



WAUSAU SCHOOL DISTRICT  
**Referendum Project Update**  
95% Design Progress

**Horace Mann Middle  
School / Montessori  
Charter School**

June 24, 2024

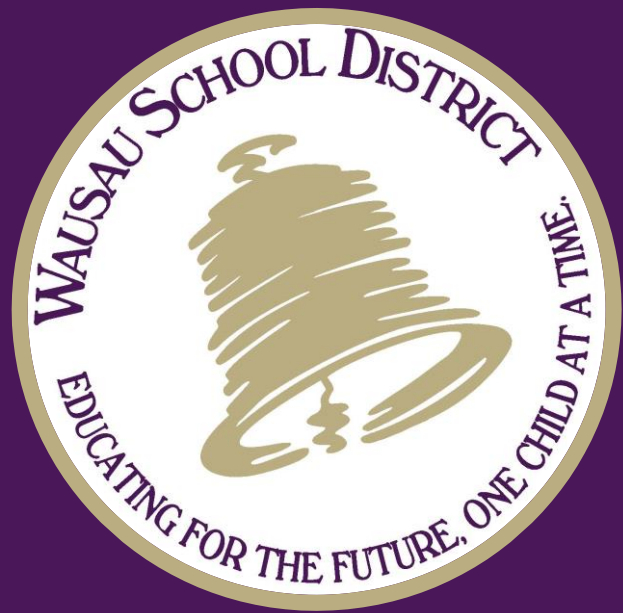


**NEXUS**  
SOLUTIONS®



# Agenda

- 1 95% Design Review – Horace Mann & Montessori Charter School
- 2 95% Budget Review– Horace Mann & Montessori Charter School
- 3 Questions



# 1

Horace Mann Middle School  
Montessori Charter School



# ➤ Horace Mann/ Montessori Agenda/ Purpose of Presentation

## Our Purpose Today:

- Present design along with any design adjustments from referendum scope
- Approve final design and budget allowing project to be issued for bidding



# Horace Mann/ Montessori Referendum Concept

## Horace Mann Middle School Wausau, Wisconsin

- 1 Secure Main Offices & Pupil Services
- 2 Community Room / Large Group Instruction Remodeling
- 3 Library-IMC Remodeling (Second Floor)
- 4 Locker Room Remodeling
- 5 Physical Education Fitness
- 6 Special Education Remodeling (Second Floor)
- 7 Montessori Secure Entry & Classroom
- 8 Montessori Remodeling
- 9 New Playground Equipment & Fall Protection Surface

- DEFERRED MAINTENANCE
- REMODELING
- NEW ADDITION



## Notes

- Secure Main Entry/ Pupil Services
- Community Room/ Large Group Instruction
- Library/IMC Remodel
- Fitness Addition
- Montessori Secure Entry and Classroom
- Montessori Remodeling
- New Playground equipment with fall protection service



# ➤ Horace Mann/ Montessori District Staff Involvement

## District Involvement

Eleven (11) Design Meetings – Horace Mann Design Phase

- District Leadership Team
- Building Design Committee

Three (3) User Group Meetings – Horace Mann

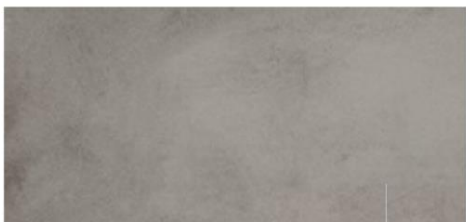
- Principal
- Maintenance
- Teachers
- Library, Athletics/ PE, Front office/ Art

Nine (9) Design Meetings – Montessori/ Horace Mann Design Phase



# Horace Mann Finish Board

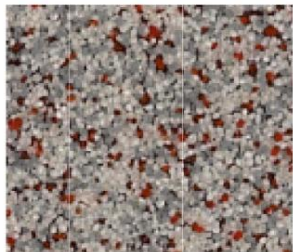
## Interior Finishes



PORCELAIN FLOOR TILE



CERAMIC WALL TILES



RESINOUS FLOOR



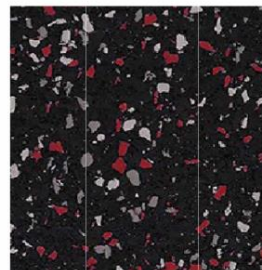
CARPET



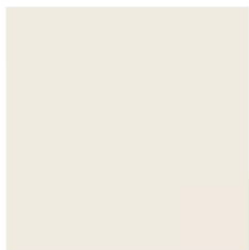
CARPET



CEILING BAFFLES/  
BLADES



ATHLETIC RUBBER FLOOR



FIELD COLOR



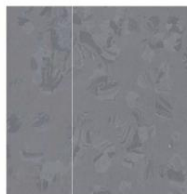
ACCENT PAINT COLORS



RESINOUS FLOOR



VINYL BASE



RUBBER



CASEWORK

Horace Mann Middle School | Interior Finishes

## Notes

- Finishes and materials
- Similar to existing areas
- Tie into existing building colors



# ➤ Montessori Finish Board

- Color scheme to be natural and warm
- Accent walls to be warm gray and light blue and/or green.
- Laminate for casework to be a wood-look
- Softer flooring to be used in classrooms



FRONT OFFICE CARPET



CLASSROOM - CARPET

OR



CLASSROOM - KINETEX



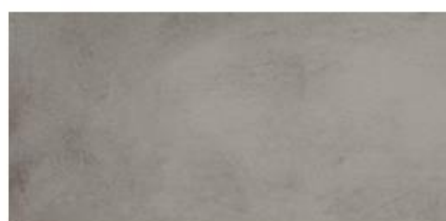
PAINT



RUBBER FLOOR



CASEWORK



BATHROOM FLOOR TILE



BATHROOM WALL TILE

## Notes

- Finishes and materials
- Color scheme natural and warm
- Softer flooring in classrooms





# ➤ Horace Mann/ Montessori 95% Design



## Noted Updates

- Playground update
- ADA ramp to field
- Miscellaneous updates
  - Utility work
  - Asphalt work
  - Southeast Parking Lot
  - Relocated bike racks
- Montessori addition
  - Playground
  - Rear fencing
  - Building Sign

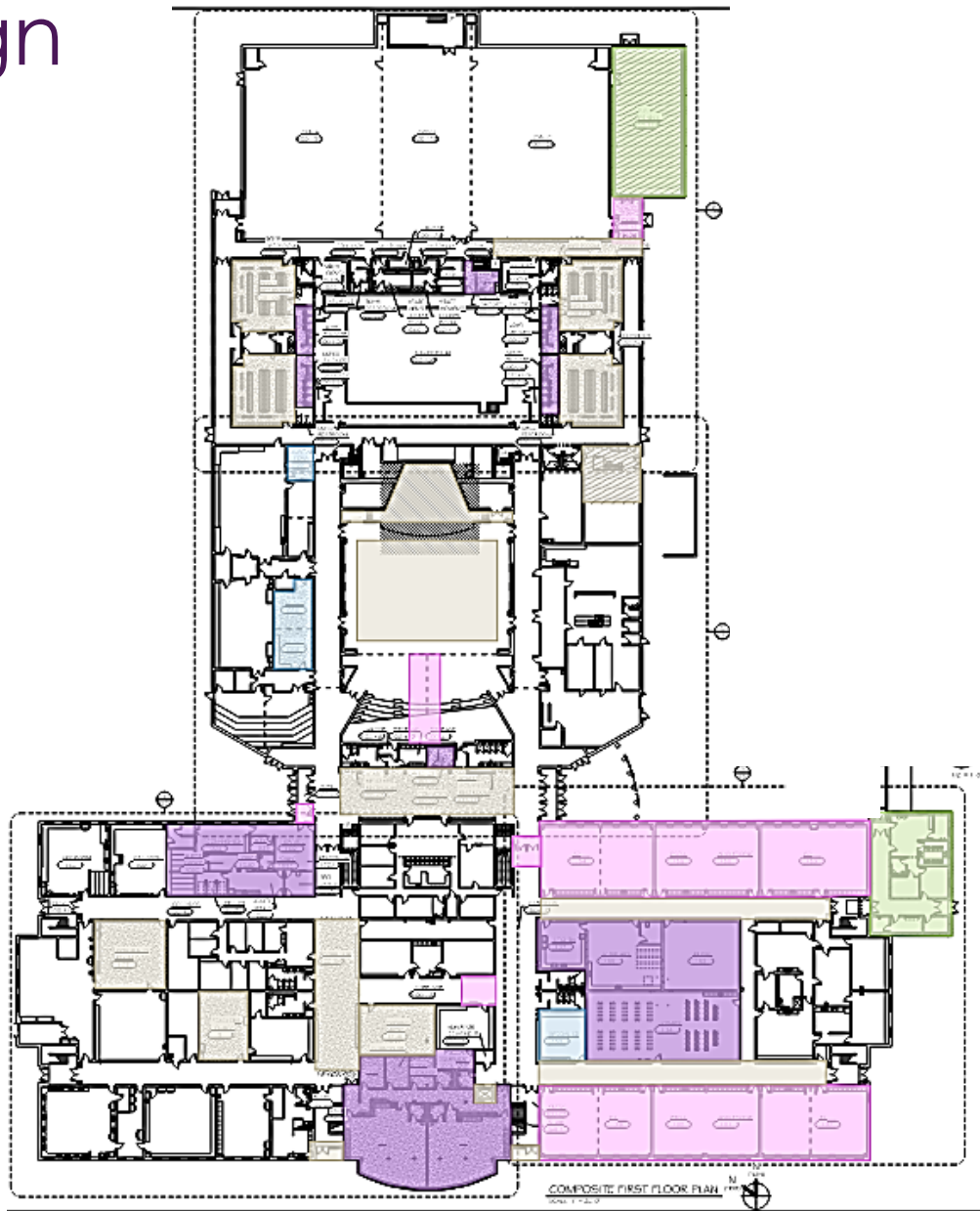


# Horace Mann/ Montessori

## 95% Design

First Floor

Light Renovation
Medium Renovation
Heavy Renovation
New Addition
Updates/ Finishes



## Areas of Work

- Front office & secure sequence
- Art rooms & renovations
- Community room
- Locker rooms
- New fitness addition
- Miscellaneous work
  - Cafetorium
  - Door maintenance
  - Window caulking
  - ADA grab bars
  - Ceilings
- Montessori wing
  - Community room
  - Children's House
  - Two Offices/Storage
  - Six Classrooms
  - Library
  - Stem/Art
  - Kitchen
  - Music



# ➤ Montessori 95% Design

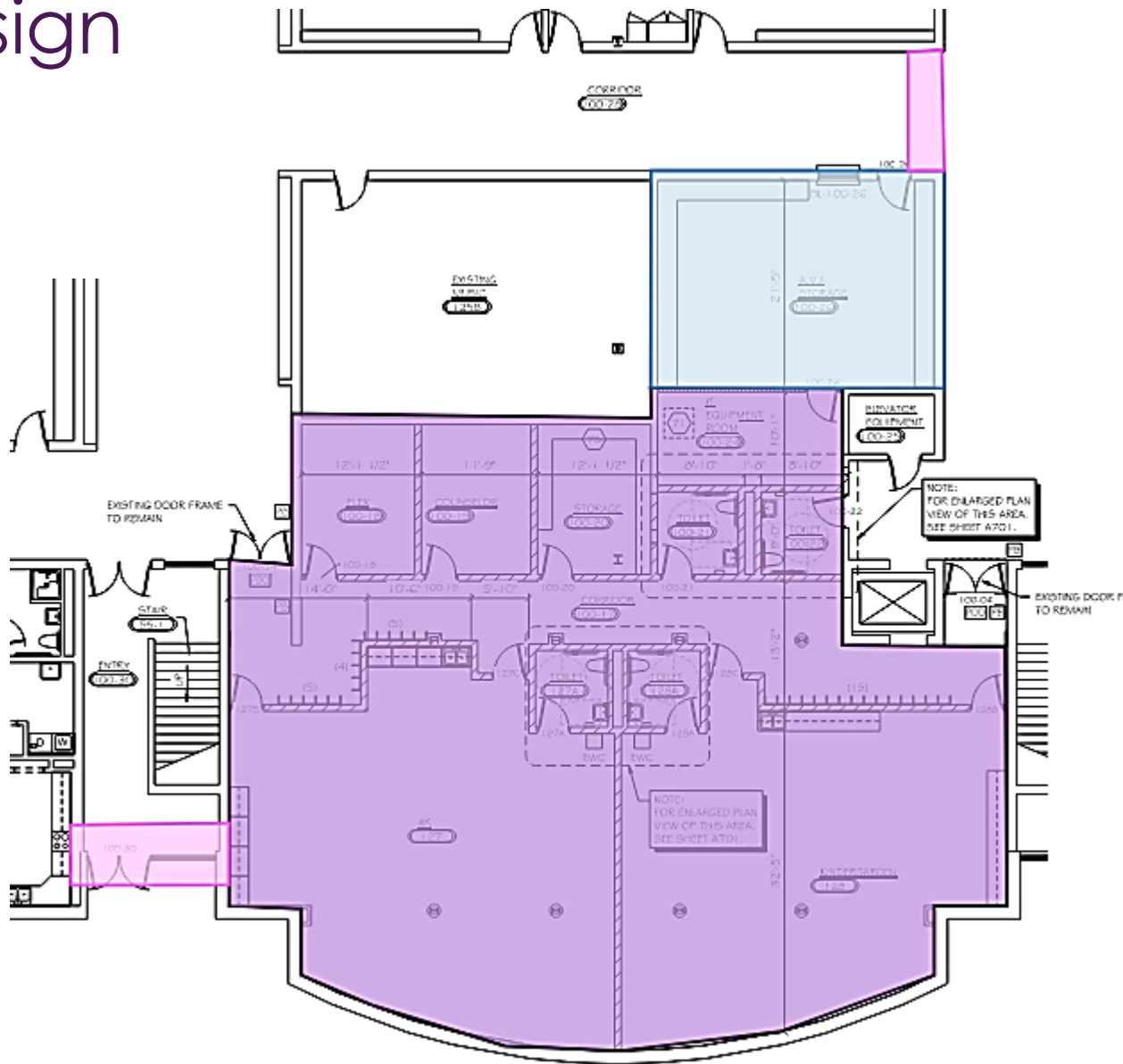
## Design Rendering

- Montessori Entrance and Addition





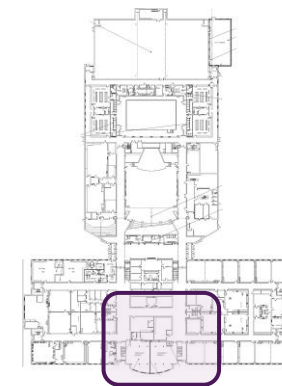
# Montessori 95% Design



## Areas of Work

- Library Renovation
- Children's House
- Toilet rooms/ Offices
- IT access

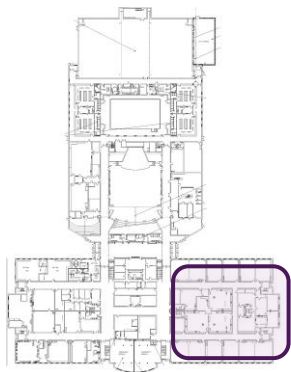
## Key Plan





# Montessori 95% Design

## Key Plan



Light Renovation

Medium Renovation

Heavy Renovation

New Addition

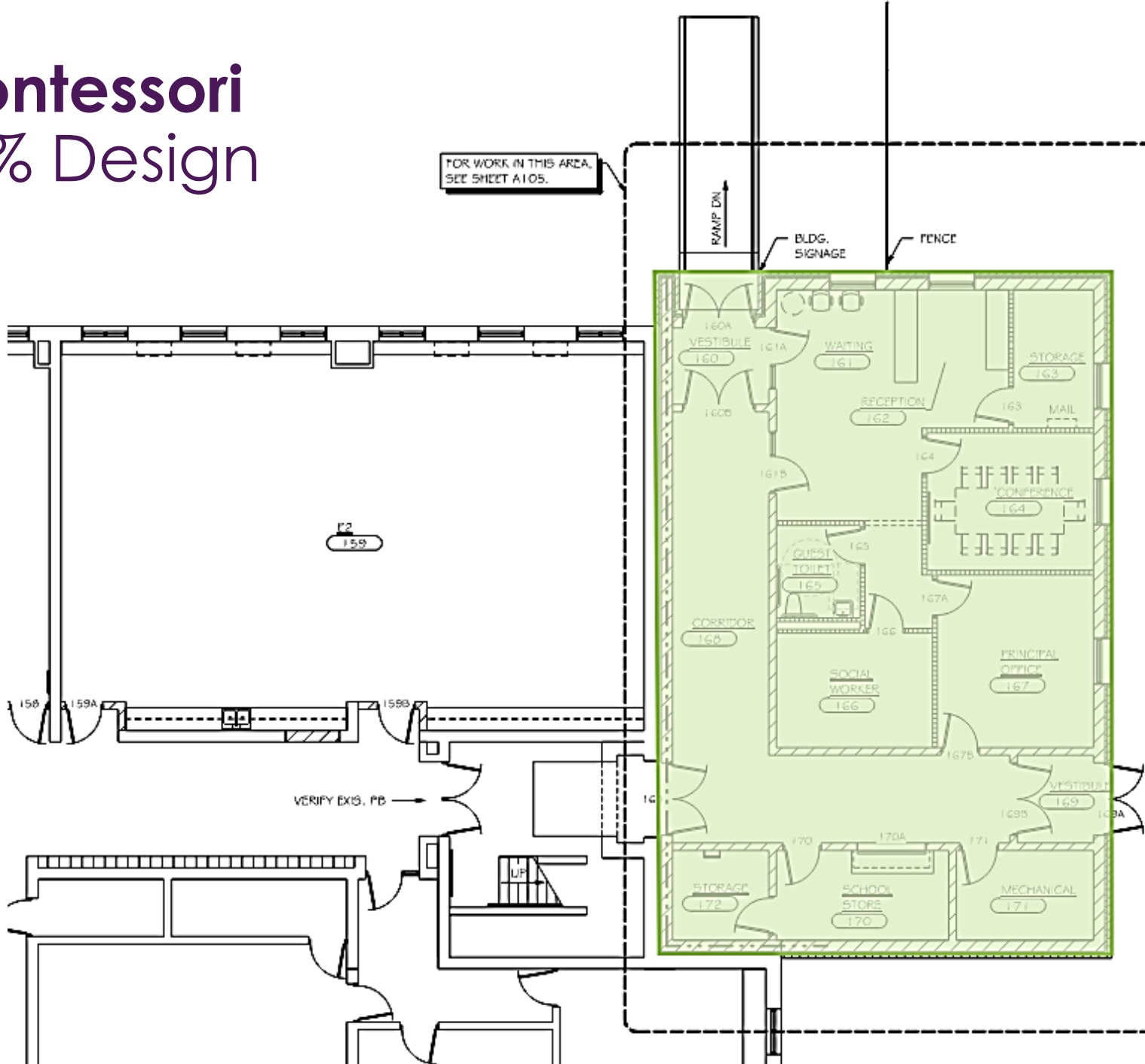
Updates/ Finishes

## Areas of Work

- Montessori Renovations
- Six classrooms
- Library
- Music
- Stem/Art
- Kitchen
- Music
- Special Ed



# Montessori 95% Design

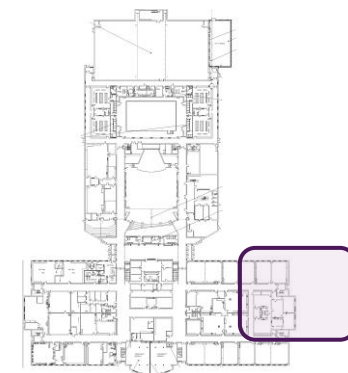


## Areas of Work

- Montessori Addition
  - Secure Entry
  - Waiting
  - Principal's Office
  - Conference Room
  - School Store
  - Social Worker
  - Access to playground
  - Storage

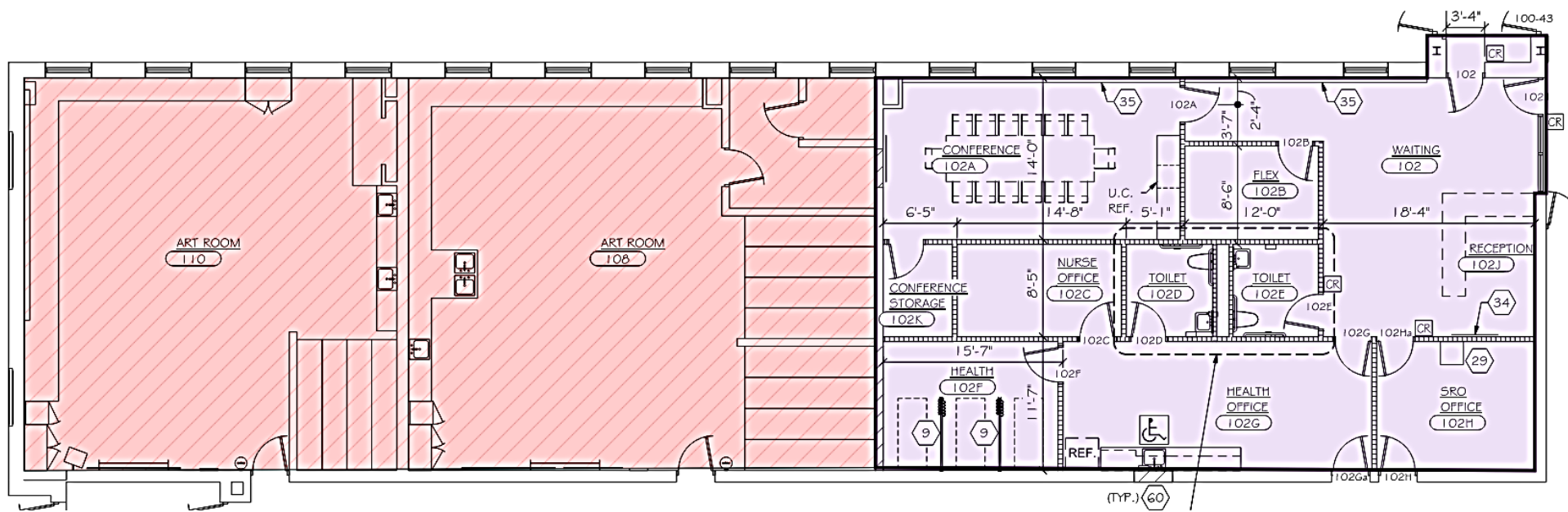
- Light Renovation
- Medium Renovation
- Heavy Renovation
- New Addition
- Updates/ Finishes

## Key Plan





# Horace Mann 95% Design



- Light Renovation
- Medium Renovation
- Heavy Renovation
- New Addition
- Updates/ Finishes

## Areas of Work

- Secure Front Entrance
- SRO
- Flex Room

## Changes from last time

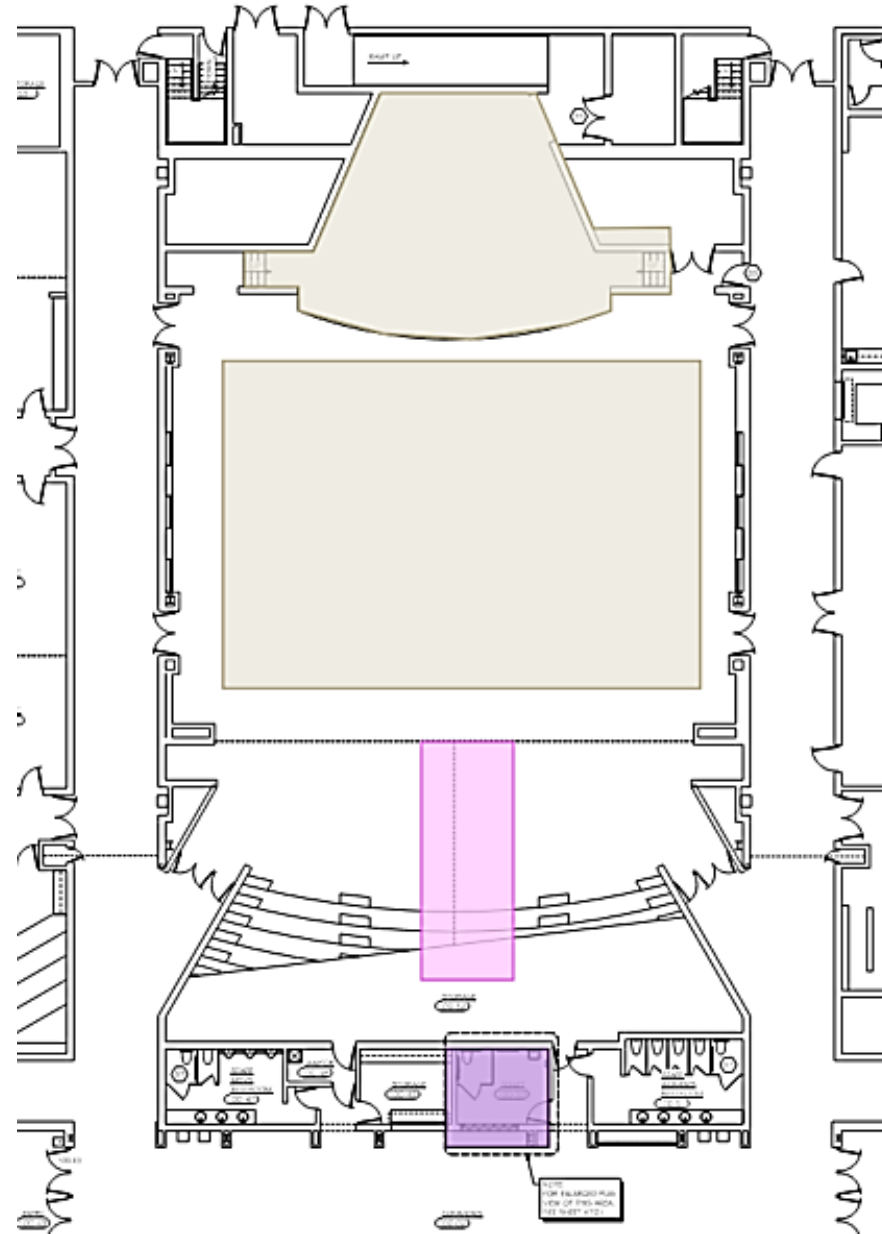
- Health Rooms
- Conference room
- Art Rooms removed from scope

## Key Plan





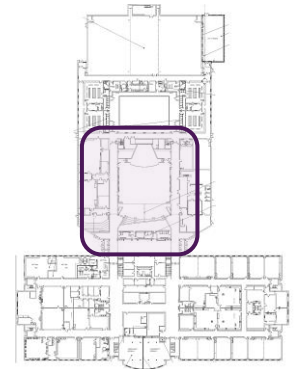
# Horace Mann 95% Design



## Areas of Work

- Cafetorium:
  - Unisex toilet
  - Mobile partitions
  - Lunch tables
  - LED stage lighting
- Work Completed
  - Sound Assist System

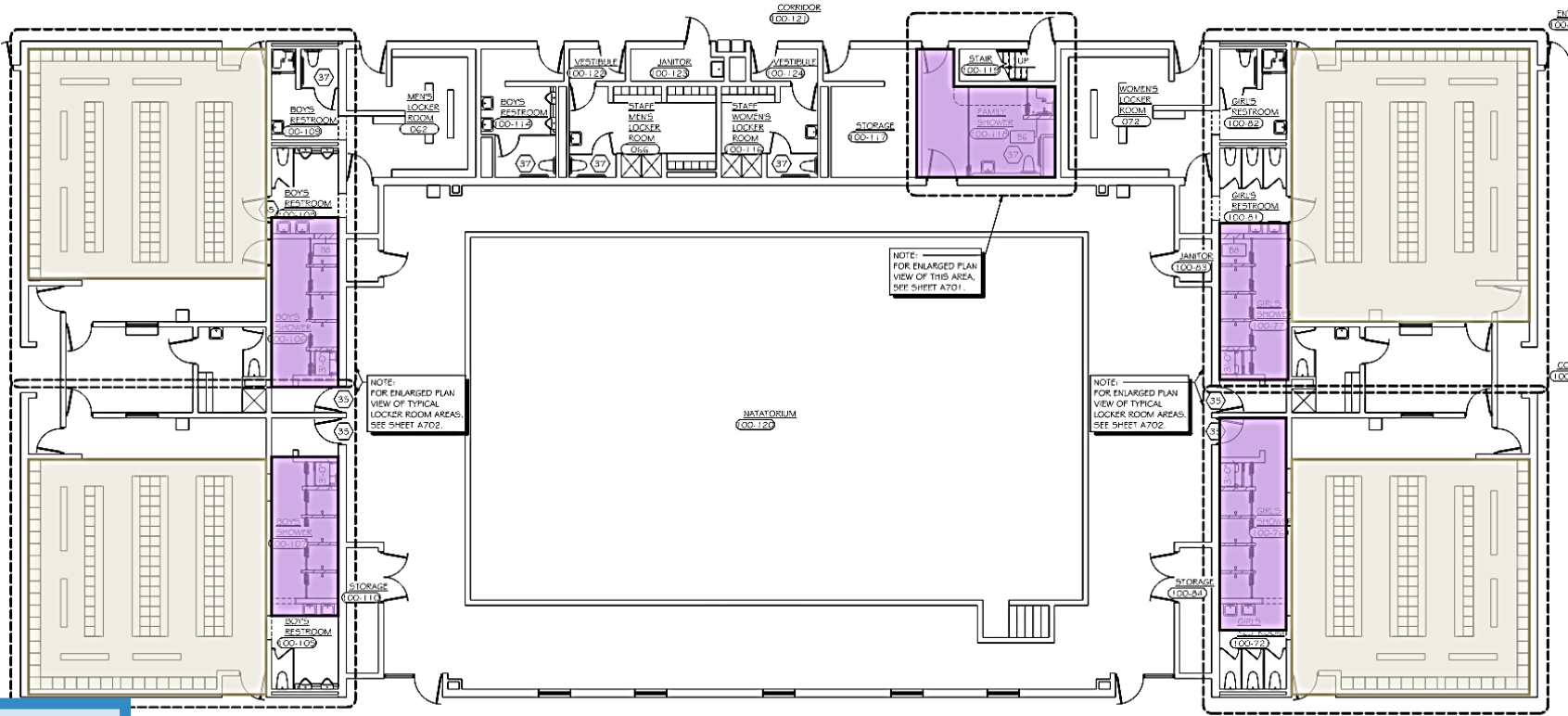
## Key Plan







# Horace Mann 95% Design



- Light Renovation
- Medium Renovation
- Heavy Renovation
- New Addition
- Updates/ Finishes

## Areas of Work

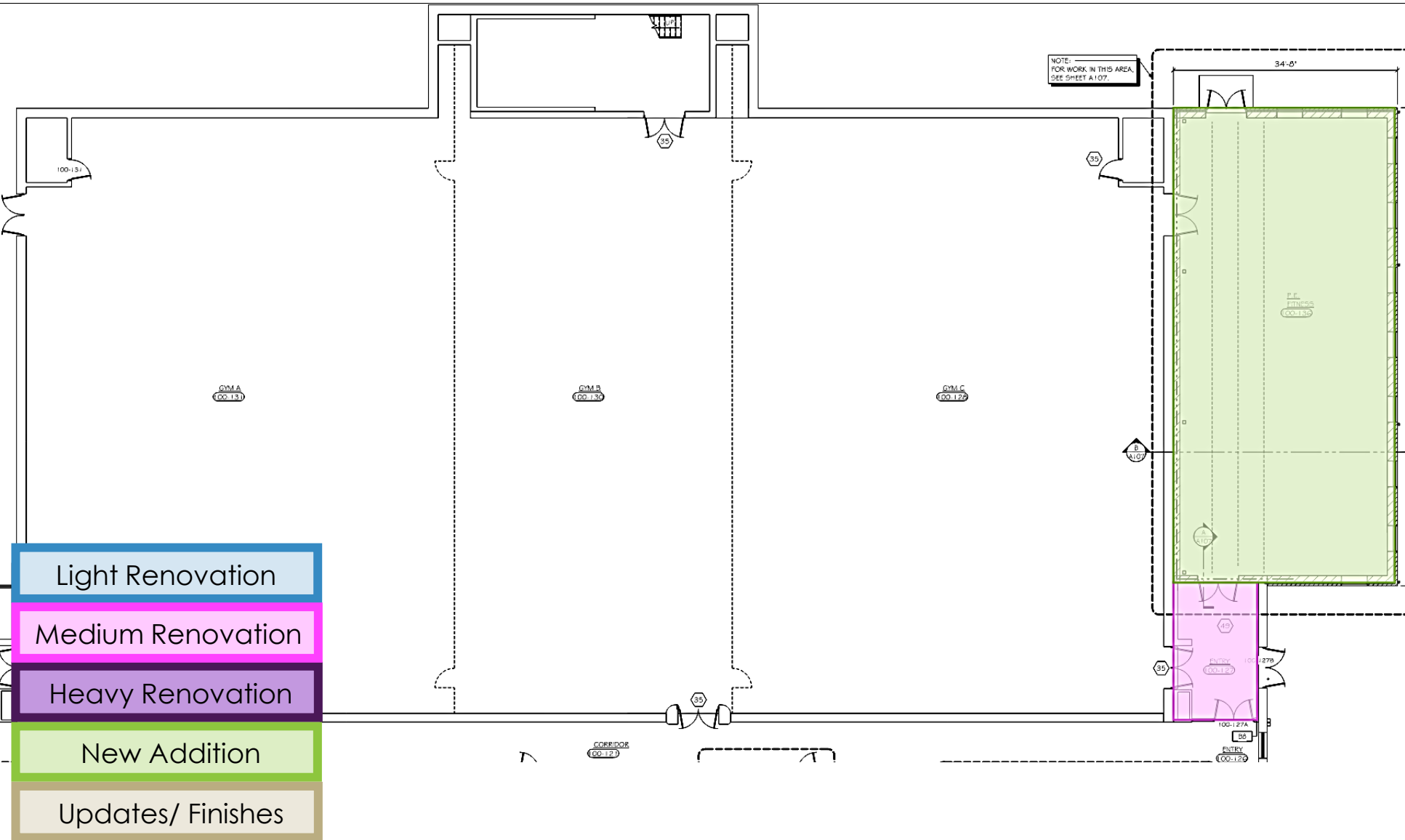
- Locker Rooms:
  - Locker replacement
  - Private showers
  - Unisex locker and toilet rooms





# Horace Mann 95% Design

- ## Areas of Work
- New fitness room addition





# Horace Mann 95% Design

Design  
Rendering

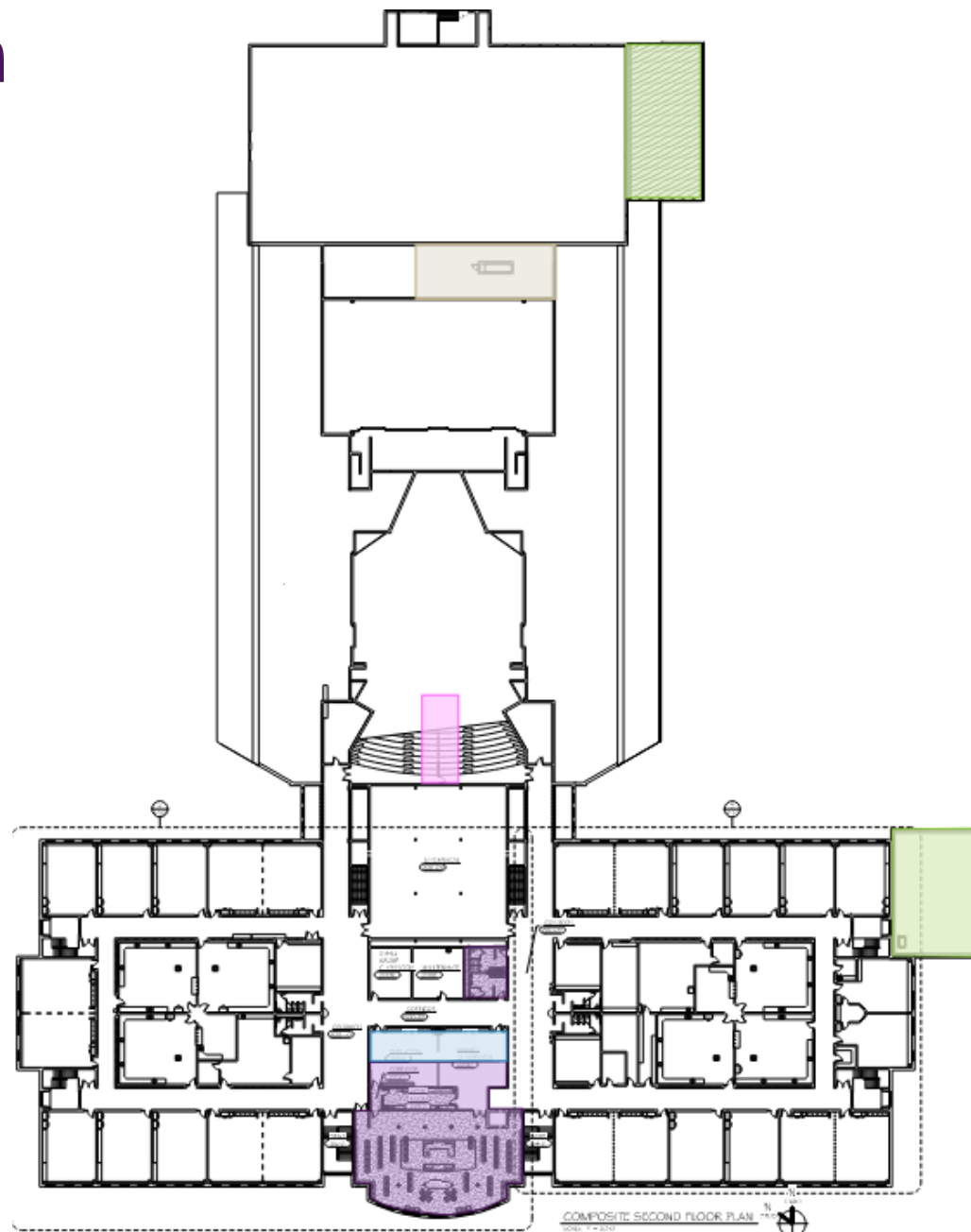
- Fitness  
Addition





# Horace Mann 95% Design

## Second Floor



## Areas of Work

- Library/ Flex rooms
- Removed library alternate
- Toilets
- Pool Electrical Equipment



# ➤ Horace Mann 95% Design

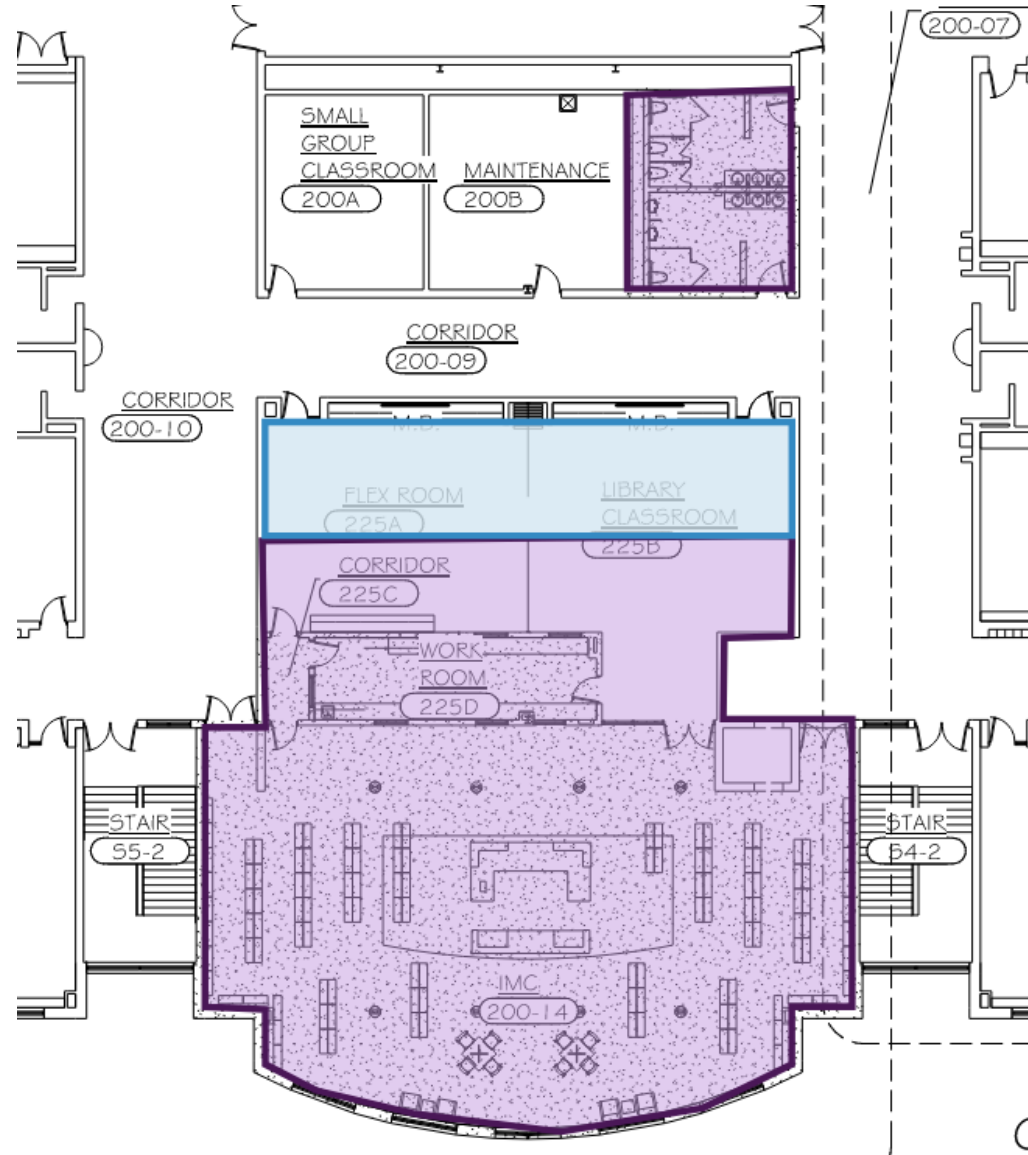
Design  
Rendering

- IMC





# Horace Mann 95% Design

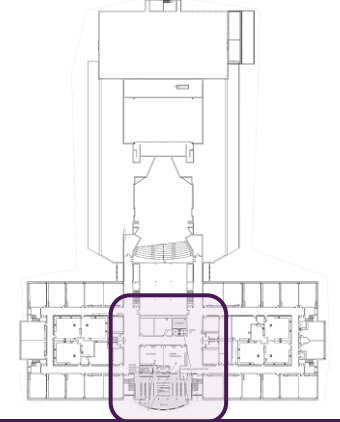


- Light Renovation
- Medium Renovation
- Heavy Renovation
- New Addition
- Updates/ Finishes

## Areas of Work

- Renovated library
- Flex rooms
- Elevator Renovation
- Toilet Rooms
- Elevator

## Key Plan





# ➤ Horace Mann/ Montessori 95% Design

## Mechanical Systems Summary

- Adding thermal equalizers to cafetorium and library.
- New Chilled/Hot Water AHU to serve fitness addition.
- New Chilled/Hot Water AHU and VAVs to serve Montessori office addition.
- New VAVs to serve office remodel.
- Modify existing systems to serve remodeled areas.

## Plumbing Systems Summary

- Modifying existing systems to fit remodeled spaces
- New showers
- New toilet room by front lobby
- Modifying existing systems to fit remodeled spaces
- New toilet room group in Montessori addition



# ➤ Horace Mann/ Montessori 95% Design

## Electrical Systems Summary

- Power, lighting, telecom and security renovations as needed for the new secure entry
- Power distribution, lighting, telecom and security design for fitness addition and Montessori addition
- Power, lighting, telecom and security upgrades and modifications as needed for renovated areas
- Mass notification system modifications/extensions for remodeled areas and additions
- Replace existing generator and move to a code compliant location.
- Bring Article 700 (emergency) and 702 (optional standby) distribution equipment into code compliance
- Replace damaged pool MCC
- Electrical infrastructure for stage dimming system
- LED lighting upgrades in renovated spaces
- Replace Fire Alarm System





# 2

**Horace Mann Middle School**  
95% Budget Review



# ➤ 95% Budget Comparison

<u>Site</u>	<u>Original Referendum</u>	<u>Winter 2023 Re-Estimate</u>	<u>95% Design</u>
Horace Mann/ Montessori	\$12,119,000	\$13,327,576	\$12,900,000



# Budget Update

2022 Capital Referendum Budgets (6.24.24)			
Location	Original Budget	Design Budget	Bid Budget
District Wide	8,614,000	8,614,000	8,614,000
East High School	5,998,000	6,404,454	5,435,289
East Athletics Phase 1	3,714,000	4,346,200	4,069,948
East Athletics Phase 2			
Franklin Elementary	761,000	913,000	913,000
GD Jones Elementary	198,000	248,000	258,590
Grant Elementary	2,068,000	2,585,000	2,585,000
Hawthorn Hills Elementary (bldg)	690,000	700,000	538,950
Hawthorn Hills Elementary (site)	1,926,000	44,000	44,000
Hewitt-Texas Elementary	133,000	166,000	166,000
Horace Mann MS			
Horace Mann MS & Montessori	12,119,000	13,327,576	12,900,000
John Marshall Elementary	565,000	706,000	706,000
John Muir Middle School	34,794,000	34,307,800	36,790,953
Lincoln Elementary	214,000	268,000	268,000
Maine Elementary	141,000	176,000	241,376
Rib Mountain Elementary	158,000	198,000	198,000
Riverview Elementary	1,465,000	1,665,000	1,920,288
School Forest	4,243,000	5,043,000	5,478,788
South Mountain Elementary	4,873,000	4,873,000	4,873,000
Stettin Elementary School	3,462,000	3,767,286	3,462,000
Thomas Jefferson Elementary	902,000	1,082,000	1,110,847
West High School	28,395,000	29,895,000	31,088,437
West Athletics Phase 1	2,733,627	1,563,300	1,963,267
West Athletics Phase 2	1,633,373	2,200,000	2,009,874
West Community Room/Bleacher Storage			1,221,000
Total	119,800,000	123,092,616	126,856,606
Projected Interest Earnings	<u>8,000,000</u>		
Over/(under) Including Interest Earnings		(4,707,384)	(943,394)



# Conclusion

## Board Action

- Approve plan designs for Horace Mann, as presented, to be issued for bidding



# 3

## Questions