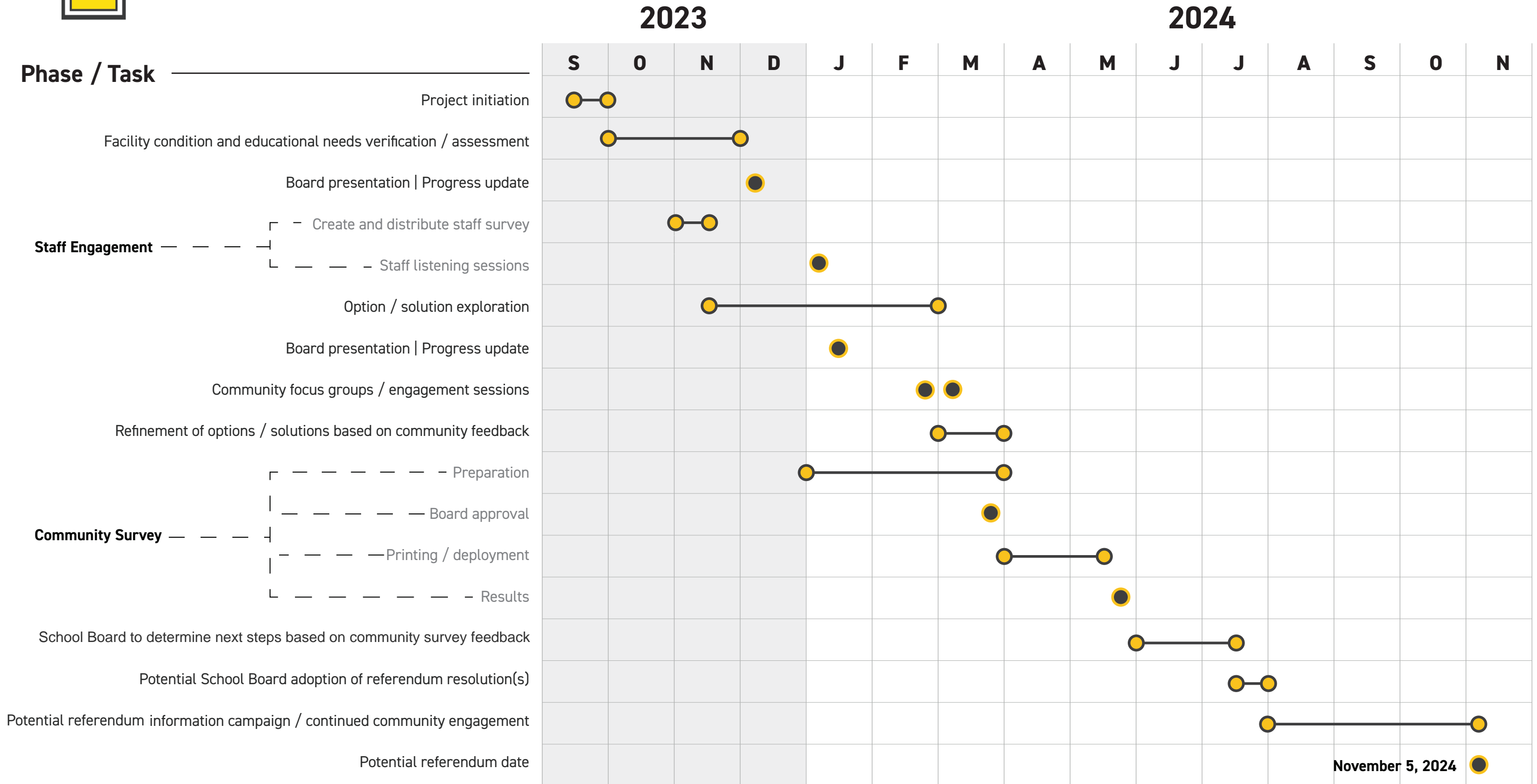




# Tomah Area School District Preliminary Timeline

## Hypothetical November 2024 Referendum



# Tomah Area School District

District-wide Facilities Study

**DRAFT**

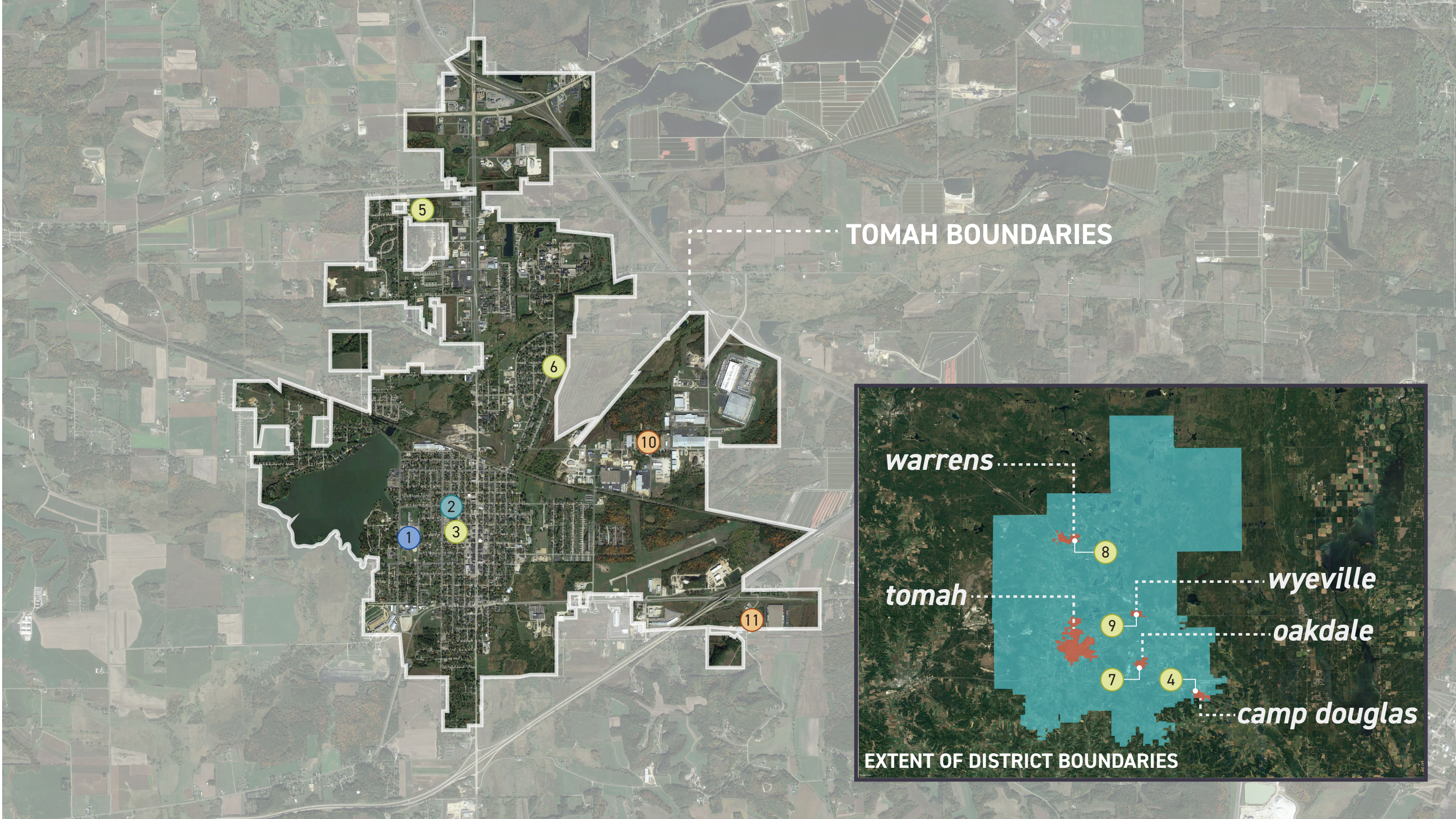


# STUDY DOCUMENT

January, 2024

**BRAY**ARCHITECTS

# District-Owned Property + Boundaries Map



# Overall Summary Tomah High School

**▼ ITEMS IN POOR CONDITION**  
*Substantial visible damage, wear or need for repair, or identified as containing potential asbestos*

- Ceiling replacement at select/identified areas
- Flooring replacement at select/identified areas
- Exterior door replacement
- ADA improvements at identified areas
- HVAC repairs/replacement
- Exterior door replacement
- Roof repair/replacement at identified areas

**▼ ITEMS IN FAIR CONDITION**  
*Some visible damage, wear or need for repair*

- Ceiling replacement at select/identified areas
- Flooring replacement at select/identified areas
- Exterior window replacement
- Exterior door replacement
- Roofs at identified areas
- Water System
- Storm System

**▼ ITEMS IN GOOD CONDITION**  
*No visible damage, wear or need for repair*

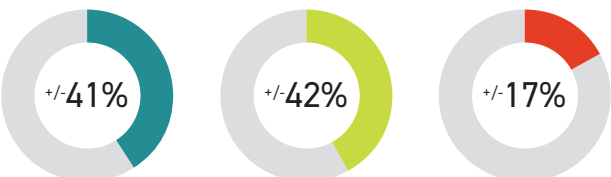
- Ceilings at identified areas
- Flooring at identified areas
- Control Systems

## + OVERALL BREAKDOWN

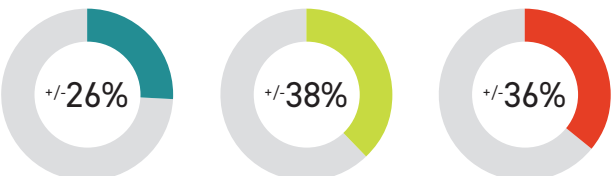
### ▼ Ceiling



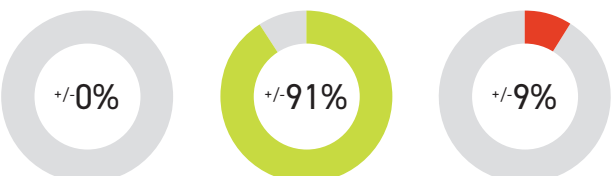
### ▼ Flooring



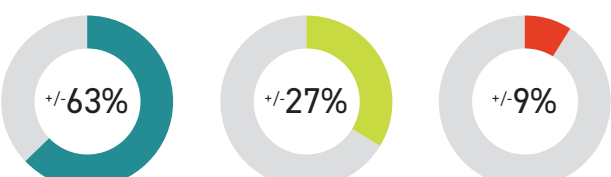
### ▼ Exterior Doors



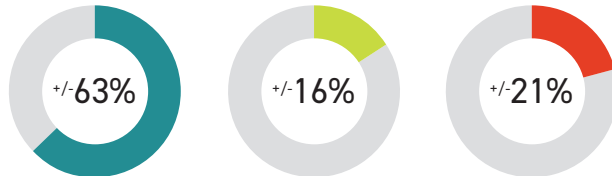
### ▼ Exterior Windows



### ▼ Roof



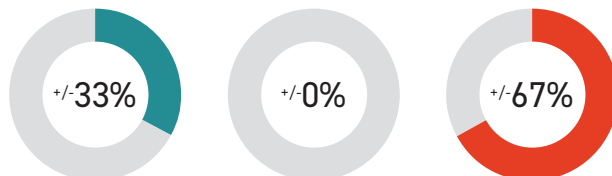
### ▼ Accessibility



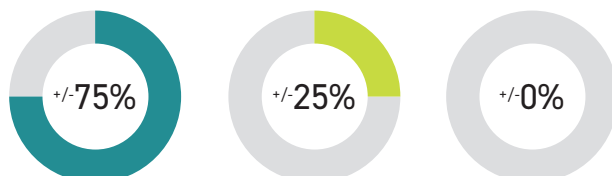
### ▼ Plumbing



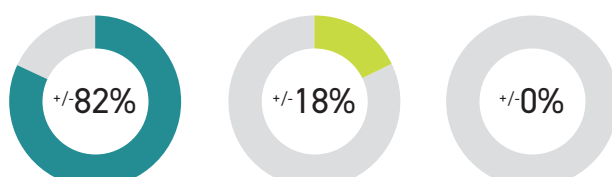
### ▼ Mechanical



### ▼ Electrical



### ▼ Life Safety



# Overall Summary Tomah Middle School

## ▼ ITEMS IN POOR CONDITION

*Substantial visible damage, wear or need for repair, or identified as containing potential asbestos*

- Ceiling replacement at select/identified areas
- Flooring replacement at select/identified areas
- HVAC repairs/replacement
- Interior wall repair at select/identified areas
- Exterior wall repair; especially brick
- Exterior door replacement
- Roof repairs/replacement
- ADA improvements at identified areas
- Hardscape repairs
- Parking lot repairs/replacement

## ▼ ITEMS IN FAIR CONDITION

*Some visible damage, wear or need for repair*

- Ceiling replacement at select/identified areas
- Flooring replacement at select/identified areas
- Plumbing fixtures
- Water System
- Exterior window replacement
- Exterior door replacement

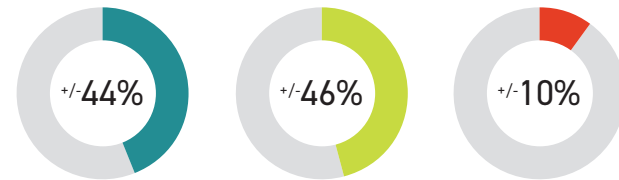
## ▼ ITEMS IN GOOD CONDITION

*No visible damage, wear or need for repair*

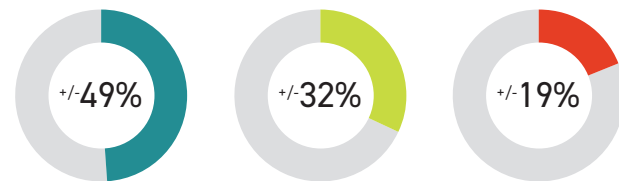
- Ceilings at identified areas
- Flooring at identified areas
- Roofs at identified areas

## + OVERALL BREAKDOWN

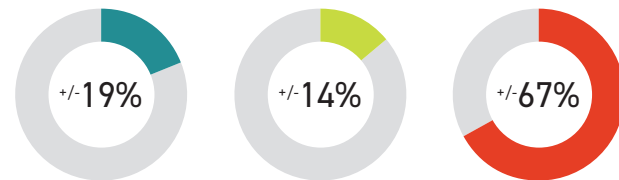
### ▼ Ceiling



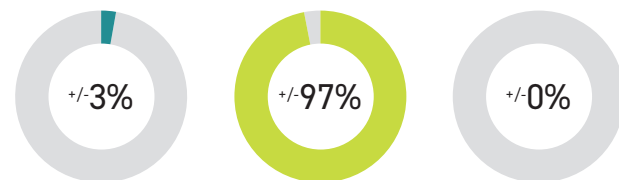
### ▼ Flooring



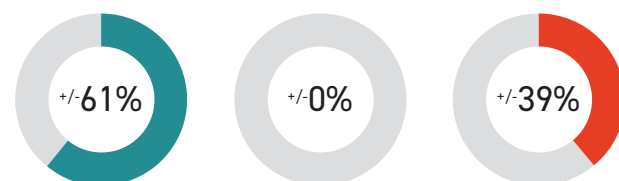
### ▼ Exterior Doors



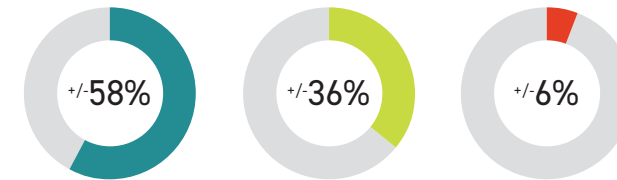
### ▼ Exterior Windows



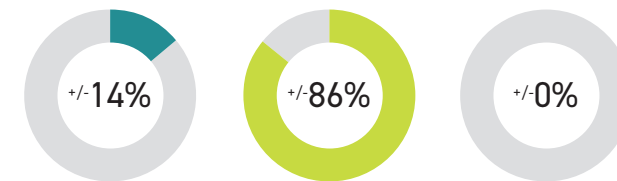
### ▼ Roof



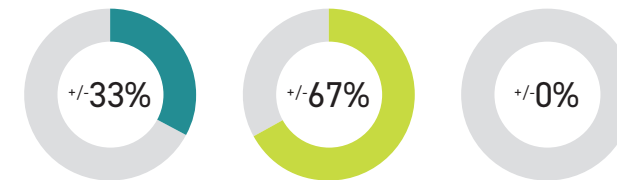
### ▼ Accessibility



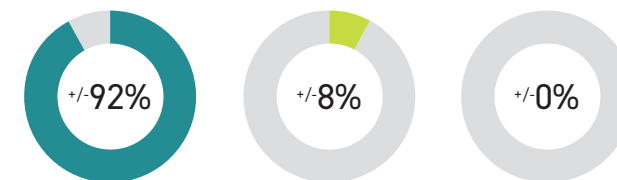
### ▼ Plumbing



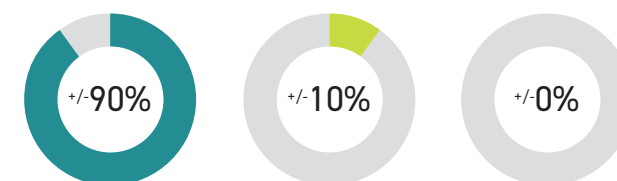
### ▼ Mechanical



### ▼ Electrical



### ▼ Life Safety



# Overall Summary Miller Elementary

## ▼ ITEMS IN POOR CONDITION

*Substantial visible damage, wear or need for repair, or identified as containing potential asbestos*

- Ceiling replacement at select/identified areas
- Flooring replacement at select/identified areas
- HVAC repairs/replacement
- Exterior door replacement
- ADA improvements at identified areas
- Bathroom renovations

## ▼ ITEMS IN FAIR CONDITION

*Some visible damage, wear or need for repair*

- Ceiling replacement at select/identified areas
- Flooring replacement at select/identified areas
- Plumbing fixtures
- Water System
- Mechanical repairs
- Plumbing equipment repairs
- Exterior window replacement

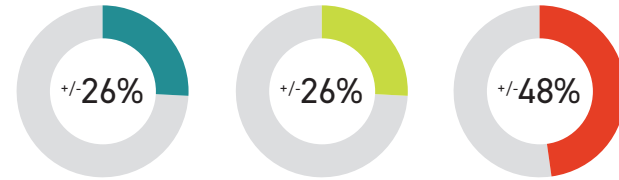
## ▼ ITEMS IN GOOD CONDITION

*No visible damage, wear or need for repair*

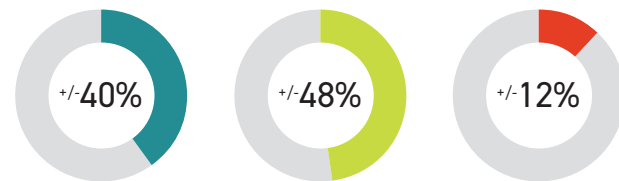
- Ceilings at identified areas
- Flooring at identified areas
- Lighting fixtures and controls

## + OVERALL BREAKDOWN

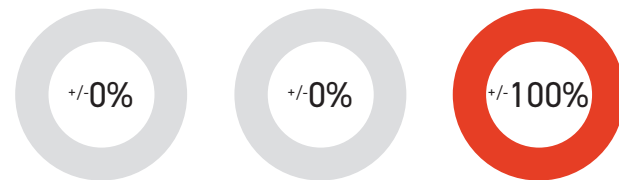
### ▼ Ceiling



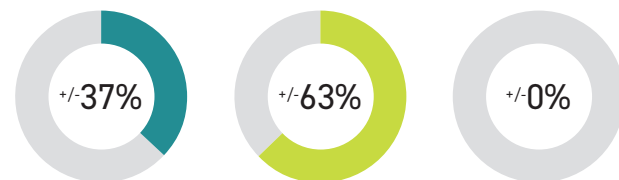
### ▼ Flooring



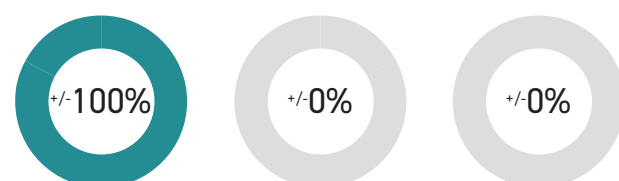
### ▼ Exterior Doors



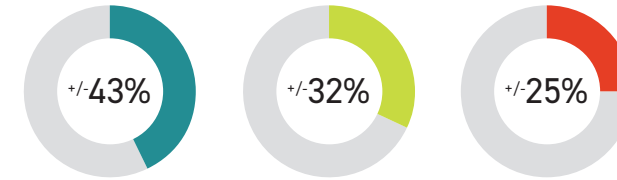
### ▼ Exterior Windows



### ▼ Roof



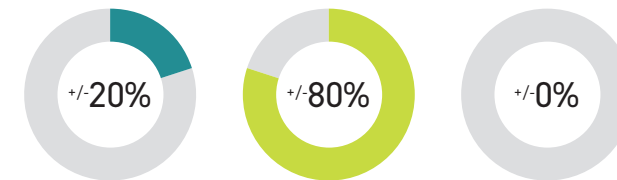
### ▼ Accessibility



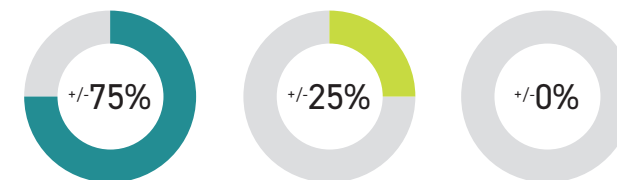
### ▼ Plumbing



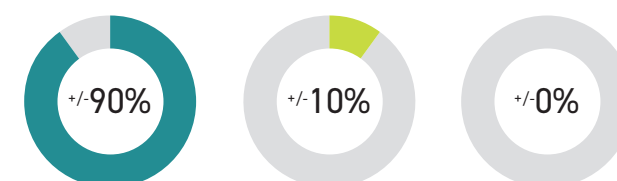
### ▼ Mechanical



### ▼ Electrical



### ▼ Life Safety



# Overall Summary Other Buildings

## CAMP DOUGLAS ELEMENTARY

### ▼ ITEMS IN POOR CONDITION

*Some needs identified by 2018 Facilities Assessment Report*

- Site size inefficient
- Majority of space undersized
- Electrical updates including: updating to LED, building egress lighting needs to be updated to meet current codes, and provide programmable lighting control panel.

### ▼ ITEMS IN FAIR CONDITION

- Roof warranties expire within the next 5 years
- Basketball court needs to be secured with fencing. It is currently located in the parking lot.
- Water distribution is original, copper
- Sanitary system is PVC, original

### ▼ ITEMS IN GOOD CONDITION

- Sufficient sf/student ratio
- Secure Entry
- Windows replaced in 2018

## LAGRANGE ELEMENTARY

### ▼ ITEMS IN POOR CONDITION

*Some needs identified by 2018 Facilities Assessment Report*

- Low sf/student ratio
- Roof warranties expired
- Lack of storage
- Lack of restrooms
- Electrical updates including: updating to LED, building egress lighting needs to be updated to meet current codes, and provide programmable lighting control panel. District noted this is the newest electrical system they have.
- HVAC improvements / replacement
- All classroom UV's and residential AC's are 17 years old. Will need a solution in the near future.

### ▼ ITEMS IN FAIR CONDITION

- Improvements to circulation pattern in east parking lot.
- Water distribution is original, copper
- Sanitary system is PVC, original

### ▼ ITEMS IN GOOD CONDITION

- Site size sufficient
- Site access and parking
- Secure Entry
- Windows newly replaced or there are plans to replace

## LEMONWEIR ELEMENTARY

### ▼ ITEMS IDENTIFIED AS POOR

*Some needs identified by 2018 Facilities Assessment Report*

- Site size inefficient
- Low sf/student ratio
- Traffic flow challenges
- Drop off/pick up challenges
- Parking lot is too small and congested
- Parking lot has poor access to main entrance
- Roof warranties expired
- Exterior hollow metal doors approaching the end of their life cycle
- Majority of space undersized
- Flow through serving area is not in a good location
- Lack of storage
- HVAC updates
- Electrical updates including: updating to LED, building egress lighting needs to be updated to meet current codes, and provide programmable lighting control panel.
- Life Safety updates: Fire alarm and intercom systems are the same age and OS in all buildings.
- Water distribution is original. In tunnel system, confined space.
- All classroom UV's and residential AC's are 17 years old. Will need a solution in the near future.

### ▼ ITEMS IDENTIFIED AS FAIR

- Staff parking present, but located on a dead end road
- Fencing missing on south and east sides of playground
- Some classroom flooring updates
- Panelboard replacement if renovation occurs

### ▼ ITEMS IDENTIFIED AS GOOD

- Enough space for current number of school busses
- Good amount of greenspace
- New trees and raised garden bed
- Secure Entry
- Water heating system new in 2018
- New bus lane blacktop summer of 2023

## OAKDALE ELEMENTARY

### ▼ ITEMS IN POOR CONDITION

*Some needs identified by 2018 Facilities Assessment Report*

- Site size inefficient
- Roof warranties expired
- Majority of space undersized
- Lack of storage
- Signs of water damage in basement
- Electrical updates including: updating to LED, building egress lighting needs to be updated to meet current codes, and provide programmable lighting control panel.
- ADA concerns at lavatories
- Drainage / gutter issues
- Parking lot pavement / pickup area

### ▼ ITEMS IN FAIR CONDITION

- Panelboard replacement if renovation occurs

### ▼ ITEMS IN GOOD CONDITION

- Sufficient sf/student ratio
- Boilers replaced in 2021
- Two AC's replaced in 2021. Other two will be replaced summer of 2024
- PVC sanitary replaced to building lateral in 2018

# Overall Summary Other Buildings

## WARRENS ELEMENTARY

### ▼ ITEMS IN POOR CONDITION

*Some needs identified by 2018 Facilities Assessment Report*

- Site size inefficient
- Parking lot is too small and congested
- Exterior hollow metal door replacement
- ADA concerns
- Majority of space undersized
- Electrical updates including: updating to LED, building egress lighting needs to be updated to meet current codes, and provide programmable lighting control panel.
- Old section of the building is cast iron sanitary
- Site drainage issues

### ▼ ITEMS IN FAIR CONDITION

- Fencing needed at playgrounds
- Panelboard replacement if renovation occurs

### ▼ ITEMS IN GOOD CONDITION

- Sufficient sf/student ratio
- Good amount of greenspace
- Secure Entry
- 3 RTU's replaced in summer of 2023

## WYEVILLE ELEMENTARY

### ▼ ITEMS IN POOR CONDITION

*Some needs identified by 2018 Facilities Assessment Report*

- Roof warranties expired
- Majority of space undersized
- Lack of storage
- Electrical updates including: updating to LED, building egress lighting needs to be updated to meet current codes, and provide programmable lighting control panel.
- Plumbing updates
- Building sanitary is original and cast iron
- Building is served by a private well. Water conditioning is an ongoing issue. DNR regulated
- Poor water quality
- Building HVAC is aging. Installed in 2006
- Boiler replacement will be needed in the next 5 years

### ▼ ITEMS IN FAIR CONDITION

- Panelboard replacement if renovation occurs
- Life Safety updates: Fire alarm and intercom systems are the same age and OS in all buildings. Fire alarm needs minimal upgrades to meet current code.

### ▼ ITEMS IN GOOD CONDITION

- Site size sufficient
- Sufficient sf/student ratio

## ROBBERT KUPPER L.C.

### ▼ ITEMS IN POOR CONDITION

*Some needs identified by 2018 Facilities Assessment Report*

- Parking lots are larger than needed
- Roof warranties expired
- HVAC updates
- Electrical updates including: updating to LED, building egress lighting needs to be updated to meet current codes, and provide programmable lighting control panel.
- Window Replacements

### ▼ ITEMS IN FAIR CONDITION

- N/A

### ▼ ITEMS IN GOOD CONDITION

- Entrances work well
- Water Heater replaced winter 2023

## TOMAH AREA MONTESSORI

### ▼ ITEMS IN POOR CONDITION

*Some needs identified by 2018 Facilities Assessment Report*

- Site size inefficient
- Low sf/student ratio
- Site concerns
- Secure entry needed
- Electrical updates including: updating to LED and building egress lighting needs to be updated to meet current codes.
- Not enough bathroom space
- Overall square footage issues for the program
- No commercial kitchen. Increased student population may require it soon
- Building / site drainage
- Building exterior needs updating
- Flooring issues - all carpet

### ▼ ITEMS IN FAIR CONDITION

- Panelboard replacement if renovation occurs
- RTU's new in 2016

### ▼ ITEMS IN GOOD CONDITION

- Good amount of greenspace
- Good playground equipment



option summary

BRAY PROJECT NUMBER | 3672

Client Name Tomah Area School District  
 Project Name Tomah Area School District Facilities Master Planning  
 Project Location Tomah, WI  
 Date January 9, 2024

DRAFT

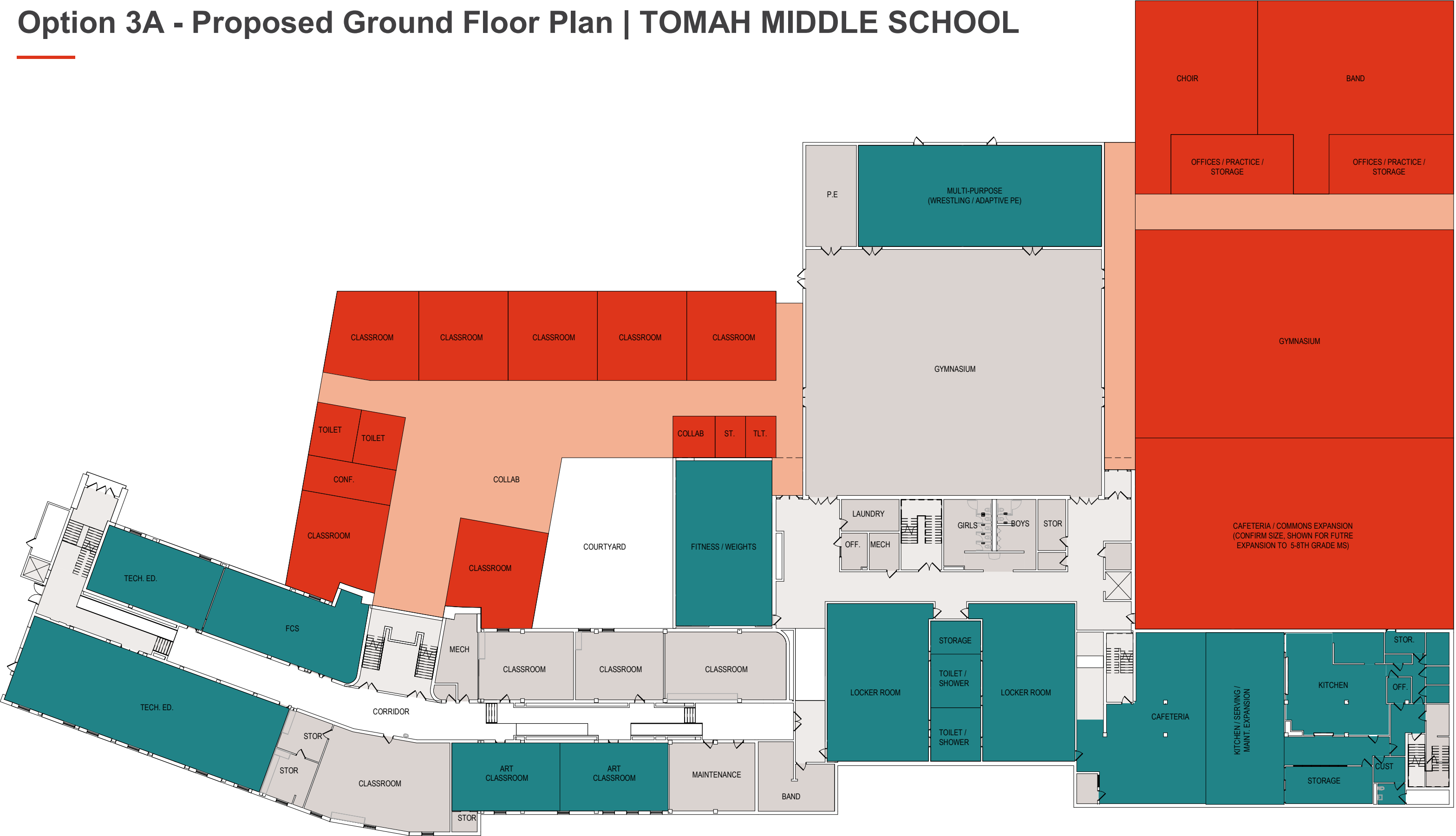


School	Current		Option #0 Capital Maintenance Work at Miller, Middle School, and High School (Red & Yellow Items from Facility Report)			Option #1 Build New Middle School (5th - 8th) Addition / Renovation at High School Relocate DO, RKLC, TAMS & Middle School programs			Option #2 Build New High School Move Middle School (5th - 8th) to High School Renovate Middle School to be Elem. School Relocate DO, RKLC, TAMS, Lemonweir & Miller programs			Option #3 Additions and Renovations at multiple buildings Middle School stays (6th - 8th) Relocate DO, RKLC, & TAMS programs			Option #4 Additions and Renovations at multiple buildings Middle School becomes (5th - 8th) Relocate DO, RKLC, & TAMS programs			Option #5 Build New High School Move Middle School (5th - 8th) to High School Add space at Elementary Schools Relocate DO, RKLC, TAMS, & Middle School programs			Option #6 Additions and Renovations at multiple buildings Middle School becomes (5th - 8th) Relocate RKLC program to High School Relocate DO & TAMS to Robert Kupper			
	Grade Config.	Enroll.	Grade Config.	Approx. Enroll.	Solution / Scope	Grade Config.	Approx. Enroll.	Solution / Scope	Grade Config.	Approx. Enroll.	Solution / Scope	Grade Config.	Approx. Enroll.	Solution / Scope	Grade Config.	Approx. Enroll.	Solution / Scope	Grade Config.	Approx. Enroll.	Solution / Scope	Grade Config.	Approx. Enroll.	Solution / Scope	
District Office	N/A	N/A	N/A	N/A	District Office	N/A	N/A	Relocate Program Close/seek to sell building	N/A	N/A	Relocate Program Close/seek to sell building	N/A	N/A	Relocate Program Close/seek to sell building	N/A	N/A	Relocate Program Close/seek to sell building	N/A	N/A	Relocate Program Close/seek to sell building	N/A	N/A	Relocate Program Close/seek to sell building	
Robert Kupper LC	Alt Ed / Excel / MSA	37	Alt Ed / Excel / MSA	37	Alt Ed / Excel / MSA	N/A	N/A	Relocate Program Close/seek to sell building	N/A	N/A	Relocate Program Close/seek to sell building	N/A	N/A	Relocate Program Close/seek to sell building	N/A	N/A	Relocate Program Close/seek to sell building	N/A	N/A	Relocate Program Close/seek to sell building	N/A	N/A	TAMS & DO Programs	
TAMS	4K - 6th	60	4K - 6th	60	4K - 6th	TBD	TBD	Relocate Program Close/seek to sell building	TBD	TBD	Relocate Program Close/seek to sell building	TBD	TBD	Relocate Program Close/seek to sell building	TBD	TBD	Relocate Program Close/seek to sell building	TBD	TBD	Relocate Program Close/seek to sell building	TBD	TBD	Relocate Program Close/seek to sell building	
Camp Douglas	2nd - 5th	64	2nd - 5th	64	2nd - 5th	2nd - 4th	51	Elementary School (2nd - 4th)	2nd - 4th	51	Elementary School (2nd - 4th)	2nd - 5th	64	Elementary School (2nd - 5th)	2nd - 4th	51	Elementary School (2nd - 4th)	2nd - 4th	51	Elementary School (2nd - 4th)	2nd - 4th	51	Elementary School (2nd - 4th)	
LaGrange	4K - 5th	406	4K - 5th	406	4K - 5th	4K - 4th	338	Elementary School	4K - 4th	TBD	Elementary School (Addition / Renovation)	4K - 5th	406	Elementary School (Addition / Renovation)	4K - 4th	338	Elementary School (Addition / Renovation)	4K - 4th	TBD	Elementary School (Addition / Renovation)	4K - 4th	338	Elementary School (Addition / Renovation)	
Lemonweir	4K - 5th	276	4K - 5th	276	4K - 5th	4K - 4th	234	Elementary School	N/A	N/A	Relocate students Close / seek to sell building	4K - 5th	276	Elementary School (Addition / Renovation)	4K - 4th	234	Elementary School	4K - 4th	234	Elementary School (Addition / Renovation)	4K - 4th	234	Elementary School	
Miller	5K - 5th	239	5K - 5th	239	5K - 5th	5K - 4th	205	Elementary School	N/A	N/A	Relocate students Close / seek to sell building	5K - 5th	239	Elementary School	5K - 4th	205	Elementary School	5K - 4th	205	Elementary School	5K - 4th	205	Elementary School	
Oakdale & Timberpups	3K - 1st	114	3K - 1st	114	3K - 1st	3K - 1st	114	Elementary School (3K - 1st)	3K - 1st	114	Elementary School (3K - 1st)	3K - 1st	114	Elementary School (3K - 1st)	3K - 1st	114	Elementary School (3K - 1st)	3K - 1st	114	Elementary School (3K - 1st)	3K - 1st	114	Elementary School (3K - 1st)	
Warrens	4K-5th	142	4K-5th	142	4K-5th	4K-4th	125	Elementary School	4K-4th	125	Elementary School	4K-5th	142	Elementary School (Addition / Renovation)	4K-4th	125	Elementary School	4K-4th	125	Elementary School	4K-4th	125	Elementary School	
Wyeville	5K - 5th	106	5K - 5th	106	5K - 5th	5K - 4th	82	Elementary School	5K - 4th	82	Elementary School	5K - 5th	106	Elementary School	5K - 4th	82	Elementary School	5K - 4th	82	Elementary School	5K - 4th	82	Elementary School	
Tomah Middle School	6th - 8th Grade	680	6th - 8th Grade	680	6th - 8th Grade	N/A	TBD	Renovate building to support District Office & RKLC programs	4K - 4th	TBD	Elementary School (Addition / Renovation)	6th - 8th	750	Tomah Middle School (with TAMS) (6th - 8th Grade) (Addition / Renovation) 124,000 SF (Existing) 61,800 SF (Addition) 33,600 SF (Renovation)	5th - 8th	950	Tomah Middle School (5th - 8th Grade) (Addition / Renovation) 124,000 SF (Existing) 97,600 SF (Addition) 36,000 SF (Renovation)	N/A	TBD	Renovate building to support District Office & RKLC programs	5th - 8th	950	Tomah Middle School (5th - 8th Grade) (Addition / Renovation) 124,000 SF (Existing) 92,600 SF (Addition) 36,000 SF (Renovation)	
Tomah High School	9th - 12th Grade	900	9th - 12th Grade	900	9th - 12th Grade	9th - 12th	1,100	Tomah High School (with Alt. Ed) and Day Care (Addition / Renovation) 216,910 SF (Existing) 46,000 SF (Renovation) 21,275 SF (Gymnasium) 11,000 SF (Tech. Ed. / Music) 39,800 SF (Auto, Ag, Classrooms) 8,000 SF (District Office) 7,000 SF (RKLC) 10,000 SF (Daycare)	5th - 8th	950	Tomah Middle School 5th - 8th (and TAMS) (Renovation) 216,910 SF (Existing)	9th - 12th	1,100	Tomah High School (with Alt. Ed & RKLC programs) District Office & Day Care 216,910 SF (Existing) 46,000 SF (Renovation) 21,275 SF (Gymnasium) 11,000 SF (Tech. Ed. / Music) 39,800 SF (Auto, Ag, Classrooms) 8,000 SF (District Office) 7,000 SF (RKLC) 10,000 SF (Daycare)	9th - 12th	1,100	Tomah High School (with Alt. Ed & RKLC programs) District Office & Day Care 216,910 SF (Existing) 46,000 SF (Renovation) 21,275 SF (Gymnasium) 11,000 SF (Tech. Ed. / Music) 39,800 SF (Auto, Ag, Classrooms) 8,000 SF (District Office) 7,000 SF (RKLC) 10,000 SF (Daycare)	5th - 8th	950	Tomah Middle School 5th - 8th (with TAMS) (Renovation) 216,910 SF (Existing)	9th - 12th	1,100	Tomah High School (with Alt. Ed & RKLC programs) Day Care 216,910 SF (Existing) 46,000 SF (Renovation) 21,275 SF (Gymnasium) 11,000 SF (Tech. Ed. / Music) 39,800 SF (Auto, Ag, Classrooms) 7,000 SF (RKLC) 10,000 SF (Daycare)	
New Building	N/A	N/A				5th - 8th	950	New Middle School (with TAMS) (5th - 8th ) 230,379 SF (5-8 MS) 26,865 SF (Auditorium) 5,000 SF (TAMS)	9th - 12th	1,100	New High School (with Alt. Ed & RKLC programs), District Office & Day Care 339,635 SF (9-12 HS) 30,415 SF (Auditorium) 8,000 SF (District Office) 7,000 SF (RKLC) 10,000 SF (Daycare)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	9th - 12th	1,100	New High School (with Alt. Ed) & Day Care 339,635 SF (9-12 HS) 30,415 SF (Auditorium) 8,000 SF (District Office) 7,000 SF (RKLC) 10,000 SF (Daycare)	N/A	N/A	N/A
						Total Building Area:		262,244	Total Building Area:		395,050				Total Building Area:		395,050			Total Building Area:		395,050		

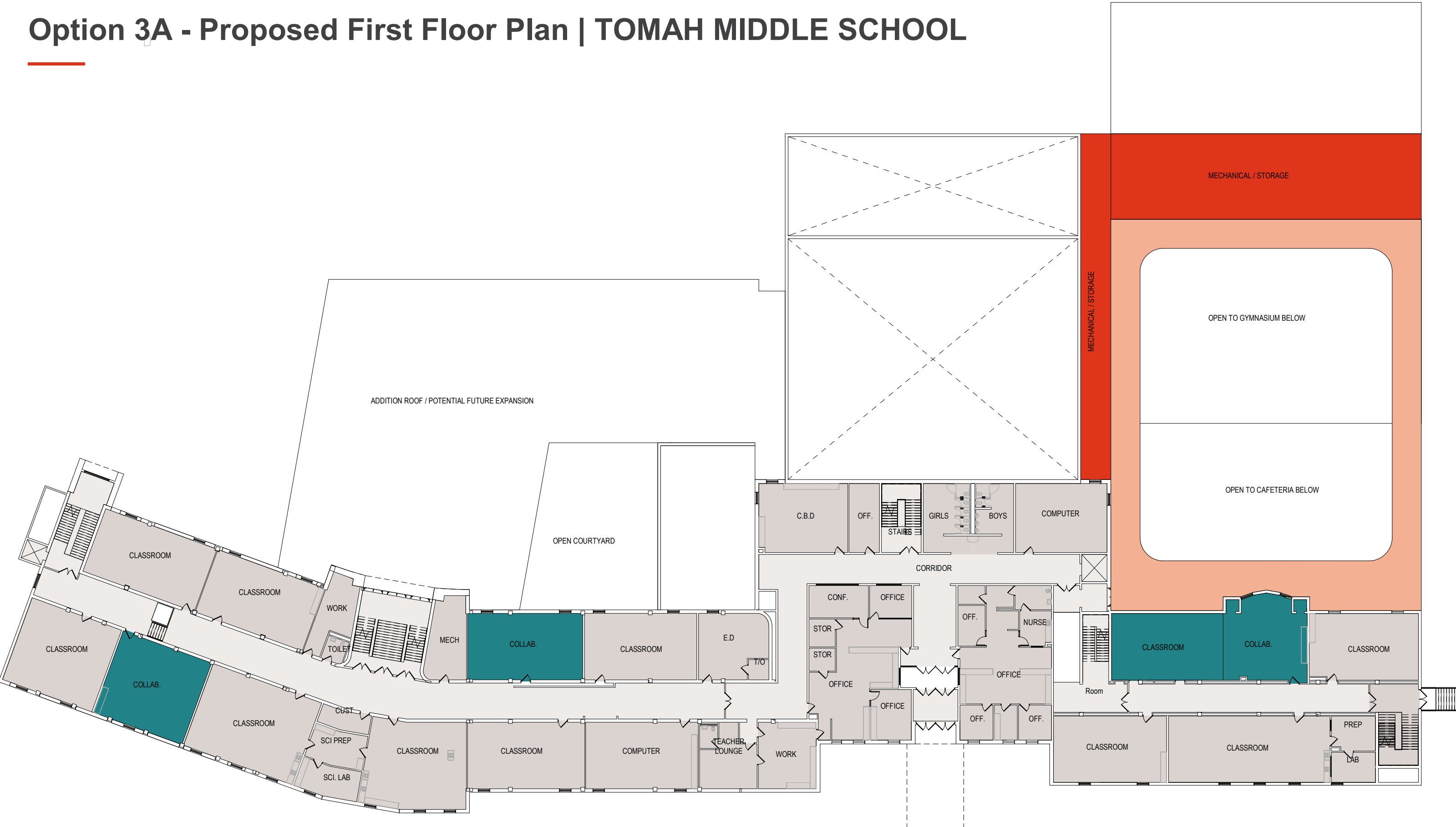
# Option 3A - Proposed Site Plan | TOMAH MIDDLE SCHOOL



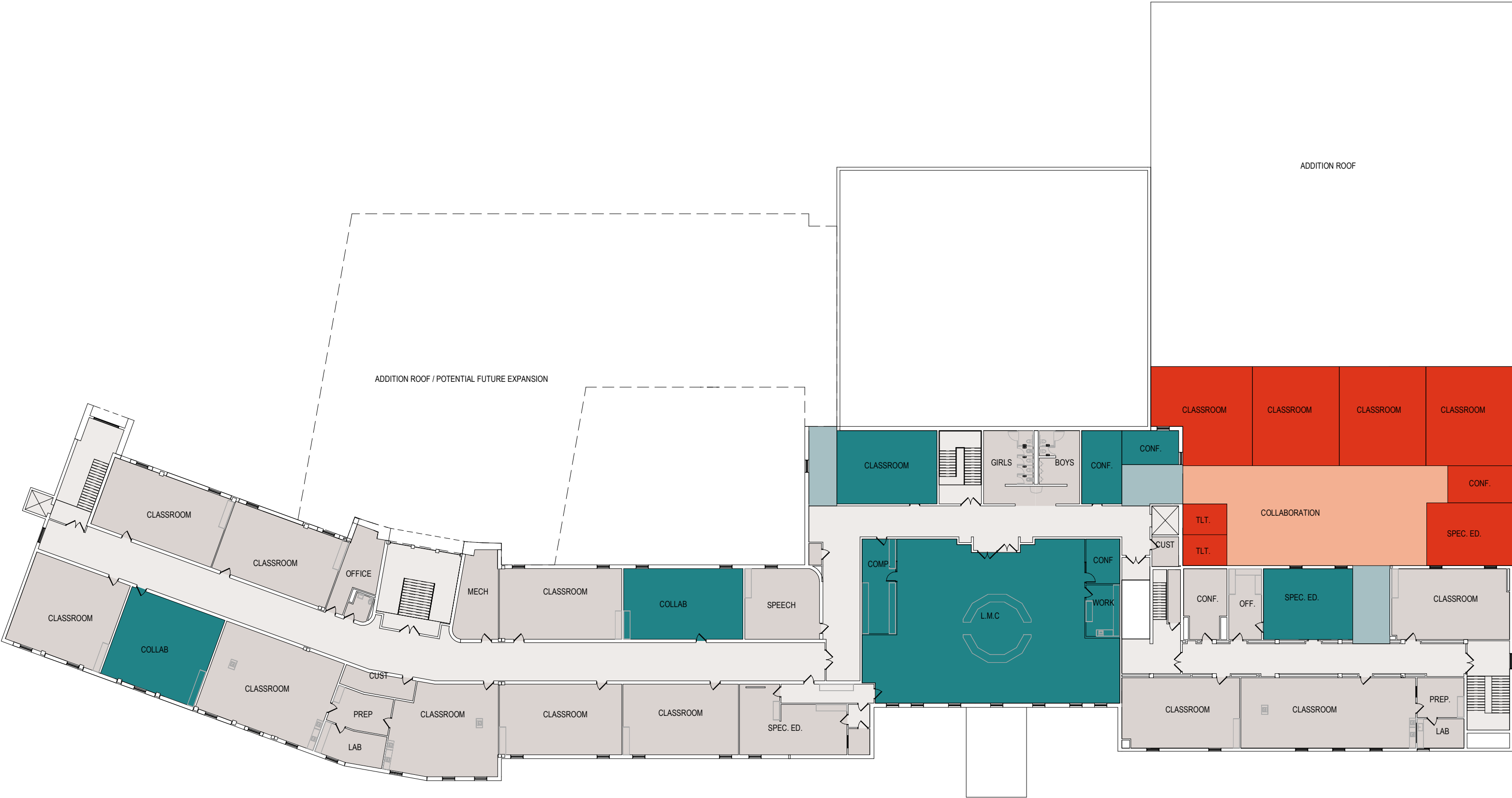
# Option 3A - Proposed Ground Floor Plan | TOMAH MIDDLE SCHOOL



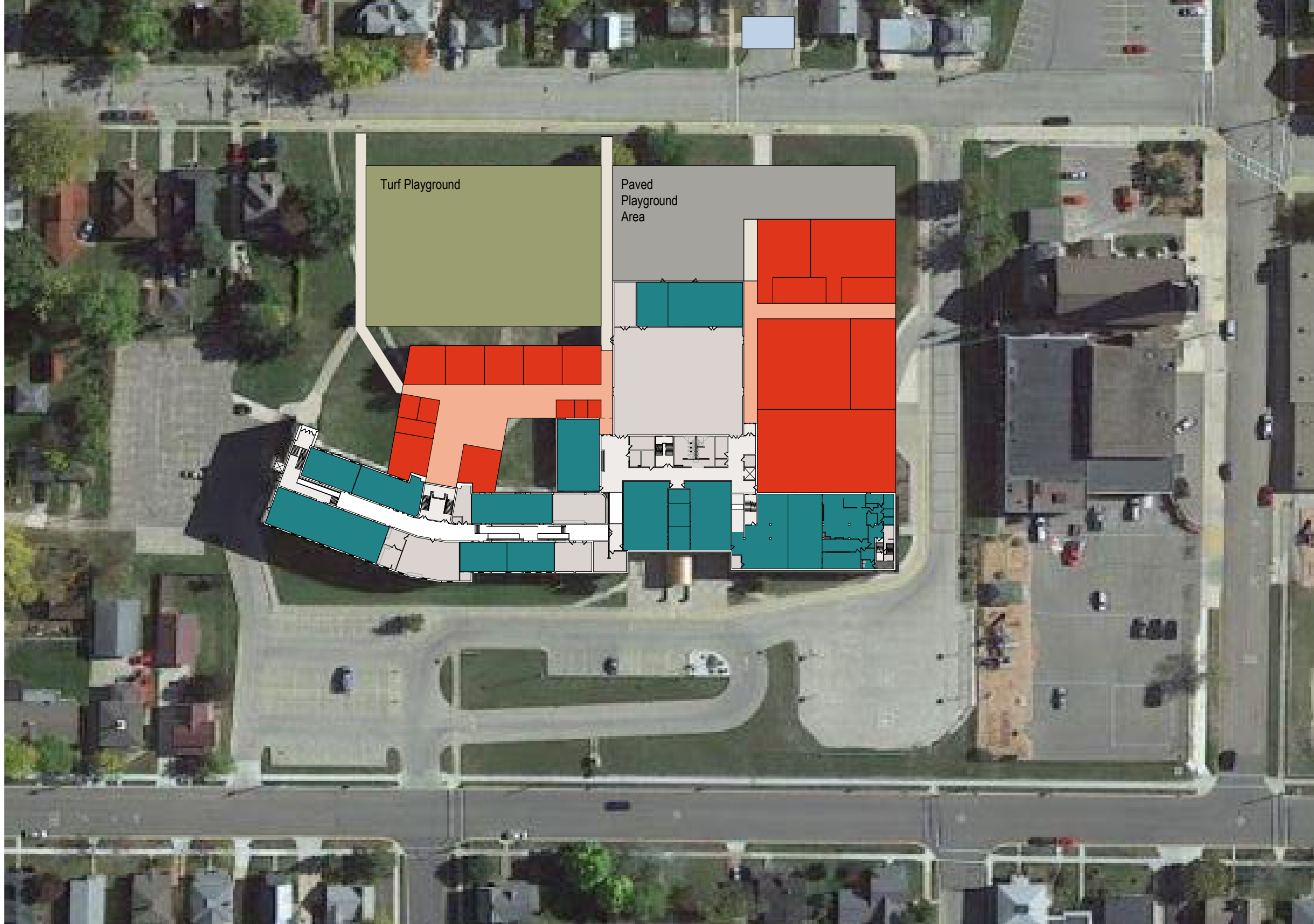
# Option 3A - Proposed First Floor Plan | TOMAH MIDDLE SCHOOL



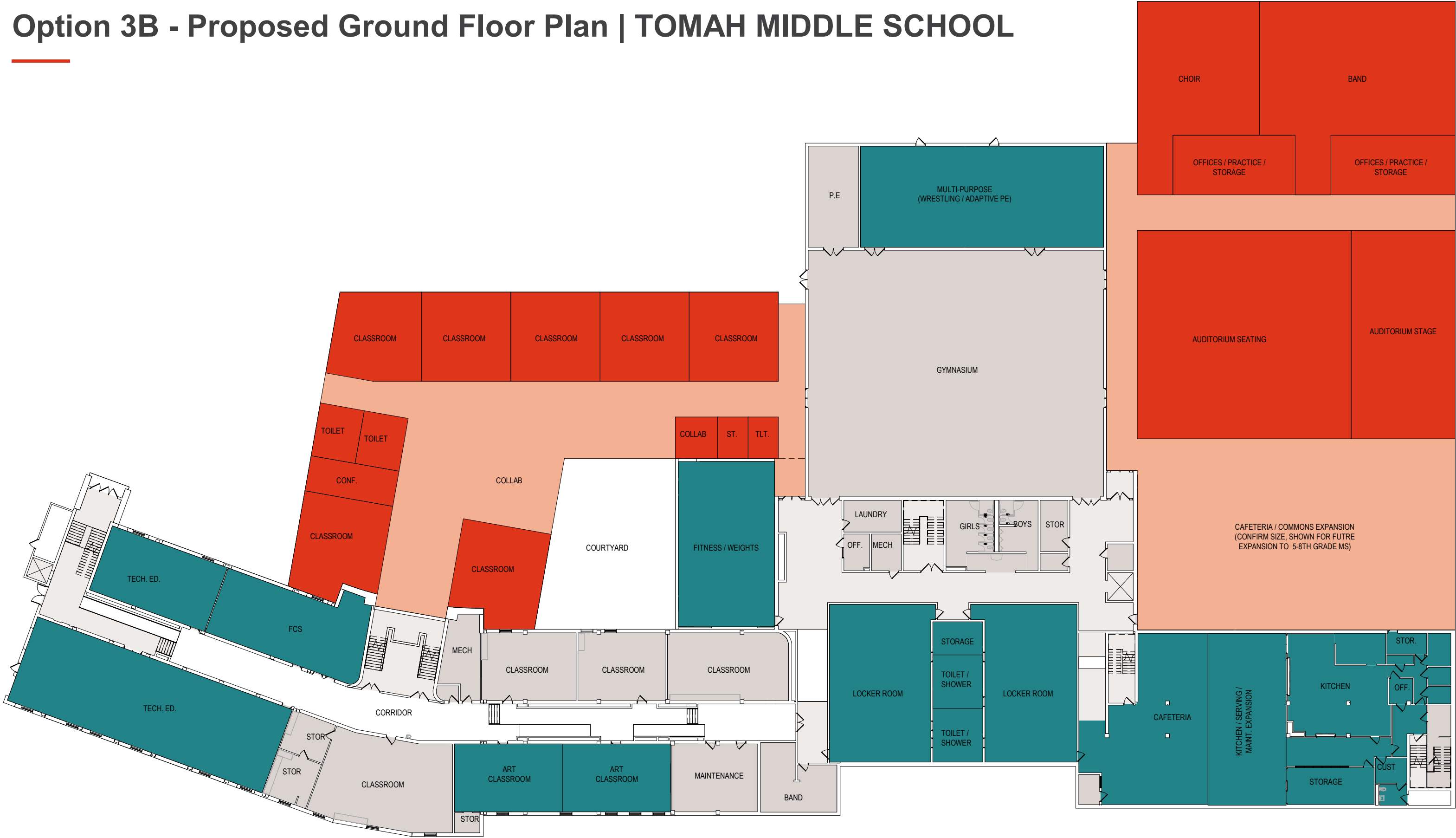
# Option 3A - Proposed Second Floor Plan | TOMAH MIDDLE SCHOOL



# Option 3B - Proposed Site Plan | TOMAH MIDDLE SCHOOL

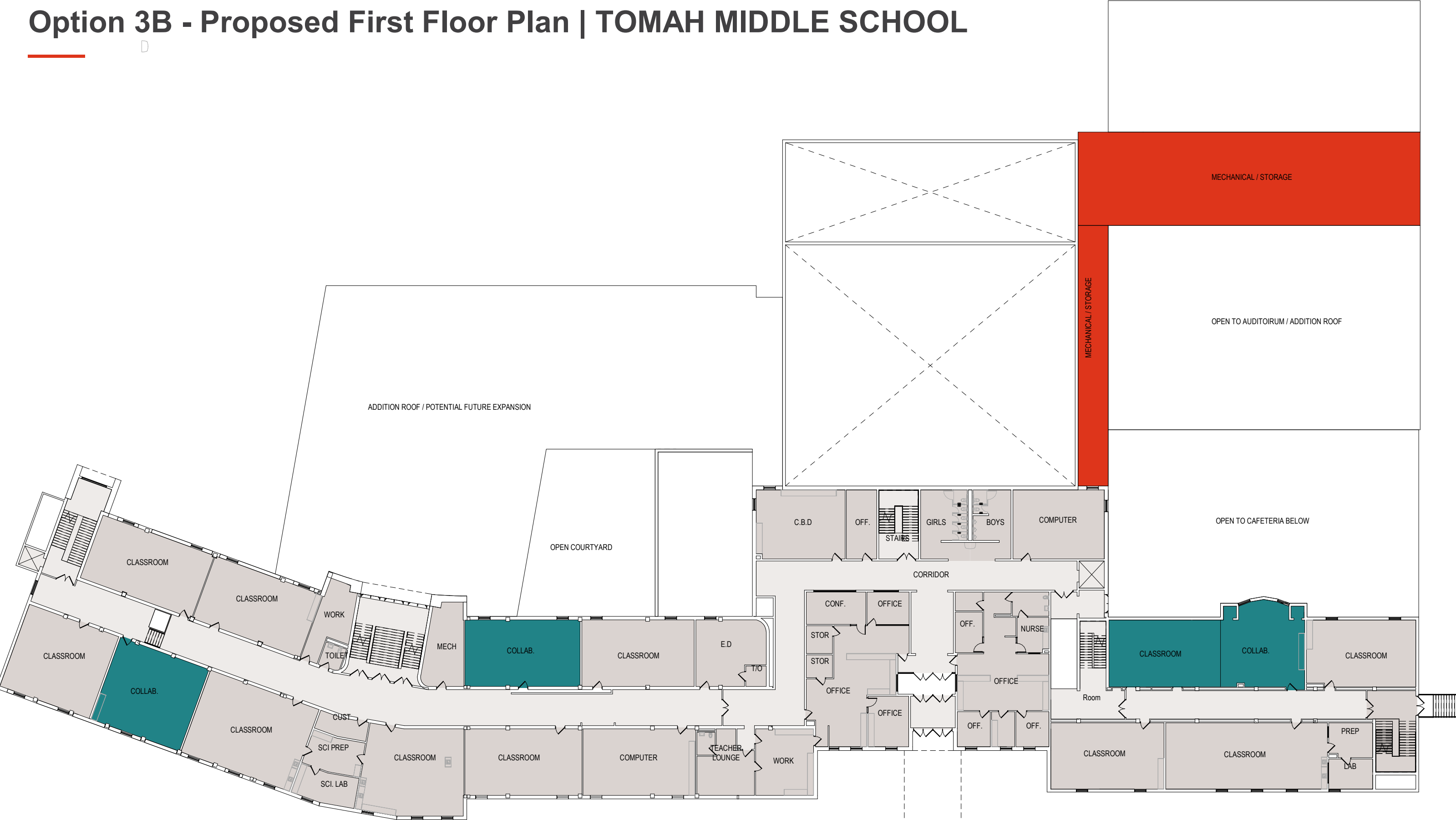


# Option 3B - Proposed Ground Floor Plan | TOMAH MIDDLE SCHOOL



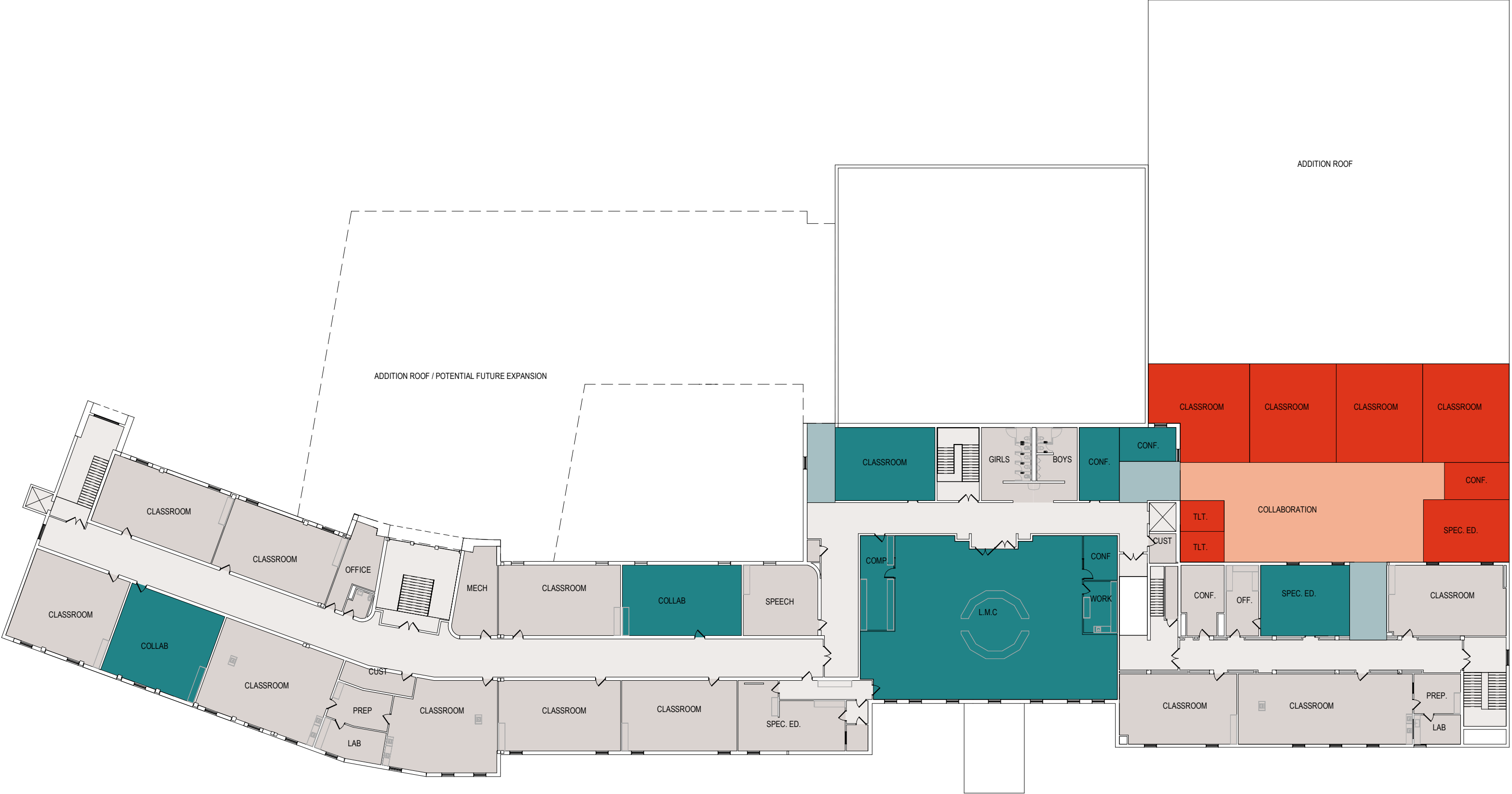
# Option 3B - Proposed First Floor Plan | TOMAH MIDDLE SCHOOL

D

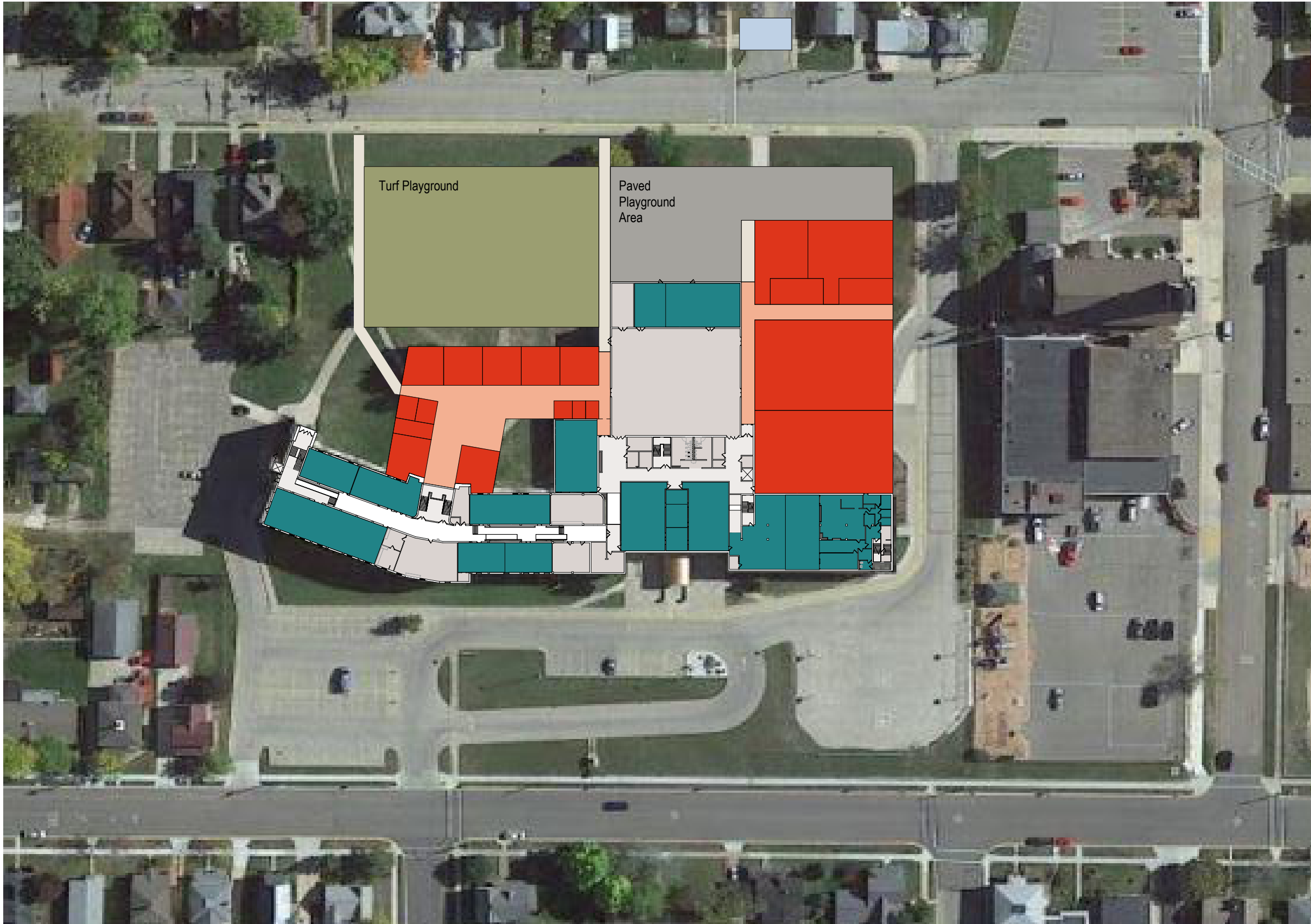




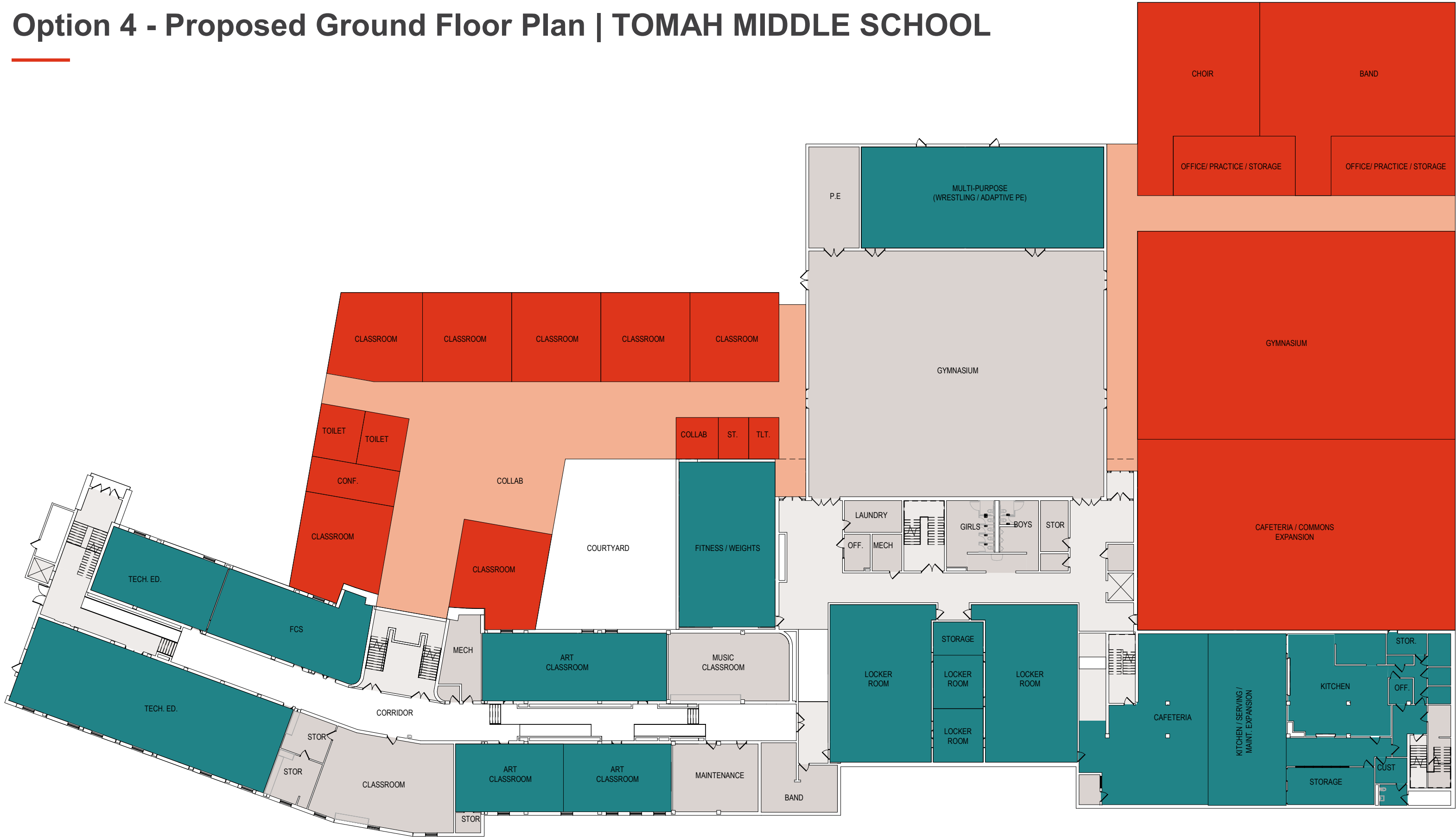
# Option 3B - Proposed Second Floor Plan | TOMAH MIDDLE SCHOOL



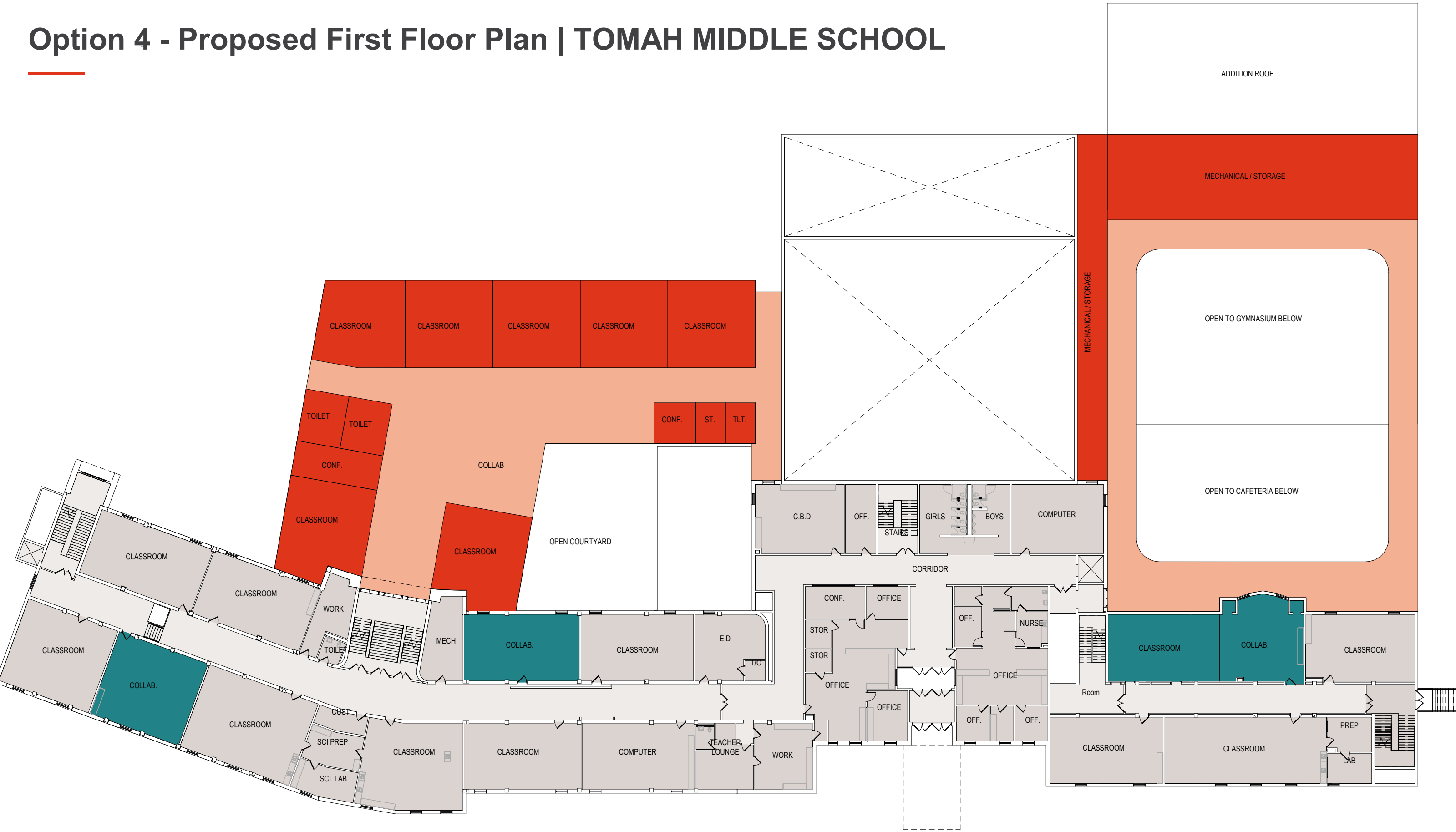
# Option 4 - Proposed Site Plan | TOMAH MIDDLE SCHOOL



# Option 4 - Proposed Ground Floor Plan | TOMAH MIDDLE SCHOOL



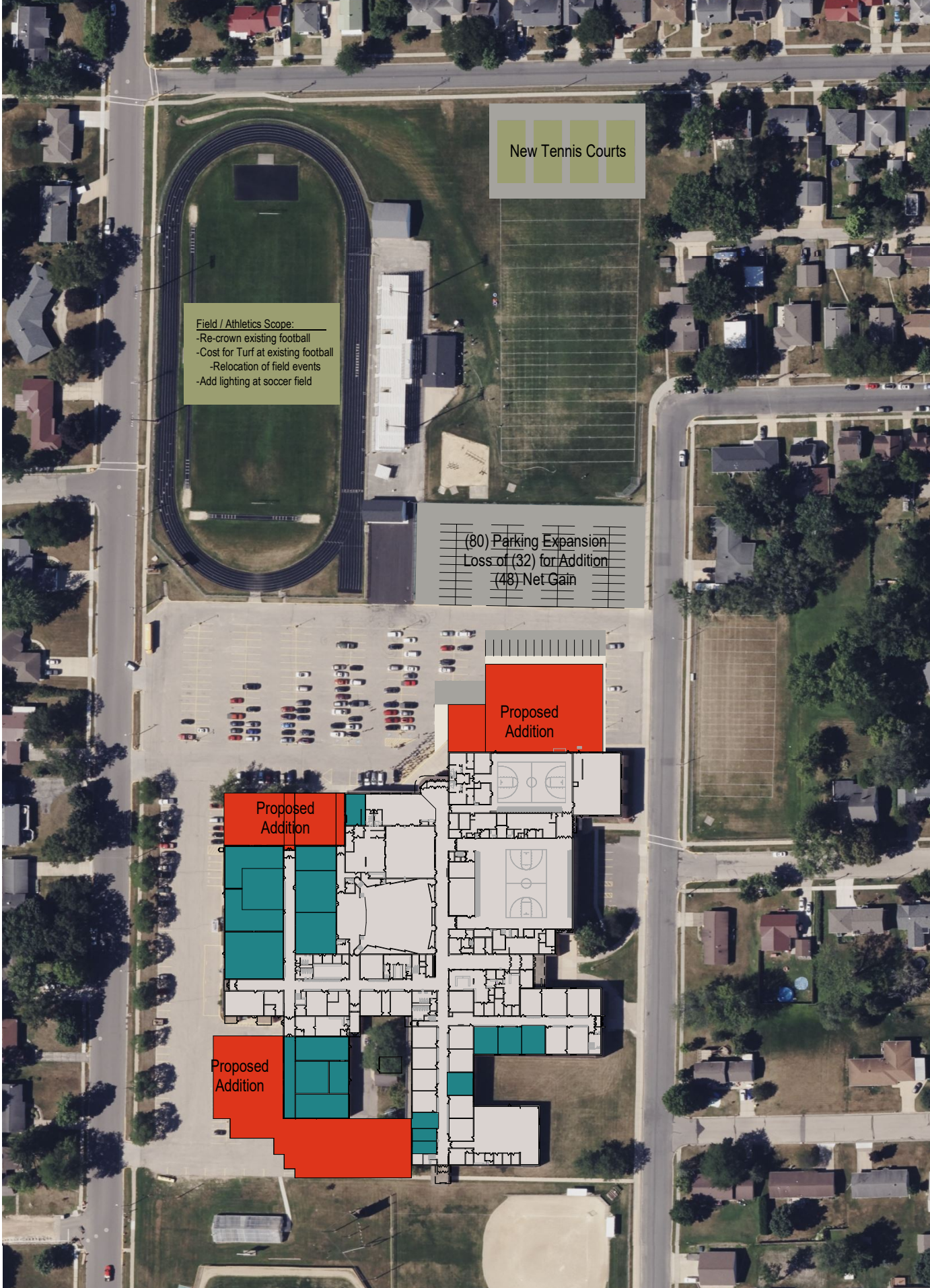
# Option 4 - Proposed First Floor Plan | TOMAH MIDDLE SCHOOL



# Option 4 - Proposed Second Floor Plan | TOMAH MIDDLE SCHOOL



# Proposed Site Plan | Tomah High School



## Option 2 - 9-12 HS CONCEPT - SITE PLAN

Scale: 1" = 160'-0"

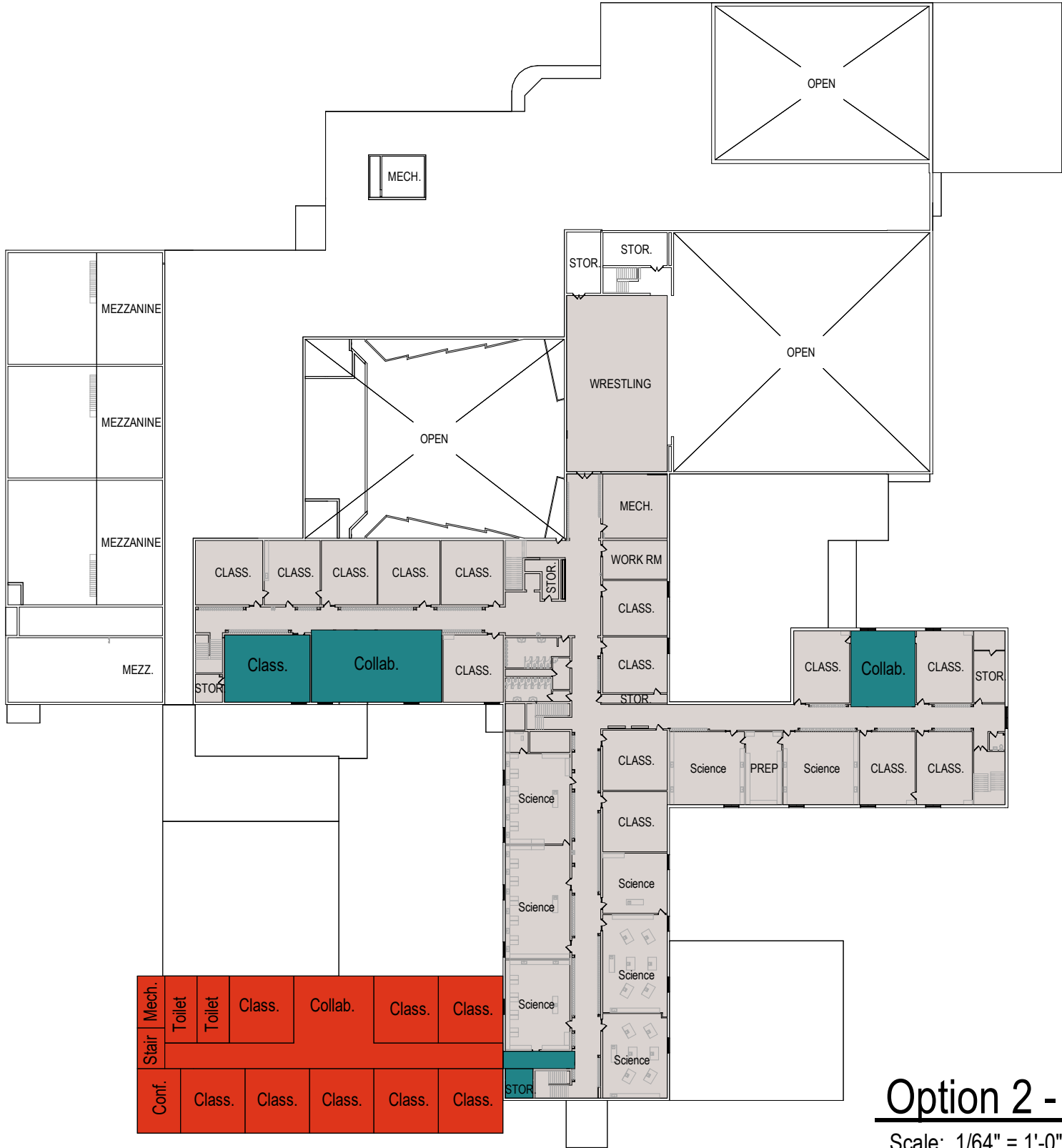
# Proposed Floor Plan | Tomah High School



## Option 2 - 9-12 HS CONCEPT - FIRST FLOOR PLAN

Scale: 1/64" = 1'-0"

# Proposed Floor Plan | Tomah High School



**Option 2 - 9-12 HS CONCEPT - SECOND FLOOR PLAN**

Scale: 1/64" = 1'-0"



option summary

BRAY PROJECT NUMBER | 3672

Client Name Tomah Area School District  
 Project Name Tomah Area School District Facilities Master Planning  
 Project Location Tomah, WI  
 Date January 9, 2024

DRAFT



School	Current		Option #0 Capital Maintenance Work at Miller, Middle School, and High School (Red & Yellow Items from Facility Report)		
	Grade Config.	Enroll.	Grade Config.	Approx Enroll.	Solution / Scope
District Office	N/A	N/A	N/A	N/A	District Office
Robert Kupper LC	Alt Ed / Excel / MSA	37	Alt Ed / Excel / MSA	37	Alt Ed / Excel / MSA
TAMS	4K - 6th	60	4K - 6th	60	4K - 6th
Camp Douglas	2nd - 5th	64	2nd - 5th	64	2nd - 5th
LaGrange	4K - 5th	406	4K - 5th	406	4K - 5th
Lemonweir	4K - 5th	276	4K - 5th	276	4K - 5th
Miller	5K - 5th	239	5K - 5th	239	5K - 5th
Oakdale & Timberpups	3K - 1st	114	3K - 1st	114	3K - 1st
Warrens	4K-5th	142	4K-5th	142	4K-5th
Wyeville	5K - 5th	106	5K - 5th	106	5K - 5th
Tomah Middle School	6th - 8th Grade	680	6th - 8th Grade	680	6th - 8th Grade
Tomah High School	9th - 12th Grade	900	9th - 12th Grade	900	9th - 12th Grade
New Building	N/A	N/A			

Option #0 Preliminary Budget Estimate Summary:

Miller Elementary

\$5,120,000 - Capital Maintenance for Yellow or Fair Condition Items from Facility Report

\$1,220,000 - Capital Maintenance for Red or Poor Condition Items from Facility Report

Tomah Middle School

\$10,680,000 - Capital Maintenance for Yellow or Fair Condition Items from Facility Report

\$3,590,000 - Capital Maintenance for Red or Poor Condition Items from Facility Report

Tomah High School

\$23,100,000 - Capital Maintenance for Yellow or Fair Condition Items from Facility Report

\$5,550,000 - Capital Maintenance for Red or Poor Condition Items from Facility Report

\$1,606,500 - Add turf to the competition football/soccer field and relocate field events

\$5,086,650 - Contingency & Inflation

\$2,837,658 - Professional Services

\$0 - Owner Items, Furniture, Furnishing, & Equipment

**\$58,790,808 - Project Total**

option summary

BRAY PROJECT NUMBER | 3672

Client Name Tomah Area School District  
 Project Name Tomah Area School District Facilities Master Planning  
 Project Location Tomah, WI  
 Date January 9, 2024

DRAFT



School	Current		Option #1 Build New Middle School (5th - 8th) Addition / Renovation at High School Relocate DO, RKLC, TAMS & Middle School programs			Option #2 Build New High School Move Middle School (5th - 8th) to High School Renovate Middle School to be Elem. School Relocate DO, RKLC, TAMS, Lemonweir & Miller programs			Option #5 Build New High School Move Middle School (5th - 8th) to High School Add space at Elementary Schools Relocate DO, RKLC, TAMS, & Middle School programs		
	Grade Config.	Enroll.	Grade Config.	Approx Enroll.	Solution / Scope	Grade Config.	Approx Enroll.	Solution / Scope	Grade Config.	Approx Enroll.	Solution / Scope
District Office	N/A	N/A	N/A	N/A	Relocate Program Close/seek to sell building	N/A	N/A	Relocate Program Close/seek to sell building	N/A	N/A	Relocate Program Close/seek to sell building
Robert Kupper LC	Alt Ed / Excel / MSA	37	N/A	N/A	Relocate Program Close/seek to sell building	N/A	N/A	Relocate Program Close/seek to sell building	N/A	N/A	Relocate Program Close/seek to sell building
TAMS	4K - 6th	60	TBD	TBD	Relocate Program Close/seek to sell building	TBD	TBD	Relocate Program Close/seek to sell building	TBD	TBD	Relocate Program Close/seek to sell building
Camp Douglas	2nd - 5th	64	2nd - 4th	51	Elementary School (2nd - 4th)	2nd - 4th	51	Elementary School (2nd - 4th)	2nd - 4th	51	Elementary School (2nd - 4th)
LaGrange	4K - 5th	406	4K - 4th	338	Elementary School	4K - 4th	TBD	Elementary School (Addition / Renovation)	4K - 4th	TBD	Elementary School (Addition / Renovation)
Lemonweir	4K - 5th	276	4K - 4th	234	Elementary School	N/A	N/A	Relocate students Close / seek to sell building	4K - 4th	234	Elementary School (Addition / Renovation)
Miller	5K - 5th	239	5K - 4th	205	Elementary School	N/A	N/A	Relocate students Close / seek to sell building	5K - 4th	205	Elementary School
Oakdale & Timberpups	3K - 1st	114	3K - 1st	114	Elementary School (3K - 1st)	3K - 1st	114	Elementary School (3K - 1st)	3K - 1st	114	Elementary School (3K - 1st)
Warrens	4K-5th	142	4K-4th	125	Elementary School	4K-4th	125	Elementary School	4K-4th	125	Elementary School
Wyeville	5K - 5th	106	5K - 4th	82	Elementary School	5K - 4th	82	Elementary School	5K - 4th	82	Elementary School
Tomah Middle School	6th - 8th Grade	680	N/A	TBD	Renovate building to support District Office & RKLC programs	4K - 4th	TBD	Elementary School (Addition / Renovation)	N/A	TBD	Renovate building to support District Office & RKLC programs
Tomah High School	9th - 12th Grade	900	9th - 12th	1,100	Tomah High School (with Alt. Ed) and Day Care (Addition / Renovation) 216,910 SF (Existing) 46,000 SF (Renovation) 21,275 SF (Gymnasium) 11,000 SF (Tech. Ed. / Music) 39,800 SF (Auto, Ag, Classrooms) 8,000 SF (District Office) 7,000 SF (RKLC) 10,000 SF (Daycare)	5th - 8th	950	Tomah Middle School 5th - 8th (and TAMS) (Renovation) 216,910 SF (Existing)	5th - 8th	950	Tomah Middle School 5th - 8th (with TAMS) (Renovation) 216,910 SF (Existing)
New Building	N/A	N/A	5th - 8th	950	New Middle School (with TAMS) (5th - 8th ) 230,379 SF (5-8 MS) 26,865 SF (Auditorium) 5,000 SF (TAMS)	9th - 12th	1,100	New High School (with Alt. Ed & RKLC programs), District Office & Day Care 339,635 SF (9-12 HS) 30,415 SF (Auditorium) 8,000 SF (District Office) 7,000 SF (RKLC) 10,000 SF (Daycare)	9th - 12th	1,100	New High School (with Alt. Ed) & Day Care 339,635 SF (9-12 HS) 30,415 SF (Auditorium) 8,000 SF (District Office) 7,000 SF (RKLC) 10,000 SF (Daycare)
			Total Building Area:		262,244	Total Building Area:		395,050	Total Building Area:		395,050

Option #1, #2, and #5 Preliminary Budget Estimate Summary:

Option #1

Total Project Budget Exceeds \$260M

New Middle School Budget Estimate Exceeds \$140M

Option #2

Total Project Budget Exceeds \$260M

New High School Budget Estimate Exceeds \$210M

Option #5

Total Project Budget Exceeds \$270M

New High School Budget Estimate Exceeds \$210M

Discussion - Given the potential high project cost for these options, should any of these options remain in consideration?

option summary

BRAY PROJECT NUMBER | 3672

Client Name Tomah Area School District  
 Project Name Tomah Area School District Facilities Master Planning  
 Project Location Tomah, WI  
 Date January 9, 2024

DRAFT



School	Current		Option #3 Additions and Renovations at multiple buildings Middle School stays (6th - 8th) Relocate DO, RKLC, & TAMS programs		
	Grade Config.	Enroll.	Grade Config.	Approx Enroll.	Solution / Scope
District Office	N/A	N/A	N/A	N/A	Relocate Program Close/seek to sell building
Robert Kupper LC	Alt Ed / Excel / MSA	37	N/A	N/A	Relocate Program Close/seek to sell building
TAMS	4K - 6th	60	TBD	TBD	Relocate Program Close/seek to sell building
Camp Douglas	2nd - 5th	64	2nd - 5th	64	Elementary School (2nd - 5th)
LaGrange	4K - 5th	406	4K - 5th	406	Elementary School (Addition / Renovation)
Lemonweir	4K - 5th	276	4K - 5th	276	Elementary School (Addition / Renovation)
Miller	5K - 5th	239	5K - 5th	239	Elementary School
Oakdale & Timberpups	3K - 1st	114	3K - 1st	114	Elementary School (3K - 1st)
Warrens	4K-5th	142	4K-5th	142	Elementary School (Addition / Renovation)
Wyeville	5K - 5th	106	5K - 5th	106	Elementary School
Tomah Middle School	6th - 8th Grade	680	6th - 8th	750	Tomah Middle School (with TAMS) (6th - 8th Grade) (Addition / Renovation) 124,000 SF (Existing) 61,800 SF (Addition) 33,600 SF (Renovation)
Tomah High School	9th - 12th Grade	900	9th - 12th	1,100	Tomah High School (with Alt. Ed & RKLC programs) District Office & Day Care 216,910 SF (Existing) 46,000 SF (Renovation) 21,275 SF (Gymnasium) 11,000 SF (Tech. Ed. / Music) 39,800 SF (Auto, Ag, Classrooms) 8,000 SF (District Office) 7,000 SF (RKLC) 10,000 SF (Daycare)
New Building	N/A	N/A	N/A	N/A	N/A

Option #3 Preliminary Budget Estimate Summary:

Miller Elementary

\$5,120,000 - Capital Maintenance for Yellow or Fair Condition Items from Facility Report  
 \$1,220,000 - Capital Maintenance for Red or Poor Condition Items from Facility Report

Tomah Middle School

\$10,680,000 - Capital Maintenance for Yellow or Fair Condition Items from Facility Report  
 \$3,590,000 - Capital Maintenance for Red or Poor Condition Items from Facility Report  
 \$27,590,000 - Proposed Additions  
 \$8,750,000 - Proposed Renovations

Tomah High School

\$23,100,000 - Capital Maintenance for Yellow or Fair Condition Items from Facility Report  
 \$5,550,000 - Capital Maintenance for Red or Poor Condition Items from Facility Report  
 \$1,606,500 - Add turf to the competition football/soccer field and relocate field events  
 \$43,262,000 - Proposed Additions  
 \$11,800,000 - Proposed Renovations

\$14,222,650 - Contingency & Inflation  
 \$7,862,458 - Professional Services  
 \$2,000,000 - Owner Items, Furniture, Furnishing, & Equipment

Total Project Cost Exceeds \$166M

option summary

BRAY PROJECT NUMBER | 3672

Client Name Tomah Area School District  
 Project Name Tomah Area School District Facilities Master Planning  
 Project Location Tomah, WI  
 Date January 9, 2024

DRAFT



School	Current		Option #4 Additions and Renovations at multiple buildings Middle School becomes (5th - 8th) Relocate DO, RKLC, & TAMS programs		
	Grade Config.	Enroll.	Grade Config.	Approx. Enroll.	Solution / Scope
District Office	N/A	N/A	N/A	N/A	Relocate Program Close/seek to sell building
Robert Kupper LC	Alt Ed / Excel / MSA	37	N/A	N/A	Relocate Program Close/seek to sell building
TAMS	4K - 6th	60	TBD	TBD	Relocate Program Close/seek to sell building
Camp Douglas	2nd - 5th	64	2nd - 4th	51	Elementary School (2nd - 4th)
LaGrange	4K - 5th	406	4K - 4th	338	Elementary School (Addition / Renovation)
Lemonweir	4K - 5th	276	4K - 4th	234	Elementary School
Miller	5K - 5th	239	5K - 4th	205	Elementary School
Oakdale & Timberpups	3K - 1st	114	3K - 1st	114	Elementary School (3K - 1st)
Warrens	4K-5th	142	4K-4th	125	Elementary School
Wyeville	5K - 5th	106	5K - 4th	82	Elementary School
Tomah Middle School	6th - 8th Grade	680	5th - 8th	950	Tomah Middle School (5th - 8th Grade) (Addition / Renovation) 124,000 SF (Existing) 97,600 SF (Addition) 36,000 SF (Renovation)
Tomah High School	9th - 12th Grade	900	9th - 12th	1,100	Tomah High School (with Alt. Ed & RKLC programs) District Office & Day Care 216,910 SF (Existing) 46,000 SF (Renovation) 21,275 SF (Gymnasium) 11,000 SF (Tech. Ed. / Music) 39,800 SF (Auto, Ag, Classrooms) 8,000 SF (District Office) 7,000 SF (RKLC) 10,000 SF (Daycare)
New Building	N/A	N/A	N/A	N/A	N/A

Option #4 Preliminary Budget Estimate Summary:

Miller Elementary

\$5,120,000 - Capital Maintenance for Yellow or Fair Condition Items from Facility Report  
 \$1,220,000 - Capital Maintenance for Red or Poor Condition Items from Facility Report

Tomah Middle School

\$10,680,000 - Capital Maintenance for Yellow or Fair Condition Items from Facility Report  
 \$3,590,000 - Capital Maintenance for Red or Poor Condition Items from Facility Report  
 \$42,690,000 - Proposed Additions  
 \$9,190,000 - Proposed Renovations

Tomah High School

\$23,100,000 - Capital Maintenance for Yellow or Fair Condition Items from Facility Report  
 \$5,550,000 - Capital Maintenance for Red or Poor Condition Items from Facility Report  
 \$1,606,500 - Add turf to the competition football/soccer field and relocate field events  
 \$43,262,000 - Proposed Additions  
 \$11,800,000 - Proposed Renovations

\$15,776,650 - Contingency & Inflation  
 \$8,717,158 - Professional Services  
 \$2,000,000 - Owner Items, Furniture, Furnishing, & Equipment

Total Project Cost Exceeds \$184M

option summary

BRAY PROJECT NUMBER | 3672

Client Name Tomah Area School District  
 Project Name Tomah Area School District Facilities Master Planning  
 Project Location Tomah, WI  
 Date January 9, 2024

School	Current		Option #6 Additions and Renovations at multiple buildings Middle School becomes (5th - 8th) Relocate RKLC program to High School Relocate DO & TAMS to Robert Kupper		
	Grade Config.	Enroll.	Grade Config.	Approx. Enroll.	Solution / Scope
District Office	N/A	N/A	N/A	N/A	Relocate Program Close/seek to sell building
Robert Kupper LC	Alt Ed / Excel / MSA	37	N/A	N/A	TAMS & DO Programs
TAMS	4K - 6th	60	TBD	TBD	Relocate Program Close/seek to sell building
Camp Douglas	2nd - 5th	64	2nd - 4th	51	Elementary School (2nd - 4th)
LaGrange	4K - 5th	406	4K - 4th	338	Elementary School (Addition / Renovation)
Lemonweir	4K - 5th	276	4K - 4th	234	Elementary School
Miller	5K - 5th	239	5K - 4th	205	Elementary School
Oakdale & Timberpups	3K - 1st	114	3K - 1st	114	Elementary School (3K - 1st)
Warrens	4K-5th	142	4K-4th	125	Elementary School
Wyeville	5K - 5th	106	5K - 4th	82	Elementary School
Tomah Middle School	6th - 8th Grade	680	5th - 8th	950	Tomah Middle School (5th - 8th Grade) (Addition / Renovation) 124,000 SF (Existing) 92,600 SF (Addition) 36,000 SF (Renovation)
Tomah High School	9th - 12th Grade	900	9th - 12th	1,100	Tomah High School (with Alt. Ed & RKLC programs) Day Care 216,910 SF (Existing) 46,000 SF (Renovation) 21,275 SF (Gymnasium) 11,000 SF (Tech. Ed. / Music) 39,800 SF (Auto, Ag, Classrooms) 7,000 SF (RKLC) 10,000 SF (Daycare)
New Building	N/A	N/A	N/A	N/A	N/A

DRAFT



Option #6 Preliminary Budget Estimate Summary:

Miller Elementary

\$5,120,000 - Capital Maintenance for Yellow or Fair Condition Items from Facility Report  
 \$1,220,000 - Capital Maintenance for Red or Poor Condition Items from Facility Report

Tomah Middle School

\$10,680,000 - Capital Maintenance for Yellow or Fair Condition Items from Facility Report  
 \$3,590,000 - Capital Maintenance for Red or Poor Condition Items from Facility Report  
 \$40,610,000 - Proposed Additions  
 \$9,190,000 - Proposed Renovations

Tomah High School

\$23,100,000 - Capital Maintenance for Yellow or Fair Condition Items from Facility Report  
 \$5,550,000 - Capital Maintenance for Red or Poor Condition Items from Facility Report  
 \$1,606,500 - Add turf to the competition football/soccer field and relocate field events  
 \$39,920,000 - Proposed Additions  
 \$11,800,000 - Proposed Renovations

Robert Kupper

\$1,000,000 - Proposed Renovations for Montessori and District Office Relocation

\$15,340,650 - Contingency & Inflation

\$8,477,358 - Professional Services

\$2,000,000 - Owner Items, Furniture, Furnishing, & Equipment

Total Project Cost Exceeds \$179M

option summary

BRAY PROJECT NUMBER | 3672

Client Name Tomah Area School District  
 Project Name Tomah Area School District Facilities Master Planning  
 Project Location Tomah, WI  
 Date January 11, 2024

DRAFT



School	Current		Option #0 Capital Maintenance Work at Miller, Middle School, and High School (Red & Yellow Items from Facility Report)			Option #3 Additions and Renovations at multiple buildings Middle School stays (6th - 8th) Relocate DO, RKLC, & TAMS programs			Option #4 Additions and Renovations at multiple buildings Middle School becomes (5th - 8th) Relocate DO, RKLC, & TAMS programs			Option #6 Additions and Renovations at multiple buildings Middle School becomes (5th - 8th) Relocate RKLC program to High School Relocate DO & TAMS to Robert Kupper		
	Grade Config.	Enroll.	Grade Config.	Approx Enroll.	Solution / Scope	Grade Config.	Approx Enroll.	Solution / Scope	Grade Config.	Approx Enroll.	Solution / Scope	Grade Config.	Approx Enroll.	Solution / Scope
District Office	N/A	N/A	N/A	N/A	District Office	N/A	N/A	Relocate Program Close/seek to sell building	N/A	N/A	Relocate Program Close/seek to sell building	N/A	N/A	Relocate Program Close/seek to sell building
Robert Kupper LC	Alt Ed / Excel / MSA	37	Alt Ed / Excel / MSA	37	Alt Ed / Excel / MSA	N/A	N/A	Relocate Program Close/seek to sell building	N/A	N/A	Relocate Program Close/seek to sell building	N/A	N/A	TAMS & DO Programs
TAMS	4K - 6th	60	4K - 6th	60	4K - 6th	TBD	TBD	Relocate Program Close/seek to sell building	TBD	TBD	Relocate Program Close/seek to sell building	TBD	TBD	Relocate Program Close/seek to sell building
Camp Douglas	2nd - 5th	64	2nd - 5th	64	2nd - 5th	2nd - 5th	64	Elementary School (2nd - 5th)	2nd - 4th	51	Elementary School (2nd - 4th)	2nd - 4th	51	Elementary School (2nd - 4th)
LaGrange	4K - 5th	406	4K - 5th	406	4K - 5th	4K - 5th	406	Elementary School (Addition / Renovation)	4K - 4th	338	Elementary School (Addition / Renovation)	4K - 4th	338	Elementary School (Addition / Renovation)
Lemonweir	4K - 5th	276	4K - 5th	276	4K - 5th	4K - 5th	276	Elementary School (Addition / Renovation)	4K - 4th	234	Elementary School	4K - 4th	234	Elementary School
Miller	5K - 5th	239	5K - 5th	239	5K - 5th	5K - 5th	239	Elementary School	5K - 4th	205	Elementary School	5K - 4th	205	Elementary School
Oakdale & Timberpups	3K - 1st	114	3K - 1st	114	3K - 1st	3K - 1st	114	Elementary School (3K - 1st)	3K - 1st	114	Elementary School (3K - 1st)	3K - 1st	114	Elementary School (3K - 1st)
Warrens	4K-5th	142	4K-5th	142	4K-5th	4K-5th	142	Elementary School (Addition / Renovation)	4K-4th	125	Elementary School	4K-4th	125	Elementary School
Wyeville	5K - 5th	106	5K - 5th	106	5K - 5th	5K - 5th	106	Elementary School	5K - 4th	82	Elementary School	5K - 4th	82	Elementary School
Tomah Middle School	6th - 8th Grade	680	6th - 8th Grade	680	6th - 8th Grade	6th - 8th	750	Tomah Middle School (with TAMS) (6th - 8th Grade) (Addition / Renovation) 124,000 SF (Existing) 61,800 SF (Addition) 33,600 SF (Renovation)	5th - 8th	950	Tomah Middle School (5th - 8th Grade) (Addition / Renovation) 124,000 SF (Existing) 97,600 SF (Addition) 36,000 SF (Renovation)	5th - 8th	950	Tomah Middle School (5th - 8th Grade) (Addition / Renovation) 124,000 SF (Existing) 92,600 SF (Addition) 36,000 SF (Renovation)
Tomah High School	9th - 12th Grade	900	9th - 12th Grade	900	9th - 12th Grade	9th - 12th	1,100	Tomah High School (with Alt. Ed & RKLC programs) District Office & Day Care 216,910 SF (Existing) 46,000 SF (Renovation) 21,275 SF (Gymnasium) 11,000 SF (Tech. Ed. / Music) 39,800 SF (Auto, Ag, Classrooms) 8,000 SF (District Office) 7,000 SF (RKLC) 10,000 SF (Daycare)	9th - 12th	1,100	Tomah High School (with Alt. Ed & RKLC programs) District Office & Day Care 216,910 SF (Existing) 46,000 SF (Renovation) 21,275 SF (Gymnasium) 11,000 SF (Tech. Ed. / Music) 39,800 SF (Auto, Ag, Classrooms) 8,000 SF (District Office) 7,000 SF (RKLC) 10,000 SF (Daycare)	9th - 12th	1,100	Tomah High School (with Alt. Ed & RKLC programs) Day Care 216,910 SF (Existing) 46,000 SF (Renovation) 21,275 SF (Gymnasium) 11,000 SF (Tech. Ed. / Music) 39,800 SF (Auto, Ag, Classrooms) 7,000 SF (RKLC) 10,000 SF (Daycare)

Discussion:

Do the options presented represent the best possible pathways for TASD? If not, what other options should be considered/explored?

Do you agree with with the planning team, that new building options will not likely be supported by the voters?

Moving 5th Grade to the Middle School helps space needs at the Elementary, what additional information do you need to consider this move?

As we consider Community Focus Group meetings, what option(s) are you comfortable sharing and what feedback do you want to receive?