



KIEL AREA

School District

KIEL AREA SCHOOL DISTRICT

COMMUNITY FOCUS GROUP

Meeting #1 | September 25, 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. Background & Timeline
 - a) Existing buildings
 - b) Referendum history
 - c) 10-year capital plan and projects
2. Facilities Study and Master Planning
3. School District Finance 101
4. Middle School Building Tour



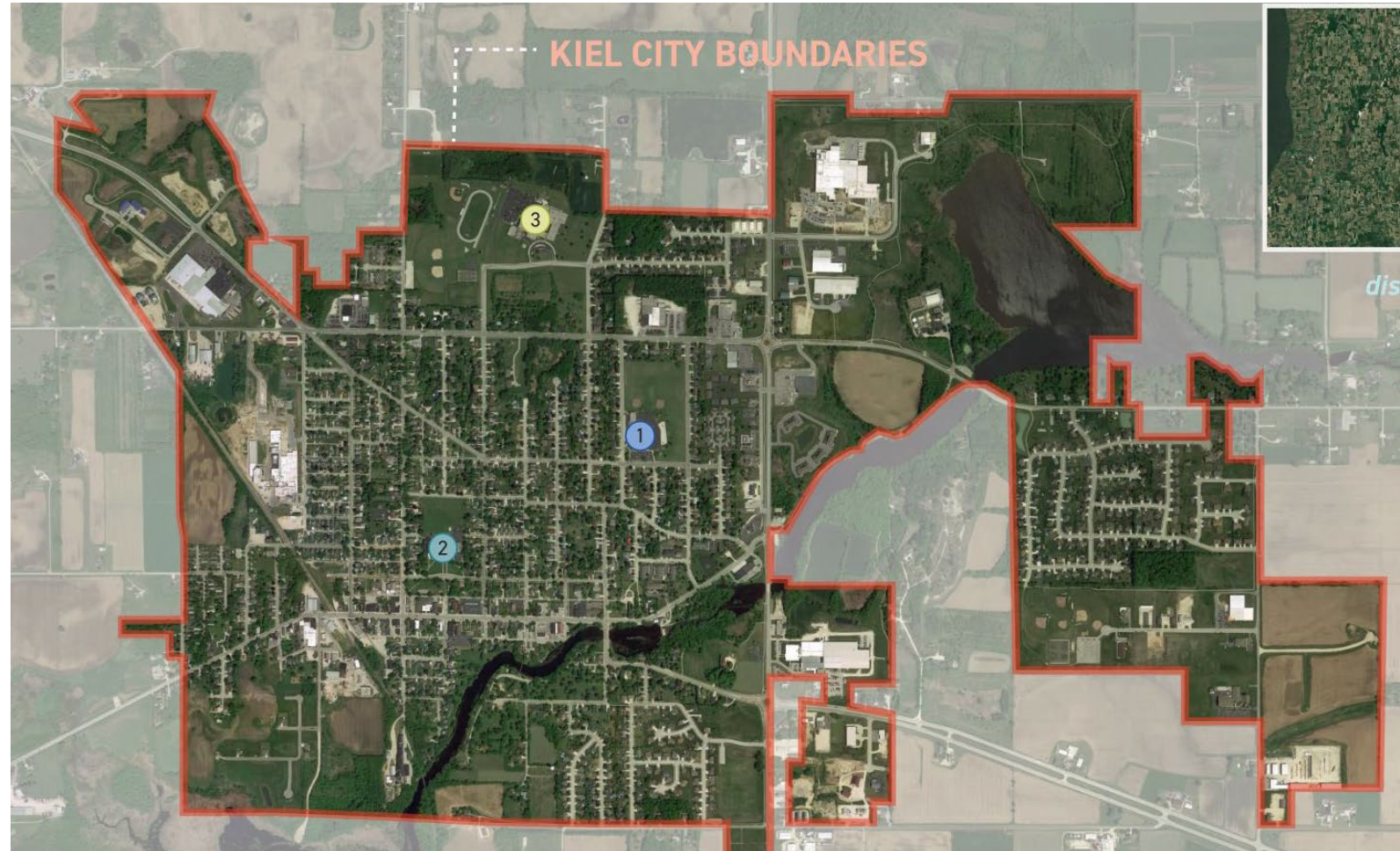
BACKGROUND & TIMELINE



KASD BACKGROUND INFORMATION

Existing Buildings

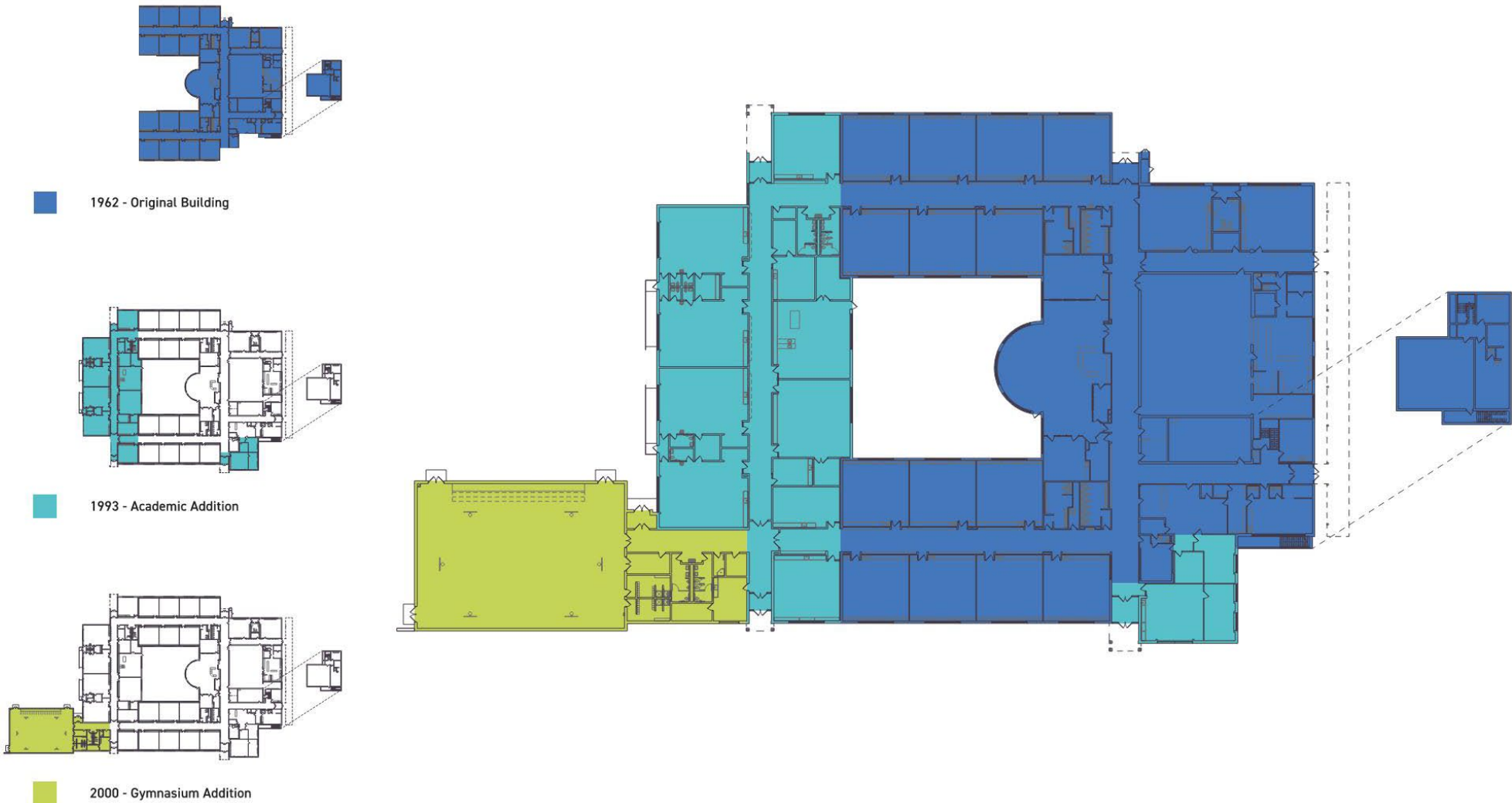
1. Zielanis Elementary
 - 4K-4th grade
2. Kiel Middle School
 - 5th-8th grade
 - Between the Lakes Virtual Academy
 - Greater Options
 - District Office
3. Kiel High School
 - 9th-12th grade



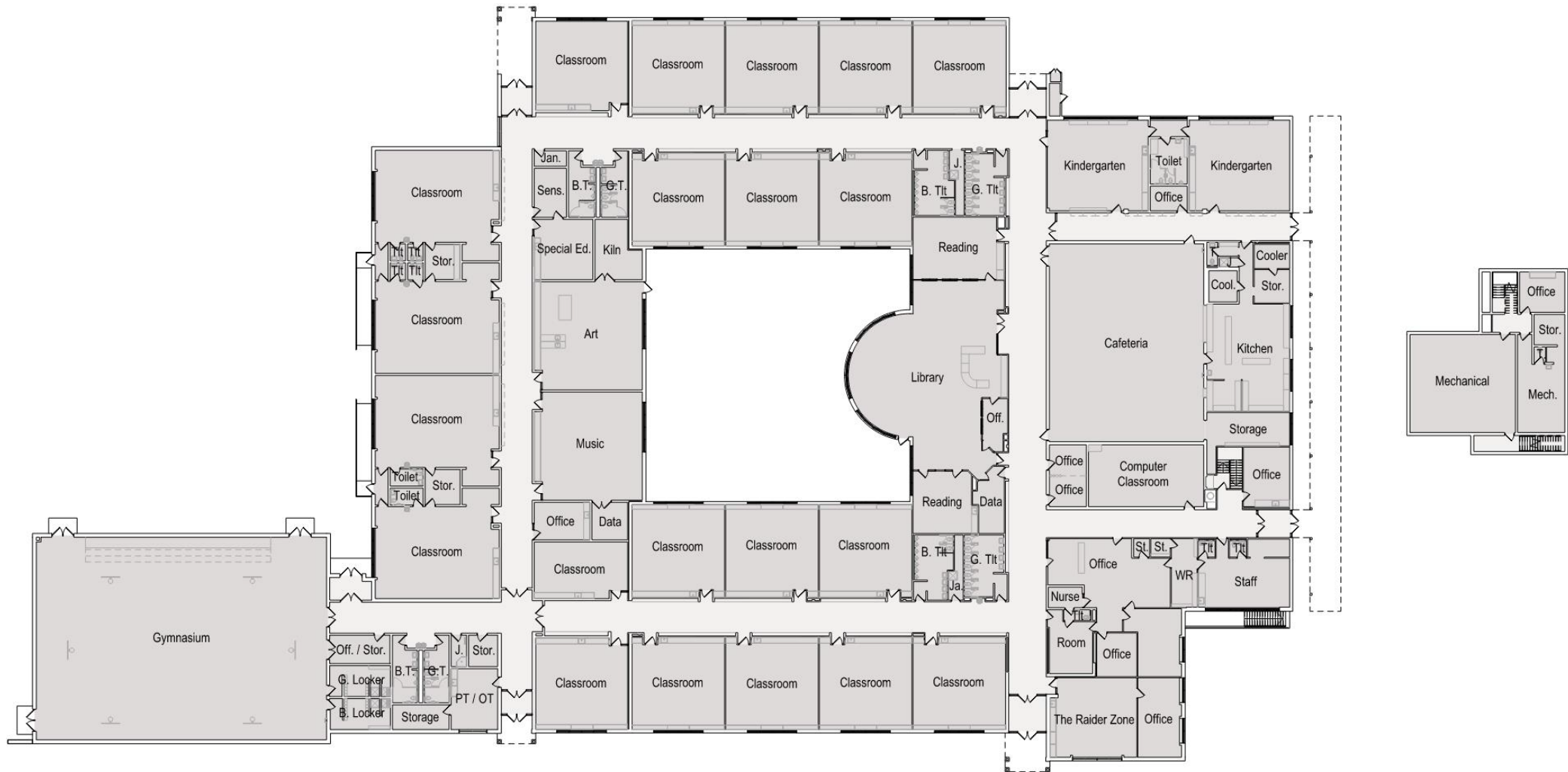
Zielanis Elementary – Site Plan



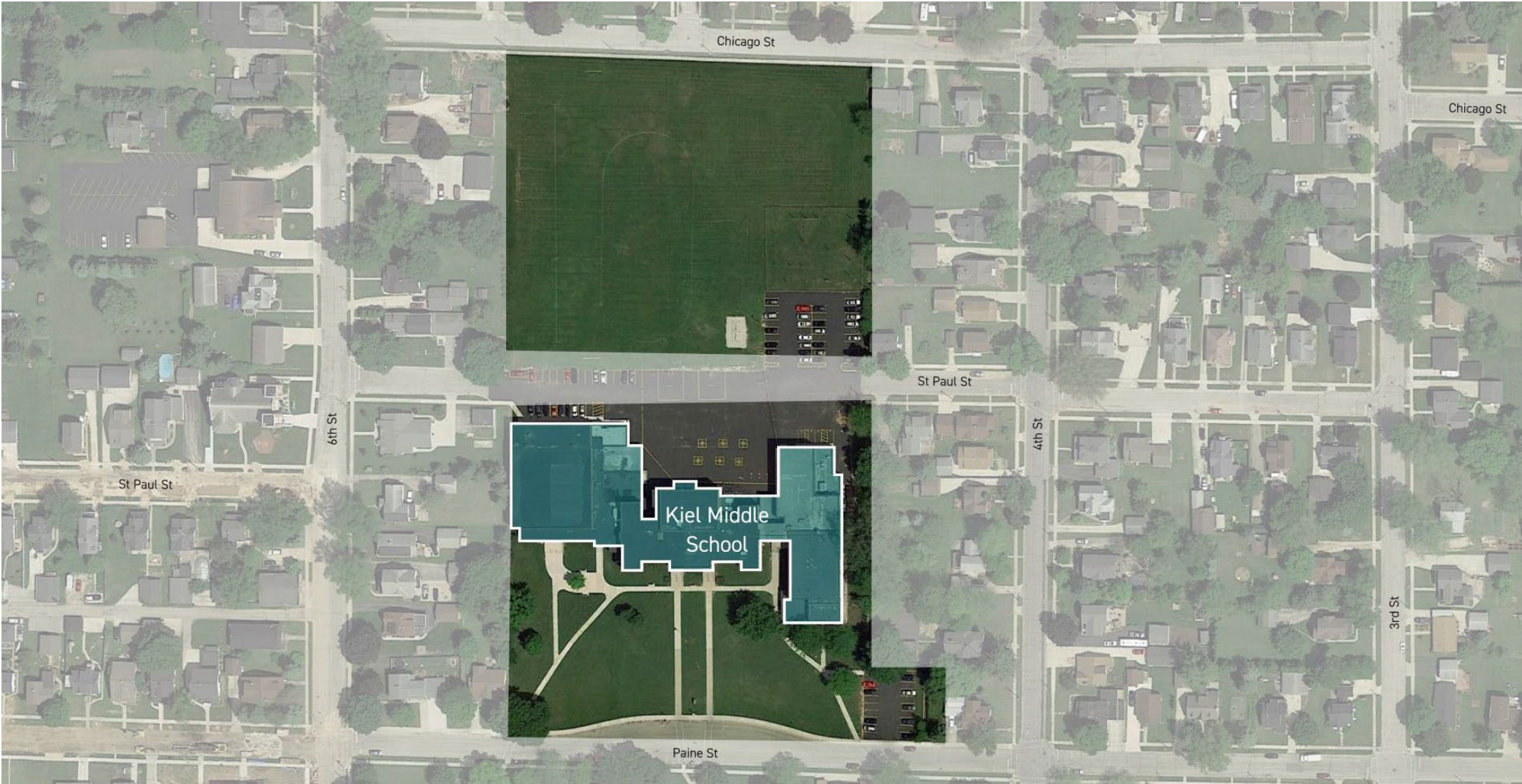
Zielanis Elementary – Building Evolution



Zielanis Elementary – Floor Plan



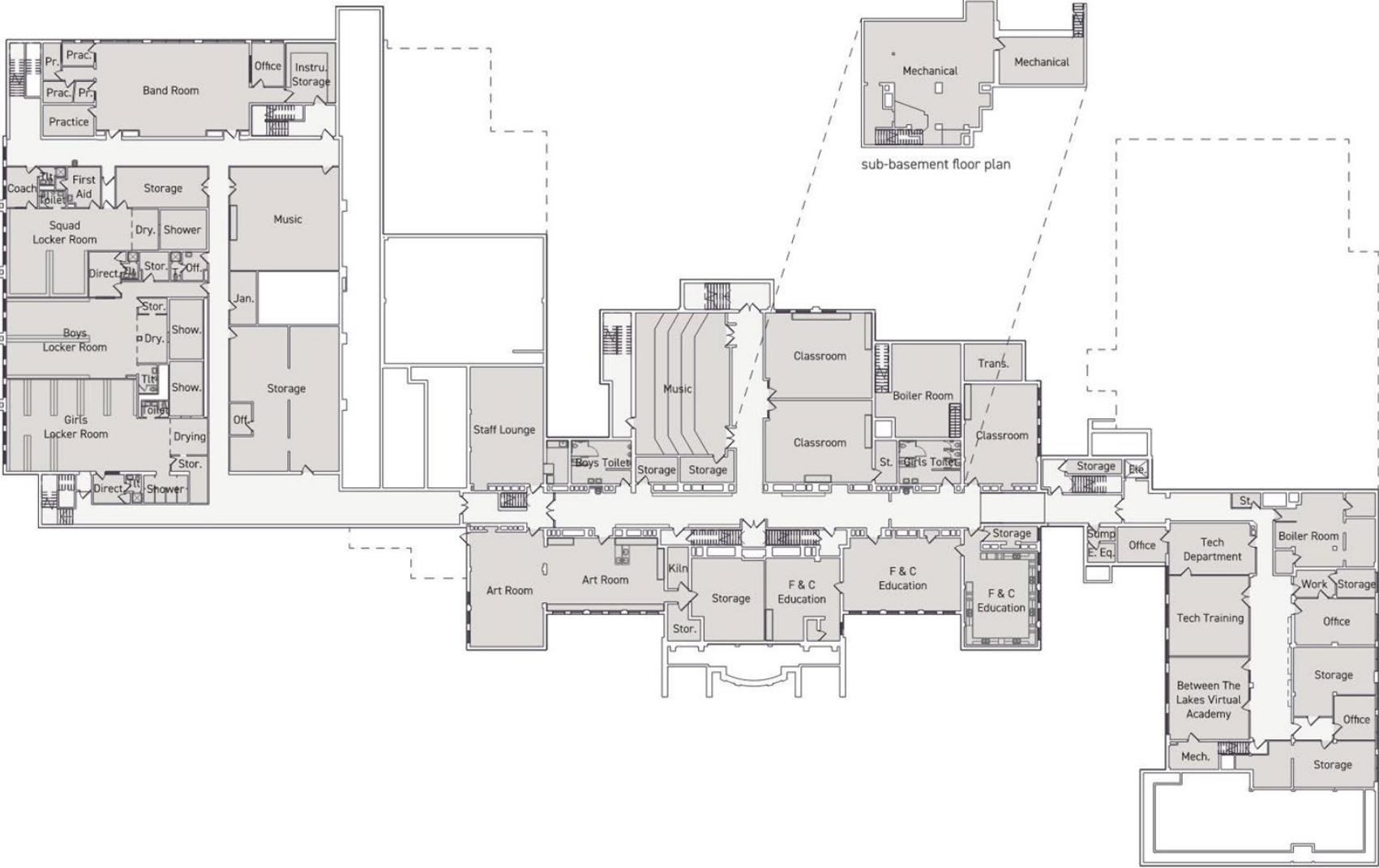
Kiel Middle School – Site Plan



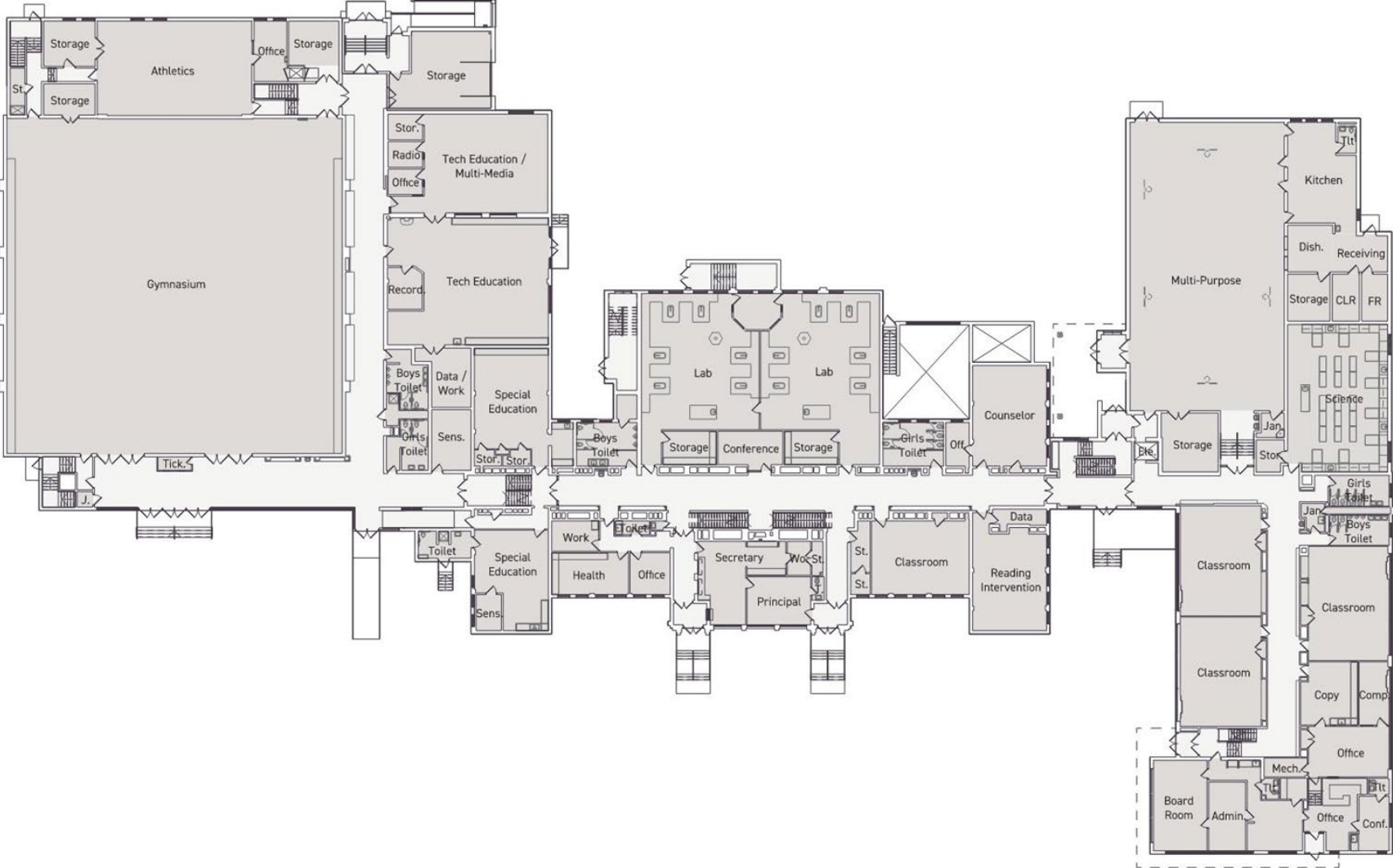
Kiel Middle School – Building Evolution



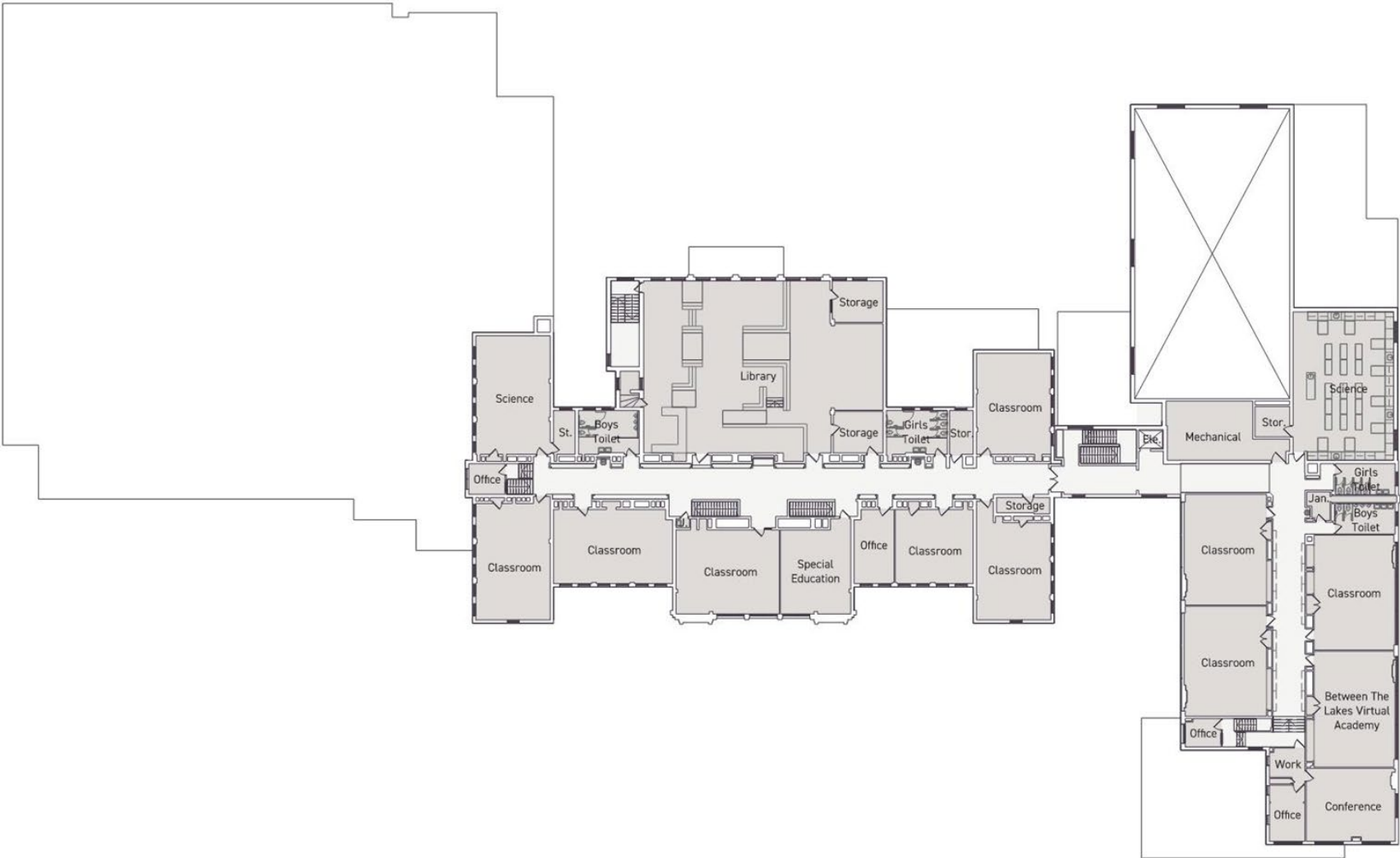
Kiel Middle School – Lower-Level Floor Plan



Kiel Middle School – First Floor Plan



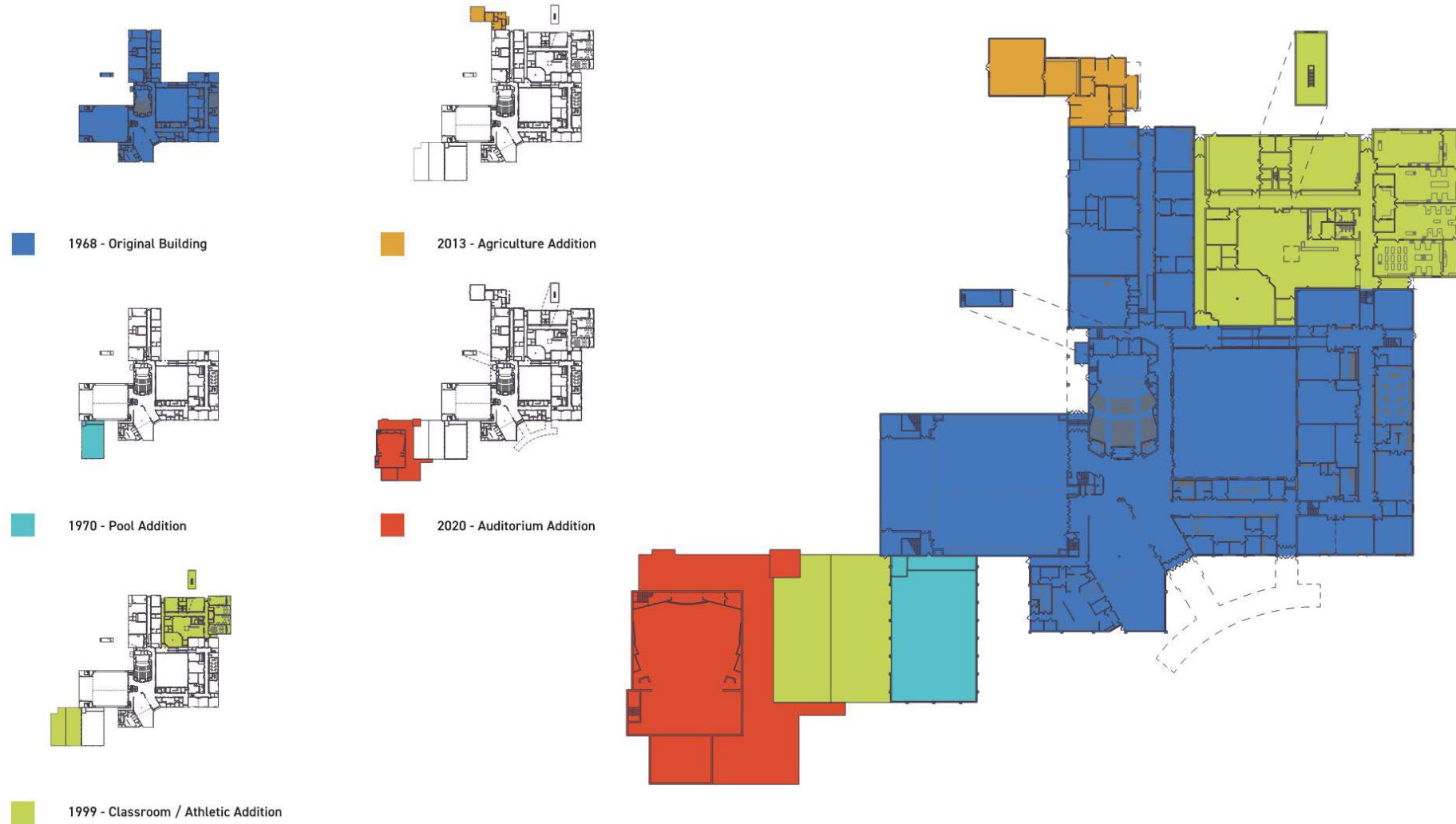
Kiel Middle School – Second Floor Plan



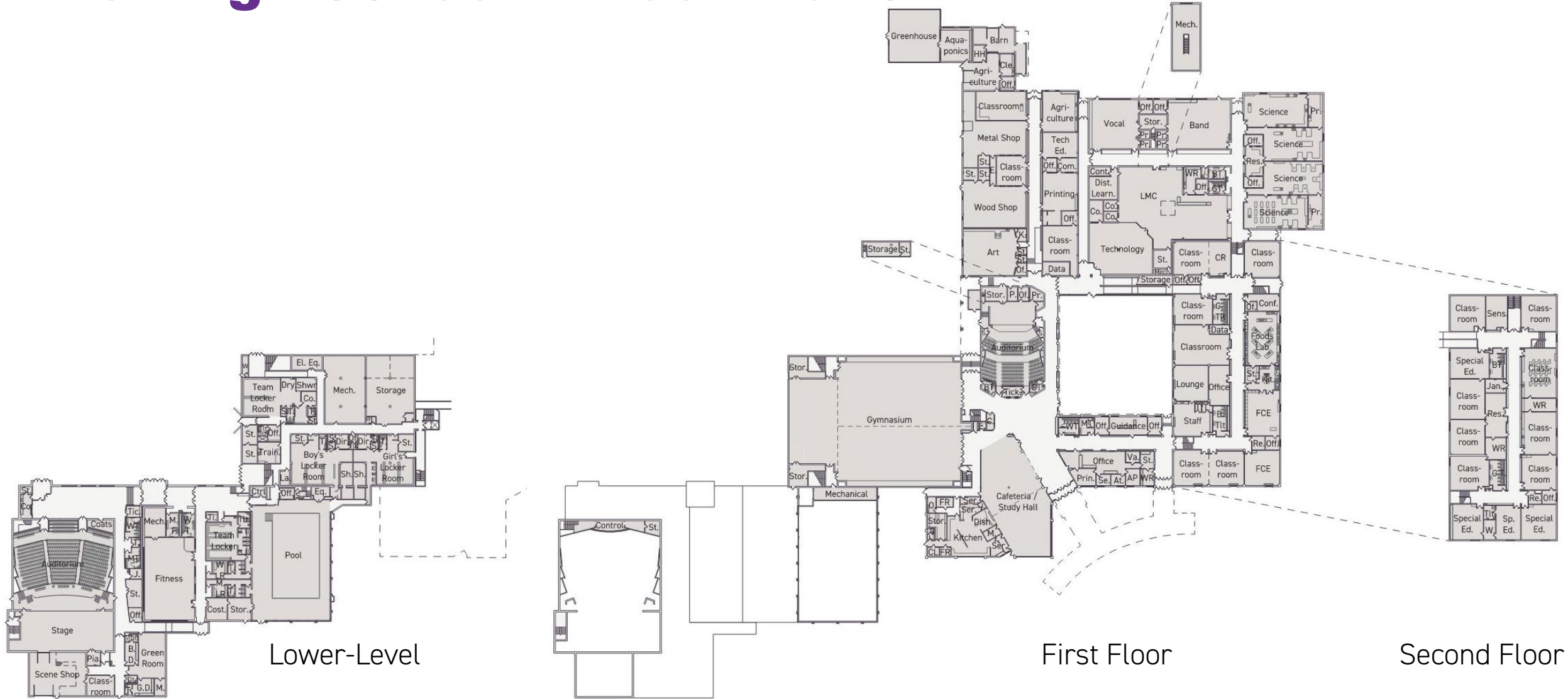
Kiel High School – Site Plan



Kiel Middle School – Building Evolution



Kiel High School – Floor Plans



KASD BACKGROUND INFORMATION

Referendum History (since 1998, based on data from WI DPI)

September 1998 Referendum

- Failed \$15.255M capital question for additions and renovations to KHS, KMS, and Zielanis ES
- Failed \$2.72M capital question for an auditorium addition to KHS
- Failed \$1.065M capital question for a diving well and children's pool addition to KHS

April 1999 Referendum

- Passed \$10.6M capital question for additions and renovations to KHS, KMS, and Zielanis ES
- Passed operating question (non-recurring) \$300,000 per year for 10 years

November 2008 Referendum

- Failed \$17.43M capital question for improvements at Meeme LEADS Charter School and KMS; auditorium addition to KHS; renovating Zielanis ES and KHS; etc.
- Failed operating question (non-recurring) \$350,000 per year for 10 years
- Failed operating question (non-recurring) \$650,000 per year for 10 years

April 2009 Referendum

- Failed operating question (non-recurring) \$650,000 per year for 6 years

KASD BACKGROUND INFORMATION

Referendum History Continued (since 1998, based on data from WI DPI)

November 2012 Referendum

- Passed \$6.5M capital question for safety and security improvements, improving facilities and grounds, purchasing technology, and acquiring equipment, furnishings, and fixtures
- Failed operating question (non-recurring) \$400,000 per year for 7 years

April 2015 Referendum

- Failed operating question (non-recurring) \$250,000 per year for 9 years
- Failed \$8.9M capital question for new pool, conversion of existing pool to gym/multipurpose area, expansion of fitness center, and locker room renovations at KHS
- Failed \$1.8M capital question for a warm water therapy pool at KHS

April 2018 Referendum

- Failed \$10.4M capital question for new performing arts center and renovating athletic facilities at KHS
- Passed operating question (non-recurring) \$840,000 per year for 10 years

November 2018 Referendum

- Passed \$7.0M capital question for new performing arts center and expanded tech ed at KHS
- Passed \$3.11M capital question for renovating the KHS athletic facilities

10-year Capital Plan Major Projects Completed

Project	Description	Location	Year	Actual Cost
HVAC Upgrade	Replace Control Units	HS	2019	118,000.00
Parking Lots	Patch and Reseal	DW	2019	85,000.00
Pool Repairs	Replace Scupper Drains	HS	2019	50,000.00
Boiler (Phase 1)	Replace Boiler Unit	HS	2020	271,000.00
HVAC/Roof	Replace Roof/AHU	MS	2020	112,000.00
Boiler (Phase 2)	System Upgrades	HS	2021	114,000.00
HVAC Upgrade	Pneumatic Conversion	HS	2021	77,000.00
Exterior Lights	Conversion to LED	DW	2021	35,000.00
Parking Lots	Patch and Reseal	DW	2022	62,000.00
Restrooms	Complete Renovation	HS	2022	131,000.00
Fire Alarm	Replace Alarm System	HS	2022	264,000.00
HVAC	Replace KMC Units	MS	2023	40,000.00
Doors	Replace Exterior Doors	DW	2023	148,000.00
Exhaust Fans	Replace Exhaust Fans	HW	2023	100,000.00
Parking Lots	Patch and Reseal	DW	2023	73,000.00

10-year Capital Plan Major Projects Planned

Project	Description	Location	Year	Estimated Cost
Roofs	Complete Roof Replacement	ZS	2024	660,000.00
Playground	ADA Pour-in-Place Surface	ZS	2024	600,000.00
Fire Alarm	Replace Alarm System	ZS	2024	80,000.00
HVAC	Pneumatic Conversion	MS	2025	80,000.00
Pool	Preventative Maintenance	HS	2025	50,000.00
Flood Prevention	Excavation and Flood Control	MS	2025	400,000.00
Windows	Complete Window Replacement	ZS	2026	300,000.00
Parking Lots	Patch and Reseal	DW	2026	80,000.00
Roofs	Roof Replacement	HS	2027	350,000.00
Pool	Preventative Maintenance	HS	2028	50,000.00
Roofs	Roof Replacement	MS	2028	350,000.00

FACILITIES STUDY & MASTER PLANNING

Kiel Area School District

BRAYARCHITECTS

C.D. SMITH
CONSTRUCTION

MASTER PLANNING APPROACH

01

project
initiation

02

community
engagement
strategy

03

needs
assessment

04

option /
solution
exploration

05

community
surveying

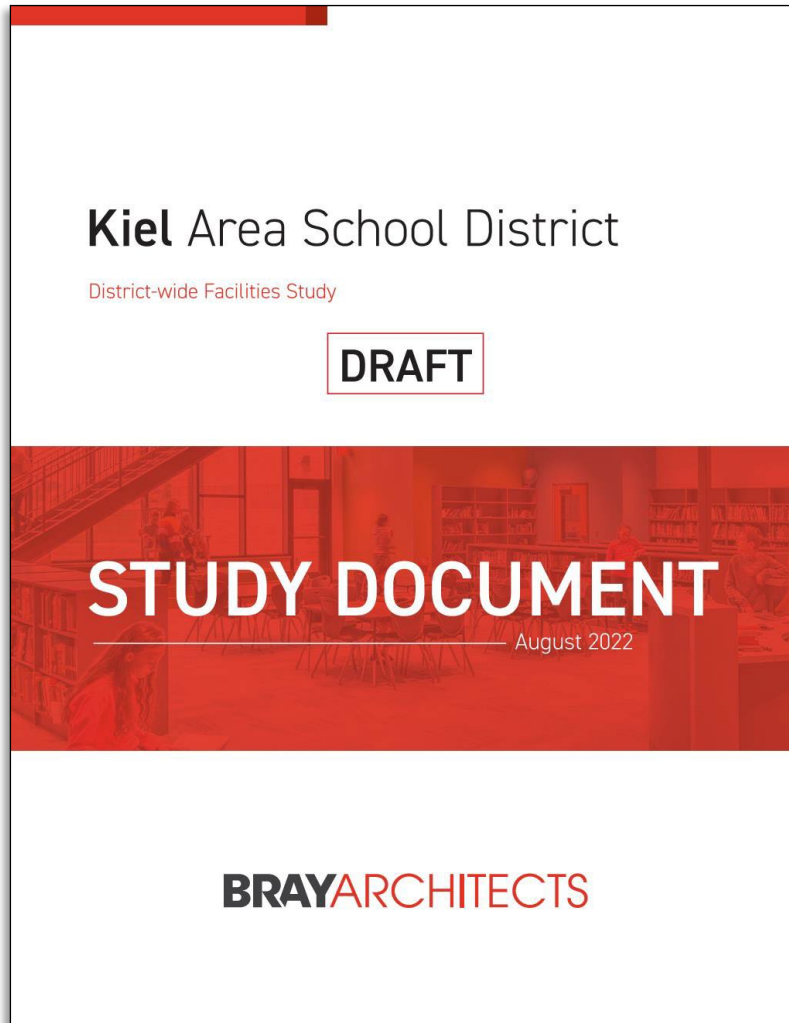
06

option /
solution
refinement

07

final report

FACILITIES STUDY DOCUMENTS



Note: full copies are available at the District office

FACILITIES STUDY OVERVIEW

Zielanis Elementary

- Average classroom meets or exceeds the recommended size
- Mechanical, Electrical, and Plumbing systems fair overall, but multiple air handlers / rooftop units have exceeded their expected service life
- Single pane windows are thermally inefficient and should be considered for replacement
- Areas of flooring in poor condition
- Roof is beyond expected service life
- Site – paving is in poor condition
- CD Smith's estimated budget:
 - +/- \$6 million for poor condition items
 - +/- \$4.3 million for fair condition items



FACILITIES STUDY OVERVIEW

Kiel Middle School

- Average classroom is below the recommended size with many significantly below
- Portions of the plumbing piping system and the oldest fixtures are in poor condition
- Mechanical system is in poor condition overall based on boilers, pumps, and multiple air handlers / rooftop units that are at the end of, or have exceeded their expected service life
- Electrical system is in fair condition overall, but the clock system is obsolete and intercom system is old
- Multiple aspects of the interior need replacement including doors, casework, some lockers, and portions of finishes such as flooring, wall base, ceilings, tile, etc.



FACILITIES STUDY OVERVIEW

Kiel Middle School (continued)

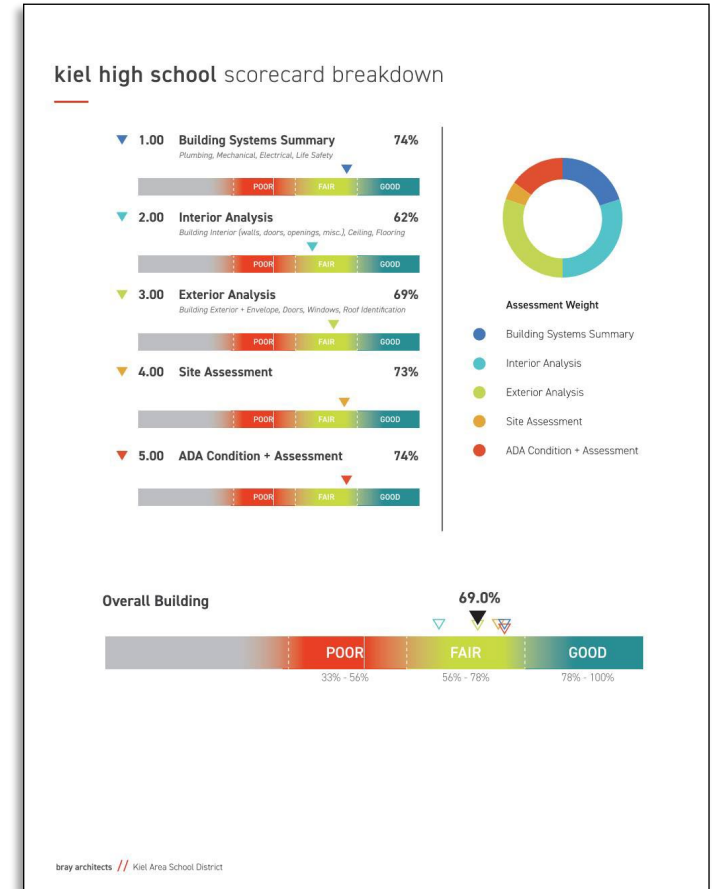
- Exterior in fair condition overall, but water infiltration and foundation issues need attention, hollow metal doors are in poor condition, and the oldest sections of roof are beyond their expected service life
- Site – portions of paving and exterior stairs are in poor condition
- Multiple aspects of the building present ADA / accessibility challenges including stairs / railing, door hardware and clearances, toilet rooms, and being spread across 3 floors with multiple intermediate levels and changes
- CD Smith's estimated budget:
 - +/- \$7 million for poor condition items
 - +/- \$7.5 million for fair condition items



FACILITIES STUDY OVERVIEW

Kiel High School

- Average classroom meets or exceeds the recommended size
- Mechanical, Electrical, and Plumbing systems fair overall, but multiple air handlers / rooftop units have exceeded their expected service life. Clock system and intercom are older
- Multiple aspects of the interior need replacement including doors, some lockers, and portions of finishes such as flooring, wall base, ceilings, tile, etc.
- Exterior in fair condition overall, but a few hollow metal doors are in poor condition
- Much of the roof is at or beyond the expected service life
- Site – areas of paving and sidewalk are in poor condition
- CD Smith's estimated budget:
 - +/- \$10.2 million for poor condition items
 - +/- \$14.9 million for fair condition items

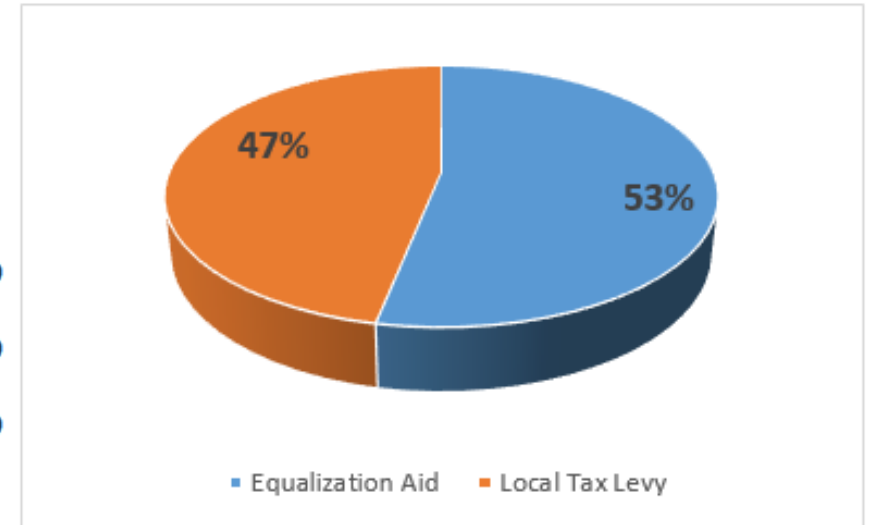


SCHOOL FINANCE 101



Property Tax Levy

2022-23 Revenue Limit	13,495,092.00	
2022-23 Equalization Aid	<u>7,948,629.00</u>	
Allowable General Operations Limit	5,516,301.00	78.8%
Referendum Approved Debt	1,351,581.00	19.3%
Community Services	<u>135,747.00</u>	1.9%
Total Fall 2022 Tax Levy	<u>7,003,629.00</u>	



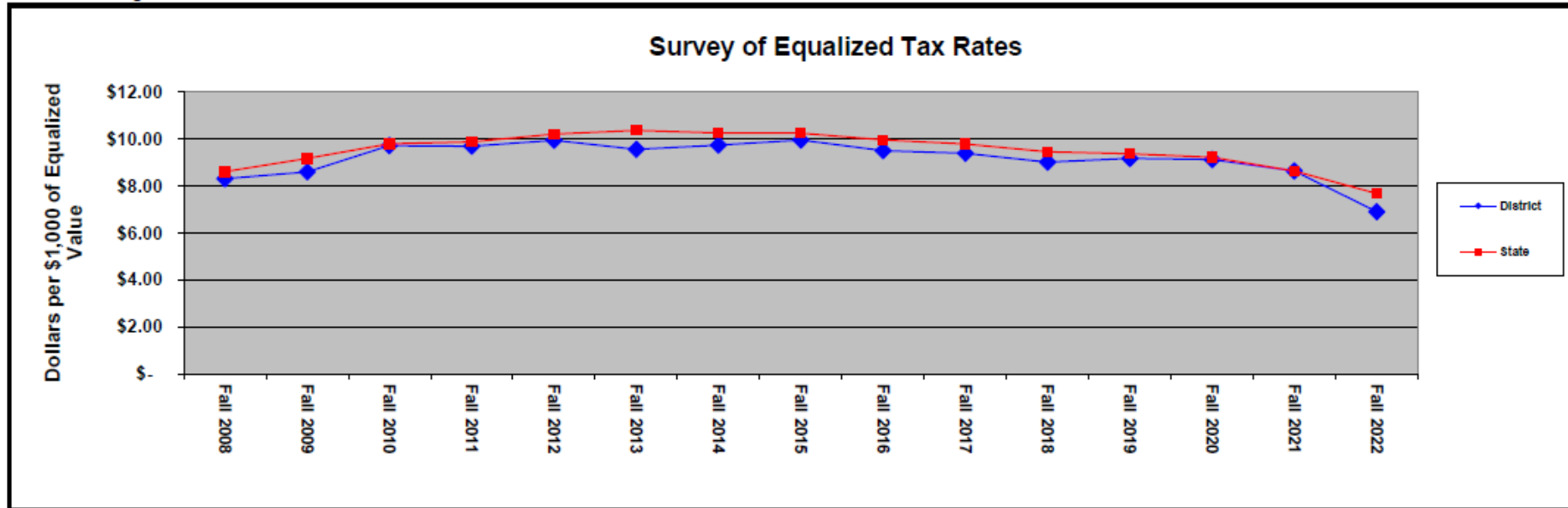
Equalized Value & Mill Rate

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

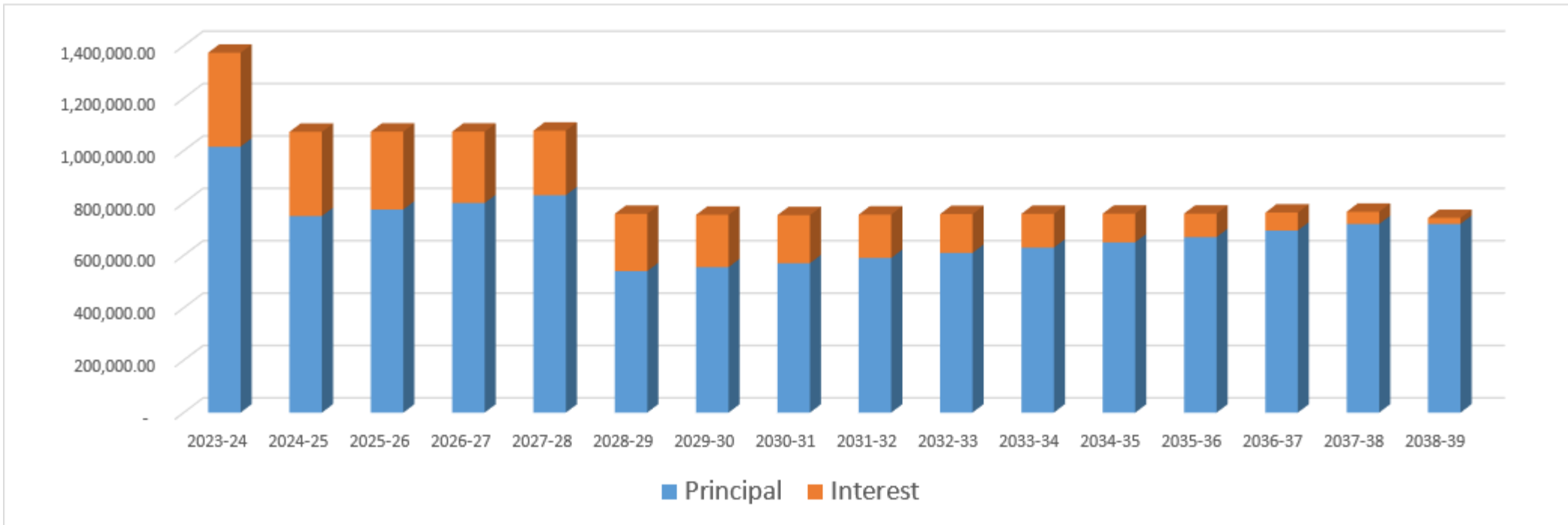
	Fall 2016	Fall 2017	Fall 2018	Fall 2019	Fall 2020	Fall 2021	Fall 2022	Fall 2023
Total Levy	\$ 6,667,190	\$ 6,654,862	\$ 6,788,349	\$ 7,379,808	\$ 7,586,292	\$ 7,730,789	\$ 7,003,629	
Total Equalized Value	\$ 701,375,067	\$ 708,954,215	\$ 752,641,049	\$ 803,625,054	\$ 830,473,006	\$ 894,623,239	\$ 1,013,673,223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

Debt Capacity/Limit

Projected Equalized Value	1,096,388,958.00
Debt Limit (10 percent)	109,638,895.80
Current Long-Term Debt	11,120,000.00
Margin of Indebtedness	98,518,895.80



Hypothetical Tax Impacts

Tax Base (Equalized Value)

2022 - \$1,013,673,223 Actual

Project 4% growth for each of next 2 years = \$1,096,388,958

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

Maintain Existing Debt Structure using cash defeasance for 2025 or until year prior to new debt issuance impact

Tax Rate stated per \$1,000 of equalized value for \$30, \$40, \$50, \$60 and \$70 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

Existing Debt Service	----- Est. Combined (New and Existing) Debt Service -----				
	\$30 Million	\$40 Million	\$50 Million	\$60 Million	\$70 Million
\$1,355,000	\$2,955,000	\$3,743,000	\$4,525,000	\$5,308,000	\$6,088,000
Estimated Tax Levy Increase	\$1,600,000	\$2,388,000	\$3,170,000	\$3,953,000	\$4,733,000
Est. Tax Rate Increased Based On Est. E.V. \$1,096,388,958	\$1.46/\$1,000	\$2.18/\$1,000	\$2.89/\$1,000	\$3.60/\$1,000	\$4.32/\$1,000
Taxes Per \$100,000 Property Value	\$146	\$218	\$289	\$360	\$432

THANK YOU!

**Next Meeting:
Monday, October 23 at 5:00pm
at Kiel High School**

KIEL MIDDLE SCHOOL TOUR

