

JoAnn Sternke, Superintendent of Schools
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June 15, 2009

Ms. Natalie Rew, Auditor
Wisconsin Department of Public Instruction
P.O. Box 7841
125 South Webster Street
Madison, WI 53707-7841

RE: Qualified School Construction Bond "QSCB" Allocation

Dear Ms. Rew:

This letter is to apply for a \$27,176,091.00 allocation of Qualified School Construction Bonds. The Pewaukee School District appreciates the federal legislation and the support of the Wisconsin Department of Public Instruction in making this interest free (or low interest) bond program available. As we have projects that meet the established criteria and would enhance the educational learning environment on our campus, the Pewaukee School District seeks any part of the \$27,176,091.00 request that is available to our District. The Board of Education has conducted two community surveys to assess the support for these projects. We have engaged the services of an architect and construction manager to expedite the process of having the projects "shovel in the ground" in a short time frame upon the approval of the referendum. As you will see from the attached summaries, there is broad support for all of the projects at this time.

- The District proposes to finance the following eligible projects listed by school building and amount:

- **Repair and/or Rehabilitation:** Pewaukee High School Renovations

- Pewaukee High School will undergo projects as described in the attached project summary. These improvements will dramatically improve the Fine Arts instructional areas of the facility. In addition, the renovation will allow for multiple, higher efficiency utilization of the current spaces. The additional classrooms will meet the needs of our student body for the foreseeable future. The construction of a pool will meet the need of having a facility for the community and is highly supported.
- Amount \$27,176,091.00

- The District's project plan will meet the following objectives:

Science, Technology, Engineering and Math: New technologies incorporated in the design of the facilities will include monitoring systems where the data produced can be manipulated and analyzed in the high school instructional setting.

Green and Healthy Schools: The proposed remodeling and new construction will incorporate modern technologies into the operating systems being utilized. The use of solar and geothermal technologies along with the use of ice storage are being considered to reduce the operating costs and carbon footprint of the facilities. The proposed projects also are proposed to incorporate the improvements into the current footprint of the facility whenever possible to lower the impact on operating costs.

Safe and Healthful Schools: The proposed projects will meet the requirement of creating a safe environment through the relocation of the main office for Asa Clark Middle School to improve the monitoring of traffic into and out of the building. The new facilities proposed will greatly improve the learning environment in the high school building and provide additional scheduling flexibility to better meet the needs of the diverse student body.

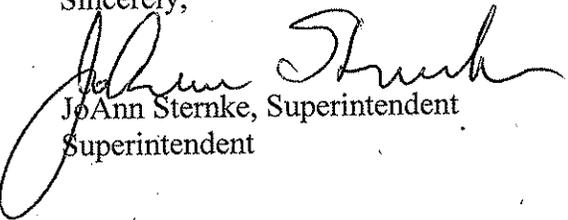
- The District has (or is seeking) the Borrowing Authority via:
 - _____ Approved Referendum on _____
 - _____ Fund 38 Borrowing Resolution approved on June 8, 2009
 - X Potential Referendum on November 3, 2009
 - _____
- Estimated Construction start date April 15, 2010
- The District is confident that these projects will adhere to the "Prevailing Wage" requirements of the Davis-Bacon Act. Every step will be taken with our construction manager and project staff to ensure all reporting requirements is met.

The District's project is "shovel ready" and will fulfill the intended goal of the American Recovery and Reinvestment Act "ARRA" Stimulus Bill by creating or maintaining jobs on and near the construction worksite. We also feel that our project meets the longer-term goal of "reinvesting" in our local community by improving the public infrastructure that serves our citizens in an energy-efficient and sustainable manner.

Discussions of program details are currently underway at committee and school board level and we are working closely with our financial advisor and bond counsel. We believe we have met the requirements for participation in the Qualified School Construction Bond program and your review of our request for an allocation is appreciated. Allocation of funding for our projects would have a significant impact on gaining additional public support for the passage of a referendum.

Please feel free to contact me at (262) 691-2100 x6061 or John Gahan, Assistant Superintendent for Business Services at (262) 691-2100 x6038 if additional clarification is needed.

Sincerely,


JoAnn Sternke, Superintendent
Superintendent



Project Summary for QSCB Program

Project Summaries

Pool: Construction of an indoor standard-size competitive swimming pool (25 yards x 25 meters) at Pewaukee High School for both student and community use at Pewaukee High School.

Tennis Courts: Construction of eight tennis courts, located on the west side of the football field at Pewaukee High School , for both student and community use.

Multi-purpose Physical Education, Athletic, and Community Use Space at Pewaukee HS: Three linked projects: 1) constructing a new 1,500 seat competition gymnasium to provide more space for physical education and athletics; 2) renovating and expanding the main gym into a 700- seat auditorium, which also includes the expansion of the cafeteria by approximately 200 seats; 3) renovation of the existing Fine Arts area to expand and improve instructional spaces for band, chorus, art and technical education.

New Classrooms: Construction of eight new classrooms, a two-story addition to support academic instructional needs, at Pewaukee High School.

Secure Main Entry: Relocate the main office/reception area closer to the front entrance at Asa Clark Middle School to improve main entry security, including remodeling existing office area into classroom/cafeteria space.

Community Survey Results

Using an inclusive, online survey, Pewaukee School District provided district residents with preliminary information on the five major projects currently under consideration, with site and building plans available (where applicable) and associated estimated tax impact costs.

The majority of respondents indicated they were likely to support ALL FIVE of the potential project elements. This is very unusual. In comparison to other school district surveys, their findings tend to show support for some, but not all, projects being considered. This is particularly interesting considering the current economic climate.

- **62%** support the construction of a pool at Pewaukee High School
- **59%** support the construction of eight tennis courts at Pewaukee High School
- **55%** support the linked plan to improve physical education, athletic, community use space, expand the auditorium and cafeteria, and improve the Fine Arts area at Pewaukee High School
- **67%** support the construction of eight new classrooms at Pewaukee High School
- **67%** support the construction of a secure main entry at Asa Clark Middle School

Also interesting to note was the relatively low percentage (ranged from only 5-12%) of respondents indicating they “need more information” before choosing their likelihood for support. Typically, these numbers are higher while the plans/options are still being formulated.

Cost

The district provided an estimated average tax increase based on a property valued at \$250,000 for each potential project. The total for all five projects combined equaled an estimated ANNUAL tax impact of \$85.00 or \$7.08 per month. Of the 821 people who responded to this question (down from 880 who started), **317 or 39% indicated they would be willing to support the total combined cost range of \$75-\$85 per year.**

PRELIMINARY BUDGET



BUILDING THE FUTURE TOGETHER™

Pewaukee School District Additions & Remodeling

Pewaukee, Wisconsin

March 31, 2009

DESCRIPTION	UNITS	COST
➤ Pool w/Site	30,200 SF	\$8,097,015
➤ Tennis Courts on West Side of Football Field		\$639,959
➤ Auditorium, Gymnasium, Fine Arts, Locker Rooms, Cafeteria	74,590 SF	\$14,181,213
➤ Add 8 Classrooms	12,560 SF	\$2,104,929
➤ Asa Clark	3,342 SF	\$420,576
REFERENDUM TOTAL ⇒	120,692 SF	\$25,443,691

Alternates to Base Budget

Add Orchestra Pit in Auditorium	\$92,300
Add Pool Bulkhead, Pool Area, & Building Square Footage	\$1,640,100