



SPARTA AREA SCHOOL DISTRICT

Soup with the Sup!!!

August 9, 2023

your team

Bray Architects

Market & Johnson

RW Baird

School Perceptions

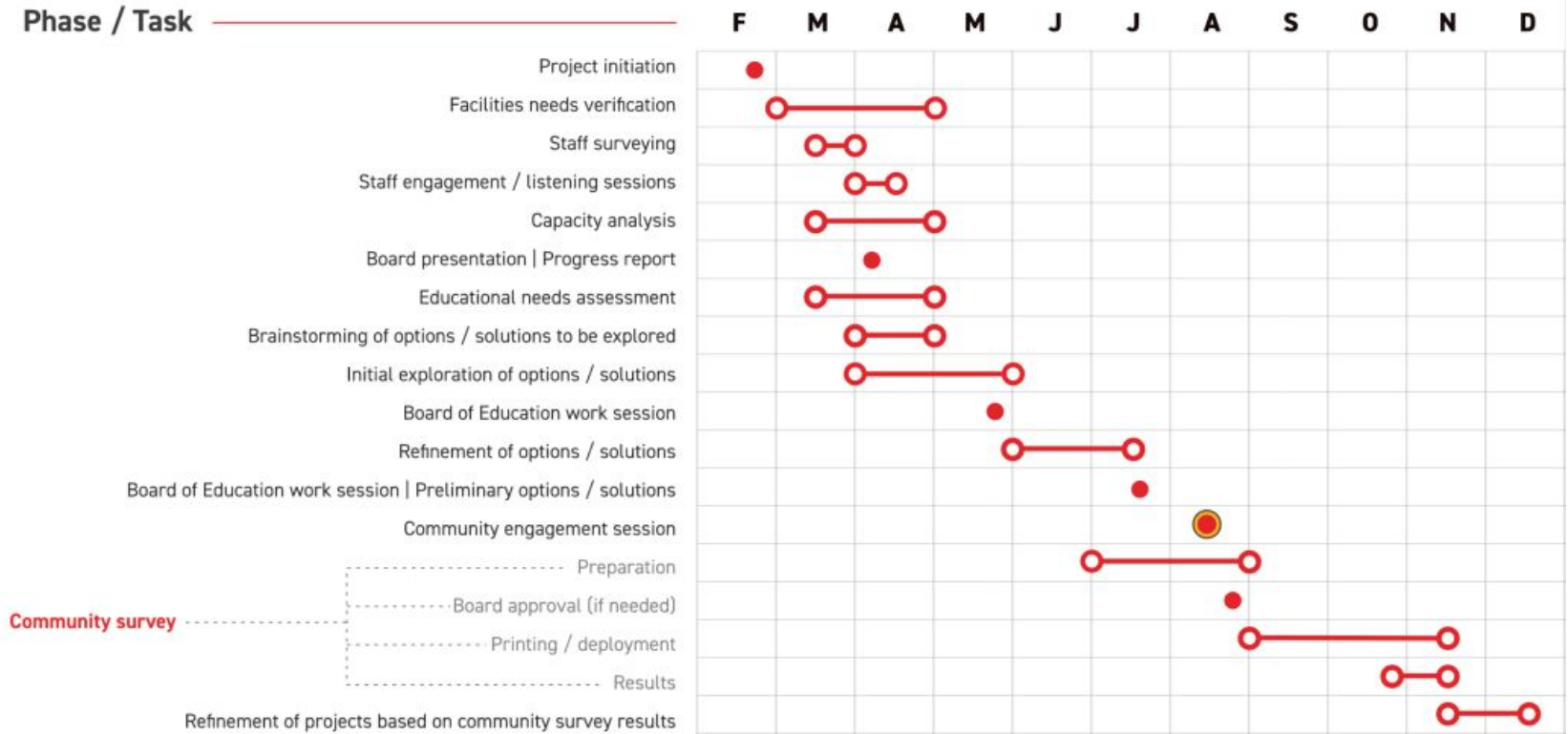
RSI Building Envelope

preliminary timeline



BRAYARCH

preliminary timeline



preliminary timeline

Next Steps after Today:

Late-August/early-September - Follow-Up Meeting with BOE to review draft of Community Survey

September/October – Community Survey sent to all district residents

About School Perceptions

- Independent, Wisconsin-based education research firm
- Conducted over 10,000 staff, student, and parent surveys for school improvement
- Helped more than 900 districts navigate the strategic planning and referendum planning process

For 20+ years, our mission has never changed:

We help educational leaders gather, organize, and use data to make strategic decisions.

Community Survey

Why do the survey?

- **Educate** your community members on the needs of the district.
- **Gather data** to understand community members' educational and financial priorities.
- **Establish the tax tolerance** associated with potential projects.
- Decide if/**when** a referendum should take place.
- Collect basic, **overall satisfaction** metrics.
- People are more likely to support a plan if...

They understand the plan.

They have a voice in creating the plan.

draft facility report



BRAYARCH

sparta area school district draft facility report

Sparta Area School District

District-wide Facilities Study

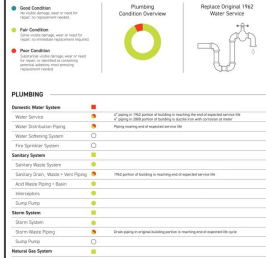
DRAFT

STUDY DOCUMENT

May 2023

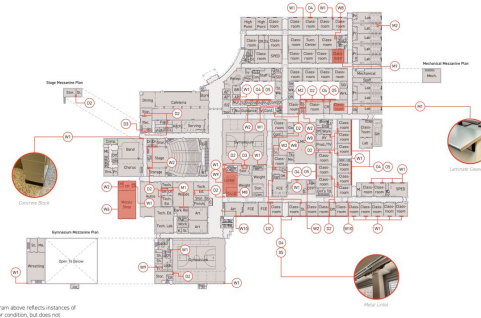
BRAYARCHITECTS

sparta high school building systems summary



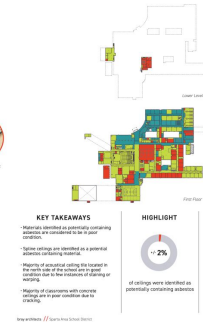
The diagram above reflects instances of materials in poor condition, but does not reflect the material's overall condition.

sparta high school interior identifications + analysis | first floor



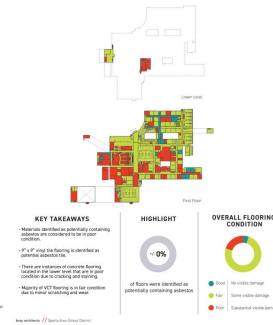
The diagram above reflects instances of materials in poor condition, but does not reflect the material's overall condition.

sparta high school ceiling analysis



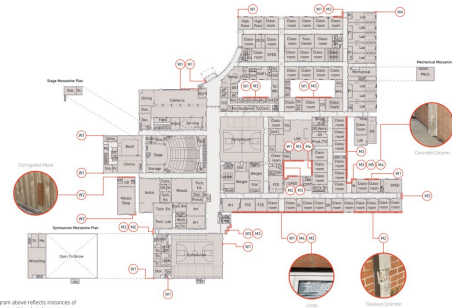
The diagram above reflects instances of materials in poor condition, but does not reflect the material's overall condition.

sparta high school flooring analysis



The diagram above reflects instances of materials in poor condition, but does not reflect the material's overall condition.

sparta high school exterior identifications + analysis



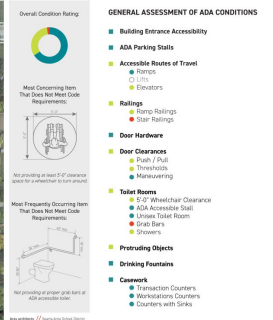
The diagram above reflects instances of materials in poor condition, but does not reflect the material's overall condition.

sparta high school roof identification



The diagram above reflects instances of materials in poor condition, but does not reflect the material's overall condition.

sparta high school ada conditions + assessment



The diagram above reflects instances of materials in poor condition, but does not reflect the material's overall condition.

Complete facility study document is available on SASD website

sparta area school district southside early learning center

01

Original Date of Construction

1965

As of 2023: 58 years old

Square Footage

51,930 Sq. Ft.

Average Core Classroom Size Comparison



933 sq. ft.

Recommended Size
 P-12: 100 sq. ft.
 Kindergarten: 1,200 sq. ft.

southside early learning center

SUMMARY

Southside Early Learning Center provides a comprehensive program for PreK-Kindergarten students.

Address: 1023 Walrath St, Sparta, WI 54656
Grades Served: PreK-Kindergarten
Site Size: 17.0 acres
Parking: 77 stalls



▼ ITEMS IN POOR CONDITION

Substantial visible damage, wear or need for repair, or identified as containing potential asbestos

- Domestic water system
- Sanitary System
- Interior wall repair at select/identified areas
- Ceiling replacement at select/identified areas
- Flooring replacement at select/identified areas
- Casework at identified areas
- Potential asbestos remediation
- ADA improvements at identified areas
- Exterior doors at identified areas
- Exterior wall repair at select/identified areas

▼ ITEMS IN FAIR CONDITION

Some visible damage, wear or need for repair

- Storm system
- Plumbing fixtures
- Light fixtures and controls
- Mechanical control systems
- Wiring devices
- Ceiling replacement at identified areas
- Flooring replacement at identified areas
- Exterior doors at identified areas
- Exterior windows at identified areas

▼ ITEMS IN GOOD CONDITION

No visible damage, wear or need for repair

- Plumbing equipment
- Boiler plant and pumps
- HVAC systems
- Electrical service and panelboards
- Clock system and data/telephone
- Fire alarm and public address system
- Access control and security system
- Exterior doors at identified areas
- Exterior windows at identified areas

+ OVERALL BREAKDOWN

▼ Ceiling



▼ Flooring



▼ Exterior Doors



▼ Exterior Windows



▼ Roof



▼ Accessibility



▼ Plumbing



▼ Mechanical



▼ Electrical



▼ Life Safety



sparta area school district sparta montessori

02

Original Date of Construction

1951

As of 2023: 72 years old

Square Footage

38,635

Sq. Ft.

Average Core Classroom

Size Comparison



1320 sq. ft.

Recommended Size

11' x 21' = 231 sq. ft.
Kindergarten: 1,200 sq. ft.

sparta montessori

SUMMARY

Sparta Montessori provides a comprehensive program for PreK, Kindergarten-6th grade students.

Address: 429 N Black River St, Sparta, WI 54656

Grades Served: PreK, K-6th Grades

Site Size: 4.8 acres

Parking: 55 stalls



▼ ITEMS IN POOR CONDITION

Substantial visible damage, wear or need for repair, or identified as containing potential asbestos

- Domestic water system
- Sanitary system
- Plumbing fixtures
- Distribution panelboards
- Interior wall repair at select/identified areas
- Ceiling replacement at select/identified areas
- Flooring replacement at select/identified areas
- Casework at identified areas
- Exterior doors at identified areas
- Exterior wall repair at identified areas
- Potential asbestos remediation
- ADA improvements at identified areas

▼ ITEMS IN FAIR CONDITION

Some visible damage, wear or need for repair

- Storm system
- Plumbing equipment
- HVAC control systems
- Electrical service
- Panelboards
- Light fixtures and controls
- Wiring devices
- Emergency egress lighting
- Ceiling replacement at select/identified areas
- Flooring replacement at select/identified areas
- Exterior doors at identified areas
- Exterior windows at identified area

▼ ITEMS IN GOOD CONDITION

No visible damage, wear or need for repair

- Boiler plant and pumps
- HVAC systems
- Clock system and data/telephone
- Fire alarm and public address system
- Access control and security system
- Exterior windows at identified areas

+ OVERALL BREAKDOWN

▼ Ceiling



▼ Flooring



▼ Exterior Doors



▼ Exterior Windows



▼ Roof



▼ Accessibility



▼ Plumbing



▼ Mechanical



▼ Electrical



▼ Life Safety



sparta area school district meadowview middle school

03

Original Date of Construction

2002

As of 2023 21 years old

Square Footage

223,350

Sq. Ft.

Average Core Classroom Size Comparison



866 sq. ft.

Recommended Size
 K-12: 900 sq. ft.
 Kindergarten: 1200 sq. ft.

meadowview middle school

SUMMARY

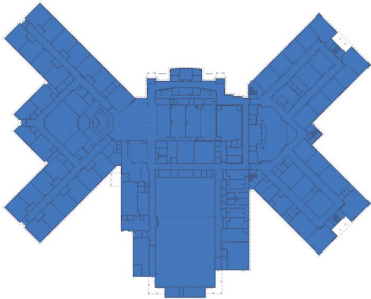
Meadowview Middle School provides a comprehensive program for 5th-8th grade students.

Address: 1225 N Water St, Sparta, WI 54656

Grades Served: 5th-8th Grades

Site Size: 38.9 acres

Parking: 290 stalls



ITEMS IN POOR CONDITION

Substantial visible damage, wear or need for repair, or identified as containing potential asbestos

- Interior wall repair at select/identified areas
- Ceiling replacement at select/identified areas
- Flooring replacement at select/identified areas
- Casework at identified areas
- Exterior doors at identified areas
- Exterior wall repair at select/identified areas
- Exterior fixtures at identified areas
- Potential asbestos remediation
- ADA improvements at identified areas

ITEMS IN FAIR CONDITION

Some visible damage, wear or need for repair

- Domestic water system
- Sanitary system
- Storm system
- Natural gas system
- Plumbing equipment and fixtures
- HVAC and control systems
- Lighting fixtures, controls, and wiring devices
- Clock system and data/telephone
- Emergency egress lighting
- Fire alarm and public address system
- Ceiling replacement at identified areas
- Flooring replacement at identified areas
- Exterior doors at identified areas
- Exterior windows at identified areas

ITEMS IN GOOD CONDITION

No visible damage, wear or need for repair

- Boiler plant and pumps
- Electrical service and panelboards
- Emergency generator
- Access control and security system
- Exterior doors at identified areas

+ OVERALL BREAKDOWN

▼ Ceiling



▼ Flooring



▼ Exterior Doors



▼ Exterior Windows



▼ Roof



▼ Accessibility



▼ Plumbing



▼ Mechanical



▼ Electrical



▼ Life Safety



sparta area school district sparta high school

04

Original Date of Construction

1962

As of 2023 61 years old

Square Footage

250,400

Sq. Ft.

Average Core Classroom Size Comparison



939 sq. ft.

Recommended Size

H-12th: 900 sq. ft.
Kindergarten: 1200 sq. ft.

sparta high school

SUMMARY

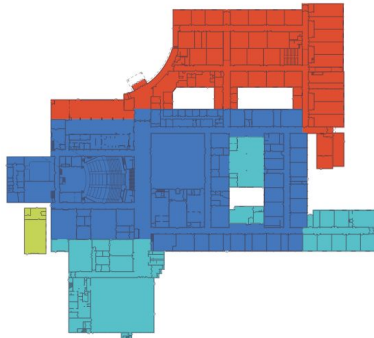
Sparta High School provides a comprehensive program for 9th-12th grade students.

Address: 506 N Black River St, Sparta, WI 54456

Grades Served: 9th-12th Grades

Site Size: 35.2 acres

Parking: 363 stalls



ITEMS IN POOR CONDITION

Substantial visible damage, wear or need for repair, or identified as containing potential asbestos

- Domestic water service
- Interior wall and door repair at select/identified areas
- Ceiling replacement at select/identified areas
- Flooring replacement at select/identified areas
- Casework at identified areas
- Exterior doors at identified areas
- Potential asbestos remediation
- ADA improvements at identified areas
- Exterior wall repair at select/identified areas

ITEMS IN FAIR CONDITION

Some visible damage, wear or need for repair

- Sanitary system
- Storm system
- Natural gas system
- Plumbing equipment and fixtures
- HVAC and control systems
- Panelboards
- Light fixtures, controls, and wiring devices
- Data/telephone
- Ceiling replacement at select/identified areas
- Flooring replacement at select/identified areas
- Exterior doors at identified areas
- Exterior windows at identified areas

ITEMS IN GOOD CONDITION

No visible damage, wear or need for repair

- Boiler plant and pumps
- Electrical service
- Clock system
- Emergency generator
- Public address system
- Access control and security system
- Exterior doors at identified areas
- Exterior windows at identified areas

+ OVERALL BREAKDOWN

▼ Ceiling



▼ Flooring



▼ Exterior Doors



▼ Exterior Windows



▼ Roof



▼ Accessibility



▼ Plumbing



▼ Mechanical



▼ Electrical



▼ Life Safety



sparta area school district maplewood (SAILS & D.O.)

05

Original Date of Construction

1925

As of 2023: 98 years old

Square Footage

37,480

Sq. Ft.

Average Core Classroom Size Comparison



787 sq. ft.

Recommended Size

PK - 12: 900 sq. ft.
Kindergarten: 1,200 sq. ft.

district office

SUMMARY

The Sparta Area School District Office provides office space for the administrative team.

Address: 900 E Montgomery St, Sparta, WI 54656

Site Size: 5.3 acres

Parking: 40 stalls



ITEMS IN POOR CONDITION

Substantial visible damage, wear or need for repair, or identified as containing potential asbestos

- Domestic water system
- Sanitary system
- Interior wall and door repair at select/identified areas
- Ceiling replacement at select/identified areas
- Flooring replacement at select/identified areas
- Exterior doors at identified areas
- Exterior windows at identified area
- Potential asbestos remediation
- ADA improvements at identified areas
- Exterior wall repair at select/identified areas

ITEMS IN FAIR CONDITION

Some visible damage, wear or need for repair

- Storm system
- Plumbing equipment and fixtures
- HVAC control systems
- Electrical service and panelboards
- Wiring devices
- Emergency egress lighting
- Public address system
- Ceiling replacement at select/identified areas
- Flooring replacement at select/identified areas
- Exterior doors at identified areas
- Exterior windows at identified area

ITEMS IN GOOD CONDITION

No visible damage, wear or need for repair

- Boiler plant and pumps
- HVAC system
- Light fixtures and controls
- Clock system and data/telephone
- Fire alarm system
- Access control and security system
- Exterior doors at identified areas

OVERALL BREAKDOWN

▼ Ceiling



▼ Flooring



▼ Exterior Doors



▼ Exterior Windows



▼ Roof



▼ Accessibility



▼ Plumbing



▼ Mechanical



▼ Electrical



▼ Life Safety

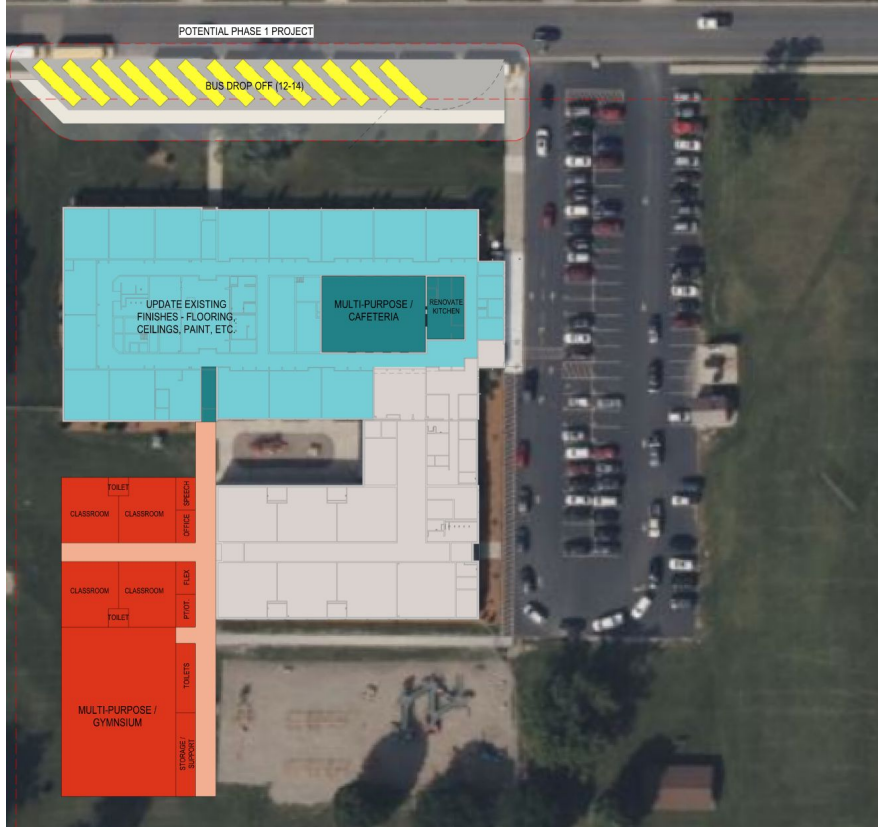


preliminary concepts



BRAYARCH

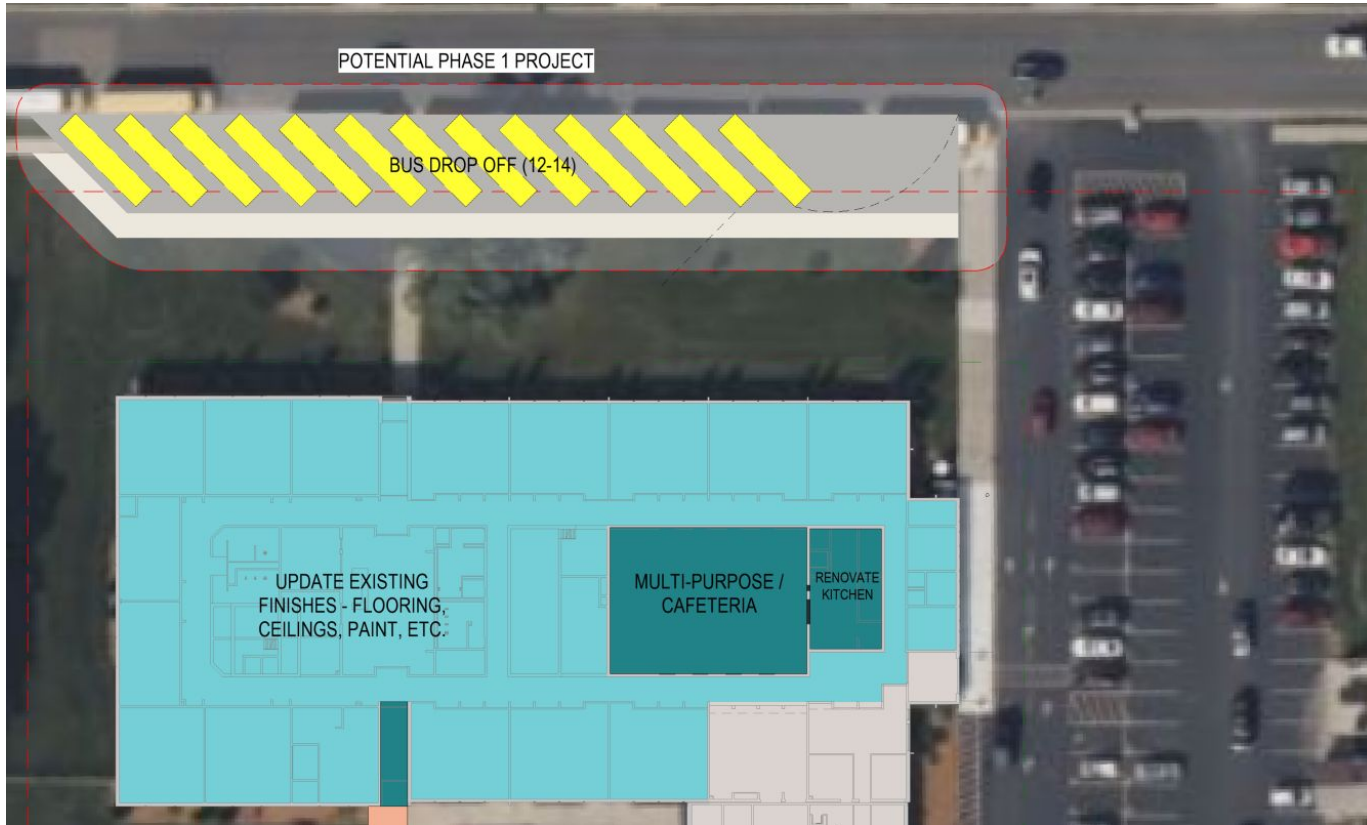
sparta area school district southside early learning center



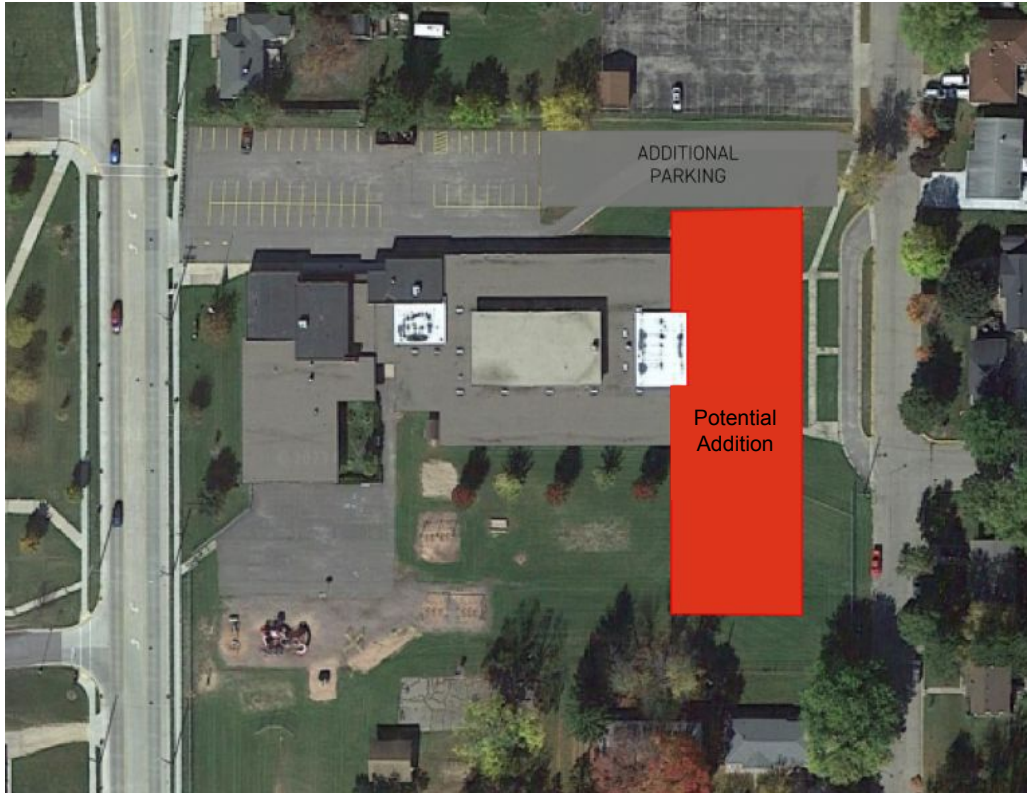
Project Challenges / Goals:

- Improve bus drop-off / separation of buses and cars
- Create space for future all-day 4K
- Create separate / dedicated spaces for cafeteria and gymnasium
- Update classroom spaces in original portion of the building (not part of previous project)

sparta area school district southside early learning center



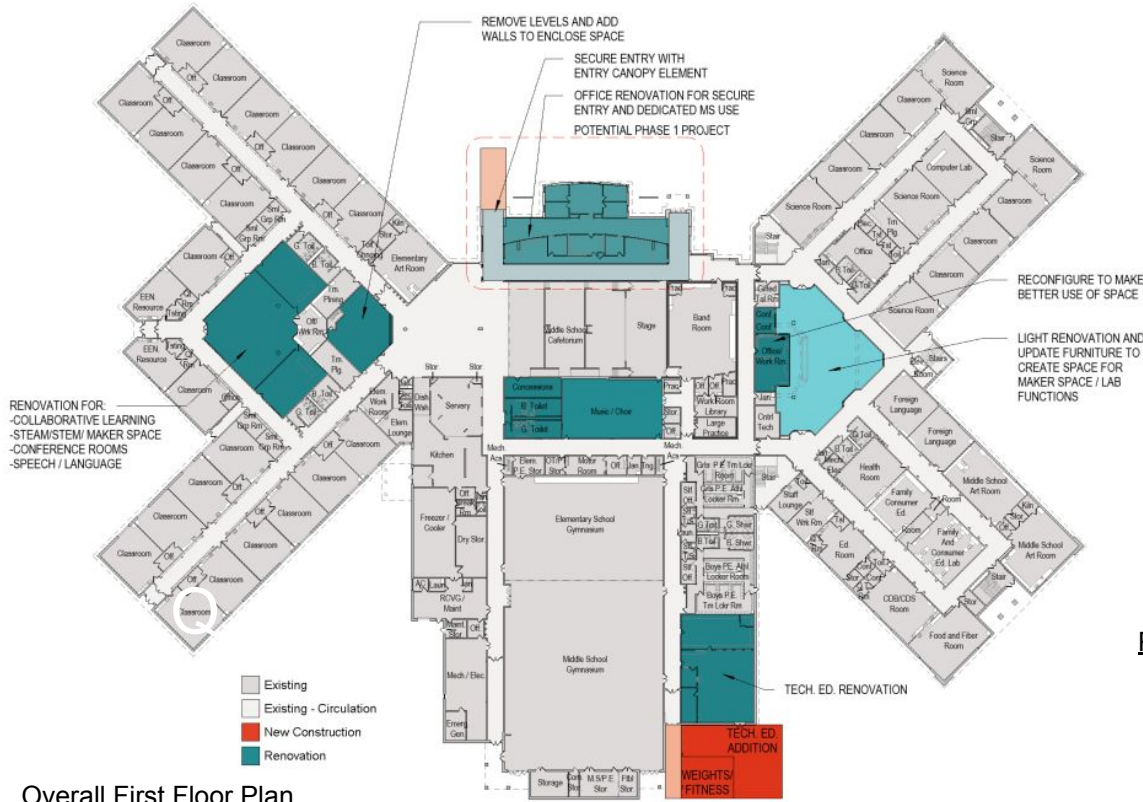
sparta area school district sparta montessori



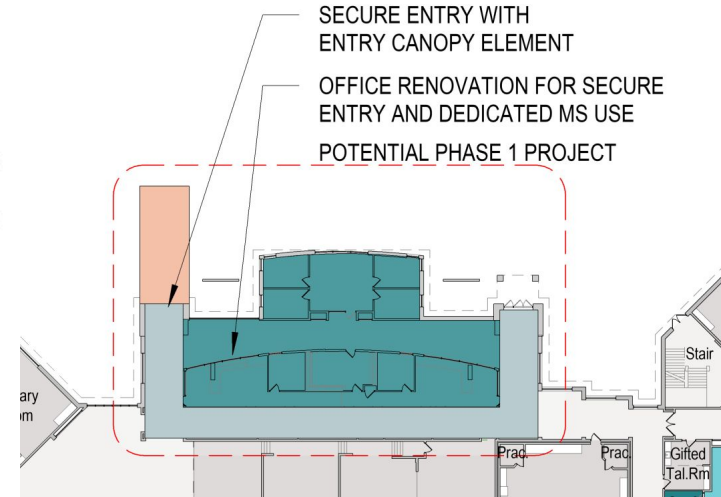
Project Challenges / Goals:

- Expand building to accommodate 7th-12th grade students
- Address capital maintenance needs
- Update classroom spaces in original portion of the building (not part of previous project)

sparta area school district meadowview middle school

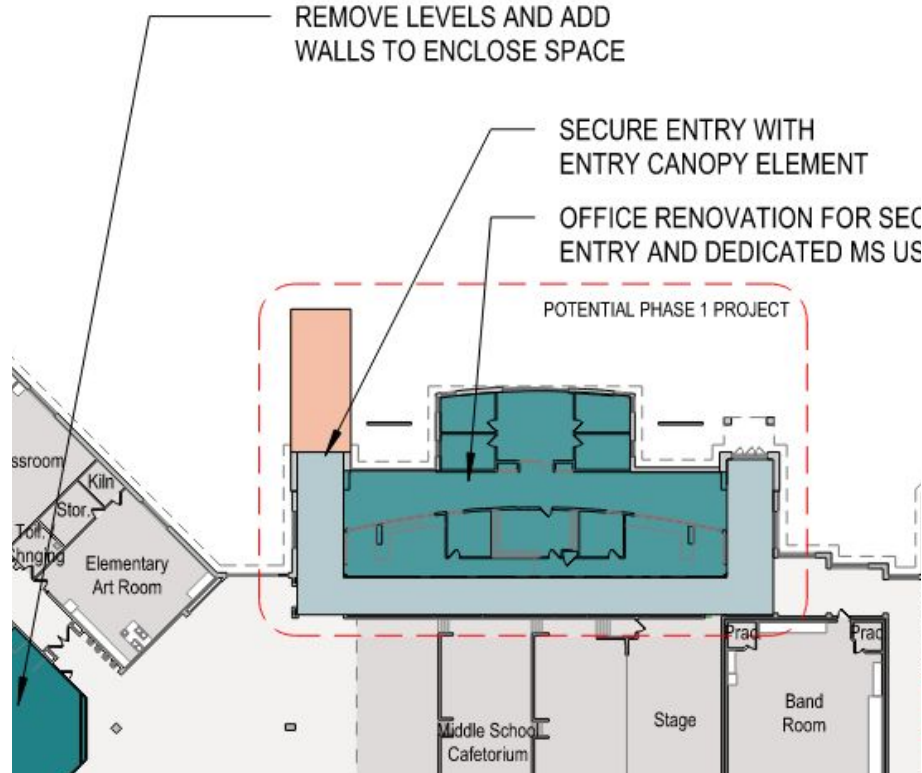


Overall First Floor Plan



Phase 1 Enlarged Office Plan

sparta area school district meadowview middle school



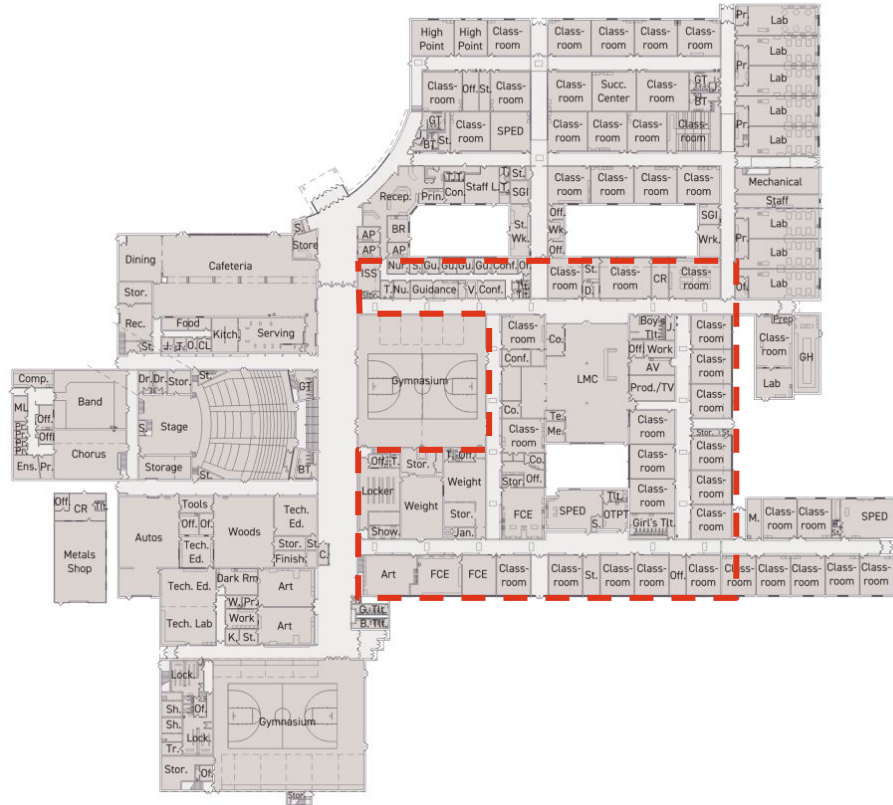
sparta area school district meadowview middle school



sparta area school district sparta high school

High School Needs / Goals (continued):

- Space needed for athletic team practices and after-school activities
- Update locker rooms and move to ground level for accessibility
- Update fitness and weight room spaces for better supervision and availability for students
- Improve safety for secure entry, overall building supervision, & on-site traffic circulation
- Site improvements - Update track



sparta area school district sparta high school master plan

Proposed Master Plan Addresses:

- Special Ed.
- Kitchen / Serving / Cafeteria
- Instructional Kitchen
- Addresses long-term structural issues in classrooms
- Tech. Ed.
- Ag classroom and Greenhouse
- Performing Arts
- Locker rooms and fitness/weights
- Added gym space
- Improves safety
- Updates track

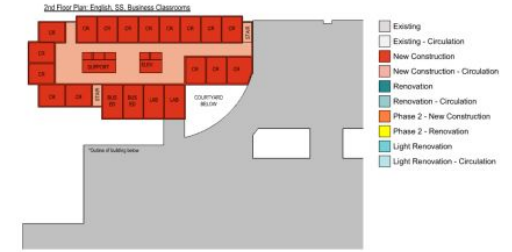


Preliminary Concept - Overall First Floor Plan

sparta area school district sparta high school phase 1

Proposed Potential Phase 1 Addresses:

- Special Ed.
- Instructional Kitchen
- Addresses long-term structural issues in classrooms
- Tech. Ed.
- Ag classroom and Greenhouse
- Performing Arts
- Improves safety
- Updates track



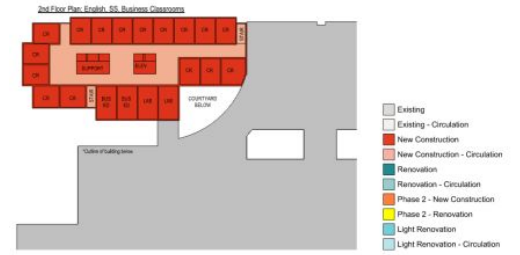
Preliminary Concept - Overall First Floor Plan

sparta area school district sparta high school phase 2

Proposed Potential Phase 2

Addresses:

- ~~Special Ed.~~
- Kitchen / Serving / Cafeteria
- ~~Instructional Kitchen~~
- ~~Addresses long-term structural issues in classrooms~~
- ~~Tech. Ed.~~
- ~~Ag classroom and Greenhouse~~
- ~~Performing Arts~~
- Locker rooms and fitness/weights
- Added gym space
- ~~Improves safety~~
- ~~Updates track~~



Preliminary Concept - Overall First Floor Plan

preliminary budgets



BRAYARCH

sparta area school district preliminary budgets

Capital Maintenance High Priority Items		High School Master Plan (Addition / Renovation)		Meadowview Master Plan (Addition / Renovation)		Southside Master Plan (Addition / Renovation)	
	Projected Costs		Projected Costs		Projected Costs		Projected Costs
High School:	45,130,581	Phase 1:	85,525,325	Phase 1:	1,324,730	Phase 1:	192,316
		Phase 2A:	28,469,995				
Meadowview:	1,689,951	Phase 2B:	24,713,588	Total:	19,317,081	Total:	14,610,054
		Total:	138,708,908				
Southside:	1,676,073						
Maplewood:	2,075,783						
Montessori:	6,882,189						

school finance



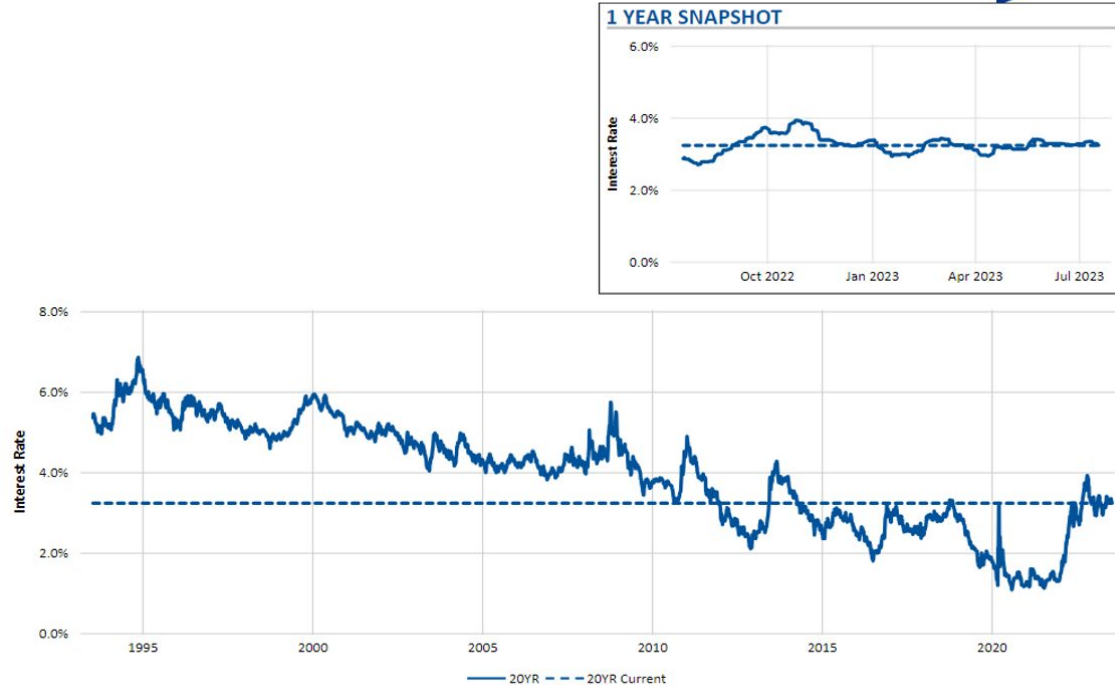
BRAYARCH

sparta area school district school finance

Historical Interest Rate Trend

AAA MUNICIPAL MARKET DATA (MMD) INDEX PAST 30 YEARS

BAIRD

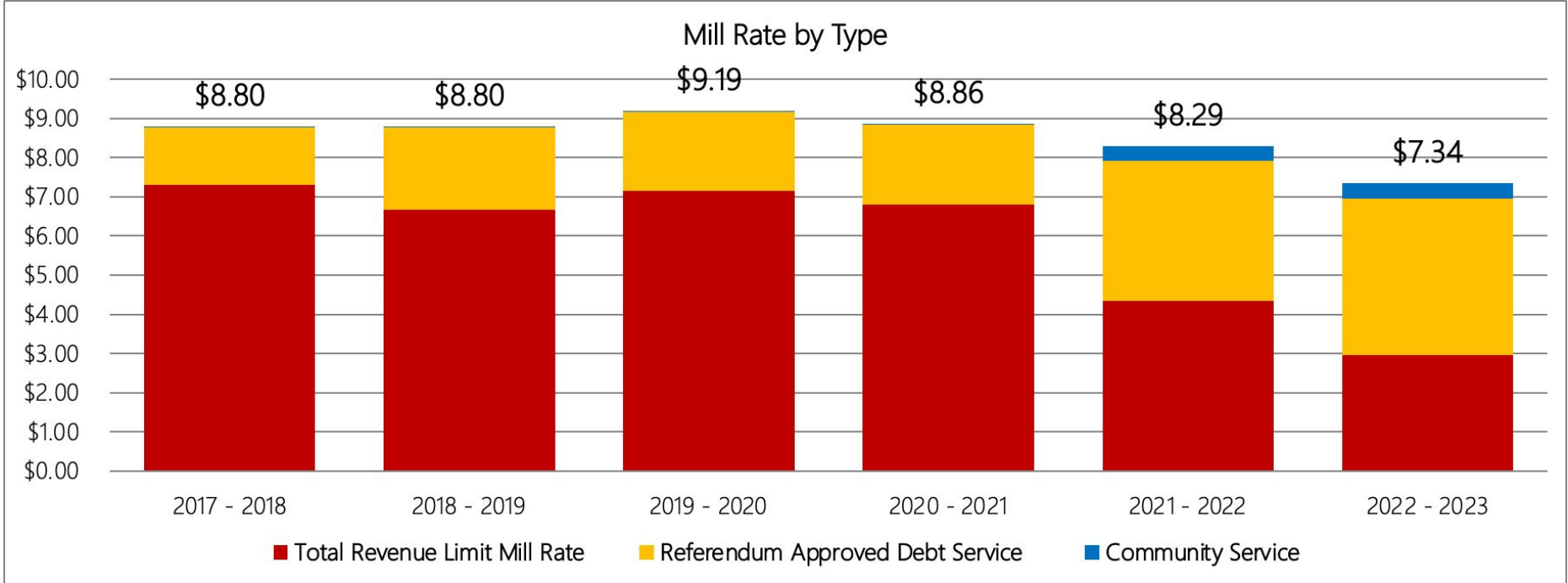


Source: Refinitiv as of July 18, 2023

Tax Levy: 3 Buckets



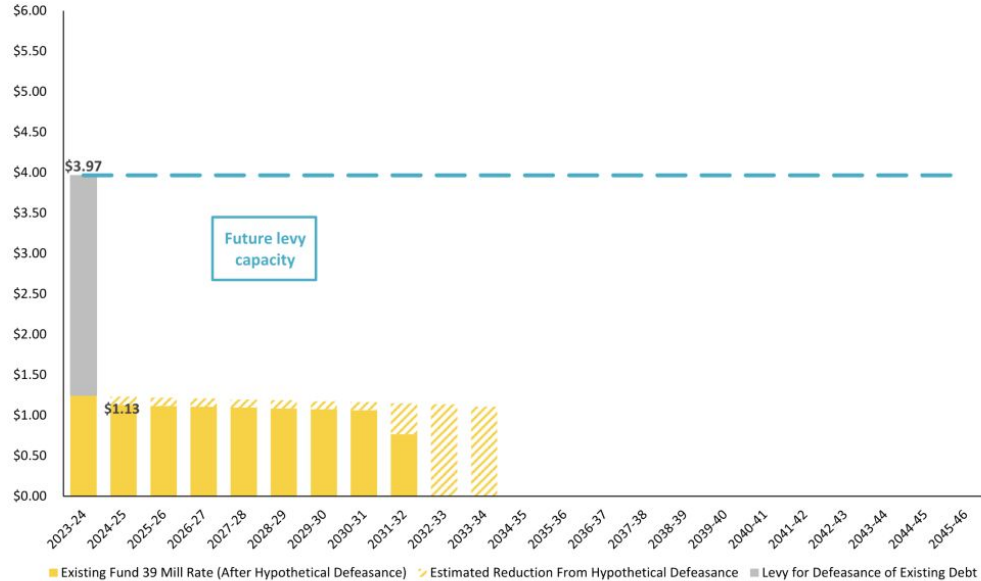
Mill Rate History



sparta area school district school finance



Sparta Area School District
Projected Referendum Approved Mill Rate - Before Future Referendum



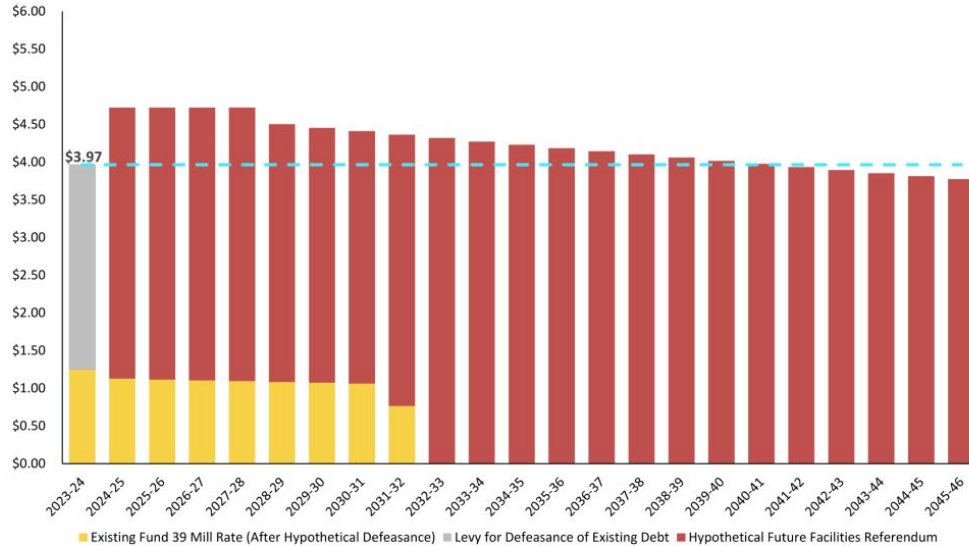
Assumption
 Mill rate based on the 2022 Equalized Valuation (TID-OUT) of \$1,637,502,110 with annual growth of 1.00% thereafter.

Prepared by Robert W. Baird & Co. Incorporated S:\Public Finance\school district\sparta area sd\debt service\2023\ds4 sparta asd.xlsx /tjw 08/07/2023

sparta area school district school finance



Sparta Area School District
Projected Referendum Approved Mill Rate - After Future Referendum



Assumptions

Hypothetical Facilities Referendum debt is amortized with three 20-year borrowings using planning interest rates ranging from 5.25%-5.50%.
 Mill rate based on the 2022 Equalized Valuation (TID-OUT) of \$1,637,502,110 with annual growth of 1.00% thereafter.
 Tertiary Aid Impact (2023-24 July 1 Estimate): 40.84%.

Prepared by Robert W. Baird & Co. Incorporated S:\Public Finance\school district\sparta area sd\debt service\2023\ds4 sparta.asd.xlsx /tjw 08/07/2023

sparta area school district school finance

Sparta Area School District SUMMARY OF HYPOTHETICAL REFERENDUM SCENARIOS



REFERENDUM AMOUNT	\$73,000,000	\$82,000,000	\$91,000,000	\$100,000,000	\$109,000,000	\$150,000,000
MAX MILL RATE IMPACT* (Over Projected 2023-24) <i>(Per \$1,000 valuation)</i>	\$0.00	\$0.25	\$0.50	\$0.75	\$1.00	\$2.00
ESTIMATED TAX IMPACT ON PROPERTY (WITH FAIR MARKET VALUE)						
\$100,000 Home						
<i>Maximum Impact</i>	\$0.00	\$25.00	\$50.00	\$75.00	\$100.00	\$200.00
<i>Monthly Impact</i>	\$0.00	\$2.08	\$4.17	\$6.25	\$8.33	\$16.67
\$200,000 Home						
<i>Maximum Impact</i>	\$0.00	\$50.00	\$100.00	\$150.00	\$200.00	\$400.00
<i>Monthly Impact</i>	\$0.00	\$4.17	\$8.33	\$12.50	\$16.67	\$33.33
\$300,000 Home						
<i>Maximum Impact</i>	\$0.00	\$75.00	\$150.00	\$225.00	\$300.00	\$600.00
<i>Monthly Impact</i>	\$0.00	\$6.25	\$12.50	\$18.75	\$25.00	\$50.00

Note: For every additional \$1 million, the mill rate impact increases by approximately \$0.03.

Assumptions:

Three 20-year borrowings amortized using planning interest rates ranging from 5.25%-5.50%.

\$750,000 recurring operational referendum.

Mill rate based on the 2022 Equalized Valuation (TID-OUT) of \$1,637,502,110 with annual growth of 1.00% thereafter.

Tertiary Aid Impact (2023-24 July 1 Estimate): 40.84%.

* Impact represents the estimated change in mill rate for referendum approved levies over the projected 2023-24 base rate for referendum approved levies of \$3.97.

Note: Planning estimates only. Significant changes in market conditions will require a adjustments to current financing plan.

Discussion/Q&A





Thank you!

