

SPARTA AREA SCHOOL DISTRICT

Board of Education Special Meeting July 20, 2023

*Anthony Scholze, President;
John Hendricks, Vice President; Amy Lopez, Clerk;
Pat McKenna, Treasurer; Colin Burns-Gilbert, Director; Todd Wells, Director; Ashley Berendes, Director*

1. Opening Items

- a. Call to Order
- b. Meeting Notice
- c. Adopt the Agenda
- d. Pledge of Allegiance
- e. SASD's Mission Statement
- g. Public Input

Colin Burns-Gilbert, Chair



SPARTA AREA SCHOOL DISTRICT



2. Business





2A. Employment Recommendations





2B. Discussion and possible recommendations on the SASD facilities assessment and master planning as completed by Bray Architects and Market & Johnson.



BOE Update

Master Planning Services
Sparta Area School District

July 20, 2023

BRAYARCHITECTS



your
team



BRAYARCH

your team

Bray Architects

Matt Wolfert, Clinton Selle, Kate Egan
MSA Professional Services (HVAC, Plumbing, Electrical)
Ambrose Engineering (Structural)

Market & Johnson

Jason Plante, Craig Namyst, Mike Seichter, Marcus Schindler

RW Baird

Brian Brewer, Emily Timmerman

School Perceptions

Bill Foster, Daren Sievers

RSI Building Envelope

Tim Pekron

preliminary timeline



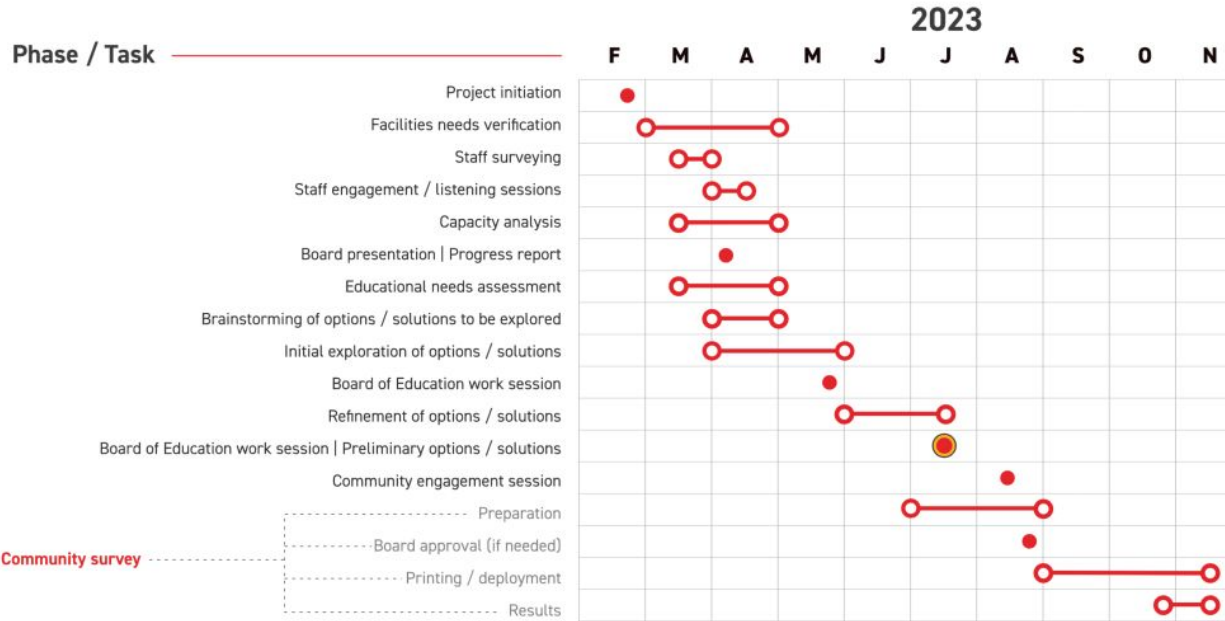
BRAYARCH

preliminary timeline



Sparta Area School District | Preliminary Timeline

Hypothetical April 2024 Referendum



preliminary timeline

Next Steps:

August 9 @ 5:30 at Sparta High School - Community Engagement Session

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

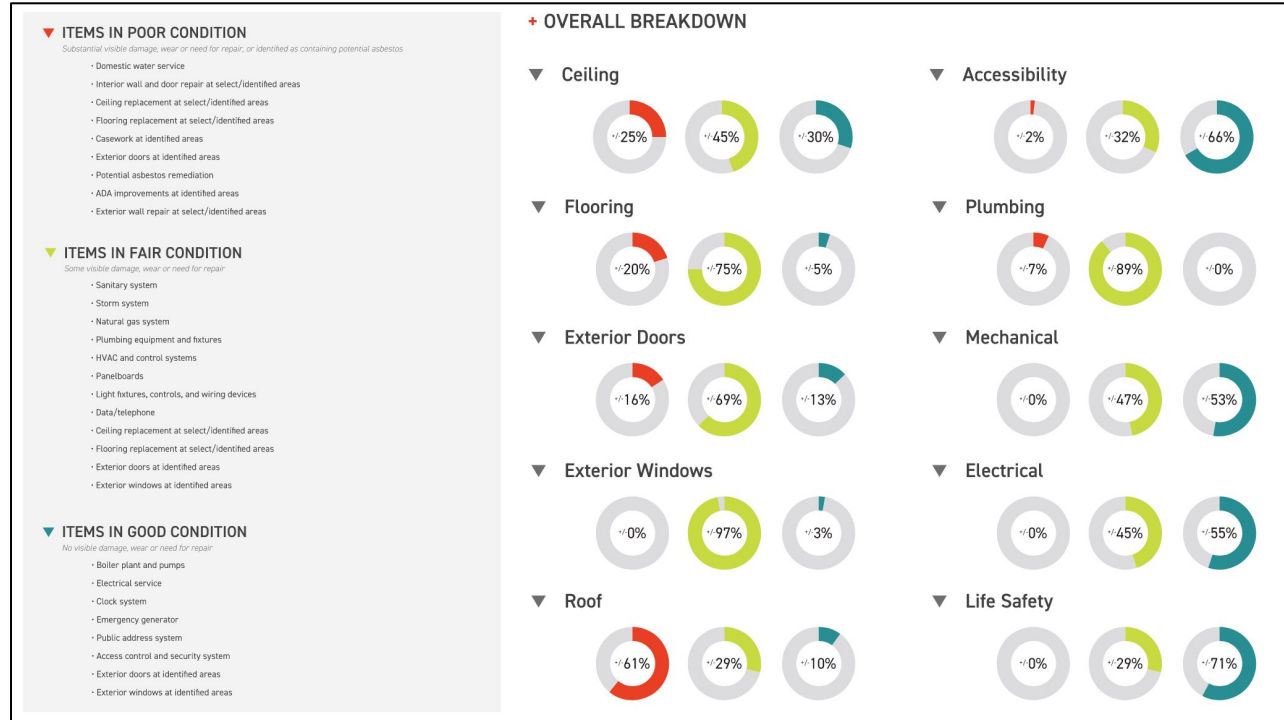
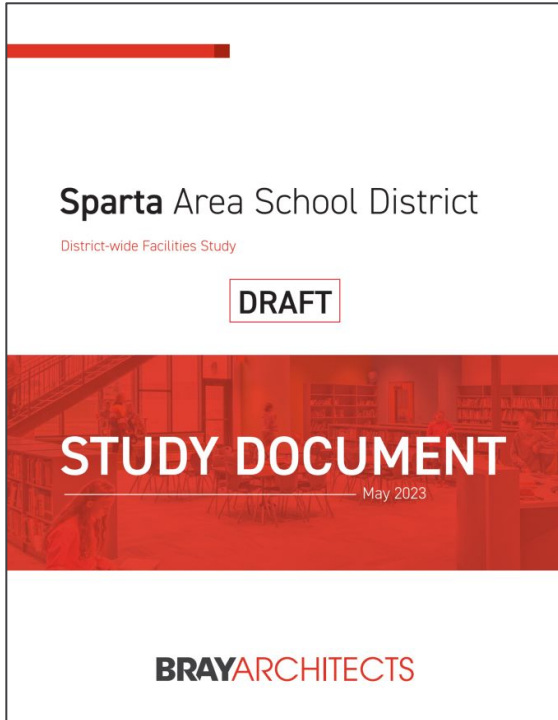
September/October – Community Survey sent to all district residents

draft facility report



BRAYARCH

sparta area school district draft facility report



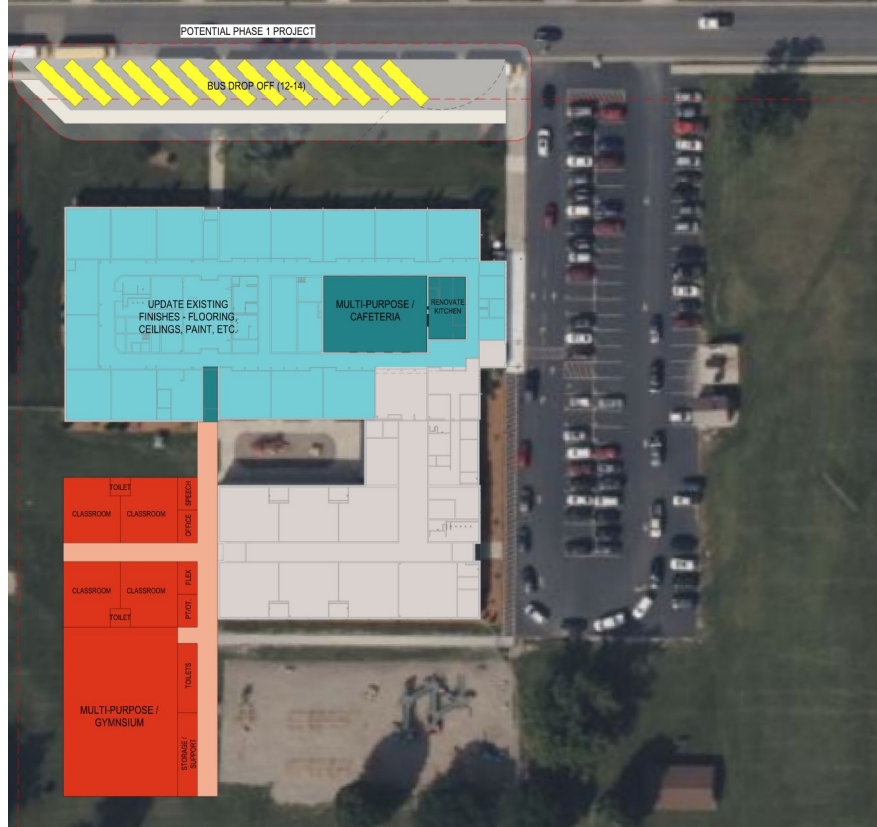
Transition to the PDF document

preliminary concepts

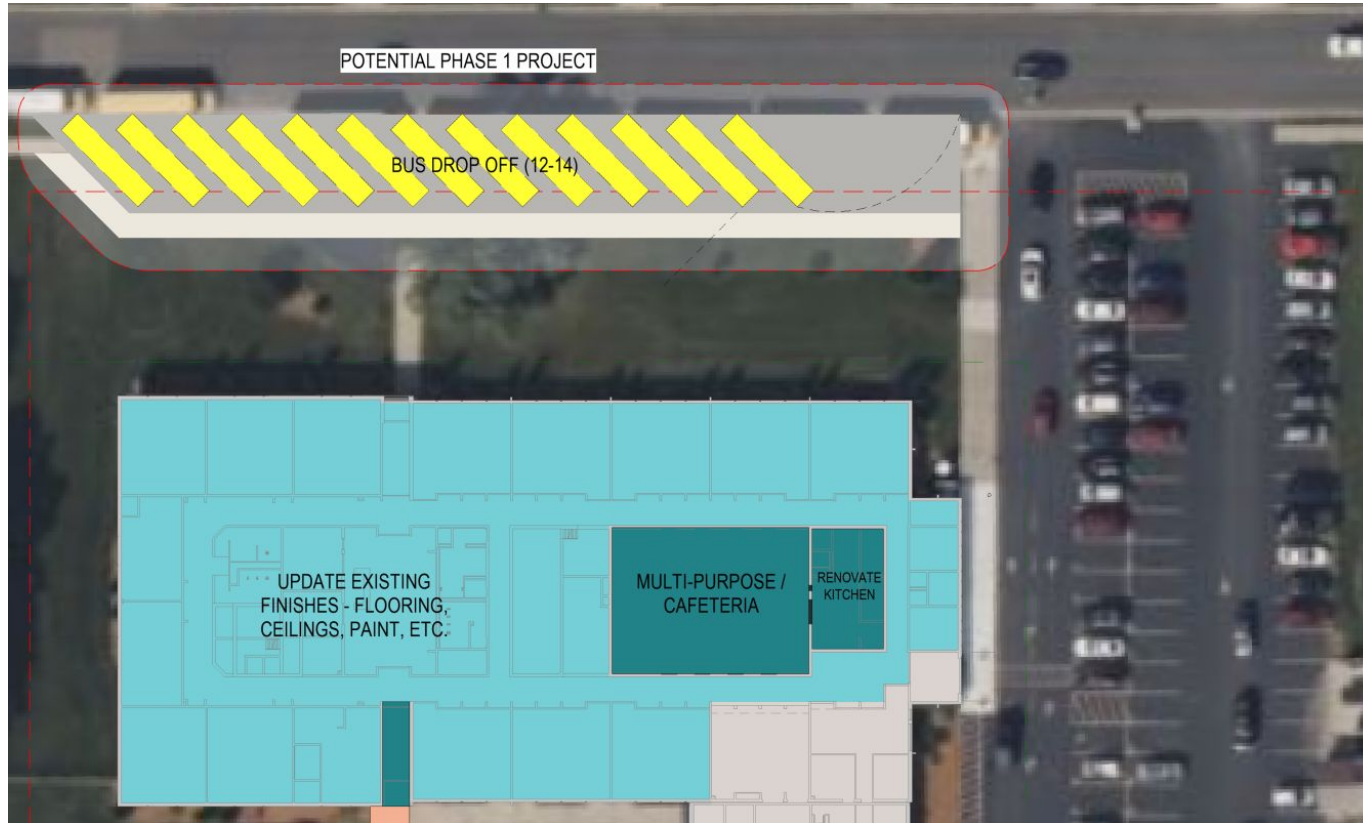


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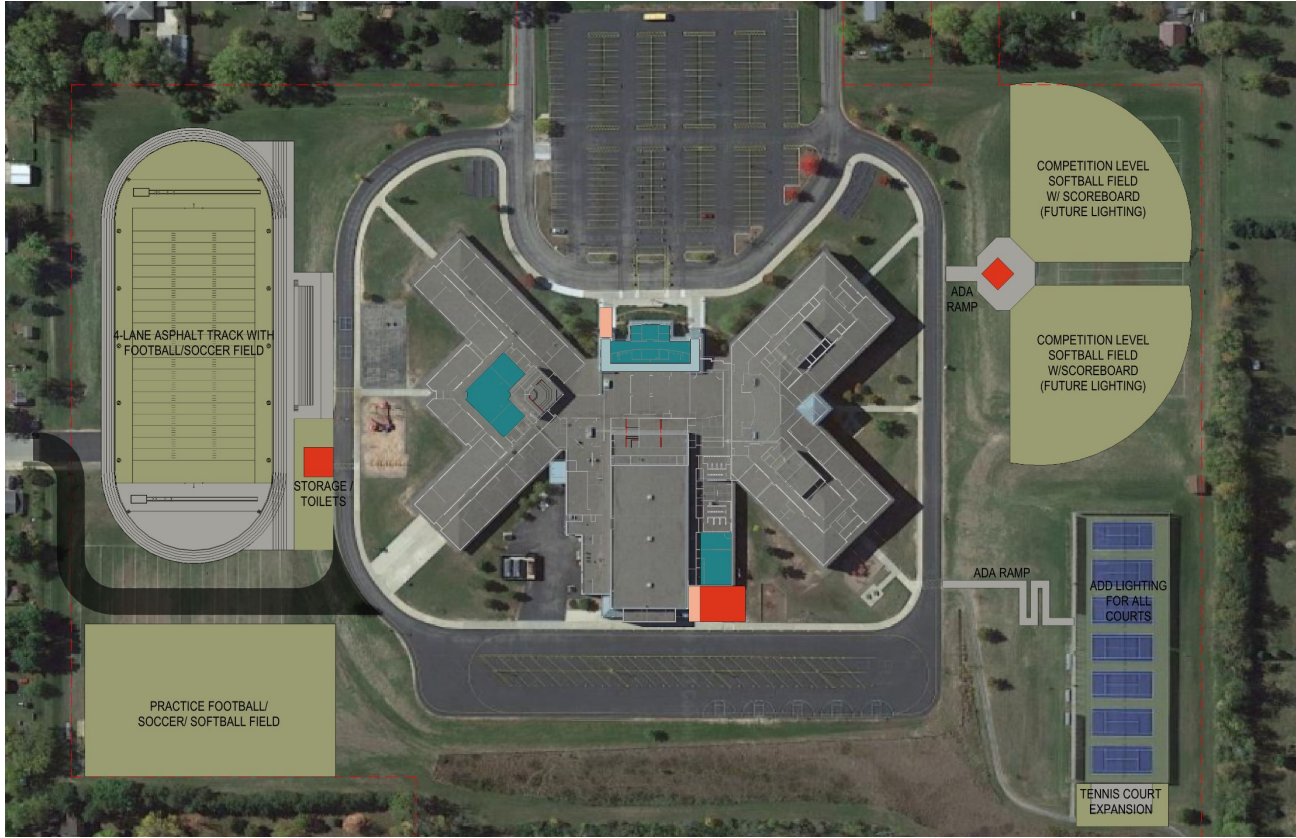
sparta area school district southside early learning center



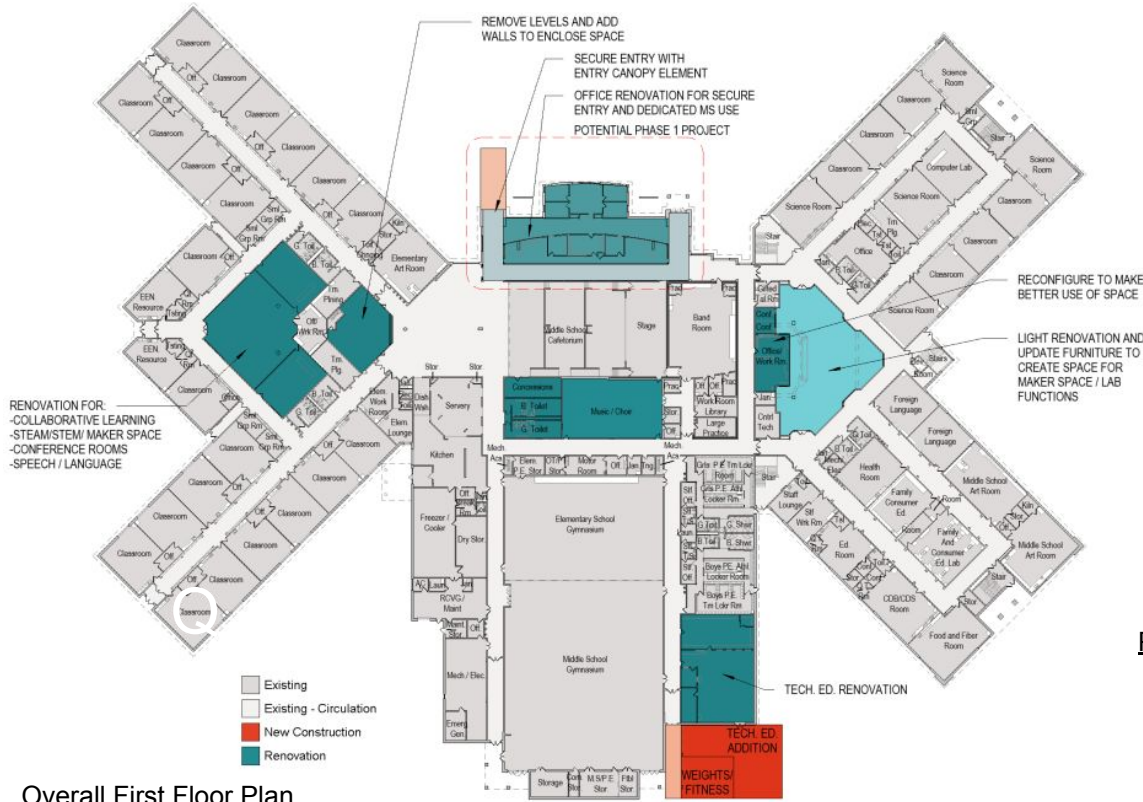
sparta area school district southside early learning center



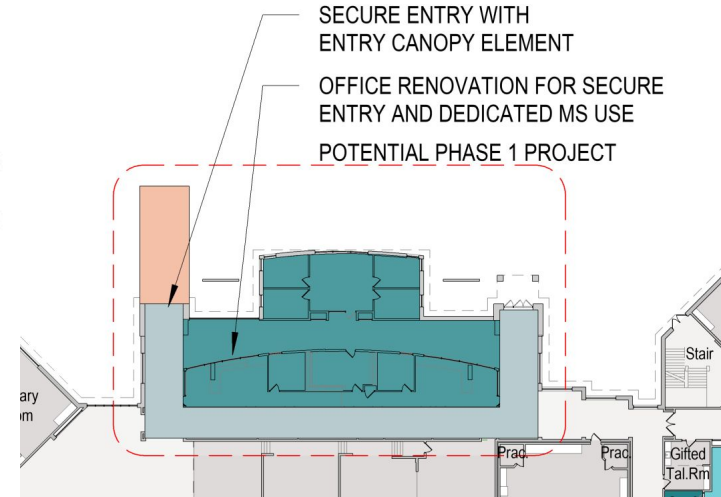
sparta area school district meadowview middle school



sparta area school district meadowview middle school

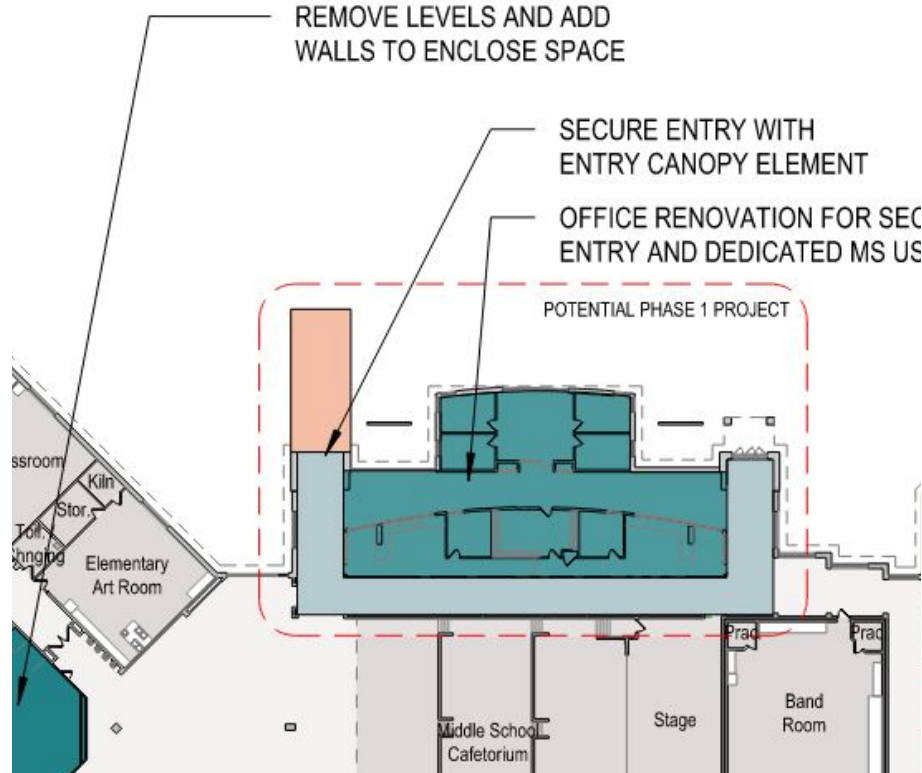


Overall First Floor Plan



Phase 1 Enlarged Office Plan

sparta area school district meadowview middle school

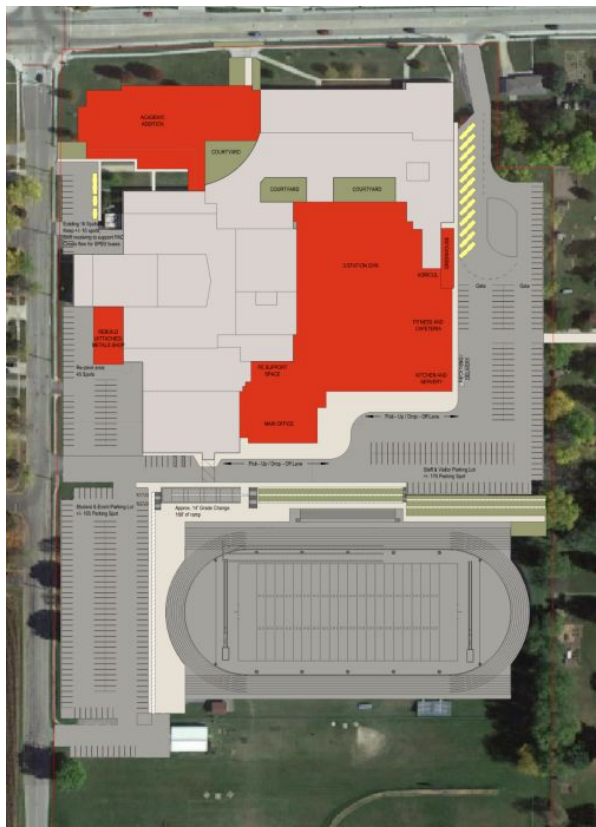


sparta area school district sparta high school



Preliminary Concept 2E - Overall First Floor Plan

sparta area school district sparta high school



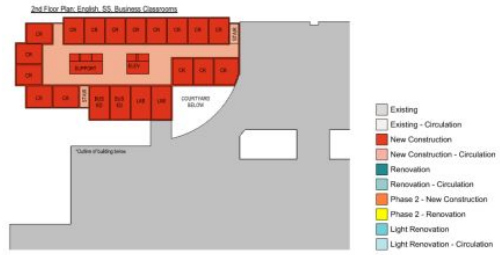
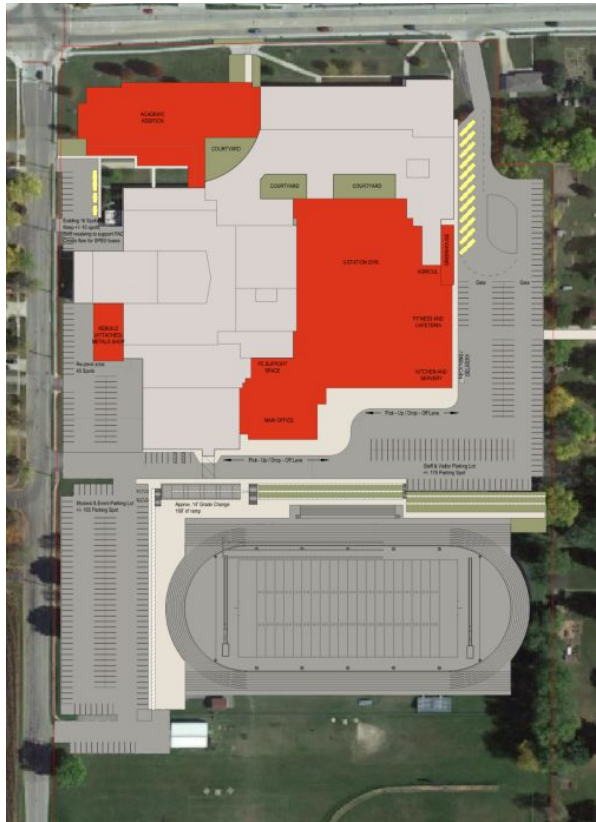
Preliminary Concept 2G - Overall First Floor Plan

sparta area school district sparta high school



Preliminary Concept 2G (Phase1) - Overall First Floor Plan

sparta area school district sparta high school



Preliminary Concept 2G (Phase 2) - Overall First Floor Plan

preliminary budgets



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sparta area school district preliminary budgets

	Phase 1	Phase 2	
Description	Projected Costs	Projected Costs	Comments
High School			
Mechanical and Finish Upgrades	3,069,313		
Abatement / Demo / Structure Replacement	4,436,925		
Renovation	9,577,815	8,738,820	
Additions / New Construction	38,057,571	23,959,536	
Track and Field	4,205,708		
Parking Areas	1,728,276	529,844	
Roofing	2,020,000	2,093,000	
Fire Supression	502,912	164,932	
Subtotal	63,598,520	35,486,132	
Meadowview			
Secure Entry	1,055,356		
Updated Interior/Exterior Finishes		1,371,790	
Renovation		2,035,092	
Additions / New Construction		1,304,717	
Track and Field		2,920,717	
Baseball Field		1,688,273	
Practice Field		292,896	
Tennis		381,283	
Concession Building		910,639	
Storage/Toilet Building		728,511	
Roofing		12,000	
Fire Supression		14,000	
Subtotal	1,055,356	11,659,917	
Southside			
Bus Drop Off Area	155,207		
Updated Interior Finishes		1,337,086	
Renovation		714,839	
Additions / New Construction		6,878,177	
Roofing		15,000	
Fire Supression		78,480	
Subtotal	155,207	9,023,582	
Subtotal	64,809,083	56,169,631	

sparta area school district preliminary budgets

		Phase 1		Phase 2		
Description		Projected Costs		Projected Costs		Comments
Contingencies						
Market Escalation / Inflation (2 years)	12.00%	7,777,090		6,740,356	12%	
Market Escalation / Inflation (3 year additional premium)	15.00%			8,425,445		Phase 2 figured at 5% per year (3 years)
Estimating Contingency	5.00%	3,240,454		2,808,482		
Construction Contingency	Varies	4,536,636	7%	3,931,874	7%	
Contingency Subtotal		15,554,180		21,906,157		
Subtotal with Contingencies		80,363,263		78,075,788		
Construction Management Fees						
Preconstruction Services		Included in Above		Included in Above		
Construction Management Services		Included in Above		Included in Above		
Construction Management Subtotal						
Total Construction Cost		80,363,263		78,075,788		

sparta area school district preliminary budgets

Description	Phase 1		Phase 2		Comments
	Projected Costs		Projected Costs		
Professional Services					
Design Fee	Varies	4,419,979 5.5%	4,294,168 5.5%		
Civil					
Landscape					
Architectural					
Interior Design					
FF&E Design					
Structural					
Fire Protection					
Plumbing					
HVAC					
Electrical					
Printing, Review Fees, & Reimbursement					
Geotechnical Engineering					
Professional Services Subtotal		4,419,979	4,294,168		
TOTAL CONSTRUCTION & DESIGN		84,783,242	82,369,956		
Owner Items					
Furnishings, Fixtures, & Equipment (FF&E)		3,000,000	2,000,000		Allowance TBD by Owner / discussion req'd
Site Acquisition					By Owner
Financing / Construction Period Interest Expense					By Owner
Moving Expenses					By Owner
Operational Costs					By Owner
Building Life Cycle / Maintenance Costs					By Owner
Subtotal of Owner Items		3,000,000	2,000,000		
PROJECT TOTAL		87,783,242	84,369,956		

school finance 101



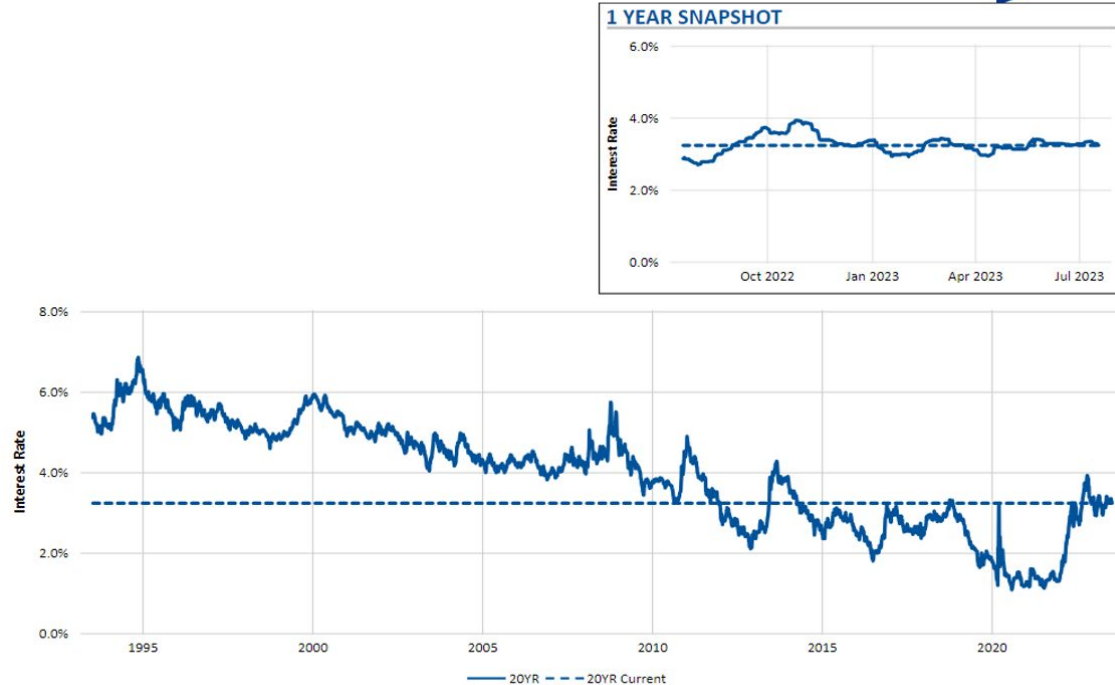
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sparta area school district school finance 101

Historical Interest Rate Trend

AAA MUNICIPAL MARKET DATA (MMD) INDEX PAST 30 YEARS

BAIRD



Source: Refinitiv as of July 18, 2023

sparta area school district school finance 101

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 adjustments to current financing plan.



Thank you!

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3A. Adjournment

