

**SECTION 6**

**PRELIMINARY PROGRAM AND BUDGET**



**Lake Mills Area School District**  
**Preliminary Space Program for a 500 student functional capacity High School**  
 13-Jan-15

	Occupants	# rooms	SF/room	Total SF	Additional Information
<b>Instructional Classrooms</b>					
<b>Academics</b>					
Math	25	4	900	3,600	
Social Studies	25	4	900	3,600	
Language Arts	25	4	900	3,600	
Science	25	4	1,600	6,400	
General Storage		4	400	1,600	storage per department
Grade resource		4	680	2,720	
Multi-Purpose Area		4	1,000	4,000	
<b>Sub Total</b>	<b>400</b>				<b>25,520</b>
<b>Exploratory / Encore Areas</b>					
<b>Art</b>					
Classroom	25	1	1,400	1,400	2D / 3D room
Kiln		1	300	300	
Storage		1	400	400	
<b>Sub Total</b>	<b>25</b>				<b>2,100</b>
<b>Music</b>					
Band/Chorus	40	1	5,000	5,000	locate near auditorium
Ensemble/General Music		1	1,000	1,000	sized for 100 students
Practice rooms		3	100	300	
Instrument storage		1	800	800	
General Storage		2	600	1,200	
<b>Sub Total</b>	<b>40</b>				<b>8,300</b>

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<b>Career Technical Education (CTE)</b>					
Foods Lab	25	1	2,000	2,000	
Classroom		1	900	900	
Computer/Technology Lab		1	1,500	1,500	
Woods	25	1			
Metals	25	1			
Small Engine/Auto		1			
Ag Lab	25	1			
Storage		2	400	800	
<b>Sub Total</b>	<b>100</b>			<b>5,200</b>	
<b>World Language</b>					
Classroom	25	2	900	1,800	
Storage		1	200	200	
<b>Sub Total</b>	<b>50</b>			<b>2,000</b>	
<b>Physical Education</b>					
Gym #1	50	1	14,000	14,000	2 full size BB court w/ safety clearances / 800 bleachers
Gym #2	25	1	7,000	7,000	1 full size BB court w/ safety clearances
PE Locker rooms		2	1,800	3,600	
Athletic Locker rooms		2	1,200	2,400	
Weight room		1	3,800	3,800	
Wrestling room		1	3,200	3,200	
Health classroom	25	1	900	900	
Training room		1	300	300	
Concession		1	600	600	
Pre-function space		1	2,500	2,500	Near cafeteria and auditorium
Office		2	150	300	shared between gym and auditorium - sized for 500
Storage		3	700	2,100	
<b>Sub Total</b>	<b>75</b>			<b>40,700</b>	

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<b>Support Spaces</b>					
<b>Library</b>					
Seating/stacks	1	4,000	4,000		focus on comfortable seating and technology
Lab area	1	800	800		flexible tables without desktop computers
Conference	1	250	250		student use with transparency
Office/workroom	1	500	500		
Storage	1	400	400		
Network	1	200	200		
<b>Sub Total</b>				<b>6,150</b>	
<b>Cafeteria</b>					
Lunch room	1	4,500	4,500		2 lunch periods w/ 250 each
Storage	1	600	600		table storage
Serving Line	1	1,200	1,200		
Kitchen	1	3,000	3,000		3 serving lines / cooking, serving, & dishwashing
Kitchen storage	1	600	600		
<b>Sub Total</b>				<b>9,900</b>	
<b>School office</b>					
Reception waiting	1	200	200		waiting for 6 people
Reception	1	400	400		open office environment for (2) people
Workroom	1	400	400		
Storage	2	200	400		
Admin office	2	180	360		
Conference	2	200	400		
Redirection room	1	64	64		
Staff Toilets	2	64	128		
Security/network	1	200	200		
Nurse	1	400	400		3 cots / view to main office
<b>Sub Total</b>				<b>2,952</b>	

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<b>Guidance</b>					
Reception waiting		1	200	200	located near admin office to share resources
Reception		1	150	150	waiting for 6 people
Pupil Services staff		3	150	450	open office for (1) person
Counselors		2	150	300	shared between traveling Psych/SW/ELL/Speech
Conference		1	200	200	
Storage		1	200	200	
<b>Sub Total</b>				<b>1,500</b>	
<b>Staff</b>					
Staff Lounge		1	800	800	near cafeteria
Staff Workroom		1	600	600	likely connected to lounge
Staff Toilets		6	64	384	spread throughout building
<b>Sub Total</b>				<b>1,784</b>	
<b>Special Education</b>					
CD classroom		1	1,000	1,000	attached restroom with changing table and roll in shower
OP/PT		1	750	750	
General classroom		2	750	1,500	
<b>Sub Total</b>				<b>1,500</b>	

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<b>Auditorium &amp; Support</b>					
Seating	500	1	6,000	6,000	fixed number of seats
Stage		1	3,600	3,600	no fly space
Orchestra Pit		1	1,200	1,200	lift required
Storage - Costume		1	600	600	
Storage - General		1	600	600	
Lighting & Sound Eqpmnt.		1	1,200	1,200	
Prop Construction		1	1,500	1,500	recessed dock
Paint Room		1	100	100	
Dressing Room		2	500	1,000	
Box Office		1	300	300	
Box Office Storage		1	300	300	
Sound Booth		1	300	300	
Lighting Booth		1	300	300	
Janitor Closet		2	75	150	
Toilet Rooms		2	100	200	between dressing rooms
<b>Sub Total</b>				<b>17,350</b>	
<b>Miscellaneous</b>					
Toilet rooms		10	500	5,000	
Maintenance office		1	200	200	
Maintenance workshop		1	600	600	
IT Office		1	144	144	12x12
IT Server Room		1	100	100	10x10
Storage		4	200	800	
Janitor closets		4	64	256	
Data closets		4	64	256	
Mechanical room		2	2,000	4,000	
Electrical room		2	800	1,600	
Plumbing room		2	300	600	
Receiving		1	1,200	1,200	
<b>Sub Total</b>				<b>14,756</b>	
<b>Total Net Area</b>				<b>139,712</b>	
Circulation Factor 35%				<b>48,899</b>	
Functional Design Capacity (80%)	552				
<b>Totals</b>				<b>188,611</b>	

### Land Recommendation

30 - 40 Acres of \*buildable land plus (1) acre for every 100 student population

**35 - 45 Acres**

\* Buildable land does not include setbacks, easements, wetlands, ponds, or areas of unusable topography





## Lake Mills HS- Facility Study Budget

Location/Scope	Description	Construction Budget Amount	Budget Amount w/ Fees (Low)	Budget Amount w/ Fees (High)
Sitework	Some concrete walks are showing signs of settling and cracking. Should plan for replacement in future budgets. (500 LF x 8' Wide)	\$ 34,000	\$ 44,200	\$ 49,300
Sitework	Site stairs on the North side of the building adjacent to the generator will need to be replaced due to failure.	\$ 36,800	\$ 47,840	\$ 53,360
Sitework	Repair, clean and paint the railings on the East side of the Auditorium.	\$ 3,195	\$ 4,154	\$ 4,633
Sitework	Replace the railings on the North side of the building.	\$ 11,250	\$ 14,625	\$ 16,313
Sitework	Repair and replace the vault lid.	\$ 7,500	\$ 9,750	\$ 10,875
Music/ Multi-Purpose Rm	Consider acoustical clouds and wall panels. \$20k allowance for lights	\$ 104,090	\$ 135,317	\$ 150,951
Media Center	Consider remodeling media center (Library)	\$ 506,000	\$ 657,800	\$ 733,700
Lower Level	Update furniture	\$ 135,000	\$ 135,000	\$ 195,750
Lower Level	Renovate Locker Area for additional instructional space	\$ 600,720	\$ 780,936	\$ 871,044
Lower Level	FACE lab under utilized- Medium Renovation (Includes New Enclosed Storage Cabinets w/ Stainless tops)	\$ 216,810	\$ 281,853	\$ 314,375
Lower Level	Relocate science room fume hood	\$ 20,000	\$ 26,000	\$ 29,000
Lower Level	Separation Between Wood Shop and Welding needs to be Updated	\$ 24,500	\$ 31,850	\$ 35,525
Upper Level	Update furniture	\$ 135,000	\$ 135,000	\$ 195,750
Upper Level	Renovate area for office and common support functions	\$ 1,107,500	\$ 1,439,750	\$ 1,605,875
Upper Level	Classroom Addition	\$ 1,581,000	\$ 2,055,300	\$ 2,292,450
Exterior Envelope	Consider replacing all wood siding with an appropriate replacement exterior material. If a wood grain appearance is desired consider cement board siding.	\$ 6,900	\$ 8,970	\$ 10,005
Exterior Envelope	Consider cutting an aluminum cap on the 1988 gym piers. The exposed brick in this area will continue to degrade.	\$ 40,950	\$ 53,235	\$ 59,378
Exterior Envelope	Consider replacing the damaged metal panel on the link to the Tech Building (South Side of Link)	\$ 3,348	\$ 4,352	\$ 4,855
Ext. Canopy	Remove all peeling paint on fascia sections and repaint with high quality paint.	\$ 4,427	\$ 5,754	\$ 6,418
Ext. Canopy	Remove all rust on the 1962 canopy and 1 beam columns and repaint with high quality paint.	\$ 10,010	\$ 13,013	\$ 14,515
Ext. Canopy	Repair coping and fascia as required.	\$ 5,902	\$ 7,673	\$ 8,558
Special Ed	Consider some method to divide the larger room 323 into small quadrants for small group activities.			
Sitework	Concrete stoops at egress doors do not comply with ADA and as paved areas are replaced the ADA requirements will need to be addressed.			
Sitework	Grade landscape areas away from the building.			
Exterior Envelope	Strip and paint all peeling areas around the building.			
Exterior Envelope	Tuck Point all masonry areas as needed (Tuck Point Brick Veneer only)			
Exterior Envelope	Tuck point the cmu on the Original 1962 Building (Tuck Point CMU Only)			
Exterior Envelope	Repair the cracking concrete panels on the Tech Building as needed			
Exterior Envelope	Re-caulk joints as required.			
Exterior Envelope	Continue routine maintenance.			
Exterior Envelope	Replace exterior steel doors and frames that are rusting			
Exterior Envelope	Remove rust from steel lintels and paint with high quality enamel.			
Exterior Envelope	Remove and replace all degraded sealant and replace with new.			
Exterior Envelope	Consider replacing windows that are not operating correctly (Gaskets on Windows, Rusted Frames, etc.)			
Exterior Envelope	Consider replacing windows on the South side of the HS is failed and should be considered for replacement.			
Sitework	Access road and asphalt on the South side of the HS is failed and should be considered for replacement.			
Sitework	Replace the South parking lot with new asphalt. Areas of land fill that are unstable should be avoided.			
Fire Protection	Existing 4" dedicated water service is brought into building by the new auditorium. This currently provides coverage for the remainder of the building			
Fire Protection	the new auditorium, corridor, auditorium entrance, toilet rooms and the stage. Recommendation to provide coverage for the remainder of the building	\$ 487,550	\$ 633,815	\$ 706,948
Fire Protection	Potential Fire Pump	\$ 60,000	\$ 78,000	\$ 87,000
Plumbing	Schedule the replacement of the existing toilet room fixtures with low flow, ADA compliant fixtures.			
Plumbing	Schedule replacement of any old, non-ADA compliant water coolers with ADA compliant units with bottle-fillers.			
Plumbing	Schedule replacement of the shower pedestals with new low shower systems and new ADA compliant shower units as required.			

## Lake Mills HS- Facility Study Budget

Location/Scope	Description	Construction Budget Amount	Budget Amount w/ Fees (Low)	Budget Amount w/ Fees (High)
Plumbing	All interior & exterior sewers below grade should be investigated with a sewer camera. Any portions of the piping found to be deficient should be replaced	Needs Further Investigation	Needs Further Investigation	Needs Further Investigation
HVAC	With the exception of the 2005 roof top mechanical units all other air handling equipment is original to the building and in need of replacement.	Needs Further Investigation	Needs Further Investigation	Needs Further Investigation
HVAC	Remove the existing National Boiler and expand the boiler plant with additional high-efficiency condensing boilers and variable flow pumping systems with digital control. This type of updated boiler plant and control will optimize boiler and pumping efficiencies and reduce operating costs.	\$ 200,000	\$ 260,000	\$ 290,000
HVAC	Replace the existing indoor air handling units serving the tech-ed shops, lower level science classrooms, and the IMC.	\$ 160,000	\$ 208,000	\$ 232,000
HVAC	Revise the air handling systems serving the tech-ed shops to provide individual air handling units for the woods and welding shops interlocked with the specific exhaust systems to properly control room pressures.	Needs Further Investigation	Needs Further Investigation	Needs Further Investigation
HVAC	Room pressure control will also help to address the odor and fume migration issues.	Needs Further Investigation	Needs Further Investigation	Needs Further Investigation
HVAC	Replace the pneumatic control system and current Johnson and Trane systems with a single-source, digital Building Automation System (BAS) with programming strategies to optimize building energy usage and webbased functionality for remote accessibility.	Needs Further Investigation	Needs Further Investigation	Needs Further Investigation
HVAC	Depending on the Owner's experience with Johnson Controls and Trane, the central IBAS could be an extension of one of these two systems, or it could be a completely new system since such an extensive amount of replacement and updating is required.	Needs Further Investigation	Needs Further Investigation	Needs Further Investigation
Electrical	Branch electrical panels are original to the building and have limited capacity and should be replaced.	\$ 70,000	\$ 91,000	\$ 101,500
Electrical	Provide emergency lighting in all areas of the building to bring the current building up to code.	\$ 40,000	\$ 52,000	\$ 58,000
Electrical	Cabling and wiring not supported above the ceilings and in data closets.	\$ 3,000	\$ 3,900	\$ 4,350
Electrical	Fire alarm system outdated and should be updated to full code compliance.	\$ 30,000	\$ 39,000	\$ 43,500
Electrical	Clock/public address system is nearing the end of its lifespan and should be considered for replacement.	\$ 20,000	\$ 26,000	\$ 29,000
Electrical	Emergency generator dated to the original construction.	\$ 50,000	\$ 65,000	\$ 72,500
Electrical	No emergency power shut off in the Tech Ed area.	\$ 15,000	\$ 19,500	\$ 21,750
Electrical	Wire in Tech Ed areas should be supported and in conduit.	\$ 4,000	\$ 5,200	\$ 5,800
Electrical	The Main 2000 Amp service in the facility has capacity for future additions and addition space on the I-line panel is present.	Needs Further Investigation	Needs Further Investigation	Needs Further Investigation
Electrical	We recommend the breakers in the switchboard be exercised each year to ensure they operate properly. This should be done by a licensed electrician and over a pre-planned outage.	\$ 1,500	\$ 1,950	\$ 2,175
Electrical	Keep existing new panels in place add additional circuits if required.	Needs Further Investigation	Needs Further Investigation	Needs Further Investigation
Electrical	Replace existing panels over 40 years old with new panels in place. Breakers over 20 years old can fail as heat, dirt and corrosion over time can cause breakers to not open upon a fault.	Needs Further Investigation	Needs Further Investigation	Needs Further Investigation
Electrical	Additional receptacles can be added to existing rooms if required. A typical new classroom in Wisconsin is provided with 9 receptacles and 3 circuits	Needs Further Investigation	Needs Further Investigation	Needs Further Investigation
Electrical	Broken receptacles and plates can be replaced as part of a maintenance program.	Needs Further Investigation	Needs Further Investigation	Needs Further Investigation
Electrical	Provide new Fluorescent to replace the existing incandescent fixtures.	Needs Further Investigation	Needs Further Investigation	Needs Further Investigation
Electrical	Replace fixtures in the locker room with new high abuse T8 type	\$ 2,300	\$ 2,990	\$ 3,335
Electrical	Replace all the exit lighting with new LED type.	\$ 3,000	\$ 3,900	\$ 4,350
Electrical	Provide and install emergency lighting in all areas of the facility to bring the facility up to current code if required. This will require starting the generator and providing a survey of light levels in all paths of egress.	\$ 15,000	\$ 19,500	\$ 21,750
Electrical	Current code also mandates a specific light level outside all egress doors on the exterior of the building. This should also be considered upgrade.	\$ 3,000	\$ 3,900	\$ 4,350
Electrical	As increased security is addressed, the district may consider adding security lighting around the perimeter of the facility.	\$ 15,000	\$ 19,500	\$ 21,750
Electrical	New data drops can be added at any point. A possible new data rack may be required to accommodate any new rack mounted equipment.	\$ 4,000	\$ 5,200	\$ 5,800
Electrical	Provide independent AC unit to serve data closet	\$ 20,000	\$ 26,000	\$ 29,000
Electrical	Remove all equipment not associated with data systems and clean dirt and debris from equipment	Needs Further Investigation	Needs Further Investigation	Needs Further Investigation

## Lake Mills HS- Facility Study Budget

Location/Scope	Description	Construction Budget Amount	Budget Amount w/ Fees (Low)	Budget Amount w/ Fees (High)
Electrical	Expand the CCTV system as required. The district indicated they will be adding cameras to this system. A possible upgrade is to add IP cameras to allow for the system to be converted to a full IP solution in the future	\$ 6,800	\$ 8,840	\$ 9,860
Electrical	Replace the system with new addressable devices to bring the facility up to full code compliance. This will require new a new head end, devices and wiring	\$ 30,000	\$ 39,000	\$ 43,500
Electrical	In the near future the state of Wisconsin will adopt the new version of the IBC. The new version requires school facilities to install a voice annunciated fire alarm system. This simply means that a speaker in lieu of a horn needs to be installed. This also requires more devices in areas of a horn needs to be installed.	\$ 35,000	\$ 45,500	\$ 50,750
Electrical	Staff indicated new roof top units will be installed this summer. The district should verify if new duct smoke detectors are required on the equipment and connect to the fire alarm system to meet code compliance	\$ 3,500	\$ 4,550	\$ 5,075
Electrical	The system is nearing the end of its lifespan and should be considered for replacement. Many schools in Wisconsin are converting the old style intercom systems to IP type and eliminating the head end racks. This allows the system to be operated with software. This solution would require replacement of the speakers in the rooms with new IP type. allows the system to be operated with software. This solution would require replacement of the speakers in the rooms with new IP type.	\$ 15,000	\$ 19,500	\$ 21,750
Electrical	This system has exceeded its useful life span and should be replaced with a new set, exterior mounted to allow for proper code compliance provide two distribution branches, a life safety and non to separate the existing loads to also bring that portion up to code compliance.	Needs Further Investigation	Needs Further Investigation	Needs Further Investigation
Electrical	A possible addition to add emergency power to data closets to allow the network and phone system to operate in a power failure	\$ 6,000	\$ 7,800	\$ 8,700
Electrical	No master emergency shut off was provided on the Tech Ed panels. We would recommend an emergency shut off with a contactor to shut down all shop equipment if the emergency switch was activated.	\$ 15,000	\$ 19,500	\$ 21,750
Electrical	We noted open wiring in the tech areas. This should be routed and properly supported.	\$ 2,000	\$ 2,600	\$ 2,900
Electrical	All shop equipment in Tech Ed labs should be equipped with a magnetic starter. This provides protection in the event of a power fail the equipment will not start back up after power is restored.	\$ 12,000	\$ 15,600	\$ 17,400
Electrical	We observed miscellaneous junction boxes that should be covered.	\$ 1,000	\$ 1,300	\$ 1,450
		<b>\$</b>	<b>\$ 7,620,917</b>	<b>\$ 8,590,600</b>