

Waverly-Shell Rock Community Schools

5th – 8th Building Proposal



February, 2009

**Providing background on
facility needs**

Jere Vyverberg, Superintendent

The Waverly-Shell Rock Board of Education has resolved to ask voters to approve a new 5-8 facility on district-owned land just south of Lutheran Services in Iowa and next to Highway 3.

**Vote will be April 7, 2009
A successful vote will mean bids will be let in early fall of 2009 with a targeted completion date of the facility during the fall of 2011.**

Ways of Reporting Number of Students

There are two common ways in which Iowa school districts determine the number of students being served during any given school year. These are:

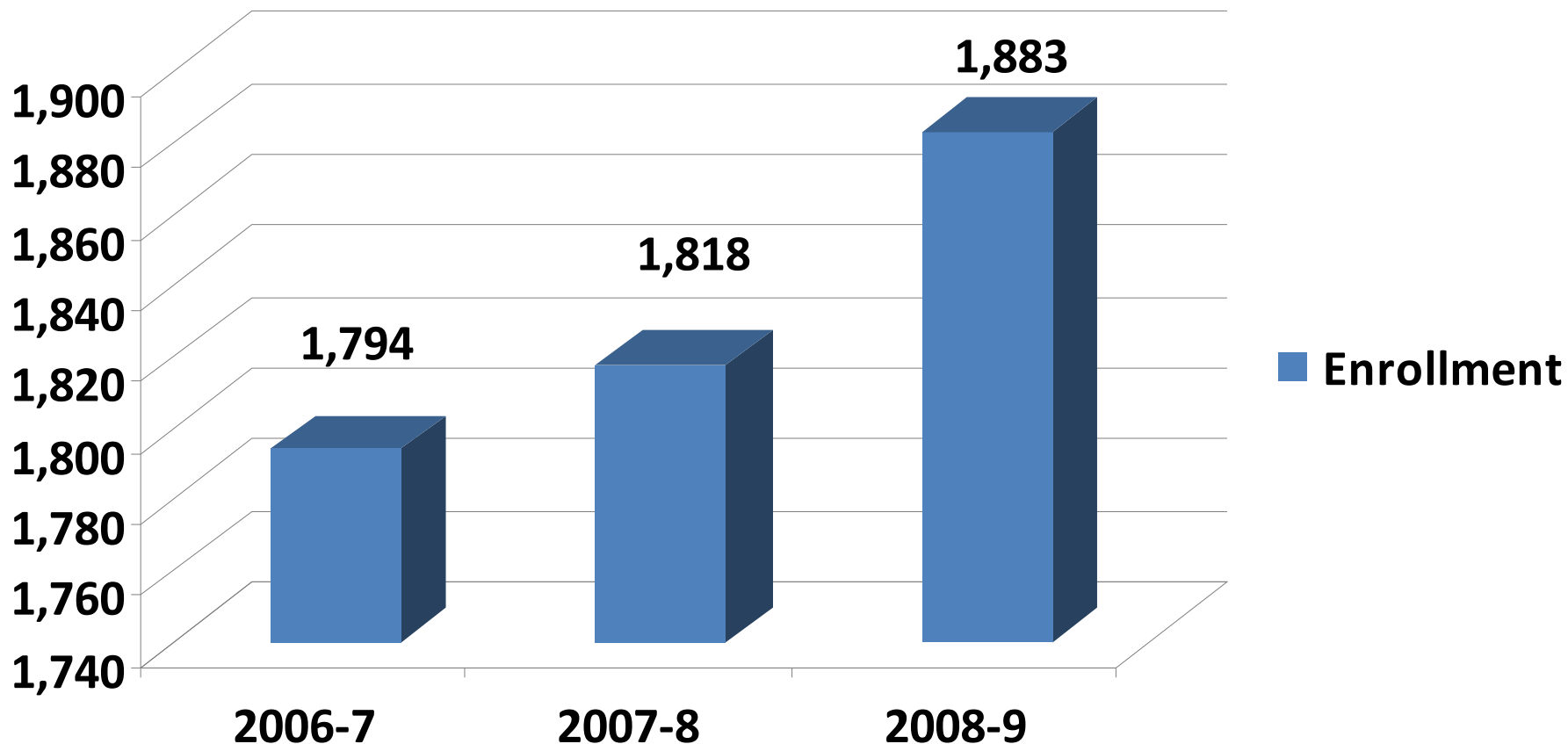
#1. Certified Enrollment: Taken by all Iowa schools on October 1 each year, this count includes all students who are residents of the district and enrolled in regular or special education programs. Includes “weighted” students attending W-SR, Greenview, or AEA 267 classes; those served by other state approved schools or treatment facilities; and those open enrolled out attending another school district.

#2. Actual Head Count: Also taken on October 1 each year, this count includes all served students. This includes non-resident special education students, open enrolled in and tuitioned in students from other districts, foreign exchange, and home school students.

Because school officials must provide staff/facilities for the actual number of students within a district/building, “Actual Head Count” figures are used in the report.

Student Head Count Figures...

WSR District Enrollment



W-SR Financial Information

(Please refer to handout for additional information)

Current General Obligation Bonds will be paid off on June 1, 2009.

Current payment is: \$410,000

For the 2009 fiscal year, WSR will receive \$8,331,642 in revenue from the 2009 state aid generated by student enrollment numbers.

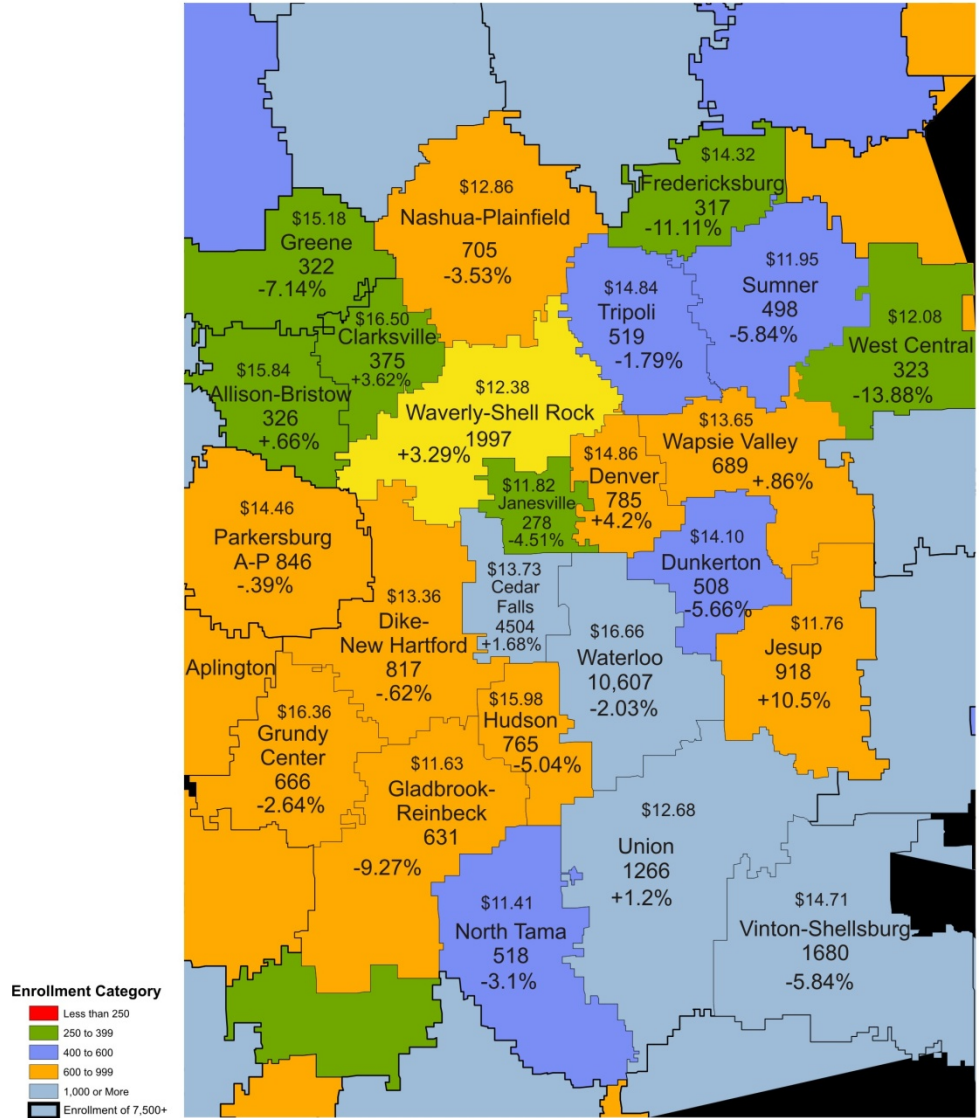
Total District Budget:	\$16.8 million
General Fund Tax Levy -	\$10.48
Management Fund Levy-	\$.77
Physical Plant & Equip. Levy -	\$.33
Debt Service	\$.80
Total	\$12.38

<u>General Fund Revenue</u>	
Property Tax -	29.47 %
State Funding -	61.9 %
Federal Funding -	2.8 %
Miscellaneous -	<u>5.83 %</u>
Totals -	100 %

<u>General Fund Expenditures</u>	
Teacher salaries/benefits -	56.56%
Other employee salaries/benefits -	14.48%
Purchased Services (AEA) -	20.31%
Supplies, equipment, misc. -	<u>8.65%</u>
	100%

Waverly-Shell Rock Schools anticipates receiving \$1,023,767 in local option sales tax dollars during the 2009 fiscal year. In a typical year, the school will pay approximately \$628,726 of that total in principal and interest for tax revenue bonds sold. Current economic challenges give reasons for NOT using SILO funds for building but, instead, use any available funds to “buy down” the debt once a bond referendum is passed.

Waverly-Shell Rock School District Area Comparisons of Three Year Enrollment Trends and Property Tax Levies



Source: Iowa Department of Education, Certified Enrollment October 2007

June 2008 Flood Loss Information

Funding Category PW*	JH School	Southeast Elem	Irving Elem
Remediation	with force labor	\$108,084.78	\$243,864.58
			(\$237,219.00)
Restoration (repair)	\$101,843.28	\$315,548.23	\$2,789,329.12
Relocation of Irving	NA	NA	\$1,063,756.15
Contents	\$14,571	\$82,194.89	\$246,690.18
			(\$171,683.00)
Hazard Mitigation (future prevention)	\$5,250	\$25,280	\$680,000
		unsettled	unsettled
Direct Administrative Costs(DAC)	\$7,496.26	\$850	\$1,312
Force Account Labor	\$17,298.60	\$7,292.51	\$9,278
Volunteers			\$29,853.00
Total per building	\$147,709.14	\$551,800.41	\$3,564,953.56

August 27, 2008

Mr. Jere Vyverberg, Superintendent
Waverly - Shell Rock School District
1415 4th Avenue SW
Waverly, Iowa 50677

RE: Washington-Irving Grade School

Dear Mr. Vyverberg

Based on the March 2008 FEMA floodplain maps for the City of Waverly, Washington-Irving grade school is located within the 100-year floodplain, and partially within a floodway, and the likelihood or probability of future flooding is very high. Based on historical flooding at the site in 1993, 1999, and spring of 2008, future flooding at this location is not a question of "if", but "when". The potential damage to the building due to flowing water within the floodway could also add to the overall structural damage during a flood. Recent urbanization within the Dry Creek watershed may also be contributing to the magnitude and possibly the frequency of the flooding in Waverly. The increase in runoff from new streets, homes, and businesses most likely adds to the flooding potential within the watershed.

Your option of building a new grade school in a location outside the 100-year floodplain is strongly recommended. You may want to hire a Professional Engineer to prepare an overall cost analysis regarding this option.

I have contacted Bill Cappuccio of the Iowa Department of Natural Resources regarding Washington-Irving school. Bill is a Hydraulic Engineer that specializes in floodplains and flood mapping, and has over 25-years of experience in flood related issues. If you would like to call Bill directly his phone number is (515) 281-8942.

If you have any questions concerning this letter please contact me at 319-335-1581.

Sincerely,

Mike Gannon, Hydrologist
Iowa Department of Natural Resources
Mike.gannon@dnr.iowa.gov

Cc: Bill Cappuccio, IDNR

Chester J. Culver
Governor
Patty Judge
Lt. Governor



Eugene T. Meyer
Commissioner
James Kenkel
State Fire Marshal

December 4, 2008

Mr. Rob Stensland
Modern Design Architects
517 1st Ave. NE
Waverly, IA 50677

RE: Washington Irving Elementary-Waverly Shell Rock CSD

Dear Mr. Stensland,

This letter is in response to our phone conversation on December 3, 2008. Due to the extent of the damage to the school caused by the spring floods this building was vacated and has not been used as a school building since the floods. Any new construction or repair that is done to the school building will be required to meet the requirements of the 2006 edition of the International Building and Fire Codes. This includes any portion of the building that may not have been directly affected by water.

This office will require that the all portions of the school building, new or existing, meet the requirements of the State Fire and Building Codes, 2006 Editions of the International Building and Fire Codes prior to occupancy being granted.

If you have any questions or concerns feel free to contact myself or the State Building Code Bureau, at (515) 725-6145.

Sincerely,



Estimated to add 35% to cost of repair.

James Kenkel
State Fire Marshal

cc: Stuart Crine, State Building Code Commissioner
File

Summary of need for:

Junior High School

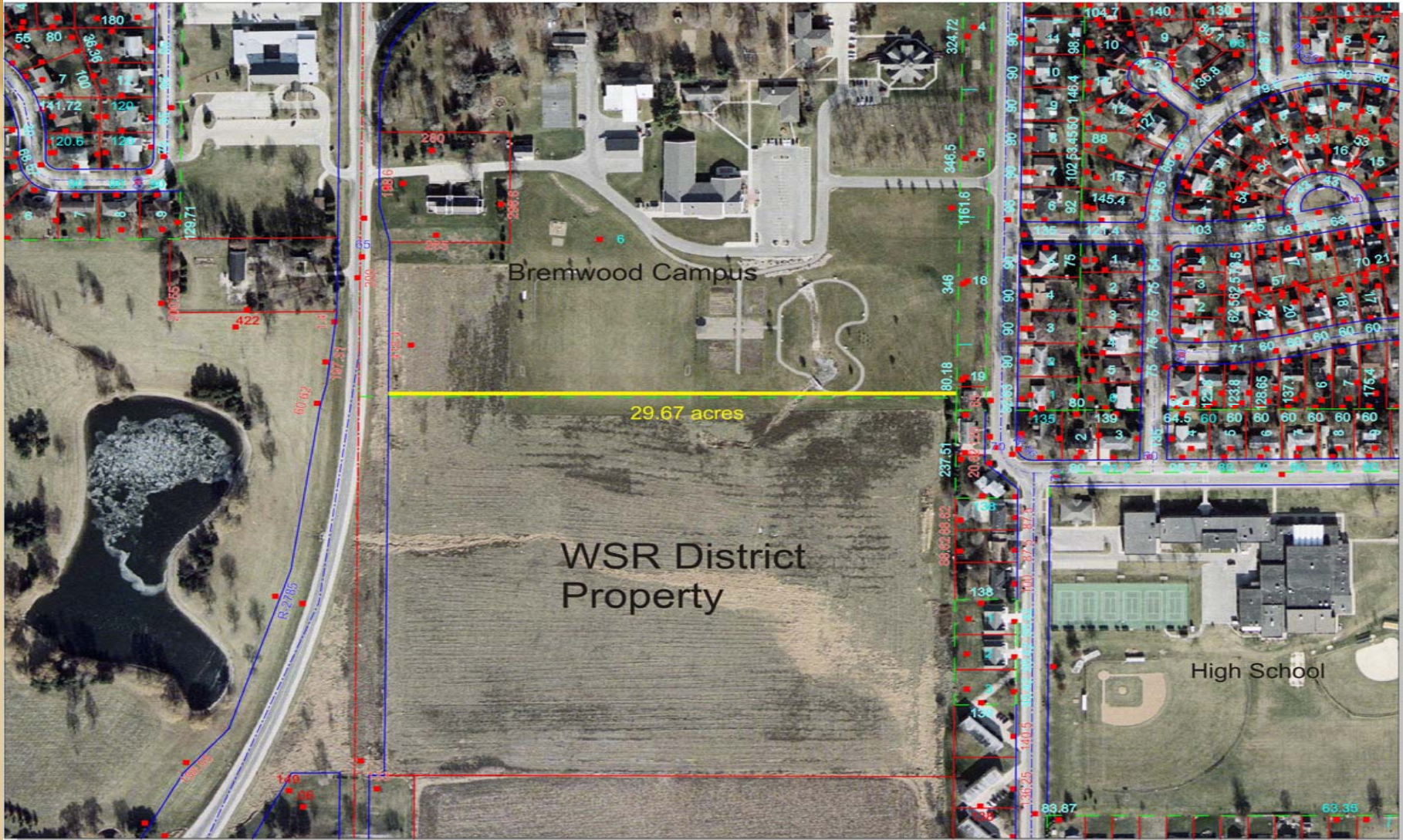
- Flooded in '93, '99, 2009
- Landlocked
- Within floodplain
- No green space
- Classroom sizes
- Not enough space
- Technological access
- Outdoor activities areas
- Upkeep of building
- Programming challenges
- Traffic patterns
- Parking

Washington Irving Elementary

- Severely damaged in 2008
- Temporary location for school
- State DNR Hydrologist warning
- Water infiltration ongoing
- State Fire Marshal determination
- Cost of repair
- In floodway and floodplain
- Inadequate resources at Willow Lawn
 - Green space
 - Parking
 - Sound problems
 - Restrooms
 - Traffic
 - Mechanical
 - Cost of rent

District Purchased Land (refer to handout)

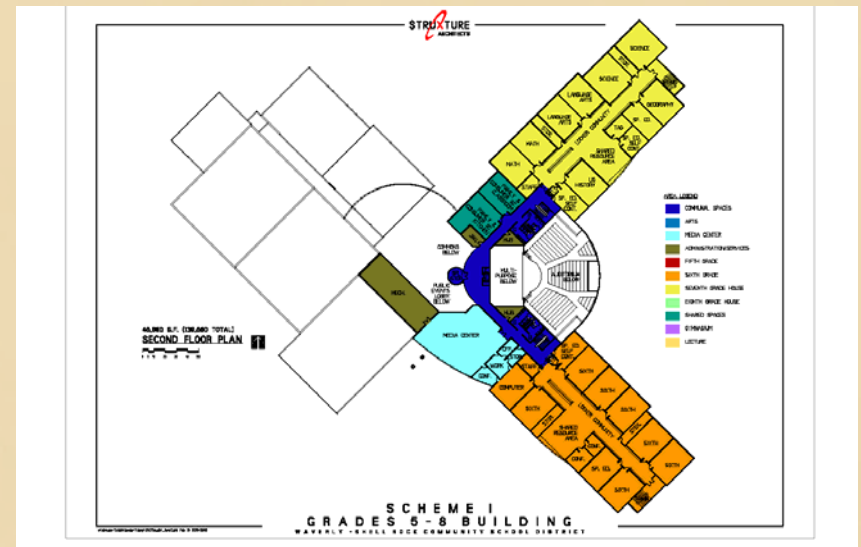
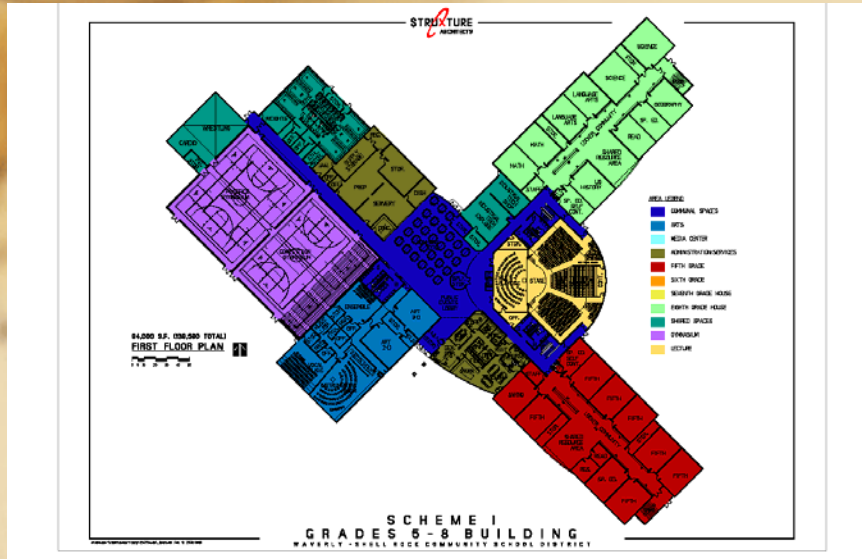
LSI Land Acquisition by WSR- February 2008



Resources used:

- 1. McREL**
- 2. Community meetings**
- 3. Staff meetings**
- 4. Administrative meetings**
- 5. Consultation with IASB**
- 6. Online survey to community**
- 7. Compilation of results**
- 8. Presentation to board**
- 9. Public displays of proposal (plan adoption)**

The “Community Plan” for a 5th – 8th Facility



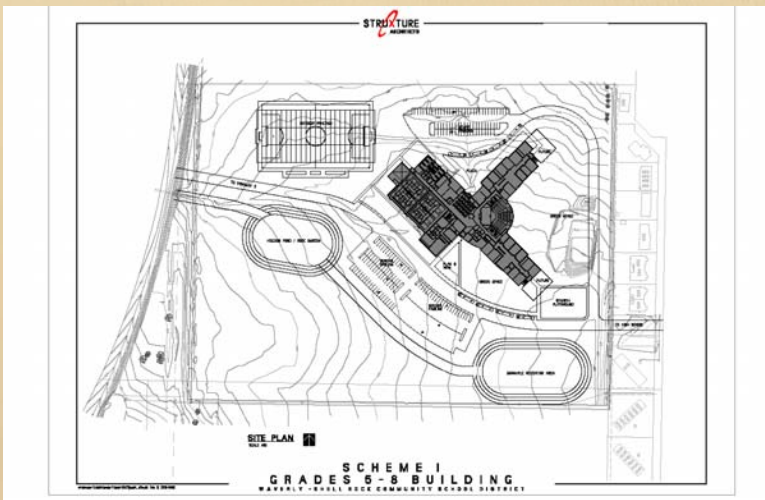
Size vs. Funding Issue

Projected cost: \$170 ft² \$25,000,000 +

Grant opportunities:

- Community Block Grants
- Hazard Mitigation
- Harkin Grant
- Safe Room
- Federal Stabilization Funds

- SILO funding vs. Property Tax Levy
- June bond payoff
- Current indebtedness



Key Questions to be Answered:

Q: Why is this particular plan before voters?

A: This is a “community plan”. Irving Elementary School is beyond reasonable repair and would likely pose a health risk; the Jr. High was also damaged and remains the district’s most-aged building still in service and would likely have been the next building project as part of our district’s long-range plan. With FEMA’s available recovery funds, and a desire to come before voters only once, W-SR’s school board voted unanimously to pursue a shared project at this time. There are also significant academic and resourcing benefits in such a plan.

Q: Why am I being asked to support this project now?

A: Even in this economy and with all our community has been through, this may actually prove to be the most opportune time for such a project. Unlike other, smaller districts around us, W-SR continues to grow, and the trends indicate that will continue with appropriate facilities and resources. Irving students can not continue in their temporary location long-term. The Jr. High will eventually need to be replaced as well. With FEMA's assistance, a reasonable bond referendum, additional grant funding possible, favorable financing, lower construction costs, and the creation of jobs, supporting the project now makes sense.

Q: How much will this plan cost our district, and more importantly, me?

A: The bond vote to take place in April only allows a maximum of \$2.70 levy on the (\$18,925,000) amount listed on the referendum ballot. Any amount over that limit would require an additional ballot question. The district determined to use \$2.65 limit in its desire to be as fiscally responsible as possible. With FEMA's additional funds, current grant applications still pending, SILO dollars, etc., it is reasonable to expect the project to be completed at or possibly under projected costs, especially in this economy. The individual property owner in our district will incur an increase of no more than \$1.51 per \$1,000 of taxable value over 20 years. As an example, a homeowner in our district with an assessed property value of \$100,000 will pay approximately \$66.56 more per year, or less than \$.20 per day. A "buy down" of bonds would make it even less.

Q: What will happen if I choose NOT to support this referendum?

A: The agreement for Irving's current, temporary location expires in 2 years and it is not ideal as a teaching/learning space. That annual cost for the Willow Lawn facility is \$300,000. Flood-ravaged Irving will not be replaced in its current site, so school children will need to eventually move to either another alternative site or new building. The long-range plan for the district also calls for the Jr. High to be considered for replacement in the foreseeable future, and it would, in all likelihood, come before voters at some time soon.

Contacts for additional information:

Waverly-Shell Rock Board of Education

Cheryl Elsbury-Reiher- President

Dave Sage- Vice President

Dennis Epley

Nancy Luebbers

John Englin

Jere Vyverberg, Superintendent

Dennis Stufflebeam, Business Manager

Website:

www.wsr.k12.ia.us