



# KIEL AREA

## School District

KIEL AREA SCHOOL DISTRICT

# COMMUNITY FOCUS GROUP

Meeting #4 | December 18, 2023

BRAYARCHITECTS

C.D. SMITH  
CONSTRUCTION

# Agenda

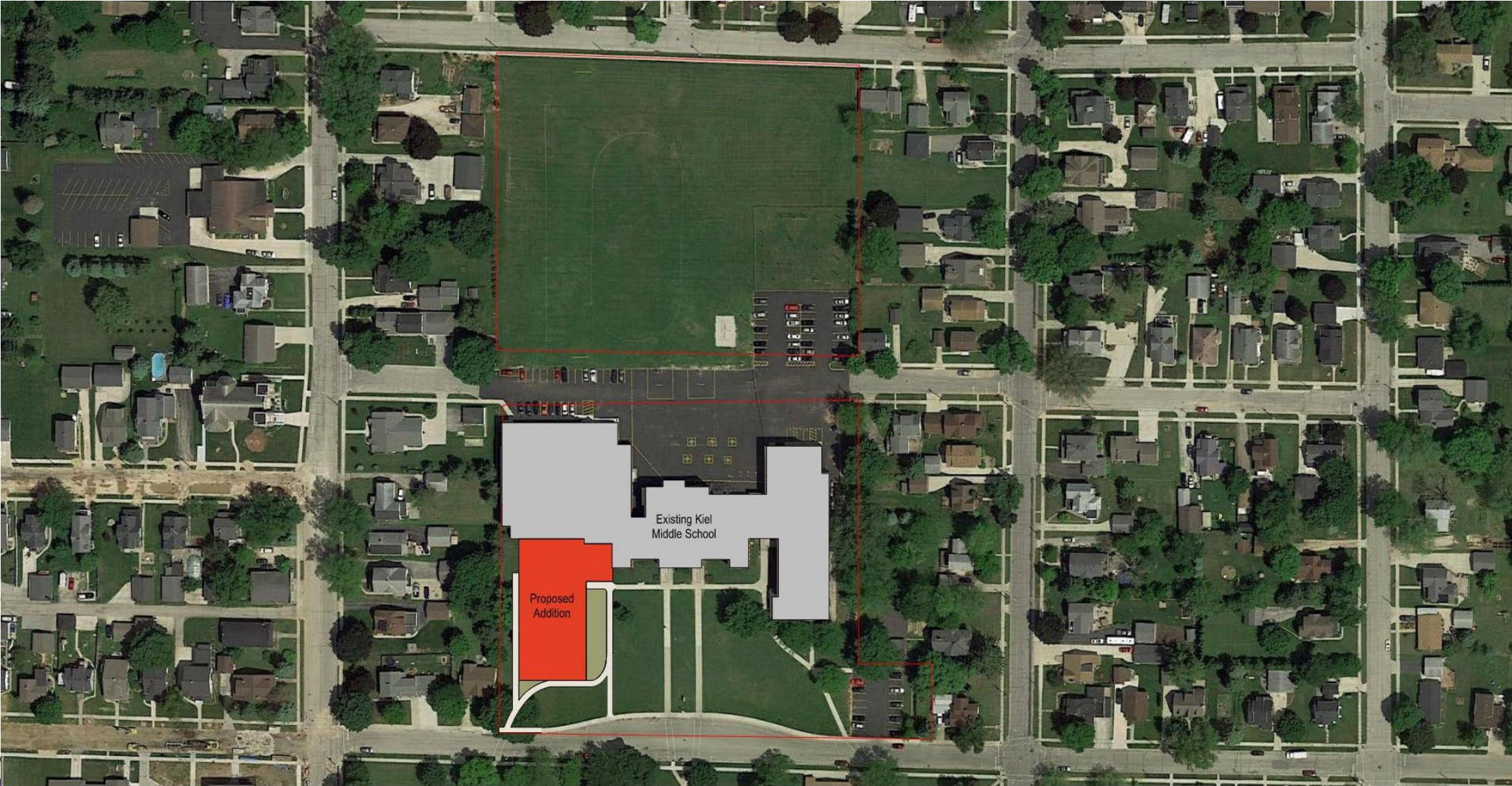
1. Recap Meeting #3
  1. Hear from KASD Admin Team
2. Breakout Session
3. Review Feedback on Each Pathway / Concept
4. Discuss School Board Presentation By Community Focus Group and Identify Representative(s)
5. Wrap Up



# MASTER PLANNING PATHWAY CONCEPTS

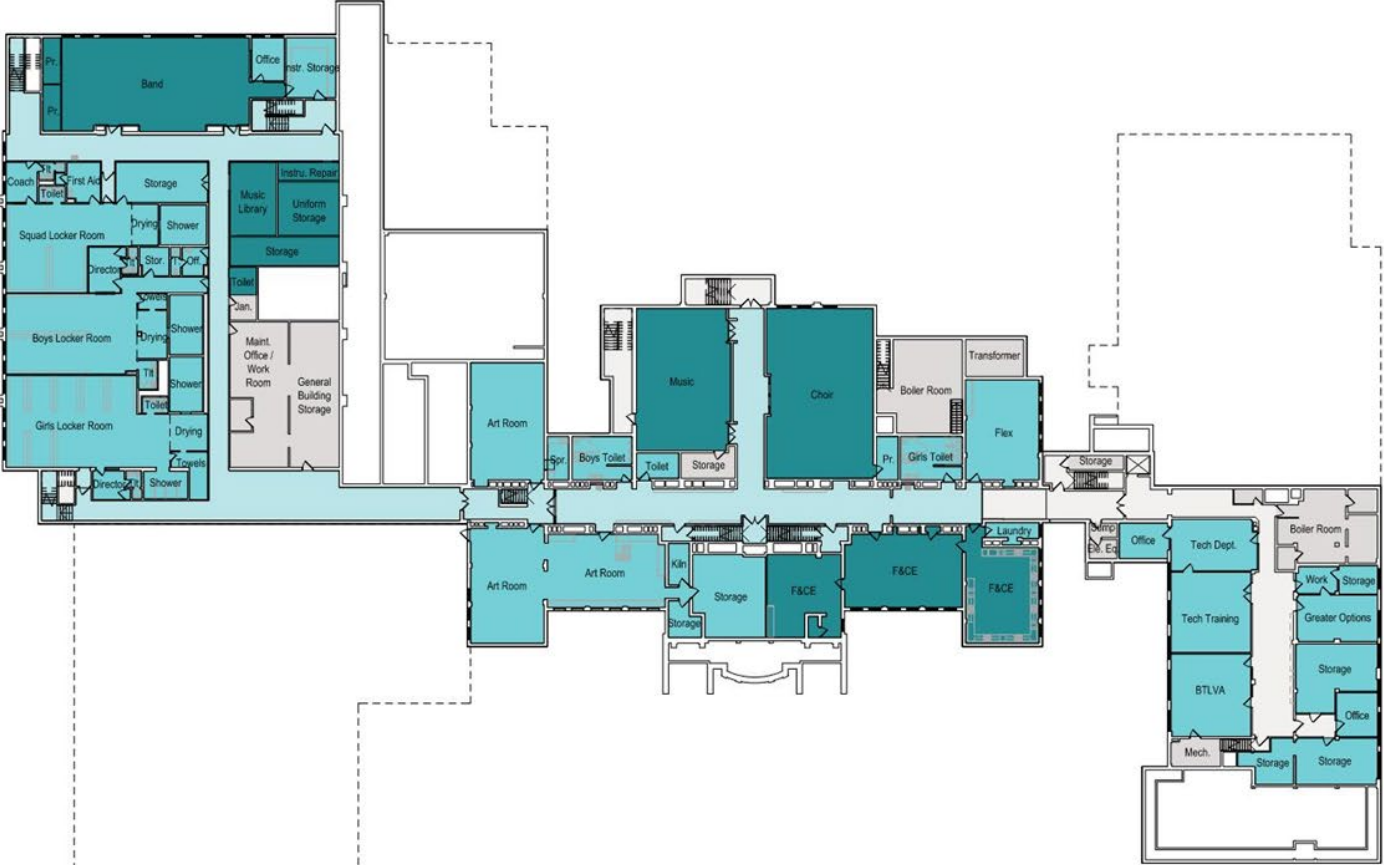


# 1 – KMS Addition + Renovation – Site Plan



# 1 – KMS Addition + Renovation – Lower Level Plan

- SCOPE OF WORK
- ◻ EXISTING
  - ◻ EXISTING - CIRCULATION
  - RENOVATION
  - NEW CONSTRUCTION



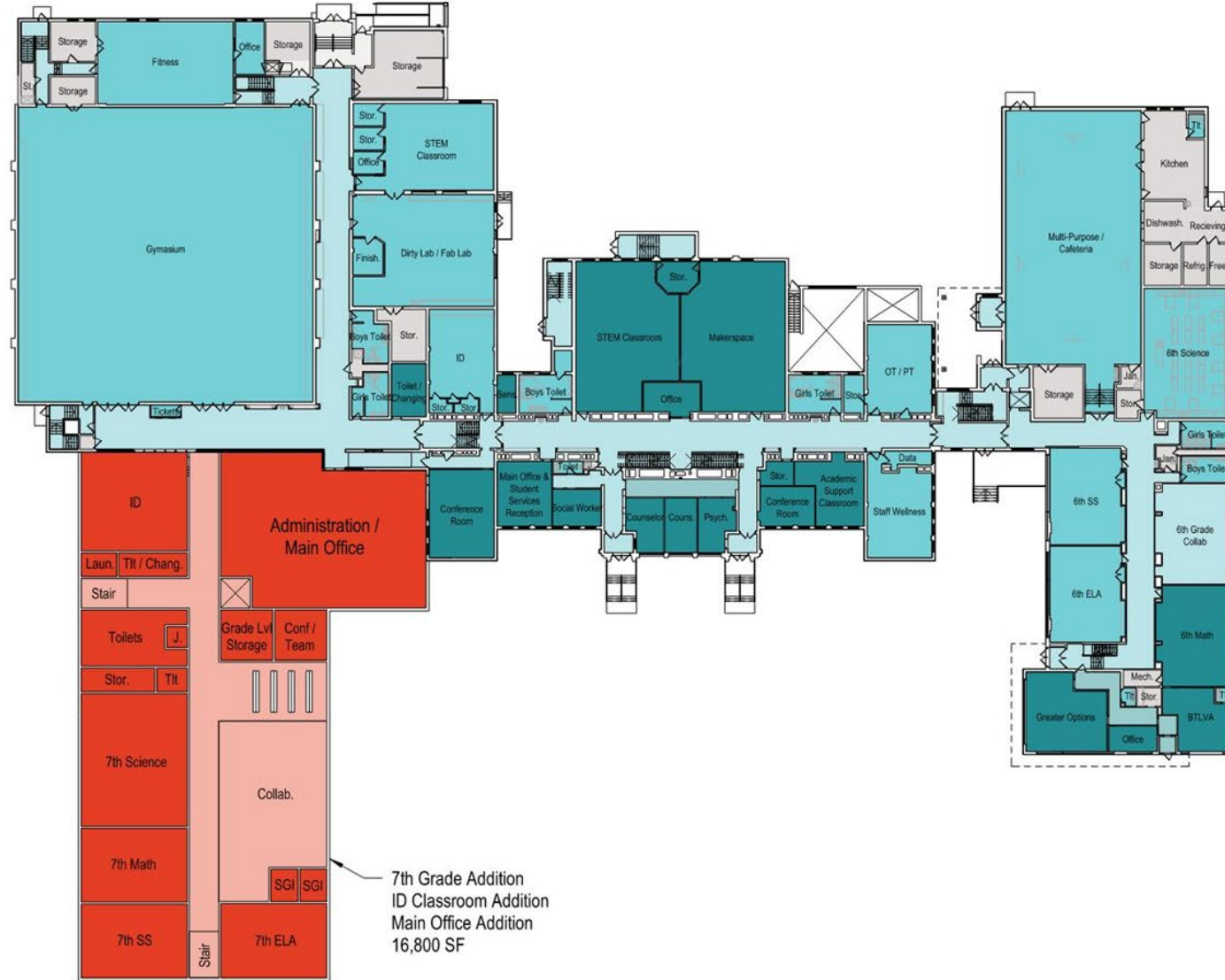
Clarifications

- \* Under-sized Band room
- \* Under-sized Art classroom
- \* Appropriate SF for 2 FC&E rooms spread across 3

# 1 – KMS Addition + Renovation – First Floor Plan

## SCOPE OF WORK

- ◻ EXISTING
- ◻ EXISTING - CIRCULATION
- RENOVATION
- NEW CONSTRUCTION



## Clarifications

- \* Under-sized 6th grade classrooms
- \* No 6th grade SGI or Conference / Team rooms
- \* Under-sized STEM / Tech Ed. classrooms
- \* Under-sized Special Education rooms
- \* Under-sized Fitness room
- \* Under-sized Gymnasium (4,600 SF)
- \* No dedicated Cafeteria Servery (1,400 SF)
- \* No Kitchen Staff Lockers & Office (250 SF)

# 1 – KMS Addition + Renovation – Second Floor Plan

- SCOPE OF WORK
- ◻ EXISTING
  - ◻ EXISTING - CIRCULATION
  - RENOVATION
  - NEW CONSTRUCTION



- Clarifications
- \* Under-sized 5th grade classrooms
  - \* No 5th grade SGI or Conference / Team rooms
  - \* Under-sized World Language classroom
  - \* Under-sized Special Education rooms
  - \* Under-sized Library & Office / Work room

## 2 – KMS Standalone New Building on Existing Site

### Standalone New Building

- Space Program use to establish square footage
- Total Net Building Area – 108,190 square feet
- Grossing Factors (circulation, mechanical, etc.) – 41,000 square feet
- Total Gross Building Area – 149,190 square feet

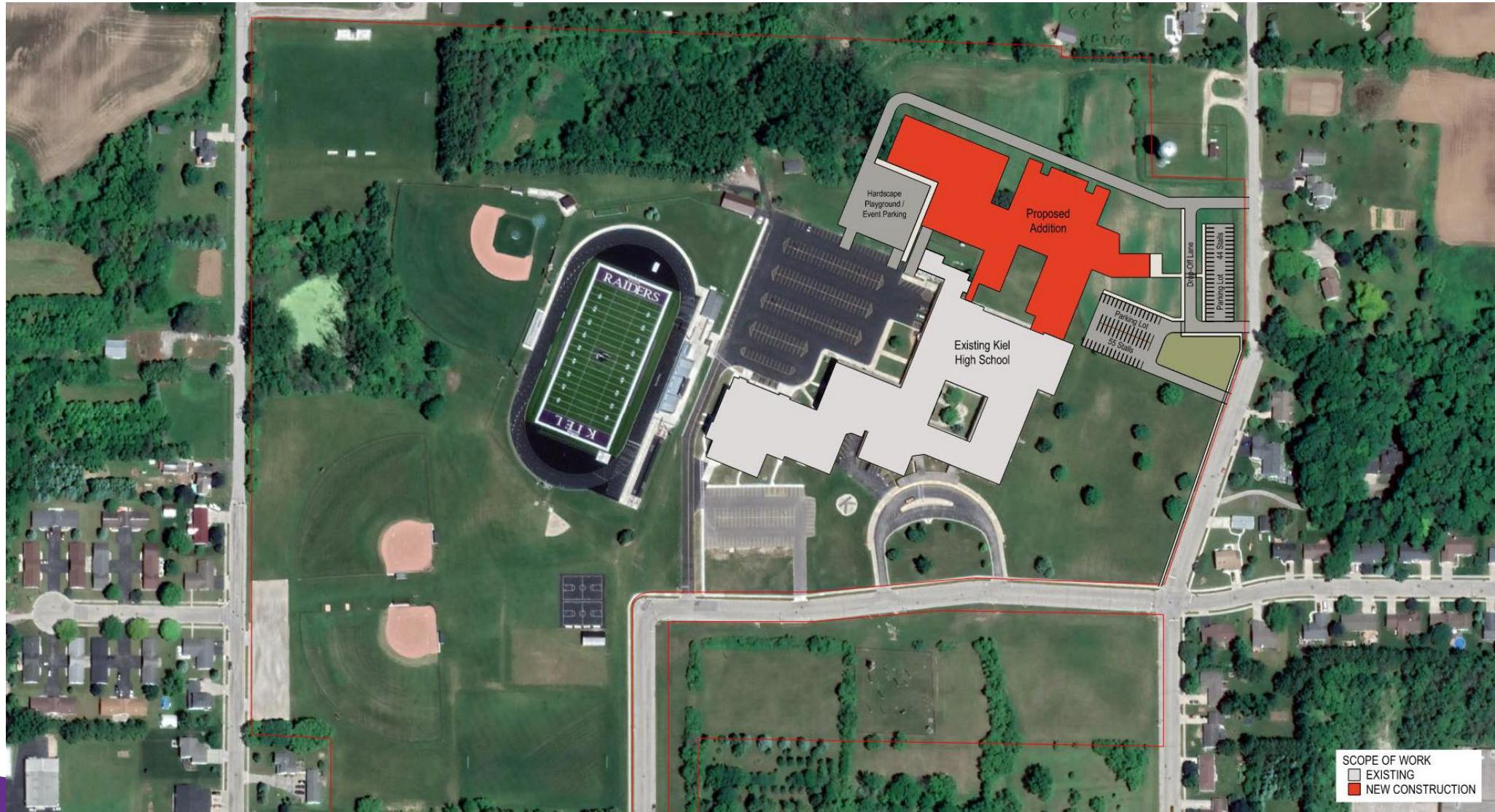
### Site Work

- Demolish the existing building
- Restore site
- Add/replace parking and drives
- Add new playgrounds

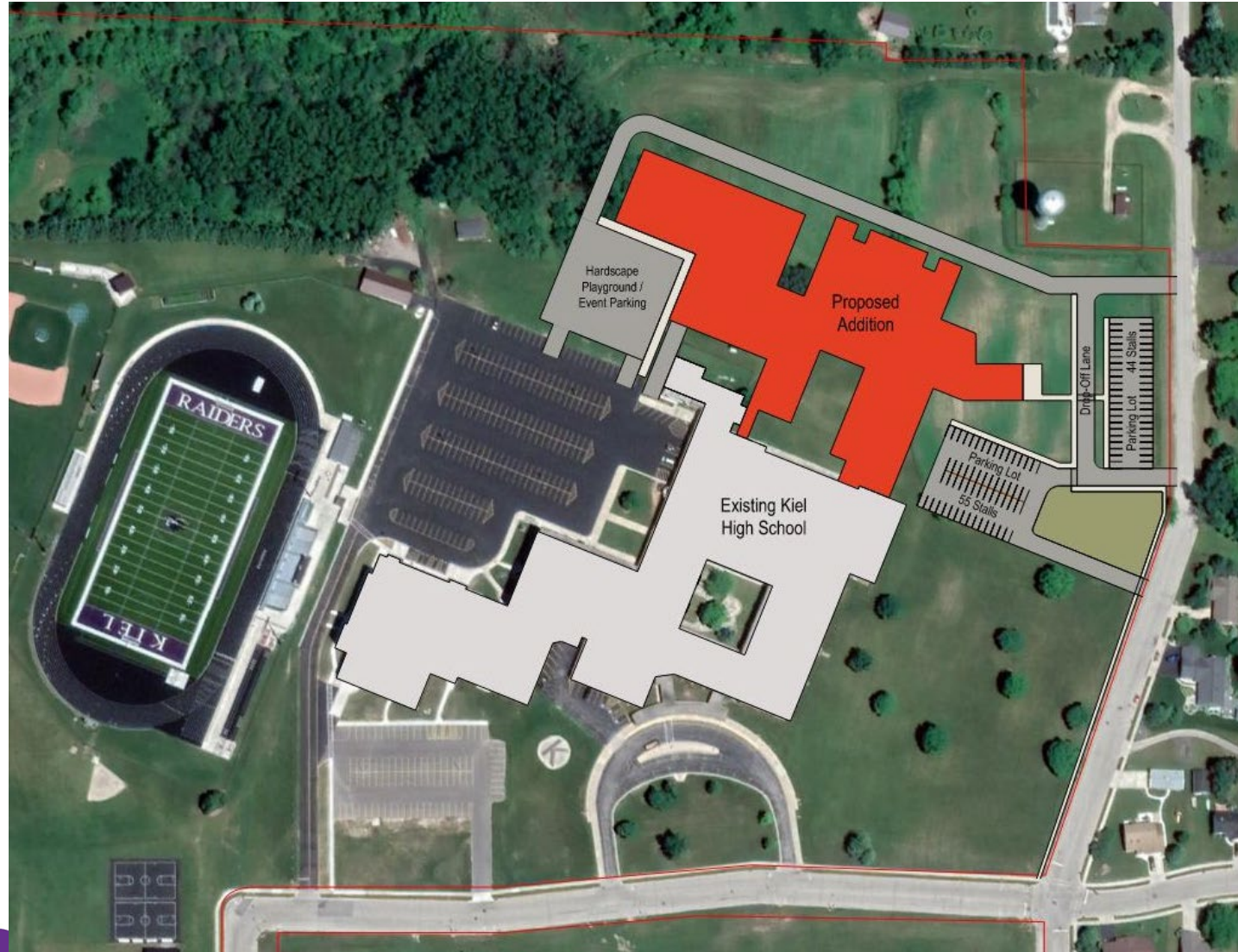




# 2a – KMS + KHS – Site Plan



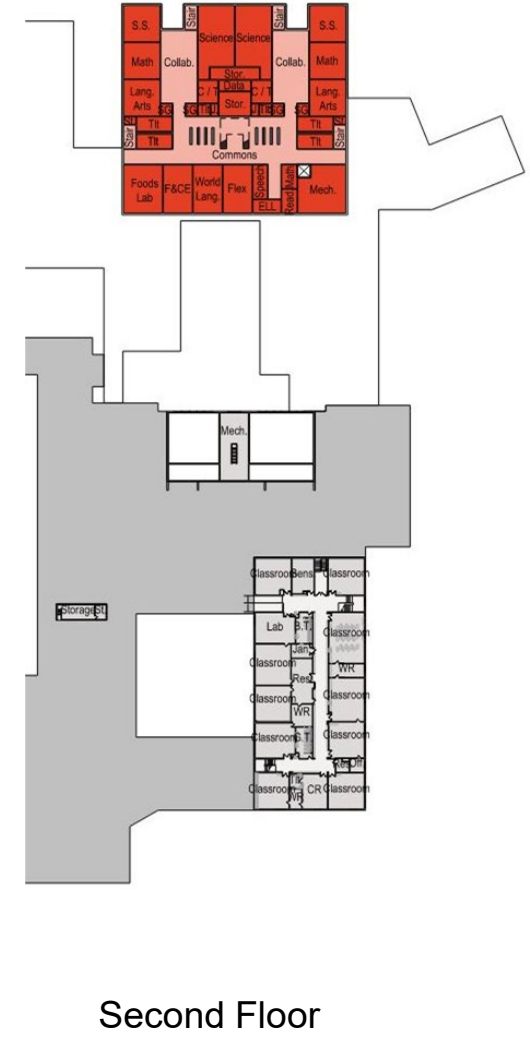
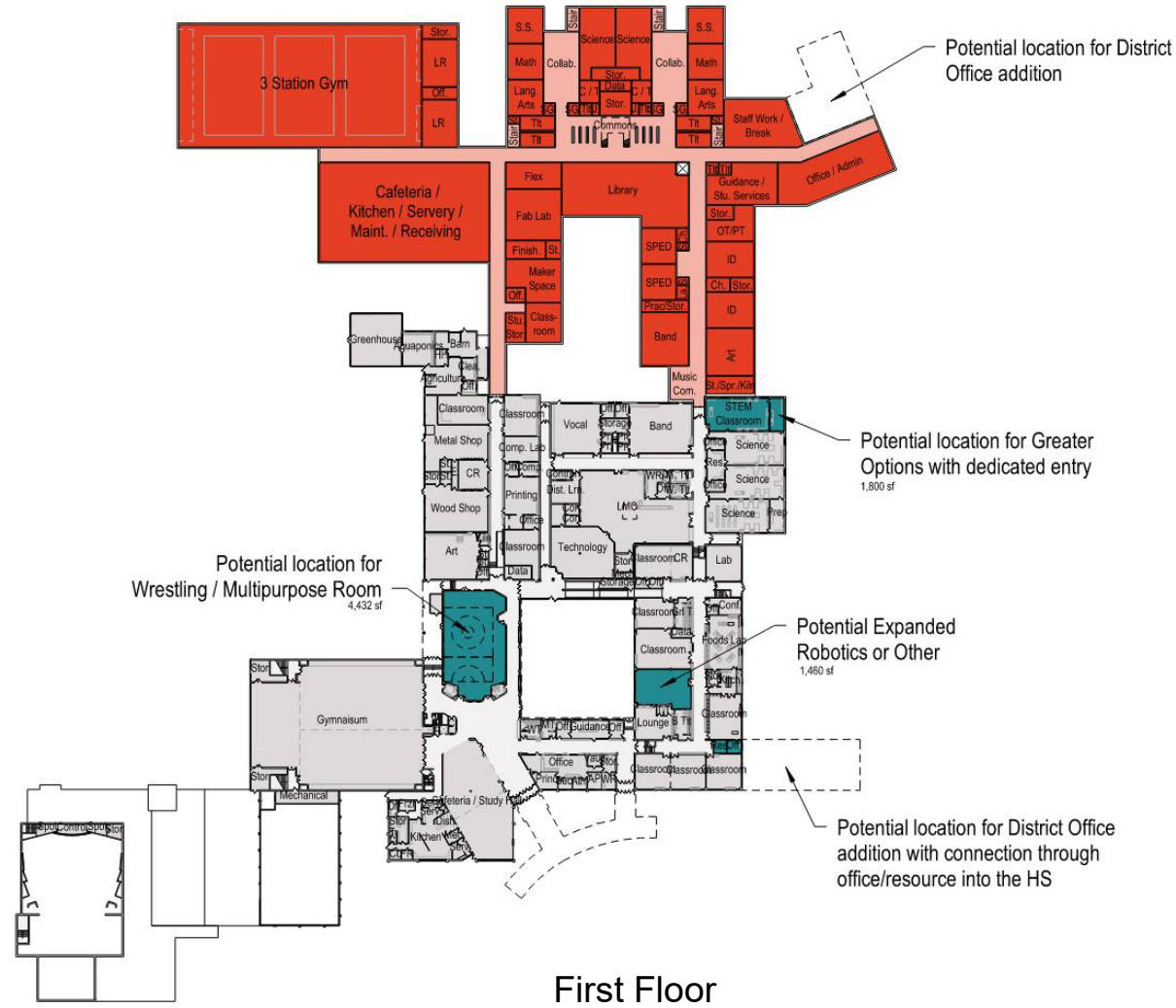
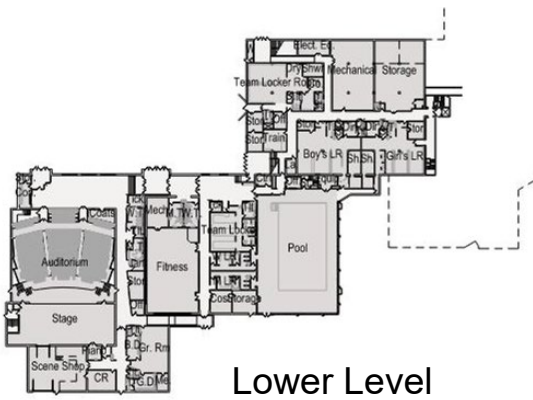
# 2a – KMS + KHS – Site Plan



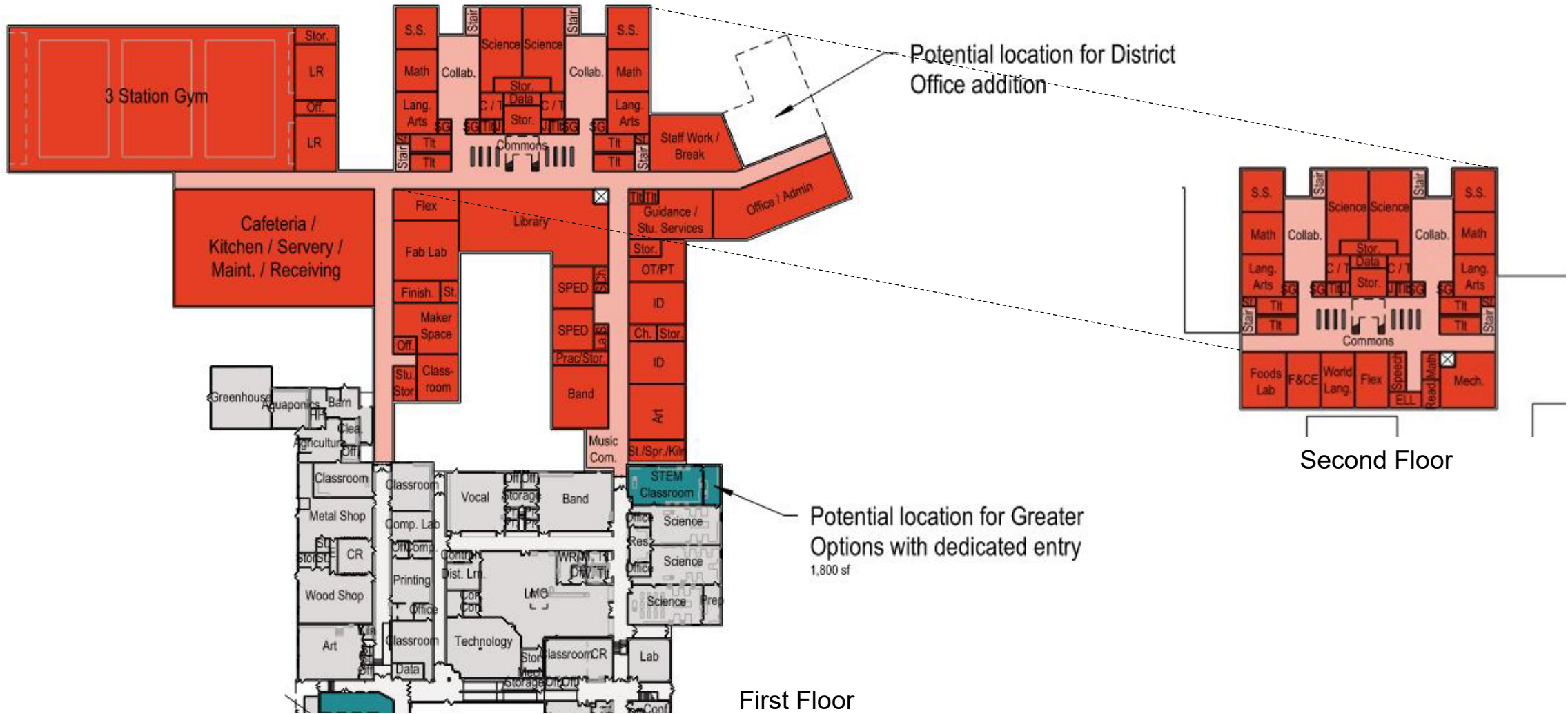
# 2a – KMS + KHS – Overall Floor Plans

## SCOPE OF WORK

- EXISTING
- EXISTING - CIRCULATION
- RENOVATION
- NEW CONSTRUCTION
- NEW CONSTRUCTION - CIRCULATION



# 2a – KMS + KHS – Addition Floor Plans



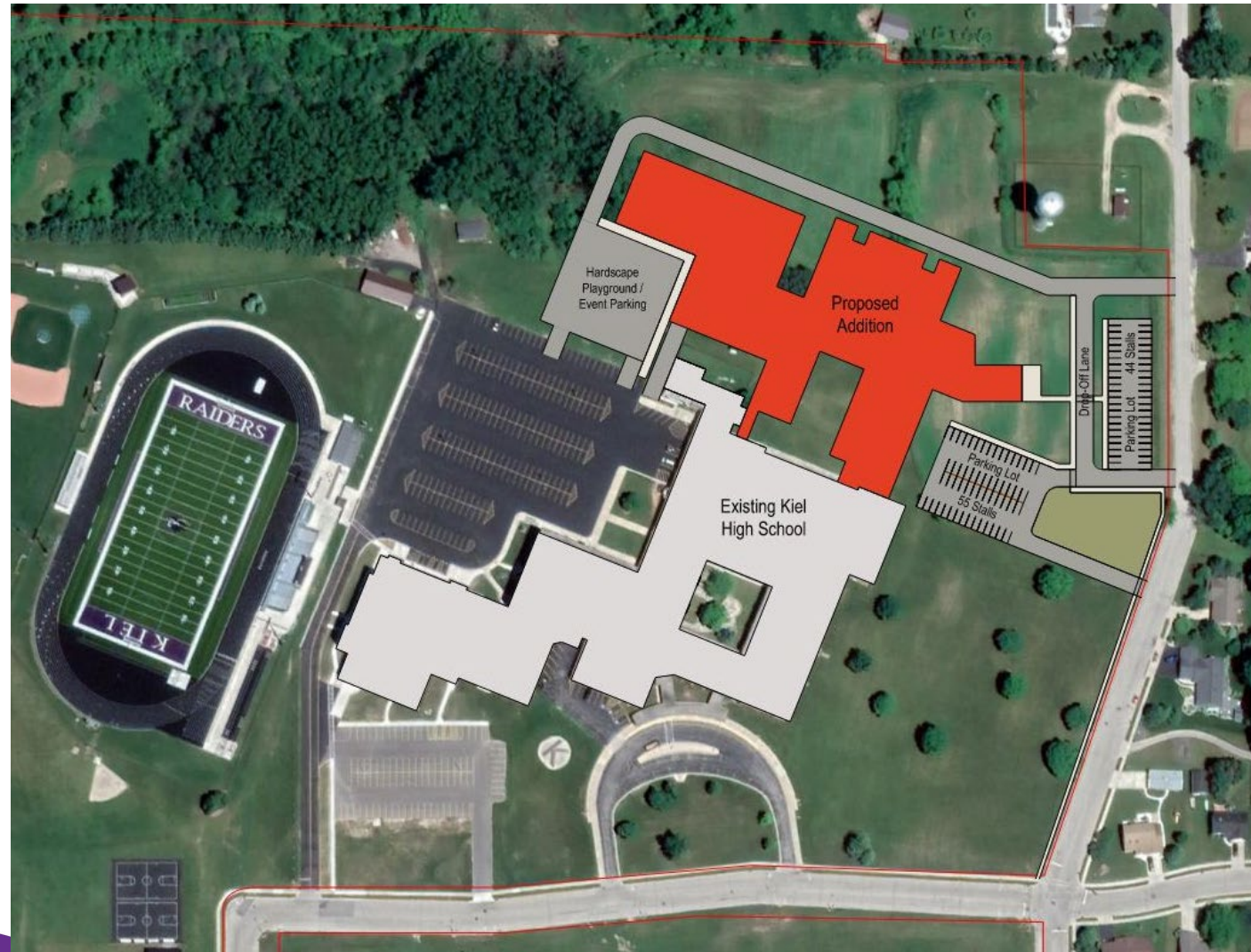
# 5 – KHS + KMS – Site Plan

## High School Addition

- Current area matches middle school addition concept with 3-court gym
- Similar site amenities since the middle school would need a hard surface playground

## KHS Renovation for KMS

- Allowance of 15,000 SF of heavy renovation and 15,000 SF of light renovation for MS conversion
- Likely to include library, science, classroom areas for house / grade level arrangements, etc.



# PRELIMINARY BUDGETS

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## Capital Maintenance and infrastructure (from Facility Study)

- Zielanis Elementary
  - \$6.1M – Poor condition capital maintenance and infrastructure
- Kiel Middle School
  - \$7.0M - Poor condition capital maintenance and infrastructure
- Kiel High School
  - \$10.2M – Poor condition capital maintenance and infrastructure

**Poor condition – total budget of \$23.3M**

\* Budgets prepared by CD Smith

# PRELIMINARY BUDGETS

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

- Zielanis Elementary
  - \$6.1M – Poor condition capital maintenance and infrastructure
- Kiel Middle School
  - \$13.2M - Addition to existing Middle School
  - \$16.5M – Renovation of existing Middle School
  - \$9.9M – Capital maintenance and infrastructure
  - \$39.6M – Middle School total
- Kiel High School
  - \$10.2M – Poor condition capital maintenance and infrastructure
- District Office
  - \$2.2M – Addition to KMS or KHS (or reduce KMS renovation and keep existing)

**Pathway 1 – total potential budget of \$58.1M**

\*Budgets prepared by CD Smith



# PRELIMINARY BUDGETS

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

- Zielanis Elementary
  - \$6.1M – Poor condition capital maintenance and infrastructure
- Kiel Middle School standalone building
  - \$66.1M – New building on existing site (with 2-court gym)
- Kiel High School
  - \$10.2M – Poor condition capital maintenance and infrastructure
- District Office
  - \$4.5M – Addition to KMS or KHS

**Pathway 2 – total potential budget of \$86.9M**

\*Budgets prepared by CD Smith

# PRELIMINARY BUDGETS

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

- Zielanis Elementary
  - \$6.1M – Poor condition capital maintenance and infrastructure
- Kiel Middle School attached to KHS
  - \$62.5M - Addition to KHS (with 3-court gym)
- Kiel High School
  - \$10.2M – Poor condition capital maintenance and infrastructure
- District Office
  - \$4.5M – Addition to KMS or KHS

**Pathway 2a – total potential budget of \$83.3M**

\*Budgets prepared by CD Smith

# PRELIMINARY BUDGETS

## **Pathway 5 – New High School Space attached to Current High School Converted to Middle School**

- Zielanis Elementary
  - \$6.1M – Poor condition capital maintenance and infrastructure
- Kiel Middle School - current KHS converted to Middle School
  - \$6.2M – Renovation allowance to convert existing to Middle School
- Kiel High School
  - \$62.5M – HS Addition to current KHS (with 3-court gym)
  - \$10.2M – Poor condition capital maintenance and infrastructure
  - \$72.7M - Total
- District Office
  - \$4.5M – Addition to KMS or KHS

**Pathway 5 – total potential budget of \$89.5M**

\*Budgets prepared by CD Smith

# PRELIMINARY BUDGETS

## Additional Projects

- KHS main office / secure entry renovation (based on square footage allowance) - \$477K
- Zielanis Elementary
  - Driveway with no additional parking - \$216K
  - Parking option 1 - \$362K
  - Parking option 2 - \$373K
  - Parking option 3 - \$348K

These projects could potentially be addressed through the 10-year capital plan

\*Budgets prepared by CD Smith

# Equalized Value & Mill Rate

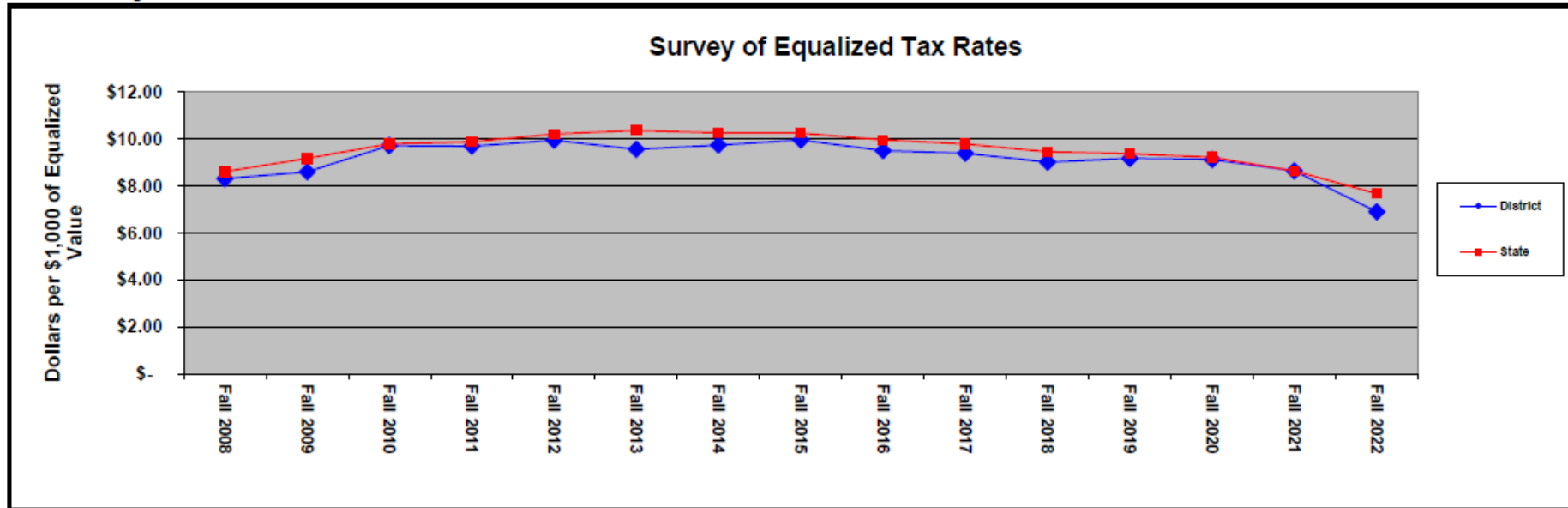
## Longitudinal Survey of Levies, Equalized Values, and Equalized Tax Rates\*

### Kiel Area

	Fall 2008	Fall 2009	Fall 2010	Fall 2011	Fall 2012	Fall 2013	Fall 2014	Fall 2015
Total Levy	\$ 5,336,178	\$ 5,480,166	\$ 6,102,011	\$ 6,726,209	\$ 6,615,353	\$ 6,499,108	\$ 6,615,537	\$ 6,811,903
Total Equalized Value	\$ 642,432,344	\$ 637,288,813	\$ 627,593,443	\$ 694,285,383	\$ 664,839,281	\$ 679,958,309	\$ 679,553,956	\$ 684,091,234
Equalized Rate	\$ 8.31	\$ 8.60	\$ 9.72	\$ 9.69	\$ 9.95	\$ 9.56	\$ 9.74	\$ 9.96
K-12 Average	\$ 8.61	\$ 9.18	\$ 9.80	\$ 9.88	\$ 10.21	\$ 10.37	\$ 10.26	\$ 10.25

	Fall 2016	Fall 2017	Fall 2018	Fall 2019	Fall 2020	Fall 2021	Fall 2022	Fall 2023
Total Levy	\$ 6,667,190	\$ 6,654,862	\$ 6,788,349	\$ 7,379,808	\$ 7,586,292	\$ 7,730,789	\$ 7,003,629	
Total Equalized Value	\$ 701,375,067	\$ 708,954,215	\$ 752,641,049	\$ 803,625,054	\$ 830,473,006	\$ 894,623,239	\$ 1,013,673,223	
Equalized Rate	\$ 9.51	\$ 9.39	\$ 9.02	\$ 9.18	\$ 9.13	\$ 8.64	\$ 6.91	7.16
K-12 Average	\$ 9.97	\$ 9.79	\$ 9.46	\$ 9.37	\$ 9.22	\$ 8.64	\$ 7.68	



\*Using Fall Property Values, Tax Apportionment TIF increments excluded. Averages rates were computed by type of district: K-12, K-8, UHS (Union High School).

# Hypothetical Tax Impacts - Updated

Tax Base (Equalized Value)

2023 - \$1,135,746,292 Actual

Project 4% growth for each of next 2 years = \$1,228,423,189

Existing Debt Structure – 2023 – 2024 approximately \$1,355,000

Maintain Existing Debt Structure using \$300,000 cash defeasance for 2025 (or until year prior to new debt issuance impact)

Tax Rate stated per \$1,000 of equalized value for \$23.3 Million, \$58.1 Million, \$86.9 Million, \$83.3 Million and \$89.5 Million

Debt Structure – Assumes phased financing (2 issues at 20 years each) for total of 21 years amortization

Estimated interest rate – 5%

Estimated Tax Impact (increase) measured from existing debt service level of approximately \$1,355,000 up to new level debt service

No State Aid Offset used for estimated tax impact

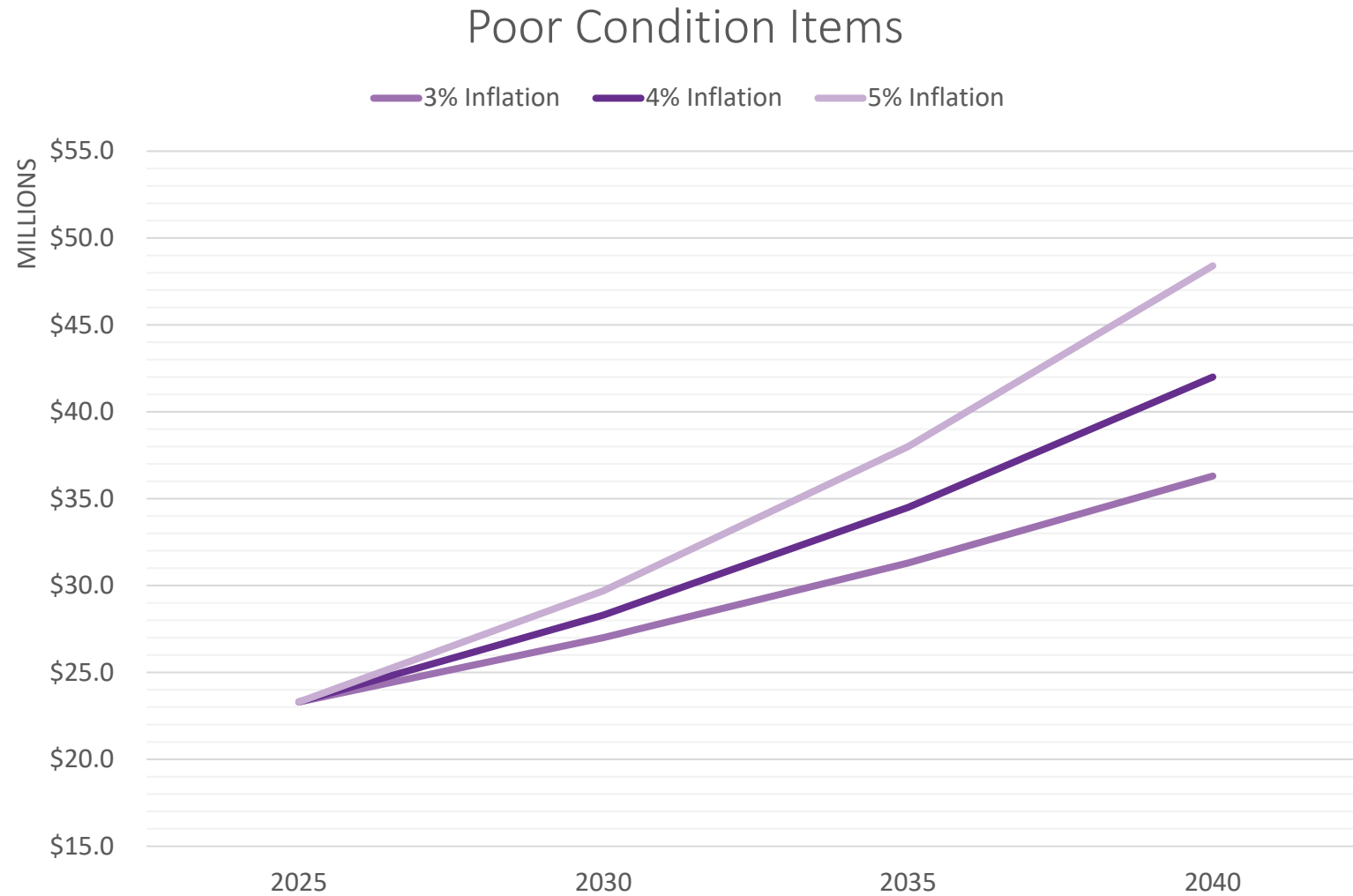
	----- Est. Combined (New and Existing) Debt Service -----				
<b>Existing Debt Service</b>	<b>\$23.3 Million</b>	<b>\$58.1 Million</b>	<b>\$86.9 Million</b>	<b>\$83.3 Million</b>	<b>\$89.5 Million</b>
\$1,355,000	\$2,445,000	\$5,130,000	\$7,350,000	\$7,075,000	\$7,560,000
<b>Estimated Tax Levy Increase</b>	\$1,090,000	\$3,775,000	\$5,995,000	\$5,720,000	\$6,205,000
<b>Est. Tax Rate Increased Based On Est. E.V. \$1,228,423,189</b>	\$0.89/\$1,000	\$3.07/\$1,000	\$4.88/\$1,000	\$4.66/\$1,000	\$5.05/\$1,000
<b>Taxes Per \$100,000 Property Value</b>	\$89	\$307	\$488	\$466	\$505

# COST OF “DOING NOTHING”

## Considerations

- Educational impact on students
- Professional impact on teachers and staff
- Accessibility and equity impact for students and staff
- Poor condition items / immediate needs continue to age, cause problems, and / or potentially fail
- Fair condition items / emerging needs continue to age and eventually become more immediate needs
- Construction inflation / cost increases for both infrastructure and capital maintenance items and addition (new construction) and renovation work (examples on following slides)

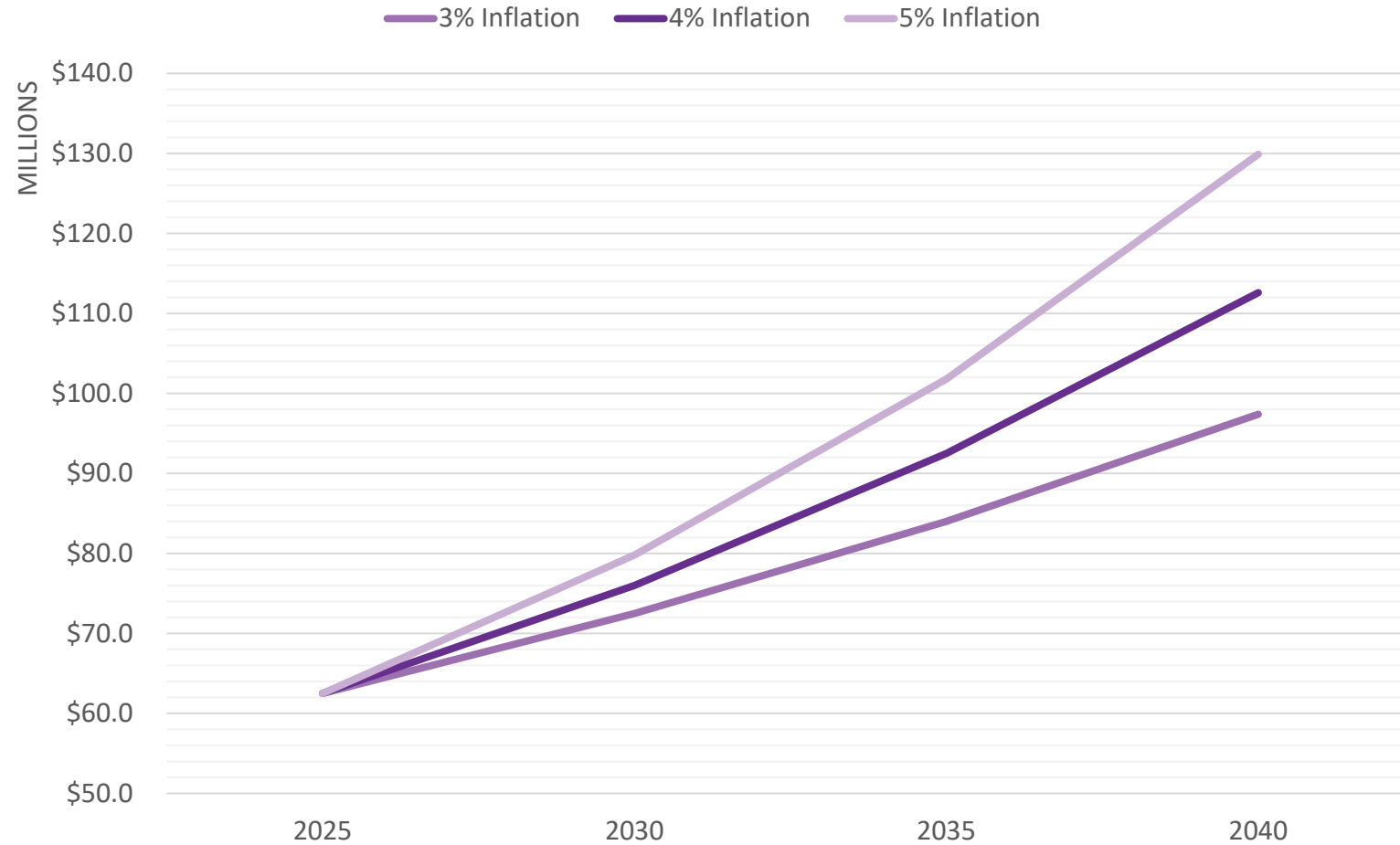
# COST OF “DOING NOTHING”





# COST OF “DOING NOTHING”

## KMS Addition to KHS



# BREAKOUT SESSION



# BREAKOUT SESSION – DISCUSSION PROMPTS

1. What questions / comments do you have regarding the solutions for each pathway?
2. What questions / comments do you have regarding the conceptual budgets for each pathway?
3. How does your group believe the entire KASD community would react to the potential solutions?

# SCHOOL BOARD PRESENTATION



# SCHOOL BOARD PRESENTATION

1. Summarize Community Focus Group experience and observations
2. Summarize feedback (opportunities and challenges) on each pathway / option / concept
3. Identify representative(s) to serve as spokesperson for School Board presentation

# COMMUNITY FOCUS GROUP FEEDBACK

## Takeaways from KASD background information

- 1.
- 2.
- 3.

## Takeaways from building tours and facility study

Zielanis Elementary

- 1.
- 2.
- 3.

# COMMUNITY FOCUS GROUP FEEDBACK

## Takeaways from building tours and facility study

Kiel Middle School

- 1.
- 2.
- 3.

Kiel High School

- 1.
- 2.
- 3.

# COMMUNITY FOCUS GROUP FEEDBACK

## **Poor condition / high priority capital maintenance and infrastructure items**

### Opportunities

1.

2.

3.

### Challenges

1.

2.

3.

### Budget



# COMMUNITY FOCUS GROUP FEEDBACK

## Pathway 1

### Opportunities

- 1.
- 2.
- 3.

### Challenges

- 1.
- 2.
- 3.

### Budget

# COMMUNITY FOCUS GROUP FEEDBACK

## Pathway 2

### Opportunities

1.

2.

3.

### Challenges

1.

2.

3.

### Budget

# COMMUNITY FOCUS GROUP FEEDBACK

## Pathway 2a

### Opportunities

1.

2.

3.

### Challenges

1.

2.

3.

### Budget

# COMMUNITY FOCUS GROUP FEEDBACK

## Pathway 5

### Opportunities

1.

2.

3.

### Challenges

1.

2.

3.

### Budget

# COMMUNITY FOCUS GROUP FEEDBACK

## Summary

- 1.
- 2.
- 3.
- 4.
- 5.

# SCHOOL BOARD PRESENTATION

1. Summarize Community Focus Group experience and observations
2. Summarize feedback (opportunities and challenges) on each pathway / option / concept
3. Identify representative(s) to serve as spokesperson for School Board presentation

# THANK YOU!

**Next Meeting:  
School Board Presentation TBD**