

THE SCHOOL DISTRICT OF HOWARDS GROVE

LONG RANGE MASTER PLAN STEPS 1 + 2

February 21, 2022



YOUR TEAM

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THE SCHOOL DISTRICT OF HOWARDS GROVE
LONG RANGE MASTER PLAN

C.D. SMITH
CONSTRUCTION

pra

PLUNKETT RAYSICH
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LONG RANGE MASTER PLANNING PROCESS


1
SEEK

FACILITIES CONDITION
ASSESSMENT




2
STUDY

EDUCATIONAL SPACE
ADEQUACY



3
SHAPE

CONCEPT
DEVELOPMENT




4
SURVEY

COMMUNITY
FEEDBACK



5
SUPPORT

EDUCATING
VOTERS



SAVE THE DATES!

COMMUNITY INPUT SESSIONS

- FIRST ROUND COMMUNITY SESSIONS – OPTION FEEDBACK
 - **March 5TH** (Saturday) @ **9AM** – Northview Cafeteria
 - **March 7TH** (Monday) @ **6PM** – Middle School Cafeteria
- MARCH BOARD MEETING – OPTION FEEDBACK + NARROWING
 - **March 21ST** (Monday) @ **6PM** – High School Library
- SECOND ROUND COMMUNITY SESSIONS – OPTION DEVELOPMENT
 - Dates TBD **April**
- BE ON THE LOOKOUT! COMMUNITY SURVEY
 - Date TBD **April/May**





FACILITY CONDITION ASSESSMENT

Building Tours + Documentation

Accessibility Review

Systems Life Span Analysis

Prioritize Maintenance Lists

FACILITY CONDITION ASSESSMENT

INDEX INTRO: HOW WE RANK BUILDINGS

CONDITION

Good	No major needs anticipated in next 15 years. Meets or exceeds expectations for a modern educational facility.
Good to Fair	No major needs anticipated in next 10 years. Meets minimum expectations for a modern educational facility.
Fair	No major needs in next 5 years (LEVEL 3) Components may be at or nearing expected service life.
Fair to Poor	No major immediate needs (LEVEL 2) Components are likely past expected service life.
Poor	Major immediate needs (LEVEL 1) Components are at or nearing failure.

CATEGORIES

ACCESSIBILITY	Access to building (accessible entrance) Access to student spaces Door hardware Toilet rooms
SAFETY + SECURITY	Site use separation Secure entry sequence Life safety issues Compartmentalization Fire Protection (existence of system)
SITE	Storm water/drainage Hardscape (paving + parking) Athletics Play space Space to expand
EXTERIOR	Material condition Energy efficiency
INTERIOR	Material condition Circulation/Wayfinding
SYSTEMS	HVAC Electrical – Lighting Electrical – Systems Plumbing Technology Fire Protection (condition of system)



FACILITY CONDITION ASSESSMENT

NORTHVIEW ELEMENTARY OVERVIEW



ADDRESS: 902 Tyler Rd, Howards Grove, WI 53083

SITE SIZE: 21.3 acres

BUILDING SIZE: 65,730 SF

BUILDING AGE: 1972 (additions in 1980s, 1994, and 2005)

GRADE LEVELS: PK—4th

ACCESSIBILITY	Fair to Poor
SAFETY + SECURITY	Fair to Poor
SITE	Fair
EXTERIOR	Fair
INTERIOR	Fair
SYSTEMS	Fair



FACILITY CONDITION ASSESSMENT

NORTHVIEW ELEMENTARY HIGHLIGHTS



- **TUNNELS/MECHANICAL SYSTEMS**
 - Tunnels have water intrusion and are supplying poor quality air
 - Mechanical equipment has exceeded life expectancy
- **RESTROOM/ACCESSIBILITY ISSUES**
 - Restrooms are not accessible in many areas (student + staff)
- **SITE ISSUES**
 - Lack of site separation in multiple areas (between vehicles + play)
 - Heaving/damaged paving
 - Improper grading around site (site sloped towards building)
 - Drainage pits at integral gutters do not direct water away from building
- **INTERIOR MATERIALS (FLOOR/CEILING/CASEWORK)**
 - Interior materials are at or nearing expected lifespan
- **EXTERIOR MATERIALS**
 - Damaged exterior materials, especially window systems



FACILITY CONDITION ASSESSMENT

HOWARDS GROVE MIDDLE SCHOOL OVERVIEW



ADDRESS: 506 Kennedy Ave, Howards Grove, WI 53083

SITE SIZE: 9.5 acres

BUILDING SIZE: 74,560 SF

BUILDING AGE: 1960 (additions in 1972, and 1994)

GRADE LEVELS: 5th—8th

ACCESSIBILITY	Fair to Poor
SAFETY + SECURITY	Fair to Poor
SITE	Poor
EXTERIOR	Poor
INTERIOR	Fair to Poor
SYSTEMS	Fair to Poor



FACILITY CONDITION ASSESSMENT

HOWARDS GROVE MIDDLE SCHOOL HIGHLIGHTS



- **PLUMBING, TUNNELS + MECHANICAL SYSTEMS**
 - Most of plumbing system is poor condition and needs replacement
 - Mechanical equipment has exceeded life expectancy
 - Tunnels create issues – reports of odors and poor air quality
- **RESTROOM/ACCESSIBILITY ISSUES**
 - Restrooms are not accessible in many areas (student + staff)
 - Not enough toileting fixtures
 - Non-compliant ramp makes building navigation difficult
- **INTERIOR MATERIALS (FLOOR/CEILING/CASEWORK)**
 - Interior materials are at or nearing expected lifespan
- **EXTERIOR MATERIALS**
 - Numerous roof leaks around building
 - Damaged/failing materials, notably window systems and remaining wood deck/soffit areas
- **SITE ISSUES**
 - Lack of site separation in multiple areas (between vehicles + play)
 - Degrading paving
 - Improper grading around site (site sloped towards building)



FACILITY CONDITION ASSESSMENT

HOWARDS GROVE HIGH SCHOOL OVERVIEW



ADDRESS: 401 Audubon Rd, Howards Grove, WI 53083

SITE SIZE: 45.9 acres

BUILDING SIZE: 99,950 SF

BUILDING AGE: 1994 (outbuildings in 1994 and 1999, addition in 2018)

GRADE LEVELS: 9th—12th

OTHER FUNCTIONS: District Office

ACCESSIBILITY	Good to Fair
SAFETY + SECURITY	Fair
SITE	Fair to Poor
EXTERIOR	Fair
INTERIOR	Fair
SYSTEMS	Fair



FACILITY CONDITION ASSESSMENT

HOWARDS GROVE HIGH SCHOOL HIGHLIGHTS



- **INTERIOR MATERIALS (FLOOR/CEILING)**
 - Interior materials are at or nearing expected lifespan
 - Significant humidity has caused issues with ceiling tiles + gym floor
 - Settling at multiple areas resulting in cracks within building
- **EXTERIOR MATERIALS**
 - Some roof leaks around building
 - Damage to materials around perimeter
 - Window system is problematic and does not function properly
- **SITE ISSUES**
 - Heaving/damaged paving
 - Improper grading around site (site sloped towards building)
- **ATHLETICS + OUTBUILDINGS**
 - Tennis courts have significant settling and cracking
 - Fields are not level and overgrown
 - Drainage issues + lack of access to soccer field
 - Issues in pressbox, concession/bathroom building, and greenhouse



FACILITY CONDITION ASSESSMENT PRICING INTRO

Recommendations listed in the report and used for pricing have been categorized by level of condition. Estimated costs to address these items are also provided. Cost estimates were prepared by C.D. Smith in collaboration with PRA and are intended for preliminary budgeting purposes only.

LEVEL 1 – IMMEDIATE (0-2 YEARS)

Recommended for **immediate** (0-2 years) address/replacement. These items include life safety, ADA, and code issues, as well as items that have deteriorated to a point of affecting building use.

LEVEL 2 – (2-5 YEARS)

Conditions in this category are mostly in adequate condition with some areas requiring maintenance. Examples of this level are VCT floors with sporadic cracked or chipped tile and acoustical ceiling systems with minimal damage.

These conditions should be addressed in **2 to 5** years.

LEVEL 3 – (5-10 YEARS)

Conditions in this category were observed to be in adequate condition needing little to no immediate work beyond routine maintenance. Areas observed to be in this condition were generally found in newer portions of the building.

These conditions will likely need to be addressed in **5+** years.

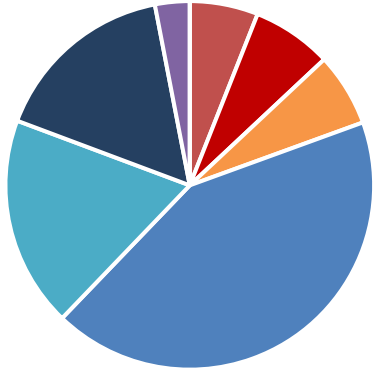
EXCLUSIONS

- Asbestos Abatement
- Data, Security and Intercom Systems

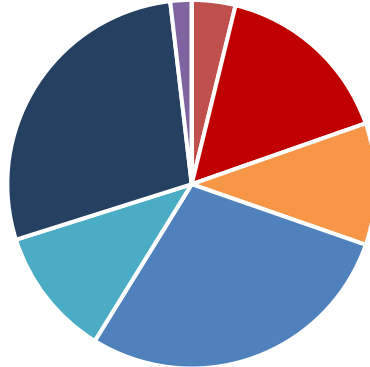


FACILITY CONDITION ASSESSMENT PRICING OVERVIEW – MAINTENANCE NEEDS

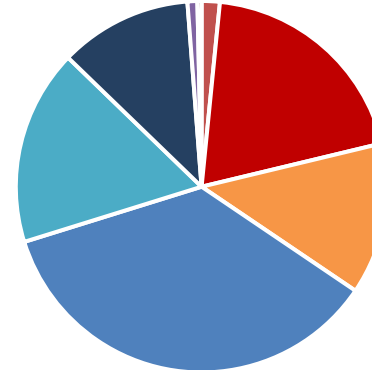
NORTHVIEW ELEMENTARY



HOWARDS GROVE MIDDLE



HOWARDS GROVE HIGH



- ADA
- Exterior
- Interior
- HVAC
- Electrical
- Plumbing
- Fire Protection
- Structural

BUILDING	LEVEL 1 IMMEDIATE (0 – 2 YEARS)	LEVEL 2 2 – 5 YEARS	LEVEL 3 5-10 YEARS	TOTAL
NORTHVIEW ELEMENTARY	\$2,772,300	\$1,766,410	\$681,350	\$5,220,060
HOWARDS GROVE MIDDLE	\$5,445,420	\$1,384,100	\$776,030	\$7,605,550
HOWARDS GROVE HIGH	\$5,023,200	\$2,273,006	\$1,768,370	\$9,064,576
TOTALS	\$13,240,920	\$5,423,516	\$3,225,750	\$21,890,186

*Currently Excludes Roof Upgrades





HOWARDS
GROVE
CENTER FOR
THE ARTS

EDUCATIONAL SPACE ADEQUACY

Establish Target + Max Capacities

Identify Current + Potential Space Needs

Discuss Current/Future Program Offerings

Incorporate Modern Learning Principles

EDUCATIONAL SPACE ADEQUACY

HOW WE CALCULATE CAPACITY

Determined by...

- Student :Teacher Ratio
 - PK 15:1
 - 4K – 2nd 20:1
 - 3rd – 4th 25:1
 - 5th – 8th 28:1
 - 9th – 12th 30:1*

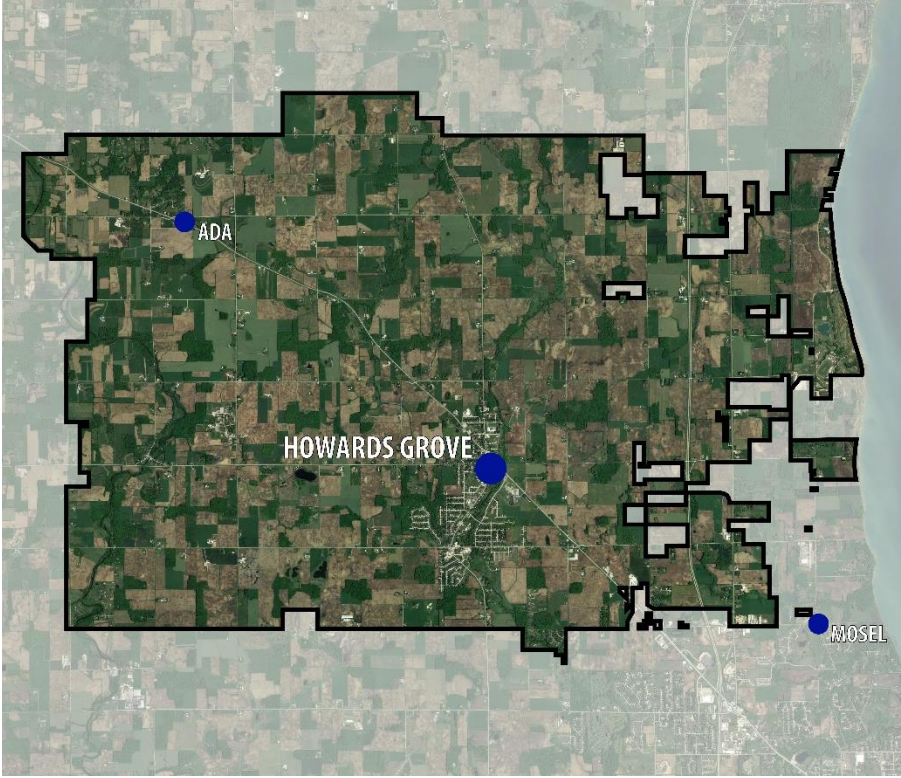
** elective courses vary*
- National Operational Efficiency Rates
 - 90% Elementary School
(Grades PK – 6th)
 - 85% Middle School
(Grades 5th – 8th)
 - 80% High School
(Grades 9th – 12th)
- Number of learning spaces available



EDUCATIONAL SPACE ADEQUACY

DISTRICT ENROLLMENT + BOUNDARIES

BUILDING	ENROLLMENT (2021-22)	10 YEAR HIGH	TARGET CAPACITY
NORTHVIEW ELEMENTARY (PK – 4 th)	351	374	405
HOWARDS GROVE MIDDLE (5 th – 8 th)	293	293 (current)	285
HOWARDS GROVE HIGH (9 th – 12 th)	262	326	473
TOTAL	906	993	1,163



EDUCATIONAL SPACE ADEQUACY NORTHVIEW ELEMENTARY

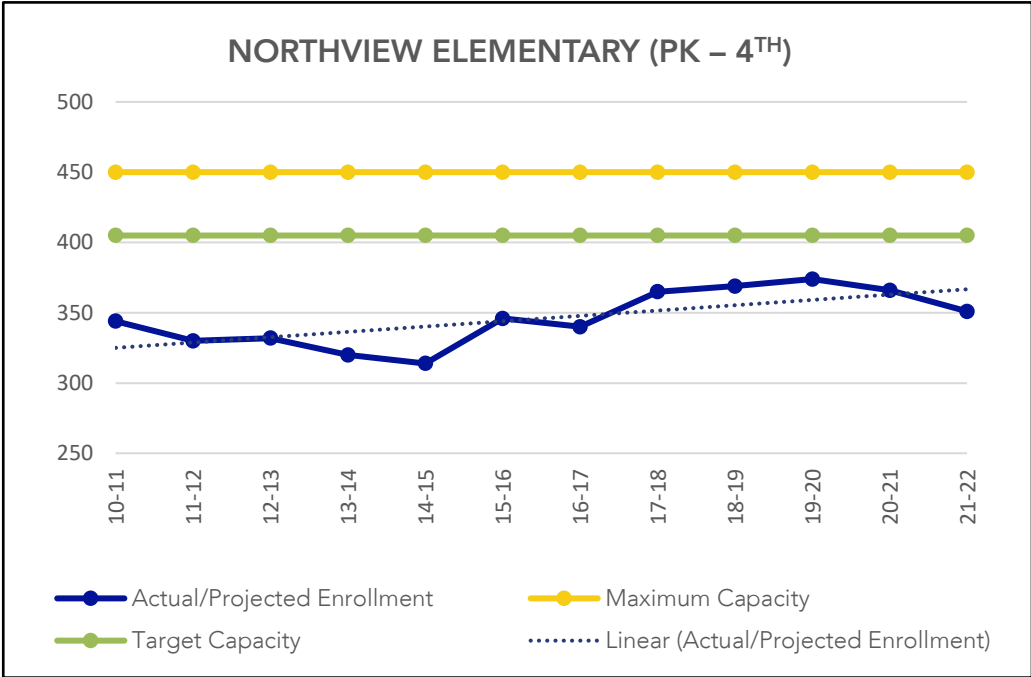


EDUCATIONAL SPACE ADEQUACY

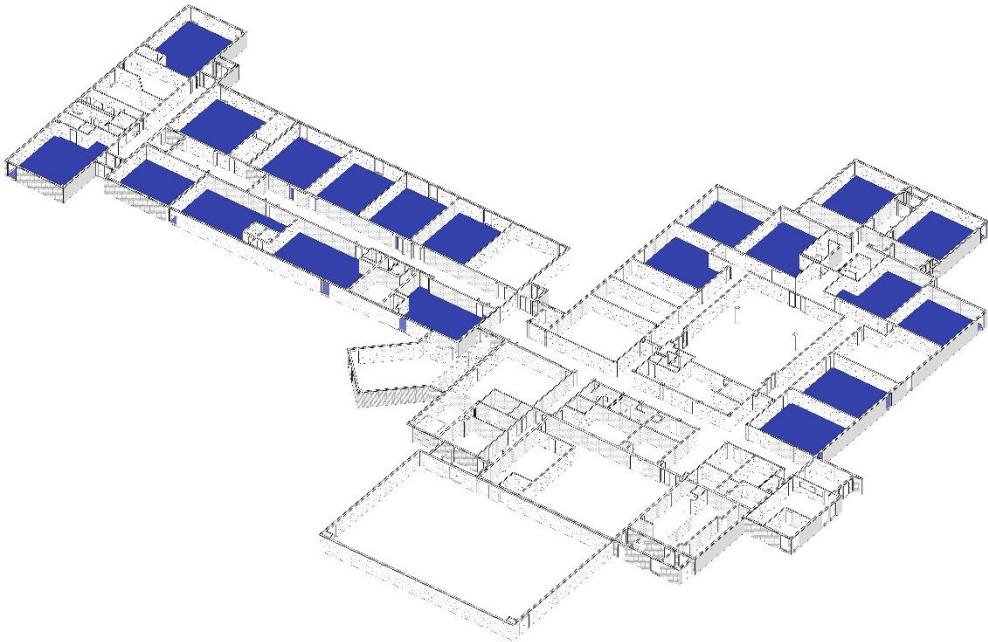
NORTHVIEW ELEMENTARY – ENROLLMENT + CLASSROOMS

Maximum Capacity ~ 450

Target Capacity ~ 405



*Data collected from DPI Third Friday counts



EDUCATIONAL SPACE ADEQUACY

NORTHVIEW ELEMENTARY – VISIONARY SPACE NEEDS



COLLABORATION SPACE



MAKER/MESSY SPACE



VARIETY OF SPACES (SMALL GROUP)



INSPIRED LARGE GROUP SPACE



FLEXIBLE FURNITURE



SUPPORT FOR WHOLE STUDENT

EDUCATIONAL SPACE ADEQUACY

HOWARDS GROVE MIDDLE



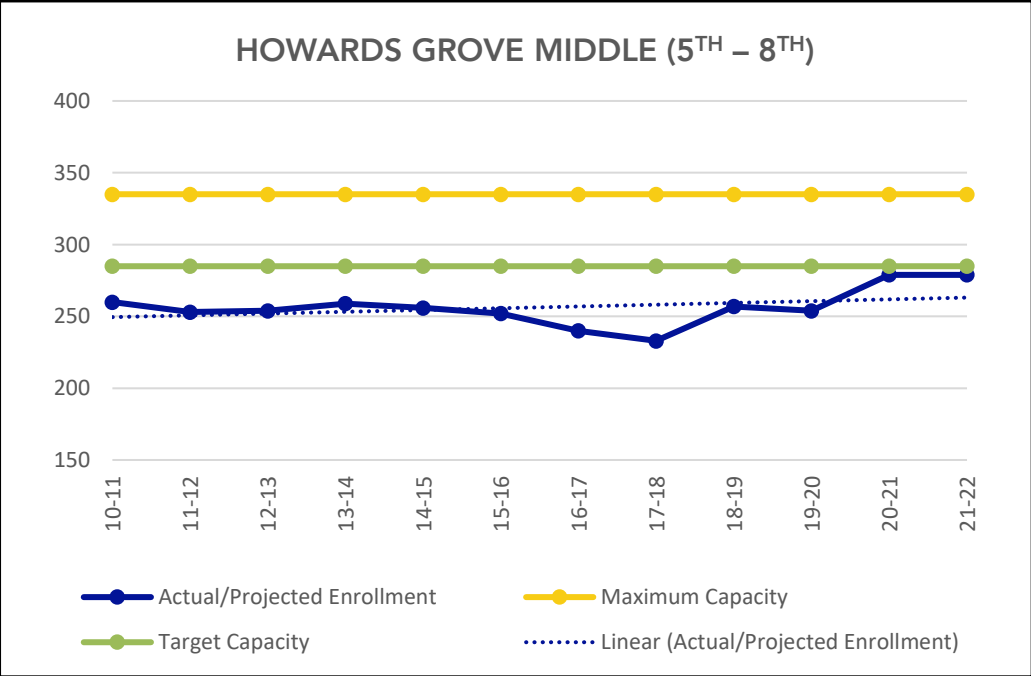
EDUCATIONAL SPACE ADEQUACY

HOWARDS GROVE MIDDLE – ENROLLMENT + CLASSROOMS

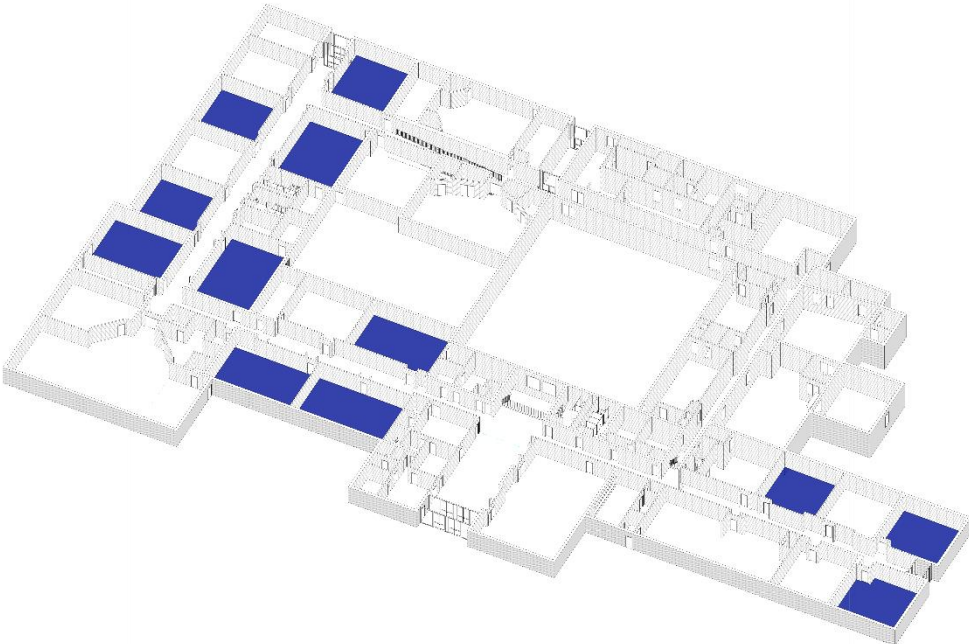
Maximum Capacity ~ 335

Target Capacity ~ 285

HOWARDS GROVE MIDDLE (5TH – 8TH)



*Data collected from DPI Third Friday counts



EDUCATIONAL SPACE ADEQUACY

HOWARDS GROVE MIDDLE – VISIONARY SPACE NEEDS



COLLABORATION SPACE



MAKER/DISCOVERY SPACE



VARIETY OF SPACES (SMALL GROUP)



INSPIRED LARGE GROUP SPACE



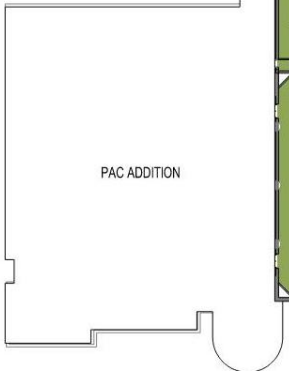
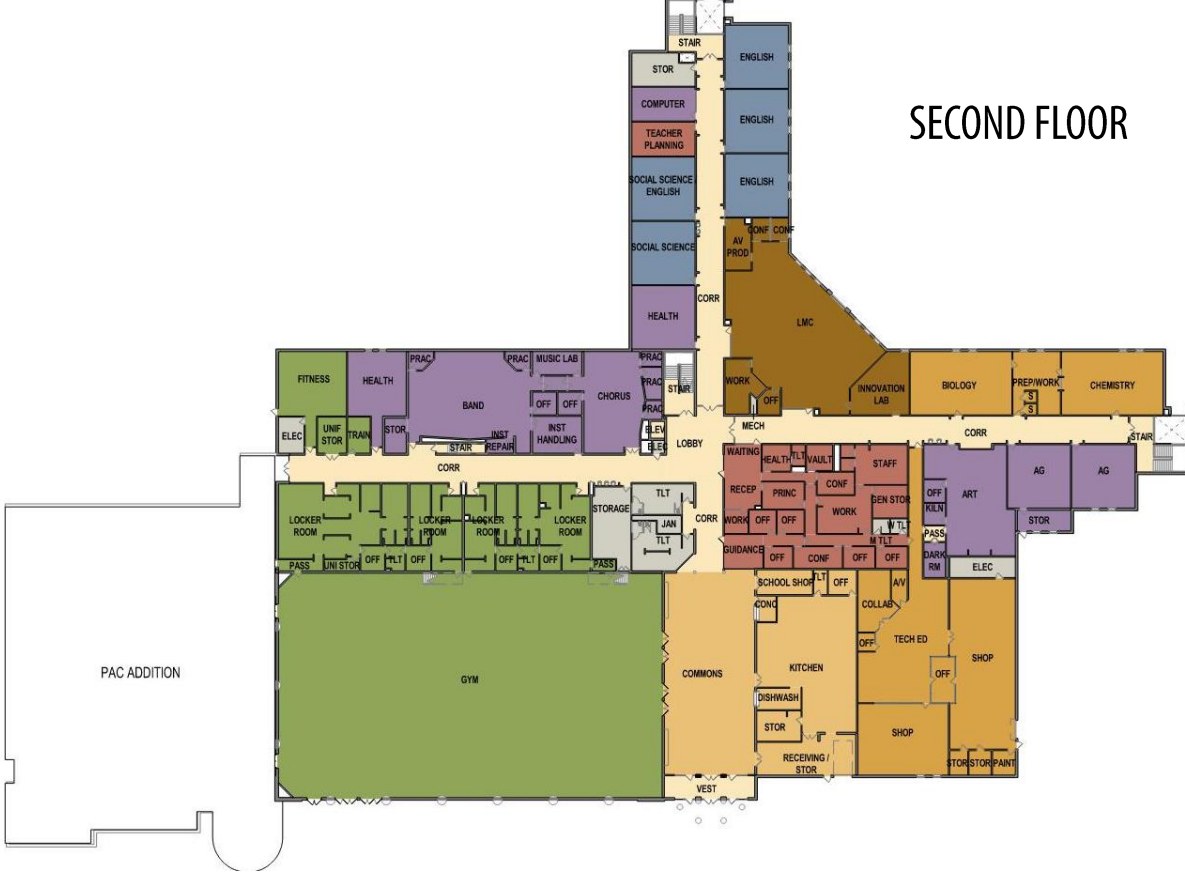
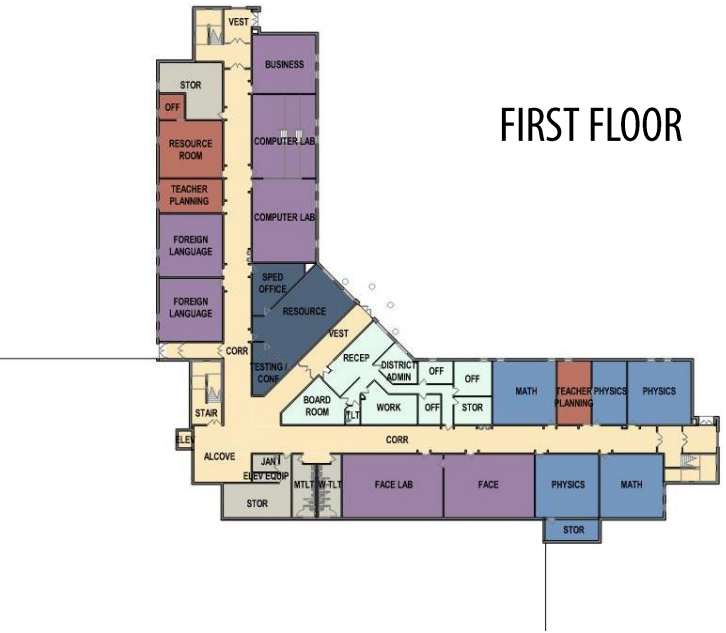
FLEXIBLE FURNITURE



SUPPORT FOR WHOLE STUDENT



EDUCATIONAL SPACE ADEQUACY HOWARDS GROVE HIGH

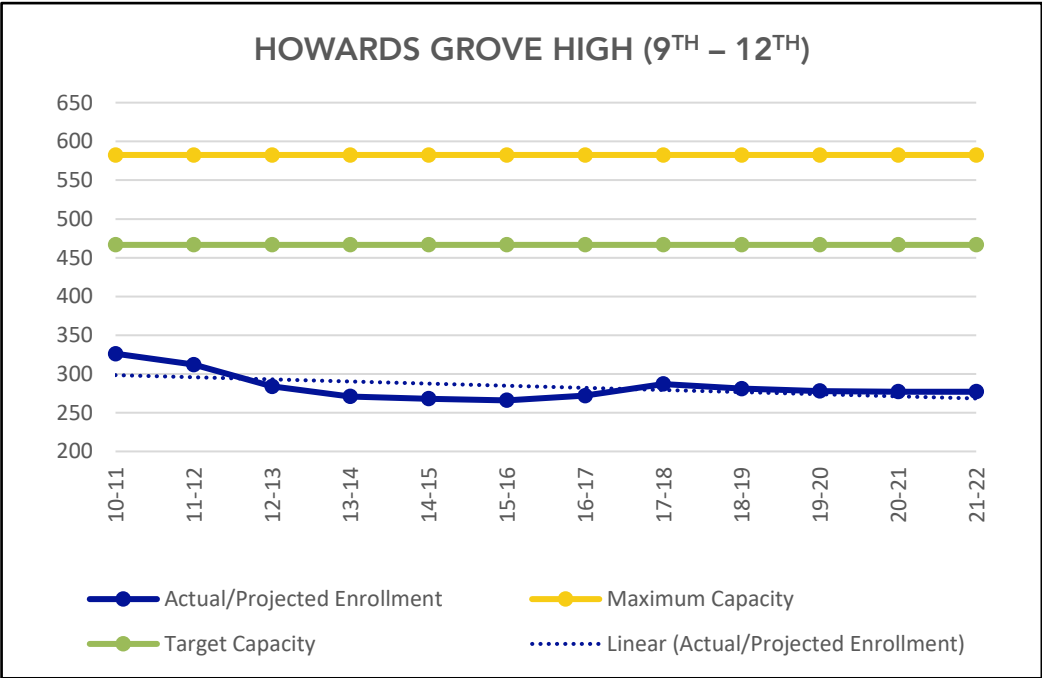


EDUCATIONAL SPACE ADEQUACY

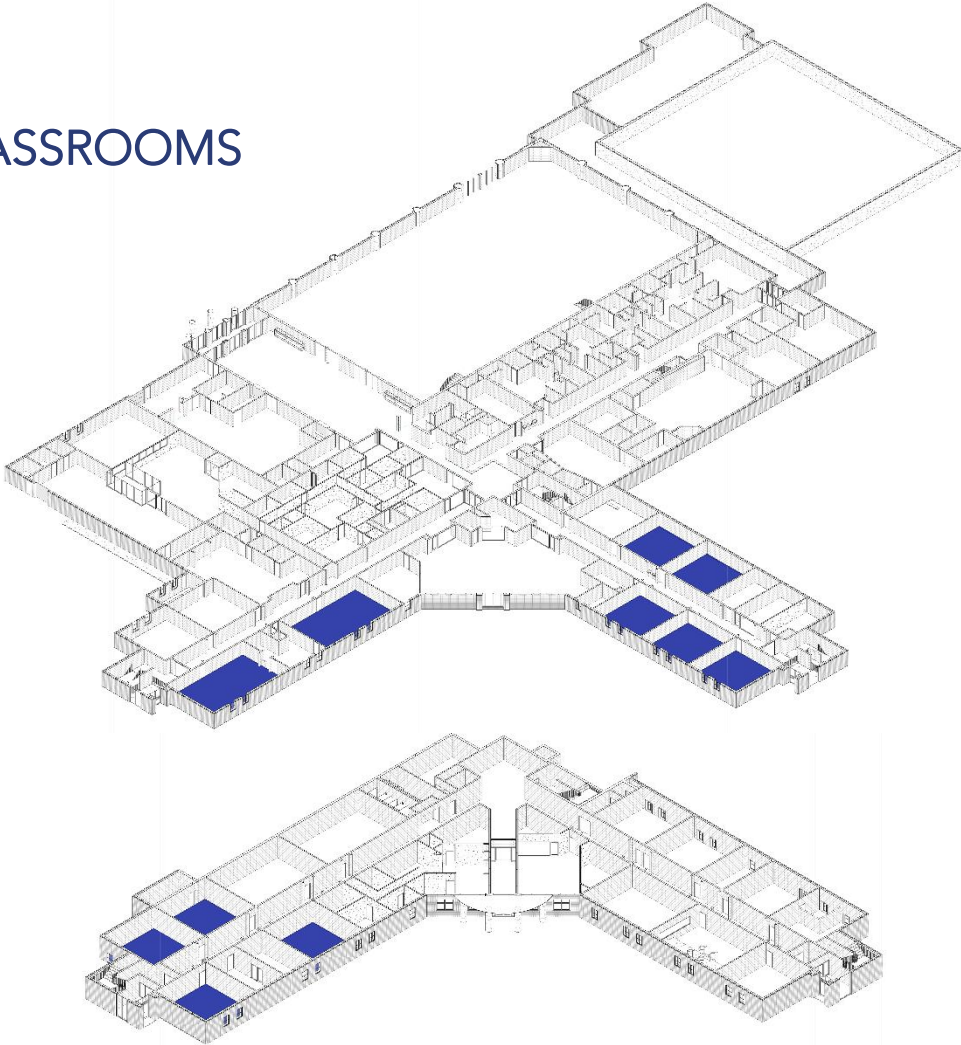
HOWARDS GROVE HIGH – ENROLLMENT + CLASSROOMS

Maximum Capacity ~ 553

Target Capacity ~ 443



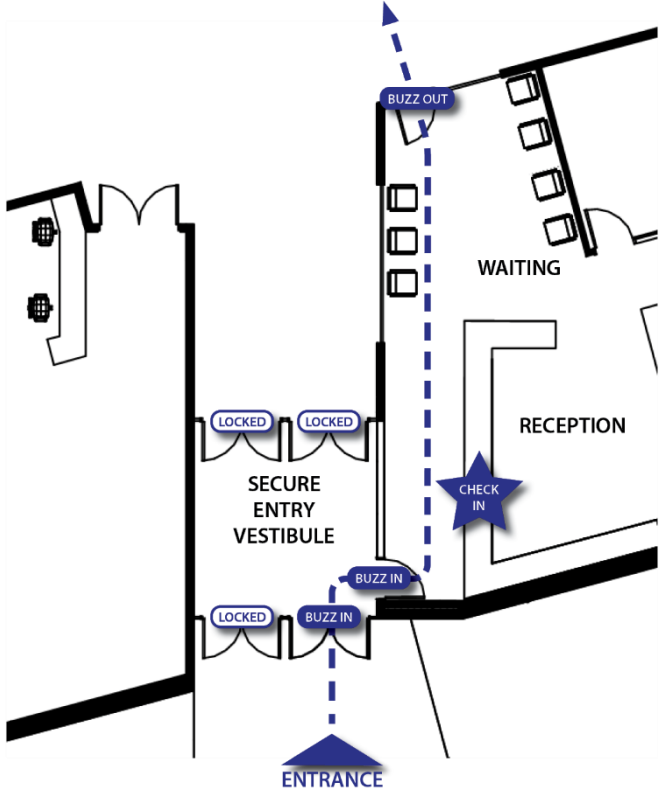
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EDUCATIONAL SPACE ADEQUACY

HOWARDS GROVE HIGH – SPACE NEEDS – SAFETY + SECURITY

SECURE ENTRY SEQUENCE



EDUCATIONAL SPACE ADEQUACY

HOWARDS GROVE HIGH – VISIONARY SPACE NEEDS



COLLABORATION SPACE



VISIBILITY + CONNECTION



VARIETY OF SPACES



ADAPTABLE LARGE GROUP SPACE



FLEXIBLE CLASSROOMS



SUPPORT FOR WHOLE STUDENT



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ACTIVITY		DATE(S)	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV
Foundation	1. C.D. Smith Board Meeting/Introduction	December 6	●											
	2. Architect Selection	December	●—●											
	3. Kick-off Meeting	Week of January 3		●										
	4. PRA Board Meeting/Introduction	January 17		●										
	5. Information Curate (Howards Grove Story)	January		●—●										
Needs + Options	6. Facility Study, Needs + Costs	January-February		●—●										
	7. Staff Presentation(s) + Feedback	February			●—●									
	8. Option Development + Costs	March-April				●—●								
Feedback	9. Community Engagement Sessions	April					●—●							
	10. Community Survey	April-May					●—●							
Referendum	11. Finalize Referendum Plan + Cost	June-July							●—●					
	12. School Board Adopt Referendum Resolution (Regular Board Meeting)	August 15									●			
	13. Referendum Informational Campaign + Engagement	September-November										●—●		
	14. Potential Referendum Vote	November 8												●



SAVE THE DATES!

COMMUNITY INPUT SESSIONS

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