



BOARD OF EDUCATION DISTRICT FACILITIES COMMITTEE PRESENTATION

October 25, 2021



MONROE SCHOOL
DISTRICT



PLUNKETT RAYSICH
ARCHITECTS, LLP

DISTRICT FACILITIES COMMITTEE MEMBERS

Jennifer Bochar

PAC Director / Social Media / Marketing

Tim Brown

High School Teacher

Jeriamy Jackson

High School Associate Principal

Jason Kundert

Community Member

Nate Lancaster

Community Member

Katie Landmark

High School Interim Associate Principal

Ron Markham

Community Member

Joe Monroe

Director of Pupil Services

Jeff Newcomer

High School Activities/Athletic Director

Ron Olson

District Business Administrator

Jim Plourde

Community Member/Former Board Member

Rachel Schardt

Community Member

Andrea Sweeney

Community Member

Amy Timmerman

Northside Elementary School Principal

Jenna Trame

Parkside Elementary School Principal

Rick Waski

District Administrator

Carrie Williams

Community Member

Rich Zentner

Director of Building / Grounds / Safety / Security

AGENDA

- District Facilities Committee Accomplishments
- Timeline
- Option Development Narrowed to Options 1 & 3
- Referendum History
- Community Survey Process
- Next Steps
- Questions

DISTRICT FACILITIES COMMITTEE ACCOMPLISHMENTS

- **Consultant Support by CG Schmidt & PRA**

- **DFC Meetings Held**

July 17, 2021

August 16, 2021

September 20, 2021

October 18, 2021

- **Revisited 7 Original Options from Phase 1**

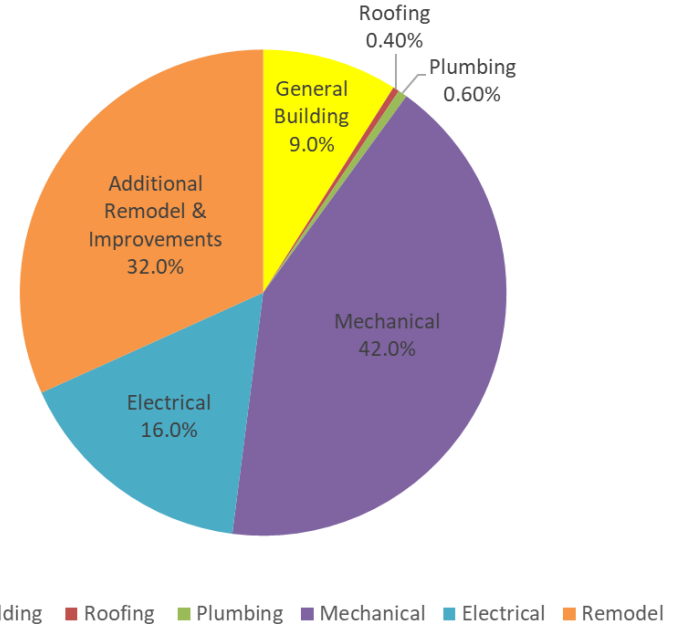
- **3 Options / 1-2-4-All Exercise**

- **Narrowed and Eliminated Option 2**

New/Remodel HS at Existing Site & Abe Stay Open

- **Reviewed District Financing & Tax Impacts**

- **Reviewed Urgent, 2-5, 6-10 Year Maintenance Needs**



NARROWED OPTIONS

- **DFC Narrowed to Two Options:**

Option 1:

7-12 Grade Level Configuration

Combined Middle / High School

Existing High School Site

New Additions, Renovations, Demolition 60,000 sq ft

Close Abe Lincoln

***Option 3:**

9-12 Grade Level Configuration

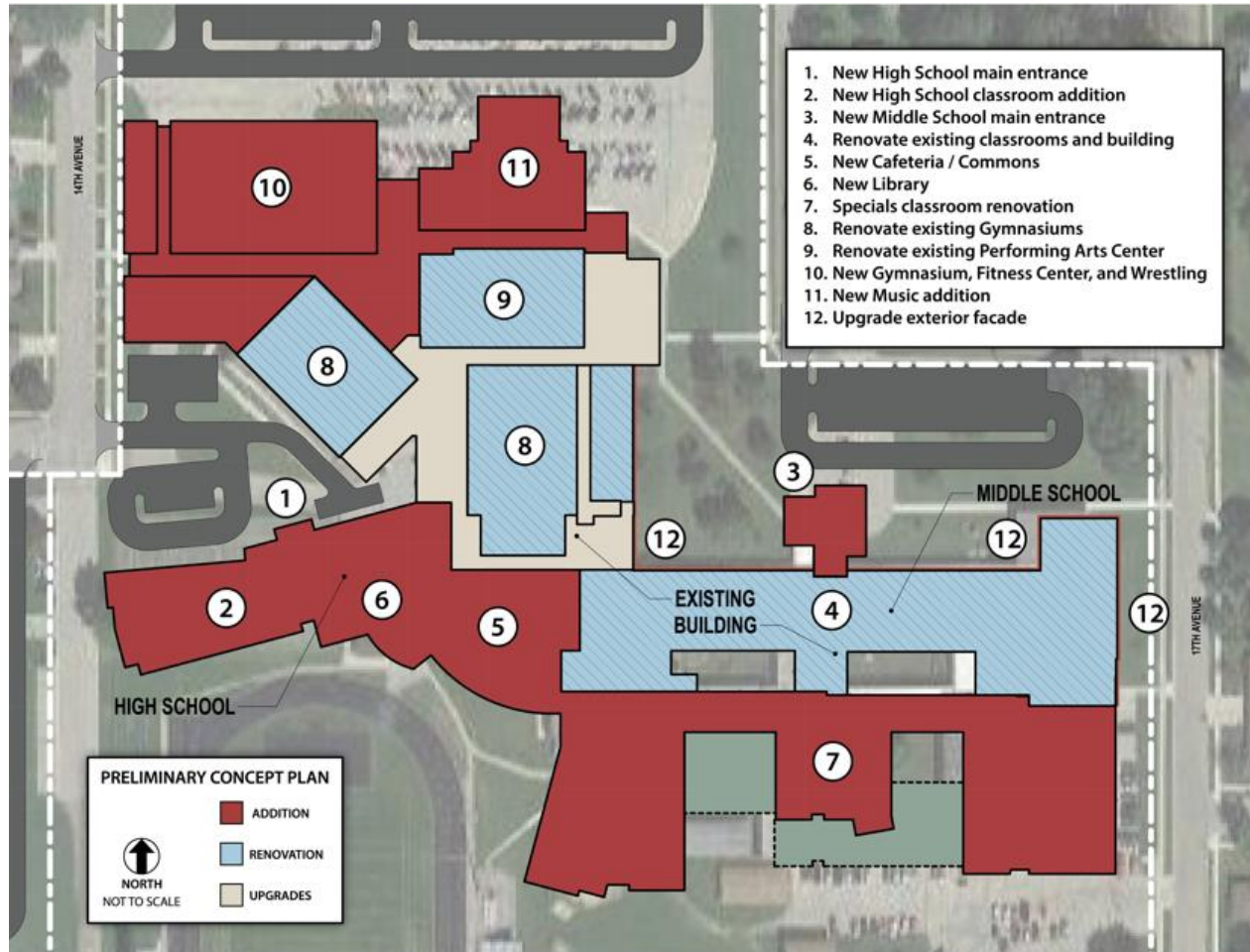
New Building / New Site

Abe Lincoln Open

**Committee preferred Option 3, but recommends testing both options via the community survey.*

- **Abe Lincoln would be closed**
- **Parkside and Northside would be reconfigured to PK-3 buildings**
- **Middle School would become a 4-6 Intermediate School**
 - Cafeteria improvements, FACE and science spaces converted to classroom spaces, remodeling allowance
- **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)**

PROPOSED **OPTION 1** SITE PLAN (7-12 COMBINED MIDDLE / HIGH SCHOOL)

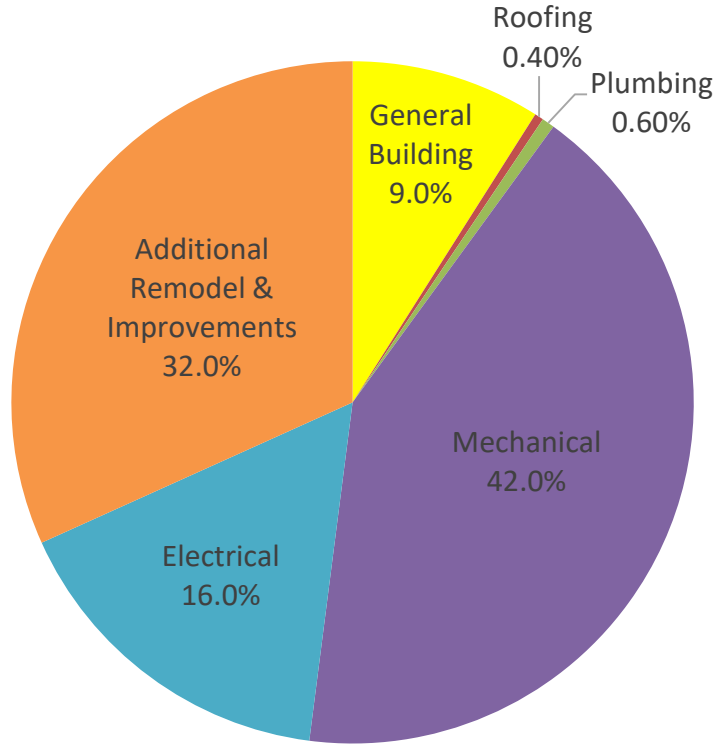


- **Abe Lincoln would continue to operate as a 4K-5 school**
 - Updates and renovations
- **Parkside would continue to operate as a K-5 school**
- **Northside would continue to operate as a K-5 school**
- **Middle School would continue to operate as a 6-8 school**
 - Cafeteria improvements, remodeling allowance
- **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)**

POTENTIAL SITE FOR **OPTION 3** - NEW HIGH SCHOOL

- Preferred location to build a new high school – adjacent or near city limits
- Explore site options with private property owners
- Challenge is not identifying site during pre-referendum phase
- Cost of the land may vary, included in referendum costs
- Need to do our due diligence prior to referendum

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	\$244,000
Plumbing	\$20,023
Mechanical	\$1,393,837
Electrical	\$538,402
Additional Remodel & Improvements	\$1,053,443

Total: \$3,562,234

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

- 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

PROS / CONS LIST

Monroe - District Facilities Committee									
Pros / Cons Summary									
Option 1 - Combined Middle / High School, Grade Level Configuration 7-12, Close Abe				Pro			Con		
				Accelerate learning for 7th and 8th graders			Negative perception combining grades 7-8 w/ 9-12		
				Staff share services and resources			Community has negative perception of closing Abe		
				Separate MS/HS entrances			Student intermingling in shared spaces (cafeteria)		
				Shared commons, gyms, dining					
				Students can walk and bike to school					
				Room for athletics on site due to closing Abe					
Option 2 - Grade Level Configuration 9-12, Existing High School Site, Abe Open				Pro			Con		
				Lowest cost solution at \$81 million			Site is small, can't consolidate athletic fields		
				Students can walk and bike to school			Water and mold issues in existing building		
							26 acres currently, ideal is 40 acres		
Option 3 - Grade Level Configuration 9-12, New Building / New Site, Abe Open				Pro			Con		
				Adequate indoor and outdoor space for athletics			Most expensive solution @ \$88 million		
				Building efficiencies with new construction			Site not determined at this time		
				Able to purchase 40 acres of land			Only site option is the northside of town		
				Explore reducing square footage for this solution			Students can't walk and bike to school		
							Build new PAC and football field / duplicate		
							All students bused, increases operating expenses		

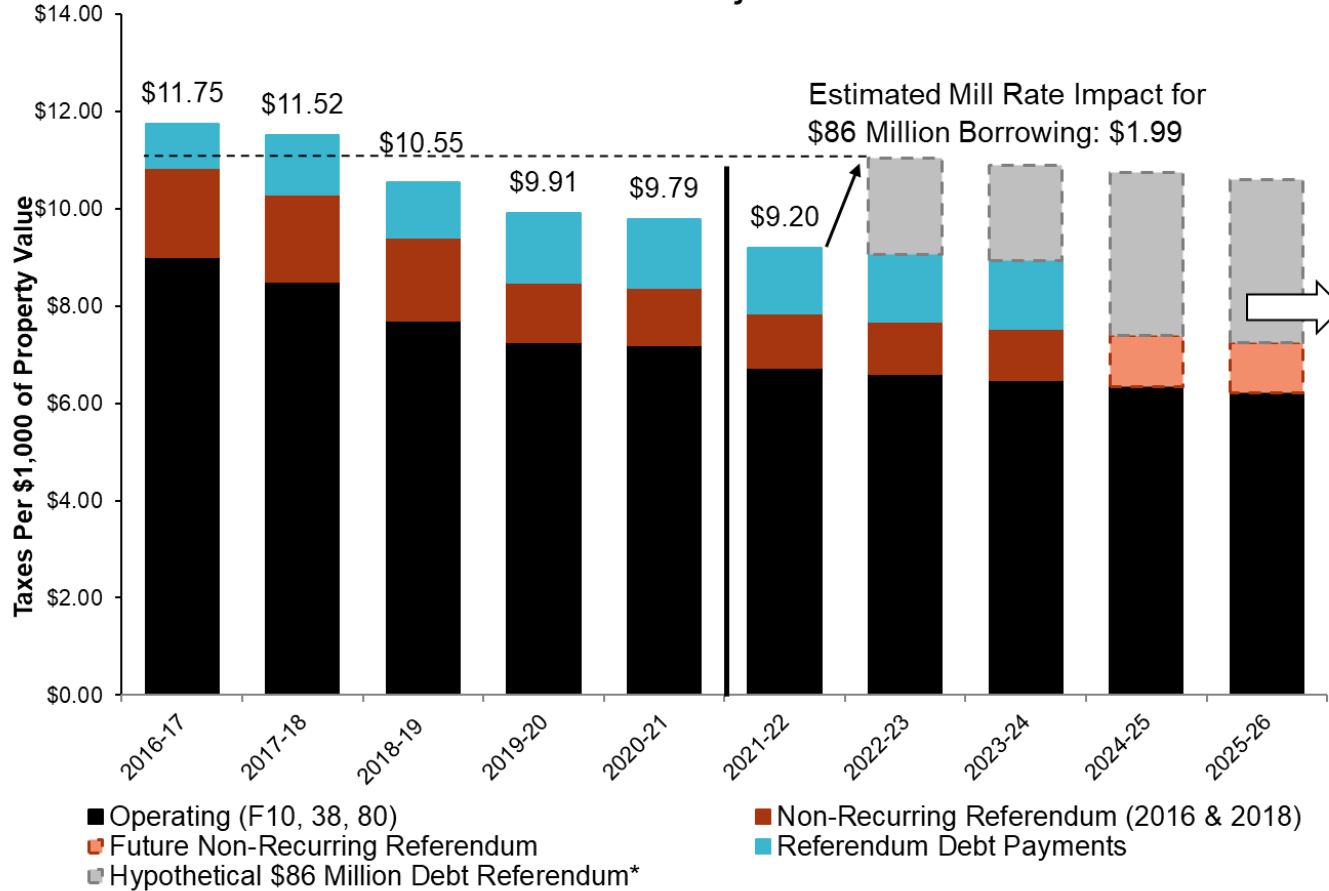
CESA 2 DISTRICTS REFERENDUM HISTORY

2017-2021

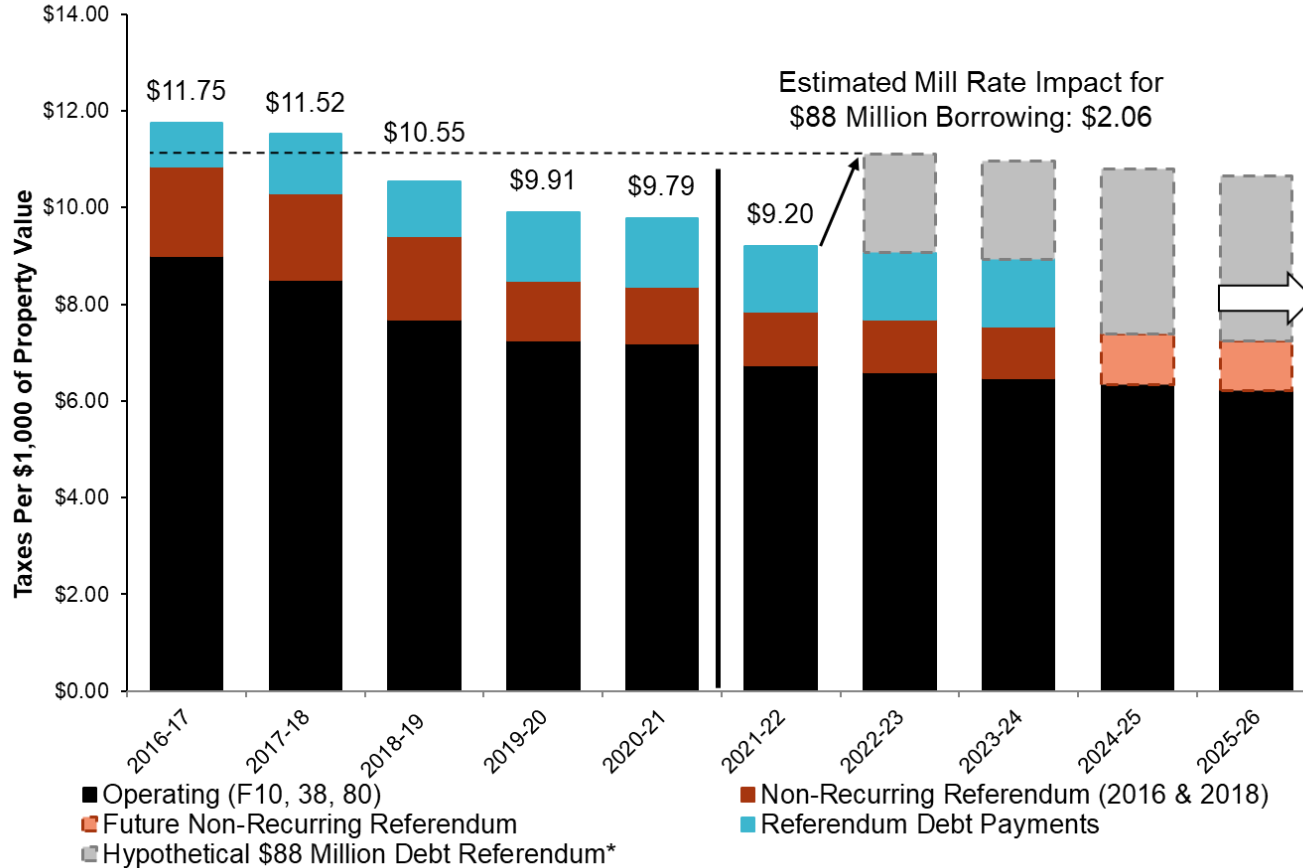
High School Projects

DISTRICT	CESA	REFERENDUM DATE	AMOUNT	PROJECT
Albany	2	Apr-19	\$2.75 M	Construction addition/renovations
Beloit Turner	2	Nov-18	\$26.8 M	Addition renovation Turner HS
Big Foot	2	Nov-18	\$7.8 M	Outdoor athletic facilities
Burlington	2	Nov-18	\$43.665 M	MS/HS renovation and additions
Central/Westosha	2	Apr-21	\$39.6 M	New gym, cafeteria/commons, auditorium, etc.
Clinton	2	Nov-20	\$32 M	MS/HS renovation and additions
Deforest	2	Apr-19	\$125 M	District wide, expansion HS
Edgerton	2	Nov-18	\$40.6 M	Renovations HS, elementary school
Elkhorn	2	Apr-20	\$6.92 M	Purchased building and land
Evansville	2	Nov-18	\$34 M	District-wide
Janesville	2	Nov-20	\$22.5 M	District-wide
Johnson Creek	2	Apr-20	\$15 M	Elementary addition to MS/HS
Lake Geneva UHS	2	Apr-21	\$6 M	Renovations and maintenance
Lake Mills	2	Nov-18	\$6.9 M	Building classroom additions/remodeling HS
Lake Mills	2	Nov-18	\$2.49 M	Outdoor athletic improvements at HS
Madison	2	Nov-20	\$317 M	Address 4 HS + elementary project
Middleton/Cross Plains	2	Nov-18	\$138.9	New elementary, addition, remodel HS
Milton	2	Apr-19	\$59.9	District-wide improvements
Monona Grove	2	Apr-21	\$57 M	New elementary, district-wide improvements
Mount Horeb	2	Apr-17	\$38.5 M	Security, expanded cafeteria HS, etc.
New Glarus	2	Apr-21	\$28.9 M	District wide improvements, tech ed addition HS
Sun Prairie	2	Apr-19	\$164 M	Construction of new high school
Union Grove UHS	2	Apr-17	\$7.85 M	Tech ed, science, wellness center
Verona	2	Apr-17	\$18.52 M	Swimming pool, athletic fields at new HS site
Verona	2	Apr-17	\$162.76 M	New HS and auditorium, renovate existing HS
Waterford UHS	2	Apr-19	\$9.95 M	Upgrades and expansions
Waterloo	2	Aug-18	\$8.9 M	Fitness center and gym
Waterloo	2	Aug-18	\$7.3 M	District-wide improvements
Wheatland J1	2	Apr-18	8.45 M	Updates to science, STEM, safety, additions, renovations
Wisconsin Heights	2	Nov-20	\$27 M	Add ES to MS/HS & Update MS/HS

Historical and Projected Mill Rate



Historical and Projected Mill Rate



COMMUNITY SURVEY PROCESS

- Vendor: School Perceptions
- Survey development October – December 2021, survey in January 2022
- Report results in February, approve and adopt resolution March 14 or 28
- Based on November 2022 tax impact
- Web-based survey platform with access control system
- Goal of the survey process:
 - Builds trust and credibility in the community
 - First chance to educate stakeholders about solutions
 - Collects data to inform the board on community tolerance

NEXT STEPS

1. Board review recommendation from DFC

Option 3 – DFC preferred solution

Recommendation to survey the community – Option 1 & 3

2. Community engagement sessions to present high school option(s)
3. Community survey process through School Perceptions
4. Board finalize solution(s) for referendum - November 2022

QUESTIONS?



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