

# PIONEERING THE NEXT GENERATION



**CFAC SOLUTION WORKBOOK**  
SEVASTOPOL SCHOOL DISTRICT | 07.25.18



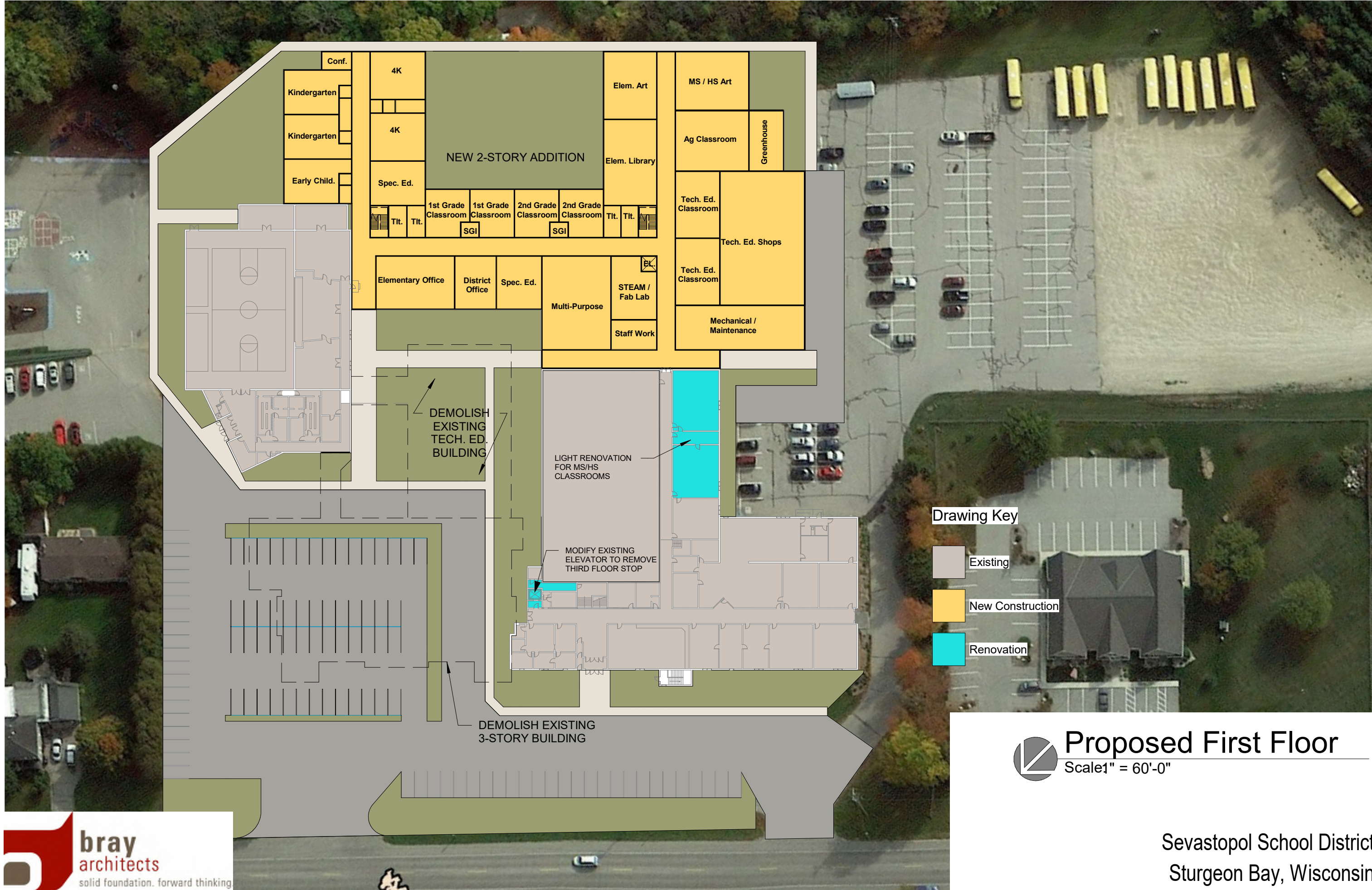
Wednesday | July 25, 2018

**EXISTING / PROPOSED SPACE PROGRAM COMPARISON**  
**PreK-5th Grade Elementary School & MS / HS Tech. Ed. / Art / Science Addition**

No.	Program Area	Existing Net Space Allocation			Proposed Net Space Allocation			Notes
		Area	No	Total Net Area	Area	No	Total Net Area	
<b>1.00</b>	<b>Early Childhood</b>							
1.01	Classrooms	730	1	730	900	1	900	
1.02	Classroom storage	-	-	-	100	1	100	
1.03	Classroom unisex toilet	-	-	-	65	1	65	
1.04	Lockers / cubbies	-	-	-	2.50	18	45	
	<b>Total 4-Year Old Kindergarten:</b>			<b>730</b>			<b>1,110</b>	
<b>2.00</b>	<b>4-Year Old Kindergarten</b>							
2.01	Classrooms	900	1	900	1,200	1	1,200	
2.02	Classrooms	1,364	1	1,364	1,200	1	1,200	
2.02	Classroom storage	82	1	82	150	1	150	Shared between (2) classrooms
2.03	Classroom unisex toilet	-	-	-	65	2	130	
2.04	Lockers / cubbies	-	-	-	2.50	36	90	In room or in hallway
	<b>Total 4-Year Old Kindergarten:</b>			<b>2,346</b>			<b>2,770</b>	
<b>3.00</b>	<b>Kindergarten</b>							
3.01	Classroom	1,306	1	1,306	1,200	1	1,200	
3.02	Classroom	1,329	1	1,329	1,200	1	1,200	
3.03	Aide	140	1	140	140	1	140	
3.04	Storage	-	-	-	150	1	150	Shared between (2) classrooms
3.05	Classroom unisex toilet	85	1	85	85	1	85	
3.06	Lockers / cubbies	-	-	-	2.50	60	150	
	<b>Total Kindergarten:</b>			<b>2,860</b>			<b>2,925</b>	
<b>4.00</b>	<b>1st Grade</b>							
4.01	Classroom	810	1	810	900	1	900	
4.02	Classroom	730	1	730	900	1	900	
4.03	Small group instruction	-	-	-	150	1	150	
4.04	Grade level storage	-	-	-	100	1	100	
4.05	Lockers / cubbies	-	-	-	2.50	60	150	
	<b>Total 1st Grade:</b>			<b>1,540</b>			<b>2,200</b>	
<b>5.00</b>	<b>2nd Grade</b>							
5.01	Classroom	645	1	645	900	1	900	
5.02	Classroom	645	1	645	900	1	900	
5.03	Small group instruction	-	-	-	150	1	150	
5.04	Grade level storage	-	-	-	100	1	100	
5.05	Lockers / cubbies	-	-	-	2.50	60	150	
	<b>Total 2nd Grade:</b>			<b>1,290</b>			<b>2,200</b>	
<b>6.00</b>	<b>3rd Grade</b>							
6.01	Classroom	785	1	785	900	1	900	
6.02	Classroom	785	1	785	900	1	900	
6.03	Small group instruction	-	-	-	150	1	150	
6.04	Grade level storage	-	-	-	100	1	100	
6.05	Lockers / cubbies	-	-	-	2.50	60	150	
	<b>Total 3rd Grade:</b>			<b>1,570</b>			<b>2,200</b>	
<b>7.00</b>	<b>4th Grade</b>							
7.01	Classroom	1,240	1	1,240	900	1	900	
7.02	Classroom	730	1	730	900	1	900	
7.03	Small group instruction	-	-	-	150	1	150	
7.04	Grade level storage	-	-	-	100	1	100	
7.05	Lockers / cubbies	-	-	-	2.50	60	150	
	<b>Total 4th Grade:</b>			<b>1,970</b>			<b>2,200</b>	
<b>8.00</b>	<b>5th Grade</b>							

No.	Program Area	Existing Net Space Allocation			Proposed Net Space Allocation			Notes
		Area	No	Total Net Area	Area	No	Total Net Area	
8.01	Classroom	730	1	730	900	1	900	
8.02	Classroom	860	1	860	900	1	900	
8.03	Small group instruction	-	-	-	150	1	150	
8.04	Grade level storage	-	-	-	100	1	100	
8.05	Lockers / cubbies	-	-	-	2.50	60	150	
<b>Total 5th Grade:</b>				<b>1,590</b>			<b>2,200</b>	
<b>9.00 6th Grade</b>								
9.01	Classroom	815	1	815	900	1	900	
9.02	Classroom	785	1	785	900	1	900	
9.03	Small group instruction	-	-	-	150	1	150	
9.04	Grade level storage	-	-	-	100	1	100	
9.05	Lockers / cubbies	-	-	-	2.50	60	150	
<b>Total 6th Grade:</b>				<b>1,600</b>			<b>2,200</b>	
<b>10.00 Computers / Technology</b>								
10.01	Computer labs	660	1	660	900	1	900	
<b>Total Computers / Technology:</b>				<b>660</b>			<b>900</b>	
<b>11.00 Special Education</b>								
11.01	Speech and language	450	1	450	450	1	450	
11.02	Speech and language	200	1	200	200	1	200	
11.03	Spec. Ed.	800	1	800	800	1	800	
11.04	Toilet	100	1	100	100	1	100	
11.05	SE Resource (Third Floor)	230	1	230	350	1	350	
11.06	SE Resource (Third Floor)	280	1	280	350	1	350	
11.07	SE Resource (Second Floor)	185	2	370	350	2	700	
11.08	Reading Support / Title 1	1,000	1	1,000	1,000	1	1,000	
11.09	Bookroom	400	1	400	400	1	400	
11.10	Aide	290	1	290	290	1	290	
11.11	4K - 2nd Spec. Ed.	600	-	-	600	-	-	
11.12	3rd - 5th Spec. Ed.	600	-	-	600	1	600	
11.13	OT/PT	400	-	-	400	1	400	Adjacent to 4K - 2nd Spec. Ed.
11.14	Storage - large motor equipment	150	-	-	150	1	150	
11.15	Sensory	165	1	165	165	1	165	
11.16	Storage	150	1	150	150	1	150	
11.17	ELL	200	1	200	200	1	200	
11.18	Title 1	900	-	-	900	-	-	
11.19	Bookroom	400	-	-	400	-	-	
11.20	Conference room	300	-	-	300	-	-	
11.21	Toilet room / changing area / shower	120	-	-	120	1	120	
11.22	Laundry	250	-	-	250	-	-	
11.23	Kitchen / kitchenette	250	-	-	250	-	-	
11.24	Special Ed. Director	250	-	-	250	1	250	
11.24	Special Ed. Assistant	180	-	-	180	-	-	
11.25	Record Storage	100	-	-	100	-	-	
<b>Total Special Education:</b>				<b>4,635</b>			<b>6,675</b>	
<b>12.00 Elementary Art</b>								
12.01	Classrooms	1,160	1	1,160	1,400	1	1,400	
12.02	Storage	150	-	-	150	1	150	
12.03	Kiln	100	-	-	100	1	100	1 kiln & shelving
12.04	Student work storage	150	-	-	150	1	150	
<b>Total Art:</b>				<b>1,160</b>			<b>1,800</b>	
<b>13.00 Elementary Library</b>								
13.01	Library	1,620	1	1,620	1,800	1	1,800	Story nook
13.02	Office / work room	200	-	-	200	1	200	
13.03	Storage	220	1	220	220	1	220	
13.04	Small group instruction / conference	200	-	-	200	1	200	
<b>Total Library:</b>				<b>1,840</b>			<b>2,420</b>	
<b>14.00 Elementary Administration &amp; Student Services</b>								
14.01	District Office	530	1	530	530	1	530	
14.02	Storage / Work	120	1	120	120	1	120	
14.03	Superintendent	330	1	330	330	1	330	
14.04	Principal office	125	1	125	210	1	210	

No.	Program Area	Existing Net Space Allocation			Proposed Net Space Allocation			Notes
		Area	No	Total Net Area	Area	No	Total Net Area	
14.05	Storage / Closet	120	1	120	-	-	-	
14.06	Health room / health assistant	300	-	-	300	1	300	
14.07	Toilet room	80	-	-	80	1	80	
14.08	Shared psych. / social / guidance	175	-	-	175	1	175	
14.09	Reception / lobby / waiting area	300	-	-	250	1	250	
14.10	Paraprofessional work stations	200	1	200	200	1	200	
14.11	Copy / work room	350	-	-	250	1	250	
14.12	Records storage room	120	1	120	120	1	120	
14.13	Toilet rooms	65	-	-	65	1	65	
14.14	Conference / work room	450	1	450	350	1	350	
14.15	Conference room	450	1	450	-	-	-	
<b>Total Admin. &amp; Student Services:</b>				<b>1,465</b>			<b>2,000</b>	
<b>15.00 Technology Education</b>								
15.01	Woods Lab	1,050	1	1,050	2,000	1	2,000	Overhead door
15.02	Storage/Finishing	770	1	770	400	1	400	
15.03	Metals Lab	1,260	1	1,260	1,800	1	1,800	Chain hoist & large overhead door
15.04	Storage/Tools	-	-	-	350	1	350	
15.05	Welding Booths	-	-	-	600	1	600	Space for sheet metal equipment & (8) booths
15.06	Auto Bay	-	-	-	300	1	300	
15.07	STEM Classroom/FAB Lab	1,325	1	1,325	1,400	1	1,400	Connect to Business Ed.
15.08	Computer Lab	740	1	740	1,400	1	1,400	Connect to all Tech. Ed. spaces
15.09	Graphics Lab	270	1	270	1,400	1	1,400	
15.10	Department Office	80	1	80	200	1	200	50 sq. ft. per staff member
<b>Total Technology Education Area:</b>				<b>5,495</b>			<b>9,850</b>	
<b>16.00 Agriculture</b>								
16.01	Ag Classroom/Agriscience Lab	680	1	680	1,200	1	1,200	
16.02	Greenhouse	1,300	1	1,300	1,400	1	1,400	
16.03	Storage / Work Room	-	-	-	100	1	100	
<b>Total Agriculture Area:</b>				<b>1,980</b>			<b>2,700</b>	
<b>17.00 MS / HS Art</b>								
17.01	Classroom	1,250	1	1,250	1,400	1	1,400	
17.02	Kiln	100	-	-	100	1	100	
17.03	Storage	290	1	290	250	1	250	
17.04	Student Project Storage	250	-	-	250	1	250	
<b>Total Art Area:</b>				<b>1,540</b>			<b>2,000</b>	
<b>18.00 Staff Work &amp; Break</b>								
18.01	Work room / Lunch	290	1	290	600	1	600	Copy machines, laminators, work area, etc.
18.02	Mailboxes	25	-	-	25	-	-	
18.03	Toilet rooms	65	-	-	65	-	-	
<b>Total Staff Work &amp; Break:</b>				<b>290</b>			<b>600</b>	
<b>19.00 Maintenance / Janitorial</b>								
19.01	Janitor's Closet	100	2	200	100	2	200	
19.02	General Building Storage	350	1	350	350	1	350	
19.03	Receiving/Maintenance	2,475	1	2,475	2,475	1	2,475	
19.04	B&G Office	385	1	385	385	1	385	
19.05	Data Rooms	-	-	-	25	-	-	
19.06	Elevator	-	-	-	150	1	150	
19.07	Elevator Equipment	-	-	-	75	1	75	
<b>Total Maintenance / Janitorial:</b>				<b>3,410</b>			<b>3,635</b>	
<b>20.00 Shared/Common Space</b>								
20.01	Multipurpose Space	3,000	1	3,000	3,000	1	3,000	
20.02	Toilet Rooms	200	6	1,200	250	8	2,000	
20.03	Concessions	-	-	-	250	-	-	
20.04	Family Restroom	-	-	-	100	-	-	
20.05	Gallery/Display Space	-	-	-	250	-	-	
<b>Total Shared/Common Area:</b>				<b>4,200</b>			<b>5,000</b>	
<b>Total Building Area - Net:</b>				<b>42,171</b>			<b>57,585</b>	



**Drawing Key**

- Existing
- New Construction
- Renovation



**Proposed First Floor**

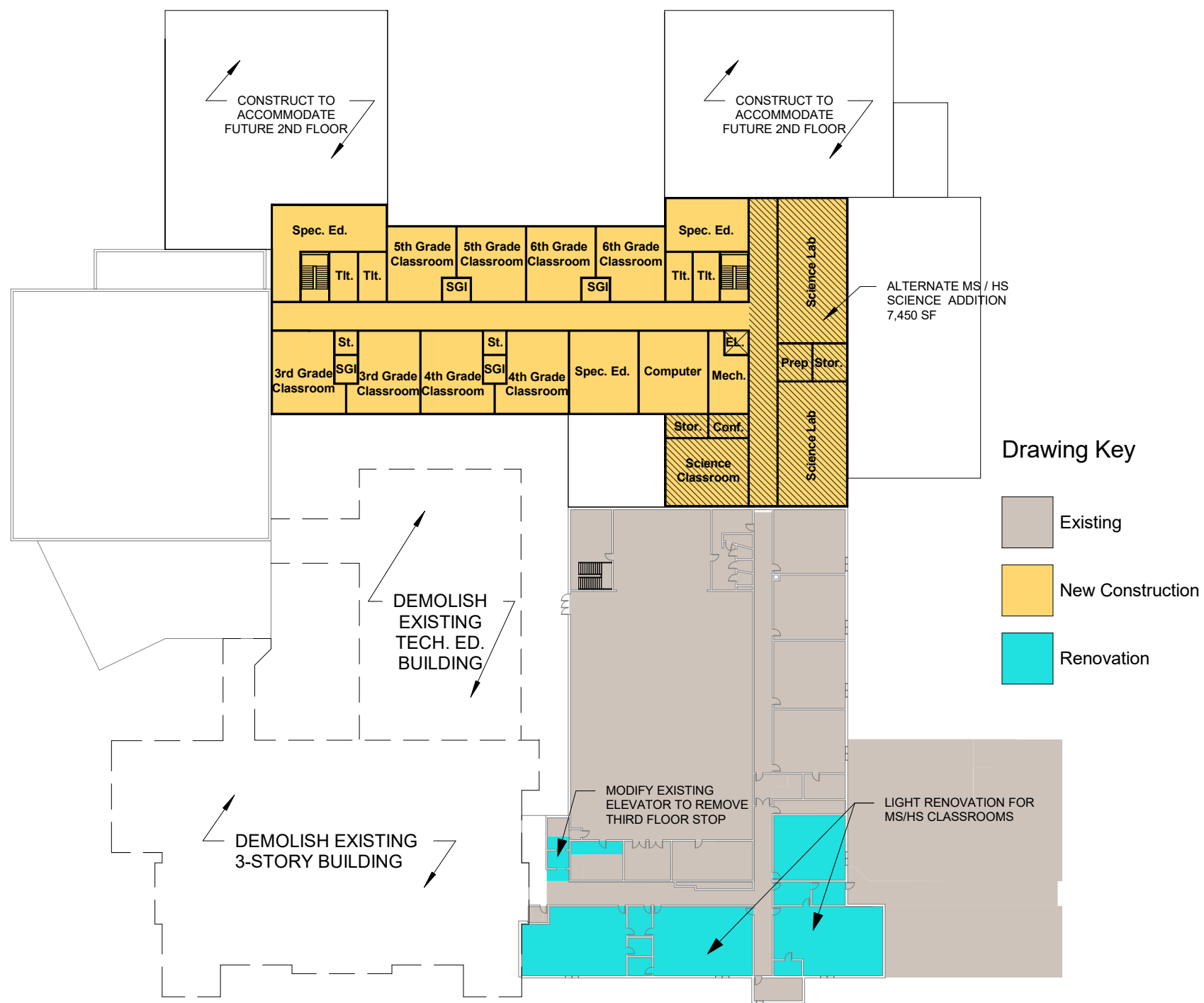
Scale 1" = 60'-0"

Sevastopol School District  
Sturgeon Bay, Wisconsin

July 25, 2018



Project #:3212



**Proposed Second Floor**  
 Scale 1" = 60'-0"



Sevastopol School District



Addition / Renovation			
7/25/2018			
Description		November 2018 Referendum	April 2019 Referendum
<b>Base Project Cost</b>		<b>\$ 25,152,793</b>	<b>\$ 26,158,905</b>
<b>Renovations to Existing School</b>		<b>\$ 965,039</b>	<b>\$ 1,003,641</b>
Building Interior Improvements		\$ 579,705	
Building Systems		\$ 236,270	
Owner Items		\$ 149,065	
<b>New Construction</b>		<b>\$ 24,187,754</b>	<b>\$ 25,155,264</b>
Renovations/Demo Associated with New Construction			
Renovations/Demo Associated with New Construction Subtotal		\$ 1,384,680	
New Construction - K - 12th Grade Levels			
New Construction Subtotal		\$ 17,776,871	
Site Development			
Site Development Subtotal		\$ 3,730,702	
Owner Items			
Owner Items Subtotal		\$ 1,295,500	
<b>Alternate #1 Add 2nd Floor Science to Addition</b>		<b>\$ 1,988,232</b>	<b>\$ 2,067,761</b>
New Construction - Science Addition			
New Construction Subtotal		\$ 1,909,982	
Owner Items			
Owner Items Subtotal		\$ 78,250	
<b>Alternate #2 - Paving South Parking Lot (153 Stalls)</b>		<b>\$ 350,617</b>	<b>\$ 364,641</b>
Site Development			
Site Development Subtotal		\$ 350,617	
<b>Total with Alternates #1 and #2</b>		<b>\$ 27,491,642</b>	<b>\$ 28,591,307</b>

**Not Included:**

- Ripp Road paving
- Existing Bus Garage Drive to the south / Lighting, Etc.
- Poor Soil Requirements
- Any work to existing Athletic Fields
- Any work related to Sink Holes
- New Playground
- Specialty Athletic Equipment (wrestling mats, batting cages, etc.)

# School District of Sevastopol

## SUMMARY OF HYPOTHETICAL REFERENDUM SCENARIOS

PRELIMINARY

<b>REFERENDUM AMOUNT</b>	<b>\$25,000,000</b>	<b>\$27,500,000</b>
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**MAX MILL RATE IMPACT** (over 2017-18)  
(Per \$1,000 valuation)

\$1.19

\$1.19

**TAX IMPACT ON PROPERTY WITH FAIR MARKET VALUE OF:**

**\$100,000 Home**  
*Maximum Impact*  
*Monthly Impact*

\$119.00  
\$9.92

**\$200,000 Home**  
*Maximum Impact*  
*Monthly Impact*

\$238.00  
\$19.83

**\$300,000 Home**  
*Maximum Impact*  
*Monthly Impact*

\$357.00  
\$29.75

\$132.00  
\$11.00

\$264.00  
\$22.00

\$396.00  
\$33.00



**Assumptions:**

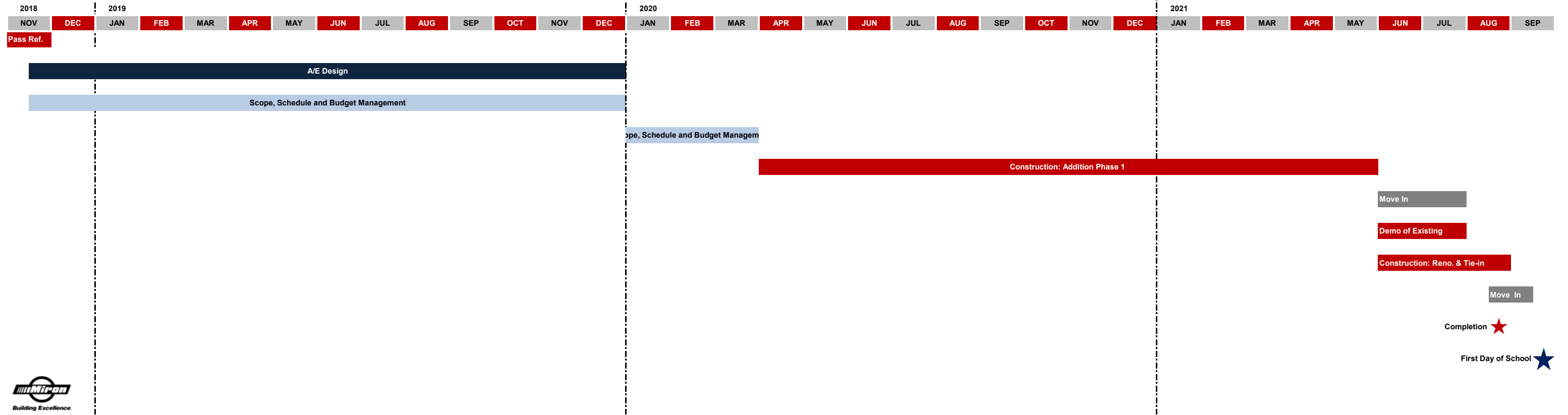
Phased Borrowing Approach to keep all referendum debt Bank Qualified. Assumes interest rates of 4.25% - 4.75%. Mill rate based on 2017 Equalized Valuation (TID-OUT) of \$1,388,253,213 with annual growth of 0.00%.

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# SCHOOL DISTRICT OF SEVASTOPOL

## Milestone Map | Addition & Renovations

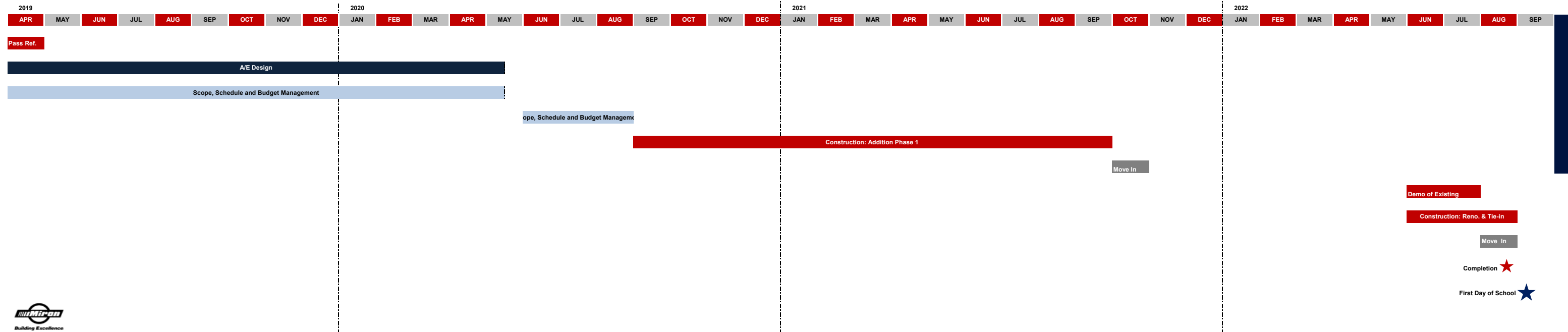
### November 2018 Referendum



# SCHOOL DISTRICT OF SEVASTOPOL

## Milestone Map | Addition & Renovations

### April 2019 Referendum





# PIONEERING THE NEXT GENERATION

