



Facilities Referendum Solution Refinement

School District of Jefferson

July 25, 2022 | Board Meeting

Framing our future facilities

Agenda

- 1 Comparable Tech Ed & Ag Spaces
- 2 Review Updated Base Plan, Scope & Amount
- 3 Next Steps

Board Next Steps

Date	Event	Tentative Focus	Outcome
July 25	Board Meeting	Discuss potential solution and review ballot language	Feedback on solution and ballot language
Aug 8	Board Meeting	Review final solution and ballot language	Targeted referendum adoption
Aug 22	Board Meeting <i>if needed</i>	Ballot language	Adopt referendum <i>if needed</i>

01

Comparable Technical Education & Ag Spaces

Framing our future facilities.

Jefferson High School Proposed Scope

Key Info:

- 24,600 sf Renovation
- 5,400 sf addition
- **Costs...**

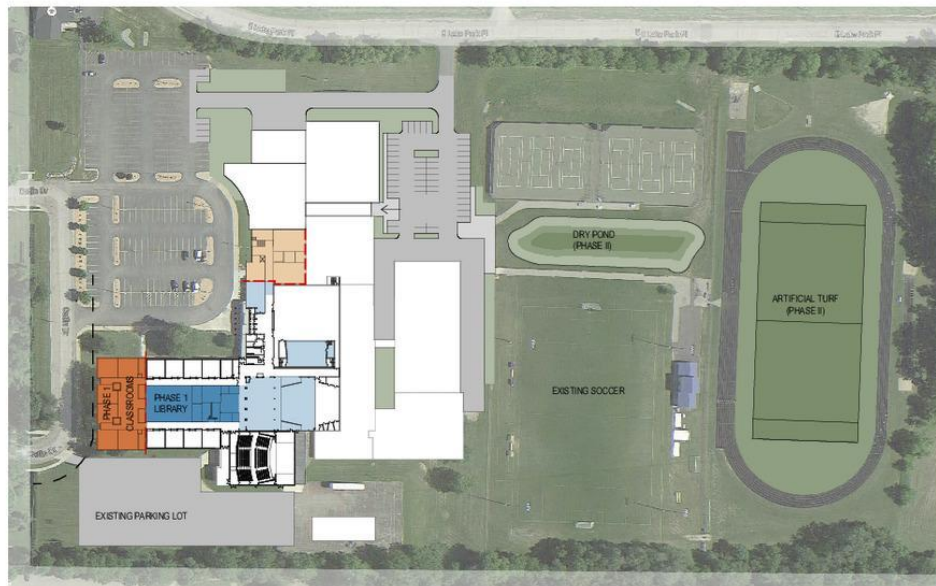


LAKE MILLS PROJECT DATA

- 2018 referendum
- \$6.9M budget
- Scope: 10,000 SF addition of 4 classrooms and library; 20,000 sf renovation of Family/Consumer Education, Agriculture, Weights, Tech Ed

KEY

- ADDITION - PHASE I
- RENOVATION - PHASE I
- ADDITION - PHASE II
- RENOVATION - PHASE II



FIRST FLOOR

1" = 160'-0"



LOWER LEVEL AND SITE

1" = 160'-0"

LAKE MILLS HIGH SCHOOL

FIRST FLOOR PHASING PLANS



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KEWAUNEE PROJECT DATA

Q. WHAT IS INCLUDED IN THE PROPOSED PLAN?

Capital Maintenance and Energy Efficiency Projects **\$6,805,902**

High School Select Window and Exterior Door Replacement • Extensive Heating and Ventilation Upgrades • Extensive Electrical and Plumbing Upgrades • Renovate Multiple Restrooms • Miscellaneous Roof Repair • Replace Asbestos Floor Tile • Replace Ceiling Tile Throughout • Replace Running Track

Grade School Roof Replacement • Minor Heating and Ventilation Upgrades • Miscellaneous Plumbing Upgrades • Carpet Replacement

Educational Program Improvements **\$6,829,150**

Modernize Technical Education Department • Modernize Science Department • Modernize Family and Consumer Education Department (FACE) • Relocate/Expand Agricultural Lab and Greenhouse • Relocate Business Education Classroom • Minor Remodel of the Auditorium (Remove asbestos ceiling and expand backstage) • Modernize Library/Media Center • Relocate Alternative Education • Relocate/Expand Wellness Center/Weight Room • Relocate Auxiliary Gym from Hillcrest • Technology Upgrades

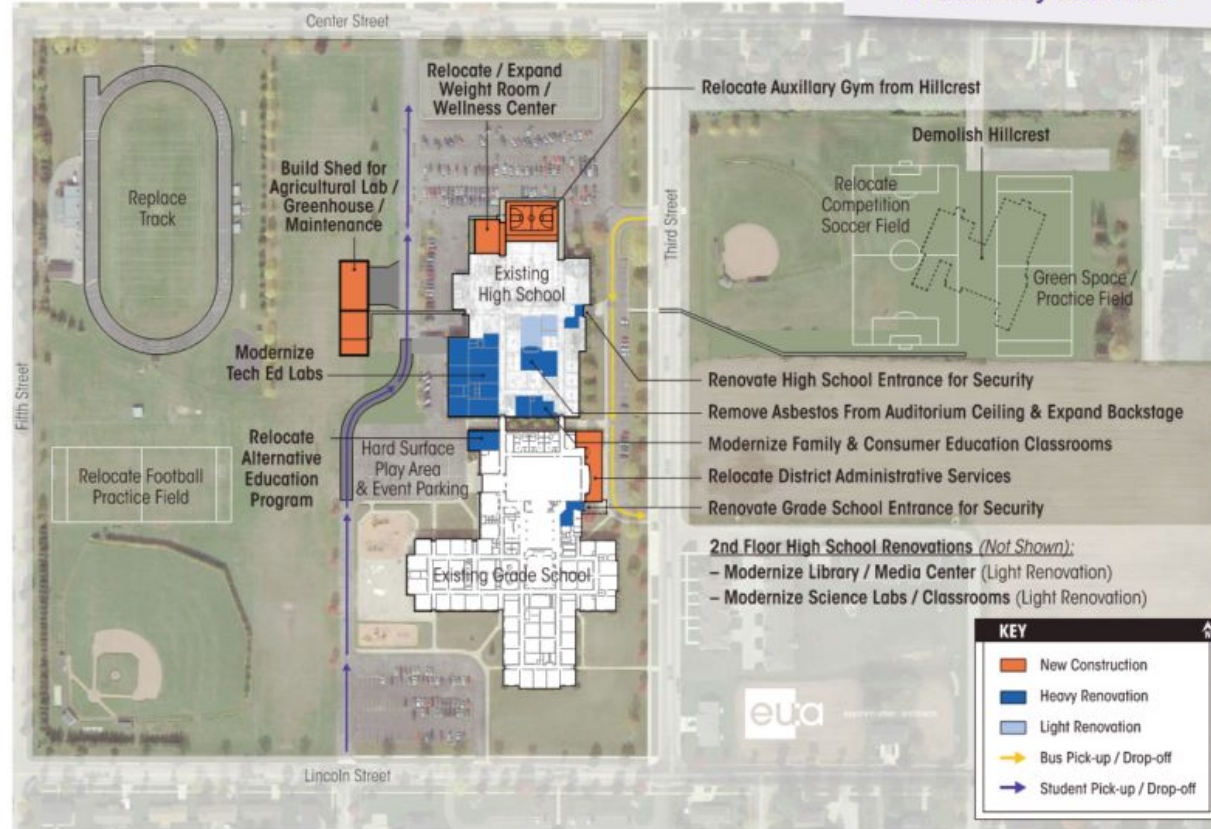
Campus Wide Improvements **\$2,564,948**

Safe and Secure Entrance Renovations for Grade School and High School • Parent/Bus Pickup and Drop-off Improvements (includes relocation of maintenance building) • Hillcrest Demolition and Site Restoration into Athletic Fields • Relocate District Administrative Services to Grade/High School

- 2015 referendum
- \$16.2M budget
- Scope: improvements to the High School/Grade School and district grounds, including capital maintenance, secure main entrances, and energy efficiency projects; remodeling and modernizing learning environments; relocating and expanding the agricultural lab/greenhouse and weight room/wellness center; site improvements including demolishing the Hillcrest building and restoring the existing site for athletic fields; and constructing a replacement auxiliary gym and relocated district office space at the High School/Grade School.
- 16,100 sf Tech renovation, 10,250 sf Ag / Greenhouse addition

What is included in the \$16.2M project?

Preliminary Site Plan



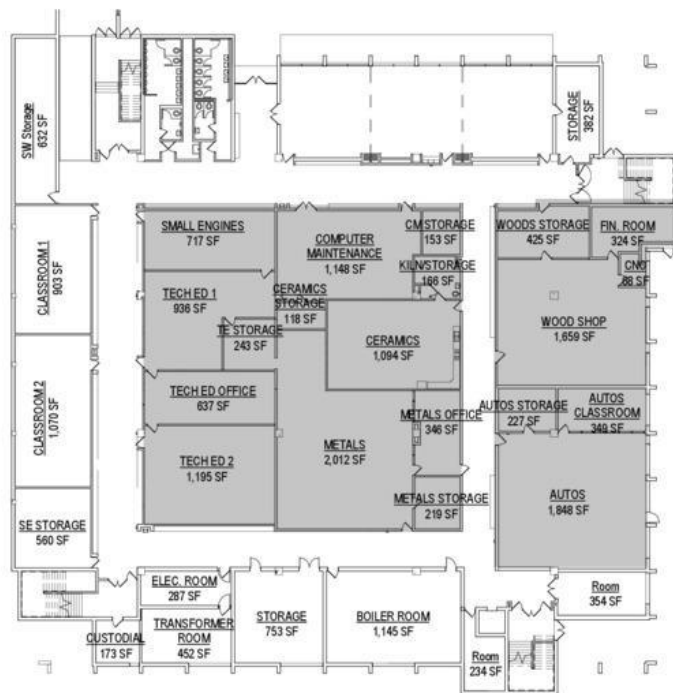




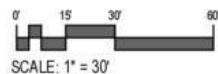


MENOMONEE FALLS PROJECT DATA

- 2016 referendum
- \$32.7M overall budget, (tech/Project Lead the Way portion approximately \$3.5M)
- Overall scope included Media Center spaces at their MS and HS, Tech Ed and PLTW renovations at the HS, a secure entrance at one of their elementaries and various improvements throughout the district
- 25,000 sf renovation Tech Ed / PLTW



PREVIOUS FLOOR PLAN



RENOVATION FLOOR PLAN

MENOMONEE FALLS HIGH SCHOOL

EXISTING GROUND FLOOR PLAN

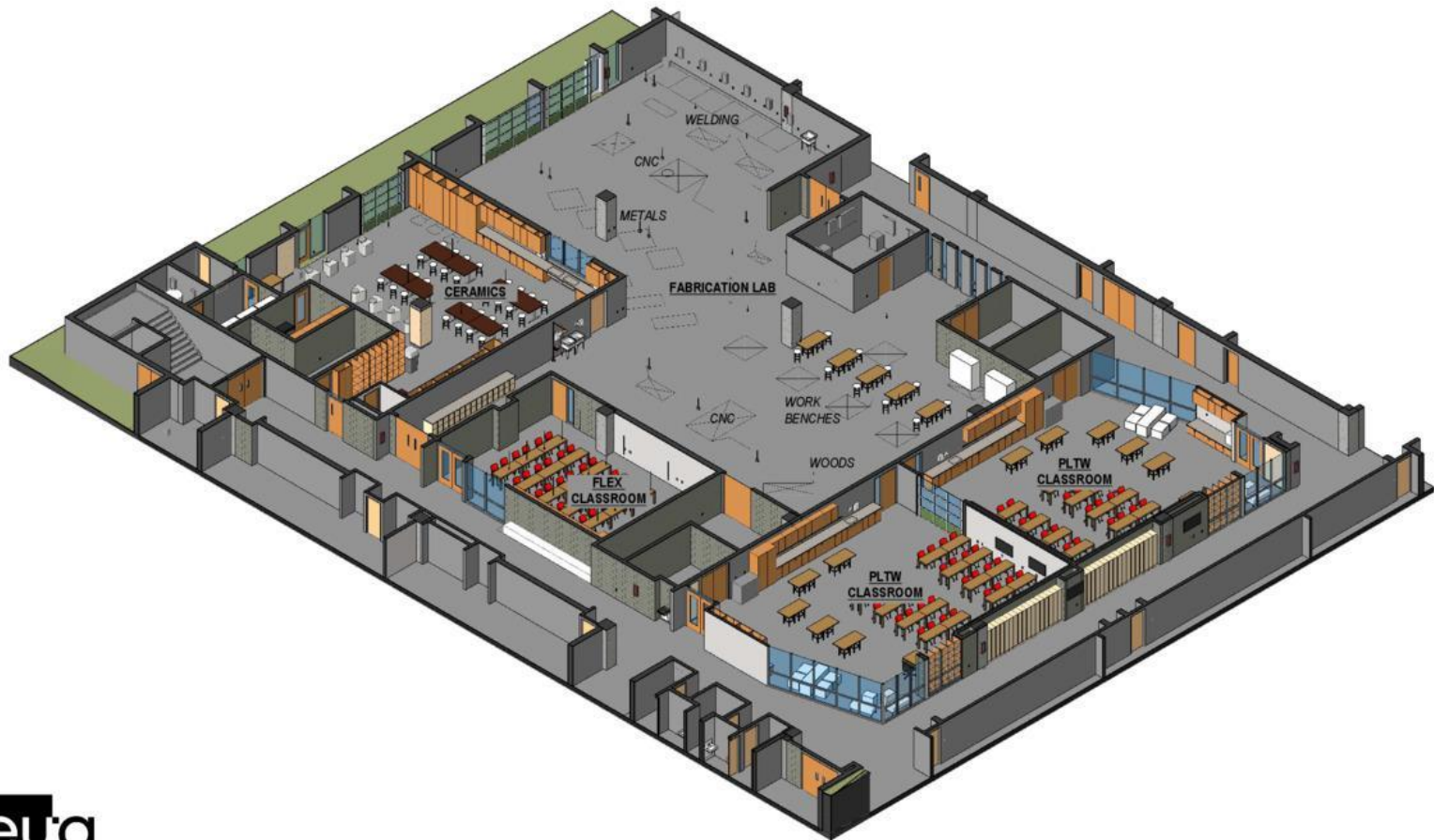


eppstein uhen : architects

03/19/14

06/14/13

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What is the Solution?

Eagle Point Elementary School

- Build new school on existing site
- Create safer separation of bus and parent traffic
- Demolish existing school after completion of new

\$18.6 M

Windsor Elementary School

- Build major additions and remodel portions of school
- Create safer separation of bus and parent traffic
- Demolish oldest sections after completion of additions

\$17.2 M

Yahara Elementary School

- Move office to better support a secured entrance
- Create safer separation of bus and parent traffic

\$250 K

DeForest Area Middle School

- Remodel space for STEM and Technical Education

\$750 K

DeForest Area High School

- Build addition and remodel space for STEM, Technical Education and Agri-Science

\$4.2 M

\$41 M

DEFOREST PROJECT DATA

- 2015 referendum
- \$41M overall budget, (Tech Ed, Ag, Project Lead the Way portion approximately \$5M)
- Overall scope included new elementary school; expanded and renovated existing elementary school; minor renovations at Middle School and Yahara Elementary
- 15,000 sf addition and 12,000 SF renovation Tech Ed / Ag / PLTW











02

Review Updated Base Plan, Scope & Amount

Framing our future facilities.

District-Wide Scope Matrix

Total Updated Project Costs: \$39.0M	East Elementary	Sullivan Elementary	West Elementary	Middle School	High School
Safety & Security \$3.7M					
Establish Controlled Access and Improve Security					
Add secure entrances	X	X			
Improve drop-off and pick-up to better separate pedestrians and vehicles			X		
Upgrade exterior lighting	X			X	
Update fire alarm system	X			X	
Add sprinkler system	X				
Facility Maintenance \$16.2M					
Upgrade and Repair Failing & Inefficient Building Components					
Update heating, cooling, and ventilation systems, as needed	X				X
Replace portions of major building systems (plumbing, electrical, etc.)	X	X	X	X	X
Upgrade restrooms to comply with ADA regulations, as needed	X	X	X		
Upgrade lighting to be more energy efficient, as needed	X		X		
Replace exterior building components (windows, roofs, masonry, water proofing, etc.), as needed	X	X			
Learning Environments \$19.1M					
Renovate and Reconfigure Classrooms & Instructional Spaces					
Renovate and expand agriculture and technical education classrooms and labs					X
Add classrooms and related space for early childhood	X				
Replace interior finishes (i.e. flooring, paint, cabinetry, ceilings), as needed	X				
Renovate and repurpose existing classroom space	X		X		

Board Workshop Updates

- Conversations with Jefferson and Sullivan Fire Chiefs regarding sprinklering at East, West, Sullivan and Middle School
- Discussions with engineers, and mechanical, electrical, and plumbing contractors for HVAC work at East
- Cost considerations for Tech Ed/Ag equipment and furniture
- Cost considerations for potential second question on softball fields

Updated Project Costs

Original Base Plan Pathway 1 with Option 1 amount: \$33.7 million

Updated 7-11-22 Base Plan Pathway 1 with Option 1 amount: \$36.2 million

Current Base Plan Pathway 1 with Option 1 amount: \$39.0 million

	West Elementary	East Elementary	Sullivan Elementary	Middle School	High School	TOTAL
						
3/29/2022 Update	\$4.5 Million	\$15.8 Million	\$2.1 Million	\$1.2 Million	\$10.1 Million	\$33.7 Million
7/7/2022 Update	\$4.8 Million	\$15.8 Million	\$2.0 Million	\$1.1 Million	\$12.6 Million	\$36.2 Million
Scope Adjustments per Board of Education Workshop 7/11						
Remove Fire Sprinklers from Capital Maintenance Scope	\$ (649,505.00)		\$ (494,525.00)			\$ (1,144,030.00)
Increase Scope of HVAC System Replacment		\$ 3,779,278.25				\$ 3,779,278.25
Increase Scope of Sanitary System Replacement		\$ 183,000.00				\$ 183,000.00
Update 7/20/2022	\$ 4,096,095	\$ 19,735,211	\$ 1,510,057	\$ 1,065,867	\$ 12,558,628	\$ 38,965,857

Levels of Renovation



Level 1 Renovation

- Removal and replacement of existing finishes including paint, flooring and ceiling
- Excludes re-configuring of walls or spaces



Level 2 Renovation

- Same as level 1 renovation, plus alteration to casework, doors, lights and non-structural wall configuration
- Minor adjustments to mechanical, electrical, and plumbing systems (excludes slab alterations and building-wide system replacement)



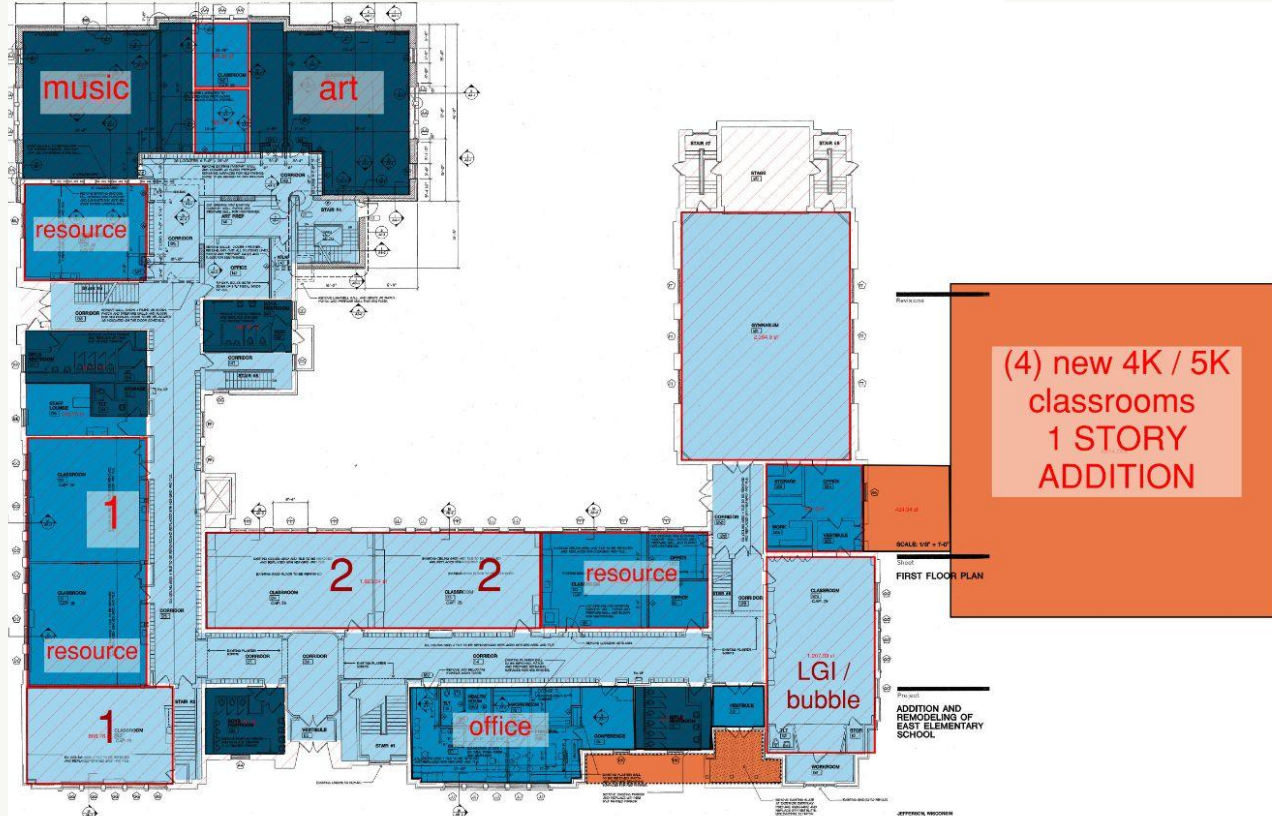
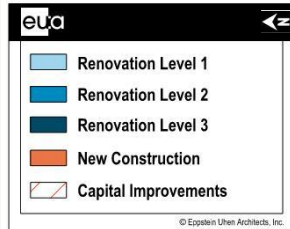
Level 3 Renovation

- Same as Level 2 renovations, plus additional plumbing work requiring floor slab demolition and replacement
- Potential minor structural alterations

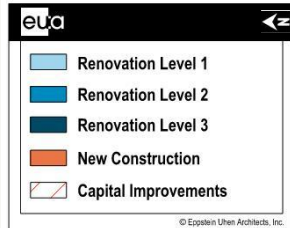
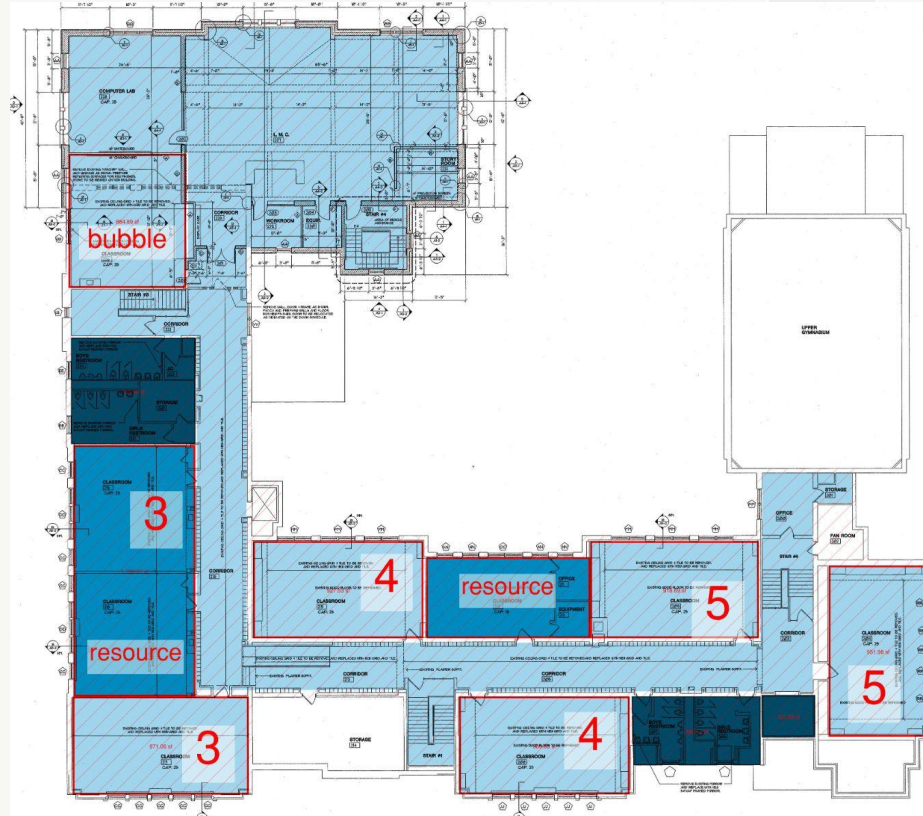
Original Base Plan | East First Floor

Key Info:

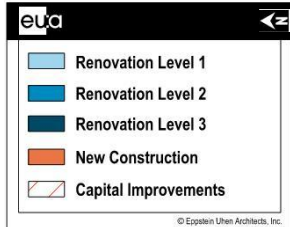
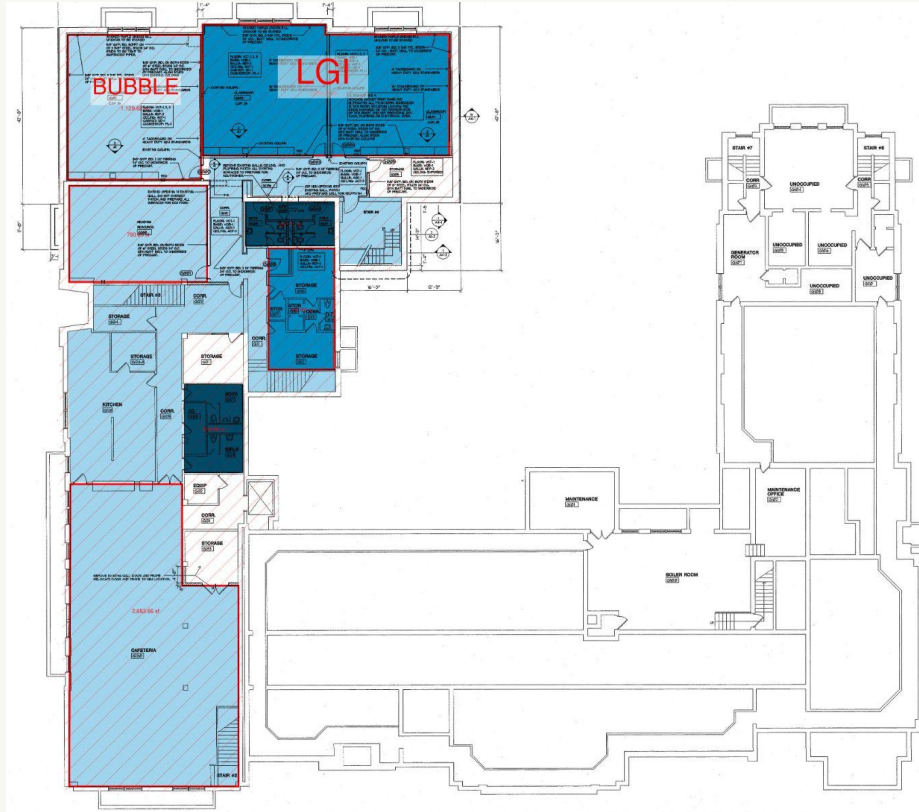
- 6,700 sf classroom addition
- 2 LGI / bubble
- 2 bubble
- 6 resource spaces



Original Base Plan | East Second Floor



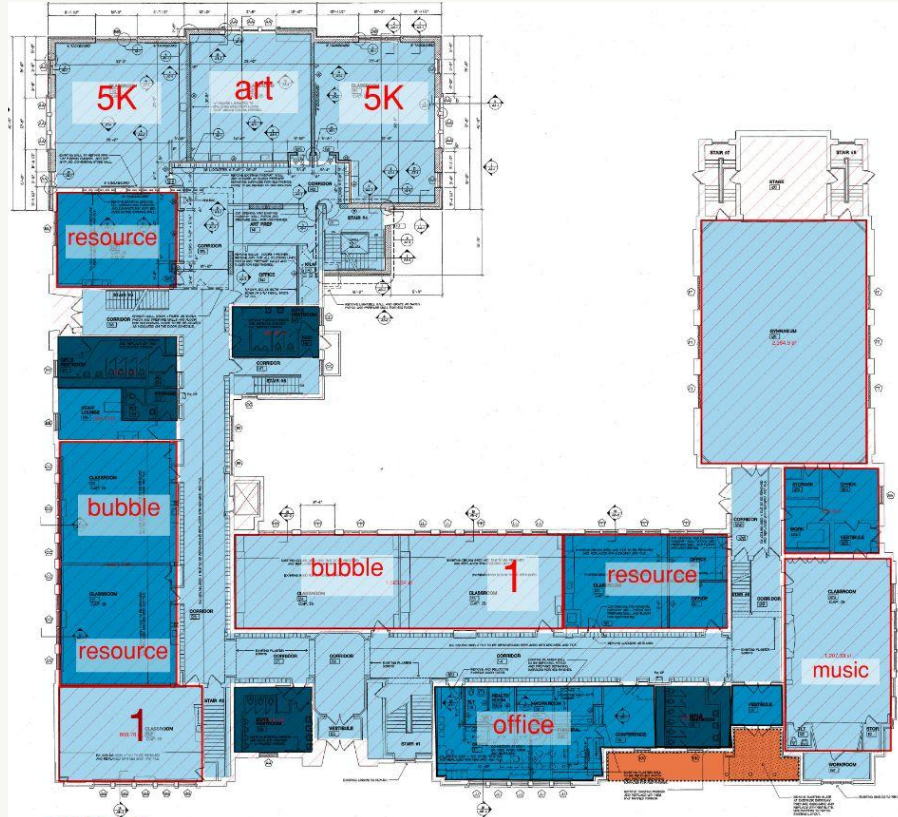
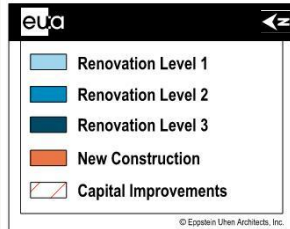
Original Base Plan | East Lower Level



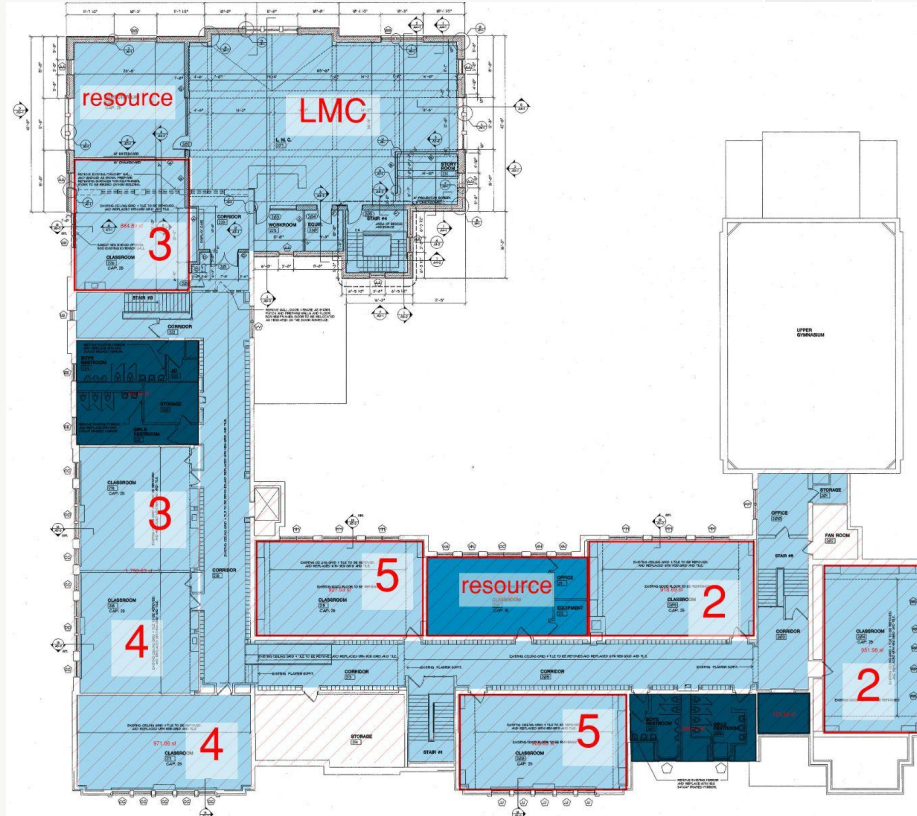
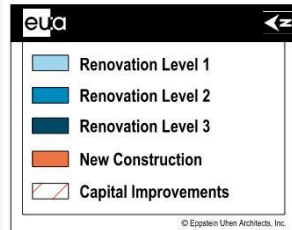
No Addition Plan | East First Floor

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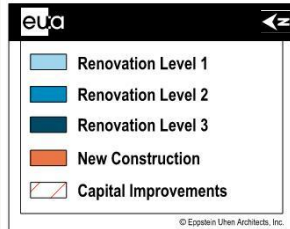
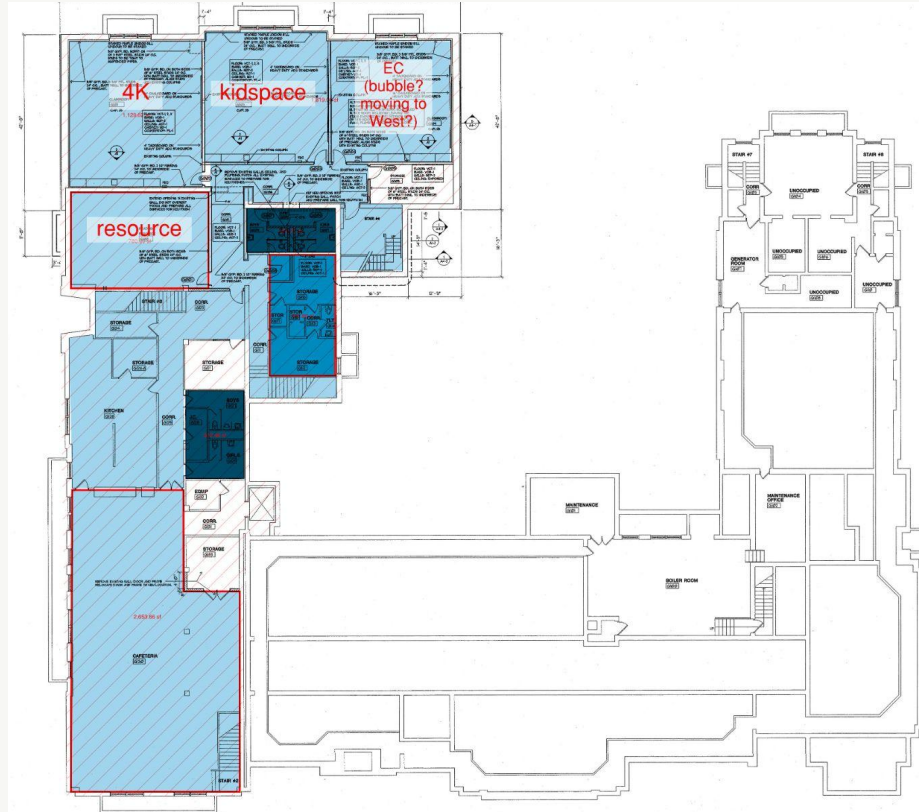
- no addition
- 0 LGI / bubble
- 2 bubble
- 5 resource spaces



No Addition Plan | East Second Floor



No Addition Plan | East Lower Level



Potential Scope Reductions

	West Elementary	East Elementary	Sullivan Elementary	Middle School	High School	TOTAL
						
Potential Adjustments to Reduce Scope						
Remove Early Childhood Addition & Playground from Scope						
Reduce Scope of Existing Room Re-Configuration		\$ (3,226,734.26)				\$ (3,226,734.26)
Remove Stair Addition from HS Scope					\$ (547,200.00)	\$ (547,200.00)
Remove Solar/Sustainability Allowances from Scope	\$ (147,000.00)	\$ (147,000.00)			\$ (110,600.00)	\$ (404,600.00)
SDoJ Capital Maintenance Items - Reduce Soft Costs	\$ (13,219.00)		\$ (51,857.00)	\$ (310,099.00)	\$ (90,622.00)	\$ (465,797.00)
Reduce New Equipment/Furnishing for Ag/Tech Ed					\$ (586,950.00)	\$ (586,950.00)
Revised Total With Adjustment	\$ 3,935,876	\$ 16,361,476	\$ 1,458,200	\$ 755,768	\$ 11,223,256	\$ 33,734,576

Questions?

Framing our future facilities.

Board Next Steps

Date	Event	Tentative Focus	Outcome
Aug 8	Board Meeting	Review final solution and ballot language	Potential referendum adoption
Aug 22	Board Meeting <i>if needed</i>	Ballot language	Adopt referendum