

RASD

Facilities Committee Update

April 15, 2013

Committee Members:

Dan Zimmerman, Chair

Dave Olson

Gary Rodman

Tom Stellmacher

Advisory Members:

Richard Zimman, Superintendent

Rick Ketter, Business Manager

Immediate Recommendations

- **Immediately hire a Construction Manager/ Architect to conduct a comprehensive construction analysis of RMS and RHS (structure, electrical, plumbing, HVAC, etc.)**
 - Establishes feasibility of modification/renovation
 - Cost not more than \$50K; eventually rolled into overall project costs
- **Establish Citizens Committee**
 - Gather ideas, information, direction, support
 - No cost other than time and energy

Methodology

- **Define the Problem**
- **Analyze the Problem and Gather Information**
- **Craft Viable Concepts and Options**
- **Concept and Option Analysis and Comparison**
- **Decision**

Goal: Posture all RASD facilities for future, long term (25+ years) success.

Problem: Ripon Middle School has reached the end of its life cycle, thus requiring replacement or renovation.

- MPES and BPES are sufficient for the long term
- RHS will require revision in not so distant future

Meetings to Date

- **Ripon City Officials**
- **Century 21 Realty – Joan Karsten**
- **State Senator Luther Olsen**
- **Miron Construction – Craig Uhlenbrauck**
- **UW-Madison Applied Population Lab**

City of Ripon

- **Reps: Mayor, City Administrator, City Engineer, Police Chief**
- **Key Points:**
 - Feasible expansion directions – N, SE, or SW
 - Current land inside city, acquire new land inside city, obtain new land outside city, use 37 acres N. of MPES
 - School siting near hazardous material areas/routes
 - Traffic control and parking
 - Utilities – extending, piggyback on existing/approved developments
 - Excavation and site prep costs (tear down, rebuild)

Century 21 Realty

- **Joan Karsten (also on hospital governing board)**
- **Key Points:**
 - **Hospital did multiple renovation feasibility studies; all said build new vs. renovate**
 - **Sees city expanding either north or south**
 - **Land prices: Farmland \$3-5K/acre and climbing; Development land ~ \$15K/acre**
 - **Likely cannot recoup full \$12.5K/acre price for 37 acres if sold**

Sen. Luther Olsen

- **Sen. Luther Olsen, Dr. Sarah Archibald**
- **Key Points:**
 - **Dollars scarce, will not change regardless of politics**
 - **Fierce resistance against district consolidation**
 - **Regional cooperation favored**
 - **Partnering with other schools, WI tech school system, business, and industry**
 - **Technology more prevalent – in schools and in delivery of education (virtual charter schools)**
 - **State-funded school construction dollars most likely available – but no Taj Mahals**

Construction Management

- **Miron Construction – Craig Uhlenbrauck**
- **Key Points: Common Six Step Process**
 - ***Expert evaluation of current facilities (assess soundness, ability to modify)***
 - **Space programming**
 - **Concept plans, construction estimates, phasing**
 - ***Community engagement/survey***
 - ***Engage public early and often!***
 - **Board approves master plan**
 - **Referendum campaign**

School Population Projections

- **UW-Madison Applied Population Lab – Sara Kemp**
- **Key Points:**
 - **Hired for study \$3-4K – due diligence, tough decision, no stone unturned**
 - **10 year projection only – lose data fidelity/ reliability thereafter, 5 year most reliable**
 - **Begin data collection in April and deliver report 4-6 weeks later**

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Questions

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