

COMMUNITY AND LEGISLATIVE ENGAGEMENT COMMITTEE
Monday, October 10, 2022
6:00 p.m. – Mount Horeb Middle School
Facility Steering Committee

Prior to the start of the meeting, interested committee members met at the District Office to tour. While there, team members learned of the two most recent updates made: a new HVAC system and roof. The team discussed the need for windows (many do not open without being pushed back in from the outside), new flooring throughout, a way to remediate water in the basement, a lack of space (for meetings, storage, and personnel), etc.

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, and Steve Salerno

Regrets: John Malecki and Julia Thoe

Volunteer Guests: Kara Albrecht (Bray Architects), Nate Andre, Jessica Arrigoni, Paul Christiansen, Troy Gagner, Rachael Johnson, Molly Lawry, Randy Littel, Cody Lundquist, Lance Maerz, Teresa Patterson, Dave Reed, Diana Rothamer, Kayla St. Arnauld, Marc Schellpfeffer, Gus Schultz, Sarah Straka, Doug Vierck and Matt Wolfert (Bray Architects).

Regrets: Darek Faber, Annie Gillaume-Gantz, Curt Garrity, Jeff Hanna, Nic Owen, and Ryan Sands (Bray Architects)

Matt Wolfert, Paul Christiansen, Scott DeYoung, Dave Reed, and Steve Salerno co-facilitated the evening’s discussions.

Costing Considerations

Up to this point, the committee continues to build their recommendation around the building of a new, combined ELC/PC (K-2 Building); renovating the Middle School to address needs; and converting the existing Primary Center as a District Office.

Given the spike in construction costs and demand for materials, the estimates for building are only applicable for near term.

Moreover, these figures explain why the building of a new middle or high school are cost prohibitive.

Bray Associates Architects, Inc.
 Davenport | Milwaukee | Moline | Sheboygan

DRAFT



October 10, 2022

PRELIMINARY BUDGET ANALYSIS
Mount Horeb ASD - Summary

Budget Analysis

Projects	Low	Middle	High
1. New K-2nd Grade Elementary Building	\$ 42,710,000.00	\$ 44,960,000.00	\$ 47,210,000.00
1a. Demolition of existing ELC building	\$ 700,000.00	\$ 740,000.00	\$ 780,000.00
1b. Add geothermal to new K-2 building	\$ 1,200,000.00	\$ 1,260,000.00	\$ 1,320,000.00
1c. Relocation of baseball field w/ lighting to TBD site	\$ 960,000.00	\$ 1,010,000.00	\$ 1,060,000.00
2. Mount Horeb Middle School Additions/Renovation	\$ 14,480,000.00	\$ 15,240,000.00	\$ 16,000,000.00
3. Primary Center Renovations (Allowance)	\$ 500,000.00	\$ 750,000.00	\$ 1,000,000.00
4. Project	\$ -	\$ -	\$ -
5. Project	\$ -	\$ -	\$ -
Total	\$ 60,550,000.00	\$ 63,960,000.00	\$ 67,370,000.00

Notes:

1. Construction cost based on a design-bid-build construction delivery approach with a Spring 2024 bid date
2. Cost estimate assumes up to fourteen (14) months of construction
3. General conditions and some aspects of soft costs are prorated across all projects

The maximum number of questions that can be on a ballot is two. The Board will likely consider bifurcating any questions related to our instructional and co-extra curricular needs.

Tour of the Middle School

Principal Christiansen and Building Services Coordinator Dave Reed each took half of the committee and provided a tour. Here are the highlights of their visit:

Area	Challenges / Details
Tech. Ed.	<ul style="list-style-type: none"> • Workshop space cannot accommodate BOE recommended class sizes (see below). • This limits seats for 8th grade elective requests and also requires students to be split between the workshop and the classroom during 6th and 7th grade applied arts rotations • Safety is a concern- long lines waiting for equipment, line of sight is blocked, etc. <ul style="list-style-type: none"> ○ 6th grade 23 - 27 students ○ 7th grade 24 - 28 students ○ 8th grade 25 - 29 students
Music	<ul style="list-style-type: none"> • Equipment needs to be stored in the hallway- fire code violation • Students lessons occur in the hallway due to a lack of space • Orchestra does not have a space large enough to practice
Locker Rooms, Gym, old stage	<ul style="list-style-type: none"> • Locker rooms- showers are not used, wastes significant space, tiles are cracked • Old stage - no longer used • Locker room/stage rectangle could be reconfigured to increase usability. If storage was increased in this area it may allow for the multi-purpose storeroom space for band equipment • Gym needs maintenance - cracked tiles
Art	<ul style="list-style-type: none"> • Limited teaching space due to the need for storing student work
Foreign Language	<ul style="list-style-type: none"> • Currently 8 of 16 sections occur at the HS due to lack of classroom availability
Commons	<ul style="list-style-type: none"> • Limited seating- tables are spread into hallways • Main hallway and main entrance are blocked during lunches / those hallways go directly through the middle of the commons • Loud with the tin roof. Sound travels down the hallway while instruction is taking place • Painting project from 2020 is incomplete - vent/ceiling/name

Kitchen	<ul style="list-style-type: none"> • Cooler/freezer issues - both should be replaced (freezer build up, causes slippery floors) • Dish machine continues to need repairs • Grease trap under dish machine needs replacement due to leaks which inhibit the ability to drain properly.
Restrooms Throughout	<ul style="list-style-type: none"> • Cracked tiles, rusted vents and stalls
Student Services	<ul style="list-style-type: none"> • Social workers share office space • Psychologist shares office space with contracted therapy services • This limited space reduces the efficiency with which student services team members can meet support students. At times this increases the amount of time students are out of class.
Divided classrooms:	<ul style="list-style-type: none"> • Current divided classrooms: C107/C106, A111/A112, B122/B12 • With increased inclusionary practices and coteaching benefits, allowing for these rooms to be divided with a movable wall could greatly impact instruction and learning opportunities. <ul style="list-style-type: none"> ◦ A115/A116, B117/B118, C103/C102
Special Education Classrooms	<ul style="list-style-type: none"> • Current special education <i>classrooms</i> were originally intended as storerooms when the building was built. <ul style="list-style-type: none"> ◦ C100 / C108, A110 / A118
Storage / Resource Rooms	<ul style="list-style-type: none"> • Due to the use of storerooms as special education classrooms we currently store instruments in the hallway, furniture in the HVAC mezzanine upstairs, reams of paper in empty lockers, etc.
Playground / Loading Dock	<ul style="list-style-type: none"> • Safety - The playground has dumpsters and a loading dock on it. • Very limited green space • Inhibits delivery times and garbage/recycling pick up

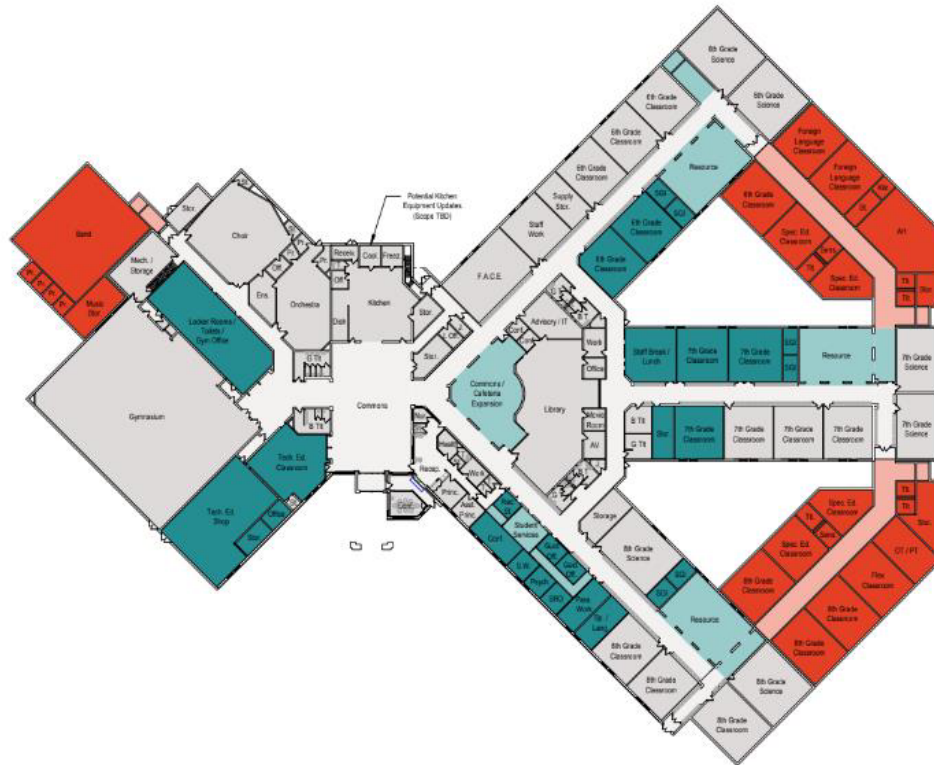
Upon return from the tour, team members addressed questions that arose from the visit.

Middle School Planning Considerations

Given the needs identified on the tour, Bray walked participants through a few potential solutions. This included the expansion of the cafeteria space, repurposing music space, and building new instructional and storage areas. Questions were raised regarding whether the modifications made to the Middle School would meet our needs over the long term. Additional topics, including but not limited to, discussion about designing the additions to the wings two stories, redoing the Commons Area differently given that using the current Step Room for overflow seems disjointed. Principal Christiansen shared his belief that the priority needs to be on students, learning, and instructional spaces far above some limitations during lunch.

Briefly, the team spoke about a previous discussion point: a new high school. Committee members were reminded about several considerations including, but not limited to: the need for land (in the Village?); the extensive tech education space that would be far beyond what a middle school would need; the price tag of a new high school in excess of \$100+ million; and public perception given that we just spent a significant amount of money on the HS remodel.

First Floor Plan - Preliminary Concept | Middle School



project 3605 // Mount Horeb Area School District • October 10, 2022

Scale: 1" = 50'-0"

BRAYARCHITECTS
© 2022 BRAY ASSOCIATES ARCHITECTS, INC.

The following is our remaining meeting schedule:

October 26, at 6:00 p.m. at the High School to explore the question of a fieldhouse/pool considerations.

November 2, at 6:00 p.m. at the District Office: Presentation of recommendations to the BOE

The meeting adjourned at 7:46 p.m.

Next meeting: Wednesday, October 26, 2022, at 6:00 p.m. at the High School.

Respectfully submitted -

Steve Salerno