

KIEL AREA SCHOOL DISTRICT

**COMMUNITY
REFERENDUM
INFORMATIONAL
SESSION**



INTRODUCTIONS



INTRODUCTIONS

- Kiel Area School District
- Bray Architects
- C.D. Smith Construction
- How did these partnerships come to be?



BRAYARCHITECTS

C.D. SMITH
CONSTRUCTION



OUR DISTRICT



OUR DISTRICT

DISTRICT TEAM

Kiel Area School District School Board Members

- James Bajczyk
- Tony Johannes
- Jon Lee
- Stuart Long
- Dan Meyer
- Tammie Stahl
- Karin Wille



OUR DISTRICT

DISTRICT TEAM

Kiel Area School District Administrative Team

- Chad Ramming - Elementary School Principal
- Alex Ourada - Middle School Principal
- Brad Hoerth - High School Principal
- Mackenzi Schwarz - Director of Teaching and Learning
- Sarah Scovell Muraski - BTLVA/eSchool Administrator
- Charles Achter - Director of Finance and Facilities
- Dr. Brad Ebert - District Administrator



OUR DISTRICT

HIGHLIGHTS & RECENT ACHIEVEMENTS

- Created financial stability for the district after working through tough financial times, which positively impacted credit rating
- Turned around our open enrollment numbers from more students open enrolled out to more students open enrolled in
- Implemented the addition of a 4K-8 charter school, Between the Lakes Virtual Academy (BTLVA), which has been wildly successful and has provided our own students and students all over the state with a massive amount of opportunities
- Increased fund balance as a percentage of Fund 10 and 27 total expenditures from 19.2% in 2018 to 34.9% in 2021.
- We currently have over 30 courses in the high school that are dual credit through either LTC, FVTC, or UWGB. Students also have the opportunity to take additional courses at UWGB through the Access Academy and LTC through Youth Apprenticeship.



OUR DISTRICT

HIGHLIGHTS & RECENT ACHIEVEMENTS

- Increased the trades course programming as we work to ensure that students have a choice regarding their future and that we do not promote one path versus the other - we promote both, college and/or career
- Additional highlights available via Google Docs:
 - <https://docs.google.com/document/d/1FuMozZ5KfBexTTZREidjv2BQ13Ces3TKhEJTPdRGhoo/edit?usp=sharing>



BACKGROUND & TIMELINE



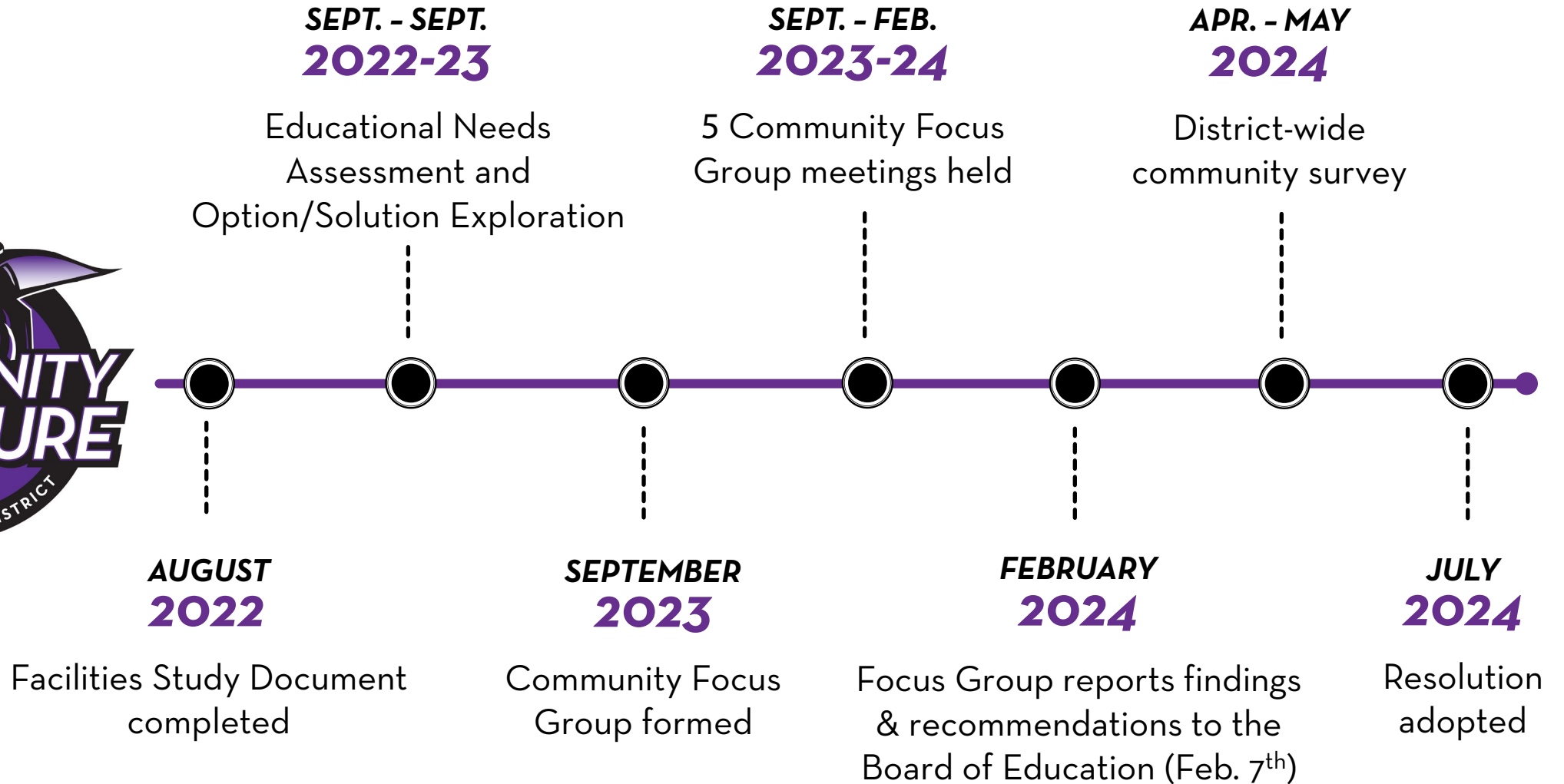
BACKGROUND INFORMATION

FACILITIES MASTER PLANNING RESOURCES

- **10-Year Capital Plan** (Buildings + Grounds Updates)
2019-2028 | Projects completed and planned
- **District-Wide Facilities Study** (KASD Website)
- **Capacity Analysis & Educational Needs Assessment**



FACILITIES PLANNING TIMELINE



BACKGROUND / COMMUNITY SURVEY

Recommendation:

The Board of Education and community focus group do not believe that putting more money into the existing middle school facility is a good use of tax dollars

- Due to be building's age and significant needs
- Renovation options for the existing building are limited because of the age, layout, and number of load-bearing walls

Community Survey Results:

A majority of survey respondents support closing the existing middle school facility and building a new middle school.

Data from School Perceptions' Community Survey



BACKGROUND / COMMUNITY SURVEY

Where do we build the new middle school?

With a majority of survey respondents supporting building a new middle school, the next question was where to build it.

Community Survey Results:

A majority of survey respondents support building a new middle school attached to the high school.

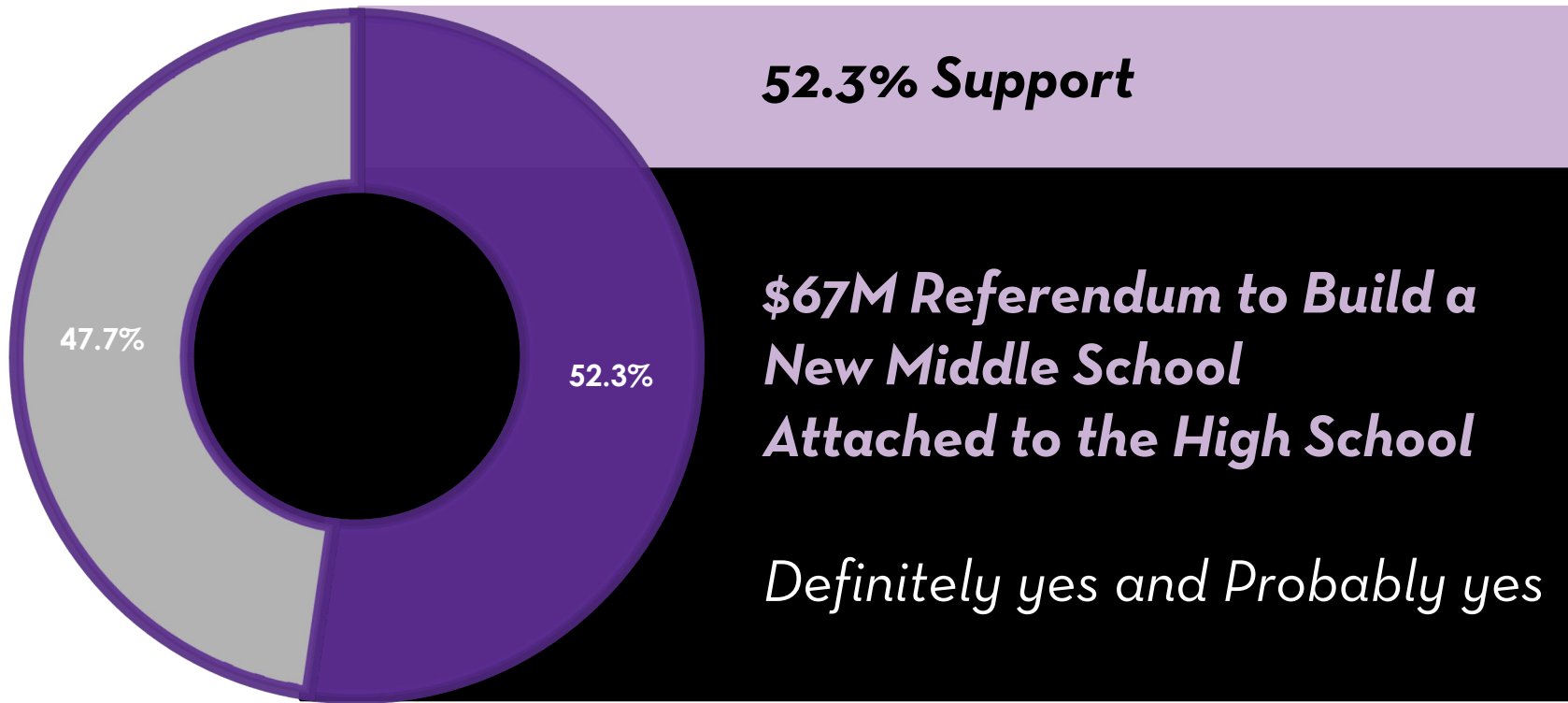
Data from School Perceptions' Community Survey



BACKGROUND | COMMUNITY SURVEY

Referendum Support:

■ Definitely yes and Probably Yes ■ Other



Data from School Perceptions' Community Survey



THE QUESTION



THE QUESTION

Shall the Kiel Area School District, Manitowoc, Calumet and Sheboygan Counties, Wisconsin be authorized to issue pursuant to Chapter 67 of the Wisconsin Statutes, general obligation bonds in an amount not to exceed \$67,000,000 for the public purpose of paying the cost of a school building and facility improvement project consisting of: construction of an addition and renovations at the current High School to create a combined Middle/High School campus, including the relocation of the Middle School and other programs and departments from the current Middle School building to the combined campus, and safety, security and site improvements; district-wide capital maintenance and building infrastructure improvements; and acquisition of furnishings, fixtures and equipment?

☐

YES

☐

NO



THE NEED



THE NEED | MIDDLE SCHOOL



AGING MIDDLE SCHOOL BUILDING

- Facility Assessment identified the Kiel Middle School as the highest priority due to its age and condition
- Kiel Middle School (originally built in 1928 and renovated/expanded several times between 1951 and 2013) building organization and classrooms/academic support spaces need to be updated; however, renovation options are limited because of the building layout, and number of load-bearing walls
- Major building systems have long exceeded life expectancy and require replacement or costly annual maintenance/repairs
 - Many mechanical system components (such as boilers, pumps, air handlers, rooftop units, etc. are at or beyond their useful life
 - The cast iron plumbing system is in poor condition, and some fixtures are original
 - Some roof sections are over 30 years old and need to be replaced



THE NEED | MIDDLE SCHOOL



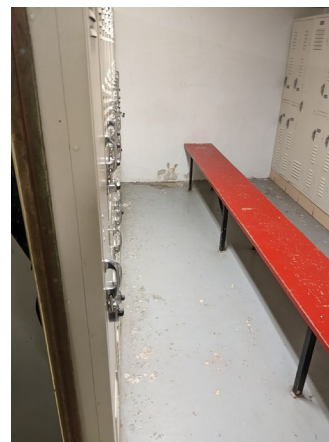
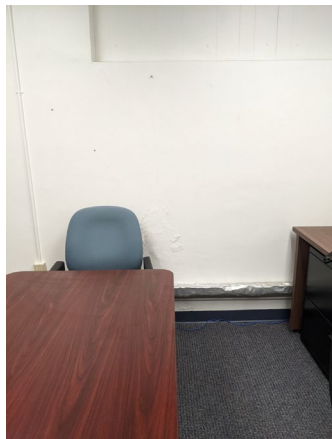
AGING MIDDLE SCHOOL BUILDING

- Interior finishes are worn (such as doors, cabinets, lockers, floors, and ceiling tiles)
- The foundation leaks, which has created moisture issues inside the building in several locations
- Portions of the building's exterior are in poor condition and require annual masonry repairs
- Concrete walls and ceilings in the lower level are cracking, and some contain asbestos and mold
- The exterior metal doors are rusting and in poor condition



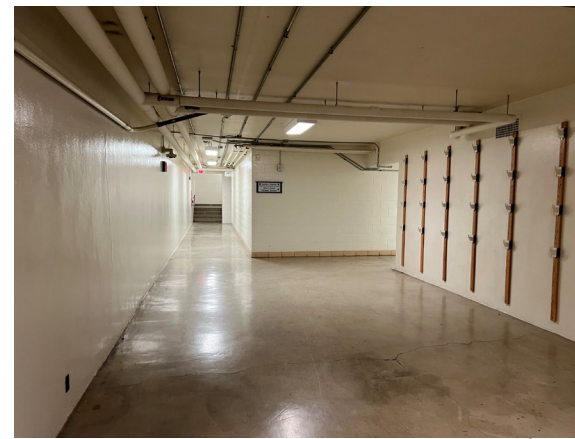
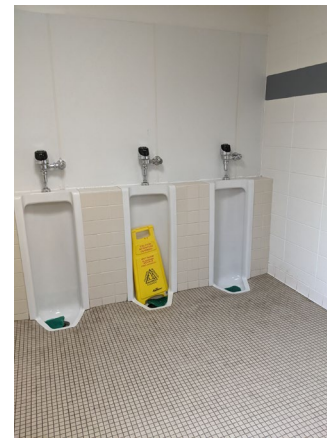
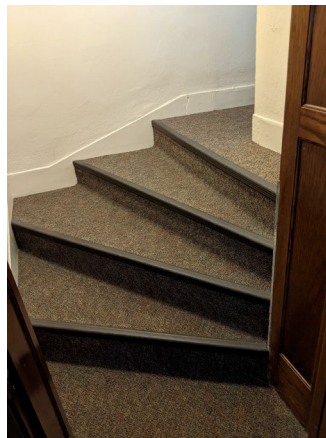
THE NEED | MIDDLE SCHOOL

AGING MIDDLE SCHOOL BUILDING



THE NEED | MIDDLE SCHOOL

AGING MIDDLE SCHOOL BUILDING



THE NEED | MIDDLE SCHOOL

AGING MIDDLE SCHOOL BUILDING



THE NEED / MIDDLE SCHOOL



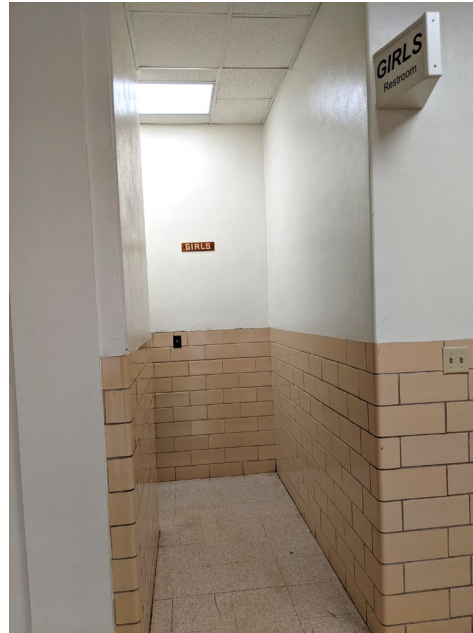
SAFETY, SECURITY, & ACCESSIBILITY

- Portions of Kiel Middle School lack Americans with Disabilities Act (ADA) compliance and adequate accessibility for all students, staff, and community members
 - Lack of sufficient ADA-compliant restrooms with the only individual accessible restroom located on the first floor
 - The main entry is not ADA accessible requiring those who need ADA-compliant accommodations to use a different entrance
 - The choir room is tiered resulting in minimal access for those needing ADA accessibility
- Kiel Middle School does not have a secure entry sequence and needs to be reconfigured to better monitor/control visitor access
- Pavement and exterior stairs on the existing grounds need maintenance/repairs and create safety concerns



THE NEED | MIDDLE SCHOOL

SAFETY, SECURITY, & ACCESSIBILITY



THE NEED | MIDDLE SCHOOL



EDUCATIONAL SPACE NEEDS

- Average classroom size is smaller than recommended, with many significantly below the recommended size based on current standards
- Lack of adequate classroom and learning support spaces creates challenges for student collaboration and small-group instruction and limits project-based learning opportunities
- The band room is smaller than recommended for the number of students resulting in cramped learning conditions and safety concerns due to the volume
- Middle school students must travel to the high school for access to advanced courses and programming



THE SOLUTION



THE SOLUTION

TO ADDRESS:



***Aging Middle School
Building***



***Safety, Security &
Accessibility***



Educational Space Needs

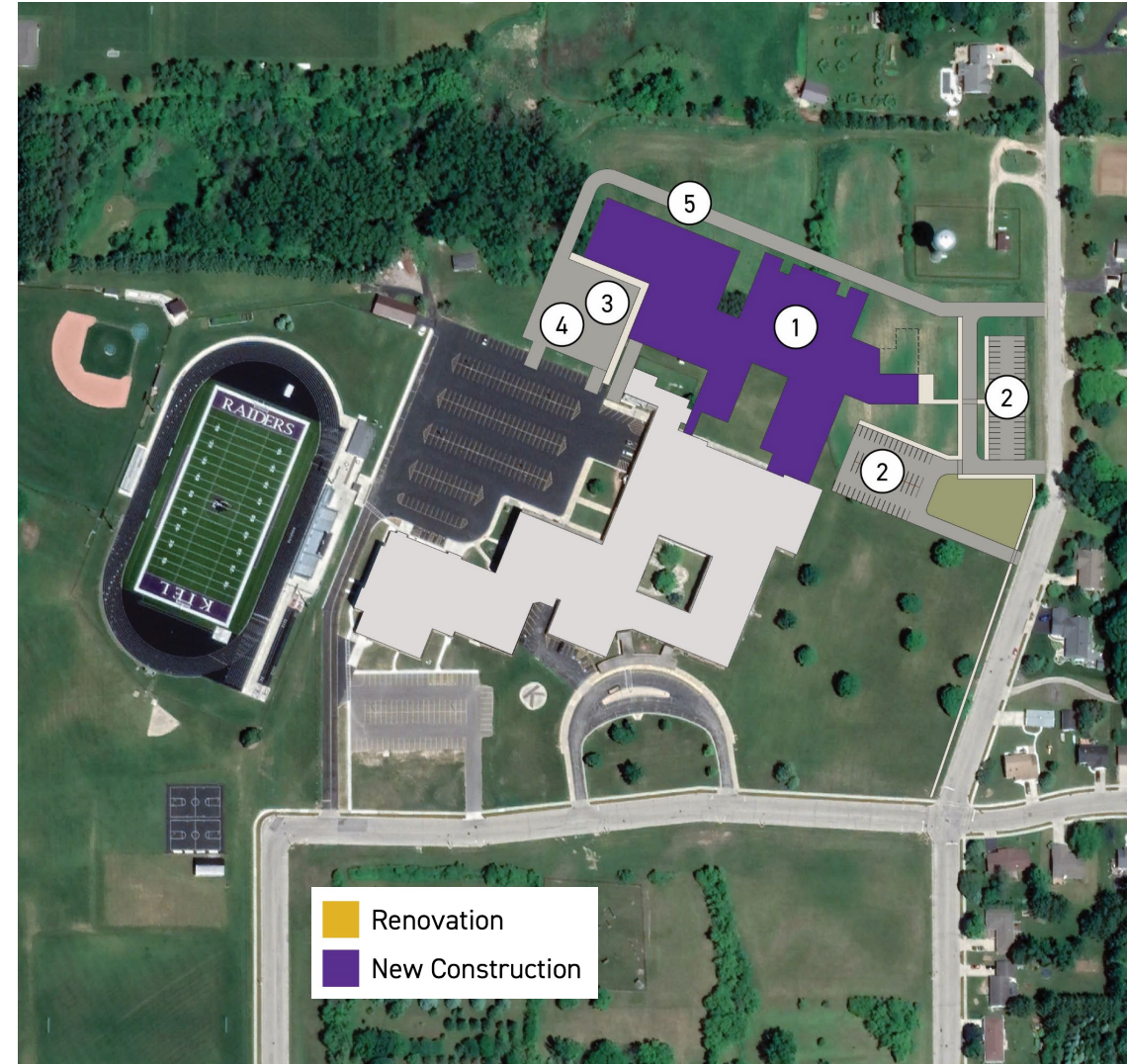
***BUILD A NEW MIDDLE SCHOOL
ATTACHED TO THE HIGH SCHOOL***



THE SOLUTION / NEW MIDDLE SCHOOL

SITE PLAN

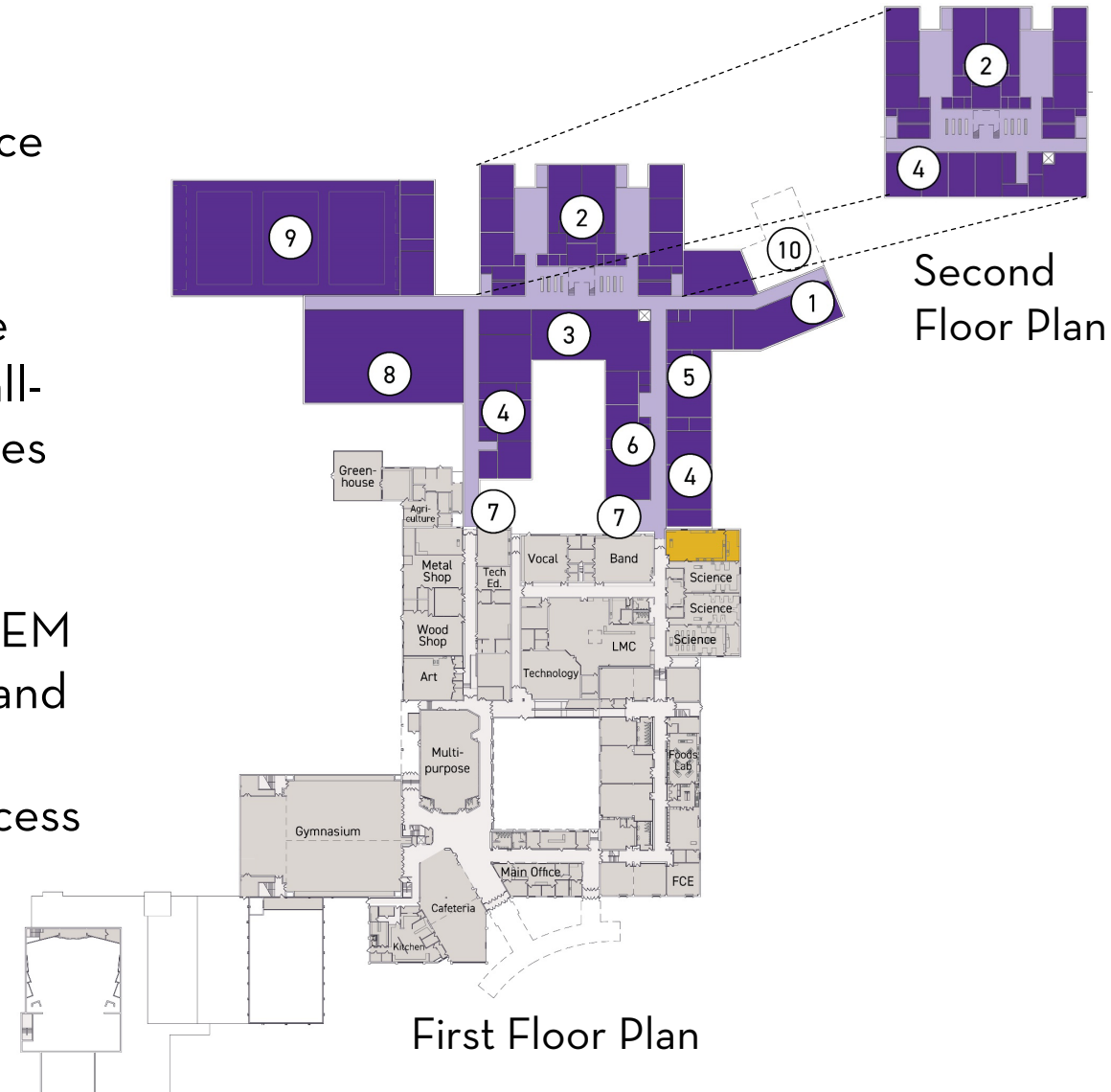
1. Middle School addition to High School building with separate secure entry
2. Separate middle school parent drop off / pick up drive and visitor and staff parking
3. Bus drop off / pick up separate from middle school parent drop off / pick up traffic for safety
4. Hard surface middle school playground that can also serve as additional event parking for the broader campus
5. Fire lane and additional circulation drive around the middle school building for safety and improved traffic flow



THE SOLUTION | NEW MIDDLE SCHOOL

FLOOR PLAN

1. Secure and accessible entry adjacent to main office
2. Grade level classroom pods on two floors
 - a. Right-sized classrooms
 - b. Organized around shared collaboration space and adequate support spaces to support small-group and project-based learning opportunities
3. Centralized middle school library to support collaboration and technology use
4. Classrooms and shops to support Tech ed and STEM (science, technology, engineering, and math), Art and FCE
5. Accessible special education spaces with easy access to the rest of the building
6. Right-sized middle school band room and music support spaces

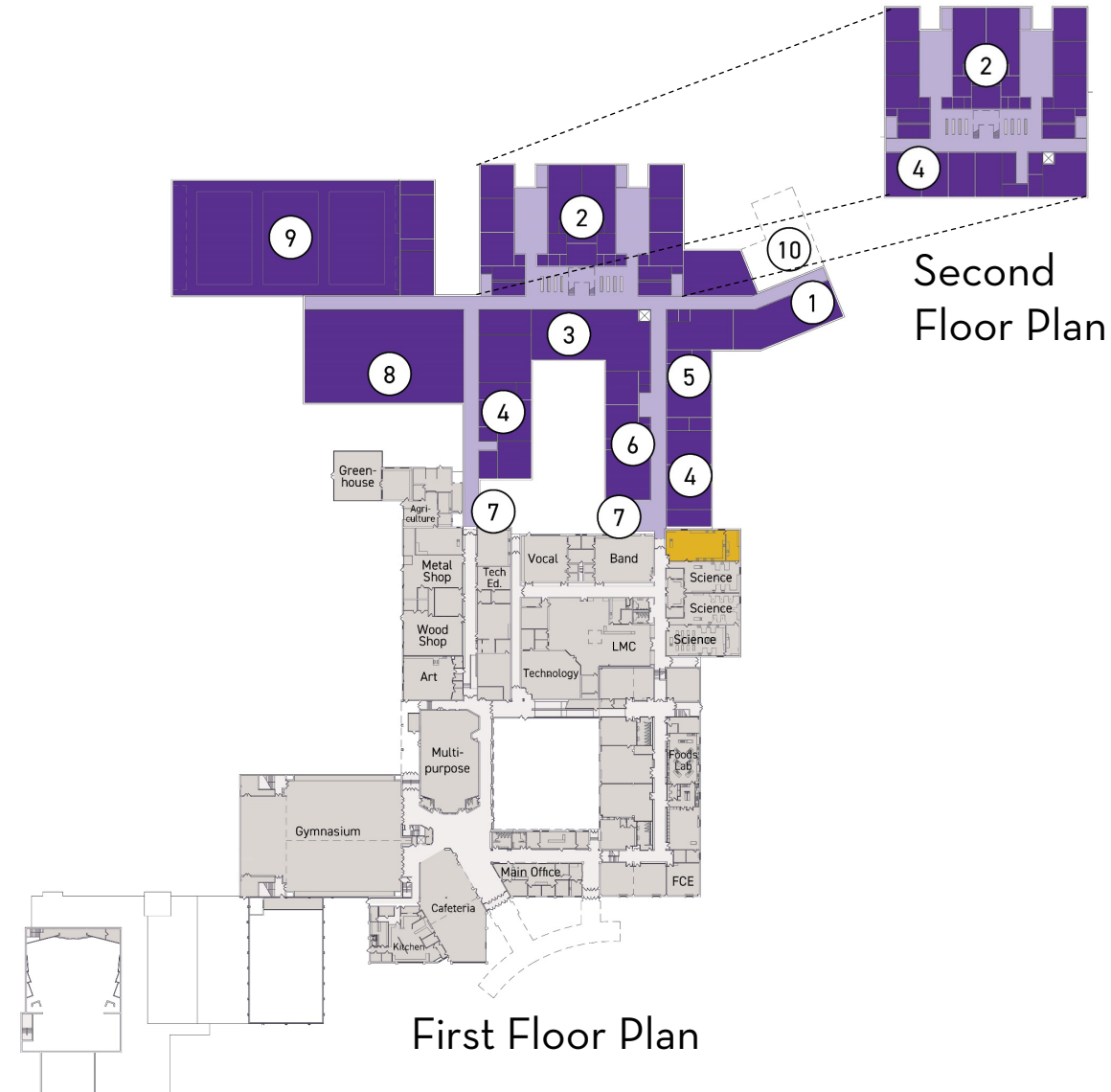


THE SOLUTION | NEW MIDDLE SCHOOL

FLOOR PLAN

7. Ability to separate the middle school and high school, but connection for access to advanced courses, specialty spaces and resources, and efficiency for staff
8. Separate middle school cafeteria that can also serve as an event entry for the gym
9. 3-court varsity gym that can be used for middle school physical education, high school WIAA events and tournament games, and broader student and community use
10. Potential location for District departments relocated from existing middle school

In addition, the new middle school building will utilize an energy-efficient building envelope and systems, natural daylighting, and additional safety and security.



TIMELINE



PRELIMINARY TIMELINE (POST REFERENDUM)



NOV. - DEC.
2024-25

Design



Architecture &
engineering

User engagement
(e.g. students, staff, etc.)

Construction phasing
& budgeting

JAN. - MAR.

2026

**Bidding &
Procurement**



Bidding & engaging the
subcontracting community

Awarding
subcontractors

Start material & product
procurement process

APR. - AUG.

2026-27

Construction



Construction
project milestone
updates



AUGUST

2027

Completion



Construction
complete for
2027-28 School Year

COMMUNITY ENGAGEMENT

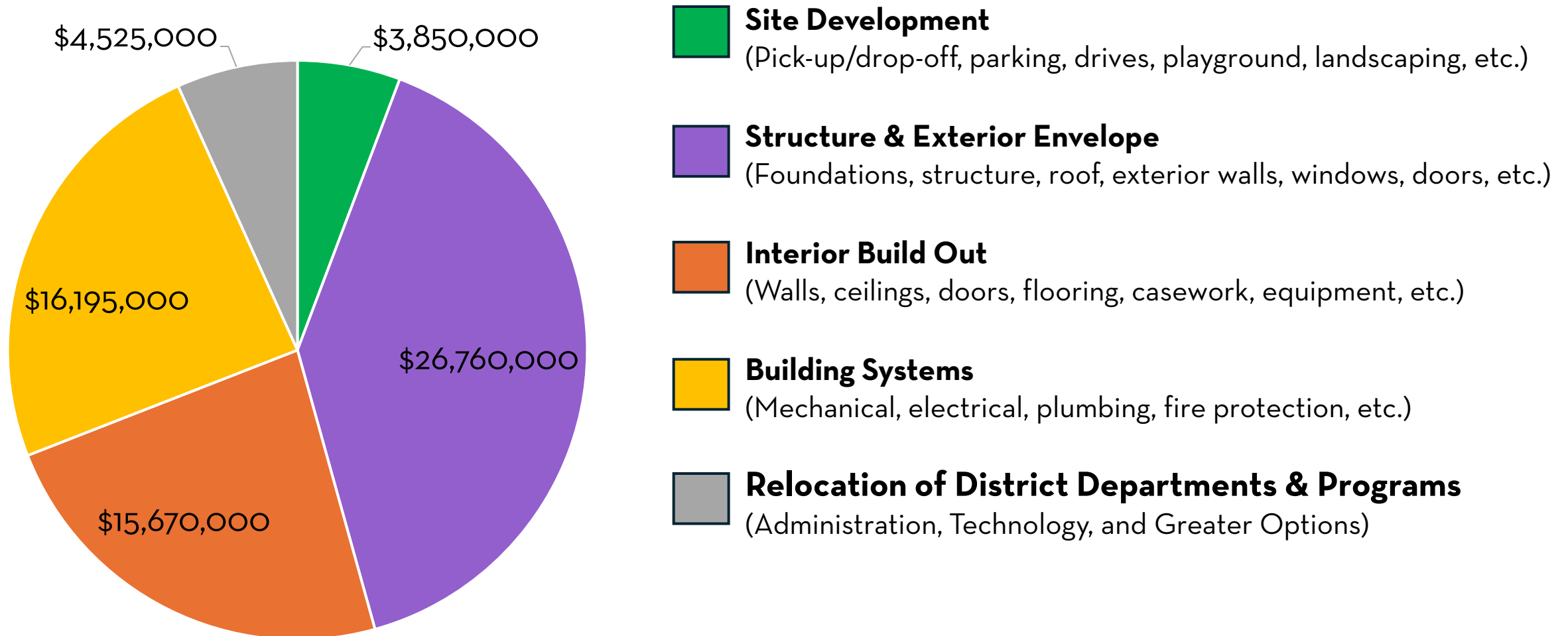


THE INVESTMENT



THE INVESTMENT

\$67 Million Referendum



THE INVESTMENT

If the \$67 million referendum is approved, the debt portion of the school district's tax mill rate is currently estimated to increase by \$3.13.

REFERENDUM AMOUNT	\$67,000,000		
Mill Rate Per \$1,000	\$3.13		
Fair Market Property Value	Estimated Annual Tax Impact	Estimated Monthly Tax Impact	Estimated Daily Tax Impact
\$100,000	\$313.00	\$26.08	\$0.86
\$250,000	\$782.50	\$65.20	\$2.14
\$300,000	\$939.00	\$78.25	\$2.57

Assumptions: Two twenty-year borrowings amortized using planning interest rates of 4.25%. Mill rate based on the estimated 2024 Equalized Valuation of \$1,313,110,005 with annual growth of 4.00% for one year and 0.00% thereafter.



LEARN MORE



LEARN MORE



VISIT

online by scanning the QR code



CONTACT

the District Office (920) 894-2266



JOIN US for an upcoming tour or community referendum informational session!

September 16 Meeme Town Hall	September 25 Kiel Middle School	October 9 Schleswig Town Hall	October 21 Kiel Middle School
<i>Informational Session</i> Monday, 09/16 6:30 PM	<i>Building Tour</i> Wednesday, 09/25 4:00 PM <i>Informational Session</i> Wednesday, 09/25 5:30 PM	<i>Informational Session</i> Wednesday, 10/09 7:30 PM	<i>Building Tour</i> Monday, 10/21 5:00 PM <i>Informational Session</i> Monday, 10/21 6:30 PM

THANK YOU!

