLUMBING

Plumbing Equipment		
Water Heater	●	Relatively new.
Circulator Pump	●	
Hot Water System	●	
Plumbing Fixtures		
Water Closets	●	
Urinals	●	
Lavatories	●	
Drinking Fountains	●	Recommend replacing units with ones that have bottle fillers.
Classroom Sinks	●	
General Sinks	●	
Art Room Sinks	●	Had interceptors.
Emergency Eyewash Stations	●	It was unclear if they were supplied with tempered water.

* See appendix for full engineer reports + additional information.

Copper water piping ~ 50-60 years expected life.
Galvanized Steel ~ 50 years expected life.
Ductile Iron ~80 years expected life.
Cast Iron drain pipe ~50-70 years expected life.

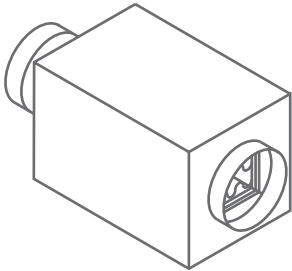
Tomah Middle School Building Systems Summary

- **Good Condition**
Equipment/system(s) have recently been installed or replaced, are in good working order, and are not approaching their service life expectancy per ASHRAE standards. Continue regular maintenance.
- **Fair Condition**
Equipment/system(s) are approaching their service life expectancy per ASHRAE standards. Plan for replacement or necessary repairs.
- **Poor Condition**
Equipment/system(s) are at or have exceeded their service life expectancy per ASHRAE standards and/or have required frequent repair/maintenance .Plan for replacement or necessary repairs.

Mechanical
Condition Overview



Replace Make Up Air Handling Units
Serving Cafeteria + Gym



MECHANICAL

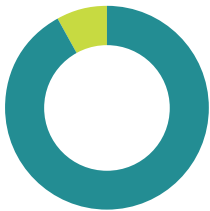
Heating	□	The entire building is heated by rooftop units, furnaces and electric heat.
Boiler Plant	○	
Pumps	○	
Ventilation + A/C Systems		
Air Handling Units	●	
Furnaces serving locker rooms	●	Units were installed in 2019.
Make up air unit serving cafeteria	●	Unit was installed in 1996 and has exceeded the estimated life expectancy.
RTU's serving remainder of school. 10 units	●	Units were installed in 2015 (one installed in 2019). VAV boxes with no heating coils provide temperature control. Some classrooms share VAV boxes.
Air Conditioning Systems	●	Air conditioning is provided by the RTU's.
Control Systems	■	The District has standardized on a Tridium Honeywell BAS system throughout the district.

* See appendix for full engineer reports + additional information.

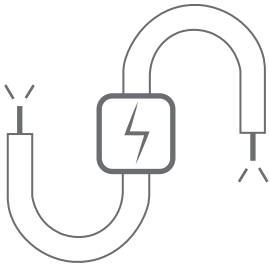
Tomah Middle School Building Systems Summary

- Good Condition**
Equipment/system(s) have recently been installed or replaced, are in good working order, and are not approaching their service life expectancy per ASHRAE standards. Continue regular maintenance.
- Fair Condition**
Equipment/system(s) are approaching their service life expectancy per ASHRAE standards. Plan for replacement or necessary repairs.
- Poor Condition**
Equipment/system(s) are at or have exceeded their service life expectancy per ASHRAE standards and/or have required frequent repair/maintenance .Plan for replacement or necessary repairs.

Electrical
Condition Overview



Replace All CAT5 Wiring With CAT6.



ELECTRICAL

Electrical Service		
Utility Service		Serviced by Alliant Energy
Switchboard		30 years old with 10 years of life left
Panelboards		30 years old with 10 years of life left
Light Fixtures + Controls		
Interior Lighting		LED
Corridor Lighting		LED
Exit Lights		
Exterior Lighting		LED
Wiring Devices		Consistent with building age.
Clock System		Atlas IP clock in corridor and Primex in classrooms
Data / Telephone		Would replace all CAT5 wiring with CAT6.

* See appendix for full engineer reports + additional information.

Tomah Middle School Building Systems Summary

- Good Condition**
Equipment/system(s) have recently been installed or replaced, are in good working order, and are not approaching their service life expectancy per ASHRAE standards. Continue regular maintenance.
- Fair Condition**
Equipment/system(s) are approaching their service life expectancy per ASHRAE standards. Plan for replacement or necessary repairs.
- Poor Condition**
Equipment/system(s) are at or have exceeded their service life expectancy per ASHRAE standards and/or have required frequent repair/maintenance .Plan for replacement or necessary repairs.

Life Safety
Condition Overview



Install Generator And Transfer Switches



LIFE SAFETY

Emergency Generator		No generator, would recommend one.
Emergency Egress Lighting		Per Study wasn't able to review the emergency lighting levels.
Fire Alarm System		
Public Address System		
Access Control		
Security System		

* See appendix for full engineer reports + additional information.

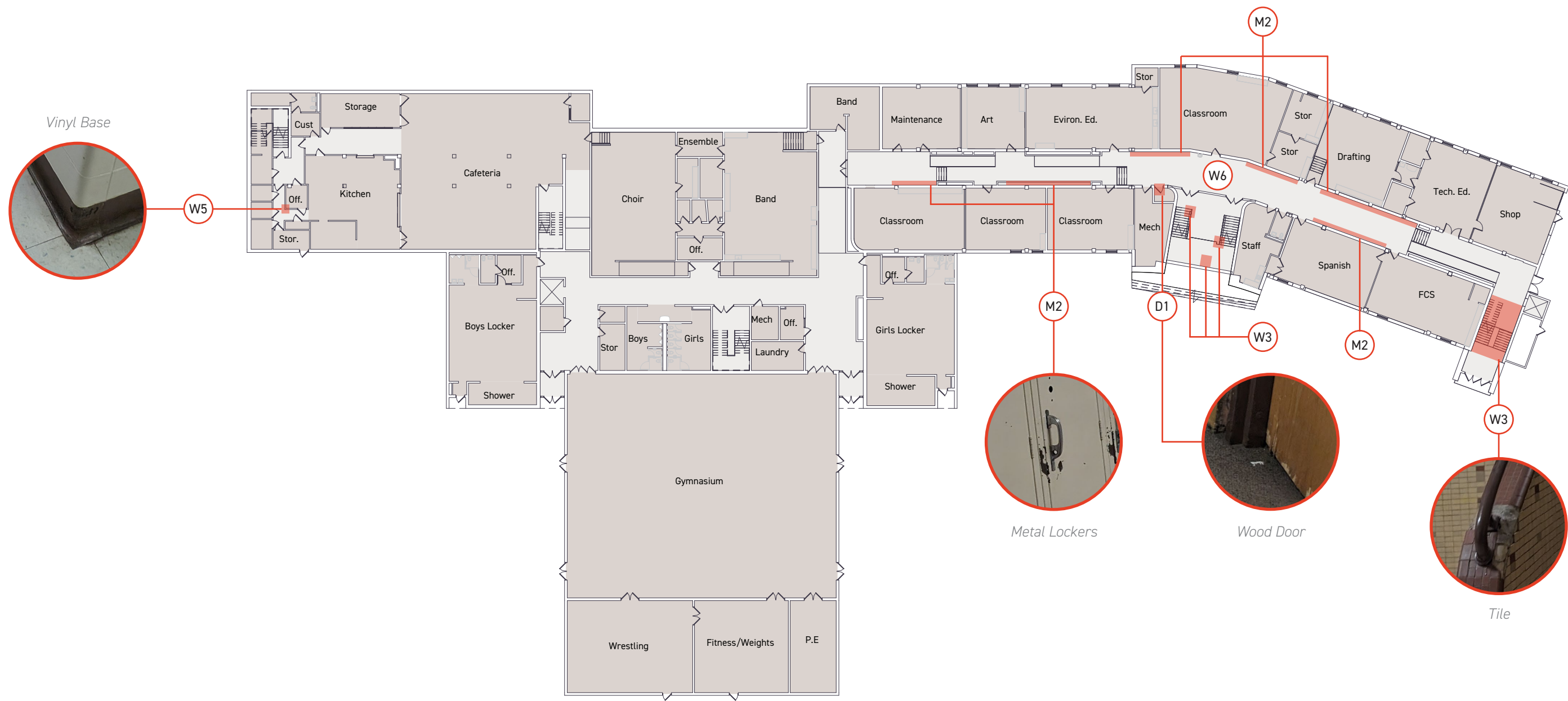
Tomah Middle School Interior Analysis

KEY TAKEAWAYS

- Majority of the casework located within the classroom appears to be newer and in good condition.
- The metal lockers located on the ground floor are rusting with many visible signs of wear
- Majority of the gypsum walls located throughout the building are in fair condition, except a few instances that are in poor condition due to cracking and chipping of paint.
- Majority of wood doors are in good condition, except in a few instances that are in poor condition due to chipping and/or finish peeling off
- Majority of tile is in fair condition, except a few instances that are in poor condition due to cracking or missing tile

THIS PAGE IS INTENTIONALLY LEFT BLANK.

Lorem ipsum		
WALLS	DOORS	MISCELLANEOUS
<div>W1</div> Concrete Block	<div>D1</div> Wood Door w/ Hollow Metal Frame	<div>M1</div> Laminate Casework
<div>W2</div> Gypsum	<div>D2</div> Hollow Metal Door w/ Hollow Metal Frame	<div>M2</div> Metal Lockers
<div>W3</div> Tile	<div>D3</div> Aluminum Door w/ Aluminum Storefront	<div>M3</div> Bleachers
<div>W4</div> Structural Clay Tile		<div>M4</div> Composite Toilet Partitions
<div>W5</div> Vinyl Base		<div>M5</div> Wood Display Cases
<div>W6</div> Tile Base		<div>M6</div> Metal Railings
<div>W7</div> Concrete		
<div>W8</div> Epoxy Base		
	OPENINGS	
	<div>O1</div> Aluminum Overhead Coiling Window	
	<div>O2</div> Hollow Metal Borrowed Lites	
	<div>O3</div> Wood Framed Interior Window	

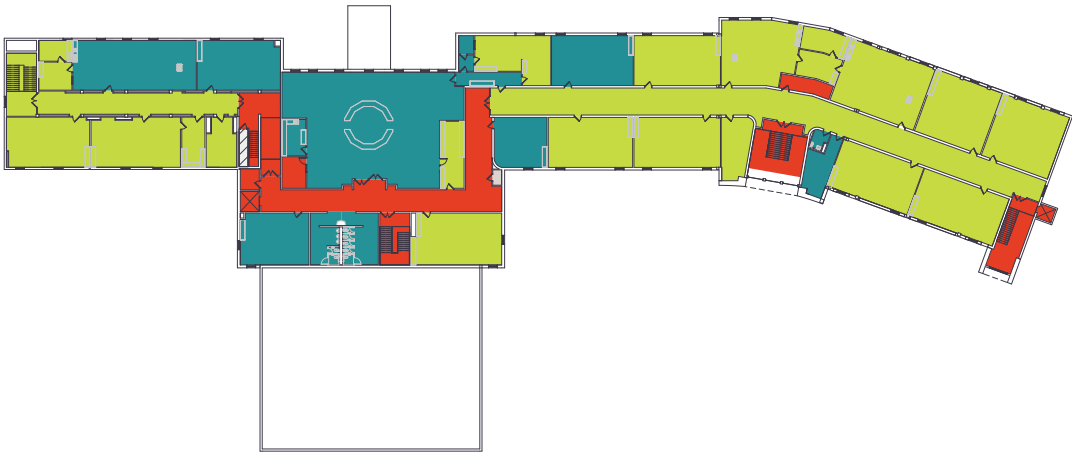


***Note:** The diagram above reflects instances of materials in poor condition, but does not reflect the material's overall condition.

Tomah Middle School Ceiling Analysis



Ground Floor



Second Floor



First Floor

KEY TAKEAWAYS

- Materials identified as potentially containing asbestos are considered to be in poor condition.
- Spline ceilings are identified as a potential asbestos containing material.
- The acoustic panel ceiling is in fair to good condition, with a few in poor condition due to staining, chipping, sagging and/or warping.

HIGHLIGHT



of ceilings were identified as potentially containing asbestos

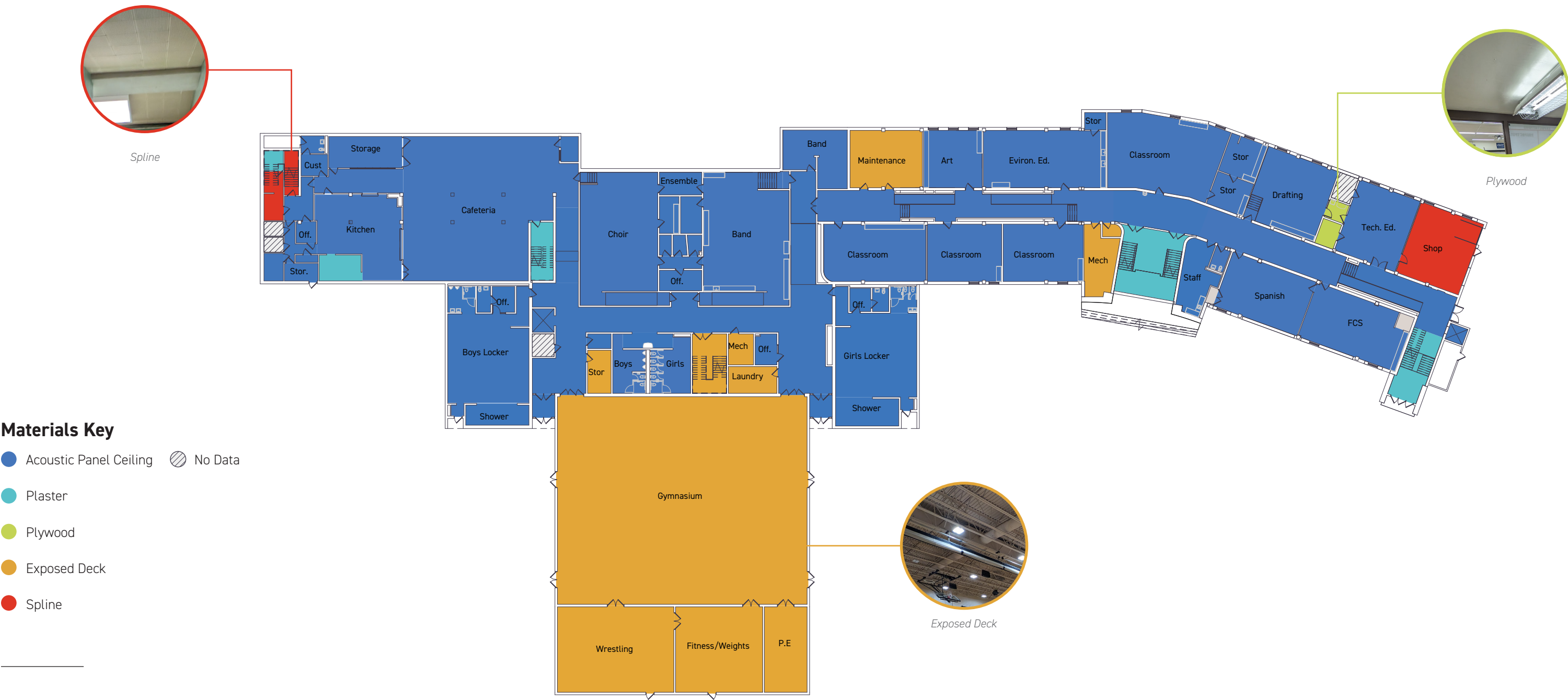
OVERALL CEILING CONDITION



- | | |
|------|----------------------------|
| Good | No visible damage |
| Fair | Some visible damage |
| Poor | Substantial visible damage |

Tomah Middle School Ceiling Identification

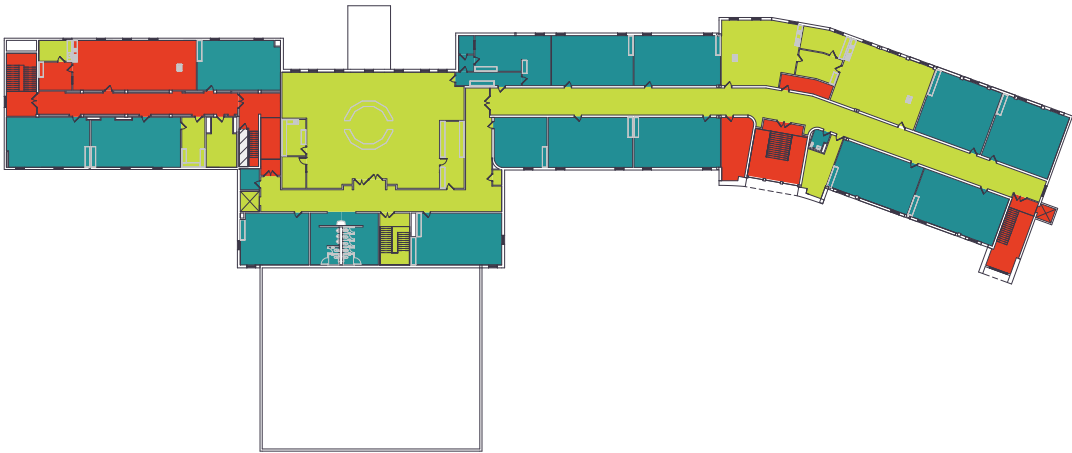
Ground Floor



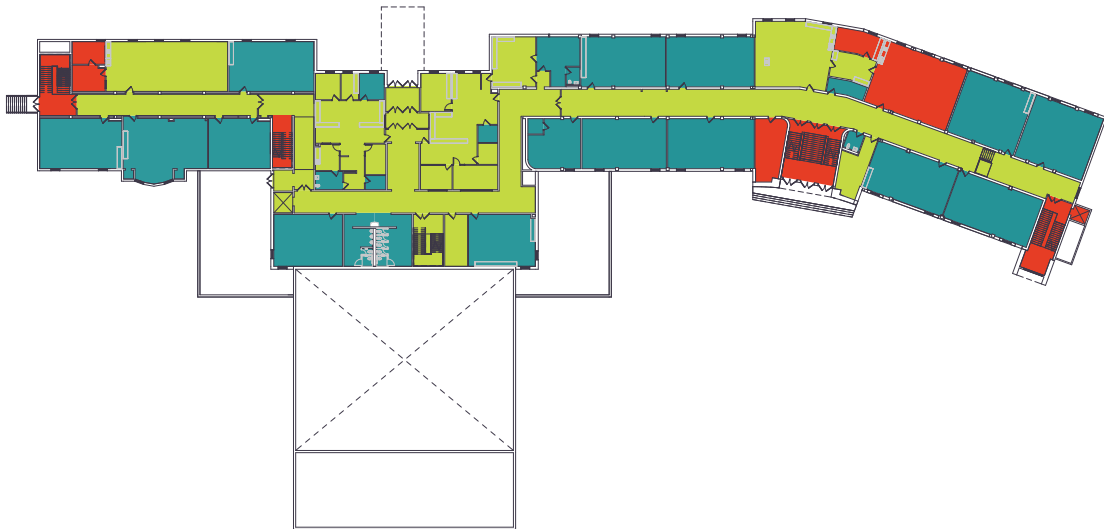
Tomah Middle School Flooring Analysis



Ground Floor



Second Floor



First Floor

KEY TAKEAWAYS

- Tile stairs are in poor condition due to chipping, broken and or missing tiles
- All epoxy flooring is in good condition
- Carpet is mostly in fair condition due to light staining and fading. There are a few instances of poor condition due to heavy staining.

HIGHLIGHT



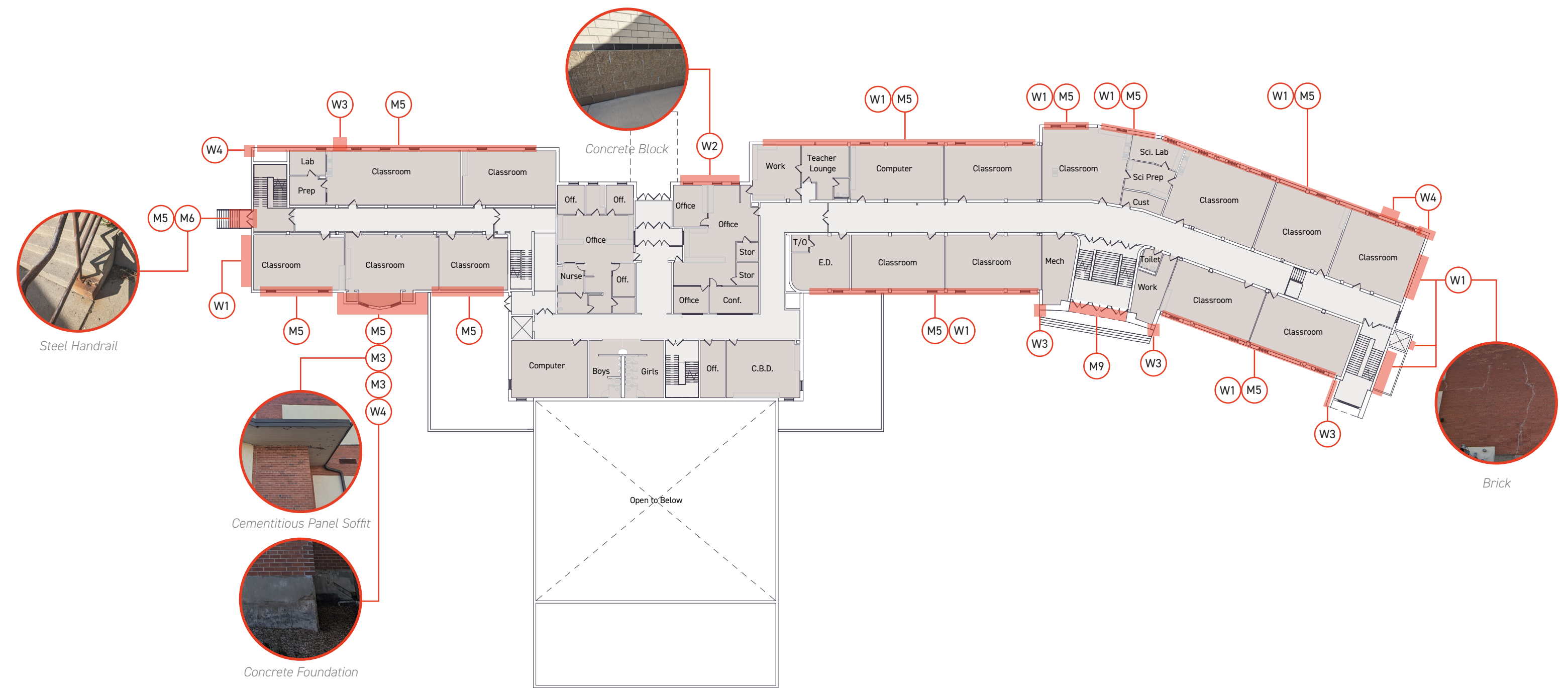
of floors were identified as potentially containing asbestos

OVERALL FLOORING CONDITION



- | | |
|------|----------------------------|
| Good | No visible damage |
| Fair | Some visible damage |
| Poor | Substantial visible damage |

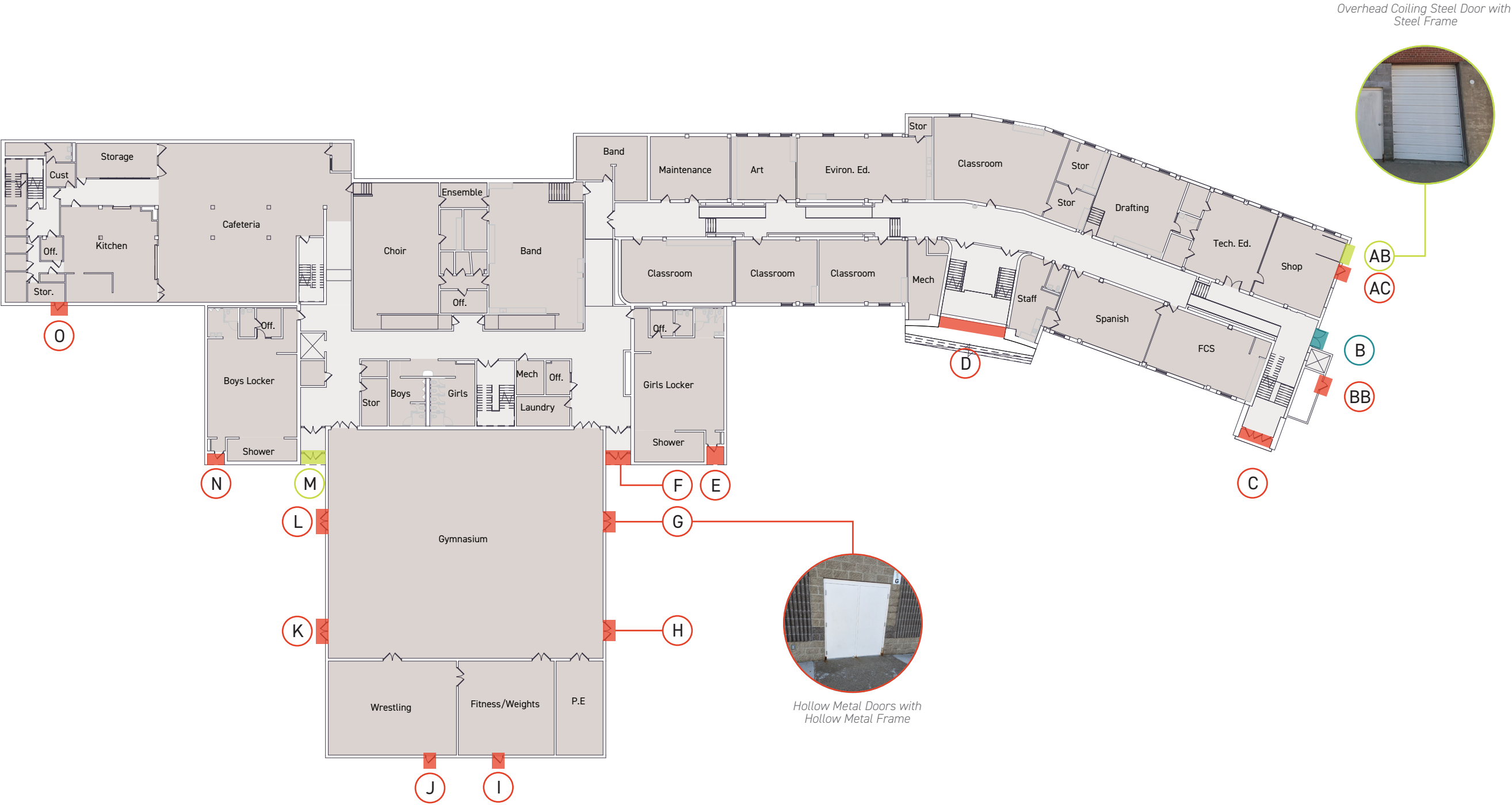
Asbestos is a material that was used in the construction industry, most commonly between 1960 - 1990. **There was no asbestos testing performed for this assessment.** Observations and assumptions were made based on common older building materials that typically have been identified to containing asbestos.



***Note:** The diagram above reflects instances of materials in poor condition, but does not reflect the material's overall condition.

Tomah Middle School Exterior Door Analysis

Ground Floor





Tomah Middle School Roof Analysis

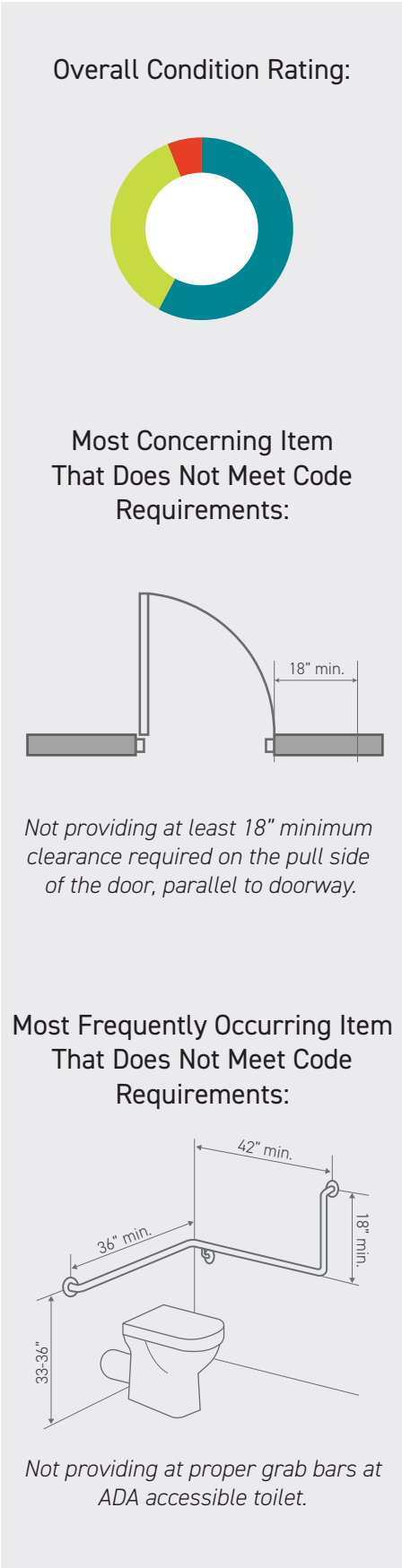


Tomah Middle School Site Analysis



Tomah Middle School Accessibility Analysis

THIS PAGE IS INTENTIONALLY LEFT BLANK.



GENERAL ASSESSMENT OF ADA CONDITIONS

■ Building Entrance Accessibility

■ ADA Parking Stalls

■ Accessible Routes of Travel

- Ramps
- Lifts
- Elevators

■ Railings

- Ramp Railings
- Stair Railings

■ Door Hardware

■ Door Clearances

- Push / Pull
- Thresholds
- Maneuvering

■ Toilet Rooms

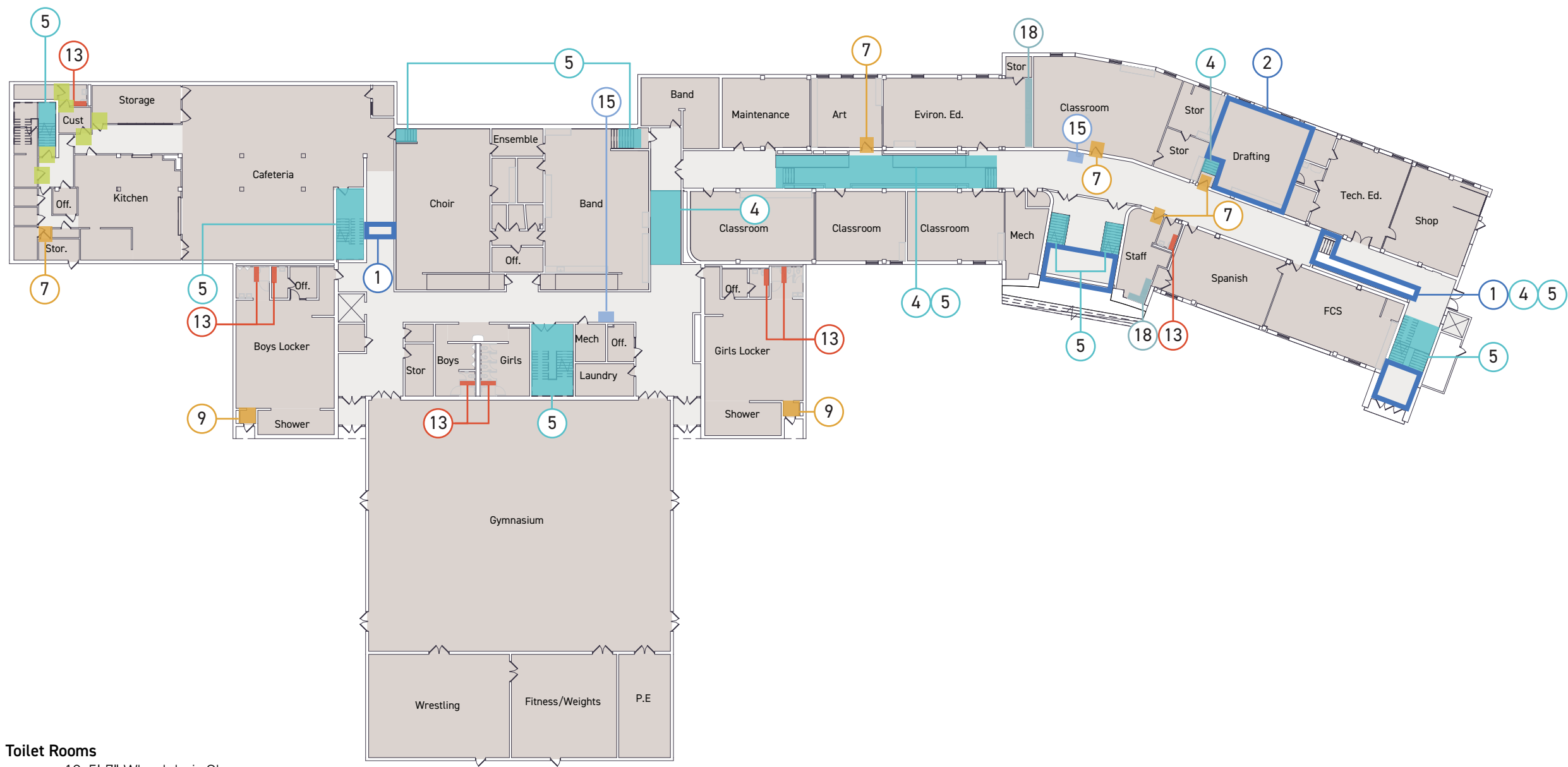
- 5'-7" Wheelchair Clearance
- ADA Accessible Stall
- Unisex Toilet Room
- Grab Bars
- Showers

■ Protruding Objects

■ Drinking Fountains

■ Casework

- Transaction Counters
- Workstations Counters
- Counters with Sinks



Color Key

- Accessible Routes of Travel

 - 1. Ramps
 - 2. Lifts
 - 3. Elevators
- Railings

 - 4. Ramps
 - 5. Stairs
- Door Hardware

 - 6. Door Hardware
- Door Clearances

 - 7. Push / Pull
 - 8. Thresholds
 - 9. Maneuvering
- Toilet Rooms

 - 10. 5'-7" Wheelchair Clearance
 - 11. ADA Accessible Stall
 - 12. Unisex Toilet Room
 - 13. Grab Bars
 - 14. Showers
- Protruding Objects

 - 15. Protruding Objects
- Casework

 - 16. Transaction Counter
 - 17. Workstation Counters
 - 18. Counters with Sinks



Overall Summary Tomah High School

▼ ITEMS IN POOR CONDITION

Substantial visible damage, wear or need for repair, or identified as containing potential asbestos

- Ceiling replacement at select/identified areas
- Flooring replacement at select/identified areas
- Exterior door replacement
- ADA improvements at identified areas
- HVAC repairs/replacement
- Exterior door replacement
- Roof repair/replacement at identified areas

▼ ITEMS IN FAIR CONDITION

Some visible damage, wear or need for repair

- Ceiling replacement at select/identified areas
- Flooring replacement at select/identified areas
- Exterior window replacement
- Exterior door replacement
- Roofs at identified areas
- Water System
- Storm System

▼ ITEMS IN GOOD CONDITION

No visible damage, wear or need for repair

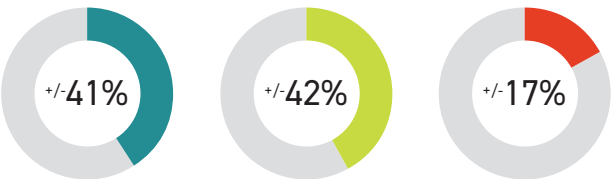
- Ceilings at identified areas
- Flooring at identified areas
- Control Systems

+ OVERALL BREAKDOWN

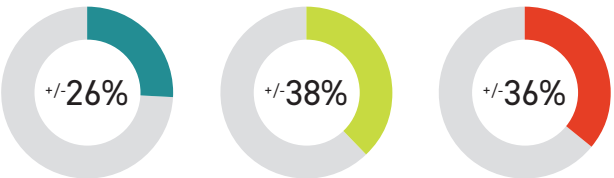
▼ Ceiling



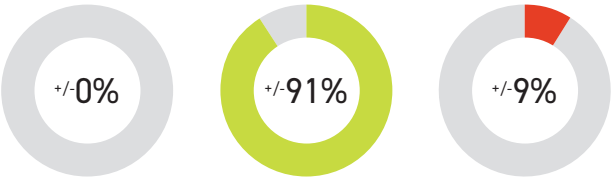
▼ Flooring



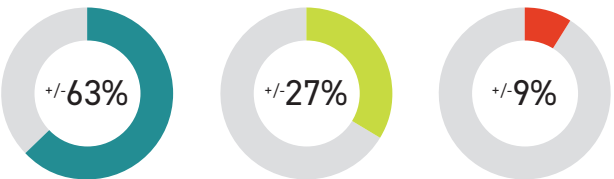
▼ Exterior Doors



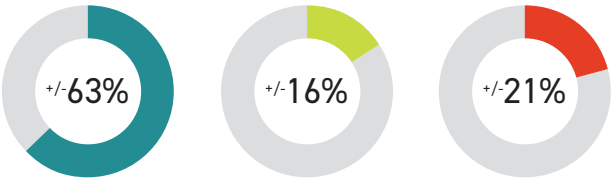
▼ Exterior Windows



▼ Roof



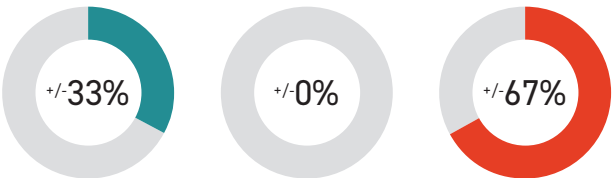
▼ Accessibility



▼ Plumbing



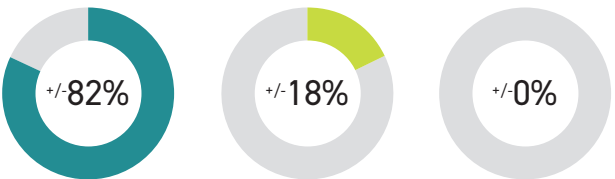
▼ Mechanical



▼ Electrical



▼ Life Safety



Overall Summary Miller Elementary

▼ ITEMS IN POOR CONDITION

Substantial visible damage, wear or need for repair, or identified as containing potential asbestos

- Ceiling replacement at select/identified areas
- Flooring replacement at select/identified areas
- HVAC repairs/replacement
- Exterior door replacement
- ADA improvements at identified areas
- Bathroom renovations

▼ ITEMS IN FAIR CONDITION

Some visible damage, wear or need for repair

- Ceiling replacement at select/identified areas
- Flooring replacement at select/identified areas
- Plumbing fixtures
- Water System
- Mechanical repairs
- Plumbing equipment repairs
- Exterior window replacement

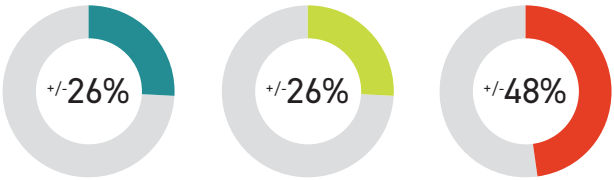
▼ ITEMS IN GOOD CONDITION

No visible damage, wear or need for repair

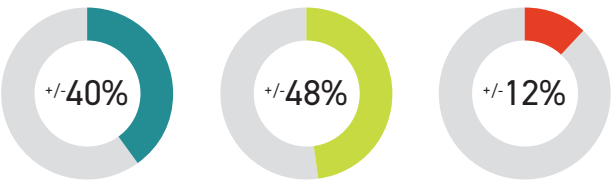
- Ceilings at identified areas
- Flooring at identified areas
- Lighting fixtures and controls

+ OVERALL BREAKDOWN

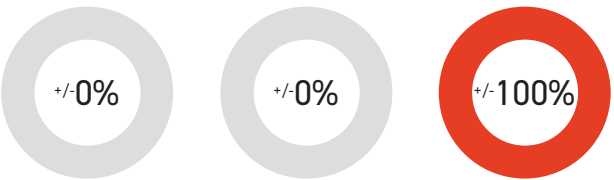
▼ Ceiling



▼ Flooring



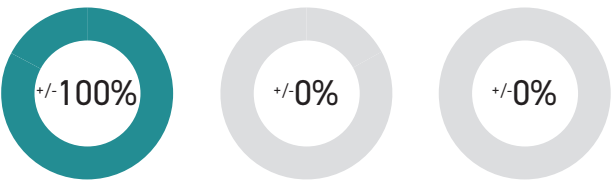
▼ Exterior Doors



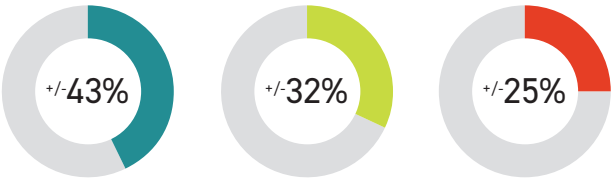
▼ Exterior Windows



▼ Roof



▼ Accessibility



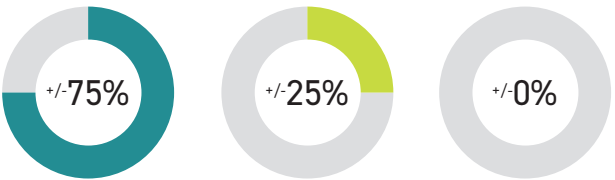
▼ Plumbing



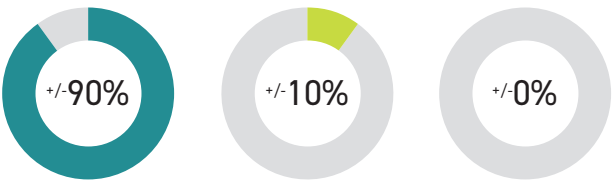
▼ Mechanical



▼ Electrical



▼ Life Safety



Overall Summary Other Buildings

The information below was compiled from a Facilities Assessment Report done in April 2019 by HSR Associates, Inc.
Items reflect condition in 2019. Anything updated since then have been noted by the district.

CAMP DOUGLAS ELEMENTARY

▼ ITEMS IN POOR CONDITION

Some needs identified by 2018 Facilities Assessment Report

- Site size inefficient
- Majority of space undersized
- Electrical updates including: updating to LED, building egress lighting needs to be updated to meet current codes, and provide programmable lighting control panel.

▼ ITEMS IN FAIR CONDITION

- Roof warranties expire within the next 5 years
- Basketball court needs to be secured with fencing. It is currently located in the parking lot.
- Water distribution is original, copper
- Sanitary system is PVC, original

▼ ITEMS IN GOOD CONDITION

- Sufficient sf/student ratio
- Secure Entry
- Windows replaced in 2018

LAGRANGE ELEMENTARY

▼ ITEMS IN POOR CONDITION

Some needs identified by 2018 Facilities Assessment Report

- Low sf/student ratio
- Roof warranties expired
- Lack of storage
- Lack of restrooms
- Electrical updates including: updating to LED, building egress lighting needs to be updated to meet current codes, and provide programmable lighting control panel. District noted this is the newest electrical system they have.
- HVAC improvements / replacement
- All classroom UV's and residential AC's are 17 years old. Will need a solution in the near future.

▼ ITEMS IN FAIR CONDITION

- Improvements to circulation pattern in east parking lot.
- Water distribution is original, copper
- Sanitary system is PVC, original

▼ ITEMS IN GOOD CONDITION

- Site size sufficient
- Site access and parking
- Secure Entry
- Windows newly replaced or there are plans to replace

LEMONWEIR ELEMENTARY

▼ ITEMS IDENTIFIED AS POOR

Some needs identified by 2018 Facilities Assessment Report

- Site size inefficient
- Low sf/student ratio
- Traffic flow challenges
- Drop off/pick up challenges
- Parking lot is too small and congested
- Parking lot has poor access to main entrance
- Roof warranties expired
- Exterior hollow metal doors approaching the end of their life cycle
- Majority of space undersized
- Flow through serving area is not in a good location
- Lack of storage
- HVAC updates
- Electrical updates including: updating to LED, building egress lighting needs to be updated to meet current codes, and provide programmable lighting control panel.
- Life Safety updates: Fire alarm and intercom systems are the same age and OS in all buildings.
- Water distribution is original. In tunnel system, confined space.
- All classroom UV's and residential AC's are 17 years old. Will need a solution in the near future.

▼ ITEMS IDENTIFIED AS FAIR

- Staff parking present, but located on a dead end road
- Fencing missing on south and east sides of playground
- Some classroom flooring updates
- Panelboard replacement if renovation occurs

▼ ITEMS IDENTIFIED AS GOOD

- Enough space for current number of school busses
- Good amount of greenspace
- New trees and raised garden bed
- Secure Entry
- Water heating system new in 2018
- New bus lane blacktop summer of 2023

OAKDALE ELEMENTARY

▼ ITEMS IN POOR CONDITION

Some needs identified by 2018 Facilities Assessment Report

- Site size inefficient
- Roof warranties expired
- Majority of space undersized
- Lack of storage
- Signs of water damage in basement
- Electrical updates including: updating to LED, building egress lighting needs to be updated to meet current codes, and provide programmable lighting control panel.
- ADA concerns at lavatories
- Drainage / gutter issues
- Parking lot pavement / pickup area

▼ ITEMS IN FAIR CONDITION

- Panelboard replacement if renovation occurs

▼ ITEMS IN GOOD CONDITION

- Sufficient sf/student ratio
- Boilers replaced in 2021
- Two AC's replaced in 2021. Other two will be replaced summer of 2024
- PVC sanitary replaced to building lateral in 2018

Overall Summary Other Buildings

The information below was compiled from a Facilities Assessment Report done in April 2019 by HSR Associates, Inc.
Items reflect condition in 2019. Anything updated since then have been noted by the district.

WARRENS ELEMENTARY

▼ ITEMS IN POOR CONDITION

Some needs identified by 2018 Facilities Assessment Report

- Site size inefficient
- Parking lot is too small and congested
- Exterior hollow metal door replacement
- ADA concerns
- Majority of space undersized
- Electrical updates including: updating to LED, building egress lighting needs to be updated to meet current codes, and provide programmable lighting control panel.
- Old section of the building is cast iron sanitary
- Site drainage issues

▼ ITEMS IN FAIR CONDITION

- Fencing needed at playgrounds
- Panelboard replacement if renovation occurs

▼ ITEMS IN GOOD CONDITION

- Sufficient sf/student ratio
- Good amount of greenspace
- Secure Entry
- 3 RTU's replaced in summer of 2023

WYEVILLE ELEMENTARY

▼ ITEMS IN POOR CONDITION

Some needs identified by 2018 Facilities Assessment Report

- Roof warranties expired
- Majority of space undersized
- Lack of storage
- Electrical updates including: updating to LED, building egress lighting needs to be updated to meet current codes, and provide programmable lighting control panel.
- Plumbing updates
- Building sanitary is original and cast iron
- Building is served by a private well. Water conditioning is an ongoing issue. DNR regulated
- Poor water quality
- Building HVAC is aging. Installed in 2006
- Boiler replacement will be needed in the next 5 years

▼ ITEMS IN FAIR CONDITION

- Panelboard replacement if renovation occurs
- Life Safety updates: Fire alarm and intercom systems are the same age and OS in all buildings. Fire alarm needs minimal upgrades to meet current code.

▼ ITEMS IN GOOD CONDITION

- Site size sufficient
- Sufficient sf/student ratio

ROBBERT KUPPER L.C.

▼ ITEMS IN POOR CONDITION

Some needs identified by 2018 Facilities Assessment Report

- Parking lots are larger than needed
- Roof warranties expired
- HVAC updates
- Electrical updates including: updating to LED, building egress lighting needs to be updated to meet current codes, and provide programmable lighting control panel.
- Window Replacements

▼ ITEMS IN FAIR CONDITION

- N/A

▼ ITEMS IN GOOD CONDITION

- Entrances work well
- Water Heater replaced winter 2023

TOMAH AREA MONTESSORI

▼ ITEMS IN POOR CONDITION

Some needs identified by 2018 Facilities Assessment Report

- Site size inefficient
- Low sf/student ratio
- Site concerns
- Secure entry needed
- Electrical updates including: updating to LED and building egress lighting needs to be updated to meet current codes.
- Not enough bathroom space
- Overall square footage issues for the program
- No commercial kitchen. Increased student population may require it soon
- Building / site drainage
- Building exterior needs updating
- Flooring issues - all carpet

▼ ITEMS IN FAIR CONDITION

- Panelboard replacement if renovation occurs
- RTU's new in 2016

▼ ITEMS IN GOOD CONDITION

- Good amount of greenspace
- Good playground equipment

option summary

BRAY PROJECT NUMBER | 3672

Client Name Tomah Area School District
Project Name Tomah Area School District Facilities Master Planning
Project Location Tomah, WI
Date January 9, 2024

DRAFT



School	Current		Option #0 Capital Maintenance Work at Miller, Middle School, and High School (Red & Yellow Items from Facility Report)		
	Grade Config.	Enroll.	Grade Config.	Approx Enroll.	Solution / Scope
District Office	N/A	N/A	N/A	N/A	District Office
Robert Kupper LC	Alt Ed / Excel / MSA	37	Alt Ed / Excel / MSA	37	Alt Ed / Excel / MSA
TAMS	4K - 6th	60	4K - 6th	60	4K - 6th
Camp Douglas	2nd - 5th	64	2nd - 5th	64	2nd - 5th
LaGrange	4K - 5th	406	4K - 5th	406	4K - 5th
Lemonweir	4K - 5th	276	4K - 5th	276	4K - 5th
Miller	5K - 5th	239	5K - 5th	239	5K - 5th
Oakdale & Timberpups	3K - 1st	114	3K - 1st	114	3K - 1st
Warrens	4K-5th	142	4K-5th	142	4K-5th
Wyeville	5K - 5th	106	5K - 5th	106	5K - 5th
Tomah Middle School	6th - 8th Grade	680	6th - 8th Grade	680	6th - 8th Grade
Tomah High School	9th - 12th Grade	900	9th - 12th Grade	900	9th - 12th Grade
New Building	N/A	N/A			

Option #0 Preliminary Budget Estimate Summary:

Miller Elementary

\$1,220,000 - Capital Maintenance for Red or Poor Condition Items from Facility Report

Tomah Middle School

\$3,590,000 - Capital Maintenance for Red or Poor Condition Items from Facility Report

Tomah High School

\$5,550,000 - Capital Maintenance for Red or Poor Condition Items from Facility Report

\$981,750 - Re-crown competition football field (remains natural grass)

OR

\$1,606,500 - Add turf to the competition football/soccer field and relocate field events

\$1,196,650 - Contingency & Inflation

\$698,158 - Professional Services

\$0 - Owner Items, Furniture, Furnishing, & Equipment

\$13,861,308 - Project Estimate Total

Financial Overview

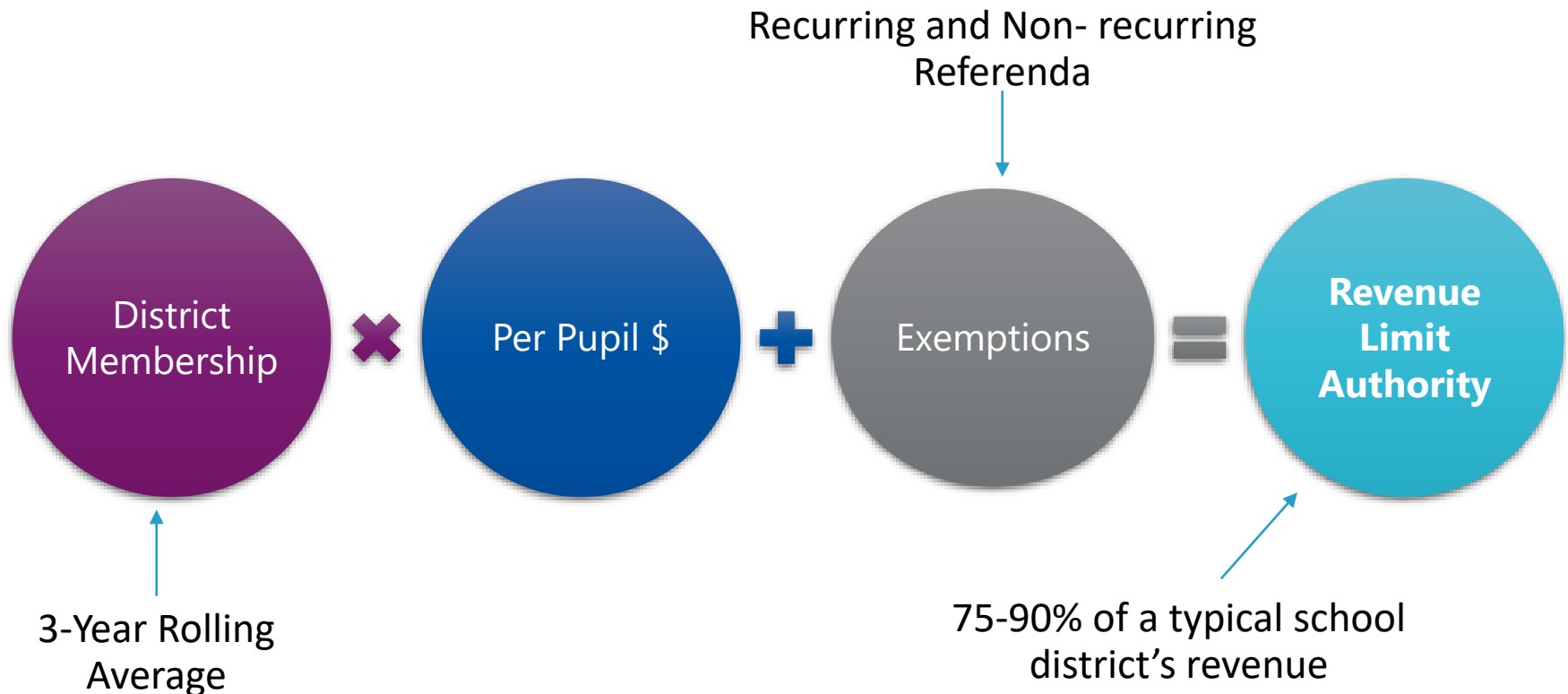


BRAYARCHITECTS

BAIRD



A district's **Revenue Limit Authority** is the maximum amount of revenue that may be raised through **state general aid** and **property tax**.

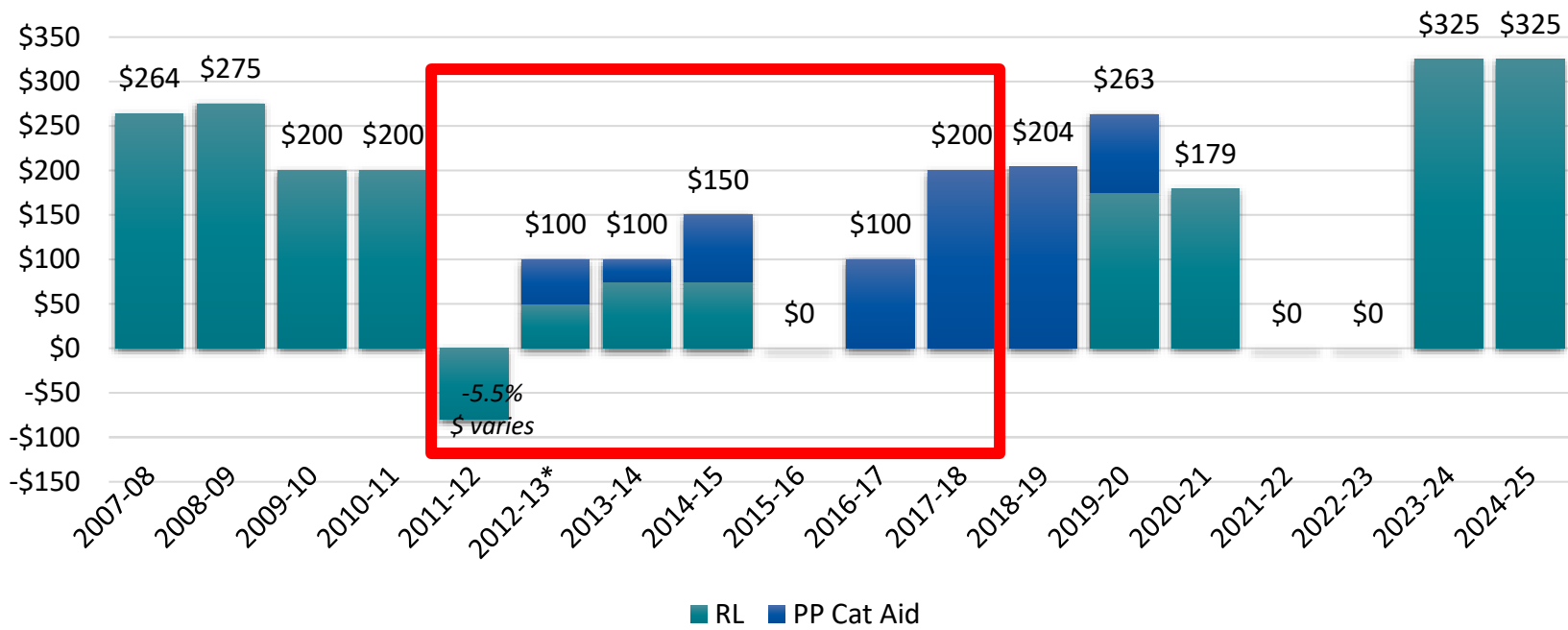


Historical Revenue Limit Per Pupil (Biennial Budget)



- Low revenue ceiling from \$10,000 to \$11,000

Revenue Limit + Per-Pupil Categorical Aid Increases



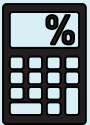
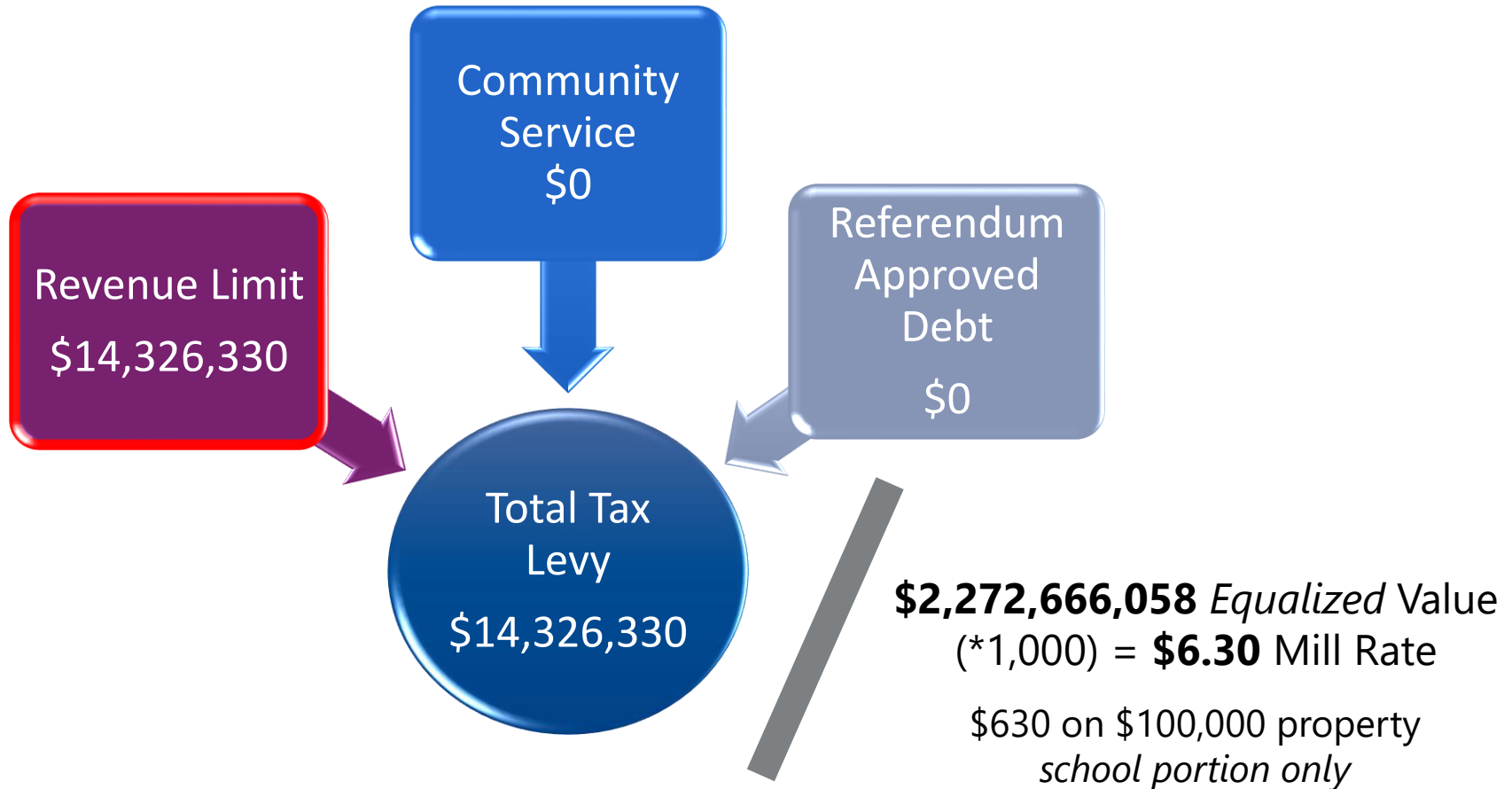
Source: Department of Public Instruction

Why is State General Aid important?

The revenue limit calculates how much the district can raise through state general aid and the local tax levy. **State general aid identifies who pays.**

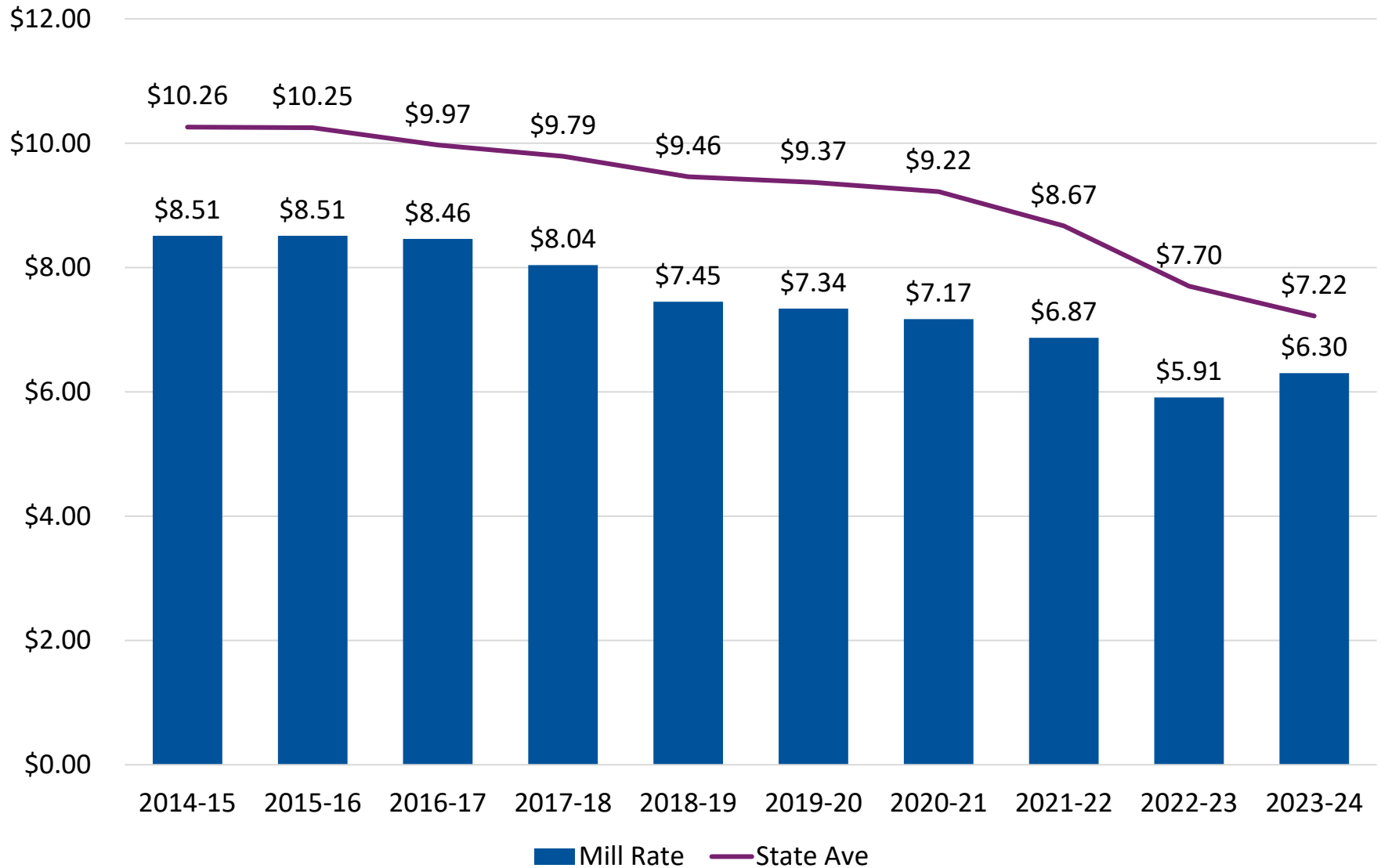


2023-24 School Tax Levy and Mill Rate

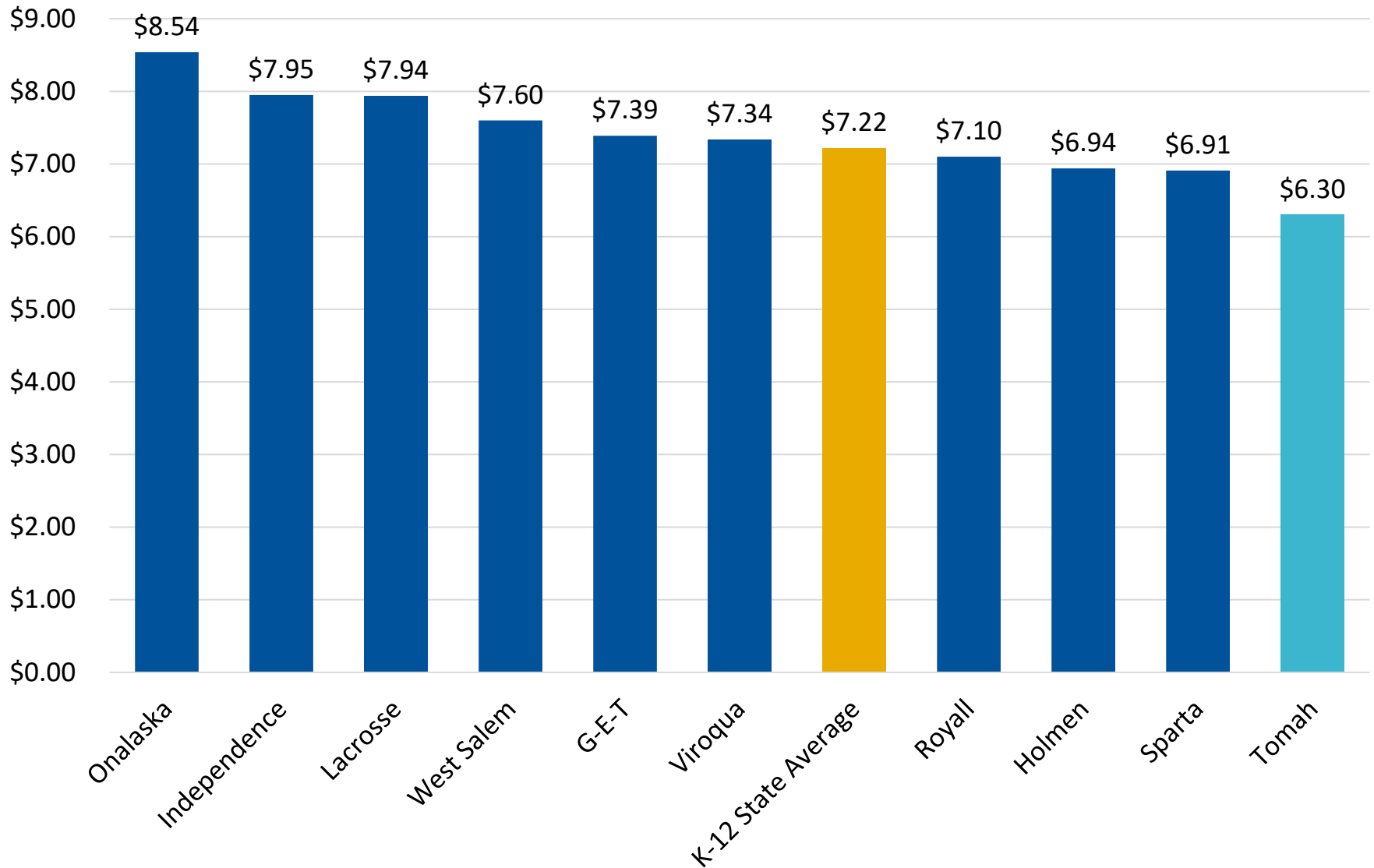


Mill Rate = Levy per \$1,000 Equalized Value

Historical School Mill Rate vs. Statewide K-12 Average



2023-24 Mill Rate Comparison



Feedback Breakout #1



BRAYARCHITECTS

BAIRD



Feedback Breakout #1

What 2-3 topics included in the information presented are of greatest interest to you?

What 2-3 topics included in the information presented are of greatest concern to you?

What additional information would be helpful to you?

Option Summary



BRAYARCHITECTS

BAIRD



option summary

BRAY PROJECT NUMBER | 3672

Client Name Tomah Area School District
Project Name Tomah Area School District Facilities Master Planning
Project Location Tomah, WI
Date February 27, 2024

DRAFT



School	Current		Option #0 Capital Maintenance Work at Miller, Middle School, and High School (Red & Yellow Items from Facility Report)			Option #1 Build New Middle School (5th - 8th) Addition / Renovation at High School Relocate DO, RKLC, TAMS & Middle School programs			Option #2 Build New High School Move Middle School (5th - 8th) to High School Renovate Middle School to be Elem. School Relocate DO, RKLC, TAMS, Lemonweir & Miller programs			Option #3 Additions and Renovations at multiple buildings Middle School stays (6th - 8th) Relocate DO, RKLC, & TAMS programs			Option #4 Additions and Renovations at multiple buildings Middle School becomes (5th - 8th) Relocate DO, RKLC, & TAMS programs			Option #5 Build New High School Move Middle School (5th - 8th) to High School Add space at Elementary Schools Relocate DO, RKLC, TAMS, & Middle School programs			Option #6 Additions and Renovations at multiple buildings Middle School becomes (5th - 8th) Relocate RKLC program to High School Relocate DO & TAMS to Robert Kupper		
	Grade Config.	Enroll.	Grade Config.	Approx Enroll.	Solution / Scope	Grade Config.	Approx Enroll.	Solution / Scope	Grade Config.	Approx Enroll.	Solution / Scope	Grade Config.	Approx Enroll.	Solution / Scope	Grade Config.	Approx Enroll.	Solution / Scope	Grade Config.	Approx Enroll.	Solution / Scope	Grade Config.	Approx Enroll.	Solution / Scope
District Office	N/A	N/A	N/A	N/A	District Office	N/A	N/A	Relocate Program Close/seek to sell building	N/A	N/A	Relocate Program Close/seek to sell building	N/A	N/A	Relocate Program Close/seek to sell building	N/A	N/A	Relocate Program Close/seek to sell building	N/A	N/A	Relocate Program Close/seek to sell building	N/A	N/A	Relocate Program Close/seek to sell building
Robert Kupper LC	Alt Ed / Excel / MSA	37	Alt Ed / Excel / MSA	37	Alt Ed / Excel / MSA	N/A	N/A	Relocate Program Close/seek to sell building	N/A	N/A	Relocate Program Close/seek to sell building	N/A	N/A	Relocate Program Close/seek to sell building	N/A	N/A	Relocate Program Close/seek to sell building	N/A	N/A	Relocate Program Close/seek to sell building	N/A	N/A	TAMS & DO Programs
TAMS	4K - 6th	60	4K - 6th	60	4K - 6th	TBD	TBD	Relocate Program Close/seek to sell building	TBD	TBD	Relocate Program Close/seek to sell building	TBD	TBD	Relocate Program Close/seek to sell building	TBD	TBD	Relocate Program Close/seek to sell building	TBD	TBD	Relocate Program Close/seek to sell building	TBD	TBD	Relocate Program Close/seek to sell building
Camp Douglas	2nd - 5th	64	2nd - 5th	64	2nd - 5th	2nd - 4th	51	Elementary School (2nd - 4th)	2nd - 4th	51	Elementary School (2nd - 4th)	2nd - 5th	64	Elementary School (2nd - 5th)	2nd - 4th	51	Elementary School (2nd - 4th)	2nd - 4th	51	Elementary School (2nd - 4th)	2nd - 4th	51	Elementary School (2nd - 4th)
LaGrange	4K - 5th	406	4K - 5th	406	4K - 5th	4K - 4th	338	Elementary School	4K - 4th	TBD	Elementary School (Addition / Renovation)	4K - 5th	406	Elementary School (Addition / Renovation)	4K - 4th	338	Elementary School (Addition / Renovation)	4K - 4th	TBD	Elementary School (Addition / Renovation)	4K - 4th	338	Elementary School (Addition / Renovation)
Lemonweir	4K - 5th	276	4K - 5th	276	4K - 5th	4K - 4th	234	Elementary School	N/A	N/A	Relocate students Close / seek to sell building	4K - 5th	276	Elementary School (Addition / Renovation)	4K - 4th	234	Elementary School	4K - 4th	234	Elementary School (Addition / Renovation)	4K - 4th	234	Elementary School
Miller	5K - 5th	239	5K - 5th	239	5K - 5th	5K - 4th	205	Elementary School	N/A	N/A	Relocate students Close / seek to sell building	5K - 5th	239	Elementary School	5K - 4th	205	Elementary School	5K - 4th	205	Elementary School	5K - 4th	205	Elementary School
Oakdale & Timberpups	3K - 1st	114	3K - 1st	114	3K - 1st	3K - 1st	114	Elementary School (3K - 1st)	3K - 1st	114	Elementary School (3K - 1st)	3K - 1st	114	Elementary School (3K - 1st)	3K - 1st	114	Elementary School (3K - 1st)	3K - 1st	114	Elementary School (3K - 1st)	3K - 1st	114	Elementary School (3K - 1st)
Warrens	4K-5th	142	4K-5th	142	4K-5th	4K-4th	125	Elementary School	4K-4th	125	Elementary School	4K-5th	142	Elementary School (Addition / Renovation)	4K-4th	125	Elementary School	4K-4th	125	Elementary School	4K-4th	125	Elementary School
Wyeville	5K - 5th	106	5K - 5th	106	5K - 5th	5K - 4th	82	Elementary School	5K - 4th	82	Elementary School	5K - 5th	106	Elementary School	5K - 4th	82	Elementary School	5K - 4th	82	Elementary School	5K - 4th	82	Elementary School
Tomah Middle School	6th - 8th Grade	680	6th - 8th Grade	680	6th - 8th Grade	N/A	TBD	Renovate building to support District Office & RKLC programs 7,000 SF (RKLC) 8,000 SF (District Office) 10,000 SF (Daycare)	4K - 4th	TBD	Elementary School (Addition / Renovation) RKLC programs, DO & Day Care 5,000 SF (TAMS) 61,000 SF Lemonweir/Miller 8,000 SF (District Office) 10,000 SF (Daycare) 40,000 SF Other / unused Total Building Area: 124,000 SF	6th - 8th	750	Tomah Middle School (with TAMS) (6th - 8th Grade) (Addition / Renovation) 124,000 SF (Existing) 61,800 SF (Addition) 33,600 SF (Renovation)	5th - 8th	950	Tomah Middle School (5th - 8th Grade) (Addition / Renovation) 124,000 SF (Existing) 97,600 SF (Addition) 36,000 SF (Renovation)	N/A	TBD	Renovate building to support District Office & RKLC programs	5th - 8th	950	Tomah Middle School (5th - 8th Grade) (Addition / Renovation) 124,000 SF (Existing) 92,600 SF (Addition) 36,000 SF (Renovation)
Tomah High School	9th - 12th Grade	900	9th - 12th Grade	900	9th - 12th Grade	9th - 12th	1,100	Tomah High School (with Alt. Ed) and Day Care (Addition / Renovation) 216,910 SF (Existing) 46,000 SF (Renovation) 21,275 SF (Gymnasium) 11,000 SF (Tech. Ed. / Music) 39,800 SF (Auto, Ag, Classrooms)	5th - 8th	950	Tomah Middle School 5th - 8th (Renovation) 216,910 SF (Existing)	9th - 12th	1,100	Tomah High School (with Alt. Ed & RKLC programs) District Office & Day Care 216,910 SF (Existing) 46,000 SF (Renovation) 21,275 SF (Gymnasium) 11,000 SF (Tech. Ed. / Music) 39,800 SF (Auto, Ag, Classrooms) 8,000 SF (District Office) 7,000 SF (RKLC) 10,000 SF (Daycare)	9th - 12th	1,100	Tomah High School (with Alt. Ed & RKLC programs) District Office & Day Care 216,910 SF (Existing) 46,000 SF (Renovation) 21,275 SF (Gymnasium) 11,000 SF (Tech. Ed. / Music) 39,800 SF (Auto, Ag, Classrooms) 8,000 SF (District Office) 7,000 SF (RKLC) 10,000 SF (Daycare)	5th - 8th	950	Tomah Middle School 5th - 8th (with TAMS) (Renovation) 216,910 SF (Existing)	9th - 12th	1,100	Tomah High School (with Alt. Ed & RKLC programs) Day Care 216,910 SF (Existing) 46,000 SF (Renovation) 21,275 SF (Gymnasium) 11,000 SF (Tech. Ed. / Music) 39,800 SF (Auto, Ag, Classrooms) 7,000 SF (RKLC) 10,000 SF (Daycare)
New Building	N/A	N/A				5th - 8th	950	New Middle School (with TAMS) (5th - 8th) 217,420 SF (5-8 MS) 26,865 SF (Auditorium) 5,000 SF (TAMS)	9th - 12th	1,100	New High School 248,815 SF (9-12 HS) 30,415 SF (Auditorium) 21,275 (Larger Gym opt.) 11,000 SF (Larger Tech Ed opt.) 39,800 SF (Larger auto, AG CR opt.) 7,000 SF (RKLC)	N/A	N/A	N/A	N/A	N/A	N/A	9th - 12th	1,100	New High School (with Alt. Ed) & Day Care 320,890 SF (9-12 HS) 30,415 SF (Auditorium) 8,000 SF (District Office) 7,000 SF (RKLC) 10,000 SF (Daycare)	N/A	N/A	N/A
Total Building Area:						249,285			Total Building Area:			358,305			Total Building Area:			376,305			Total Building Area:		

Option Concepts

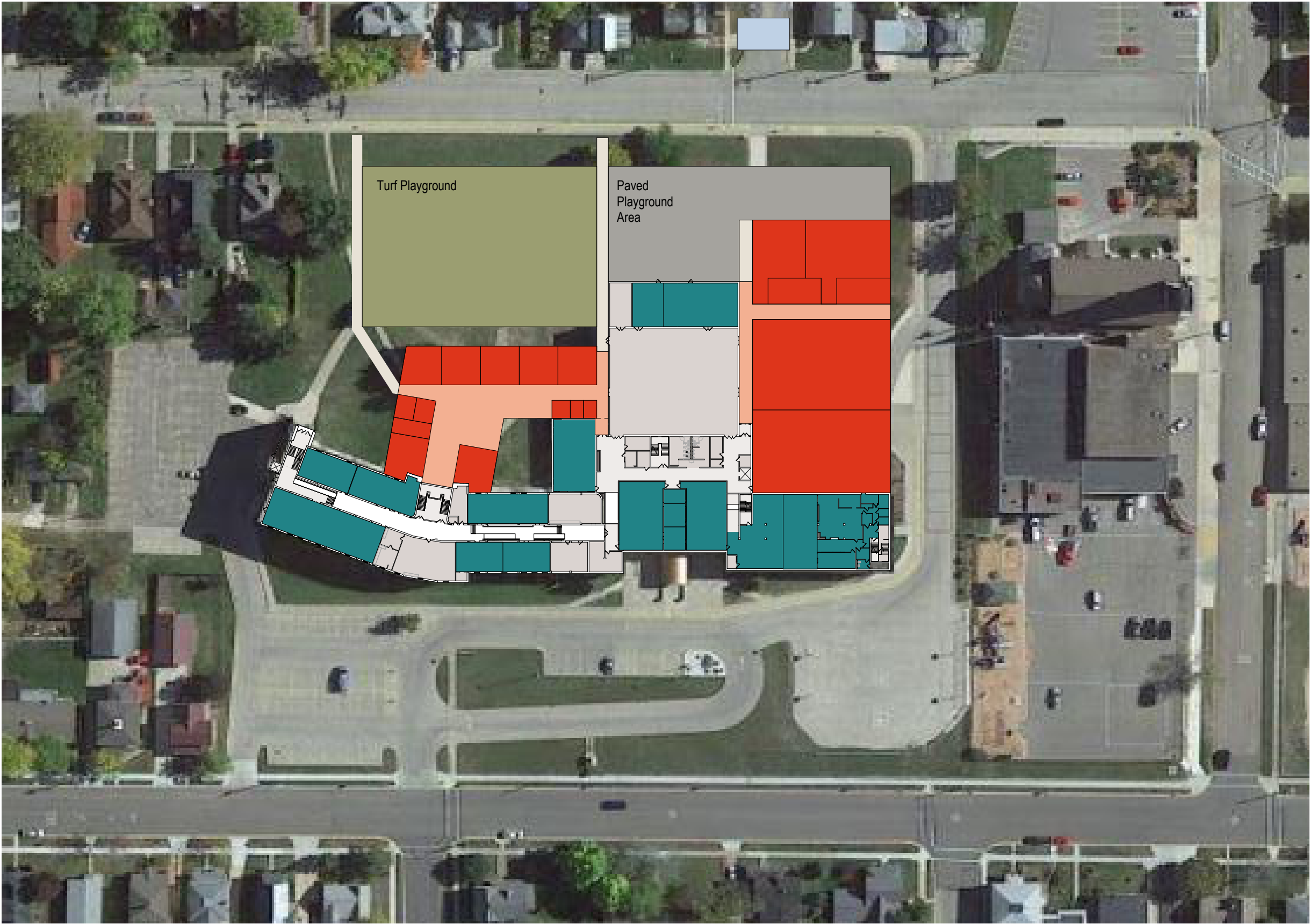


BRAYARCHITECTS

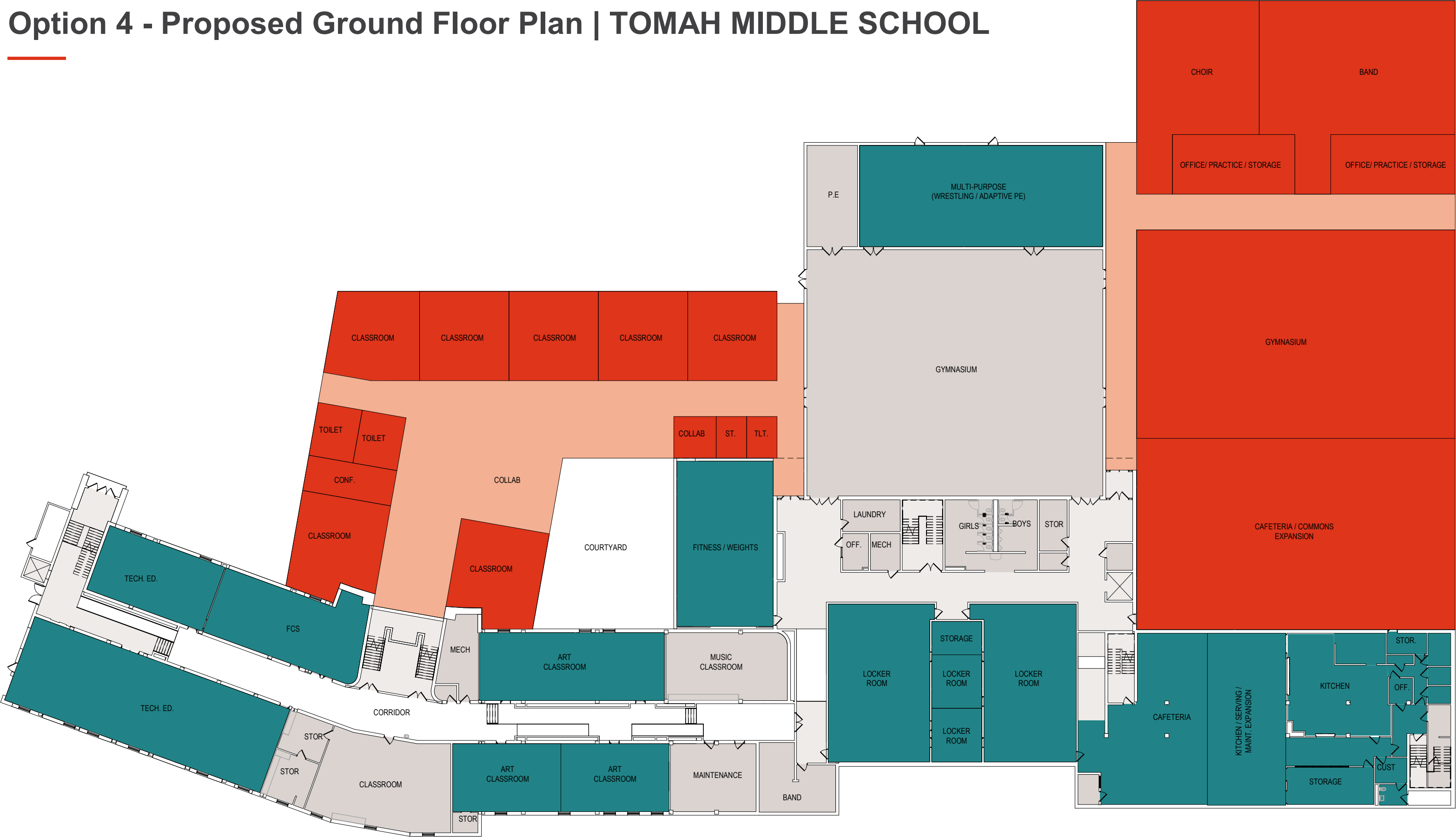
BAIRD



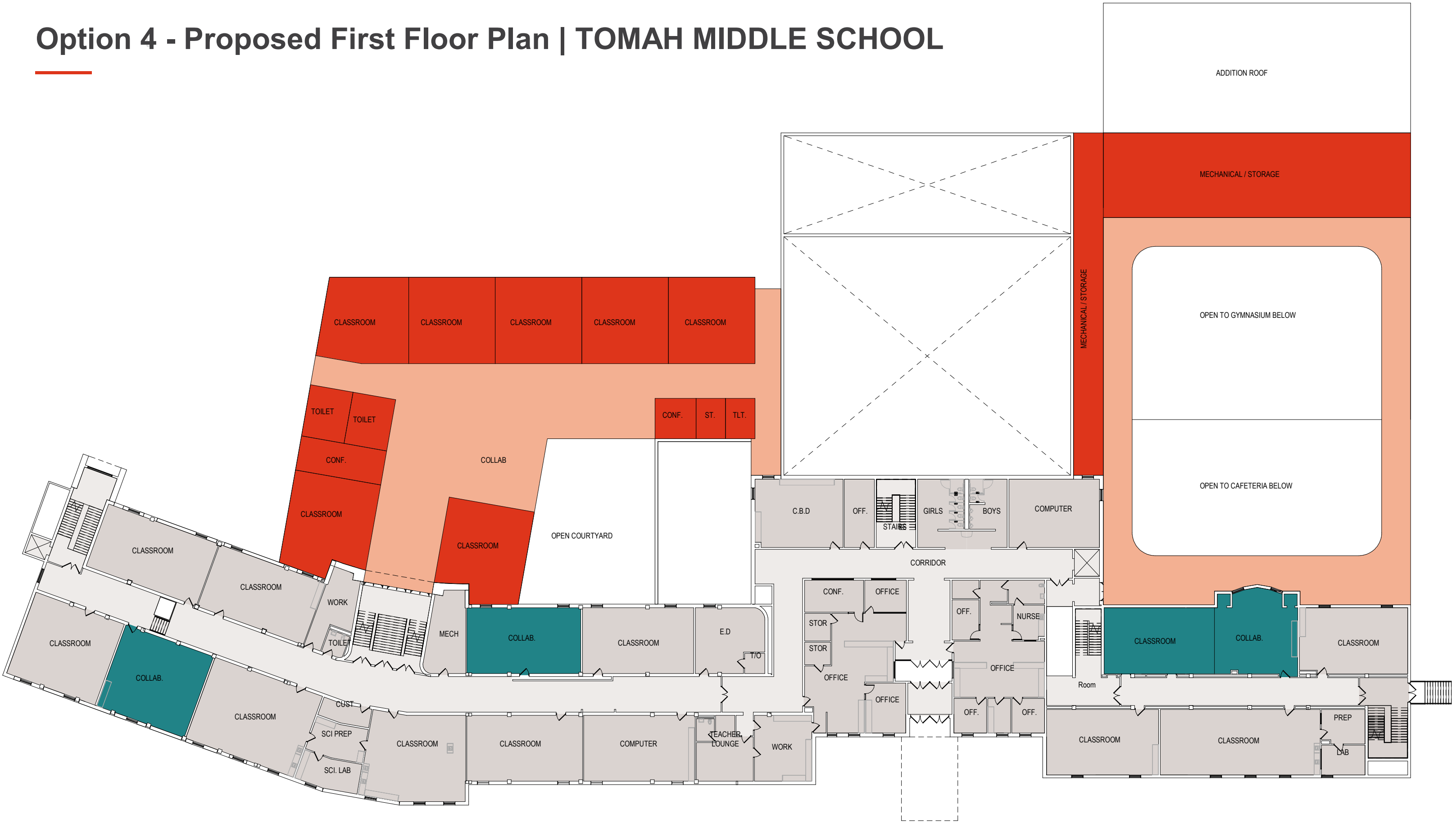
Option 4 - Proposed Site Plan | TOMAH MIDDLE SCHOOL



Option 4 - Proposed Ground Floor Plan | TOMAH MIDDLE SCHOOL



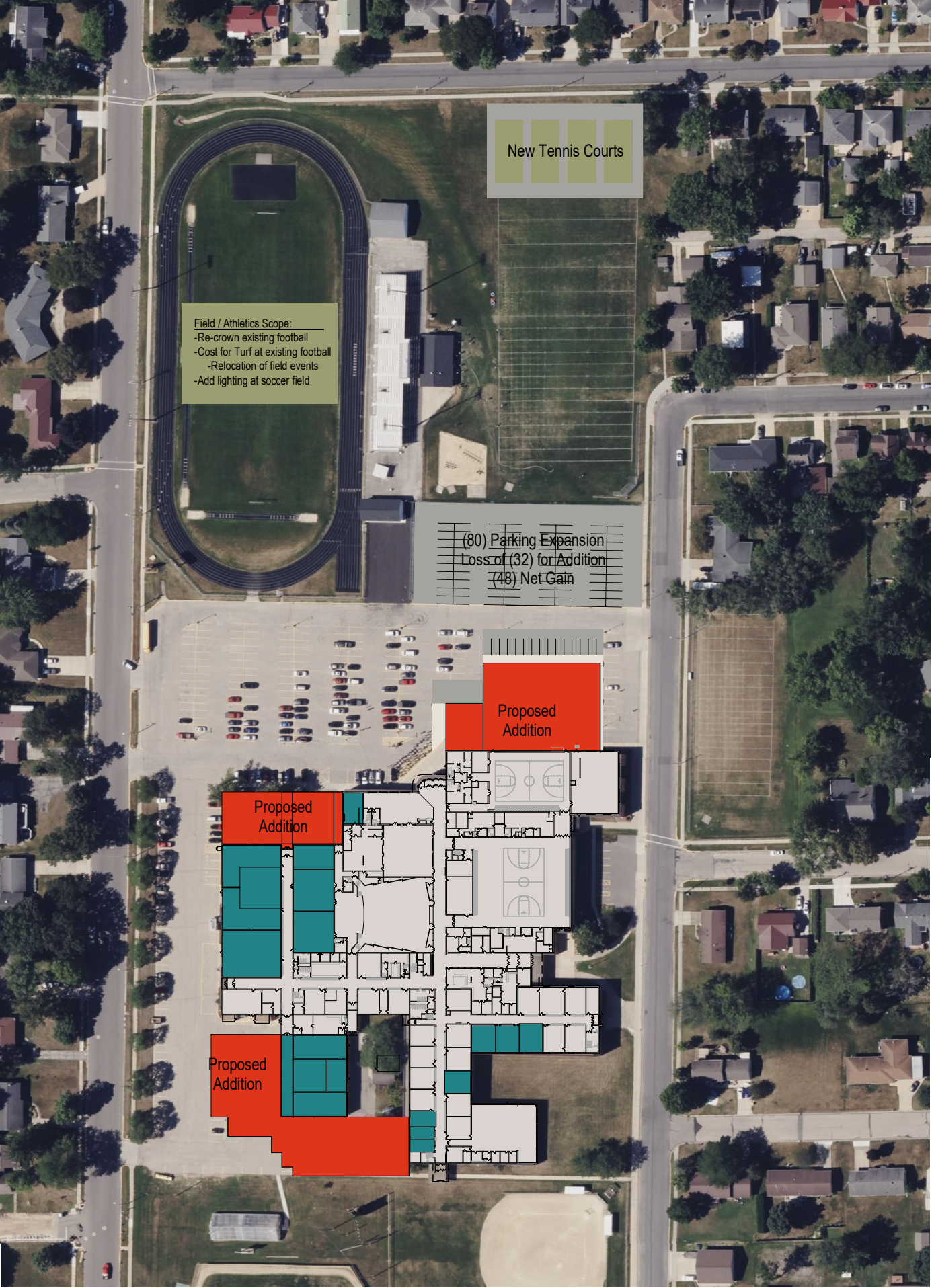
Option 4 - Proposed First Floor Plan | TOMAH MIDDLE SCHOOL



Option 4 - Proposed Second Floor Plan | TOMAH MIDDLE SCHOOL



Proposed Site Plan | Tomah High School

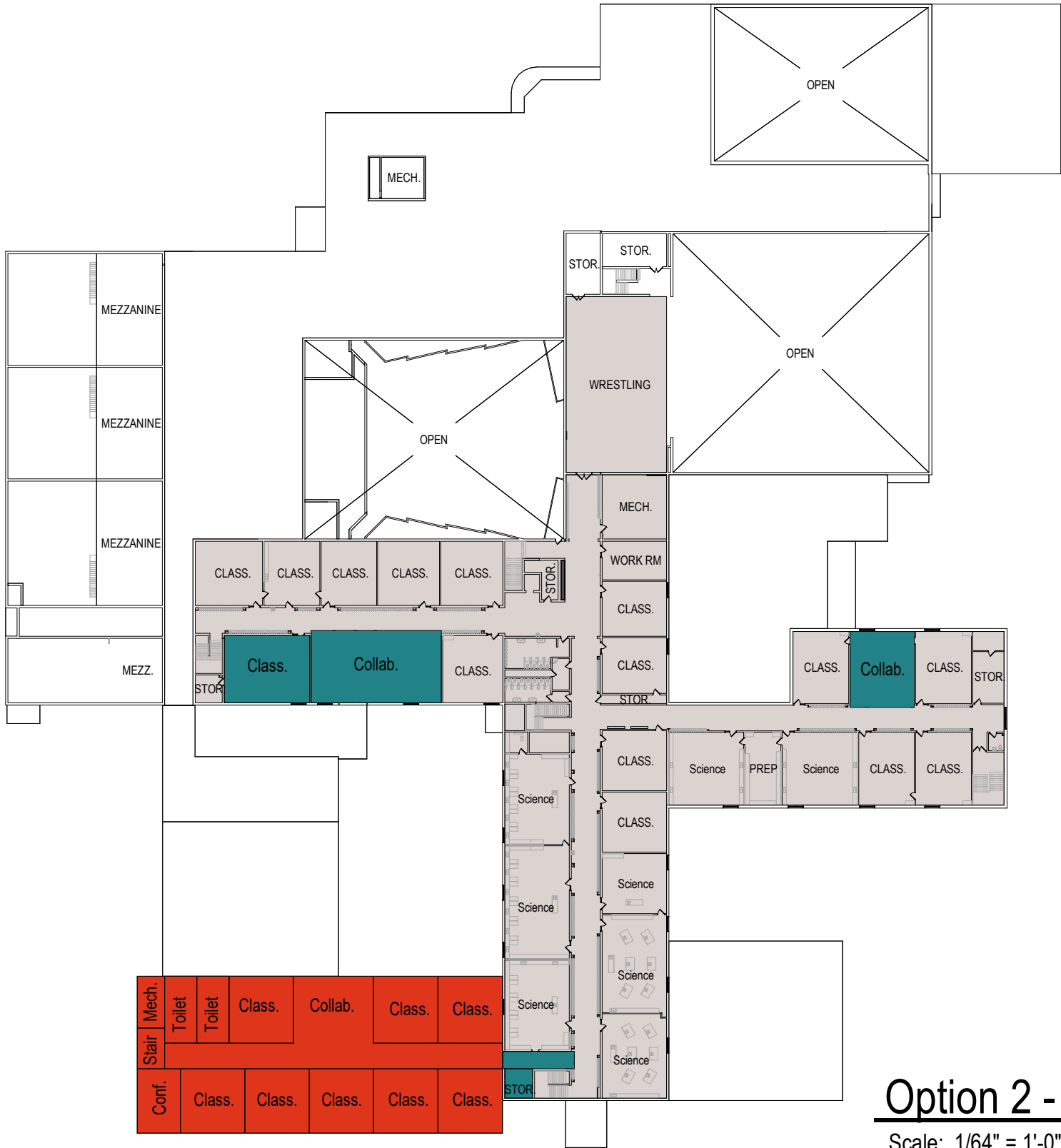


Option 2 - 9-12 HS CONCEPT - SITE PLAN

Scale: 1" = 160'-0"



Proposed Floor Plan | Tomah High School



Option 2 - 9-12 HS CONCEPT - SECOND FLOOR PLAN

Scale: 1/64" = 1'-0"

Option Budgets



BRAYARCHITECTS

BAIRD



option summary

BRAY PROJECT NUMBER | 3672

Client Name Tomah Area School District
Project Name Tomah Area School District Facilities Master Planning
Project Location Tomah, WI
Date January 9, 2024

DRAFT



School	Current		Option #0 Capital Maintenance Work at Miller, Middle School, and High School (Red & Yellow Items from Facility Report)		
	Grade Config.	Enroll.	Grade Config.	Approx Enroll.	Solution / Scope
District Office	N/A	N/A	N/A	N/A	District Office
Robert Kupper LC	Alt Ed / Excel / MSA	37	Alt Ed / Excel / MSA	37	Alt Ed / Excel / MSA
TAMS	4K - 6th	60	4K - 6th	60	4K - 6th
Camp Douglas	2nd - 5th	64	2nd - 5th	64	2nd - 5th
LaGrange	4K - 5th	406	4K - 5th	406	4K - 5th
Lemonweir	4K - 5th	276	4K - 5th	276	4K - 5th
Miller	5K - 5th	239	5K - 5th	239	5K - 5th
Oakdale & Timberpups	3K - 1st	114	3K - 1st	114	3K - 1st
Warrens	4K-5th	142	4K-5th	142	4K-5th
Wyeville	5K - 5th	106	5K - 5th	106	5K - 5th
Tomah Middle School	6th - 8th Grade	680	6th - 8th Grade	680	6th - 8th Grade
Tomah High School	9th - 12th Grade	900	9th - 12th Grade	900	9th - 12th Grade
New Building	N/A	N/A			

Option #0 Preliminary Budget Estimate Summary:

Miller Elementary

\$1,220,000 - Capital Maintenance for Red or Poor Condition Items from Facility Report

Tomah Middle School

\$3,590,000 - Capital Maintenance for Red or Poor Condition Items from Facility Report

Tomah High School

\$5,550,000 - Capital Maintenance for Red or Poor Condition Items from Facility Report

\$981,750 - Re-crown competition football field (remains natural grass)

OR

\$1,606,500 - Add turf to the competition football/soccer field and relocate field events

\$1,196,650 - Contingency & Inflation

\$698,158 - Professional Services

\$0 - Owner Items, Furniture, Furnishing, & Equipment

\$13,861,308 - Project Total

option summary

BRAY PROJECT NUMBER | 3672

Client Name Tomah Area School District
Project Name Tomah Area School District Facilities Master Planning
Project Location Tomah, WI
Date February 27, 2024

DRAFT



Option #1 Preliminary Budget Estimate Summary:

Miller Elementary

\$1,220,000 - Capital Maintenance for Red or Poor Condition Items from Facility Report

Tomah Middle School (Building Reused for District Programming)

\$3,590,000 - Capital Maintenance for Red or Poor Condition Items from Facility Report

\$1,000,000 - Renovations for Robert Kupper, District Office, & Daycare

New Middle School (including Montessori)

\$112,403,600 - Construction costs for new building and site development

Tomah High School

\$5,550,000 - Capital Maintenance for Red or Poor Condition Items from Facility Report

\$981,750 - Re-crown competition football field (remains natural grass)

OR

\$1,606,500 - Add turf to the competition football/soccer field and relocate field events

\$9,322,000 - Proposed Gym Addition

\$4,820,000 - Tech. Ed. / Music Addition

\$18,166,000 - Auto, Ag, Classroom Addition

\$11,800,000 - Proposed Renovations

\$17,527,664 - Contingency & Inflation

\$9,358,986 - Professional Services

\$4,500,000 - Owner Items, Furniture, Furnishing, & Equipment

Total Project Cost Estimate is \$200,240,000

School	Current		Option #1 Build New Middle School (5th - 8th) Addition / Renovation at High School Relocate DO, RKLC, TAMS & Middle School programs		
	Grade Config.	Enroll.	Grade Config.	Approx Enroll.	Solution / Scope
District Office	N/A	N/A	N/A	N/A	Relocate Program Close/seek to sell building
Robert Kupper LC	Alt Ed / Excel / MSA	37	N/A	N/A	Relocate Program Close/seek to sell building
TAMS	4K - 6th	60	TBD	TBD	Relocate Program Close/seek to sell building
Camp Douglas	2nd - 5th	64	2nd - 4th	51	Elementary School (2nd - 4th)
LaGrange	4K - 5th	406	4K - 4th	338	Elementary School
Lemonweir	4K - 5th	276	4K - 4th	234	Elementary School
Miller	5K - 5th	239	5K - 4th	205	Elementary School
Oakdale & Timberpups	3K - 1st	114	3K - 1st	114	Elementary School (3K - 1st)
Warrens	4K-5th	142	4K-4th	125	Elementary School
Wyeville	5K - 5th	106	5K - 4th	82	Elementary School
Tomah Middle School	6th - 8th Grade	680	N/A	TBD	Renovate building to support District Office & RKLC programs 7,000 SF (RKLC) 8,000 SF (District Office) 10,000 SF (Daycare)
Tomah High School	9th - 12th Grade	900	9th - 12th	1,100	Tomah High School (with Alt. Ed) and Day Care (Addition / Renovation) 216,910 SF (Existing) 46,000 SF (Renovation) 21,275 SF (Gymnasium) 11,000 SF (Tech. Ed. / Music) 39,800 SF (Auto, Ag, Classrooms)
New Building	N/A	N/A	5th - 8th	950	New Middle School (with TAMS) (5th - 8th) 217,420 SF (5-8 MS) 26,865 SF (Auditorium) 5,000 SF (TAMS)
			Total Building Area:		249,285

option summary

BRAY PROJECT NUMBER | 3672

Client Name Tomah Area School District
Project Name Tomah Area School District Facilities Master Planning
Project Location Tomah, WI
Date February 27, 2024

DRAFT



School	Current		Option #2 Build New High School Move Middle School (5th - 8th) to High School Renovate Middle School to be Elem. School Relocate DO, RKLC, TAMS, Lemonweir & Miller programs		
	Grade Config.	Enroll.	Grade Config.	Approx. Enroll.	Solution / Scope
District Office	N/A	N/A	N/A	N/A	Relocate Program Close/seek to sell building
Robert Kupper LC	Alt Ed / Excel / MSA	37	N/A	N/A	Relocate Program Close/seek to sell building
TAMS	4K - 6th	60	TBD	TBD	Relocate Program Close/seek to sell building
Camp Douglas	2nd - 5th	64	2nd - 4th	51	Elementary School (2nd - 4th)
LaGrange	4K - 5th	406	4K - 4th	TBD	Elementary School (Addition / Renovation)
Lemonweir	4K - 5th	276	N/A	N/A	Relocate students Close / seek to sell building
Miller	5K - 5th	239	N/A	N/A	Relocate students Close / seek to sell building
Oakdale & Timberpups	3K - 1st	114	3K - 1st	114	Elementary School (3K - 1st)
Warrens	4K-5th	142	4K-4th	125	Elementary School
Wyeville	5K - 5th	106	5K - 4th	82	Elementary School
Tomah Middle School	6th - 8th Grade	680	4K - 4th	TBD	Elementary School (Addition / Renovation) RKLC programs, DO & Day Care 5,000 SF (TAMS) 61,000 SF Lemonweir/Miller 8,000 SF (District Office) 10,000 SF (Daycare) 40,000 SF Other / unused Total Building Area: 124,000 SF
Tomah High School	9th - 12th Grade	900	5th - 8th	950	Tomah Middle School 5th - 8th (Renovation) 216,910 SF (Existing)
New Building	N/A	N/A	9th - 12th	1,100	New High School 248,815 SF (9-12 HS) 30,415 SF (Auditorium) 21,275 (Larger Gym opt.) 11,000 SF (Larger Tech Ed opt.) 39,800 SF (Larger auto, AG CR opt.) 7,000 SF (RKLC) Total Building Area: 358,305

Option #2 Preliminary Budget Estimate Summary:

Miller Elementary
\$0 - Close and seek to sell

Tomah Middle School (Building Reused for Elementary & District Programming)
\$3,590,000 - Capital Maintenance for Red or Poor Condition Items from Facility Report
\$2,000,000 - Renovations for Elementary, Robert Kupper, District Office, & Daycare

Tomah High School (Building Reused for 5th-8th Grade Middle School)
\$5,550,000 - Capital Maintenance for Red or Poor Condition Items from Facility Report
\$2,000,000 - Renovations for Middle School
\$981,750 - Re-crown competition football field (remains natural grass)
OR
\$1,606,500 - Add turf to the competition football/soccer field and relocate field events

New Tomah High School
\$162,308,200 - Construction cost for new high school building and site development

\$17,646,403 - Contingency & Inflation
\$9,743,647 - Professional Services
\$4,500,000 - Owner Items, Furniture, Furnishing, & Equipment

Total Project Cost Estimate is \$208,320,000

option summary

BRAY PROJECT NUMBER | 3672

Client Name Tomah Area School District
Project Name Tomah Area School District Facilities Master Planning
Project Location Tomah, WI
Date February 27, 2024

DRAFT

Option #4 Preliminary Budget Estimate Summary:

Miller Elementary

\$1,220,000 - Capital Maintenance for Red or Poor Condition Items from Facility Report

Tomah Middle School

\$3,590,000 - Capital Maintenance for Red or Poor Condition Items from Facility Report

\$42,690,000 - Proposed Additions

\$9,190,000 - Proposed Renovations

Tomah High School

\$5,550,000 - Capital Maintenance for Red or Poor Condition Items from Facility Report

\$981,750 - Re-crown competition football field (remains natural grass)

OR

\$1,606,500 - Add turf to the competition football/soccer field and relocate field events

\$9,322,000 - Proposed Gym Addition

\$4,820,000 - Tech. Ed. / Music Addition

\$18,166,000 - Auto, Ag, Classroom Addition

\$3,505,000 - District Office Addition

\$3,067,000 - Robert Kupper Addition

\$4,382,000 - Day Care Addition

\$11,800,000 - Proposed Renovations

\$12,473,592 - Contingency & Inflation

\$6,577,658 - Professional Services

\$2,000,000 - Owner Items, Furniture, Furnishing, & Equipment

Total Project Cost Estimate is \$139,335,000



option summary

BRAY PROJECT NUMBER | 3672

Client Name Tomah Area School District
Project Name Tomah Area School District Facilities Master Planning
Project Location Tomah, WI
Date February 27, 2024

DRAFT

School	Current		Option #1 Build New Middle School (5th - 8th) Addition / Renovation at High School Relocate DO, RKLC, TAMS & Middle School programs			Option #2 Build New High School Move Middle School (5th - 8th) to High School Renovate Middle School to be Elem. School Relocate DO, RKLC, TAMS, Lemonweir & Miller programs			Option #4 Additions and Renovations at multiple buildings Middle School becomes (5th - 8th) Relocate DO, RKLC, & TAMS programs		
	Grade Config.	Enroll.	Grade Config.	Approx Enroll.	Solution / Scope	Grade Config.	Approx Enroll.	Solution / Scope	Grade Config.	Approx Enroll.	Solution / Scope
District Office	N/A	N/A	N/A	N/A	Relocate Program Close/seek to sell building	N/A	N/A	Relocate Program Close/seek to sell building	N/A	N/A	Relocate Program Close/seek to sell building
Robert Kupper LC	Alt Ed / Excel / MSA	37	N/A	N/A	Relocate Program Close/seek to sell building	N/A	N/A	Relocate Program Close/seek to sell building	N/A	N/A	Relocate Program Close/seek to sell building
TAMS	4K - 6th	60	TBD	TBD	Relocate Program Close/seek to sell building	TBD	TBD	Relocate Program Close/seek to sell building	TBD	TBD	Relocate Program Close/seek to sell building
Camp Douglas	2nd - 5th	64	2nd - 4th	51	Elementary School (2nd - 4th)	2nd - 4th	51	Elementary School (2nd - 4th)	2nd - 4th	51	Elementary School (2nd - 4th)
LaGrange	4K - 5th	406	4K - 4th	338	Elementary School	4K - 4th	TBD	Elementary School (Addition / Renovation)	4K - 4th	338	Elementary School (Addition / Renovation)
Lemonweir	4K - 5th	276	4K - 4th	234	Elementary School	N/A	N/A	Relocate students Close / seek to sell building	4K - 4th	234	Elementary School
Miller	5K - 5th	239	5K - 4th	205	Elementary School	N/A	N/A	Relocate students Close / seek to sell building	5K - 4th	205	Elementary School
Oakdale & Timberpups	3K - 1st	114	3K - 1st	114	Elementary School (3K - 1st)	3K - 1st	114	Elementary School (3K - 1st)	3K - 1st	114	Elementary School (3K - 1st)
Warrens	4K-5th	142	4K-4th	125	Elementary School	4K-4th	125	Elementary School	4K-4th	125	Elementary School
Wyeville	5K - 5th	106	5K - 4th	82	Elementary School	5K - 4th	82	Elementary School	5K - 4th	82	Elementary School
Tomah Middle School	6th - 8th Grade	680	N/A	TBD	Renovate building to support District Office & RKLC programs 7,000 SF (RKLC) 8,000 SF (District Office) 10,000 SF (Daycare)	4K - 4th	TBD	Elementary School (Addition / Renovation) RKLC programs, DO & Day Care 5,000 SF (TAMS) 61,000 SF Lemonweir/Miller 8,000 SF (District Office) 10,000 SF (Daycare) 40,000 SF Other / unused Total Building Area: 124,000 SF	5th - 8th	950	Tomah Middle School (5th - 8th Grade) (Addition / Renovation) 124,000 SF (Existing) 97,600 SF (Addition) 36,000 SF (Renovation)
Tomah High School	9th - 12th Grade	900	9th - 12th	1,100	Tomah High School (with Alt. Ed) and Day Care (Addition / Renovation) 216,910 SF (Existing) 46,000 SF (Renovation) 21,275 SF (Gymnasium) 11,000 SF (Tech. Ed. / Music) 39,800 SF (Auto, Ag, Classrooms)	5th - 8th	950	Tomah Middle School 5th - 8th (Renovation) 216,910 SF (Existing)	9th - 12th	1,100	Tomah High School (with Alt. Ed & RKLC programs) District Office & Day Care 216,910 SF (Existing) 46,000 SF (Renovation) 21,275 SF (Gymnasium) 11,000 SF (Tech. Ed. / Music) 39,800 SF (Auto, Ag, Classrooms) 8,000 SF (District Office) 7,000 SF (RKLC) 10,000 SF (Daycare)
New Building	N/A	N/A	5th - 8th	950	New Middle School (with TAMS) (5th - 8th) 217,420 SF (5-8 MS) 26,865 SF (Auditorium) 5,000 SF (TAMS) Total Building Area: 249,285	9th - 12th	1,100	New High School 248,815 SF (9-12 HS) 30,415 SF (Auditorium) 21,275 (Larger Gym opt.) 11,000 SF (Larger Tech Ed opt.) 39,800 SF (Larger auto, AG CR opt.) 7,000 SF (RKLC) Total Building Area: 358,305	N/A	N/A	N/A



Option #1 Preliminary Budget Estimate:

Total Project Cost Estimate is \$200,240,000
Estimated 10-Year Operational Savings is \$3,325,000

Option #2 Preliminary Budget Estimate:

Total Project Cost Estimate is \$208,320,000
Estimated 10-Year Operation Savings is \$13,760,000

Option #4 Preliminary Budget Estimate:

Total Project Cost Estimate is \$139,335,000
Estimated 10-Year Operational Savings is \$3,325,000

Note - Estimated operational savings is calculated based on utility costs, operational efficiencies, and expected capital maintenance. Savings do not include potential sale of property

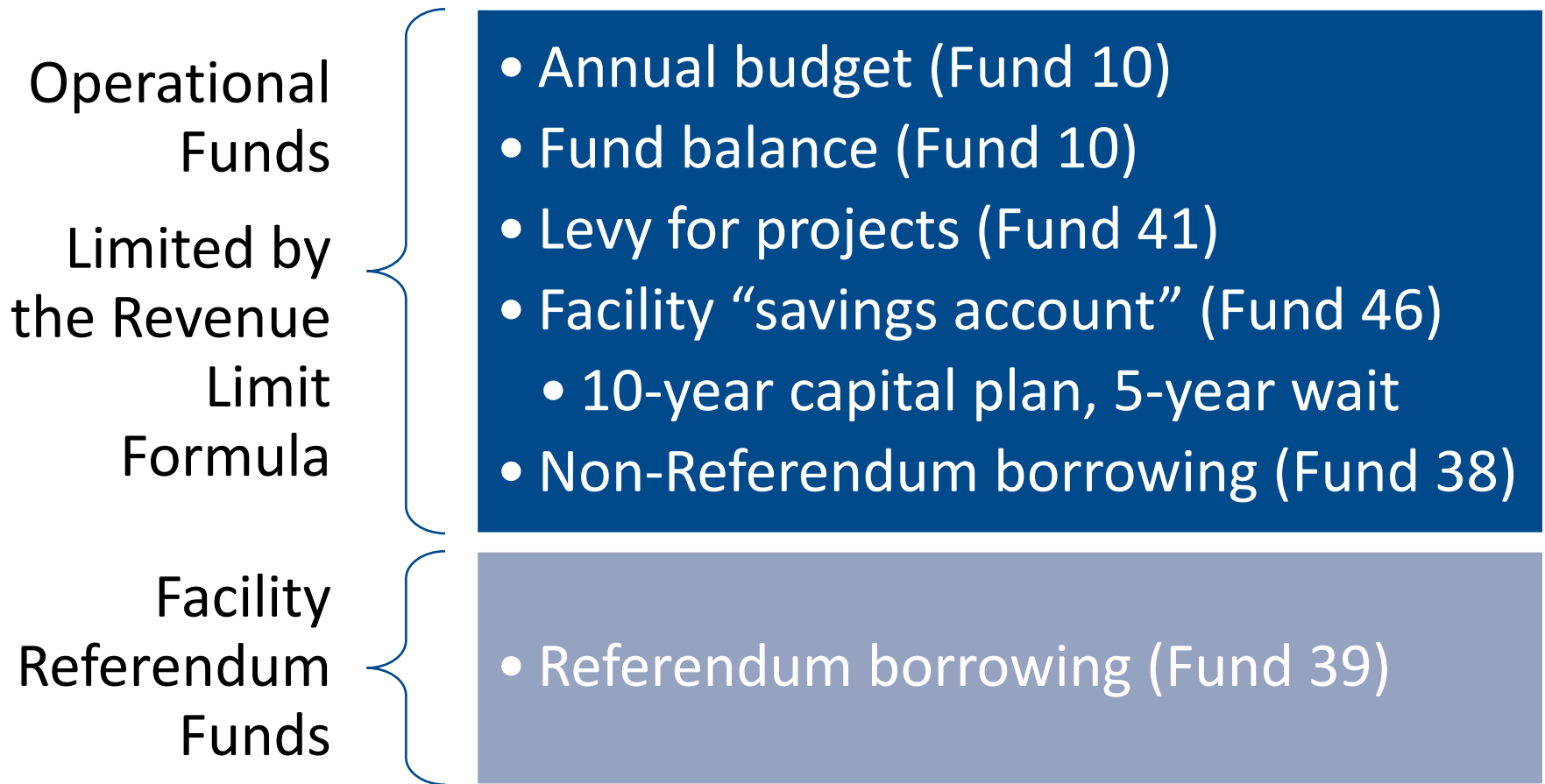
Preliminary Tax Impacts



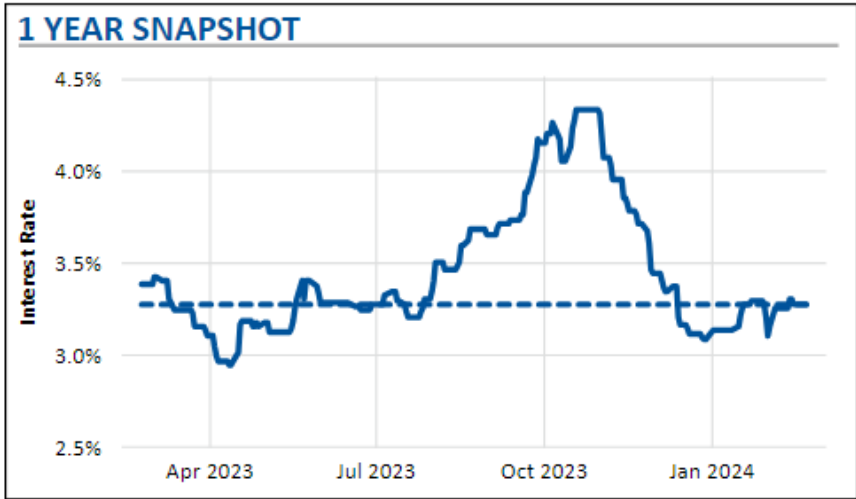
BRAYARCHITECTS

BAIRD





Municipal Interest Rate Trend (National Aaa Rated Index, Past 30 Years)



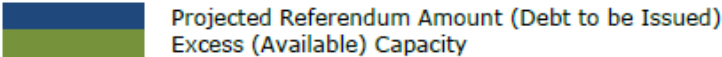
Source: Refinitiv as of February 22, 2024

Sample Financing Scenarios

REFERENDUM AMOUNT

DEBT CAPACITY

A K-12 school district's total debt limit is based on 10% of the equalized valuation (TID IN). Based on the 2023 value, Tomah's debt limit authority is \$242,893,536.



MAXIMUM MILL RATE IMPACT (FIRST IMPACT - 2024-25)*
(Per \$1,000 valuation)

AVERAGE MILL RATE IMPACT**
(Per \$1,000 valuation)

TAX IMPACT ON PROPERTY WITH FAIR MARKET VALUE OF:

\$100,000 Property
Maximum Impact
Average Impact

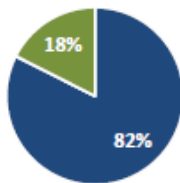
\$200,000 Property
Maximum Impact
Average Impact

\$300,000 Property
Maximum Impact
Average Impact



Option 1, Total

\$200,240,000

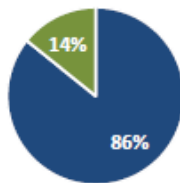


\$4.12

\$3.84

Option 2, Total

\$208,320,000

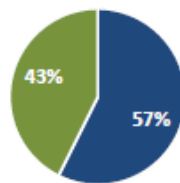


\$4.30

\$4.01

Option 4, Total

\$139,335,000



\$2.83

\$2.63

Option 1, Total		Option 2, Total		Option 4, Total	
Annual	Monthly	Annual	Monthly	Annual	Monthly
\$412.00	\$34.33	\$430.00	\$35.83	\$283.00	\$23.58
\$384.00	\$32.00	\$401.00	\$33.42	\$263.00	\$21.92
\$824.00	\$68.67	\$860.00	\$71.67	\$566.00	\$47.17
\$768.00	\$64.00	\$802.00	\$66.83	\$526.00	\$43.83
\$1,236.00	\$103.00	\$1,290.00	\$107.50	\$849.00	\$70.75
\$1,152.00	\$96.00	\$1,203.00	\$100.25	\$789.00	\$65.75

Assumptions:

Assumes a three-phased borrowing approach with a total amortization of 23 years using planning interest rates of 5.00-5.25%.

Mill rate based on 2023 Equalized Valuation (TID-OUT) of \$2,272,666,058 with annual growth of 2.00%.

Secondary Aid Cap: \$800,000 (2023-24 Oct. 15 Cert.: \$2,586,153)

Secondary Aid Impact: 67.10% (2023-24 Oct. 15 Cert.)

Tertiary Aid Impact: 24.22% (2023-24 Oct. 15 Cert.)

*Represents an estimate of the maximum projected annual mill rate for referendum approved debt service beginning in 2024-25.

**Represents an average of the estimated annual mill rate for referendum approved debt service over the life of the bond issues.

Note: Planning estimates only. Significant changes in market conditions will require adjustments to current financing plan. Rates subject to change.

Feedback Breakout #2



BRAYARCHITECTS

BAIRD



Feedback Breakout #2

What 2-3 topics included in the information presented are of greatest interest to you?

What 2-3 topics included in the information presented are of greatest concern to you?

What additional information would be helpful to you?



Thank you!



BAIRD

BRAYARCHITECTS