



Facilities Planning Frequently Asked Questions and Summary Information

Updated October 7, 2019

What is Long-Range Facilities Master Planning?

Over the last several months, Sturgeon Bay School District staff, administrators and school board members have worked closely with Eppstein Uhen Architects (EUA) and Miron Construction to move through aspects of the master planning process.

- **Step 1: Facilities Assessment.** The Facilities Assessment offered a comprehensive review of our buildings to determine the current state. Experts from EUA, Miron and other consultants examined all of our buildings and grounds to assess the overall condition of materials, components and mechanical systems. The team also studied the functional capacity and utilization of each building. The complete Facilities Assessment Report is available for review in the district office or on our website: <https://www.sturbay.k12.wi.us/district/district-facility-planning.cfm>.
- **Step 2: Master Planning.** After determining the current condition and usage of our facilities, EUA developed a number of scenarios to address our most pressing challenges: school security, aging building components and systems, educational flexibility, and building/staff utilization.
- **Step 3: Gathering Community Input.** Understanding the community's priorities is an important precursor to finalizing a solution. In October the school district will sponsor a community-wide survey to share information and gather feedback about our facilities. Every household in the Sturgeon Bay School District will receive a survey in the mail. We encourage stakeholders to complete the survey and help us shape Sturgeon Bay's schools for future generations of learners.
- **Step 4: Sharing Community Input Results.** Results from the community survey will be shared in a presentation for the Board of Education, as well as administrators and interested staff members and stakeholders on November 5. The District will communicate survey information after the special presentation by School Perceptions, the company conducting the survey.
- **Step 5: Identifying Next Steps.** Once community input has been received, administrators and the Board of Education will collaborate with our partners to identify next steps and the approach or solution that will best serve our students and reflects the community's priorities and budget.
- **Step 6: Action Needed for Next Steps.** Upon finalizing an approach or solution, the Board of Education may decide to pursue a capital referendum in order to ask Sturgeon Bay voters to invest in improving our school buildings. There would be two opportunities for a capital referendum vote in 2020 – April 7th and November 3rd.

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How will the community be involved in the planning process?

The Sturgeon Bay School District is committed to being transparent as much as possible, communicating quality information, and engaging the community. As a result, the following actions either have been taken or are planned for the future as we work through this process:

- As the district worked through the community survey drafting process, focus groups were held in August to gather additional input from stakeholders prior to finalizing a community survey.
- Every household in the school district should receive a survey in the mail in October. The survey can be completed either on paper or online using a unique survey link.
- There will be a special presentation on November 5 at 5 P.M. in the high school library as part of the Board of Education learning session, which community members are welcome to attend. Information from that presentation will also be added to the website (see below) and shared with the community.
- We anticipate sharing additional information and having community information sessions and open house events in 2020 as well.
- Press releases have been utilized and will continue to be used.
- We plan to continue to use the district's social media pages to share appropriate information and reminders. The District utilizes Facebook, Instagram, and Twitter, with Facebook being our primary social media communication tool. The district also has a YouTube channel (Sturgeon Bay School District) where we have begun to post content.
- The district's community newsletter is another avenue we use to share appropriate information and reminders with our residents.
- Special mailers that are informational in nature may be utilized as well.
- The District website has a special "District Facility Planning" section with a variety of documents and resources; this section will have items added to it as more information becomes available and as we work through the process: <https://www.sturbay.k12.wi.us/district/district-facility-planning.cfm>.
- Community members are also welcome to contact Superintendent Dan Tjernagel at 920-746-2801 with any questions.

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FACILITIES ASSESSMENT SUMMARY

What is the condition of our buildings?

The facilities assessment process examines all of the school buildings. The information is then captured and communicated in various ways to help the district understand both the current state of various aspects of each building, as well as recommended time frames for when work would be recommended.

NEW	NEW OR LIKE NEW CONDITION; NO ISSUES; REPLACE IN 8 TO 10 YEARS	5
GOOD	GOOD CONDITIOIN, NO REPORTED ISSUES OR CONCERNS. REPLACE IN 6 TO 8 YEARS	4
FAIR	AVERAGE WEAR FOR BUILDING AGE, NOT NEW BUT NO ISSUES TO REPORT. REPLACE IN 4 TO 6 YEARS	3
POOR	WORN FROM USE, END OF EXPECTED LIFECYCLE. REPLACE IN 2 TO 4 YEARS	2
CRITICAL	EXTREMELY WORN OR DAMAGED. REPLACE WITHIN 2 YEARS.	1

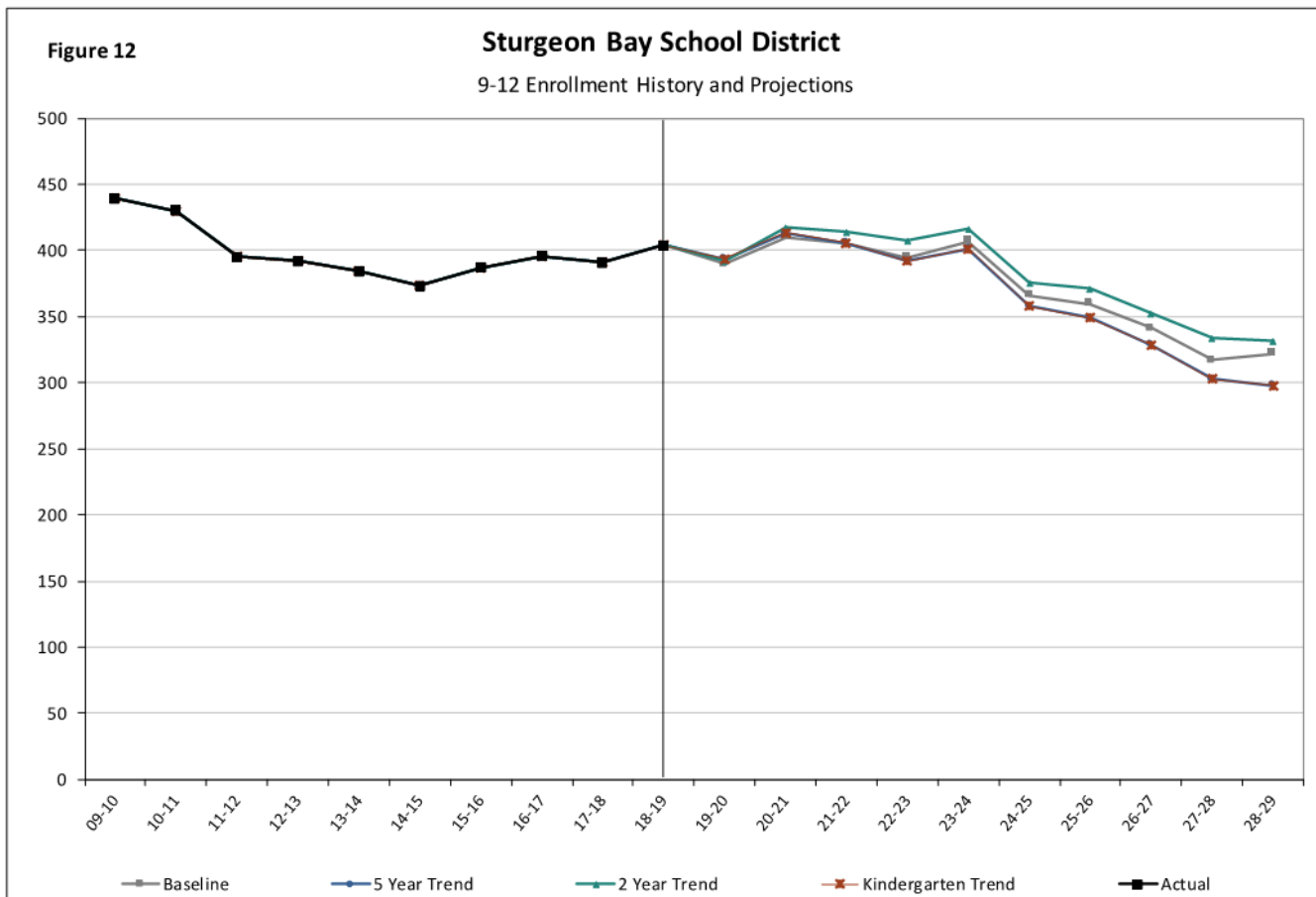
Category	Sawyer	Sunrise	Sunset	Middle School	High School
ADA	3.8	2.2	2.3	3.0	2.4
Civil / Site	3.5	3.2	3.3	3.8	3.8
Electrical	3.4	3.4	3.4	3.3	3.4
Exterior Enclosure	2.2	2.0	2.3	2.0	2.8
Foundation	4.0	4.0	3.3	4.0	4.0
Interior	3.8	2.9	2.6	3.0	2.9
Mechanical	3.9	4.0	4.0	3.9	3.9
Miscellaneous	4.5	3.2	2.0	3.4	3.3
Plumbing	4.0	2.2	2.2	2.4	2.5
Roofing	3.5	1.8	3.0	1.0	2.5
Structural System	4.0	4.0	4.0	4.0	4.0
Average Deficiency Score by Building	3.6	3.0	3.0	3.2	3.3

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Is enrollment growing or declining?

The District hired the Applied Population Lab (APL) to provide enrollment estimates throughout the school district for the next 10 years. Overall, enrollment is expected to stay relatively flat for a few years and then decline over the next five to 10 years. The chart below shows the recent and anticipated enrollment for grades 9-12. Similar charts for other grade levels and the district as a whole are available on the district website. The full APL report is available for review in the District Office or by visiting <https://www.sturbay.k12.wi.us/district/district-facility-planning.cfm>.



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POTENTIAL SOLUTIONS

What potential solutions are being considered by the District?

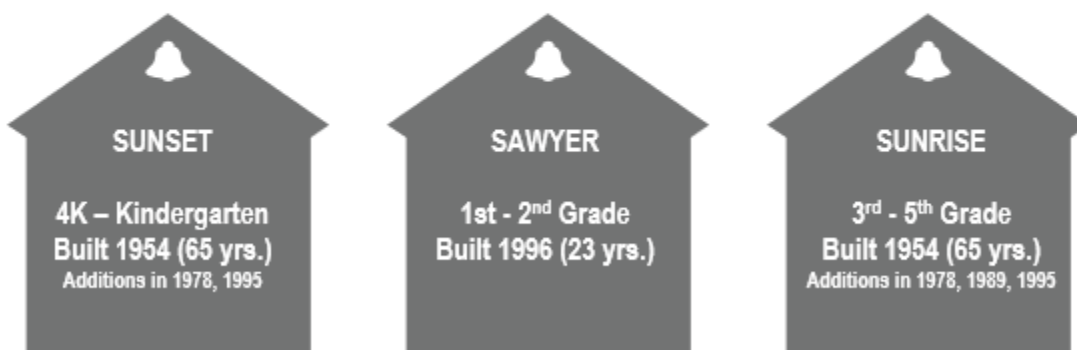
District leaders, along with our partners at EUA and Miron Construction have explored a number of potential solutions to address the maintenance and other building needs and enhance efficiency in light of recent enrollment projections. We realize it may not be possible to address all our needs at one time due to the cost and will continue to refine the solution based on the community's priorities, budget and input.

Is the District planning to close Sunset Elementary School?

While no decisions have been made about the final solution to our facilities challenges, we have been discussing the possibility of closing Sunset Elementary School, which currently houses students in 4K and 5K. The Facilities Capacity and Utilization Study completed this summer indicates that our buildings are operating under their functional capacity meaning there is some available room to accommodate more students (for example, there are open classrooms at Sawyer Elementary School that could accommodate an additional grade level).

With enrollment expected to remain near or below current levels, we may be able to increase efficiency and reduce costs by retiring one of our oldest buildings. Closing Sunset Elementary is the most logical choice because of its size and overall condition. Before making any decisions, however, the school district will solicit the community's feedback about facility challenges and opportunities in a community-wide survey this October.

Existing State

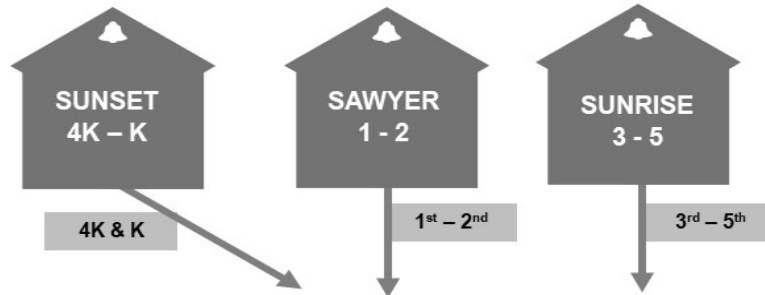


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Survey Option 1

EXISTING

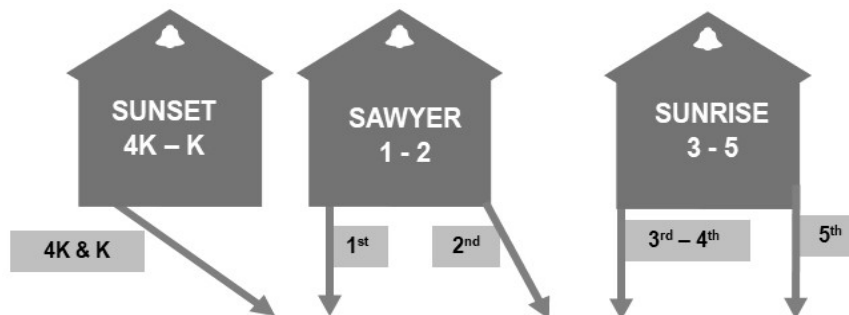


PROPOSED



Survey Option 2

EXISTING



PROPOSED





What efficiencies would be gained if Sunset School is closed?

Reducing the number of buildings the District has to repair and maintain will maximize the resources that are available for our remaining buildings. Additionally, the District would realize staffing and operational efficiencies if the number of buildings is reduced. Currently, a number of District teachers and staff travel between two or more school buildings. Reducing the number of buildings means less of their time will be spent traveling and more can be spent with students.

What will happen to the building if Sunset School is closed?

There are a few options for the Sunset School site should the building be retired as a school. The District can try to sell the site “as-is” or, if needed, tear down the building and then sell the site so it can be used for development. Although nothing has been decided yet, funds have been set aside in the preliminary project budgets to prepare the site for sale, if needed. District leadership has been in contact with the City of Sturgeon Bay and the DCEDC about the possibility of this site being available in the future.

“Educational flexibility” is mentioned in the facility materials and survey. What does this mean?

Teaching and learning has changed a lot since our buildings were designed in the 1950’s and 1980’s. Most of our learning spaces still function the way they did up to 60 years ago. Our buildings lack spaces for student collaboration and small group work, as well as visual transparency between spaces to allow supervision of more than one student-centered learning area at a time. Additionally, our technology education, family and consumer education, and library/instructional media centers are particularly outdated in form, function, and equipment. While we don’t know exactly what education will look like years from now, incorporating flexible spaces will maximize opportunities to repurpose those spaces as teaching and learning continue to evolve.

Our partners at EUA have worked with more than 160 school districts to modernize and improve their school facilities to serve the students of today and tomorrow. These videos highlight how modern learning environments and flexible spaces have impacted teaching and learning in other school districts across Wisconsin. While every community and project is different, these videos are a way to give people a better understanding of what the “educational flexibility” question can mean.

Oconomowoc East Campus <https://www.eua.com/markets/videos/#359126038>

Waunakee Intermediate School <https://www.eua.com/markets/videos/#232986805>

Lake Mills Elementary School <https://www.eua.com/markets/videos/#136962547>

Menasha High School <https://www.eua.com/markets/videos/#186425346>

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Are Improvements to our Athletic Facilities Included in the Plan?

Athletic facilities are an important part of our overall educational and extra-curricular programs; however, large scale improvements to those facilities have not been prioritized as part of the facilities plan to this point. The focus has been on the school buildings, building systems, instructional areas, etc.

That being stated, it is possible that local supporters and partners could identify potential funding ranging from grants to donations that could improve the condition and quality of some athletic facilities.

COST

How much could this cost?

While no decisions have been made about the final solution, our partners at Miron Construction have compiled preliminary cost range estimates in order to support the master planning process. The cost estimates will get more specific as we narrow the project scope. Once the final project scope is determined, Miron will work closely with EUA to ensure the cost estimates are as precise as possible. A competitive bidding process will be used before any work would be awarded.

The preliminary estimate to address the highest priority capital maintenance in all our buildings is up to about \$12.6 million. However, that cost does not include the investments associated with changes that would be needed in order to close Sunset School and address the elementary level situation (about \$9.9 million for elementary option 1 and about \$7.8 million for elementary option 2), modernize our technical education spaces (about \$1.96 million), enhance security at the high school (about \$2.38 million), or renovate and increase educational flexibility of instructional spaces in our District (up to about \$6.34 million). We could decide to do all of this work, some of this work, or none of this work based on the community's priorities and interest level in the funding needed to move forward with a large project(s).

Additional information about the facility study findings and potential costs are included in the Facilities Assessment and Facilities Assessment – Appendix documents listed at the top of the District Facility Planning page on the school district website.

Rather than prepare separate tax impact projections for each potential piece identified in the facility study and planning process, our partners at PMA worked with the team to assemble tax impact projections of various investment amounts and summarized that for the community. The summary grid can be seen below and is also in the community survey instrument.

Referendum amount	\$10 million	\$15 million	\$20 million	\$25 million	\$30 million
Estimated tax increase per \$100,000 of property value	\$94 per year (\$7.83/month)	\$141 per year (\$11.75/month)	\$188 per year (\$15.67/month)	\$235 per year (\$19.58/month)	\$281 per year (\$23.42/month)

Assumptions: Tax impacts assume issuing 20-year bonds with interest rates of 4.00%-4.25%.

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What's the difference between an operational referendum and a capital referendum?

There are two types of referenda school districts use to obtain additional funding: **operational** and **capital**.

Since 2007, and again last spring, the Sturgeon Bay community has supported our school district through an **operational referendum** every three years. These funds are used to support educational programming and help us support our mission, "Every Student – Every Day." While no one knows for certain what will happen regarding school funding, the district anticipates the need for continued operational referenda in the future.

A capital referendum is the method a district must use to issue debt to pay for major facility projects. Much like a home mortgage, a capital referendum is typically financed over an extended period of time, often 20 years. This is the type of referendum the District could explore for funding to update our schools.

Does the District have debt from past projects or capital referendums?

The Sturgeon Bay School District has no debt from building Sawyer School or any other projects.

LEARN MORE

Where can I learn more?

The District website is the most complete source of information and is updated as additional documents are assembled. Visit <https://www.sturbay.k12.wi.us/district/district-facility-planning.cfm> to review the information that has been assembled to date.

Survey Results

The community is invited to attend a special School Board meeting on November 5, 2019 at 5:00 PM in the High School Library to hear the results of the community-wide survey. Information will be added to the district website and shared with the community following the presentation.

What about other items that can't be addressed in this phase?

The Master Plan provides a high level and long-range road map that could guide the District's facilities work over the next 10 – 20 years, and potentially beyond. While it is unlikely that we will be able to address all of our challenges at one time, we would plan to use the information gathered to prioritize projects to be completed in both the short and long-term.

Thank you for taking some time to be informed on this important topic.