

## COMMUNITY AND LEGISLATIVE ENGAGEMENT COMMITTEE

Monday, October 26, 2022

6:00 p.m. – Mount Horeb High School Commons  
Facility Steering Committee

This meeting served as an engagement session for the community to share their insights and shape the District's long range facility planning needs.

Members present: Carly Fisher, Kristen Karcz, Leah Lipska, Adam Mertz, Jeff Shields, Julia Thoe and Steve Salerno

Regrets: John Malecki

Volunteer Guests: Kara Albrecht (Bray Architects), Nate Andre, Jessica Arrigoni, Darek Faber, Troy Gagner, Annie Gillaume-Gantz, Curt Garrity, Miranda Hassler (Bray Architects), Molly Lawry, Cody Lundquist, Lance Maerz, Teresa Patterson, Dave Reed, Diana Rothamer, Ryan Sands (Bray Architects), Kayla St. Arnaud, Marc Schellpfeffer, Gus Schultz, Sarah Straka, and Doug Vierck.

Regrets: Jeff Hanna, Randy Littel, Nic Owen, and Matt Wolfert (Bray Architects)

There were approximately 14 additional members in the audience as the evening's topic was of particular interest to attendees.

Matt Wolfert (Bray Architects), Ryan Sands (Bray Architects), and Steve Salerno co-facilitated the evening's discussions.

### Current Status and Precedents

Activities Director Kolleen Nesheim provided a review of the current status related to our District's needs.

1. Gym space is limited, causing students to practice into the late evening. Competition space also continues to be wanting (with an eye toward minimizing wear and tear on equipment/materials due to repeated setup and breakdown).
2. Field space continues to be at a premium, as well. Our feeder programs provide our young people with amazing foundational skills that only improve their skill as they grow older. For example, as private land traditionally used for football is repurposed the need for practice fields remains.
3. Lastly, despite a few ripples in the water, our students, parents, and staff have made great strides in launching our independent swim team. We have worked out a lease agreement (only permitted season-by-season) that permits our students to use VASD's resource. While generous, we continue to express concerns about students traveling early in the morning/late in the evening due to availability. We have been told the Village's community pool will likely need significant rehauling in the near-run.
4. Our track is beginning to need mid-life repair. The estimated time remaining on the track is five years, at best – with significant updates (cracks). Water drainage continues to be problematic in preserving the long term viability of the this area.

Team members were asked to suspend the question of "Where?" this project would be situated. There may be a potential solution that is in the works. Rather, the question tonight is "What?" What do we need? What is reasonable?

Precedents: Members from Bray Architects walked the community through several solutions they have previously lead. [That slide deck may be found here.](#)

Upon reviewing these solutions, a potential budget was identified:

## Example Budget

Program Spaces (Hypothetical)			Low	High
8-lane, 25-yard-long competition pool w/spectator seating on deck & support spaces	15,500	sq.ft.		
Warm water pool, deck, & support spaces	5,500	sq.ft.		
Lobby, locker rooms, toilet rooms, etc. <u>not included</u> in pool subtotal				
35% grossing factor (circulation, mechanical, etc.)	7,350	sq.ft.		
Pool Subtotal	28,350		\$17,000,000	\$20,400,000
3-station/court gymnasium	22,000	sq.ft.		
Locker rooms/changing rooms/meeting room	6,000	sq.ft.		
Miscellaneous (restrooms, concessions, storage, office, etc.)	3,000	sq.ft.		
Lobby	4,000	sq.ft.		
35% grossing factor (circulation, mechanical, etc.)	12,250	sq.ft.		
Subtotal	47,250	sq.ft.	\$18,900,000	\$22,700,000
<b>Building Subtotal</b>	<b>75,600</b>		<b>\$35,900,000</b>	<b>\$43,100,000</b>
Land acquisition and additional site development costs			<b>TBD</b>	<b>TBD</b>
<b>Project Total</b>			<b>TBD</b>	<b>TBD</b>

1. Construction cost based on a design-bid-build construction delivery approach with a hypothetical Spring 2024 bid date
2. Example budget is for demonstrative purposes only and should not be construed as a cost estimate for an actual project
3. Example budget does not include any land acquisition or additional site development costs
4. Example budget does not include any ongoing operational or staffing costs for a new facility/additional square footage

### Prioritization Exercise

Recognizing there are limited resources, the tax impact has the potential to be significant, and there is an instructional component to the Committee’s previous four meetings, regular committee members began a process of prioritizing and posing questions for ongoing consideration.

Here is a compilation of all the feedback received from the Committee:

### Prioritization Sticker Activity – Small Group Discussion:

- Community/Booster Club Table
  - Mezzanine space for gym or pool – multipurpose and flexibility is a plus
  - 3-court space for flexibility
  - Auxiliary space is important – flexibility for gymnastics and wrestling
  - Additional weight room
  - Two pool facility – competition and warm water pool
    - Warm water pool year-round for community use
  - Outdoor to indoor pool – splash pool, outdoor pool, how to incorporate community feel?
  - Storage needs at football field and track
- Committee Members – Table 1
  - Liked mezzanine with pool and gymnasium
    - Walking track for track and cross country on cold and rainy days is a plus
  - K-2 school – 2-court gymnasium allows for additional opportunity versus 1-court
  - Middle school locker rooms – can these become a wrestling room?
  - Community room at pool; could bring in revenue to help offset cost of operating pool
  - Current outdoor fields for football and soccer, new outdoor fields for baseball and softball?
  - What is the big picture/long range idea? (10+ year plan)
    - Community might rally if the solution fits all future needs
  - Pool might have the most support from the community of Mount Horeb
  - Can we bring different therapies/partnerships into district pool resources?
    - Response from Steve: consider potential safety concern for students
- Committee Members – Table 2
  - Thought a lot about flexibility
  - Are three courts enough? Does this solve the problem related to gym needs within the community?
  - Want to clearly communicate our mission – Are we doing this for the community? Are we doing this for the school? Are we doing this to host events?
  - Turf on the football field makes a lot of sense
- Committee Members – Table 3
  - We're doing this for the kids – get them out of the house, exercise, gain life experience
  - Is the current soccer field enough space for a fieldhouse coupled with pool and walking track?
    - Can we utilize some of the existing parking around the school already?
  - Consider turf for the football field so it can be used for football and soccer
    - Response from Kolleen: We would still need a practice field for soccer practice during football games, there isn't space to build another practice field
  - Are there ways to repurpose both indoor and outdoor spaces?
  - Community members will want to be able to envision themselves having the ability to use these spaces

## Athletics Worksheet – Prioritization and Written Feedback:

- Gymnasium – High Priority Needs
  - Mezzanine – elevated track
  - Having a 3-station is most effective
  - Walking track for PE/community access
  - Seating
  - Storage
  - Space to keep equipment out during season
  - Floor space – 3-court
  - Lobby/guest space for hosting
  - Multiple courts – minimum of 3 basketball courts
  - Flexibility
- Gymnasium – Medium Priority Needs
  - Track opportunities
- Gymnasium – Low Priority Needs
  - [None]
- Gymnasium – Additional Thoughts
  - Avg. conference gym capacity: 1,500, current aux. gym capacity: under 900
  - Should the new K-2 building accommodate 3 stations?
  - Could the MS renovation accommodate a wrestling room?
  - Do the other schools have a dedicated space for gymnastics?
  - Is it possible to add on to the gym at the high school?
  - What would happen with the current high school wrestling room?
  - Having to set things up and tear them down is very inconvenient, but it does work
  - How many “tournaments” could we potentially host in a year?
  - Badger Small Conference
- Pool – High Priority Needs
  - Mezzanine – for bleachers
  - Two pools – warm water/competition
  - One indoor pool, one outdoor pool
  - 8-lane competition size
  - 8-lane, 25 yard pool minimum
  - Functional pool – practice/meets
  - Middleton pool scale
- Pool – Medium Priority Needs
  - Family/play pool area
  - Warm water pool
  - Elevated deck space for viewing
- Pool – Low Priority Needs
  - [None]
- Pool – Additional Thoughts
  - Indoor pool ranked very high on Village survey in 2020

- Could we potentially partner with the Village?
- Could the pool and fieldhouse be in one location? Pool/gym combo would be ideal and satisfy multiple needs.
- If the pool and fieldhouse are not connected to the current campus, how will students get there?
- If we build a new indoor pool facility, would the existing Village (outdoor) pool remain operational?
- What is the operational budget to maintain a new facility?
- What are our program needs? What is the size of a new facility?
- Outdoor Athletics / Other – High Priority Needs
  - Ability for maximum usage
  - Any option(s) would need to increase available field space
  - New turf fields wherever possible
- Outdoor Athletics / Other – Medium Priority Needs
  - [None]
- Outdoor Athletics / Other – Low Priority Needs
  - [None]
- Outdoor Athletics / Other – Additional Thoughts
  - Need to relocate a baseball field
  - Need more soccer fields – youth football
  - What else do we need?
  - Would this also be a part of land that is purchased for a fieldhouse and pool?
  - Cross country path (allows for others to use/walk)
  - Could all three be part of a complex? (Community building – one gym/pool space with additional outdoor space)
  - Where would this be located? Might there be a need for bussing/transportation?

At the end of the evening, each member of the team had a chance to vote for, in priority order, where our Board might want to focus our “ask” of the community.

Category	Group 1	Group 2	Group 3	Subtotal (Groups 1-3)	Group 4*	Total (All Groups)
Gymnasium	5	7	8	20	5	25
Pool	8	6	11	25	12	37
Outdoor Athletics/Other	2	8	2	12	3	15

Notes:

\*Group 4 consisted of guest participants who were not part of the CaLe/FS Committee.

At the conclusion of the meeting, a recap of the committee’s work was provided (community survey results, tours, offering solutions to needs, etc.). This work will be presented to the BOE on Wednesday, November 2 at 6:00 p.m. at the District Office. Committee members were encouraged to attend if time allows. We would like to reconvene interested members of the committee if we are fortunate to enter into a design, bid, build process.

All committee members were thanked for their work, especially with adding on this additional meeting.

The meeting adjourned at 8:16 p.m.

Respectfully submitted -  
Steve Salerno