

High School Facilities Study and Assessment  
For  
Madison Metropolitan School District



**West High School**

January 14, 2019  
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ARCHITECTURAL STUDIOS, INC.

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## Introduction / Methodology

### INTRODUCTION

The facility condition report and the athletic facility assessment reports completed in 2017 created a great framework for identifying areas of each building which require improvement. Concurrent with the creation of the Educational Facility Condition Assessment, MMSD established a new Strategic Framework to guide all initiatives in the school district. To accomplish the vision, any improvement to the buildings must align with the values: Excellence, Belonging, Racial Equity, Voice, Focus, and Creativity.

As the next step in developing a Long Range Master Plan, MMSD selected Zimmerman Architectural Studios to join the team and analyze West High School. The study not only reviews what physical improvements (maintenance) are needed, but how the improvements will assist the District in preparing every child to graduate ready for college, career and community. The improvements need to seamlessly compliment and bolsters these values.

### METHODOLOGY

To accomplish this task, our team executed a three phased approach.

1. The first phase was to review the physical condition of the building. How is the current building restricting MMSD from provide a quality learning environment? Mechanical, electrical, plumbing and all architectural elements have been reviewed. Life Safety codes continue to change and the safety and security of staff, students and community need to be addressed. The Team met with the following 2 groups from MMSD to gain input regarding the ongoing care and maintenance of the buildings:
  - a. Building Services
  - b. Building Trades

Multiple site visits also occurred for onsite observation and analysis.

Service Demographics and enrollment indicate that West is over capacity. The study will address how in a logical manner the future enrollment can be accommodated.

**Sections two and three identify the obstacles the existing build and site produce.**

2. Simply improving the physical environment will not meet the stated goals and vision. The Strategic Framework must guide the improvements. To gain a better understanding of the educational direction, our team met with the following groups of District's Leadership Team and department heads:
  - a. Central Office Leadership Team
  - b. Instructional Team
  - c. Technology Team
  - d. Music and Arts
  - e. CTE – Career and technical Education
  - f. Athletics

Each group was asked what works, what doesn't work, what is absolutely needed, and what would be nice to have to assist them in providing a quality education.

The Community is a large and integral part of any discussion on how the building can engage user groups beyond staff and students. Meeting with the following groups, we gained a better understanding of the dynamics of the MMSD/Community relationship.

- a. Athletics & Co-Curricular
- b. MSCR

**Sections four and five document our discussions.**

3. Once all information was gathered, the team worked to develop a conceptual design to address the issues, concerns, ideas and thoughts presented during the meetings. The plan is developed to include building maintenance and renewal, plus building additions. Estimated costs are also provided.



## Section One: Acknowledgements

### ZAS Team

- Doug Barnes, AIA, NCARB, Vice President | Principal
- Greg Strand, Educational Planner, Designer
- Riley McKenzie, Architectural Support
- Honey Szymanski, Marketing Coordinator
- Ceil Wudy, Administrative Assistant
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### MMSD Team

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**PRA Team** – Portions of the FCI document integrated into this document were completed by PRA in 2017

## Section Two: Facility Observations and Assessments

### Madison West High School:

30 Ash St., Madison, WI 53726

#### SITE STATISTICS

Site = 9.13 Acres  
Building Area = 362,112 sf  
Original Construction 1930  
Additions 1967, 1970, 1968, 1975

#### FCI COMPOSITE SUMMARY

Site Elements	C
Building Envelope	C
Life Safety	C
Accessibility	D
Interior Finishes	C
Specialty Areas/Needs	D
Mechanical Systems	C
Electrical Systems	B
Technology Systems	B
Aesthetics	C
Sustainability & Energy Efficiency	C
<b>COMPOSITE GRADE</b>	<b>C</b>



## Facility Observations and Assessments

### LEADERSHIP BUILDING SERVICES BUILDING TRADES

#### SITE ELEMENTS

**Asphalt Paving:** Inadequate parking availability for staff. No student parking. Cracking throughout.

**Concrete Walks:** Large areas of walks are either missing, cracked or crushed.

**Landscaping:** Large areas where grass is missing.

**Fencing:** Adequate condition with minimal rust present.

**Steps:** Cracking, heaving and general deterioration is present.

**Railings:** Proper extensions at the front. Railing along the main entry stairs needs repainting.

**Sports Fields:** Some areas are in need of reseeding. Drainage issues exist. The retaining wall surrounding the fields has major cracking and heaving.

**Site Accessibility (Ramps, Handicap Parking, Vans):** Site has multiple levels of grade. Some are only accessible by doors from the building.

**Buses and Parent Drop-Off:** Drop off along Regent Street has minimal congestion and no visibility issues. Drop off along Van Hise is only a 2 lane road and causes backup.

**Fire Truck Access:** School is centered on a city block and access is available on all sides.

**Dumpsters:** Dumpsters are not enclosed.

**Entrance Bridges:** Many entrances throughout the building are accessible via a concrete bridge from the sidewalk to entry. The underside of the bridges are deteriorating and large areas where rebar is exposed. The Guard railing along the sides are also in deteriorating condition.

#### BUILDING ENVELOPE

**Brick:** Minimal tucking-pointing is needed. Large areas of green and black sediment are present on the surface of brick under overhangs.

**Main Entry Doors:** Doors seal and look in adequate condition. Minimal rust along the threshold.

**Main Entry Columns and Entablature:** Columns have no cracking. Entablature is in good condition.

**Side Portico:** Concrete steps are cracking and heaving. Column supports are no longer plumb. Cracking is present in the portico roof.

**Windows:** Few windows are operable. There are approximately 10% of the windows that have water intrusion issues.

**Louvers:** Majority of louvers are bent, rusty and damaged.

**Miscellaneous soffit Trim and Gravel Stops:** Adequate condition.

**Roof:** Mix of flat and sloped tile roof. Newly installed roof continues to experience leaking.

## **LIFE SAFETY**

**Fire Alarm and Fire Detection:** Good condition.

**Fire Protection, Sprinkler System:** Only the auditorium stage has a fire protection sprinkler system, remainder of the building is not sprinklered.

**Egress:** Adequate.

**Fire Extinguishers:** Noted throughout building.

**Classroom in Lower Level (Adjusted to Area Well):** Trees in area well. Area well not accessible due to window upgrade.

## **ACCESSIBILITY FOR DISABLED**

**Elevator/Lift:** 4 foot by 4 foot elevator that only goes up to the third floor.

**Toilet Rooms:** Three (3) single user toilet rooms are accessible throughout the facility.

**Automatic Entrances:** All exterior entrances except one have automatic entrances.

**Door Clearances:** Approximately 75% of doors do not meet clearances.

**Door Hardware:** Hardware are knobs or older panic bars.

**Casework:** Most of the casework is at a 3 foot height and does not meet ADA accessibility requirements.

**Sink Access at Casework:** Sinks in casework do not have proper knee clearances.

**Drinking Fountains:** A few proper drinking fountains have been installed in the building.

**Stairs:** Proper extensions are not present.

**Stage:** No ramp access. Stage has a portable lift system that does not properly latch, has fallen over, and has other issues.

**4<sup>th</sup> Floor:** Only accessible by stairs.

**Music:** Music rooms are not ADA accessible.

## **INTERIOR FINISHES**

**Flooring:** Wood flooring in classrooms is in good condition. Carpeting in classrooms (10%) is in poor condition. VCT flooring is in adequate condition.

**Ceilings:** Approximately 15% of the ceilings are in need of replacement due to staining from leaks or age.

**Walls:** Plaster is blistering on exterior walls where moisture is attacking it. Areas that have tile or wainscoting on the walls are in need of patchwork.

**Casework:** All casework throughout is dated and showing wear. Delamination is also present.

**Doors:** Doors show wear and tear.

**Marker Boards:** Adequate condition.

**Corridor Lockers/Cubbies:** Most lockers are in adequate to good condition. Approximately 20% of the lockers should be repainted.

**Toilet Partitions:** Painted metal partitions are starting to rust and twist in place. Latches don't work to close doors properly.

**Shades:** Good condition

## **SPECIALTY AREAS/NEEDS**

**Secure Entrance:** Office has a window off the main entry hallway. Multiple entry points throughout the facility and many of the entries have keypad and are locked. Security concern is texting someone inside building to gain entry.

**Classrooms Locks:** Doors must be key locked from the outside. Maintenance goes through in the morning and keys all doors to be defaulted as locked. HVAC issues in many rooms result in doors being propped open removing the security.

**Security Cameras:** There are three (3) areas where cameras are blind.

**Administration:** Multiple office clusters spread throughout the building. The office near the main entry is small but has good flooring, ceiling, and finishes. The other office areas are sufficient in space and have good finishes. Carpeting is worn and in poor condition in carpeted offices.

**Mail Room/Staff Work:** Insufficient mail box quantity for staff and organizations present. Mailboxes are too small.

**Stage:** Good condition. Lighting recently replaced.

**Gymnasium - First Floor:** Flooring tile is popping. Ceiling is in adequate condition. Flooring is showing some wear.

**Gymnasium - Second Floor:** Bleachers are in constant repair. Leak through vent onto floor. Operable walls function. Some damage to the west operable partition is present. Doors into the gym can be pulled open even when locked.

**Gym Locker/Shower:** Need to be replaced/upgraded.

**Pool Locker/Shower:** Need to be replaced/upgraded.

**Nurse:** One (1) cot, original floor tile. Handwashing sink is present. Toilet room is not accessible with sink inside.

**Cafeteria:** Original tile floor. Exposed ceiling. Damage to flooring caused by tables that don't turn properly.

**Cafeteria/Gym:** Movable partition doesn't move. Wood flooring is damaged. Bleachers don't function properly.

**Kitchen:** Full functioning kitchen. Flooring showing wear.

**After School Program:** Gyms, auditorium and cafeteria are used as after school spaces.

**Pottery Room:** Doorway entry is small. Kiln does not have proper exhaust. Clay dust difficult to completely remove.

**Metal Arts Room:** Sinks need to be replaced. Ventilation for soldering area does not function properly. Casework is worn. Exposed concrete Floor is in good condition.

**Gallery:** All finishes are in good condition.

**Band:** Better acoustics are needed, very live space. Curtains over windows are in need of replacement. No accessibility to the space. Flooring is in good condition. Ceiling is in adequate condition.

**Orchestra:** Better acoustics are needed, very live space. Curtains over windows are in need of replacement. No ADA accessibility to the space. Flooring is in good condition. Ceiling is in adequate condition.

**Library/IMC:** New carpet. Ceiling is in good condition. Circulation desk is in adequate condition. Space is lacking baseboard.

**Pool:** Adequate lighting. Ceramic tile in floor, walls and pool are all damaged. Insufficient space for audience viewing during competition.

**Auditorium:** Recently upgraded seating and finishes. Some cracking in the sloped concrete floor is present.

**Shop and Tech Spaces:** No heating in the classrooms near shop areas. Concrete floor and exposed ceilings.

**Science Rooms:** Need upgrading. Epoxy countertops are outdated and breaking off in places. Two (2) exhaust hoods are not functioning. Sinks clog often. Door latches are difficult to open.

**Home Economics:** VCT tile flooring, plastic laminate counter tops are delaminating.

Cabinets are in good condition. There are no ADA accessible stations.

## **MECHANICAL SYSTEMS**

**Boiler:** Installed in 1960 and has exceeded projected life expectancy.

**Air Handlers:** Majority of the air handlers are new and recently installed.

**Power Roof Ventilator:** Installed in 1990 and has exceeded projected life expectancy.

**Cabinet Unit heaters, Convectors and Baseboard Radiation:** Cabinet heaters and coils installed in 1949. Base board radiation installed in 1960. Unit heaters were installed in 1968. All have exceeded projected life expectancy.

**HVAC Pumps and Valves:** Heat pumps installed in 2013 and have 13 years of useful life remaining. Valves installed in 1960 have exceeded projected life expectancy, and valves installed in 2013 have 12 year of useful life remaining.

**Air Conditioning:** Majority of the building is air conditioned.

**Temperature Controls:** All of the temperature controls are new and recently installed.

**Plumbing Fixtures:** Various installation dates and have exceeded projected life expectancy.

**Water Heater:** Installed in 1968 and has exceeded projected life expectancy.

**Water Softener:** Two water softeners; one installed in 1990 and has exceeded projected life expectancy; and the other installed in 2000 and has 4 years of useful life remaining.

**Plumbing Pumps and Piping:** Installed in 1968 and have exceeded projected life expectancy.

**Domestic Hot Water Piping:** Various installation dates and have exceeded projected life expectancy.

**Geothermal System and Heat Exchangers:** Geothermal installed in 2013.

## **ELECTRICAL SYSTEMS**

**Switchgear:** Installed in 2013 and has 17 years of useful life remaining.

**Panels:** Installed in 2012 and have 21 years of useful life remaining.

**Transformer:** Installed in 2004 and has 3 years of useful life remaining.

**Generator:** Installed in 2005 and has 14 years of useful life remaining.

**Lighting:** Various installation dates with majority of lighting having 6-12 years of useful life remaining.

**Power Outlets:** Older installation date. Insufficient number of outlets.

## **TECHNOLOGY SYSTEMS (Phone, Data, Communications)**

**PA System:** Installed in 2008 and has 7 years of useful life remaining.

**Phone:** Installed in 2001 and has exceeded projected life expectancy.

**Data Outlet:** Installed in 2001 and has exceeded projected life expectancy. Insufficient number of outlets.

**Wireless:** Yes.

## **AESTHETICS**

**Site:** Sports fields and landscaping look good. Stairs and concrete are in poor condition.

**Exterior Façade:** Looks almost new, though areas toward the back needs cleaning and repair.

**Interior Spaces:** Majority of space is showing age.

## Section Three: Building Functionality

The following drawings display the campus and the building in the current conditions. Areas that will be addressed, along with notes identifying the deficiencies as indicated in the Long Range Master Plan, are identified on these drawings.

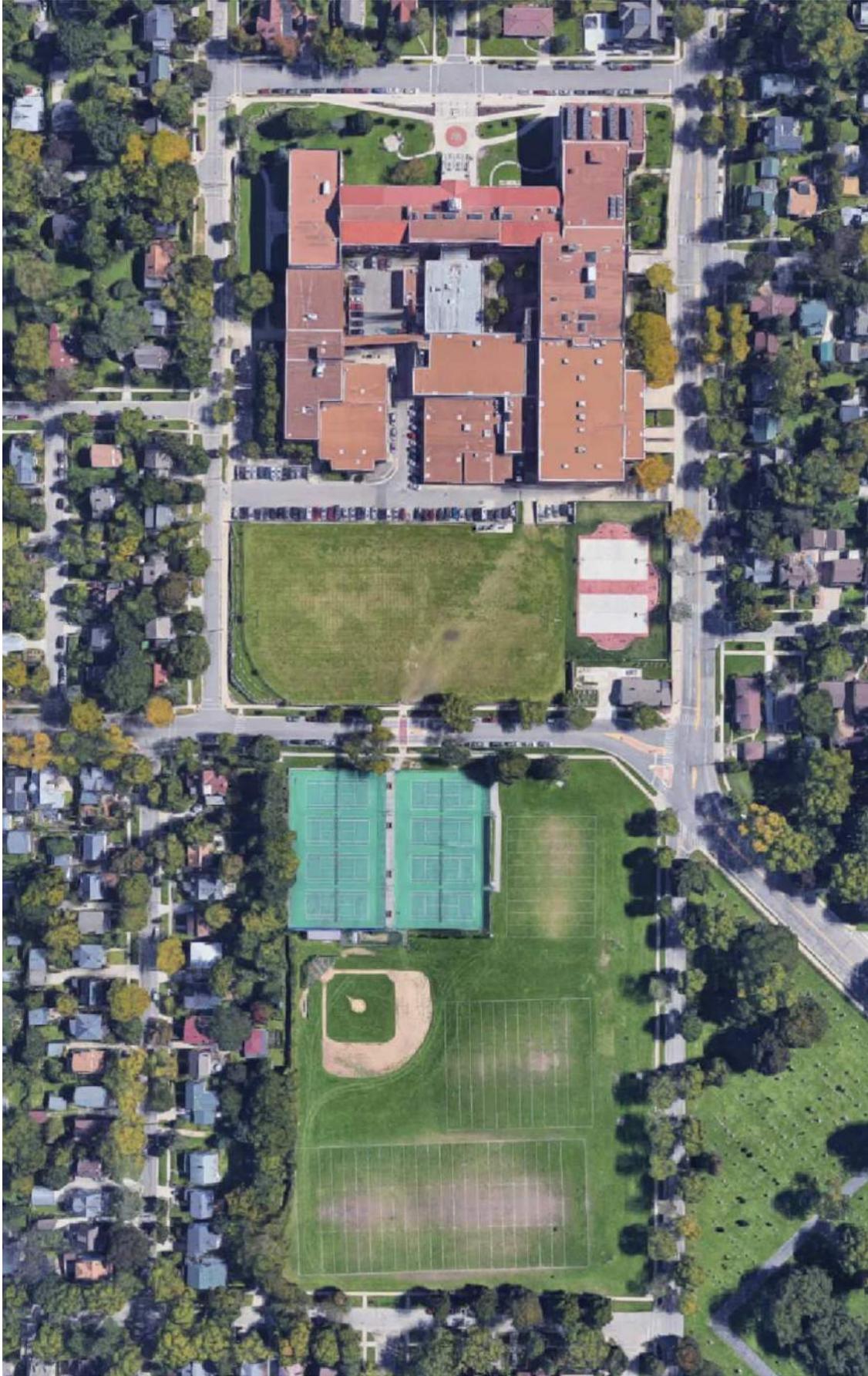
### SITE DEFICIENCIES AND OBSERVATIONS

- Parking is inadequate
- Stone retaining walls are in need of repair.
- Pedestrian bridge on Southside of building, from Regent Street to the building is in need of repair.
- All practice fields are worn, and have poor drainage.
- The baseball field does not have team dugouts.

### BUILDING DEFICIENCIES AND OBSERVATIONS

- Building is over capacity.
- The building has multiple ADA accessibility issues:
  - The Fourth Floor is not ADA accessible.
  - The stage of the theater is not ADA accessible.
  - Many rooms are not ADA accessible.
  - Restrooms do not meet ADA accessible standards.
- The main accessible entrance is hidden.
- Less than 35% of the windows have been replaced.
- Classroom finishes need to be upgraded.
- All restrooms need to be upgraded.
- All locker rooms are in need of being upgraded
- Science Classrooms are in need of being updated.
- Both the Theater and Pool are in need upgrades.
- The building should be converted from steam to hot water. All piping needs to be considered for replacement.

EXISTING SITE - WEST HIGH SCHOOL



Madison West High School

Ash St., Madison, WI

SITE PLAN

ZAS Project # 18012500 | 12-21-2018

# ISSUES & OBSERVATIONS

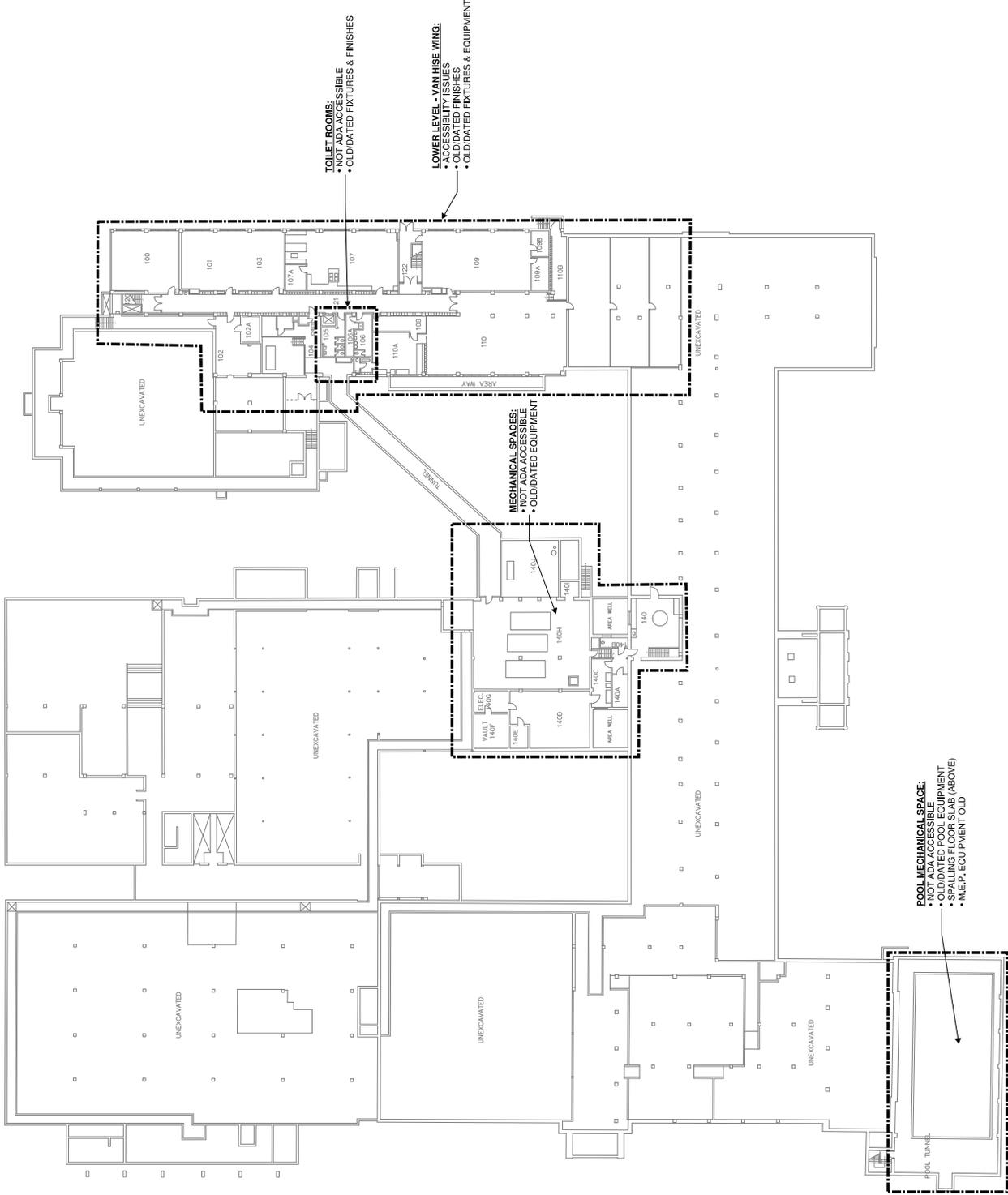




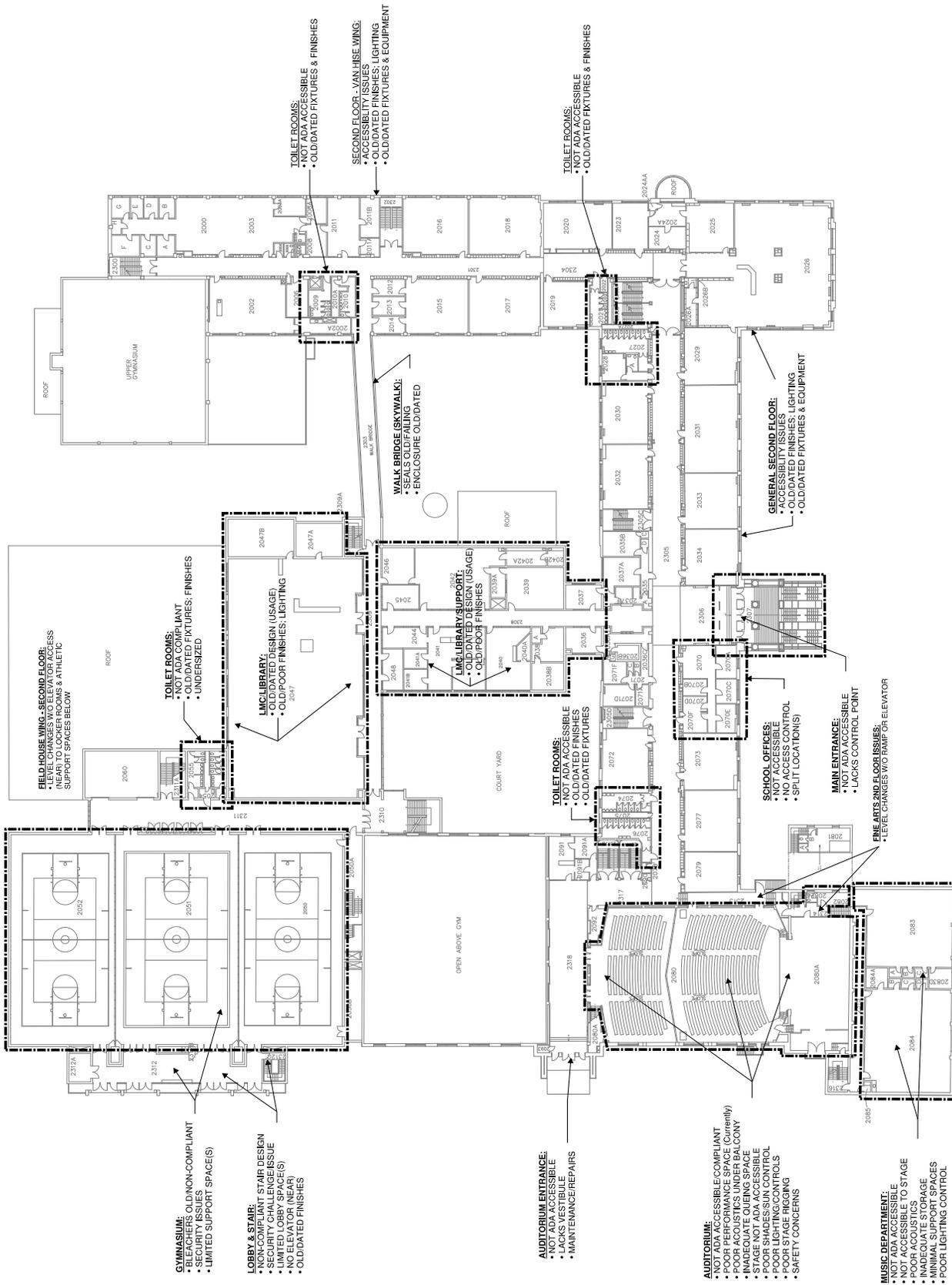
**SITE OPPORTUNITIES**  
 Madison West High School  
 Ash St, Madison, WI

Madison West High School

Ash St., Madison, WI







**GYMNASIUM:**

- BLEACHERS OLD/NON-COMPLIANT
- SECURITY ISSUES
- LIMITED SUPPORT SPACE(S)

**LOBBY & STAIR:**

- NON-COMPLIANT STAIR DESIGN
- LIMITED LOBBY SPACE
- NO ELEVATOR (NEAR)
- OLD DATED FINISHES

**AUDITORIUM ENTRANCE:**

- NOT ADA ACCESSIBLE
- LACKS VESTIBULE
- MAINTENANCE REPAIRS

**AUDITORIUM:**

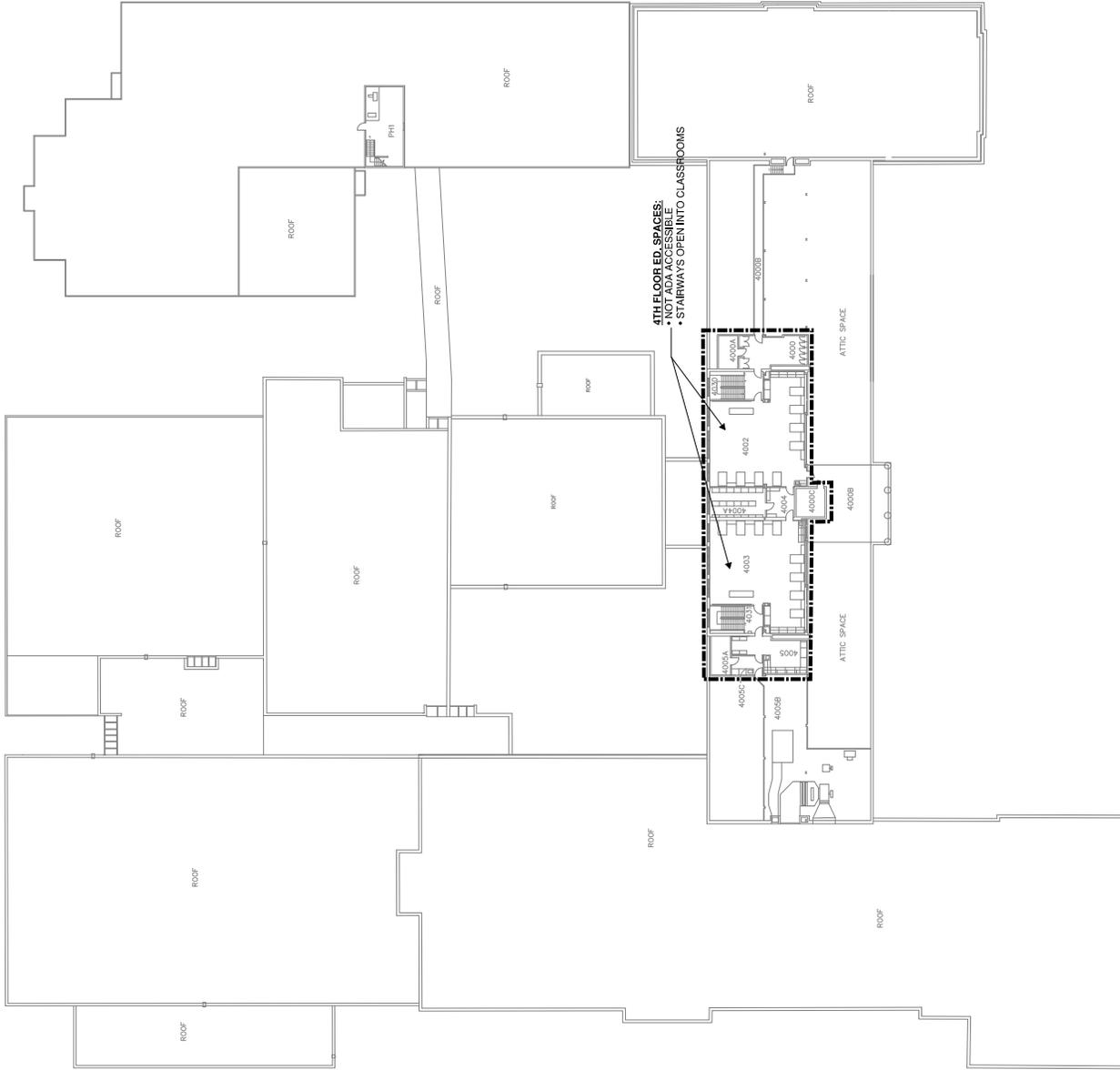
- NOT ADA ACCESSIBLE COMPLIANT
- POOR PERFORMANCE SPACE (Currently)
- POOR SOUND/ACOUSTICS (CON)
- INADEQUATE OUNING SPACE
- STAGE NOT ADA ACCESSIBLE
- POOR SHADES/SUN CONTROL
- POOR LIGHTING CONTROLS
- POOR SOUND/ACOUSTICS
- SAFETY CONCERNS

**MUSIC DEPARTMENT:**

- NOT ADA ACCESSIBLE
- NOT ACCESSIBLE TO STAGE
- POOR ACOUSTICS
- INADEQUATE STORAGE
- LIMITED SUPPORT SPACE(S)
- POOR LIGHTING CONTROL

**Madison West High School**  
Ash St., Madison, WI



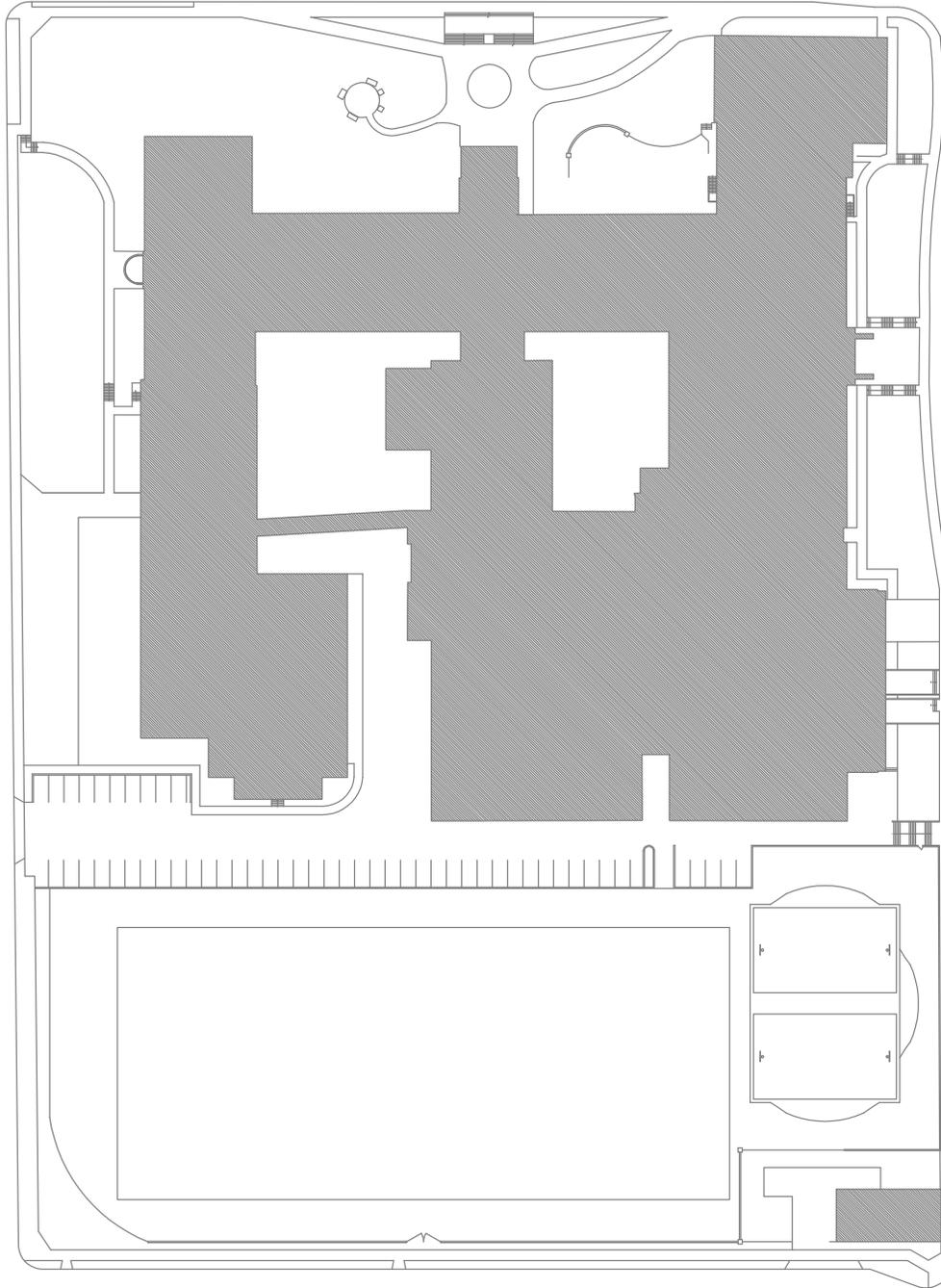


Madison West High School

Ash St., Madison, WI



VAN HISE ST.



HIGHLAND AVE.

ASH ST.



REGENT ST.

SITE PLAN

ZAS Project # 180125.00 | 11-12-2018

Madison West High School

Ash St., Madison, WI

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## Section Four: Educational Spaces

### INSTRUCTIONAL TEAM

#### NOTED DEFICIENCIES:

- Student count is over capacity; all spaces are maxed out spaces limiting instruction capabilities and opportunities.
- The wayfinding in the school needs to be improved. There are long narrow corridors, many that are not accessible.
- OTP/PT learning environments need to be improved.
- The Welcome Center is not welcoming.
- Virtual/on-line classrooms are in the future.
- Teacher collaboration space is needed.
- The LMC could be improved with additional windows.
- The building and furniture look and feel dated.

#### DESIGN CONSIDERATIONS

- By moving the location of the pool, four (4) additional classrooms could be added. Greater ADA accessibility would be gained.
- By building a new gymnasium adjacent to the new pool, up to six (6) additional classrooms depending on size, could be created.
- The current LMC could be relocated to the former Library space on the North East corner of the 2<sup>nd</sup> floor. Up to seven (7) classrooms, depending on size, and support spaces could be constructed into the current IMC space.
- Learning environments for students with all disabilities (hearing, behavior, mental health, and therapeutic) should be created, with expanded Day School options taken into account.
- All classrooms need to be updated, including the furniture that will allow each classroom to have flexibility.
- Classrooms should be able to address the visual, auditory, kinesthetic, and verbal learning styles.
- Create flexible learning options including on-line, ITV (Interactive Television Classes) or a blend.

### TECHNOLOGY TEAM

#### NOTED DEFICIENCIES:

- Need flexible spaces for learning:
  - Groups; Individual study
  - Coffee Shop in Library (idea/fee)
- More user friendly spaces are needed.
- Classrooms are too confined, at a minimum, more glass should be used. Bring learning to the corridors.
- The LMC needs better lighting and should be “brought back to life”.
- MMSD is moving to a 1 – 1 technology use with Chromebook.
- More outlets – overall need access to power.
- Secure work space(s) for technicians is needed.

## DESIGN CONSIDERATIONS

- Create a better more flexible space for faculty and staff to collaborate. There should be a combination of “right sized” rooms to accommodate groups of various sizes. All furniture should be flexible for team building exercises.
- The relocated Library/IMC will be designed as the school and technology hub. Group and individual rooms could be created. Rows of book stacks should not dominate the area.

## MUSIC AND ARTS

### NOTED DEFICIENCIES:

- The theater has acoustic problems under balcony (sound shadows).
- Original design intended to meet dual roles: Assembly and Theater.
- School has a lack of a true lobby space; circulation is a mess; more space for flow.
- The stage is not ADA accessible.
- Stage rigging needs to be replaced.
- “House” needs better lighting/power controls; AV systems.
- Theater needs to be redesigned to function as a performance space.
- Need better and accessible spaces for dressing rooms, toilet rooms, support spaces.
- Music rooms are ADA accessible.
- Music rooms need better/more appropriate instrument storage.
- Acoustics in music rooms difficult/challenging for users & instruction.
- Types of storage make it hard to maintain and store the Visual Arts projects.

### DESIGN CONSIDERATIONS

- Theater to be completely renovated – rebranding the space, and bringing it to a performance quality venue.
- Adding an elevator will address the accessibility issues for the theater and the music classrooms.
- Proper instrument storage will create a better and safer learning environment.

## CTE – CAREER AND TECHNICAL EDUCATION

### NOTED DEFICIENCIES:

- Student capacity is too high; maxing out spaces; limiting instruction capabilities.
- Everything looks exactly what it looked like 20, 30 40+ years ago.
- Furniture must be flexible.
- Learning is hidden – need to open it up. Everything is too “compartmentalized”.
- Appropriate sized classrooms are needed for current curriculum instruction. Education spaces that enhance/stimulate learning – not restrict & limit opportunities.
- Need Flexible classrooms / instruction spaces / Break-out spaces
- Science rooms & Labs space renovations; updates (equipment, furnishings, utilities).
- Classrooms in need of updating (generally); transition from 1970 look to 2020 education. Furniture for flexible instruction; collaboration for whiteboards / tackboards, updated finishes.
- All Lighting & ventilation needs to be upgraded.
- Improved accessibility and ADA compliance.
- More glass and/or openings for visual flow between spaces; supervision.
- Bigger & improved large group instruction spaces; study hall space(s).
- Improved/enhanced capabilities/support for technology; personal computers/devices.

## **CONSIDERATIONS:**

- The small addition on the south side of the Ash Street historic entrance honors the history and esthetic nature of the original structure. This is accomplished by mirroring the window pattern on the north side and covering the non-descript brick wall of the pool.
- With the District moving to 1-1 technology for students, open collaborative spaces, as well as independent study areas can be created in the relocated Library / LMC.
- By building a new gymnasium adjacent to the new pool, up to six (6) additional classrooms depending on size, could be created. Based on the volume available, two (2) of six classrooms could be combined to create multi-purpose space with a capacity in the 100-120 range.
- Parking could be addressed by adding parking along Van Hise.

## Section Five: Athletics and Community Spaces

### ATHLETICS AND CO-CURRICULAR

#### NOTED DEFICIENCIES:

- Athletic fields are worn due to heavy use.
- Pool needs to have the entire system upgraded.
- Locker rooms are in terrible condition.
- The first floor locker rooms are not accessible (ADA) to the second floor gym.
- The Main Field has limited space & amenities; heavy use for grass; worn foot paths.
- The Baseball field is in poor condition; No dugouts, poor backstop & fencing, poor grading/drainage.
- Pool location & facilities are not ideal; undersized for pool and spectators.

#### DESIGN CONSIDERATIONS:

- To remain competitive in the Big 8 Conference, and retain the quality athletic talent Madison youth has developed, all athletic venues need to be replaced and/or completely renovated.
- All locker rooms should be renovated.
- Field turf will be added to the main athletic field.
- Athletic fields located to the West of Highland will be upgraded.
- Add new pool.
- A new two court gym addition with full size center cross court could be added adjacent to the pool.

### MSCR & COMMUNITY USE

#### NOTED DEFICIENCIES:

- Parking.
- Pool needs a facelift. Pool is hard to maintain when it is being used throughout the year.
- Better Security is needed. MSCR utilizes the building after 7:00 PM.
- Club sports and other organizations use the spaces, which only congest the utilization.
- High community use creates additional wear and tear on facilities; lack funds (Fund 180) to keep up with usage needs.
- The current MSCR Offices are in the Hoyt Building, not associated with any of the high schools where most of the activity occurs.
- Need a space to accommodate 200-300 people.
- Need more/dedicated storage.
- Poor visitor/user wayfinding. It is hard to find way to gym; pool; field house.
- Need new dividers; the old divider is failing.

#### DESIGN CONSIDERATIONS

- Parking needs to be addressed.
- By moving the pool to the West side of the campus, at the current location of the basketball courts, a new entry could be constructed to link the pool and fieldhouse with a more accessible community entrance. This will also help eliminate some of the security issues.

## Section Six: Design Recommendations and Options

### COMMON THEMES

#### CAPITAL MAINTENANCE

- Mechanical systems to be upgraded (high energy efficiency, climate control, reliability).
- Building envelope maintenance (masonry repairs, windows, roof membrane).
- Finishes (floors, ceilings, walls) to be refreshed.
- Life safety (fire alarms, fire suppression, PAs).
- Many bathrooms are original, need for more all-gender.
- Site work (landscaping plan, signage, asphalt repair, sidewalks and stairs, stormwater control).

#### BUILDING FUNCTIONALITY

- Up to fifteen (15) new classrooms to be added, depending on size.
- Three (3) elevators are planned to resolve building ADA accessibility issues.
- Parking to be improved.
- A new circulation corridor along the courtyard improves traffic flow throughout the building.
- Consolidate student support areas into the renovated Welcome Center.
- Creation of Small Learning Communities, collaboration spaces will be created.
- Better support of community partnerships and usage.
- Implement security improvements.
- An allowance to provide the expansion of an existing solar array, is planned.

#### EDUCATIONAL SPACES

- Science lab spaces to be updated.
- The relocated LMC will be designed to 21<sup>st</sup> century educational standards.
- Flexible classrooms and instruction spaces will be created by expanding current rooms where possible and the utilization of new furniture.
- Art and music spaces to be renovated.
- Theater will be renovated to contemporary standards.
- All spaces must be accessible.

#### ATHLETICS & COMMUNITY

- Turf main field; restore grass at practice fields.
- Locker rooms need complete overhaul (accessibility, all-gender, Title 9).
- Insufficient practice spaces.
- An expanded weight room / fitness area will be created below the new gym.
- Competition spaces need to be refreshed and accessibility needs to be addressed.
- A new pool to be added. 8 lanes at 7' wide x 25 yards long.
- New two court gym addition with full size center cross court.
- With the new gym replacing the small North West gym, all athletics are located in the South West wing of the facility.

## Section Six: Design Recommendations and Options

### RECOMMENDATIONS

#### 1. Capital Maintenance

- a. Roofs & Copings (replacement)
- b. Exterior Doors (replacement)
- c. Brick Repair/Tuckpointing
- d. Eliminate steam boilers; convert to electric or gas hot water heat. All piping needs to/should be replaced.
- e. Replace air handlers with high efficiency models; Gym AHU replacement priority
- f. Replace pool mechanicals
- g. Replace/upgrade mechanical controls; move to complete DDC
- h. Replace water softener
- i. Replace domestic tank heaters with high efficiency models
- j. Replace remaining valves
- k. Window Replacement
- l. Restroom Renovations
- m. Locker Room Upgrades
- n. Lighting Upgrades; high efficiency LED
- o. Upgrade Classroom Finishes
- p. Parking

#### 2. Building Functionality

- a. Renovated Welcome Center
- b. Safety and Security Upgrades
- c. Office Consolidation
- d. ADA Improvements
- e. Additions with corridors and elevators (3); stairs

- f. Inner Courtyard Corridor
  - i. Improved circulation and flow
  - ii. Accessibility
  - iii. Safety and security
- g. Signage and Branding
- h. Full building Fire Suppression
- i. Courtyard Improvements
- j. Circulation and supervision improvements

#### 3. Educational Spaces

- a. Up to fifteen (15) classrooms created
- b. Renovate old gym into classrooms
- c. Upgraded Classroom Finishes
- d. Science Lab Renovations
- e. CTE Renovations
- f. Theater Upgrades/Renovations
- g. Relocate Fine Arts Rooms into old Pool
- h. Relocated / improved Library/LMC
- i. Renovate current IMC into new classrooms.

#### 4. Athletics & Community

- a. Bleacher Replacement
- b. Weight Room and Fitness Center
- c. Pool Addition
  - i. New Pool
  - ii. Locker rooms
  - iii. Entry Lobby
- d. Turf main field;
- e. Restored grass (practice fields)
- f. New two court gym addition with full size center cross court

### LaFollette High School - \$70.4M

#### AC - Athletics / Community

- Pool
- Gym
- Locker Rooms
- Athletic Fields

#### BF - Building Functionality

- Elevators
- Stairs
- Mechanical Rooms
- Stormwater Management

#### CM - Capital Maintenance

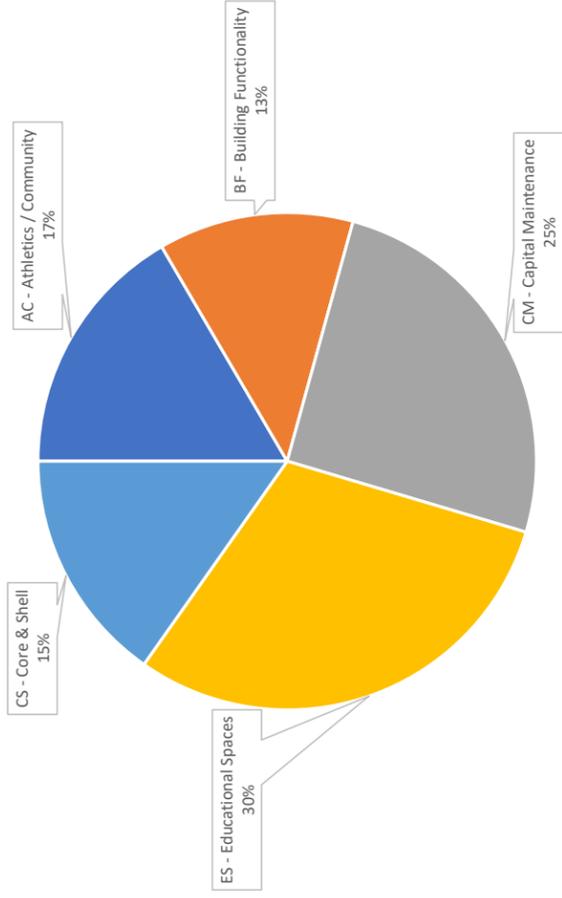
- Mechanical System Replacement
- Plumbing System Replacement
- Electrical System Replacement

#### CS - Core & Shell

- Structural Elements
- Exterior Walls
- Windows
- Roofs

#### ES - Educational Spaces

- Classroom Remodelling



### East High School - \$70.8M

#### AC - Athletics / Community

- Pool
- Gym
- Locker Rooms
- Athletic Fields

#### BF - Building Functionality

- Elevators
- Stairs
- Mechanical Rooms
- Stormwater Management

#### CM - Capital Maintenance

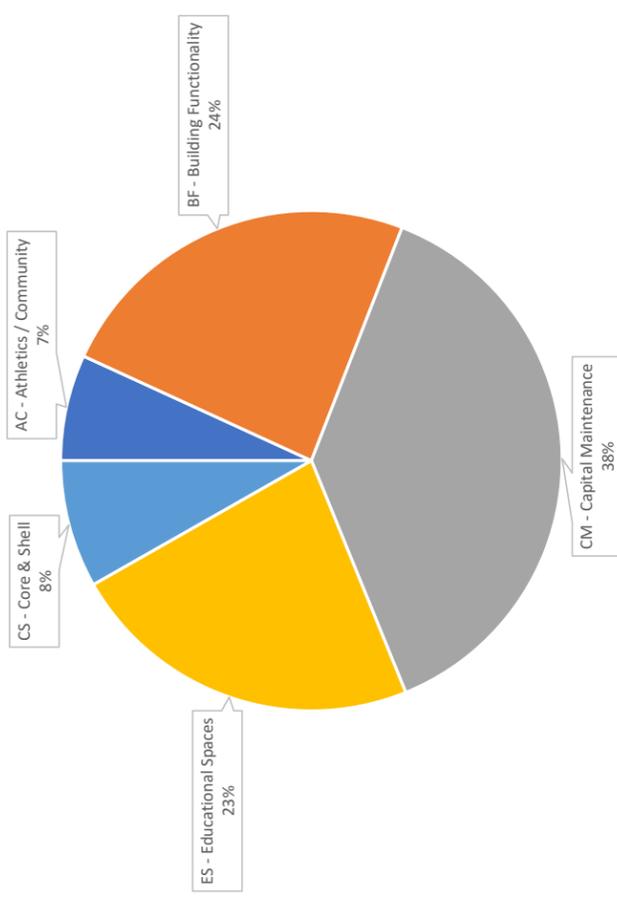
- Mechanical System Replacement
- Plumbing System Replacement
- Electrical System Replacement

#### CS - Core & Shell

- Structural Elements
- Exterior Walls
- Windows
- Roofs

#### ES - Educational Spaces

- Classroom Remodelling



### West High School - \$70.2M

#### AC - Athletics / Community

- Pool
- Gym
- Locker Rooms
- Athletic Fields

#### BF - Building Functionality

- Elevators
- Stairs
- Mechanical Rooms
- Stormwater Management

#### CM - Capital Maintenance

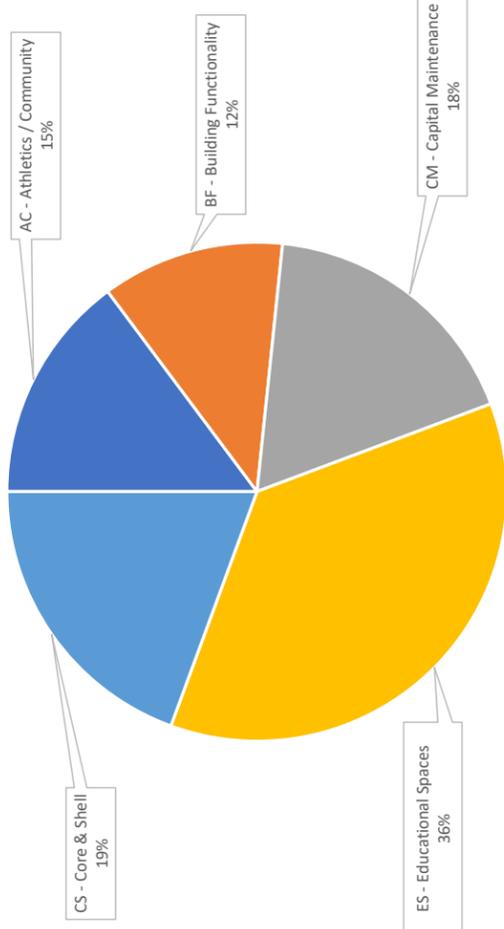
- Mechanical System Replacement
- Plumbing System Replacement
- Electrical System Replacement

#### CS - Core & Shell

- Structural Elements
- Exterior Walls
- Windows
- Roofs

#### ES - Educational Spaces

- Classroom Remodelling



### Memorial High School - \$70.5M

#### AC - Athletics / Community

- Pool
- Gym
- Locker Rooms
- Athletic Fields

#### BF - Building Functionality

- Elevators
- Stairs
- Mechanical Rooms
- Stormwater Management

#### CM - Capital Maintenance

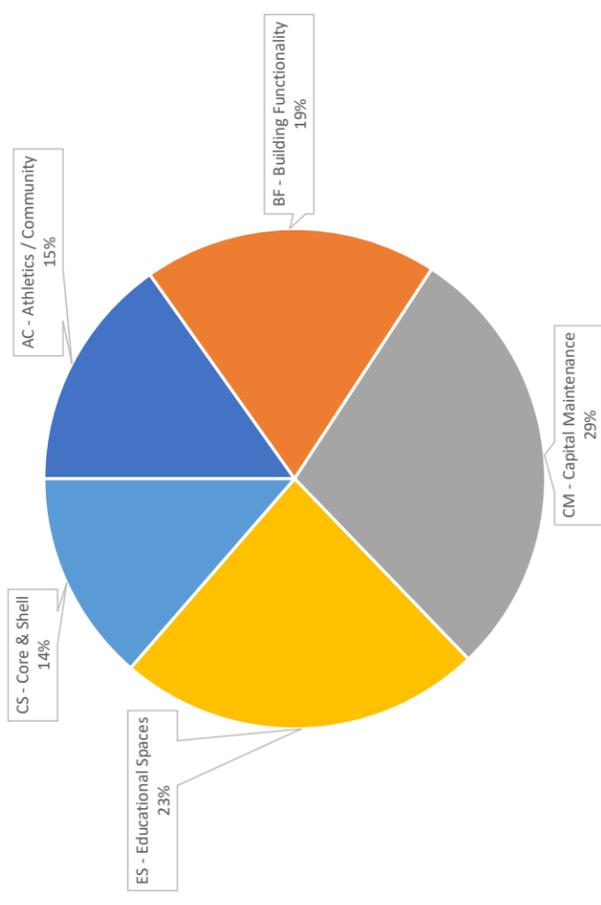
- Mechanical System Replacement
- Plumbing System Replacement
- Electrical System Replacement

#### CS - Core & Shell

- Structural Elements
- Exterior Walls
- Windows
- Roofs

#### ES - Educational Spaces

- Classroom Remodelling
- Technology





= NEW BUILDING ADDITION AREA(S): (Updated Planning)  
 = NEW HEAVY RENOVATION AREA(S): (Updated Planning)

**COLOR KEY: BUILDING ADDITIONS & RENOVATION:**

[White Box]	= EXISTING
[Red Box]	= NEW ADDITION (PROPOSED)
[Dark Blue Box]	= RENOVATIONS - HEAVY
[Light Blue Box]	= RENOVATIONS - LIGHT

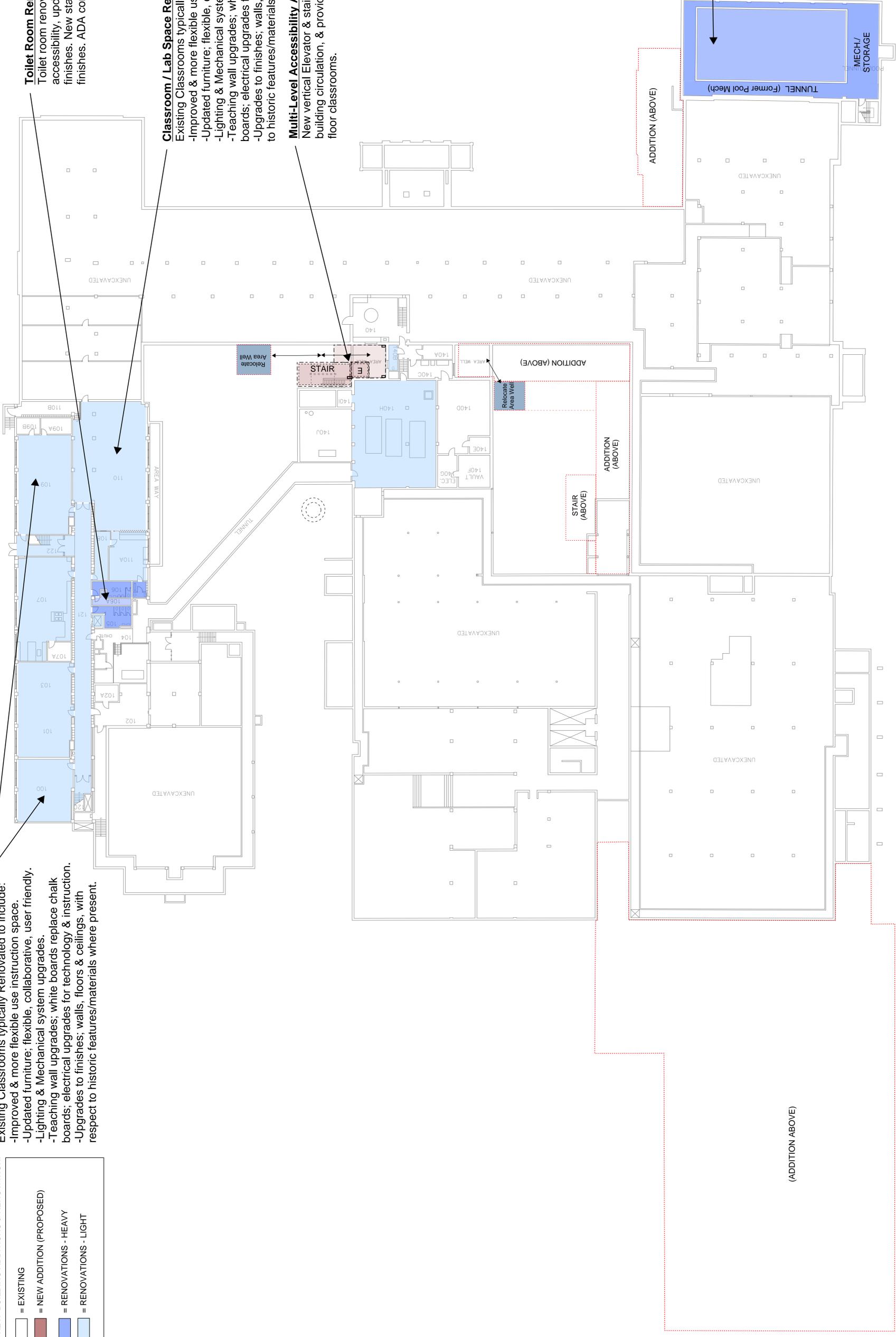
**Classroom Renovations (Typical Renovations):**  
 Existing Classrooms typically Renovated to include:  
 -Improved & more flexible use instruction space.  
 -Updated furniture; flexible, collaborative, user friendly.  
 -Lighting & Mechanical system upgrades.  
 -Teaching wall upgrades; white boards replace chalk boards; electrical upgrades for technology & instruction.  
 -Upgrades to finishes; walls, floors & ceilings, with respect to historic features/materials where present.

**Toilet Room Renovations:**  
 Toilet room renovations for ADA accessibility, updated fixtures & finishes. New stalls, fixtures, & finishes. ADA compliant spaces.

**Classroom / Lab Space Renovations:**  
 Existing Classrooms typically Renovated to include:  
 -Improved & more flexible use instruction space.  
 -Updated furniture; flexible, collaborative, user friendly.  
 -Lighting & Mechanical system upgrades.  
 -Teaching wall upgrades; white boards replace chalk boards; electrical upgrades for technology & instruction.  
 -Upgrades to finishes; walls, floors & ceilings, with respect to historic features/materials where present.

**Multi-Level Accessibility Addition:**  
 New vertical Elevator & stair addition to improve building circulation, & provide accessibility to 4th floor classrooms.

**Pool Area Renovation:**  
 Re-purpose space for mechanical or educational support space(s) per pool relocation - new addition.



## Lower Level Plan

**COLOR KEY: BUILDING ADDITIONS & RENOVATION:**

[White Box]	= EXISTING
[Red Box]	= NEW ADDITION (PROPOSED)
[Blue Box]	= RENOVATIONS - HEAVY
[Light Blue Box]	= RENOVATIONS - LIGHT

**Small Gym Classroom Conversion & Renovations:**  
 Convert existing undersized & remote gym & locker room space to new classroom / instructional space(s). Provide classrooms right-sized for curriculum use, with support & collaborative space capabilities. Renovate high volume space & add exterior windows &/or skylights for daylighting.

**Interior Courtyard (Exterior) Space Renovations:**  
 Existing Courtyard will be reduced by new additions. Paving & landscaping will be revised & enhanced for more user-friendly collaborative space(s); drainage improved.

**Cafeteria Space Renovations:**  
 Existing Cafeteria space renovated for updated finishes, furniture, ceilings, lighting & mechanical systems.

**Applied Technology Lab & Classroom Renovations:**  
 Facility spaces will be renovated to update finishes, accessibility, & equipment as feasible, plus:  
 -Update instructional spaces & technology capabilities  
 -Improve electrical, lighting, plumbing fixtures/systems  
 -Improve mechanical & exhaust systems.

**Existing Space Renovations for Instructional Use:**  
 Restore classroom / lab space for instructional use, by relocating current weight room & athletic dept. spaces.

**New Pool & Athletic Facilities Addition (Lower Level Plan):**  
 New athletic & support facilities addition to consolidate athletic spaces/facilities on west end of building. New locker room facilities, including gender neutral changing, & added team locker room spaces. ADA compliant gender & GN toilet rooms. Larger weight room & Fitness Center spaces with storage. Athletic & general storage; mechanical space(s). Elevator & Stairs to above levels (2).

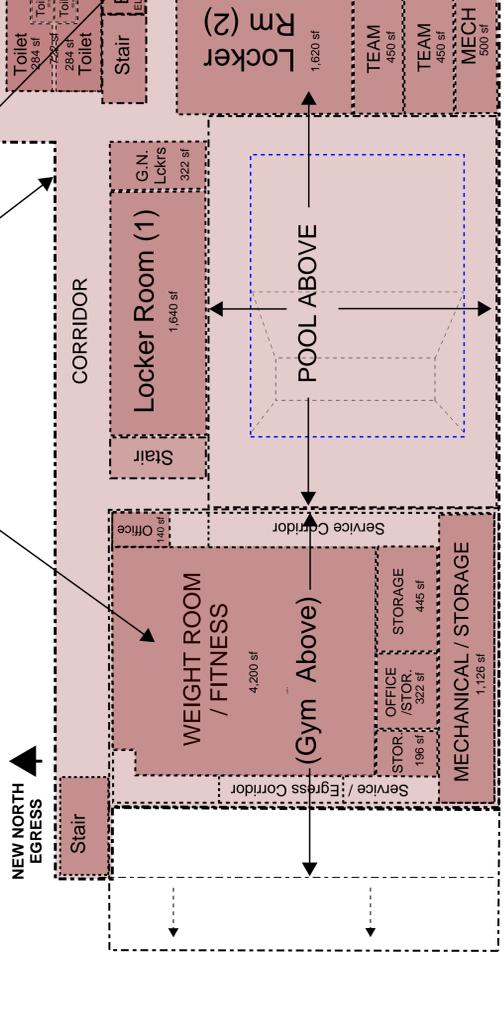
**Classroom Renovations (Typical Renovations):**  
 Existing Classrooms typically Renovated to include:  
 -Improved & more flexible use instruction space.  
 -Updated furniture; flexible, collaborative, user friendly.  
 -Lighting & Mechanical system upgrades.  
 -Teaching wall upgrades; white boards replace chalk boards; electrical upgrades for technology & instruction.  
 -Upgrades to finishes; walls, floors & ceilings, with respect to historic features/materials where present.

**Classroom Renovations:**  
 Existing Classrooms typically Renovated:  
 -Improved & flexible instruction space.  
 -Updated furniture; flexible/collaborative.  
 -Lighting & Mechanical system upgrades.  
 -Teaching wall, finish, & MEP upgrades.  
**Multi-Level Accessibility Addition:**  
 New vertical Elevator & stair addition to improve building circulation, & provide accessibility to 4th floor classrooms.

**Toilet Room Renovations:**  
 Toilet room renovations for ADA accessibility, updated fixtures & finishes. New stalls, fixtures, & finishes. ADA compliant spaces; gender neutral facilities.

**Classroom Additions/Renovations:**  
 New ADA compliant & gender neutral toilet rooms more centrally located.  
**Circulation & Accessibility:**  
 New accessible corridor link to elevator; circulation option to congested corridors.  
**Welcome Center Renovation:**  
 Relocate W.C. to be more visible, user friendly, & accessible. Renovate space for admin. or student services use.

**Accessibility & Circulation Addition:**  
 New corridor connectors to improve flow, congestion, supervision, & accessibility.  
**Welcome Center (WC) Relocation:**  
 New Welcome Center with improved visibility, secured entrance, visitor space.  
**Multi-Level Accessibility Addition:**  
 Elevator & stair addition; accessibility to Fine Arts classrooms.



**Locker Room, Toilet & Facilities Renovations:**  
 Pool & athletic locker rooms to be heavily renovated for accessibility, & to meet current athletic & student use needs. New lockers, fixtures, spaces, & finishes. ADA accessibility, gender neutral facilities, & spaces for Title 9 equity req's.

**Pool & Locker Room Space Renovations:**  
 Renovate abandoned pool area & locker room spaces for education & admin. usage.

COLOR KEY: BUILDING ADDITIONS & RENOVATION:

	= EXISTING
	= NEW ADDITION (PROPOSED)
	= RENOVATIONS - HEAVY
	= RENOVATIONS - LIGHT

**Connector Bridge Renovation (2nd level):**

Retain existing bridge structure & location. Re-clad structure with new thermally efficient exterior wall panels & glass framing systems. New insulated roof to improve thermal performance; expansion joints. Update finishes.

**Library/LMC Relocation to Original Location:**

Relocate library to original location. Convert & renovate existing library space(s) for multiple new instructional classroom & support spaces. Provide flexible use classrooms with multiple student based instruction capabilities; flexible furniture & enhanced technology capabilities. Collaborative space/connectivity options.

**New Stair & Circulation Addition (to below):**

New corridor connection & egress stair to below. Support office or smaller meeting / collaborative spaces.

**Toilet Room Renovations:**

Toilet room renovations for ADA accessibility, updated fixtures & finishes. New stalls, fixtures, & finishes. ADA compliant spaces; gender neutral facilities.

**Accessibility & Circulation Addition Spaces:**

New Elevator & stair connection for accessibility to levels above & below (2 levels).

**New Pool & Athletic Facilities Addition (Lower Level Plan):**

New athletic & support facilities addition to consolidate athletic spaces/facilities on west end. New south lobby entrance connecting to the existing small lobby space. New 8 lane competition pool with internal diving well, & expanded deck area. Pool locker room facilities, including gender neutral & changing, & small community locker room spaces. Two (2) station dividable gym with full main cross court. ADA compliant gender & GN toilet rooms. Pool equipment storage room, & concessions. Elevator & Stairs to above & below levels (2).

**Classroom Renovations (Typical Renovations):**

Existing Classrooms typically Renovated to include:  
 -Improved & more flexible use instruction space.  
 -Updated furniture; flexible, collaborative, user friendly.  
 -Lighting & Mechanical system upgrades.  
 -Teaching wall upgrades; white boards replace chalk boards; electrical upgrades for technology & instruction.  
 -Upgrades to finishes; walls, floors & ceilings, with respect to historic features/materials where present.

**Classroom Renovations:**

Existing Classrooms typically Renovated:  
 -Improved & flexible instruction space.  
 -Updated furniture; flexible/collaborative.  
 -Lighting & Mechanical system upgrades.  
 -Teaching wall, finish, & MEP upgrades.

**Multi-Level Accessibility Addition:**

New vertical Elevator & stair addition to improve building circulation, & provide accessibility to 4th floor classrooms.

**Circulation & Accessibility:**

New accessible corridor link to elevator; shared collaborative space (small group).

**ADA Renovations for Accessibility:**

Renovate non-accessible rooms for compliance & current space needs.

**Toilet Room Additions/Renovations:**

New ADA compliant & GN toilet rooms.

**Toilet Room Renovations:**

Toilet room renovations for ADA accessibility, updated fixtures & finishes. New stalls, fixtures, & finishes. ADA compliant spaces; gender neutral facilities.

**Circulation & Accessibility Connects:**

New accessible corridor link to elevators & congestion relief; improved supervision.

**Multi-Level Accessibility Addition:**

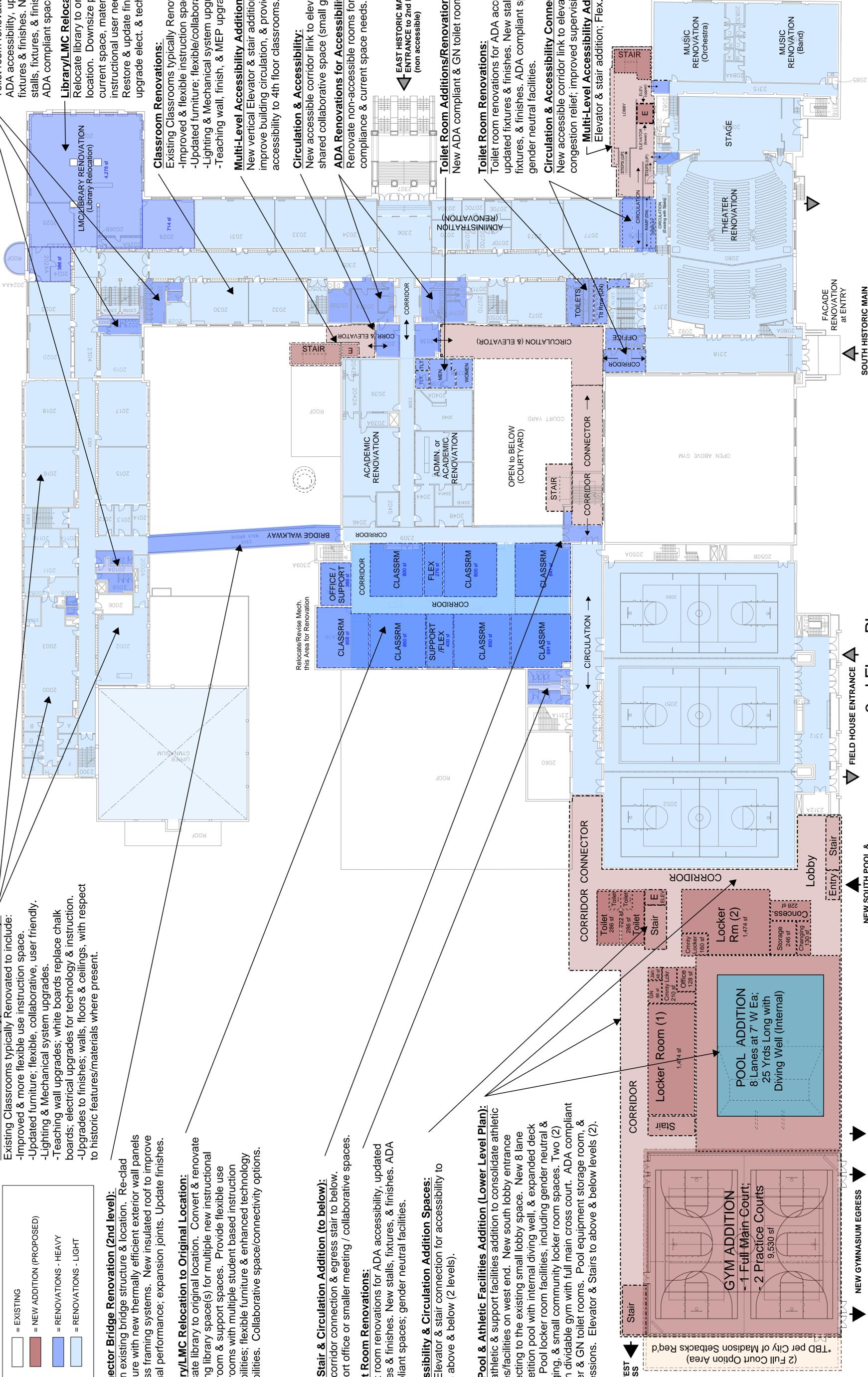
Elevator & stair addition; Flex. room.

**Toilet Room Renovations:**

Toilet room renovations for ADA accessibility, updated fixtures & finishes. New stalls, fixtures, & finishes. ADA compliant spaces.

**Library/LMC Relocation:**

Relocate library to original location. Downsize per current space, materials, & instructional user needs. Restore & update finishes; upgrade elect. & technology.



SECOND FLOOR PLAN

Madison West High School

ZAS Project # 180125.00 | 06 - 26 - 2020

Ash St., Madison, WI

COLOR KEY: BUILDING ADDITIONS & RENOVATION:

	= EXISTING
	= NEW ADDITION (PROPOSED)
	= RENOVATIONS - HEAVY
	= RENOVATIONS - LIGHT

**Classroom Renovations (Typical Renovations):**

- Existing Classrooms typically Renovated to include:
- Improved & more flexible use instruction space.
- Updated furniture; flexible, collaborative, user friendly.
- Lighting & Mechanical system upgrades.
- Teaching wall upgrades; white boards replace chalk boards; electrical upgrades for technology & instruction.
- Upgrades to finishes; walls, floors & ceilings, with respect to historic features/materials where present.

**Toilet Room Renovations:**

- Toilet room renovations for ADA accessibility, updated fixtures & finishes. New stalls, fixtures, & finishes.
- ADA compliant spaces; gender neutral facilities.

**Classroom Renovations:**

- Existing Classrooms typically Renovated:
- Improved & flexible instruction space.
- Updated furniture; flexible/collaborative.
- Lighting & Mechanical system upgrades.
- Teaching wall, finish, & MEP upgrades.

**Multi-Level Accessibility Addition:**

- New vertical Elevator & stair addition to improve building circulation, & provide accessibility to 4th floor classrooms.

**Circulation & Accessibility:**

- New accessible corridor link to elevator; shared collaborative space (small group).

**Collaborative Space:**

- Shared collaborative space (small group).

**Accessibility & Circulation Addition Spaces:**

- New Elevator & stair connection for accessibility to levels below (2 levels below).

**New Pool & Athletic Facilities Addition (Upper Level Plan):**

- New athletic & support facilities addition to consolidate athletic spaces/facilities on west end. Spectator seating balcony & observation deck with retractable bleachers (flexible floor use).
- New ADA compliant gender & GN toilet rooms. Coaches observation / meeting room. Athletic storage: mechanical. Elevator & Stairs to above levels (2).

**New Stair & Circulation Addition (to below):**

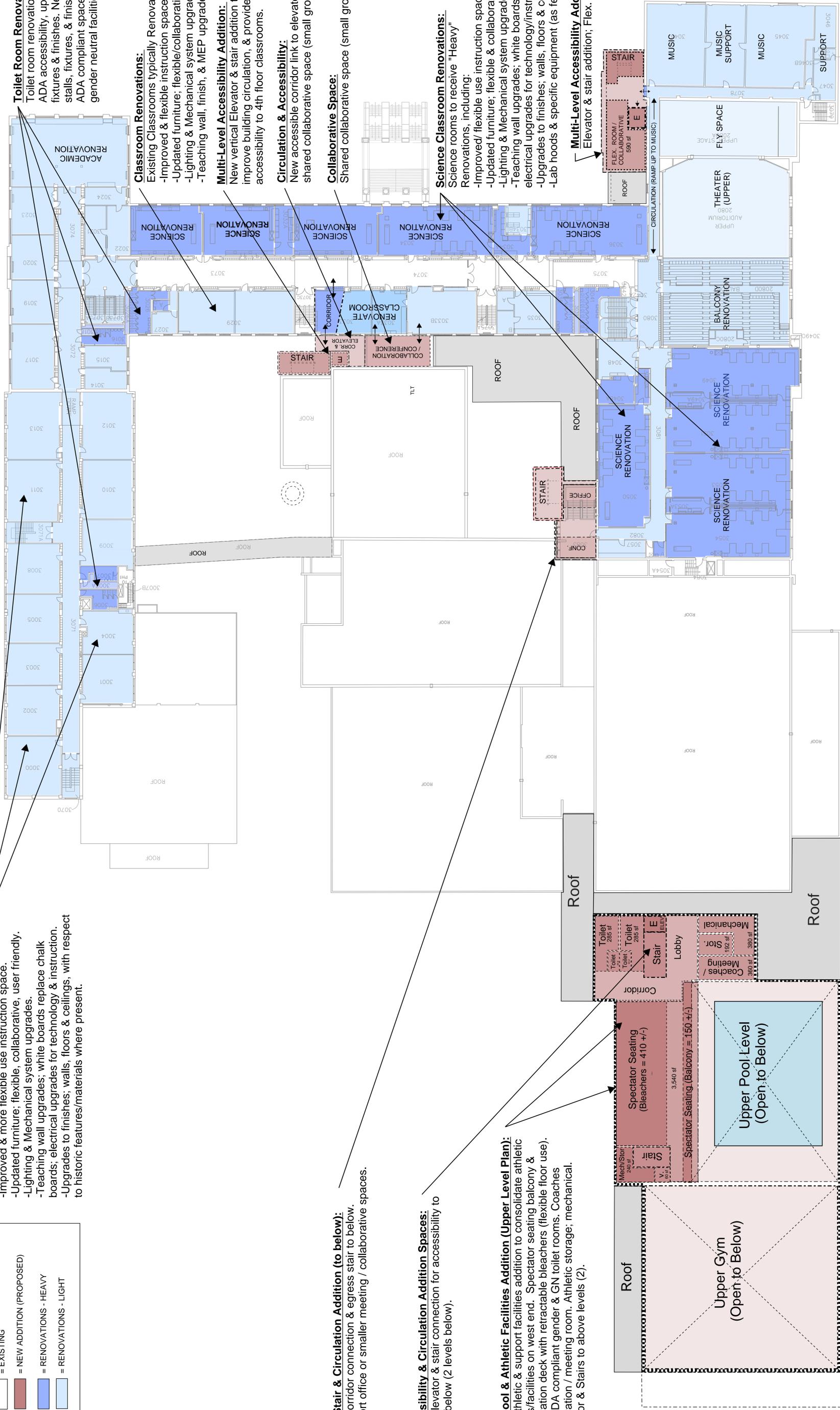
- New corridor connection & egress stair to below. Support office or smaller meeting / collaborative spaces.

**Science Classroom Renovations:**

- Science rooms to receive "Heavy" Renovations, including:
- Improved/ flexible use instruction space.
- Updated furniture; flexible & collaborative.
- Lighting & Mechanical system upgrades.
- Teaching wall upgrades; white boards; electrical upgrades for technology/instruction.
- Upgrades to finishes; walls, floors & ceilings.
- Lab hoods & specific equipment (as feasible).

**Multi-Level Accessibility Addition:**

- Elevator & stair addition; Flex. room.



NEW POOL & ATHLETIC FACILITY ADDITION

**3rd Floor Plan**

THIRD FLOOR PLAN

Madison West High School

ZAS Project # 180125.00 | 06 - 26 - 2020

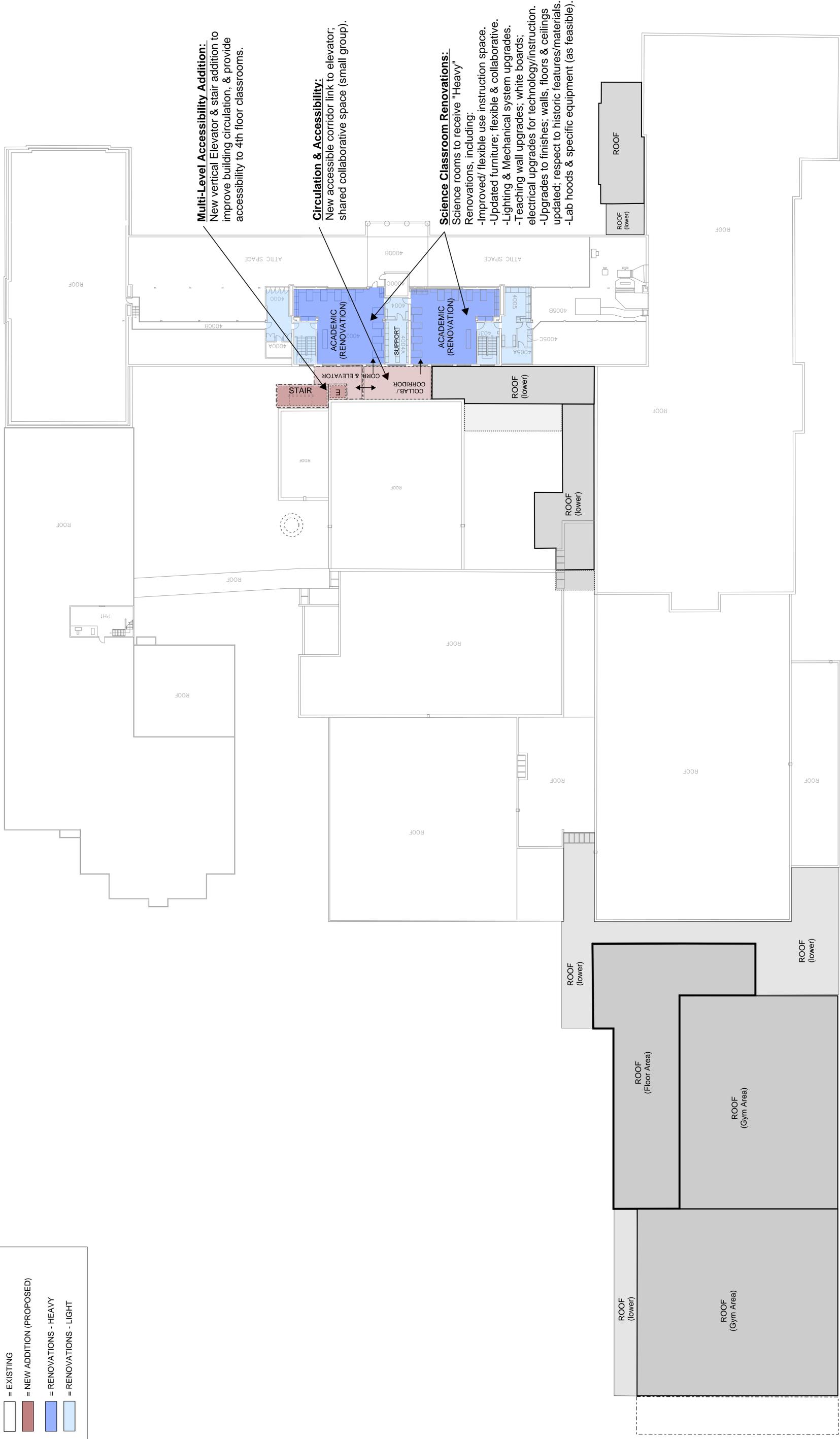
Ash St., Madison, WI

**Zimmerman**  
ARCHITECTURAL STUDIOS, INC.

2122 W. Mount  
Vernon Avenue  
Milwaukee,  
WI 53233 |  
zasstudios.com

COLOR KEY: BUILDING ADDITIONS & RENOVATION:

	= EXISTING
	= NEW ADDITION (PROPOSED)
	= RENOVATIONS - HEAVY
	= RENOVATIONS - LIGHT



4th Floor Plan



# Section Seven: Sustainable Design

SUSTAINABILITY CONSIDERATIONS | PREPARED BY **Findorff**

	Base Scope					+\$2M Scope Considerations					Additional Scope Considerations				
	West	East	LaF	Mom	Hoyt	West	East	LaF	Mom	Hoyt	West	East	LaF	Mom	Hoyt
<b>ENVIRONMENT</b>															
<b>Lighting</b>															
LED Retrofit (Lights + Occupancy)	*	*	*	*	*										
<b>Mechanical</b>															
Overhaul of HVAC System	*	*	*	*	*										
Energy Management / Benchmarking	*	*	*	*	*										
Energy / Water Metering - Basic	*	*	*	*	*										
Innovative / More Efficient Systems						*	*	*	*	*	*	*	*	*	*
<b>Envelope Improvements</b>															
Existing Window/Door Replacement	*	*	*	*	*										
Roofing	*	*	*	*	*										
<b>Renewable Energy</b>															
\$150K Solar Allowance	*	*	*	*	*					*					
Additional \$250K Solar Allowance (per school)						*	*	*	*	*					
Additional Solar Allowance											*	*	*	*	*
Battery Storage Exploration											*	*	*	*	*
<b>Water Management</b>															
Erosion Control	*	*	*	*	*										
Environmental Remediation	*	*	*	*	*										
Indoor Water Use Reduction	*	*	*	*	*										
Rainwater Management - Collection + Storage	*	*	*	*	*										
Rainwater Management - Greywater Reuse						*	*	*	*	*					
<b>Materials</b>															
Asbestos and Lead Abatement	*	*	*	*	*										
Material Selection - Recycled + Regional	*	*	*	*	*										
Material Salvage and Reuse (Demolition)	*	*	*	*	*										
Construction Waste Reduction + Recycling	*	*	*	*	*										
Prefabrication of Building Components (as applicable)	*	*	*	*	*										
<b>Integrated Learning Opportunities</b>															
Visibility of Sustainability Features - Basic	*	*	*	*	*										
Curriculum - Environment	*	*	*	*	*										
Using the Building as a teaching tool	*	*	*	*	*										
Prototype Space - Carbon Capture / Battery Storage / Wind / Solar PV / Other						*	*	*	*	*					
<b>Other</b>															
Existing Building Reuse	*	*	*	*	*										
Gardens - Updates to Existing	*	*	*	*	*										
Light Pollution Reduction (Exterior)	*	*	*	*	*										
Bicycle Parking	*	*	*	*	*										
Electric Vehicles Charging						*	*	*	*	*					
Green Roofs											*	*	*	*	*
Greenhouse											*	*	*	*	*
<b>WELLNESS</b>															
Wellness Centers - Staff											*	*	*	*	*
Fitness Center	*	*	*	*	*										
Indoor Environmental Quality	*	*	*	*	*										
Healthy Materials	*	*	*	*	*										
Natural Lighting / Daylighting	*	*	*	*	*										
Glare Control	*	*	*	*	*										
Active Design	*	*	*	*	*										
Flexible Spaces	*	*	*	*	*										
Thermal Comfort	*	*	*	*	*										
Access to Drinking Water	*	*	*	*	*										
Mindfulness Spaces						*	*	*	*	*					
Bathroom Accommodations - All Gender	*	*	*	*	*										
Universal Design - Accessible and Usable for All	*	*	*	*	*										
<b>COMMUNITY</b>															
MSCR/Community Usage	*	*	*	*	*										
Community Use Shared Spaces											*	*	*	*	*
Workforce	*	*	*	*	*										
Youth Apprenticeships	*	*	*	*	*										
Student-Led Initiatives	*	*	*	*	*										
Student-Led Initiatives (additional stipend)						*	*	*	*	*					



Based on a study developed by FOCUS ON ENERGY and B3 Benchmarking, their study revealed from 212 school districts across the state of Wisconsin, ways to save money short-term and for the long-term. In the past 12 years, school districts that have undergone upgrades within school buildings have realized a 23% reduction in energy use. Buildings will be upgraded with higher efficiency equipment as well as other electrical equipment and devices, in other comparable installations, electricity use could be decreased by 5%.

**The following upgrades have been incorporated into the design**

**Lighting Upgrades:**

The school will receive a full overhaul of the lighting environment. Each space will be evaluated to ensure it has the most efficient layout/proper illumination and fixtures upgraded to LED fixtures. Switching from a 32-watt T8 fluorescent lamp to a 18-watt TLED Lamp can reduce lighting costs by more than 40 percent.

Description	Existing System					Proposed System					Savings	
	Number of Fixtures	Type	Wattage	Operating Hours per year	Energy Used per year	Number of Fixtures	Type	Wattage	Operating Hours per year	Energy Used per year	Energy Saved per Year (kWh)	Dollars per Year (assume \$0.11/kWh)
Upgrade Fixtures in a Classroom	10	T8 Fluorescent	32	2500	800	10	TLED	18	2500	450	350	\$39
Upgrade Fixtures in a Gymnasium	20	High Bay 400W Metal Halide	455	2500	22750	20	LED High Bay	190	2500	9500	13250	\$1,458

Additional savings can also be achieved by further implementing sensors and controls to assist in reducing the amount of operating hours per year.

**Heating Ventilating and Air Conditioning (HVAC):**

The District plans to invest in replacement of the aging mechanical system and equipment. Steam Boilers and air handling units will be replaced with high efficiency gas air handling units improving energy efficiency, which will result in cost savings and will reduce the environmental impact.

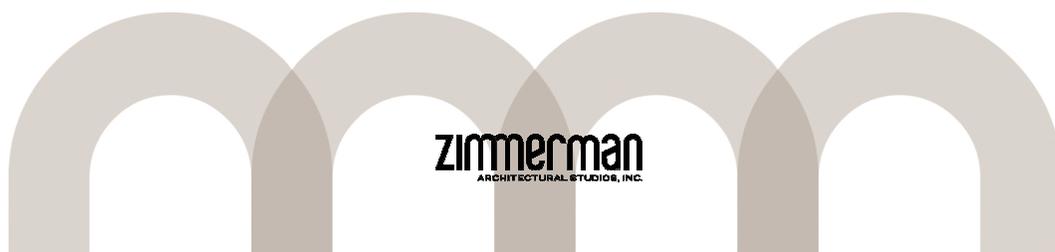
**Exterior Envelope:**

Replacement of existing exterior single pane windows/door openings will assist in sealing up the exterior envelope of the facility, reducing air leakage in/out of the building, which will increase the efficiency of the HVAC system that is trying to regulate a comfortable learning environment. Typical savings associated with managing air leakage tend to range from 10 to 25 percent. Below is an example of energy savings based on a 2,000 sf single story building with 15% glazing.

Description	Solar Transmission	Equivalent U-Value	Utility Cost	Btu (Millions)
Single Pane, Clear	75-89%	0.11	\$295	27.4
Double Pane, Clear	68-75%	0.49	\$60	5
Low-E Double Pane, Clear	45-55%	0.38	\$45	4

**Solar Panel Installation:** Products and savings in the Solar Panel industry continually improve as new engineering evolves, and panels become more efficient. **The proposal includes a \$250,000 allowance for the implementation of solar panels.**

Regardless of the size or age of the school building, operation of the building with new generation equipment was the greatest savings when the systems were being monitored by well-trained building and grounds managers.



## Appendix A: High School Input

### SUMMARY: WEST HIGH SCHOOL STAFF FACILITIES SURVEY

Staff surveys of individual high school facilities were conducted by MMSD in March of 2019 (see attached appendix document dated May 1, 2019). Included were the following four (4) common questions\* asked for staff response / input:

1. What excites you about your school's plans?
2. What is essential to the building's plan?
3. What is missing?
4. What is unique about your school that could be amplified through building renovations?

(\*Note that an initial question 'Q1' was asked on survey, but not provided per MMSD report.)

Included here for a more general summary are the most common responses provided from the staff surveys, grouped for general category themes, and in descending order of response frequency.

**Question 1** (Q2 on survey): **What excites you about your school's plans?** (general themes; prioritized)

- Parking: (16)
- Finishes upgraded/refreshed (floors, ceilings, walls, lighting) need to be refreshed. (13 responses).
- More educational space; flexible & collaboration space(s): (11)
- Accessibility of floors & spaces; Elevators: (7)
- Athletic Facilities; Locker rooms; Fitness; Fields: (7)
- Update/refresh all restrooms, develop all-gender restroom facilities (6).
- Education spaces updated; proper walls & spaces; (4)
- Welcome Center; Improved Safety & Security: (4)
- Pool upgrades/replacement: (4)
- Building envelope maintenance (masonry repairs, windows, roof membrane); Flooding: (3).
- Furniture & Equipment upgrades: (2)
- Science department upgrades: (2)
- Mechanical systems / HVAC (air quality, climate control, comfort, efficiency): (1).
- Fine Arts improvements; Music; Theater upgrades: (1)
- Arts department upgrades: (1)
- Technology upgrades; I.T.; Electrical: (0)
- Applied Technology / Trades upgrades: (0)

**Question 2** (Q3 on survey): **What is essential to the building's plan?** (general themes; prioritized)

- More educational space; flexible & collaboration space(s): (13 responses)
- Parking: (12)
- Accessibility of floors & spaces; Elevators: (9)
- Education spaces updated; proper walls & spaces; (9)
- Welcome Center; Improved Safety & Security: (9)
- Finishes upgraded/refreshed (floors, ceilings, walls, lighting) need to be refreshed. (6).
- Athletic Facilities; Locker rooms; Fitness; Fields: (6)

- Mechanical systems / HVAC (air quality, climate control, comfort, efficiency): (6).
- Update/refresh all restrooms, develop all-gender restroom facilities (5).
- Pool upgrades/replacement: (4)
- Building envelope maintenance (masonry repairs, windows, roof membrane); Flooding: (3).
- Fine Arts improvements; Music; Theater upgrades: (2)
- Furniture & Equipment upgrades: (2)
- Technology upgrades; I.T.; Electrical: (2)
- Applied Technology / Trades upgrades: (1)
- Arts department upgrades: (1)
- Science department upgrades: (1)

**Question 3 (Q4 on survey): What is missing?** (summarized responses; **not** prioritized)

- Teachers need a central office/copy room, or more small copy rooms on each floor.
- Electrical needs for the upgraded and increased technology.
- A field house.
- Windows that open.
- Science areas need more storage and prep space.
- Small group areas near library, multi-use spaces.
- A focus on future pathways needing flexible classrooms; maker/fab learning spaces.
- Better usage of space in the weight room.
- Making a laundry room or closet for students that have significant needs.
- Defining "refresh" for current classrooms & hallways. If it's paint & floor wax that is being dishonest with the taxpayers.
- Addressing the lack of workable office space. Addressing the need for spaces for more copiers.
- Designated Special Ed bathrooms.
- Another elevator; a larger elevator.
- More staff parking.
- Student meeting space.
- Total asbestos removal.
- Renewable energy and energy efficiency maximization.
- New floors in the Building.
- Space for drumline equipment (instruments & equipment); Shelves.
- A stadium for athletics; turf fields.
- Depends on plan option (to be selected).
- Expansion of spaces without increased staffing (could be safety concern).
- Center rooms need better ventilation, lighting & space; cramped & not conducive to collaborative learning.
- West is overcrowded with insufficient parking; expansion will make problem worse. Consider new high school, or shifting population to other schools.
- Repurposed rooms for appropriate class sizes; education space.
- School based Health Center.
- Expanded weight room facilities, field house and track.
- A plan to rebuild the entire building to make safer; less crowded.
- Classroom & office space; Uniform system of entry.
- Proper ventilation & electrical systems.
- Appropriate furniture.
- The "basic" plans options don't do much for needed spaces or added facilities.
- Ways to mitigate overcrowding.
- Expansion or Art rooms / spaces; support.

**Question 4 (Q5 on survey): What is unique about your school that could be amplified through building renovations?** (summarized responses; **not** prioritized)

- So dirty.
  - Lack of field space; bussing students elsewhere for sports (money savings) just to practice!
  - Increase student fitness opportunities through PE classes & additional aquatics classes.
  - Wood paneling. Murals are nice; updated to show the multicultural aspect of the student population.
  - All of student services should be grouped together rather scattered/detached.
  - Stair cases should be rethought; Doors add a lot of character.
  - LMC could be rethought (space use and purpose).
- 
- West is known as a rigorous school for the arts. Creating an arts wing would strengthen program(s).
  - We have so many talented students; need more creative, collaborative, hands on spaces for our students to work together, create, inquire, & explore. A maker's space or more lab based work areas.
  - We don't have a lot of space due to being surrounded by a community. Making West's space continue through Highland St. to the fields could give us easy additional space.
  - The only high school that has dance technique classes for PE credit. Having a dance space with mirrors & adequate floors would be fantastic; boost arts program. Better PE facilities would also help us to have our classes do the same thing as other schools do.
  - Fixing the major issues in the auditorium would make it safer; help the acoustics & seating as well.
  - West is the most crowded high school. Need more space for classes; sports facilities are inadequate.
  - Extremely overcrowded! Solve the impossible math problem: 84 rooms, 7 periods, 144 teachers, 2251 students, 256 courses...give us a building that works to make it possible to teach and learn.
  - Traditional & historical building capable of handling 21st century students; community.
  - The wood work.
  - The murals outside our school are neat. Could we get more of them, or highlight those we have?
  - Should consider new ways to showcase our student talents.
  - The exterior of our building is historic.
  - The beautiful old woodwork and the BIG windows.
  - Retain the character of the original building.
  - Find ways to incorporate student artwork; former & current students.
  - Parking!
  - History of innovative automotive clubs, & winning STEM competitions. Tech Ed renovation needed.
  - Beautiful woodwork & murals; painting dated.
  - Wide variety of clubs & electives (student options); students & staff are priority.
  - History & character of West's facilities (old pride); but many want newer "generic" facilities.
  - Lots of club activities – need space(s) for non-sport extra-curricular.
  - Beautiful historic building; large windows (generally).
  - Building has character; open feel of hallways & wood trim.
  - Building can be expanded (west), & continue to look impressive.
  - Front entrance is striking (Ash St.); thoughtful planning for Welcome Center to enhance).
  - Strong Arts, Athletics, & Clubs at West; amplify with appropriate facilities.
  - Additional places for "at-risk" academic programming (HSED prep & GED prep – don't have now).
  - Academic & Athletic success; find ways to celebrate/showcase student achievements.



## STUDENT FOCUS GROUP

Tuesday, March 5, 2019.

A group of 17 students asked the following questions:

**1. What Are You Excited About?**

- Additional parking. This is “super important”.
- A new pool, deep enough for the diving team to train in.
- Better HVAC in the pool.
- Upgraded classrooms and fine arts spaces.
- A renovated theater like East HS recently completed.

**2. What is essential to the building plan?**

- Improved and renovated restrooms.
- Safe water, with drinking stations to fill water bottles.
- Improved HVAC
- Improved athletic facilities. The locker rooms are an embarrassment.
- The pool ventilation must be high on the list.

**3. What is missing?**

- The current cafeteria is too small and congested.
- There is no “real” common space for us to meet and eat.”
- Lack of athletic accommodations. Students do not feel like they have a home advantage.

**4. What is unique about your school that could be amplified through the building the renovation?**

- The arts and athletics are extremely successful despite the conditions. Improved spaces will make West better,

## SCHOOL BASED LEADERSHIP TEAM

Friday, March 8, 2019.

A group of 7 team leaders were asked the following questions:

### 1. What Are You Excited About?

- The plan for additional Parking. There is not enough parking for the staff, much less the students.
- Added elevators for accessibility.
- A true “Welcoming Center”.
- Additional classrooms. Classrooms are at capacity and overcrowded.
- Upgraded classroom finishes, not only the science labs.
- New flexible furniture.

### 2. What is essential to the building plan?

- More classroom Space
- Renovated Restrooms.
- Improved HVAC
- Improved athletic facilities. The locker rooms are an embarrassment.
- The pool must be rebuilt, or completely renovated.

### 3. What is missing?

- Cafeteria. Needs to be larger and more open.
- Staff collaboration space.
- Large room for staff or community to gather in.
- The need to remove the temporary walls, and replace them with permanent walls with better acoustic separation.
- Lack of athletic accommodations. Many of the teams cannot practice on campus, let alone hold an actual “home” sporting event

### 4. What is unique about your school that could be amplified through the building the renovation?

- The historic aesthetic of the building, both inside and out.
- The amount of natural light.

## Day in the Life of Observations

On March 11<sup>th</sup> of 2019, representatives of Zimmerman Architectural Studios visited West High School to experience a “typical” full school day on site. The goals of the visit were multi-purpose to better understand what happens at West HS during a regular school day, and included:

- Observing traffic flow around West HS; parking & student drop-off
- Observing students entering building, circulation & start of school day; during school day
- Observations of students & staff during the day; interactions & space functions
- Casual discussion/interaction with staff & students (as approached /or offered comments)
- Observing end of school day; dismissal

The following are some of the key or notable observations made during the day spent at West HS.

Start: Arrived at West HS 7:00 am on Monday, March 11<sup>th</sup>.

- Parked in courtyard near cafeteria (facilities parking pass provided); let into building by staff.
- Welcome center closed; opened around 7:45 am; students arrive 7:00; school busy by 7:45 am
- Many student sit in hallways, singularly or in small groups, until 1<sup>st</sup> period start
- Ash St. and Regent St. entrances heavily used by students; Van Hise & courtyard lesser use.
- School staff/security manually locks down doors after school start.

Traffic:

- Regent St. is very busy main thoroughfare; Highland, Van Hise Ave, and Ash St. also busy.
- Ash St. traffic is a concern; heavy use for student drop off
- Two way traffic flow on Ash St. is a concern (safety); parents drop off in both directions
- Cars do drop-off U-turns on Ash St. at intersection of Chadbourne; use neighbor’s driveways
- Snow banks further restrict both parking and traffic flow around school; add to safety concerns.
- Chadbourne is not wide enough for two-way traffic with cars parked on north side, & snow banks.
- Highland Ave is reduced to almost single direction flow traffic with parked cars & snow banks.
- Intersection (irregular) of Regent St., Speedway Rd.& Highland Ave. is a concern (safety).
- No adequate designated drop-off area present; no student parking; inadequate staff parking.
- Visitor / short term parking (drop-off/pick-up) is not visible from Welcome Center.

Flow:

- Hallways very busy / congested between periods.
- Flow around building interior is restricted; few access route options from corners of building.
- Several corridors are not continuous; flow restricted & observation challenging.
- Many “blind spots” for students to hang out between periods.
- Restricted circulation options leads to crowded corridors; rushed students; tension(s).
- Some classrooms / areas are not along accessible routes (ADA).
- Only one (1) small elevator in building - Van Hise wing.
- Route to cafeteria (commons) space is too restricted; decreases use & function.
- Welcome center is not in a visible or welcoming space; poor location for function; supervision.
- Students observed hanging out in hallways during the day; moving & bypassing security patrols.

Several casual discussions were held in/for various departments during the day (casual interaction):

Theater and Dance; comments and needs:

- Dance studio/room with a “sprung floor” desired
- Accessibility to classrooms (elevator needed)
- Scene shop ; storage
- Appropriate size dressing rooms; monitors to see stage

Science:

- Upgrades to older lab spaces; storage
- Additional lab space; new classroom or 2 desired; currently full schedule for labs.
- Provisions for accessibility – classrooms and casework/furniture.

Athletics:

- Upgrades to locker rooms; Expanded weight room & fitness space
- Additional gym space desired; storage
- Improved department layout; offices & support spaces; supervision
- Athletic Boosters have been active on plans/funds for additional facilities at West

Applied Sciences:

- Wood shop undersized; lack space & turn away students; wait list for program(s)
- Dust collection system antiquated; poor condition; Hood over foundry doesn't work.
- Auto shop undersized; only need 1 lift; small class size
- Paint booth& hoods don't work properly – not used. Auto paint booth used for storage.
- Need/desire space for a Robotics lab; Clean lab; Expanded engineering classroom space
- Space for a Project Lead the Way program
- Sewing program space is underutilized; could/should be re-purposed/ reassigned space (only 2 periods a day, and 1 semester a year offered).
- Would like eight (8) welding booths – have only two (2) now (old/poor condition)..

#### Library:

- Windows wanted; Lower west facing exterior windows (?)
- Concern over too much glass to corridor; safety/security
- No book drop access for after hours (only inside building)
- Dated space/feel; dated furniture; computer lab use phasing out (going 1 to 1 personal)
- Parents also use space time to time; registration & other; club/booster group use.

#### Special Needs Students/Dept.:

- Currently scattered throughout building
- Each student has own room assigned to them for “decompressing” or “chill space” as needed.
- Some “chill” rooms are 250-350 sf each as available (lot of designated individual sf)
- Consider needs & use for planning/repurposing spaces

#### Dept. Offices – 3<sup>rd</sup> floor (NE end – English & Foreign Language):

- Large “open” area used for joint department office use; temporary divider wall; partitions
- Cramped/crowded space; shelving units and desks (staff)
- Not enough power; no power to center areas; extension cords heavily used (safety)
- English dept. staff have 12 +/- office desks; F.L. dept. has 15 +/- office desks
- Requests: More power; office & classrooms; Built-in casework; Renovated bathrooms; Parking

#### Fine Arts & Art (general):

- Original library space is nice; consider repurposing space (currently study hall & tutoring).
- “Black box” space wanted
- Small flexible use presentation space
- Display space(s)
- Place(s) for students to gather safely
- Upgraded instruction spaces; proper water, drains, power/data, ventilation & storage.
- Dark room wanted

#### Cafeteria:

- Current cafeteria size is inadequate for single lunch serving/number of students
- Highly utilized space; too small; poor access/circulation to
- Kids eat in small to large groups on floor in hallways; almost all hallways used for lunch
- Kids also leave school for lunch; local places; pizza truck (Ash St.); security concerns.
- Courtyard can only be utilized seasonally (infrequent use)

#### Security & Supervision:

- Supervision in building is a challenge; hiding spots & back-end corridors
- No large central space for students to gather; Cafeteria too small
- Kids hang out in hallways instead of class; Disturbances and fights are common.
- Open campus poses security challenges; kids come & go; let other kids/people in building.

## Appendix B: Meeting Minutes

Meeting: Leadership Team

Meeting: Building Services

Meeting: Athletics & Co-Curricular

Meeting: Buildings Trades

Meeting: Instructional Team

Meeting: Technology Team

Meeting: Music and Arts

Meeting: Safety and Security

Meeting: Pathways

Meeting: COLT

Meeting: MSCR

## **MMSD Madison Metropolitan School District Meeting Minutes 10/12/18**

**Project Number: 180125.00**

MMSD Projects Meeting: High School Needs Assessment

### Participants:

Chad Wiese	MMSD
Alisa Brown	MMSD
Steve Kieckhafer	PRA
Doug Barnes	ZAS
Greg Strand	ZAS

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### **Planned Distribution of High School Projects:**

East HS: PRA  
La Follette: PRA  
West HS: ZAS  
Memorial: ZAS

### Upcoming meetings:

October 18, 2018: 1:00 PM Meeting at PRA Offices  
Meet with LRFP Core Group at PRA's Offices

October 30, 2018: 10:45 – Noon Meeting

The teams will meet with BSM first, then complete initial school tours (BSM Building Services Management).

C.O.L.T. – Central Office Leadership Team  
Meetings with senior staff leaders of MMSD – discuss information

Brief C.O.L.T. 2-3 weeks in advance  
- ZAS & PRA to also provide updates prior to meetings

C.O.L.T. meeting December 7<sup>th</sup> (TBD 8:00 AM – 12:00 PM)

January 19, 2019 – Presentation to Owners Work Group (OWG)

HS “Reinvestment Strategy” to be mapped out/outlined

- Emerging themes from HS study (vs here's what we're doing)
- Progress update type findings report (to be produced)
- Light on any recommendations; more process update and initial findings
- Staff updates also; hypothesis of staff internal work

\*This is all “Stage 1” work process (initial)  
- Stage 1 will go on for some time

Stages 2 and 3 process for referendum to follow

Groups to meet with:

- Pathways Team: In charge of 'restructuring' model for MMSD schools.
- Technology Team
- Safety & Security
- Athletics/Co-Curricular
- MSCR & Community Use Group(s) (MSCR = Madison School & Community Recreation)
- Pathways Meeting
- Music & Art
- Instructional Team

All of these meetings done by December 21, 2018  
Prep for School Board Meeting.

High level assessment with central staff input initially; then initial school for feedback  
After this, will get more specific and get school principals involved (strategy).

Initial Preparation:

Emerging themes, preliminary findings work, 'up front homework' should be investigated and developed before getting into specifics for individual schools.

Standing meetings on Thursday mornings:

PRA at 8:00-10:00

ZAS at 9:00-11:00

- Confirm meeting times and dates.

The four (4) High Schools will likely be the lead buy-in for upcoming referendum.

- Enter into the study this with that in mind.
- Long overdue needs/renovations for curriculum.
- Do not just concentrate on facilities and maintenance.

The above is our understanding of matters discussed and conclusions reached. Participants are asked to review these items and advise of any additions or corrections.

Respectfully,

**Zimmerman Architectural Studios, Inc.**

**MMSD Madison Metropolitan School District Meeting Minutes 10/18/18 – 1:00 PM**

**Project Number: 180125.00**

MMSD LRFP Leadership Meeting

**Participants:**

Chad Wiese	MMSD
Kelly Ruppel	MMSD
Andrew Statz	MMSD
Steve Kieckhafer	PRA
Diane Davis	PRA
Ken Turba	PRA
Greg Strand	ZAS

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January 19, 2018 Presentation: “Storming & Forming” phase of work and findings to date  
Initial findings; preliminary report.

Consistency and compatibility of reports and recommendations (important).  
Verification of capacity and space needs for supporting data:

- Justify needs

Read “Strategic Framework” Document.

Be sure to be well versed on “Strategic Framework” Document

Four major points of focus on document relate to our process use as a guiding document.

4 day full K program needs – in document language:

- Can’t do now (future)

\*Strategic Framework documents for MMSD - \*All work and findings must support or relate to the Strategic Framework plan.

\*Don’t take this lightly, know this document.

MMSD ‘lives’ the Strategic Framework Plan.

Series of documents that prioritize and support findings:

- Priority 1 (development of these documents)
- Plans come later

Partnered with Vandewalle Associates for better perspective on growth projections/demographics.

MMSD likes the “periodic table” groupings for building grades and needs, as done by PRA.

MMSD utilizes this as back-up to support what needs to be done and why by the priority grading information.

Can use to justify if need to group types of maintenance work to be done for condition and/or cost impact per work type done vs. a particular project need (batch work bids).

Report done by Rettler Assoc. for site work condition and needs also grades and ranks needs/priorities.

Personalized pathways discussions/vision is in progress.  
Nothing solidified yet; long ways to go to reach common ground for idea consensus; school board approval.

Athletics: This could vary significantly between schools.  
Also extracurricular programs

Dual language immersion – now really hitting MMSD schools for the first time as students are older now and advancing through school.

“Maker Spaces” – need to keep in mind for this education concept:

- MMSD may rebrand this concept as buzzword phrase overused
- Pathways is an important piece of superintendents way of ideally turning around the MMSD schools/HS
- Pathways is still in discussion at high level for if/where it will go for schools

Neighboring districts are going out for school build referendum soon also (3 or 4 adjacent) but these are all really growth based on expanding enrollment.  
MMSD is not in that need model; MMSD is for facilities and improvements/modernization based on steady enrollment numbers; some future growth.

High School reinvestment plan (key pathway stream #5).

- Issue that involves most of community (high schools)

December 17, 2018 – provide written summation report steps 1-3 for B.O.E.  
Need written summary done for Board (initial review) materials by January 3, 2018, January 4,

The above is our understanding of matters discussed and conclusions reached. Participants are asked to review these items and advise of any additions or corrections.

Respectfully,

**Zimmerman Architectural Studios, Inc.**



**MMSD Madison Metropolitan School District Meeting Minutes 10/25/18 – 9:00 AM**

**Project Number: 180125.00**

MMSD High school Needs Assessment Meeting – Memorial High School

**Participants:**

Chad Wiese	MMSD
Rich Hopke	MMSD
Alisa Brown	MMSD
Tom Kannal	MMSD
Dave Kapp	MMSD
Mike MacDonald	MMSD
Jo Anderson	MMSD
Doug Barnes	ZAS
Greg Strand	ZAS

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West and Memorial have no students October 25<sup>th</sup>:

- Thursday, October 25<sup>th</sup> walk-thru, 8:00am at Memorial (meet at Welcome Center)
- Monday, October 29<sup>th</sup> @ 8:00am at West High School

Bring samples of previous ‘Phase 1’ assessments:

- General discussions anticipated
- Know/review “Strategic Framework” document

Mansfield Stadium – General re-do renovation desired by school staff:

- Field
- Bleachers
- Track
- Lighting, etc.

Additional High school staff requests:

- Baseball stadium needs: Requested upgrades
  - Irrigation
  - Dugouts
- Softball diamond – lights, seating (bleachers)
- Artificial turf – want on all fields
- Main Stadium Gym sound system upgraded/replaced
- Walking paths redone (poor condition)
- Gardens redone (outdoor)
- Weight Room – want two (2) combined to one (1) Weight Room
- Walk-way over Gammon Road & Mineral Point Road
- Tennis court lighting (none now)
- Outdoor buildings and Maintenance areas are generally ‘good’

480 volt services feed mechanicals at high school (not good condition)

- Want to get rid of 480 volt
- Also 208 services when mechanicals replaced

Drive at front of school (Gammon Road) is very poor – replace

New ceiling and light fixtures – existing are old and in poor condition

If no new Auditorium, need new P.A. system, dimming system and rigging system (Stage)

- Architectural teams need to explore the Theater for condition, facilities, need for Performing Arts
- What is needed, desired; should do (?)

Review Band and Choir spaces

- If building an addition, will require a new fire alarm system

Have two (2) elevators; split level building

- Stage is not accessible now

Locker Rooms review for general; Title 9 Status

Science Labs: Have been modified 'piece-meal' over years; no good renovations done

- Poor condition

Planetarium – review space and systems: server closet.

Building tends to "flood" periodically; built on swamp area

- Look at drainage

Intermediate Staff Parking is "a pond" (poor condition)

Widen Handicap parking area; now have issues with protruding into drive path when loading

- Safety concern as well as function

V.A.T. tile is now gone – removed

Wall paneling is dated; tired looking

Toilet room wall partitions have not been updated

- Lack new toilet facilities/rooms in building

Building windows are single pane glass; need replacement

Memorial ceilings are very old and poor (original)

- Concealed spline systems

Chilled water and hot water systems pipes run in tunnels; cross over each other

- Poor access to fix (often) and services
- Tunnels Flood

\*Mike handed out list of needs \*Also plan sheet mark-up (colored plan)\*

Chillers Poor

Convert to DX: eliminate chillers

- Connect air handlers

Demo pool solar collectors: No longer functional

Mechanical Option 1: Demo chiller/tower – new DX rooftops & VAV Boxes

Mechanical Option 2: Replace buried chilled water piping and air handlers; VAV's replace failing unit vents (select room identified)

Auto and shop building are detached structures; separate

- Need mechanical systems redone

Run hot & cold water thru same coils/valves (done originally to save money); not good

Existing Recreation spaces (gym, etc.) do not have cooling

- Should plan for A/C systems to add for planning

Convert EBI DDC to WBS AX

- Eliminate pneumatic control system

Mansfield Locker Room

- Unit vents / electric heat in bathrooms

No place inside for Auto Shop to store cars or auto projects inside

Mansfield Locker Room –

- Replace unit vents/electric heater in bathrooms.
- Replace 80% exhaust fans

Planetarium

- Planetarium System overheats; install split system for Planetarium Service Closet

Commercial Washer/Press should be looked at for condition

Convert all piping to galvanized or copper

Replace under floor storm pipe – A & B wings

**Storm Drains** cut through courtyards; can/does discharge water during storms and causes flooding

- Big issue to look at (may not be Phase 1, but have plan for with future)

Condition of underground piping is poor; very brittle

Replace Bradley sinks; half-round type

- Add bottle fill stations where possible/practical

Replace domestic tank heater

Shower rooms generally are in poor condition

- Mansfield poor
- All toilet rooms need work
- Shower renovations – Memorial

Stage has partial sprinkler system

Old finishes – generally

- Needs updates

Windows poor; single pane

- Originally most operable, but now screwed shut

Parking lot needs updates

Exterior doors poor

Many roofs need to be looked at

Mansfield Stadium:

- Seating needs replacement
- Review steel and concrete conditions
- Lighting (needs)
- Turf;
- Widen track to allow better soccer field

Soccer and Football now in stadium

- Best if separated, but money may not allow

Library needs facelift; dated look and space(s)

Food Services – all four (4) need review for condition

- Kitchen, support spaces, seating

Dead Solar Panels on roof (remove)

Site in general needs upgrades; landscaping and plantings, trees, grass, paving, etc.

Electricals are run in floor slabs at Memorial

- Issues for cutting floors and demo
- Pneumatics also in slab

Swimming Pool – MMSD may do as separate project

- Trying to do one (1) pool at High School Buildings per year (+/-)

Existing Rooftops 30+ years old; when replaced, be sure to

- Get VAV boxes and coils for

Geothermal systems would be strong consideration to do, but may not be viable for cost to do now.

Question asked on Middle School and Community Center impact:

- Shared Fine Arts programming
- Rent “Capitol High West” – building store front across street
- If bump out for Fine Arts, should be closer to Middle School for joint use

Traffic on roads is very heavy

- City growth has had big traffic impact on both streets

The above is our understanding of matters discussed and conclusions reached. Participants are asked to review these items and advise of any additions or corrections.

Respectfully,

**Zimmerman Architectural Studios, Inc.**

## **Madison Metropolitan School District (MMSD)**

**Project Number: 180125.00**

**11/16/2018 – 8:30am**

### **MMSD High School Assessments –Athletics and Co-Curricular**

Participants:

Chad Wiese	MMSD
Alisa Brown	MMSD
Devon Peterson	MMSD
Jeremy Schlitz	MMSD
Kevin Porter	MMSD
Thomas Rogness	MMSD
Diane Davis	PRA
Steve Kieckhafer	PRA
Doug Barnes	ZAS

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Introductions:

Update:

- Background summary of process; introductions of team

Districtwide input:

- How could improved facilities support your programs and Community?
  - They would expand our outreach to the community
  - They would help retain students from going to the neighboring Districts that have better athletic spaces.
  - They would allow our students more practice time
  - Safety and Security create a better atmosphere for both the competitors and their parents and visitors

How do you view your current facilities compared to your competition?

- Other Districts have dedicated spaces for individuals sports.
- Our locker rooms cannot be compared to any of them. Ours are small, cramped, poor ventilation and no inspiring graphics
- Most of the surrounding Districts have Turf fields
- Weight rooms are more expansive

Do you foresee any WIAA sports that will require additional or improved facilities?

- No additional WIAA sponsored sports in the near future
- If the no-cut policy continues, the fall sports will be out of space
- Club sports such as rugby, ultimate Frisbee and lacrosse require space.
- Why do we not have a hockey team?

#### Issues with relationship with MSCR and Community Usage

- We actually need to compete with MSCR for practice time. All MMSD athletics stop at 7:00 PM so the MSCR can utilize the space
- Schools need a better way to zone the building to limit access to MSCR clients
- If the programs could expand, they would act as feeder programs for the high schools. We can keep the student athletes if they are impressed by the facilities at an earlier age.
- A separate building for community use would be ideal. It would create more time for our students.
- Parents ask why their students cannot practice at the school they attend.
- Can the Middle School Gyms be upgraded to relieve some of the pressure

#### Specific Input

- Locker room capacity is good for the winter and spring sports. Fall is an issue
- Locker rooms needed to be completely gutted and redone.
- Showers are not being used as showers, but as storage and meeting rooms.
- Title 9 will continue to be an issue. The number of locker rooms will need to be increased.
- Turf is needed

#### West:

- Volleyball is tripling
- Soccer is up
- Football is down
- The weight room
- Need ventilation
- Tennis is across the street
- Better graphics are needed
- Improve the pool

#### Memorial

- Stadium needs:
  - New bleachers
  - New concessions
  - Larger track
  - Larger/better locker rooms
  - Better Lighting
  - Better sound system
- Baseball
  - Portions of the outfield appear lower than the infield.
  - Dugouts are old, bad masonry and failing roofs
  - All fields need irrigation
- Concessions need to be improved

#### Common Themes

- Turf is needed
- More space = more practice time
- All Locker rooms need to be upgraded
- Enhanced graphics



## **MMSD Facilities Trades/Staff Meeting Minutes 11/28/2018 – 1:00pm**

**Project Number: 180125.00**

### **MMSD Facilities Trades/Staff Meeting**

#### Participants:

Chad Wiese	MMSD
Alisa Brown	MMSD
Jo Anderson	MMSD
Mike MacDonald	MMSD
Tom Kannal	MMSD
Trades Staff (16+/- Ttl.)	MMSD (staff)
Steve Keickhafer	PRA
Ken Turba	PRA
Doug Barnes	ZAS
Greg Strand	ZAS

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#### Introductions

Update: Summary update of process

- Introduction of Documents, Website(s), Interactive menus available

Districtwide input requested from staff regarding high schools (?); school by school:

#### Memorial High School

- Possible to build new high school on Memorial site? Demo existing HS – build new?
- Hot and cold water in same pipes – needs to change (asap)
- Pipes are all “shot”; some pipes buried; all bad
  - All piping needs to be replaced

#### Electrical:

- Sequencing of replacement during school operation? Extent (possible)?
- Old electrical panels bad; were poor when new
- Trying to find “bad panels” (malfunctions) is tough – all over building
- Electrical capacity is ok

#### Painting:

- Need better ventilation
- Toilet partitions poor – destroyed (metal)
  - Graffiti issues with metal
  - “At least if wood we could repair/replace ourselves”
- Paint and finish upgrades tough to keep up with (staffing & on-curing issues/vandalism)
- Tile and grout floors – all stink/smell (toilet & locker rooms)
- Holding rooms for students with issues (“time out” rooms) get trashed; holes in walls, ceilings, furniture, etc.
  - Destroy drywall and finishes intentionally

- Lot of plaster finish failing going on throughout (more at East & West high schools)
  - Moisture issues
- Exterior doors are poor
  - Concrete at doors is bad
  - At Auto Shop overhead door is bad
- Windows are poor
  - Window shades are bad

#### Plumbing:

- Sinks and toilets get jumped on; stood on; intentionally damaged
  - Lot of damage to plumbing fixtures
  - Need indestructible fixtures
  - Kids pee on everything in rooms
  - Poop in urinals
- Water coolers get busted – intentionally
- Need isolation valves to work on specific areas (ability to isolate areas for work)
- Pool make-up tank needs epoxy
- Door closers don't work well;
  - Out of replacement parts almost
  - Repairs difficult to maintain

#### West High School:

- Chimney – ice falling/blowing off the chimney is a real safety concern.
- All exterior doors need to be redone
- Parapet walls need redoing; tuckpointing
- Bridge issues – southwest bridge is spalling
- Pool tiles
- Windows – don't open (anymore); storms over
- Plaster falling around windows – moisture issues
- Lockers – very old and poor
- West is a very dusty school – very dusty compared to most others (schools)
- Courtyard drain – needs to be bigger (gets plugged by leaves; students)
- If change to hot water system (from steam) – all new piping needed
- Remove all pipe insulation as can – abate; new /replace
- Replace boiler shut-off valves – need new (can't shut off)
- Block off rooms (some) need AHC replaced
- Interior doors bad (in general)

#### East High School:

- Tuckpointing needed ASAP – very poor; “masonry failing”
- Windows not good; leak
- Greenhouse poor; door leaks
- Pool ceiling – issues with ceiling (parts) dropping into pool
- Concrete slab at handicap entrance needs replacement
- If doing fire alarm system, want hold-open on doors
  - Need sprinkler system also to maybe eliminate some existing stairs (?)
  - Steve (PRA) sees potential use of some existing stairs as small collaborate spaces (need sprinklers to do)



- Cabinets get abused: want more solid materials for new casework; tops, doors, hinges, etc.
- All exhaust fans need replacement; some eliminated (not needed)
  - This applies to all four high schools
- Hot water loops are poor; poor pumps, poor system in general

La Follette: (short on time for input for La Follette specific issues)

- Exterior doors (aluminum) - poor condition
- Needs new windows

The above is our understanding of matters discussed and conclusions reached. Participants are asked to review these items and advise of any additions or corrections.

Respectfully,

**Zimmerman Architectural Studios, Inc.**



## **Madison Metropolitan School District (MMSD)**

**Project Number: 180255.00**

**11/28/2018 – 10:00 am**

### **MMSD High School Assessments - Instructional Team Meeting Minutes**

#### Participants:

Chad Wiese	MMSD
Lisa Kvistad	MMSD
Silvia Romero-Johnson	MMSD
John E Harper	MMSD
Diane Davis	PRA
Steve Kieckhafer	PRA
Doug Barnes	ZAS
Greg Strand	ZAS

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#### Introductions:

Update: Set stage and talk timelines.

Many of our schools seem stuck in the past for facilities and instruction set-up and use.

#### District Wide Input; Questions:

1. What role can improved facilities do for instruction?

- OTP Space – continuous movement of spaces/use
- Have fixed points for OTP swings (ceiling mounts) all over
- PT at High Schools
- Need space for hearing impaired students
- Need integrated spaces for special instruction
  - Resource rooms, etc.
- West High School is pinched for space
- Facilities are inconsistent throughout district
- Expand Therapeutic Day School options
- No district wide offering/services for students with mental disabilities
- Should be integrated physical & mental health services built into schools; spaces for
- Increased opportunities for trades and apprenticeships in for students with disabilities
- High School(s) dedicated to trades/pathways
  - MMSD may not be big enough to support, but should test
- Continued improvement for accessibility in schools – need
  - West is a challenge; music rooms, 4<sup>th</sup> floor spaces, others
- HVAC – better climate control in spaces
- Improve aesthetics of facilities; make more appealing

- Dedicated District “learning space” for staff
    - Size for about 120+/- assistant principals (most needed)
    - Other core groups of about 320 +/- (less frequent)
    - Multi-use space for groups
    - Would need parking (La Follette & Memorial maybe)
  - Instructional Spaces:
    - Not sure where MMSD stands with peers, but feels that MMSD lags behind in science, STEM, STEAM, etc.
  - Student Services (?):
    - Mix of what conventional office space is (available)
    - Need individual spaces (privacy)
    - Nursing is cramped now
    - Now have hodge/podge of spaces
    - Want large spaces plus designed for use
    - Collaboration spaces; support spaces
    - Health services
- 
- Approaching buildings, many parents who can't speak English can't access/confusing
  - West is very bad for parking; wayfinding
  - Feel(s) unfriendly (schools in general)
  - More bi-lingual signage; also phone messages & reception when calling in
  - West is very east to get lost in hallways
    - Many narrow hallways
  - Need spaces for small group language learning
    - Collaborative and less intimidating
  - Library has small study rooms, but locked (rooms) usually
  - Son (has now) in Switzerland (Interlaken) school; has library in round design format
    - lots of light and supervision; great space
    - School also has designated buildings for science, math, etc.
  - Teachers, especially new teachers, need spaces to go
    - Targeted & imbedded space
  - Ability for more language offerings
    - If not enough instructors staffed, then ability to remote teach from one school others
  - Translators
  - Green Spaces
    - Ability to see trees, grass; green spaces can enhance learning and environment

Keep furniture in mind for all schools; “Re-branding” of MMSD high schools

- Re-branding needed; our students deserve better facilities
- Need for better athletic facilities
  - Peers outclass MMSD
- Virtual Learning spaces – plan for
  - Also connections to Middle schoolers for cross-education
- Personalized Pathways - add spaces needed to provide
  - Theater and Arts
  - STEM
  - Other offerings

- Professional learning spaces for staff is important
    - Appropriate SRE space(s); location
  - Special Ed – Struggle now with appropriate delivery of services for these students
    - Not enough space; kids get pushed around
    - Need proper spaces/environment
  - Mental Health Services: Future needs to plan for
  - Remove “clutter” in hallways and public spaces
    - Eliminate places to hide/hang out
    - Improve Appearance
  - For virtual learning have used mini-robots in past for distance learning
    - Audio streaming for students would be good
  - Dedicated space for Special Ed. Instructors
  - Instructor assistants don’t have access to computers often, or spaces to use them
    - Dedicated spaces to go to access (should have)
2. How do you compare your current facilities to other K-12 sites? (Peer facilities?)
- Schools dedicated to Technology (Specialized High School)
  - Technology for the purpose of collaborative learning
    - What are the skills needed for this?
    - What spaces are needed for this?
  - Have seen recent schools (Seattle) with nice & modern spaces added; more college like
  - Bright, open, glass; inviting and stimulating
  - Design like
  - “Academies”; themed
  - District offices with inviting entry/spaces, but secured entry areas
3. What do you like most and least about our facilities?
- Students have some pride in what their building is, and make best of it
  - Buildings are challenges to retrofit to current instruction
    - Old buildings, tired, systems failing
  - Don’t like buildings - feel very institutional
    - Narrow hallways
    - No good large spaces
  - Facilities more reflective of diverse current populations (should have)
    - Not so “old white middle-class”
  - Buildings are old/tired
    - Not welcoming; not stimulating



4. Name one big wish item – game changer (think big items)?
  - Pathways/Academy-type schools
    - Not “elite” feeling, but practical to pathway(s)
  - Lots of light/glass
  - Sustainable design
  - Green spaces – “greenery”
  - Could central offices move other facility?
    - Feel disconnected
    - Doyle is old & failing building
    - Too remote from schools; poor spaces
  - Community building (could have)? Community spaces
  - Ways to make connections to all learning levels
    - 4 & 5K, Elementary, Middle School, High School, Early Education

The above is our understanding of matters discussed and conclusions reached. Participants are asked to review these items and advise of any additions or corrections.

Respectfully,

**Zimmerman Architectural Studios, Inc.**

**Madison Metropolitan School District (MMSD)**

**Project Number: 180125.00**

**11/30/2018 – 8:30am**

**MMSD High School Assessments – Technology Team Meeting**

Participants:

Chad Wiese	MMSD
Jeff Knutson	MMSD
T.J. McCray	MMSD
Lynda Chen	MMSD
Scott Fernholz	MMSD
Stacy Smith-Buckley	MMSD
Renae Ferraro	MMSD
Diane Davis	PRA
Steve Kieckhafer	PRA
Doug Barnes	ZAS
Greg Strand	ZAS

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Introductions:

Update:

- Background summary of process; introductions of team

Districtwide input:

1. What can facilities do for instruction?

- High Schools feel stuck in the 60's; dated
  - Not welcoming; authoritarian; intimidating
  - Feels old; not current
- Need flexible spaces for learning: instruction
  - Groups; Individual study
  - Coffee Shop in Library (idea/fee)
  - More user friendly spaces
  - Not so "compartmentalized" (halls & classrooms)
- Like what Oregon School District did
  - Feels like an 'airport'
  - Also Kromrey MS (Middleton) School renovation (like)
- Get rid of desks; more flexible furniture; options
- Oregon School model is great
  - Options for space(s) and furniture for learning

- Many classrooms are too small; cramped
  - Inflexible seating; lack room to move
  - Very old education style rooms
  - 30+ kids in classrooms
- Would be good for hallway spaces, or similar options for students to “over flow” out if need collaborative space
- Like Waunakee intermediate school
  - New library space is really nice
- More collaborative spaces
- Glass for visual flow and supervision
- Bathrooms – horrible (East especially); redo all
- Improve large training/Ed spaces
  - Auditoriums
  - Study Halls, etc.
- More take home devices (students)
- Secure work space(s) for technicians
- Prep space/facilities for tech support; repairs
- \* Better Wi-Fi everywhere
- More outlets – overall need access to power
- Schools are too institutional (feel)
  - Zero interest/dull; no excitement
- Auditoriums at all four high schools need renovation
  - Better presentation space; capabilities
- One space that needs a lot of T.L.C. is libraries
  - Technology inclusive
  - How spaces should function with tech (consider)
- Have space, but not exciting; not useful
  - All (most) very dated for finishes; furniture
- More visible locations for libraries/ LMC's; east to find
- Maker spaces – could have home in library also
  - Better use for MMSD Library facilities



## 2. Peer Libraries?

- Kenosha School libraries (common learning spaces) (Tremper)
  - Use self check-out; many seating options; maker space
- Sun Prairie also nice (reconfigure shelving, functions)
- Flexibility of library space important
  - “Recharge” spaces; new feeling and purpose
- Sound: Able to handle conversations; groups; individual study also
- Blended learning spaces/capabilities with library
  - Small rooms adjacent
  - Option spaces for study; gathering; instruction
- Jefferson Middle School renovation turned out well (MMSD)
  - Like things that were done there
  - Like folding/nesting tables; wheels; flexibility of space(s) with appropriate furniture
- Lighting:
  - Add natural light where can
  - Windows: skylights; light tubes
- Project Lead-the-Way: MMSD still doesn’t know what this program will look like exactly (formation in process)
  - Flexibility of space(s)
  - Technology incorporated/capability

## 3. How do facilities feel when vesting schools? Keep in mind improve spaces.

LMC’s: Question posed to all to consider for new design

- Built-in capacity for messages; technology

## 4. What do you like most/least of four high schools?

Space:

- Like to preserve some historical contents; character
  - Original wood cabinets; architectural details, terrazzo, character (good)
- Like least: Narrow corridors (La Follette)
- Like parking at all, but West High School (East not great)
- Dislike – “Utilitarian” look at most
- Dislike – How closed off and unwelcoming most visitor spaces are when entering

East High School:

- Poor entering experience; welcome center not so much
- Library split
- Small classrooms
- Narrow corridors
- Outdated/unused Tech Ed spaces



La Follette High School:

- Similar comments to East High School
- Welcome Center improvements
- Classrooms little bigger
- Lacks collaborative space(s)
- LMC has S.F. space, centralized
- Some goofy space Orientation
- Second Floor traffic flow is poor
- “Pit” concept is bad (very bad)

West High School:

- New Welcome Center – not good
- Parking – very bad; limited
- Small classrooms
- Over/Maximum capacity
- Accessibility issues
- LMC – space ok, needs updating
- LMC easy to find (good) at end of hallway
- Only school where teachers are “mobile”
  - Teachers move, not classrooms
- Lack electrical outlets in walls

Memorial High School:

- Welcome Center is ‘better’ now
- Courtyard spaces – options to consider
- Library space is ok, but “dark” and “low” feeling.
- Classroom sizes adequate generally; some not
- Music and Arts wing(s) lack square footage; accessibility
- Study Hall tucked in corner; should be more central
- Science rooms are small; old; tired
- All entrance doors need to be redone
- Parapet walls need redoing/tuck-pointing
- Bridge
- Pool tile
- Windows – don’t open
- Plaster falling around windows – moisture
- Lockers – very old and poor
- West is a very dusty school – very dusty compared to most others
- Courtyard drain – needs to be bigger
- If change to hot water system – all new piping
- Remove all pipe insulation as can – abate; new
- Replace boiler shut-off valves – need new (can’t shut)
- Block of rooms - needs AHC replaced
- Interior doors bad (general)



East High School:

- Tuck-pointing needed ASAP – very poor; masonry failing
  - Windows not good; leak
  - Greenhouse poor; door leaks
  - Pool ceiling – issues with ceiling dropping into pool
  - Concrete slab at handicap entrance needs replacement
  - If doing fire alarm system, want hold-open on doors
    - Need sprinkler system also to maybe eliminate some existing stairs (?)
    - See use of some existing stairs as small collaborate spaces (need sprinklers to do)
  - Cabinets get abused; want more solid materials for casework; tops, doors, hinges, etc.
  - All exhaust fans need replacement; some eliminated (not needed)
    - \* This applies to all four high schools
  - Hot water loops are poor; poor pumps, poor system
5. If you could pick one improvement?
- East High School Library redone/replaced (two responses)
  - Flexible spaces for instruction
  - Commonality of new classroom designs; capabilities
  - LMC's for all four high schools
  - New seating; flexible (enhance Ed. Space options)
    - Some desk type
    - Some tables
    - Some high “bar stool” type and tables
  - Change colors; new look

The above is our understanding of matters discussed and conclusions reached. Participants are asked to review these items and advise of any additions or corrections.

Respectfully,

**Zimmerman Architectural Studios, Inc.**



**Madison Metropolitan School District (MMSD)**

**Project Number: 180255.00**

**12/03/2018 – 9:30am**

**MMSD High School Assessments – Music & Arts Meeting Minutes**

Participants:

Chad Wiese	MMSD
Mark Penisten	MMSD
Najjah Thompson	MMSD
Peter Kuzma	MMSD
Steve Kieckhafer	PRA
Diane Davis	PRA
Doug Barnes	ZAS
Greg Strand	ZAS

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Introductions:

Update: Set stage and talk timelines.

Districtwide input:

1. What do you like most and least about our facilities?

Music & Art:

- Instrumental Music – need to address storage needs
  - Appropriate type(s): safely stored (at school)
  - Instruments – have too wide range of storage types now: old units
- More similar storage needed (between schools); better
- Better storage to protect from damage; impact, climate, etc.

Theaters:

- East High School – has accomplished some of this now with remodel
- West and Memorial High Schools:
  - Not equipped now to host major type events well;
  - Not as 'safe' as should be
  - Need more features designed into theater space(s)
- Memorial – ventilation of music rooms, Egress concerns from rooms with packed conditions of furniture and equipment.
  - Complain smell outdoor odors from unit vents
- Now adapting programs to meet facilities – not other way around
  - Facilities pose limitations

- Jefferson Middle School – has practice rooms built into space
    - Like this concept also for High Schools
  - Acoustics – improve in rooms for better use/instruction
    - If kids can't hear each other properly, then issue with instruction & group play/skills; learning
2. How could improved facilities help support programs and community?
- Access to programs/programming based on space
    - Options available with spaces available
  - Spaces to facilitate work, technical skills
  - Spaces that encourage collaboration (need these)
  - If students can see what is available to them (materials & spaces, etc.) it helps open up their minds and possibilities.
  - Renovations at East successful enough that they can/are now able to rent out the space
    - More possibilities
    - More programs; tools
    - More user groups
    - More useful to whole school; community
  - Freedom (more) in curriculum with appropriate spaces
3. How do you compare your current facilities to other K-12 sites? (Peer facilities?)
- Spacing/spaces within large music rooms; suites
    - Spaces for all related options
    - Practice rooms; support rooms
  - Other surrounding High schools are often smaller communities and thus auditoriums are more community spaces
    - Larger facilities (makes different comparison)
    - Built/designed for more community use
4. Site and content specific input?
- Poor acoustics at East were a major issue before renovation – better now at East
    - Good acoustics allows students to do more
  - La Follette High School's acoustic panels painted over – not working for sound.
  - West High School balcony (under) has acoustic issues
    - Acoustic problems under balcony (sound shadows)
  - West High School – Original design intended to meet dual roles
    - Assembly and Theater (student assembly)
  - \* Important for Arts that rooms designed more for the arts and theater (not assembly)
  - Memorial High School – old shop space now Visual Arts space
    - Opening old overhead doors helps promote both visual and community use and awareness
    - Like this ability with overhead doors
  - La Follette High School spaces are retrofitted classrooms (not good)
  - More natural light (desired)
  - More elbow room for instruction; instruction space options

5. What do you like most/least about facilities?
  - Most – proximity to rest of school (not remote)
  - Least – lack of storage
  - Least – poor acoustics
  - Least – not designed spaces (left-over spaces)
  - Least - poor storage makes it hard to clean spaces; dust and clutter
  - Good spaces are inviting; live and welcoming spaces
  
  - Most liked (or asset): Learning to deal with less than ideal conditions
  - Dislike: Not enough space/spaces; things cramped and pile up

**Around the District for Comments:**

Memorial High School

- Some staff want all new art wing at Memorial; new Theater:
  - Riggings needs redo (also for safety)
  - Electrical; audio upgrades
- Expansion of Music & Arts rooms – go out for more space
  - Improve flow inside stage and auditorium
- Accessibility to space and rooms
- Increase height of fly space
- Push out Music Room spaces (add on)
- Expand Theater space out in back
  - More space
  - Scene Shop
  - Projection Room should be accessible; larger also for projectors/equipment
    - \* Now ladder access to get to
- HVAC is old, noisy, ventilation concerns
- Old Auto shops were larger spaces, which helps
- Need sinks, plumbing, traps, etc – designed for spaces

West High School – Theater:

- Theater: Room is not terrible space, has nice aspects
  - Eliminate windows (light issue and curtains don't work)
  - Like aesthetics of windows, but not light
- Back of auditorium could reduce some seating to help space & flow
  - Under balcony acoustics poor
  - Add lobby space; circulation; more space for flow
- Stage redo should include new rigging
  - Light/power controls; audio
- Need better and accessible spaces for dressing rooms, toilet rooms, support spaces
  - Could add onto building to improve

West High School – Visual Arts:

- Eliminate storage within classrooms to open-up spaces
  - Dedicated storage
  - Accessibility

La Follette High School:

- Same general issues as with Memorial High School
- Visual Arts: Types of storage make it hard to maintain them and storage
  - Art storage is an issue; space

East High School

- Theater better now
- Visual Arts: PRA would like to build new (add)
  - Re-purpose Tech Ed wing for STEM/STEAM
- Narrow and tall spaces feel cramped (now)
- Art Rooms remodel location, basement (most don't see them)

6. Name one big wish item – game changer?

- More directly linked to other arts programs
  - More connectivity
- Accessibility – visual and physical
- Improve instructional spaces (for Arts)
- Make spaces more safe; access, egress, capacity

The above is our understanding of matters discussed and conclusions reached. Participants are asked to review these items and advise of any additions or corrections.

Respectfully,

**Zimmerman Architectural Studios, Inc.**

## Madison Metropolitan School District (MMSD)

**Project Number: 180255.00**

**12/05/2018 – 10:30am**

### **MMSD High School Assessments – Safety & Security Meeting**

Participants:

Chad Wiese	MMSD
Karen Keplar	MMSD
Steven Ryan	MMSD
Joe Balles	MMSD
Steve Kieckhafer	PRA
Greg Strand	ZAS

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Introductions:

Update: Set stage and talk timelines.

Districtwide input:

1. What do you like most and least about our facilities?

- Good: Lot of incremental changes made to improve best as can at the time.
  - But, lack of vision for overall growth of Madison as a town
    - No new high schools/facilities
    - Change in student demographics
    - Doesn't keep up with many special needs students
- Bigger investment needed in thinking of how to educate students.
- Should look at reducing West High School's population; too crowded
  
- Student "flow" in hallways is challenging / poor
  - Too many blind spots
  - Supervision challenging
- Managing visitors more consistently at schools (need to)
- Parking issues at schools; lack of parking; drop-off/circulation
  - Flow issues
- Housekeeping in general:
  - Science, shops – need to be cleaned-up; exposures; safety
    - Wood shop at East High school is great; instructor does great job of maintaining and organizing space
    - Equipment needs to be kept up with/monitored; concerns/safety
  - Getting kids in and out of school quickly (when needed)

- Aesthetics – improved (overall in general)
- Providing upkeep and maintenance to preserve historic structure
  - Mindful of design for addition and renovations
- Like focus on accessibility/ADA over the last several years
  - Need at all schools; continue improvements
- Middle & Elementary schools need focus on secured entrance and welcome centers
  
- School office locations need to be determined consistently by Administration & design consultants (not by principals).
  - Standard type(s)/locations
- Storage: Review in general for quantity and types
  
- Signage: Consistent in high schools (should be) for safety & security updates, should follow Madison Police Guidelines/Standards.
  - Mirrors (in hallways)
- P.A. System improved – inside and outside buildings
  
- Parking and Traffic:
  - Look at creative options to improve accessibility for those in need entering buildings/facilities.

Common themes heard to date:

- Signage / branding
- Traffic flow / safety
- Honoring historic buildings
- High Schools need a fresh look; revitalize

2. How could (improved) facilities support school communities & student achievement?

- Welcome Centers: should be top / high priority
- Some buildings (Lincoln) have offices buried inside buildings (others also hard to find).
  - Poor supervision
  - Hard to find (Welcome Centers); not visitor friendly
- West High School is a short term solution – very poor experience
- East High School also not great
- West has accessibility issue off of Ash Street entrance
  
- Note: “*City will (?) annex the Town of Madison in 2022*”
  - Need another high school solution (like old Central High School again)
- Branding of signage for entry doors (need)
  - Requirements of visitors
  - Wayfinding – where to go
- Strategic access for community
  
- Playgrounds (blacktop) and parking lots (should be/have):
  - Well kept; maintained
  - Signage
  - Nice equipment (playgrounds)



- Buildings look tired; old equipment also
  - Buildings look stuffed; too much clutter in buildings
3. How do current facilities compare to other K-12 sites/districts familiar with?
- Libraries: Better design for use intended
  - Need security “command room” in each school (designated)
    - Not thought of when schools were designed
    - Now commandeered (PD does) principal’s office if something happens; critical incident (principal’s office becomes temporary Command Center)
  - Playgrounds:
    - Should be managed to set of standards for safety; equipment, use
  - Health Office(s):
    - How to store medication (look at better); secure
    - Different per school grade level
  - Concern for “Open Campus” at high schools (currently have Open Campuses)
    - Security concerns
    - Problem that some high schools can’t serve or seat that many students if they were to close campus
  - Metal detectors at entrances:
    - Has been conversations on, but no direction officially
    - For now will try use of wandering students at some entry points (recent issues)

Site and content specific input; High Schools:

Memorial High School:

- Doors that lock – Field House doors major issue (MMSD replacing soon): Aware of
- Traffic pattern - should look at
- Pavement generally okay
- More lighting & surveillance at parking and on site
  - Stadium use especially; most weekends
  - Poor lighting outside stadium
- Weakness in doors where students from Jefferson come over for classes (supervision)
- Flood protection; water flow away from facilities
- Welcome Center is in decent shape; good location
- Positive: traffic pattern before & after towards Gammon Road is good; separation
- Could remove overgrown shrubbery, etc. (hiding spots)



West High School:

- Parking
- Accessibility
- Space
- Poor Signage
- Safety & Security:
  - West still used as polling place
  - Overcrowded!
  - Nightmare for security
  - Good students (generally); some poor (behavior); crowded
  - Lots of nooks & crannies (challenge)
  - Sexual assaults reported in hidden stairwells (has/have occurred)
- Students leave to move cars (security & safety)
- Food trucks now park outside at lunch time
  - Garbage on site (plates, wrappers, etc.)
  - Lots of traffic in and out of building with open lunch

La Follette:

- Open commons space causes issues (big central space)
    - Very loud; very/too active space
    - Should be broken up some to redefine space
    - Allow Admin to take back the building from students; crazy space with kids.
  - Aging and oversized central toilet rooms
    - Oversized for use/need
    - Hard to supervise
  - Pit is an issue; bad space; eliminate “the pit”
  - Main office too cramped – redo
  - Welcome Center is heavily used – ok
    - Across the hall space could be used for some security space use; in-school suspensions, etc.
    - Students know where cameras are – coverage
    - Locations to better monitor/watch space (1) with kids on in-school detentions; temporary discipline students
- For joint schools (Elem & MS) – should have 1 large Central Office, not 2 split offices
- Single point entrance & office

East High School:

- Welcome center; Office priority
- Large central congregating space is challenging
- Could move some office space down to help with areas that need more supervision now, with how kids use building and where congregate

The above is our understanding of matters discussed and conclusions reached. Participants are asked to review these items and advise of any additions or corrections.

Respectfully,

**Zimmerman Architectural Studios, Inc.**



**Madison Metropolitan School District (MMSD)**

**Project Number: 180255.00**

**12/06/2018 – 11:00am**

**MMSD High School Assessments – Pathways Meeting**

Participants:

Chad Wiese	MMSD
Cynthia(Cindy) Green	MMSD
Jen Wagner	MMSD
Alex Fralin	MMSD
Ken Turba	PRA
Steve Kieckhafer	PRA
Doug Barnes	ZAS
Greg Strand	ZAS

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Introductions:

Update: Set stage:

**Districtwide input**

1. What do you like most/least about MMSD facilities?

- Schools may be old and dilapidating, but still feel like home to many
- East High School on main transportation line – good options to access/opportunities.
- Schools (East & West) not designed to promote collaboration
  - Need update for how kids/adults will/should use spaces
  - Flexibility: collaborate/flexible spaces
  - Library space(s) – How utilized and set-up for
  - Collaborative/flexible spaces for location; community use
- School staff has made good use with what they have
- Classrooms too small
  - Wasted spaces
  - Underutilized spaces
    - Poor lighting; old, not vibrant or stimulating
    - Lack collaborative spaces
    - Athletic space old; needs upgrades
    - Watch room spaces; old, need upgrades
    - Theater (Memorial especially) – don't like; old and not good spaces for performing arts.

2. How could improved facilities support instruction?
  - How spaces look and feel from how students enter and perceive space impacts their experience and ability for learning
    - Big impact on education capabilities
  - Need spaces for hands on learning (especially Pathways)
    - Culinary
    - S.T.E.M.
    - Health Care
    - Arts / Tech Ed
  - Tutoring Center (like MATC)
    - Meet a variety of needs for students
  - More Mobility: Mobile Lab's (capable)
  - Visual and Performing Arts space; Theater (not assembly)
  - Serve kids after hours also (not just 8:00 – 3:00)
  - Foreign schools seen / observe:
    - China: School with Starbucks café to help students learn English; Run a store; learn alt. culture
  - Flexible spaces for Pathways, options for education spaces
    - Too restrictive now (buildings are)
  - Courses now are limited to spaces available
    - Little classroom flexibility
  - Scheduling of athletics and community use groups is tough
    - High use/demand
    - Conflicts and priority use conflicts
  - School/Community spaces now not designed for purpose
    - Retro fit; too restrictive for design
  - Locker and bathroom spaces disgusting; really bad spaces
  - Courses and career centers in high school; lack now – should have
  - Recent Madison Course space upgrades are great
    - Models should strive to emulate in designs
3. How compare to other schools – Sites we can learn from?:
  - Schaumburg (Il) and other in that area undergo constant upgrades to expand and improve facilities (about same age buildings)
    - Libraries
    - Maker spaces
    - Collaborative spaces
    - Atrium; lunchroom and 'chill' space
    - Finish upgrades; lighting and colors / finishes
    - Lab spaces designed/incorporate into school
  - Madison – Spark Building – interesting for concepts /space
  - San Diego High School – Large flex spaces
  - Reynoldsburg (OH) – Near college and students can walk to/from college for some courses
  - Stevenson High School: specific built around smaller communities within; pods with common spaces; hub
    - Design supports kids and learning



4. What do you hear from parents and staff?
  - Spaces are so old
  - Exact what looked like 20, 30 40+ years ago
  - Buildings don't feel clean; broken things
  - Other districts athletic facilities are far better/newer
  - Old facilities impact learning
    - Concerns/safety
  - Like Classic old facades of West and East High Schools
    - Interiors are a mess, but classic facades
  - Learning is visible; more glass/transparency inside
  - Memorial front entry space upgrade is nice start, but ends right after pass thru there into building
  - We can't go forward without a new high school
    - Need to reduce numbers at existing; alieve pressure
    - Moe innovative buildings; capabilities
    - Located near west side of town

Around the District?

5. Memorial High School? (What does well? Improve?)
  - Music and theater areas need to be redone/replaced
  - Planetarium (presently renovated for Building 5)
  - Courtyard (potential)
  - Long and numerous hallways are poor
  - Lunch room space(s) better utilized; open up
  - Could have a Student Achievement Center in main lobby/open area
  - Don't like locker corridor space – open up
  - Classroom spaces are small; old; access challenging
  - Lack Lab spaces for science; culinary; other
  - Science rooms really poor/old
  - Small theater not well utilized or located
  - Drainage; water issues/gross; stadium redo; site upgrades

Need virtual learning space capability in high schools

Memorial: great options with new fine arts and stadium upgrades to bring back enrollment.



6. West High School?

- Lacks site space for growth; limitations
- Pool too small; poor location
- Auditorium poor and outdated
- Too many multiple office locations; no central hub; procedures
- Library ok size; dated and under utilized
- Cafeteria space problematic
- Lack Lab space
- Culinary is not possible – no space
  - Can't do kitchen spaced needed for culinary
    - No good open space in school
    - Dark paneling/wall finishes area bad (“sucks the life out of you..”)
    - Lack of parking; visitors?

La Follette:

- Current design lacks opportunity for spaces/program
  - Have hard time locating other programs or changing space vs. as need for new programs.
- Wasted space(s); nooks and crannies
- ‘Pit’ is awful; waste
- Labs and classrooms – many way too small
- Culinary is poor
- Commons space becomes a “zoo” at heavy use times
  - Very loud; live space; busy
  - Relocate school store – more upfront/visible (Memorial also bad)

East High School:

- Open ‘pit’ area by theater and adjacent spaces don’t support the entry and theater experience; a ‘1 off’ remodel
  - Not like other new schools
- Culinary: East would be great/prime location if/for Culinary Pathway program
  - Potential for, but lack now
  - Location is bad – not easy to get to/find
- Have two libraries – don’t need two (Like Madison college design concept)
  - Consolidate or connect vertically as one better space
- Auto and metals, engineering spaces are large – good options for renovating
  - Multi-level spaces; now one teacher space
  - Can’t supervise activities; limiting due to levels & sight lines (staffing)
- Need Health Sciences Lab/space

7. One thing facilities related change would want to see?

- Need to meet more students educate. Needs
  - Virtual learning capabilities/spaces
- Aesthetics of building – especially on entering
  - Colors, lighting, signage, design of space(s)
- Automation of attendance and student monitoring; security

The above is our understanding of matters discussed and conclusions reached. Participants are asked to review these items and advise of any additions or corrections.



**Madison Metropolitan School District (MMSD)**

**Project Number: 180255.00**

**12/06/2018 – 11:00am**

**MMSD High School Assessments – MSCR & Community Use**

Participants:

Chad Wiese	MMSD
Kelly Ruppel	MMSD
Jacob Tisue	MMSD
Andrew Statz	MMSD
Bo McCready	MMSD
Steve Kieckhafer	PRA
Diane Davis	PRA
Doug Barnes	ZAS
Greg Strand	ZAS

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Introductions:

Update: Set stage and talk timelines.

Districtwide input:

1. What do you like most and least about our facilities?

- Like: they are accessible to community use
- Like: areas the high schools services
- Dislike: amount of use is a problem
- Dislike: coaches who have outside day jobs are limited to later practice times.
  
- MSCR has its own funding boundaries/limits
- Dislike: High community use creates additional wear and tear on facilities; lack funds (Fund 180) to keep up with usage needs
- Like Location(s) of high schools
  - Fewer kids drive to school than most school districts (nearby)
- Like High Schools being community based and utilized
- Security is a concern with community and group use
  - Not good enough visibility; not enough cameras

2. How could improved facilities support your programs & school communities?

- Better access to high quality space(s)
- Lot of after school use (3:30 – 6:30+)
- Lack collaborative spaces
- Lack ability to “compartmentalize”; close off building (areas)

- MSCR utilizes all pool facilities at high schools
  - Pool use is very high; hard to do maintenance
  - Hard to close down facilities for repairs/maintenance
- Madison has a large swim community; City wide popularity
  - Demand for pool time/use strong in general
- Disputes between school athletic groups occur for space/time
  - Club sports make worse for space availability
  - MSCR compounds the space/time issue
- MSCR Offices are in the Hoyt Building on Regent Street (old school)
  - Current condition of Hoyt Building is bad (“real bad”)
  - MEP’s, roof, windows, toilet/lockers need repair/replace
- Idea of an MSCR future “Complex” facility would be great
  - Facility capable of hosting all programs/activities
- Hoyt Gym renovation would be good for short term
  - Would need roof, windows and more done to fix-up
- Parking at Hoyt limited; neighbors don’t like
  - Hoyt now about half used; moved most groups out to other buildings

Question: If Hoyt not good for MSCR use, could it be (site) better used for West H.S.?

- Can’t get buses / taxis to back area of building site now (Hoyt)

3. How do current facilities compare to other K-12 sites/districts familiar with?

- Like new McFarland School renovations: new look/feel
  - Open spaces; lighting options; nice facilities
- Community users: “... *we pay taxes, user fees, etc. and the facilities are old and not very nice to use...where does our tax money go?*” (comments received)
- Locker Room at Madison Schools are really dated; poor condition
  - Noted: District is now doing a Title 9 assessment for girls facilities
  - Also transgender students (looking at facilities for)
- Like Madison College set-up with open spaces
  - Good design layout and capabilities
  - Daylighting; energy efficiencies; esthetics

4. Outside the box ideas for MMSD facilities?

- Stand-alone sports complex (multi-use)
- Currently lack a City “rec center” facility
  - Use small facility spaces; schools
- Good if MSCR could build a complex for community use
  - Also now rent church space for some adult programs



Question to team: What if sold Hoyt, bought land somewhere and built a large sports/community use facility?

- Would help get adults out of schools after hours
- Free-up space for school programs/sports
- Helps with safety/security concerns

Professional Development facilities/site for 250 – 350 persons

- If they could tie together (with rec complex) would be nice
- Joint staff wellness facility for staff and district employees.

Question: Could MMSD owned site(s) on east side, not used at this time, be developed for sports facility use?

- Temporary outdoor fields and complex facilities (short term)
- Leopold Elementary has extra site space (not utilized)
  - Could MSCR move there?
  - Could Central offices also go there?
  - These are some of the things/options MMSD needs to look at

5. Site and content specific input / recommendations?

Memorial High School:

- Storage issues
- Goofy layout; long corridors; maze to navigate
  - Hard to find way to gym; pool; field house
- Poor visitor/user wayfinding
- MSCR has small office (off of Gym); others are splintered off
  - Takes storage away from Gym
- Pool needs a facelift – redo of pool
  - West's pool is not being renovated now; this is on hold until big picture determined
- Need new dividers; old failing
- Lighting not good; some updates made, but sporadic
  - Not consistent lighting in field house; bad spots
- Theater redo needed; renovation
- Weight rooms – redo and possible consolidation

West High School:

- Parking is an issue (big issue) at West for users
- Pool access is bad; confusing to get to and locate
- Pool deck is small, locker rooms are bad; poor location(s)
- No track (outdoor track) at West; has been an ongoing issue
- Club space use is high/big at West; lack spaces for
- Questioned if a turf field could be placed over the geo-thermal field (?)
- Questioned if there are track options at/near West HS (?)
- Soccer field option at/near West ?



La Follette High School:

- Theater redo needed
- Lack MSCR office space for use; meetings
- L.M.C. space seems small (Kelly): poor utilization
  - If more collaborative design could use for MSCR
- Auditorium needs work

East High School:

- Many hallways feels cold; masonry and bars on windows
  - Many altercations/fights happen in “mall” open space
  - Challenge for school; security
- Locker Rooms huge; old; not accessible; bad
- Building a new spectator gym at East (May 2019 start); comp gym
  - Upgrades to existing gym

6. What ONE facilities related improvement would be a Game changer at West?
- Dedicated MSCR complex
    - Get adult programs out of schools
    - Schedule adult programs better; AP's start at 7:15pm now; limits use
  - Pool; Gym(s); Fitness space(s); meeting rooms

Question: Ideal Location if could provide a Complex?

- As Central as possible
- Near East High School or newer West High School location for new facility
- Would still utilize some smaller sites
- Should be on bus/transit line

7. Additions Comments?

- Have outgrown Odana site/facility
- School Forest area (Verona) – looking at options for new uses

The above is our understanding of matters discussed and conclusions reached. Participants are asked to review these items and advise of any additions or corrections.

Respectfully,

**Zimmerman Architectural Studios, Inc.**



## Appendix C: Single Sheet Boards



## MADISON WEST HIGH SCHOOL

### INTRODUCTION

The Madison Metropolitan School District's Long Range Facility team has been tasked to investigate the existing high school building's educational program, condition of facility and the opportunity of incorporating family and community use of the building. The goal of this team is to provide recommendations to modernize facilities that meet the current aspirations of the District for the students, families, and community.

The entire process is continually filtered through the District's Strategic Framework, which outlines the vision of establishing core values and identifying goals to accomplish those values through the training and teaching of strategists to be implemented for the students of MPDSD.

### PROCESS

The evaluation process begins with a close look at the age and condition of the existing building. Through site visits, interviews of the building services and trades teams, and review of the district's Facility Condition Index (FCI), we determine the feasibility of building projects that would enhance the student environment.

During the site visits, we are also observing how the existing physical space either serves or hinders the existing and future educational program needs. This review of educational space in conjunction with an evaluation of current and future student population to understand if there are over utilized spaces or underutilized spaces that could be re-purposed for modern learning spaces.

Once an understanding of the existing conditions and use of the building had been evaluated, the team engaged with key administrators and department heads, who were determined to have the knowledge of the educational direction that the District is striving to accomplish.

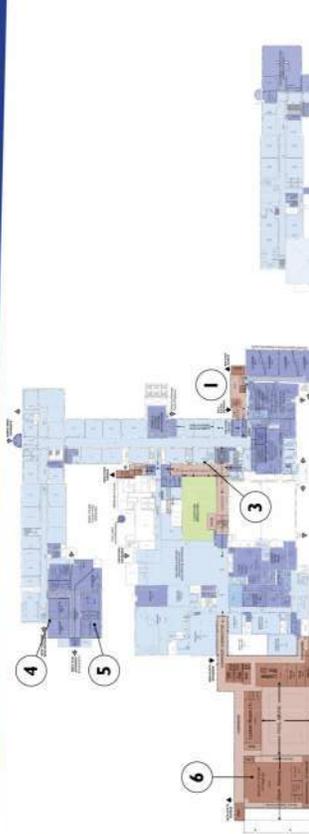
From these input sessions, common themes of deficiencies were established and include, but are not limited to the following:

- The parking should be improved
- Upgrade all aging infrastructure
- Interior finishes shall be refreshed
- A new identifiable main entry and welcoming center will be explored
- Three (3) elevators will be added to make all spaces accessible
- The LMC will be relocated and designed for increased accessibility and use of space(s)
- Utilizing the new pool, create new and better community usage and partnerships
- Fifteen (15) additional classrooms created

### 1 WELCOME CENTER



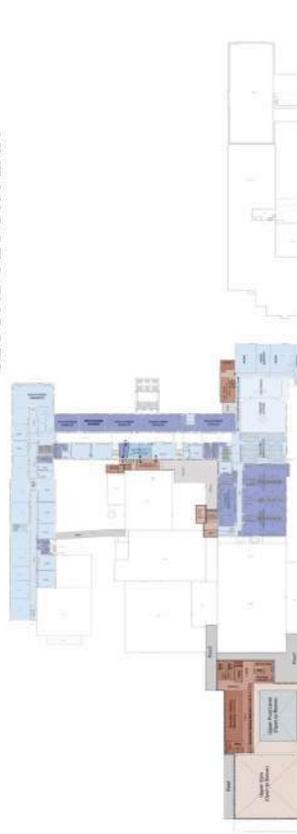
### 2 POOL



FIRST FLOOR PLAN



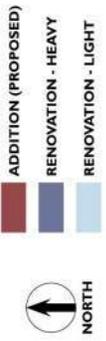
SECOND FLOOR PLAN



THIRD FLOOR PLAN



FOURTH FLOOR PLAN



### 3 COMMONS/CONNECTIVITY SPACES



### 4 COLLABORATIVE SPACES

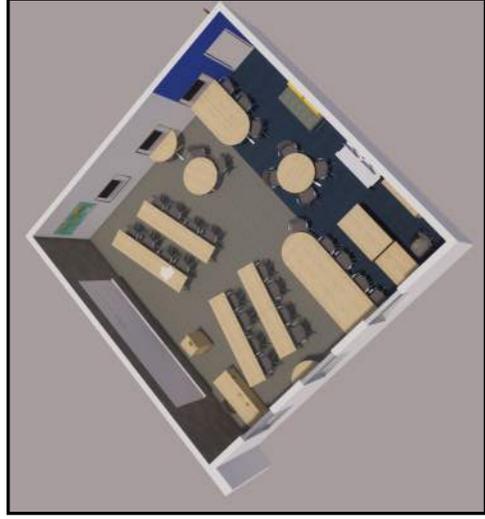
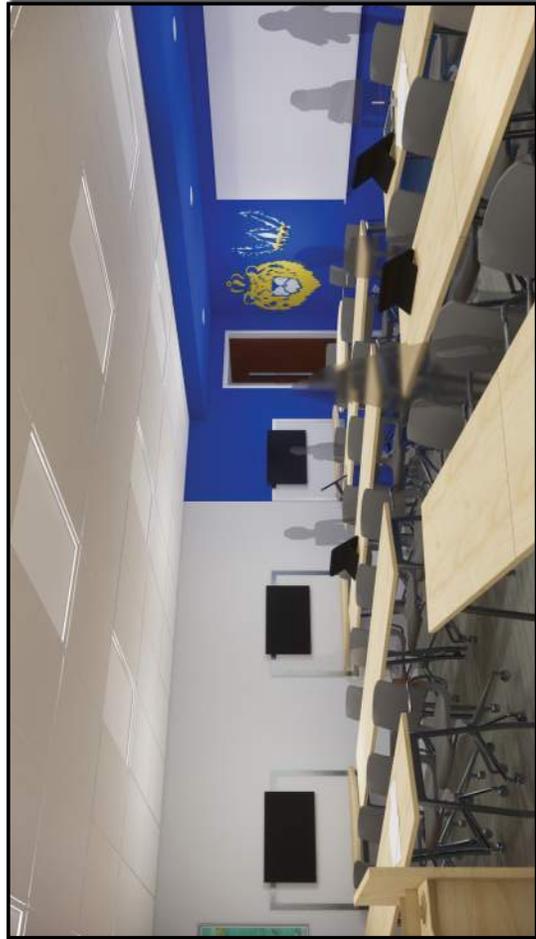


### 5 MAKER SPACE

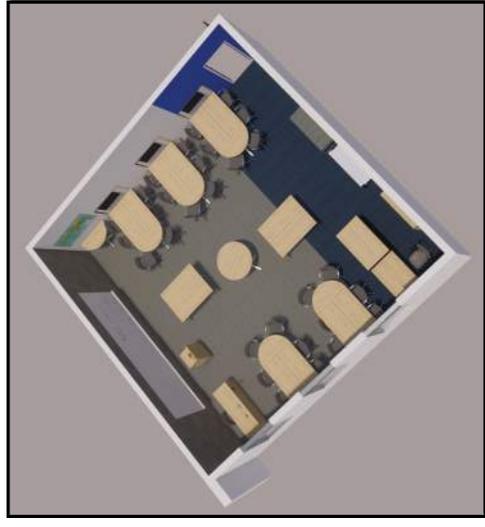


### 6 WEIGHT ROOM/FITNESS





STUDENT-CENTERED LAYOUT

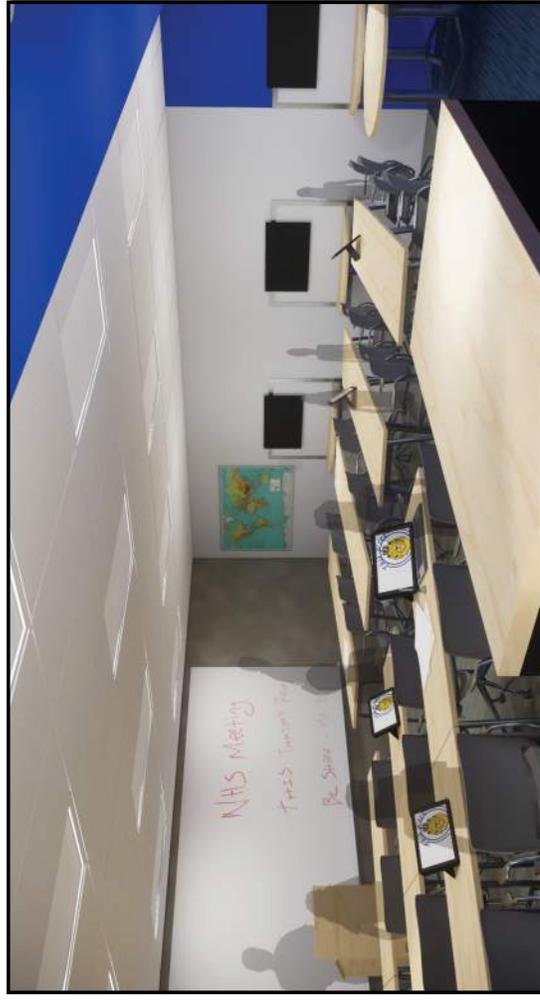


BREAK-OUT/ COLLABORATION



EXISTING CONDITIONS

- RENOVATED CLASSROOM**
- Updated furniture - variety per instructional use; mobile, flexible, ergonomically friendly
  - Flexibility of instruction space enhanced by mobility of furniture
  - Lighting will be upgraded to create a lively well lit space
  - Teaching wall(s) upgraded; White boards to replace chalkboards; mobile and visual technology enhanced
  - Upgrades to finishes will be implemented, while keeping important architectural features (i.e. brick, wood or details). New flooring, wall finishes/paint, ceilings
  - Twelve (12) additional classrooms created
  - Creation of space begins with a new look at the "conventional classroom". The flexibility allows for learning in new ways and encourages collaboration as smaller groups allow for more input from individual.
- EXISTING CLASSROOM**
- Support rooms in need of upgrades; modernization
  - Teaching walls in need of upgrade
  - Lighting in need of upgrading to LED
  - Electrical capability/flexibility lacking
  - Dated casework; finishes (flooring, paint, ceiling)





## EXISTING CLASSROOM

### EXISTING SCIENCE CLASSROOM

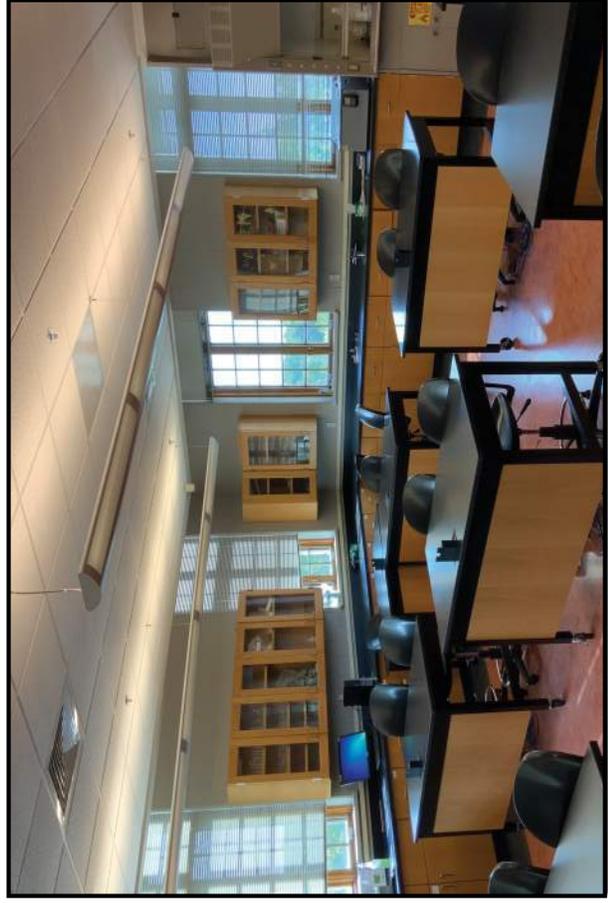
- Long narrow rooms; cramped instruction space
- Support rooms in need of upgrades; modernization
- Teaching walls in need of upgrade
- Lighting in need of upgrading to LED
- Electrical capability/flexibility lacking
- Dated casework; finishes (flooring, paint, ceilings, etc.)



## EXISTING FURNITURE

### EXISTING FURNITURE

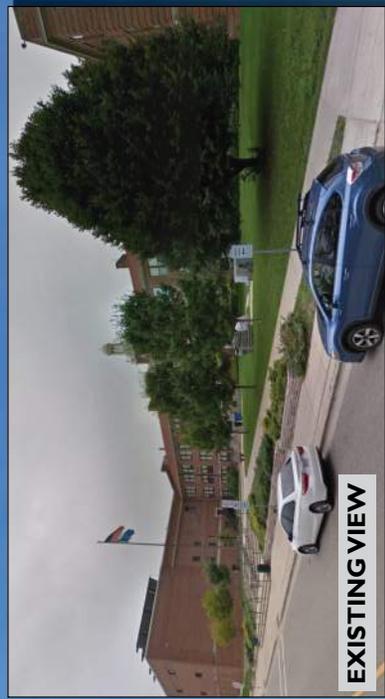
- Non-flexible, ergonomically unfriendly furniture
- Fixed student lab peninsulas restrict use/flexibility



### RENOVATED SCIENCE CLASSROOM

- Updated furniture - variety per instructional use; mobile, flexible, ergonomically friendly
- Flexibility of instruction space enhanced by mobility of furniture
- Removal of fixed lab casework peninsulas and islands to increase space flexibility (unless specific room instruction/curriculum prefers use)
- Resize/create more appropriate room sizes per instruction use (as practical)
- Upgrade room electrical capabilities and flexible locations
- Remove accessibility barriers; provide fully accessible spaces, casework and equipment
- New science casework to enhance current instructional needs
- Lighting will be upgraded; zoned appropriately
- Teaching wall(s) upgraded; white boards to replace chalkboards; mobile and visual technology enhanced
- Upgrades of finishes will be implemented, while keeping original finishes in place (i.e. brick, wood or details); New floor/wall finishes in callouts
- New thermally efficient windows; appropriate window shading/light control





## Appendix D: Detailed Estimate



Description	Project Cost	Function
<b>Sitework</b>		
<b>General Sitework</b>		
Site Clearing - asphalt, concrete, landscaping, etc		BF - Building Functionality
Chimney removal		BF - Building Functionality
Asphalt Paving - Drivelanes/Parking		BF - Building Functionality
Curb - Drivelanes		CM - Capital Maintenance
New Parking		CM - Capital Maintenance
Curb - Drivelanes		BF - Building Functionality
Sidewalks		BF - Building Functionality
Elevated pedestrian bridge removal		BF - Building Functionality
New bridge to athletics addition		BF - Building Functionality
Landscaping		BF - Building Functionality
Landscaping - improve NE corner		BF - Building Functionality
Seeding		BF - Building Functionality
Outdoor Collaboration Spaces (Courtyards)		ES - Educational Spaces
Outdoor Storage Space		BF - Building Functionality
Water		BF - Building Functionality
Water, tap		BF - Building Functionality
Sanitary, Gravity Pipe		BF - Building Functionality
Sanitary, Tap		BF - Building Functionality
Stormwater		BF - Building Functionality
Stormwater, Structures		BF - Building Functionality
Stormwater Retention Area - SEE BELOW		BF - Building Functionality
Site Electrical, Conduit		BF - Building Functionality
Site Electrical, Lighting		BF - Building Functionality
<b>Stormwater Ordinance Change Impacts</b>		
Stormwater Basin, parking lot addition		BF - Building Functionality
Underground Storage (sim. StormTec), baseball field (600 cf)		BF - Building Functionality
Stormwater Basins, track and field		BF - Building Functionality
Stormwater Basin, front addition		BF - Building Functionality
Underground Storage (sim. StormTec), pool addition and athletic field		BF - Building Functionality
Courtyard Circulation, Green Roof - 4" (20% coverage)		BF - Building Functionality
Stormwater		BF - Building Functionality
Stormwater		BF - Building Functionality
<b>Football / Soccer Field</b>		
Strip Asphalt / Topsoil		AC - Athletics / Community
Football/Soccer Field, artificial turf		AC - Athletics / Community
Football/Soccer Field, lighting - excluded		AC - Athletics / Community
Scoreboard, relocate		AC - Athletics / Community
Sidewalks		BF - Building Functionality
Landscaping		BF - Building Functionality
Retaining Wall - length - 12'		BF - Building Functionality
Retaining Wall - sf - 12'		BF - Building Functionality
Retaining Wall - length - 08'		BF - Building Functionality
Retaining Wall - sf - 08'		BF - Building Functionality
<b>Baseball / Track Field Site Area</b>		
Topsoil, Strip/Spread		AC - Athletics / Community
Baseball Field, field and turf infield		AC - Athletics / Community
Baseball Field, VE - exclude turf		AC - Athletics / Community
Baseball Field, Dugout(s)		AC - Athletics / Community
Baseball Field, Bleacher Seats		AC - Athletics / Community
Baseball Field, Fencing, no outfield		AC - Athletics / Community
Baseball Field, Lighting - excluded		AC - Athletics / Community
Sidewalks		BF - Building Functionality
Track, lane and paving		AC - Athletics / Community
Shot put		AC - Athletics / Community
Pole Vault		AC - Athletics / Community
Long Jump		AC - Athletics / Community
Landscaping		BF - Building Functionality
Seeding		BF - Building Functionality

## MADISON METROPOLITAN SCHOOL DISTRICT West High School, Option 01

9/9/2020

Description	Project Cost	Function
<b>Sitework Total</b>		
	<b>4,916,000</b>	
<b>Renovation</b>		
<u><b>Reno, Level 01</b></u>		
Reno, Level 01		ES - Educational Spaces
Reno, Level 01, theater		ES - Educational Spaces
Reno, Level 01, fieldhouse		ES - Educational Spaces
<u><b>Reno, Level 02</b></u>		
Reno, Level 02		ES - Educational Spaces
<u><b>Reno, Level 03</b></u>		
Reno, Level 03		ES - Educational Spaces
Reno, Level 03, theater		ES - Educational Spaces
Bridge Renovations		ES - Educational Spaces
<u><b>NON GSF Impact Changes</b></u>		
Reno, Level 01 - Tech Ed Reductions VE		ES - Educational Spaces
Reno, Level 01 - 1/2 Level Reno VE		ES - Educational Spaces
Reduce Restroom Ceramic Wall Tile to 6' on wet wall only		
<u><b>Capital Maintenance</b></u>		
Capital Maintenance		CM - Capital Maintenance
Capital Maintenance - Roofing VE		CM - Capital Maintenance
Capital Maintenance - Site Paving VE		CM - Capital Maintenance
ADD SCOPE - Solar		CM - Capital Maintenance
ADD SCOPE - ADDITIONAL AMENITIES, TBD		CM - Capital Maintenance
Sprinkler non-reno spaces		CM - Capital Maintenance
<u><b>Abatement</b></u>		
Abatement, by gsf		CM - Capital Maintenance
<b>Renovation Total</b>		
	<b>36,693,000</b>	
<b>New Construction, Central Addition</b>		
<b>Core</b>		<b>883,000</b>
Floor Structure 00 (SOG)		CS - Core & Shell
Floor Structure 01		CS - Core & Shell
Floor Structure 02		CS - Core & Shell
Floor Structure 03		CS - Core & Shell
Floor Structure 04		CS - Core & Shell
Roof Structure		CS - Core & Shell
<b>Shell</b>		<b>599,000</b>
Ext Wall System - Non-load bearing studs		CS - Core & Shell
Brick - Sills/Lintels		CS - Core & Shell
Stone and/or Precast - Sills/Lintels		CS - Core & Shell
Metal Panel		CS - Core & Shell
Storefront		CS - Core & Shell
Curtainwall		CS - Core & Shell
Doors		CS - Core & Shell
Roofing & Accessories		CS - Core & Shell
<b>Buildout</b>		<b>732,000</b>
Central Addition		BF - Building Functionality
<b>New Construction, Central Addition Subtotal</b>		<b>2,214,000</b>
<b>New Construction, Bridge - Excluded</b>		
<b>Core</b>		<b>-</b>
Floor Structure 00 - Foundation Improvements		CS - Core & Shell
Floor Structure 01 - Second Floor		CS - Core & Shell
Floor Structure 02 - Third Floor		CS - Core & Shell
Roof Structure		CS - Core & Shell
<b>Shell</b>		<b>-</b>
Ext Wall System - Non-load bearing studs		CS - Core & Shell
Brick - Sills/Lintels		CS - Core & Shell
Stone and/or Precast - Sills/Lintels		CS - Core & Shell
Metal Panel		CS - Core & Shell

## MADISON METROPOLITAN SCHOOL DISTRICT West High School, Option 01

9/9/2020

Description	Project Cost	Function
Storefront		CS - Core & Shell
Curtainwall		CS - Core & Shell
Doors		CS - Core & Shell
Roofing & Accessories		CS - Core & Shell
<b>Buildout</b>	<b>-</b>	
Circulation, Second Floor		BF - Building Functionality
Circulation, Third Floor		BF - Building Functionality
<b>New Construction, Bridge - Excluded Subtotal</b>	<b>-</b>	
<b>New Construction, Circulation Space</b>		
<b>Core</b>	<b>1,230,000</b>	
Floor Structure 00 (SOG)		CS - Core & Shell
Floor Structure 01		CS - Core & Shell
Floor Structure 02		CS - Core & Shell
Roof Structure		CS - Core & Shell
<b>Shell</b>	<b>1,047,000</b>	
Ext Wall System - Non-load bearing studs		CS - Core & Shell
Brick - Sills/Lintels		CS - Core & Shell
Stone and/or Precast - Sills/Lintels		CS - Core & Shell
Metal Panel		CS - Core & Shell
Storefront		CS - Core & Shell
Curtainwall		CS - Core & Shell
Doors		CS - Core & Shell
Roofing & Accessories		CS - Core & Shell
<b>Buildout</b>	<b>1,060,000</b>	
Circulation		BF - Building Functionality
<b>New Construction, Circulation Space Subtotal</b>	<b>3,337,000</b>	
<b>New Construction, Front Entry / Administration</b>		
<b>Core</b>	<b>829,000</b>	
Floor Structure 00 (SOG) - Ground Floor		CS - Core & Shell
Floor Structure 01 - Second Floor		CS - Core & Shell
Floor Structure 02 - Third Floor		CS - Core & Shell
Roof Structure		CS - Core & Shell
Roof Structure - Overhang / Parapet		CS - Core & Shell
Roof Structure - Canopy		CS - Core & Shell
<b>Shell</b>	<b>483,000</b>	
Ext Wall System - Non-load bearing studs		CS - Core & Shell
Brick - Sills/Lintels		CS - Core & Shell
Stone and/or Precast - Sills/Lintels		CS - Core & Shell
Metal Panel		CS - Core & Shell
Storefront		CS - Core & Shell
Curtainwall		CS - Core & Shell
Doors		CS - Core & Shell
Roofing & Accessories		CS - Core & Shell
<b>Buildout</b>	<b>861,000</b>	
New Admin / Classroom Addition		BF - Building Functionality
<b>New Construction, Front Entry / Administration Subtotal</b>	<b>2,173,000</b>	
<b>New Construction, Athletics Addition</b>		
<b>Core</b>	<b>4,333,000</b>	
Floor Structure 00 (SOG)		CS - Core & Shell
Floor Structure 01		CS - Core & Shell
Floor Structure 02		CS - Core & Shell
Roof Structure		CS - Core & Shell
Roof Structure / Overhang		CS - Core & Shell
Roof Structure / Canopy		CS - Core & Shell
<b>Shell</b>	<b>4,205,000</b>	
lf of Ext Wall System - CMU		CS - Core & Shell
Brick - Sills/Lintels		CS - Core & Shell

## MADISON METROPOLITAN SCHOOL DISTRICT

### West High School, Option 01

9/9/2020

Description	Project Cost	Function
Stone and/or Precast - Sills/Lintels		CS - Core & Shell
Metal Panel		CS - Core & Shell
Storefront		CS - Core & Shell
Curtainwall		CS - Core & Shell
Doors		CS - Core & Shell
Roofing & Accessories		CS - Core & Shell
<b>Buildout</b>	<b>12,009,000</b>	
Concessions		AC - Athletics / Community
Corridor		BF - Building Functionality
Elevator		BF - Building Functionality
Gym (2 station)		AC - Athletics / Community
Lobby		BF - Building Functionality
Locker Rooms		AC - Athletics / Community
Mechanical - VE Layout		BF - Building Functionality
Offices		BF - Building Functionality
Pool - Room		AC - Athletics / Community
Pool - Vessel		AC - Athletics / Community
Restrooms		AC - Athletics / Community
Spectator Deck		AC - Athletics / Community
Stairs		BF - Building Functionality
Storage		AC - Athletics / Community
Vestibule		BF - Building Functionality
Weight Room / Fitness - VE layout		AC - Athletics / Community
Circulation		BF - Building Functionality
<b>New Construction, Athletics Addition Subtotal</b>	<b>20,547,000</b>	
<b>Sitework Total</b>	<b>9 AC</b>	<b>4,916,000</b>
<b>Renovation Total</b>	<b>275,173 GSF</b>	<b>37,011,000</b>
<b>New Construction Total</b>	<b>82,074 GSF</b>	<b>28,273,000</b>
<b>Building Total</b>	<b>357,247 GSF</b>	<b>65,284,000</b>
<b>Construction Cost Total w/ Sitework</b>	<b>357,247 GSF</b>	<b>70,200,000</b>