

**AGENDA**

**SCHOOL DISTRICT OF NEW GLARUS  
FACILITIES, TRANSPORTATION AND TECHNOLOGY COMMITTEE MEETING  
MONDAY, APRIL 10, 2023  
HIGH SCHOOL LIBRARY/MEDIA CENTER, ROOM 183 JOIN ZOOM MEETING USING  
LINK  
HTTPS://US02WEB.ZOOM.US/J/83552932768?PWD=ODRQWEZUCITUUWX0AE5  
1RMTGBKDFQT09 BY PHONE USING 1-646-568-7788 MEETING ID 835 5293 2768  
& PASSWORD 235546  
1701 2ND STREET  
NEW GLARUS, WISCONSIN 53574  
6:30 PM**

- I. **Call to Order - Bill Oemichen, Chair**
- II. **Primary School Options** **2**



# Primary School Options

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April 2023



# Primary School - Current Issues

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- 1) Inflation and unexpected delays have created a situation where the District cannot build the originally proposed Primary School for the funding that was approved by the taxpayers.
- 2) The District had already scaled back the original Primary School plan, which was bid out in December.
- 3) The District has identified 3 options to consider moving forward, which are outlined in the upcoming slides.

# Primary School - Three Options

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Option 1 - Build on 45 acre site on west side of the Village

Option 2 - Build in Valle Tell 2 on east side of the Village

Option 3 - Attach to current Elementary School

## Option 1 - Build on 45 acre site on west side of the Village

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- Site costs of \$4.7 million cannot be reduced; therefore all cost reductions must come from the building
- Total square feet that could be built for the available funding: ~51,000 sq. ft.
- Number of square feet needed for programming: ~84,000 sq. ft.
- Delay: 6 months to 1 year for redesign, approvals, etc.

## Option 2 - Build in Valle Tell 2 on east side of the Village

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- Site costs expected to be similar to other location; land would be included in site costs
- Total square feet that could be built for the available funding: ~52,000 sq. ft.
- Number of square feet needed for programming: ~84,000 sq. ft.
- Could sell the 45 acre lot and use that funding to increase the square footage to the 56,000-58,000 square foot range, which is still 25,000 sq. ft. less than what is needed
- Delay: One year or longer. A water tower and booster station are required before a building could open on this site. The Primary School would be delayed at least a year.

## Option 3 - Attach to current Elementary School

- Site costs are anticipated to be \$2.5 million; \$2 million less than other locations
- Total square feet that could be built for the available funding: ~ 59,000 sq. ft.
- Square feet needed for programming: ~ 60,000 sq. ft. (There is duplication of programming that can be used by ES and Primary School if the buildings are connected, such as art, music, guidance, office, library, OT/PT, etc.)
- The challenge:
  - The only area around the Elementary School that is not in a flood plain is the current football field.
  - A regulation football field/soccer field/track was the next item on the community priority list. The long-term plan has been to build it across from the high school.
  - Could sell the 45 acre lot and use that funding toward a basic football field/soccer field/track.
- Delay: 6 months to 1 year for redesign, approvals, etc.

# Administration's Recommendation:

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- Continue to explore all options
- Focus on Option 3:
  - Continue developing a concept design for a Primary School attached to the Elementary School.
  - Work with the Village on options for access off of 14th Avenue to disperse traffic and improve traffic flow.
  - Continue developing a concept design and cost estimate for a basic football field/soccer field/track across from high school.

**Primary School Options:**

**Total Referendum Funding Available for Primary School: \$24,100,000**

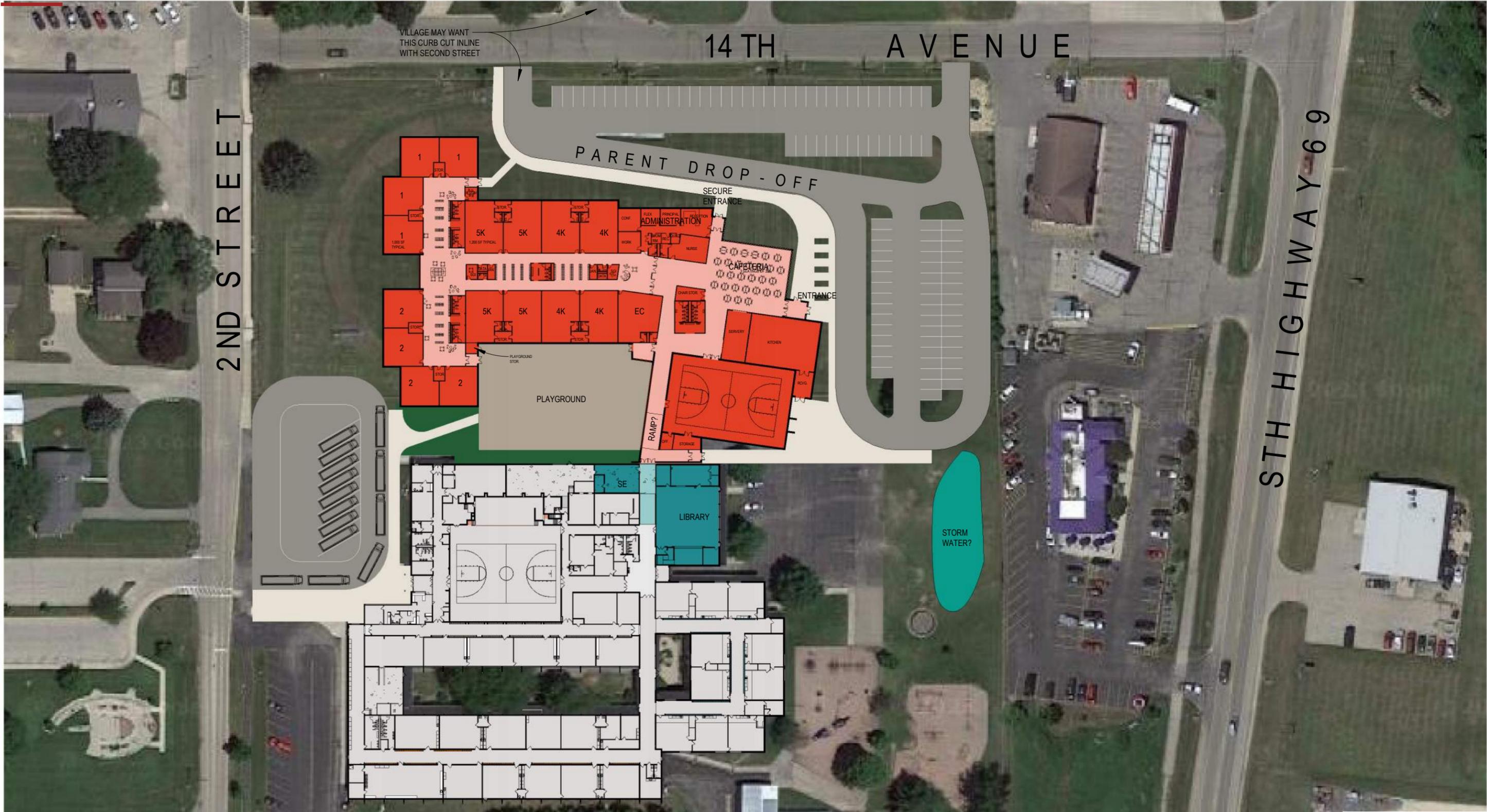
<b><i>Primary School Options</i></b>	<b><i>45 Acre Planned Site - West Side of Village</i></b>	<b><i>Valle Tell 2 Site - East Side of Village off Hwy W</i></b>	<b><i>Attach to Elementary School</i></b>
~ Site Cost	\$4.7 million	\$4.5 million (estimate for pad ready site + paving/concrete)	\$2.5 million
~ Soft Costs (design & civil costs, Village fees, furniture, tech, contingency, etc.)	\$4 million	\$4 million	\$4 million
~ \$ Available for Primary School Building	\$15.4 million	\$15.6 million	\$17.6 million
~ # of square feet that can be built for \$ available	51,000 sq. ft.	52,000 sq. ft.	59,000 sq. ft.
~ # of square feet needed for programming	84,000 sq. ft. (The current plan of 84,000 sq. ft. was already scaled back from original plans)	84,000 sq. ft. (The current plan of 84,000 sq. ft. was already scaled back from original plans)	60,000 sq. ft. (There is duplication of programming that can be used by ES and Primary School, such as art, music, guidance, office, library, OT/PT, etc. so two of everything is not needed if the buildings are connected).

**Other Factors to Consider for Each Site:**

<b><i>Other Factors to Consider:</i></b>	<b><i>45 Acre Planned Site - West Side of Village</i></b>	<b><i>Valle Tell 2 Site - East Side of Village off Hwy W</i></b>	<b><i>Attach to Elementary School</i></b>
Football Field			The football field would need to be relocated; Estimated cost for a basic regulation football/soccer field and track is \$2 million; Cannot use referendum money because of the language in the referendum; A new regulation football/soccer field with track was next on the priority list on a community survey.
45 acres of land could be sold		Could sell 45 acres of land to get more money to use towards more square footage in the new Primary School. This would increase the possible square footage that could be built. Unfortunately, that does not come close to closing the gap for the number of square feet needed.	Could sell 45 acres of land to pay a large portion of the cost of a basic football/soccer field and track in a new location.
Timeline	Likely a six month to one year delay, depending on approvals and redesign.	Needs a water tower and booster station to be built before the building could open. At least a one year delay.	Likely a six month to one year delay, depending on approvals and redesign.

<p>Traffic</p>	<p>This location moves some traffic off 2nd Street, which would improve traffic congestion, but also may require more drop-offs and pick-ups for parents due to multiple locations.</p>	<p>This location moves some traffic off 2nd Street, which would improve traffic congestion, but also may require more drop-offs and pick-ups for parents due to multiple locations.</p>	<p>There would be the same amount of traffic on 2nd Street/14th Avenue. By adding a drop-off/pick-up loop off 14th Avenue, it could disperse some of the traffic on 2nd Street. All schools in one area would make walking/biking to school easier for families with multiple children, and parents could drop-off/pick-up students in one area, instead of having to go to multiple locations.</p>
<p>Interest the District will earn from investing the bond sales, while waiting to build the building.</p>	<p>The district is earning interest that can be used toward the referendum projects, but is running into arbitrage timelines and issues because we are earning more interest than we are paying. Since timing is so uncertain regarding the projects right now, the exact amount of interest cannot be determined.</p>	<p>The district is earning interest that can be used toward the referendum projects, but is running into arbitrage timelines and issues because we are earning more interest than we are paying. Since timing is so uncertain regarding the projects right now, the exact amount of interest cannot be determined.</p>	<p>The district is earning interest that can be used toward the referendum projects, but is running into arbitrage timelines and issues because we are earning more interest than we are paying. Since timing is so uncertain regarding the projects right now, the exact amount of interest cannot be determined.</p>

# SCHEMATIC FLOOR AND SITE PLAN - New Glarus Elementary School



- III. **Facility Projects Update - High School and Elementary School**
- IV. **Adjourn**

PURSUANT TO APPLICABLE LAW, NOTICE IS HEREBY GIVEN THAT A QUORUM OR A MAJORITY OF THE NEW GLARUS SCHOOL DISTRICT BOARD MEMBERS MAY ATTEND THIS MEETING. INFORMATION PRESENTED AT THIS MEETING MAY HELP FORM THE RATIONALE BEHIND FUTURE ACTIONS THAT MAY BE TAKEN BY THE NEW GLARUS SCHOOL DISTRICT BOARD.

UPON REQUEST TO THE DISTRICT OFFICE, SUBMITTED TWENTY-FOUR (24) HOURS IN ADVANCE, THE DISTRICT SHALL MAKE REASONABLE ACCOMMODATIONS INCLUDING THE PROVISION OF INFORMATIONAL MATERIAL IN AN ALTERNATIVE FORMAT FOR A DISABLED PERSON TO BE ABLE TO ATTEND THIS MEETING.