



SHEBOYGAN AREA
— SCHOOL DISTRICT —

Community Meeting

FEBRUARY 29, 2024



Agenda

- Presentation ~45 Mins
 - Timeline
 - Summary of Work Completed to Date
 - Solution Update
 - Budget/Finance Overview
 - Next Steps
- Questions ~ 15 Mins
- Tours for those interested



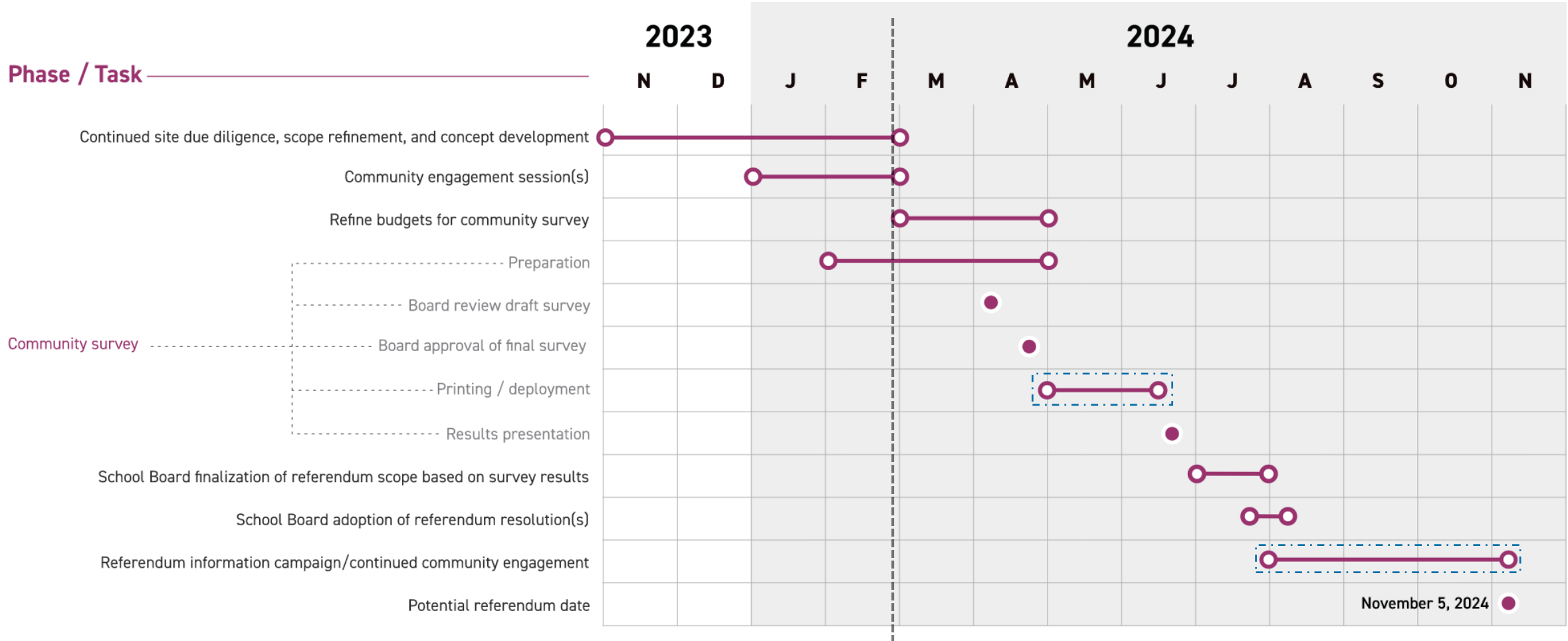
TIMELINE



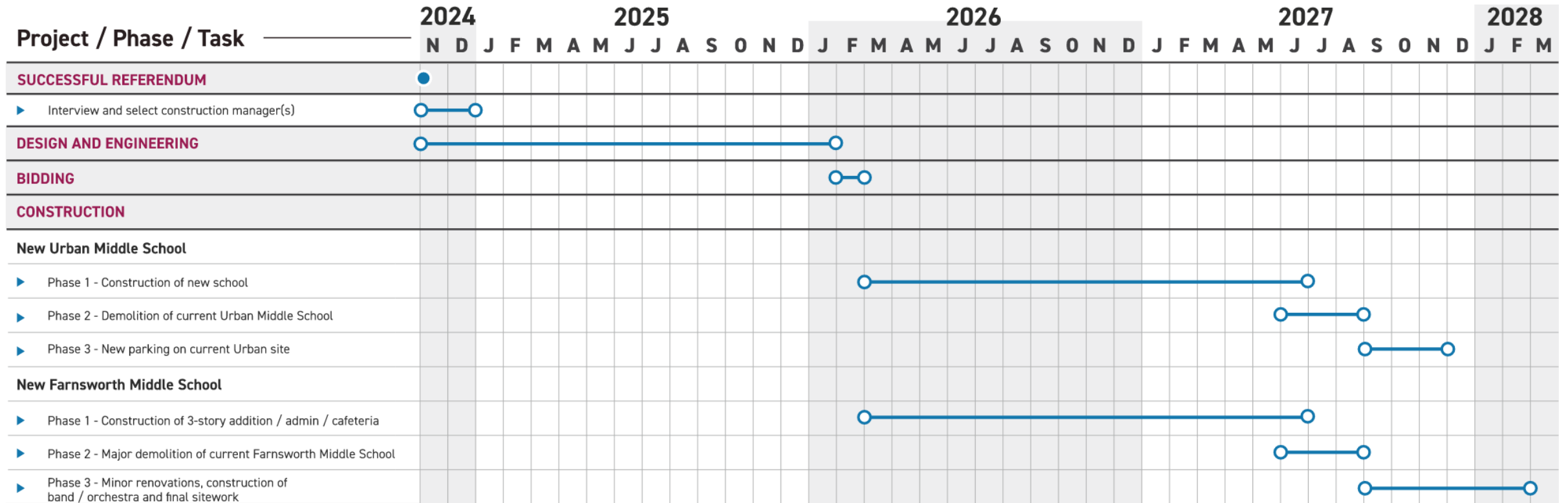
SHEBOYGAN AREA
— SCHOOL DISTRICT —



Timeline



Preliminary Design/Construction Timeline



SUMMARY OF WORK COMPLETED TO DATE



SHEBOYGAN AREA
— SCHOOL DISTRICT —

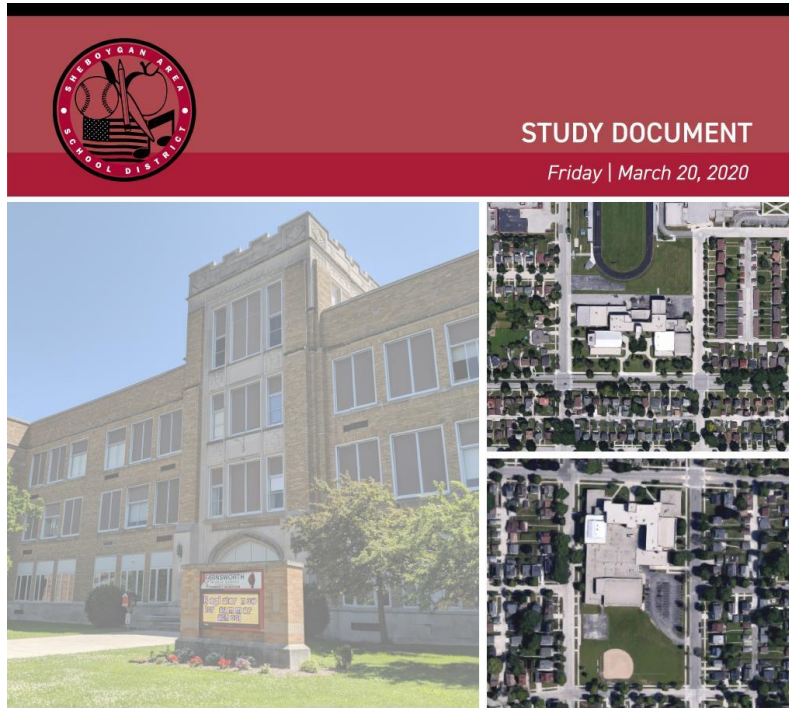


Background/Citizens Advisory Committee Work

- Spring 2019 - Request for proposal resulted in selection of Bray Architects to support SASD in Urban and Farnsworth planning efforts
- Summer – Fall 2019 – Facility condition and educational needs assessments were completed for both schools
- Early 2021 – Staff listening sessions
- Spring 2021 – Spring 2022 – Citizens Advisory Committee (CAC) formed and met
 - Explored three options/solutions for each school
 - Recommendation to build a new Urban Middle School on a new site and a new Farnsworth Middle School on the current site



Facility Condition Assessment



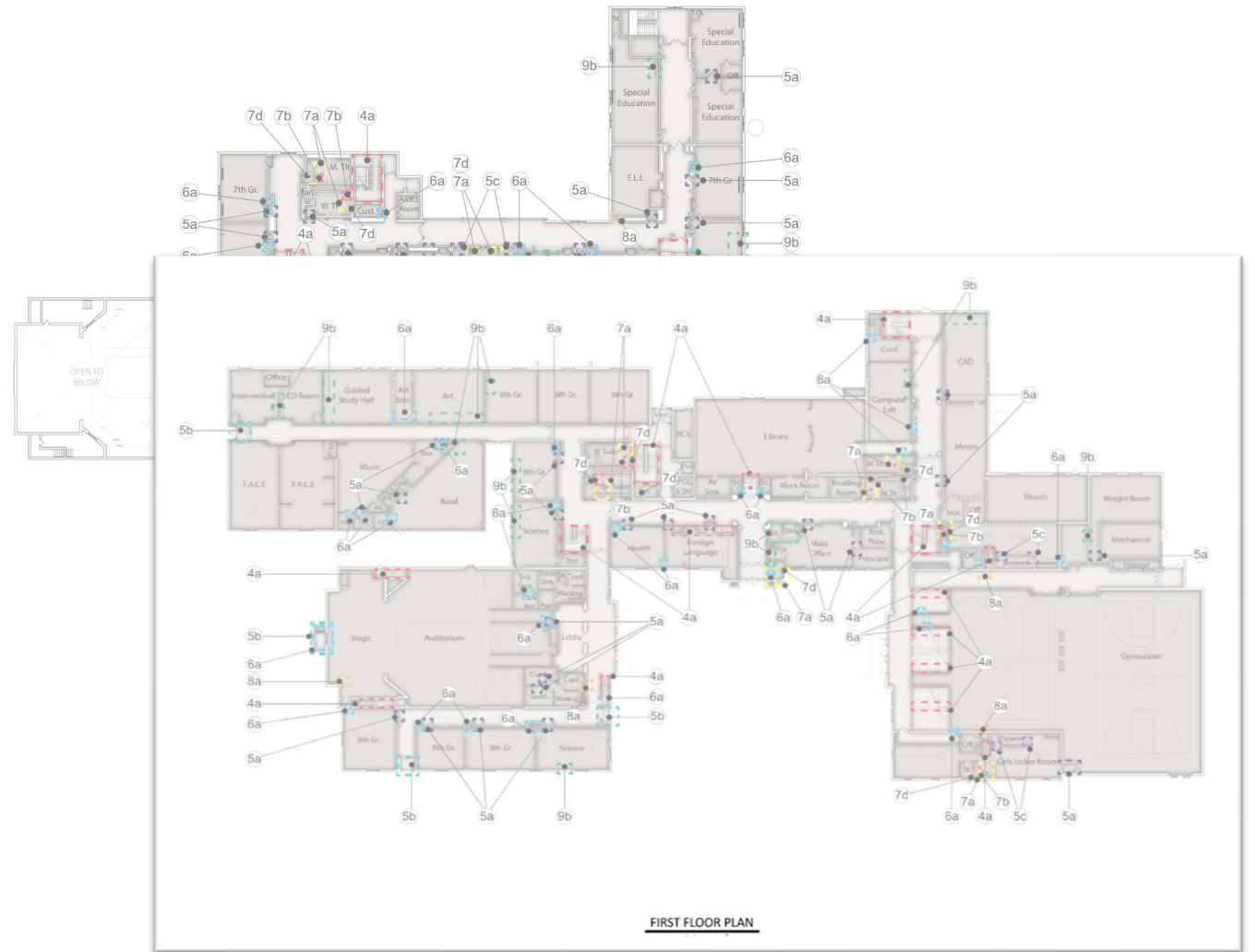
**SCHOOL DISTRICT OF
SHEBOYGAN**

DRAFT

SHEBOYGAN, WISCONSIN



SHEBOYGAN AREA SCHOOL DISTRICT • FEBRUARY 29, 2024



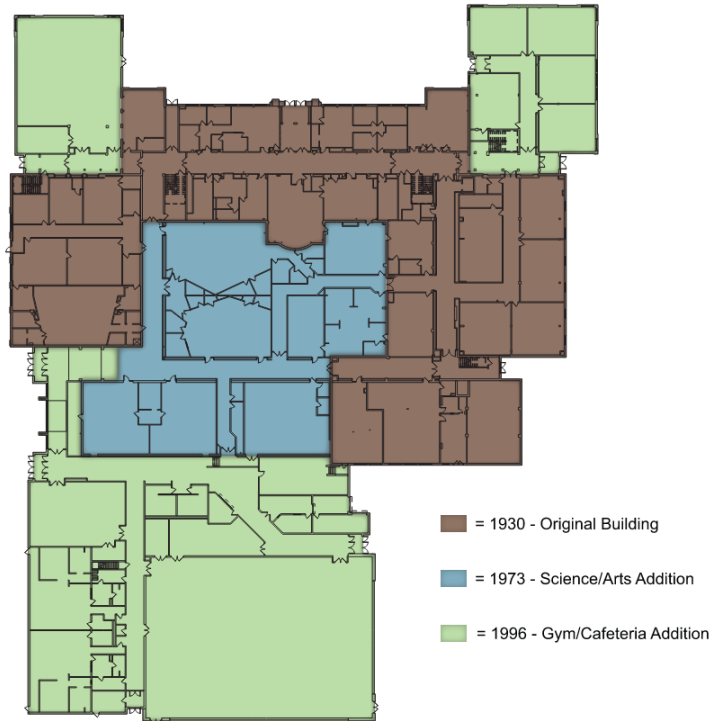
FIRST FLOOR PLAN



Facility Condition Assessment

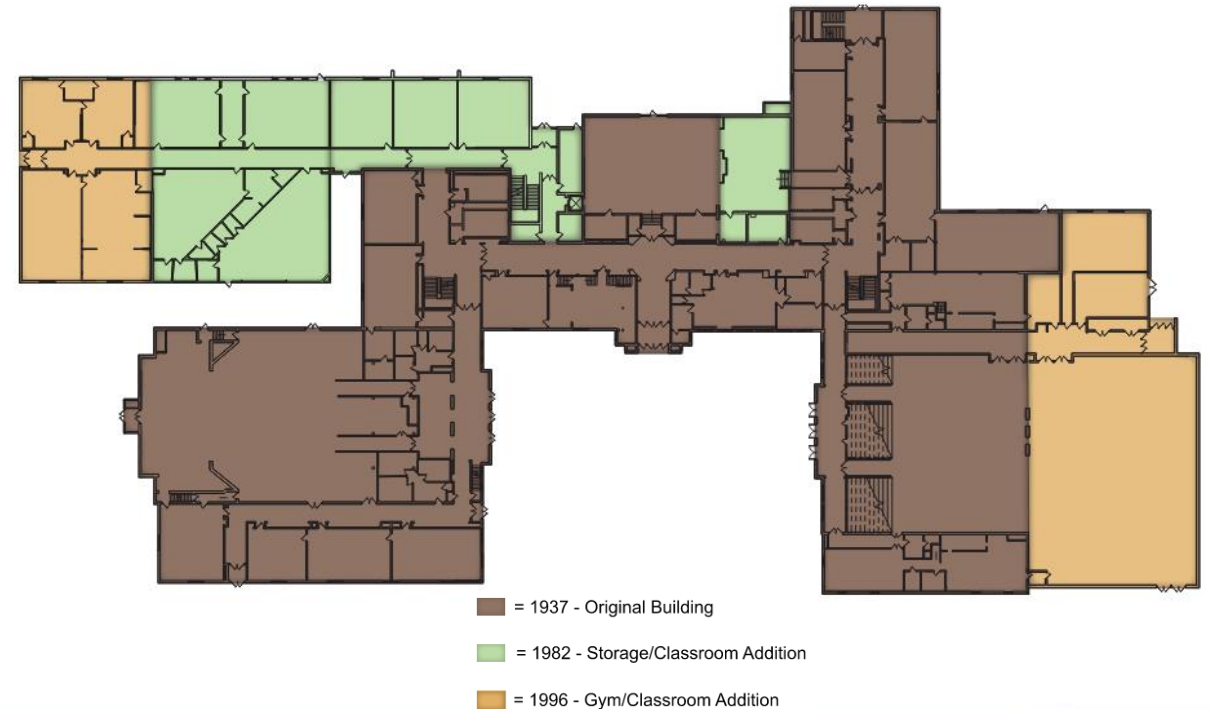
Farnsworth Middle School

- Original Building in 1930
- 2 additions – 1973 Science/Arts and 1996 Gymnasium & Cafeteria



Urban Middle School

- Original Building in 1937
- 2 additions – 1982 Music/Art & Classrooms, and 1996 Gymnasium



Facility Condition Assessment – Exterior



Needs

- Windows in need of replacement.
- Tuckpointing and exterior maintenance.
- Parking lot, sidewalks, hard surface place areas.
- Secure entrance with entry through school office.
- Traffic congestion at drop-off/pick-up.



Facility Condition Assessment - HVAC



Farnsworth – 1960's/1970's Air Handling Unit



Urban – Steam Boiler

Both Schools

- Convert to hot water boiler plant or replace 55+ year old steam boiler.
- Replace '50s, '60s, and '70s air handling units.
- Install high-efficiency central chilled water system.
- Replace pneumatic controls system with digital.
- Replace unit ventilators and internal system components due to age and conversion to hot water system.



Facility Condition Assessment - Electrical

Both Schools

- Replace generator and add transfer switch to get up to code.
- Replace interior lighting with LED lights.
- Add additional outlets to classrooms/labs.
- Upgrade or replace fire alarm system.

Specific to Farnsworth Middle School

- Replace 40-year-old main service.



Facility Condition Assessment - Plumbing



Urban – Galvanized Water Pipe

Both Schools

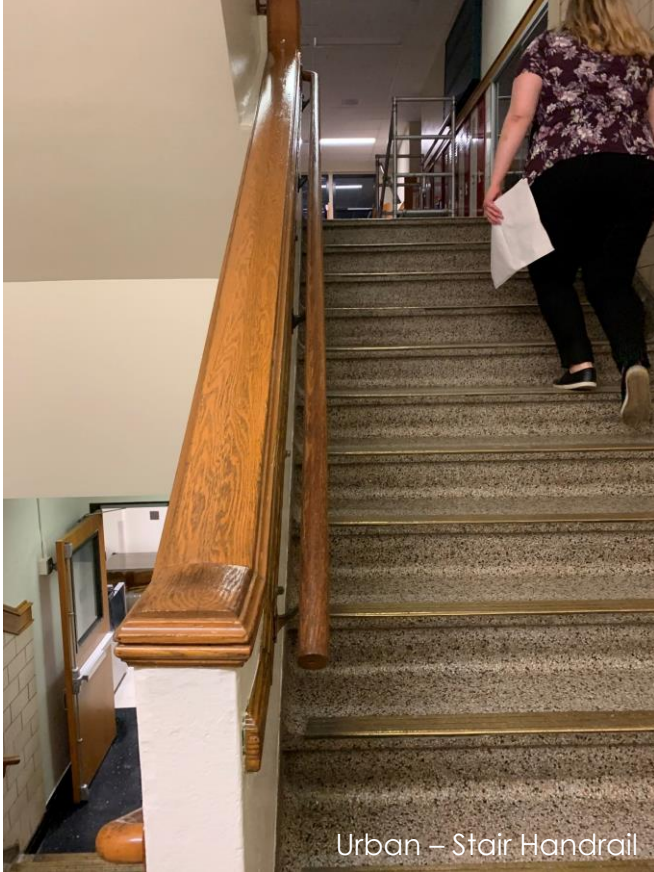
- Galvanized water piping, cast iron drain piping, and storm water piping are generally in poor condition.
- Drinking fountains should be updated with filtered water within a proposed combination bottle filler/drinking fountain unit.
- Many sinks, toilets, and urinals are in poor to fair condition and not ADA compliant.



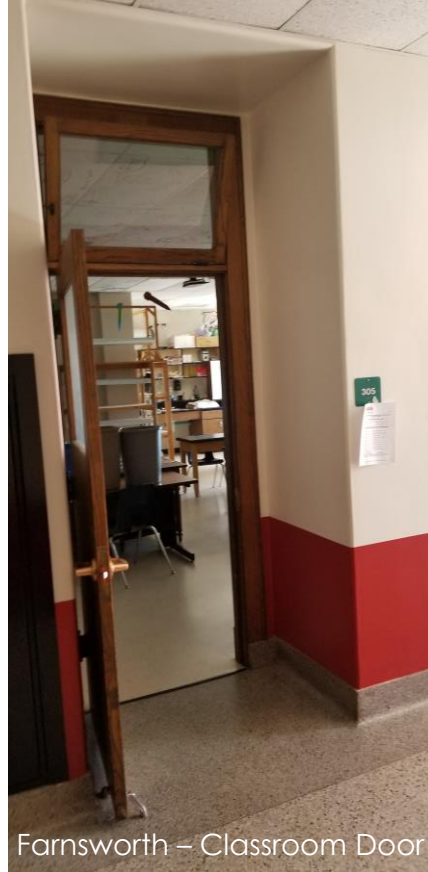
Example Pipe – Not SASD



Facility Condition Assessment – (ADA) Americans with Disabilities Act



Urban – Stair Handrail



Farnsworth – Classroom Door

Both Schools

- Main entrances are not ADA compliant for visitors.
- Many door push/pull improvements needed.
- Stair handrail/guardrails not compliant.

Specific to Urban Middle School



- Elevator needs to be replaced due to parts no longer available.



Educational Space Needs/Programming

SHEBOYGAN AREA SCHOOL DISTRICT
SHEBOYGAN, WISCONSIN
BRAY PROJECT NO. 3415

DRAFT

Friday | April 24, 2020

PRELIMINARY SPACE PROGRAM
6th-8th Grade Urban Middle School
650 Student Capacity

No.	Program Area	Net Space Allocation			Notes
		Area	No	Total Net Area	
1.00	6th Grade - Team 1				
1.01	Classrooms (Math, SS, ELA)	900	3	2,700	
1.02	Science lab / lecture	1,400	1	1,400	
1.03	Resource / project area	1,400	1	1,400	
1.04	Small group instruction	150	1	150	
1.05	Conference / team room	300	1	300	
1.06	Team Storage	150	1	150	
1.07	Boys & girls toilet rooms	200	1	200	
1.08	Lockers / cubbies	2.25	120	270	Assume 30 students per classroom
2.00	6th Grade - Team 2				
2.01	Classrooms (Math, SS, ELA)	900	3	2,700	
2.02	Science lab / lecture	1,400	1	1,400	
2.03	Resource / project area	1,400	1	1,400	
2.04	Small group instruction	150	1	150	
2.05	Conference / team room	300	1	300	
2.06	Team Storage	150	1	150	
2.07	Boys & girls toilet rooms	200	1	200	
2.08	Lockers / cubbies	2.25	120	270	Assume 30 students per classroom
	Total 6th Grade:			13,140	
3.00	7th Grade - Team 1				
3.01	Classrooms (Math, SS, ELA)	900	3	2,700	
3.02	Science lab / lecture	1,400	1	1,400	
3.03	Resource / project area	1,400	1	1,400	
3.04	Small group instruction	150	1	150	
3.05	Conference / team room	300	1	300	
3.06	Team Storage	150	1	150	
3.07	Boys & girls toilet rooms	200	1	200	
3.08	Lockers / cubbies	2.25	120	270	Assume 30 students per classroom
4.00	7th Grade - Team 2				
4.01	Classrooms (Math, SS, ELA)	900	3	2,700	
4.02	Science lab / lecture	1,400	1	1,400	
4.03	Resource / project area	1,400	1	1,400	
4.04	Small group instruction	150	1	150	
4.05	Conference / team room	300	1	300	
4.06	Team Storage	150	1	150	
4.07	Boys & girls toilet rooms	200	1	200	
4.08	Lockers / cubbies	2.25	120	270	Assume 30 students per classroom
	Total 7th Grade:			13,140	

SHEBOYGAN AREA SCHOOL DISTRICT
SHEBOYGAN, WISCONSIN
BRAY PROJECT NO. 3415

DRAFT




Wednesday | April 15, 2019

PRELIMINARY SPACE PROGRAM
6th-8th Grade Farnsworth Middle School
550 Student Capacity

No.	Program Area	Net Space Allocation			Notes
		Area	No	Total Net Area	
1.00	6th Grade - Team A				
1.01	Classrooms (Math, Lang. Arts, SE)	900	4	3,600	
1.02	Science lab / lecture	1,400	1	1,400	
1.03	Resource / project area	1,400	1	1,400	
1.04	Small group instruction	150	1	150	
1.05	Conference / team room	300	1	300	
1.06	Team Storage	150	1	150	
1.07	Boys & girls toilet rooms	200	1	200	
1.08	Lockers / cubbies	2.25	100	230	Assume30 students per classroom
2.00	6th Grade - Team B				
2.01	Classrooms (Math, Lang. Arts,SS,SE)	900	4	3,600	
2.02	Science lab / lecture	1,400	1	1,400	
2.03	Resource / project area	1,400	1	1,400	
2.04	Small group instruction	150	1	150	
2.05	Conference / team room	300	1	300	
2.06	Team Storage	150	1	150	
2.07	Boys & girls toilet rooms	200	1	200	
2.08	Lockers / cubbies	2.25	100	230	Assume30 students per classroom
	Total 6th Grade:			14,860	
3.00	7th Grade - Team C				
3.01	Classrooms (Math, Lang. Arts, SE)	900	4	3,600	
3.02	Science lab / lecture	1,400	1	1,400	
3.03	Resource / project area	1,400	1	1,400	
3.04	Small group instruction	150	1	150	
3.05	Conference / team room	300	1	300	
3.06	Team Storage	150	1	150	
3.07	Boys & girls toilet rooms	200	1	200	
3.08	Lockers / cubbies	2.25	100	230	Assume30 students per classroom
4.00	7th Grade - Team D				
4.01	Classrooms (Math, ILA, SS)	900	4	3,600	
4.02	Science lab / lecture	1,400	1	1,400	
4.03	Resource / project area	1,400	1	1,400	
4.04	Small group instruction	150	1	150	
4.05	Conference / team room	300	1	300	
4.06	Team Storage	150	1	150	
4.07	Boys & girls toilet rooms	200	1	200	
4.08	Lockers / cubbies	2.25	100	230	Assume30 students per classroom
	Total 7th Grade:			14,860	



SOLUTION UPDATE



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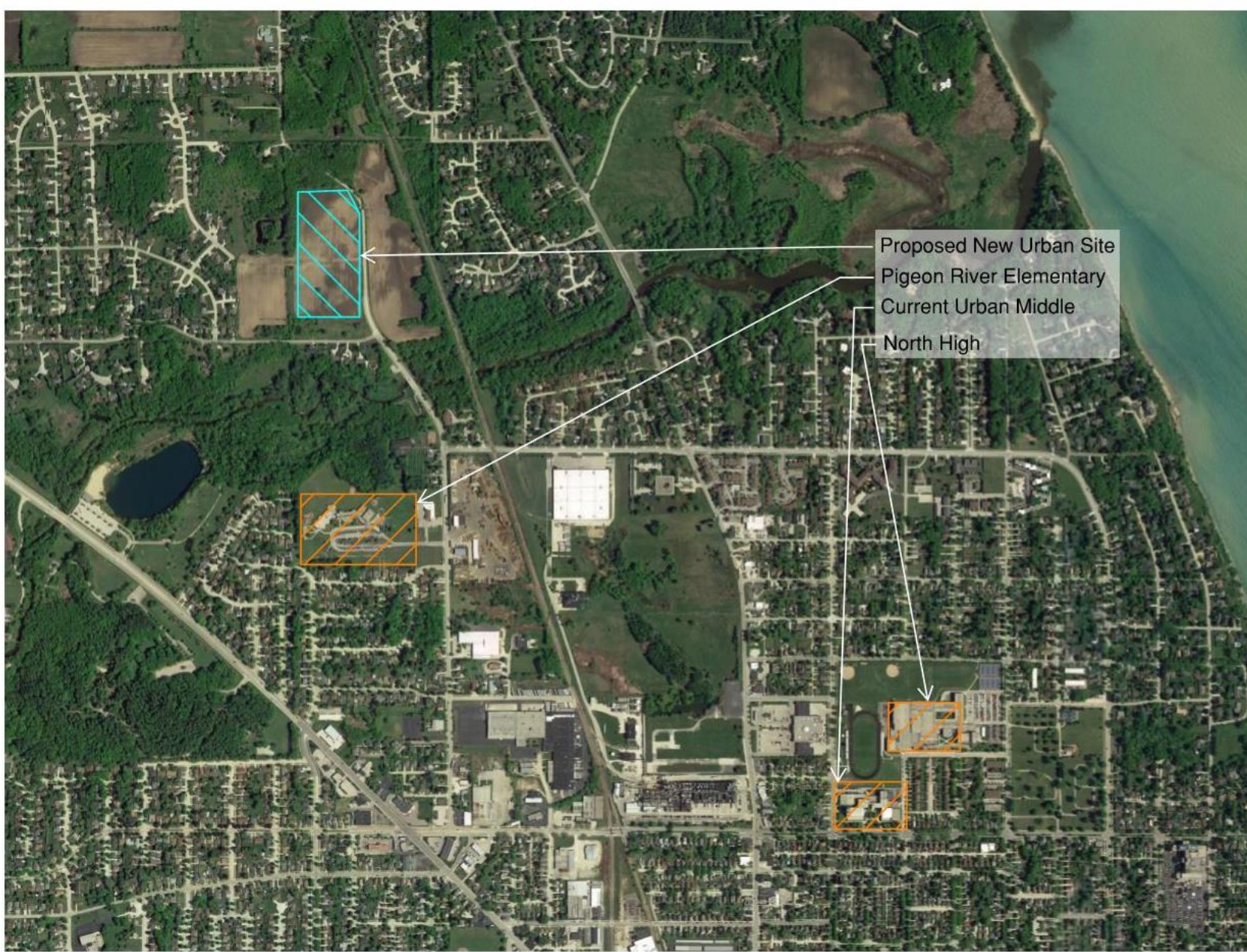


Site Due Diligence

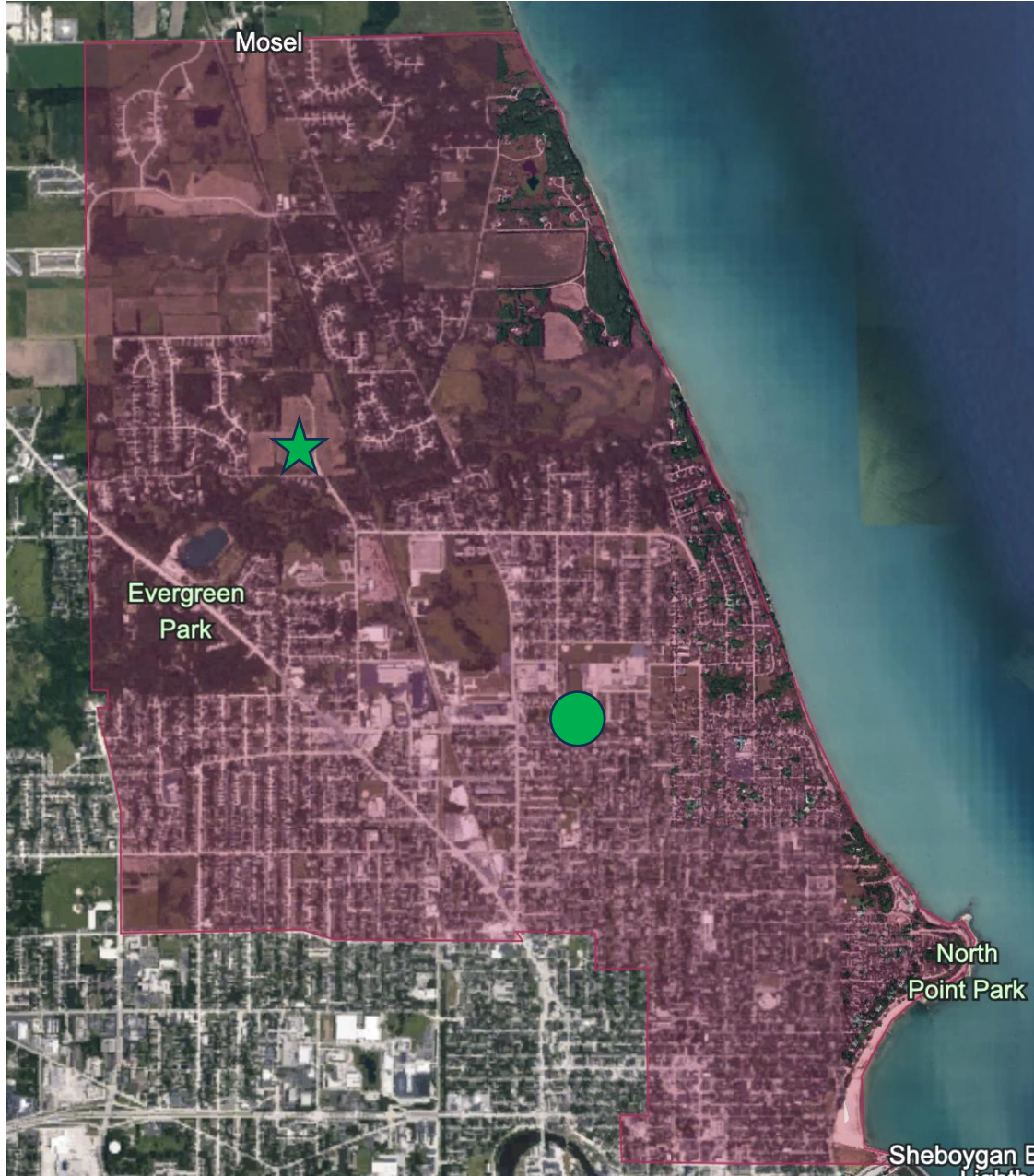
- Environmental Analysis
- Wetland Delineation
- Land Survey
- Geotechnical Feasibility Borings
- Public Utility Review
- Preliminary Conversations with the City of Sheboygan
- Test Fit Plans



Site Context



Location Within Urban Boundary

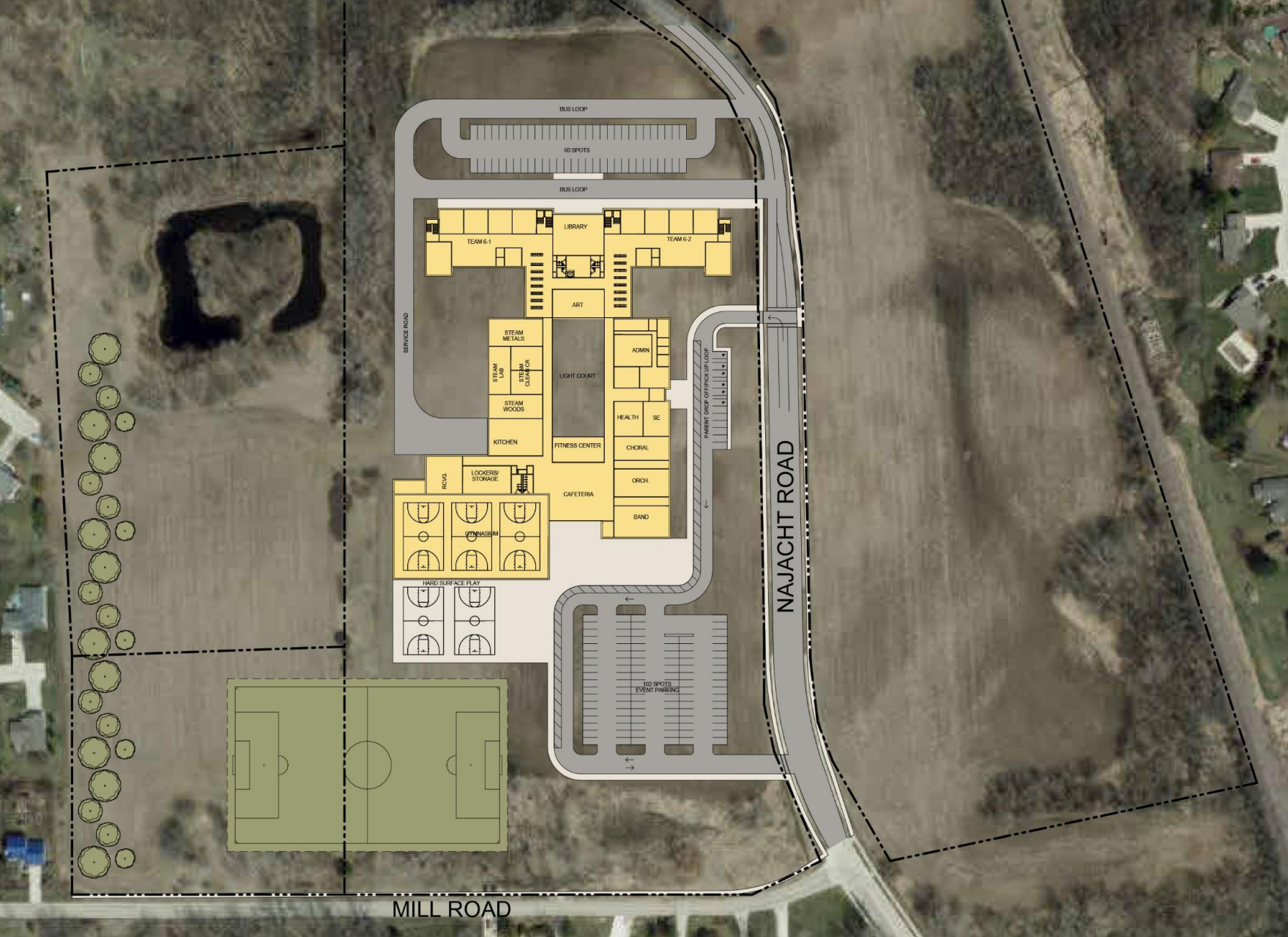


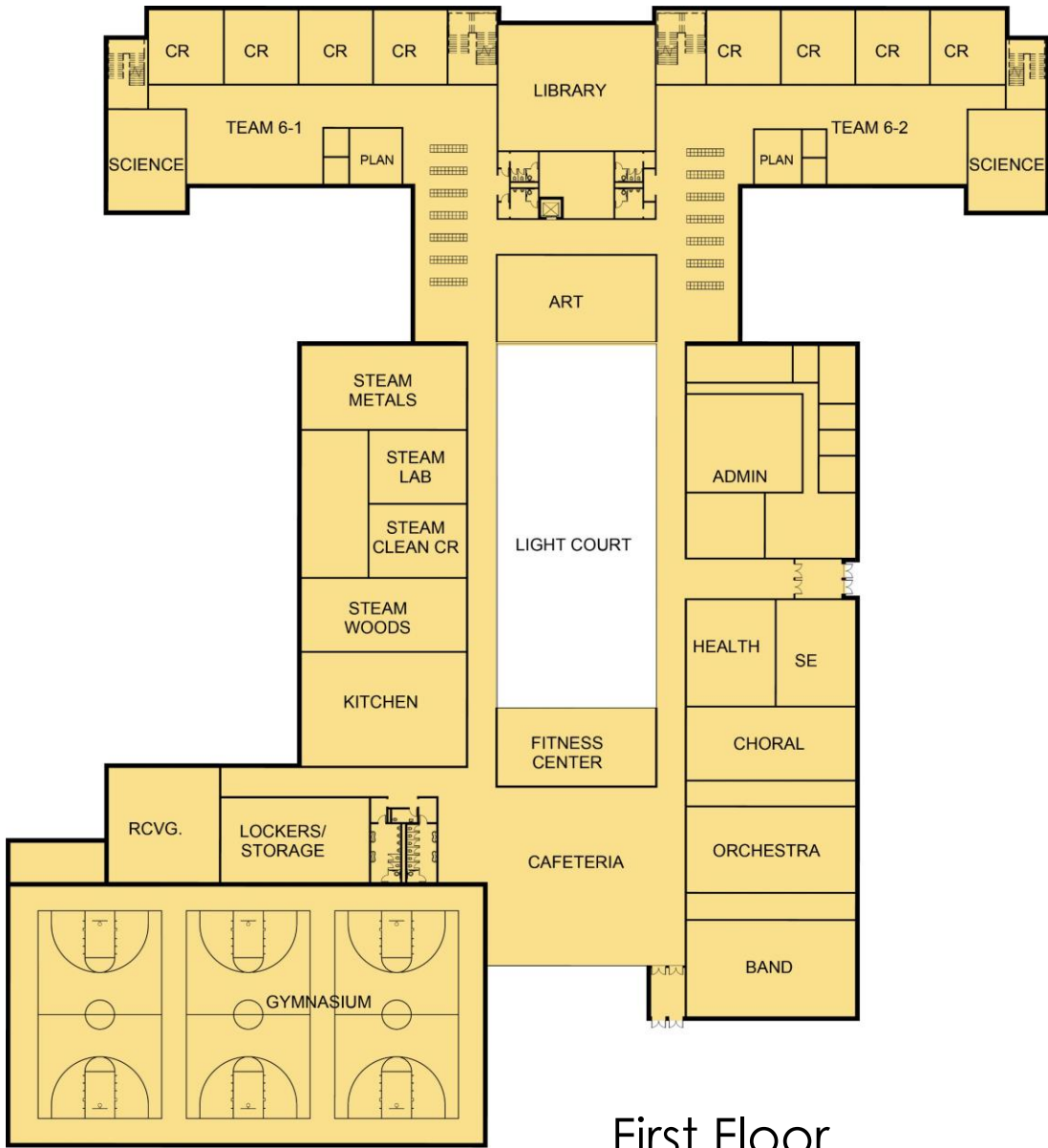
Student Access to Urban

- Walking and biking
- Parent drop off/pick-up
- District transportation (yellow school bus) – students who currently are bus eligible will remain bus eligible.
- Shoreline Metro – all students can ride the city buses for free

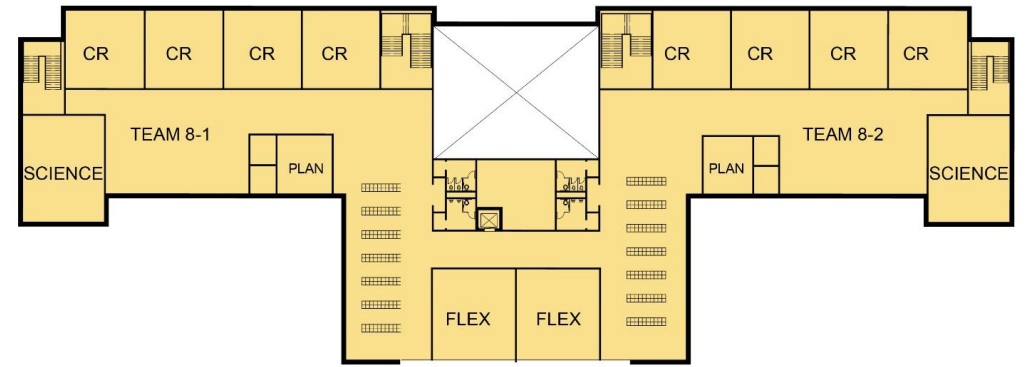


Proposed New Urban MS

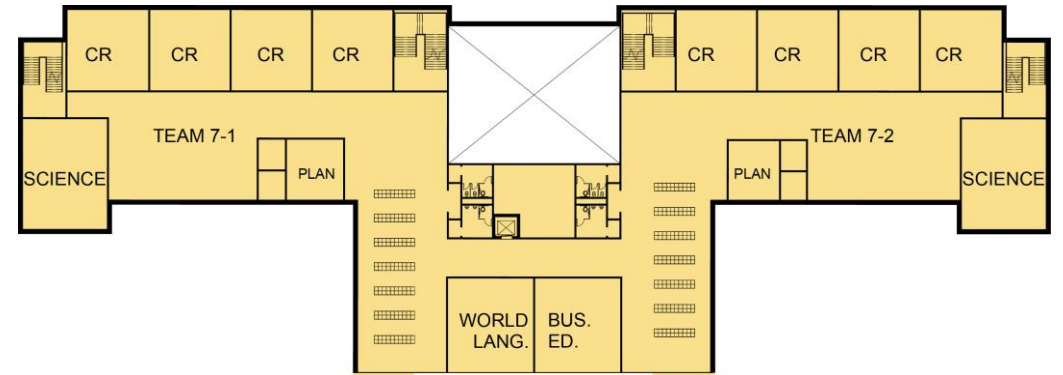




First Floor



Third Floor



Second Floor

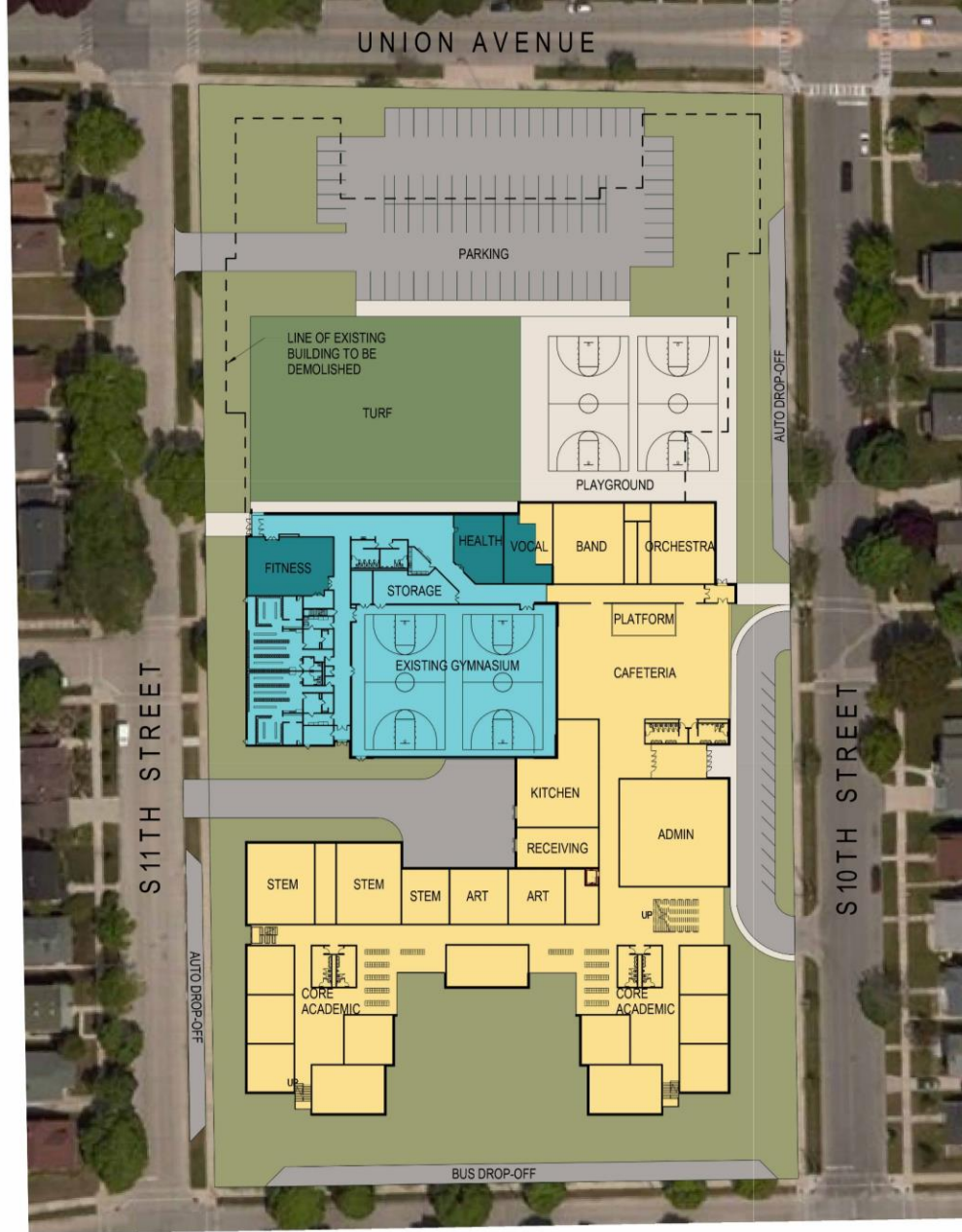
New Urban Middle School



Existing Urban Site



Proposed New Farnsworth MS

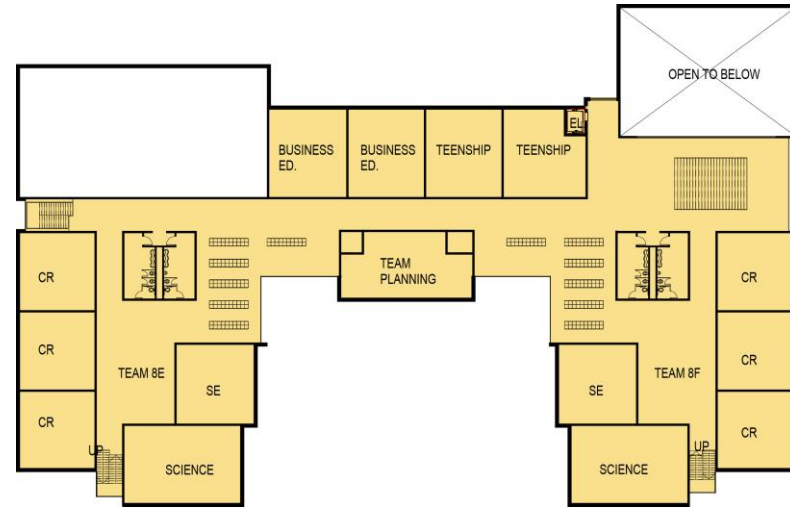


- Addition
- Full Remodel
- Light Remodel – All New Finishes

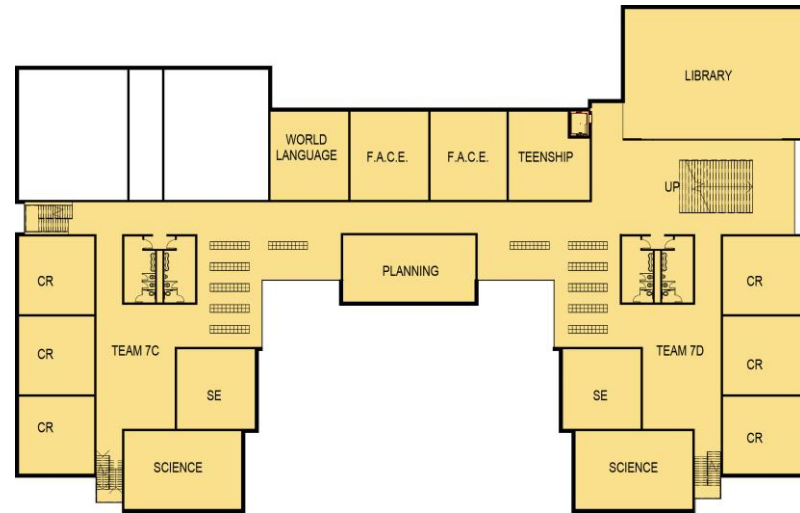




First Floor



Third Floor



Second Floor

New Farnsworth Middle School

- Addition
- Full Remodel
- Light Remodel – All New Finishes



Envisioning the Future



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BRAY
ARCHITECTS

Leadership Tours of Recent Projects

- Kewaskum Middle/High School – Completed Fall of 2018
- Vel Phillips Middle School (Oshkosh, WI) – Completed Fall of 2023
- West De Pere Intermediate School – Completed Fall of 2020



Facility Condition Assessment – Classrooms



Improvements over 100 years:

- Increase classroom space by ~250 square feet
- HVAC and natural light improve learning environment
- Addition of flexible large and small group spaces to meet student needs
- Special education spaces are designed for 21st century solutions



Facility Condition Assessment – Hallways/Shared Spaces



Improvements over 100 years:

- Increase of shared spaces for collaborative learning
- Better incorporation of technology
- Ability to differentiate to the needs of individual students
- A more welcoming and engaging environment for learning



BUDGET/FINANCE OVERVIEW



SHEBOYGAN AREA
— SCHOOL DISTRICT —



Estimated Project Cost(s)

BUDGET SUMMARY

	Addition		Renovation		
Farnsworth MS - New Addition on Existing Site	140,508	sq. ft.	28,660	sq. ft.	\$ 61,900,000.00
Urban MS - New Building on New Site	186,742	sq. ft.	-	sq. ft.	\$ 72,500,000.00
Parking at Urban Site					<u>\$ 5,600,000.00</u>
Demolition of Urban Included					
				<u>Projected Total:</u>	<u>\$ 140,000,000.00</u>



SASD Finances

- SASD has been planning for years to contribute ~10% out of fund balance and Fund 46 to support this project.
- Projected Project Budget = \$140 Million
- Less District Contribution = (\$ 14 Million)
- Potential Referendum Amount = \$126 Million



SASD Finances

Debt Defeasance Efforts

- 2021 Fund 39 Refinancings \$597,616
- 2023 Defeasance \$1,971,940
- 2024 Defeasance (estimate) \$1,583,475

Total Gross Savings \$4,153,031



Estimated Tax Impact

PRELIMINARY

REFERENDUM AMOUNT

\$126,000,000

MAX MILL RATE IMPACT (OVER 2023-24)*

\$0.30

(Per \$1,000 valuation)

TAX IMPACT ON PROPERTY WITH FAIR MARKET VALUE:

\$100,000 Property

*Maximum Annual Impact
Maximum Monthly Impact*

*\$30.00
\$2.50*

\$250,000 Property

*Maximum Annual Impact
Maximum Monthly Impact*

*\$75.00
\$6.25*

\$350,000 Property

*Maximum Annual Impact
Maximum Monthly Impact*

*\$105.00
\$8.75*



Assumptions:

Multi-phased borrowings amortized over 22 years at planning interest rates ranging from 5.50%-5.75%.

Tertiary Aid Impact (2023-24 October Aid Certification): 43.99%.

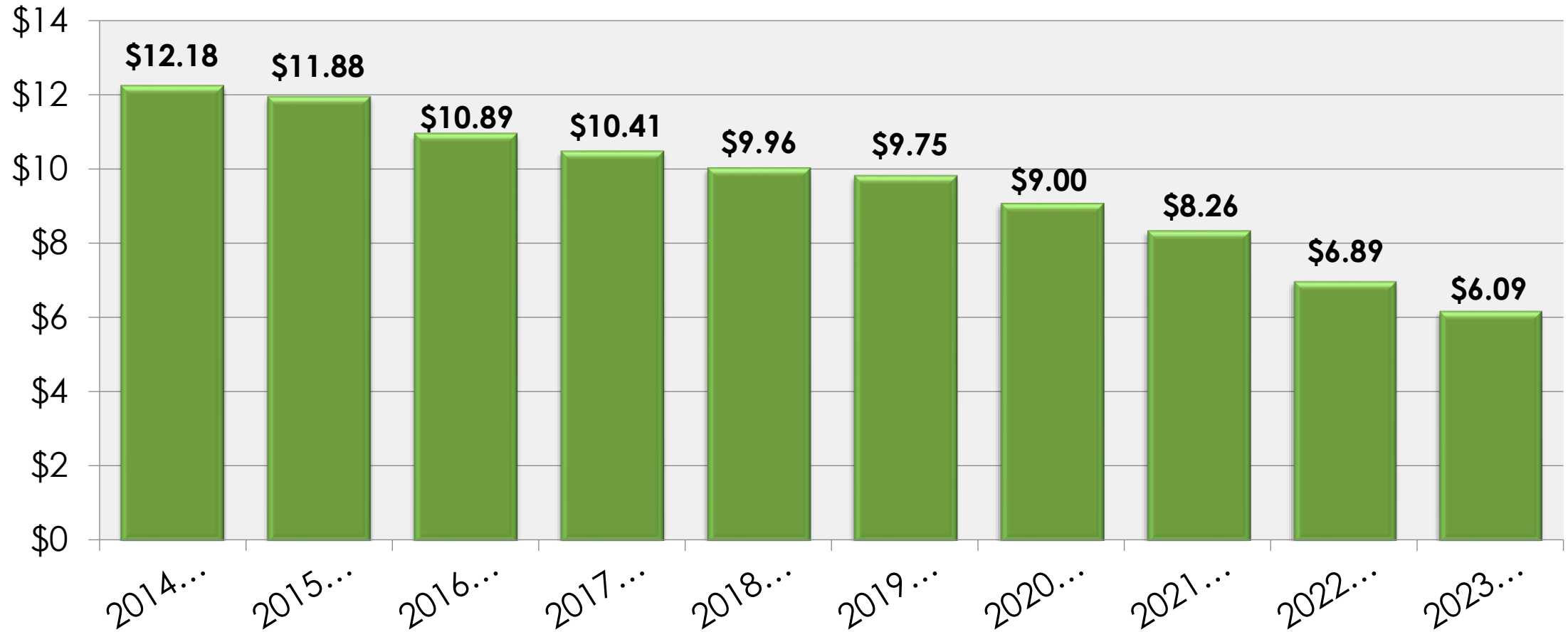
Mill rate based on the 2023 Equalized Valuation (TID-OUT) of \$5,635,267,369 with annual growth of 2.00% thereafter.

**Impact represents the estimated maximum increase in levy over the 2023-24 levy for referendum approved debt service of \$1.26.*

Planning estimates only. Significant changes in market conditions will require adjustments to current financing plan. Rates subject to change.



SASD Finances – Mill Rate



SASD Finances – Mill Rate

- State Average Mill Rate for 2023/2024 is \$6.94
- Sheboygan County Average Mill Rate for 2023/2024 is \$7.05
- Sheboygan County School Mill Rate for 2023/2024
 - Howards Grove \$8.96
 - Random Lake \$8.05
 - Sheboygan Falls \$7.90
 - Oostburg \$6.80
 - Cedar Grove-Belgium \$6.63
 - Elkhart Lake-Glenbeulah \$6.51
 - Kohler \$6.29
 - Plymouth \$6.19
 - Sheboygan \$6.09



SASD Finances – Looking Ahead

- SASD has historically tried to address capital needs through the operating budget.
- Major projects have been considered via capital referendum approximately every 8-10 years.
- Looking at the future needs for SASD, the school district does not foresee a capital referendum in the next 8-12 years. (Assuming State funding remains stable.)



NEXT STEPS



SHEBOYGAN AREA
— SCHOOL DISTRICT —



Next Steps

- Staff/Community Meetings Late January – Early March
- Creation and distribution of community survey February – Mid-May
- Survey results Late-June
- Finalization of referendum plan/scope based on survey results July
- Legal drafting and board adoption of referendum question Late July – Early August
- Referendum information campaign August – Early-November



ANY
QUESTIONS
?



THANK YOU!



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