



Focus Group

Facility Study & Master Planning Services
Markesan District Schools

October 4, 2023

BRAYARCHITECTS

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CONSTRUCTION



project examples

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horicon school district k-12 addition / renovation



horicon school district k-12 addition / renovation



Welcome to HORICON ELEMENTARY

Horicon is a Mohican word meaning "pure, clean water."
The school is organized into four neighborhoods: Kindergarten & Early Childhood, 1st & 2nd Grade, 3rd & 4th Grade, and 5th Grade.
Each neighborhood represents one of the unique ecosystems of the Horicon Marsh and plays an important role in making Horicon Elementary the very best it can be.
Read more about each ecosystem and see what you can learn!

WOODLANDS

Woodlands are forests spread throughout the marsh. A wide variety of tree species, including oak, ash, and cherry, grow in these forests. These trees can reach up to 100 feet tall and their canopy of leaves provide shelter to many creatures.
During summers, the large woodland trees offer much-needed shade to animals such as white-tailed deer. In winters, they protect from the harsh elements. It takes many years to grow so tall and some woodland trees are over a century old. The transformation from small seedling to soaring tree shows how rewarding patience can be.

PRAIRIES

Enormous stretches of grasslands throughout the marsh known as prairies are home to a variety of unique plants and wildlife. Brightly colored wildflowers, such as sunflowers, poppies, and milkweed, and butterflies from the prairie landscape.
One of the butterflies easily spotted in the marsh is the monarch butterfly. Monarchs have bright orange wings and black stripes. They are only here from late summer to early fall. In the fall, they migrate south to Mexico. Once they arrive in the southern states, they are eaten by birds and other predators. Their transformation from caterpillar to butterfly is a true miracle.

LAKES & RIVERS

Water is vital to the marsh. The best time to visit is during the summer months when the water is warm and the marsh is at its most beautiful. The water is home to a variety of unique plants and wildlife. Brightly colored wildflowers, such as sunflowers, poppies, and milkweed, and butterflies from the prairie landscape.
The water is also home to a variety of unique plants and wildlife. Brightly colored wildflowers, such as sunflowers, poppies, and milkweed, and butterflies from the prairie landscape.

DRUMLINS

Drumlins are small, rounded hills of sand and silt that were once covered in water. They are a unique feature of the marsh and are home to a variety of unique plants and wildlife. Brightly colored wildflowers, such as sunflowers, poppies, and milkweed, and butterflies from the prairie landscape.

horicon school district k-12 addition / renovation



horicon school district k-12 addition / renovation



horicon school district k-12 addition / renovation



horicon school district k-12 addition / renovation



Before



After

horicon school district k-12 addition / renovation



Before



After

school district of north fond du lac k-5 addition / renovation



school district of north fond du lac k-5 addition / renovation



school district of north fond du lac k-5 addition / renovation



school district of north fond du lac k-5 addition / renovation



school district of north fond du lac k-5 addition / renovation



kewaskum school district 6-12 addition / renovation



kewaskum school district 6-12 addition / renovation



kewaskum school district 6-12 addition / renovation



kewaskum school district 6-12 addition / renovation



kewaskum school district 6-12 addition / renovation



kewaskum school district 6-12 addition / renovation



educational programming

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markesan district schools educational programming

What are we not able provide with our current facilities?

Special education does not have spaces designed for their needs

4K / 5K Kindergarten classrooms are undersized and lack bathrooms

Don't have spaces to provide before and after school programming

Small group meeting spaces for students

Flexible learning spaces with furniture to support hands-on learning

Some spaces are not accessible to students with physical needs

markesan district schools educational programming

What are we not able provide with our current facilities?

Agriculture classroom lacks hands-on learning space

Fitness and weights are in separate space, lack space for participants

Office is in the center of the building without direct supervision to front entry

Locker rooms are in the basement and not accessible to students with physical needs

preliminary timeline

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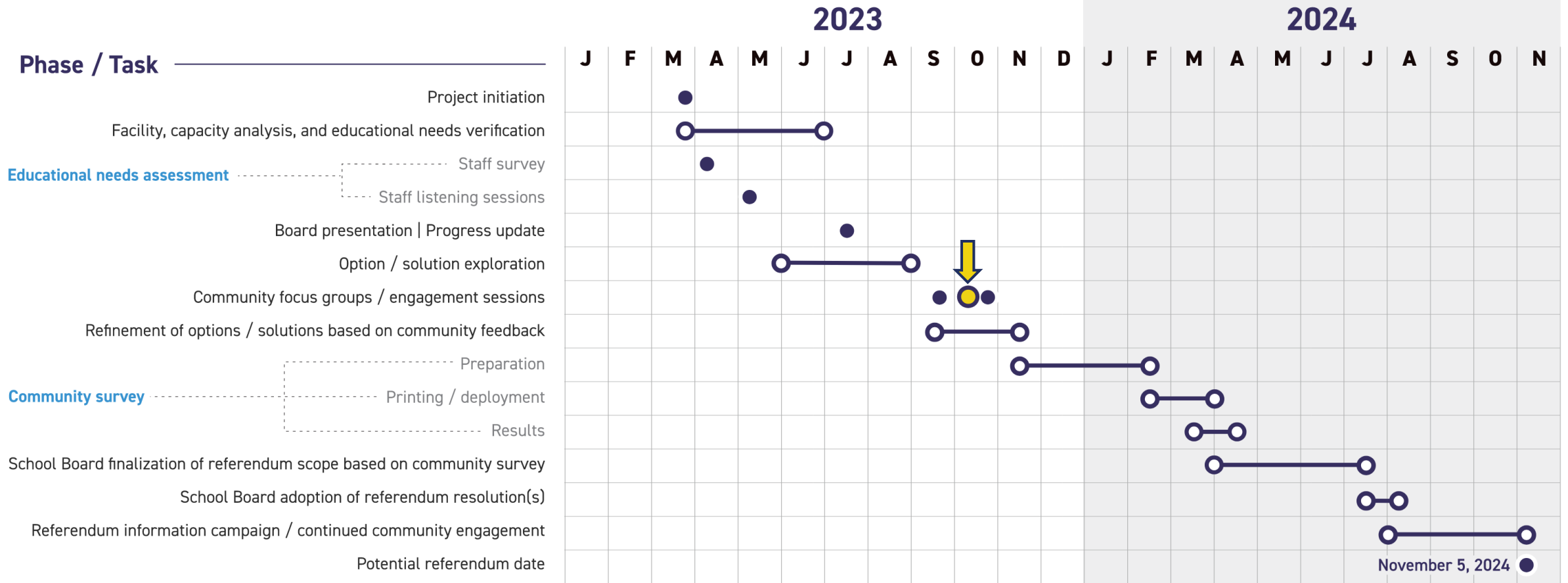




Markesan District Schools | Preliminary Timeline

Hypothetical November 2024 Referendum

Please join us at 6:30pm for future Community Focus Group meeting:
October 24 – Markesan Middle / High School



markesan district schools preliminary project timeline

November 4, 2024 – Potential successful referendum

November 2024 – July 2025 – Design / develop bid documents

March 2025 – Possible early bid package for summer 2025 work

August 2025 – Final bid documents completion, bid project

September 2025 – August 2026 – Construction

September 2026 – Project complete

markesan district schools enrollment history / projection

Summary page from UW-Applied
Population Lab January 2023
Markesan School District Study

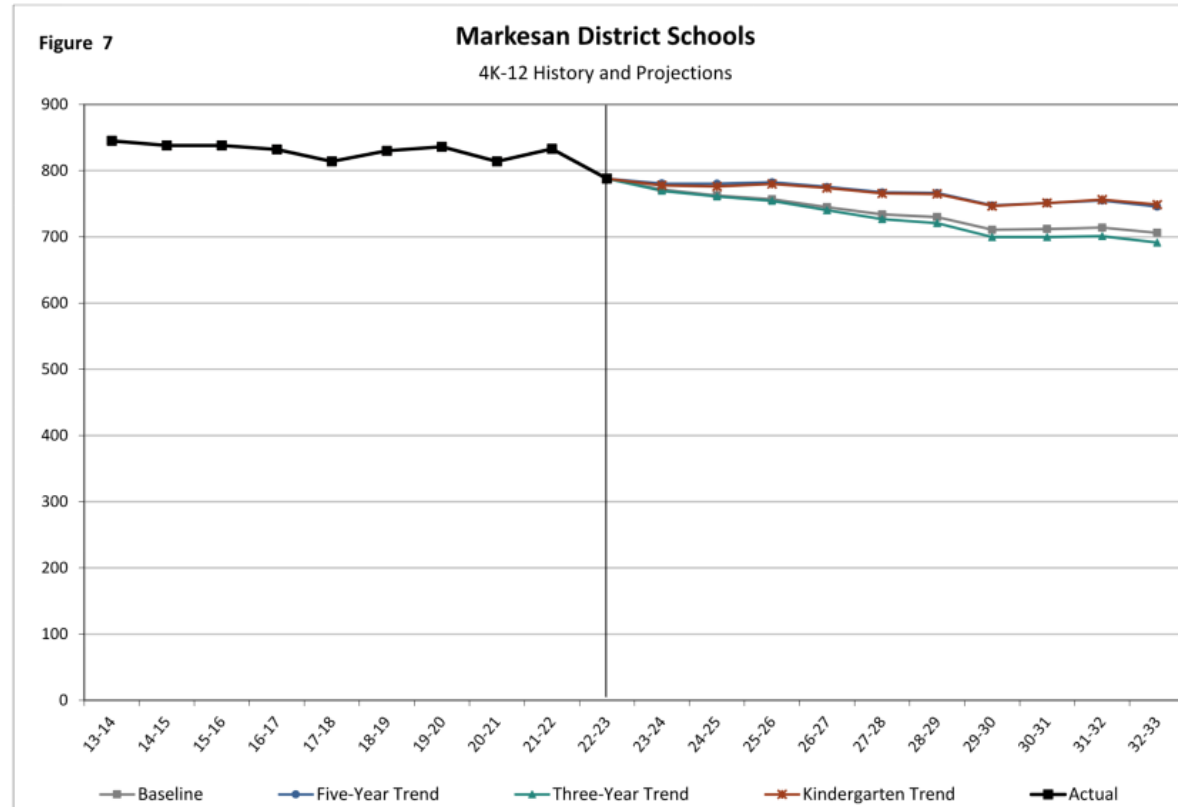


TABLE 12
Summary of 4K-12 Projections
Markesan District Schools

	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33
Baseline	771	763	757	745	734	730	711	712	714	706
Five-Year Trend	781	780	782	775	767	766	748	751	755	746
Three-Year Trend	770	761	754	740	727	721	700	700	701	691
Kindergarten Trend	778	776	780	774	766	765	747	751	756	749

facility study

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markesan district schools elementary school summary

01

markesan elementary school

Scorecard Rating



65.0%

Architectural Condition



ADA Condition



Building Systems



Site Condition



SUMMARY

Markesan Elementary School provides a comprehensive program for Early Childhood - 5th grade students.

Grades Served: EC - 5th Grades

Site Size: 63.56 acres

Parking: 77 stalls

Original Date of Construction

1936

As of 2023: 87 years old

Average Core Classroom Size Comparison



874 sq. ft.

Recommended Size
1st - 12th: 900 sq. ft.
Kindergarten: 1200 sq. ft.

Square Footage

83,160 Sq. Ft.

Plumbing Condition Overview



Mechanical Condition Overview



Electrical Condition Overview



Life Safety Condition Overview



markesan elementary school interior analysis

OVERALL CONDITION RATING & KEY TAKEAWAYS



- Majority of the aluminum doors with aluminum frames are in good condition. Some doors in fair condition due to staining and/or surface scratches.
- Majority of the wood doors with hollow metal frames are in good condition. Some doors in fair condition due to staining and/or surface scratches.
- Majority of the concrete block walls are in good condition. There are some areas in poor condition due to cracking, splitting, broken and/or missing blocks.
- There are several instances where the tile wall base is in poor condition due to chipping, cracking, and/or missing tiles.
- The railing at the stage of the cafeteria currently consists of vertical metal posts with rope barriers between, posing a potential safety/code issue.
- Some doors contain transfer grilles.

OVERALL CEILING CONDITION



OVERALL FLOORING CONDITION



markesan elementary school exterior analysis

OVERALL CONDITION RATING & KEY TAKEAWAYS



- Majority of the precast is in fair condition with some areas in poor condition due to staining and/or cracking.
- Majority of the brick is in fair condition. Some areas in poor condition due to cracking and/or crumbling.
- Majority of the metal panel is in fair condition due to peeling paint.
- Majority of caulking at wall joints is in poor condition due to deterioration.
- Some instances where the wood siding is in poor condition due to surface weathering.
- Metal grates on windows are in poor condition due to rusting.

OVERALL EXTERIOR DOOR CONDITION



OVERALL EXTERIOR WINDOW CONDITION



markesan district schools elementary school summary

markesan elementary school roof identification



markesan district schools elementary school summary

markesan elementary school site assessment



markesan district schools middle / high school summary

02

markesan middle/high school

Scorecard Rating



75.0%

Architectural Condition



ADA Condition



Building Systems



Site Condition



SUMMARY

Markesan Middle/High School provides a comprehensive program for 6th - 12th grade students.

Grades Served: 6th - 12th Grades

Site Size: 20.52 acres

Parking: 204 stalls

Original Date of Construction

1959

As of 2023: 64 years old

Average Core Classroom Size Comparison



884 sq. ft. - HS
1,060 sq. ft. - MS

Recommended Size
1st -12th: 900 sq. ft.
Kindergarten: 1200 sq. ft.

Square Footage

166,130
Sq. Ft.

Plumbing
Condition Overview



Mechanical
Condition Overview



Electrical
Condition Overview



Life Safety
Condition Overview



markesan middle/high school interior analysis

OVERALL CONDITION RATING & KEY TAKEAWAYS



- Majority of the wood doors in the southern portion of the building are in poor condition due to chipping, surface scratches, and finish peeling off. Majority of the wood doors in the northern addition are in good condition. Some doors contain door transfer grilles.
- The glazed block in the southern portion of the building is in poor condition due to chipping and stains on both the block and the grout.
- Majority of the concrete block, gypsum, and brick walls are in good condition.
- The lower level locker rooms are in poor condition due to rusting lockers, chipping tile walls / base, and walls that have been patched with plywood.
- There are some areas where casework is in poor condition due to surface scratches and/or finish peeling off.

OVERALL CEILING CONDITION



OVERALL FLOORING CONDITION



markesan middle/high school exterior analysis

OVERALL CONDITION RATING & KEY TAKEAWAYS



- Majority of the brick is in good condition. There are a few areas in poor condition due to cracking and chipping, especially near corners.
- Majority of the precast is in fair condition due to cracking and staining, especially above doors and windows. There is one wall of the south boiler room in poor condition due to extensive cracking.
- Corrugated metal siding at the tech ed wing of the building is in poor condition due to rusting and/or denting, especially near the base of the wall.
- Cast stone sills are in fair condition as they appear to be holding shape, however all sills are stained.
- The greenhouse is in poor condition due to cracking and staining walls, dented louvers, and surface scratches on the doors.
- There are several instances where the insulation is exposed near the buildings foundation.

OVERALL EXTERIOR DOOR CONDITION



OVERALL EXTERIOR WINDOW CONDITION



markesan district schools middle / high school summary

markesan middle/high school roof identification



markesan district schools middle / high school summary

markesan middle/high school site assessment



preliminary budget

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markesan district schools elementary school budget

Preliminary Elementary School Capital Improvement Budget

Plumbing	\$2,100,000 - \$2,500,000
Heating, Ventilation, & Air Conditioning	\$1,100,000 - \$1,300,000
Electrical	\$1,140,000 - \$1,325,000
Interior (Doors, Flooring, Ceiling, Walls, etc.)	\$1,600,000 - \$1,830,000
Exterior (Doors, Windows, Roofing, Masonry, etc.)	\$2,500,000 - \$2,850,000
Site (Parking Lots, Playgrounds, Fields, etc.)	\$900,000 - \$1,050,000
Improvements for Handicap Accessibility (ADA)	<u>\$520,000 - \$605,000</u>
	\$9,860,000 - \$11,460,000

markesan district schools middle/high school budget

Preliminary Middle/High School Capital Improvement Budget

Plumbing	\$3,750,000 - \$4,360,000
Heating, Ventilation, & Air Conditioning	\$1,200,000 - \$1,380,000
Electrical	\$1,150,000 - \$1,330,000
Interior (Doors, Flooring, Ceiling, Walls, etc.)	\$1,130,000 - \$1,475,000
Exterior (Doors, Windows, Roofing, Masonry, etc.)	\$1,000,000 - \$1,200,000
Site (Parking Lots, Playgrounds, Fields, etc.)	\$1,700,000 - \$2,000,000
Improvements for Handicap Accessibility (ADA)	<u>\$960,000 - \$1,100,000</u>
	\$10,890,000 - \$12,845,000

school finance

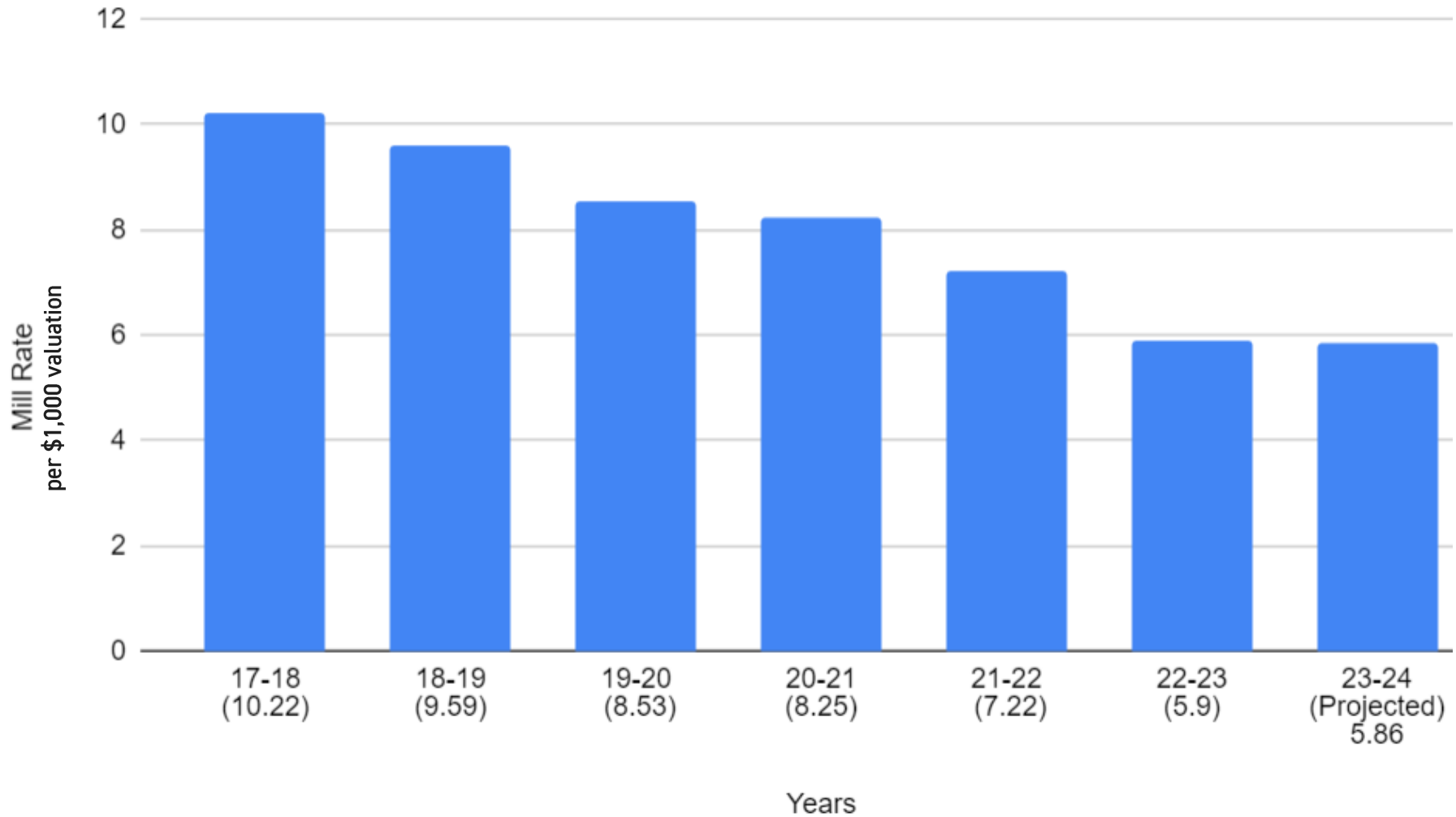
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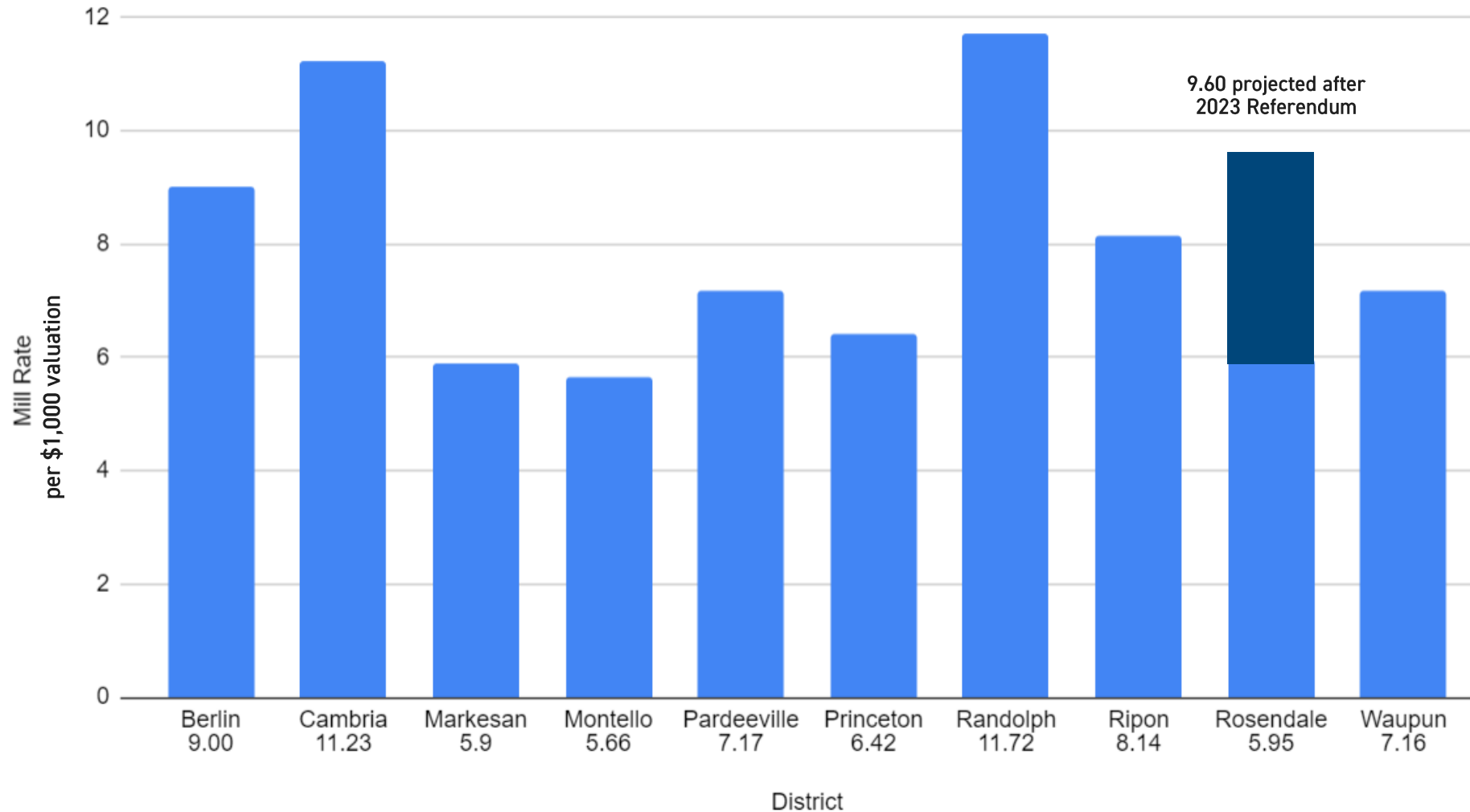
markesan district schools district finances

Markesan District Schools Mill Rate



markesan district schools district finances

Districts 22-23 Mill Rate



markesan district schools district finances

School District of Markesan SUMMARY OF HYPOTHETICAL REFERENDUM FINANCING SCENARIOS

	PRELIMINARY				
REFERENDUM AMOUNT	\$20,000,000	\$30,000,000	\$40,000,000	\$50,000,000	\$60,000,000
MAX MILL RATE IMPACT* <i>(Per \$1,000 valuation)</i>	\$1.89	\$2.86	\$3.83	\$4.80	\$5.77
TAX IMPACT ON PROPERTY WITH FAIR MARKET VALUE:					
\$100,000 Home <i>Maximum Impact</i>	\$189.00	\$286.00	\$383.00	\$480.00	\$577.00
	<i>Monthly Impact</i>	\$15.75	\$23.83	\$31.92	\$40.00
\$200,000 Home <i>Maximum Impact</i>	\$378.00	\$572.00	\$766.00	\$960.00	\$1,154.00
	<i>Monthly Impact</i>	\$31.50	\$47.67	\$63.83	\$80.00
\$300,000 Home <i>Maximum Impact</i>	\$567.00	\$858.00	\$1,149.00	\$1,440.00	\$1,731.00
	<i>Monthly Impact</i>	\$47.25	\$71.50	\$95.75	\$120.00



* Impact represents the maximum projected annual mill rate for referendum approved debt service. Without a successful referendum, the mill rate for referendum approved debt service would remain \$0.00.

Assumptions:

Two twenty year borrowings amortized using planning interest rates of 5.25%.

Mill rate based on the estimated 2023 Equalized Valuation (TID-OUT) of \$956,000,525 with annual growth of 1.00% for two years and 0.00% thereafter.

Tertiary Aid Impact (2023-24 July 1 Estimate): -18.47%.

Planning estimates only. Significant changes in market conditions will require adjustments to current financing plan. Rates subject to change.

elementary program

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markesan district schools elementary program

MARKESAN DISTRICT SCHOOLS
MARKESAN, WISCONSIN
BRAY PROJECT NO. 3643

Monday, May 22, 2024

DRAFT



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BRAYARCH

PRELIMINARY SPACE PROGRAM NEW 3-TRACK, EC/K4-5 ELEMENTARY SCHOOL

No.	Program Area	Net Space Allocation - Proposed			Notes
		Area	No	Total Net Area	
1.00	Early childhood				
1.01	Classrooms	1,200	1	1,200	
1.02	Classroom storage	50	1	50	
1.03	Classroom unisex toilet	150	1	150	Larger space with shower
1.04	Grade level storage	120	1	120	
1.05	Lockers / cubbies	2,25	25	56	
	Total early childhood area:			1,576	
2.00	4-year-old kindergarten				
2.01	Classrooms	1,200	3	3,600	All day
2.02	Classroom storage	50	3	150	
2.03	Classroom unisex toilet	65	3	195	
2.04	Small group instruction	100	-	-	
2.05	Conference / team room	300	-	-	
2.06	Grade level storage	120	1	120	
2.07	Lockers / cubbies	2,25	75	169	
	Total 4-year-old kindergarten area:			4,234	
3.00	5-year-old kindergarten				
3.01	Classrooms	1,200	3	3,600	
3.02	Classroom storage	50	3	150	
3.03	Classroom unisex toilet	65	3	195	
3.04	Small group instruction	100	1	100	
3.05	Conference / team room	300	-	-	
3.06	Grade level storage	120	1	120	
3.07	Boys & girls toilet rooms	300	2	600	
3.08	Lockers / cubbies	2,25	75	169	
	Total 5-year-old kindergarten area:			4,934	
4.00	1st grade				
4.01	Classrooms	900	3	2,700	
4.02	Collaboration / resource	900	1	900	
4.03	Small group instruction	100	1	100	
4.04	Conference / team room	300	1	300	shared between grade levels
4.05	Grade level storage	150	1	150	
4.06	Boys & girls toilet rooms	300	2	600	
4.07	Lockers / cubbies	2,25	75	169	
	Total 1st grade area:			4,919	
5.00	2nd grade				
5.01	Classrooms	900	3	2,700	
5.02	Collaboration / resource	900	1	900	
5.03	Small group instruction	100	1	100	
5.04	Conference / team room	300	-	-	shared between grade levels
5.05	Grade level storage	150	1	150	
5.06	Boys & girls toilet rooms	300	-	-	
5.07	Lockers / cubbies	2,25	75	169	
	Total 2nd grade area:			4,019	
6.00	3rd grade				
6.01	Classrooms	900	3	2,700	
6.02	Collaboration / resource	900	1	900	
6.03	Small group instruction	100	1	100	
6.04	Conference / team room	300	1	300	shared between grade levels
6.05	Grade level storage	150	1	150	

6.06	Boys & girls toilet rooms	300	-	-	
6.07	Lockers / cubbies	2,25	75	169	
	Total 3rd grade area:			4,319	
7.00	4th grade				
7.01	Classrooms	900	3	2,700	
7.02	Collaboration / resource	900	1	900	
7.03	Small group instruction	100	1	100	
7.04	Conference / team room	300	-	-	shared between grade levels
7.05	Grade level storage	200	1	200	
7.06	Boys & girls toilet rooms	300	2	600	
7.07	Lockers / cubbies	2,25	75	169	
	Total 4th grade area:			4,669	
8.00	5th grade				
8.01	Classrooms	900	3	2,700	
8.02	Collaboration / resource	900	1	900	
8.03	Small group instruction	100	1	100	
8.04	Conference / team room	300	1	300	shared between grade levels
8.05	Grade level storage	200	1	200	
8.06	Boys & girls toilet rooms	300	-	-	
8.07	Lockers / cubbies	2,25	75	169	
	Total 5th grade area:			4,369	
9.00	Flexible Classroom				
9.01	Flexible classroom	900	1	900	
9.02	Flexible Classroom	1,200	1	1,200	
9.03	Classroom storage	50	1	50	
9.04	Classroom unisex toilet	65	1	65	
9.05	Lockers / cubbies	2,25	50	113	
	Total Flexible Classroom Area:			2,328	
10.00	Special Education				
10.01	Department office	600	1	600	
10.02	Spec. Ed. classrooms	900	3	2,700	(4k-1, 2-3, 4-5)
10.03	Kitchenette	200	1	200	Locate in one of the Spec. Ed. Classrooms
10.04	Calming rooms	200	2	400	
10.05	OT / PT / Sensory	900	1	900	
10.06	Storage - large motor equipment	100	1	100	
10.07	Office	120	1	120	
10.08	ID	-	-	-	
10.09	CD	-	-	-	
10.10	EBD	-	-	-	
10.11	Autism	-	-	-	
10.12	Speech	500	1	500	
10.13	Reading interventionist	250	2	500	
	Title 1	1,800	1	1,800	2 Title Math & 3 Title Reading
0.01	Storage	100	1	100	
10.14	Large toilet room / shower / lift	200	1	200	
10.15	Laundry	65	1	65	Locate near EC / Spec. Ed.
10.16	English language learners (EL)	200	1	200	
	Total Special Education Area:			8,385	
11.00	Early World Language				
11.01	Classrooms	1,000	-	-	Not included - confirm if needed
	Total Early World Language Area:			-	
12.00	Art / Music				
12.01	Art classroom	1,400	1	1,400	
12.02	Storage	200	1	200	
12.03	Kiln	85	1	85	
12.04	Music classroom	1,400	1	1,400	Any needs for Band/Orchestra?
12.05	Storage	200	1	200	
12.06	Rehearsal / ensemble	600	-	-	
12.07	Instrument storage	100	-	-	
	Total Art / Music Area:			3,285	
13.00	Library				
13.01	Library	2,800	1	2,800	
13.02	Office / work room	350	1	350	

19.05	Staff / unisex toilet	65	4	260		scattered throughout core grade levels
19.06	Elevator	50	1	50		
19.07	Elevator equipment room	50	1	50		
	Total Shared / common space area:			1,460		
	Total new building area - net:			88,892		
20.00	Grossing factors					
20.01	Circulation grossing factor	88,892	@	15.0%	13,300	
20.02	Mechanical grossing factor	102,192	@	10.0%	10,200	
20.03	Misc. grossing factor	102,192	@	10.0%	10,200	Walls, vertical chases, technology, etc.
	Total Grossing factors:				33,700	
	Total new building area:				122,592	

Elementary building programmed as a new facility = 122,592 SF

Existing elementary building is 83,160 SF

preliminary concepts

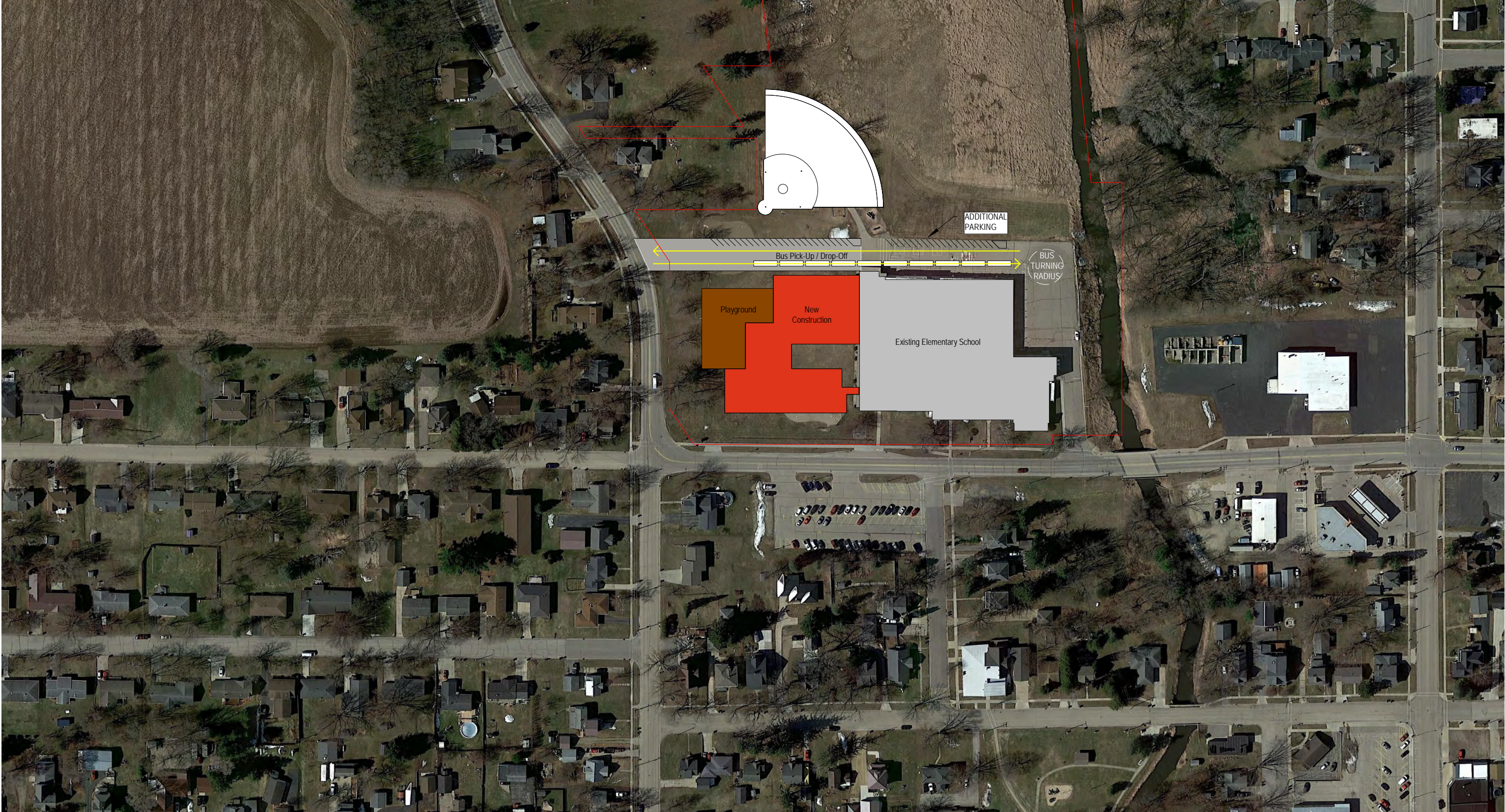
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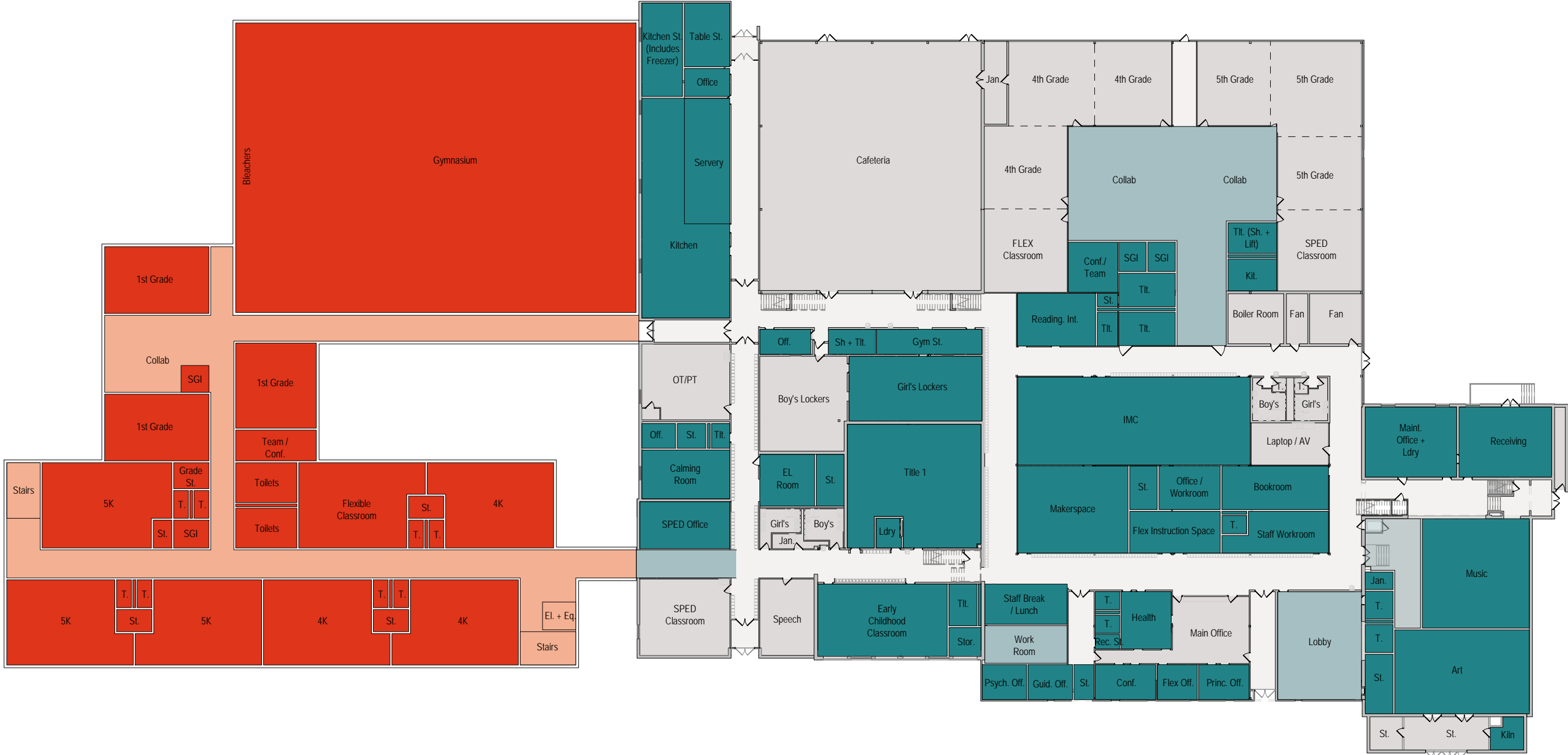
Site Plan | MARKESAN ELEMENTARY SCHOOL

Option #1



First Floor Plan | MARKESAN ELEMENTARY SCHOOL

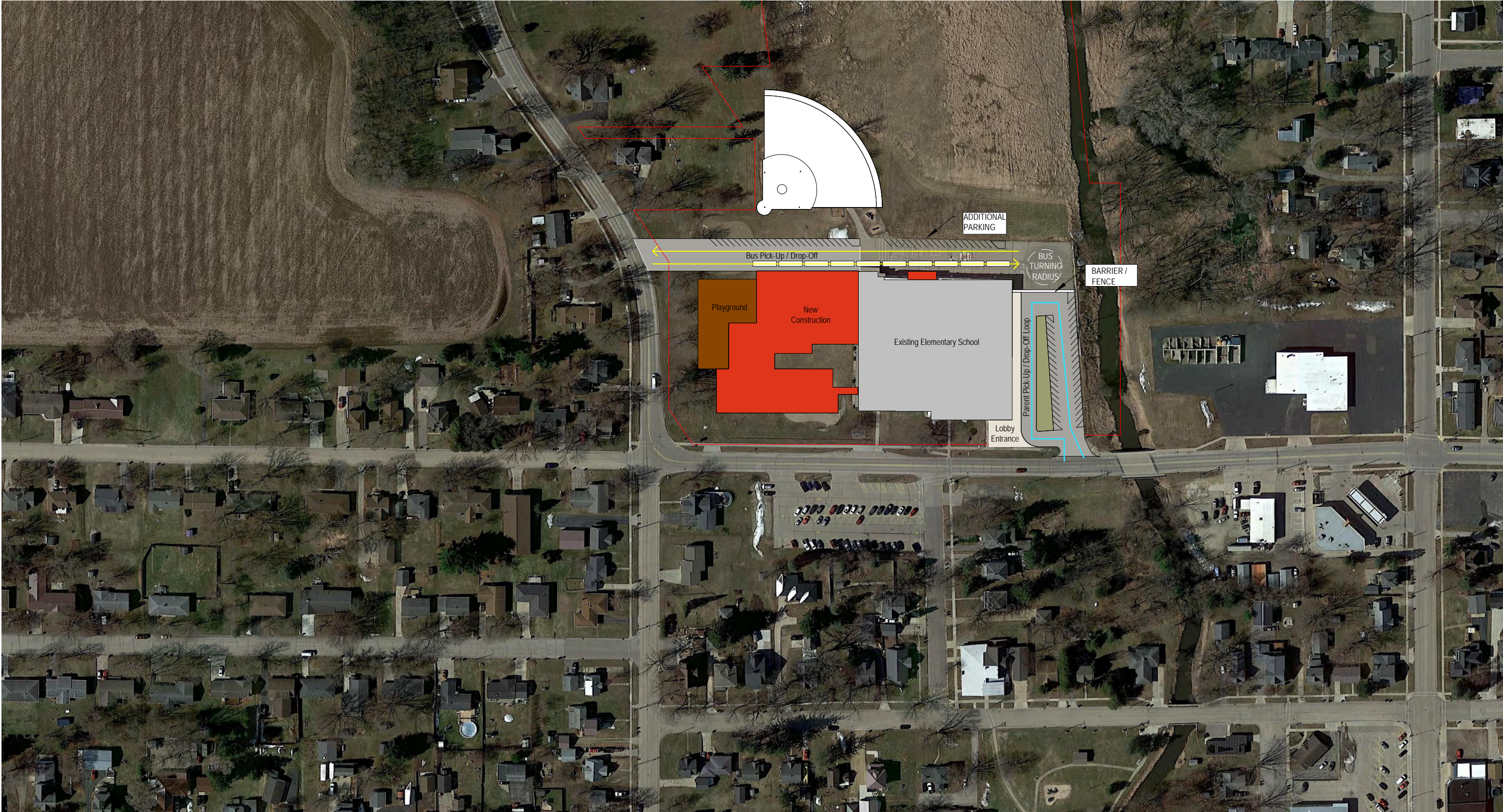
Option #1



Second Floor Plan | MARKESAN ELEMENTARY SCHOOL

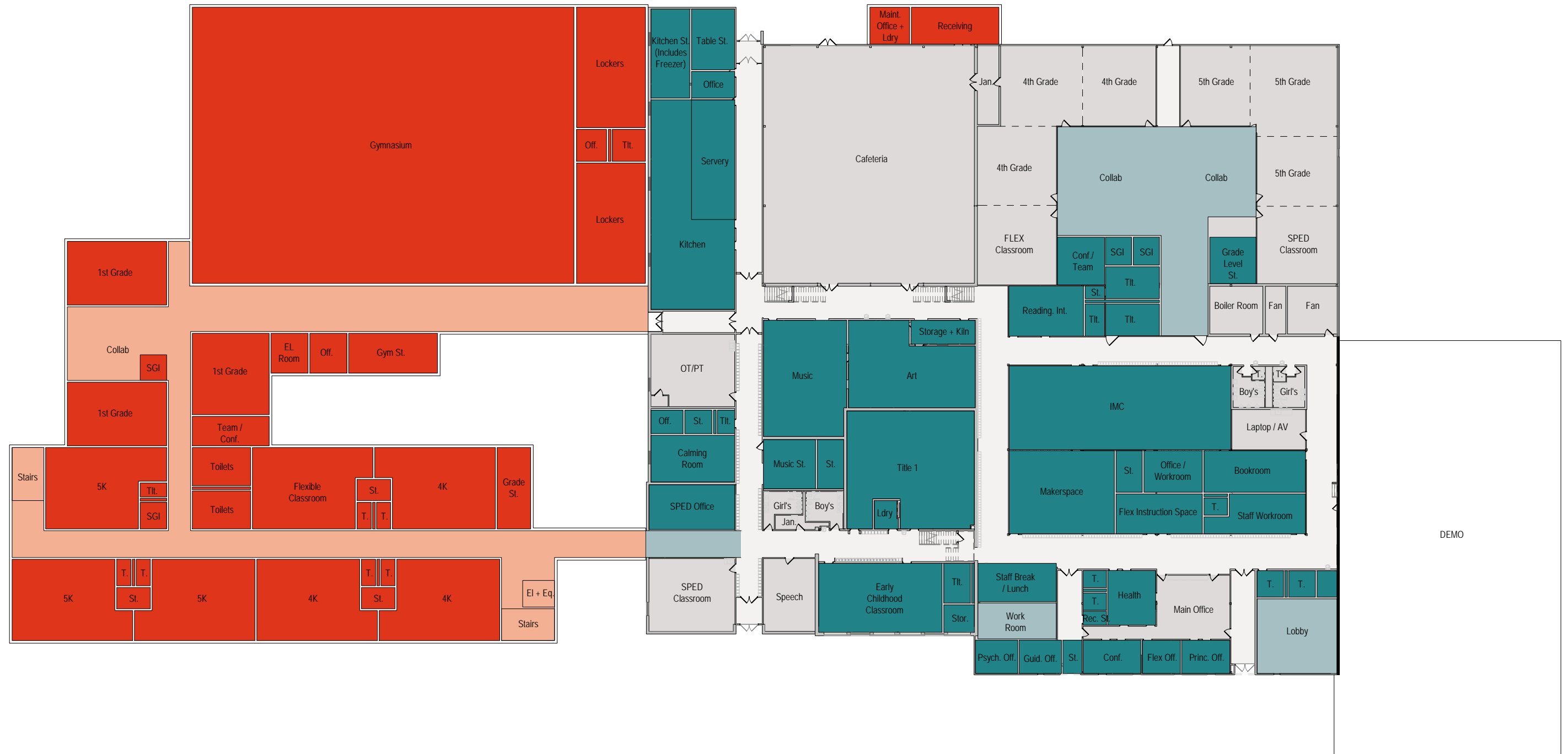
Option #1





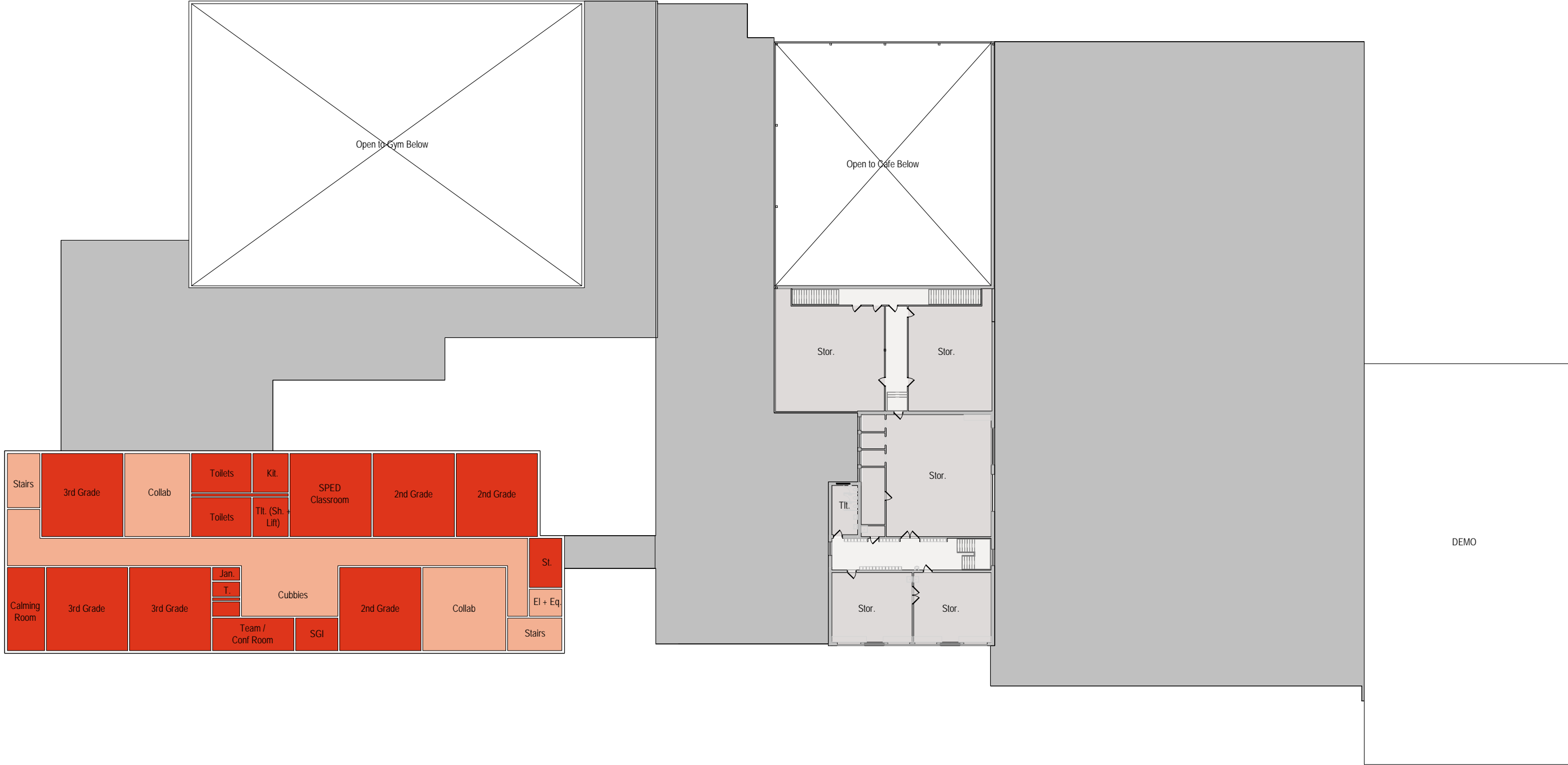
First Floor Plan | MARKESAN ELEMENTARY SCHOOL

Option #2



Second Floor Plan | MARKESAN ELEMENTARY SCHOOL

Option #2





OPTION 1 - FLOOR PLAN | Markesan MSHS



preliminary budget

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markesan district schools preliminary project budgets

Preliminary Elementary Budgets

Elementary Option #1	\$35,900,000 - \$37,000,000
Elementary Option #2 (Demo Cafeteria)	\$38,700,000 - \$40,600,000
Elementary Option #3 (New Building)	\$56,200,000 - \$59,000,000

Preliminary MS / HS Budgets

Addition / Renovation	\$13,200,000 - \$13,900,000
Replace / relocate maintenance building(s) (note - may be needed based on location of new elementary in Option #3)	\$1,800,000 - \$2,000,000

markesan district schools preliminary project budgets

2017 Elementary Project Costs Projected for Inflation

2017 New Construction / Renovation \$22,000,000

Cost Inflated to 2025 Estimated Budget \$40,200,000

The proposed project in 2017 was an addition to the MS / HS. The intent was to use some existing underutilized classrooms for the elementary.

The current New Elementary is planned to be a stand alone building either built at the MS/HS site or at another location.

breakout session #1

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markesan district schools breakout session #1

Q1

Which of the concept options best addresses the district's needs?

Q2

With the significant cost to address the elementary, what is your advice to address MS / HS needs?

Q3

Are there items and/or topics that you need more information?

Please join us at 6:30 for future Community Focus Group Meetings:
October 24 – Markesan Middle / High School



Thank you!

BRAYARCHITECTS

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