

PROPOSED SITE PLAN



PROPOSED ROADWAY PLAN





# MONROE HIGH SCHOOL UPDATE COMMUNITY PRESENTATION

JANUARY 24, 2024



## AGENDA

- **CG Schmidt Experience in Monroe**
- **Commitment to Local Subcontractor Engagement**
- **Accurate Budgeting**
- **Review Cost Estimate**
- **Schedule Overview**
- **Questions?**



## CG SCHMIDT CONSTRUCTION EXPERIENCE IN MONROE

- Monroe School District Phase I, II & III
- Monroe Arts Center
- Fowler Dental Clinic Phase I & II
- Baumgartner's Cheese Store
- Stateline Ice Arena (SLICE)
- Pleasant View Nursing Home
- Old National Bank – Monroe
- SSM Health Monroe Hospital & Clinic
  - \*Additions & Various Renovations
- SSM Health Monroe - Albany Clinic
- SSM Health Monroe – New Glarus Clinic
- SSM Health Monroe Hospice Home
- Green County YMCA





COMMITMENT TO LOCAL  
SUBCONTRACTOR ENGAGEMENT

## COMMITMENT TO COMPETITIVE AND LOCAL BIDDING

---

Extensive network of local subcontractors

Actively reach out to encourage participation,  
solicit bids for every work category

Break down key bid packages for early bidding  
and buy-out

Leverage strong subcontractor and vendor  
relationships to secure better numbers

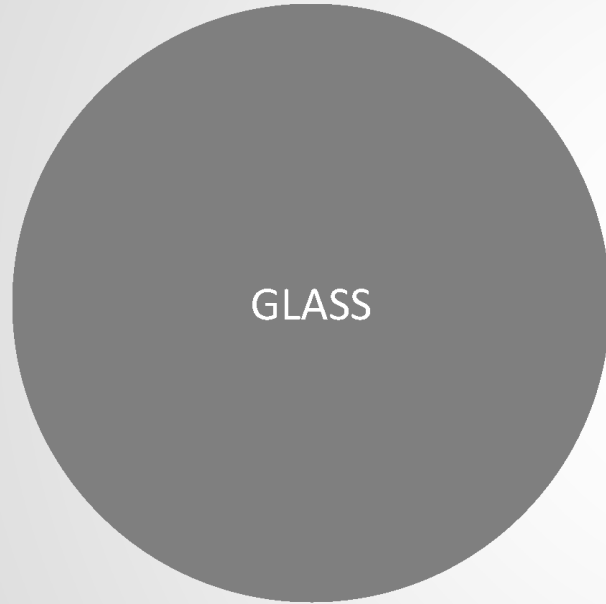
Hold subcontractor engagement sessions to  
clarify project details, eliminate scope gaps in  
bidding

Present bids with our recommendation and full  
back-up to school board to ensure transparency



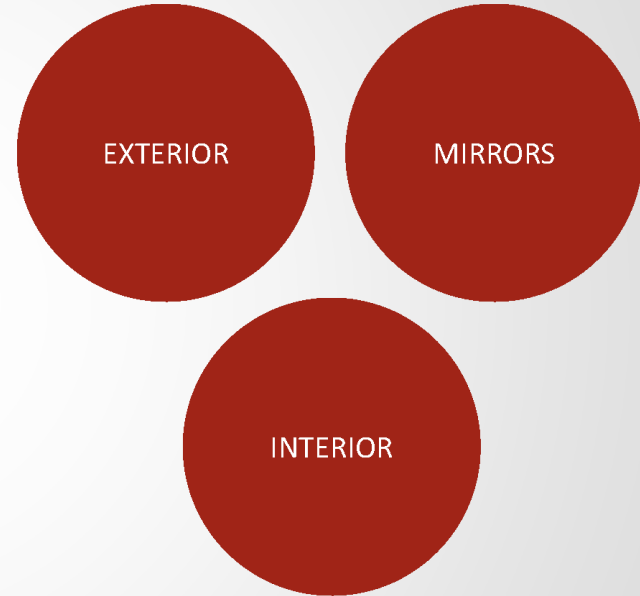


## CG Schmidt's Approach is to Maximize Local Subcontractor Participation



Large bid packages limit bids to large companies

VS.



Smaller bid packages give opportunities to smaller local companies

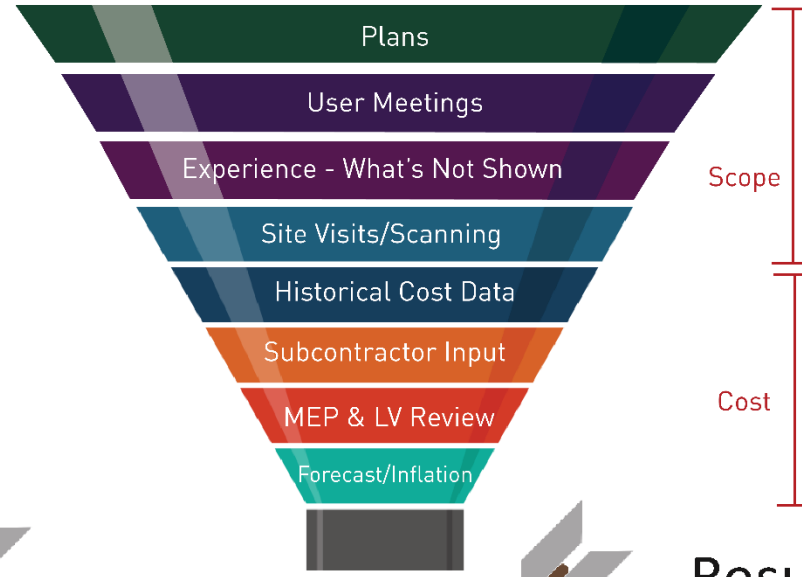


ACCURATE BUDGETING

# Accurate Budgeting



Budget Uncertainty



Pinpoint Accuracy

Result: **NEVER** exceeded referendum budget



## COST ESTIMATE

# Funding Sources

Referendum = \$88,000,000

Bond Interest Income = \$7,000,000

Total Funding = \$95,000,000

# Total Project Cost

Pre-Development Expenses = \$350,000

Professional Services = \$4,700,000

Owner Direct Expenses = \$3,650,000

Other Expenses = \$600,000

Construction = \$82,300,000

Abe Lincoln Elementary = \$3,400,000

**Total Project Cost = \$95,000,000**



## EXECUTIVE SUMMARY

PROJECT	New High School	PROJECT AREA BREAKDOWN	
OWNER	Monroe School District	BUILDING	235,086 GSF
LOCATION	Monroe, WI	ATHLETIC FACILITIES	235,086 GSF
ESTIMATE	Cost Model	ROAD TO KK	106,924 SF
MEETING	Community Engagement Meeting	SITework / SITE IMPROVEMENT	71.300 Acre
DATE	January 24, 2024		

GROUP CODE	DESCRIPTION	QUANTITY	UNIT PRICE	CONSTRUCTION COST
10	BUILDING	235,086 GSF	\$267 /GSF	\$62,834,402
20	ATHLETIC FACILITIES	235,086 GSF	\$35 /GSF	\$8,202,124
30	ROAD TO KK	106,924 SF ROAD	\$10 /SF Rd	\$1,054,031
90	SITework / SITE IMPROVEMENTS	71.300 Acre	\$142,526 /Acre	\$10,162,139
<b>TOTAL CONSTRUCTION BUDGET</b>		<b>235,086 GSF**</b>	<b>\$349.88 /GSF</b>	<b>\$82,252,696</b>

*\*\*excluding site & road area)*

REFERENDUM CONSTRUCTION BUDGET: **\$82,300,000**  
 AMOUNT \$OVER / (**\$UNDER**) BUDGET: **(\$47,304)**

### SCHEDULE OVERVIEW

- 1 Start in April 2024
- 2 Construction timeline - 22 months.
- 3 Completion date March 2026
- 4 High school move-in Spring / Summer 2026
- 5 High school opens Fall 2026



**MONROE SCHOOL DISTRICT  
NEW HIGH SCHOOL  
MONROE, WI**

**NEW HIGH SCHOOL SUMMARY**

January 24, 2024

SECTIONAL BREAKDOWN	TOTAL COST
01 00 00 General Requirements	\$ 1,210,118
01 30 00 Management and Supervision	\$ 2,933,620
01 40 00 Permit	Incl Soft Cost
01 56 00 Temporary Fence	\$ 40,000
01 74 00 Final Cleaning	\$ 94,034
03 30 00 Concrete (Building and Site)	\$ 5,701,078
03 60 00 Precast Concrete (Walls and Plank)	\$ 3,512,174
04 20 00 Unit Masonry / CMU	\$ 1,930,514
05 10 00 Structural Steel	\$ 7,156,687
05 50 00 Metal Fabrications (Stairs & Railings)	\$ 344,746
06 10 00 Rough Carpentry	\$ 725,200
06 20 00 Finish Carpentry Labor	\$ 1,425,224
06 40 00 Architectural Woodwork / Finish Carpentry Materials	\$ 1,621,357
06 42 00 Cement Board Siding	\$ 212,497
07 10 00 Damproofing and Waterproofing	\$ 186,613
07 24 00 Exterior Insulation and Finish System	\$ 127,498
07 40 00 Metal Wall Panels	\$ 455,145
07 50 00 Membrane Roofing	\$ 3,022,823
08 10 00 Steel Frame, Doors and Hardware	\$ 1,058,306
08 30 00 Overhead / Specialty / Coiling Doors	\$ 102,881
08 40 00 Entrances and Storefront	\$ 1,661,493
09 26 00 Gypsum Board Assemblies	\$ 1,977,823





**MONROE SCHOOL DISTRICT  
NEW HIGH SCHOOL  
MONROE, WI  
NEW HIGH SCHOOL SUMMARY**

January 24, 2024

SECTIONAL BREAKDOWN	TOTAL COST
09 30 00 Tiling	\$ 113,220
09 50 00 Acoustical Ceilings	\$ 891,434
09 60 00 Resilient Flooring	\$ 748,266
09 64 00 Wood Sports Floor	\$ 420,238
09 65 00 Rubber Resilient Flooring	\$ 193,050
09 67 00 Polished Concrete / Epoxy Flooring	\$ 503,937
09 90 00 Painting and Coating	\$ 882,226
10 10 00 Specialties	\$ 68,161
10 70 00 Student Lockers	\$ 170,748
10 80 00 Toilet and Bath Accessories	\$ 499,267
11 60 00 Athletic Equipment	\$ 807,424
11 30 00 Residential Appliances	Incl Soft Cost
11 41 00 Foodservice Equipment	\$ 1,451,515
12 20 00 Window Treatments	\$ 69,915
12 30 00 PAC Seating	\$ 220,220
12 60 00 Bleachers (Interior & Exterior)	\$ 1,366,544
13 28 00 Theater Equipment	\$ 515,359
13 34 00 Pre-Engineered Structures (Outbuildings / Maintenance)	\$ 250,000
14 00 00 Conveying Equipment	\$ 220,000
21 00 00 Fire Suppression	\$ 855,713
22 00 00 Plumbing	\$ 3,613,051
23 00 00 Heating, Ventilating, and Air Conditioning (HVAC)	\$ 7,833,344



**MONROE SCHOOL DISTRICT  
NEW HIGH SCHOOL  
MONROE, WI  
NEW HIGH SCHOOL SUMMARY**

January 24, 2024

SECTIONAL BREAKDOWN		TOTAL COST
26 00 00 Electrical		\$ 8,515,784
31 00 00 Earthwork		\$ 5,717,842
32 20 00 Asphalt Paving		\$ 1,914,498
32 30 00 Fencing, Hardscapes, Planters, and Benches		\$ 816,722
32 90 00 Landscaping / Site Improvements		\$ 1,182,003
33 00 00 Utilities		\$ 2,277,968
	SUBTOTAL	\$ 77,618,282
	CONSTRUCTION CONTINGENCY: 2.50%	\$ 1,940,457
	INSURANCE, FEE, & BOND:	\$ 2,693,957
	CONSTRUCTION TOTAL	\$ 82,252,696
COST PER GROSS SQUARE FOOT	\$ / GSF	\$ 349.88
GROSS SQUARE FEET	GSF	235,086

Fall 2022			Winter 2022			Spring 2023			Summer 2023			Fall 2023			Winter 2023			Spring 2024			Summer 2024			Fall 2024			Winter 2024			Spring 2025			Summer 2025			Fall 2025			Winter 2025			Spring 2026			Summer 2026			Fall 2026			Winter 2026																																																																																
SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG
<b>NEW HIGH SCHOOL AT B&amp;S SITE</b>																																																																																																																																			
<p>★ November 8, 2022 Referendum</p> <p>Land Selection</p> <p>DD DESIGN</p> <p>CD DESIGN</p> <p>★ 1/22/24 - BUDGET UPDATE</p> <p>Abe BP#1 HVAC BID</p> <p>★ 2/28/24 - BP#1 SITE EXCAVATION</p> <p>BID#1</p> <p>★ 4/15/24 - BUDGET UPDATE</p> <p>★ 3/29/24 - BP#2 &amp; #3 F&amp;F, STRUCTURE, ATHLETIC FIELDS &amp; MEP TMP'S</p> <p>BID#2&amp;3</p> <p>★ 6/3/24 - INITIAL GUARANTEED MAXIMUM PRICE</p> <p>★ 6/21/24 - BP#4 &amp; #5 COMPLETE BUILDING, MEPF, LANDSCAPE</p> <p>BID#4&amp;5</p> <p>★ 9/9/24 - GURANTEED MAXIMUM PRICE</p> <p>CONSTRUCTION - 22 MO. HIGH SCHOOL / ATHLETIC FIELDS</p> <p>PHASE1 ABE LINCOLN</p> <p>PHASE2 ABE LINCOLN</p> <p>Owner Move</p> <p>★ Sept'26 Open School</p>																																																																																																																																			

QUESTIONS?





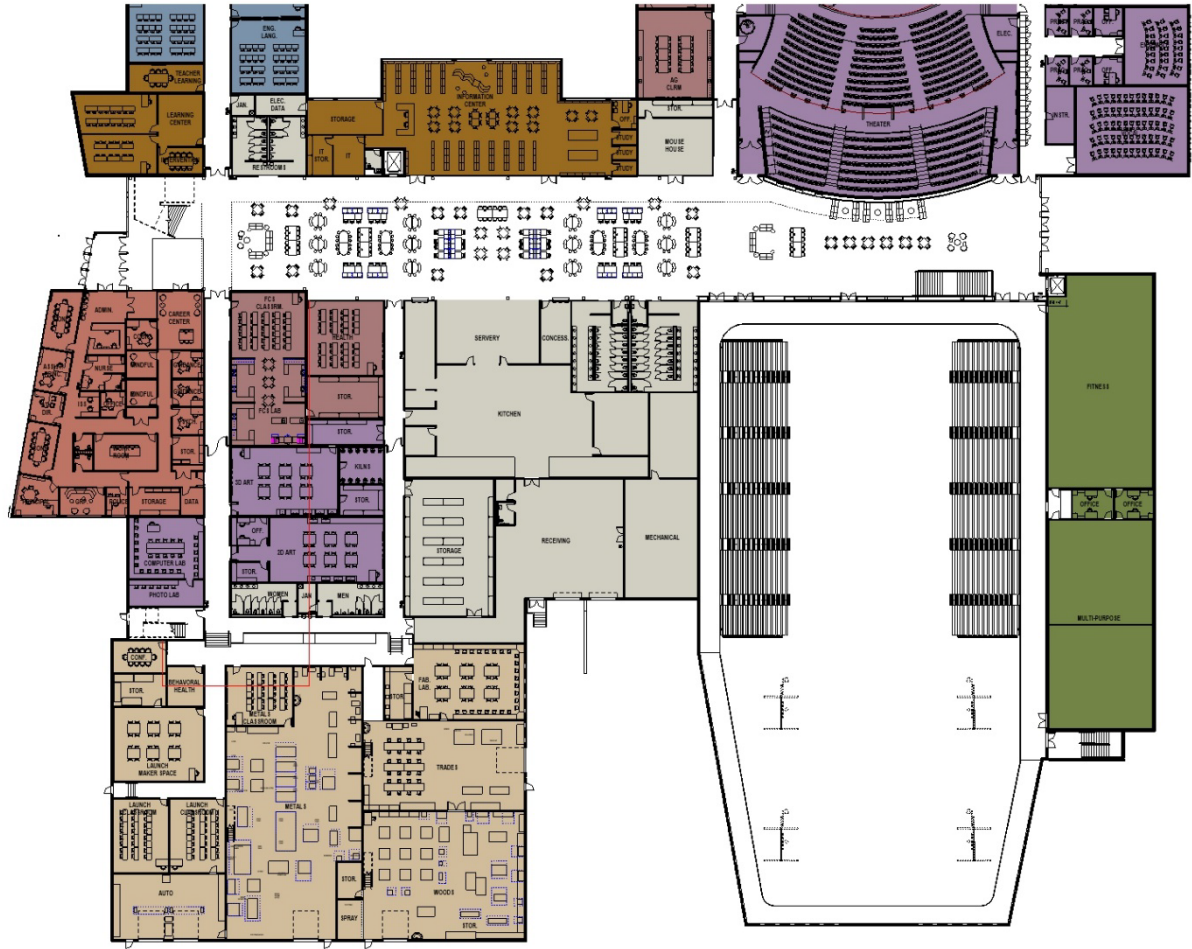
Imagine the Future

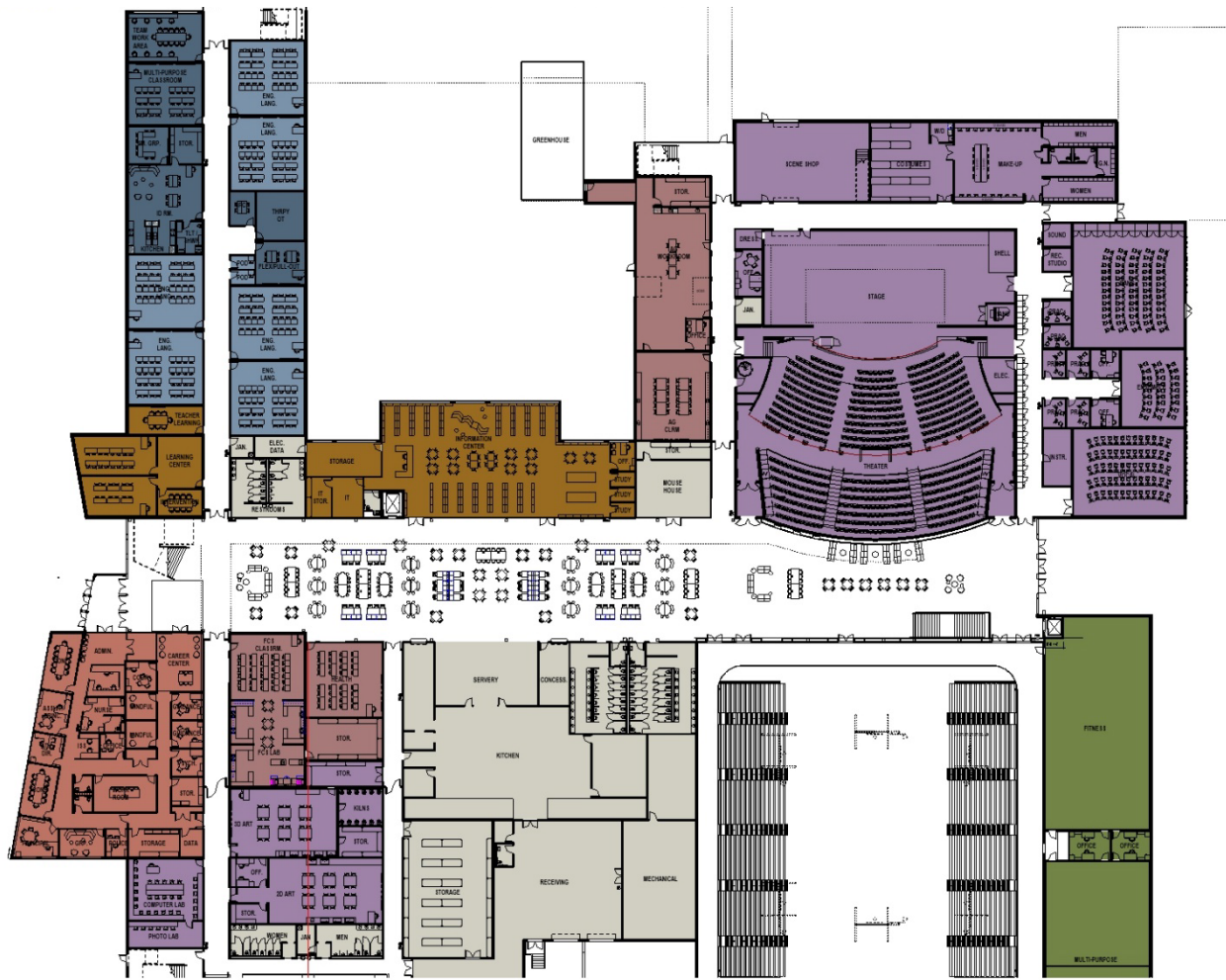
# MONROE HIGH SCHOOL



Monroe High School

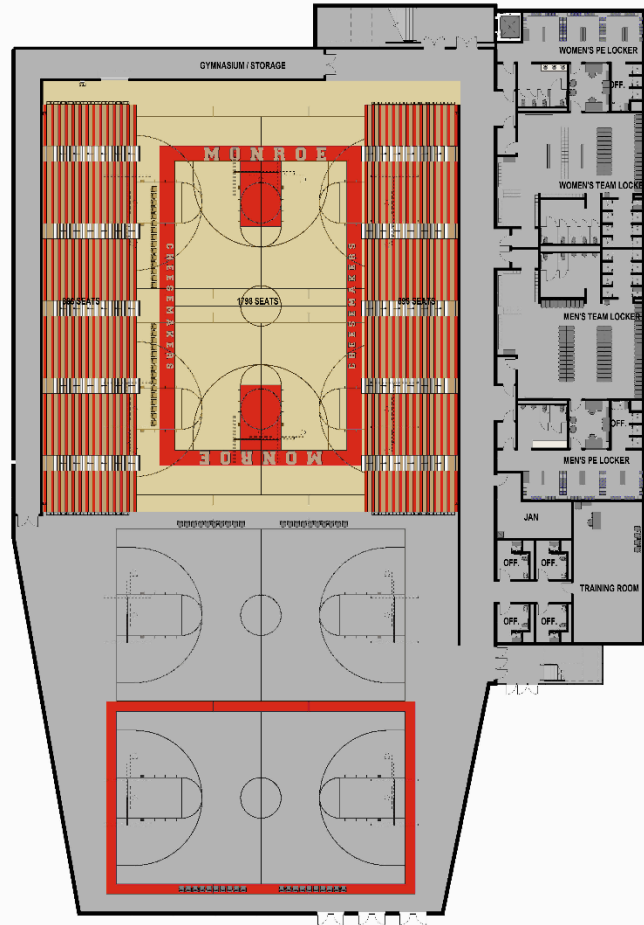














MONROE HIGH SCHOOL



Monroe High School





NW View



Monroe High School



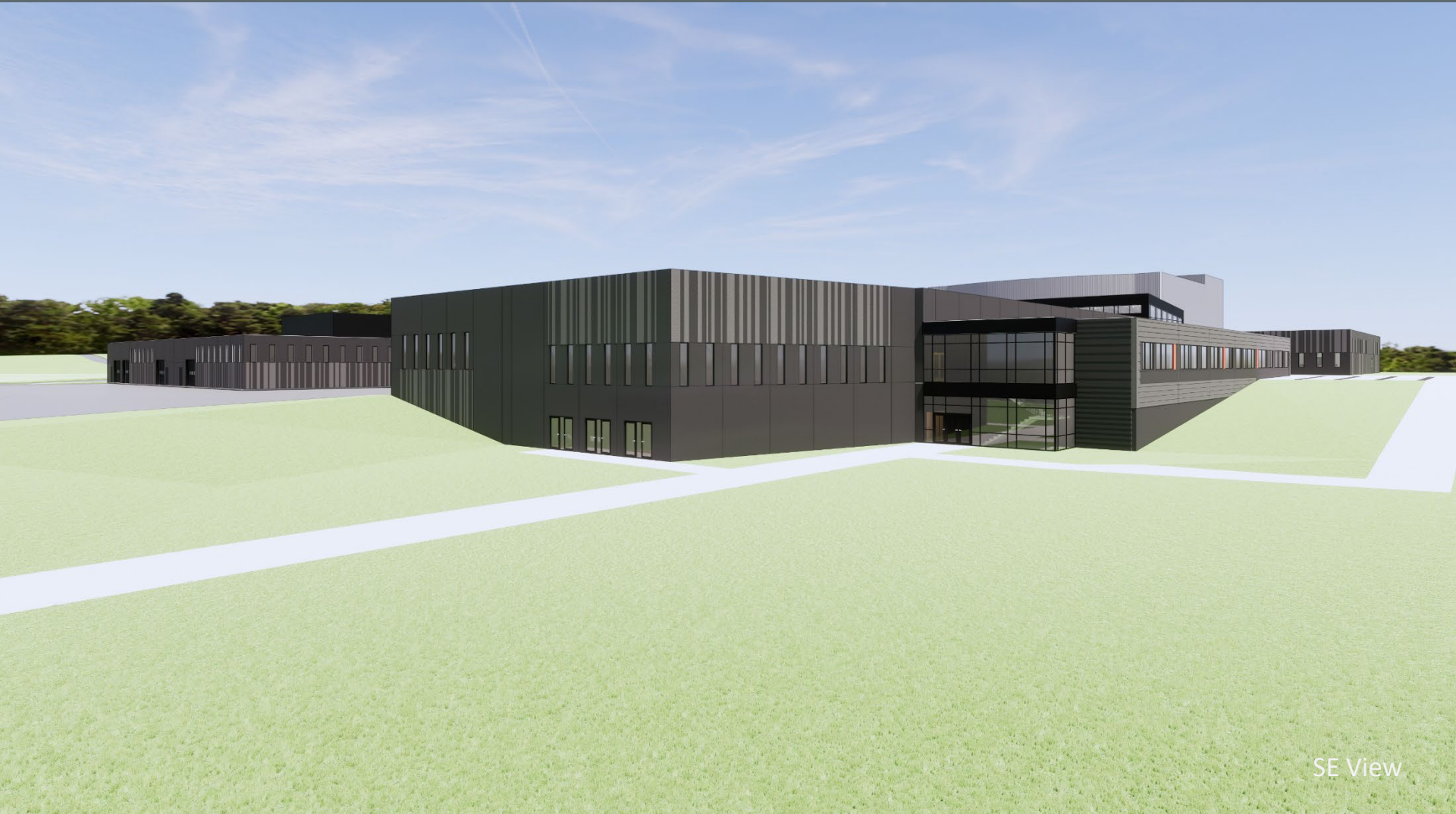


SW View



Monroe High School



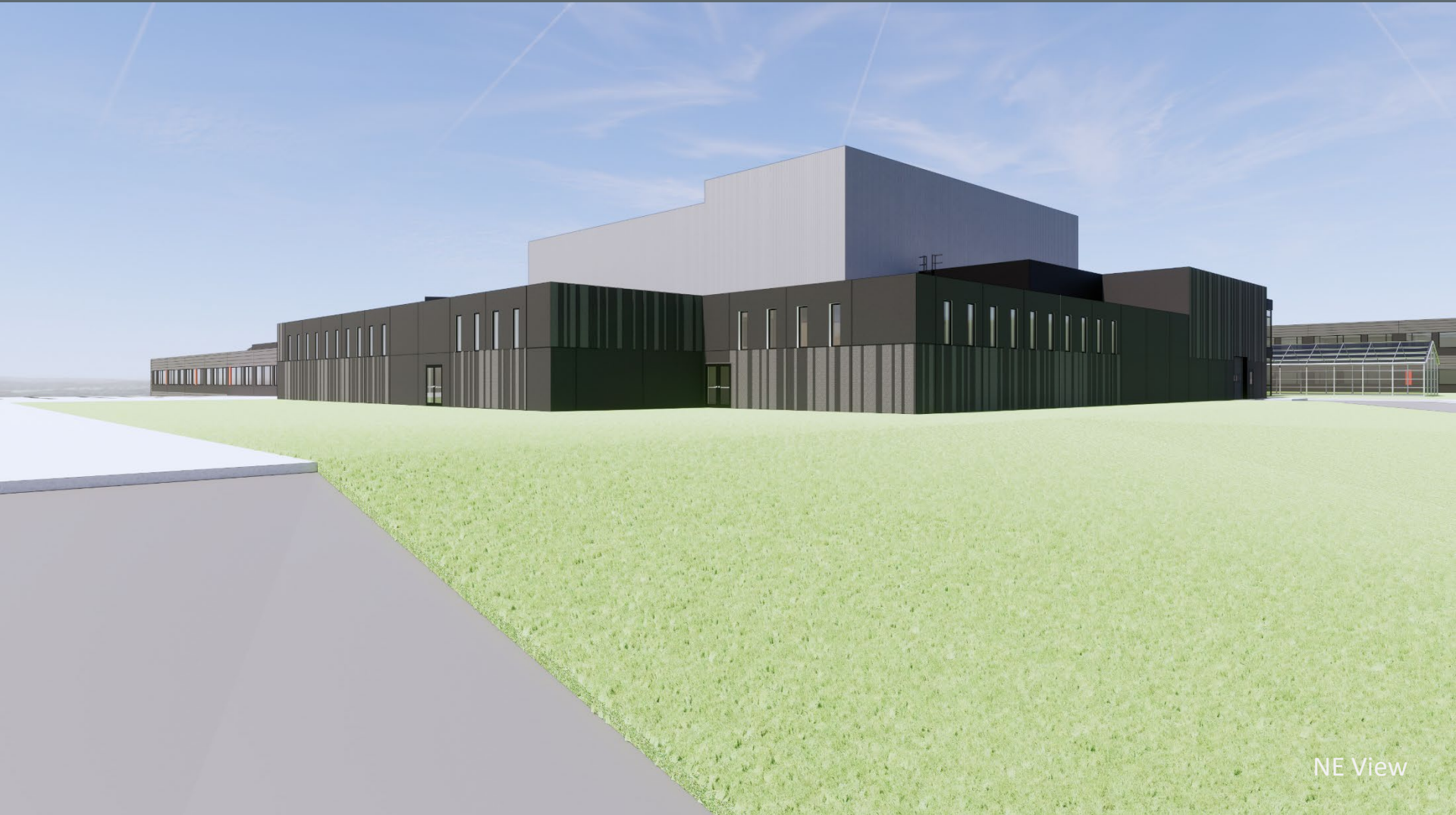


SE View



Monroe High School





NE View



Monroe High School





Monroe High School







# The New Monroe High School



Monroe High School



**FOR ADDITIONAL QUESTIONS**

**Email us at:**

**[monroehsproject@monroe.k12.wi.us](mailto:monroehsproject@monroe.k12.wi.us)**

**#CHEESEMAKERPRIDE**

