



## MEETING AGENDA

July 15, 2019

6:00 PM

High School Library

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- 1 | Review / Approve July 1 Meeting Summary
- 2 | Review / Approve Update to the Board Presentation
- 3 | Adjournment



# **REVIEW / APPROVE JULY 1 MEETING SUMMARY**

**TAB 4**



## Preliminary Summary

To be finalized at 7/15 meeting

## MEETING SUMMARY

July 1, 2019

High School Library

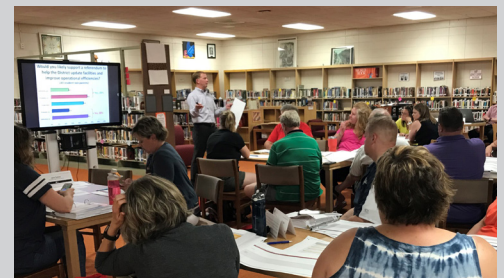
*Learning Today, Leading Tomorrow*

### OVERVIEW

The meeting started off with Bray Architects presenting the updated options and preliminary budgets. Committee members shared which options they liked the best from the similar options.

Before small group discussions, the committee was reminded about the conversation with Michele Wilberg of PMA Financial Network about the mill rate in the district. The group also recalled the information received from the last community survey in 2012.

In small group discussions, the committee members were given a phasing worksheet to complete. The goal of the exercise is to see what would be a priority if the community does not support the whole dollar amount for everything to be completed at once.



### NEXT MEETING >>>

**Monday, July 15 | 6:00-8:30 PM**

High School - Library

- Review / Finalize Presentation for School Board

### FOR MORE INFORMATION:

**Contact** Janel DeZarn-Vert [jdezarn@columbus.k12.wi.us](mailto:jdezarn@columbus.k12.wi.us)

**Visit** [www.columbus.k12.wi.us](http://www.columbus.k12.wi.us)



# **REVIEW / APPROVE UPDATE TO THE BOARD PRESENTATION**

**TAB 11**



**DRAFT**

**COLUMBUS SCHOOL DISTRICT**

## **COMMUNITY FACILITY ADVISORY COMMITTEE**

**UPDATE TO BOARD OF EDUCATION**

July 29, 2019



# COMMUNITY FACILITY ADVISORY COMMITTEE (CFAC) MEMBERS

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## Committee Members

Patrick Crombie	Tim Meinholtz
Kelly Disch	JD Milburn
Jim First	Bill O'Donnell
Peggy First	Linda Parpart
Lori Galston	John Pearson
Beth Hellpap	Sara Sample
Marlin Hensler	Karen Smith
Ronelle Jordan	Henry St. Maurice

## Advisory Members

Annette Deuman  
Janel DeZarn-Vertz  
Chet Bembenek  
Loren Glasbrenner  
Lisa Blochwitz  
Becky Schmidt  
Troy Marshall  
Cori Denk

## Bray / CD Smith Members

Matt Wolfert  
Michael Hacker  
Nathan Derks  
Kevin Hickman  
Mitch Kidd  
Austin Schoenherr



# CHARGE OF THE COMMUNITY FACILITY ADVISORY COMMITTEE (CFAC)

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The Columbus School District Board of Education has authorized the creation the Community Facilities Advisory Committee (CFAC).

The CFAC shall be charged with:

- Verifying needs, exploring solutions, and making a recommendation to the Board of Education for potential action.
- Making a recommendation that is cost-effective for the taxpayer while providing for an enduring end-product that is energy efficient and adaptable for decades to come for the future of the School District, the residents, and future students.





# MEETING HISTORY

8 meetings  
over 5 months  
totaling 22+ hours

COMMUNITY FACILITY ADVISORY COMMITTEE (FAC)  
COLUMBUS SCHOOL DISTRICT  
COLUMBUS, WISCONSIN

Revised May 14, 2019

Date	Time	Location	Preliminary Meeting Topics
Monday March 11, 2019	7:00 PM	City Hall	<ul style="list-style-type: none"> <li>FAC Welcome &amp; Charge from School Board</li> </ul>
Monday April 1, 2019	6:30-9:00 PM	High School Library	<ul style="list-style-type: none"> <li>Committee Member &amp; Architect, Introductions</li> <li>Review Charge and Expectations</li> <li>Review History of Past Studies &amp; Referenda</li> <li>School Perceptions Presentation / Past Community Survey</li> <li>Review Launching a New Legacy Priorities</li> <li>Review Launching Forward Study Recommendations &amp; Solutions</li> </ul>
Monday April 8, 2019	7:00 PM	City Hall	<ul style="list-style-type: none"> <li>Bray Presentation of Facility Assessment Update to School Board</li> </ul>
Monday April 15, 2019	6:30-8:30 PM	Elementary School Library	<ul style="list-style-type: none"> <li>Review Applied Population Lab Enrollment Projections</li> <li>Review Elementary School Needs</li> <li>Tour Elementary School</li> </ul>
Monday April 29, 2019	6:30-8:30 PM	High School Library	<ul style="list-style-type: none"> <li>Small Group Discussion - Elementary Needs &amp; Priorities</li> <li>Review High School Needs</li> <li>Tour High School</li> <li>Small Group Discussion - High School Needs &amp; Priorities (if time)</li> </ul>
Monday May 6, 2019	6:30-8:30 PM	Intermediate/Middle School Library	<ul style="list-style-type: none"> <li>Review Intermediate/Middle School Needs</li> <li>Tour Intermediate/Middle School</li> <li>Business Office Objectives &amp; Key Results</li> <li>School Finance 101 Presentation by Financial Adviser</li> <li>Small Group Discussion - Inter/Middle School Needs &amp; Priorities</li> </ul>
Monday May 20, 2019	6:00-8:30 PM	High School Library	<ul style="list-style-type: none"> <li>Introduction of Construction Manager   CD Smith</li> <li>Presentation   Spaces that Enhance Teaching and Learning</li> <li>Review Draft Needs Summary - All Buildings</li> <li>Small Group Work - Option Identification</li> <li>Initial Reactions to Options Identified</li> <li>Small Group Discussion - Pros/Cons of Options</li> <li>Finalize Options to Be Explored Further</li> </ul>
Monday June 3, 2019	6:00-8:30 PM	High School Library	<ul style="list-style-type: none"> <li>Review Summary of Draft Staff Feedback</li> <li>Review Existing School Capacities</li> <li>STEAM Advisory Committee (tentative)</li> <li>Review Initial Responses to Options Identified at Prior Meeting</li> <li>Small Group Discussion</li> </ul>





## RESEARCH CONDUCTED

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- Toured existing Elementary, Intermediate/Middle, and High School
- Reviewed recent district capital investments and referendum history
- Assessed existing facility, site conditions, space needs, educational needs, and enrollment projections
- Identified facility / academic needs
- Considered how modern learning spaces can enhance teaching and learning
- Explored various cost and options for additions/remodeling



# PRELIMINARY FACILITY MAINTENCE COST

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Facility Maintenance	Interior / Exterior	Building Systems	Estimated Inflation	Value
Elementary / Discover Charter	\$1,718,000	\$1,412,500	\$109,190	\$3,239,690
Intermediate / Middle	\$4,746,800	\$2,382,300	\$229,184	\$7,358,284
High School	\$4,061,100	\$2,630,500	\$219,121	\$6,910,721
			<b>Total:</b>	<b>\$17,508,695</b>



# CFAC'S CREATED MASTER PLAN OPTIONS

Through multiple meetings discussing the topics of grade configuration, school capacity, greenspace, academic / arts / athletic spaces, facility maintenance, and preliminary budgets, the CFAC developed and revised 18 initial master plan options into 2 master plan options.



# MASTER PLAN OPTIONS

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BUILDING	OPTION #1	OPTION #2
Elementary / Discover Charter	4K - 3 <sup>rd</sup> 425 Students	4K – 5 <sup>th</sup> 625 Students
Intermediate / Middle	4 <sup>th</sup> - 8 <sup>th</sup> 500 Students	TBD Idle / Sell / Demo
High School	9 <sup>th</sup> - 12 <sup>th</sup> 400 Students	6 <sup>th</sup> – 8 <sup>th</sup> 300 Students
New School	NA	9 <sup>th</sup> – 12 <sup>th</sup> 400 Students



# MASTER PLAN OPTION #1 - ELEMENTARY

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## Elementary School Assumptions:

- Grade Configuration 4K-3<sup>rd</sup> Grade
- New Courtyard
- Relocated playground and asphalt play area
- New Main Entry
- (1) 4K Classrooms
- (18) K-3<sup>rd</sup> Grade Classrooms
- (2) Flex Classrooms
- Separate Gymnasium & Cafeteria
- Separate Art & Music





# CONCEPTUAL SITE PLAN: ELEMENTARY



# CONCEPTUAL FLOOR PLAN: ELEMENTARY



# MASTER PLAN OPTION #1 - INTERMEDIATE / MIDDLE

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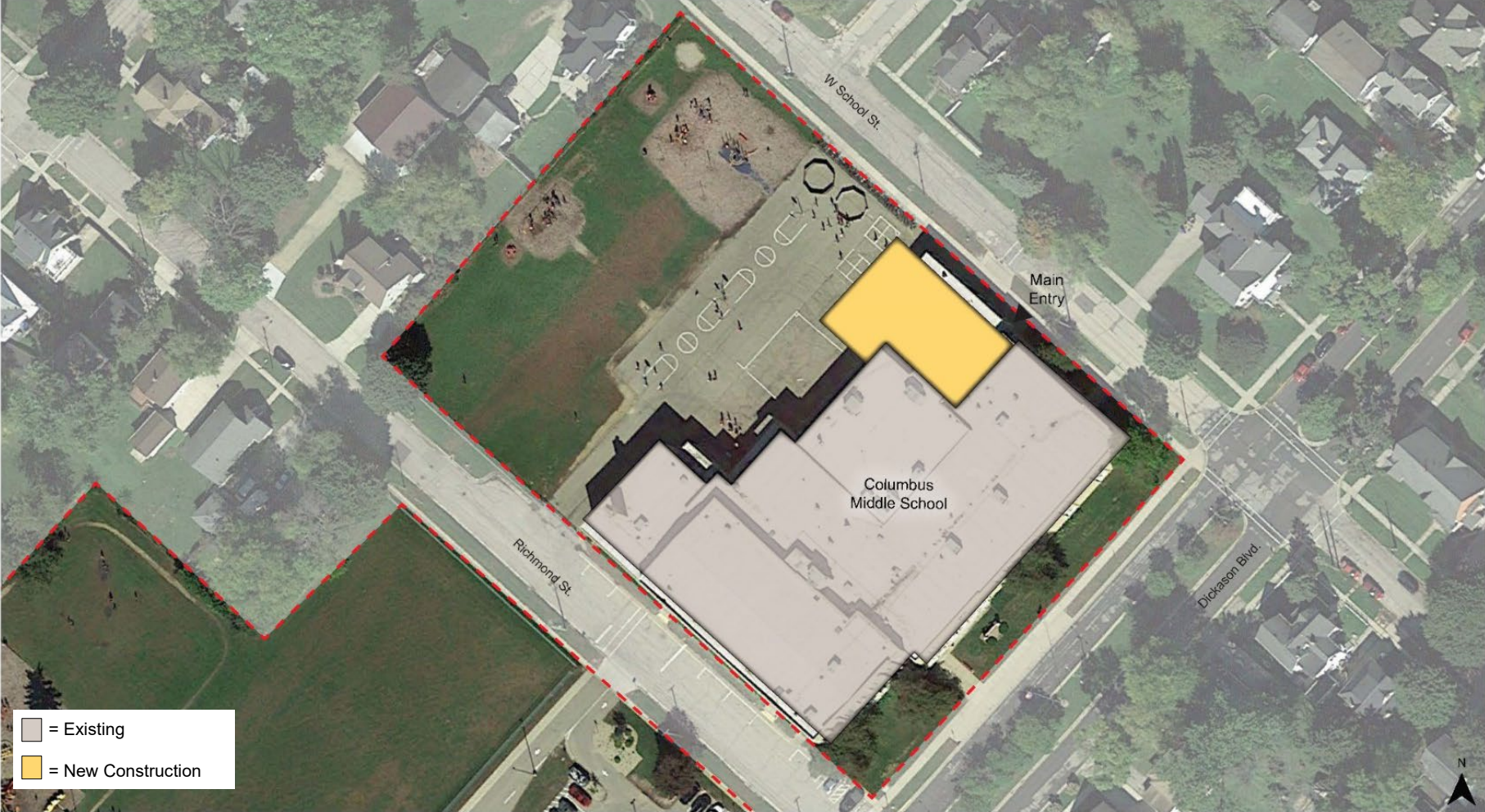
## Intermediate / Middle School Assumptions:

- Grade Configuration 4<sup>th</sup>-8<sup>th</sup> Grade
- New Main Entry
- (20) 4<sup>th</sup>-8<sup>th</sup> Grade Classrooms
- (4) Flex Classrooms
- (2) Science Classrooms
- Separate Gymnasium & Cafeteria
- Separate Art & Music
- District Office

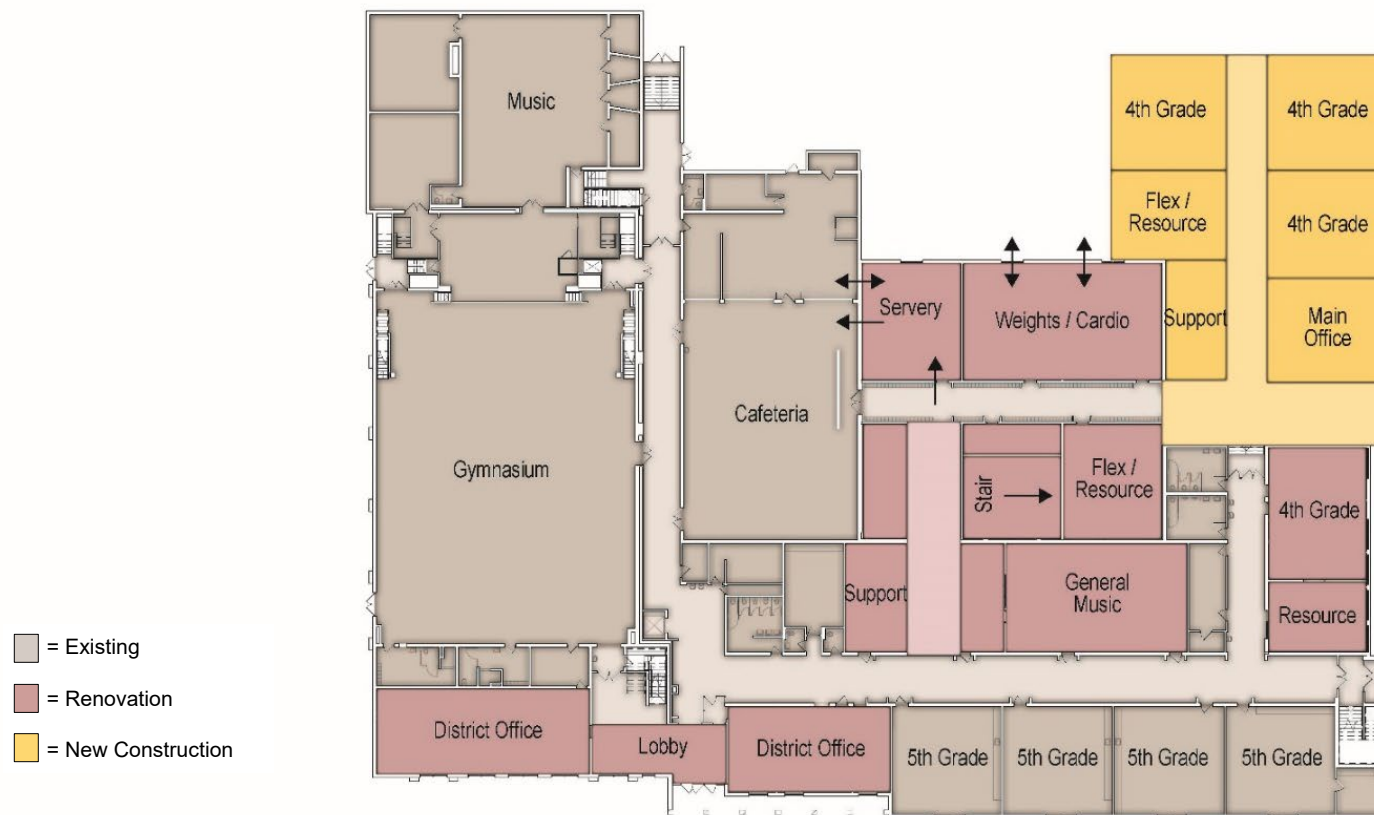




# CONCEPTUAL SITE PLAN: INTERMEDIATE / MIDDLE






# CONCEPTUAL FIRST FLOOR PLAN: INTERMEDIATE / MIDDLE



# CONCEPTUAL SECOND FLOOR PLAN: INTERMEDIATE / MIDDLE



-  = Existing
-  = Renovation
-  = New Construction



# MASTER PLAN OPTION #1 – HIGH SCHOOL

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## High School Assumptions:

- Grade Configuration 9<sup>th</sup>-12<sup>th</sup> Grade
- Loading Dock for the Kitchen
- Auditorium Drop-off
- New Courtyard
- Relocated Greenhouse
- (16) 9<sup>th</sup>-12<sup>th</sup> Grade Classrooms
- (2) Flex Classrooms
- (2) Music Classrooms
- (6) STEAM Classrooms
- (4) Science Classrooms
- Separate Gymnasium & Auditorium

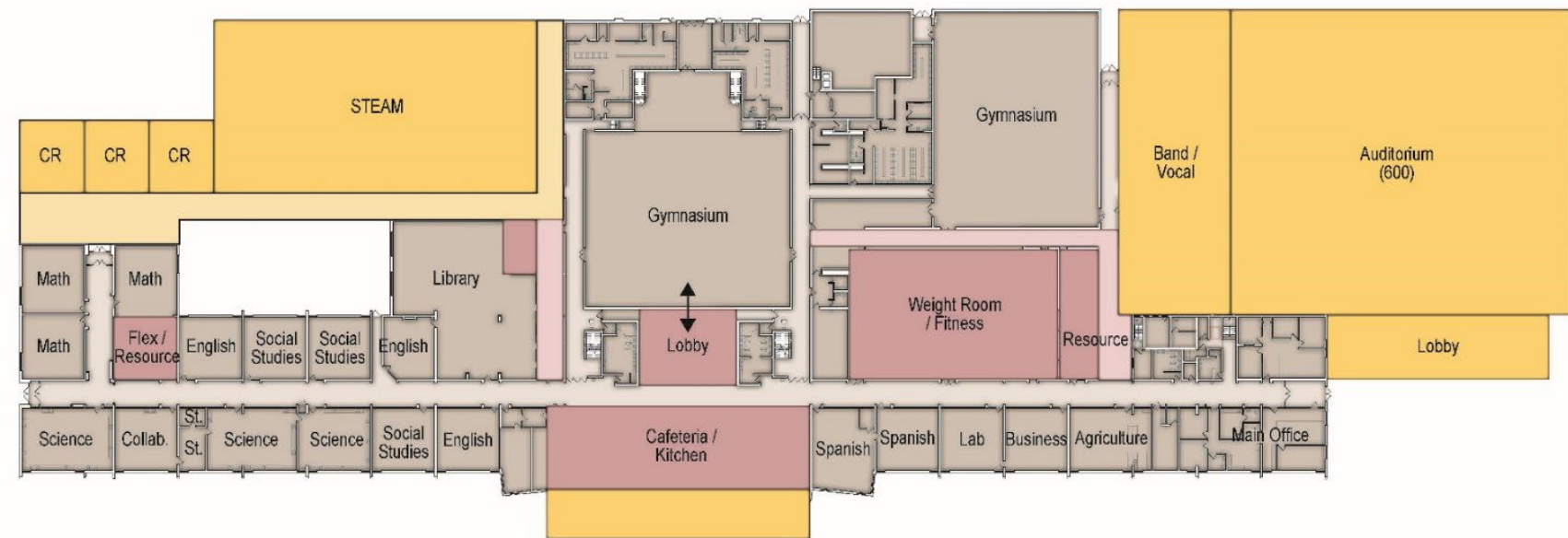




# CONCEPTUAL SITE PLAN: HIGH SCHOOL



# CONCEPTUAL FLOOR PLAN: HIGH SCHOOL



- Existing
- Renovation
- New Construction



# MASTER PLAN OPTION #1 - PRELIMINARY BUDGET

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Master Plan Option #1	Grade / Use	Work	Value
Existing Elementary / Discover Charter	4k-3 <sup>rd</sup>	Addition / Renovation	\$10 - \$10.5 Million
Existing Intermediate / Middle	4 <sup>th</sup> -8 <sup>th</sup>	Addition / Renovation / Demo	\$8.5 - \$9 Million
Existing High School	9 <sup>th</sup> -12 <sup>th</sup>	Addition / Renovation / Demo	\$12.3 - \$12.8 Million
Existing High School – New Auditorium	9 <sup>th</sup> -12 <sup>th</sup>	Addition	\$10.5 - \$11 Million
		<b>Total:</b>	<b>\$41.3 – \$43.3 Million</b>



# MASTER PLAN OPTIONS

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BUILDING	OPTION #1	OPTION #2
Elementary / Discover Charter	4K - 3 <sup>rd</sup> 425 Students	4K – 5 <sup>th</sup> 625 Students
Intermediate / Middle	4 <sup>th</sup> - 8 <sup>th</sup> 500 Students	TBD Idle / Sell / Demo
High School	9 <sup>th</sup> - 12 <sup>th</sup> 400 Students	6 <sup>th</sup> – 8 <sup>th</sup> 300 Students
New School	NA	9 <sup>th</sup> – 12 <sup>th</sup> 400 Students





# MASTER PLAN OPTION #2 - ELEMENTARY

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## Elementary School Assumptions:

- Grade Configuration 4K-5<sup>th</sup> Grade
- New Courtyard
- Relocated playground and asphalt play area
- New Main Entry
- Potential Gymnasium Expansion
- (1) 4K Classrooms
- (26) K-5<sup>th</sup> Grade Classrooms
- (3) Flex Classrooms
- Separate Gymnasium & Cafeteria
- Separate Art & Music



# CONCEPTUAL SITE PLAN: ELEMENTARY



# CONCEPTUAL FLOOR PLAN: ELEMENTARY



# MASTER PLAN OPTION #2 – MIDDLE SCHOOL (CURRENT HIGH SCHOOL)

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## Middle School Assumptions:

- Grade Configuration 6<sup>th</sup>-8<sup>th</sup> Grade
- Loading Dock for the Kitchen
- (12) 6<sup>th</sup>-8<sup>th</sup> Grade Classrooms
- (2) Flex Classrooms
- (2) Music Classrooms
- (3) STEAM Classrooms
- (3) Science Classrooms
- Separate Gymnasium & Cafeteria

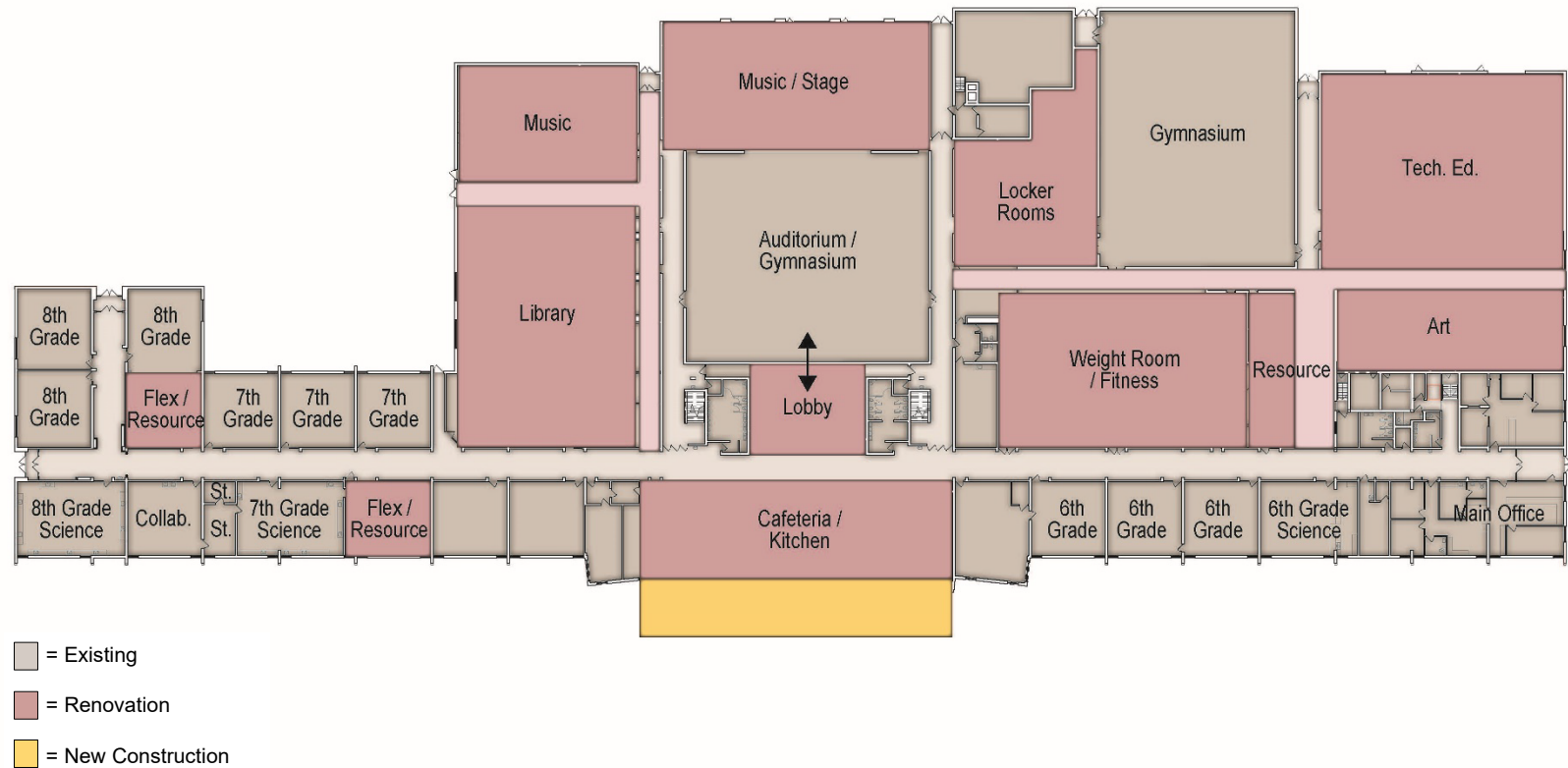




# CONCEPTUAL SITE PLAN: MIDDLE SCHOOL (CURRENT HIGH SCHOOL)



# CONCEPTUAL FLOOR PLAN: MIDDLE SCHOOL (CURRENT HIGH SCHOOL)



# MASTER PLAN OPTION #2 – NEW HIGH SCHOOL

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## New High School Assumptions:

- Grade Configuration 9<sup>th</sup>-12<sup>th</sup> Grade
- Site To Be Determined
- 2 Phase Potential



## MASTER PLAN OPTION #2- PRELIMINARY BUDGET

Master Plan Option #2	Grade / Use	Work	Value
Existing Elementary / Discover Charter	4k-5 <sup>th</sup>	Addition / Renovation	\$15.2 - \$15.7 Million
Existing Elementary – Gym Expansion	4k-5 <sup>th</sup>	Addition	\$1.5 - \$2 Million
Existing Intermediate / Middle	TBD	Demo	\$2 Million
Existing High School	6 <sup>th</sup> -8 <sup>th</sup>	Addition / Renovation	\$6.2 - \$6.7 Million
New High School – Phase 1	9 <sup>th</sup> -12 <sup>th</sup>	New Construction	\$38 - \$39 Million
New High School – Phase 2	9 <sup>th</sup> -12 <sup>th</sup>	New Construction	\$6.2 - \$6.7 Million
New High School – New Auditorium	9 <sup>th</sup> -12 <sup>th</sup>	New Construction	\$10.5 - \$11 Million
		<b>Total:</b>	<b>\$79.6 – \$83.1 Million</b>





## Q&A



# Thank You!





**THANK YOU**  
**BOARD MEETING**  
**MONDAY JULY 29 - 7:00**  
**CITY HALL**