



BUILDING FOR OUR *FUTURE*



School District of Monroe - Monroe High School Building Project

Community Presentation - B & S Property

AGENDA

- **Introductions & Meeting Norms**
- **5 Year Referendum Journey**
- **B & S Property**
- **Project Costs & Long-term Bonding**
- **Modern School Design**
- **Existing Site Use Limitations**
- **Questions?**



District Facilities Committee

Ron Olson - District Business Administrator
Joe Monroe - Director of Pupil Services
Rich Zentner - Director of Building & Grounds
Amy Timmerman - Northside Elementary School Principal
Jeriamy Jackson - Monroe High School Principal
Jeff Newcomer - Monroe High School Athletic Director
Tim Brown - Monroe High School Teacher
Katie Landmark - Monroe Middle School Teacher
Jenna Trame - Parkside Elementary School Principal
Jenny Bochar - Director of Media and Marketing
Ron Markham - Community Member
Nate Lancaster - Community Member
Andrea Sweeney - Community Member
Jason Kundert - Community Member
Ann Doyle - Community Member
Rachel Schardt - Community Member
Carrie Williams - Community Member
Jim Plourde - Community Member/Former Board Member

District Administration

Rodney Figueroa, Superintendent
Ron Olson, Business Manager
Rick Waski, Retired Superintendent
Rich Zentner, Director of Building & Grounds
Jeriamy Jackson, Principal High School
Board of Education

Consultants

Baird (Lisa Voisin, Manager Director)
CG Schmidt Construction (Dan Chovanec, Sarah Dunn, SVP's)
Plunkett Raysich Architects (Steve Kieckhafer, Partner)
Quarles & Brady (Allison Buchanan, Public Finance Lawyer)
School Perceptions (Bill Foster, President)

Competitive Selection Process, Board Approval June 2017



- Engaged with District since 2017
- Competitive process interviewed other design-build teams
- 88 years of experience
- Partner/shareholder leading process



- Engaged with District since 2017
- Competitive process interviewed other design-build teams
- 102 years of experience
- Partners/shareholders leading process



K-12 leader since 1935

**DEDICATED TO DELIVERING INNOVATIVE
DESIGN SOLUTIONS.**

400+ education projects in last 10 years

100+ projects completed with CG Schmidt

Engaged with district since 2017



PLUNKETT RAYSICH
ARCHITECTS, LLP



About CG Schmidt

- Founded in Wisconsin in 1920
- Five generations of the Schmidt family
- \$1 billion bonding capacity
- Never been in a lawsuit with client or architect
- 13x Best Places to Work (Milwaukee Business Journal)
- Employees who live in the area
- Committed to keeping the “Green” in Green County
- Engaged with district since 2017



Caring // Integrity // Innovation // Excellence // No Surprises

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



ZERO

Exceeded Referendum Budgets

Education Project	Budget (millions)	End Cost (millions)	Savings (millions)	Under Budget (percentage)
School District of Lodi	\$22.00	\$21.67	\$0.33	1.50%
Baraboo School District	\$22.50	\$19.67	\$2.83	12.58%
Baraboo School District Phase 3	\$36.00	\$35.75	\$0.25	0.69%
Beaver Dam United School District	\$43.44	\$43.44	-	0%
Muskego-Norway School District	\$43.18	\$39.70	\$3.48	8.06%
Hartland Lakeside Elementary Schools	\$7.82	\$7.82	-	0%
Edgewood Elementary School	\$2.67	\$2.65	\$0.02	0.75%
Glenwood Elementary School	\$1.61	\$1.59	\$0.02	1.24%
Menomonee Falls North Junior High	\$12.40	\$12.00	\$0.40	3.23%
Menomonee Falls High School	\$16.66	\$16.41	\$0.25	1.50%
Elkhorn Area Middle School	\$14.37	\$14.01	\$0.36	2.51%
Webster Middle School	\$5.42	\$5.30	\$0.12	2.21%
Hartland Lakeside Middle School	\$9.50	\$9.20	\$0.30	3.16%
Winneconne High School	\$16.90	\$16.50	\$0.40	2.37%
Arrowhead Union High School	\$18.10	\$17.60	\$0.50	2.76%
Greendale High School	\$14.70	\$14.59	\$0.11	0.75%
Cedarburg High School	\$16.15	\$16.15	-	0%
Greenfield High School	\$44.60	\$44.60	-	0%
Elmbrook Schools	\$55.06	\$55.06	-	0%
Cudahy School District	\$5.90	\$5.75	\$0.15	2.54%
Brown Deer Middle/High School	\$22.00	\$21.87	\$0.13	0.59%
WI Dells School District High School	\$51.00	\$50.20	\$0.80	1.57%
Ripon School District	\$28.20	\$27.82	\$0.38	1.35%

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

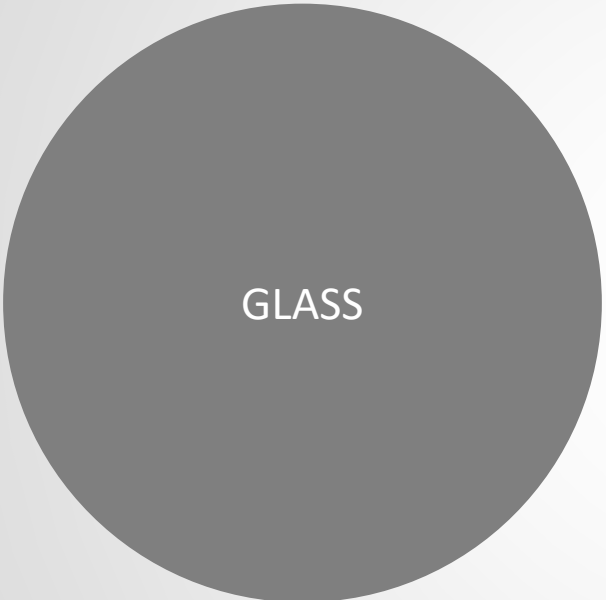
Leverage strong subcontractor and vendor
relationships to secure better numbers

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

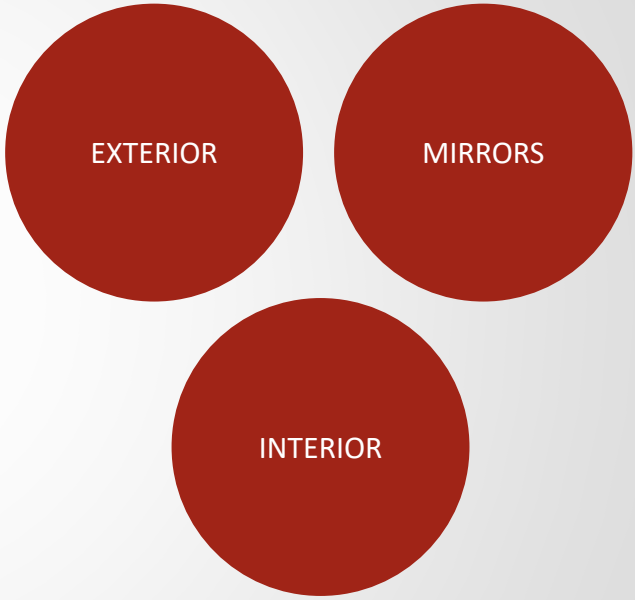


CG Schmidt's Approach is to Maximize Local Subcontractor Participation



Large bid packages limit bids to large companies

VS.



Smaller bid packages give opportunities to smaller local companies



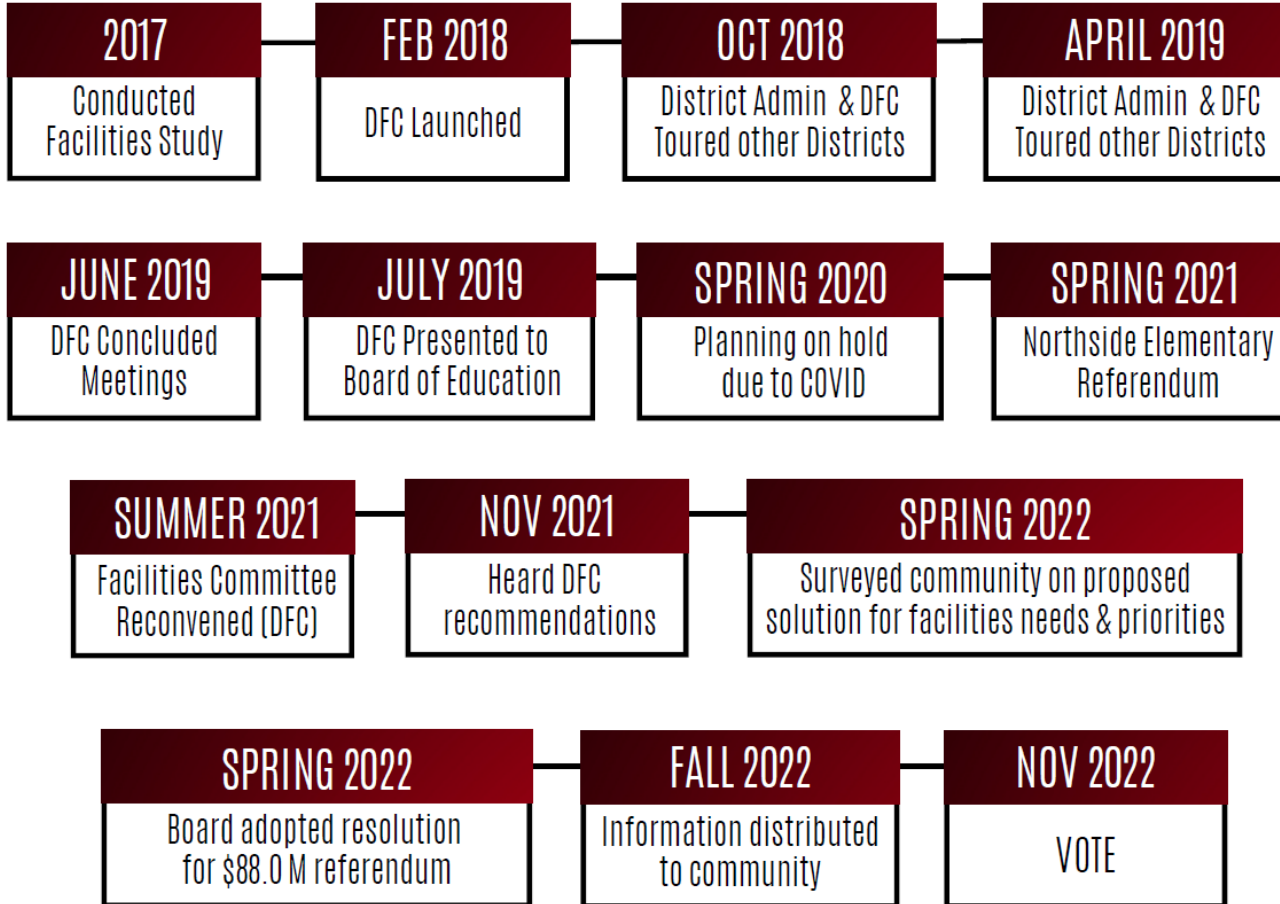
5 YEAR JOURNEY TO A REFERENDUM



MONROE SCHOOL
DISTRICT



MASTER PLANNING TIMELINE





LAND ACQUISITION TIMELINE

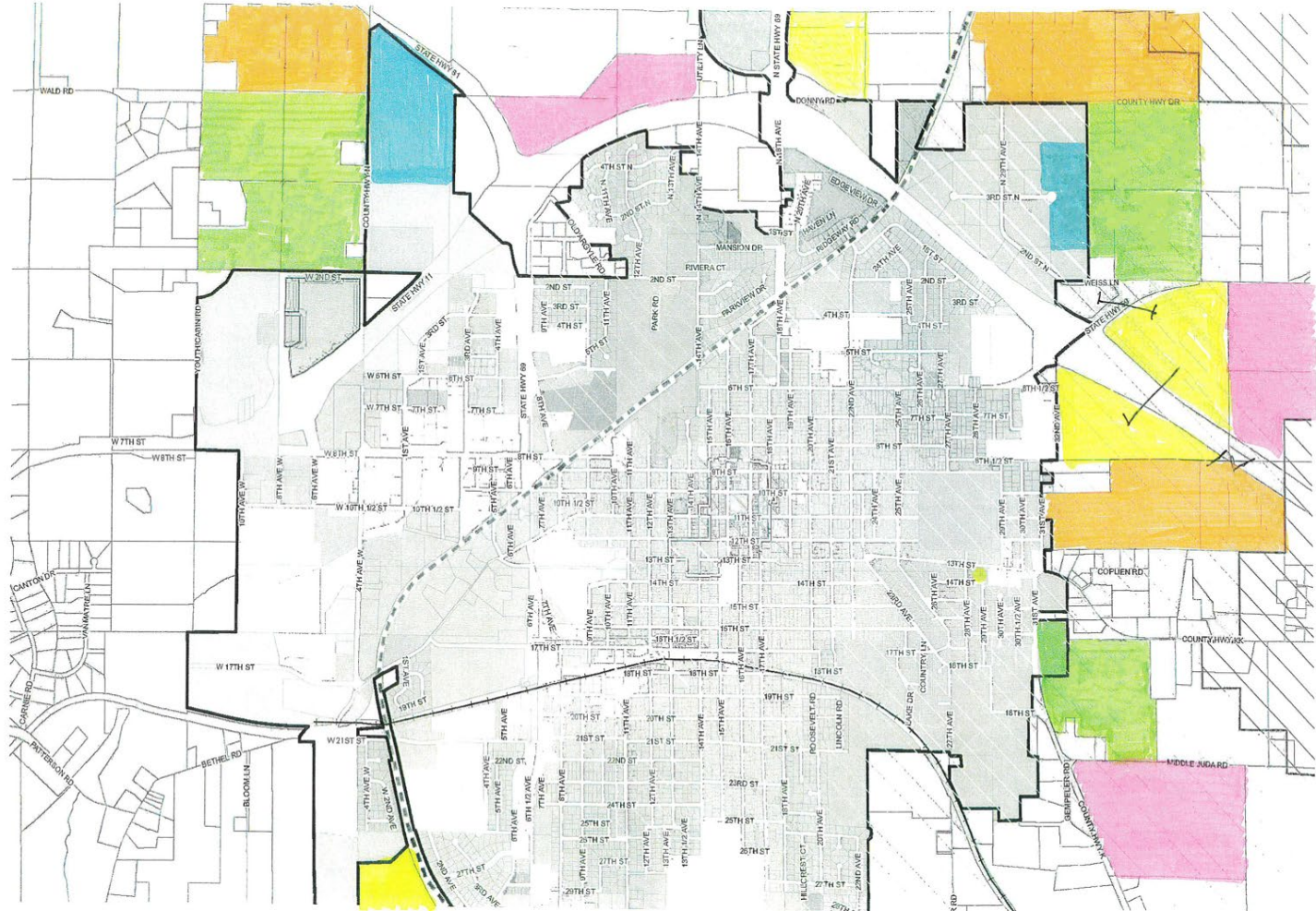


MONROE SCHOOL
DISTRICT



Land Criteria

- 60+ useable acres to have school activities on site
- Close proximity to site utilities
- Efficient site circulation
- Space for building and site needs
- Costs for land, plus site work



LAND ACQUISITION TIMELINE

- August 2022 – District begins the process of engaging with property owners
- Sept 2022 - 77+ acre B & S Property is put under contract and announced publicly
Sept. 12, 2022
- Nov 8, 2022 - Referendum passes
- Dec 12, 2022 - Meeting of Electors do not approve the B & S property purchase
- Dec 2022 – District resumes land acquisition process

LAND ACQUISITION TIMELINE

- Feb 2023 - 70 acre County Hwy DR (Donny) Property is put under contract
- March 8, 2023- Meeting of Electors do not approve the County Hwy DR property purchase
- May 22, 2023 – Board of Education instructs District re-engage with B & S Property owners
- June 2023 – An amended land contract for the B & S Property is presented to the Board of Education and approved

B & S PROPERTY CONTRACT

- Parcel exchange – District will receive the 70-acre B & S Property in exchange for the existing 45-acre high school property and facilities “as is”
- Land cost will be \$0
- District will save \$1,925,176 in demolition and site restoration costs
- Owners will provide a 66 ft wide easement for a road connecting the new high school campus to County KK and will donate \$100,000 toward road construction
- Site is large enough to accommodate current and future facility needs





B & S PROPERTY BENEFITS

- 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 ft or less
- Large enough to have most school-sponsored extra-curricular activities on-site
- Large enough to plan for on-site traffic flow during morning, afternoon, and special events
- Close access to Hwy 59, Hwy 11, County KK
- Construction on a new site will not disrupt education at MHS and Abe Lincoln



TOTAL PROJECT COST COMPARISON



MONROE SCHOOL
DISTRICT



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



MONROE SCHOOL
DISTRICT



LONG-TERM BONDING

- District issued its bonds for the new high school on May 31, 2023
- Bonds will be paid off over the next 20 years
- District maintained its A+ rating and issued 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 was projected
- If interest rates improve, a number of bonds are callable after 8 years and can be refinanced at a lower rate



HOW MUCH WILL IT COST TO BUILD ON THE B & S PROPERTY?



MONROE SCHOOL
DISTRICT



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	\$249.40
OUTDOOR ACTIVITY FACILITIES	240,643	GSF	\$10,617,775	\$44.12
INCLUDES: Football/Soccer/Track Stadium, Baseball Competition, Baseball JV, Softball Competition, Softball JV, (2) soccer size practice fields, & Tennis (8 courts).				
SITWORK COST	70	Acre	\$7,080,092	\$29.42
BUILDING SOFT COST			\$12,260,000	\$50.95
EXISTING HIGH SCHOOL DEMO			\$0	
ABE ELEMENTARY SCHOOL CIP			\$3,400,000	
TOTAL BUDGET (May 2023)	240,643	GSF <i>(building area)</i>	\$93,374,231	\$388.02

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.

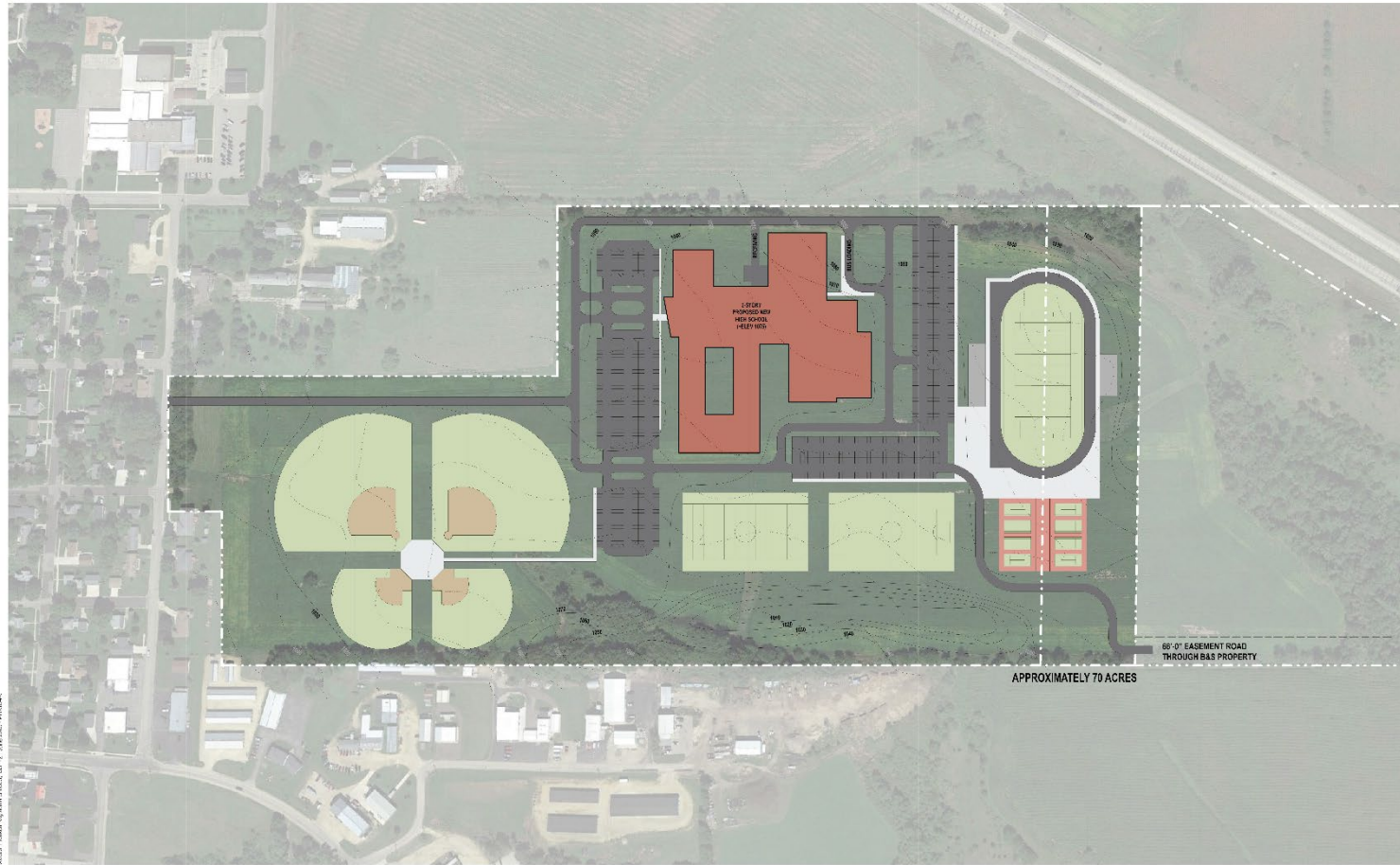


WHAT WOULD A NEW SCHOOL LOOK LIKE ON THE B & S PROPERTY?



MONROE SCHOOL
DISTRICT





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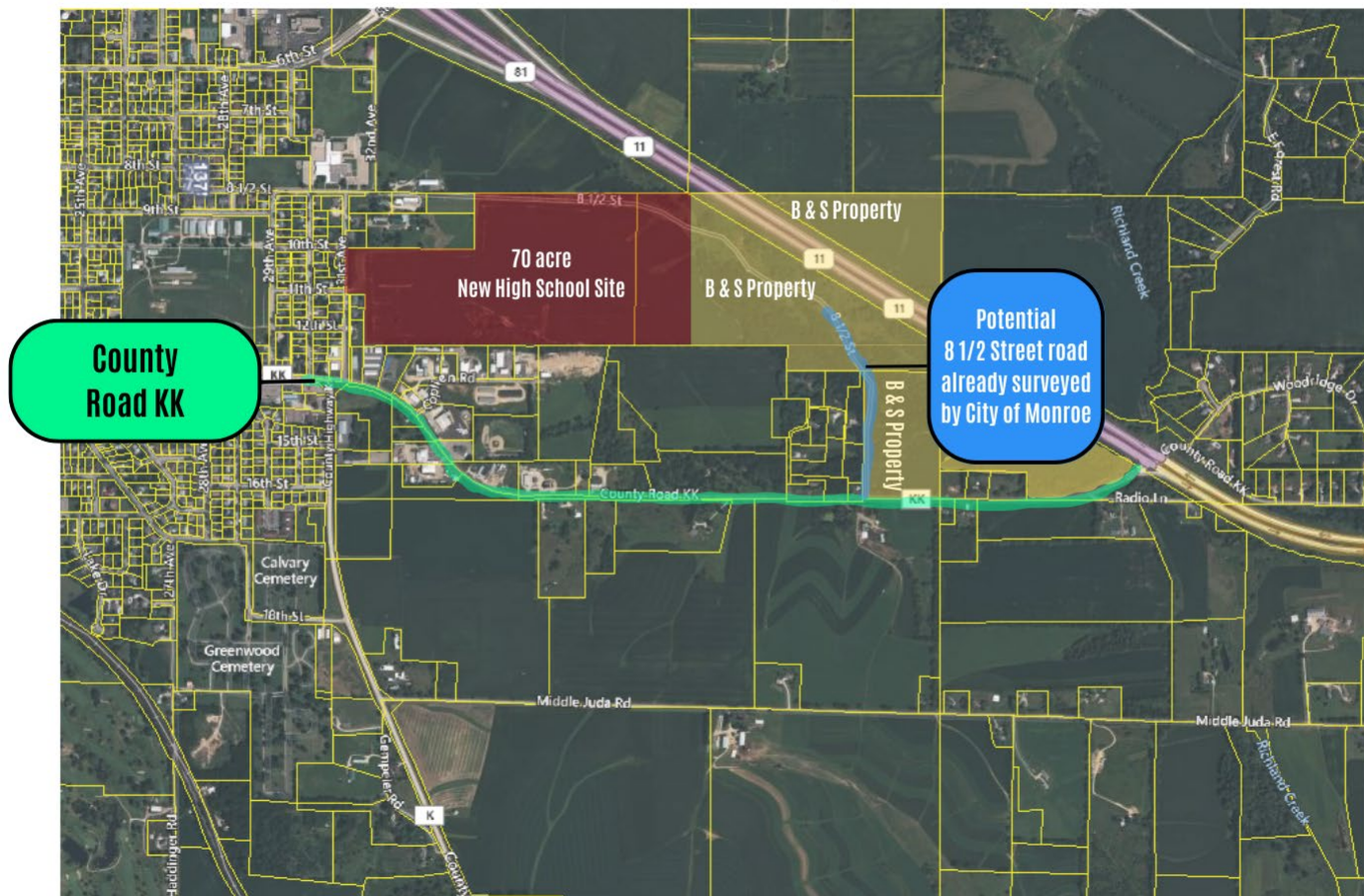
Map for Parcel Address: 2715 8 1/2 St Monroe, WI 53566-1916 Parcel ID: 251-2515.0000



County Road KK

Potential 8 1/2 Street road already surveyed by City of Monroe

Map for Parcel Address: 2715 8 1/2 St Monroe, WI 53566-1916 Parcel ID: 251-2515.0000





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CONCEPTUAL TECHNICAL EDUCATION SPACE

pra
PLUNKETT RAYSICH
ARCHITECTS, LLP



Is it possible for us to imagine
the experience of trench surface?
conditions Yes, what it
looked like
al conditions Not what it
felt like
ng conditions

Homework
✓ Read 1-2 to tomorrow
✓ Read comprehension

Geological processes of plate tectonics
What is the difference between a convergent and a divergent boundary?
What are the different types of plate boundaries?
What are the different types of plate boundaries?



CONCEPTUAL CLASSROOM



PREPARING FOR THE FUTURE
one student at a time



CONCEPTUAL INSTRUCTIONAL MEDIA CENTER

pra
PLUNKETT RAYSICH
ARCHITECTS, LLP



MODERN LEARNING ENVIRONMENTS



MONROE SCHOOL
DISTRICT





DELLS
IAD
CHIEFS



JACK B. OLSON COURT















BAILEIGH
INDUSTRIAL

20
JET

MECHANICAL DRIVE SYSTEMS

Bridgeport

Legend

Clausing



B & S PROPERTY

- Approval at a Meeting of Electors
- Within 10 days, land surveyor to identify north / south boundary lines of the property
- Within 30 days, surveyor delivers report
- Utility services and infrastructure improvements meet intended use
- Conduct environmental inspections, soil sampling, testing and engineering studies
- Traffic (vehicular and pedestrian) traffic studies to access property
- Pending all government approvals and permits
- Title insurance commitment to be provided

Once these contingencies are satisfied, the design phase can begin.



CONSTRUCTION TIMELINE



MONROE SCHOOL
DISTRICT



Monroe School District

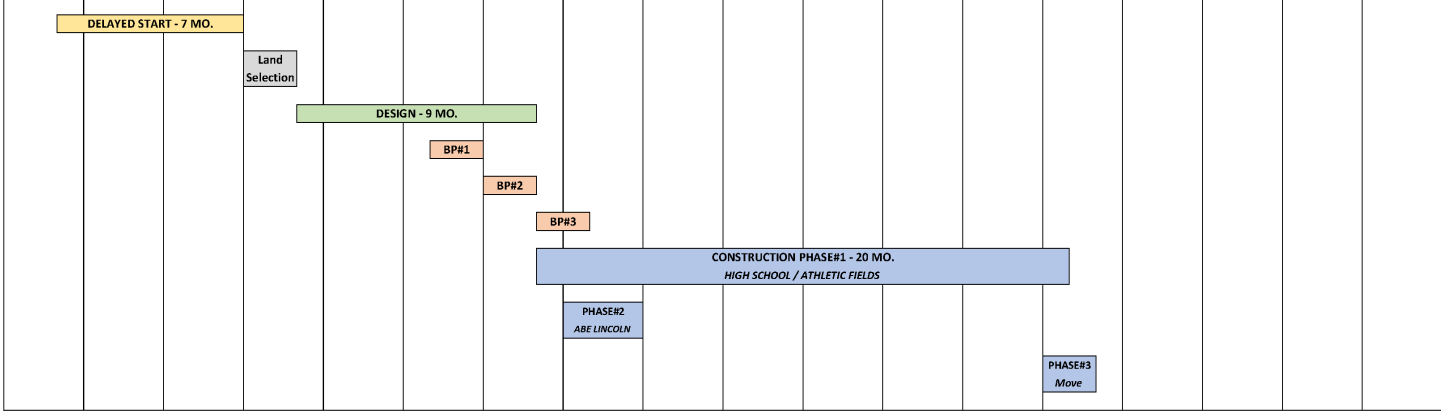
High School Timeline

Revised June 14, 2023

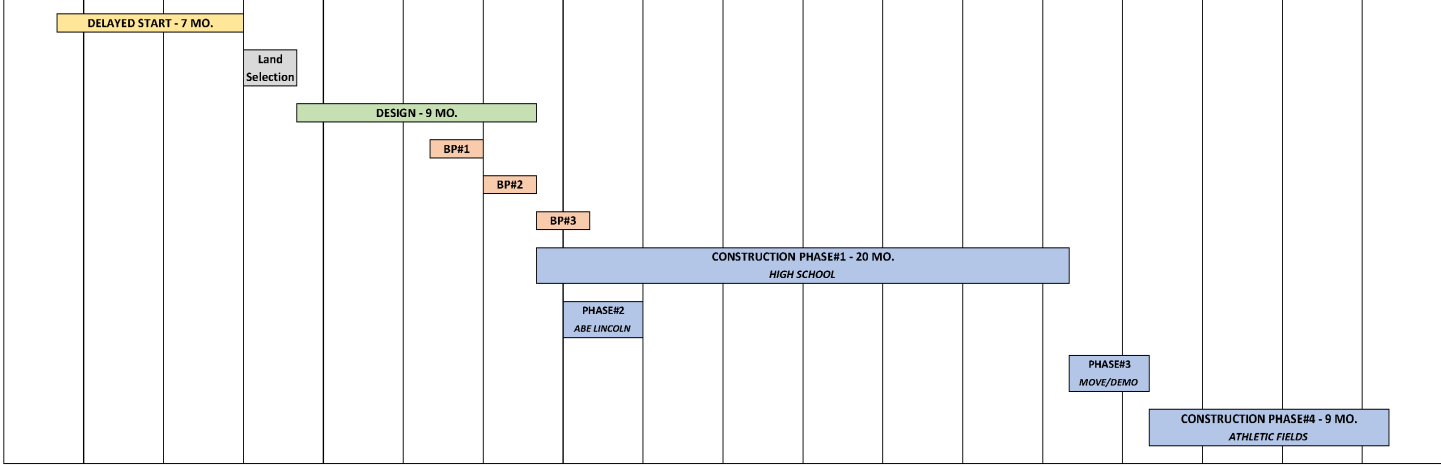


Fall 2022			Winter 2022			Spring 2023			Summer 2023			Fall 2023			Winter 2023			Spring 2024			Summer 2024			Fall 2024			Winter 2024			Spring 2025			Summer 2025			Fall 2025			Winter 2025			Spring 2026			Summer 2026			Fall 2026			Winter 2026		
SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	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

OPTION #1 - NEW HIGH SCHOOL AT B&S SITE



OPTION #2 - NEW HIGH SCHOOL AT EXISTING SITE





EXISTING SITE USE LIMITATIONS



MONROE SCHOOL
DISTRICT



EXISTING SITE USE LIMITATIONS

- 45-acres existing site vs the 70-acre B & S Property
- Significant negative impact on students, staff, families, and neighborhood as they try to learn, work, and live in a construction zone for 3 years
- Not enough room to have all of our outdoor extra-curricular activities on-site (No JV Baseball field, 4 tennis courts instead of 8)
- No major road access to current school site from Hwy 69 for construction use
- Site is not large enough to accommodate future facility needs
- Can not re-use/remodel any existing buildings/facilities for the project per referendum wording and legal counsel



HOW MUCH WOULD IT COST TO BUILD
ON THE CURRENT HIGH SCHOOL SITE?



MONROE SCHOOL
DISTRICT



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.				
SITEWORK COST (Existing High School Site & Half East Site)	35	Acre	\$5,398,327	\$22.43
SITEWORK 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 <i>(building area)</i>	\$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.

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

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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.
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EXISTING SITE NOTES:

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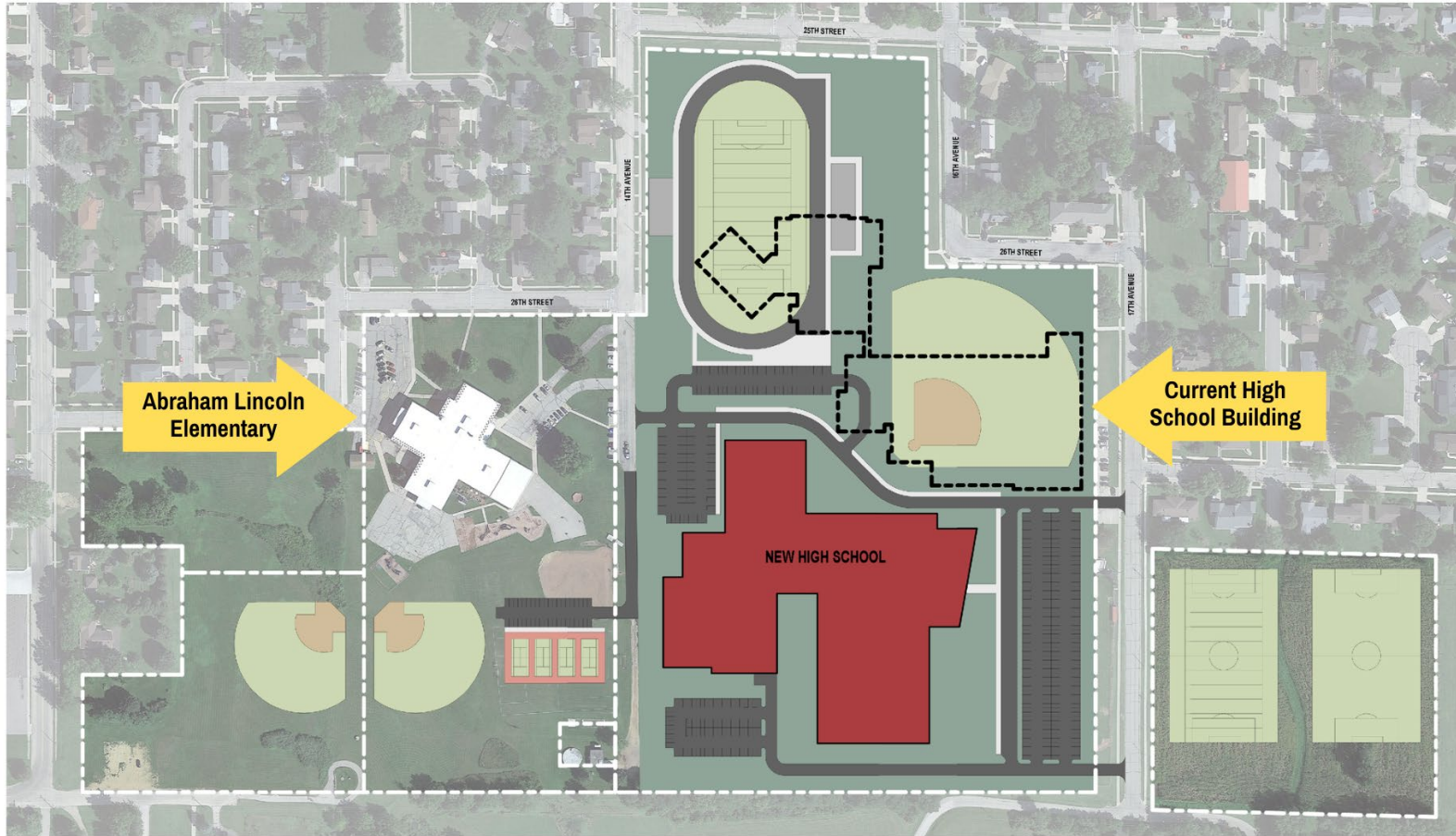


WHAT WOULD A NEW SCHOOL LOOK
LIKE ON THE CURRENT SITE?



MONROE SCHOOL
DISTRICT





NORTH

1" = 200'-0"

Existing Property



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



MONROE SCHOOL
DISTRICT



IMPACT ON EXTRA-CURRICULAR ACTIVITIES

- Football, Boys and Girls Soccer, Track, Baseball, and Boys and Girls Tennis will need to relocate practices and competitions during construction
 - Additional transportation costs for the District
- Construction would impact athletics and our outdoor Physical Education instruction for approximately 3 years
- Loss of revenue from home game ticket sales and concessions
- Not enough room to have all of our outdoor Extra-Curricular activities on-site (No JV Baseball field, 4 tennis courts instead of 8)



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



MONROE SCHOOL
DISTRICT



LIMITATIONS OF REFERENDUM

- Per our Legal Counsel Quarles and Brady, LLP, the language of the Nov 8th referendum prohibits using any bond funds or bond proceeds for remodeling or renovation of the existing high school building
- To reuse any portion of the existing building it would have to become a standalone structure with its own mechanical systems, electric, plumbing, entrances, etc.
- Any existing portions of the building could not be connected to the new building until the bonds are paid off in 20 years

TOTAL PROJECT COST SITE COMPARISON



MONROE SCHOOL
DISTRICT



TOTAL PROJECT COST COMPARISON

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 OWNER Monroe School District
 LOCATION Monroe, WI
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MEETING OF ELECTORS
Monday, July 17th at 6:30pm
in the Monroe High School Gym
Registration opens at 4:30pm



MONROE SCHOOL
DISTRICT

