

January 8, 2020



# INFORMATION SESSION



MONROE SCHOOL  
DISTRICT



CONSULTANTS

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## AGENDA

- **Introduction**
- **How We Got Here**
- **Cost Estimate Summary of 5 Options**
- **Tax Impact**
- **Proposed District Configurations**
- **Conceptual Drawings**
- **Abe Lincoln Maintenance List**
- **Project Timeline – Draft**
- **Next Steps**
- **Open Discussion**





## HOW WE GOT HERE

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- **District Facilities Committee**
  - 14 members; 12+ plus meetings
  - Started working – February 2018
  - Toured all district buildings
  - Toured Berlin, Brown Deer, Port Washington & Ripon Districts
  - Surveyed committee members on directions to proceed with the High School options
  - Made recommendations to board – June 2019
- **Elementary Consolidation Committee**
  - 20 members
  - Started working – November 2018
  - Made recommendations to board – May 2019
- **Both Committees Recommended Reducing to 4 Buildings**
- **District Facilities Committee Explored 17 Different Options Impacting All Schools**
  - From doing nothing to replacing the high school on a TBD site
  - Looked at short and long-term solutions
  - Focused on maximizing existing buildings and sites
  - Narrowed solutions address the most needs with the tax tolerance they felt the community might support
  - Narrowed to 5 solutions



## EXISTING HIGH SCHOOL - MAINTENANCE NEEDS

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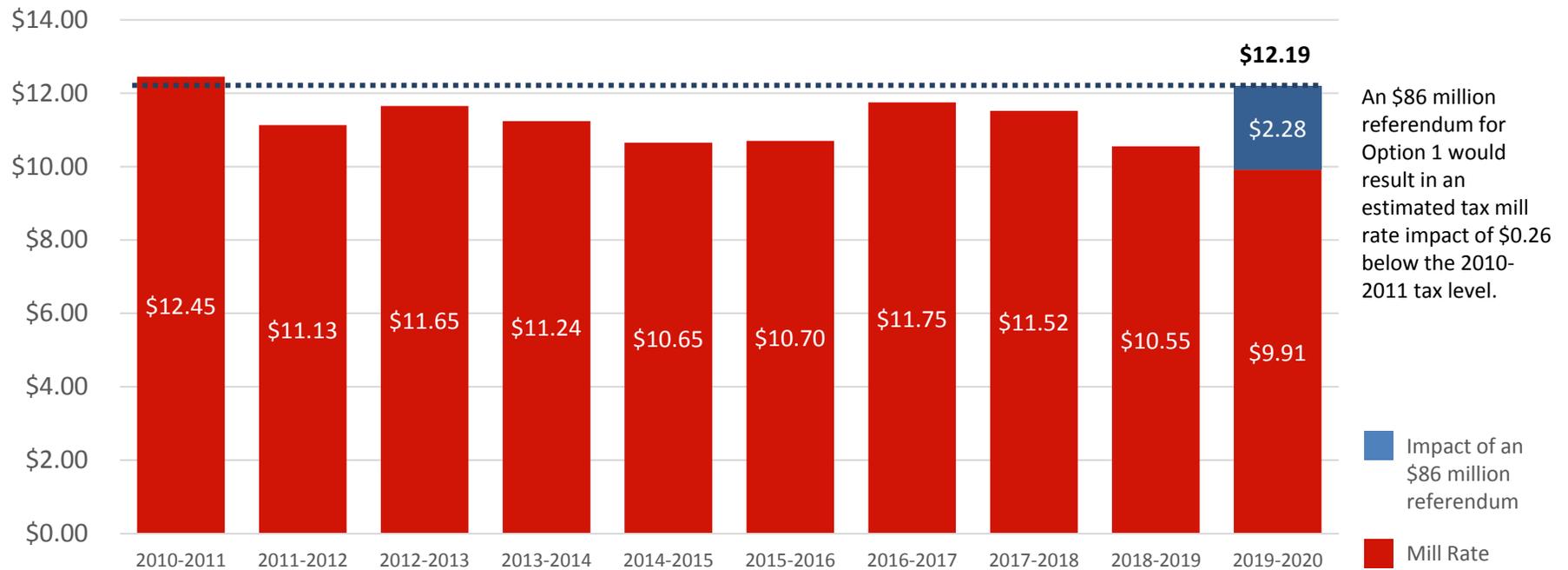
- **Poor construction of original foundations**
- **Electrical wiring is not up to code**
- **Americans with Disabilities Act (ADA) compliance issues**
- **Cafeteria is undersized and inefficient**
- **Water infiltration issues**
- **Building lacks flexible areas for small and large group instruction and student collaboration**
- **Technical education (shop) area lacks space and equipment**
- **Secure entrances**

## COST ESTIMATE SUMMARY – OPTIONS 1-5

	Option 1	Option 2	Option 3	Option 4	Option 5
Description	New/Remodel MS/HS at Exist HS Site & Close Abe	New HS at New Site, Close Exist HS & Close Abe	New HS at New Site, Close Exist HS & Abe Open	New/Remodel HS at Exist HS Site & Close Abe	New/Remodel HS at Exist HS Site & Abe Open
High School Subtotal	\$84,089,089	\$84,509,515	\$84,509,515	\$77,681,594	\$77,681,594
Middle School Subtotal	\$995,725	\$0	\$0	\$0	\$0
Northside Elementary Subtotal	\$0	\$19,377,115	\$0	\$19,377,115	\$0
Parkside Elementary Subtotal	\$0	\$0	\$0	\$0	\$0
Abe Lincoln Elementary Subtotal	\$823,780	\$823,780	\$3,318,234	\$823,780	\$3,318,234
<b>TOTAL</b>	<b>\$85,908,593</b>	<b>\$104,710,410</b>	<b>\$87,827,749</b>	<b>\$97,882,488</b>	<b>\$80,999,827</b>

# TAX IMPACT

## Monroe School District Historical Mill Rate



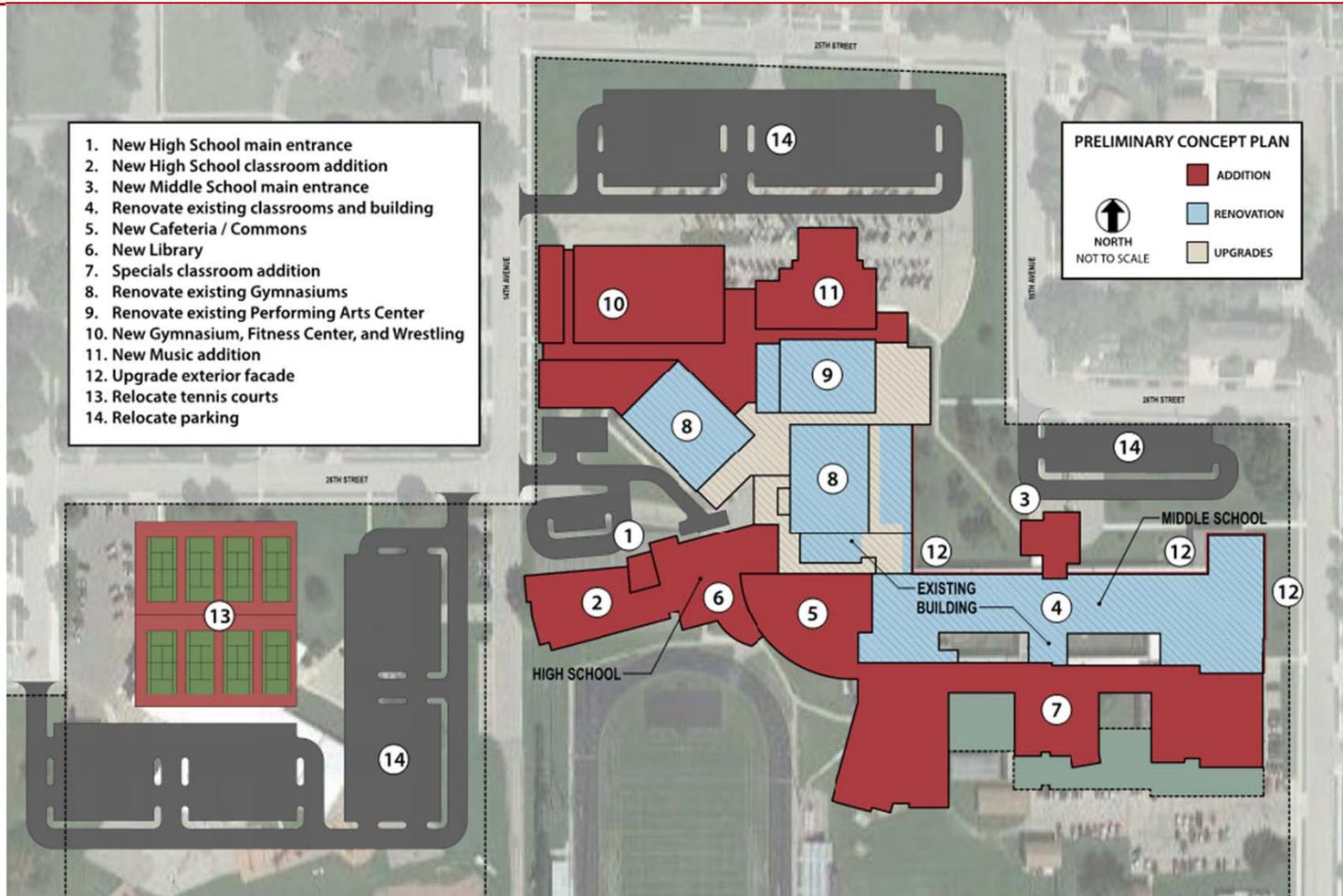


## PROPOSED OPTION 1 CONFIGURATION

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- **Abe Lincoln would be closed**
- **Parkside and Northside would be reconfigured to PK-3 buildings**
- **Middle School would become a 4-6 Intermediate School**
  - Improve music rooms, science labs & increase gym space for students in grades 4 and 5 compared to current facilities
- **High School would be remodeled in combination with new construction to create a 7-12 building**
  - 2 schools under 1 roof
  - Separate entrances and offices
  - Renovate 144,500 sq. ft. and add 227,000 sq. ft.
  - Specialty areas used by all grades
- **Project cost of \$86 Million (estimate)**

# OPTION 1 – CONCEPTUAL DRAWING



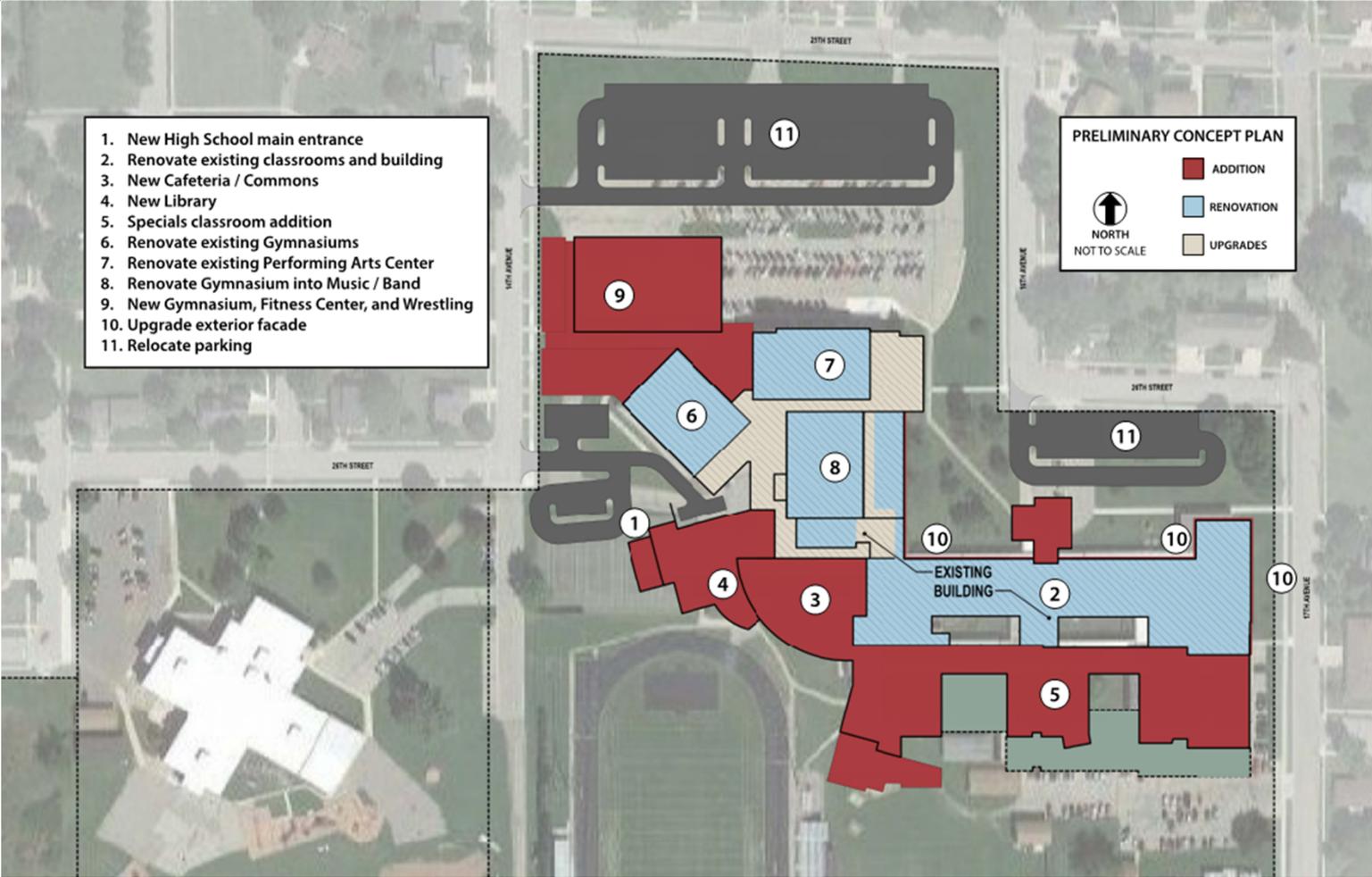


## PROPOSED OPTION 5 CONFIGURATION

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- **Abe Lincoln would continue to operate as a 4K-5 school**
  - Updates and renovations
- **Parkside would continue to operate as a K-5 school**
- **Northside would continue to operate as a K-5 school**
- **Middle School would continue to operate as a 6-8 school**
- **High School would be remodeled in combination with new construction to create a 9-12 building**
  - Renovate 147,500 sq. ft. and add 191,600 sq. ft.
- **Project cost of \$81 Million (estimate)**

# OPTION 5 – CONCEPTUAL DRAWING



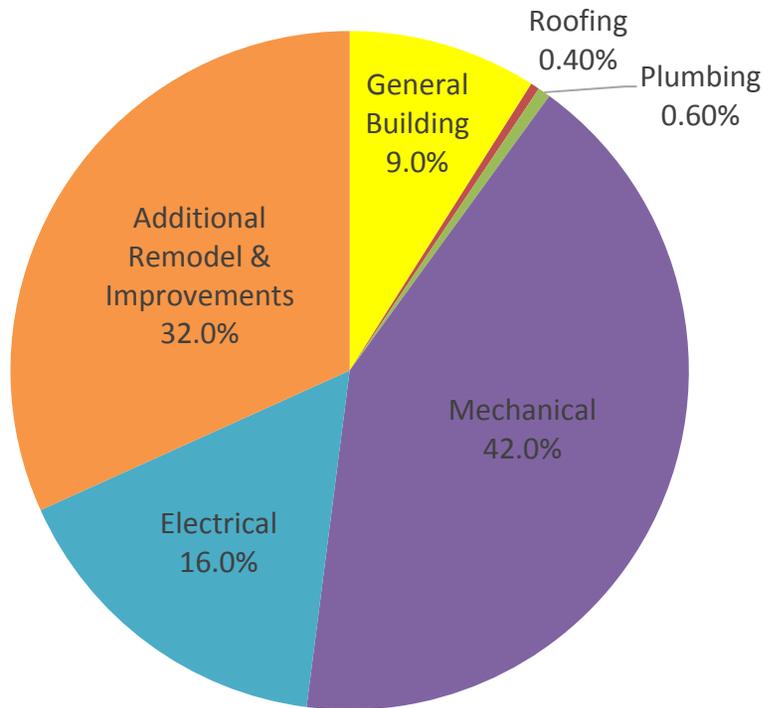


## PROPOSED OPTION 3 CONFIGURATION

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- **Abe Lincoln would continue to operate as a 4K-5 school**
  - Updates and renovations
- **Parkside would continue to operate as a K-5 school**
- **Northside would continue to operate as a K-5 school**
- **Middle School would continue to operate as a 6-8 school**
- **New High School constructed at a new site to create a 9-12 building**
  - New 264,600 sq. ft. High School
  - Close existing High School
- **Project cost of \$88 Million (estimate)**
- **There is no image of the building because it could be designed in a variety of ways and we do not have land selected or surveyed yet**

# ABE LINCOLN ELEMENTARY – URGENT & 2-5 YEARS MAINTENANCE LIST



■ General Building 
 ■ Roofing 
 ■ Plumbing 
 ■ Mechanical 
 ■ Electrical 
 ■ Remodel

## ABE LINCOLN ELEMENTARY

General Building	\$298,624
Roofing	\$13,905
Fire Protection	Not included
Plumbing	\$20,023
Mechanical	\$1,393,837
Electrical	\$538,402
Additional Remodel & Improvements	\$1,053,443

**Total: \$3,318,234**

## ABE LINCOLN ELEMENTARY – URGENT & 2-5 YEARS MAINTENANCE LIST

### **General Building Issues**

- Building envelope repairs
- Replace settling concrete & deteriorated asphalt
- Repair exterior wall leaks
- Repair foundation waterproofing & drain tile

### **Roof Issues**

- Roof is in good condition
- Seal chimney

### **Fire Protection Issues**

- No sprinklers included (Major additions may require adding sprinklers)

### **Plumbing Issues**

- Add larger domestic water heater
- Add valves to domestic water piping

### **Mechanical Issues**

- Replace original air handlers
- Replace original hot water/chilled water unit vents
- Provide separate HVAC unit for front office
- Replace the pumps
- Update to digital controls
- Duct cleaning & re-balance the building

### **Electrical Issues**

- Replace original electrical service
- Add more electrical outlets
- Replace & expand data cabling
- Add new LED lighting
- Allowance for ground wiring

### **Potential Remodel & Improvements**

- Secure entrance
- Classroom floors, ceilings and cabinetry replacement
- Gym floor replacement
- Updates to meet Americans with Disabilities Act (ADA)
- Collaborative & flexible classrooms

## ABE LINCOLN ELEMENTARY – URGENT & 2-5 YEARS MAINTENANCE LIST



G3 - Cracked Asphalt



G4 – Damaged Drain  
Tile



G9 – Rusted Doors



G15 – Seepage From  
Snow/Rain



G16 – Exterior Wall  
Leaking



G18 – Compromised  
Waterproofing

# PROJECT TIMELINE - DRAFT





## NEXT STEPS

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### **Community Survey**

- Email and Mail Survey – Early February 2020
- Survey Deadline – February 17, 2020
- School Perceptions Creates Reports – Early March 2020
- Survey Results Presentation – March 9, 2020

**QUESTIONS**  
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THANK YOU



MONROE SCHOOL  
DISTRICT



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