



somerville

architects
engineers

Monday, June 27, 2016

Community Meeting #2
CAMPBELLSPORT SCHOOL DISTRICT
Somerville Project #6654

- **Introductions**
- **Priorities**
 - 1936 (1951, 1956 portions) Building (replace/relocate lost spaces)
 - Instructional Spaces (7 active classrooms, 2 therapy/life skills space)
 - Gym Space and related areas (assumed to be a competition space)
 - Pupil Services/Middle School Offices
 - Safety and Security of Building Issues
 - Traffic Flow
 - Main Entrance
 - Curriculum Needs
 - Tech Ed (STEM) proximity, needs and growth
 - Music space proximity and functional demands
 - Redesign affected spaces with flexibility and efficiency in mind
- **Additional Items**
 - Cafeteria Needs Updating
 - Science room size
 - FACE space addressed
- **Discussion Recap**
 - Board of Education
 - April 11 Meeting
 - Core Action Team
 - Who: School Board Facilities Committee, Administration, Teachers, Buildings & Grounds, Community Members, C.D. Smith, Somerville
 - Reviewed/Discussed Priorities, Toured the HS/MS, Evaluated Options
- **Schematic E**
 - New Addition 59,250 SF
 - Tech Ed/STEM, Front Entrance with HS/MS Offices, 3-Station Gym, Locker Room, Restrooms, Auditorium Link

- Major Renovation
 - Classrooms, Science, Cafeteria, FACE, Existing Tech becomes Choir & Band
- Existing Spaces
 - Allowance for Mechanical Upgrades
- Site Work
- Contingency
- Soft Costs
 - Asbestos Abatement (allowance), FF&E, Land Acquisition, IT Requirements/Technology, A/E Fees, Reimbursables/Permits
- Preliminary Cost Range \$24,000,000 - \$25,000,000

Community Discussion/Comments

- Will this plan accommodate for the future? Will this plan work in 10/15 years?
- If the enrollment numbers grow, how will this accommodate more students?
- The voters wants to understand that we have the right learning spaces for the students; but we also want to make sure we have the right size spaces for the future.
- What is the history of our enrollment since 2000?
 - Paul – declining. It has been declining since 2000
- I think the plan that we have discussed and have worked to (Schematic E) is NOT locking us in to a specific plan for the future / it does not tie future generation's hands. If we move the Tech Ed/STEM to the basement/under current Tech/Ed, we would be tying our hands for the future.
- The locker rooms in the new portion of the building, does that space allow for 2 locker rooms? Girls and Boys / Home and Visitor?
 - Yes. The amount of lockers needed in those spaces have yet to be determined though.
- In the MS – in the 6th grade and special Ed classrooms, they don't have any natural light – is there any discussion about bringing natural light into those spaces? Are those rooms being touched/remodeled – they are in an older part of the building, so maybe some remodeling should be considered?
 - This is something that needs to be looked in to more/evaluated/prioritized.
- When would the Board need to pass resolution by?
 - August 15, 2016
- Has the discussion about bathrooms and gender come up in the discussion?
 - No discussion has been had about this topic yet.
- I used to work in the District Office, and the noise level that comes through those walls/hallways is really loud.
- In the Schematic E plan, the HS/MS offices are being consolidated, is the District Office being relocated as well?
 - Still in debate at this time.
 - Paul discussed functionality of separate offices – deliveries and safety opportunities.

- Does this plan accommodate site/parking/bus loading & unloading/parent parking & pick-up/land acquisition?
 - We have accounted for it cost-wise; we have not drawn anything up yet, but the discussions have been started.
- If this referendum would pass, when would construction start/end, etc.?
 - There needs to be a period of time for design after a successful referendum, but we would plan to start construction at the end of the 2016/2017 school year. Approximately 1 year for construction for the new portion, and the areas noted in red on the map, it would depend on the timing/phasing.
 - Spring 2019 everything would be completed.
- Have there been any discussions about remodeling the Eden Elementary School?
 - Paul – the Board needs to discuss this further; the most pressing issue is the HVAC system at that school, and we would like to address those issues in another way.
 - Are there any efficiencies that could be gained from a cost/construction/timing perspective if projects at Eden Elementary were incorporated into this referendum?
 - Greg – We would not anticipate much cost savings if we incorporated any projects at Eden into this referendum. The projects would likely bid at separate times, and since they are on different sites, it wouldn't create many cost saving opportunities.
- How does Schematic E this improve the flow of the HS?
 - An additional corridor is added between the middle and high school portions of the building.
- Does the estimated \$24-25 million include site costs?
 - Yes, it includes estimated site and land acquisition costs.
- Question for the Board – The Board just passed a preliminary budget, and between last year's budget and this budget, we are nearing the revenue cap. I don't know how we are going to be able to operate within the current revenue limit; we can't tax; I don't know what the operating costs of this project would be, but if we reach the limit, we will have to go out for a referendum to exceed the revenue limit. Can the Board respond?
 - Are there some maintenance costs that would fall off?
- Is there currently a community survey in the works?
 - No survey is currently being planned. We are referencing the 2012 survey.
- Is there a communication plan in the works? The last time, communication failed.
 - Yes, a communication plan is being put together and the Core Action Team, along with the District and Board will be charged with communicating the plan to the community with Somerville and CD Smith in supporting roles
- What is the cost that I as a tax-payer would be absorbing? And what is the time frame? Are my kids going to see it/use it? Lastly, what is it going to look like? I want to see a site plan, what is the end result, what is the vision? I think there are a lot of people that want to know what it is going to look like.
 - Topher addressed the tax impact projections provided by Springsted.
 - The timeline was discussed.

- Once there is consensus on a plan; site plan and renderings will be provided.
- The lower level in the upper right portion of the plan (MS portion of the building) – it isn't highlighted that any work is being done there. Is work being done in that portion of the building?
 - The CAT looked into the option of adding an elevator to make use of the lower level square footage; the team determined the cost to create lower level classrooms was not the best use of space/funds for the school.
- Question about the current gym – what is the square footage of the current gym? And what is the proposed square footage of the new gym? What kind of revenue could be brought in if we build this? Would the costs really help to offset the increased maintenance/utility cost?
 - Somerville will get specific square-footage numbers
 - Todd talked about the possibility of bringing in revenue from a new gym
 - The information about the estimated revenue generated from a new gymnasium needs to be collected by the District.
- What the community needs to understand is that there are new schools surrounding us, Lomira, Saint Mary Springs, possibly a new school in Kewaskum, and rumors of a new Lutheran School. Campbellsport NEEDS this. Our students NEED this. If we are going to keep up the high level of education that we provide, the high-quality teachers that we employ, our District needs this.
- The District will need to explain WHY we need a new gym. The fact that the current gym isn't even suitable for a gym class is vitally important. My kids don't participate in sports, so we need to know WHY there is a need for a gym.
- What is the capacity of the proposed gym? We need a space that ALL of the students can fit in, school assemblies, community events, honors band/choir, etc. Maybe we don't even call it a gym, maybe we call it a multi-purpose space, a community engagement space, activity center... We need to show that this isn't just a gym, that it is used for more functions than just gym.
 - Somerville will gather information about the capacity of the proposed gym and have that information at the next meeting.
 - The last meeting minutes state that the current HS gym holds 1,600 people – that is incorrect, it currently holds 1,050 down / 325 upstairs
- Do we need to move Guidance to the current HS office area? Is it a necessity?
 - It is not a necessity, however during teacher/staff interviews conducted, it was mentioned that the current location of the Guidance rooms does not offer much privacy for students/staff.
- We are also looking at remodeling the HS science rooms, we are still paying off those classrooms that were remodeled in the year 2000. Could we address these issues in another way? Why do we have to put those into the referendum?
 - The science room remodeling does not have to be included in this referendum, we included it in the plan to show all of the options. The District can pick and choose which projects are a priority, and choose which projects to include in this referendum.