High School Facilities Study and Assessment for

Madison Metropolitan School District

Madison, WI

PRA Project No. 180223-01 | January 9, 2019

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PLUNKETT RAYSICH ARCHITECTS, LLP

EAST HIGH SCHOOL



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Section one

INTRODUCTIONS AND ACKNOWLEDGEMENTS

East High School

Plunkett Raysich Architects, LLP

PRA Project #180223-01

Introduction

In an effort to understand the existing high school buildings educational programs, condition of facility and incorporating family and community use of the buildings, Madison Metropolitan School District (MMSD) has selected Plunkett Raysich Architects, LLP to analyze the facilities and provide recommendations to modernize facilities that meet the current aspirations of the District, for students, families and community. The District has completed work with establishing a Strategic Framework, which outlines the District's vision of establishing core values and identifying goals to accomplish those values through the training and teaching of strategies to be implemented for the students of MMSD.

Methodology and Process

When evaluating a building to determine how to approach upgrading the facility, our team reviewed and evaluated the condition of the existing facility. The analysis was completed by reviewing existing documents that MMSD has compiled to substantiate when a building, systems or materials were put in place, and physical observations by our architectural team. A recording method is provided that aligns with a Facility Condition Index (FCI) that summarizes the findings of multiple criteria items and provides a grading system that aligns with observed conditions.

Review of existing programs and use of spaces within the building is identified in graphical format for a representation of how areas and spaces are used currently within the building. A review of the District's student enrollment, both current and in the near future, was considered to determine the number of students that are to be served within the building. To make recommendations of needed space, a review of the District's determination of student capacity within the building provides an understanding if there are over utilized spaces, or just as important, if there are underutilized spaces that could be repurposed for modern learning spaces.

A series of interviews was conducted with key administrators and department heads who were determined to have the knowledge of the educational direction that the District is striving to accomplish. The input received was aligning with the District's Strategic Framework.

The input was received from the following instructional areas:

- Instructional
- Technology
- Music and Arts
- Safety and Security
- Pathways
- Athletics and Co-Curricular
- MSCR and Community
- Building Services
- Building Trades

An eventful session to gain input from several aspects of MMSD administration was the meeting that was held with the Central Office Leadership Team (COLT). While attending the meeting, which was interactive, collaborative and exceptionally informative, it provided educational input on the desired direction of the School District and of how to achieve the District's Strategic Initiatives that allowed our team to envision how the spaces could be designed to accomplish the input that was provided.

Insight of the input received was documented to establish a summary of findings and guiding principles that were of the highest of importance to achieve for the high school facilities.

To provide design recommendations and options, the methodology described was considered to determine a proper direction of feasibility.

The common themes, that were mentioned by several groups while they were interviewed, are summarized, documented, and incorporated in the options that were developed.

Acknowledgements

The efforts of this study and assessment are with the appreciation of the MMSD staff:

- Chad Wiese, Executive Director of Building and Administrative Services
- Andrew Statz, Executive Director of Research, Accountability & Data Use

Appreciation to the MMSD staff that provided input and commentary:

Dr. Jennifer Cheatham	Rick Hopke	Lynda Chen
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Our team of professionals at PRA that developed the contents of this study and assessment:

- Steven Kieckhafer AIA, Architect, Principal-in-Charge
- Diana Davis AIA, Architect
- Ken Turba AIA, Architect
- Carol Armstrong, Administrative Assistant
- Cheryl Ming, Administrative Assistant

Section Two

FACILITY OBSERVATIONS AND ASSESSMENTS

Purpose

As part of a long-range facility planning effort, Madison Metropolitan School District (MMSD) requires an understanding of the current educational facility conditions and the anticipated upgrades, if any, along with associated costs to provide adequate condition of the facilities throughout the district.

This assessment report will help address these fundamental questions and others facing the district:

- What is the condition of our current facilities?
- How much would it cost to upgrade our facilities?
- How much longer will a facility be effective?

Methodology

This report provides a "letter" grade associated to the condition of facility components within the school and administration facilities of MMSD. The outcome grade of various components is translated to an overall facility grade to allow the District to understand each facility's condition as it relates to all the school facilities throughout MMSD.

Once the overall grade is determined for each component, a cost figure based on condition is assigned to either correct the condition or upgrade each element of the facility's components. The facility component categories are:

- Site Elements
- Building Envelope
- Life Safety, Accessibility
- Interior Finishes
- Specialty Areas/Needs
- Mechanical Systems
- Electrical Systems
- Technology Systems
- Aesthetics, Sustainability
- Energy Efficiency

A baseline standard has been identified by utilizing the districts most recently constructed school facility, Paul J. Olson Elementary School, which was built in 2007 with good quality components and equipment that meets the districts expectations of standard. Some components of a facility that were examined could be identified as "does not meet code". This represents a component that would not meet today's current building code, but most likely met the building code at the time of building or alteration. It has been very customary that the MMSD facilities meet building codes.

A Facility Condition Index (FCI) was created several years ago by MMSD Building Services staff for the evaluation of major facility components within a facility. This report evaluates the FCI provided by MMSD and recalculates the current components for mechanical and electrical categories. The FCI grade developed by MMSD will be compared to the updated and expanded assessment of this report.

A determination of cost has been established to upgrade a facility from a Poor or Extremely Poor grade to an Adequate grade; then with additional determination to upgrade the facility even further to a Good grade. It is determined that a current facility would not be able to achieve an Excellent grade, due to the existing structure and components already put in use. To achieve an Excellent grade would require that the facility is replaced with a newly constructed building.

Process

Our team of experienced and qualified personnel toured each facility for an on-site visual inspection. Tours took place between October 24 through November 26, 2018. The custodial staff of each facility guided us through the facility while verbalizing elements that have been a chronic or recent problem or concern. On some occasions, the school's principal was in attendance. In addition to the comments provided, our professionals documented observations of the facilities condition without prejudice or persuasion. Upon reviewing individual elements of the facility, a grade had been allocated to each component, which in the opinion of our trained professionals, was deemed a letter grade as follows:

Grade A - Excellent	No action needed
Grade B – Good	General wear is experienced
Grade C – Adequate	Standard as functions in need of correction
Grade D – Poor	Below standard, exceeding life cycle expectancy
Grade F – Extremely Poor	Should be replaced, is a hazard

Life cycle deficiencies pertain solely to the age of a particular building component. To determine deficiencies, the age of each component recorded in the survey was uniformly compared against typical life cycle expectancies to identify those which have exceeded their functional life, and are therefore, prone to failure. The life cycle expectancies used are based on generally accepted industry norms and an assumed low level of maintenance for most components.

Each letter grade within the established categories was assigned an estimated probable cost to upgrade the components within each category, to the next grade level. Upon calculation of the cost to upgrade one level, further consideration was made to upgrade the facility to the next grade level, which for the process of this assessment is from a grade of F and D to a C, then a grade of C to a B.

Execution

The assessment of the facilities grade determination and associated costs are compiled within this report to assist MMSD with long-range facility planning efforts as they relate to the utilization and determination to upgrade the district's existing educational school facilities.

EAST HIGH SCHOOL

2222 E Washington Ave, Madison WI 53704

GENERAL

Site Size: 11.07 Acres

Building Area: 460,388 Sq. Ft.

Year Built: 1922 Additions: 1923, 1925, 1932, 1939, 1963, 1970, 1971, 2006 & 2019



SUMMARY	GRADE
Site Elements	C
Building Envelope	C
Life Safety	C
Accessibility	C
Interior Finishes	D
Specialty Areas/Needs	C
Mechanical Systems	D
Electrical Systems	D
Technology Systems	C
Aesthetics	C
Sustainability and Energy Efficiency	D
TOTAL GRADE	**C**

SITE ELEMENTS

Asphalt Paving: Minimal to no cracking. Space not adequate for faculty, students, and visitors to park based on the school's student population.

Concrete Walks: A few points of walkways that are in rough condition and those are near locations infrequently accessed.

Landscaping: No overgrown landscape locations. Landscaping is maintained well.

Fencing: No rust or other deterioration present.

Steps:

- Grade F - Degrading and cracking conditions.
- Grade B - Other locations of steps in good condition.

Railings: Good condition.

Sports Fields: The tennis area looks new with the school colors; still very bright. The football field is level and in good condition.

Site Accessibility (Ramps, Handicap Parking, Van)**:** Most of the site is accessible with ramping and parking locations.

Buses and Parent Drop-Off: The four (4) buses cause congestion in the morning as they off load at the Forest end and not spread over the Washington.

Fire Truck Access: Access along all sides of the building.

Dumpsters: Dumpsters are new. The area is off the back and easily accessible via truck. Location is adjacent to the cafeteria.

BUILDING ENVELOPE

Brick: Most of the parapet walls are in need of tuck pointing. Spots of buckling and brick shifting observed.

Main Entry Doors: No rust or major door damage. Accessible secondary entrance. Secondary entrance after school starts is secure. The main entry that is open before school starts is not secure.

Main Entry Columns and Entablature: Main entry has no stone work issues present, however age is evident.

Windows: Majority of windows look new, however windows are difficult to operate. Windows need to be propped open and are difficult to close once opened. Third floor has multiple windows that leak. Second art workroom has two (2) windows that have broken seals and condensation between panes. Damage at the interior of the windows is apparent. Area near green house has water intrusion issues.

Louvers: Good condition. Only a few had any damage apparent.

Miscellaneous Soffit Trim and Gravel Stops: Some locations look like new while others are in good condition.

Roof: Flat roof asphalt with many different levels. Note recent leaks fixed, but continue to have water issues related to brick.

LIFE SAFETY

Fire Alarm and Fire Detection: Adequate fire alarm locations throughout.

Fire Protection, Sprinkler System: Building does not have a fire sprinkler system.

Egress: Multiple egress locations that are easy to find.

Fire Extinguishers: Noted throughout building.

Classroom in Lower Level (Adjusted to Area Well**):** Not applicable.

Fire blankets and Eye washes: Fire blankets are beyond their useful life. Eye washes were missing or blocked to prevent use in many locations.

ACCESSIBILITY FOR DISABLED

Elevator/Lift: All areas have elevator. The elevators work well and have clean finishes. Approximately 15-20% of building is not accessible.

Ramp: Ramps with code compliant railings throughout.

Toilet Rooms: Only two (2) ADA compliant bathrooms throughout the entire building. Grab bars are located in a few locations, though no turn radius was present.

Automatic Entrances: Main secondary entrance completely ADA accessible and close to ADA parking. A couple automatic door locations within the building have push plates a distance from doors that are opened.

Door Clearances: Many doors meet width and clearances on both sides. There are three locations that the door is small and tucked in a way that clearances could not be met.

Door Hardware: Knob handles throughout the building.

Casework: Most casework is the right height. In the science areas the casework is too close together to have more than two (2) spots accessible.

Sink Access at Casework: Most of the sinks are too high and not front approachable.

Drinking Fountains: Six (6) of the newer drinking fountains are not accessible. Two (2) of the older drinking fountains have the right height.

Stairs: Railing is the right height but the railing extensions are either too large or nonexistent.

Stage: Grade based upon completion of renovation in 2017. Main auditorium first floor fully accessible, and back-of-house areas in the auditorium accessible by LULA elevator in corridor. Mezzanine seating area is not accessible. Stage is accessible from main auditorium first floor by wheelchair lift. Stage is also accessible from dressing rooms by wheelchair lift.

INTERIOR FINISHES

Flooring: Well cleaned and maintained VCT. Two (2) rooms have popping tile due to overlaying original tiles. Approximately 20 classrooms contain original 9x9 VAT tiling. Carpeting worn and in need of replacement.

Ceilings: Minor tile damage throughout the corridors. Much of the West wing spaces have tiles that are starting to sag with age. Minimal water damage also noted.

Walls: Minor damage found in corridors.

Casework: Delamination of cabinets in 90% of the building evident. The seven (7) science labs and the two (2) art rooms on the third floor need counters replaced.

Doors: There is a mix of doors that look new and a few that have heavy wear.

Marker Boards: Ghosting apparent on the marker boards that were present. Insufficient quantity of marker boards.

Corridor Lockers/Cubbies: Recently painted. Many have extensive denting and damage from everyday use. Approximately 25% do not work.

Toilet Partitions: Mix of older partitions of unknown material that don't meet modern standards and new partitions. Metal partitions in 2-3 areas have rust.

Shades: Shades function and show minimal age. Approximately 10% either don't function or are missing.

SPECIALTY AREAS/NEEDS

Secure Entrance: Secure entrance provided through to office. Entry easily seen from office location.

Classroom Locks: Knob handles throughout the building.

Security Cameras: Mostly exterior locations. A couple stairs are alarmed for egress only.

Administration: The welcome office off the secure entrance is like new. The check-in desk and adjacent conference room has new finishes. The administrative office on the first floor is in good condition. Guidance offices on the second floor is new. Recent roof leak from greenhouse above is causing damage to the ceiling and flooring of the conference space. Freshman offices are like new.

Mail Room: Plenty of large sized mailboxes placed in easily accessible location with good flooring, ceiling and walls.

Staff Work/Print Areas: The staff print/work areas outside the administration space are using open hallway areas. The carpet is in need of replacement. The ceiling is in good condition. No real counter surface space is available.

Stage/Auditorium: Renovation of theater was completed in 2017.

Stage/Forum: Carpet has some holes and wear in need of patching. Lighting does not work over the stage. Spline ceiling with specialized lighting that makes it difficult to maintain. Lighting switch does not currently work in a safe manner. Ceiling and lighting over the forum part of the space feels very spacious.

Lower Gymnasium: Lower gymnasium is in poor condition. The dividers don't work and the size is too small for competitions. Ceiling has many damaged or missing acoustical panels.

Upper Fieldhouse: Upper fieldhouse is in good condition though missing seating or bleachers and the necessary support facilities to be used for competitions. Mesh divider curtains do not prevent noise transmission.

Weight Room: Like new walls and flooring. There is a large louver that is damaged. Air circulation is poor in this room. Ceilings and lights are in poor condition.

Multipurpose Room: Air circulation issues. Divider between multipurpose and weight room does not work. Walls and flooring are in good condition. Ceilings and lights are in poor condition.

Pool: Floor tile around gutters and wainscoting of walls showing age. Pool itself recently retiled. A couple acoustical tiles are cracked. Starting blocks, timing boards, and other equipment are in adequate condition.

Gym Locker/Shower: Lockers provided are too small. The location of the lockers are not adjacent to the lower gym which is used the most. Flooring is dated and worn with some tiles coming up. The ceiling is in poor condition. Showers have a slow leak.

Staff Lounge: Not Applicable

Nurse: Does not meet ADA standards, and has one (1) cot space. Ceiling, flooring, and walls are dated but in good condition. A sink is needed outside toilet room for handwashing. Currently there is no fax line and doctor offices require one. There are some HVAC and thermostat issues.

Cafeteria: Ceiling is in poor condition. Size is too small for the amount of students enrolled. Flooring showing wear. Operable partitions do not work.

Kitchen: Adequate with the size of cafeteria serving. Approximately 25% of student population is served. Ceiling, floors, and casework are older and showing wear.

After School Program: Not Applicable

Technology Spaces: Wood shop has good ceiling and floors. Mechanical shop has clean sealed concrete floors with minimal cracking. The ceiling is exposed. Air handler turned off in space due to noise. Welding area is functional. No finish issues. The adjacent classroom space ceiling is dated and sagging. Graphic design space has insufficient data ports, and flooring is dated and worn.

Home Economics: Casework is in good condition. Ceilings, floors, and walls are older and showing some wear.

Certified Nursing Assistant: Ceiling is sagging and floors are in good condition. Lacks storage.

Science Rooms: Vent hoods run constantly. Casework is in poor condition and the cabinets are delaminating. The counters have large areas that chunks are missing from. The stairs between the storage areas and the area where

acids and flammables are stored are not to code. All sinks have glass pipes in the sciences area meaning that mercury is in all traps. Exhaust fans don't always work. For the water to run to the casework, the gas must be on. Many of the labs have casework with less than two (2) feet between each station. Safety blankets are outdated chimney style and should be replaced. Tables are from the 1970's.

Green house: Frame is deteriorating. Exterior walls have chunks coming off from water damage.

Art Rooms: Casework is in poor condition. Sinks have broken over the years. Jewelry area needs better exhaust. Pottery is split into two work spaces. Pottery needs better room ventilation to eliminate dust. Ceilings and flooring is dated but in good condition.

Music: Band room needs more acoustical treatment as the space is very live. Noise from outside sources such as HVAC is present. Percussion space has no acoustical treatments or soft surfaces creating an echo chamber. Choir space has poor circulation and gets really warm.

Library/IMC: Ceiling is sagging and carpet is worn. Casework is in good condition. Circulation desk countertop is worn.

MECHANICAL SYSTEMS

Boiler: Two (2) boilers: one installed in 1950 and has exceeded projected life expectancy; the one boiler was installed in 1980 and has 17 years of useful life remaining.

Air Handlers: Installed in 1970 and have exceeded projected life expectancy. Air handler in upper field house does not function.

Power Roof Ventilator: Installed in 1974 and has exceeded projected life expectancy.

Cabinet Unit heaters, Convectors and Baseboard Radiation: Installed in 1944 and have exceeded projected life expectancy.

HVAC Pumps and Valves: Installed in 1962 and have exceeded projected life expectancy.

Air Conditioning: Overall good condition. New cooling tower being installed summer 2019.

Temperature Controls: Two (2) control systems: Pneumatic was installed in 1974 and has exceeded projected life expectancy. DDC was installed in 2000 and has four (4) years of useful life remaining.

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

Water Heater: Installed in 1954 and has exceeded projected life expectancy.

Water Softener: Installed in 1994 and has exceeded projected life expectancy.

Plumbing Pumps and Piping: Various installation dates and have exceeded projected life expectancy.

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

Auditorium HVAC: Grade based upon completion of new system installed during 2016-2017 renovation.

ELECTRICAL SYSTEMS

Switchgear: Installed in 1962 and has exceeded projected life expectancy.

Panels: Installed in 1964 and has exceeded projected life expectancy.

Transformer: Installed in 1971 and has exceeded projected life expectancy.

Generator: Two generators; one installed in 1970 and has exceeded projected life expectancy; the other generator was installed in 2005 and has 14 years of useful life remaining.

Lighting: Various installation dates with the majority of the lighting having exceeded projected life expectancy.

Power Outlets: Poor condition.

TECHNOLOGY SYSTEMS (Phone, Data, Communications)

PA System: Installed 1995 and has exceeded projected life expectancy.

Phone: Installed 2001 and has exceeded projected life expectancy.

Data Outlet: There is sufficient data outlets in most locations. In three (3) areas with the building, the location of drops are awkward to access. More data outlets are needed in the technology areas.

Wireless: Yes, but need better coverage.

Auditorium Technology: Grade based on completion of new systems installed during 2016-2017 renovation.

AESTHETICS

Site: Site in good condition. A couple locations where landscaping or fencing need touchups.

Exterior Façade: From an aesthetic point of view the building is absolutely gorgeous. In select areas some cracking or damage can be seen in the stonework.

Interior Spaces: The interior appears clean and well maintained.

SUSTAINABILITY AND ENERGY EFFICIENCY

Windows: Single pane windows that leak air and water.

Wall Types: Due to the year of original construction and additions, it is assumed that little insulation was used.

Roof: Flat roof with little to no insulation.

Energy Efficiency of MEP Systems: Due to the age of the systems, it is assumed that they are not efficient.

FORWARD LOOKING RECOMMENDATIONS

Adjacencies of Rooms: Lockers are not near gym used for physical education.

Sizes of Rooms: Most classrooms are the appropriate size. Some of the tech spaces and the corridor spaces are large for the need.

Missing Spaces: No missing spaces were noted.

OVERALL THEMES

The desire of the school district is to update the existing facility in a way that promotes school pride and gets incoming students excited to be a part of the school system. This will not only include facility updates but also updates to the learning environment itself. The major deficiencies and areas that have been identified as needing improvement are outlined as:

EDUCATION FACILITY

The long term goal of the district is to move in the following direction:

- Kitchen needs updating and new equipment.
- Full upgrades of interiors and classrooms.
- Break up and add interest into the long mundane corridors; make kid proof.
- Auto shop and upper area of tech ed need to be modernized.

GROUNDS AND ATHLETICS

The current FCI does not have too many high priority projects, mainly just resurfacing the staff parking lot, concrete stoops at exterior doors and addressing the condition of the fence/retaining walls around the site.

There is a desire to replace Practice Football Field #3 with turf and add new site lighting.

By far the largest scope of work would be to make improvements to Demetral Field to include but not limited to:

- Provide varsity baseball/softball field with a fence.
- Turf and lights on field adjacent to existing fieldhouse.
- Regrade the site, provide turf and irrigation.
- Demetral Field is on a landfill/marsh, prevent infiltration regarding grading/turf/track/stadium fence (outfield movable/temp), Look at Rettler report for further needs.
- New shed for facility use.

HVAC

The current FCI has a long list of action items needed from a HVAC standpoint. The long term goal of the district is to move in the following direction:

- Eliminate steam boilers and all associated steam systems and equipment. Would like to transition to a hot water boiler system. It is planned to have all of the existing ceilings replaced, which makes this an appropriate time to make a large overhaul to the building.
- Replace all AHU's to utilize hot water system and get cooling to 100% of the building.
- Demo boilers and put in hot water for heating entire building; eliminate steam
- Convert the temperature control system from EBI DDC to WebsAx.

- Existing solar panel system for swimming pool water is no longer functional, needs to be removed.
- Goal to be 100% cooled.

PLUMBING

The current FCI has a long list of action items needed from a plumbing standpoint. The long term goal of the district is to move in the following direction:

- Full renovation of all restrooms and locker rooms to include but not limited to lavatories, water closets, and drinking fountains. This shall also include removal of all galvanized piping, which would be replaced with copper.
- Replacement of domestic tank heater.

ELECTRICAL

The current FCI has a long list of action items needed from an Electrical standpoint. The long term goal of the district is to move in the following direction:

- Replacement of 5th Street service, eliminate vaults and switchgear due to outdated equipment, difficult to get replacement parts.
- Update generators to ensure entire building is being served from an emergency service standpoint.
- Majority of interior lighting is to be replaced, especially in the mall and forum.
- Upgrade exterior lighting with LED fixtures.
- Revamp the fire alarm system.
- Update data and power service throughout building, adding more capacity/flexibility.

CARPENTRY

The current FCI has a long list of action items needed from an plumbing standpoint. The long term goal of the district is to move in the following direction:

- Full renovation of all restrooms and locker rooms to include but not limited to lavatories, water closets, and drinking fountains. This shall also include removal of all galvanized piping, which would be replaced with copper.
- Replacement of domestic tank heater.
- Upgrade to cabinetry in science classrooms.

ENVIRONMENTAL

The long term goal of the district is to move in the following direction:

- Full asbestos abatement throughout the school.
- If mechanical systems are updated, this will greatly improve the energy efficiency of MEP systems.

LIFE SAFETY

The long term vision of the district is to move in the following direction:

- Revamp the fire alarm system.
- Will not install sprinkler system unless there is a code triggered situation. Currently the auditorium is the only space with a sprinkler system.

PAINT AND FINISHES

The current FCI has a long list of action items needed from a finished standpoint. The long term goal of the district is to move in the following direction:

- Replace all ceilings.
- Replace aluminum framed, vinyl covered cardboard walls.
- Update paint colors and finishes throughout the school.

Section Three

BUILDING FUNCTIONALITY

EXISTING SITE PLAN

To provide an understanding of the property and extents of the aspects of the site and building. A site plan identifies the attributes about the property and surrounding existing conditions.

EXISTING BUILDING PLAN

Overall floor plans of the facility are provided for identification purposes to locate attributes within the building.

EXISTING EDUCATIONAL PROGRAM PLAN

To evaluate the educational use of the building, a plan that identifies the extent of educational use provides an understanding of how the building provide educational function of space. Understanding where academic and support spaces are located, allows the planning of the building to be used most effectively.

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ARCHITECTS, LLP

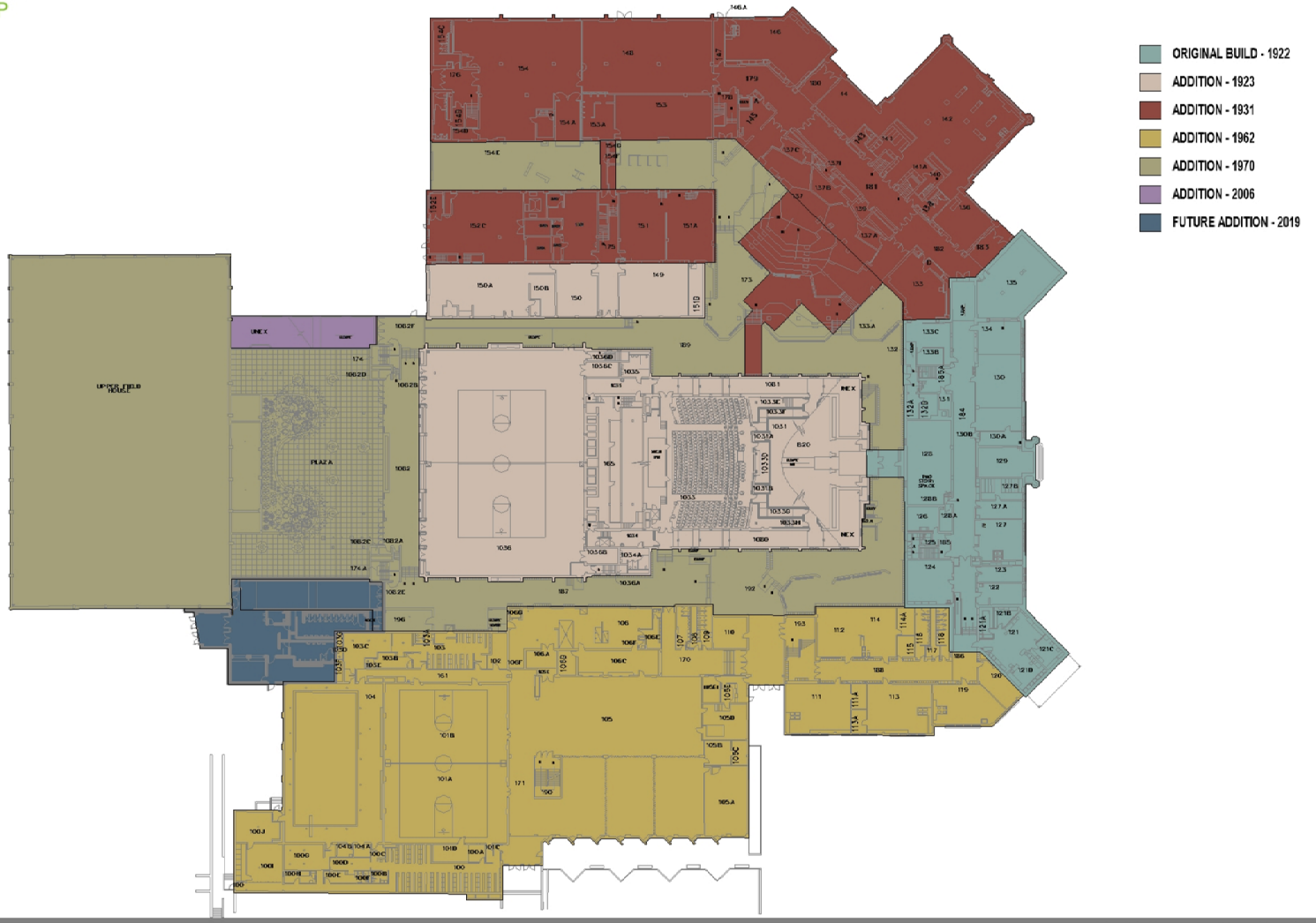
EAST HIGH SCHOOL - MADISON, WI



SITE PLAN

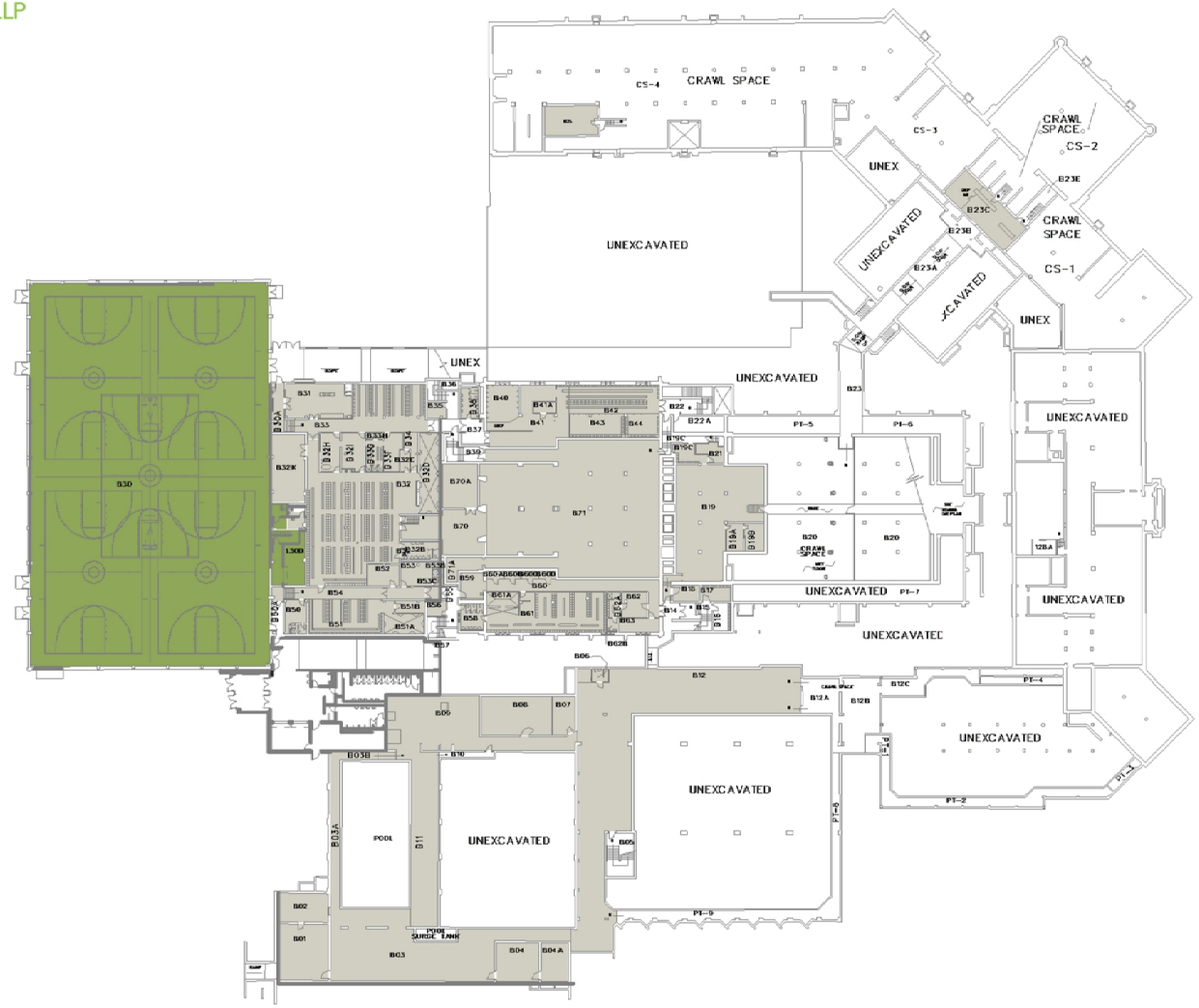
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ADDITIONS BY YEAR

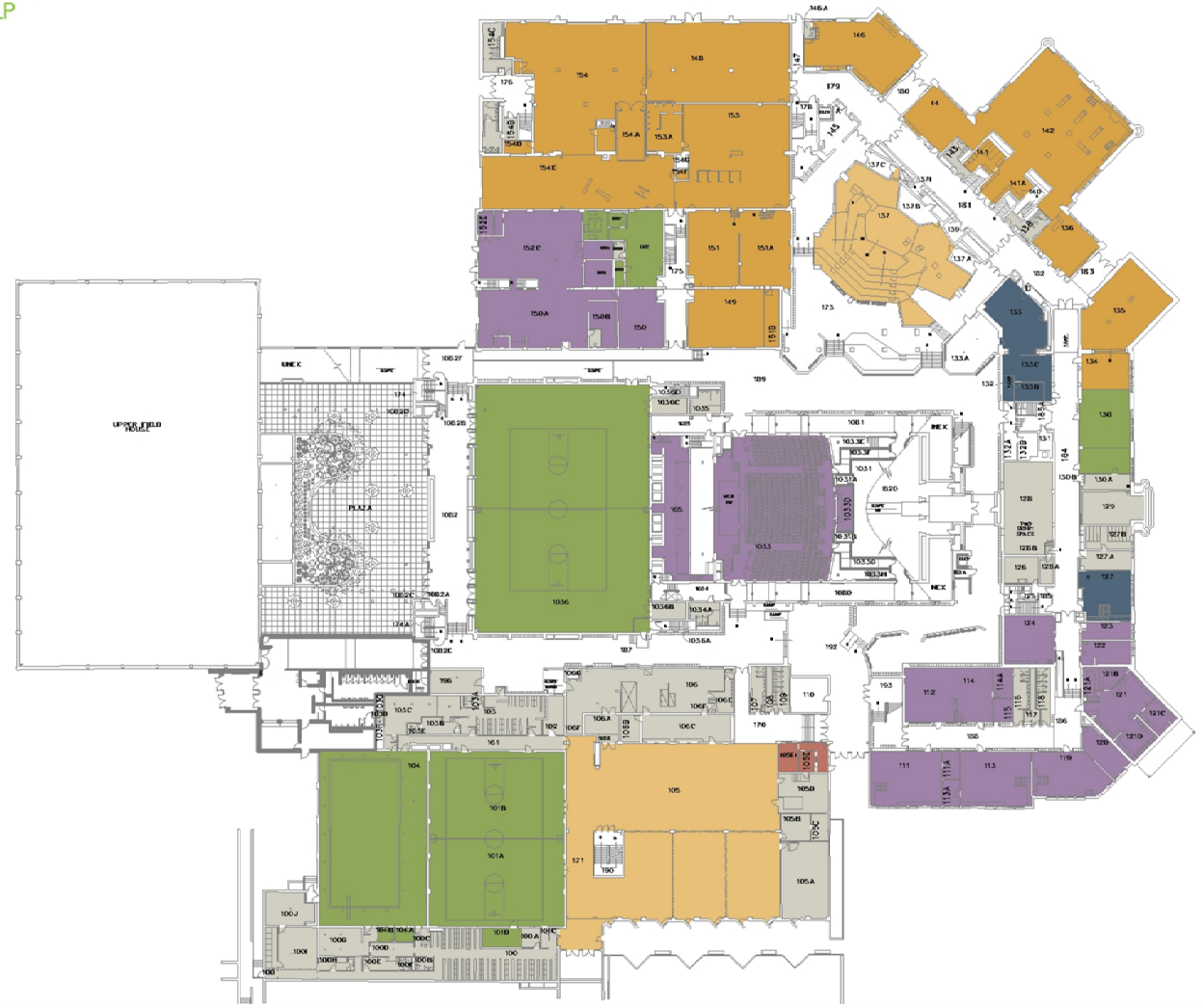
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BASEMENT FLOOR PLAN

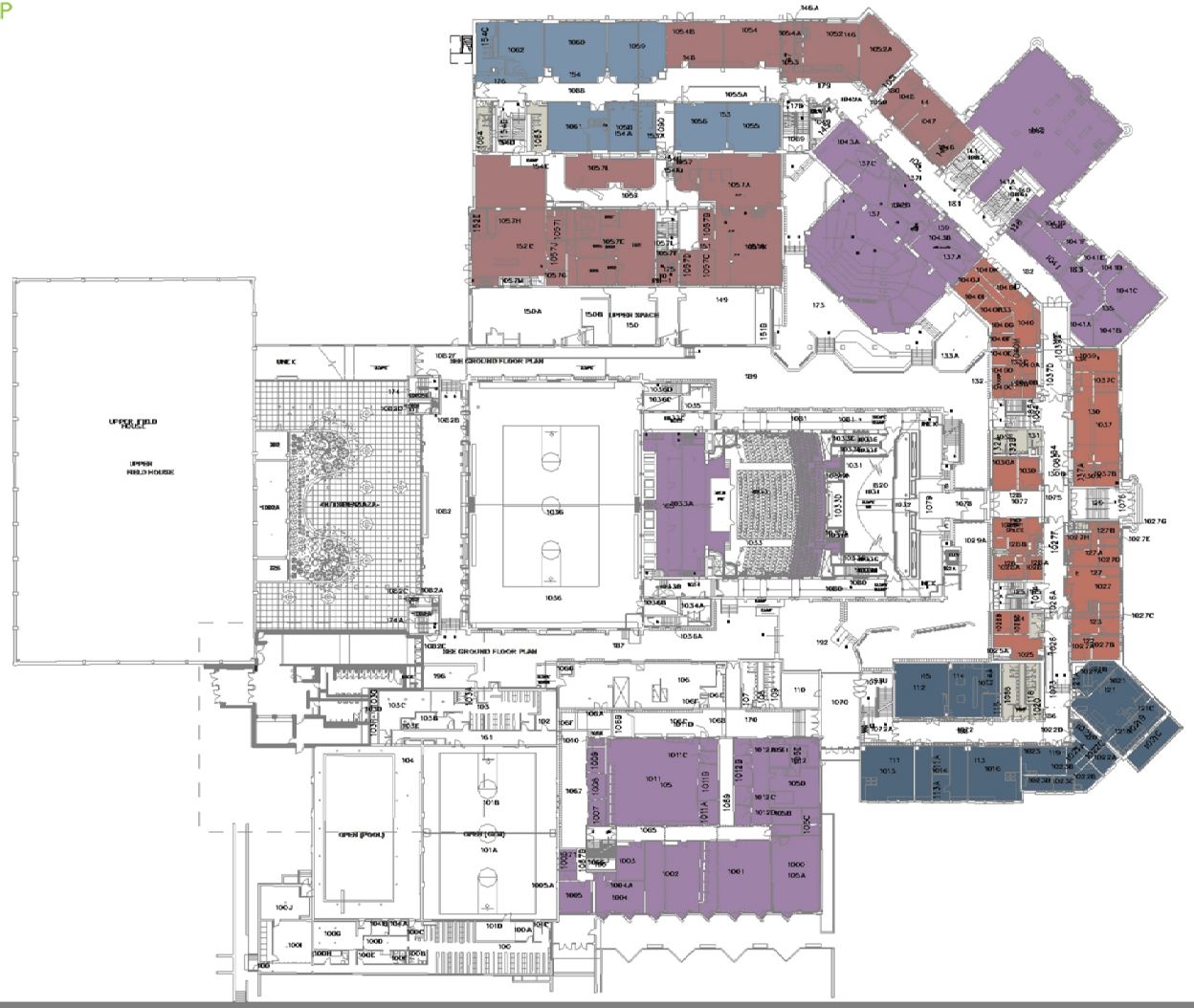
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GROUND FLOOR

EAST HIGH SCHOOL - MADISON, WI



FIRST FLOOR PLAN

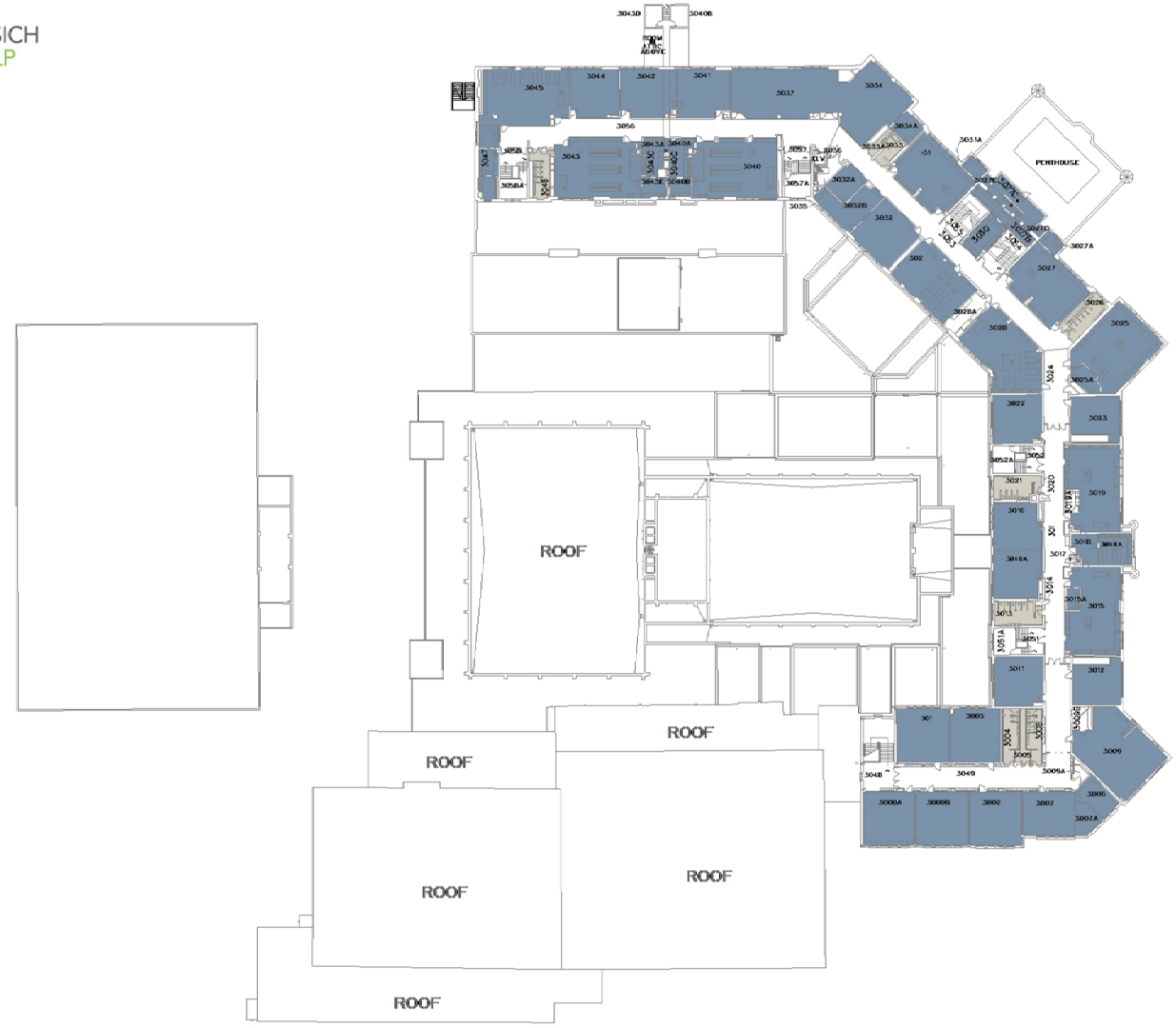
EAST HIGH SCHOOL - MADISON, WI



SECOND FLOOR PLAN

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THIRD FLOOR PLAN

Section Four

EDUCATIONAL SPACES

SUMMARY OF OVERALL THEMES

From the quality and valuable time to meet with multitude of administrators and staff of MMSD, a summary of the overall themes that were heard and identified as deficiencies or areas in need of improvement are summarized for each group that participated in the interview sessions.

INSTRUCTIONAL & OPERATIONAL

Identified Deficiencies

The aesthetics of the building is tired and outdated. It is difficult to retrofit due to signs of age and is not easy to up-date. No movement throughout the facility. Hallways are narrow and confusing. Parking is difficult and the approach of the building is unwelcoming. It is hard to navigate and in need of signage.

The facility is inaccessible for disabled kids to get to certain rooms/floors in building. Facility is not responding to the diverse population. Doesn't have high school or district wide options or space for students with more mental health needs. Lack of storage throughout the facility.

The theater and arts departments are limited in space and need rejuvenation. The athletic spaces are in need of space and updating.

No space for dedicated professional collaborative learning space. Lagging in instructional quality of room spaces for science/STEAM. Student services have a variety of little offices separated.

Areas of Improvement

Student services and OT/ PT is looking for predictable, adequate and designated spaces for areas such as speech/ language services for clinicians, hearing impaired services, special education, mental health services, and expanded therapeutic day school options. Would like a conventional office with collaborative space and smaller offices.

More accessibility within schools for those with disability or mobility issues. Signage to be in other languages that accommodates those in need; phones for self-help options.

HVAC and more comfortable spaces. Would like a beautiful and inviting environment, along with adding a green space to enhance learning. Design with light and glass, and sustainable design.

Instructional quality of our room spaces for science/STEAM. Technology integration and virtual learning spaces. Integrated and targeted environments and dedicated classrooms for subjects.

Dedicated professional learning space for collaboration as well as dedicated meeting spaces.

Student services hub to bring all the services closer together as well as cluster all personnel in one area for health clinics

Rejuvenated theaters and arts space as well as upgrade the athletic facilities to gain more interest from students.

TECHNOLOGY TEAM

Identified Deficiencies

The facility is stuck in the 1960's. The welcome center is in a bad place and the building itself is not welcoming and gives off an institutional and functional feel. After entering the building, there is congestion while going through the security check. Aesthetics are bad and don't offer anything interesting in the buildings. The school is dark and uncomfortable with hallways that are bland and stark. Bathrooms are horrible.

Need more flexible spaces that offer multiple types of teaching as well as being user friendly. Need a bigger and better area for tech work that allows a secure place to repair devices. There are not enough outlets and the ones available are in awkward spaces.

Spaces are too small at high school making it feel like a cell and the area is too tight. It doesn't allow for movement and flexibility. Unable to see in rooms or in the halls.

The library needs updating. Space is not inviting and needs a major overhaul on aesthetics.

Areas of Improvement

Flexible spaces for teachers. Rooms should be open for multiple types of teaching and user friendly. Need more collaboration spaces in different sizes and functions. Tables help to collaborate. Spaces to be flexible to cater to students and their individual learning techniques. Flexible seating in hallway to allow students to branch out. Mall entrance could be a good place to enter.

Glass to be in multiple places for an open plan and learning environment. Library should be in center and make it the center point of the school. Library needs to be the technology hub and full library. Lighting, carpet, and furniture should be updated to make it a warmer and inviting place. Coffee shop would be welcomed to create flexible zones for either collaborative or individual learning.

Add charging stations for the kids in convenient locations. Keep technology flexible to shift as well.

Offer space for blended learning; online classes and a place to go for these courses.

Auditorium and study hall space needs to be improved. Better and secure space for tech work space, as well as repairing devices. Improve auditorium technology and presentation space.

MUSIC & ARTS

Identified Deficiencies

Ventilation and safe egress is a concern. Vents are loud and need to be turned off in order to hear students play. The fumes from the lawn mowers seep into the ventilation, resulting in safety concerns.

Acoustics are terrible and the sound seems dead. Sound panels were painted over which made it detrimental to the sound quality. Sizes of space is not adequate and does not allow flexibility. Storage is a huge issue in both art and music. Need places to store instruments along with having storage for art work and supplies.

Areas of Improvement

Instrument storage will allow ability to keep them in good condition and available for student instruction. Storage for art work and supplies. These needs being met allow for better student experience and creativity.

Need large and small spaces to work to allow flexibility.

SAFETY AND SECURITY

Identified Deficiencies

Student flow in the hallways is a challenge. There are too many blind spots. Hallways need better lighting, cameras, mirrors, and security. The view at stairways is poor and the area has poor supervision.

Parking is an issue and might hinder if there was an emergency. Need accessibility for those with mobility issues; elevators needed so that anyone can access all areas of the buildings.

Old structures are in need of improvement. Libraries need upgrading. Space is tight throughout the schools. Mall area is a challenge due to kids skipping class to hang out there. Need pathways to define space. Main office is too small to accommodate all necessary functions.

Safety is an issue in science labs and shops. Has huge exposure and needs to be cleaned up. Revamp the labs to make sure the equipment and use is being used properly.

Aesthetic of buildings needs work. Storage is needed, furniture is mismatched, and things seem randomly put together.

Need to improve main entry and welcome center because it feels uninviting. Traffic flow needs to be safe. Branding and signage needs to be consistent. PA systems need to work both inside and outside. Need a security command center to allow a space big enough to have monitors.

Black top and parking lots need to be taken care of and managed properly.

Areas of Improvement

Aesthetics of buildings need upkeep and care. Should be mindful of design to match the other buildings. Meeting accessibility needs by adding elevators so that anyone can access all areas of the buildings. Incorporate secure entrances in all buildings. Create a standard way of approaching where things are located such as main office, safe rooms, etc. Branding, signage, and directions should be consistent at entrance and throughout the building. Update the PA system to work both inside and outside. Need to update the main office and welcome centers to be more inviting.

Add a security command center to allow a space big enough to have monitors to view all cameras. Additional lighting, mirrors and extra cameras in hallways and stairways would make dark areas safer.

PATHWAYS

Identified Deficiencies

The school doesn't have the flexibility needed and the current classroom spaces are too small. There is a lot of open space that is being underutilized. East is not designed to support collaboration between adults/kids and between students. Eliminate desks with kids sitting in rows. Tutor centers and lab spaces need to be retrofit where there is space. Courses are limited due to current spaces. MSCR uses a lot of spaces and creates scheduling problems. The administration offices should be reconfigured.

There are many safety concerns. The lighting and visual stimulation is extremely old and not vibrant and the auto/metal/engineering class space do not have line of sight.

Lunchroom spaces are old and needs upgrading and the culinary space is poor. Athletic spaces doesn't seem to be fluid and integrated Locker rooms are underutilized and stagnant.

Areas of Improvement

Facility 100% drives the experience. Classroom flexibility to break into small groups. Creating spaces for hands on learning for things such as culinary classes, STEAM, and healthcare such as a CNA lab. Adding a tutor center that allows individual work, closed doors for tutoring, access to additional computers and able to provide a variety of needs. Mobile labs would be ideal, as well as creating a coffee shop as a teaching space where students run it. Create maker spaces and other spaces to be flexible.

Athletic spaces need to be updated. Lighting needs in the tech and auto labs. Want a clean, beautiful, warm environment. Administration offices should be reconfigured. Welcome center should include a college/career center.

Connecting classes on the upper level to clean up the circulation around these areas.

Section Five

ATHLETIC AND COMMUNITY SPACES

ATHLETICS & CO-CURRICULAR

Identified Deficiencies

Practice field and court concerns: long field compaction and weed issue

Title 9—Need for 2 additional female spaces to have equal coverage

Lack of storage

Areas of Improvement

Create more space for adult community use to give more flexibility and access for students in and out of season

Practice/competition turf for long fields that has proper lighting

Locker room renovation/revitalization

Outdoor safe storage and lighting

Sound and storage upgrades indoors and in auxiliary space

MSCR & COMMUNITY USE

Identified Deficiencies

Facilities are worn down due to overuse and no down time or funds to repair

Security is lacking; needs gates so that kids can't roam the hallways. A lot of dark hallways and not enough cameras to cover all the areas.

Gym locker rooms are in very poor condition, needs overhaul and upgrades to address accessibility.

Conditions of MSCR operations headquarters are bad and in need of renovating the windows, roof, flooring and boiler.

Weight room is in an old auto lab. No dedicated office space for MSCR staff.

LMC is small and in bad location. Not a good collaborative space.

Areas of Improvement

Better access to high quality spaces. Create open and collaborative spaces in the heavily used areas

Dedicated office space for MSCR.

Section Six

DESIGN RECOMMENDATIONS AND OPTIONS

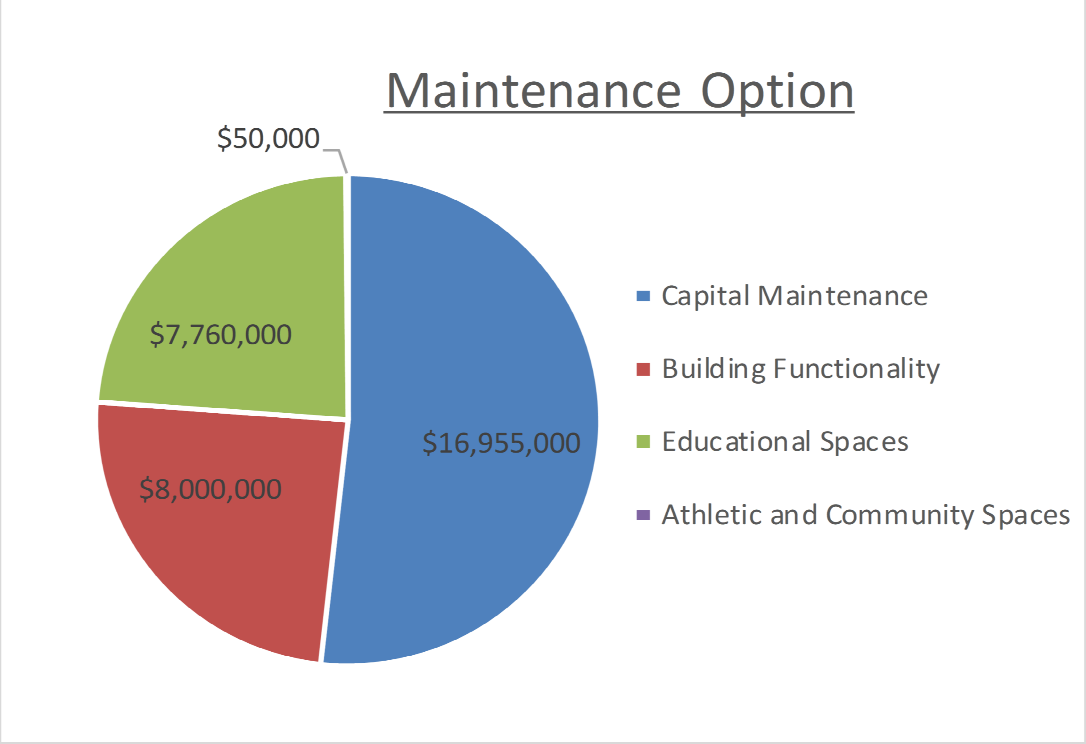
Common Themes to be incorporated in options for East High School

- Welcome center
- Update the aging infrastructure
- Refresh the exterior and interior of the buildings
- Update athletic facilities and support spaces
    - ◊ Fitness center
    - ◊ Locker rooms
    - ◊ Equity of facilities
- Modernize the library spaces
- Update fine arts facilities and support spaces
- Provide a district wellness facility
- Need for professional development center
- Incorporate spaces for integrated mental health services

Based on the Common Themes identified above, a three design recommendation options have been created for evaluation of what would be possible based on the level of funding that is supported by the School Board and Community. These options are broken into the following categories:

- **Maintenance Option** - Consists of large scale maintenance projects to keep facilities running and some alterations to ensure basic health, safety, and welfare of students and staff.
- **Renewal Option** - Consists of the Maintenance Option AND revitalize most instructional and common spaces in-line with current 21st century educational standards.
- **Aspire Option** - Consists of the Maintenance Option, Renewal Option, AND innovation and expansion of what is currently established at each site.

1. **Capital Maintenance**
   - Address all FCI items graded as a D or F to include but not limited to the following:
   - Mechanical system overhaul, switch from a steam system to a hot water system, as well as incorporate AC.
   - Electrical system overhaul, upgrade service to building and generator system.
   - Plumbing system overhaul, upgrade restrooms, replace galvanized piping with copper.
2. **Building Functionality**
   - Main office entry shall include an addition and renovation to get all of the office and welcome center into one location to be more accessible to the public. This will also include an entrance addition to help identify the main entrance.
   - Commons/kitchen and receiving shall include an addition and a renovation to the existing cafeteria space. The goal would be to get the kitchen to the exterior of the building and allow the cafeteria to blend in with the mall/commons spaces.
   - Furniture
3. **Educational Spaces**
   - Classrooms shall include minor renovation of existing spaces to be better utilized for larger class rooms and collaboration space.
   - STEAM lab and technical education will receive significant upgrades to the existing spaces to improve functionality and aesthetics.
4. **Athletic and Community Spaces**
   - Gymnasium/athletic entry: no work shall be included for this as there is a current project looking to start in 2019 that will provide a new entry to the fieldhouse, which will also be renovated to be the new spectator gym.
   - Athletic facility upgrades and locker rooms shall include renovation of existing team locker rooms located under the outdoor plaza.
5. **Design Recommendations**
   - Aesthetic upgrades
   - Landscaping
   - Branding and signage



* SEE APPENDIX C ON PAGE 123 FOR FULL COST SUMMARY AMONGST ALL FOUR COMPREHENSIVE HIGH SCHOOLS.

PLUNKETT RAYSICH
ARCHITECTS, LLP

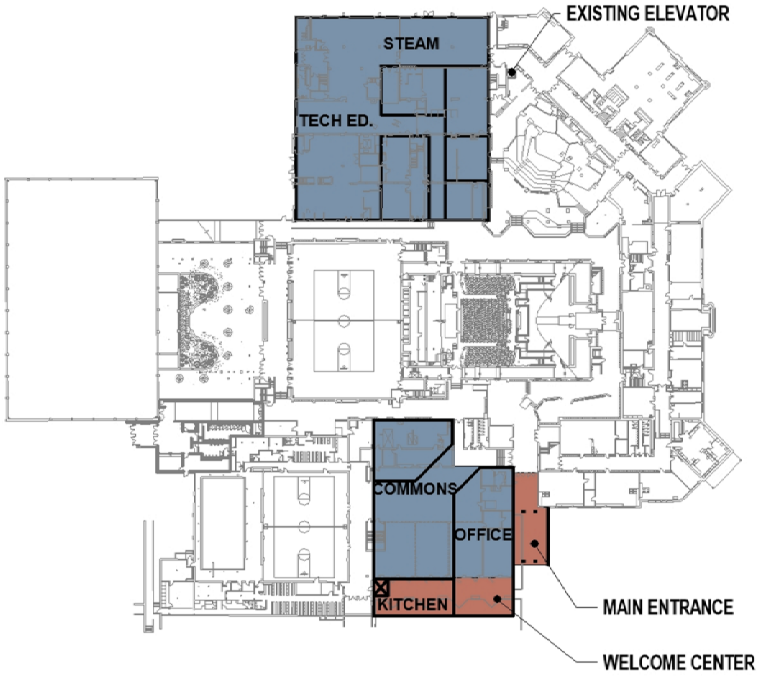


SITE

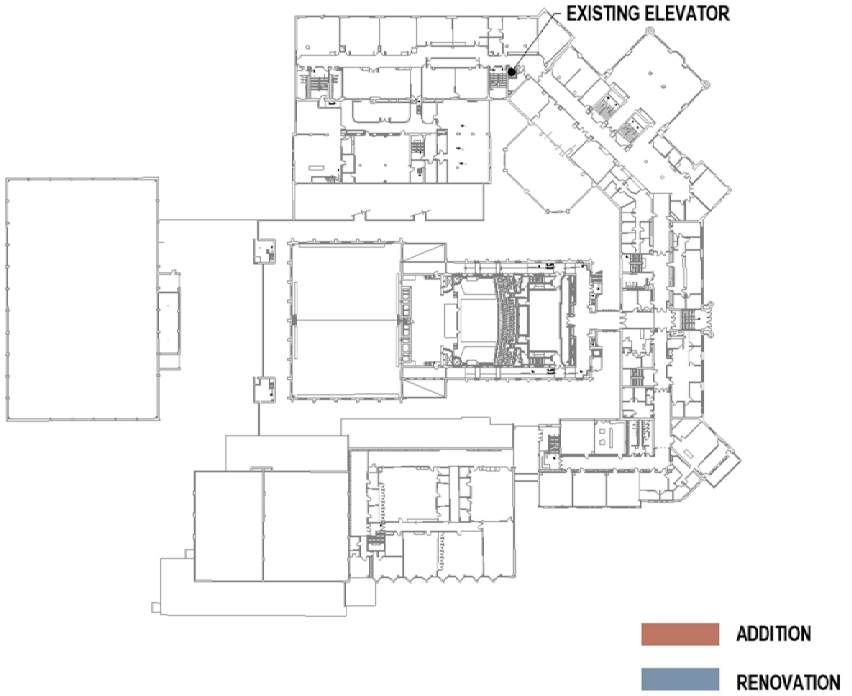


BASEMENT FLOOR

SITE / BASEMENT FLOOR PLAN - MAINTENANCE OPTION

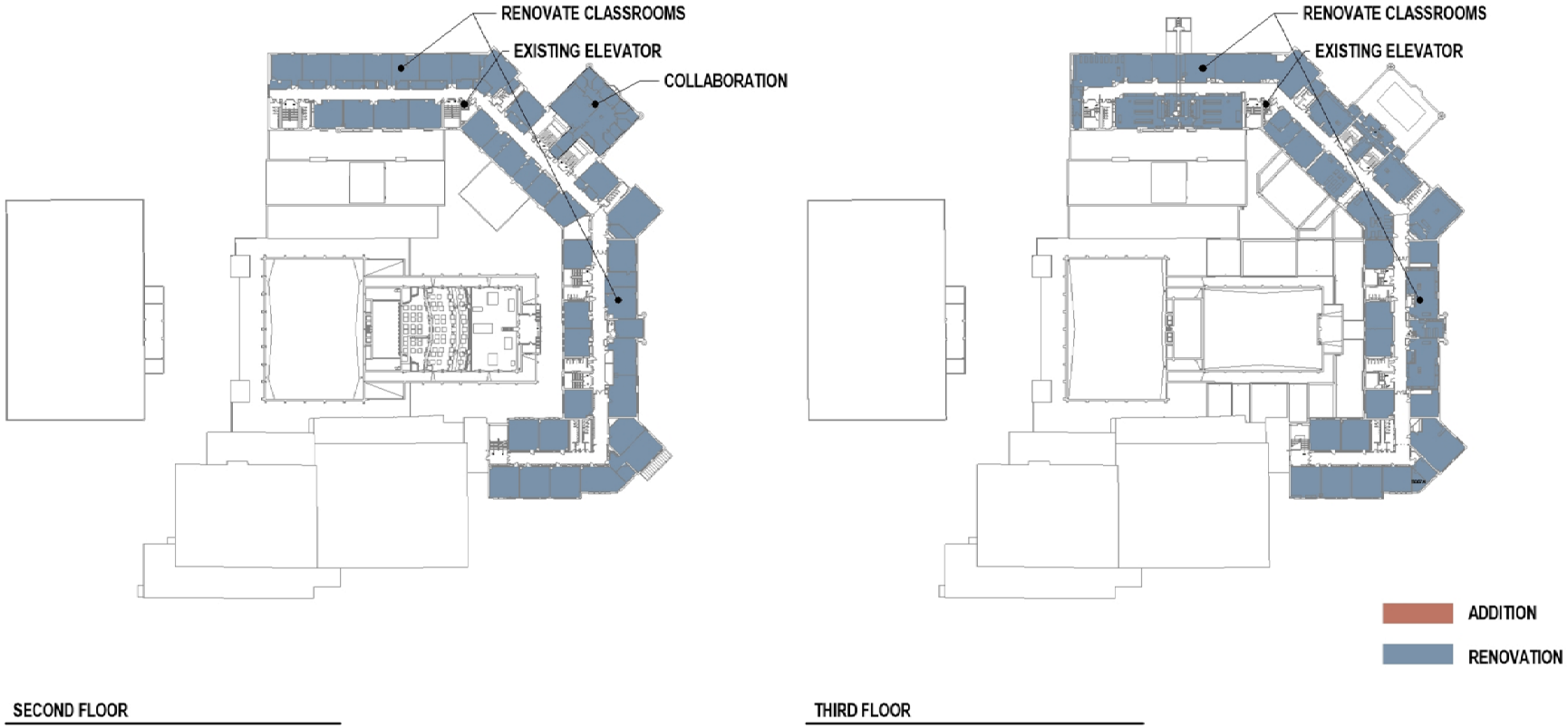


GROUND FLOOR



FIRST FLOOR

GROUND FLOOR / FIRST FLOOR PLAN - MAINTENANCE OPTION

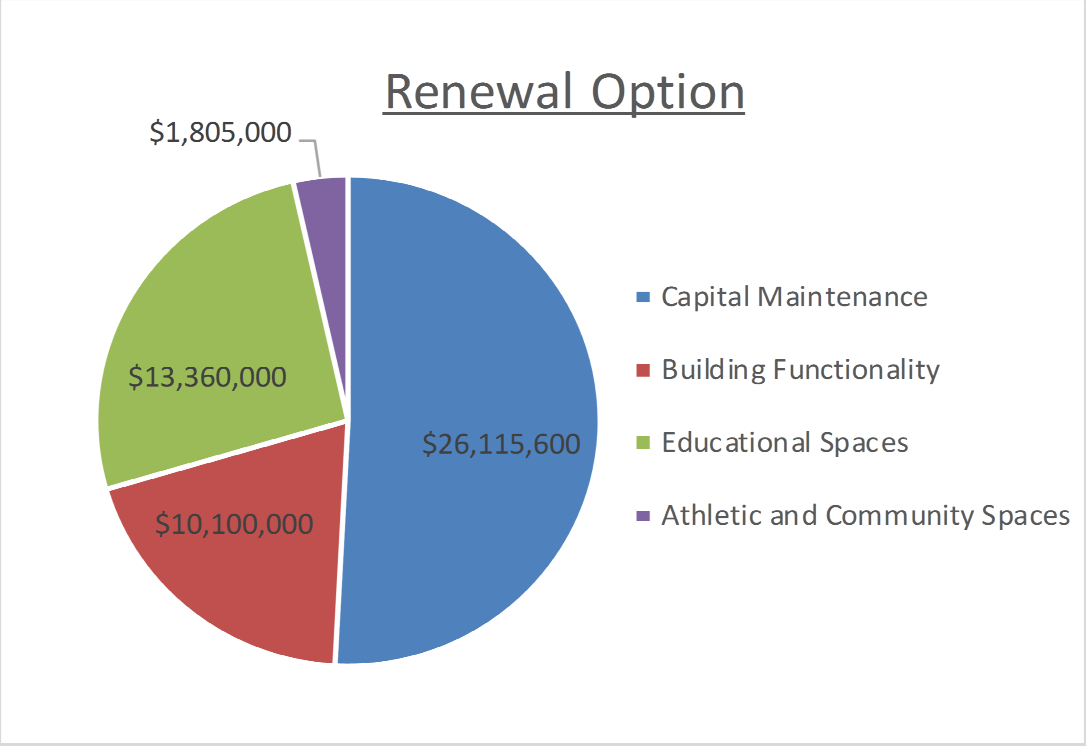


SECOND FLOOR

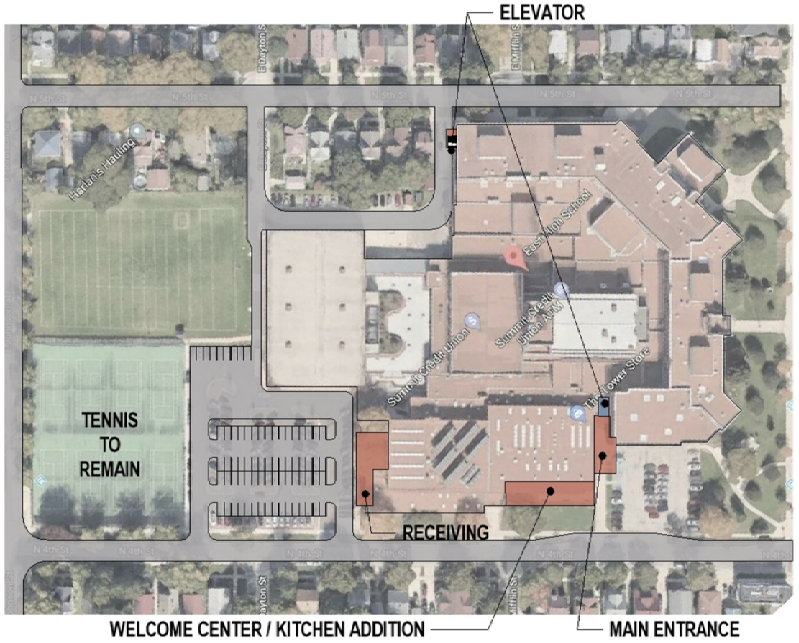
THIRD FLOOR

SECOND FLOOR / THIRD FLOOR PLAN - MAINTENANCE OPTION

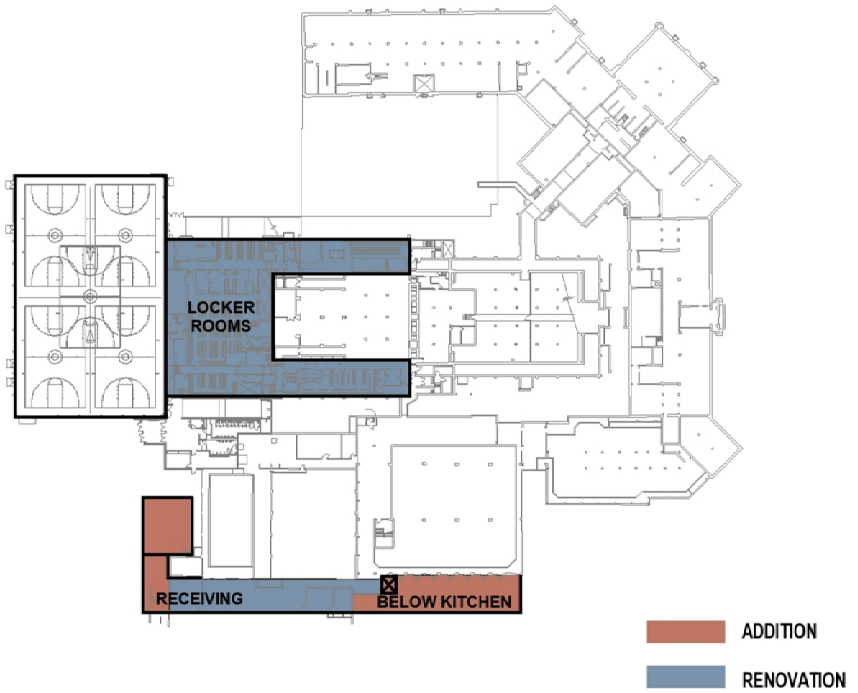
1. **Capital Maintenance**
   - Everything in Maintenance Option plus:
   - FCI items graded as a C.
2. **Building Functionality**
   - Main office entry shall include an addition and renovation to get all of the office and welcome center into one location to be more accessible to the public. This will also include an entrance addition to help identify the main entrance.
   - Commons/kitchen and receiving shall include an addition and a renovation to the existing cafeteria space. The goal would be to get the kitchen to the exterior of the building and allow the cafeteria to blend in with the mall/commons spaces.
   - Furniture
3. **Educational Spaces**
   - Classroom, collaboration and pathways spaces shall include renovation of existing spaces to be better utilized for larger class rooms and collaboration space.
   - STEAM lab and technical education shall include a renovation of the existing space to accommodate relocation of the music rooms. There would also be an addition of a stair/elevator for vertical access to additional pathway space.
   - Fine arts/music rooms shall include relocation to the renovated tech ed portion of the building.
4. **Athletic and Community Spaces**
   - Gymnasium/athletic entry: no work shall be included for this as there is a current project looking to start in 2019 that will provide a new entry to the fieldhouse, which will also be renovated to be the new spectator gym.
   - Athletic facility upgrades and locker rooms shall include renovation of existing pool and team locker rooms.
5. **Design Recommendations**
   - Aesthetic upgrades
   - Landscaping
   - Branding and signage



* SEE APPENDIX C ON PAGE 123 FOR FULL COST SUMMARY AMONGST ALL FOUR COMPREHENSIVE HIGH SCHOOLS.

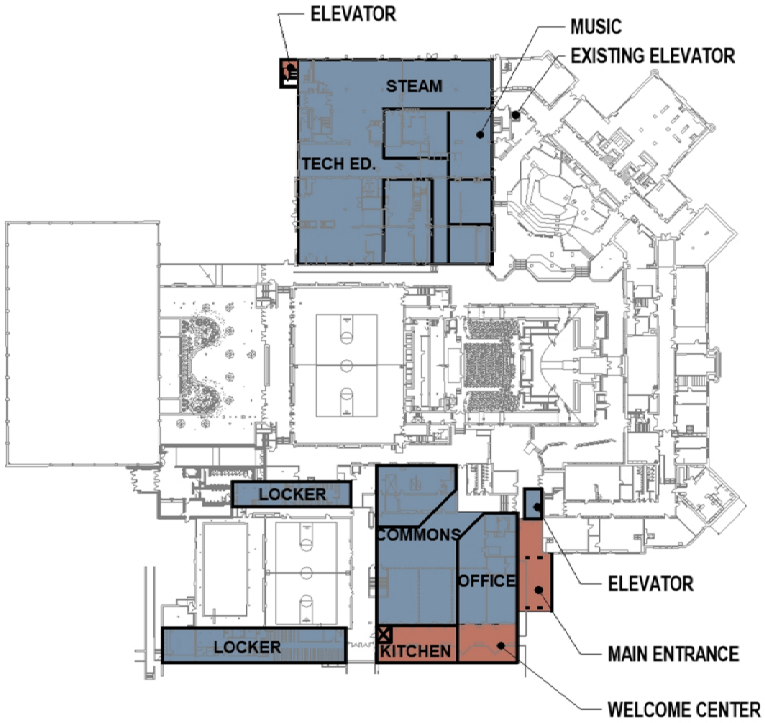


SITE

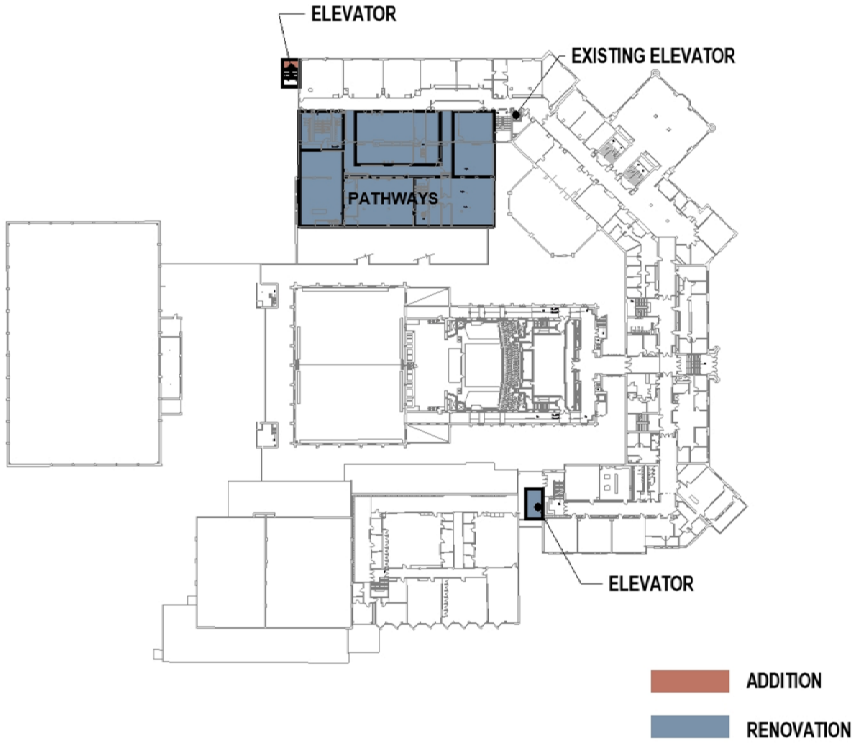


BASEMENT FLOOR

SITE / BASEMENT FLOOR PLAN - RENEWAL OPTION

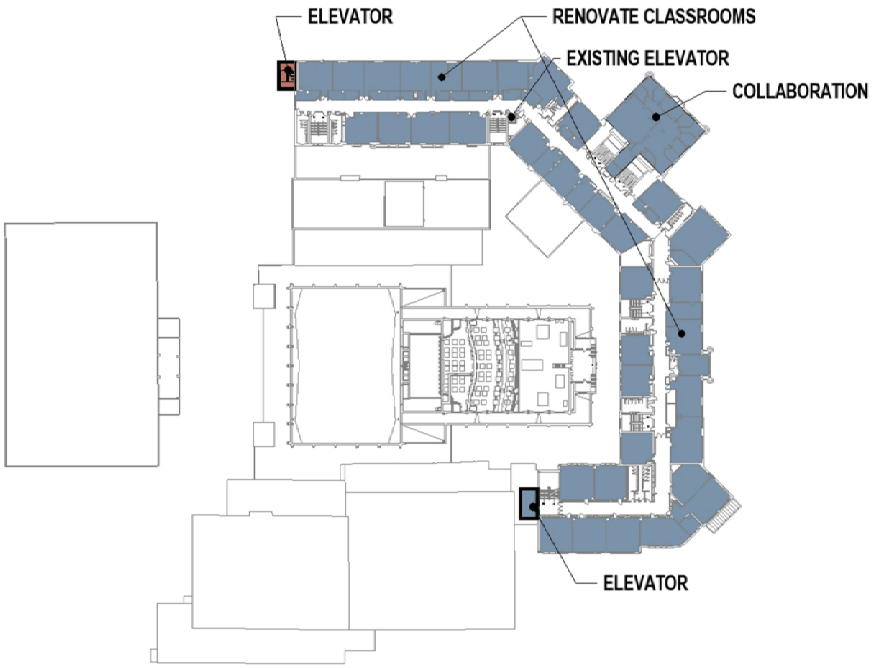


GROUND FLOOR

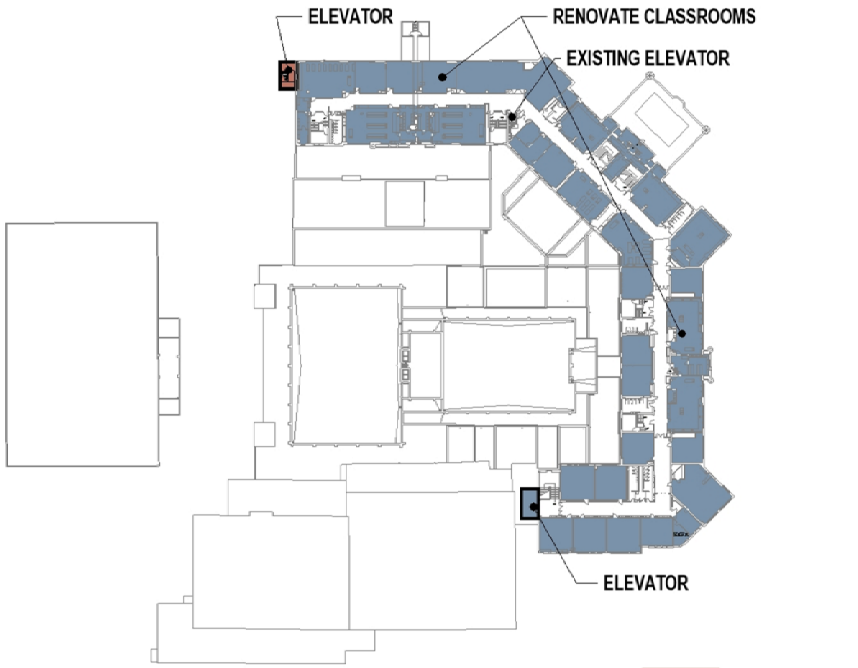


FIRST FLOOR

GROUND FLOOR / FIRST FLOOR PLAN - RENEWAL OPTION



SECOND FLOOR



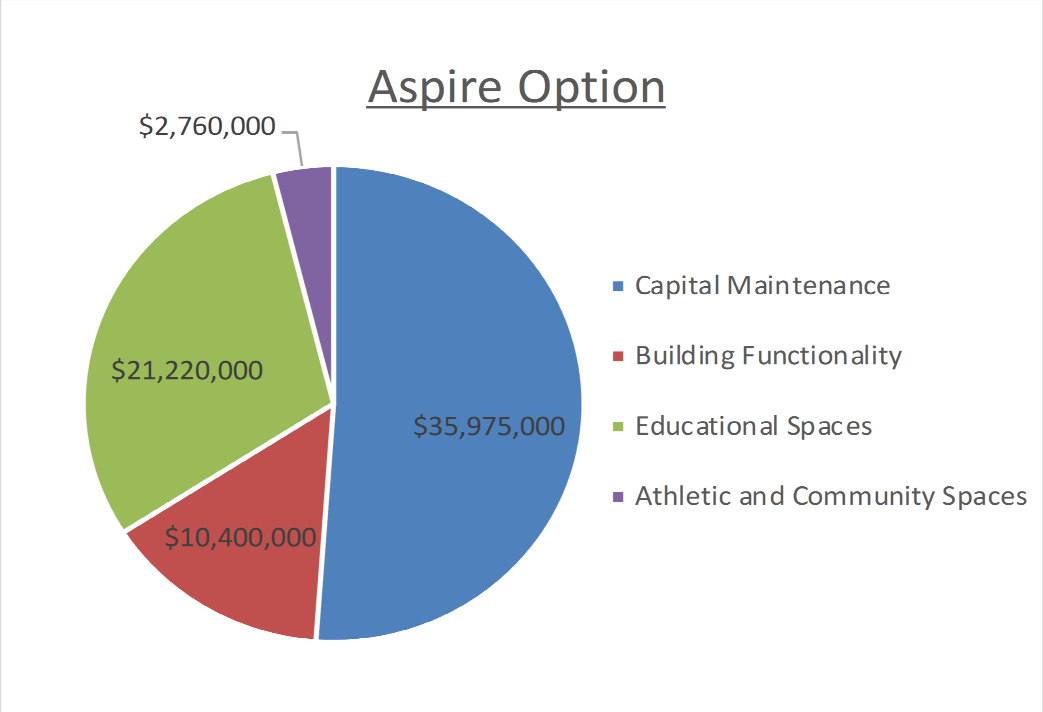
THIRD FLOOR

ADDITION

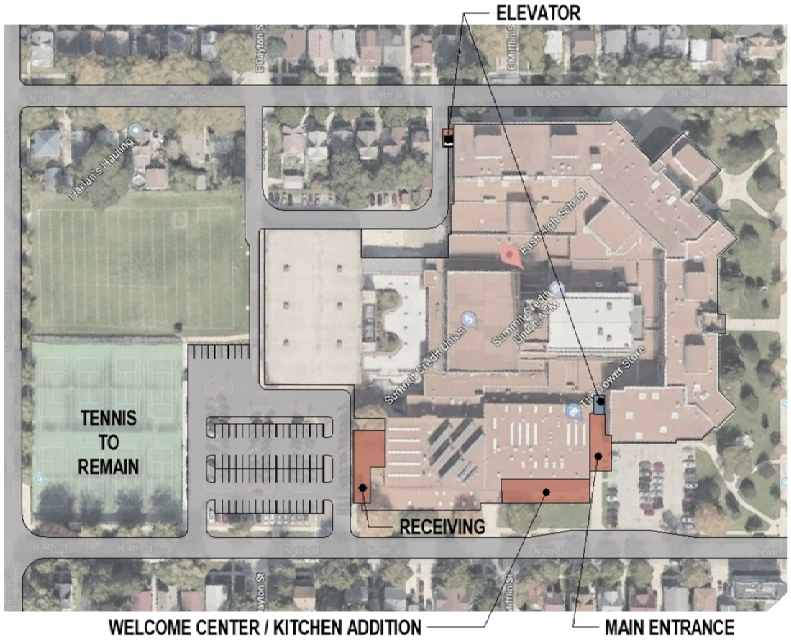
RENOVATION

SECOND FLOOR / THIRD FLOOR PLAN - RENEWAL OPTION

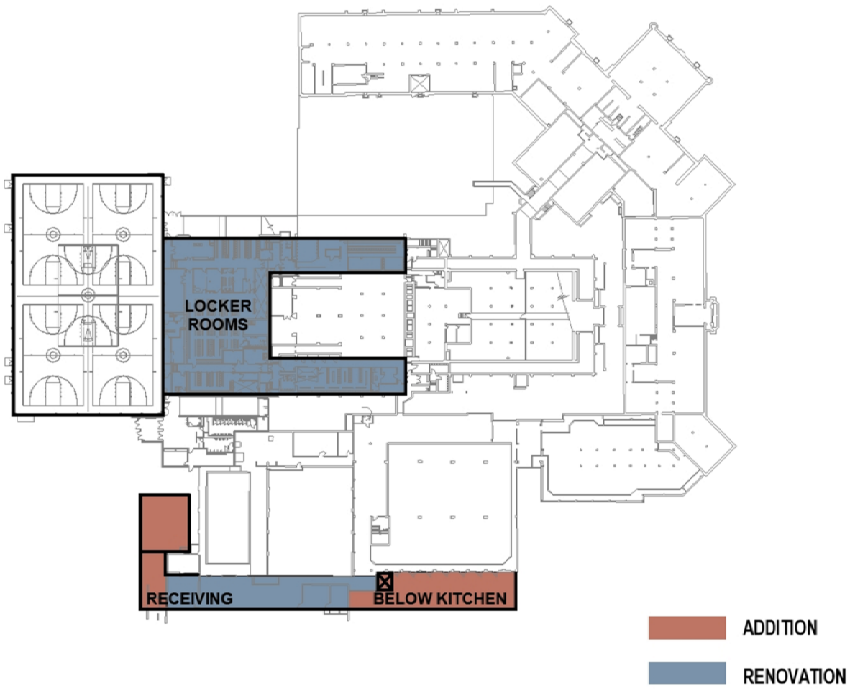
1. **Capital Maintenance**
   - Everything in Maintenance and Renewal Option plus:
   - FCI items graded as a B.
2. **Building Functionality**
   - Main office entry shall include an addition and renovation to get all of the office and welcome center into one location to be more accessible to the public. This will also include an entrance addition to help identify the main entrance.
   - Commons/kitchen and receiving shall include an addition and a renovation to the existing cafeteria space. The goal would be to get the kitchen to the exterior of the building and allow the cafeteria to blend in with the mall/commons spaces.
   - Furniture
3. **Educational Spaces**
   - Classroom collaboration and pathways spaces shall include renovation of existing spaces to be better utilized for larger class rooms and collaboration space.
   - STEAM lab and technical education shall include a renovation of the existing space to accommodate relocation of the music rooms. There would also be an addition of a stair/elevator for vertical access to additional pathway space.
   - Fine arts/music rooms shall include relocation to the renovated tech ed portion of the building.
   - Library and Collaboration spaces shall include renovation of the existing libraries to be combined into one space by taking over a portion of the existing corridor. The existing corridor will be rerouted around the library to maintain student circulation.
   - Pathways and culinary shall include an addition above the proposed office addition and renovation of the existing music rooms, to create a space for the culinary pathway.
   - Student services shall include renovations of the existing music department as well as adding an open stair to provide public access to the space.
4. **Athletic and Community Spaces**
   - Gymnasium/athletic entry: no work shall be included for this as there is a current project looking to start in 2019 that will provide a new entry to the fieldhouse, which will also be renovated to be the new spectator gym.
   - Athletic facility upgrades and locker rooms shall include renovation of existing pool and team locker rooms.
   - Outdoor athletic facilities shall include outdoor athletic storage space.
5. **Design Recommendations**
   - Aesthetic Upgrades



* SEE APPENDIX C ON PAGE 123 FOR FULL COST SUMMARY AMONGST ALL FOUR COMPREHENSIVE HIGH SCHOOLS.

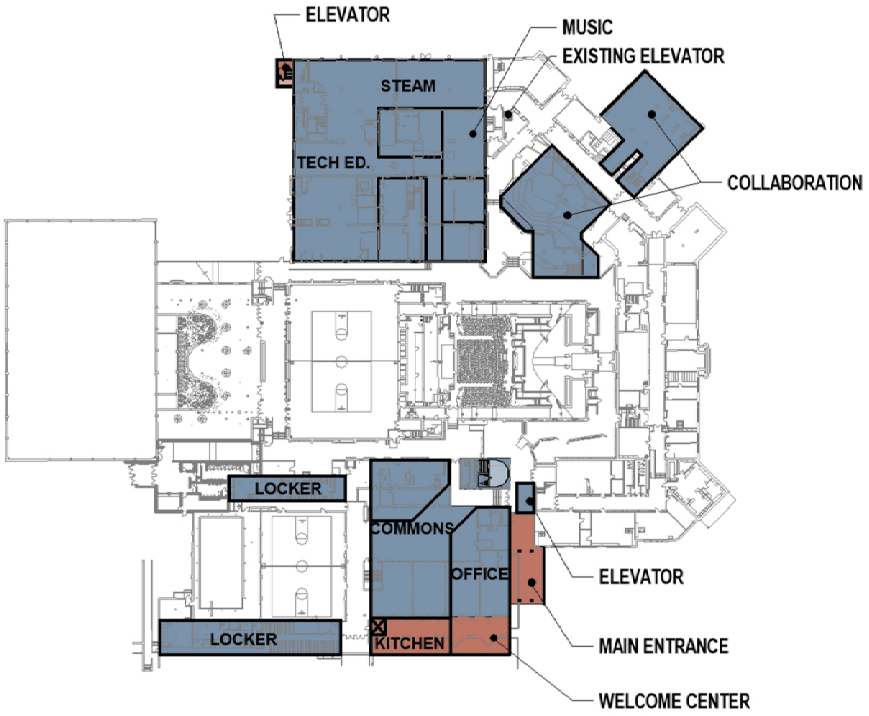


SITE



BASEMENT FLOOR

SITE / BASEMENT FLOOR PLAN - ASPIRE OPTION

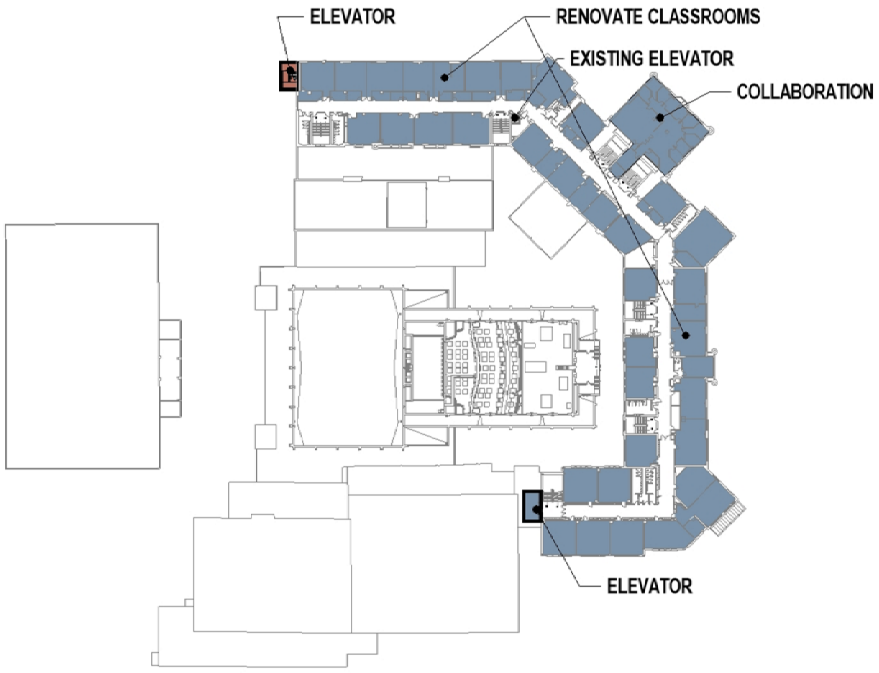


GROUND FLOOR

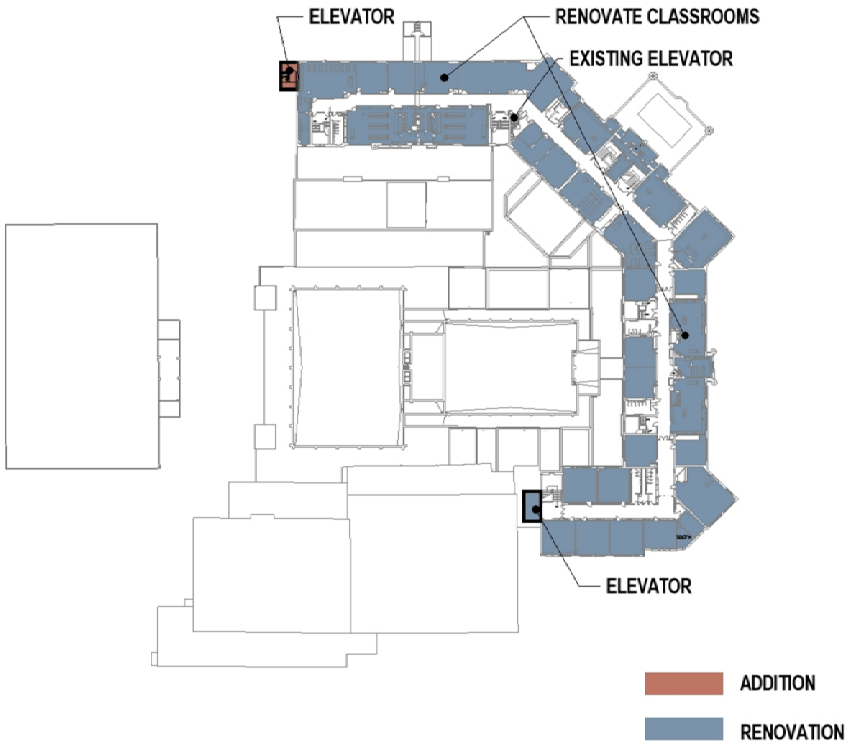


FIRST FLOOR

GROUND FLOOR / FIRST FLOOR PLAN - ASPIRE OPTION



SECOND FLOOR



THIRD FLOOR

SECOND FLOOR / THIRD FLOOR PLAN - ASPIRE OPTION

Section Seven

APPENDIX A

Meeting Summaries

PROJECT:	**MMSD**
PRA PROJECT NUMBER:	**180223-01**
DATE:	**10/24/2018**
SUBJECT:	**Review of Current FCI at East High School**

ATTENDEES:	**NAME**	**ORGANIZATION**
	Chad W.	MMSD
	David K.	MMSD
	Jo A.	MMSD
	Mike M.	MMSD
	Rick H.	MMSD
	Alisa B.	MMSD
	Tom K.	MMSD
	Steve/Ken	PRA

1. **Intros**
2. **Chad sets stage and talks timelines**
3. **District wide input**
4. **Schedule Walk Throughs:**
    - 11/1 - East 8 a.m.
    - 11/5 – LaFollette 8 a.m.
    - Jen meeting
        - ◊ Provide questions ahead of time
    - COLT Meeting:
        - ◊ Provide insight on instructional design
5. **Make sure to identify D & F grades from 2017 report**
6. **Don't provide a proposal on only Capital Maintenance needs**
    - Demetral: MMSD owns rights to surface maintenance
        - ◊ Look at Rettler report. On a landfill/marsh, prevent infiltration
        - ◊ Possible varsity baseball field /softball?
        - ◊ Grading/turf/track/stadium
        - ◊ Fence (outfield movable/temp)
    - Turf and lights on fields adjacent to fieldhouse
    - Concrete work at doors
    - Staff parking lot resurface
    - Dayton Street retaining wall issue
        - ◊ Fence
        - ◊ Next to bus stop

- Loading Dock
- 5th street service replacement 2-40v Delta
    - ◊ To get rid of vaults
    - ◊ Switchgear outdated - can't get parts
    - ◊ Legal stairs for access
- 2 generators: not serving entire building with emergency service
- Pool service
- Science service
- LED exterior lights
- Fire alarm system revamp
- Technology updates: data/power stations added?
- Interior lighting upgrades: 50% mall and forum need it
    - ◊ All throughout school
- Asbestos abatement
    - ◊ Floors rework, 12x12 tile/gray, 3rd & 2nd floors
    - ◊ Replace vinyl covered cardboard walls; aluminum framed
- Restrooms full remodel, ADA, MEP, etc.
- Gold LMC update as primary
    - ◊ 21st Century
    - ◊ Unified with Zimmerman
    - ◊ Branding consistent throughout
- Daylight malls, eliminate blue color
- Eliminate solar panels: (all schools) non-operational/unrepairable
- Foodservice concerns
    - ◊ Kitchen
- Title 9 lockers
- Landscaping/curb appeal
- Exterior showing dowels
    - ◊ Deterioration
- Demo boilers and put in hot water for heating entire building
    - ◊ Eliminate steam
- Replacing ceilings anyway
- Large maintenance issues throughout the entire school
    - ◊ Replace of everything would eliminate a lot of headaches

7. Q&A

- Roofs, tuck pointing, doors/windows
- Full upgrades of interiors and classrooms
    - ◊ Our role is to evaluate if functioning properly
- Fire protection

- ◊ Rick and Mike do not like: not a priority unless code triggered
- Visual and technology (TV's in all classrooms not part of this referendum)
- Custodial closets/storage needs
  - ◊ Will identify on walk through
- Tech Ed needs (part of Pathways); dust collectors/EEWS
- Water coolers; one chance to upgrade and standardize
  - ◊ Bottle filler stations 1/3 of total
- Long mundane corridors; make kid proof to bring up esthetics; break up/add interest
- Junior High wing to cafeteria should be cooled
  - ◊ Goal to be 100% cooled
- Locker room accessibility
- Auto shop
  - ◊ Elevator?
- Upper area of Tech Ed area

PROJECT:	**MMSD**
PRA PROJECT NUMBER:	**180223-01**
DATE:	**11/28/18**
SUBJECT:	**Step 3: Instructional & Operational**

ATTENDEES:	**NAME**	**ORGANIZATION**
	John	MMSD
	Sylvia	MMSD
	Lisa	MMSD
	Chad	MMSD
	Doug/Greg	ZIMMERMAN
	Steve/Diana	PRA

1. **Intros**
2. **Chad sets stage and talks timelines**
3. **District wide input**
4. **Role of Facilities to support instruction**
    - Student services and OT/ PT
        - ◊ Continuous movement; always moving from one room to the next.
        - ◊ Predictable, adequate and designated space
        - ◊ Particularly for OT/PT
        - ◊ Speech/Language Services for clinicians
        - ◊ PT is more off campus
        - ◊ Hearing impaired services
        - ◊ Special education
            - ∗ Some have adequate space for resource room and work with several students; Not all like West and is pressed for space.
    - Expand therapeutic day school options
        - ◊ Small experiment with elementary and middle school with capacity of 5/10 kids.
        - ◊ Don't have a high school or district wide option for students with more mental health needs. Want to expand capacity to serve students with this need
    - Integrated health clinic (services) within high schools.
        - ◊ Physical health services
        - ◊ Mental health services daily
    - Increased opportunities/options for trades and apprenticeships is under provided in this area for kids with disabilities. Allow them to be able to thrive in a more hands on learning environment.
    - Other districts have high schools that are dedicated to trades. Can we test this?
    - Trades academies
        - ◊ Pathways type programs
        - ◊ STEAM/engineering

- ◊ Health care/beauty programs
- Continued improvement of accessibility within schools
  - ◊ Disabled kids not able to get to certain rooms/floors in building
  - ◊ West seems to be the most inaccessible
  - ◊ Eliminate the pit
  - ◊ HVAC and more comfortable spaces
  - ◊ Aesthetics and some facilities are tired – need some improvement
  - ◊ Dedicated professional learning space collaboration space for learning
    - * Need space for about 120 on a regular basis
    - * Quarterly for 320 or so people
  - ◊ Olin could be potential space/possibly LaFollette as well for 120 need
  - ◊ Memorial could also be a potential space
- Instructional quality of our room spaces for science/STEAM
- Are we state of the art?
  - Feel as if we are lagging behind
- Not a need for smartboards in every room – trying to move toward 1 to 1
- Student services need to be a little less random
- Would like conventional office
- Large collaborative space and smaller offices
- Dedicated meeting spaces
- Cramped in the nursing area
- Student services hub – bring all the services closer together
- Health clinics would be prudent to cluster all personnel in one area

5. How do you approach the building?

- Issues with current condition
  - ◊ Parents that don't speak English can't find building or parking
  - ◊ West – can't find parking/not accessible
  - ◊ Parking very difficult
  - ◊ Many of the schools feel unfriendly once inside
  - ◊ Phones not easy for those that speak different languages
  - ◊ Wayfinding through schools / confusing hallways / narrow
  - ◊ BRS (interpreters) need space / office
- Suggestions for improvement
  - ◊ Signage & bilingual – needed in different languages
  - ◊ Bilingual staff at front
  - ◊ Different ways to self-select help at front
  - ◊ Collaboration
  - ◊ ESL Students work in small groups first, then move to larger
  - ◊ Use language actively

- ◊ Integrated and targeted environments
  - ∗ General environment needs to reflect needs of all students
- ◊ Want a beautiful and inviting environment
- ◊ Can there be dedicated classrooms for subjects – keep same subjects in same area
- ◊ Technology integration
  - ∗ Important to keep up with this in languages
  - ∗ Important to communicate instructions to other sites
  - ∗ Can they share courses between different high schools?
- ◊ Green space
- ◊ Several trees increase ability to learn
- ◊ Collaborative spaces with furniture
- ◊ Rebranding school building and image
- ◊ Kid's deserve beautiful spaces that encourages learning
- ◊ More interest in athletics if they had nicer facilities; would create more pride
- ◊ Traditional library is gone
- ◊ Virtual learning spaces
- ◊ Connection to middle school?
  - ∗ Some students take high school classes
- ◊ Theatres and arts important to rejuvenate or add to space
- ◊ Dual certified teachers - give them space to teach so they will stay

- Modern teaching and collaborative spaces (teachers deserve more)
- Smaller group and larger group space needs
- Struggling delivery of SE at facilities
  - ◊ Pressed for space
  - ◊ Micro school when traditional high school doesn't fit a students need
  - ◊ Need dedicated space for that
  - ◊ Can't just be a classroom
  - ◊ Where do people put their stuff?
  - ◊ Safety of clutter in hallway or common areas
  - ◊ Provide audio and visual for students that can't be there for medical reasons
  - ◊ Dedicated space for SEA
  - ◊ Need space to access email and do their work
  - ◊ Offices – collaborative with technology

6. What themes do you see at other districts?

- Technology for use of collaboration
- What are the social skills the market is requiring and what spaces do we provide to support that?
- Whole school dedicated to "Pathways"
- Hard to compete with brand new schools because we have existing structures
- Large open collaborative spaces with lots of light and glass

- ◊ District office
- ◊ More inviting
- ◊ Flow laid out nicely and securely
- ◊ All in one location

7. What do you love most and least about facilities?

- Positive
  - ◊ Pride In building and make the most of it
  - ◊ Sense of pride for community and building
  - ◊ Each school has unique personality
- Negative
  - ◊ Challenge to retrofit; signs of age and not easy to update
  - ◊ Bureaucratic institution.
  - ◊ Narrow hallways and wayfinding
  - ◊ Feels white middle class
  - ◊ Not responding to diverse population
  - ◊ Tired and outdated
  - ◊ Needs to be more welcoming to kids outside the normal

8. Think Big – What would you do?

- Pathways academy
  - ◊ Not to segregate the smarter or wealthy; open to all, just more focused
- Design with light and glass, and sustainable design
- Collaborative
- Can you get central office out of this building?
  - ◊ Put them at the schools, on the front line. Separation is a big deal
- Community building
- Learning and integrate early learning center that high school can be integrated into.
  - ◊ Share space and bring them together
- Perceived safety
- Compartmentalize schools for safety

PROJECT: **MMSD**
PRA PROJECT NUMBER: **180223-01**
DATE: **11/30/18**
SUBJECT: **Step 3: Technology Team**

ATTENDEES:	**NAME**	**ORGANIZATION**
	Lynda	MMSD
	Jeff	MMSD
	TJ	MMSD
	Eric	MMSD
	Scott	MMSD
	Stacey	MMSD
	Doug/Greg	ZIMMERMAN
	Steve/Diana	PRA

1. **Intros**
2. **Chad sets stage and talks timelines**
3. **District wide input**
4. **Positives and negatives with facilities:**
    - Stuck in 1960's
    - Not welcoming, looks too authoritative
    - Teachers need flexible spaces
        - ◊ Need rooms to be open for multiple types of teaching
        - ◊ Needs to be user friendly
    - High school should be like the 5th grade wing at Kromrey
    - Glass, multiple places, open plan and learning environment
    - Libraries need updating
        - ◊ Library should be in the center / make it the center point of the school
        - ◊ Coffee shop in library
        - ◊ Need to be the technology hub and full library
        - ◊ There is space, but not very inviting. Dull and just full of books.
        - ◊ Need major overhaul on aesthetics – lighting, carpet, furniture, etc.
    - Like the Oregon High School
        - ◊ Flows like airport
    - Bland, stark hallways
    - Feels like a cell – can't see in rooms, no one in the halls, hard for kids to feel like they belong
    - Modern day students are not adjusting to old school configuration
    - Need more collaboration spaces; different sizes and functions.
    - Can there be a choice of the type of space? Can we give the students the choice?
    - Getting rid of the desks. Right now the students are constrained to them.
    - Flexible spaces allow students to choose where best they learn, and teachers as well

- Tables help to collaborate
- Flexible to cater to students and their individual learning techniques.
    - ◊ How best do they learn?
    - ◊ Kids go out in hallway if they need space
        - * Can that hallway be intentional?
    - ◊ Spaces too small at high school. Doesn't allow for movement and flexibility
    - ◊ Address size of classrooms; over 30 kids to a classroom; too tight
    - ◊ Like Kromrey (flexible seating in hallway) and Waunakee Intermediate school - library
    - ◊ East is dark and uncomfortable
- Bathrooms everywhere are horrible – maybe a few at Memorial are ok
- Library to be central hub; importance given to space
- Large group spaces need to be improved such as auditoriums; study halls
- Better space for tech work space; no space for them to work on devices
- Need to have a secured space to work on repairing devices
- WIFI Important; Not enough outlets – awkward locations
- Incorporate charging stations
- Auditorium technology improvement; more presentation space
- Secure locations to work on repairing devices for the technicians
- Institutional and functional feel. Nothing interesting to the buildings, need to soften appearance
- Don't like factory model
- Libraries function differently now; More interactions in libraries rather than come to grab a book
- Maker spaces are desired
- Make space – can this be in library?

5. What have you seen in other districts; libraries specifically?

- Kenosha Library; common learning space
- Area where kids come to learn about what is happening in the building or community
    - ◊ Different areas in library to work collaboratively in groups/presentations
- Soft seating for students to work individually
- Self check-out
- Area for makerspace
- Different zones
- Racine and Sun Prairie – nice library
- Take out computer rows; create flexible zones
- Reconfigured shelving to allow for more flexible space
- Don't always want silence in all spaces - sound can be an issue
- Warmer color of furniture is welcoming
- Good set ups and displays for trainings are needed
- Library space could be set up well for training
- WIFI coverage and better tools for management; need good policies in place

- Flexible is the word; everything needs to be flexible
- Open concept
- Want new building
- Offer space for blended learning
- Online classes; where can students go for online course?
- Furniture that can roll is nice, but can they fold and move out of the way?
- Don't forget what is outside your doors; work outside flexibility as well
- Let kids be able to branch out, go outside to work if they want to
- Jefferson has separate smaller rooms to get away to study
- Staff needs to change; teachers need to be ok sending students elsewhere to learn
- Can we get more natural light?
- Backbone infrastructure is still good
- We don't know what future technology and learning is; need to keep technology flexible to shift as well
- Spaces like MSC with built in capacity for easier meetings; currently underequipped
- Need technology consistent across all schools

6. **What do you like most & least?**
    - Love historic aspect of schools; need to preserve and be proud
    - Skinny hallway at Lafollette is worst space in whole district
    - Parking lots are ok at all with exception of West. West is horrible with parking.
    - LaFollette – very utilitarian/functional look
    - Lighting is dark
    - How do you blend the security and good open concept?
    - Commons area at East is good
    - Welcoming centers are small and not welcoming
    - Example: Kenosha Tremper welcome center
        - ◊ Walked into open space
        - ◊ School staff was in closed area
        - ◊ Family visiting doesn't feel caged because they walked into an open space
            - ∗ What is the experience of the families that visit starting from parking lot, to welcome center, etc.
            - ∗ Families experience depends on student work and space. Can we target key spaces to make them feel better? Give them a place to feel warm and engaged.
    - **East High School**
        - ◊ Terrible welcome center – feels like cattle herded Into security check
        - ◊ Mall entrance could be cool space to enter on
        - ◊ Classrooms too small with desks
        - ◊ Library split - small space
    - **LaFollette**
        - ◊ Welcome center is better but in a bad location

- ◊ Square footage of classrooms slightly better; new furniture
- ◊ Lack of flexibility and collaboration
- ◊ Traffic flow on 2nd floor through building is weird
- ◊ LMC slightly better
- ◊ Pit is bad

- **West**
  - ◊ Smaller classrooms
  - ◊ Parking is a problem
  - ◊ West Building is tight – don't' have empty classrooms
  - ◊ Accessibility issues – can't get to certain science classes or music wing
  - ◊ Courtyard for potential growth
  - ◊ Library space is good, just need revamp aesthetics
  - ◊ Location of library is good
  - ◊ Teachers are mobile because of lack of space - need to change rooms
  - ◊ Lack of outlets – USB Charging outlets
- **Memorial**
  - ◊ Welcome center a bit more welcoming compared to all other schools
  - ◊ Brick is stark & green
  - ◊ Courtyards poorly kept and underutilized
  - ◊ Library is dark and low; different heights; square footage ok
  - ◊ Classroom spaces are decent
  - ◊ Commons and cafeteria potential for collaboration areas
  - ◊ Music and arts need to get revamped

7. **Think Big – What would you do?**
   - East HS library ; Can East library look like Madison Public Library?
   - Flexible spaces
   - Teachers are only going to teach the way that is in front of them
     - ◊ Give them flexibility and they will change their ways
   - Can we have a consistent model across the district, but implemented into all 4 spaces?
   - Seating to be flexible and giving students an option; want different types of seating; different heights
   - Change color inside all schools
   - Virtual reality possibilities

PROJECT:	**MMSD**
PRA PROJECT NUMBER:	**180223-01**
DATE:	**12/03/18**
SUBJECT:	**Step 3: Music & Arts**

ATTENDEES:	**NAME**	**ORGANIZATION**
	Nasha T	MMSD
	Peter K	MMSD
	Mark P	MMSD
	Chad	MMSD
	Doug/Greg	ZIMMERMAN
	Steve/Diana	PRA

1. **Intros**
2. **Chad sets stage and talks timelines**
3. **District wide input**
4. **Role of Facilities and supporting instruction:**
    - Storage needs allow for better student experience and creativity
    - Music instrument storage
        - ◊ Keeps them in good condition and allows students to use them during instruction
    - Storage for art work and supplies
    - Work at East High School has been enlightening
    - West & Memorial
        - ◊ In bad condition
        - ◊ Pushing to do quality work despite facilities
        - ◊ Safety can be a concern
            - ∗ Need features added in so they are done safely
    - Ventilation and safe egress is a concern, especially at Memorial.
        - ◊ Unit vents are loud and need to be turned off to hear students play
        - ◊ Lawn mowers create fumes that seep in
    - Facilities are getting in the way of not allowing students to learn at the best capacity
    - Like Jefferson practice rooms
    - Size of spaces are not adequate
    - Acoustics are important; sound seems dead
    - Need large and small spaces to work
    - Space and needs not being met by facilities. Doesn't allow students to learn basic skills.
    - How could an improved facility help?
    - Already outside interest at East.
    - Significantly increases opportunities of what they can do; more possibilities
    - Can this be done at other schools?

- Opportunity to see more options; students have ability to take control of their learning and push boundaries
- More inviting to community partnerships

5. **Compared to other sites, what is needed to be done?**
    - Space and acoustics
    - Space that allows for flexibility—space is small
    - Storage space that doesn't take away from instructional spaces
    - MMSD spaces aren't only spaces communities can use so they are neglected easily.
6. **Community Feedback?**
    - East could not hear what was going on before. Great improvement now that it allows students to do more.
    - LaFollette has awful sound; sound panels were painted over which made it detrimental to the sound quality
    - Sight lines are bad and it feels like an auditorium
    - Aesthetics is important too
    - When these spaces were built, they were designed for different use; assemblies before, not theater
    - Students need to be able to use spaces that are designed for intent.
    - Garage doors at Memorial art area allows for an open studio community art events.
    - Sinks, storage, and natural light is very important. Visually the spaces need natural light to do work.
7. **What do you like most or least?**
    - Like the proximity to rest of school and that it is attached to the school
    - Don't like the lack of space, acoustics and lack of attention
    - Need for storage in arts
    - Safety is an issue
    - Hard to clean and no storage
    - **Memorial Theater**
        - ◊ Build new theater wing
        - ◊ Rigging and electrical biggest issues
        - ◊ Accessibility of stage; fly space
        - ◊ Light and ventilation
        - ◊ Storage
        - ◊ Scene shop
        - ◊ Control booth accessible
    - **West Theater**
        - ◊ Not a lot of work needed.
        - ◊ Get rid of windows
        - ◊ Curtains are old
    - **LaFollette Theater**
        - ◊ Space a lot like Memorial
        - ◊ Music classrooms may be relocated

- ◊ Too small, lack of booth, projection room to be expanded
- ◊ Building code and accessibility concerns
- ◊ Fly space and rigging
- ◊ Maybe not built to size it is serving now
- ◊ Look at expanding—reimage space

- **LaFollette Arts**
  - ◊ Ventilation
  - ◊ Storage big concern
  - ◊ Potential to retrofit existing footprint to maximize efficiency
- **East Music**
  - ◊ Cut up space
  - ◊ Ventilation issues
  - ◊ Loud
  - ◊ Can't use space well
  - ◊ Small and no storage; could be used more efficiently
  - ◊ Clean up and fix infrastructure
- **East Art**
  - ◊ There is a warmth but need well designed storage system
  - ◊ Space needs efficient design

8. **Think Big – What would you do?**
   - Theater spaces and public spaces; can be flexible teaching spaces; allows community to interact with the arts
   - Accessibility and investing in Theater spaces
   - Current safety concerns at Theaters and other parts of school.

PROJECT: **MMSD**
PRA PROJECT NUMBER: **180223-01**
DATE: **12/05/18**
SUBJECT: **Step 3: Safety and Security**

ATTENDEES:	**NAME**	**ORGANIZATION**
	Joe	MMSD
	Karen	MMSD
	Chad	MMSD
	Doug/Greg	ZIMMERMAN
	Steve/Diana	PRA

1. **Intros**
2. **Chad sets stage and talks timelines**
3. **District wide input**
4. **Role of Facilities to support instruction**
    - **What do you like most and least?**
        - ◊ There have been many incremental changes
        - ◊ Lack of vision over the years
        - ◊ There was a need for a new high school many years ago
        - ◊ Capitol High program is doing well but the physical space is not conducive
        - ◊ Capitol High West crammed into a small space
        - ◊ Need bigger investment in the students
        - ◊ West High School needs to reduce the capacity to 1,500 from 2,200
        - ◊ Schools need to be balanced out
        - ◊ Students flow in the hallways is a challenge, light, camera, safety need better flow; too many blind spots
        - ◊ Managing visitors that come to the schools – needs to be more consistent district wide
            - ∗ Understand where they are going, why they are there
        - ◊ Parking issues at several buildings which would hinder us if there was an emergency
        - ◊ Old structures in need of improvement; remove barriers
        - ◊ Housekeeping: science labs and shops – huge exposure; need to be cleaned up. Safety is an issue
        - ◊ Woodshop at East is great example
        - ◊ Science labs
            - ∗ Lab equipment needs to be working properly
            - ∗ Comprehensive review of all labs to see what are in the labs and how we are teaching
        - ◊ After school, getting kids in or out as easy as possible
            - ∗ Systems are in place, need to make sure they are utilizing them
        - ◊ Aesthetics of buildings

- Upkeep and care for uniqueness
- Buildings are beautiful
- Mindful of the design to match the other buildings
- Accessory project was great; continue that
- Meeting accessibility needs by adding elevators so that anyone can access our buildings

◊ Now have secure entrances, need to incorporate at all schools

◊ Need to create a standard way of approaching where things are located:

- Layout of buildings for main office and location of office
- Location of safe rooms; create a standard

◊ Storage is needed – set up some guidelines

◊ Signage should be consistent throughout the district; numbers on windows

◊ Look to Madison police for recommendations

◊ Mirrors in high school for hallway supervision - helps to monitor line of sight

◊ PA systems need to work both inside and outside

◊ Parking and traffic (West High School) parking needs to be provided accessibility; able to enter building

◊ Look at entrance of buildings and adding signage to direct people where to go

- Have accessibility for those with mobility issues

◊ Signage and branding is very important

◊ Traffic flow needs to be safe

◊ Make sure to honor the history of the buildings

◊ #1 focus is the main entry and welcome centers

◊ Kennedy, Lakeview have good welcome centers

◊ Lincoln Elementary has poor office location

◊ Shorewood, Emerson office locations are poor (60 to 100 ft into school and have to look for a little sign to see where location of office is)

◊ Need to upgrade main office and welcome centers

◊ West is not ideal; needs to be rethought

- Doesn't feel good to walk in and accessibility is terrible

◊ East welcome center needs rethought ; traffic flow of the building is terrible

◊ Create another Central High School

- Would be a great option to have a school centrally located so that it can pull kids from any of the schools.

◊ Branding; signage and directions needs to be consistent

◊ Doors – Need better placement and know what the requirements are

◊ Playgrounds

- Black top and parking lots need to be taken care of
- Signage and accessibility

        - Equipment needs to be nice and clean
    - Aesthetics need updating

      Furniture is mismatched; needs a standard
    - Libraries are poor, need upgrading
    - Space is tight at all schools, but particularly at High Schools
    - Need a security command center in each building
        - Would allow a space big enough to have monitors to view all cameras
        - Would be best to be near office, principal office is best
    - Look at playgrounds - needs to be managed properly
    - Health offices need upgrading
        - How we storage for medications and how it is locked up
    - Eliminating open campus lunch period due to security and logistical issues
    - Metal detectors at schools?
        - No thought of good ideas
        - Wanding is current plan, but losing students was issue
- **Memorial**
    - Good welcome center
    - Flooding issues
    - City bus traffic is good
- **West**
    - Parking
    - Change welcome center
    - Accessibility is a disaster
        - Too many students
        - So much movement foot pattern
        - Cut up mess
        - Assaults happen in stairs
        - Food carts have kind of helped
        - Trash is outside
        - Kids must move cars to avoid tickets
- **LaFollette**
    - Commons area a challenge
    - Ceiling makes it bad
    - Interactions of students in the space
    - Need pathways
    - Need to define the space
    - The hot corner
    - The pit needs to be redone
    - Main office is too small

- ◊ Look at location and flow
- ◊ Turn room across from welcome to ISS space and security
- ◊ Poor supervision at stairways
- ◊ The cut through; use space differently
- ◊ Neighborhood hub with principal (have Chad locate where)
- ◊ Need to create /centralize the main office of double schools

- **East**
  - ◊ Welcome center
  - ◊ Main office location
  - ◊ Commons/forum
  - ◊ Congregation areas
  - ◊ Forum area is used as new student area
  - ◊ The mall area is a challenge; where kids that don't go to class hangout
  - ◊ Signage and more street signs to identify the main entry
  - ◊ Signage on all buildings to identify the school
  - ◊ Need electronic sign

PROJECT: **MMSD**
PRA PROJECT NUMBER: **180223-01**
DATE: **12/06/18**
SUBJECT: **Step 3: PATHWAYS**

ATTENDEES:	**NAME**	**ORGANIZATION**
	Alex	MMSD
	Cindy	MMSD
	Jen	MMSD
	Chad	MMSD
	Doug/Greg	ZIMMERMAN
	Steve/Ken	PRA

1. **Intros**
2. **Chad sets stage and talks timelines**
3. **District wide input**
4. **Role of Facilities to support instruction**
    - **What do you like most and least about our facilities?**
        - ◊ Like the location of East in a neighborhood
            - ∗ Transportation is much easier.
            - ∗ Good for the kids to access the community as a second classroom.
        - ◊ West and East are not designed to support collaboration between adults/kids and between students.
        - ◊ Our schools don't have the flexibility they need.
        - ◊ Community needs to be part of design process.
        - ◊ Community members and organizations coming in and coming out leveraging space for applied learning. Kids in rows does not need to exist.
        - ◊ Like the new Library at Madison College is has the flexibility that is needed for both independent learning as well as collaborative learning.
        - ◊ Aesthetic of modern aspects in the old buildings.
        - ◊ Classroom spaces are too small
        - ◊ A lot of nooks and crannies/wasted spaces, open space that is underutilized
        - ◊ Spaces that allow safety and security issues
        - ◊ Lighting and visual stimulation is extremely old and not vibrant which can impact student learning
        - ◊ Tutor centers and lab spaces need to be retrofit where there is space
        - ◊ Athletic spaces are old and needs upgrading
        - ◊ Lunch room spaces are old and in need of upgrading – 21st century spaces
        - ◊ Memorial theater – doesn't like the auditorium, seats are old and uncomfortable
        - ◊ Many of the auditoriums are the thriving space for arts, etc.

5. How do we believe facilities can play in supporting instruction?

- How a student feels when entering the facility drives their experience
- Students that have walked into Madison college have mentioned how warm and inviting , lighting and furniture are updated and they like the feel of the facility
- Facility 100% drive the experience
- Classroom flexibility to break into small groups
- Hands on learning is important –
    - ◊ Culinary classes
    - ◊ STEAM
    - ◊ Healthcare
- Tutoring center that allows individual work, closed doors for tutoring, access to additional computers, able to provide a variety of needs
    - Mobile labs
    - Visual and preforming arts space – desired
        - ◊ Like the Verona HS – feels like going to a theater
    - Potentially look at altering schedules, not a typical 8am-3pm
        - ◊ Scaffolding schedules where kids start and end at different times of the day
    - Create a coffee shop as a teaching space – students ran it
        - ◊ Teach English
        - ◊ Developed a skill
        - ◊ It was integrated
        - ◊ Invited collaboration
    - How to create space for multiple purposes
    - Create maker spaces
    - Courses are limited due to current spaces
        - ◊ Make spaces less limiting
        - ◊ Needs to be more flexible
    - MSCR uses a lot of spaces and creates scheduling problems
    - Rethink the MSCR and community spaces
    - Athletics doesn't seem to be fluid and integrated
        - ◊ Locker rooms are disgusting and gross

5. Who could we learn from?

- Schaumburg 212/214
    - ◊ Same age as Madison buildings
    - ◊ In between classrooms and outside, one big collaborative space
    - ◊ Library is beautiful – coffee shop, maker space, great furniture, tutoring areas,
    - ◊ Atrium for lunch room or relax space - warm, inviting and calming
    - ◊ Larger space for labs; e.g. healthcare, culinary space
- Spark building
    - ◊ 8th floor

- ◊ Type of space that can be flexible enough to be a big open space, smaller groups, lunch, etc.
- High Tech High, San Diego
- Reynoldsburg, OH – partnerships with colleges
  - ◊ College classes in school
- Milwaukee has college/career spaces in the high schools
  - ◊ Both available for community along with the students
- Madison College spaces is very appealing
  - ◊ Have open spaces to work
  - ◊ Cafeteria
- Stevenson HS – Richard DeFoe school
  - ◊ Eight (8) to ten (10) pods
  - ◊ Covered space
  - ◊ Planning space
  - ◊ CTE specific rooms attached to pods

6. What are we hearing from parents and staff?

- Spaces are old: *"This is exactly how the school looked like when I went here….nothing has changed"*
- Cleanliness
- If buildings aren't cared for, students don't care
- Many students are impacted
- Likes the West & East exterior
- Having glass is appealing – learning is visible; space feels different
- Memorial has redesigned the front space and put the monitors and took pride in the student pictures and art, shows pride – would like to have that feel throughout the school.
- Zimmerman works on West & Memorial
  - ◊ Need to build a new HS for West side to reduce West and Memorial

7. PRA working on East and LaFollette

- LaFollette
  - ◊ Remove wood paneling
  - ◊ Has a lot of nooks and crannies
  - ◊ Courtyard
  - ◊ Lots of empty space that needs to be utilized
  - ◊ Safety concern
  - ◊ Welcome center should be college/career center
  - ◊ Two cafeteria areas – possible to create atrium
  - ◊ Auditorium – make more functional
  - ◊ Rebuild underneath the library
  - ◊ Athletics

- ◊ Culinary is bad
- ◊ Lab spaces are bad
- ◊ Lighting in the Tech and Auto labs are bad
- ◊ Student circulation
- ◊ School store closer to credit union—makes it more accessible to community
- ◊ Commons need to be redone
- ◊ Need a clean, beautiful, warm environment, lighting
- ◊ Administration offices should be reconfigured

- East
  - ◊ Pit area by the theater needs to be recreated to match the Theater design
  - ◊ Entry doesn't feel like walking into a desired space
  - ◊ Any way to connect classes on the upper level – clean up the circulation around these areas
  - ◊ Culinary space is poor; would be a great Pathway
  - ◊ Auto/Metal/Engineering – far too many spaces ; no line of sight places
  - ◊ CNA Lab
  - ◊ Health Sciences Lab

8. What is a Game Changer?

- Collaboration of small communities
- Create spaces for more options of use
- Virtual learning spaces
- Aesthetics
- Standardized signage, language, etc
- Automation of attendance through ID's

PROJECT:	**MMSD**
PRA PROJECT NUMBER:	**180223-01**
DATE:	**11/16/18**
SUBJECT:	**Step 3: Instructional – Athletics & Co-Curricular Meeting**

ATTENDEES:	**NAME**	**ORGANIZATION**
	Chad W	MMSD
	Andrew	MMSD
	TJ	MMSD
	Devon	MMSD
	Dave	MMSD
	Kevin	MMSD
	Doug/Greg	ZIMMERMAN
	Steve/Ken	PRA

1. **Intros**
2. **Chad sets stage and talks timelines**
3. **District wide input**
4. **How could (improved) facilities support your programs and community?**
    - Expanded opportunities for community connections, feeder programs
    - Sense of safety and community at large athletic or community events
    - Attract and retain students related to open enrollment
    - Provide access to training and strength equipment for all students
    - Create safer experiences for competitors and spectators
5. **How do you view your current facilities compared to your competition?**
    - Middle of the road for spectator venues (varsity)
6. **Are there themes you are seeing when you travel to other sites?**
    - Turf, highlighted strength facilities, advertising, community partnerships facilities, meeting spaces, storage availability
7. **Are you hearing comments related to your facility from your parents and athletes?**
    - Some, mostly related to outdoor long field spaces amplified by the difficult weather last spring/fall
    - Ability to reserve and properly treat (enclosed areas)
    - Do you foresee expansion of any WIAA sports that will require additional or improved facilities?
        - ◊ If we move in a maximum participation model (no-cut) we need more space in the fall, especially with the addition of club sports such as rugby, ultimate frisbee, and lacrosse as school clubs
        - ◊ No anticipated WIAA adds, would be club or emerging sports, bowling, or adaptive sports.
    - Issues with relationship with MSCR and community usage?
        - ◊ More space; community usage has squeezed available time daily
        - ◊ Programs would like to expand to serve feeder programs and youth
        - ◊ Creating separate space for adult community use would give more flexibility and access for students in and out of season

8. **Site specific input**
    - Locker room capacity and condition – adequate winter and spring
    - Showers? (Qty, design)
        - ◊ Currently low use level, condition and quality is poor
    - How are they being used: team room spaces, meeting spaces, secure storage
    - Title 9: Need 2 additional female spaces to have equal coverage
9. **Practice field and court concerns?**
    - Long field compaction and weed issue
    - Stadium availability with wet weather
    - Usage?
        - ◊ Always used to dark and also need for offsite space for programming
    - Spaces that are over or underutilized?
        - ◊ Heavy use of all spaces
    - Equipment storage?
        - ◊ Could easily be doubled and used, much not secure with failing cage system
        - ◊ Outdoor storage and seasonal storage, currently added 4 sheds in last 3 years
    - Spectator and comp spaces?
        - ◊ Capacity is excellent
        - ◊ Safety and security
            - ∗ Lighting in entrances and outside spaces
        - ◊ Concessions
            - ∗ Inadequate inside, stadium could use 2nd position to avoid bottleneck at Mansfield
        - ◊ ADA considerations
            - ∗ Pool seating, baseball, softball, track pathway and surface, spectator gym seating space
10. **Biggest barrier at each site**
    - Memorial – irrigation, drainage
11. **Need to have at each site**
    - Turf practice/competition turf for long fields that is lit for increased use
    - Locker room expansion
    - Outdoor safe storage and lighting
    - Fieldhouse divider and basket lift improvements
    - Sound and storage upgrades indoors and in auxiliary space
12. **NICE to have at each site**
    - 2nd turf training space
    - New strength training space with indoor turf surface, access to aerobic machines and outdoor access
    - Wrestling room, cheer/dance space

PROJECT: **MMSD**
PRA PROJECT NUMBER: **180223-01**
DATE: **12/10/18**

SUBJECT: **Step 3: MSCR and Community Use**

ATTENDEES:	**NAME**	**ORGANIZATION**
	Jacob	MMSD
	Andrew	MMSD
	Chad	MMSD
	Kelly	MMSD
	Doug/Greg	ZIMMERMAN
	Diana/Steve	PRA

1. **Intros**
2. **Chad sets stage and talks timelines**
3. **District wide input**
4. **Role of Facilities to support instruction**
    - **What do you like most and least about our facilities?**
        - ◊ Like that the facilities are accessible by the community
        - ◊ Open and available to permit and use
        - ◊ Areas of the town are serviced well by the high schools
        - ◊ Dislike the amount of use that gets problematic
        - ◊ MSCR is part of the school district
        - ◊ Don't like the amount of space; space gets limited
        - ◊ Because of high community use, the facilities get worn down fast with no funds to repair
        - ◊ Problem is that MSCR has their own funding. City can have an ability to increase funding easier than school district because state limitations on funding increases
        - ◊ State funding limitation
        - ◊ Most students can walk or bus, which makes the High School locations great and, in the neighborhoods
        - ◊ Like the value placed on schools
        - ◊ Downfall is security
            - * No gates
            - * Kids roaming the hallways; a lot of dark hallways
            - * Not enough cameras to cover all the dark areas
            - * Bad stuff happens in those areas
5. **How can facilities help improvements?**
    - Better access to high quality spaces
    - Heavily used space
        - ◊ Can this be open and collaborative spaces

- ◊ Not in dark corner of schools
- Gym locker rooms and pools
  - ◊ Used heavily
- Facilities are so heavily used, it's hard to get facilities in there to make improvements. Only small window to make updates.
- Pools never have enough time to upgrade to improve value of program
- Pools are huge to Madison area
  - ◊ Swim Olympians come from our swim teams
  - ◊ Only pools available in the high schools
  - ◊ No city pools, so need the school swimming pools
- Dispute between spaces
  - ◊ Who gets to use the space? Where and When?
  - ◊ Have WIAA sports and then have Club & MSCR
    - ∗ Who is more important?
    - ∗ This is a big challenge
- MSCR operations headquarters is in Hoyt - 25-30 staff
  - ◊ Conditions of building is bad – need renovating
    - ∗ Windows; roof, flooring, boiler
  - ◊ Art rooms, dance studios, adult fitness, pottery, West HS sports
  - ◊ Infrastructure of building is in decent condition
- Would love MSCR recreation center/complex
- Gym renovation at Hoyt would be ideal
- District is wondering if Hoyt is in the future
- Location of Hoyt is beautiful, but bad for neighborhood (neighbors hate the traffic from the use)
- Can Hoyt be used for West High School alternative uses?
- Driveway
  - ◊ Can't take kids to back – can't get taxi's or busses in the back
  - ◊ Makes them go through the front, but that mixes students and elderly
    - ∗ Can be a dangerous situation
  - ◊ Not effective or efficient use of space

6. What have you seen at other sites that could be implemented?

- Open spaces and new design model allows for flexible seating are key
- McFarland schools
  - ◊ IMMS open space, but designated areas for each space or group
  - ◊ High school updated spaces
- What are community members paying for when they participate?
  - ◊ Facilities are falling apart
- Locker rooms are embarrassing
- Title 9 review complaint that male locker rooms were updated, but not female

- Accessible and transgender locker rooms need to be addressed
- Loved Madison college Atrium and open-air feel
- Lighting and energy efficiency
- LEED certification for a HS will go a long way

7. Big Ideas?

- Standalone sports complex – Indoor and outdoor spaces
    - ◊ Managed by school district and MSCR
    - ◊ There are no rec centers
    - ◊ They currently don't manage many spaces, so adding a rec center would be good
    - ◊ If would take MSCR away from schools, it will allow some alleviation from High School.
    - ◊ Less competition for space.
    - ◊ If MSCR had its own space, it would take adults out of schools at night
    - ◊ Allows them to do programs that they can't even imagine doing right now
- This would be a standard referendum
- Can we get this through the Board?
    - ◊ It would pass in the community
- If adults are in the schools, should the students be?
- Can there be a health or sports related Pathway associated with rec?
- If MSCR and MMSD staff wellness center
- If Sprecher site is not planned to be developed soon (10-15 years), could some money be invested in sports fields there?
- Leopold Elementary
    - ◊ Lots of land that is largely underutilized, and school is too big
    - ◊ Shut down half Leopold and move MSCR, and build on the space there
- One dedicated space
    - ◊ MSCR can grow, but also will allow MMSD to use space more.
    - ◊ Will help with facility rentals
- Location would need to be central with great parking

8. Specific School Issue?

- **Memorial**
    - ◊ Layout is goofy, long dark corners
    - ◊ No good entry; maze to get anywhere; confusing
    - ◊ Storage and access issues - office off of gym area
    - ◊ Pool will need a facelift
    - ◊ New gymnasium dividers - current ones are sharp and cuts people
    - ◊ Lighting
        - * Some updated and some are not

        - Not consistent and turns off

- **West**
    - Parking is an issue
    - Pool is in bad location
        - Bad access; confusing
        - Deck is small
        - Locker rooms are bad
    - Lack of track is a huge issue
    - Top 3rd floor – bad lighting
    - Strong club presence: makes for big push for space
    - Field turf on geofield (could be an option for the track)
- **LaFollette**
    - Theater needs to be addressed
    - North end of the building zoned off for easier access for community use
    - Pool was just redone
    - Weight room is in an old auto lab
    - Layout is the best here
    - No dedicated office space for MSCR Staff.
        - Currently in LMC; no private space
    - LMC space is small and bad location
        - Not a good collaborative space
        - Can it be closer to entry and open?
    - Auditorium needs to be updated
- **East**
    - Auditorium is good
    - Student, staff and parents deserve new design; feels locked down
    - Stone walls with black cages on windows
    - Pit is where most of the dangerous fights happen
        - Bad space
        - Biggest challenge of the building
    - Locker rooms are not accessible and old, big, outdated and underutilized

Day in the Life Observation

March 1, 2019

Team members from Building Services, Research & Programming Evaluation Office (RPEO), and Plunkett Raysich Architects were on site for a full day of observation of how the school functions with it's current space. The observers were able to have impromptu conversations with both students and staff to explain the initial needs assessment and allow feedback to help refine the proposed project recommendations. Below is a summary of the team's findings.

Project Element: Building Mechanicals

- Third floor: 1/2 the floor has HVAC
- Room 3032 had wet floors due to condensation issues
- Mechanical systems need upgrading

Project Element: Building Envelope

- No vestibules for any of the entrances
- Inoperable windows/curtains
- Rain issues

Project Element: Morning Hangouts / Multiple Entrance Points

- Utilizes main halls, corridors, and mall areas to hang until first bell
- Cafeteria, weight room, and forum clear out quick

Project Element: 3rd Floor Science Wing

- Classroom doors open
- Rooms 3043 seems to be shared
- One teacher is prepping while another teachers
- Only one switch control for gas, water (leak issues)

Project Element: Tutor Center / Computer Lab 3034

- The space is all open to each other
- Uses furniture to separate

Project Element: Math Rooms

- Room 3032—bought own smart board

Project Element: Bio Rooms / Earth Science

- Water in rooms shut off
- No access to green space

Project Element: Student services—2nd Floor / Career Center

- Likes the idea of getting things in one area
- Chaotic
- Not a lot of conference rooms (people utilize space for meetings)
- Not a lot of room for storage

Project Element: Cafeteria / Commons (Lunch time 45 minutes)

- Influencing factors are kitchen, seating, and windows
- Everyone eats at the same time
- Variety of seating: 3 lunch areas
- Air Café, forum, off campus eating, open gym
- There are windows, but still feels dark
- Space feels tucked away; seems split in two
- Kitchen uses all spaces of the building (hallways, etc)

Project Element: Receiving Areas

- In the middle of the corridor (also next to the gym)

Project Element: Security

- Influencing factors are cameras, nooks and crannies for kids to hide
- Areas in the building where cameras don't go to
- Areas where light break out

Project Element: Music

- Not taking advantage of all resources
- Seems like a vibrant community, but again they are not taking advantage of all the opportunities they could have to stand out and express themselves

Project Element: Forum

- Seems under-utilized

Project Element: Wayfinding

- Influencing factors include the levels and areas of building
- No real sense of identity in varying spaces
- Neighborhoods

Project Element: Tech infrastructure and heating/cooling

- Slow, old and non-standardized equipment
- No consistency—cold/hot

Project Element: Neighborhoods

- Not per grade level
- Instead per behavior and academics
- 4—AP's (per neighborhood)

Project Element: Windows into classrooms

- Influencing factors: all are blocked off/covered
- Safety, curriculum/teacher privacy
- No learning can be observed from corridors, seems limiting for both student interests and community ideas
- No life in corridors very drab

Project Element: Library

- Two libraries (1) for non-fiction, (1) for fiction
- Only (1) librarian with student volunteers
- Seems bright and inviting, but is a challenge with only (1) librarian
- Open during lunch
- Flexible furniture (variety)
- Seems a bit crowded

Project Element: Fieldhouse

- Used during lunch
- Used as sort of an "indoor recess"
- Seems to work well

Student Input Session

March 12, 2019

Team members from Building Services, Research & Programming Evaluation Office (RPEO), and Plunkett Raysich Architects were on site and held a meeting with a group of students to explain the initial needs assessment and allow students to provide feedback to help refine the proposed project recommendations. Below is a summary of the team's findings.

- Existing aesthetics of the school is important
- Bring back or enhance the historic elements of the building
- Like the idea of Welcome Center proposed location
- Excited about the relocation of the music classroom areas
- Heating/cooling is a concern throughout the building, temperature/comfort in general
- Updates to the building's plumbing and bathrooms to be a critical need
- Classroom upgrades of any kind are needed
    - Basic upkeep, e.g. classrooms being retouched with new tiling and paint
    - Upgrades to the equipment and physical space in science labs and CTE rooms
- Excited over plans for athletics facilities, including locker room upgrades
- Updates to parking to include additional student parking

Staff Drop-In Input Sessions

March 12, 2019

Team members from Building Services, Research & Programming Evaluation Office (RPEO), and Plunkett Raysich Architects were on site and held Office Hours to sit and meet with staff to explain the initial needs assessment and allow staff to provide feedback to help refine the proposed project recommendations. Below is a summary of the team's findings.

- Supervision and natural light to be reevaluated of the current concept of combining the Library
- Health office, prefer to have natural light, would be good to be near the main entry/welcome center
- Like the idea of Welcome Center proposed location
- Student drop-off concerns at 4th street entrance
- Classroom upgrades of any kind are needed
    - Basic upkeep, e.g. classrooms being retouched with new tiling and paint
- Locker rooms are in very poor condition, size of lockers are small
- Music area has storage needs, humidity and temperature control
- Tech Ed need to incorporate greater safety measures
- Science rooms need upgrading, layout, equipment and sharing of labs, lecture spaces, chemical storage
- Heating/cooling is a concern throughout the building, temperature/comfort in general, old windows
- Updates to the building's plumbing and bathrooms to be a critical need
- Desire for flexible furniture
- Make the second floor mezzanine more accessible, flexible classroom spaces

School Based Leadership Team Input Session

March 12, 2019

Team members from Building Services, Research & Programming Evaluation Office (RPEO), and Plunkett Raysich Architects were on site meet with members of the SBLT to explain the initial needs assessment and allow staff to provide feedback to help refine the proposed project recommendations. Below is a summary of the team's findings.

- Accessibility, provide additional elevator locations to better access the entire school
- Seemed to like the direction of the concepts
- Hidden features of original building should be exposed and highlighted
- Remodel toilet rooms with greater accessibility

APPENDIX B

Masterplan Summary Sheet

Introduction

The Madison Metropolitan School District's Long Range Facility team has been tasked to investigate the existing high school building's education programs, 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 strategies to be implemented for the students of MMSD.

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 enrollment allows the team to understand if there are over utilized spaces or underutilized spaces that could be repurposed 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:

- No identifiable/accessible entrance
- Aging infrastructure
- Exterior and interior finishes of the building are dated and in need of repairs
- Athletic facilities and support spaces do not meet current needs, are under utilized and need extensive upgrades
- Library space is dated and requires modernization
- Office and student services not efficiently located for public/community access.
- School is wide open for access during public events, which is a security concern.

This list of common themes was used to develop design recommendations. The team was tasked to develop three design recommendations based on three separate funding levels:

- Maintenance Option - $30 Million
- Renewal Option - $50 Million
- Aspire Option - $70 Million

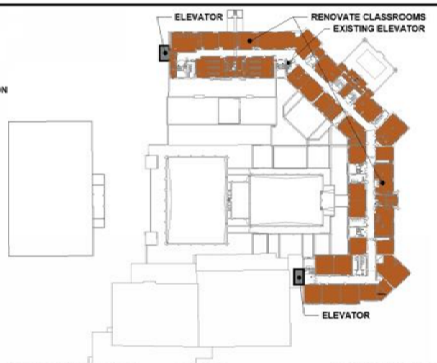
The funding levels build on each other as money is added. For example, everything listed as part of the Maintenance Option is included in the Renewal Option, plus additional improvements identified. Each design option is color coded and shown on the adjacent plans.

A full report can be found on the district's website.

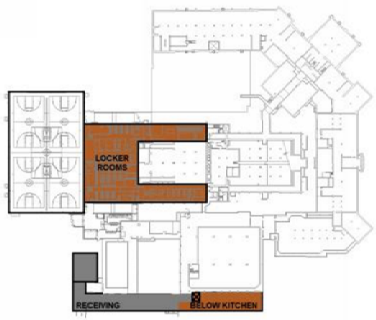
*** HISTORICAL PRESERVATION / RESTORATION OF THE EXISTING BUILDING'S AESTHETICS WILL BE A PRIORITY FOR ANY AND ALL WORK ASSOCIATED WITH THE DESIGN RECOMMENDATION OPTIONS.**



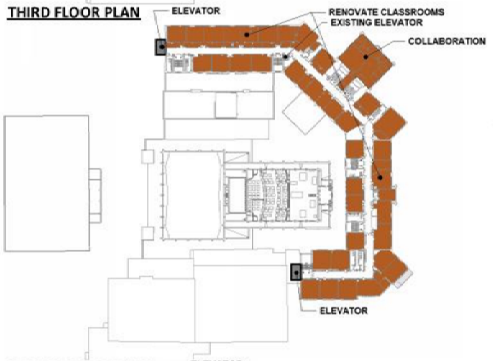
GROUND FLOOR PLAN



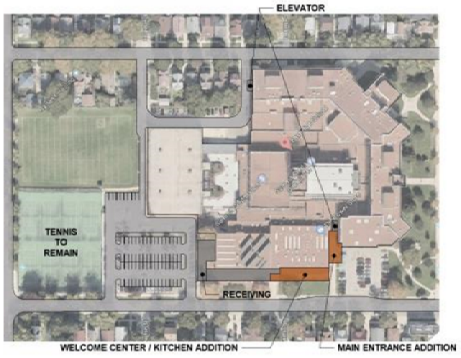
THIRD FLOOR PLAN



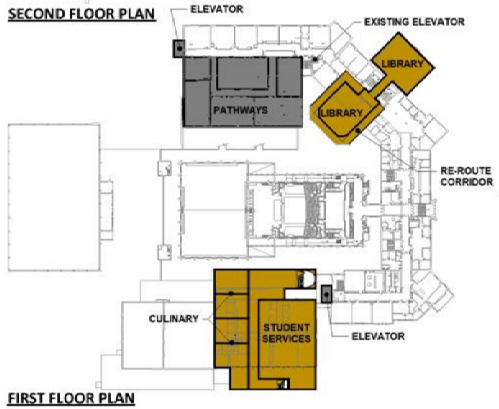
BASEMENT FLOOR PLAN



SECOND FLOOR PLAN



SITE PLAN



FIRST FLOOR PLAN

Design Recommendations and Options (Maintenance, Renewal, Aspire)

1. **Deferred Maintenance**
   The building services team monitors a list of maintenance activities, such as repairs or equipment replacement, and addresses these items as budget funding becomes available.
   - Address all FCI items graded as a D or F to include but not limited to the following:
   - Mechanical System overhaul, switch from a steam system to a hot water system, as well as incorporate AC.
   - Electrical system overhaul, upgrade service to building and generator system.
   - Plumbing system overhaul, upgrade restrooms, replace galvanized piping with copper.
   - FCI items graded as a C.
   - FCI items graded as a B.

2. **Building Functionality**
   Evaluation of the existing facility and how users interact in terms of wayfinding, gathering spaces and experience.
   - Main Office Entry, shall include an addition and renovation to get all of the office and welcome center into one location, more accessible to the public. This will also include an entrance addition to help identify the main entrance.
   - Commons/Kitchen, Receiving, shall include an addition and a renovation to the existing cafeteria space. The goal would be to get the kitchen to the exterior of the building and allow the cafeteria to blend in with the mall/commons spaces.

3. **Educational Spaces**
   Evaluation of overall aesthetics and functionality of spaces for student use and collaboration opportunities to enhance the student's educational experience.
   - Classrooms, shall include minor renovation of existing spaces to be better utilized for larger class rooms and collaboration space.
   - STEAM Lab and Technical Education:
     - Will receive significant upgrades to the existing spaces to improve functionality and aesthetics.
     - Shall include a renovation of the existing space to accommodate relocation of the music rooms. There would also be an addition of a stair/elevator for vertical access to additional pathway space.
   - Fine Arts Music Rooms, shall include relocation to the renovated tech ed portion of the building.
   - Library and Collaboration Spaces, shall include renovation of the existing libraries to be combined into one space by taking over a portion of the existing corridor. The existing corridor will be rerouted around the library to maintain student circulation.
   - Pathways and Culinary, shall include an addition above the proposed office addition and renovation of the existing music rooms, to create a space for the culinary pathway.
   - Student Services, shall be relocated to a renovated space at the existing music department area of the building. A stair will be added to provide public access to the space.

4. **Athletic and Community Spaces**
   Evaluation of current athletic spaces for functionality from both the competition and community use perspective.
   - Gymnasium/Athletic Entry, no work shall be included for this as there is a current project looking to start in 2019 that will provide a new entry to the fieldhouse, which will also be renovated to be the new spectator gym.
   - Athletic Facility Upgrades and Locker Rooms, shall include renovations to:
     - Existing team locker rooms located under the outdoor plaza.
     - Pool locker rooms will be updated.
   - Outdoor Athletic Facilities shall include outdoor athletic storage space.

APPENDIX C

Cost Summary Sheet

CAPITAL IMPROVEMENT MATRIX

ESTIMATE OF PROBABLE CONSTRUCTION COST

	Capital Maintenance (Facility Condition Index)																
	Site Improvements		Exterior Building Improvements				Interior Building Improvements										
SCHOOL	Parking	Lighting	Roof & Fascia Replacement	Window Replacement	Tuckpointing	Door Replacement	Restroom Upgrades	Locker Room Upgrades	Classroom Floors, Walls Ceilings	Door Replacement	Terminal Equipment & Controls (HVAC)	Central Plant (HVAC)	Plumbing	Electrical Devices and Lighting	Electrical Main Distribution	Category Sub Totals	SCHOOL
East High School																	**East High School**
Maintenance	$225,000	$50,000	$1,500,000	$800,000	$600,000	$180,000	$1,000,000	$2,000,000	$450,000	$100,000	$650,000	$3,100,000	$2,500,000	$3,200,000	$600,000	$16,955,000	Maintenance
Renewal	$300,000	$65,000	$2,100,000	$1,250,600	$750,000	$250,000	$1,400,000	$2,600,000	$1,000,000	$200,000	$850,000	$6,200,000	$5,000,000	$3,400,000	$750,000	$26,115,600	Renewal
Aspire	$300,000	$75,000	$2,700,000	$2,800,000	$1,000,000	$350,000	$1,800,000	$2,700,000	$1,500,000	$350,000	$1,050,000	$7,200,000	$6,500,000	$6,800,000	$850,000	$35,975,000	Aspire
LaFollette High School																	**LaFollette High School**
Maintenance	$330,000	$50,000	$1,400,000	$700,000	$100,000	$200,000	$800,000	$2,100,000	$650,000	$100,000	$500,000	$3,000,000	$2,000,000	$3,000,000	$600,000	$15,530,000	Maintenance
Renewal	$700,000	$55,000	$1,800,000	$1,000,000	$200,000	$250,000	$1,100,000	$2,300,000	$1,100,000	$200,000	$750,000	$5,000,000	$4,500,000	$4,250,000	$700,000	$23,905,000	Renewal
Aspire	$900,000	$60,000	$2,300,000	$1,400,000	$400,000	$350,000	$1,250,000	$2,650,000	$1,750,000	$350,000	$1,000,000	$6,500,000	$6,750,000	$6,500,000	$800,000	$32,960,000	Aspire
West High School																	**West High School**
Maintenance	$600,000	$85,000	$1,320,000	$500,000	$600,000	$170,000	$900,000	$900,000	$600,000	$140,000	$700,000	$3,200,000	$3,000,000	$3,500,000	$1,000,000	$17,215,000	Maintenance
Renewal	$600,000	$85,000	$2,000,000	$700,000	$800,000	$190,000	$1,100,000	$1,600,000	$1,000,000	$210,000	$850,000	$3,300,000	$3,500,000	$4,000,000	$1,000,000	$20,935,000	Renewal
Aspire	$1,500,000	$85,000	$2,580,000	$700,000	$1,000,000	$200,000	$1,300,000	$2,700,000	$1,000,000	$320,000	$1,000,000	$3,500,000	$4,000,000	$5,000,000	$1,200,000	$26,085,000	Aspire
Memorial High School																	**Memorial High School**
Maintenance	$510,000	$85,000	$1,500,000	$800,000	$700,000	$190,000	$700,000	$900,000	$800,000	$300,000	$600,000	$4,800,000	$3,300,000	$4,000,000	$1,000,000	$20,185,000	Maintenance
Renewal	$510,000	$90,000	$2,100,000	$800,000	$800,000	$190,000	$1,000,000	$1,100,000	$1,000,000	$400,000	$600,000	$4,800,000	$3,700,000	$4,000,000	$1,100,000	$22,190,000	Renewal
Aspire	$510,000	$95,000	$2,700,000	$800,000	$1,000,000	$190,000	$1,200,000	$1,300,000	$1,200,000	$500,000	$600,000	$5,200,000	$4,200,000	$5,500,000	$1,100,000	$26,095,000	Aspire

	Building Functionality																
SCHOOL	Renovated Welcome Center	Safety / Security	Office Consolidation	Courtyard Improvements	ADA Improvements	Fire Suppression	New Elevators	School Identity, Signage & Branding	Commons/ Kitchen							Category Sub Totals	SCHOOL
East High School																	**East High School**
Maintenance	$2,980,000	$170,000	$750,000		$300,000		$550,000	$250,000	$3,000,000							$8,000,000	Maintenance
Renewal	$2,980,000	$170,000	$750,000		$600,000	$1,800,000	$550,000	$250,000	$3,000,000							$10,100,000	Renewal
Aspire	$2,980,000	$170,000	$750,000		$900,000	$1,800,000	$550,000	$250,000	$3,000,000							$10,400,000	Aspire
LaFollette High School																	**LaFollette High School**
Maintenance	$2,300,000	$150,000	$350,000	$500,000	$300,000		$180,000	$250,000	$1,600,000							$5,630,000	Maintenance
Renewal	$2,300,000	$150,000	$350,000	$650,000	$600,000	$1,600,000	$180,000	$250,000	$1,600,000							$7,680,000	Renewal
Aspire	$2,300,000	$150,000	$350,000	$800,000	$900,000	$1,600,000	$180,000	$250,000	$1,600,000							$8,130,000	Aspire
West High School																	**West High School**
Maintenance	$2,500,000	$180,000	$700,000		$400,000		$500,000	$250,000	$1,200,000							$5,730,000	Maintenance
Renewal	$2,500,000	$180,000	$700,000	$1,000,000	$500,000	$1,500,000	$500,000	$250,000	$1,200,000							$8,330,000	Renewal
Aspire	$2,500,000	$180,000	$700,000	$1,000,000	$600,000	$1,500,000	$500,000	$250,000	$1,200,000							$8,430,000	Aspire
Memorial High School																	**Memorial High School**
Maintenance		$150,000			$500,000		$90,000	$250,000	$600,000							$1,590,000	Maintenance
Renewal	$2,100,000	$150,000	$300,000	$400,000	$500,000	$1,500,000	$180,000	$250,000	$750,000							$6,130,000	Renewal
Aspire	$2,100,000	$150,000	$300,000	$1,000,000	$600,000	$1,500,000	$180,000	$250,000	$900,000							$6,980,000	Aspire

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CAPITAL IMPROVEMENT

ESTIMATE OF PROBABLE CONSTRUCTION COST

	Educational Spaces														
SCHOOL	New / Renovated LMC	Collaborative / Flexible Spaces	Classroom Addition	Classroom Upgrades	STEM/STEAM Classrooms	Science Lab Upgrades	Pathways / Innovation	Theater Upgrades	New Theater	Music Classroom Upgrades	Fine Arts Classrooms	Furniture		Category Sub Totals		**SCHOOL**
East High School																**East High School**
Maintenance	$150,000	$250,000		$2,600,000	$2,700,000	$450,000	$600,000			$360,000	$150,000	$500,000		$7,760,000		Maintenance
Renewal	$350,000	$500,000		$3,100,000	$3,000,000	$650,000	$800,000			$3,600,000	$360,000	$1,000,000		$13,360,000		Renewal
Aspire	$3,500,000	$750,000		$5,000,000	$3,700,000	$850,000	$1,000,000			$4,500,000	$420,000	$1,500,000		$21,220,000		Aspire
LaFollette High School																**LaFollette High School**
Maintenance		$750,000		$1,600,000	$600,000	$650,000	$500,000	$3,000,000			$150,000	$500,000		$7,750,000		Maintenance
Renewal	$1,000,000	$1,000,000		$2,500,000	$1,500,000	$850,000	$750,000	$3,000,000			$360,000	$1,000,000		$11,960,000		Renewal
Aspire	$2,500,000	$1,500,000		$3,800,000	$3,900,000	$1,050,000	$1,100,000	$3,000,000		$2,600,000	$420,000	$1,500,000		$21,370,000		Aspire
West High School																**West High School**
Maintenance			$2,500,000	$2,000,000		$900,000						$500,000		$5,900,000		Maintenance
Renewal	$750,000	$500,000	$2,500,000	$2,500,000	$1,750,000	$900,000	$1,750,000	$3,000,000		$1,500,000	$500,000	$1,000,000		$16,650,000		Renewal
Aspire	$1,200,000	$1,000,000	$2,500,000	$2,500,000	$2,000,000	$900,000	$1,750,000	$3,000,000		$1,500,000	$1,000,000	$1,500,000		$18,850,000		Aspire
Memorial High School																**Memorial High School**
Maintenance				$1,400,000		$700,000		$3,000,000		$400,000	$500,000	$500,000		$6,500,000		Maintenance
Renewal		$1,000,000		$1,700,000	$700,000	$800,000	$1,000,000		$8,000,000	$2,200,000	$1,100,000	$1,000,000		$17,500,000		Renewal
Aspire	$1,400,000	$1,000,000	$5,000,000	$1,700,000	$1,000,000	$800,000	$1,000,000		$8,000,000	$2,600,000	$1,900,000	$1,500,000		$25,900,000		Aspire

	Athletics / Community														
	Bleacher Replacement	Mansfield Stadium / Lussier	Field Turf	Track Improvement	Athletic Field Improvement	Pool Renovation	New Pool	Gym Expansion / Fieldhouse	Outdoor Equipment Storage	Weight Room / Fitness				Category Sub Totals	**GRAND TOTAL**	
East High School																**East High School**
Maintenance									$50,000					$50,000	**$32,765,000**	Maintenance
Renewal									$55,000	$1,750,000				$1,805,000	**$51,380,600**	Renewal
Aspire		$250,000	$700,000						$60,000	$1,750,000				$2,760,000	**$70,355,000**	Aspire
LaFollette High School																**LaFollette High School**
Maintenance	$300,000		$1,000,000		$250,000				$50,000	$850,000				$2,450,000	**$31,360,000**	Maintenance
Renewal	$300,000		$1,000,000		$300,000			$3,500,000	$55,000	$1,100,000				$6,255,000	**$49,800,000**	Renewal
Aspire	$300,000	$500,000	$1,000,000		$800,000			$3,500,000	$60,000	$1,400,000				$7,560,000	**$70,020,000**	Aspire
West High School																**West High School**
Maintenance	$400,000		$1,000,000											$1,400,000	**$30,245,000**	Maintenance
Renewal	$400,000		$1,400,000		$400,000	$1,500,000			$70,000	$800,000				$4,570,000	**$50,485,000**	Renewal
Aspire	$400,000	$3,100,000	$2,000,000		$800,000		$12,000,000		$70,000	$800,000				$19,170,000	**$72,535,000**	Aspire
Memorial High School																**Memorial High School**
Maintenance	$300,000			$1,000,000	$500,000									$1,800,000	**$30,075,000**	Maintenance
Renewal	$300,000		$1,000,000	$1,000,000	$500,000	$1,500,000								$4,300,000	**$50,120,000**	Renewal
Aspire	$300,000	$9,100,000	$1,000,000		$500,000	$1,500,000				$500,000				$12,900,000	**$71,875,000**	Aspire

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