

January 8, 2020



INFORMATION SESSION



MONROE SCHOOL
DISTRICT



CGSCHMIDT^{INC.}

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PLUNKETT RAYSICH
ARCHITECTS, LLP



CONSULTANTS



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

- **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

- **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
TOTAL	\$85,908,593	\$104,710,410	\$87,827,749	\$97,882,488	\$80,999,827

TAX IMPACT

Monroe School District Historical Mill Rate

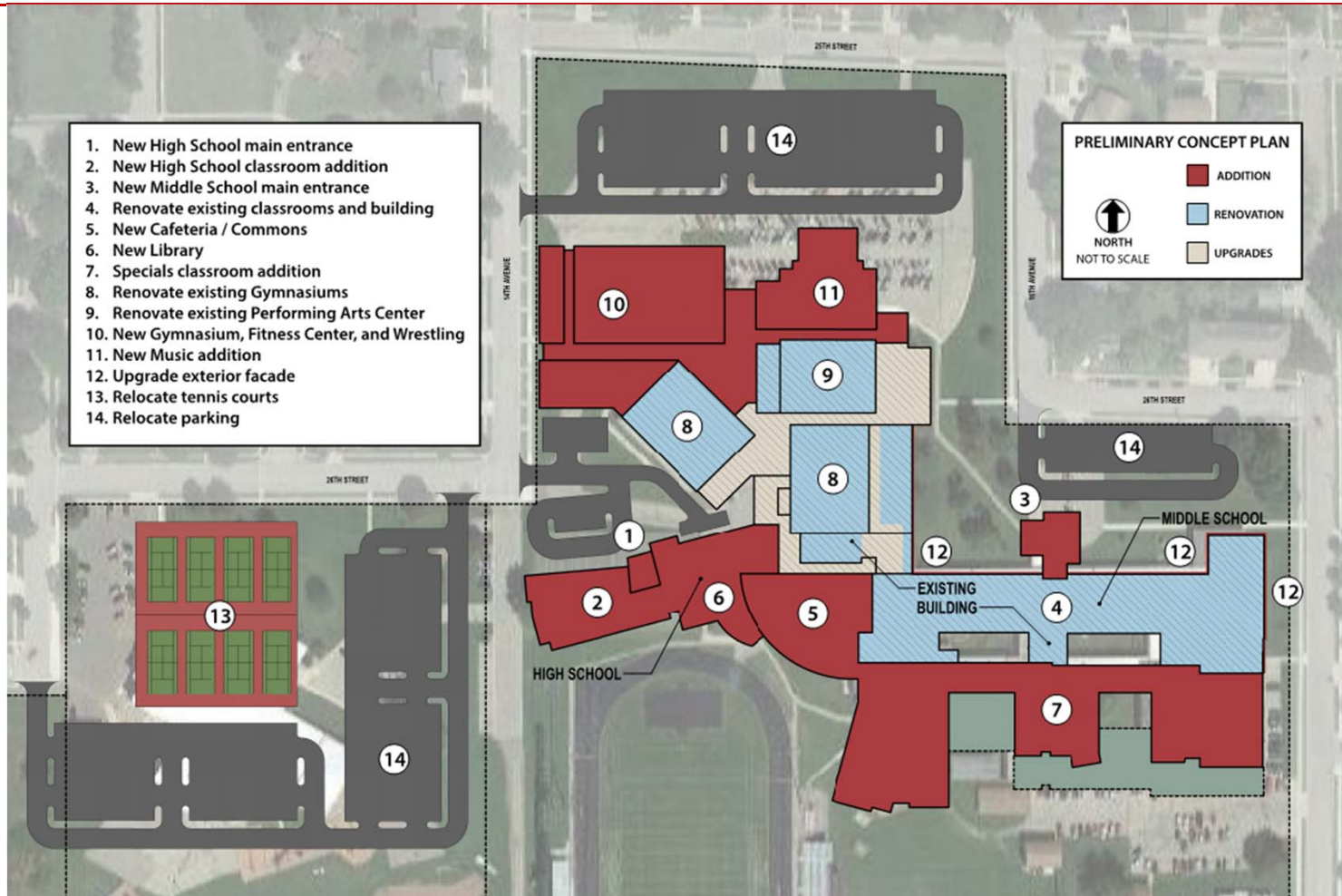




PROPOSED OPTION 1 CONFIGURATION

- **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

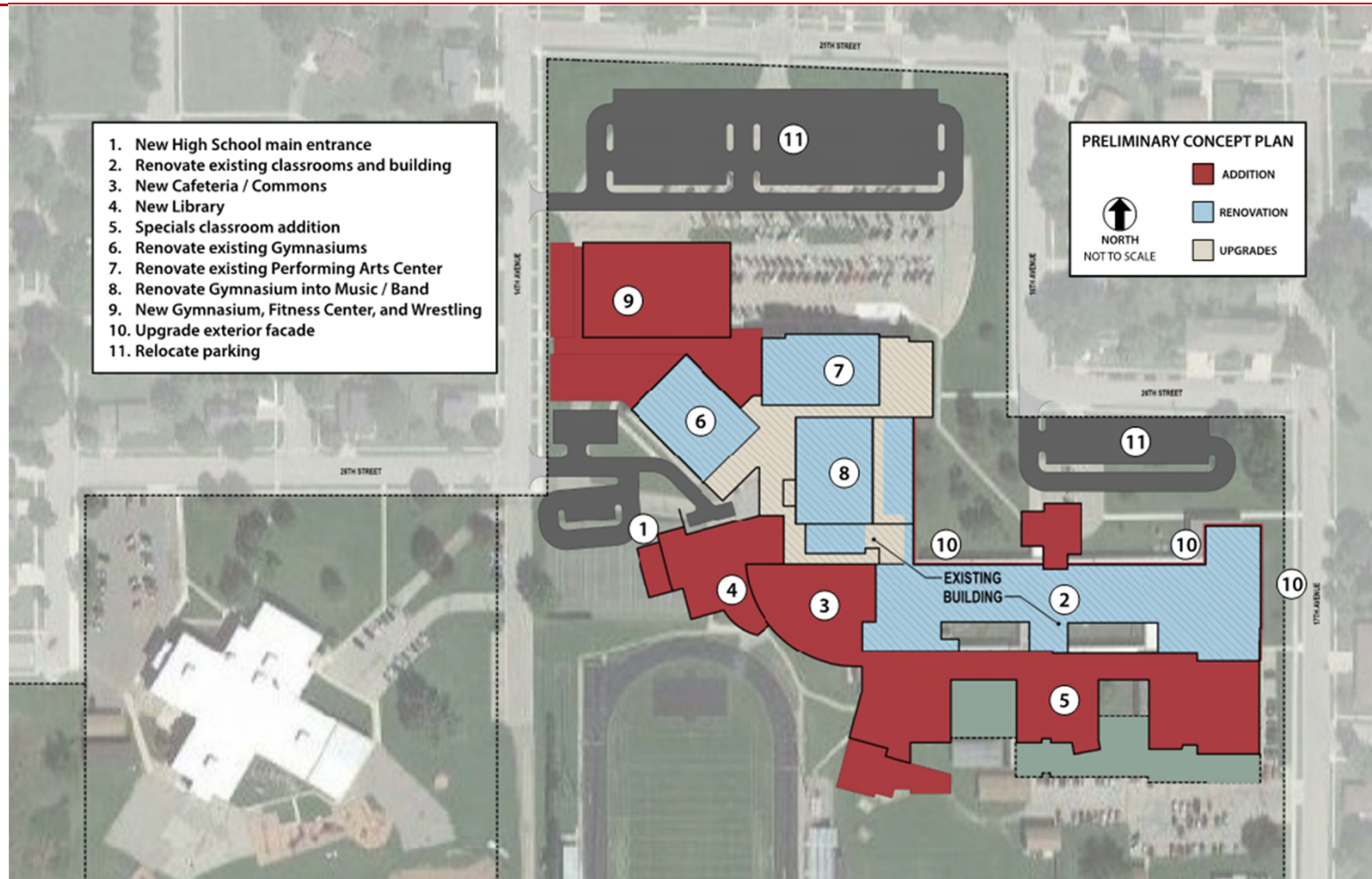




PROPOSED OPTION 5 CONFIGURATION

- **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

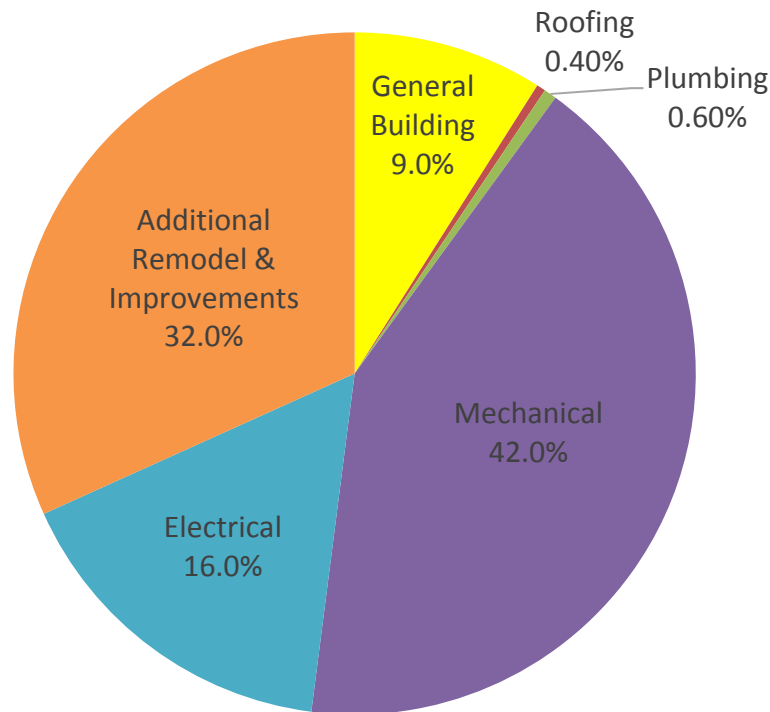




PROPOSED OPTION 3 CONFIGURATION

- **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

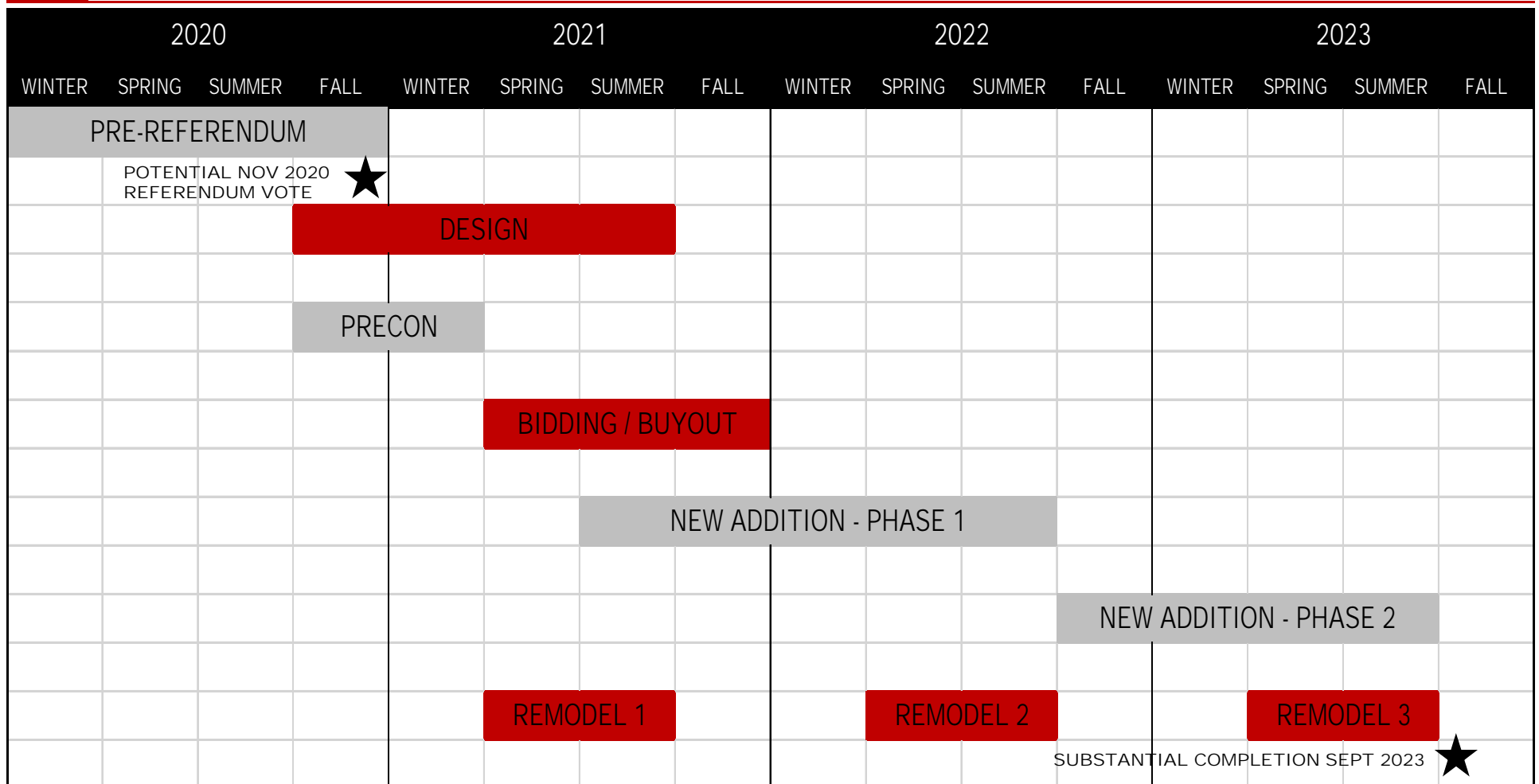


G16 – Exterior Wall
Leaking



G18 – Compromised
Waterproofing

PROJECT TIMELINE - DRAFT





NEXT STEPS

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



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