



SHEBOYGAN AREA
— SCHOOL DISTRICT —

Board of Education Update

JANUARY 23, 2024



SUMMARY OF WORK COMPLETED TO DATE



SHEBOYGAN AREA
— SCHOOL DISTRICT —



Background/Citizens Advisory Committee Work

- Spring 2019 - Request for proposal resulted in selection of Bray Architects to support SASD in Urban and Farnsworth planning efforts
- Summer – Fall 2019 – Facility condition and educational needs assessments were completed for both schools
- Early 2021 – Staff listening sessions
- Spring 2021 – Spring 2022 – Citizens Advisory Committee (CAC) formed and met
 - Explored three options/solutions for each school
 - Recommendation to build a new Urban Middle School on a new site and Like-New Farnsworth Middle School on the current site



Facility Condition Assessment



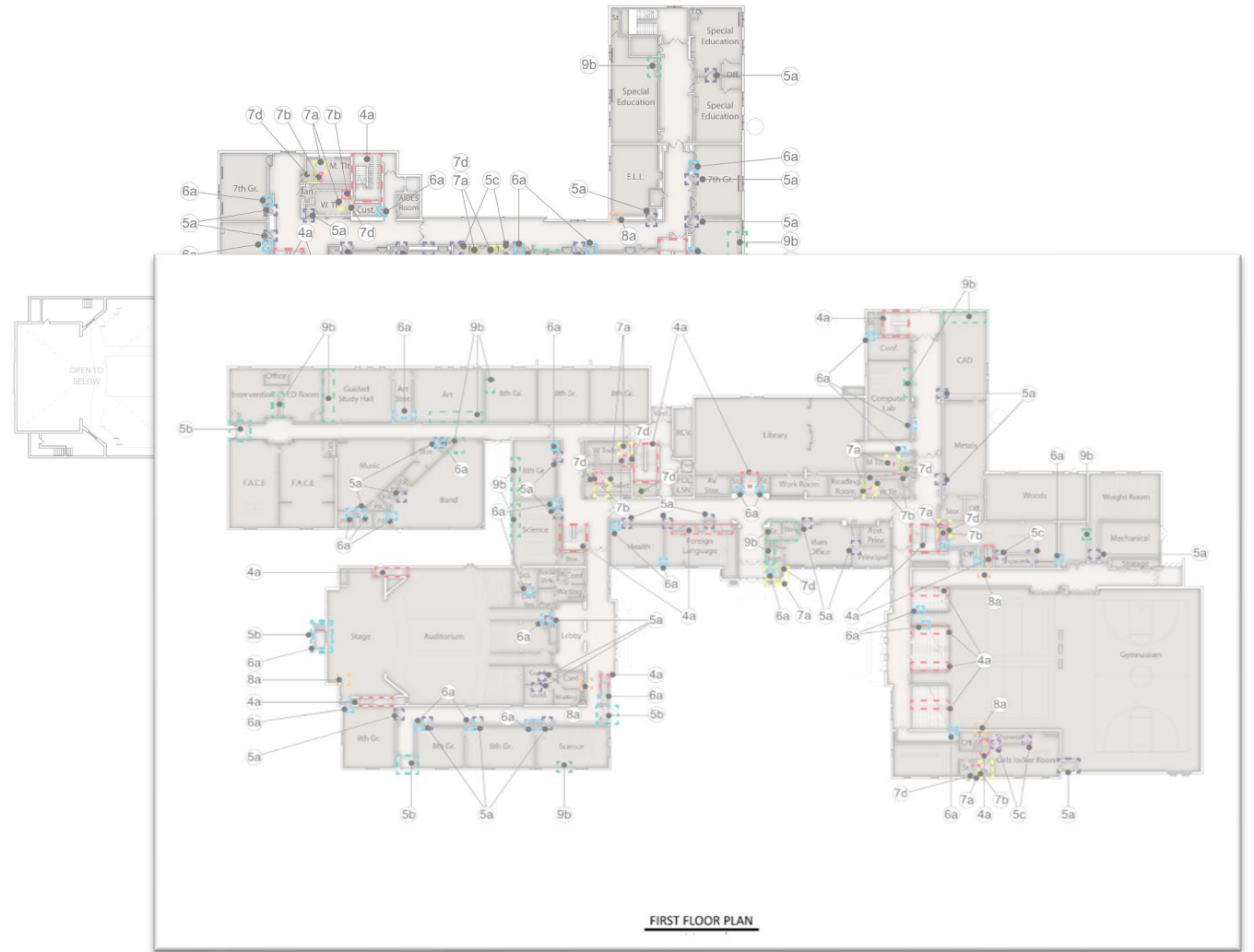
**SCHOOL DISTRICT OF
SHEBOYGAN**

DRAFT

SHEBOYGAN, WISCONSIN



SHEBOYGAN AREA SCHOOL DISTRICT • JANUARY 23, 2024





BRAY
ARCHITECTS

Educational Space Needs/Programming

SHEBOYGAN AREA SCHOOL DISTRICT
SHEBOYGAN, WISCONSIN
BRAY PROJECT NO. 3415

DRAFT



Friday | April 24, 2020

PRELIMINARY SPACE PROGRAM
6th-8th Grade Urban Middle School
650 Student Capacity

No.	Program Area	Net Space Allocation			Notes
		Area	No	Total Net Area	
1.00	6th Grade - Team 1				
1.01	Classrooms (Math, SS, ELA)	900	3	2,700	
1.02	Science lab / lecture	1,400	1	1,400	
1.03	Resource / project area	1,400	1	1,400	
1.04	Small group instruction	150	1	150	
1.05	Conference / team room	300	1	300	
1.06	Team Storage	150	1	150	
1.07	Boys & girls toilet rooms	200	1	200	
1.08	Lockers / cubbies	2.25	120	270	Assume 30 students per classroom
2.00	6th Grade - Team 2				
2.01	Classrooms (Math, SS, ELA)	900	3	2,700	
2.02	Science lab / lecture	1,400	1	1,400	
2.03	Resource / project area	1,400	1	1,400	
2.04	Small group instruction	150	1	150	
2.05	Conference / team room	300	1	300	
2.06	Team Storage	150	1	150	
2.07	Boys & girls toilet rooms	200	1	200	
2.08	Lockers / cubbies	2.25	120	270	Assume 30 students per classroom
	Total 6th Grade:			13,140	
3.00	7th Grade - Team 1				
3.01	Classrooms (Math, SS, ELA)	900	3	2,700	
3.02	Science lab / lecture	1,400	1	1,400	
3.03	Resource / project area	1,400	1	1,400	
3.04	Small group instruction	150	1	150	
3.05	Conference / team room	300	1	300	
3.06	Team Storage	150	1	150	
3.07	Boys & girls toilet rooms	200	1	200	
3.08	Lockers / cubbies	2.25	120	270	Assume 30 students per classroom
4.00	7th Grade - Team 2				
4.01	Classrooms (Math, SS, ELA)	900	3	2,700	
4.02	Science lab / lecture	1,400	1	1,400	
4.03	Resource / project area	1,400	1	1,400	
4.04	Small group instruction	150	1	150	
4.05	Conference / team room	300	1	300	
4.06	Team Storage	150	1	150	
4.07	Boys & girls toilet rooms	200	1	200	
4.08	Lockers / cubbies	2.25	120	270	Assume 30 students per classroom
	Total 7th Grade:			13,140	

SHEBOYGAN AREA SCHOOL DISTRICT
SHEBOYGAN, WISCONSIN
BRAY PROJECT NO. 3415

DRAFT

Wednesday | April 15, 2019

PRELIMINARY SPACE PROGRAM
6th-8th Grade Farnsworth Middle School
550 Student Capacity

No.	Program Area	Net Space Allocation			Notes
		Area	No	Total Net Area	
1.00	6th Grade - Team A				
1.01	Classrooms (Math, Lang. Arts, SE)	900	4	3,600	
1.02	Science lab / lecture	1,400	1	1,400	
1.03	Resource / project area	1,400	1	1,400	
1.04	Small group instruction	150	1	150	
1.05	Conference / team room	300	1	300	
1.06	Team Storage	150	1	150	
1.07	Boys & girls toilet rooms	200	1	200	
1.08	Lockers / cubbies	2.25	100	230	Assume30 students per classroom
2.00	6th Grade - Team B				
2.01	Classrooms (Math, Lang. Arts,SS,SE)	900	4	3,600	
2.02	Science lab / lecture	1,400	1	1,400	
2.03	Resource / project area	1,400	1	1,400	
2.04	Small group instruction	150	1	150	
2.05	Conference / team room	300	1	300	
2.06	Team Storage	150	1	150	
2.07	Boys & girls toilet rooms	200	1	200	
2.08	Lockers / cubbies	2.25	100	230	Assume30 students per classroom
	Total 6th Grade:			14,860	
3.00	7th Grade - Team C				
3.01	Classrooms (Math, Lang. Arts, SE)	900	4	3,600	
3.02	Science lab / lecture	1,400	1	1,400	
3.03	Resource / project area	1,400	1	1,400	
3.04	Small group instruction	150	1	150	
3.05	Conference / team room	300	1	300	
3.06	Team Storage	150	1	150	
3.07	Boys & girls toilet rooms	200	1	200	
3.08	Lockers / cubbies	2.25	100	230	Assume30 students per classroom
4.00	7th Grade - Team D				
4.01	Classrooms (Math, ILA, SS)	900	4	3,600	
4.02	Science lab / lecture	1,400	1	1,400	
4.03	Resource / project area	1,400	1	1,400	
4.04	Small group instruction	150	1	150	
4.05	Conference / team room	300	1	300	
4.06	Team Storage	150	1	150	
4.07	Boys & girls toilet rooms	200	1	200	
4.08	Lockers / cubbies	2.25	100	230	Assume30 students per classroom
	Total 7th Grade:			14,860	



Site Due Diligence

- Environmental Analysis
- Wetland Delineation
- Land Survey
- Geotechnical Feasibility Borings
- Public Utility Review
- Preliminary Conversations with the City of Sheboygan
- Test Fit Plans



Leadership Tours of Recent Projects

- Kewaskum Middle/High School – Completed Fall of 2018
- Vel Phillips Middle School (Oshkosh, WI) Completed Fall of 2023
- West De Pere Intermediate School – Completed Fall of 2020



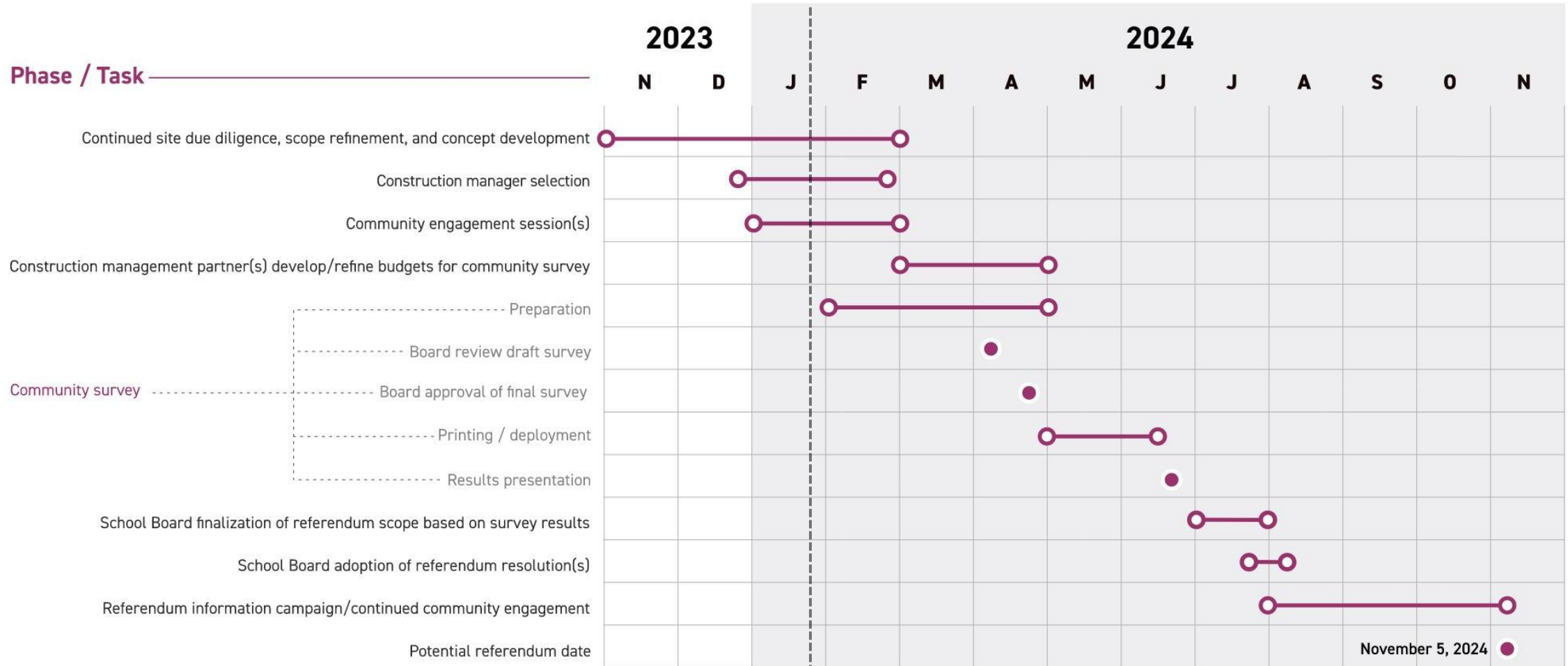
LOOKING FORWARD



SHEBOYGAN AREA
— SCHOOL DISTRICT —



Preliminary Timeline



Staff and Community Engagement

January 30th @ 3:15pm – Urban Middle School Staff Engagement

February 6th @ 3:15pm – Farnsworth Middle School Staff Engagement

February 12th @ Noon – Community Leader Meeting #1

February 15th @ 5:30pm – Community Leader Meeting #2

February 29th @ 6:30pm – Community Meeting #1 @ Urban MS

March 4th @ 6:30pm – Community Meeting #2 @ Farnsworth MS



Construction Manager Selection

- Thirteen companies have received the Request for Qualifications through posting on the Daily Reporter.
- Qualification Statements from Interested Construction Managers are due on Thursday, January 25th.
- Shortlisted candidates will be notified the week of January 29th.
- Interviews will be held with District Administration tentatively on February 12th.
- School Board review and approval on February 27th.



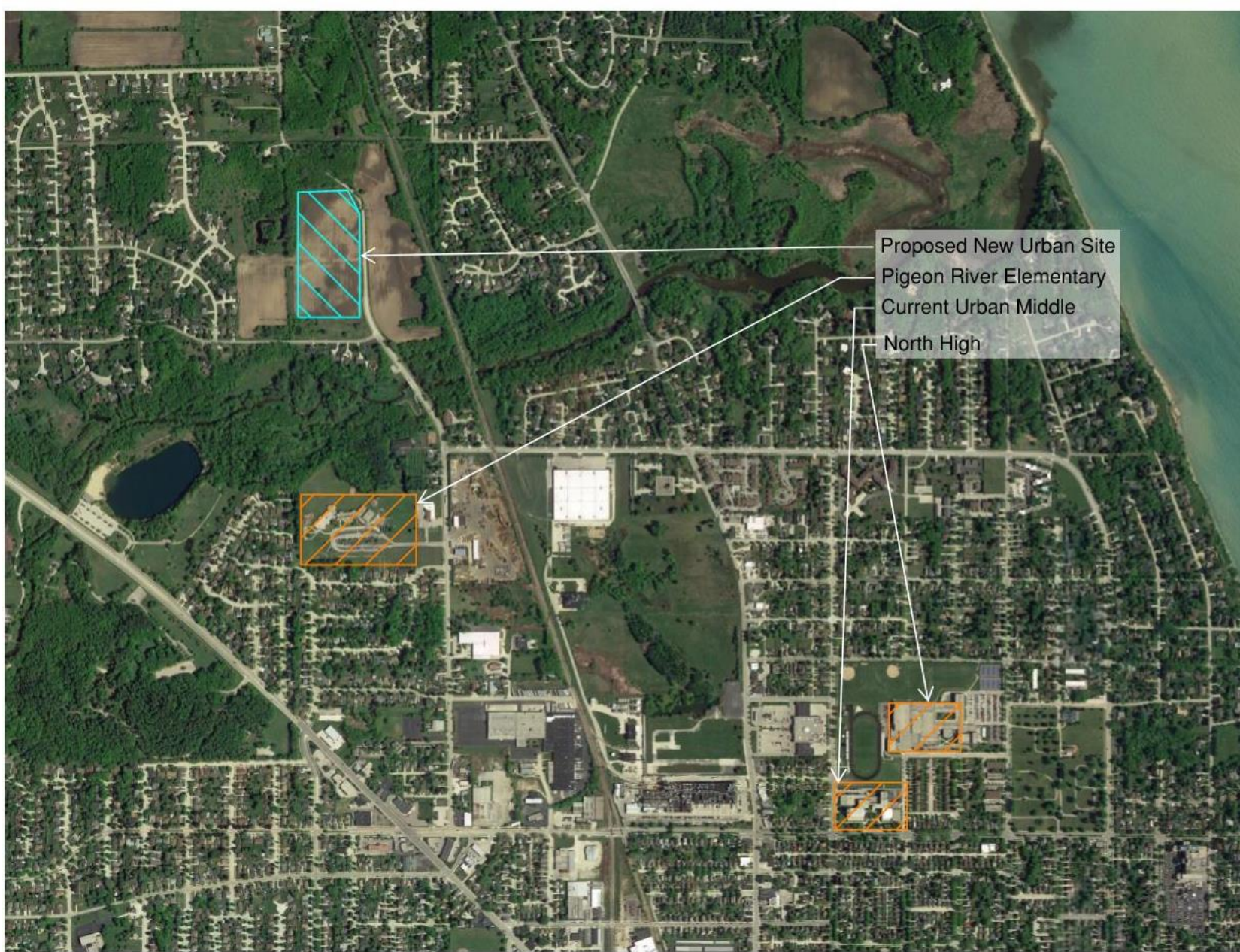
SOLUTION UPDATE



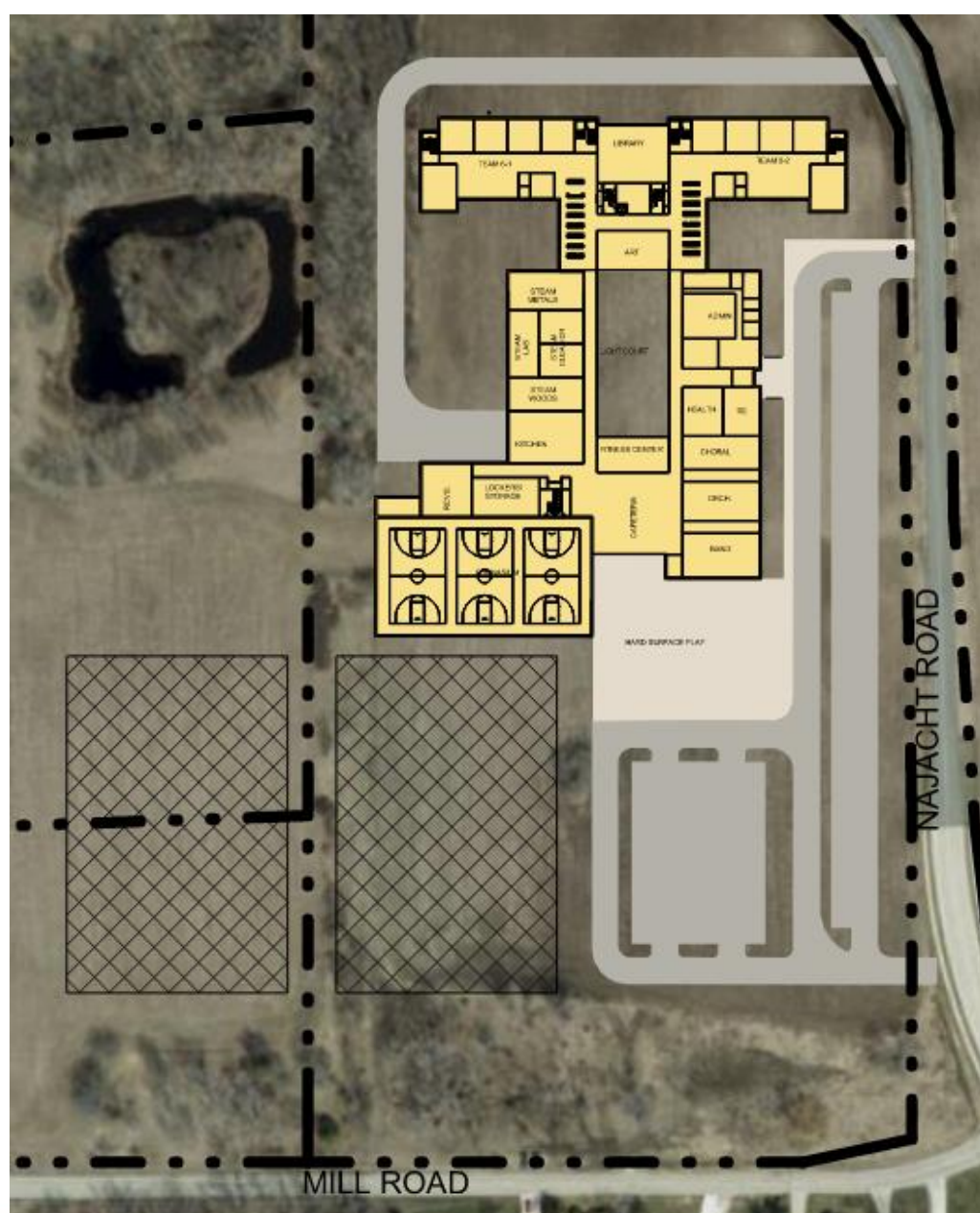
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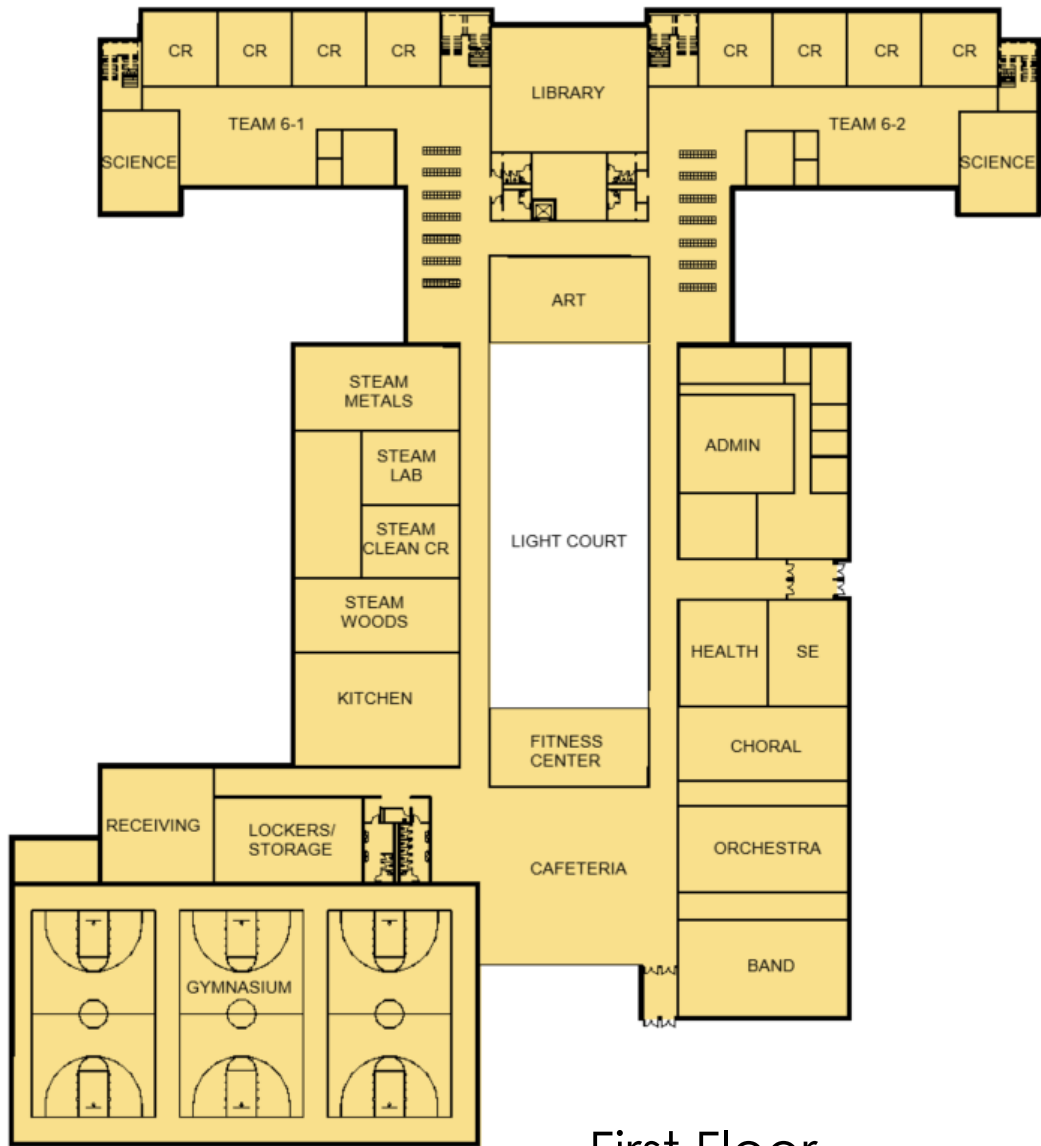


Site Context



Proposed New Urban MS

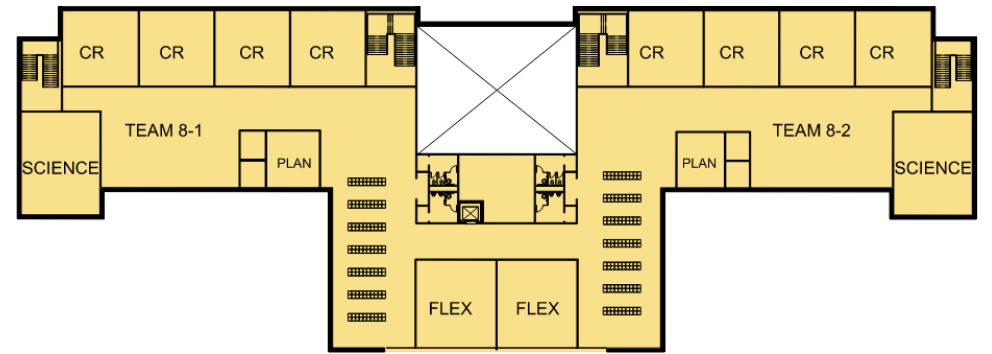




First Floor



Second Floor



Third Floor

New Urban Middle School



Existing Urban Site

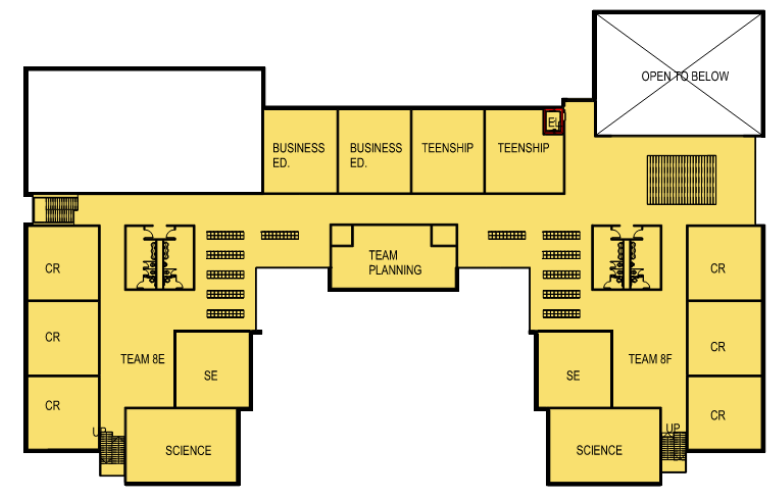


Proposed Farnsworth MS

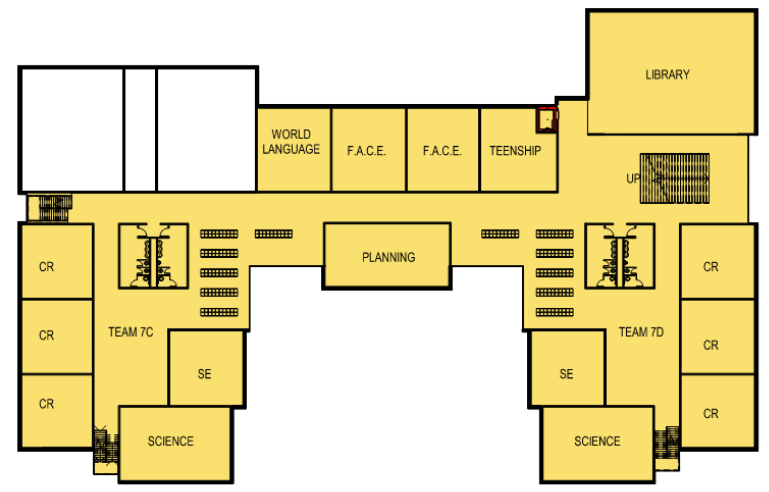




First Floor



Third Floor



Second Floor

Farnsworth Middle School



BUDGET/FINANCE OVERVIEW



SHEBOYGAN AREA
— SCHOOL DISTRICT —



Sheboygan ASD Finances

- SASD has been planning for years to contribute ~10% out of fund balance and Fund 46 to support this project.
- Projected Project Budget = \$140 Million
- Less District Contribution = (\$ 14 Million)
- Potential Referendum Amount = \$126 Million



Estimated Tax Impact

PRELIMINARY

REFERENDUM AMOUNT

\$126,000,000

MAX MILL RATE IMPACT (OVER 2023-24)*

\$0.30

(Per \$1,000 valuation)

TAX IMPACT ON PROPERTY WITH FAIR MARKET VALUE:

\$100,000 Property

*Maximum Annual Impact
Maximum Monthly Impact*

*\$30.00
\$2.50*

\$250,000 Property

*Maximum Annual Impact
Maximum Monthly Impact*

*\$75.00
\$6.25*

\$350,000 Property

*Maximum Annual Impact
Maximum Monthly Impact*

*\$105.00
\$8.75*



Assumptions:

Multi-phased borrowings amortized over 22 years at planning interest rates ranging from 5.50%-5.75%.

Tertiary Aid Impact (2023-24 October Aid Certification): 43.99%.

Mill rate based on the 2023 Equalized Valuation (TID-OUT) of \$5,635,267,369 with annual growth of 2.00% thereafter.

**Impact represents the estimated maximum increase in levy over the 2023-24 levy for referendum approved debt service of \$1.26.*

Planning estimates only. Significant changes in market conditions will require adjustments to current financing plan. Rates subject to change.



NEXT STEPS



SHEBOYGAN AREA
— SCHOOL DISTRICT —



Next Steps

- Staff/Community Meetings Late January - February
- Selection of Construction Manager(s) End of February
- Creation and distribution of community survey February – Mid-June
- Survey results Late-June
- Finalization of referendum plan/scope based on survey results July
- Legal drafting and board adoption of referendum question Late July – Early August
- Referendum information campaign August – Early-November



ANY
QUESTIONS
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THANK YOU!



SHEBOYGAN AREA SCHOOL DISTRICT • NOVEMBER 28, 2023

BRAY
ARCHITECTS

Preliminary Design/Construction Timeline

