



Facility  
Planning  
Committee



March 19, 2024  
Kickoff



Unified School District of  
Marshfield



# AGENDA

- 1** Introductions by Dr. Christianson and Nexus
- 2** Committee Charges and Outcomes
- 3** Committee Leadership
- 4** Facility Assessment and Planning Process Overview
- 5** Next Steps, Questions and Housekeeping





**Facility Planning  
Committee**

**INTRODUCTIONS**



# OUR TEAM: SUPPORTING MARSHFIELD



**80**

CLIENT-FOCUSED  
TEAM MEMBERS



## Neighboring Districts

Wausau, D.C. Everest, Stevens Point, Wisconsin Rapids, and Nekoosa

NEXUS  
SOLUTIONS



**\$2.5 Billion**

PROJECTS DEVELOPED  
& IMPLEMENTED



**100%**

SUCCESS RATE IN  
FUNDING SUPPORT VIA  
REFERENDA



**<1.0%**

CHANGE ORDER PERCENTAGE  
LOWEST IN INDUSTRY

## Expertise

- Master Planning
- Facility Planning
- Feasibility Studies
- Architecture
- Engineering
- Construction Management
- Subcontractor and Supplier Procurement and Coordination
- Community Engagement
- Communications
- Sustainability
- Commissioning
- Financial Analysis & Funding Development

**200 million square feet of comprehensive facility planning**



# Single-Source Accountability



School District of Marshfield

Financial Advisor: PMA

## NEXUS SOLUTIONS®

### Plan

- Comprehensive Assessment
- Master Facilities Plan
- Community Engagement & Funding Strategies



### Fund

- Referendum
- Funding Options
- Financial Assessments

### Design

- Architecture
- Engineering
- Sustainability
- Efficiencies

### Build

- Construction Management
- Budget Management
- Subcontractor Management
- Schedule Management
- Documentation & Quality

### Commission

- Quality Assurance
- Functionality
- Maintenance
- Training

### Conserve

- Operational Analysis
- Energy Efficiencies
- Cost Savings



# Local Experience



# 70

**MAJOR K-12  
PROJECTS COMPLETED  
IN LAST 2 YEARS**

# 25+

**REFERENDUMS  
PASSED IN LAST  
5 YEARS!**



**NEXUS MADISON**



**NEXUS MILWAUKEE**

WHEATLAND  
LAKEWOOD  
RIVERVIEW

RANDALL  
CONSOLIDATED

MINERAL POINT

BRODHEAD

PARKVIEW

BELOIT

NEW GLARUS

GENEVA J4

BIG FOOT

PALMYRA-EAGLE

WATERFORD

GREENFIELD

OAK CREEK-FRANKLIN

RACINE UNIFIED

YORKVILLE

KENOSHA UNIFIED

WESTOSHA

BRISTOL

WILMOT

SALEM

RANDALL  
CONSOLIDATED

CAMBRIA-FRIESLAND

OAKFIELD

MANITOWOC

CHILTON

BRILLION

LUXEMBURG-CASCO

GREEN BAY

MANAWA

STEVENS POINT

AUBURNDALE

NEKOOSA

WISCONSIN RAPIDS

MARSHFIELD

MOSINEE

WAUSAU

D.C. EVEREST

OCONTO FALLS

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COMMITTEE CHARGES  
AND OUTCOMES

CAROLINA  
www.carolina.com



# COMMITTEE CHARGES AND OUTCOMES



## Exploring, Developing and Refining Options

To Build Upon Districtwide Facility Assessment, Planning, and Stakeholder Engagement Efforts



## Helping to Prioritize a Plan

To Address the District's Facility Needs for Both the Near and Long-Term



## Providing Input to The Board

To Consider and Take Action by August 2024



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COMMITTEE  
LEADERSHIP





# COMMITTEE LEADERSHIP RESPONSIBILITIES

## COMMITTEE CO-CHAIRS

1

**Provide Input on Meeting Objectives**

2

**Encourage Active Participation**

3

**Represent the Committee Throughout the District**





Facility Planning  
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# FACILITY ASSESSMENT AND PLANNING PROCESS OVERVIEW



## SHARED FACILITY PLANNING GOALS



October 25, 2023 Kickoff



Produce a comprehensive facility master plan



Gather input from stakeholders



Define priorities, phasing, budgets & funding tools



Utilize data to make informed decisions





# FACILITY PLANNING OBJECTIVES



*A facilities plan without a financial solution is not a plan, it's only a study... and studies end up in binders that sit on shelves collecting dust.*





# FACILITY PLANNING MILESTONE SCHEDULE



- **Board Workshop**
- **Facility Assessment and Planning Kickoff**

- **Staff Survey**
- Present **DRAFT Stakeholder Engagement Plan** to Administration and Board

- **Stakeholder Engagement** in Support of Facility Assessment and Planning

- Present **DRAFT Facility Assessment/ Planning report** to:  
Admin Team & School Board
- Present **FINAL facility assessment/ planning report** to:  
Admin Team, School Board, Staff and Community

- **Districtwide** Mailing, Survey or Polling
- Presentation of Data from **Stakeholder Engagement**
- Discuss **revisions to prioritized plan** for both District-funded and potential referendum projects  
*Potential Board workshop*

- **Finalize revisions to prioritized plan** for both District-funded and potential referendum projects  
*Potential Board workshop*

- Review **DRAFT referendum resolutions with Board**
- NOTE:** No determination has been made by the District or Board regarding any future referendum

- **Aug 27, 2024 Deadline** for resolutions for November 5, 2024 Election





**In December, 2023...**

**as part of the ongoing facility planning process,  
District staff were surveyed regarding their satisfaction with  
key building performance areas at each of our schools.**

**We were grateful to receive...**

**238 responses...**

**with significant representation from each of our schools.**



# Specific building performance areas surveyed:

**Heating**

**Cooling**

**Indoor Air  
Quality**

**Lighting**

**Exterior and  
Interior  
Aesthetics**

**Building and Site  
Safety**

**Flexible  
Furniture**

**1:1/ Independent  
Learning Spaces**

**Special  
Education  
Spaces**

- ✓ Concerns were identified within all of our schools
- ✓ Staff at our High School, Grant and Lincoln Elementaries identified the most potential concerns
- ✓ Staff at Madison, Nasonville and Washington Elementaries were the most satisfied with building performance.

Surveys	Building/Topic 12/23 Staff Satisfaction (%)	Heating	Cooling	Indoor Air Quality	Lighting	Curb Appeal	Welcoming Inside	Building Safety	Furniture	Independent/1:1	Special Education	Site Safety	Average Score
32	<b>Grant</b>	60	42	46	62	77	65	42	65	8	58	38	51
17	<b>Lincoln</b>	55	48	57	59	64	54	93	71	7	29	57	54
11	<b>Madison</b>	72	79	75	50	100	100	100	43	43	86	71	74
17	<b>Nasonville</b>	71	77	79	73	100	100	100	77	36	43	43	73
20	<b>Washington</b>	70	76	75	73	100	94	100	75	50	69	100	80
29	<b>Middle School</b>	61	76	69	74	83	74	96	65	43	61	52	69
94	<b>High School</b>	52	59	48	48	42	31	78	37	26	38	27	44
220	<b>Average Score</b>	63	65	64	63	81	74	87	62	30	55	56	

*The graph above represents staff satisfaction in those areas on a scale of 1-100. Therefore, green is considered good, yellow is moderate and red and orange are areas to research further.*



**“My children go to this school district and I have been very pleased with their education, but when I compare our building to others I don't see what would draw a family to want to move here when you walk the halls of this high school. Our building is old and does not portray a district that is forward reaching.”**

**“We have made the most of the structures that are currently in place and our building and grounds/custodial staff do their best to maintain the building. Students and staff feel welcomed and a part of a family at MHS. Students continue to receive a quality education from great and passionate teachers.”**

**“I'm very proud to be a Marshfield alum and current faculty member. It seems as though every school in our conference and area has upgraded their facilities in recent years except us.”**

**— HIGH SCHOOL STAFF**

“



“I love my job and the people I work with. I feel supported and valued. The upgrades on the middle school have been impressive over the last 10 years, but there are many areas that still need addressing (plumbing, HVAC, etc) and it is a huge investment in an old building.”

“It's an 85-year-old, landlocked building - it's well maintained by our custodial and maintenance staff, kudos to them.”

— MIDDLE SCHOOL STAFF

“

“I love the staff and leadership at Lincoln! Our students love being at school despite the physical environment's shortfalls.”

“The library, music room, and gym areas are great spaces!”

“Safe environment and great staff.”

— LINCOLN ELEMENTARY STAFF

“

“Overall size of the school campus, and its location within the community.”

“I do believe we have really nice classrooms and playgrounds. I like our gym and cafeteria as well.”

“I love my school and the people in it. We don't need fancy, just functional.”

— GRANT ELEMENTARY STAFF



**“Outside play space and trail is unmatched!”**

**“Natural light, school set up, overall functionality of the building”**

**— WASHINGTON ELEMENTARY STAFF**



**“ I love having connecting classrooms with the resource rooms between!”**

**“I like our amount of green space around our school. I also like the resource rooms between our grade level classrooms.”**

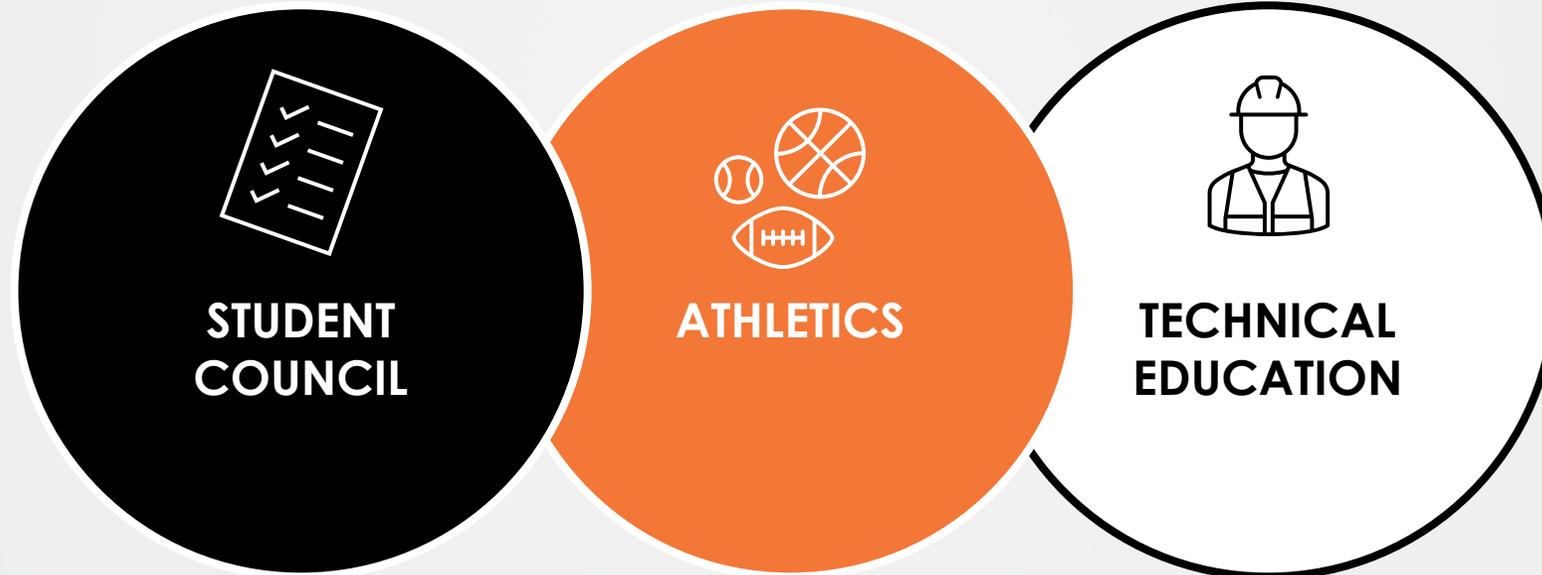
**— NASONVILLE ELEMENTARY STAFF**



## STUDENT ENGAGEMENT: SESSION OVERVIEW

On January 24, 2024, engagement sessions were conducted with high school students from 3 different groups to elicit their perspectives on:

- ✓ **the condition of school facilities**
- ✓ **ways in which their learning environment can be improved.**



The students broke out into groups of five, discussed the questions, took notes on their answers, and then one student shared their answers with the group at large.



## How do Marshfield's school buildings and facilities impact your education and/or co-curricular activities?

**Inadequate HVAC**  
systems create hot/cold spots and poor ventilation which causes discomfort and fatigue.

**Difficult to see**  
Poor, inadequate lighting and lack of natural light make it difficult to see clearly.

**Old furniture**  
Old equipment and furniture looks dated and tired.

**Undersized Spaces**  
Many spaces are undersized and/or poorly designed which causes crowding, poor traffic flow, and safety problems.

**Noise**  
Poor soundproofing between classrooms leads to distraction and disruption.

**Bathrooms are dated**  
Bathrooms are dated and inadequately sized which causes congestion and delays between classes.

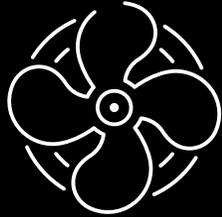
**Not Inviting**  
Old, outdated spaces are not inviting nor inspirational and lead to a lack of pride.

**A combination of building systems and learning space improvements need to be prioritized, such as:**

- 1. HVAC throughout District to resolve temperature and ventilation problems.**
- 2. Bathrooms – Larger and newer. Many are outdated, worn, and crowded which leads to traffic congestion and tardiness.**
- 3. LED and natural lighting for vision and mood.**
- 4. CTE – more space and new equipment.**
- 5. Weight room – more space and new equipment.**
- 6. Commons is too cramped.**
- 7. Wrestling room is too small.**
- 8. Gymnastics is not enclosed which leads to safety problems.**

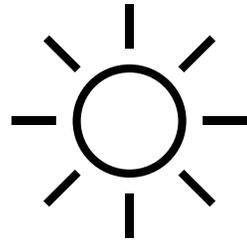


**Are there specific projects or upgrades at the Elementary Schools, Middle School, High School, or Districtwide that you find particularly important to prioritize? If so, why?**



## **HVAC throughout District**

**HVAC systems create hot/cold spots and poor ventilation which causes discomfort and fatigue.**



## **More natural lighting and LED**

**“Fluorescent lighting creates poor light and consumes more energy.”**

**“Skylights are covered with snow half of the school year.”**



## **Better Spaces**

**Many spaces need to be enlarged and/or better designed: Classrooms, CTE, Commons, bathrooms and athletic spaces such as wrestling and weight room.**



How would you recommend the District communicate facility needs to other students and the greater Marshfield community?

**Pictures and videos of the issues and problems posted online and on social media.**

**Student community forums.**

**Picture signs in Pick up Drop off to show parents who rarely come inside.**

**Compare Marshfield with other area districts' renovated spaces.**

**Building tours.**

**Student survey and publish results.**

**"Before/After" comparisons.**

**"A Day in the Life of a Student" to illustrates the facility challenges students face.**

**Show the community the relationship between high school education and local job creation – hospital, manufacturing, and agriculture.**

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**NEXT STEPS,  
QUESTIONS  
AND HOUSEKEEPING**





## HOUSEKEEPING

**FUTURE MEETINGS – 6 P.M.**

**Tuesday, April 16**

**Tuesday, May 14**

**Tuesday, June 11**

**Tuesday, July 16**



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Thank You!

Unified School District of  
Marshfield