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WHITE BEAR LAKE AREA SCHOOLS

2018 CAPACITY ANALYSIS



Independent School District #624

October 5, 2018



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On behalf of Wold Architects and Engineers we would like to thank the Administration and Principals for their involvement in producing this study. We look forward to continuing the discussion on future program needs.

Sincerely,

Paul Aplikowski, AIA, LEED AP
Partner

Sincerely,

Sal Bagley, AIA, LEED AP BD+C
Associate

DISTRICT - OWNED FACILITIES

Elementary Schools

Birch Lake Elementary School

1616 Birch Lake Ave.
White Bear Lake, MN 55110

Hugo Elementary School

14895 Francesca Ave.
Hugo, MN 55038

Lakeaires Elementary School

3963 Van Dyke St.
White Bear Lake, MN 55110

Lincoln Elementary School

1961 Sixth Street
White Bear Lake, MN 55110

Matoska International Elementary School

2530 Spruce Place
White Bear Lake, MN 55110

Oneka Elementary School

4888 Heritage Parkway North
Hugo, MN 55038

Otter Lake Elementary School

1401 County Road H2
White Bear Lake, MN 55110

Vadnais Heights Elementary School

3645 Centerville Road
Vadnais Heights, MN 55127

Willow Lane Elementary School

3375 Willow Ave.
White Bear Lake, MN 55110

Middle Schools

Sunrise Park Middle School

2399 Cedar Ave.
White Bear Lake, MN 55110

Central Middle School

4857 Bloom Ave.
White Bear Lake, MN 55110

High Schools

White Bear Lake Area High School - North Campus

5045 Division Ave.
White Bear Lake, MN 55110

White Bear Lake Area High School - South Campus

3551 McKnight Road
White Bear Lake, MN 55110

Other

Normandy Park Education Center

2482 East County Road F
White Bear Lake, MN 55110

Transition Education Center

13497 Fenway Blvd Ct N
Hugo, MN 55038

White Bear Lake Area Learning Center

2449 Orchard Ln.
White Bear Lake, MN 55110

District Office

4857 Bloom Ave.
White Bear Lake, MN 55110



DEFINING BUILDING CAPACITY

CAPACITY OVERVIEW

Contrary to popular opinion, school buildings do not have a fixed capacity. In fact, they have a capacity based upon how an organization chooses to allocate use of space. As you allocate space for computer labs, special education or other support functions, this technically reduces the number of spaces (classrooms) available for capacity.

Typical practice for School Districts is to assign use of space in preparation for each upcoming school year. Therefore each year we can calculate capacity, and each year the capacity may change. This allocation of space dictates what spaces are available to provide capacity.

What follows is a methodology for determining capacities for your Elementary, Middle School and High School buildings.

- The Actual capacity diagrams are included in this Report. Each school has a 2018/19 capacity and also a “planning capacity.”
- The following pages describe the capacity calculation methodology, and assumptions as developed with your administrators.
- Typically cannot count more than 1 (one) gym station per 500 students.
- Typically cannot count more teaching stations than there are FTE of instructors for a given specialty (i.e. Industrial Technology, Music).
- Count only computer labs that are scheduled.



CAPACITY CALCULATION: SAMPLE EXERCISE

KINDERGARTEN FULL DAY CAPACITY

2 Classrooms x 20 Students/Classroom = 40 Student Capacity

| | |
|-------------------|-------------------|
| KINDERGARTEN K | KINDERGARTEN K |
|-------------------|-------------------|

ELEMENTARY CAPACITY

2 Classrooms x 24 Students/Classroom = 48 Student Capacity

| | | | |
|-----|-------|----------------|----------------|
| ART | MUSIC | CLASSROOM ● | CLASSROOM ● |
|-----|-------|----------------|----------------|

SECONDARY CAPACITY

MIDDLE SCHOOL CAPACITY

4 Teaching Stations x 28 Students/Teaching Station = 112 Students

x 83% Efficiency Factor = 93 Student Capacity

(Middle School facilities can typically be scheduled between 75 and 85% efficiency)

HIGH SCHOOL CAPACITY

4 Teaching Stations x 30 Students/Teaching Station = 120 Students

x 83% Efficiency Factor = 99 Student Capacity

(H.S. can typically be scheduled between 80 and 90% efficiency)

| | | | |
|----------|------------|----------------|----------------|
| ART ● | MUSIC ● | CLASSROOM ● | CLASSROOM ● |
|----------|------------|----------------|----------------|



CAPACITY CALCULATION ASSUMPTIONS

Multiple “capacities” for each facility

- 2018/19 capacity (based on plans for current utilization)
- Planning capacity (see details below)

Elementary Assumptions

- K = 20 average class size.
Kindergarten Range: 18-22
- Grades 1-5 = 24 average class size.
- Support spaces are not included in capacity counts:
 - Gymnasium
 - Media Center
 - (1) Music Classroom
 - (1) Additional Specialist Space (Music, Language) if enrollment is over 550 students
 - (1) Ensemble Room (not full-size)
 - (1) Language Classroom (Spanish or Chinese)
 - (1) Cross-Categorical Special Education Room (full size room or equivalent space only plus small spaces as appropriate)
 - (2) rooms required when enrollment is over ~625 students
 - (1) English Language (or equivalent space)
 - (1) Intervention Room
 - (2) Intervention Rooms needed at Willow Lane
 - (1) Multipurpose Lab
- Center-Based Special Ed. (Cluster Programs)
(13) Rooms assigned District-wide at Elementary
- Preschool Programming
(19) Rooms assigned District-wide
- (2) Explorations Program rooms assigned at Lincoln

Middle School Assumptions

- Grades 6-8 = 28 average class size/teaching station.
- Middle level efficiency typically 75%-85% before real “pain”
- Current offerings/schedule should allow for 83-85% efficiency for planning capacity

High School Assumptions

- Grades 9-12 = 30 average class size/teaching station.
- High School Efficiency typically 80-90% before real “pain” (e.g. teaching math in a gym)
- Current offerings/schedule should allow for 83% efficiency for planning capacity
- ALC = 18 average class size/teaching station.



District-Wide Capacity Summary

| <u>ELEMENTARY CAPACITY</u> | | 2018/2019 Capacity | Center Based | Early Childhood | Deficiencies | Other Potential | Planning Capacity | Oct. 1, 2018 Enrollment | | |
|--|------------|--------------------|--------------|-----------------|--------------|-----------------|-------------------|-------------------------|------------|--|
| Birch Lake Elementary | K-5 | 280 | 4 | 3 | 1 | 1 | 448 | 288 | | |
| Hugo Elementary | K-1 | 328 | 0 | 4 | 0 | 1 | 448 | 333 | | |
| Lakeaires Elementary | K-5 | 396 | 1 | 1 | 1 | 0 | 420 | 390 | | |
| Lincoln Elementary | K-5 | 468 | 1 | 0 | 1 | 0 | 468 | 469 | | |
| Matoska International Elementary | K-5 | 580 | 0 | 0 | 3 | 0 | 508 | 586 | | |
| Oneka Elementary | 2-5 | 624 | 1 | 0 | 0 | 2 | 696 | 666 | | |
| Otter Lake Elementary | K-5 | 580 | 5 | 1 | 0 | 0 | 724 | 590 | | |
| Vadnais Heights Elementary | K-5 | 420 | 1 | 1 | 1 | 0 | 444 | 403 | | |
| Willow Lane Elementary | K-5 | 420 | 0 | 0 | 1 | 0 | 396 | 393 | | |
| Total | K-5 | 4,096 | | | | | 4,552 | 4,118 | | |
| Less Center Based Spaces: | | | | | | | 312 | | | |
| Less Early Childhood Spaces: | | | | | | | 240 | | | |
| Less Deficiencies: | | | | | | | (192) | | | |
| Total Planning Capacity | | | | | | | 4,192 | 4,118 | 98% | |
| Excess Capacity (Over Capacity) | | (22) | | | | | 74 | | | |

| <u>MIDDLE SCHOOL CAPACITY</u> | | 2018/2019 Capacity | | | | | Planning Capacity | Oct. 1, 2018 Enrollment | 2018/2019 Capacity | Open Seats |
|--|------------|--------------------|--|--|--|--|-------------------|-------------------------|--------------------|-------------|
| Central Middle School | 6-8 | 1,095 | | | | | 1,095 | 1,142 | 104% | (47) |
| Sunrise Park Middle School | 6-8 | 837 | | | | | 860 | 830 | 97% | 30 |
| Total | 6-8 | 1,931 | | | | | 1,955 | 1,972 | 101% | (17) |
| Less Center Based Spaces: | | | | | | | 0 | | | |
| Excess Capacity (Over Capacity) | | (41) | | | | | (17) | | | |

| <u>HIGH SCHOOL CAPACITY</u> | | 2018/2019 Capacity | | | | | Planning Capacity | Oct. 1, 2018 Enrollment | 2018/2019 Capacity | Open Seats |
|--|-------------|--------------------|--|--|--|--|-------------------|-------------------------|--------------------|------------|
| White Bear Lake Area HS - North Campus | 9-10 | 1,270 | | | | | 1,270 | 1,242 | 98% | 28 |
| White Bear Lake Area HS - South Campus | 11-12 | 1,270 | | | | | 1,295 | 1,117 | 86% | 153 |
| ALC | 9-12 | 134 | | | | | 134 | 129 | 96% | 5 |
| Total | 9-12 | 2,674 | | | | | 2,699 | 2,488 | 92% | 186 |
| Less Center Based Spaces: | | | | | | | 0 | | | |
| Excess Capacity (Over Capacity) | | 186 | | | | | 211 | | | |
| District Wide Total | | 124 | | | | | 268 | | | |



ADJUSTED CAPACITY ANALYSIS

Birch Lake Elementary (Grades K-5)

Kindergartens: 2

First - Fifth Grade: 10

(assumes 24 avg per 1-5 grades, 20 avg per K)

Total: Kindergarten 2 x 20 = 40
Classes 1-5 10 x 24 = 240
Total Adjusted Capacity 280 Students

Total Gross Square Footage: 67,781 SF

PLANNING CAPACITY ANALYSIS

Birch Lake Elementary (Grades K-5)

Kindergartens: 2

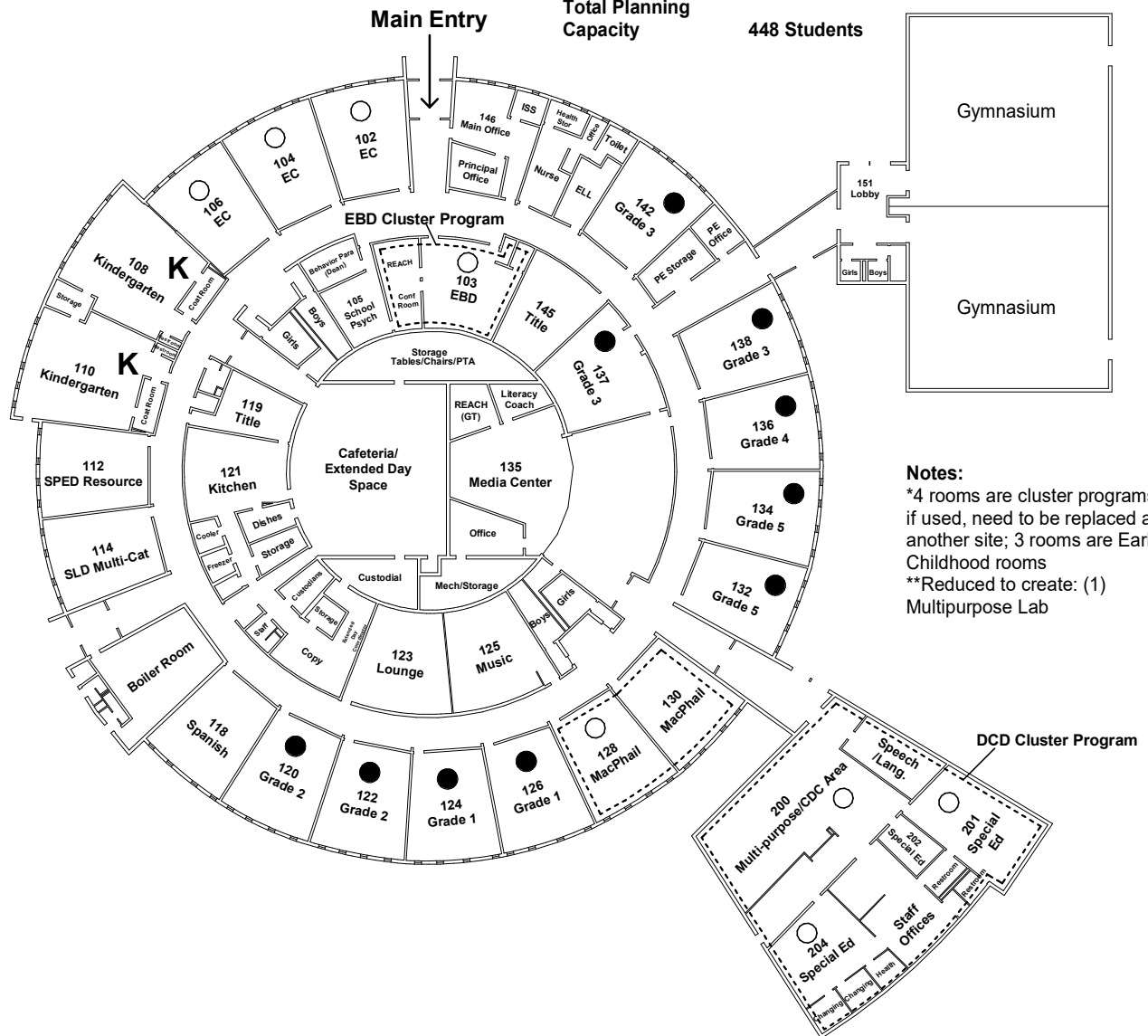
First - Fifth Grade: 10

Potential: 8*

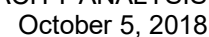
Deficiencies: 1**

(assumes 24 avg per 1-5 grades, 20 avg per K)

Total: Kindergarten 2 x 20 = 40
Classes 1-5 10 x 24 = 240
Potential 8 x 24 = 192
Deficiencies -1 x 24 = -24
Total Planning Capacity 448 Students



BIRCH LAKE ELEMENTARY - MAIN LEVEL FLOOR PLAN





ADJUSTED CAPACITY ANALYSIS

Lakeaires Elementary (Grades K-5)

Kindergartens: 3

First - Fifth Grade: 14

(assumes 24 avg per 1-5 grades, 20 avg per K)

Total: Kindergarten 3 x 20 = 60
Classes 1-5 14 x 24 = 336

Total Adjusted Capacity 396 Students

Total Gross Square Footage: 86,969 SF

PLANNING CAPACITY ANALYSIS

Lakeaires Elementary (Grades K-5)

Kindergartens: 3

First - Fifth Grade: 14

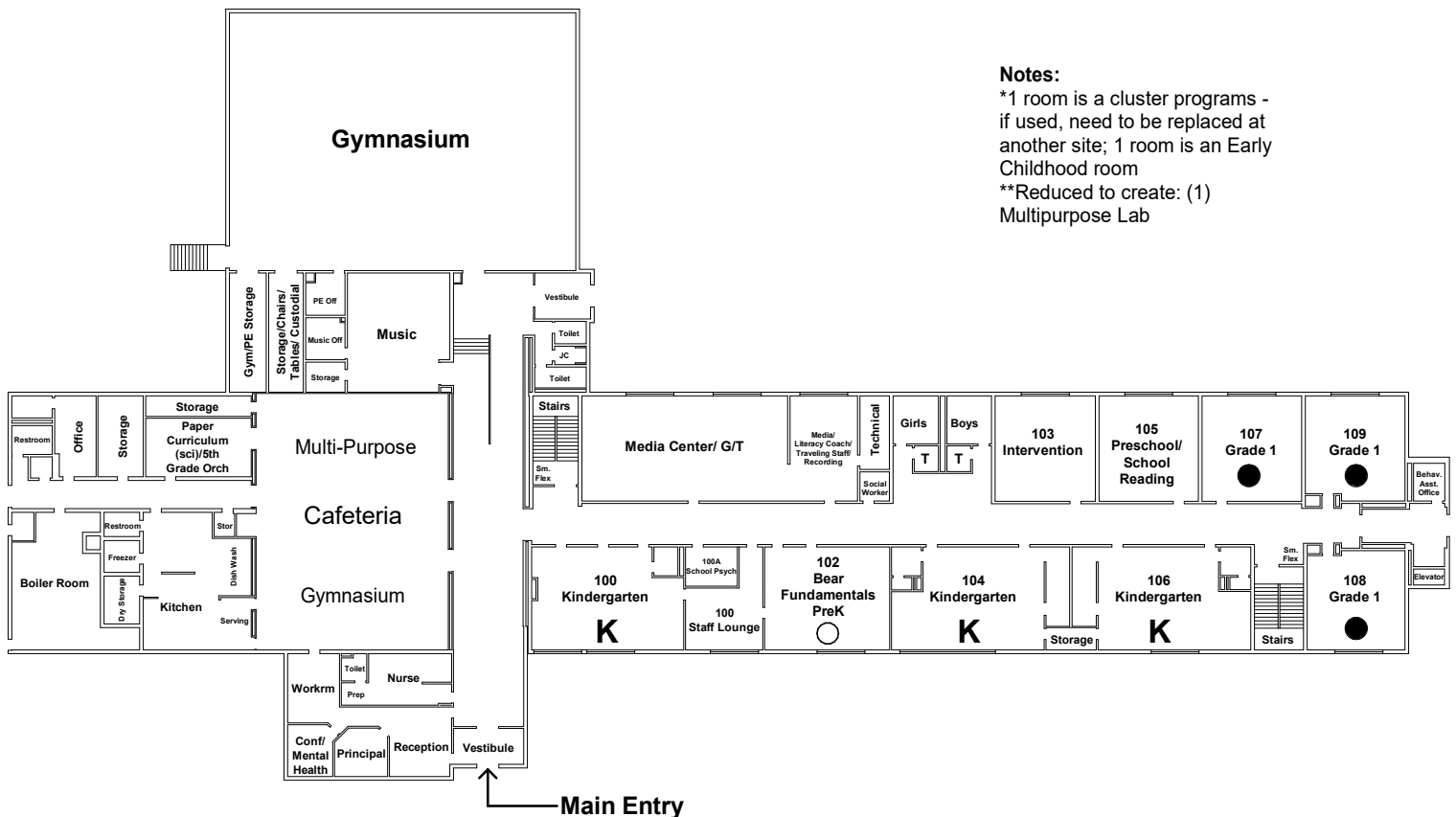
Potential: 2*

Deficiencies: 1**

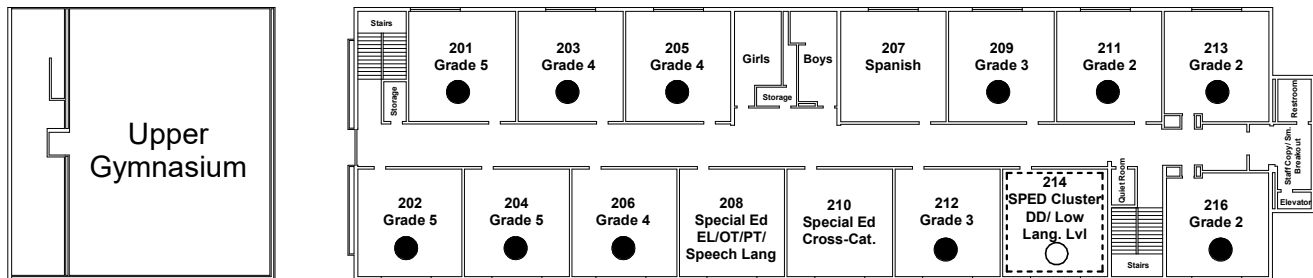
(assumes 24 avg per 1-5 grades, 20 avg per K)

Total: Kindergarten 3 x 20 = 60
Classes 1-5 14 x 24 = 336
Potential 2 x 24 = 48
Deficiencies -1 x 24 = -24

Total Planning Capacity 420 Students



LAKEAIRES ELEMENTARY - MAIN LEVEL FLOOR PLAN



LAKEAIRES ELEMENTARY - SECOND LEVEL FLOOR PLAN



ADJUSTED CAPACITY ANALYSIS

Lincoln Elementary (Grades K-5)

Kindergartens: 3

First - Fifth Grade: 17

(assumes 24 avg per 1-5 grades, 20 avg per K)

| | | |
|--------|--------------------------------|---------------------|
| Total: | Kindergarten | 3 x 20 = 60 |
| | Classes 1-5 | 17 x 24 = 408 |
| | Total Adjusted Capacity | 468 Students |

Total Gross Square Footage: 59,928 SF

PLANNING CAPACITY ANALYSIS

Lincoln Elementary (Grades K-5)

Kindergartens: 3

First - Fifth Grade: 17

Potential: 1*

Deficiencies: 1**

(assumes 24 avg per 1-5 grades, 20 avg per K)

| | | |
|--------|--------------------------------|---------------------|
| Total: | Kindergarten | 3 x 20 = 60 |
| | Classes 1-5 | 17 x 24 = 408 |
| | Potential | 1 x 24 = 24 |
| | Deficiencies: | -1 x 24 = -24 |
| | Total Planning Capacity | 468 Students |

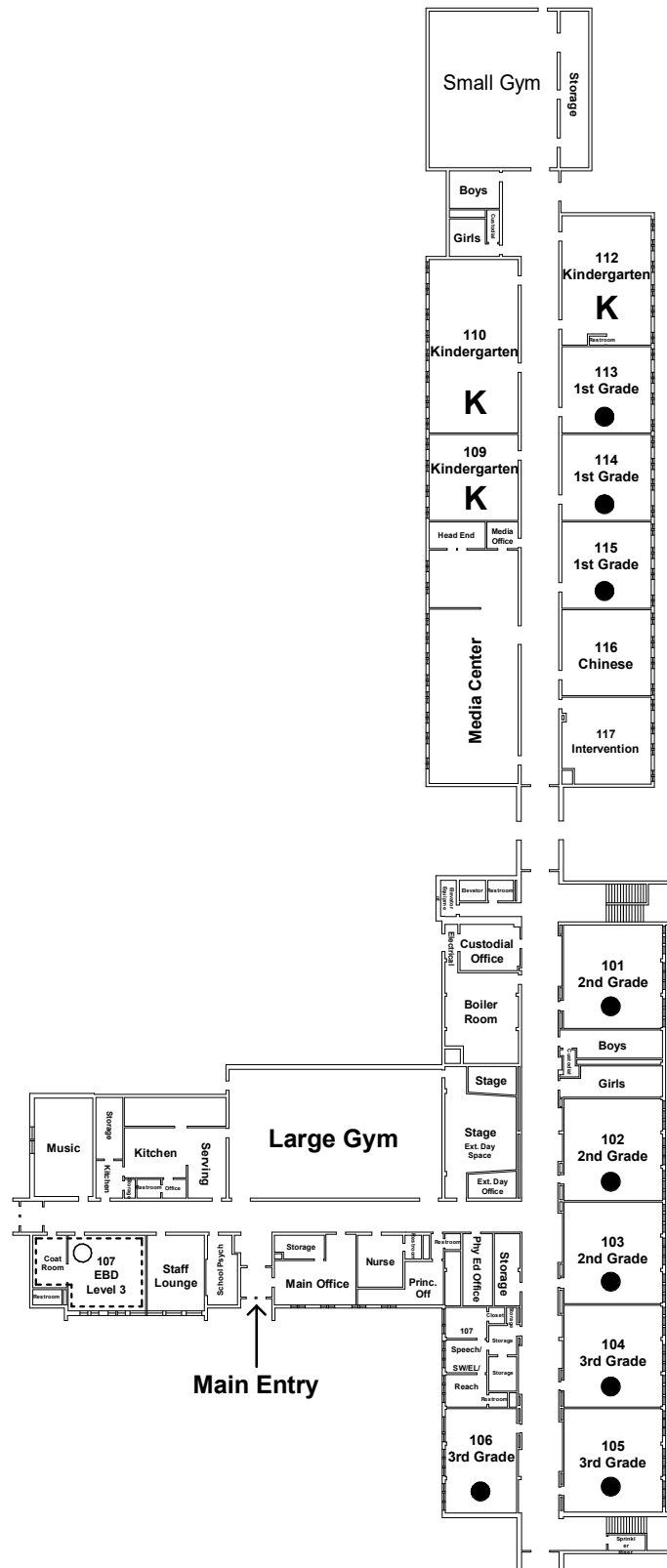
Notes:

*1 room is a cluster program - if used, need to be replaced at another site

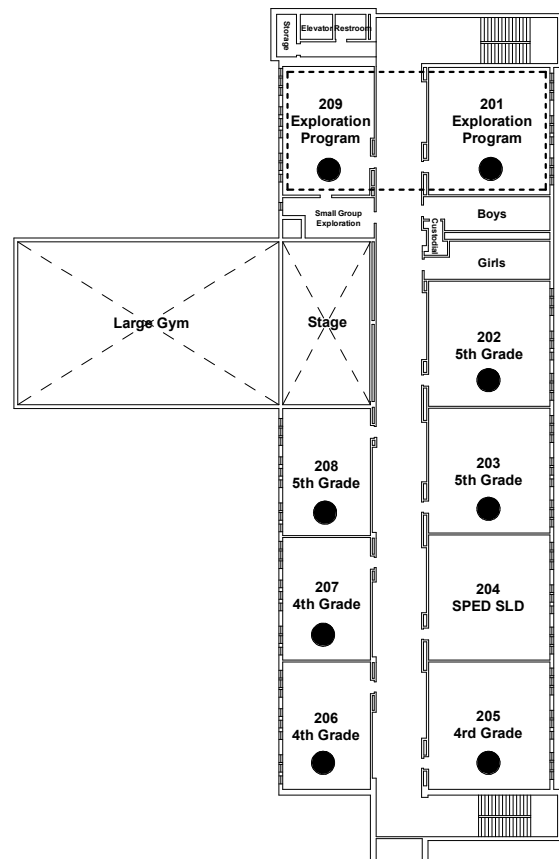
**Reduced to create: (1) Multipurpose Lab

2 rooms are used for District-wide Explorations Program

No separate Gym - doubles as Cafeteria



LINCOLN ELEMENTARY - MAIN LEVEL FLOOR PLAN



LINCOLN ELEMENTARY - SECOND LEVEL FLOOR PLAN



ADJUSTED CAPACITY ANALYSIS

Matoska International Elementary (Grades K-5)

Kindergartens: 5

First - Fifth Grade: 20

(assumes 24 avg per 1-5 grades, 20 avg per K)

Total: Kindergarten 5 x 20 = 100
Classes 1-5 20 x 24 = 480
Total Adjusted Capacity 580 Students

Total Gross Square Footage: 71,485 SF

PLANNING CAPACITY ANALYSIS

Matoska International Elementary (Grades K-5)

Kindergartens: 5

First - Fifth Grade: 20

Potential: 0

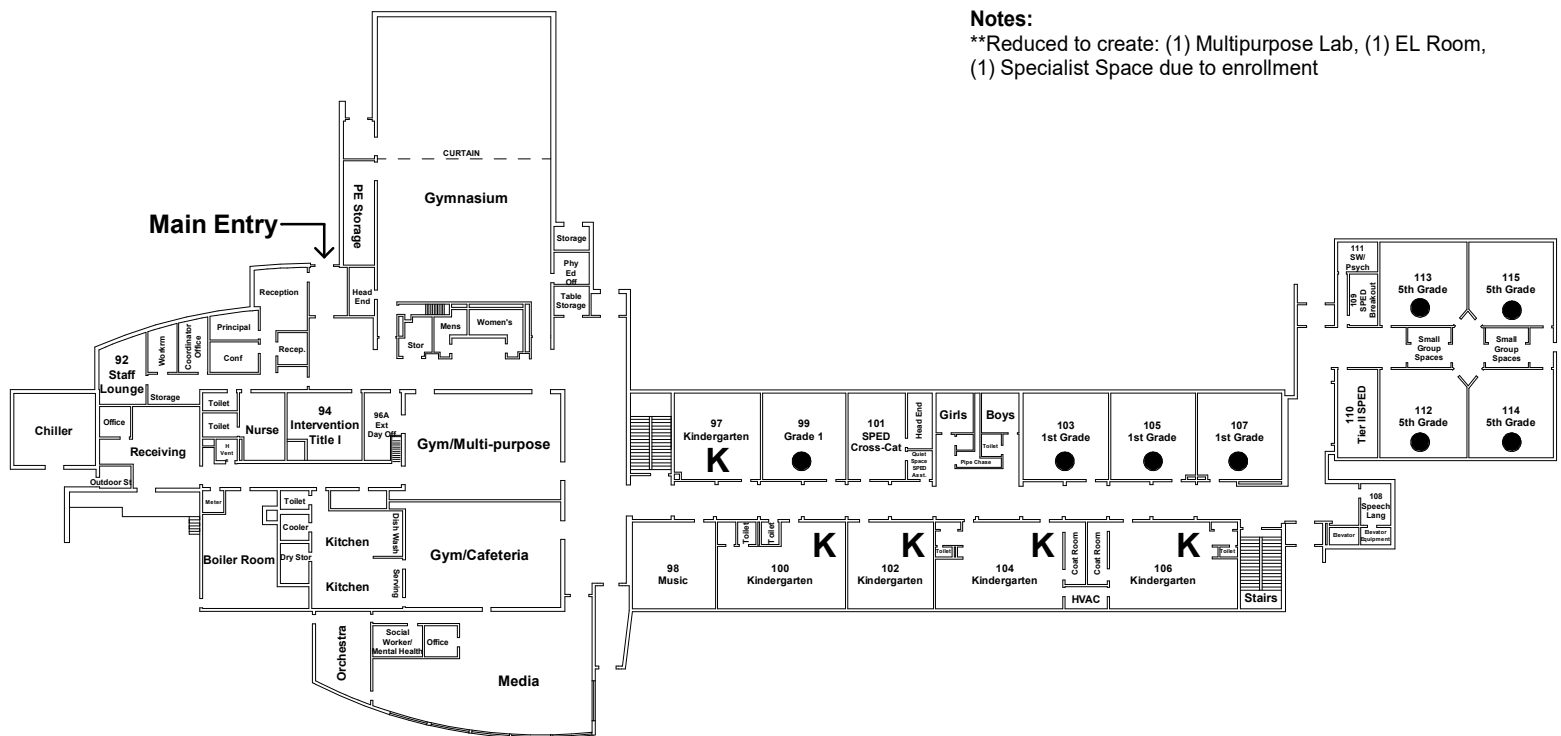
Deficiencies: 3**

(assumes 24 avg per 1-5 grades, 20 avg per K)

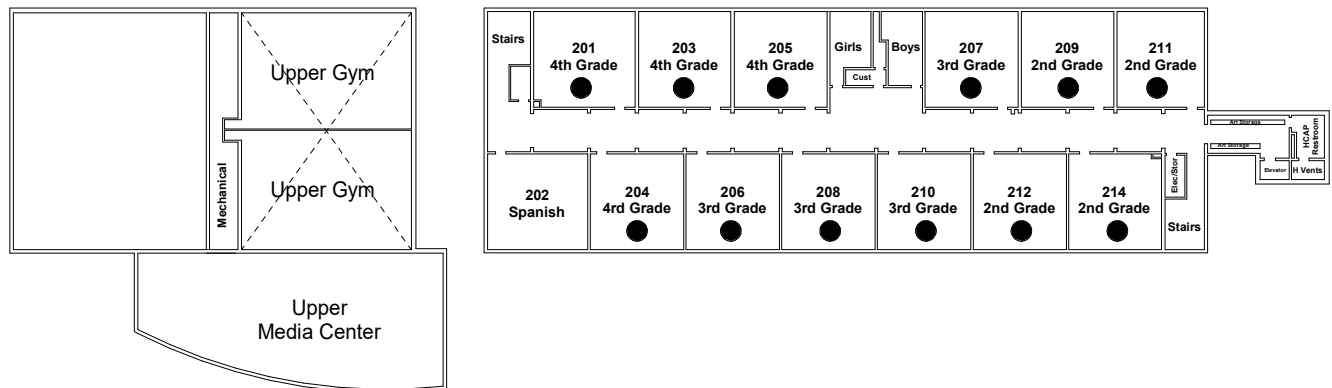
Total: Kindergarten 5 x 20 = 100
Classes 1-5 20 x 24 = 480
Potential 0 x 24 = 0
Deficiencies -3 x 24 = -72
Total Planning Capacity 508 Students

Notes:

**Reduced to create: (1) Multipurpose Lab, (1) EL Room,
(1) Specialist Space due to enrollment



MATOSKA INTERNATIONAL ELEMENTARY - MAIN LEVEL FLOOR PLAN



MATOSKA INTERNATIONAL ELEMENTARY - SECOND LEVEL FLOOR PLAN



ADJUSTED CAPACITY ANALYSIS

Oneka Elementary (Grades 2-5)

Second - Fifth Grade: 26

(assumes 24 avg per 1-5 grades, 20 avg per K)

Total: Classes 2-5 26 x 24 = 624
Total Adjusted Capacity 624 Students

Total Gross Square Footage: 119,995 SF

PLANNING CAPACITY ANALYSIS

Oneka Elementary (Grades 2-5)

Second - Fifth Grade: 26

Potential: 3*

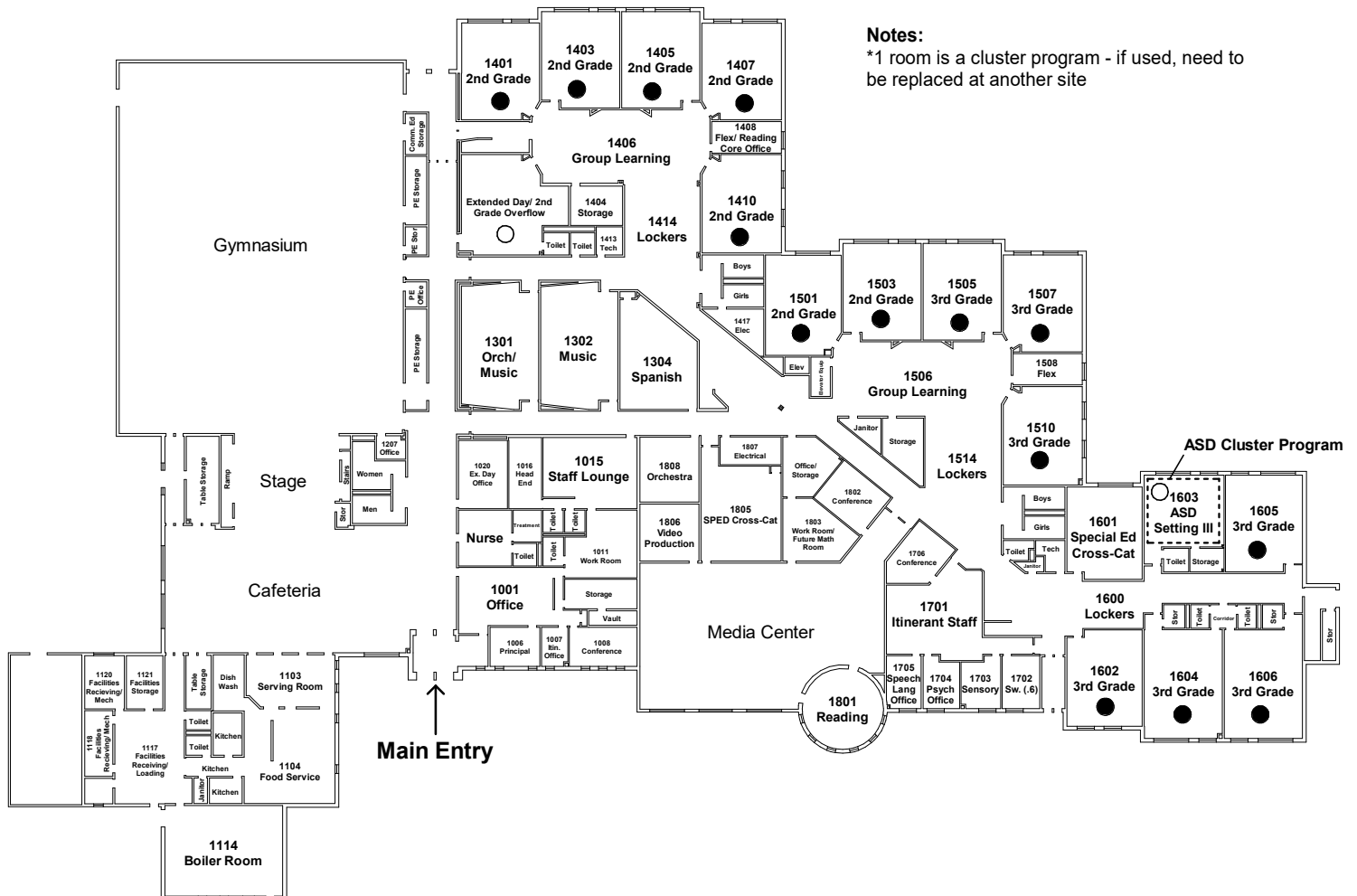
Deficiencies: 0

(assumes 24 avg per 1-5 grades, 20 avg per K)

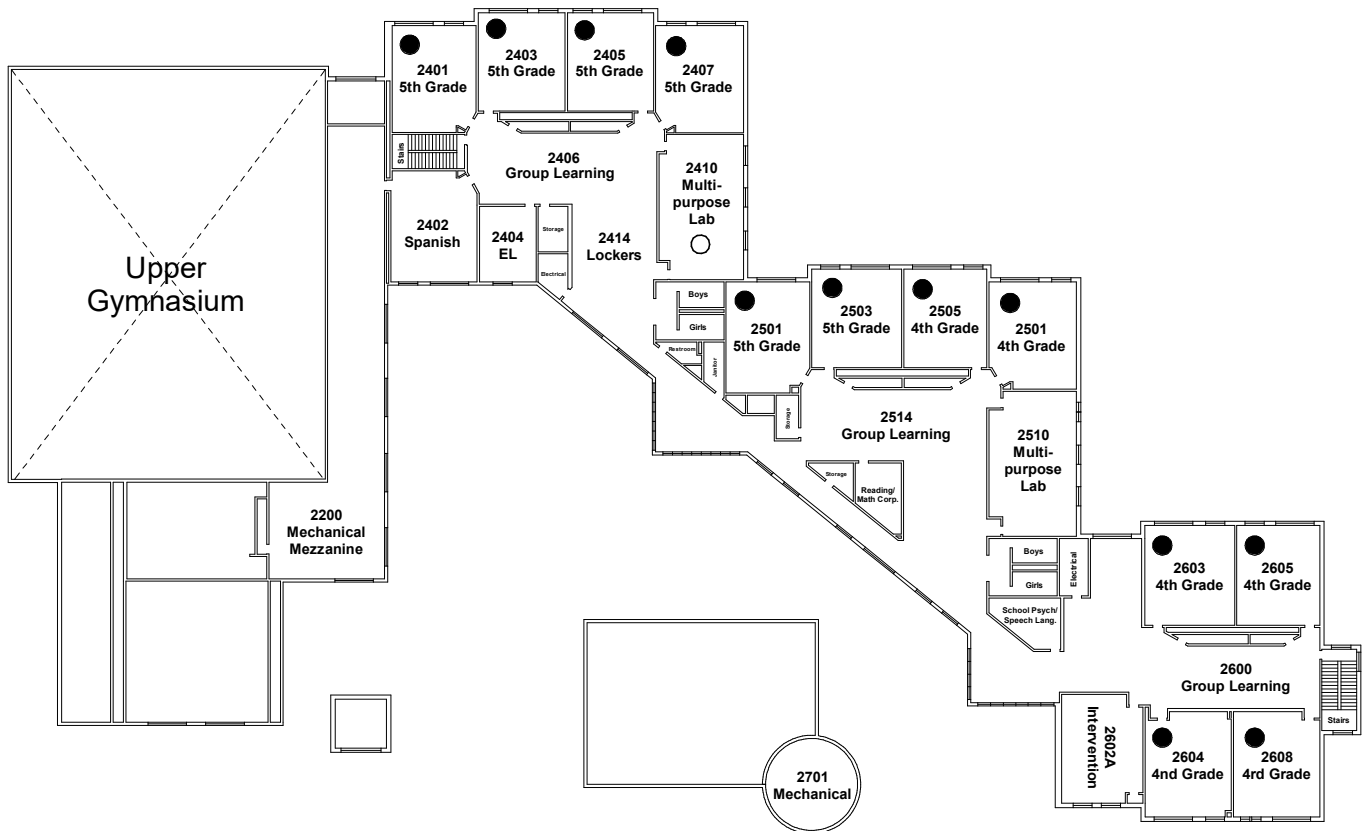
Total: Classes 2-5 26 x 24 = 624
Potential 3 x 24 = 72
Deficiencies 0 x 24 = 0
Total Planning Capacity 696 Students

Notes:

*1 room is a cluster program - if used, need to be replaced at another site



ONEKA ELEMENTARY - MAIN LEVEL FLOOR PLAN



ONEKA ELEMENTARY - SECOND LEVEL FLOOR PLAN



ADJUSTED CAPACITY ANALYSIS

Otter Lake Elementary (Grades K-5)

Kindergartens: 5
First - Fifth Grade: 20
(assumes 24 avg per 1-5 grades, 20 avg per K)

Total: Kindergarten 5 x 20 = 100
Classes 1-5 20 x 24 = 480
Total Adjusted Capacity 580 Students

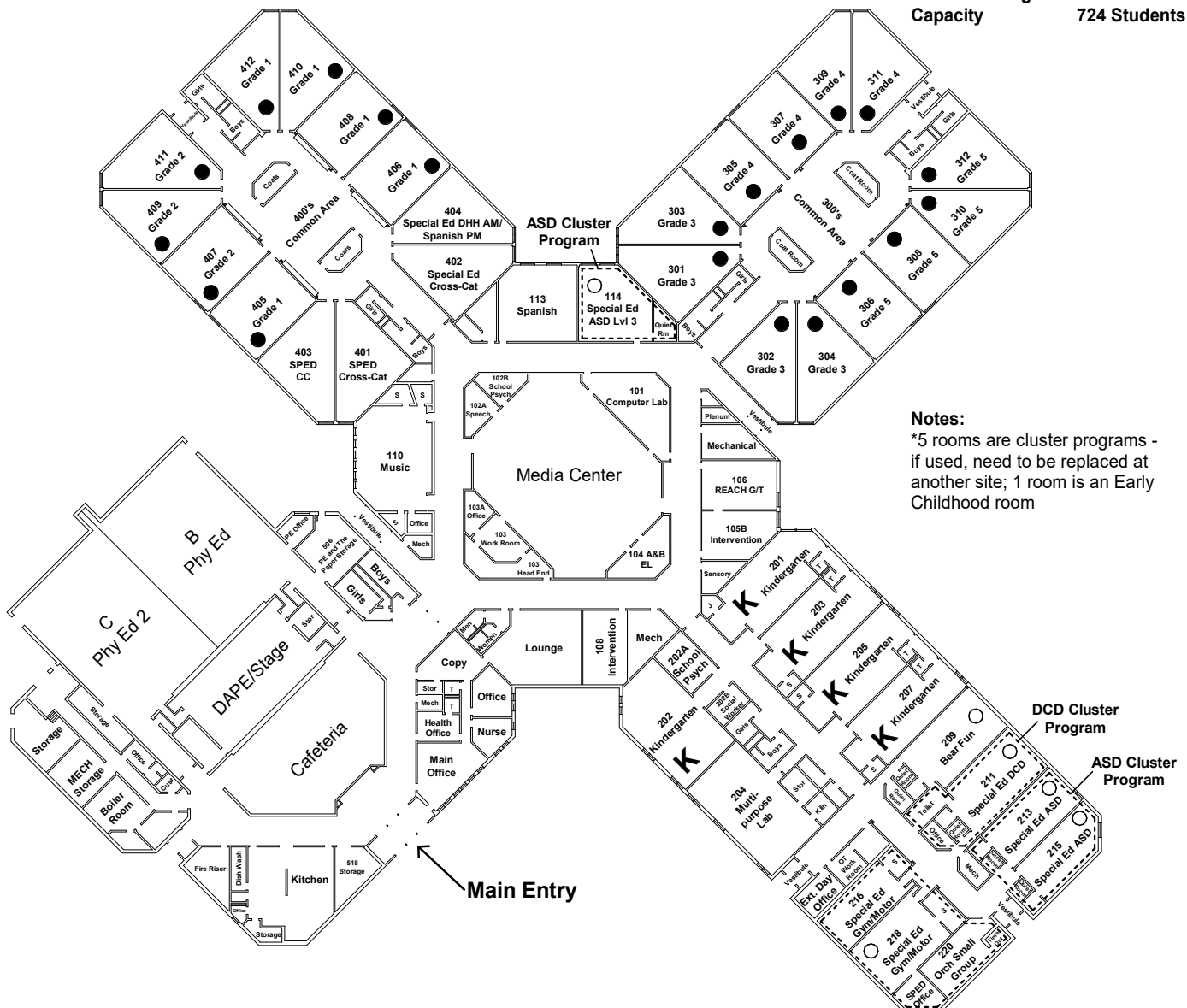
Total Gross Square Footage: 104,739 SF

PLANNING CAPACITY ANALYSIS

Otter Lake Elementary (Grades K-5)

Kindergartens: 5
First - Fifth Grade: 20
Potential: 6*
Deficiencies: 0
(assumes 24 avg per 1-5 grades, 20 avg per K)

Total: Kindergarten 5 x 20 = 100
Classes 1-5 20 x 24 = 480
Potential 6 x 24 = 144
Deficiencies 0 x 24 = 0
Total Planning Capacity 724 Students



Notes:

*5 rooms are cluster programs - if used, need to be replaced at another site; 1 room is an Early Childhood room

OTTER LAKE ELEMENTARY - MAIN LEVEL FLOOR PLAN



ADJUSTED CAPACITY ANALYSIS

Vadnais Heights Elementary (Grades K-5)

Kindergartens: 3

First - Fifth Grade: 15

(assumes 24 avg per 1-5 grades, 20 avg per K)

| | | |
|--------|--------------------------------|---------------------|
| Total: | Kindergarten | 3 x 20 = 60 |
| | Classes 1-5 | 15 x 24 = 360 |
| | Total Adjusted Capacity | 420 Students |

Total Gross Square Footage: 69,256 SF

Notes:

*1 room is a cluster programs - if used, need to be replaced at another site; 1 room is an Early Childhood room

**Reduced to create: (1) Multipurpose Lab

PLANNING CAPACITY ANALYSIS

Vadnais Heights Elementary (Grades K-5)

Kindergartens: 3

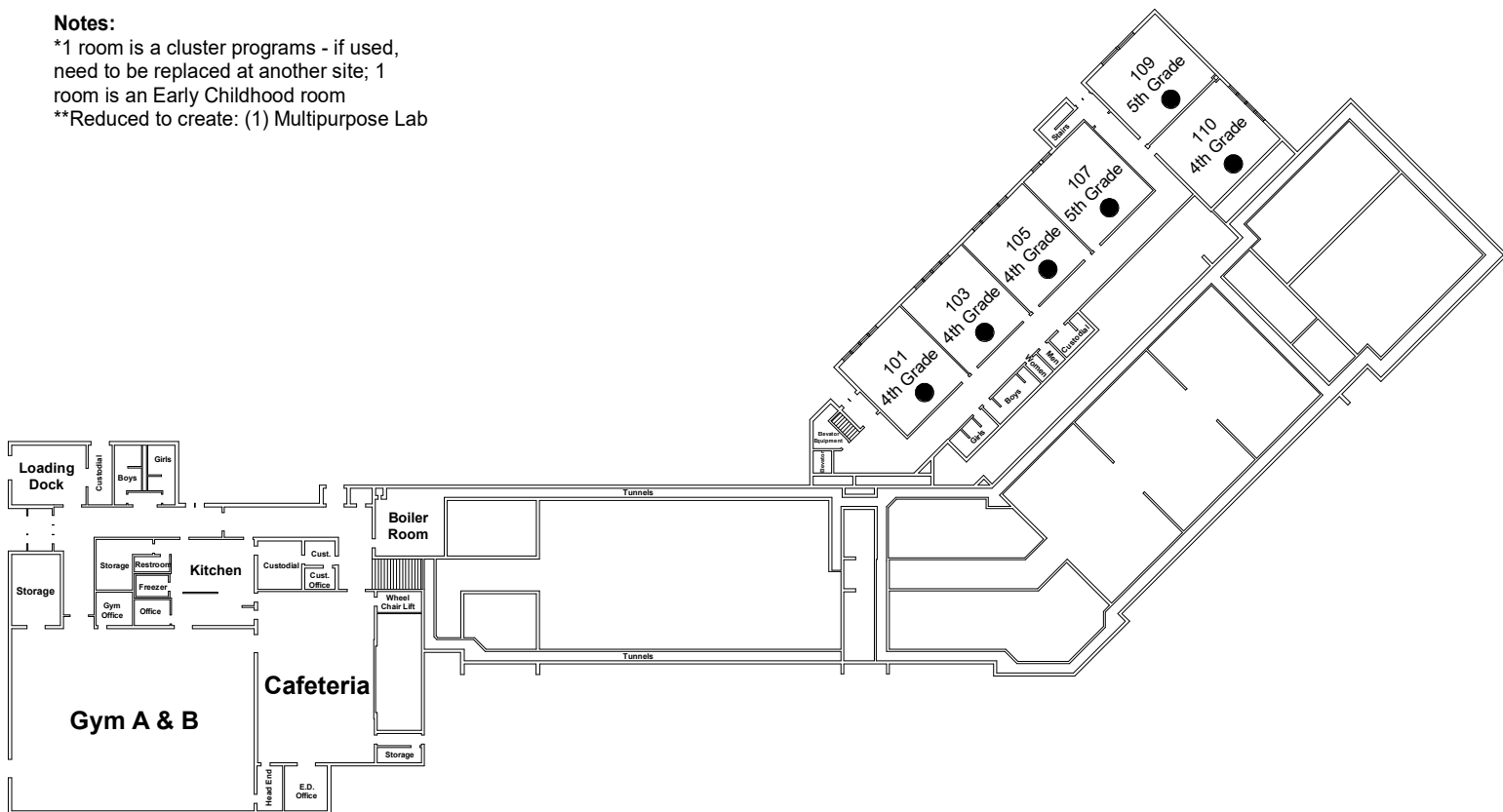
First - Fifth Grade: 15

Potential: 2*

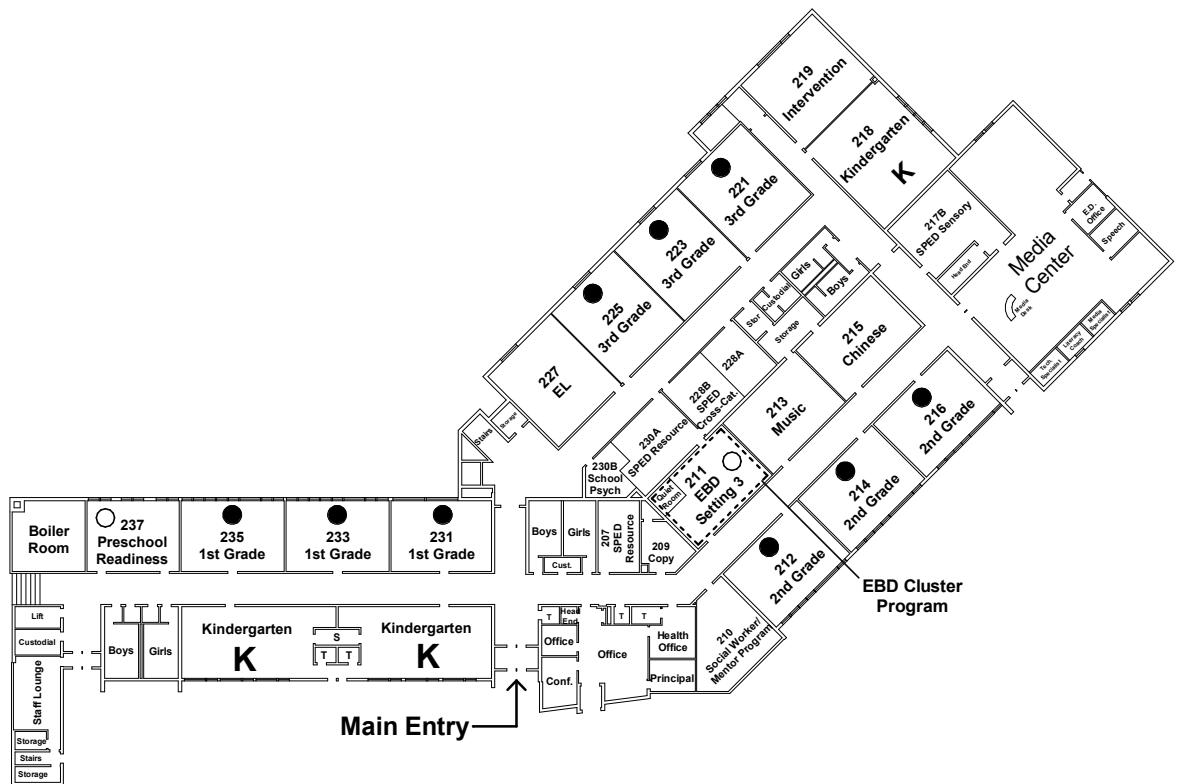
Deficiencies: 1**

(assumes 24 avg per 1-5 grades, 20 avg per K)

| | | |
|--------|--------------------------------|---------------------|
| Total: | Kindergarten | 3 x 20 = 60 |
| | Classes 1-5 | 15 x 24 = 360 |
| | Potential | 2 x 24 = 48 |
| | Deficiencies | -1 x 24 = -24 |
| | Total Planning Capacity | 444 Students |



VADNAIS HEIGHTS ELEMENTARY - GARDEN LEVEL FLOOR PLAN



VADNAIS HEIGHTS ELEMENTARY - MAIN LEVEL FLOOR PLAN



ADJUSTED CAPACITY ANALYSIS

Willow Lane Elementary (Grades K-5)

Kindergartens: 3

First - Fifth Grade: 15

(assumes 24 avg per 1-5 grades, 20 avg per K)

Total: Kindergarten 3 x 20 = 60
Classes 1-5 15 x 24 = 360
Total Adjusted Capacity 420 Students

Total Gross Square Footage: 86,723 SF

PLANNING CAPACITY ANALYSIS

Willow Lane Elementary (Grades K-5)

Kindergartens: 3

First - Fifth Grade: 15

Potential: 0

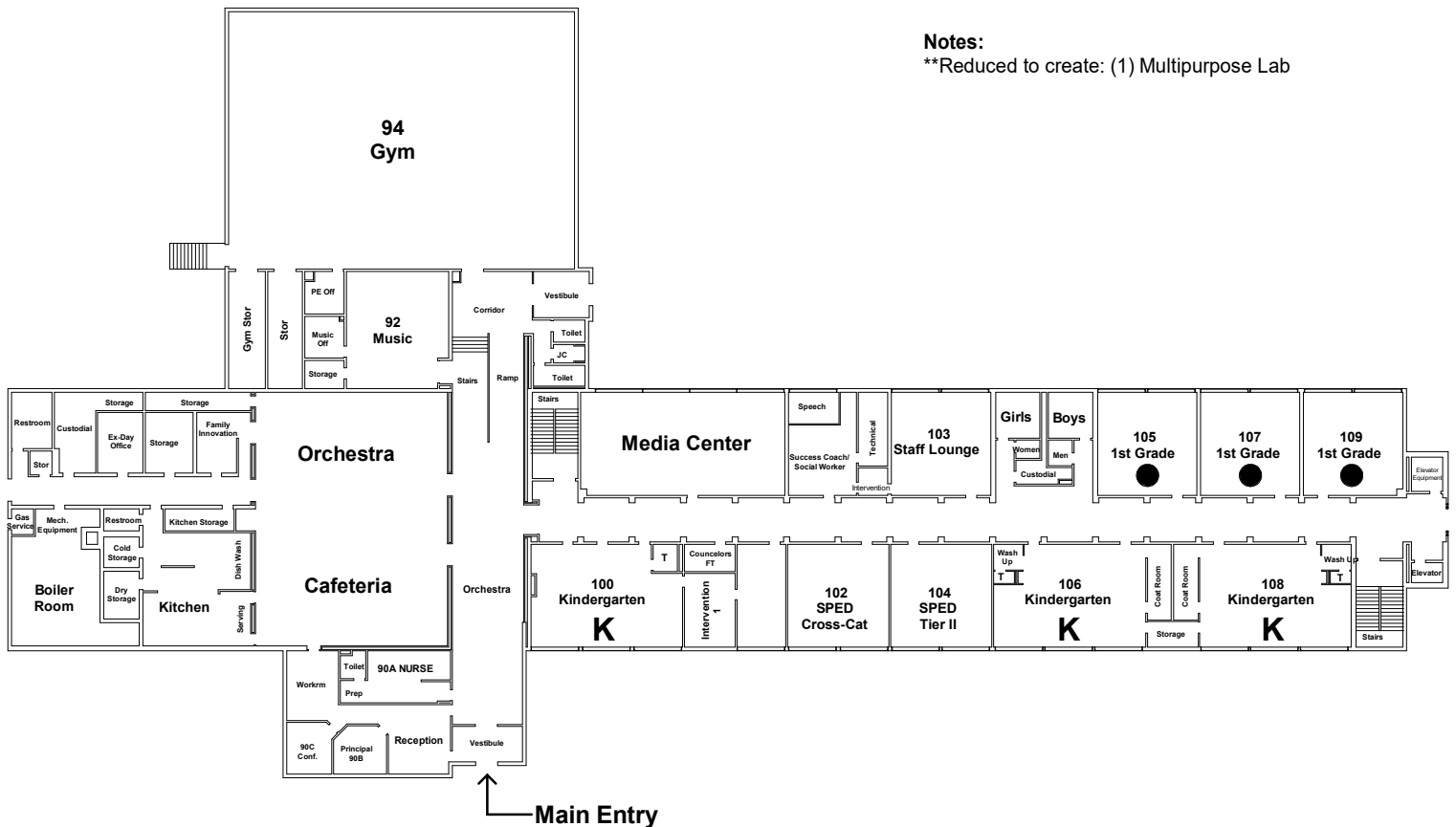
Deficiencies: 1**

(assumes 24 avg per 1-5 grades, 20 avg per K)

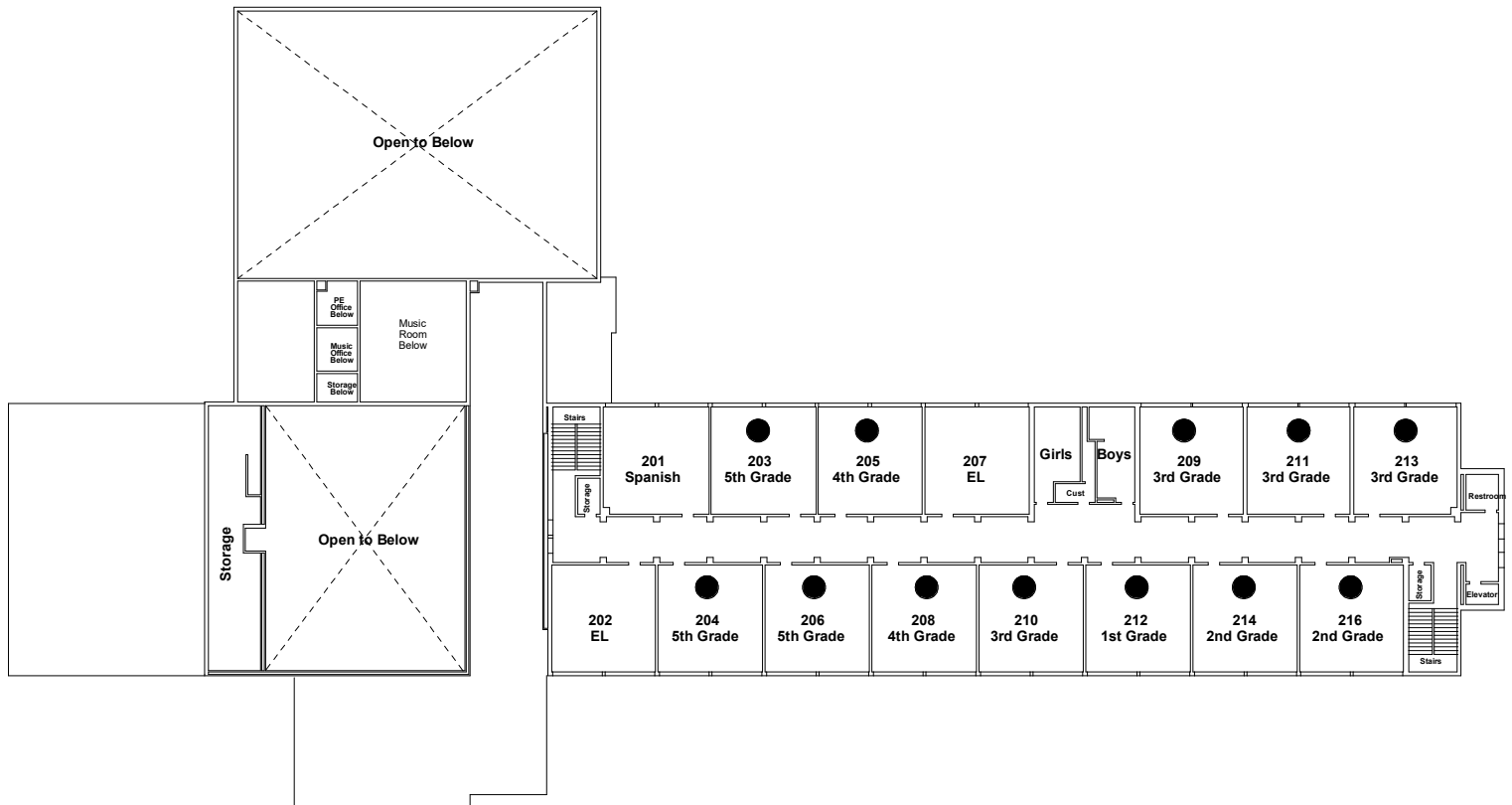
Total: Kindergarten 3 x 20 = 60
Classes 1-5 15 x 24 = 360
Potential 0 x 24 = 0
Deficiencies -1 x 24 = -24
Total Planning Capacity 396 Students

Notes:

**Reduced to create: (1) Multipurpose Lab



WILLOW LANE ELEMENTARY - MAIN LEVEL FLOOR PLAN



WILLOW LANE ELEMENTARY - SECOND LEVEL FLOOR PLAN



ADJUSTED CAPACITY ANALYSIS

Sunrise Park Middle School (Grades 6-8)

Teaching Stations: 36

(assumes 28 avg. per teaching station)

Total: Stations 36 x 28 = 1,008
Utilization x 83%
Total Adjusted Capacity 837

Total Gross Square Footage: 126,979 SF

PLANNING CAPACITY ANALYSIS

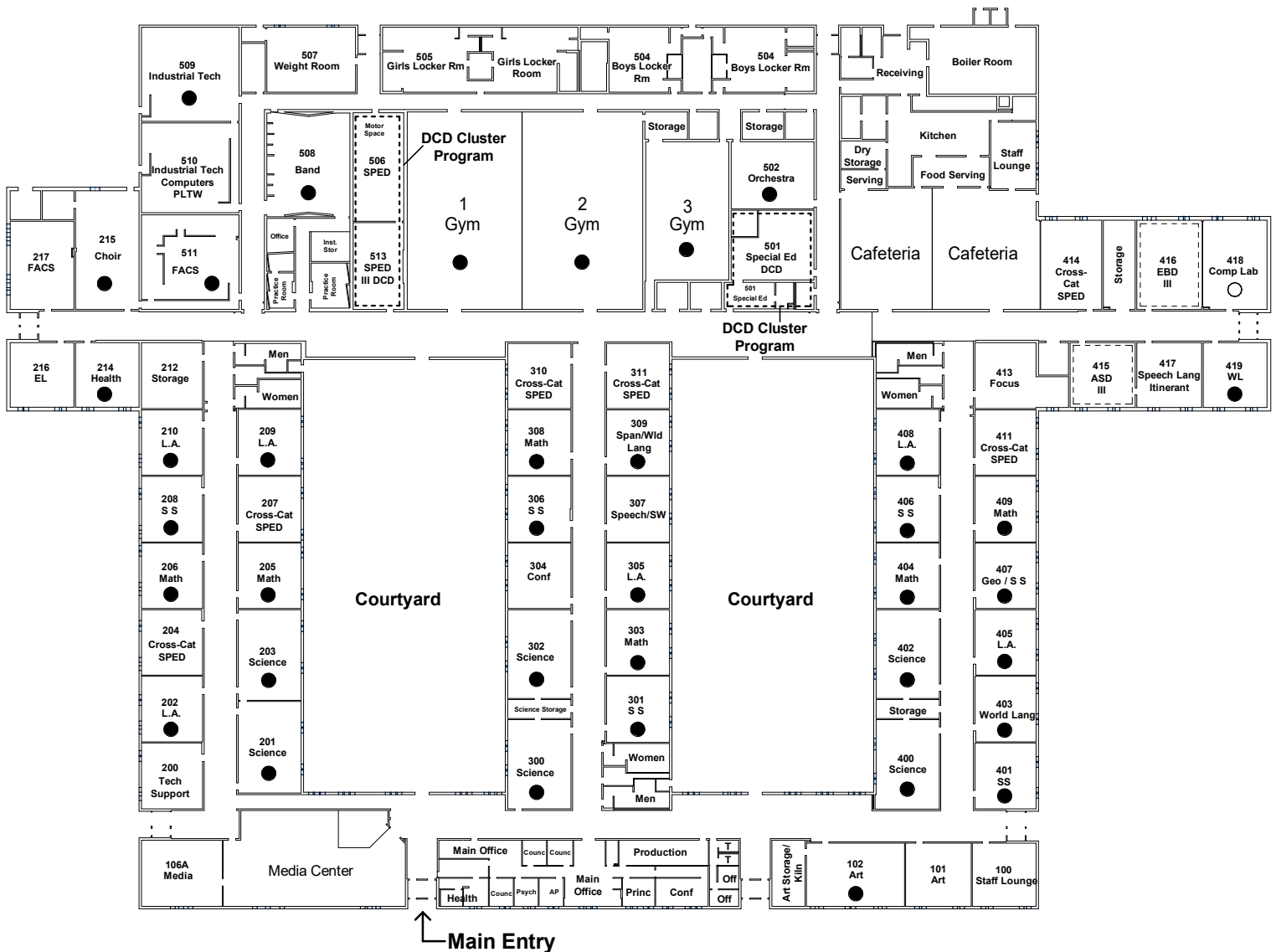
Sunrise Park Middle School (Grades 6-8)

Teaching Stations: 36

Potential: 1

(assumes 28 avg. per teaching station)

Total: Stations 36 x 28 = 1,008
Potential 1 x 28 = 28
Utilization x 83%
Total Planning Capacity 860



SUNRISE PARK MIDDLE SCHOOL - MAIN LEVEL FLOOR PLAN



ADJUSTED CAPACITY ANALYSIS

Central Middle School (Grades 6-8)

Teaching Stations: 46

(assumes 28 avg. per teaching station)

| | | |
|--------|--------------------------------|-----------------|
| Total: | Stations | 46 x 28 = 1,288 |
| | Utilization | <u>x 85%</u> |
| | Total Adjusted Capacity | 1,095 |

Total Gross Square Footage: 204,765 SF

PLANNING CAPACITY ANALYSIS

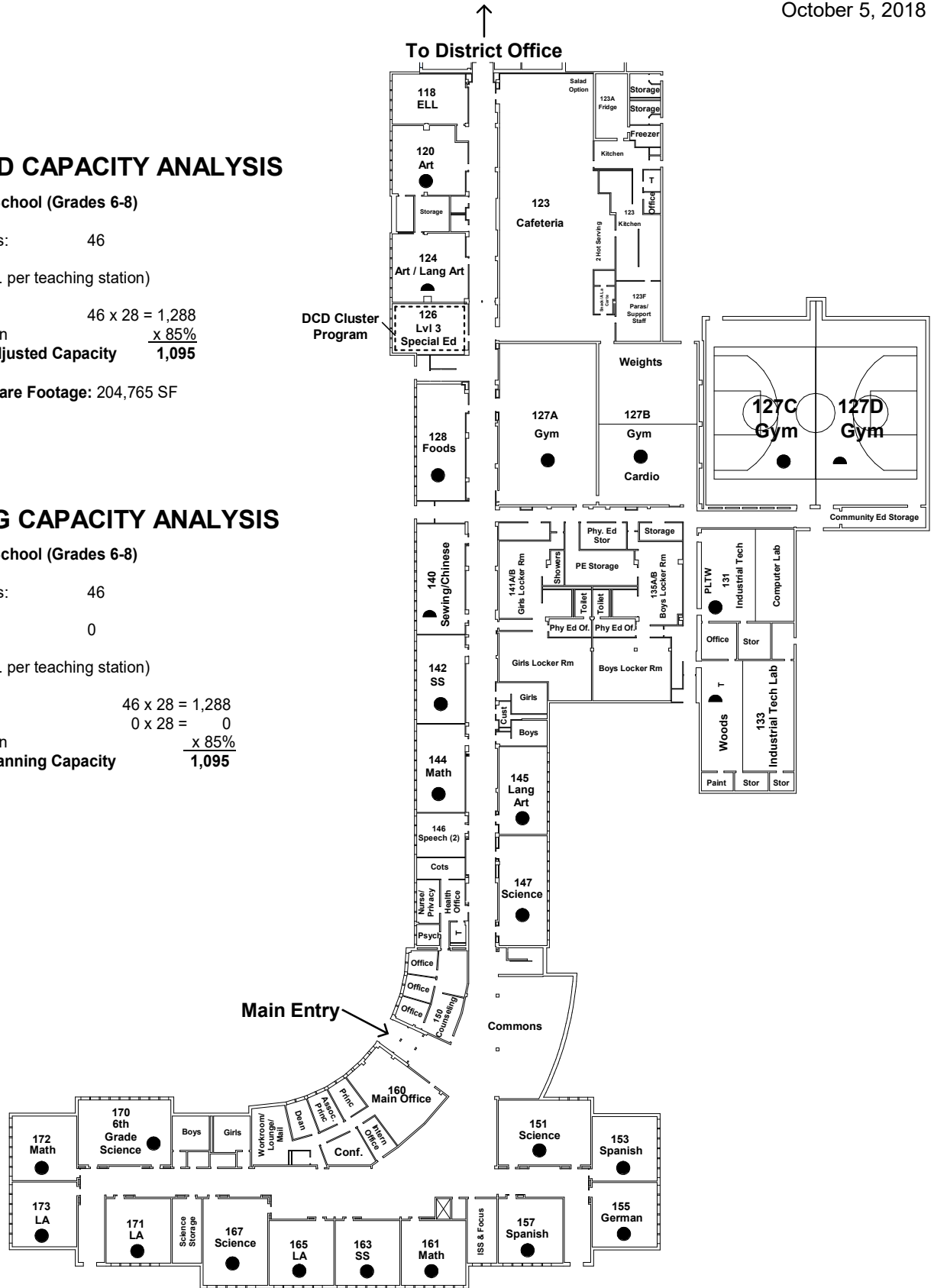
Central Middle School (Grades 6-8)

Teaching Stations: 46

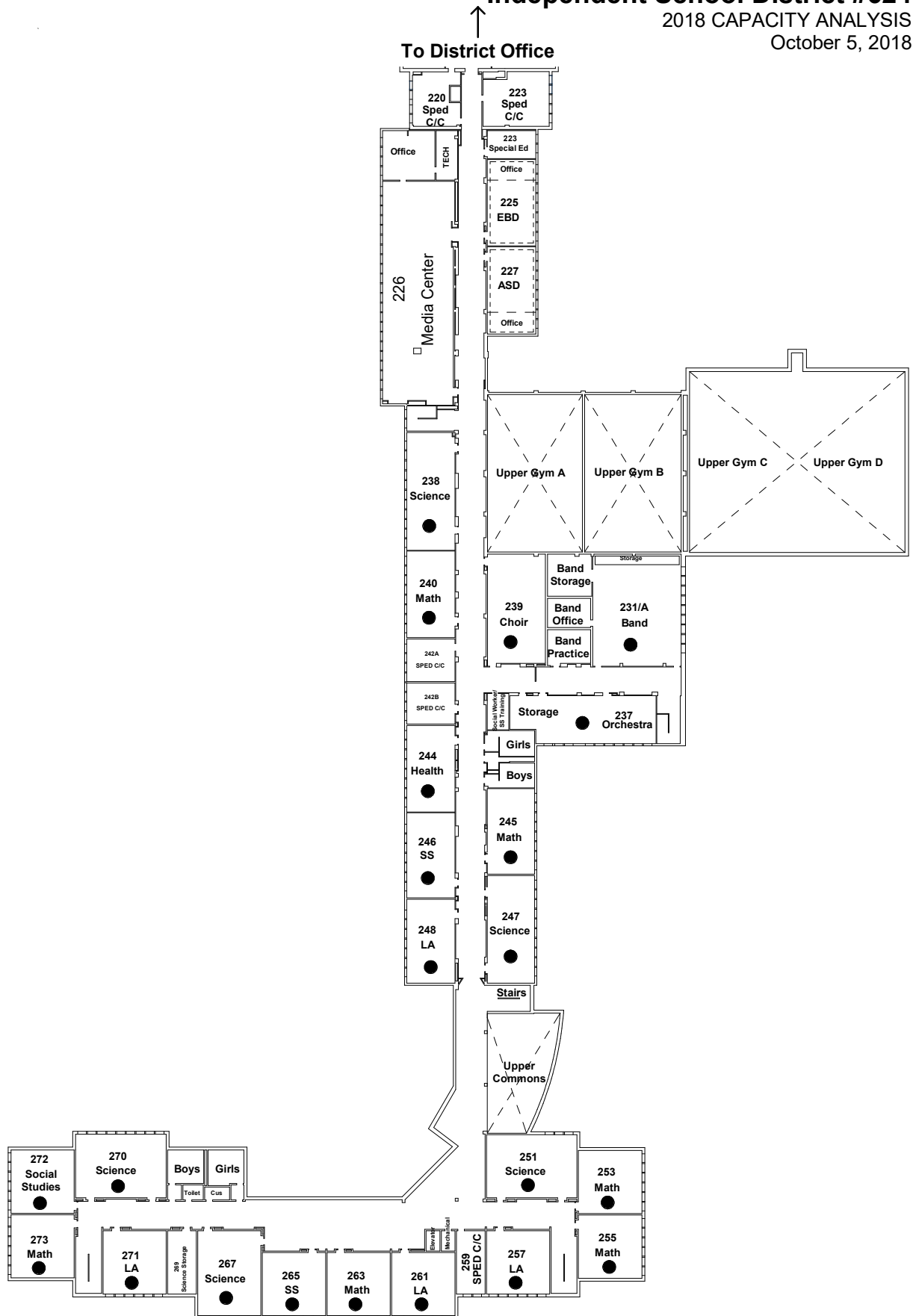
Potential: 0

(assumes 28 avg. per teaching station)

| | | |
|--------|--------------------------------|-----------------|
| Total: | Stations | 46 x 28 = 1,288 |
| | Potential | 0 x 28 = 0 |
| | Utilization | <u>x 85%</u> |
| | Total Planning Capacity | 1,095 |



CENTRAL MIDDLE SCHOOL- MAIN LEVEL FLOOR PLAN



CENTRAL MIDDLE SCHOOL - SECOND LEVEL FLOOR PLAN



PLANNING CAPACITY ANALYSIS

WBLAHS - North Campus (Grades 9-10)

Teaching Stations: 51

Potential: 0

(assumes 30 avg. per teaching station)

| | | |
|--------|--------------------------------|-----------------|
| Total: | Stations | 51 x 30 = 1,530 |
| | Potential | 0 x 30 = 0 |
| | Utilization | <u>x 83%</u> |
| | Total Planning Capacity | 1,270 |

ADJUSTED CAPACITY ANALYSIS

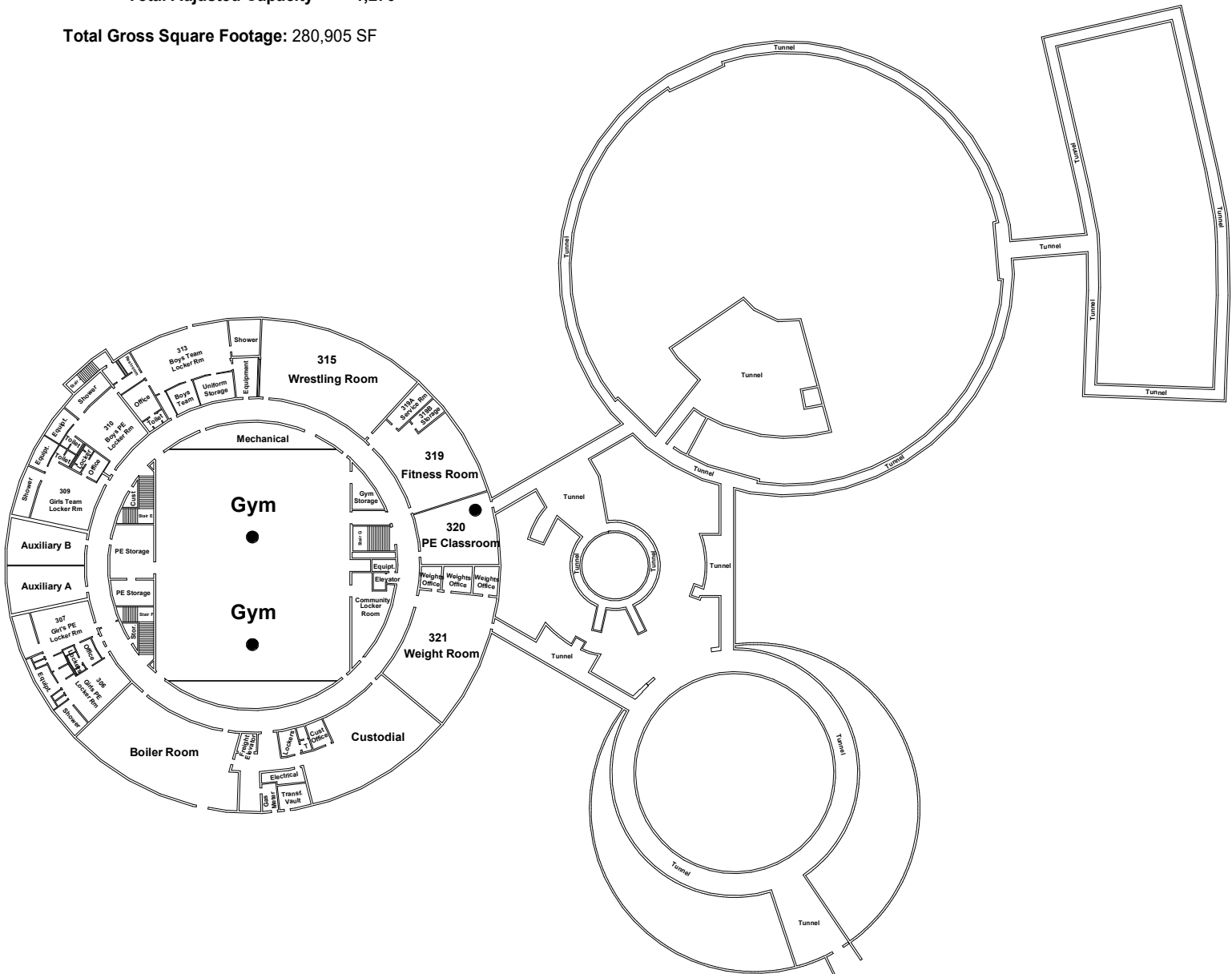
WBLAHS - North Campus (Grades 9-10)

Teaching Stations: 51

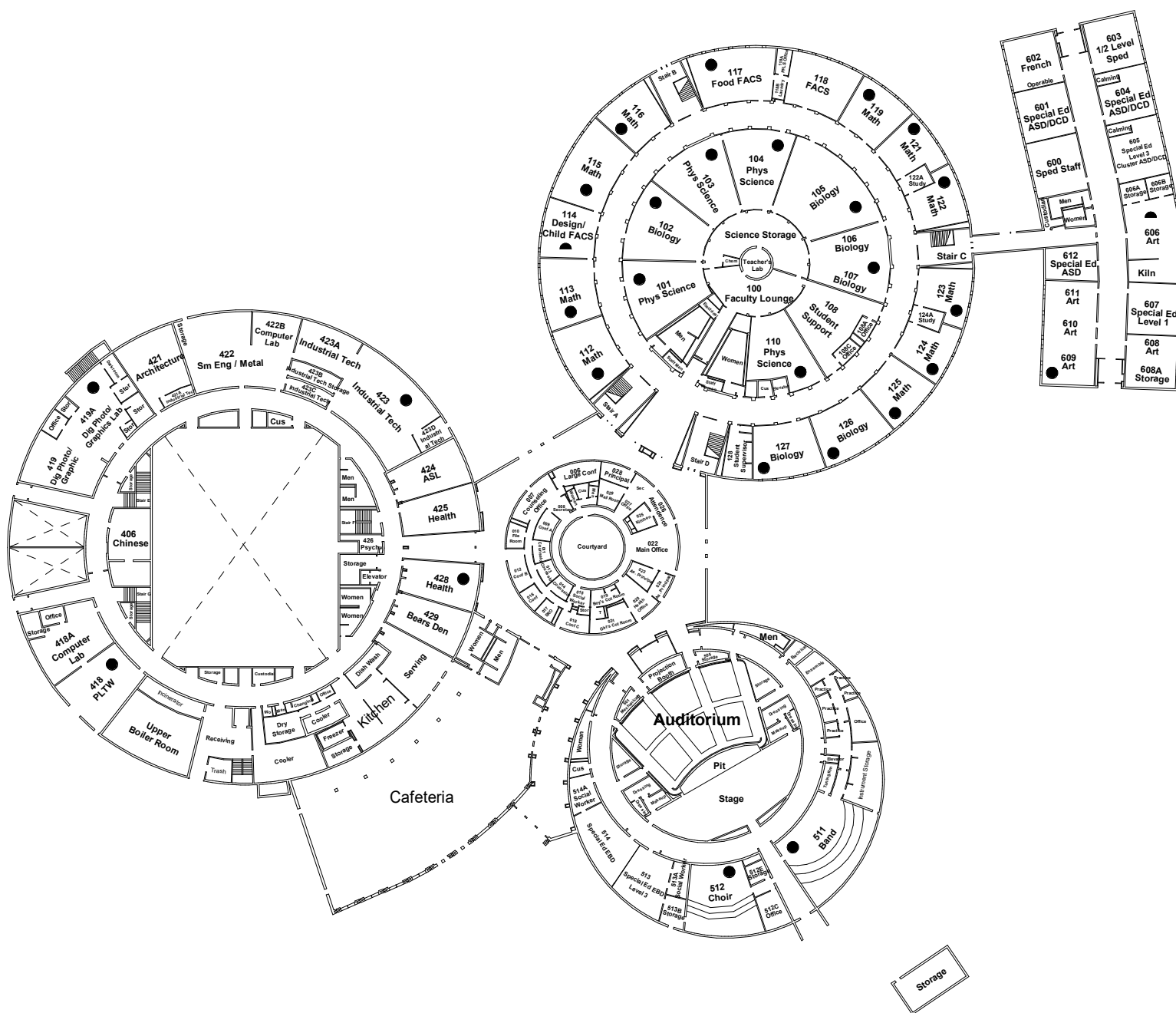
(assumes 30 avg. per teaching station)

| | | |
|--------|--------------------------------|-----------------|
| Total: | Stations | 51 x 30 = 1,530 |
| | Utilization | <u>x 83%</u> |
| | Total Adjusted Capacity | 1,270 |

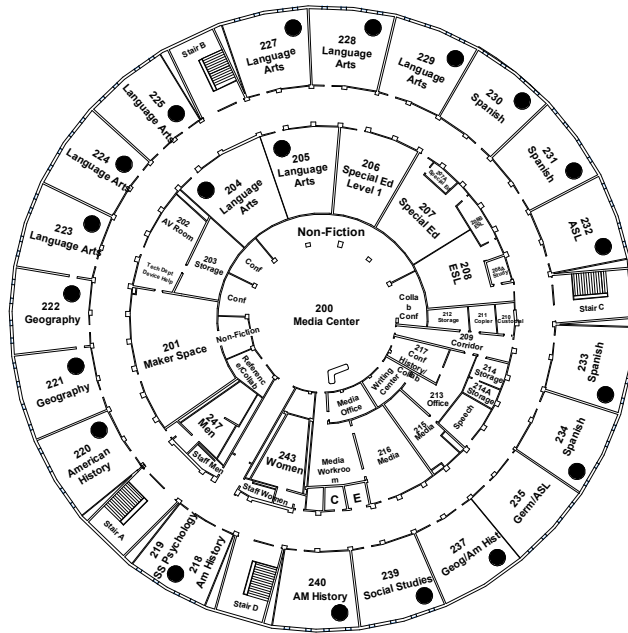
Total Gross Square Footage: 280,905 SF



WHITE BEAR LAKE AREA HS - NORTH CAMPUS - LOWER LEVEL FLOOR PLAN



WHITE BEAR LAKE AREA HS - NORTH CAMPUS - MAIN LEVEL FLOOR PLAN



WHITE BEAR LAKE AREA HS - NORTH CAMPUS - SECOND LEVEL FLOOR PLAN



ADJUSTED CAPACITY ANALYSIS

WBLAHS - South Campus (Grades 11-12)

Teaching Stations: 51

(assumes 30 avg. per teaching station)

Total: Stations 51 x 30 = 1,530
Utilization x 83%
Total Adjusted Capacity 1,270

Total Gross Square Footage: 264,893 SF*

*Total Gross Square Footage w/ ISD 916: 289,953 SF

PLANNING CAPACITY ANALYSIS

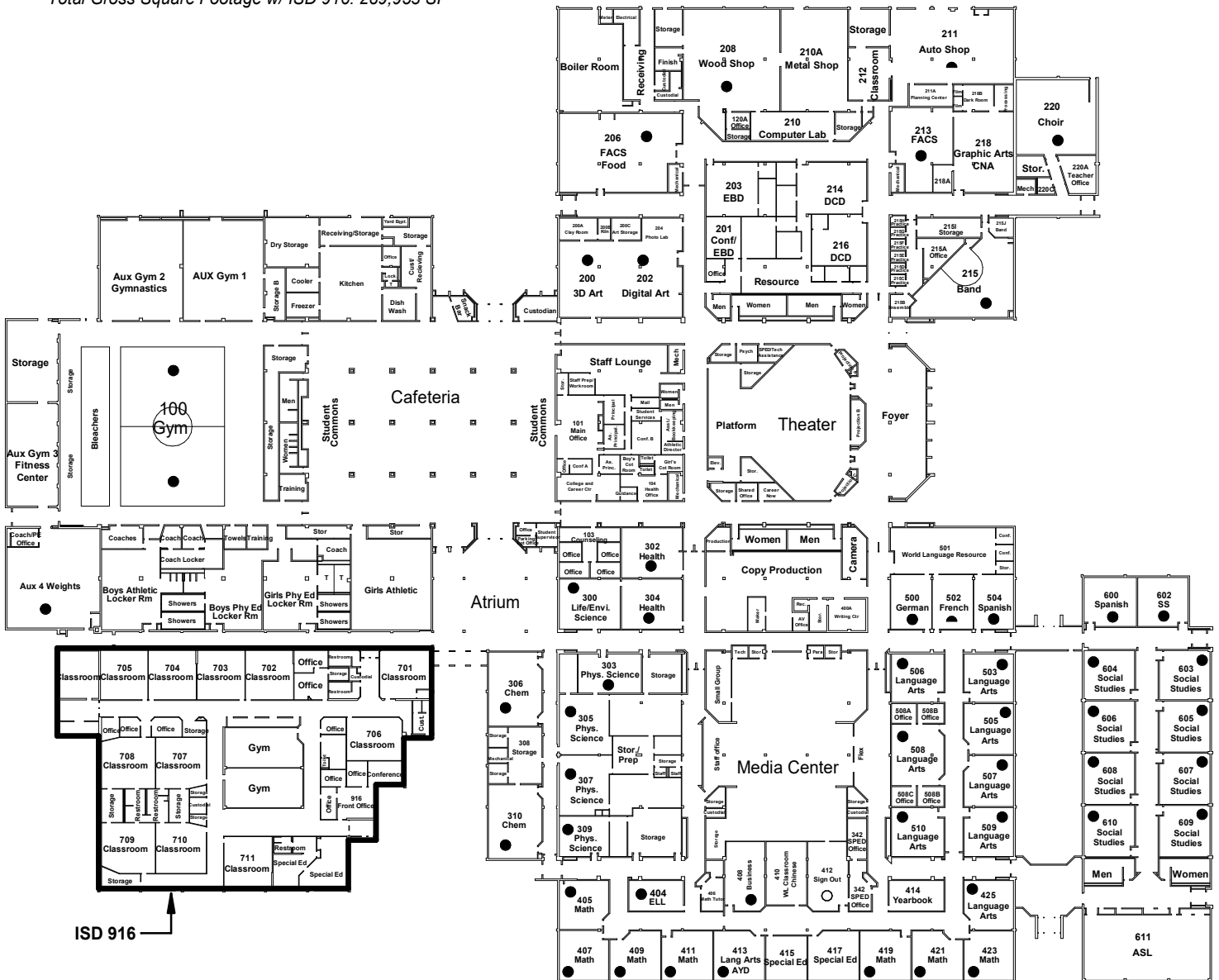
WBLAHS - South Campus (Grades 11-12)

Teaching Stations: 51

Potential: 1

(assumes 30 avg. per teaching station)

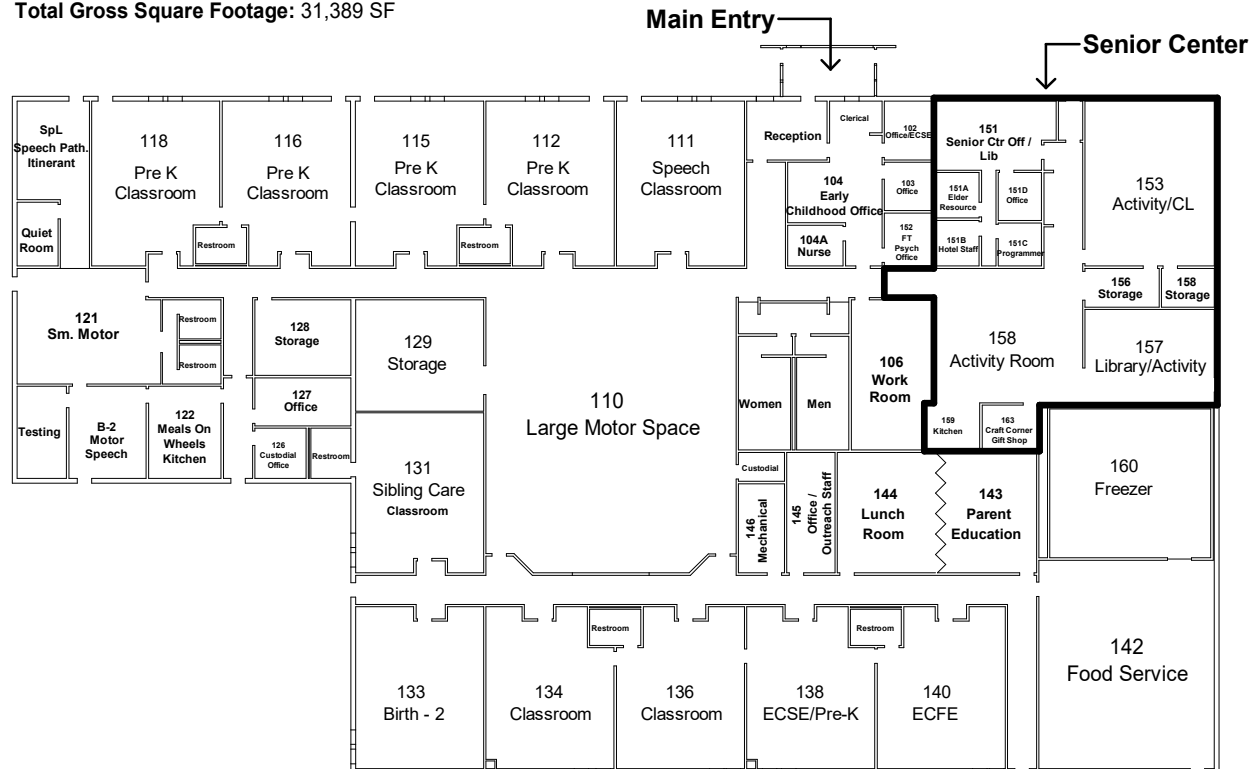
Total: Stations 51 x 30 = 1,530
Potential 1 x 30 = 30
Utilization x 83%
Total Planning Capacity 1,295



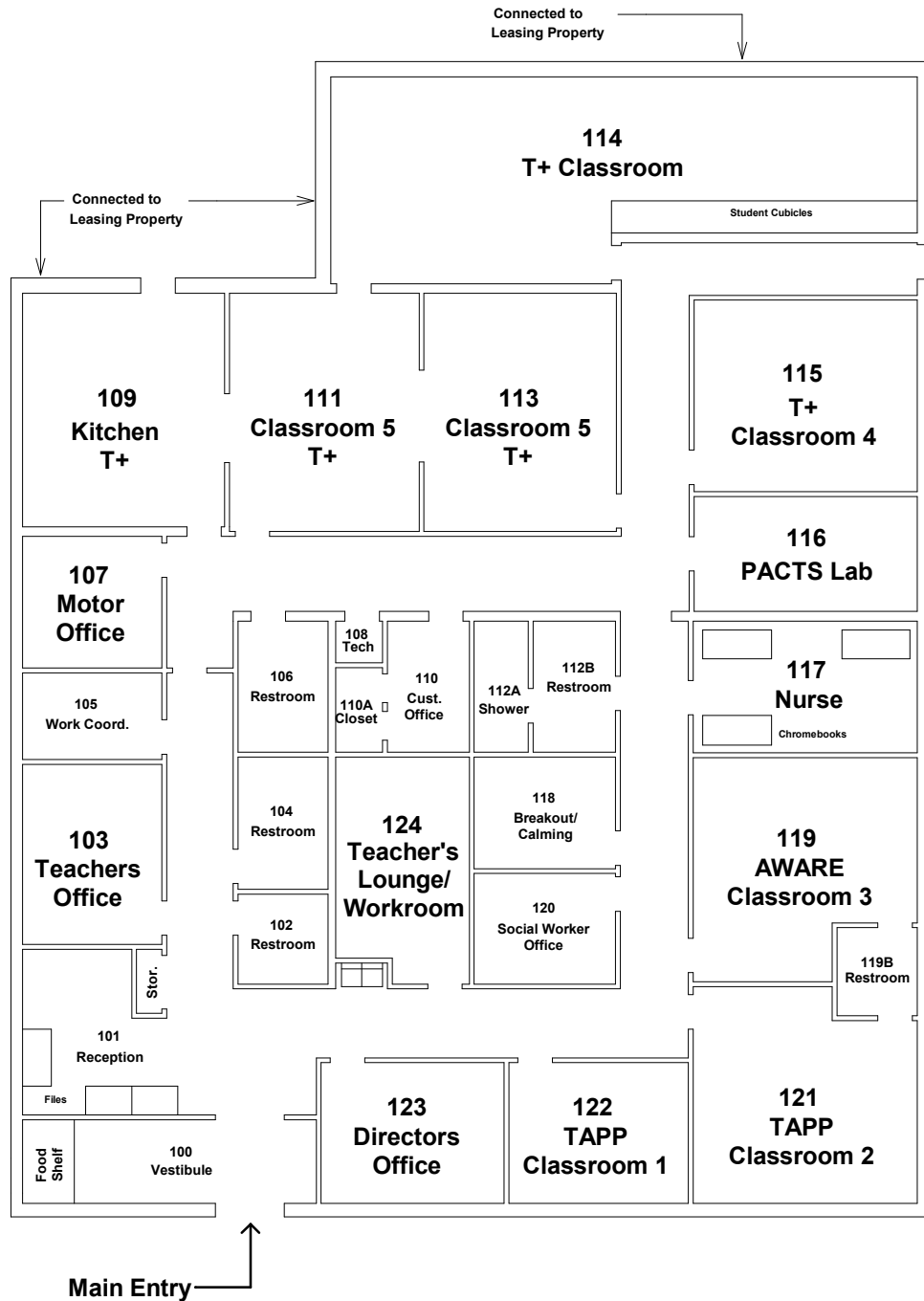
WHITE BEAR LAKE AREA HS - SOUTH CAMPUS - MAIN LEVEL FLOOR PLAN



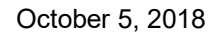
Total Gross Square Footage: 31,389 SF

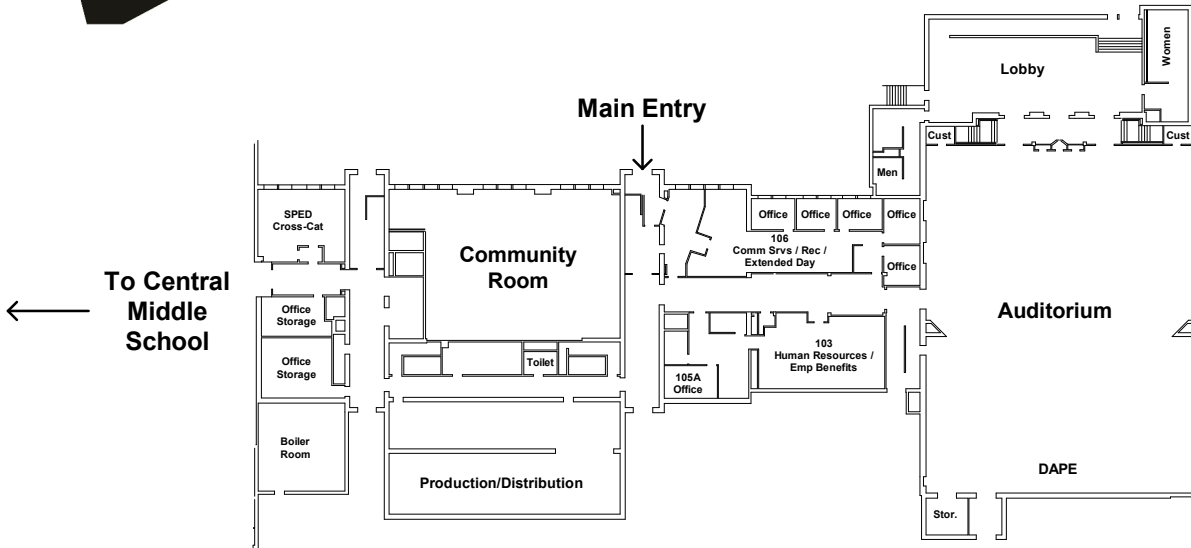


NORMANDY PARK - MAIN LEVEL FLOOR PLAN

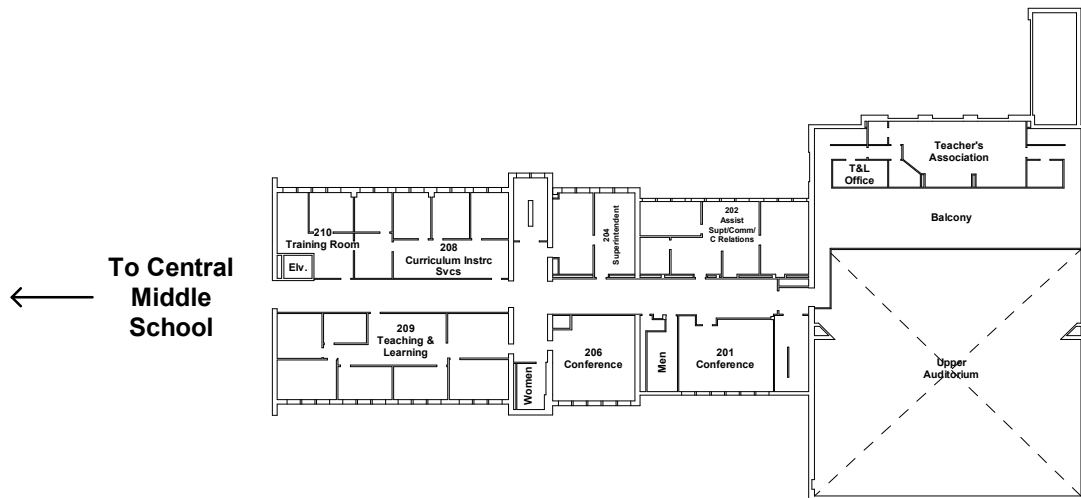


TRANSITION EDUCATION CENTER - MAIN LEVEL FLOOR PLAN

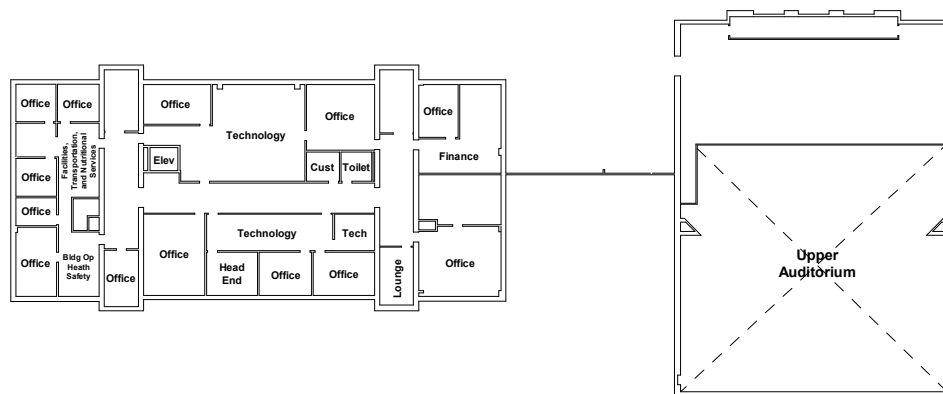




DISTRICT OFFICE- MAIN LEVEL FLOOR PLAN



DISTRICT OFFICE - SECOND LEVEL FLOOR PLAN



DISTRICT OFFICE - THIRD LEVEL FLOOR PLAN