



# BRAYARCHITECTS

Master Planning Services Proposal

Belle Plaine Public Schools



December 30, 2024

# BRAYARCHITECTS

## contents

### 01

Cover Letter 1

### 02

Firm Introduction 2

### 03

Project Team 5

### 04

Engagement 9

### 05

Master Plan Project Experience 24

### 06

Project Schedule 48

### 07

Fee Proposal 49

**01**

**cover** letter



# BRAYARCHITECTS

December 30, 2024

Dr. Ryan Laager, Superintendent  
Belle Plaine Public Schools  
220 South Market Street  
Belle Plaine, Minnesota 56011

Dear Ryan,

We are grateful for the opportunity to partner with Belle Plaine Public Schools (BPPS) on master planning, community engagement, and bond referendum support. We are appreciative of the time you have taken to introduce us to the potential projects and show us around the schools and site potentially impacted.

As trusted and innovative leaders in educational planning and design, as well as community engagement and referendum support, we believe the Bray team would make an excellent partner as BPPS takes on this important master planning project. A few key reasons we are the best partner for BPPS include:

**Commitment to Minnesota** | While active in Minnesota for decades, we recently solidified our commitment to the Minnesota K-12 community by acquiring MLA Architects (MLA). MLA has been serving clients throughout Minnesota and western Wisconsin for nearly 30 years. With MLA founder Mark Lenz and the MLA team we are excited to have deepened both our K-12 expertise and our local team to serve districts like BPPS.

**Commitment of Experienced Leadership** | Every project has the active involvement of our leadership team. Mark Lenz and Matt Wolfert will lead our team throughout your project. This day-to-day commitment of firm leadership ensures you'll have the expertise needed to make your project a success.

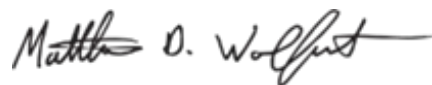
**Depth of Experience with Kraus-Anderson and Baird** | We are excited for the opportunity to continue our longstanding partnerships with Kraus-Anderson and Baird. We have worked with Kraus-Anderson on more than 15 successful K-12 master planning and/or architectural projects in recent years. Our decades long partnership with Baird serving K-12 clients throughout the Midwest includes more than 100 successful referenda in recent years. They are both excellent partners who share our values and, like our team, are dedicated to your success.

**Auditorium/Theater Design Expertise** | Bray-designed theater spaces (over 25,000 seats) are the result of our planning and engagement work with each community and its various groups of key stakeholders to realize their vision. Between our in-house expertise and proper outside consultants, Bray will deliver state-of-the-art facilities that will be the pride of BPPS!

**Communications, Community Engagement, + Referendum Support** | Our communications team will become an extension of your leadership team and will lead the messaging, strategy, graphic design, and delivery of a robust information campaign leading up to and during a potential referendum. Our proven approach to community engagement and referendum communications has led to an 75% success rate on 61 referendum campaigns in the past five years.

Thank you for your consideration, and we look forward to our partnership with BPPS on this important planning, engagement, and architectural project.

Sincerely,



Matthew D. Wolfert, AIA, NCARB, LEED® AP  
President | Architect  
C: 920-980-5548  
mwolfert@brayarch.com



Mark Lenz, AIA  
Architect | Saint Paul Office  
O: 651.770.4442  
mlenz@brayarch.com

**davenport**  
220 Emerson Place  
Suite 301  
Davenport, IA 52801  
T: 563.526.6050

**milwaukee**  
829 S. 1st Street  
Milwaukee, WI 53204  
T: 414.226.0200

**moline**  
1465 41st Street  
Suite 10  
Moline, IL 61265  
T: 309.762.0511

**saint paul**  
12 Long Lake Road  
Suite 17  
St Paul, MN 55115  
T: 651.770.4442

**sheboygan**  
1227A N. 8th Street  
P.O. Box 955  
Sheboygan, WI 53082-0955  
T: 920.459.4200

02

**firm** introduction





## firm profile

Bray + MLA is a trusted and innovative leader in educational and civic design. We guide our clients through their full journey, from planning and community engagement to architecture and interior design.

Our diverse group of specialists has been widely recognized as experts in K-12 planning and design, taking a community-based approach to each partnership. With listening and expertise, our team will lead a process that engages your community, navigates known and unknown obstacles, and moves your project to a successful completion.

By actively connecting with our clients, we deliver solutions that are rooted in your needs and values. We know that when we're finished, the project is yours; it's only successful if it works for you. We draw on our depth of knowledge to create lasting, functional, and creative solutions that shape lives and communities for the better.

*As trusted advisors, Bray + MLA listens closely to client needs and seeks to create designs that meet and exceed your expectations.*

# firm profile

## PRIMARY CONTACTS



**matt wolfert**

**PRINCIPAL-IN-CHARGE**  
mwolfert@brayarch.com  
C 920.980.5548



**mark lenz**

**ARCHITECT | SAINT PAUL OFFICE**  
mlenz@brayarch.com  
O 651.770.4442

## OFFICE LOCATIONS

### davenport

220 Emerson Place  
Suite 301  
Davenport, IA 52801  
T: 563.526.6050

### milwaukee

829 South 1st Street  
Milwaukee, WI 53204  
T: 414.226.0200

### moline

1465 41st Street  
Suite 10  
Moline, IL 61265  
T: 309.762.0511

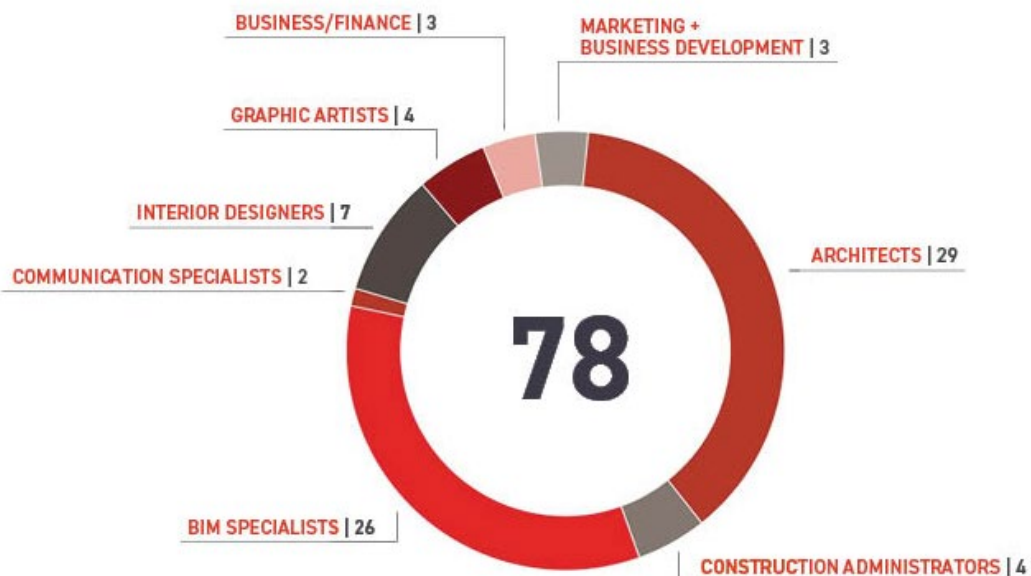
### saint paul

12 Long Lake Road  
Suite 17  
St. Paul, MN 55115  
T: 651.770.4442

### sheboygan

1227A North 8th Street  
P.O. Box 955  
Sheboygan, WI 53082  
T: 920.459.4200

## TEAM OVERVIEW



# primary professional services



## FACILITY PLANNING

From facility assessments to master planning, we'll use conversation, data, and visioning to help you map out your needs.



## INTERIOR DESIGN

We'll look at who you are and how you'll use your space to create a thoughtful and functional design that reflects your identity and community.



## ARCHITECTURE

Drawing on our depth of knowledge, we'll engage our team's creativity to create the best solution for your community and your budget.



## ENGAGEMENT

From stakeholder meetings to engagement sessions, we'll help to make sure your community is informed, engaged, and heard.

# in-house capabilities

## PLANNING NOW FOR THE FUTURE

Before we put ideas to paper, we dive in to discover your community's needs and goals. Our first priority always is to listen and learn from your stakeholders. Their insight and input will guide us every step of the way.

We'll examine your current facilities, thoroughly documenting the condition of the buildings. Drawing on our depth of experience in planning, we'll look at both your current facility needs and what you'll need into the future.

Our facilities assessment and pre-construction services include:

- Master planning
- Facilities study
- Condition assessment
- ADA compliance review
- Capacity analysis
- Educational visioning
- Site analysis
- Engagement (students, staff, and community)
- Referendum support

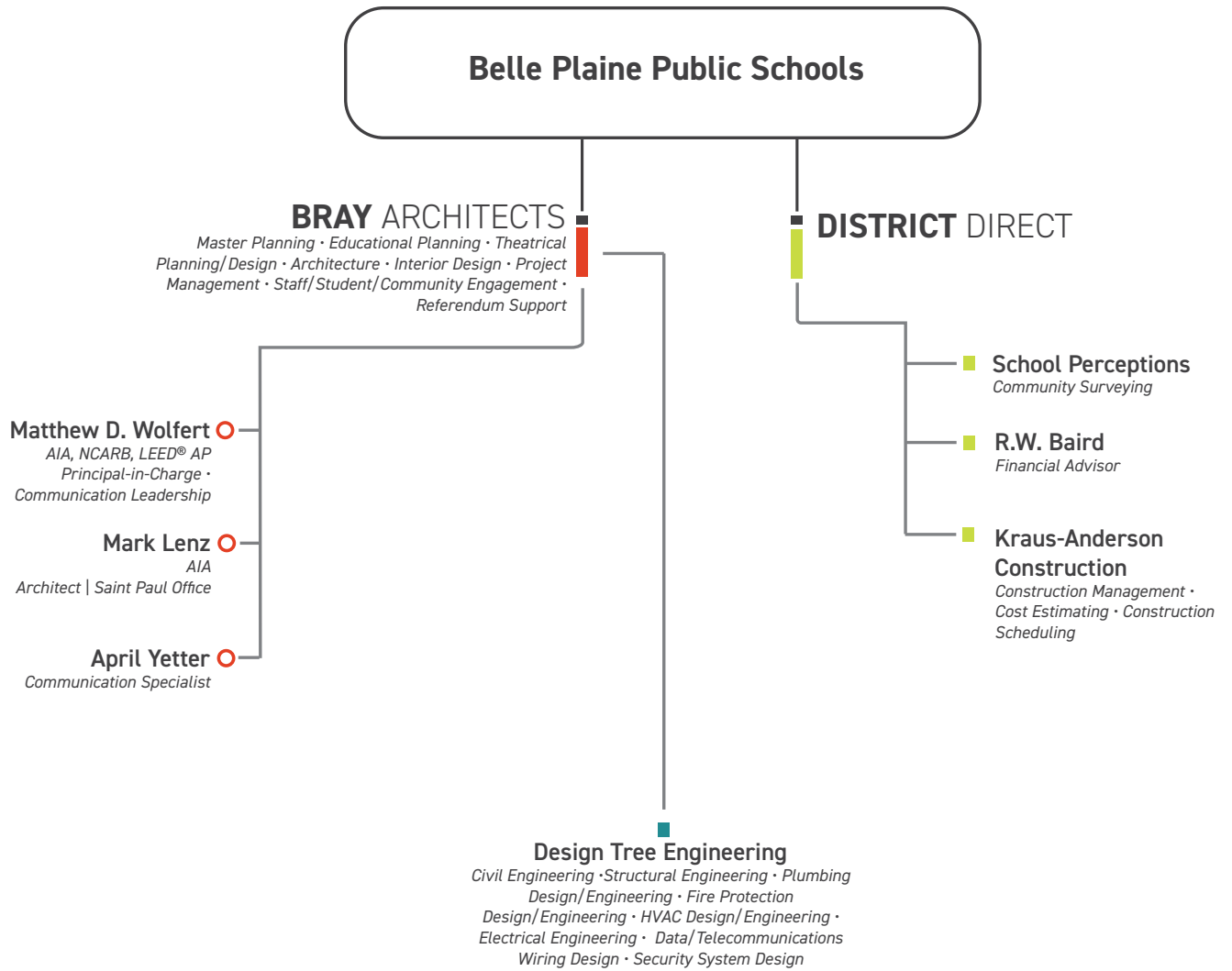
**We have been providing these services to school districts for over 60 years.**

**03**

**project** team



# project team





# Matthew D. Wolfert

AIA, NCARB, LEED® AP

Principal-in-Charge | Communication Leadership

Matt brings an unmatched depth of experience and a wealth of knowledge to our firm and clients alike. He began his career at Bray Architects as an Architectural Intern, working his way up from print room intern to an owner of the firm and director of complex, multi-million dollar projects.

Matt maintains a focus on business development, project management, and pre-referendum strategy, playing an integral role in project initiation and community engagement. Clients appreciate his unique ability to understand their goals and articulate strategies in an easily understandable way. Involved throughout the life of a project, Matt also establishes and maintains design budgets and construction schedules – always seeking the highest quality design within budget.



## Education

**Master of Business Admin. + Bachelor of Science**  
*Architectural Studies | UW - Milwaukee*

## Registration + Certification

**Architect - FL, IA, IL, and WI**

**Leadership in Energy and Environmental Design**  
**Accredited Professional (LEED® AP)**

## Associations

**American Institute of Architects (AIA)**

**National Council of Architectural Registration Boards**  
**(NCARB)**





# Mark A. Lenz

AIA

Architect | Saint Paul Office



As project architect, Mark has direct and personal involvement in every project. He has over 35 years of architectural /educational planning and design experience. Within that time, he has been involved with the development and coordination of planning and expansion efforts for a variety of school district building programs.

Mark has planned and designed projects ranging from the remodeling and repair of existing school facilities to new school facility construction. Through his experience, he has developed an excellent reputation of meeting both project program and budget requirements.



### Education

**Bachelor of Architecture**

*North Dakota State University*

### Registration + Certification

**Architect - MN, WI**

### Associations

**American Institute of Architects (AIA)**

**Minnesota School Boards Assoc. (MSBA)**

**Minnesota School Administrators Assoc. (MASA)**

**Minnesota Rural Education Assoc. (MREA)**





# April Yetter

Communication Specialist

April brings years of K-12 school communication experience to Bray's public communications and graphics team and helps lead engagement efforts during the pre-referendum phase. She has experience leading referendum and communication campaigns and supports clients in developing and implementing effective communication strategies and plans to clearly articulate the facility planning process, needs and proposed solutions.

Post-referendum, April works closely with our internal delivery teams and clients to support continued community engagement and clear communication during project design and construction, key milestone events, and more.



## Education

**Bachelor of Science**

*Business Administration | Bemidji State University*



**04**

engagement



# student, staff + community engagement

As the leading planner and designer of PreK-12 educational facilities, we have a great understanding and appreciation for engaging educators, students, and the community in a dialogue about needs, design solutions, and costs/tax impacts. Our success in determining community and district needs for any project is rooted in our ability and desire to engage with, and listen to, this cross-section of stakeholders. From pre-referendum through construction, our team of architects, communications, and community-engagement experts work with districts to ensure the right type of engagement at the right time. It is through extensive engagement and listening efforts that the needs of the community and district are established and verified.

## STUDENT + STAFF ENGAGEMENT

We believe that the physical environment can enhance the way students learn and teachers teach. From providing appropriate temperature and lighting controls to flexible walls and furniture, our process encourages extensive student and staff engagement.



The design team for Forest Edge Elementary School, visited the school one year later to learn about the sustainable systems of the school from students.

## Student Engagement

From creating a student design committee to working with an existing group such as the student council, our team engages with students to gain input on a variety of design decisions such as playground location/design to the selection of lockers, interior colors, and furniture. To gain a deeper understanding of student needs, our architects and educational planners will also be a "student-for-a-day" to see what students experience on a day-to-day basis in the classroom and throughout the building.

## Staff Engagement

While the approach to staff engagement varies depending on the project type and existing staff organization or committees already in place, the goal is the same in every case — to learn how the building can enhance teaching today and how it will need to adapt for future delivery methods.

Our team works with each school district to determine which staff-engagement model will work best for them. For example, if designing a new elementary school that does not yet have an assigned principal or staff, we would build a team of staff members from across various schools who are viewed as educational leaders by their peers. If designing a high school, we often create a committee comprised of department chairs—even if they are not directly affected by the project. In every scenario, we use a variety of strategies, including staff surveys, educational visioning, listening sessions, workshops, and facility tours, to understand and learn from educators.

When working with administration, we create a Core Planning Team (CPT) consisting of educational, financial, facilities, technology, and building leaders to ensure their voices are heard and are informed and equipped with the tools needed to communicate the design to the community. The CPT meets on a more frequent basis and ultimately provides direction on all final design decisions (see Section 10 for more information).



Illustrated is an example of a fun visioning workshop done with the Evansville Community School District. Community members were asked to allocate funds based on priority of need, utilizing 'Bray Bucks.'

## Community Engagement

The most impactful way the community is involved in the design process is through their inclusion on a citizens committee or participation in focus groups. We suggest hosting two to three community focus groups to encourage feedback from the broader community. Post-referendum, we often keep the community engaged through written monthly or quarterly design updates that can be distributed via email, posted on the district's website, and/or mailed directly to residents. Facility tours throughout key times of construction are also a great way to engage the community and the neighborhoods impacted by the projects.

# community surveying

Regardless of the amount of community engagement during the planning phase, community surveying remains the best way to garner statistically valid and reliable feedback on what the community supports and how much they are willing to spend. We have successfully partnered with School Perceptions on more than 80 surveys; many were integral to the success of a long-range facilities planning process.

In partnership with School Perceptions, we develop messaging and imagery (i.e. conceptual plans) that inform the public that surveys are forthcoming, thoroughly explain the potential solutions being offered, and communicate where to find more information.





## referendum support

Bray Architects brings unmatched experience leading, facilitating, and engaging communities regarding facility needs and potential solutions. Our commitment to engagement does not simply end with facility planning. We believe the deep understanding that we gain by engaging with your schools and community during early phases positively impacts subsequent ones.

We are your partner through and through, and that means remaining an active participant throughout the referendum phase. No matter how small or complex the project, our level of commitment and service is unwavering.

Our architectural, construction, communications, and graphic design team will work collaboratively with you, becoming an extension of your district team. The scope of services provided will be customized to ensure that we are providing the proper amount of support (or leadership) at the right times throughout the campaign.

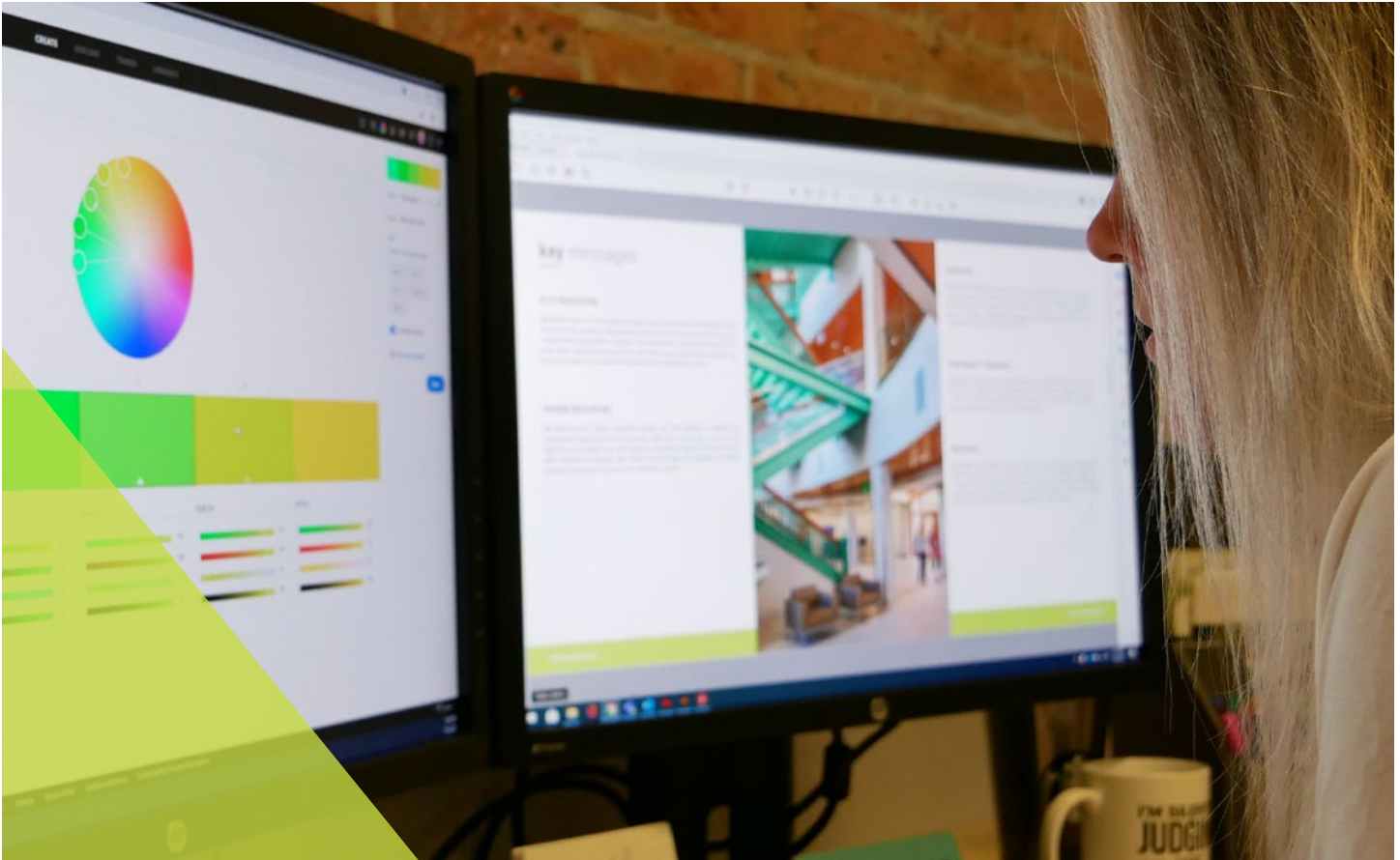
# referendum process

We are leaders in effective support of referendum communication and community engagement campaigns.

We believe successful referenda are the culmination of months of planning and implementation. Finding the right solution at an acceptable cost/tax impact, developing an appropriate community engagement strategy, and customizing the message for the community are all essential to garnering widespread support.



<b>strategize</b> <i>Weeks 1-5</i>	<b>mobilize</b> <i>Weeks 6-10</i>	<b>energize</b> <i>Weeks 11-15</i>
<ul style="list-style-type: none"> <li>• Establish communication committee</li> <li>• Develop key messages: need, solution, and cost</li> <li>• Gather information</li> <li>• Gauge community disposition</li> <li>• Audit and assess current, effective communications tools</li> <li>• Apply what we've learned from survey</li> <li>• Brand campaign: logo, slide deck, quick fact cards, templates, etc.</li> </ul>	<ul style="list-style-type: none"> <li>• Kick off the campaign</li> <li>• Create the communication strategy using print, digital + PR, and live community engagement</li> <li>• Communication campaign: the best assembly of tools targeted specifically for your community</li> <li>• Create detailed work plan and timeline, broken down weekly with all tasks and responsibilities</li> </ul>	<ul style="list-style-type: none"> <li>• Implementation</li> <li>• Print materials are distributed through mail and handed out at school/community events</li> <li>• Weekly social media, print media, digital media, radio, and/or TV coverage</li> <li>• Final open houses and as many presentations to civic groups as possible</li> </ul>

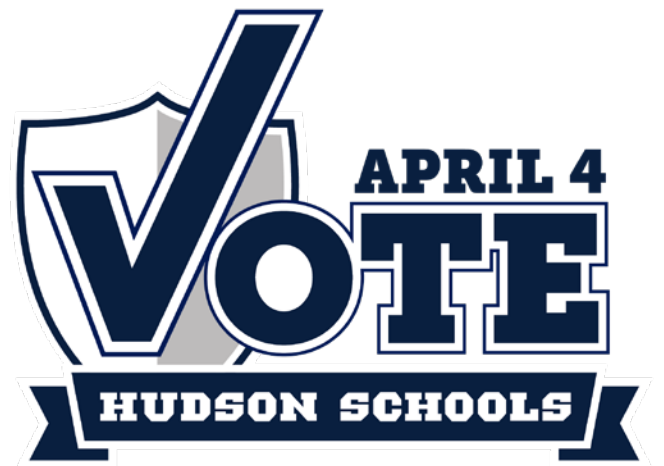


## communication tools

Our team of communication specialists and graphic designers have led the strategy and messaging for over **61 campaigns in the past five years**. The team has supported efforts from identity and branding, presentations, mailers, social media plans and graphics, information boards, videos, and more. We are well equipped to create custom tools and content that best communicate your district's needs and solution, keeping your community top of mind. A few past examples can be found on the following pages.




logos + icons



# quick facts card | 35 designed since 2020

Quick fact cards are a versatile piece that gets the basic information of the referendum out to the public quickly. This information will often include: Logo and Vote Date, Contact information, Information Session Dates, and sometimes district needs or the question.

These items can be handed out via the school board or displayed in local shops willing to hand them out to the community.



**MONTEVIDEO PUBLIC SCHOOLS • MAY 09**


**COMMUNITY INFO SESSIONS + CONTACT INFORMATION**


**Tuesday, March 14 | 6:00 PM**  
Ramsey Elementary School


**Monday, March 27 | 6:00 PM**  
Montevideo Middle School Library

**Monday, April 17 | 6:00 PM**  
Montevideo High School Library


**Tuesday, April 18 | 12:00 PM**  
Senior Center

 320 269 8833

 referendum@montevideoschools.org


 www.montevideoschools.org/referendum


The Montevideo Public School District is committed to providing all students, from cradle to career, a world class educational foundation. To best support our students and community, the district explored multiple pathways to address district-wide facility needs. The proposed solution will bring the district community together, enhance the learning environments for our k-12 learners, create separate middle and high schools on a shared campus, and provide a new performing arts center to serve students and the community.





**LEARN MORE** about the referendum and info sessions  
[montevideoschools.org/page/referendum](http://montevideoschools.org/page/referendum)

**The District-Wide Needs //**

  
Aging Buildings


  
Drop-Off + Pick-Up Safety

  
Outdated Educational Spaces

  
Performing Arts

**Question 1: Not to exceed \$54,860,000**  
Transition k-4 elementary students to the current middle school, move 5-8 students to the current high school, and build an addition to the high school building for grades 9-12.

**Question 2: Not to exceed \$11,335,000**  
Build a performing arts center as part of the high school addition.



**\$0.54** of every dollar paid locally\*  
**\$0.46** of every dollar paid by the state of Minnesota.


\* If both questions pass, the state will invest \$30,495,700; if only Question 1 passes, the state will invest \$24,182,400.

Size: 5.5 in. x 4.25 in.



**APRIL 5, 2022 REFERENDUM**

The following site, building, and educational needs were identified through a comprehensive facilities study and will be addressed the April 5 referendum is approved.

  
Aging Buildings

  
Outdated Classrooms

  
Traffic Configuration

  
Technology Infrastructure

**THE COST | \$21,500,000**

Due to the District's financial planning and pre-payment of prior referendum debt, the District can address their priority needs at the Elementary, Middle, and High School with an estimated tax increase of \$44 per \$100,000 of fair market property value.

Mill Rate (Per \$1,000 of fair market property value)	<b>\$0.44</b> (increase over 2021-22 mill rate)	
Fair Market Property Value	Estimated Annual	Estimated Monthly
\$100,000	\$44.00	\$3.67
\$200,000	\$88.00	\$7.33
\$300,000	\$132.00	\$11.00

Assumptions: 20-year long-term borrowings at planning interest rates ranging from 3.50%-3.75%. Mill rate based on 2021 Equalized Valuation (TID-OUT) of \$672,352,973 with annual growth of 2.00% thereafter. Estimated 2023 Equalized Valuation (TID-OUT) includes additional valuation of \$49,979,900 from the projected closure of the Village of Belgium's TID #4 in September 2022. Tertiary Aid Impact (2021-22 October 15 Certification): 6.30%. - Information provided by Baird.

**CONTACT INFORMATION**

920.668.8686  
referendum2022@cgbrockets.com

 Cedar Grove-Belgium School District

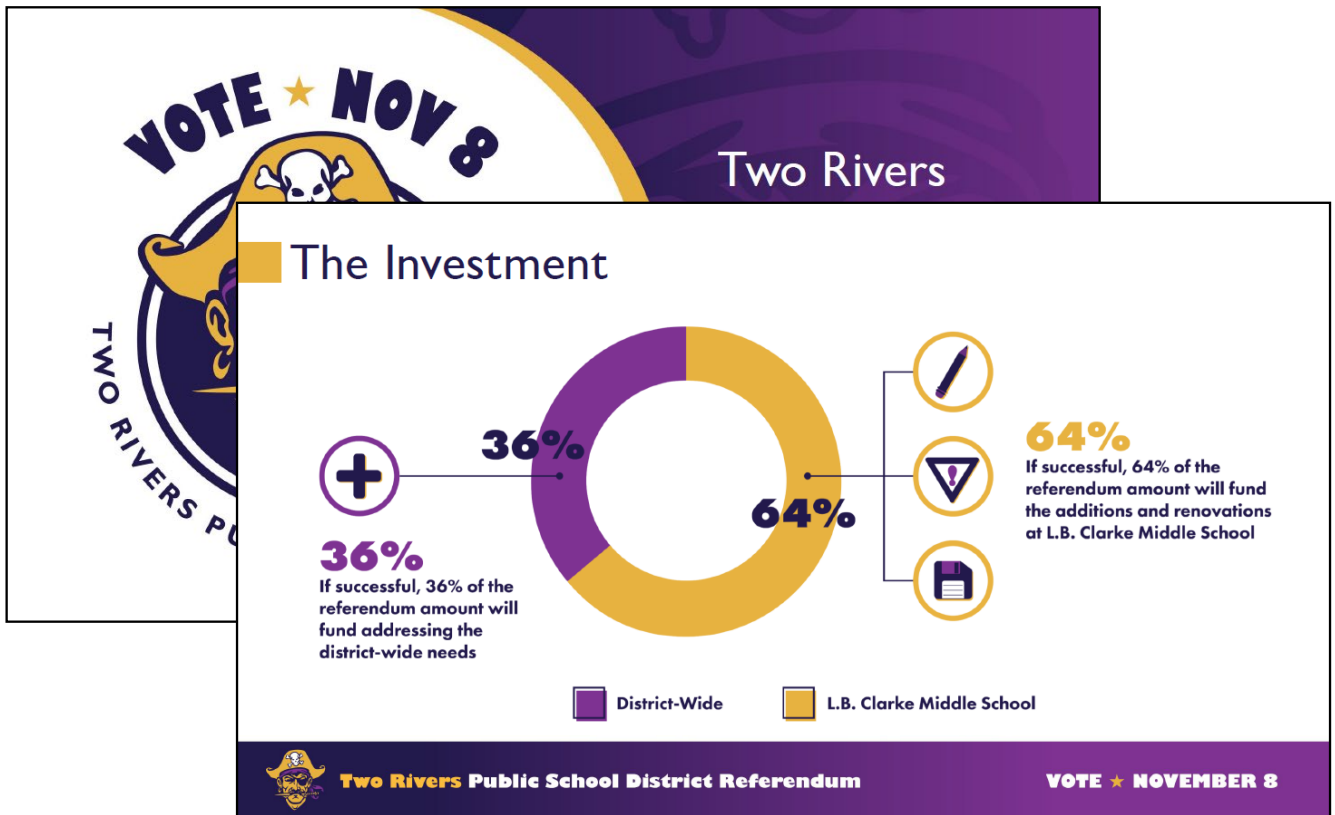
**INFORMATIONAL MEETINGS**

March 8 • 7:00 - 8:00 pm  
Middle School Auditorium


March 23 • 6:00 - 7:00 pm  
Belgium Village Hall

Size: 5.5 in. x 4.25 in.

# slide deck templates



# informational boards | 64 designed since 2020



**JOIN US FOR COMMUNITY INFO SESSIONS**

**Tuesday, March 14 | 6:00 PM**  
Ransley Elementary School

**Monday, March 27 | 6:00 PM**  
Montevideo Middle School Library

**Monday, April 17 | 6:00 PM**  
Montevideo High School Library

**Tuesday, April 18 | 12:00 PM**  
Senior Center

320.269.8833  
info@montevideoschools.org  
www.montevideoschools.org/register

**LEARN MORE** about the information and info sessions

The Montevideo Public School District is committed to providing all students, from cradle to career, a world class educational foundation. To best support our students and community, the district explored multiple pathways to address district-wide facility needs.

The proposed solution will bring the district community together, enhance the learning environments for our K-12 learners, create separate middle and high schools on a shared campus, and provide a new performing arts center to serve students and the community.

**Question 1:** Not to exceed \$54,860,000  
Transition K-4 elementary students to the current middle school, move 5-8 students to the current high school, and build an addition to the high school building for grades 9-12.

**Question 2:** Not to exceed \$11,335,000  
Build a performing arts center as part of the high school addition.

*\* Question 2 will only pass if Question 1 is approved.*

**How We Got Here //**  
Beginning in July of 2021, the district held many individual and small-group listening sessions with community stakeholders in order to listen and learn from the community's input on the district's challenges and facilities to meet the needs of students.

- FEB 22** The district hired Bay Architects and CD Smith to assist in developing a facilities master plan.
- MAY 22** The board reviewed the facilities study and determined four options to present to the community.
- FALL 22** The board refined the options and conducted a community survey to determine the community support of a potential referendum.
- JAN 23** The board approved a special election seeking voter approval of two ballot questions.
- SPRING 23** A facilities study was completed to evaluate infrastructure, capital maintenance, educational programming, and curriculum needs.
- JUNE 22** Presented options at four community info sessions for the community to provide feedback on options they support.
- WINTER 22** The board finalized the potential scope based on the community survey.
- MAY 23** Special Referendum Election! Remember to vote!

**The District-Wide Needs //**

- Outdated Educational Spaces**  
With the exception of the current middle school, most of the classrooms and other educational spaces at Ransley, Ramsey, and the high school are too small and outdated for modern teaching and learning.
- Safety + Security**  
Drop-off and pick-up traffic patterns at all of our schools need to be investigated to improve safety for students and drivers. In addition, all schools need updated entrances to better monitor and control visitor access.
- Aging Buildings**  
Ransley and Sanford Elementary Schools are almost 70 years old, and while well-maintained, the building infrastructure (plumbing, HVAC, and electrical) is original and failing.
- Question 2 - Performing Arts**  
The former fine arts center closed in the 2020-21 school year, so the district and community no longer have a dedicated space for concerts, plays, musicals, and other performances.

**The Investment // A Unique Opportunity**

Public school funding in Minnesota creates a unique opportunity for the Montevideo Public Schools and our local taxpayers to make extensive improvements to our facilities by capitalizing on significant state equalization funding provided for bond referenda.

If both bond referendum questions pass, approximately \$0.54 per dollar will be funded by local taxpayers, meaning the State of Minnesota is estimated to fund \$30,495,700 of the \$66,395,000 total for both referendum questions.

**BOND REFERENDUM BY THE DOLLAR (estimated)**

**\$0.54**  
of every dollar paid locally


**\$0.46**  
of every dollar paid by the state of Minnesota

**What Will This Cost Me?**

Approval of the ballot questions would result in a property tax increase beginning with taxes payable in 2024, and the debt service tax levies would remain in place for 20 years.

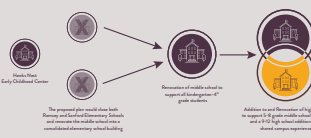
For example, a Residential Homestead property with a market value of \$200,000 would have an estimated \$777 annual tax impact starting in 2024.

For more information about the estimated tax impact for your Residential Homestead, Commercial / Industry, or Agricultural Property, visit our property tax informational page.

 **SCAN ME TO SEE THE TAX CALCULATOR**

**The Proposed Educational Pathway //**

This referendum would positively impact students as they move through our school district. The proposed plan would close both Ramsey and Sanford Elementary Schools and convert the middle school into a consolidated elementary school building. This would improve efficiency (saving in staff, academics, and maintenance), eliminate future maintenance expenses for the Ramsey and Sanford buildings, and save operational costs by shifting from five 503 facilities to three C2. Furthermore, middle (5-8) and high (9-12) school students will share a campus at the current high school with a significant addition while retaining two school identities. As a result, students will benefit from shared access to elective courses and educational spaces, while remaining separate from each other throughout the school day.



**The Proposed Solution //**

**KEY** Addition / Light Renovation

**Elementary School** (Reconverts to Existing Middle School)

1. New separate bus drop-off / pick-up loop
2. Upgrade of playground equipment and open space for 4th building
3. Renovation to enhance science school entrance
4. Reconvert current library for language development and book loan hearing spaces
5. Renovation connect with addition space to support K-4 students
6. Renovation to elementary classroom

**Middle and High School** (Separate Schools, Shared Campus)

1. Remove school entrance / middle school main office addition
2. Classroom addition
3. Renovation classroom, science lab, and library
4. Renovation cafeteria and shared book collection library, art, and health and wellness education spaces
5. New bus drop-off / pick-up for middle and high school students
6. Renovation bathrooms
7. Shared school entrance / high school main office
8. Classroom
9. Science lab
10. Shared main entrance
11. Cafeteria and kitchen
12. Library
13. Operation and book loan center
14. New parking and private drop-off / pick-up
15. Operation 3-hour auditorium including multi-theater seating, stage, and set construction storage space

In addition, if the referendum is successful Ramsey Elementary will be demolished and the land sold

30 in. x 40 in.



30 in. x 40 in.

## The Raider Reporter

### The Needs

**L.B. Clarke Underused Classrooms, Cafeteria, and Facilities**

- Classrooms are underused and crowded, and many do not have windows or natural light
- Hallways are over-crowded during passing periods with no personal space
- The cafeteria cafeteria can only hold one class at a time. The earliest lunch starts at 10:45am, but lunch ends at 1:30pm
- The gymnasium is too small to host athletic and extracurricular events

**L.B. Clarke Outdated Tech Education "Shop" Classroom and Spaces**

- The tech lab space is over 20 years old
- The shop area lacks adequate space and the current electrical system does not support modern equipment
- Unable to provide modern tech and career development curriculum to prepare students for youth opportunities and trade programs
- The current offering of courses in construction, woodworking, small engine, engineering, etc., is limited due to space

**L.B. Clarke Congested Traffic & Inefficient Parking Lot**

- The current configuration is inefficient and does not prioritize pedestrian traffic
- The parking lot is unable to accommodate parking needed for activities and events
- Pick-up and drop-off traffic causes disruption to neighborhood streets and residents

**District-Wide**

- Safety, security, and accessibility
- Technology infrastructure
- Building systems planning, heating + ventilation, electrical, etc.
- Playground equipment

### The Solution | District-Wide

**Improve Building Security**

Update the main entrance of Two Rivers High School, L.B. Clarke Middle School, Koenig Elementary and Magee Elementary. With these changes, all visitor access will be controlled through monitored check-in at the main entrance.

**Update Building Systems and Technology Access**

- Update/replace major building system components (e.g., heating, cooling and ventilation, electrical, plumbing, fire alarm) and replace roof sections, doors, and windows, as needed
- Replace parking lots and sidewalks that are heaving
- Install/replace equipment to enhance the technology infrastructure

**Renovate Elementary and Middle School Playground**

- Update playgrounds on the elementary and middle schools, including specialized equipment to accommodate students of all abilities.

### The Solution | L.B. Clarke Middle School

**Renovation**

- Elementary classrooms (4)
- Elementary lunchroom
- Synthetic turf on the football field
- Update baseball field
- Add softball field

**Addition**

- 6th Grade Classroom
- 7th Grade Classroom
- 8th Grade Classroom
- 9th Grade Classroom
- 10th Grade Classroom
- 11th Grade Classroom
- 12th Grade Classroom
- Music Office
- Cafeteria Expansion
- Multi Purpose
- 3rd Student Gymnasium
- Multi Department
- Plaza
- Senior Drop-off
- Track & Art

**The Cost**

Referendum Amount	Not to Exceed \$38,700,000
40% New Tax \$1,000	\$2.9M
Approved Property Value	Estimated Amount
\$100,000	\$49.00
\$200,000	\$79.30
\$300,000	\$109.60
\$400,000	\$139.90
\$500,000	\$170.20
\$600,000	\$200.50
\$700,000	\$230.80
\$800,000	\$261.10
\$900,000	\$291.40

**Assumptions:** Values are multi-phased because approved amount over 21 years. Assumptions are based on 2021 tax rates. Assumptions are based on 2021 tax rates. Assumptions are based on 2021 tax rates. Assumptions are based on 2021 tax rates.

**VOTE \* NOV 8**

17 in. x 11 in. (folded + mailed)

## The Raider Reporter

A Community Newsletter from the Two Rivers Public School District

Referendum Edition | September 2022

### How We Got Here

May 2023, the district held Roy Anshelm and CO School to guide the district through a master planning process.

A facilities study and assessment were conducted to evaluate the condition of all our schools, building systems, security, and classroom needs.

June - November 2021 Facility Technology meetings held with the community to review and identify the needs of the district to be addressed.

- February 2022 community survey sent
- EBB responses
- 53.3% of non-parent/non-staff stated "Definitely Yes" or "Probably Yes" when asked if they would support a referendum.

Spring 2022 Community Engagement Sessions

The district held 14 community engagement sessions to present and discuss the project options to support future academic programs, address maintenance needs, and create safer learning environments in our schools.

### Contact

Diane Johnson | District Administrator  
 • 920.793.6360  
 • diane.johnson@twrschools.org  
 Facebook: @TRSchoolsWI

www.twrschools.k12.wi.us/district/facilities-planning.htm

### Community Info Sessions

**Friday, October 13 - 6:00 - 7:00 pm**  
 L.B. Clarke Middle School, UNC

**Friday, October 14 - 9:00 - 10:00 am**  
 Magee Elementary School Library

**Friday, October 14 - 11:00 am - 12:00 pm**  
 Koenig Elementary School Library

**Friday, October 14 - 2:00 - 3:00 pm**  
 Two Rivers High School Library

### The Needs

- Underused Classrooms, Cafeteria, and Facilities
- Outdated Tech Ed "Shop" Classroom and Spaces
- Congested Traffic & Inefficient Parking Lot
- District-Wide Improvements

L.B. Clarke

**VOTE \* NOV 8**

**SCAN HERE**  
 To learn more about the upcoming referendum!  
[www.twrschools.k12.wi.us/district/facilities-planning.htm](http://www.twrschools.k12.wi.us/district/facilities-planning.htm)

## APRIL 5, 2022 REFERENDUM | THE SOLUTION

### REFERENDUM QUESTION #1 | \$27,800,000

High School Tech Ed / STEAM and Lakeview Gym / Cafeteria

#### QUESTION #1 KEY

- A Building addition and update to expand woods, arts, engineering, and robotics lab spaces at Muskego High School
- B Renovation of existing locker rooms to art classrooms
- C Renovation of existing locker rooms and classrooms to physical education and athletic locker rooms
- D Renovation to expand and update existing 1960s north gymnasium, dance, and wrestling spaces
- E Parking for relocation
- F Building addition of new single-court gymnasium to provide a dedicated cafeteria at Lakeview Elementary
- G Renovation to create a corridor to the new gymnasium

### REFERENDUM QUESTION #2 | \$24,900,000

High School Health Sciences + Indoor Practice Facility

#### QUESTION #2 KEY

- H Building addition to support academic medicine and health sciences at Muskego High School
- I Building addition to provide appropriately sized weight room/fitness center
- J Building addition of one indoor practice facility to be used by city, school, athletes, and the community
- K Renovation to expand existing music department is included in project but the referendum dollar amount as it will be funded through the operating budget

### DID YOU KNOW?

- 51% of high school students #1 interest is a career in health sciences or human services
- Community Survey: What impact do you believe the quality of the District has on your home value?
- 98% high school graduation rate
- Ranked #1 in the state for 4-12 math scores
- 11 consecutive years as a Tax Levy Breaker

### DISTRICT FAST FACTS

- 98% high school graduation rate
- Ranked #1 in the state for 4-12 math scores
- 11 consecutive years as a Tax Levy Breaker

### DISTRICT MILL RATE

MILL RATE COLOR KEY	Amount
Existing mill	\$2.00
Operating	\$1.00
Referendum - Q1 + Q2	\$0.00

**JOIN US!**

**Community Tours + Presentations**

- MARCH 3 (Muskego High School) Room 243 | 6:00PM
- MARCH 7 (Muskego High School) Room 243 | 6:00PM
- MARCH 7 (Virtual Meeting) 5:00PM
- MARCH 16 (Muskego High School) Room 243 | 5:30PM

**CONTACT US!**

**For More Information**

DR. KELLY THOMPSON | Superintendent  
 Cell: 262-971-1800 ext. 2100  
 Email: Kelly.thompson@muskegonorway.org

MR. BRENDAN JOHNSON | Director of Operations & HR  
 Cell: 262-971-1800 ext. 2302  
 Email: brendan.johnson@muskegonorway.org

[www.muskegonorway.org/referendum](http://www.muskegonorway.org/referendum)

17 in. x 11 in. (folded + mailed)

## MUSKEGO-NORWAY SCHOOL DISTRICT REFERENDUM INFORMATION

On April 5, 2022 the residents of the Muskego-Norway School District will be voting on two referendum questions that are focused on our goal of Continuing to Build the District of Choice. The proposed facilities improvements will enhance our ability to continue building College, Career, and Community Ready graduates.

### QUESTION #1

Enhances Career and STEAM opportunities by renovating and expanding 60+ year old shops, classrooms, and labs which have received minimal to no updates since their original construction. Also, a gymnasium will be added to Lakeview Elementary School as it is our only elementary school without a separate gym and cafeteria and addresses the scheduling challenges caused by the shared gym/cafeteria.

### QUESTION #2

Provides new health science classrooms and labs, an appropriately sized weight room/fitness center, and an indoor practice facility at the high school. Collectively these spaces will support student coursework, health and wellness, physical education, activities, band, and community needs.

### QUESTIONS #1 AND #2

Utilizes the unique financial opportunity built through years of planning to make these improvements without increasing the tax mill rate for debt over the current level.

**VOTE APRIL 5**

**MUSKEGO-NORWAY SCHOOL DISTRICT**

**CONTINUING TO BUILD THE DISTRICT OF CHOICE**

School District of La Crosse  
807 East Ave South  
La Crosse WI, 54601

**VOTE • APRIL 4**  
SCHOOL DISTRICT OF LA CROSSE

On April 4, the School District of La Crosse is pursuing a six-year increase and extension of the 2018 operational referendum. Since 2004 the La Crosse community has supported four operational referenda, with the 2018 question approved by 75% of voters. These referenda have allowed the district to provide key student services, address critical operational maintenance, and provide essential resources for staff. We are grateful for the community's support of public education.

608.789.7628 | news@lacrossesd.org

9 in. x 6.5 in. (mailed)

**What an operational referendum provides for our students and schools?**

- Student Support**  
Maintain mental health services for students, continue key programs for learning and behavior in our classrooms, and update student technology.
- Building Maintenance**  
Enhance safety and security at aging buildings and district-wide improvements to building accessibility.
- Programs + Personnel**  
Maintain instructional programming and class sizes, attract and retain high-quality staff.

**How would the investment impact me?**  
Taxes have decreased 33% over the last 5 years, with the investment the estimated tax mill rate would be \$7.98. (Please visit The District website for full tax information)

Year	Mill Rate
2017-18	\$11.53
2018-19	\$11.23
2019-20	\$11.02
2020-21	\$9.98
2021-22	\$9.98
2022-23	\$7.69
2023-24	\$7.98

**Why an operational referendum?**  
State education funding did not increase for the last two years and has not kept up with inflation over the previous 15 years. The proposed operational referendum will provide the funds needed to bridge the gap in state funding to ensure we meet students' basic needs and continue delivering high-quality education. This referendum would increase and extend the 2018 operating referendum by \$6.25 million in the 2023-24 school year to \$10.75 million for the next five years.

The estimated annual tax increase would be \$29 per \$100,000 of equalized property value.

**Learn More**  
about the April 4 referendum and upcoming community informational sessions!  
[www.lacrosseschools.org/referendum-2023](http://www.lacrosseschools.org/referendum-2023)

**VOTE • APRIL 4**  
SCHOOL DISTRICT OF LA CROSSE

**VOTE • NOV 8**  
TWO RIVERS PUBLIC SCHOOL DISTRICT

**CONTACT**  
Diane Johnson | District Administrator  
+ 920.793.4560  
+ diane.johnson@tworivers.school  
Facebook: @TRSchoolsWI

**THE NEEDS** | The \$38.7 million school building improvement referendum will address the following:

- Classrooms, Cafeteria, & Facilities
- Tech Ed "Shop" Classroom & Spaces
- Traffic & Parking Lot
- Roofing, Playgrounds, & Secure Entrances

L.B. Clarke | District-Wide

9 in. x 6.5 in. (mailed)

**Did You Know**

The L.B. Clarke Middle School building is **half the size** of the Two Rivers High School building while educating approximately the same number of students?

**SCAN HERE**  
to learn more about the upcoming referendum  
[www.trschools.k12.wi.us/district/facilities-planning.htm](http://www.trschools.k12.wi.us/district/facilities-planning.htm)

**THE COST**  
How will this impact my taxes?

Over the past 7 years, the tax mill rate has declined \$2.03 from \$10.46 to \$8.43 per \$1,000 of fair market property value. March 2020, we made our final loan payment on the high school building project, and the 2016 referendum will be paid off in March 2023.

Referendum Amount	Not to Exceed \$38,700,000	
	Mill Rate Per \$1,000	\$0.49
Equalized Property Value	Estimated Annual	Estimated Monthly
\$100,000	\$49.00	\$4.08
\$150,000	\$73.50	\$6.13
\$200,000	\$94.00	\$7.83
\$250,000	\$122.50	\$10.21
\$300,000	\$147.00	\$12.25

Visit The District website for more information on the financing plan

**Two Rivers Public School District Referendum** | **VOTE • NOV 8**

**social media** plan + graphics | **669** social posts since 2020



**MONTEVIDEO FORWARD**

**MORE INFO TO COME**  
REGARDING THIS FALL  
2023 SPECIAL ELECTION

**VOTE NOV 7**

**INVESTING TODAY**  
*in our*  
**COMMUNITY'S TOMORROW**

**WATCH YOUR MAILBOX**



**MONTEVIDEO FORWARD**

IT'S ELECTION DAY  
.....

**REMEMBER  
TO VOTE**



**THANK YOU**  
for supporting our schools  
and community!

# additional tools

- Ads for Sports + Extracurricular Programs
- Audience-specific Flyers
- Custom-sized Mailers
- Graphics for Digital Displays
- News Releases
- Templates For Translated Flyers
- Videos, Video Assets/Support
- Vinyl Banner
- Web Content/Assets
- Yard Signs



“ I just wanted to thank each and every one of you for your role in putting together today’s referendum vote to improve our schools. The vote’s results will not impact how I feel about the work you did over the past 18 months to get us to this point. I am indebted to all of you for your ideas, effort, and dedication to these projects and their potential impact on our students, teachers, and families of our great community. This has been quite the process and I feel blessed to have had you part of it. ”

**Daren Sievers**

Former Superintendent, Slinger School District

# referendum success

## BRAY'S FIVE-YEAR SUMMARY

PARTNERED WITH  
**54** SCHOOL  
DISTRICTS

O V E R  
**1.5** BILLION  
D O L L A R S  
IN **SUCCESSFUL**  
REFERENDUM

**61**  
COMPLETED  
CAMPAIGNS

**79** BALLOT  
QUESTIONS

**230** PRINT  
MATERIALS

**75%**  
REFERENDUM  
**SUCCESS**  
R A T E

**05**

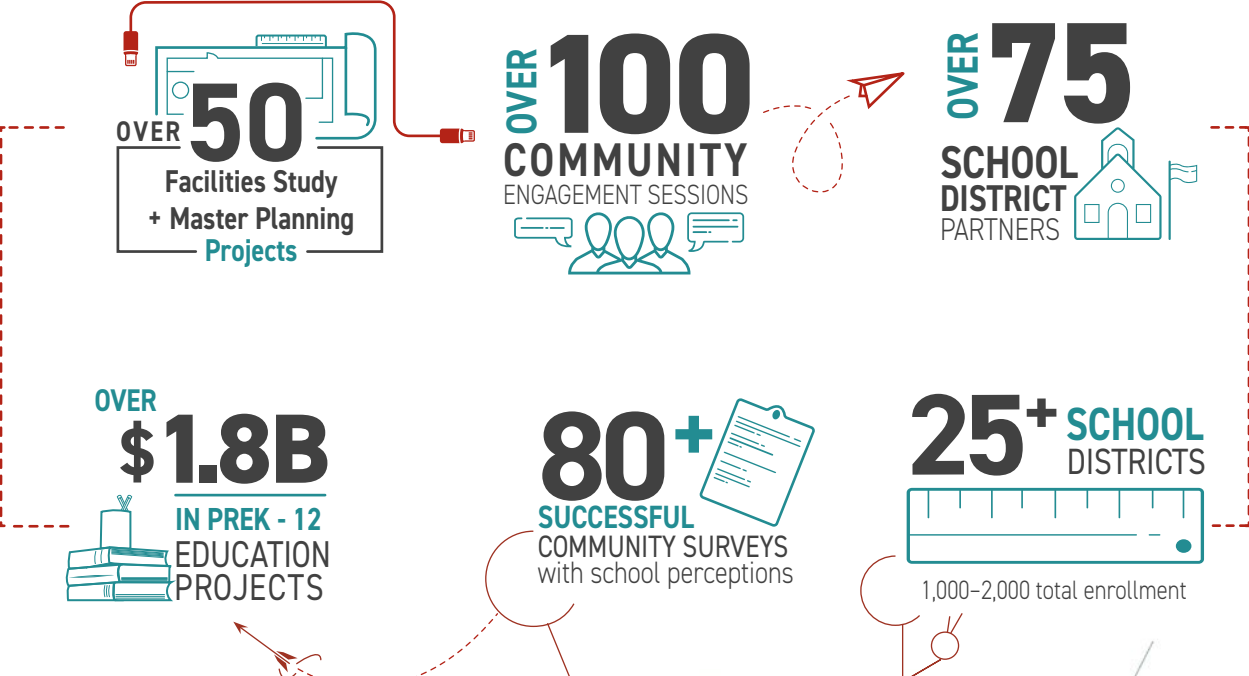
**master plan**  
project experience



# master plan project experience

## FIVE-YEAR SUMMARY

The experience in this section represents a five-year snapshot of the portfolio we've developed as a 60-year leader in the educational planning and design community.



# k-12 experience

## FIVE-YEAR EXPERIENCE LIST

- Architecture
- Interior Design
- Engagement

- Master Planning/Facilities Study
- Educational Visioning
- Addition and/or Renovation
- New Construction
- Finish/Material/Color Selection
- Furniture Selection/Specification
- Community Engagement
- Students and/or Staff Engagement
- Referendum Support

School Districts

	Master Planning/Facilities Study	Educational Visioning	Addition and/or Renovation	New Construction	Finish/Material/Color Selection	Furniture Selection/Specification	Community Engagement	Students and/or Staff Engagement	Referendum Support
Albany School District	Architecture		Architecture		Interior Design		Engagement	Engagement	Engagement
Antigo School District	Architecture								
Battle Lake Public Schools*			Architecture		Interior Design			Engagement	
Becker Public Schools*	Architecture		Architecture	Architecture	Interior Design		Engagement	Engagement	Engagement
Beloit Turner, School District	Architecture		Architecture	Architecture	Interior Design	Interior Design	Engagement	Engagement	Engagement
Bettendorf Community School District	Architecture		Architecture		Interior Design	Interior Design		Engagement	
Black Hawk Area Special Education	Architecture								
Black River Falls, School District of	Architecture		Architecture	Architecture	Interior Design	Interior Design	Engagement	Engagement	Engagement
Brillion School District	Architecture		Architecture		Interior Design		Engagement		Engagement
Bruce School District*	Architecture							Engagement	Engagement
Burlington Community School District	Architecture	Architecture	Architecture		Interior Design		Engagement	Engagement	
Butterfield-Odin Public School District*			Architecture						
Camanche Community School District	Architecture		Architecture		Interior Design		Engagement	Engagement	Engagement
Cameron School District*	Architecture		Architecture		Interior Design			Engagement	Engagement
Cedar Grove-Belgium School District	Architecture		Architecture		Interior Design		Engagement	Engagement	Engagement
Cedar Mountain Schools*	Architecture	Architecture	Architecture		Interior Design		Engagement	Engagement	Engagement
Central DeWitt Community School District	Architecture		Architecture						
Coleman School District	Architecture		Architecture		Interior Design	Interior Design	Engagement	Engagement	Engagement
Columbia Heights Public School District*	Architecture	Architecture	Architecture				Engagement	Engagement	Engagement
Columbus School District	Architecture		Architecture		Interior Design	Interior Design	Engagement	Engagement	Engagement
Cristo Rey Jesuit High School	Architecture	Architecture		Architecture	Interior Design		Engagement	Engagement	
Crivitz School District	Architecture								
Cuba City School District	Architecture		Architecture		Interior Design	Interior Design	Engagement	Engagement	Engagement
Davenport Community School District	Architecture		Architecture		Interior Design		Engagement	Engagement	
Deer River Schools*			Architecture						Engagement
Deerfield Community School District	Architecture	Architecture			Interior Design		Engagement	Engagement	Engagement
Denmark School District	Architecture		Architecture		Interior Design		Engagement	Engagement	Engagement
Dixon Public Schools	Architecture		Architecture		Interior Design				
Dodgeland School District	Architecture		Architecture		Interior Design	Interior Design	Engagement	Engagement	Engagement
Dover-Eyota Public Schools*	Architecture		Architecture		Interior Design			Engagement	Engagement
Edgerton School District	Architecture	Architecture	Architecture		Interior Design	Interior Design	Engagement	Engagement	Engagement

\*Completed by MLA Architects prior to merger

Note: Catholic schools were fundraising / capital campaign support in lieu of referendum

# k-12 experience

## FIVE-YEAR EXPERIENCE LIST

- Architecture
- Interior Design
- Engagement

- Master Planning/Facilities Study
- Educational Visioning
- Addition and/or Renovation
- New Construction
- Finish/Material/Color Selection
- Furniture Selection/Specification
- Community Engagement
- Students and/or Staff Engagement
- Referendum Support

School Districts

School District	Master Planning/Facilities Study	Educational Visioning	Addition and/or Renovation	New Construction	Finish/Material/Color Selection	Furniture Selection/Specification	Community Engagement	Students and/or Staff Engagement	Referendum Support
Ellsworth Community School District*									
Elmwood School District*									
Erie Community Unit School District 1									
Evansville Community School District									
Fall Creek School District									
Fond du Lac School District									
Freedom Area School District									
Gale-Etrick-Trempealeau School District									
Green Bay Area Public School District									
Greendale School District									
Greenway Public School District*									
Hillsboro, School District of									
Hudson School District									
Iowa Valley Community School District									
Kewaskum School District									
Kiel Area School District									
Kohler School District									
La Crosse, School District of									
Ladysmith School District									
Lake City Public Schools*									
Lester Prairie Schools*									
Little Chute Area School District									
Louisa-Muscatine Comm. School District									
Madison Country Day School									
Markesan District Schools									
Marshfield School District									
Mediapolis Community School District									
Mercer County School District #404									
Merril Area Public School District									
Montevideo Public Schools									
Morrison Comm. Unit School District 6									

\*Completed by MLA Architects prior to merger

Note: Catholic schools were fundraising / capital campaign support in lieu of referendum

# k-12 experience

- Architecture
- Interior Design
- Engagement

- Master Planning/Facilities Study
- Educational Visioning
- Addition and/or Renovation
- New Construction
- Finish/Material/Color Selection
- Furniture Selection/Specification
- Community Engagement
- Students and/or Staff Engagement
- Referendum Support

School Districts

School District	Master Planning/Facilities Study	Educational Visioning	Addition and/or Renovation	New Construction	Finish/Material/Color Selection	Furniture Selection/Specification	Community Engagement	Students and/or Staff Engagement	Referendum Support
Mount Horeb Area School District	Architecture	Architecture	Architecture	Interior Design	Engagement	Engagement	Engagement	Engagement	Engagement
Mukwonago Area School District	Architecture	Architecture	Architecture	Interior Design	Engagement	Engagement	Engagement	Engagement	Engagement
Muskego-Norway School District	Architecture	Architecture	Architecture	Interior Design	Engagement	Engagement	Engagement	Engagement	Engagement
Neenah Joint School District	Architecture	Architecture	Architecture	Interior Design	Engagement	Engagement	Engagement	Engagement	Engagement
New Auburn School District*	Architecture	Interior Design	Interior Design	Interior Design	Engagement	Engagement	Engagement	Engagement	Engagement
New Glarus School District	Architecture	Architecture	Architecture	Interior Design	Engagement	Engagement	Engagement	Engagement	Engagement
New London-Spicer School District*	Interior Design	Interior Design	Interior Design	Interior Design	Engagement	Engagement	Engagement	Engagement	Engagement
North Fond du Lac, School District of	Architecture	Architecture	Architecture	Interior Design	Engagement	Engagement	Engagement	Engagement	Engagement
Northern Ozaukee School District	Architecture	Architecture	Architecture	Interior Design	Engagement	Engagement	Engagement	Engagement	Engagement
Oconomowoc Area School District	Architecture	Architecture	Architecture	Interior Design	Engagement	Engagement	Engagement	Engagement	Engagement
Oostburg School District	Architecture	Architecture	Architecture	Interior Design	Engagement	Engagement	Engagement	Engagement	Engagement
Oregon School District	Architecture	Architecture	Architecture	Interior Design	Engagement	Engagement	Engagement	Engagement	Engagement
Ortonville Independent School District*	Architecture	Architecture	Architecture	Interior Design	Engagement	Engagement	Engagement	Engagement	Engagement
Osakis Public Schools	Architecture	Architecture	Architecture	Interior Design	Engagement	Engagement	Engagement	Engagement	Engagement
Osceola School District	Architecture	Architecture	Architecture	Interior Design	Engagement	Engagement	Engagement	Engagement	Engagement
Oshkosh Area School District	Architecture	Architecture	Architecture	Interior Design	Engagement	Engagement	Engagement	Engagement	Engagement
Owatonna Public Schools*	Architecture	Architecture	Architecture	Interior Design	Engagement	Engagement	Engagement	Engagement	Engagement
Paynesville Area Schools*	Architecture	Architecture	Architecture	Interior Design	Engagement	Engagement	Engagement	Engagement	Engagement
Pewaukee School District	Architecture	Architecture	Architecture	Interior Design	Engagement	Engagement	Engagement	Engagement	Engagement
Plum City School District	Architecture	Architecture	Architecture	Interior Design	Engagement	Engagement	Engagement	Engagement	Engagement
Polo School District	Architecture	Architecture	Architecture	Interior Design	Engagement	Engagement	Engagement	Engagement	Engagement
Port Washington-Saukville School District	Architecture	Architecture	Architecture	Interior Design	Engagement	Engagement	Engagement	Engagement	Engagement
Prophetstown-Lyndon-Tampico Community School District 3	Architecture	Architecture	Architecture	Interior Design	Engagement	Engagement	Engagement	Engagement	Engagement
Pulaski Community School District	Architecture	Architecture	Architecture	Interior Design	Engagement	Engagement	Engagement	Engagement	Engagement
Racine Unified School District	Architecture	Architecture	Architecture	Interior Design	Engagement	Engagement	Engagement	Engagement	Engagement
Random Lake School District	Architecture	Architecture	Architecture	Interior Design	Engagement	Engagement	Engagement	Engagement	Engagement
Raymond School District	Architecture	Architecture	Architecture	Interior Design	Engagement	Engagement	Engagement	Engagement	Engagement
Red Rock Central School District*	Architecture	Architecture	Architecture	Interior Design	Engagement	Engagement	Engagement	Engagement	Engagement
Redwood Area Schools District*	Architecture	Architecture	Architecture	Interior Design	Engagement	Engagement	Engagement	Engagement	Engagement
Renville County West Public Schools*	Architecture	Architecture	Architecture	Interior Design	Engagement	Engagement	Engagement	Engagement	Engagement
Rhineland, School District of	Architecture	Architecture	Architecture	Interior Design	Engagement	Engagement	Engagement	Engagement	Engagement

\*Completed by MLA Architects prior to merger

Note: Catholic schools were fundraising / capital campaign support in lieu of referendum

# k-12 experience

## FIVE-YEAR EXPERIENCE LIST

- Architecture
- Interior Design
- Engagement

- Master Planning/Facilities Study
- Educational Visioning
- Addition and/or Renovation
- New Construction
- Finish/Material/Color Selection
- Furniture Selection/Specification
- Community Engagement
- Students and/or Staff Engagement
- Referendum Support

School Districts

	Master Planning/Facilities Study	Educational Visioning	Addition and/or Renovation	New Construction	Finish/Material/Color Selection	Furniture Selection/Specification	Community Engagement	Students and/or Staff Engagement	Referendum Support
River Bend Education District*	Architecture		Architecture		Interior Design			Engagement	
River Bend School District			Architecture		Interior Design				Engagement
Rock Falls Elementary District 13			Architecture		Interior Design				Engagement
Rock Falls Township High School District 301			Architecture					Engagement	
Rum River Special Education Cooperative*	Architecture	Architecture						Engagement	Engagement
Russell Tyler Ruthton (RTR) Public Schools*	Architecture	Architecture					Engagement	Engagement	Engagement
Saint Catherine's High School	Architecture								
Saint Joan of Arc K-8 School	Architecture		Architecture	Interior Design				Engagement	Engagement
School District of Spring Valley*	Architecture							Engagement	Engagement
SEMCAC*	Architecture	Architecture	Architecture	Architecture	Interior Design			Engagement	
Sevastopol School District	Architecture	Architecture	Architecture		Interior Design	Interior Design	Engagement	Engagement	Engagement
Seymour Community School District	Architecture		Architecture		Interior Design		Engagement	Engagement	Engagement
Sheboygan Area School District	Architecture		Architecture		Interior Design			Engagement	Engagement
Sleepy Eye Public Schools	Architecture		Architecture		Interior Design		Engagement		Engagement
Southern Door County School District	Architecture		Architecture		Interior Design	Interior Design	Engagement	Engagement	Engagement
Southern MN Education Consortium (SMEC)*	Architecture	Architecture	Architecture	Architecture	Interior Design				Engagement
Sparta Area School District	Architecture						Engagement	Engagement	Engagement
Springville Community School District	Architecture		Architecture					Engagement	Engagement
St. Clair Schools*	Architecture	Architecture	Architecture		Interior Design		Engagement	Engagement	Engagement
Sterling Community Unit School District 5			Architecture					Engagement	Engagement
Sun Prairie Area School District	Architecture		Architecture	Architecture	Interior Design		Engagement	Engagement	Engagement
Tomah Area School District	Architecture							Engagement	
Two Rivers Public School District	Architecture		Architecture		Interior Design	Interior Design	Engagement	Engagement	Engagement
Ulen-Hitterdal Public School District*					Interior Design			Engagement	
United Township High School District			Architecture						
Valders Area School District	Architecture		Architecture		Interior Design		Engagement	Engagement	Engagement
Waukesha, School District of	Architecture		Architecture		Interior Design		Engagement	Engagement	Engagement
West Allis-West Milwaukee School District	Architecture		Architecture		Interior Design		Engagement	Engagement	Engagement
West Bend School District	Architecture		Architecture				Engagement		Engagement
West De Pere, School District of	Architecture	Architecture	Architecture	Architecture	Interior Design		Engagement	Engagement	Engagement
Westby Area School District	Architecture	Architecture	Architecture				Engagement	Engagement	Engagement
Westosha Central High School, District of	Architecture	Architecture	Architecture		Interior Design	Interior Design	Engagement	Engagement	Engagement

\*Completed by MLA Architects prior to merger

Note: Catholic schools were fundraising / capital campaign support in lieu of referendum

# k-12 experience

- Architecture
- Interior Design
- Engagement

Master Planning/Facilities Study  
 Educational Visioning  
 Addition and/or Renovation  
 New Construction  
 Finish/Material/Color Selection  
 Furniture Selection/Specification  
 Community Engagement  
 Students and/or Staff Engagement  
 Referendum Support

School District	Master Planning/Facilities Study	Educational Visioning	Addition and/or Renovation	New Construction	Finish/Material/Color Selection	Furniture Selection/Specification	Community Engagement	Students and/or Staff Engagement	Referendum Support
Wheatland J1 School District	Architecture		Architecture		Interior Design	Interior Design	Engagement	Engagement	Engagement
Whitefish Bay School District		Architecture	Architecture		Interior Design			Engagement	
Whitewater School District	Architecture								
Whitnall School District	Architecture		Architecture		Interior Design		Engagement	Engagement	Engagement
Wild Rose, School District of	Architecture		Architecture		Interior Design		Engagement	Engagement	Engagement
Worthington Independent School District*	Architecture		Architecture		Interior Design				
Zumbrota-Mazeppa Public Schools*	Architecture		Architecture		Interior Design			Engagement	Engagement

School Districts

\*Completed by MLA Architects prior to merger

Note: Catholic schools were fundraising / capital campaign support in lieu of referendum

# becker public school district



## BECKER HIGH SCHOOL AUDITORIUM AND POOL

### SERVICES PROVIDED

facility planning • architecture • community engagement • referendum support

### CONSTRUCTION COST

\$12,100,000

### RENOVATION

14,000 sq ft

### ADDITION

60,000 sq ft

### LOCATION

Becker, MN

After a successful referendum, we worked with the district to create a new 900-seat auditorium addition along with back of house auditorium support space, including dressing rooms, work shop, prop storage, and a tool room. The existing 250-seat auditorium was turned into a student lecture hall. A new community entry with expanded commons/cafeteria area was created as well. The new eight-lane competition pool with separate diving well and public seating area allows for more spectator space. The existing smaller pool was then re-purposed into a gymnastics room allowing for growth in student athletics.





## BECKER EARLY EDUCATION CENTER

### SERVICES PROVIDED

facility planning • architecture • community engagement • referendum support

CONSTRUCTION COST  
**\$5,900,000**

RENOVATION  
**19,900 sq ft**

LOCATION  
Becker, MN

ADDITION  
**12,500 sq ft**

The existing Becker Schools District Transportation building was re-purposed into a new Early Learning Center for the district. The new classrooms and gym space houses preschool programs and serves as the home base for the Camp Opportunity programs before and after school for preK students through grade five.

A connection link was added from the new ELC to the existing Primary school to allow for before and after school students direct access to ELC. The existing transportation garage space was re-purposed into a gym/multi-purpose activity space. The new classroom space added to building is designed to meet the state required storm shelter.



# columbia heights public schools



## HIGH SCHOOL AUDITORIUM

### SERVICES PROVIDED

facility planning • architecture • community engagement

### CONSTRUCTION COST

\$1,250,000

### RENOVATION

7,600 sq ft

### LOCATION

Columbia Heights, MN

The auditorium at Columbia Heights High School was updated with new seating, flooring, and paint. We partnered with the district to refurbish the space with new acoustical walls and ceiling panels, expand the auditorium thrust stage, install new lighting, and create a new dressing room/make up area.



# columbia heights public schools



## HIGHLAND ELEMENTARY SCHOOL

### SERVICES PROVIDED

facility planning • architecture • community engagement

### CONSTRUCTION COST

\$2,700,000

### RENOVATION

3,300 sq ft

### ADDITION

8,900 sq ft

### LOCATION

Columbia Heights, MN

Additional classroom space was needed due to increasing district enrollment. We planned and designed a new kindergarten classroom wing addition. The existing undersized classrooms were returned to general classrooms with some being converted into science and art rooms.



# columbia heights public schools



## HIGH SCHOOL BAND ADDITION

### SERVICES PROVIDED

facilitiy planning • architecture • community engagement

### CONSTRUCTION COST

\$4,400,000

### ADDITION

7,300 sq ft

### LOCATION

Columbia Heights, MN

The new band room addition was designed to accommodate a 90-member band with student instrument storage on the exterior walls of the room. The high ceiling and acoustical treatments enhance the rooms sound performance and the clearstory windows provide natural light to the room. The band room office and practice rooms are located directly off the band room for supervision. The undersized existing band room was re-purposed into a student break-out area and the office and practice rooms were re-purposed into small group rooms. Below the band room is a new multi-purposed room for physical education activities and additional storage.



# st. james public schools



## NORTHSIDE ELEMENTARY SCHOOL

### SERVICES PROVIDED

facilitiy planning • architecture • community engagement

### CONSTRUCTION COST

\$9,500,000

### RENOVATION

24,000 sq ft

### ADDITION

3,500 sq ft

### LOCATION

St. James, MN

As part of a successful \$25 million referendum, we worked with the St. James Schools on developing several options to address space needs in the district.

Additions to Northside Elementary included a new media center, additional classrooms, band room, and expansion of the kitchen and cafeteria. We located a new office area in the front of the school to improve safety, school supervision, and control of visitors entering the building during the school day.





# st. james public schools



## HIGH SCHOOL

### SERVICES PROVIDED

facilitiy planning • architecture • community engagement

### CONSTRUCTION COST

\$11,900,000

### RENOVATION

8,300 sq ft

### ADDITION

46,200 sq ft

### LOCATION

St. James, MN

As part of a successful \$25 million referendum, we worked with the St. James Schools on developing several options to address space needs in the district.

The High School additions included a new 3- station multi-performance space used for physical education, extra-curricular sports, and is also set up for theater and band performances. With the new gym addition, new locker rooms and a wrestling room were provided.

The student commons/lobby area is designed to allow for independent student use during the school day as well as for large gym events after school.

At the academic end of the school, a new science and art wing are located next to the industrial arts area to provide a collaborative "STEAM" experience.



# lake city public schools



## BLUFF VIEW ELEMENTARY SCHOOL

### SERVICES PROVIDED

facilitiy planning • architecture • community engagement

### CONSTRUCTION COST

\$12,500,000

### RENOVATION

5,000 sq ft

### ADDITION

33,500 sq ft

### LOCATION

Lake City, MN

After Bluff View Elementary School had reached capacity in its pre-K and kindergarten spaces, we worked with the district to meet their needs for expansion and renovation.

Our team planned and designed a new kindergarten addition, as well as a new cafeteria and gym to serve both educational needs and community programs.

The existing cafeteria and stage were remodeled into a dedicated Kids Club space for before and after school care. We expanded and remodeled the kitchen area, redirecting service toward the new cafeteria. The added kindergarten classroom wing allows for expansion in the existing early learning classroom area. Finally, we remodeled the main entry and office to provide a secured entry.



# inver grove heights public schools



## SIMLEY HIGH SCHOOL

### SERVICES PROVIDED

facility planning • architecture • community engagement

### CONSTRUCTION COST

\$1,229,000

### RENOVATION

9,500 sq ft

### LOCATION

Inver Grove Heights, MN

We worked with the district to create a flexible space that allows for a range of uses. The former media center was remodeled into a student collaboration center with small group meeting rooms. The former auditorium/lecture hall was turned into a flex room that serves as a breakout space and lobby for after school activities.



# inver grove heights public schools



## PINE BEND ELEMENTARY SCHOOL

### SERVICES PROVIDED

facility planning • architecture • community engagement

CONSTRUCTION COST  
\$ 3,400,000

RENOVATION  
900 sq ft

LOCATION  
Inver Grove Heights, MN

ADDITION  
12,500 sq ft

The new (6) - Kindergarten classroom wing addition addressed the increased enrollment in the elementary school. The new kindergarten classrooms included toilet rooms within the room, lots of storage cabinets, and a variety of hard and soft learning spaces. The existing undersized kindergarten classrooms were re-purposed into appropriately sized elementary classrooms. Skylights in the new connecting corridor provide natural light into the adjacent existing classrooms.



# white bear lake public schools



## WHITE BEAR LAKE MIDDLE SCHOOL

### SERVICES PROVIDED

community engagement • architecture • interior design • planning

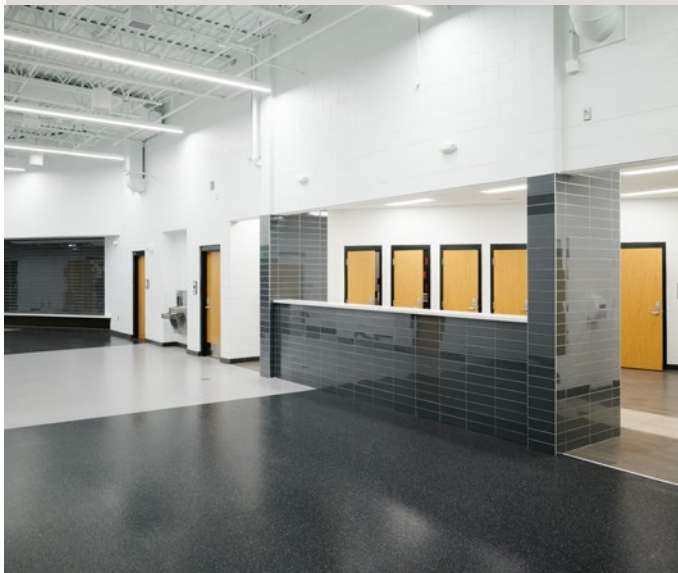
CONSTRUCTION COST  
\$ 4,200,000

RENOVATION  
4,000 sq ft

LOCATION  
White Bear Lake, MN

ADDITION  
14,400 sq ft

White Bear Lake Middle School was in need of a gym with proximity to the existing football field and bleachers. We planned and designed a gym addition with a competition gym, lobby, and gender-neutral restrooms. Remodeling in the kitchen was done as well which has improved functionality at the school.





# montevideo public schools



## DISTRICT-WIDE MASTER PLAN

### SERVICES PROVIDED

facilities assessment • master planning • community engagement • referendum support • architecture

### CONSTRUCTION BUDGET

\$61,310,000

### LOCATION

Montevideo, MN

### RENOVATION

49,400 sq ft

### NEW CONSTRUCTION

154,000 sq ft

We were engaged to provide facilities assessment and master planning services for the district's two elementary schools, Montevideo Middle School, and Montevideo High School. After the assessment was completed, master planning efforts explored seven pathways.

The preferred pathway involved adding a new high school to the north of the current high school, converting the current high school to a 5th-8th grade middle school, and moving PreK-4th grades from the two elementary schools to the current middle school.

A new auditorium was also considered as the District's former performing arts center was closed and demolished about five years ago, resulting in all high school music and drama events being housed off site or in the gymnasium.

We continue to engage with the community about the proposed solution after unsuccessful referendum, which we believe were mainly caused by the large total cost and tax impact.





# HUDSON school district



## HUDSON HIGH SCHOOL

### SERVICES PROVIDED

facilities assessment • master planning • educational visioning • community engagement • referendum support • architecture • interior design • furniture design

CONSTRUCTION COST  
\$75,300,000

RENOVATION  
277,100 sq ft

LOCATION  
Hudson, WI

ADDITION  
170,700 sq ft

In order to accommodate a growing student body and to update the educational environment for 21st Century learning, Hudson High School underwent a major addition and renovation project addressing both the school building and athletic fields.

Additions include a new main entrance and administrative offices, and a new student forum which serves as a hub for students connecting east and west wings of the building.

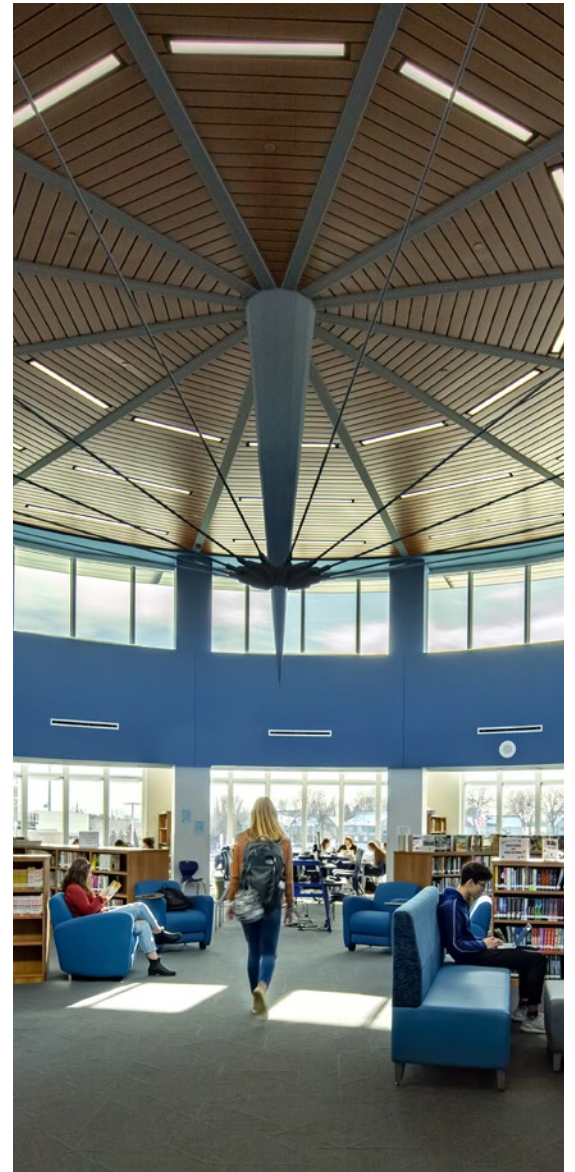
Renovations include an expansion of the existing gymnasium, as well as updates to science labs, tech ed, STEM spaces, and the auditorium.

A full football field and European-style track were also added to the campus, just southwest of the high school building.

### NOTABLE ACCOLADES

The Daily Reporter Top Project Award





# river falls, school district of



## DISTRICT-WIDE IMPROVEMENTS

### SERVICES PROVIDED

architecture • interior design • community engagement

PROJECT BUDGET  
\$28,000,000

RENOVATION  
87,600 sq ft

LOCATION  
River Falls, WI

ADDITION  
12,100 sq ft

District-wide facilities improvement project included major mechanical system upgrades at two elementary schools and the middle school. Additional infrastructure improvement projects included bathroom renovations, safety/security upgrades, new emergency generators, and more.

The largest projects included a new transportation center on the current site and an addition to the high school. The new transportation center includes two bays for bus and district vehicle repair and maintenance, office space for facilities and transportation staff, and a break/training room for drivers.

The high school project includes a two story addition for multi-purpose addition to support wrestling, dance, indoor turf space, and more. In addition the current weight room is being renovated and expanded and the existing gym will received new bleachers and a refinished gym floor.



06

project schedule



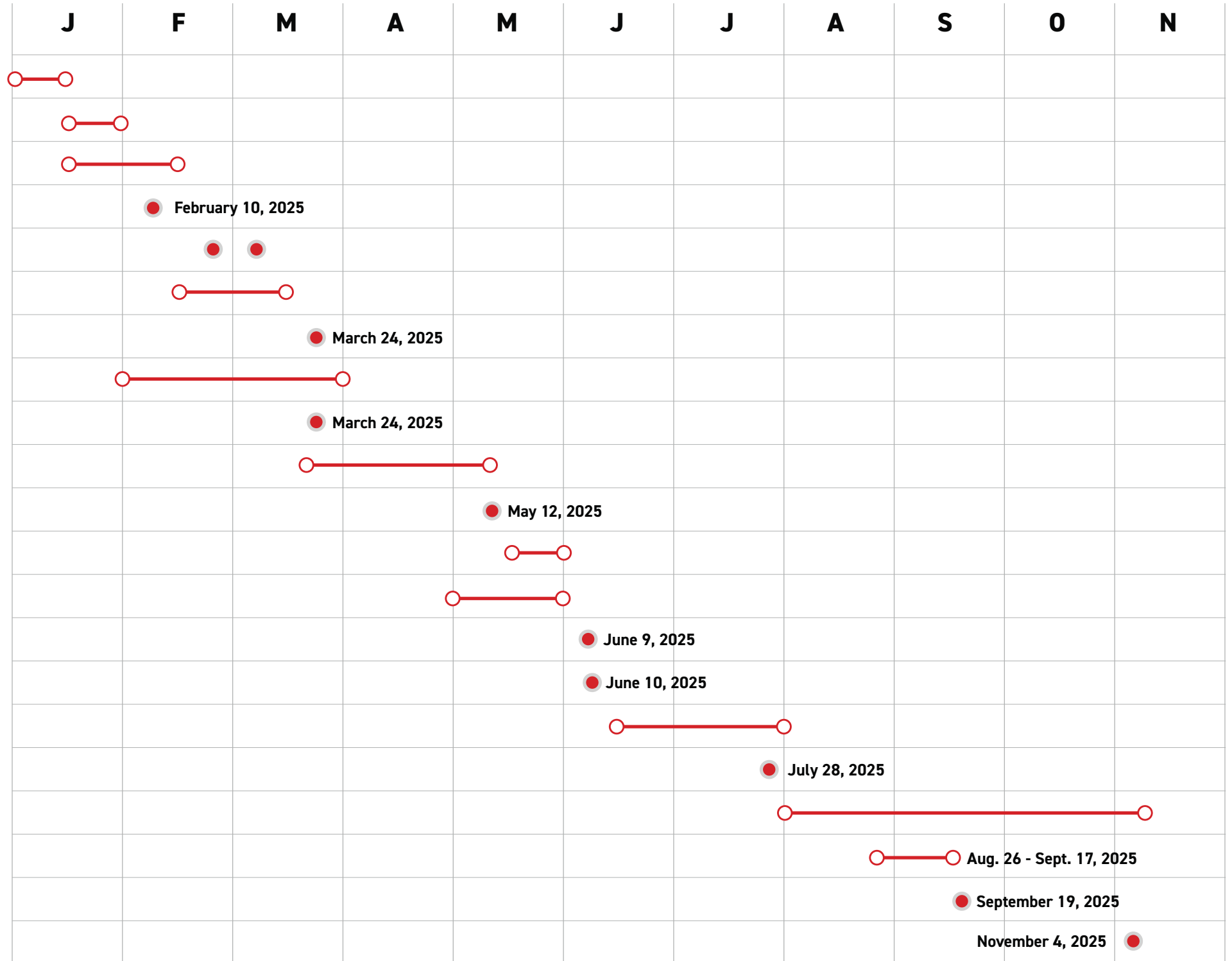


# Belle Plaine Public School District | Preliminary Timeline

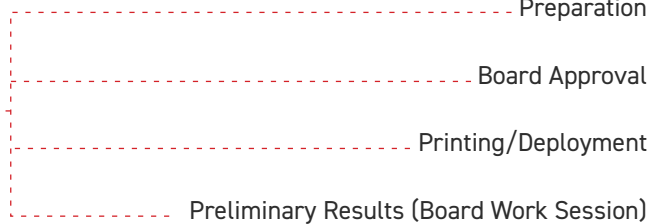
## Hypothetical November 2025 Referendum

2025

Phase / Task



Community survey



The schedule above is preliminary and is subject to change.

**07**

**fee** proposal





## fee proposal

Thank you for the opportunity to submit Bray Architects' proposal for master planning services for Belle Plaine Public Schools. Our goal when submitting a proposal is to be very clear with which services and consultants are included. Our objective with this thorough approach is three-fold:

1. To make sure that you are getting exactly the services you expect;
2. To ensure that when comparing our fees to others you can draw an accurate comparison; and
3. To help ensure a design process that is not complicated by debate over who is responsible for specific services or regular requests for additional services.

*Thank you for the opportunity to submit our Proposal for Master Planning Services to Belle Plaine Public Schools.*

# fee proposal

## PHASE 1 - NEEDS VERIFICATION, OPTION/SOLUTION EXPLORATION + COMMUNITY ENGAGEMENT

Phase 1 will include validation of educational, cocurricular, and space needs through a highly collaborative series of meetings and interactive design charettes. The process includes engaging the Board of Education, staff, and other stakeholders. Community engagement will include focus groups held throughout the process.

We will also explore conceptual site and floor plans for any additions and renovations that may be considered and support Kraus-Anderson in creation of construction and project budgets.

Bray Architects proposes a fixed fee for Phase 1 services of **Nine Thousand Dollars (\$9,000.00)**.

If the District chooses to use a community survey, our team will collaborate with School Perceptions, who will create and distribute a community-wide survey to determine the direction of the facilities master plan as well as support in advance of a potential referendum. School Perceptions will contract directly with the district for their services.

## PHASE 2 - POTENTIAL REFERENDUM SUPPORT/ASSISTANCE SERVICES

If a referendum is pursued, the Bray team will support the district in community engagement, community outreach, graphic design, strategy/messaging, and general referendum support services. Bray Architects proposes a fixed fee equal to **Five Thousand Five Hundred Dollars (\$5,500.00)** for Referendum Support/Assistance services.

## PHASE 3 - PROJECT IMPLEMENTATION

Given that the final scope and budget of work is unknown at this time, we offer the following percentage of construction costs scale for calculation of our architectural/engineering fee.

Construction Cost (Per Project/Phase)	Addition/Renovation
\$1,500,000 or less	negotiated based on scope of project
\$1,500,001 - \$3,000,000	7.50%
\$3,000,001 - \$5,000,000	7.00%
\$5,000,001 - \$10,000,000	6.50%
\$10,000,001 - \$20,000,000	6.00%
\$20,000,001 - \$30,000,000	5.75%
\$30,000,001 - \$40,000,000	5.50%
\$40,000,001 and greater	5.25%

### **PHASE 3 CONSULTANT SERVICES**

The proposed phase 3 fee includes the following services:

- Civil engineering
- Structural engineering
- Plumbing design
- Fire protection design
- HVAC engineering
- Electrical engineering
- Data/telecommunications wiring design
- Security system design

### **REIMBURSABLE EXPENSES**

We do not invoice for the following traditionally reimbursable expenses:

- Transportation in connection with the Project
- Travel and subsistence

Reimbursable expenses incurred include the following:

- Reproductions, plots, standard form documents
- Postage, handling, and delivery of Instruments of Service
- Fees paid for securing approval of authorities having jurisdiction over the project

### **DIRECT OWNER EXPENSES**

Project expenses that are incurred directly by the owner include the following:

- Boundary and/or topographic survey
- Soil borings and other geotechnical services
- Traffic impact studies (if required)
- Environmental analysis and abatement – e.g., contaminated soils, buried tank, asbestos, lead etc.
- Services associated with building commissioning
- Municipality, utility, and other impact fees
- Department of Natural Resources or other similar environmental permitting

## ENHANCED SERVICES

The following are **not** included in Bray Architects' base fee proposal but can be provided if requested by the Belle Plaine Public Schools:

- Landscape analysis/design
- Theatrical lighting and/or rigging analysis/design
- Acoustical analysis/design
- Food service equipment analysis/design
- Detailed demographic/enrollment projections (analysis and strategic evaluation of district-provided enrollment projections is included in our base fee)
- Design, specification, inventory of existing, and/or selection of furnishings and loose equipment - e.g. systems office furniture, classroom furniture, library shelving/furniture, etc.
- Design of public roadways, streets, intersections, or traffic signals (design of private/on-site circulation is included in base fee)
- Leadership in Energy and Environmental Design (LEED) documentation to include registration of the project and all documentation associated with the building portion of the required LEED submittal
- Detailed roof survey and building envelope analysis – e.g., roofing systems, exterior façade, windows, thermal imaging, etc.
- Design of non-conventional/deep foundations systems – e.g., pilings, caissons, aggregate piers, structural slab on grade, etc.
- Design/analysis of septic system and/or potable water well
- Storm shelter peer review services



# BRAYARCHITECTS

---



[brayarch.com](http://brayarch.com)

