



# KIEL AREA

## School District

KIEL AREA SCHOOL DISTRICT

# COMMUNITY FOCUS GROUP

Meeting #2 | October 23, 2023

BRAYARCHITECTS

C.D. SMITH  
CONSTRUCTION

# INTRODUCTIONS



# Introductions

- School Board Members
- District Team
- Partners
  - Bray Architects
  - CD Smith Construction
- Focus Group Members
- Thank you for attending!





# Agenda

1. High School Building Tour
2. High School and Middle School Tours Debrief
3. Recap Meeting #1
4. Option / Solution Exploration
5. Breakout Session
6. Wrap Up



# KIEL HIGH SCHOOL TOUR



# TOURS DEBRIEF & MEETING #1 RECAP



# HIGH SCHOOL TOUR DEBRIEF

## Kiel High School

- Major takeaways?
- What surprised you?
- Follow up questions?





# MIDDLE SCHOOL TOUR DEBRIEF

## Kiel Middle School

- Major takeaways?
- What surprised you?
- Follow up questions?

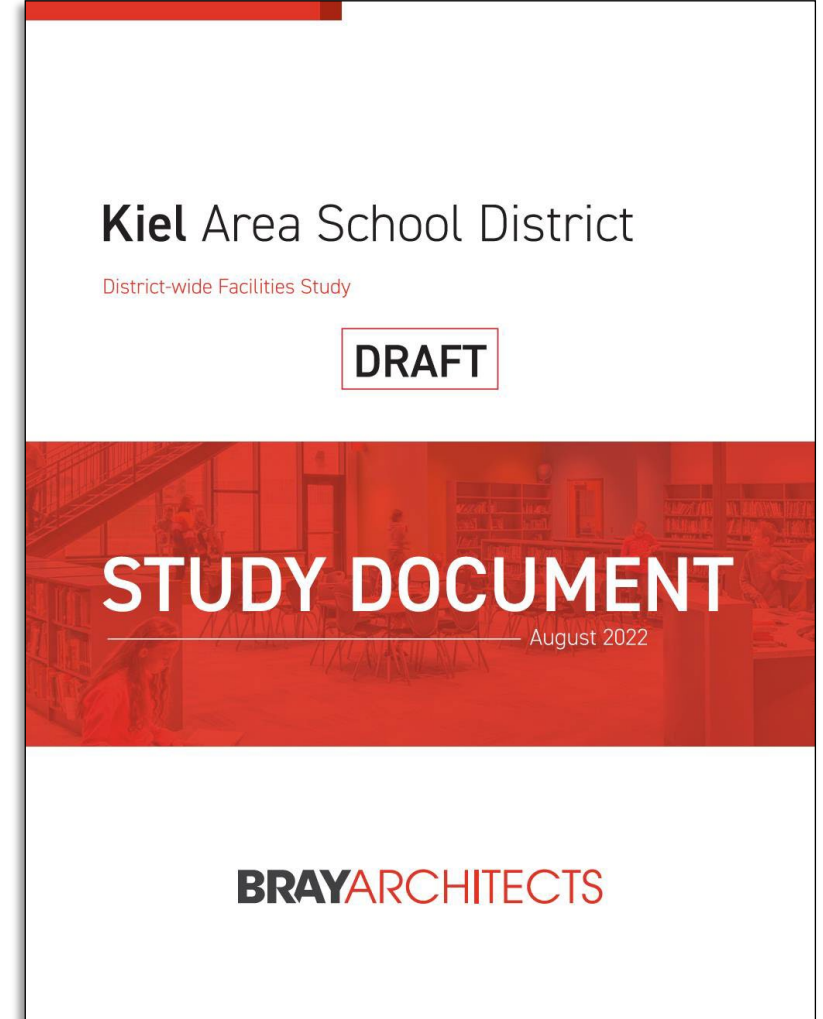




# MEETING #1 RECAP

## Presentation Topics

- Background & timeline
  - Existing buildings
  - Referendum history
  - 10-year capital plan and projects
  - Preliminary Timeline
- Facilities study and master planning approach
- School District Finance 101
- Follow up questions?



# MASTER PLANNING APPROACH

**01**

project  
initiation

**02**

community  
engagement  
strategy

**03**

needs  
assessment

**04**

option /  
solution  
exploration

**05**

community  
engagement  
/ surveying

**06**

option /  
solution  
refinement

**07**

final report

# OPTION / SOLUTION EXPLORATION



# OPTION / SOLUTION EXPLORATION

## Master plan pathways

- High level, District-wide master plan options
- Considering buildings, grade configuration, capacity, and enrollment
- Potential solutions considering existing conditions, renovations, and/or additions / new construction for addressing both facilities and educational needs
- Goal of documenting multiple options to be as exhaustive as possible
- Discussed multiple different options with KASD Leadership Team and narrowed down to 3 options to consider / study further

master plan path summary chart

BRAY PROJECT NUMBER | 3389

Client Name Kiel Area School District  
Project Location Kiel, WI  
Date December 20, 2022

DRAFT

School	2021-2022 School Year			Master Plan Path #1 04-4 / 5-8 / 9-12			Master Plan Path #2 04-4 / 5-8 / 9-12			Master Plan Path #3 04-4 / 5-8 / 9-12		
	Grade Config.	Enroll.	Existing Building Capacity	Grade Config.	Target Capacity	Preliminary Solution / Scope	Grade Config.	Target Capacity	Preliminary Solution / Scope	Grade Config.	Target Capacity	Preliminary Solution / Scope
<b>Path Summary</b>				Maintains current grade configuration and existing buildings			Maintains current grade configuration New 5-8 middle school on to be determined site			Maintains current grade configuration New 5-8 middle school attached to high school		
<b>Details Elementary</b>	04-4th Grades	465	432-528	04-4th Grades	528	Address capital maintenance needs and addition and / or renovation to support educational space needs	04-4th Grades	528	Address capital maintenance needs and addition and / or renovation to support educational space needs	04-4th Grades	528	Address capital maintenance needs and addition and / or renovation to support educational space needs
<b>Kiel Middle School</b>	5th-8th Grades	347	476-437	5th-8th Grades	396	Address capital maintenance needs and renovation to support educational needs	Close and seek to sell? Demolish and seek to sell vacant land?			Close and seek to sell? Demolish and seek to sell vacant land?		
<b>Kiel High School</b>	9th-12th Grades	378	432-419	9th-12th Grades	396	Address capital maintenance needs and renovation to support educational needs	9th-12th Grades	396	Address capital maintenance needs and renovation to support educational needs	9th-12th Grades	396	Address capital maintenance needs and renovation to support educational needs
<b>New Building</b>	not applicable			not applicable			5th-8th Grades	396	New Middle School on to be determined site	5th-8th Grades	396	New Middle School attached to high school

Notes:  
1. Elementary target capacities calculated at 4 sections per grade level with 88 students per grade level (22 students per classroom) plus 2 sections of 04 at 44 students plus 2 flex classrooms at 22 students each  
2. Middle and high school target capacities calculated 90 student per grade level plus 10% for flexibility / bubble classes  
3. Future home of District Office to be determined once master plan paths are narrowed

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master plan path

BRAY PROJECT NUMBER | 3389

Client Name Kiel Area School District  
Project Location Kiel, WI  
Date December 20, 2022

School	2021-2022 School Year			Master Plan Path #1 04-4 / 5-8 / 9-12			Master Plan Path #2 04-4 / 5-8 / 9-12			Master Plan Path #3 04-4 / 5-8 / 9-12		
	Grade Config.	Enroll.	Existing Building Capacity	Grade Config.	Target Capacity	Preliminary Solution / Scope	Grade Config.	Target Capacity	Preliminary Solution / Scope	Grade Config.	Target Capacity	Preliminary Solution / Scope
<b>Path Summary</b>				Change grade configuration New 6-8 middle school on to be determined site			Change grade configuration New 6-8 middle school attached to high school			Change grade configuration Additions and renovations for 5-8 at high school		
<b>Details Elementary</b>	04-4th Grades	465	432-528	04-5th Grades	616	Address capital maintenance needs and addition and / or renovation to support educational space needs	04-5th Grades	616	Address capital maintenance needs and addition and / or renovation to support educational space needs	04-4th Grades	750	Address capital maintenance needs and addition and / or renovation to support educational space needs
<b>Kiel Middle School</b>	5th-8th Grades	347	476-437	Close and seek to sell? Demolish and seek to sell vacant land?			Close and seek to sell? Demolish and seek to sell vacant land?			Close and seek to sell? Demolish and seek to sell vacant land?		
<b>Kiel High School</b>	9th-12th Grades	378	432-419	9th-12th Grades	396	Address capital maintenance needs and renovation to support educational needs	9th-12th Grades	396	Address capital maintenance needs and renovation to support educational needs	9th-12th Grades	396	Address capital maintenance needs and addition and / or renovation to support educational space needs
<b>New Building</b>	not applicable			6th-8th Grades	297	New Middle School on to be determined site	6th-8th Grades	297	New Middle School attached to high school	not applicable		

Notes:  
1. Elementary target capacities calculated at 4 sections per grade level with 88 students per grade level (22 students per classroom) plus 2 sections of 04 at 44 students plus 2 flex classrooms at 22 students each  
2. Middle and high school target capacities calculated 90 student per grade level plus 10% for flexibility / bubble classes  
3. Future home of District Office to be determined once master plan paths are narrowed

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master plan path

BRAY PROJECT NUMBER | 3389

Client Name Kiel Area School District  
Project Location Kiel, WI  
Date December 20, 2022

School	2021-2022 School Year			Master Plan Path #3 04-4 / 5-8 / 9-12			Master Plan Path #4 04-4 / 5-8 / 9-12			Master Plan Path #7 04-4 / 5-8 / 9-12		
	Grade Config.	Enroll.	Existing Building Capacity	Grade Config.	Target Capacity	Preliminary Solution / Scope	Grade Config.	Target Capacity	Preliminary Solution / Scope	Grade Config.	Target Capacity	Preliminary Solution / Scope
<b>Path Summary</b>				Maintains current grade configuration New high school attached to current high school (which becomes middle school)			Maintains current grade configuration New 5-8 middle school attached to Delano ES					
<b>Details Elementary</b>	04-4th Grades	465	432-528	04-4th Grades	528	Address capital maintenance needs and addition and / or renovation to support educational space needs	04-4th Grades	528	Address capital maintenance needs and addition and / or renovation to support educational space needs			
<b>Kiel Middle School</b>	5th-8th Grades	347	476-437	Close and seek to sell? Demolish and seek to sell vacant land?			Close and seek to sell? Demolish and seek to sell vacant land?					
<b>Kiel High School</b>	9th-12th Grades	378	432-419	5th Grades	296	Address capital maintenance needs and renovation to support educational needs	9th-12th Grades	396	Address capital maintenance needs and renovation to support educational needs			
<b>New Building</b>	not applicable			9th-12th Grades	396	New High School attached to current high school (which becomes middle school)	5th-8th Grades	396	New Middle School attached to elementary school			

Notes:  
1. Elementary target capacities calculated at 4 sections per grade level with 88 students per grade level (22 students per classroom) plus 2 sections of 04 at 44 students plus 2 flex classrooms at 22 students each  
2. Middle and high school target capacities calculated 90 student per grade level plus 10% for flexibility / bubble classes  
3. Future home of District Office to be determined once master plan paths are narrowed

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# OPTION / SOLUTION EXPLORATION

School	2021-2022 School Year			Master Plan Path #1 4K-4 / 5-8 / 9-12			Master Plan Path #2 4K-4 / 5-8 / 9-12			Master Plan Path #2a 4K-4 / 5-8 / 9-12		
	Grade Config.	Enroll.	Existing Building Capacity	Grade Config.	Target Capacity	Preliminary Solution / Scope	Grade Config.	Target Capacity	Preliminary Solution / Scope	Grade Config.	Target Capacity	Preliminary Solution / Scope
<b>Path Summary</b>				Maintains current grade configuration and existing buildings			Maintains current grade configuration New 5-8 middle school on existing or to be determined site			Maintains current grade configuration New 5-8 middle school attached to high school		
<b>Zielanis Elementary</b>	4K - 4th Grades	465	432 - 528	4K - 4th Grades	528	Address capital maintenance needs and renovation to support educational space needs	4K - 4th Grades	528	Address capital maintenance needs and renovation to support educational space needs	4K - 4th Grades	528	Address capital maintenance needs and renovation to support educational space needs
<b>Kiel Middle School</b>	5th - 8th Grades	347	496 - 637	5th - 8th Grades	396	Address capital maintenance needs and addition and / or renovation to support educational needs	Close and seek to sell? Demolish and seek to sell vacant land?			Close and seek to sell? Demolish and seek to sell vacant land?		
<b>Kiel High School</b>	9th - 12th Grades	378	432 - 619	9th - 12th Grades	396	Address capital maintenance needs and renovation to support educational needs	9th - 12th Grades	396	Address capital maintenance needs and renovation to support educational needs	9th - 12th Grades	396	Address capital maintenance needs and renovation to support educational needs
<b>New Building</b>	not applicable			not applicable			5th - 8th Grades	396	New Middle School on existing or to be determined site	5th - 8th Grades	396	New Middle School attached to high school

**Notes:**

1. Elementary target capacities calculated at 4 sections per grade level with 88 students per grade level (22 students per classroom) plus 2 sections of 4K at 44 students plus 2 flex classrooms at 22 students each
2. Middle and high school target capacities calculated 90 student per grade level plus 10% for flexibility / bubble classes
3. Future home of District Office to be determined once master plan paths are narrowed

# OPTION / SOLUTION EXPLORATION

School	2021-2022 School Year			Master Plan Path #3 4K-5 / 6-8 / 9-12			Master Plan Path #3a 4K-5 / 6-8 / 9-12			Master Plan Path #4 4K-6 / 7-12		
	Grade Config.	Enroll.	Existing Building Capacity	Grade Config.	Target Capacity	Preliminary Solution / Scope	Grade Config.	Target Capacity	Preliminary Solution / Scope	Grade Config.	Target Capacity	Preliminary Solution / Scope
<b>Path Summary</b>				Changes grade configuration New 6-8 middle school on to be determined site			Changes grade configuration New 6-8 middle school attached to high school			Changes grade configuration Additions and renovations for 7-8 at high school		
<b>Zielanis Elementary</b>	4K - 4th Grades	465	432 - 528	4K - 5th Grades	616	Address capital maintenance needs and addition and renovation to support educational space needs	4K - 5th Grades	616	Address capital maintenance needs and addition and renovation to support educational space needs	4K - 6th Grades	704	Address capital maintenance needs and addition and / or renovation to support educational space needs
<b>Kiel Middle School</b>	5th - 8th Grades	347	496 - 637	Close and seek to sell? Demolish and seek to sell vacant land?			Close and seek to sell? Demolish and seek to sell vacant land?			Close and seek to sell? Demolish and seek to sell vacant land?		
<b>Kiel High School</b>	9th - 12th Grades	378	432 - 619	9th - 12th Grades	396	Address capital maintenance needs and renovation to support educational needs	9th - 12th Grades	396	Address capital maintenance needs and renovation to support educational needs	7th - 12th Grades	594	Address capital maintenance needs and addition and / or renovation to support educational space needs
<b>New Building</b>	not applicable			6th - 8th Grades	297	New Middle School on to be determined site	6th - 8th Grades	297	New Middle School attached to high school	not applicable		

**Notes:**

1. Elementary target capacities calculated at 4 sections per grade level with 88 students per grade level (22 students per classroom) plus 2 sections of 4K at 44 students plus 2 flex classrooms at 22 students each
2. Middle and high school target capacities calculated 90 student per grade level plus 10% for flexibility / bubble classes
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# OPTION / SOLUTION EXPLORATION

School	2021-2022 School Year			Master Plan Path #5 4K-4 / 5-8 / 9-12			Master Plan Path #6 4K-4 / 5-8 / 9-12			Master Plan Path #7 ????		
	Grade Config.	Enroll.	Existing Building Capacity	Grade Config.	Target Capacity	Preliminary Solution / Scope	Grade Config.	Target Capacity	Preliminary Solution / Scope	Grade Config.	Target Capacity	Preliminary Solution / Scope
<b>Path Summary</b>				Maintains current grade configuration New high school attached to current high school (which becomes middle school)			Maintains current grade configuration New 5-8 middle school attached to Zielanis ES					
<b>Zielanis Elementary</b>	4K - 4th Grades	465	432 - 528	4K - 4th Grades	528	Address capital maintenance needs and renovation to support educational space needs	4K - 4th Grades	528	Address capital maintenance needs and renovation to support educational space needs			
<b>Kiel Middle School</b>	5th - 8th Grades	347	496 - 637	Close and seek to sell? Demolish and seek to sell vacant land?			Close and seek to sell? Demolish and seek to sell vacant land?					
<b>Kiel High School</b>	9th - 12th Grades	378	432 - 619	5th - 8th Grades	396	Address capital maintenance needs and renovation to support educational needs	9th - 12th Grades	396	Address capital maintenance needs and renovation to support educational needs			
<b>New Building</b>	not applicable			9th - 12th Grades	396	New High School attached to current high school (which becomes middle school)	5th - 8th Grades	396	New Middle School attached to elementary school			

**Notes:**

1. Elementary target capacities calculated at 4 sections per grade level with 88 students per grade level (22 students per classroom) plus 2 sections of 4K at 44 students plus 2 flex classrooms at 22 students each
2. Middle and high school target capacities calculated 90 student per grade level plus 10% for flexibility / bubble classes
3. Future home of District Office to be determined once master plan paths are narrowed



# EDUCATION NEEDS + SPACE PROGRAMMING

## space program

BRAY PROJECT NUMBER | 3899

Client Name Kiel Area School District  
 Project Name 5-8 Middle School (396 students)  
 Project Location Kiel, WI  
 Date March 29, 2023

DRAFT



PATHWAY #1, 2, 2a, 5 | PRELIMINARY SPACE PROGRAM  
 5-8 MIDDLE SCHOOL | 396 STUDENTS

No.	Program Area	Net Space Allocation		Notes
		Area	Total Net Area	
<b>1.00 5th Grade House</b>				
1.01	Language Arts	900	1 900	
1.02	Math	900	1 900	
1.03	Social Studies	900	1 900	
1.04	Science	1,600	1 1,600	
1.05	Prep/Storage	200	1 200	
1.06	Flex Classroom	900	-	
1.07	Collaboration/Resource	1,800	1 1,800	
1.08	Conference/Team Room	300	1 300	10-12 seated
1.09	Small Group Instruction	100	2 200	2-4 seated
1.10	Grade Level Storage	300	1 300	
1.11	Staff Toilet	45	1 45	
1.12	Boys & Girls Toilet Rooms	250	2 500	
1.13	Lockers	150	115 180	Considers 27 students max. per classroom; 12"x12" lockers
1.14	Janitor's Closets	50	1 50	
1.15	Data Closet	45	1 45	
<b>Total 5th Grade House Area:</b>			<b>7,960</b>	
<b>2.00 6th Grade House</b>				
2.01	Language Arts	900	1 900	
2.02	Math	900	1 900	
2.03	Social Studies	900	1 900	
2.04	Science	1,600	1 1,600	
2.05	Prep/Storage	200	1 200	
2.06	Flex Classroom	900	1 900	
2.07	Collaboration/Resource	1,800	1 1,800	
2.08	Conference/Team Room	300	1 300	10-12 seated
2.09	Small Group Instruction	100	2 200	2-4 seated
2.10	Grade Level Storage	300	1 300	
2.11	Staff Toilet	45	1 45	
2.12	Boys & Girls Toilet Rooms	250	2 500	
2.13	Lockers	150	149 230	Considers 27 students max. per classroom; 12"x12" lockers
2.14	Janitor's Closets	50	1 50	
2.15	Data Closet	45	1 45	
<b>Total 6th Grade House Area:</b>			<b>8,910</b>	
<b>3.00 7th Grade House</b>				
3.01	Language Arts	900	1 900	
3.02	Math	900	1 900	
3.03	Social Studies	900	1 900	
3.04	Science	1,600	1 1,600	
3.05	Prep/Storage	200	1 200	
3.06	Flex Classroom	900	-	
3.07	Collaboration/Resource	1,800	1 1,800	
3.08	Conference/Team Room	300	1 300	10-12 seated
3.09	Small Group Instruction	100	2 200	2-4 seated
3.10	Grade Level Storage	300	1 300	
3.11	Staff Toilet	45	1 45	
3.12	Boys & Girls Toilet Rooms	250	2 500	
3.13	Lockers	150	115 180	Considers 27 students max. per classroom; 12"x12" lockers
3.14	Janitor's Closets	50	1 50	
3.15	Data Closet	45	1 45	
<b>Total 7th Grade House Area:</b>			<b>7,960</b>	
<b>4.00 8th Grade House</b>				
4.01	Language Arts	900	1 900	
4.02	Math	900	1 900	
4.03	Social Studies	900	1 900	
4.04	Science	1,600	1 1,600	
4.05	Prep/Storage	200	1 200	
4.06	Flex Classroom	900	1 900	
4.07	Collaboration/Resource	1,800	1 1,800	
4.08	Conference/Team Room	300	1 300	10-12 seated
4.09	Small Group Instruction	100	2 200	2-4 seated

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No.	Program Area	Net Space Allocation		Notes
		Area	Total Net Area	
4.10	Grade Level Storage	300	1 300	
4.11	Staff Toilet	45	1 45	
4.12	Boys & Girls Toilet Rooms	250	2 500	
4.13	Lockers	150	142 200	Considers 27 students max. per classroom; 12"x12" lockers
4.14	Janitor's Closets	50	1 50	
4.15	Data Closet	45	1 45	
<b>Total 8th Grade House Area:</b>			<b>8,900</b>	
<b>5.00 Special Education</b>				
5.01	Flexible Classroom	900	2 1,800	
5.02	Sensory	50	2 100	
5.03	OT/PT	1,200	2 2,400	
5.04	Toilet/Changing	170	1 170	Based of Zelanis ES remodel at 1445' - includes shower
5.11	Laundry	45	1 45	
5.05	OT/PT	900	1 900	
5.06	Storage	300	1 300	Large motor equipment
5.07	Speech/Language	300	1 300	
5.08	Office	150	-	
5.09	ELL	200	1 200	
5.10	Toilet/Changing	120	-	
<b>Total Special Education Area:</b>			<b>6,235</b>	
<b>6.00 Intervention</b>				
6.01	Reading Intervention	250	1 250	
6.02	Math Intervention	250	1 250	
6.03	Conference Room	250	-	
<b>Total Reading/Intervention Area:</b>			<b>500</b>	
<b>7.00 World Language</b>				
7.01	Classroom	900	1 900	1 part-time
7.02	Small Group Instruction	100	-	
7.03	Storage	200	-	
7.04	Office	150	-	
<b>Total World Language Area:</b>			<b>900</b>	
<b>8.00 Business</b>				
8.01	Classroom	900	-	
8.02	Lab	100	-	
<b>Total Business Area:</b>			<b>-</b>	
<b>9.00 Art</b>				
9.01	Classroom	1,400	2 2,800	
9.02	Storage	200	2 400	
9.03	Klin	150	1 150	
9.04	Spray Booth	75	1 75	
9.05	Student Work Storage	200	1 200	
<b>Total Art Area:</b>			<b>3,425</b>	
<b>10.00 FSCCE</b>				
10.01	Foods Lab	1,200	1 1,200	
10.02	Laundry	45	1 45	
10.03	Classroom	900	1 900	
<b>Total FSCCE Area:</b>			<b>2,345</b>	
<b>11.00 Library</b>				
11.01	Library	3,600	1 3,600	
11.02	Office/Work Room	400	1 400	
11.03	Storage	100	1 100	
11.04	Flexible Instruction Space	400	1 400	
11.05	STEM Lab	1,200	-	
11.06	Storage	200	-	
11.07	Computer Lab	1,200	-	
11.08	Small Group Instruction/Conference	200	2 400	
11.09	Laptop Cart/AV	400	-	
<b>Total Library Area:</b>			<b>5,100</b>	
<b>12.00 Music</b>				
12.01	Band	1,800	1 1,800	
12.02	Practice Room	45	2 130	
12.03	Instrument Storage	250	2 250	Sized for orchestra as well as band
12.04	Orchestra	45	-	
12.05	Practice Room	45	-	
12.06	Choir	1,500	1 1,500	
12.07	Practice Room	45	2 130	
12.08	General Music Classroom	1,200	1 1,200	15-20 students
12.09	Storage	150	1 150	
12.10	Media Production Studio	450	1 450	Digital music and production could be a beneficial space
12.11	Ensemble Room	250	-	
12.12	Office	200	1 200	
12.13	Instruments Repair Room	100	1 100	
12.14	Uniform Storage	300	1 300	
12.15	Music Library	300	1 300	
<b>Total Music Area:</b>			<b>6,060</b>	

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No.	Program Area	Net Space Allocation		Notes
		Area	Total Net Area	
<b>13.00 Physical Education</b>				
13.01	Gymnasium	15,400	1 15,400	2 courts +/- 130 seats for 1 court and +/- 400 seats for 2 courts
13.02	Storage	500	1 500	
13.03	Gymnasium 2	7,300	-	1 court 110'-0" clearance on all sides
13.04	Storage	500	-	
13.05	Office	150	2 300	Preference for locker room supervision
13.06	Locker Rooms	1,200	2 2,400	
13.07	Fitness Center	2,000	1 2,000	
13.08	Storage	300	1 300	
<b>Total Physical Education Area:</b>			<b>23,900</b>	
<b>14.00 STEM / Tech. Ed.</b>				
14.01	STEM Classroom	1,800	1 1,800	Dedicated computers
14.02	Entry Lab/Rob Lab	2,000	1 2,000	
14.03	Classroom	1,000	1 1,000	
14.04	Storage/Finishing	500	1 500	
14.05	Student Project Storage	400	1 400	
14.06	Maker Space	1,500	1 1,500	
14.07	Storage	200	1 200	
14.08	Office	200	1 200	
<b>Total STEM / Tech. Ed. Area:</b>			<b>7,600</b>	
<b>15.00 Administration</b>				
15.01	Administration/Main Office & Student Services	700	1 700	Includes space for waiting and receptionist
15.02	Principal Office	225	1 225	
15.03	Assistant Principal Office	180	-	
15.04	Dean of Students Office (or other Admin)	180	1 180	
15.05	School Resource Office	180	1 180	
15.06	Flexible Office	180	-	
15.07	Paraprofessional Work Stations	125	1 125	Storage solution for personal belongings
15.08	Conference Room 1	180	-	4-4 seated
15.09	Conference Room 2	240	1 240	4-8 seated
15.10	Conference Room 3	300	1 300	10-12 seated
15.11	Staff Toilets	45	1 45	
15.12	Record Storage	100	100	
15.13	Staff Work/Copy/Mail	400	1 400	
15.14	Coat Closet	20	1 20	
15.15	Kitchenette	30	1 30	
15.16	In School Suspension	80	2 160	Visual adjacency to Administration/Main Office required. 30' x 30'
15.17	Health	500	1 500	
15.18	Nurse's Office	150	1 150	
15.19	Toilet	45	1 45	
15.20	Record Storage	50	1 50	
<b>Total Administration Area:</b>			<b>3,430</b>	
<b>16.00 Student Services</b>				
16.01	Reception	300	1 300	
16.02	Counselor Office	180	2 360	
16.03	Psychologist Office	180	1 180	
16.04	Social Worker Office	180	1 180	
16.05	Academic Support Classroom	450	1 450	
16.06	Conference Room 1	180	-	4-4 seated
16.07	Conference Room 2	240	1 240	4-8 seated
16.08	Record Storage	80	1 80	4-8 seated
<b>Total Guidance/Student Services Area:</b>			<b>1,990</b>	
<b>17.00 Staff Work &amp; Break</b>				
17.01	Staff Work Room	400	1 400	
17.02	Staff Break/Lunch	750	1 750	
17.03	Self Care Room	400	1 400	
17.04	Toilet	45	2 130	
17.05	Toilet	45	5 325	
<b>Total Staff Work &amp; Break Area:</b>			<b>2,405</b>	
<b>18.00 Cafeteria/Kitchen</b>				
18.01	Cafeteria	3,750	1 3,750	250 students @ 15 sq. ft. per student; 2 lunch periods
18.02	Platform/Stage	1,000	-	Could double as multi-purpose gymnasium
18.03	Table Storage	400	1 450	
18.04	Kitchen	1,800	1 1,800	Production Kitchen
18.05	Servers	1,400	1 1,400	
18.06	Storage	500	1 500	
18.07	Staff Lockers & Toilet Room	150	1 150	
18.08	Office	100	1 100	
18.09	Boys & Girls Toilet Rooms	350	2 700	
18.10	Janitor's Closet	75	1 75	
<b>Total Cafeteria/Kitchen Area:</b>			<b>8,925</b>	
<b>19.00 Maintenance/Janitorial</b>				
19.01	Office/Work Room	500	1 500	Office, workshop
19.02	Receiving	750	1 750	
19.03	General Building Storage	500	2 1,000	

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No.	Program Area	Net Space Allocation		Notes
		Area	Total Net Area	
19.04	Exterior Building Storage	550	1 550	
19.05	Janitor's Closets	75	2 225	
<b>Total Maintenance/Janitorial Area:</b>			<b>3,025</b>	
<b>20.00 Shared/Common Space</b>				
20.01	Library	1,500	1 1,500	Cafeteria is used as lobby
20.02	Public Restroom 1 Men's	350	-	
20.03	Public Restroom 1 Women's	350	-	
20.04	Public Unisex Restroom	100	-	
20.05	Elevator	50	1 50	
20.06	Elevator Equipment Rooms	50	1 50	
<b>Total Shared/Common Space Area:</b>			<b>1,600</b>	
<b>Total Building Area - Net:</b>			<b>108,190</b>	
<b>21.00 Grossing Calculation</b>				
21.01	Circulation grossing factor	108,190	@ 15.0%	16,200
21.02	Mechanical grossing factor	124,390	@ 10.0%	12,400
21.				



# EDUCATION NEEDS + SPACE PROGRAMMING

## space program

BRAY PROJECT NUMBER | 3899  
 Client Name Kiel Area School District  
 Project Name 5-8 Middle School (396 students)  
 Project Location Kiel, WI  
 Date March 29, 2023

DRAFT



PATHWAY #1, 2, 2a, 5 | PRELIMINARY SPACE PROGRAM  
 5-8 MIDDLE SCHOOL | 396 STUDENTS

No.	Program Area	Net Space Allocation			Notes
		Area	No	Total Net Area	
<b>1.00 5th Grade House</b>					
1.01	Language Arts	900	1	900	
1.02	Math	900	1	900	
1.03	Social Studies	900	1	900	
1.04	Science	1,600	1	1,600	
1.05	Prep/Storage	200	1	200	
1.06	Flex Classroom	900	-	-	
1.07	Collaboration/Resource	1,800	1	1,800	
1.08	Conference/Team Room	300	1	300	10-12 seated
1.09	Small Group Instruction	100	2	200	2-4 seated
1.10	Grade Level Storage	300	1	300	
1.11	Staff Toilet	45	1	45	
1.12	Boys & Girls Toilet Rooms	250	2	500	
1.13	Lockers	150	115	180	Considers 27 students max. per classroom; 12"x12" lockers
1.14	Janitor's Closets	50	1	50	
1.15	Data Closet	45	1	45	
Total 5th Grade House Area:				7,960	
<b>2.00 6th Grade House</b>					
2.01	Language Arts	900	1	900	
2.02	Math	900	1	900	
2.03	Social Studies	900	1	900	
2.04	Science	1,600	1	1,600	
2.05	Prep/Storage	200	1	200	
2.06	Flex Classroom	900	1	900	
2.07	Collaboration/Resource	1,800	1	1,800	
2.08	Conference/Team Room	300	1	300	10-12 seated
2.09	Small Group Instruction	100	2	200	2-4 seated
2.10	Grade Level Storage	300	1	300	
2.11	Staff Toilet	45	1	45	
2.12	Boys & Girls Toilet Rooms	250	2	500	
2.13	Lockers	150	149	230	Considers 27 students max. per classroom; 12"x12" lockers
2.14	Janitor's Closets	50	1	50	
2.15	Data Closet	45	1	45	
Total 6th Grade House Area:				8,910	
<b>3.00 7th Grade House</b>					
3.01	Language Arts	900	1	900	
3.02	Math	900	1	900	
3.03	Social Studies	900	1	900	
3.04	Science	1,600	1	1,600	
3.05	Prep/Storage	200	1	200	
3.06	Flex Classroom	900	1	900	
3.07	Collaboration/Resource	1,800	1	1,800	
3.08	Conference/Team Room	300	1	300	10-12 seated
3.09	Small Group Instruction	100	2	200	2-4 seated
3.10	Grade Level Storage	300	1	300	
3.11	Staff Toilet	45	1	45	
3.12	Boys & Girls Toilet Rooms	250	2	500	
3.13	Lockers	150	115	180	Considers 27 students max. per classroom; 12"x12" lockers
3.14	Janitor's Closets	50	1	50	
3.15	Data Closet	45	1	45	
Total 7th Grade House Area:				7,960	
<b>4.00 8th Grade House</b>					
4.01	Language Arts	900	1	900	
4.02	Math	900	1	900	
4.03	Social Studies	900	1	900	
4.04	Science	1,600	1	1,600	
4.05	Prep/Storage	200	1	200	
4.06	Flex Classroom	900	1	900	
4.07	Collaboration/Resource	1,800	1	1,800	
4.08	Conference/Team Room	300	1	300	10-12 seated
4.09	Small Group Instruction	100	2	200	2-4 seated

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No.	Program Area	Net Space Allocation			Notes
		Area	No	Total Net Area	
4.10	Grade Level Storage	300	1	300	
4.11	Staff Toilet	45	1	45	
4.12	Boys & Girls Toilet Rooms	250	2	500	
4.13	Lockers	150	142	200	Considers 27 students max. per classroom; 12"x12" lockers
4.14	Janitor's Closets	50	1	50	
4.15	Data Closet	45	1	45	
Total 8th Grade House Area:				8,900	
<b>5.00 Special Education</b>					
5.01	Flexible Classroom	900	2	1,800	
5.02	Sensory	50	2	100	
5.03	ID	1,200	2	2,400	
5.04	Toilet/Changing	170	1	170	Based of Zelanis ES remodel at 1445F - includes shower
5.11	Laundry	45	1	45	
5.05	OT/PT				
5.06					
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5.100					
Total Music Area:				6,060	

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No.	Program Area	Net Space Allocation			Notes
		Area	No	Total Net Area	
<b>13.00 Physical Education</b>					
13.01	Gymnasium	15,400	1	15,400	2 courts +/- 130 seats for 1 court and +/- 400 seats for 2 courts
13.02	Storage	500	1	500	
13.03	Gymnasium 2	7,300	-	-	1 court 110'-0" clearance on all sides
13.04	Storage	500	-	-	
13.05	Office	150	2	300	Preference for locker room supervision
13.06	Locker Rooms	1,200	2	2,400	
13.07	Fitness Center	2,000	1	2,000	
13.08	Storage	300	1	300	

No.	Program Area	Net Space Allocation			Notes
		Area	No	Total Net Area	
19.04	Exterior Building Storage	550	1	550	
19.05	Janitor's Closets	75	2	150	
Total Maintenance/Janitorial Area:				3,025	
<b>20.00 Shared/Common Space</b>					
20.01	Lobby	1,500	1	1,500	Cafeteria is used as lobby
20.02	Public Restroom   Men's	350	-	-	
20.03	Public Restroom   Women's	350	-	-	
20.04	Public Unisex Restroom	100	-	-	
20.05	Elevator	50	1	50	
20.06	Elevator Equipment Rooms	50	1	50	
Total Shared/Common Space Area:				1,600	
Total Building Area - Net:				108,190	
<b>Program Calculation</b>					
Program grossing factor		108,190	@	15.0%	16,200
Architect grossing factor		124,390	@	10.0%	12,400
Finishing factor		124,390	@	10.0%	12,400
Total Grossing Factors:					41,000
Total Building Area:					149,190

BRAYARCH

## Resources

- Association for Learning Environments
- Accredited Learning Environment Planner (ALEP)
- Multiple state guidelines and standards including the Minnesota Guide for Planning School Construction Projects
- Books, articles, and other resources on best practices
- Feedback from educators over 60+ years of experience

No.	Program Area	Net Space Allocation			Notes
		Area	No	Total Net Area	
18.04	Storage	1,500	1	1,500	
18.05	Storage	500	1	500	
18.07	Staff Lockers & Toilet Room	150	1	150	
18.08	Office	100	1	100	
18.09	Boys & Girls Toilet Rooms	350	2	700	
18.10	Janitor's Closet	75	1	75	
Total Cafeteria/Kitchen Area:				8,925	
<b>19.00 Maintenance/Janitorial</b>					
19.01	Office/Work Room	500	1	500	Office, workshop
19.02	Receiving	750	1	750	
19.03	General Building Storage	500			



# EDUCATIONAL NEEDS + TOURS

Kewaskum Middle / High School



Sheboygan Falls Middle School



# OPTION / SOLUTION EXPLORATION

## 3 narrowed down master plan pathways

### **Pathway 1 - Addition and renovation to existing Middle School building**

- Limitations to meeting some of the long-term programmatic, space, and educational goals due to sizes of some existing spaces, structural limitations of the existing building, and constraints of existing site and building layout

### **Pathway 2 - New Middle School on the existing site**

- New standalone building based on space program

### **Pathway 2a - Middle School addition attached to the High School**

- Opportunities for shared academic space and amenities supporting both middle and high school curriculum (e.g., STEM/tech ed, agriculture, music, PE/athletics, etc.)
- Efficiency for shared staff

# BREAKOUT SESSION





# BREAKOUT SESSION – DISCUSSION PROMPTS

1. What questions / comments do you have regarding the master plan pathways outlined?
2. Are there any additional master plan pathways that should be considered?
3. What questions / feedback do you have regarding the narrowing of the master plan pathways being considered?

# THANK YOU!

**Next Meeting:  
Monday, November 27 at 5:00pm  
at Zielanis Elementary**