

PROJECT PROPOSAL



MSD OF WABASH COUNTY

New Construction and Renovation Proposal 2022



OVERVIEW

This proposed project will allow MSDWC to move from a five-building district to a three-building district, lowering future operating costs. To bring up our buildings to today's standards and district needs could cost as much as \$70,000,000+ and that does not include escalation costs over the several years it would take to do this. This will also not reduce future operating costs as facilities will continue to age and need attention.

Many of our buildings exhibit deficiencies including outdated mechanical, electrical, plumbing, and technology systems, inadequate site circulation patterns, ill-sized instructional spaces for the uses that are housed, and existing building structures and systems that do not lend themselves to cost-effective modifications.

By building a new high school, MSDWC would be able to save taxpayer dollars towards maintenance and utilities, while simultaneously offering more student programming.



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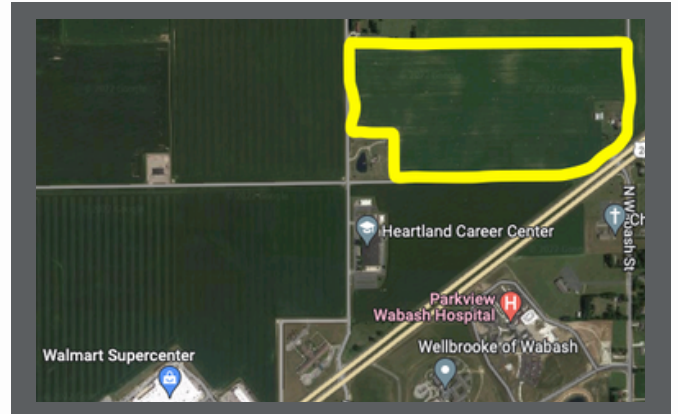
This proposal serves as a starting point for the project. If the referendum is passed, a more extensive planning process would occur. Discussions would involve crafting the aesthetic of the building to match our community values, along with the number of students in each space, the equipment and space they need for their tasks, and the relationship of each space to another. This would drive the development of a design that is more informed and therefore more functional and efficient.

The maximum amount allowed to be spent on the entire project is \$115,000,000. It is quite possible the cost will be lowered if bids for the work are less than projected.



1 NEW HIGH SCHOOL

A new Grade 9-12 High School building, for approximately 550-600 students, to be constructed on undeveloped land to the north of Heartland Career Center and Highway 24. The building would be approximately 165,000 square feet.



BUILDING FEATURES

Core Classrooms & Labs

- Advanced Placement
- Dual Credit
- Graduation Pathways

Special Education Classrooms / Flex Room



Learning Commons

- Media Center
- Collaboration Rooms
- Work Rooms
- Tech Office

Electives

- Art
- Computer Science
- Family & Consumer Science
- Other Based on Graduation Pathways

Performing Arts

- Auditorium
- Stage
- AV
- Choir
- Band
- Practice/Ensemble Rooms





Food Service

- Cafeteria
- Kitchen
- Staff Lounge/Workroom
- Food Service Offices

Physical Education

- Health Rooms
- Main Gymnasium
- Auxiliary Gym
 - 3 Courts with Running Track
- Wrestling Room
- PE/Coaches Offices
- Weight, Fitness, Cardio Room
- Locker Rooms
- AD/Secretary Office
- Athletic Training Office

Administrative & Student Support

- Secure Entrances
- Reception
- Principal
- Assistant Principal
- Counselors
- Nurse Clinic
- SRO
- Secretaries/Bookkeeper
- Conference Rooms

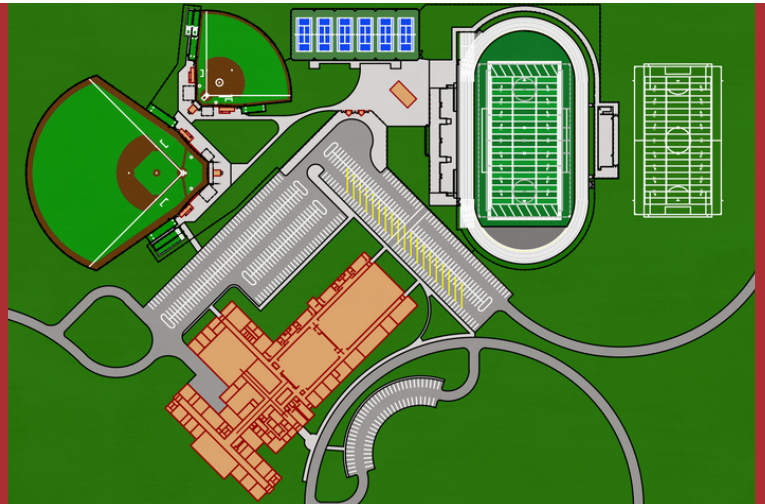
Building Support

- Custodial/Maintenance Offices
- Laundry
- Tech Hub/Closets

Restrooms & Storage

Outdoor Facilities

- Parking Lots
- Athletic Fields/Courts with Lights
 - Football/Soccer Field
 - Track and Field
 - Baseball
 - Softball
 - Tennis
- Practice Fields
- Solar Panel Array
- Fencing, Signage, Restrooms, Concessions, and Related Storage Areas



ESTIMATED COSTS

- 73.92 acre Land Appraisal: \$3,000,000
- Construction Costs: \$71,180,000
- Soft Costs: \$16,960,000
- Contingency and Escalation Costs: \$15,493,800

TOTAL = \$106,633,800



2 REPURPOSE BUILDINGS

Repurpose Northfield and Southwood Jr/Sr High Schools
to become buildings for Preschool - Grade 8.

PROJECT INCLUDES

- Secure Entry and Offices
- Restroom Renovations
 - Includes placing restrooms in some classrooms
- Window Replacement
- Door/Hardware Replacement
- Exterior Work

ESTIMATED COSTS

- Construction Costs: \$5,426,250
- Soft Costs: \$935,812.50
- Contingency and Escalation Costs: \$1,081,550.63

TOTAL = \$7,443,613.13



COMPLETE PROJECT

TOTAL ESTIMATED PROJECT COSTS = \$114,077,413.13



WHAT YOUR VOTE MEANS

WHEN YOU VOTE...



YES



NO

- Reduce two buildings and avoid unnecessary maintenance and utility costs into the future beyond 20 years.
- Provide a 21st Century education with less transitions and less interference with the learning environment that would be disrupted by the project.
- Choose a maximum investment of \$115,000,000 into our community that will avoid at least \$700,000 of costs per year for the next 60+ years.
- Reduce the amount of money transferred from the Education Fund to cover expenses occurring in the Operation Fund. This allows more money for educational programming.

WHEN YOU VOTE...



YES



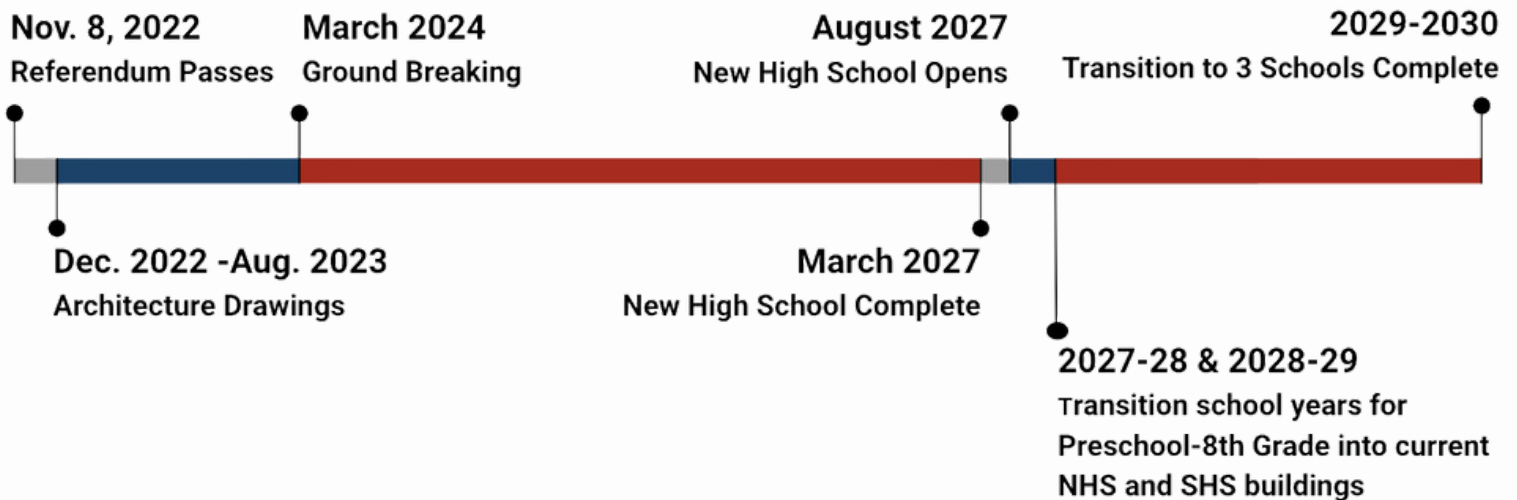
NO

- Invest in our five current buildings over the next 20 years. There will be no relief in costs or taxes beyond 20 years without reducing buildings.
- Choose more transitions and project interference that will have disruptions to the learning environment.
- Invest \$70,000,000+ that will not relieve any costs or taxes well into the future without reducing buildings.
- Increase money transferred from the Educational Fund to the Operation Fund. This reduces the money for educational programming.

We either pay now or long into the future.



PROJECT TIMELINE



CONTACT US



260-563-8050



msdwc.org/connect

We want to provide our voting community with answers to their questions. Please let us know if you have further questions or would like more information.

