



KIEL AREA

School District

KIEL AREA SCHOOL DISTRICT

COMMUNITY FOCUS GROUP

Board Presentation | February 7, 2024

BRAYARCHITECTS

C.D. SMITH
CONSTRUCTION

Agenda

1. Community Focus Group summary
2. Master plan pathway summary
3. Community Focus Group feedback
4. Next steps



COMMUNITY FOCUS GROUP SUMMARY



COMMUNITY FOCUS GROUP SUMMARY

Participants

- 28 community members – representatives from the general community, staff / teachers, parents (past & current), graduates / alumni, etc.
- District administration, building administrators, and facilities team members
- Board member observers
- Partners – Bray Architects & CD Smith Construction

Structure

- 4 meetings + 1 follow up discussion + survey
- 3 building tours
- Multiple small group breakout sessions with large group discussion



COMMUNITY FOCUS GROUP SUMMARY

Meeting #1 – September 25, 2023

1. Background and timeline
2. Facilities study and master planning
3. School district finance 101
4. Middle School building tour

Meeting #2 – October 23, 2023

1. High School building tour
2. Debrief on tours and recap meeting #1
3. Option / solution exploration – master plan pathways
4. Small group breakout session – provide feedback on pathways

COMMUNITY FOCUS GROUP SUMMARY

Meeting #3 – November 27, 2023

1. Zielanis Elementary building tour
2. Debrief on tour and recap meeting #2
3. Option / solution exploration – concepts and budgets

Meeting #4 – December 18, 2023

1. Recap meeting #3
2. Small group breakout session – provide feedback on concepts and budgets
3. Discuss School Board presentation by Community Focus Group

Meeting #5 – January 30, 2024

1. Review draft School Board presentation by Community Focus Group

MASTER PLAN PATHWAY SUMMARY



MASTER PLAN PATHWAY SUMMARY

For more information on the facility assessment and master planning process, please visit the Kiel Area School District website:

<https://www.kiel.k12.wi.us/community/facility-assessment-master-planning.cfm>

Capital Maintenance and infrastructure (from Facility Study)

- Zielanis Elementary
 - \$6.1M – Poor condition capital maintenance and infrastructure
- Kiel Middle School
 - \$8.3M - Poor condition capital maintenance and infrastructure
- Kiel High School
 - \$10.2M – Poor condition capital maintenance and infrastructure

Poor condition – total budget of \$24.6M

*Budgets prepared by CD Smith

MASTER PLAN PATHWAY SUMMARY

Pathway 1

Addition & Renovation at Current KMS

Kiel Middle School

- \$13.2M - Addition to existing KMS
- \$16.5M – Renovation of existing KMS
- \$11.2M – Capital maintenance and infrastructure
- \$40.9M – Middle School total

District Office

- \$2.2M – Addition to KMS or KHS (or reduce KMS renovation and keep existing)

Total - \$43.1M

Capital Maintenance & Infrastructure

Zielanis Elementary

- \$6.1M – Poor condition capital maintenance and infrastructure

Kiel High School

- \$10.2M – Poor condition capital maintenance and infrastructure

Total - \$16.3M

*Budgets prepared by CD Smith

MASTER PLAN PATHWAY SUMMARY

Pathway 2

New Middle School on Current KMS Site

Kiel Middle School standalone building

- \$66.1M – New building on existing site (with 2-court gym)

District Office, Technology Department, BTLVA, Greater Options

- \$4.5M – Addition to KMS or KHS

Total - \$70.6M

Capital Maintenance & Infrastructure

Zielanis Elementary

- \$6.1M – Poor condition capital maintenance and infrastructure

Kiel High School

- \$10.2M – Poor condition capital maintenance and infrastructure

Total - \$16.3M

*Budgets prepared by CD Smith

MASTER PLAN PATHWAY SUMMARY

Pathway 2a

Middle School Addition on Current KHS Site

Kiel Middle School attached to Kiel High School

- \$62.5M - Addition to KHS (with 3-court gym)
District Office, Technology Department, BTLVA,
Greater Options
- \$4.5M – Addition to KMS or KHS

Total - \$67.0M

Capital Maintenance & Infrastructure

Zielanis Elementary

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

Total - \$16.3M

*Budgets prepared by CD Smith

MASTER PLAN PATHWAY SUMMARY

Pathway 5

High School Addition to KHS & Convert Portions of Existing KHS to Middle School

Kiel Middle School

- \$6.2M – Renovation allowance to convert portions of existing KHS to Middle School

Kiel High School

- \$62.5M – HS Addition to current KHS (with 3-court gym)

District Office, Technology Department, BTLVA, Greater Options

- \$4.5M – Addition to KMS or KHS

Total - \$73.2M

Capital Maintenance & Infrastructure

Zielanis Elementary

- \$6.1M – Poor condition capital maintenance and infrastructure

Kiel High School

- \$10.2M – Poor condition capital maintenance and infrastructure

Total - \$16.3M

*Budgets prepared by CD Smith

COMMUNITY FOCUS GROUP FEEDBACK



COMMUNITY FOCUS GROUP FEEDBACK

Takeaways from KASD background information

1. The District provided thoughtful planning to get to this point via the 10-year capital plan and the projects that have already been completed and are planned to be completed
2. The District can't undertake a larger project, such as addressing the long-term solution for the Middle School, without a referendum.
3. The KASD master plan has been an ongoing effort for several years, worked on by several past and present school board members.
 - August 2021 B&G committee began discussion about whether or not to continue investing more money into the MS prior to doing a facility assessment.
 - March 2022 B&G recommended partnership with Bray & CD Smith to full board to conduct a facility assessment district-wide.

COMMUNITY FOCUS GROUP FEEDBACK

Takeaways from building tours and facility study

Zielanis Elementary School (built in 1962, 2 additions)

1. The windows are original to the building and cause heating and cooling inefficiencies.
2. Many original items have outlived their useable life and need replacement – floors (asbestos), doors, cabinets, lights, restrooms.
3. No Air Conditioning in the majority of the building.
4. The roofs have been maintained well and have exceeded life expectancy but need replacement. As a result of mindful budgeting, they're intended to be replaced soon.
5. Safety concerns over security at cafeteria doors – cafeteria also houses Full Circle Care.

COMMUNITY FOCUS GROUP FEEDBACK

Takeaways from building tours and facility study

Kiel Middle School (built in 1928, 9 additions)

1. Although there are multiple concerns with this building, we are ensured students' / staff health, and safety is still upheld and adequate. As the building continues to age, this becomes more and more concerning.
2. Safety, Security and Accessibility limitations throughout the building.
3. Existing accessibility and layout of building poses numerous challenges that can't be fixed with an addition or remodel – cost out ways the benefit.
4. Elevator is the only means of egress for bound students/staff with mobility issues and has a history of breakdowns (3 in the last 10 months).
5. Visible structural and foundation flaws; front entry stairs are failing and should be made accessible. Water infiltration issues because of cracks and window wells.
6. HVAC systems are 30+ years old with no air conditioning, making it difficult to keep consistent temps throughout the building during all seasons.

COMMUNITY FOCUS GROUP FEEDBACK

Takeaways from building tours and facility study

Kiel Middle School (built in 1928, 9 additions) continued...

7. Standing water in the sub-basement and at times the basement floods during spring thaw and heavy rain events causing mold.
8. Insurance issue
9. Poor interior conditions – crumbling plaster, asbestos ceiling/floor tiles, lead paint
10. Non-working showers in locker rooms + poor ventilation = strong aromas
11. Leaking pipes in basement
12. Small classroom size makes teaching and learning difficult.
13. 7th graders are primarily located in the Lower Level with limited access to daylight during school hours
14. Clock system is not in sync on all floors

Children experience many changes during 'Middle School' years, and their environment can have a major impact!

COMMUNITY FOCUS GROUP FEEDBACK

Takeaways from building tours and facility study

Kiel High School (built in 1968, 4 additions)

1. Secure entry with visibility for office personnel needs to be addressed.
2. Mechanical upgrades and new additions have enhanced the school positively, but there is still more work to be done on mechanical upgrades.
3. Older restrooms and locker rooms need to be remodeled and made ADA accessible.
4. Locker Room ventilation is terrible – on warm days, the smell permeates.
5. Pool structure has ongoing risk as it ages and pool is undersized and therefore cannot host swim meets.
6. Tech Ed and FFA wing is limited on storage – currently using empty student lockers for project storage

COMMUNITY FOCUS GROUP FEEDBACK

Poor condition / high priority capital maintenance and infrastructure items

Opportunities

1. Increased Safety, Security, and Accessibility for all students and staff.
2. Many items listed are original to the buildings (exceeding life expectancy).
3. Upgrading or replacing older equipment will likely lessen operating costs by providing efficiencies.
4. Proper HVAC systems improve overall environment for staff and students, physically and mentally.

COMMUNITY FOCUS GROUP FEEDBACK

Poor condition / high priority capital maintenance and infrastructure items

Challenges

1. There is still a cost for doing nothing. Over time, Fair condition items become Poor condition items. Poor condition items become Failing items.
2. Without referendum approval, some of these maintenance needs cannot be addressed with budgeted funds.
3. We've reached a critical point in time, where if we don't address concerns at the Middle School, there will be greater health and safety concerns. We need to decide: Do we invest dollars into a 96 year old MS, or invest dollars into a New MS.

COMMUNITY FOCUS GROUP FEEDBACK

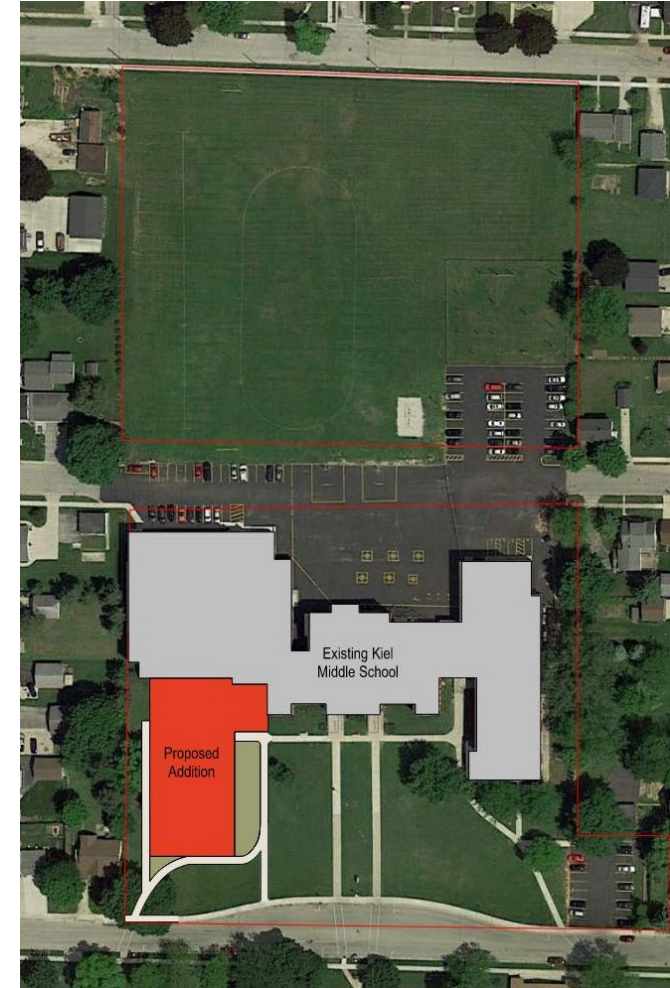
Pathway 1 – Addition & Renovation at Current KMS

Opportunities

1. Creates more space for 7th and 8th grade (currently utilize the smallest classrooms)
2. Centralized learning organized by grade
3. Improved entry
4. Least expensive option

Challenges

1. High mileage on the existing building with future costs for capital maintenance
2. Still an old building
3. ADA challenges throughout the existing building
4. Accessibility / traffic flow



COMMUNITY FOCUS GROUP FEEDBACK

Pathway 2 – New KMS Building on Current KMS Site

Opportunities

1. Fixing problems, not just a band aid
2. Fresh start for capital maintenance with a new building
3. Keeping middle school and high school grades separate
4. Better accessibility
5. Demolition of existing building included in budget

Challenges

1. Still need to bus kids between middle school and high school for advanced classes
2. No shared resources between middle school and high school
3. Land-locked on existing middle school site
4. Higher initial cost

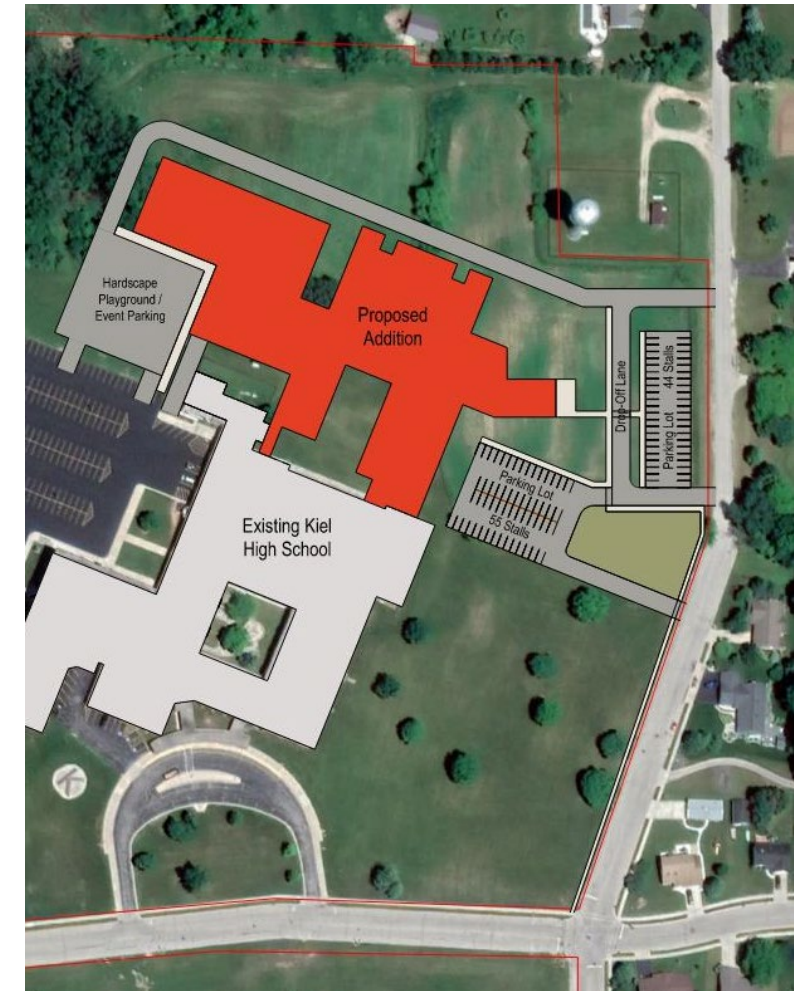


COMMUNITY FOCUS GROUP FEEDBACK

Pathway 2a – KMS Addition to KHS

Opportunities

1. More building for lower cost (than pathway 2)
2. Ability for shared spaces between middle school and high school, but maintain separate identity
3. 3-station (court) gymnasium would allow for broader district and community benefits including physical education, athletics, tournaments, etc.
4. Easier to share resources and staff between middle school and high school
5. Easier access to advance classes for middle school students
6. Fresh start on capital maintenance with the addition (new construction)
7. Mentorship opportunities between middle school and high school

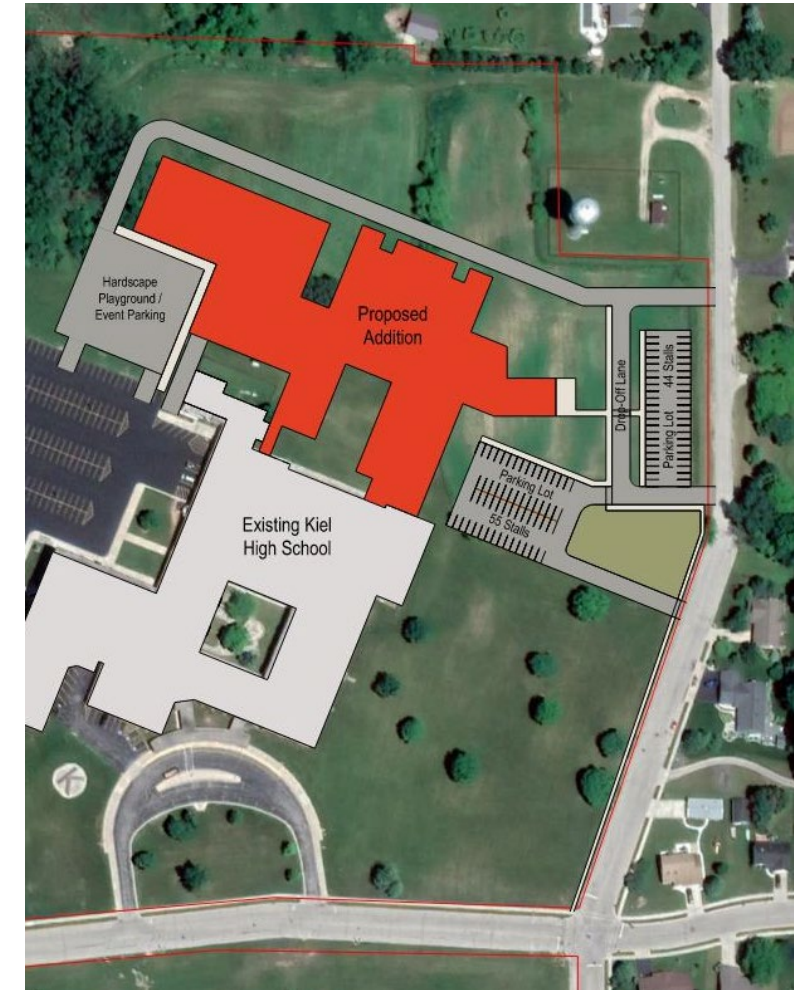


COMMUNITY FOCUS GROUP FEEDBACK

Pathway 2a – KMS Addition to KHS

Challenges

1. Initial cost and tax impact
2. Does it inhibit future growth at the high school?
3. Getting the community on board with the combined campus and cost of the project
4. Safety of students walking to school / getting younger students to the site / crossing Park Ave.
5. Potential for unwanted interactions between older and younger students

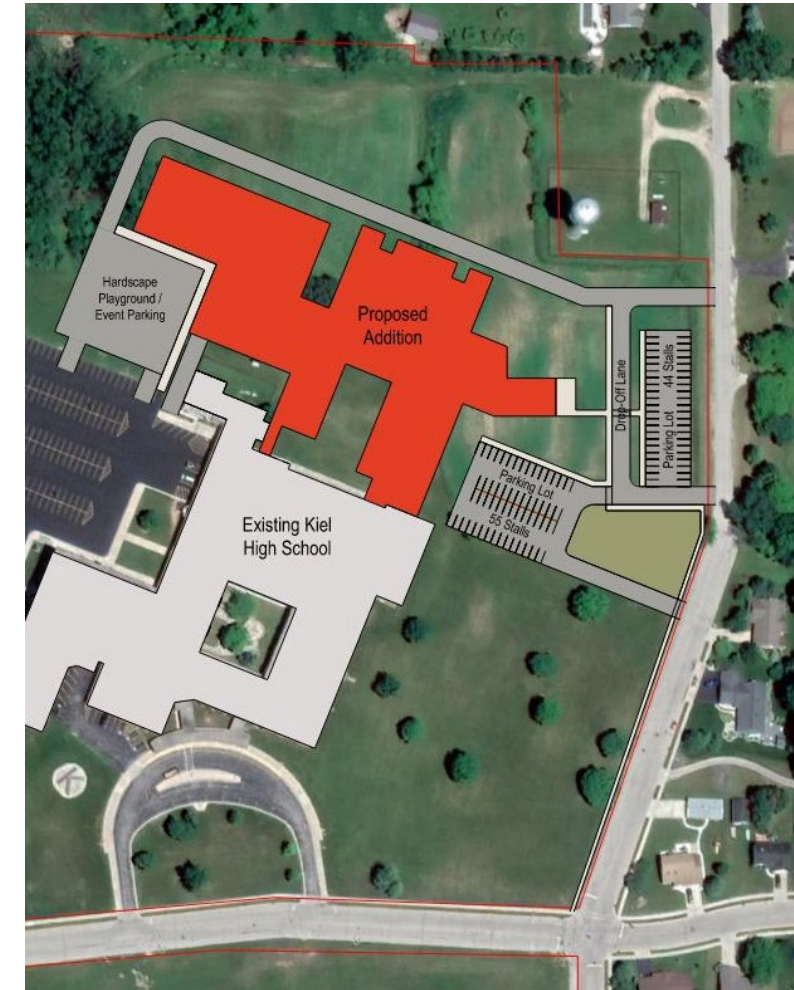


COMMUNITY FOCUS GROUP FEEDBACK

Pathway 5 – High School Addition to KHS & Convert Portions of Existing KHS to Middle School

Opportunities

1. Potentially the most future proof option with oldest students in newest space
2. Newest technology for high school students to support real world / career readiness

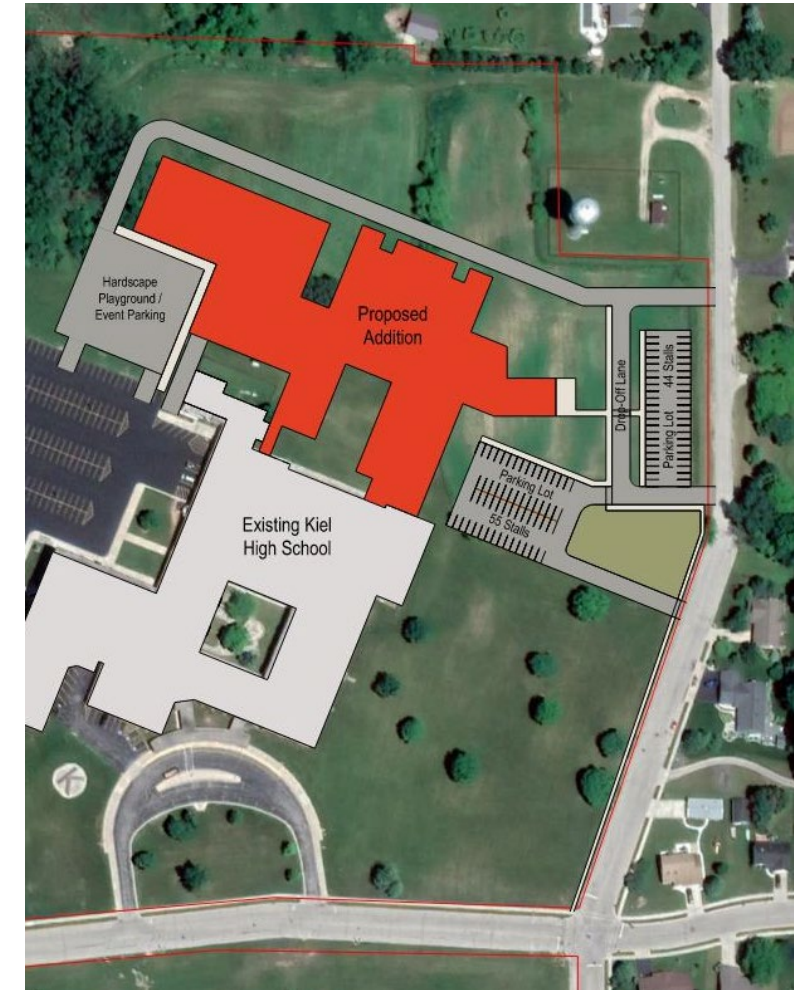


COMMUNITY FOCUS GROUP FEEDBACK

Pathway 5 – High School Addition to KHS & Convert Portions of Existing KHS to Middle School

Challenges

1. Higher initial cost and tax impact
2. Existing high school works well, and might not have as much space / flexibility in “right-sized” school
3. Potentially not enough perceived value for the added cost
4. Moving / recreating spaces that work currently (science labs, classrooms, etc.)
5. High school students and staff would be further from the pool, performing arts center, weight room, and other high school focused spaces and functions



COMMUNITY FOCUS GROUP FEEDBACK

Summary

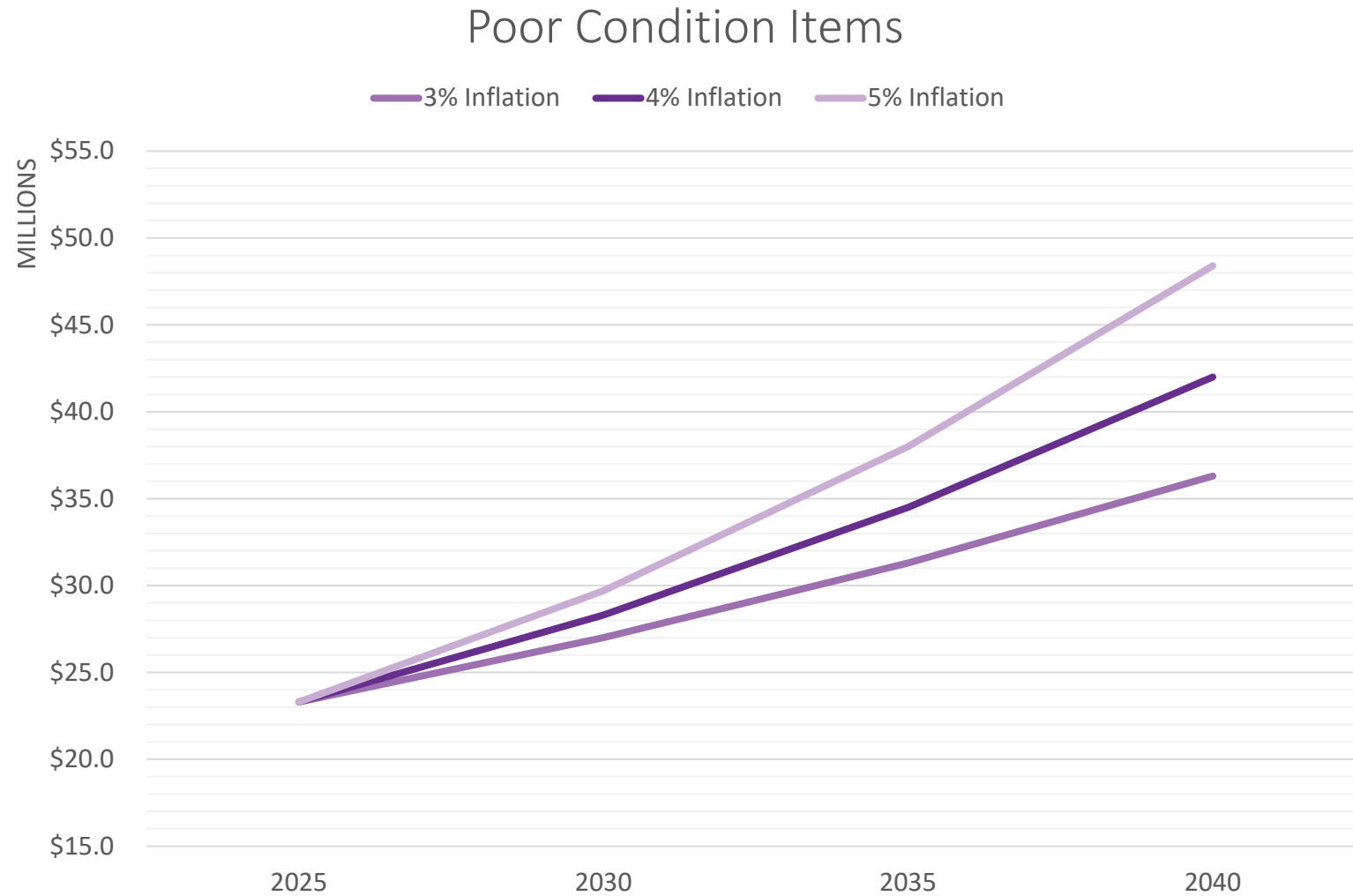
1. There is a lot of analysis that's been done and documented. Before coming to a conclusion, we urge the board and community to do their research and ask questions.
2. Learning and teaching environments have changed as time goes on – exponential changes since 2020.
3. The "Poor" listed items are NOT because of the lack of maintenance done by KASD.
4. Budgeted amounts are high level, NTE (not to exceed) costs that assume bidding in 2025.
5. Kicking the can down the road would place the burden of replacement on future generations.
6. There is still a cost for doing nothing.

COST OF “DOING NOTHING”

Considerations

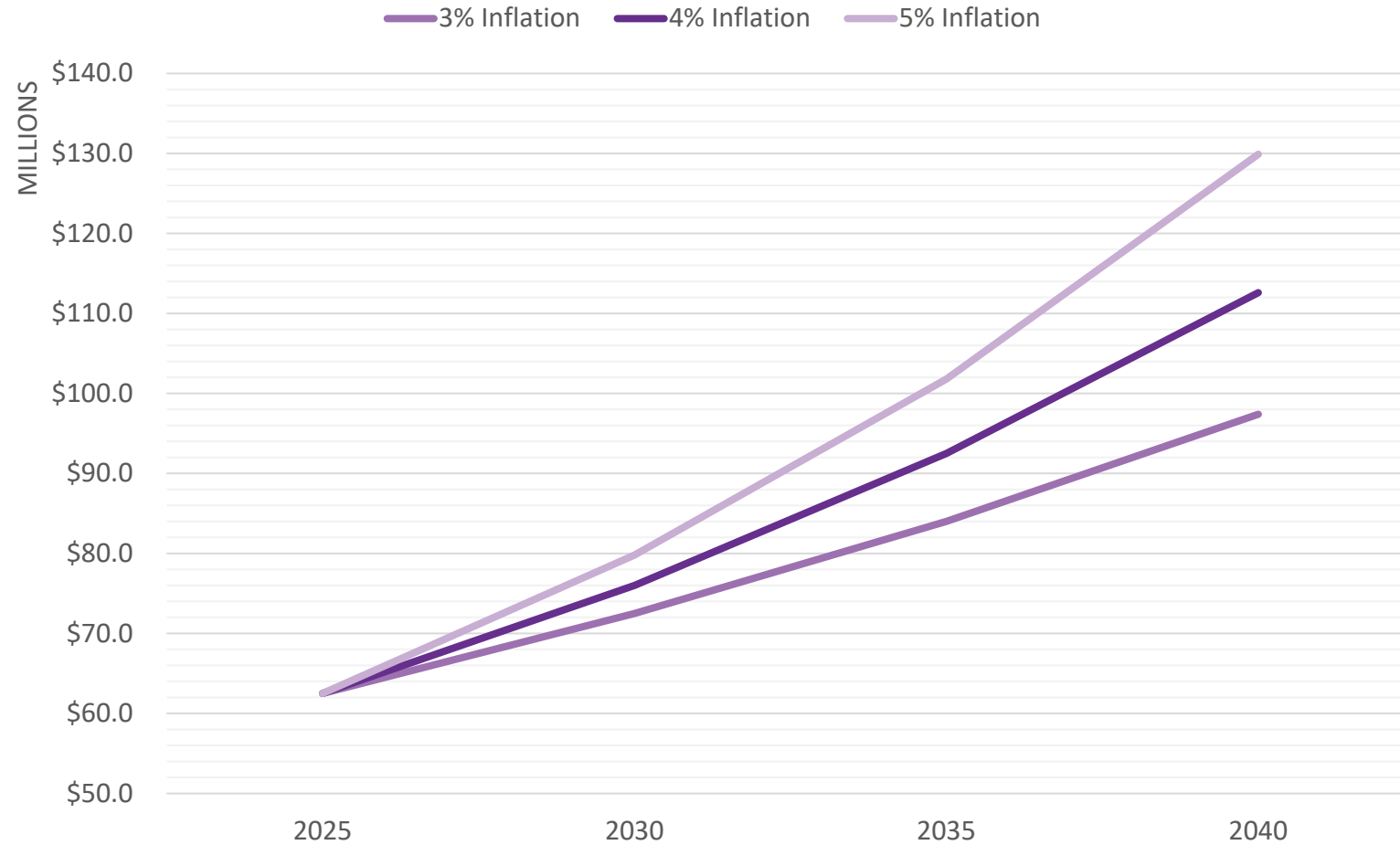
1. Educational impact on students
2. Professional impact on teachers and staff
3. Accessibility and equity impact for students and staff
4. Poor condition items / immediate needs continue to age, cause problems, and / or potentially fail
5. Fair condition items / emerging needs continue to age and eventually become more immediate needs
6. 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



COMMUNITY FOCUS GROUP FEEDBACK

Call to Action

As a group, we URGE the board to:

- Send out a survey and host community open houses
- Review and analyze the results
- If favorable, seek viable options for referendum
- Stop spending unnecessary money on the Middle School building

Our Recommendation

- Based on what we know today, the majority of our group is recommending proceeding with some version of Pathway 2a. Pathways 2 and 5 are still viable options for consideration, but based on our findings we recommend 2a. We realize there are tax implications on all of us if the community decides to go this route, therefore we invite the community to provide constructive feedback via survey.

QUESTIONS?



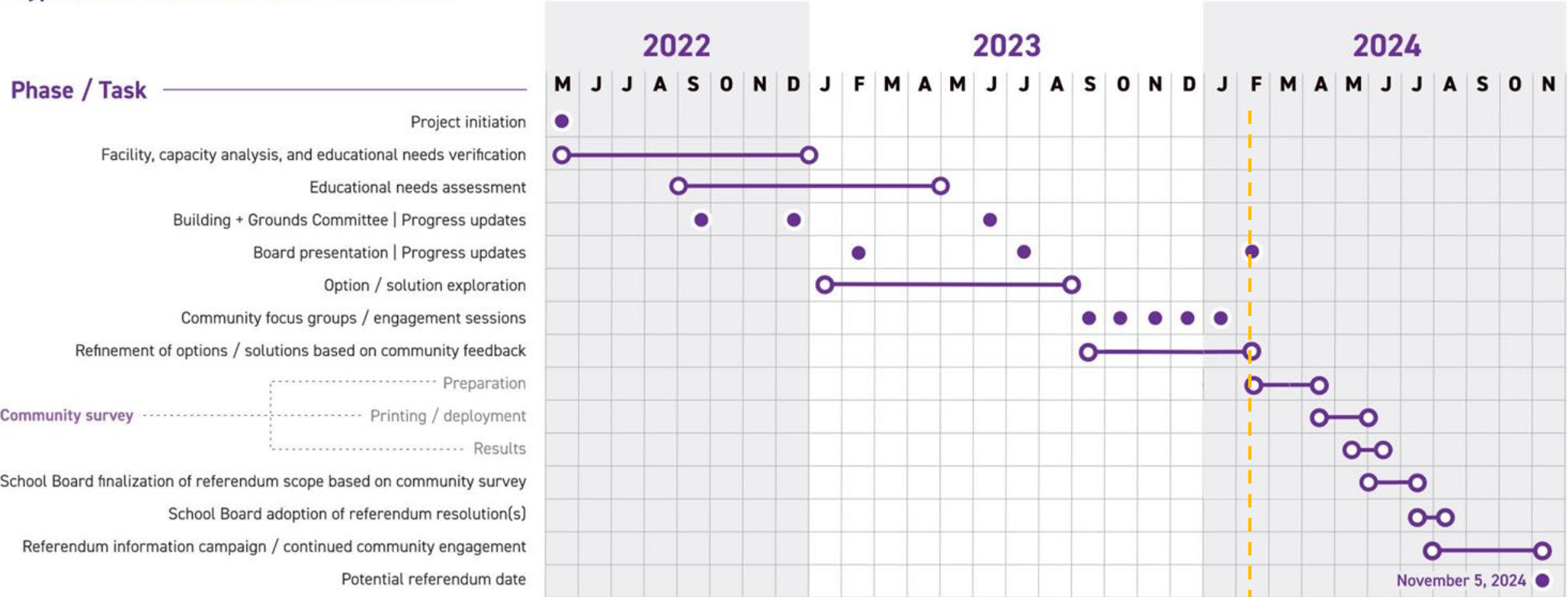
COMMUNITY FOCUS GROUP FEEDBACK

Next Steps

1. Timeline
2. Community survey
3. Open house / building tour opportunities

PRELIMINARY TIMELINE

Hypothetical November 2024 Referendum



THANK YOU!

