



BUILDING FOR OUR FUTURE



School District of Monroe - Monroe High School Building Project



» Conceptual Rendering

» A NEW MONROE HIGH SCHOOL - BUILDING FOR OUR FUTURE

The process of bringing the referendum question presented to our community to build a new high school on a new site and remodel Abraham Lincoln Elementary is the culmination of 5 years worth of work and engagement beginning with community forums in 2017 to develop a strategic plan and subsequently led to an RFP and a facilities study in 2018. The effort included multiple newsletters, multiple community listening sessions, multiple committees, and two community surveys sent to every mailbox in the District. Please visit our website at www.monroeschools.com to learn more about this 5-year journey.

With the passage of the referendum on November 8th, 2022, and the subsequent resolution of the lawsuit that challenged the validity of the referendum, we are excited to move forward and provide our students with a new high school on a new site that will be an investment in the future and ensure that the students of today and tomorrow will have a safe, modern educational atmosphere to pursue their passions and prepare them for college, the workforce, and beyond. With a student-centered focus, we will strive to provide a facility for our students and leave our children and community with a legacy we can all be proud of.

The School District of Monroe has researched properties in and around the City of Monroe that would satisfy the following criteria: 60 or more useable acres to have room for school activities on site, close proximity to utilities, efficient site circulation, space for current and future building and site needs, and comparing the cost of the land plus site work. This newsletter will provide information on the B & S property near Northside Elementary School that will be brought forward for approval at the Meeting of Electors in July 2023, when our community will decide the future of our schools.



» LAND ACQUISITION TIMELINE

The process of engaging property owners of potentially viable sites began in August 2022. Prior to the November 8th Referendum vote, the District placed under contract the 77+ acre "B & S Property" located off 31st Ave. near Northside Elementary School. The site was publicly announced Monday, September 12, 2022, 3 days after an agreement was reached between the district and property owners. The property was voted down at the December 12th, 2022 Meeting of Electors.

The District then placed the 70-acre property on County Hwy DR (Donny), north of Monroe, under contract and presented it for consideration at the March 8th, 2023 Meeting of Electors where it was too voted down.

At the May 22nd, 2023, Board of Education meeting, the Board instructed the District to re-engage with the B & S property owners to see if the property was available for consideration. The property was still available and at the Board of Education meeting on June 12, 2023, the Board voted to approve a new land contract with several provisions that make the B & S property the least expensive land option and the best location for our new high school.



» WHAT ARE THE BENEFITS OF THE B & S PROPERTY?

As discussed at the June 12, 2023, Board of Education meeting, the forward-thinking B & S property owners understand the importance of this building project for our community and the importance of providing modern educational spaces for our students. In an effort to lower project costs, they have offered a parcel swap - the School District of Monroe will receive the 70-acre B & S property on 31st Avenue in exchange for the existing site and high school facility "as is". The land cost will be \$0. This will also save the District \$1,925,176 in demolition costs for the existing building. The District will maintain the old high school property until the new high school is completed and the B & S property owners assume ownership. All needed District outdoor assets and personal property will be relocated to the new high school. Additional property benefits include:

- Property owners will provide a 66-foot wide easement for road access from County KK and a \$100,000 donation towards the construction of the road
- Located near city water, sewer, utilities, and technology infrastructure
- Close to Northside Elementary School
- Does not cross any major roads
- 70%-75% of the property has an elevation change of 20 feet or less
- Large enough to have most of our school-sponsored extra-curricular activities on-site
- Large enough to accommodate future needs in the event there is growth or needed space for other district facilities
- Large enough to plan for on-site traffic flow during morning, afternoon, and for special events
- Closer access to Hwy 59, Hwy 11, and County KK

» HOW DOES THE B & S PROPERTY COMPARE TO OTHER OPTIONS?

Our construction partner CG Schmidt completed a Total Project Cost Comparison of the properties that have been brought to the electors for approval as well as for the option of building on the site of the existing high school. B & S is the least expensive land option with a land cost of \$0 and will not require the demolition of the existing site which will save the District \$1,925,176 dollars. Money that can be re-invested in the quality of our new school.



TOTAL PROJECT COST COMPARISON

PROJECT: New High School & Abe Capital Improvements
 OWNER: Monroe School District
 LOCATION: Monroe, WI
 ESTIMATE: Cost Model
 MEETING: Owner Review
 DATE: June 12, 2023

| ITEM | REFERENDUM BUDGET | B & S SITE | EXISTING SITE | DONNY SITE | NOTES |
|--|---------------------|---------------------|---------------------|---------------------|--|
| New High School Building Cost | Included | \$60,016,364 | \$60,016,364 | \$60,016,364 | 240,643 GSF at \$249.40 / GSF |
| Outdoor Activities Facilities | Included | \$10,617,775 | \$9,325,825 | \$10,617,775 | Reduced amount of total facilities can fit on the existing site. |
| Sitework Cost | Included | \$7,080,092 | \$6,673,076 | \$6,594,211 | Existing site has more cut / fill anticipated due to poor soils. B&S Site layout isn't as efficient as Donny, has more cut / fill and has a lift station included. |
| Building Soft Costs | Included | \$12,260,000 | \$12,260,000 | \$14,360,000 | Donny property includes land purchase cost (at reduced cost over previous budget). |
| Existing High School Site Demo & Restoration | Included | \$0 | \$1,925,176 | \$1,925,176 | B&S is taking the existing high school site as is with no demo or restoration included. |
| Abe Lincoln Elem Capital Improvements | Included | \$3,400,000 | \$3,400,000 | \$3,400,000 | |
| Reductions needed to meet budget | N/A | N/A | N/A | -\$2,500,000 | Donny reductions are \$1M for outdoor activities and \$1.5M for skin and finishes changes. |
| TOTAL PROJECT COST | \$94,300,000 | \$93,374,231 | \$93,600,441 | \$94,413,526 | Referendum cost includes interest earned on bonds. |
| | Net Difference | \$0 | \$226,209 | \$1,039,295 | As compared to lowest cost site (B&S). |

EXISTING SITE NOTES:

1. There will be no Football, Soccer, Baseball, Track, and Tennis facilities at the existing site for a period of up to 3 full seasons while construction of the new building is being completed.
2. Due to size constraints of the existing site, JV baseball is eliminated & will need to be off-site and tennis facility is reduced to 4 courts (versus 8 on a new site).



LONG-TERM BONDING

The School District of Monroe issued its bonds for the new high school on May 31, 2023. The bonds will be paid off over the next 20 years. The District maintained its A+ rating and issued the bonds as AA insured bonds. The all-in total interest cost, inclusive of issuance costs, had a yield of 4.16%. The estimated cost at the time of the referendum was 4.48%. This means the District will pay \$3,136,638 less in debt costs over the life of the bonds than what was projected.



» HOW MUCH WILL IT COST TO BUILD A NEW HIGH SCHOOL ON THE B & S PROPERTY?

At the June 12th, 2023 Board of Education meeting, CG Schmidt presented an Executive Summary outlining the estimated costs to build a new high school on the B & S property.

EXECUTIVE SUMMARY

PROJECT 2022 Referendum - New High School on B&S Site

OWNER Monroe School District

LOCATION Monroe, Wisconsin

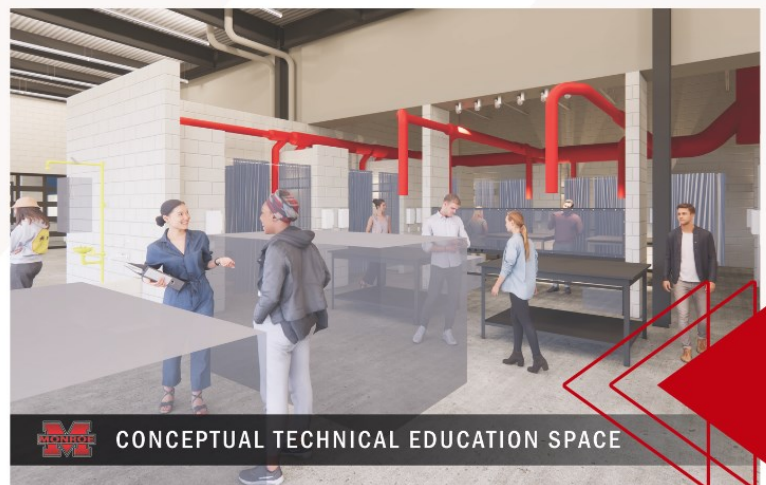
ESTIMATE Cost Model

MEETING Owner Review

DATE June 12, 2023

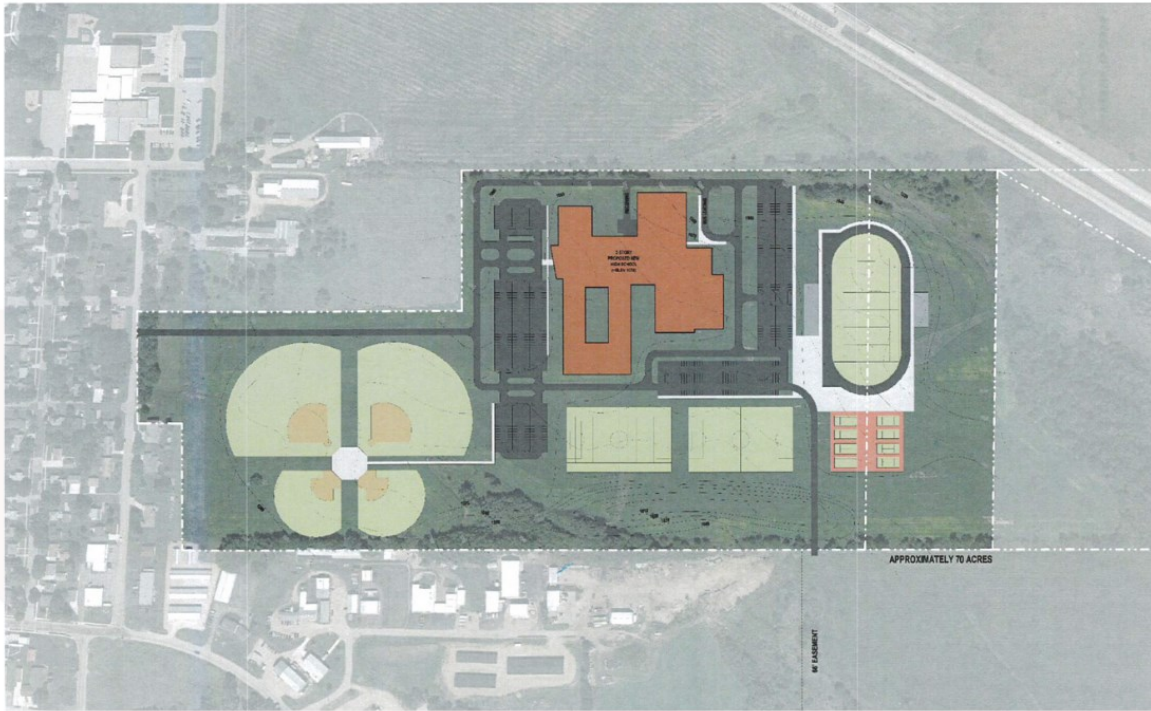
| DESCRIPTION | QUANTITY | COST | COST / GSF |
|--|----------------|--|---------------------|
| NEW BUILDING ADDITIONS (750 Students) | 240,643 | GSF | \$60,016,364 |
| OUTDOOR ACTIVITY FACILITIES | 240,643 | GSF | \$10,617,775 |
| INCLUDES: Football/Soccer/Track Stadium, Baseball Competition, Baseball JV, Softball Competition, Softball JV, (2) soccer size practice fields, & Tennis (8 courts). | | | |
| SITework COST | 70 | Acre | \$7,080,092 |
| BUILDING SOFT COST | | | \$12,260,000 |
| EXISTING HIGH SCHOOL DEMO | | | \$0 |
| ABE ELEMENTARY SCHOOL CIP | | | \$3,400,000 |
| TOTAL BUDGET (May 2023) | 240,643 | GSF <small>(building area)</small> | \$93,374,231 |

Note: TOTAL BUDGET above includes inflationary costs of ~\$6.8M (from 11/22 to 05/23) which will be funded by ~\$6.3M interest earned on the bonds.



Concept Drawings for a New Monroe High School



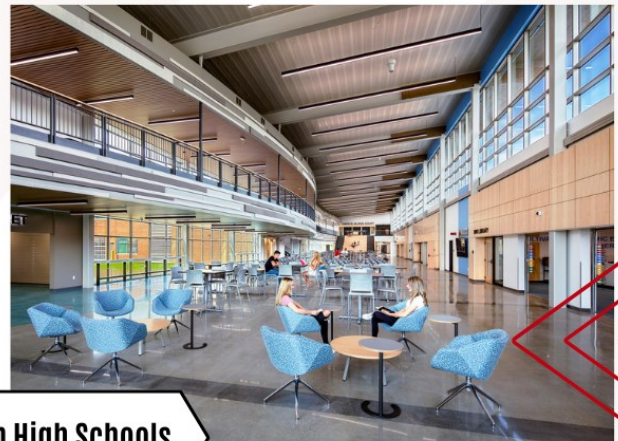


» Conceptual Rendering

» WHAT WOULD A NEW SCHOOL LOOK LIKE?

Above is a conceptual drawing of how a new school and facilities might be placed on the property. This is only a concept. There are many steps that need to be completed once a land purchase is approved at a Meeting of Electors before the actual design process can begin. The following contingencies would also have to be satisfied:

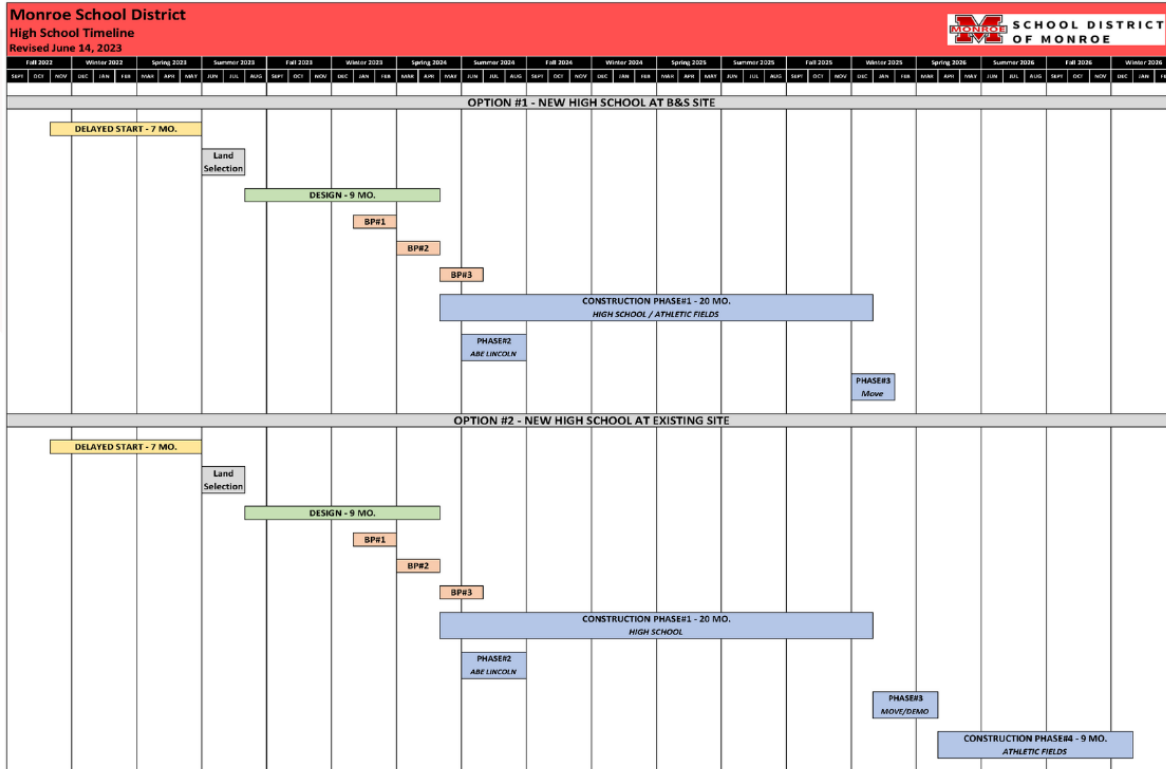
- Within 10 days of approval by the Meeting of Electors, the land surveyor will identify the north and south boundaries. Within 30 days, the surveyor will deliver the report.
- Utility services and infrastructure improvements must meet the intended use
- Traffic studies (vehicular and pedestrian) to access the property
- Environmental inspections, soil sampling, testing, and engineering studies
- Pending all government approvals and permits
- Title insurance commitment to be provided



Examples of Modern High Schools

» HOW LONG WILL IT TAKE TO BUILD A NEW SCHOOL ON THE B & S PROPERTY?

Below is a graph that compares the construction timeline for building a new school on a new site versus building a new school on the existing site. In both options, there is a design phase of 9 months and, with approval of the B & S Property, we expect to break ground in Spring 2024, with an anticipated 20 months of construction for Phase 1. Building on a new site has several advantages. Building on the existing high school location would impact football, baseball, girls and boys soccer, track, and girls and boys tennis for 2-3 seasons. It would also limit our Physical Education outdoor instruction.



» WHAT ABOUT USING THE EXISTING SCHOOL SITE?

If the community does not support the purchase of new land at the next Meeting of Electors in July, the District would then need to reuse the existing land the current high school sits on to avoid further delays. This brings unique limitations for students, staff, families, and the community.



If we use the current site, we believe there will be a significant negative impact on our students and staff at both the high school and Abraham Lincoln Elementary as they attempt to learn/work in a construction environment. We are working hard to improve our test scores, instruction, and curriculum. Almost three years of construction will likely negatively impact our student outcomes for years to come.

During the 3 years of construction, our students, staff, and community will be impacted by noise, safety issues, delays, distractions, construction debris/dust, etc. In the densely populated neighborhood surrounding the area, street parking will become an issue and roads will be affected since there are no major roads/direct routes to the construction site from Hwy 69.

It is important to also note that the existing site would only be 45 acres, 25 acres less than the B & S Property, and would not be large enough to have all of our outdoor extra-curricular activities, including athletics, on-site. This would also mean that there would be less opportunity for expansion on the existing site to accommodate future needs. When you factor in the costs for site preparation and demolition of the existing facilities, the total project cost is higher to build on the current high school location than on the B & S property.

» HOW MUCH WILL IT COST TO BUILD A NEW HIGH SCHOOL ON THE EXISTING SITE?

At the June 12th, 2023 Board of Education meeting, CG Schmidt presented an Executive Summary outlining the estimated costs to build a new high school on the existing high school site.

EXECUTIVE SUMMARY

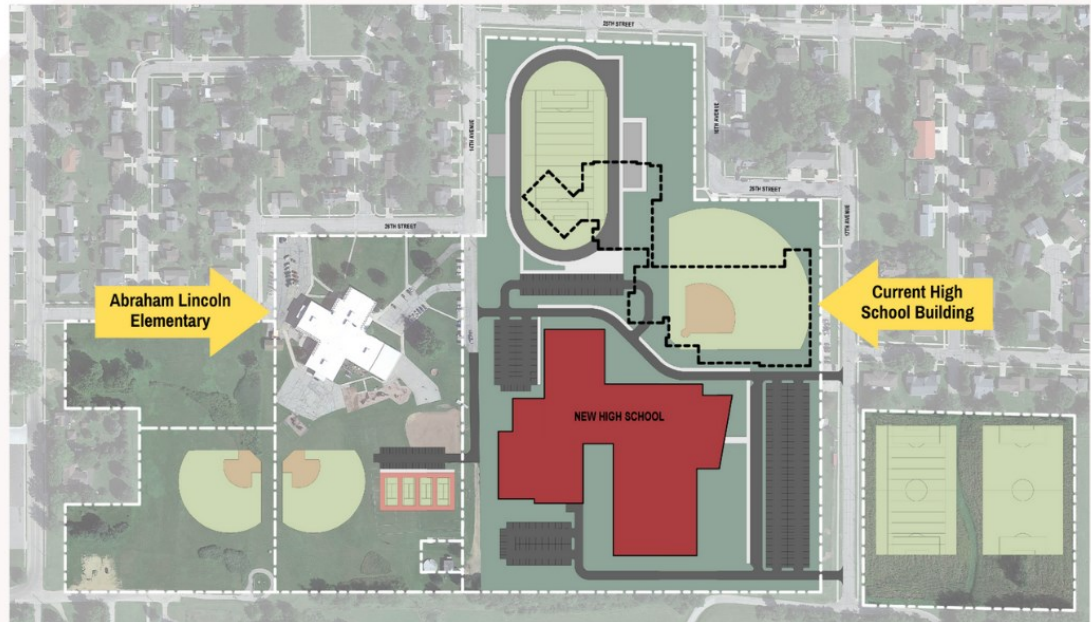
PROJECT 2022 Referendum - New High School on Existing High School Site
OWNER Monroe School District
LOCATION Monroe, Wisconsin
ESTIMATE Cost Model
MEETING Owner Review
DATE June 12, 2023

| DESCRIPTION | QUANTITY | COST | COST / GSF |
|--|------------------------------------|---------------------|-----------------|
| NEW BUILDING COST (750 Students) | 240,643 GSF | \$60,016,364 | \$249.40 |
| OUTDOOR ACTIVITY FACILITIES | 240,643 GSF | \$9,325,825 | \$38.75 |
| INCLUDES: Football/Soccer/Track Stadium, Baseball Competition, Softball Competition, Softball JV, Tennis (4 courts), and 2 practice fields. NOTE: Due to size constraints of the existing site, JV baseball is eliminated & will need to be off-site and tennis facility is reduced to 4 courts (versus 8 on the new site). There will be no Football, Soccer, Baseball, Track, and Tennis facilities at the existing site for a period of up to 3 full seasons while construction of the new building is being completed. | | | |
| SITWORK COST (Existing High School Site & Half East Site) | 35 Acre | \$5,398,327 | \$22.43 |
| SITWORK COST (West Lot / South Abe) | 12 Acre | \$1,274,749 | \$5.30 |
| BUILDING SOFT COST | | \$12,260,000 | \$50.95 |
| EXISTING HIGH SCHOOL DEMO | | \$1,925,176 | |
| ABE ELEMENTARY SCHOOL CIP | | \$3,400,000 | |
| TOTAL BUDGET (May 2023) | 240,643 GSF (building area) | \$93,600,441 | \$388.96 |

Note: TOTAL BUDGET above includes inflationary costs of ~\$6.8M (from 11/22 to 05/23) which will be funded by ~\$6.3M interest earned on the bonds.

» WHAT WOULD A NEW HIGH SCHOOL ON THE EXISTING SITE LOOK LIKE?

This is a conceptual drawing of how a new school and facilities might be placed on the property. This is only a concept. There are several limitations when building a new school around existing facilities that would be occupied by students during construction.

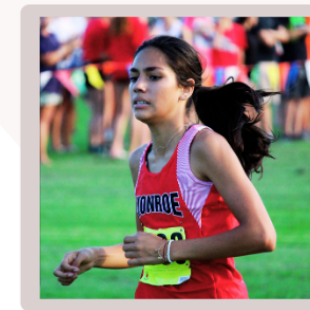


» Conceptual Rendering

» WHAT STUDENT ACTIVITIES WOULD BE DISRUPTED BY CONSTRUCTION ON THE EXISTING SITE?

Many sports including Football, Boys and Girls Soccer, Track, Baseball, and Boys and Girls Tennis will need to relocate their practices and competitions at some point during the construction timeline as the new school building will need to be built behind the current facility where the football field, track, and tennis courts are currently located. We will need to find alternative sites for practices and competitions, our practice and game times will be dictated by availability, and students will need to be bused to alternate facilities which will increase costs. There will be added loss of revenue from home game ticket sales and concessions. In addition, our Physical Education instruction will be impacted by limited outdoor access. These activities would be impacted for approximately 3 years as the new school is constructed, the old facilities are demolished, and new athletic facilities are built.

For many students, participation in extra-curricular activities is an incredibly important part of their school experience and positively affects their mental health and well-being, providing purpose and passion. Building a new school on a new site would not disrupt any extra-curricular or athletic activities.



» WHY CAN'T WE REMODEL/REUSE THE GYMS AND PERFORMING ARTS CENTER?

The School District of Monroe consulted with Quarles and Brady, LLP, Attorneys at Law regarding what authority the language of the November 8th referendum grants the Board of Education and School District of Monroe. In their response, they indicated that the wording of the referendum question prohibits using any of the bond funds or bond proceeds for remodeling or renovation of the existing high school building. Please visit our website at www.monroeschools.com to read the entire response or view the May 23rd, 2023 Special Meeting on our YouTube channel.

B & S PROPERTY

- \$0 needed for land purchase
- District will receive 70 acres in exchange for our current 45-acre site and the existing school and facilities "as is"
- \$1,925,176 saved in demo and restoration expenses
- Property owners are providing a 66-foot wide easement to connect the site to County KK and \$100,000 toward road construction
- 2-year construction timeline
- Students, families, and staff will not be affected by off-site construction
- Site is large enough to accommodate future facility needs
- Closer access to Hwy 59, Hwy 11, and County KK

EXISTING HIGH SCHOOL SITE

- \$0 needed for land purchase
- Current high school site is approximately 45 acres - less than the recommended 60+ acres for a new high school
- 3-year construction timeline
- Students, families, staff, and surrounding neighborhoods will be affected by on-site construction for 3 years
- Student extra-curricular activities and outdoor Phy Ed instruction will be impacted for 2-3 years
- Site is not large enough to accommodate future facility needs
- Can not use any of the existing buildings or facilities per the referendum question and legal counsel

» WHERE CAN I LEARN MORE?

Visit our website at www.monroeschools.com and hover on "District" in the top menu bar. A submenu will open. Select "District Facilities Planning" under the "Communications" heading. Here you will find information about the District Facilities Committee and the work that has been done to reach our District goal to Modernize Infrastructure as outlined in our District Values and Goals. To the left, you will find a menu of options that will provide additional information about the MHS Building Project, the B & S Property, Existing Site Use Limitations, a 5-year timeline of the Referendum process, and additional information about the 2022 Referendum.



MEETING OF ELECTORS

The Meeting of Electors time and date will be decided at the June 26th Board of Education meeting.


Watch our website, social media, and *The Monroe Times* newspaper for more information once a date has been determined.

This will be your opportunity to vote on the B & S Property and the future of our schools and community.



Follow us on social media for up-to-date information and to celebrate our schools!



-  @MonroeSchoolsWI
-  @MonroeSchoolsWI
-  @MonroeSchoolsWI
-  @MonroeSchoolsWI

What a great year!



A LOOK BACK AT 2022-2023

2023 MHS Day of Service



= over 2,150 hours of community service in 1 day

Abe Lincoln collects and donates 925 boxes of cereal



Monroe Middle School Students Win National Award



State Champs



MHS Theatre's "The Little Mermaid" gets 11 Jerry Award nominations



kindness



Northside's 4th Annual Service Day spreads kindness and positivity in our community



MHS Forensics team receives WISDAA Excellence in Speech Award for a 2nd year in a row!



Parkside's K-Kids club collected over 300 items during their Spring Cleaning donation drive for Green Haven Family Advocates



School District of Monroe

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SCAN ME to LEARN MORE!



VISIT OUR WEBSITE AT
WWW.MONROESCHOOLS.COM



We invite the community to learn more about the proposed site for our new high school by joining us at our upcoming Community Information Sessions.

Watch our Facebook page, Instagram, and website for more information.



ATTENTION NON-RESIDENTS OF THE SCHOOL DISTRICT OF MONROE

This newsletter is provided to all residents of the School District of Monroe. The most affordable process used to circulate this newsletter throughout the district is to use saturation mailing. It is costly to avoid a few non-residents from receiving our newsletter. We apologize for your inconvenience but wish to provide important information to all residents. Thank you.

#CHEESEMAKERPRIDE

www.MonroeSchools.com

// 608-328-7171 //

