



MAPLEWOOD SCHOOL

REFERENDUM PROJECT UPDATE

PROJECT UPDATE MESSAGE



Dear Menasha Joint School District Community Members,

As the 2023-24 school year begins, we are thrilled to bring you up to date on the significant strides we have taken since your overwhelmingly positive response to the \$99.7 million facilities referendum. This crucial endorsement has paved the way for the transformation of Maplewood Middle School into a cutting-edge educational facility. This innovative Maplewood School will house two distinct schools: an Intermediate School catering to grades 5-6, and a Middle School serving grades 7-8. Anticipated to open its doors for the 2025-26 school year, these developments mark an exciting chapter in our educational journey.

Working closely with our partners in design and construction, EUA, Demco, and Miron, we have been diligently crafting the finer aspects of our plans. Our foremost priority is to ensure that every inch of the new facility is thoughtfully curated to enhance the learning environment for both our students and dedicated staff members.

Throughout the course of the 2023-24 school year, we will continue refining our design blueprints and begin the construction phase, all with the aim of adhering to our timeline for the opening of the 2025-26 academic year.

In this update, we are thrilled to present visual renderings that showcase the impressive strides we have made in the design process. The collaborative efforts that have unfolded in these endeavors are truly remarkable, underscoring our commitment to create learning spaces that address the needs of our students, staff, and the community.

We extend our heartfelt gratitude for your unwavering support, which has been instrumental in transforming this ambitious building project into a tangible reality that will greatly benefit our students. Together, we are shaping the future of education.

With warm regards,
Menasha Joint School District Leadership Team

FINANCING UPDATE

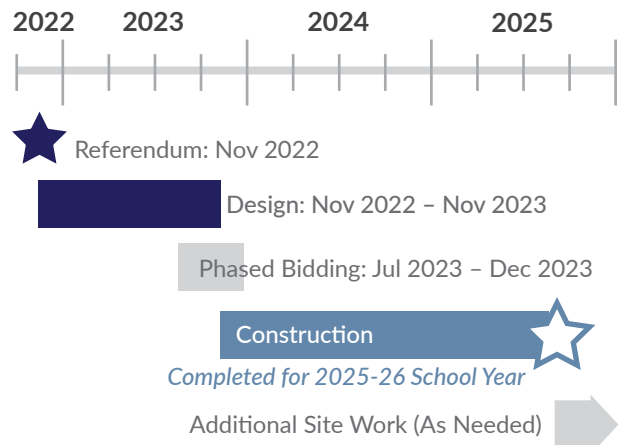


In anticipation of the November 2022 capital referendum, the Menasha Joint School District projected a single issuance to be repaid over 20 years at an estimated all-inclusive rate of 4.00%. Following the successful referendum, the district strategized to borrow the approved funds in two phases, aiming to minimize long-term interest costs.

The Board of Education gave the green light for the first phase of the financing, amounting to \$90 million, during their meeting on January 23, 2023. The interest rate for this initial financing, to be repaid over 19 years with all costs of issuance included, was locked in at a favorable 3.72%. This decision led to a significant reduction in actual vs. projected interest costs, amounting to over \$4.7 million.

The District was fortunate to witness a slight dip in the interest rate market in early 2023, attracting considerable competition for the bond issue, as evidenced by 8 respondents. As for the remaining referendum authority of \$9.7 million, it is expected to be issued in 2024.

SCHEDULE MILESTONES





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PARTNER SPOTLIGHT



Steve Lenz, Site Superintendent Miron Construction

How long have you been at Miron? *I have worked at Miron for 33 years.*

Where do you live? *Fremont, Wisconsin*

What is your favorite school project you have worked on? *Neenah High School, which we're just finishing up building, because it's the second largest school in the state of Wisconsin!*

How would you describe your role and responsibility as a site superintendent on the Menasha project? *I get to schedule and coordinate the many subcontractors who will work together to build an amazing building, and keep everyone—students, families, staff, and workers—safe.*

What is the most interesting aspect of the Menasha Maplewood School project? *Maplewood is a brand-new building. The last project here, Menasha High School, we renovated a building that had multiple additions over many years, so we were always working with what was already there. A new building is exciting in a different way, making something from nothing.*

Do you have any hobbies? *Hunting and fishing*

What is your favorite food? *Ribeye Steak*

Do you have a favorite band? *George Strait*



Welcome back! Steve was also part of the MHS addition and renovation project!

GUIDING PRINCIPLES FOR DESIGN



Instructional Practices: The school will be designed to support and encourage differentiated, student-centered learning that will meet the diverse needs of our student body.

School Structure: The school will be designed as two distinct schools within one building.

Student Experience: MJSD is committed to creating safe, secure, and nurturing environments for its students.

Equity and Inclusion: The school will strive to inclusively meet the needs of marginalized students. Voices and contributions of our diverse community will be valued and uplifted.

Sustainability: The new Maplewood School will be cost effective, energy efficient, and sustainable while maximizing existing resources.



Architect's renderings of the new school exterior





PARTNER SPOTLIGHT | DESIGN TEAM, EPPSTEIN UHEN ARCHITECTS



Bob Morris:

How long have you been at EUA? *I've been at EUA for over 16 years, with a 2-year break in the middle to work in the facilities department at Milwaukee Public Schools.*

Where do you live? *I live in the Sherman Park Neighborhood of Milwaukee with my wonderful wife and two teenage boys.*

How would you describe your role and responsibility as an architect? *As a design architect and school planner, I help school districts understand what is possible. I work closely with my clients to help develop the concepts regarding how school spaces should be configured, and how the building will function.*

Favorite part of working on the Menasha project this year? *I'm passionate about creating spaces that provide new opportunities for staff and students to interact, and to encourage more meaningful student engagement.*

What was your design inspiration while working on Maplewood School? *I was inspired by the history of your city and area, the vision/mission of your district, and by the teachers and students I have met through this process. I hope the work that we are doing makes school more enjoyable and meaningful for both students and staff!*

Most interesting aspect of the Maplewood School project? *I really enjoyed my day shadowing students at Maplewood. Shoutout to our student tour guides who showed us what it is like to be a student at Maplewood Middle School!*

Favorite parts of a school building to design? *For the new Maplewood School, my favorite part is the flexible collaboration areas outside the classrooms. I hope that you will enjoy using them as much as we enjoyed designing them!*

Hobbies? *I love getting outside. Hiking, kayaking, birdwatching, gardening, photography, etc.*

Favorite band? *Tough one... depends on my mood. Collective Soul, Los Lonely Boys, The Avett Brothers...*



Kevin Barbour:

How long have you been at EUA? *4.5 years*

Where do you live? *The Bayview neighborhood of Milwaukee*

How would you describe your role as an architect? *As a designer, my role is to develop the interior placement of rooms, building exterior, and site design of the new Maplewood School. I also work closely with the rest of the design team and district to coordinate cohesive environments that support the guiding principles of the school, both inside and out.*

What was your design inspiration for Maplewood School? *I was inspired by my observations when shadowing students through an entire school day. There are already many modes of modern learning taking place in the current building and I can only imagine what a new facility will allow students to achieve. I'm excited and motivated to be a part of delivering a building that reflects and supports what it means to be a Bluejay.*

Most interesting aspect of the Maplewood School project? *My favorite part in this building design are the "non-assigned" spaces throughout the project. When you move through the building, there are various sized spaces off corridors for students to work, converse, and relax together through the school day. No space in this building will go unused.*

Favorite parts of a school building to design? *I'm passionate about the moments of a school design that create excitement and pride for students and staff. When students, staff, and community enter the building, they will walk into a tall, airy, naturally-lit corridor that connects the school to nature and the rest of the building. Every day, all students will enter into the building together and start the day from a common space, no matter how or where they are coming from.*

Hobbies? *I'm an avid motorcycle rider and tinkerer. I love to travel cross country experiencing different people, communities and cultures. I also LOVE all things volleyball.*

