

# WHITE BEAR LAKE AREA SCHOOLS

## FACILITY PLANNING COMMITTEE

FULL COMMITTEE MEETING

FEBRUARY 6, 2019



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# FACILITY PLANNING COMMITTEE

## AGENDA



- Thoughts Since Last Meeting?
  - 1/28/2019 Board Update
  - Options Subcommittee
- Survey Results - Morris/Leatherman
- Learning Environments
- Options Development
  - Review Options Parameters
  - Small Group activity
  - Large Group report out
- Next Steps



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# FACILITY PLANNING COMMITTEE OPTIONS SUBCOMMITTEE PROCESS

## Role of the Options Subcommittee:

- Wold/KA will do heavy lifting (running numbers, etc)
- This group will help complete options and be a sounding board for Wold/KA
- Details and implications for all brainstormed options will come back to the entire Facility Planning Committee to consider
  - This group will **not** eliminate options
- Parameters for options committee are fixed
- Not a forum for advocacy
- Attendance at all three subcommittee meetings is mandatory
  - February 13, 2019 6:00 - 9:00 PM
  - February 26, 2019 6:00 - 9:00 PM
  - March 7, 2019 6:00 - 9:00 PM
- Write your name on the paper if you are interested



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# Community Survey Results

## *Morris Leatherman*



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# Learning Environments

## *Examples and Discussion*



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## FACILITY PLANNING COMMITTEE EDUCATIONAL ALIGNMENT

### Strategy 6

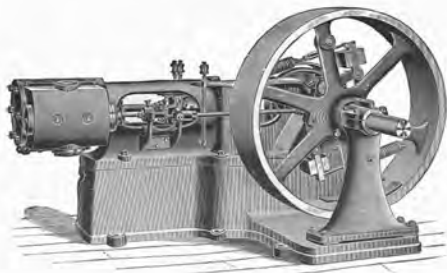
Ensure learning  
environments enhance  
students' educational  
experience.



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# FACILITY PLANNING COMMITTEE

## EDUCATIONAL ALIGNMENT



Late 1700's - Late 1800's

Steam Engine

1st Industrial Revolution

Automation

Bringing People and Products Together Faster



Early 1900's - Late 1900's

Electricity

2nd Industrial Revolution

Mass production Assembly Line

Access to Quality at Lower Cost



1980's - Early 2000's

Personal  
Computing

3rd Industrial  
Revolution

Connectedness

Instant communication



2016 - 2031?

Artificial  
Intelligence

4th  
Industrial  
Revolution

Smart  
Technology





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## FACILITY PLANNING COMMITTEE EDUCATIONAL ALIGNMENT

According to the *Mckinsey Global Institute*

**30%**

of the hours worked globally  
could be automated by

**2030.**

\*<https://www.mckinsey.com/featured-insights/future-of-work/jobs-lost-jobs-gained-what-the-future-of-work-will-mean-for-jobs-skills-and-wages>





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# FACILITY PLANNING COMMITTEE

## EDUCATIONAL ALIGNMENT

2007

2019

2031

iphone  
Release

Facilities  
Planning

2019

Kindergartners  
Graduate





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## FACILITY PLANNING COMMITTEE EDUCATIONAL ALIGNMENT

In 2016, 34% of the workforce (~53 million Americans) were freelancers.

Projections show that by  
**2020, 43%**  
of the U.S. workforce will be  
**freelancers.**

\*[nasdaq.com/article/the-gig-economy-2020-freelance-workforce-predicted-to-rise-to-43-cm803297](https://www.nasdaq.com/article/the-gig-economy-2020-freelance-workforce-predicted-to-rise-to-43-cm803297)



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## FACILITY PLANNING COMMITTEE EDUCATIONAL ALIGNMENT

How will we **create learning spaces**  
That empower our  
**2031**  
graduates and beyond  
to make **meaningful contributions**  
with  
**local and global impact?**



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## FACILITY PLANNING COMMITTEE TRENDS IN EDUCATION

**Personalized Learning has many facets, and space needs to adapt to meet the needs of every individual student**

- Learning can happen anywhere  
– not limited to the classroom
- Flexibility for the future to meet unique needs is essential
- Every student has their own path to success – career readiness



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## TRENDS IN EDUCATION



### Changing education paradigms

- Rooted in industrial revolution – “sit and get”

### Advent of tools and resources

- Ability to hyper-personalize, assess, and engage

### What does this mean?

- Students become agents of their own education
- Facilities need to be flexible and dynamic to empower learners and educators





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# FACILITY PLANNING COMMITTEE

## TRENDS IN EDUCATION

### 21<sup>st</sup> century learning

- Personalized Learning
- Flexible Space
- Building a Culture of Learning vs. just Teaching
- College *and* Career Focused



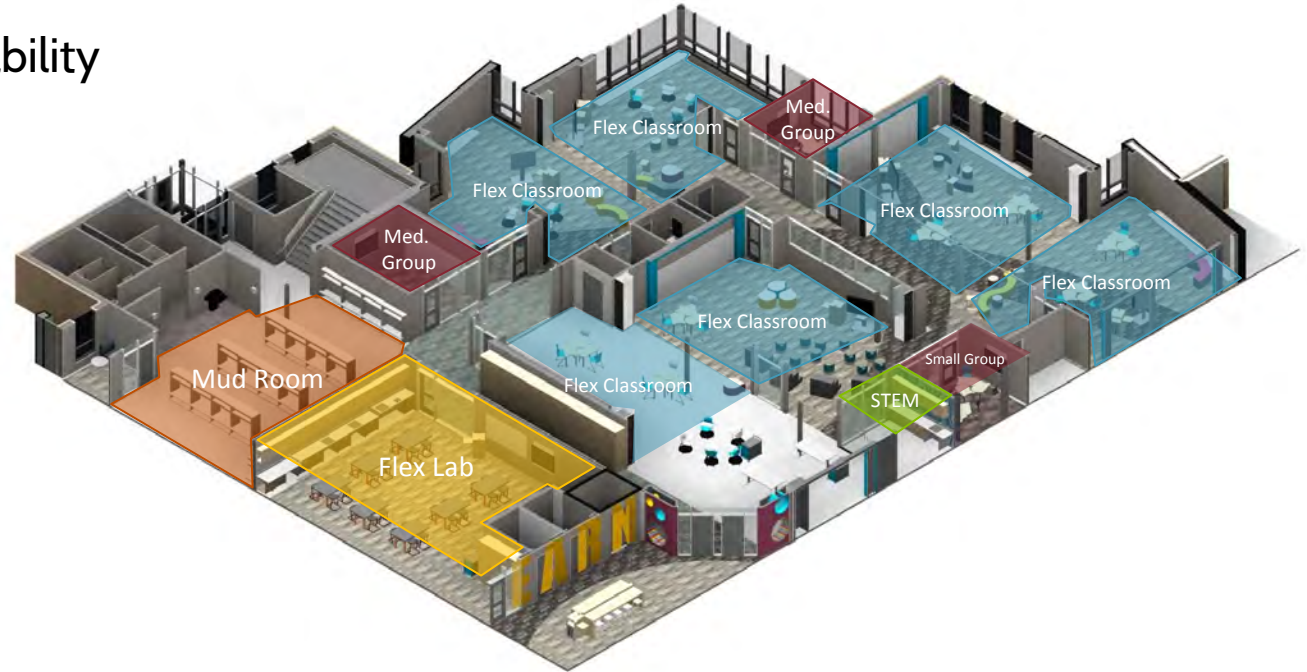


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# FACILITY PLANNING COMMITTEE

## TRENDS IN EDUCATION

- Learning Studio Concept
- Furniture “Kit of Parts”
- Flexibility & Adaptability







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# FACILITY PLANNING COMMITTEE

## TRENDS IN EDUCATION

### Flexible Learning Areas

- Supports the classroom
- Independence-based
- Can be used outside classroom hours





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# FACILITY PLANNING COMMITTEE

## SPRING LAKE PARK







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# FACILITY PLANNING COMMITTEE

## SPRING LAKE PARK





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# FACILITY PLANNING COMMITTEE

## MOUNDS VIEW







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# FACILITY PLANNING COMMITTEE

## MOUNDS VIEW





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# FACILITY PLANNING COMMITTEE

## EDINA







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# FACILITY PLANNING COMMITTEE BLOOMINGTON







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# FACILITY PLANNING COMMITTEE OWATONNA





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# FACILITY PLANNING COMMITTEE

## WASECA





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## FACILITY PLANNING COMMITTEE MODERN LEARNING ENVIRONMENTS

### What are the essential components of a modern learning environment?

- Flexibility
- Visibility
- Furniture
- Technology



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## FACILITY PLANNING COMMITTEE MODERN LEARNING ENVIRONMENTS

### Typical Costs Per Classroom

- Furniture: \$12,000 - \$18,000
- Technology: \$5,000 - \$10,00
- Renovation: \$60,000 - \$225,000
- Create Flex Space / Build More Space: \$750,000 - \$1,000,000





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## FACILITY PLANNING COMMITTEE MODERN LEARNING ENVIRONMENTS

### The District has approximately...

- Elementary Schools: 20-25 classrooms (+/-) per building
- Middle Schools: 35-40 classrooms (+/-) per building
- High Schools: 45 classrooms (+/-) per building (each campus)



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## FACILITY PLANNING COMMITTEE MODERN LEARNING ENVIRONMENTS

*How would you direct the District to invest  
in this?*

*What would you like the Options  
committee to explore / price?*



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# Facility Master Plan

## *Options Development*





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## FACILITY PLANNING COMMITTEE

### OPTIONS DEVELOPMENT

- Review Options Parameters Sheet
  - *This sheet works to convert needs statements by grade level/building type (think of it as a “checklist”)*
- Options must address parameters and needs statements based on information gathered
- We are looking for all ideas!
- Issues to consider when developing potential options:
  - *Grade configuration*
  - *Repurposing of buildings / sites*
  - *Additions / Remodeling*
  - *New Buildings*



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## Front of Worksheet

Wold WB White Bear Lake  
Independent School District #624  
White Bear Lake Area Schools  
Facility Planning Committee  
DRAFT February 6, 2019

Solutions Development  
Option Worksheet

Option Name: **ONE HIGH SCHOOL (ON NORTH CAMPUS)**  
Option Captain Name (for questions): **SAL BAGLEY**

Description (list the major moves of this option):

- ADD ON TO NORTH TO MAKE ONE 9-12 HIGH SCHOOL
- SOUTH BECOMES MIDDLE SCHOOL
- NEW ELEMENTARY SCHOOL

Pros of this Option:

- .
- .
- .
- .
- .
- .
- .

Cons of this Option:

- .
- .
- .
- .
- .
- .
- .

## FACILITY PLANNING COMMITTEE EXAMPLE CONCEPTUAL OPTION

## Back of Worksheet

Wold WB White Bear Lake  
Independent School District #624  
White Bear Lake Area Schools  
Facility Planning Committee  
DRAFT February 6, 2019

Solutions Development  
Option Worksheet  
Elementary Schools

School	Grade Configuration & Capacity	Proposed Changes
Berch Lake Elementary	<del>Grades K-5 / Capacity: 280 Students</del>	} <b>EC CENTER</b> <b>add Pre-K;</b> <b>multipurpose labs</b>
Hugo Elementary	Grades K-1 / Capacity: 328 Students	
Lakesides Elementary	Grades K-5 / Capacity: 396 Students	
Lincoln Elementary	Grades K-5 / Capacity: 468 Students	
Marvick International	Grades K-5 / Capacity: 580 Students	
Onoka Elementary	Grades 2-5 / Capacity: 624 Students	
Older Lake Elementary	Grades K-5 / Capacity: 580 Students	
Vadnais Heights Elementary	Grades K-5 / Capacity: 420 Students	
Willow Lane Elementary	Grades K-5 / Capacity: 420 Students	
<b>NEW ES</b>		

Current Total Elementary Schools Capacity: 4,096 Students  
Projected Total Elementary Schools Enrollment: 4,712 Students

### Middle Schools

School	Grade Configuration & Capacity	Proposed Changes
<del>General Middle School</del>	<del>Grades 6-8 / Capacity: 1,096 Students</del>	<b>DEMOLISH</b> <b>RIVERVIEW?</b>
<del>Southern Lakes Middle School</del>	<del>Grades 6-8 / Capacity: 807 Students</del>	
<b>NEW MS?</b>		

Current Total Middle School Capacity: 1,901 Students  
Projected Total Middle School Enrollment: 2,617 Students

### High Schools

School	Grade Configuration & Capacity	Proposed Changes
WBLAHS North Campus	Grades 9-12 / Capacity: 1,270 Students	<b>BECOMES 9-12</b> <b>BECOMES MS</b>
WBLAHS South Campus	Grades 9-12 / Capacity: 1,270 Students	

Current Total High School Capacity: 2,540 Students  
Projected Total High School Enrollment: 3,476 Students

### Other Facilities

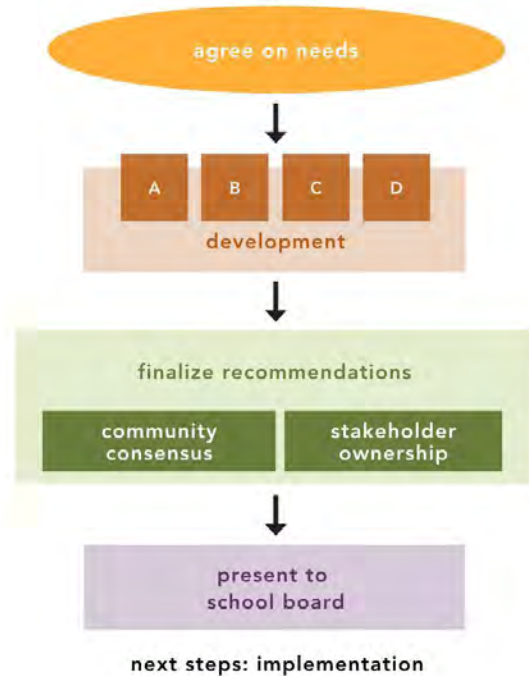
School	Grade Configuration & Capacity	Proposed Changes
Normandy Park Center	PreK / Senior Center	<b>BECOMES TEL?</b>
WBL Area Learning Center	Grades 9-12	<b>MOVE TO NORMANDY?</b> <b>NO CHANGE</b> <b>NEEDS TO MOVE</b>
Transcend Education Center		
Director's Office		
Bus Garage / Maintenance		
Hogback		
White Bear Lake Sports Arena (10k)		
Vadnais Sports Arena (10k)		
YPRCA Pool		



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## SCHOOL BOARD UPDATE

### NEXT STEPS



- **Solutions Subcommittee:**
  - February 13, 2019 6:00 - 9:00 PM
  - February 26, 2019 6:00 - 9:00 PM
  - March 7, 2019 6:00 - 9:00 PM
- **Meeting #9:** March 20, 2019
  - Review solutions options
- **Meeting #10:** April 4, 2019
  - Refine solution(s)
  - Prepare for Board recommendation
- **Board Recommendation:** April 22, 2019
  - Board receive Facility Planning Committee Recommendation



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# Information (if needed)

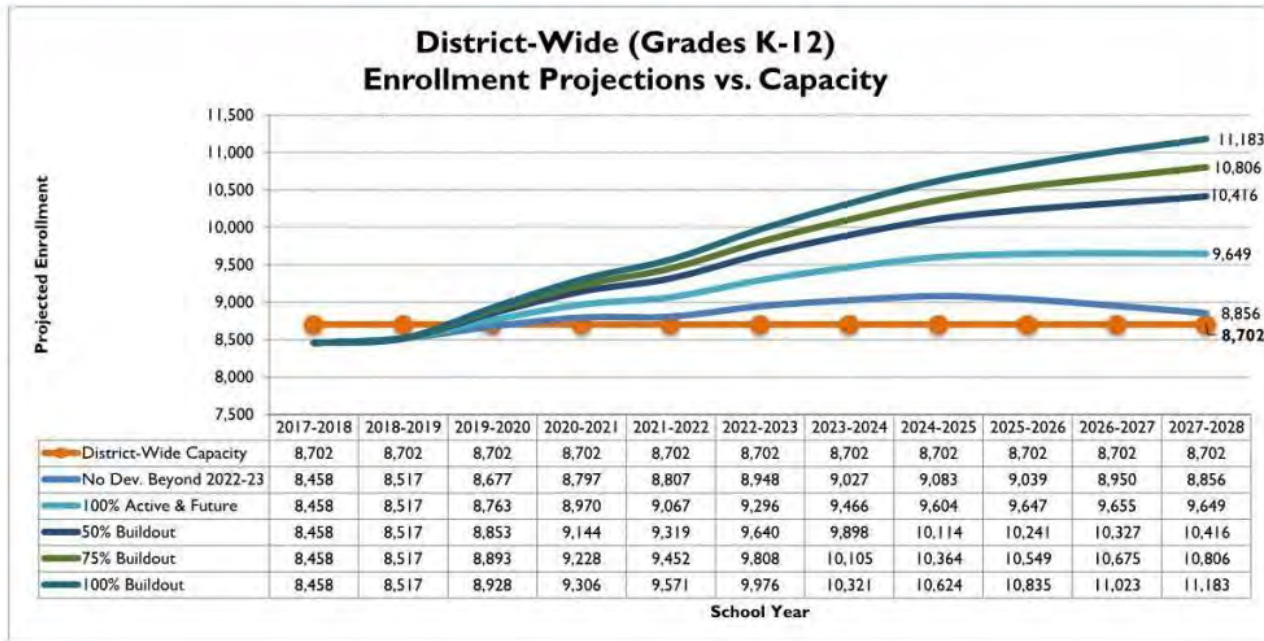


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# FACILITY PLANNING COMMITTEE

## ENROLLMENT VS CAPACITY – DISTRICT-WIDE

### District-Wide: Capacity vs. Enrollment Projections



2018-19  
Enrollment:  
**8,578 students**

75% Projection:  
**+2,228 students**

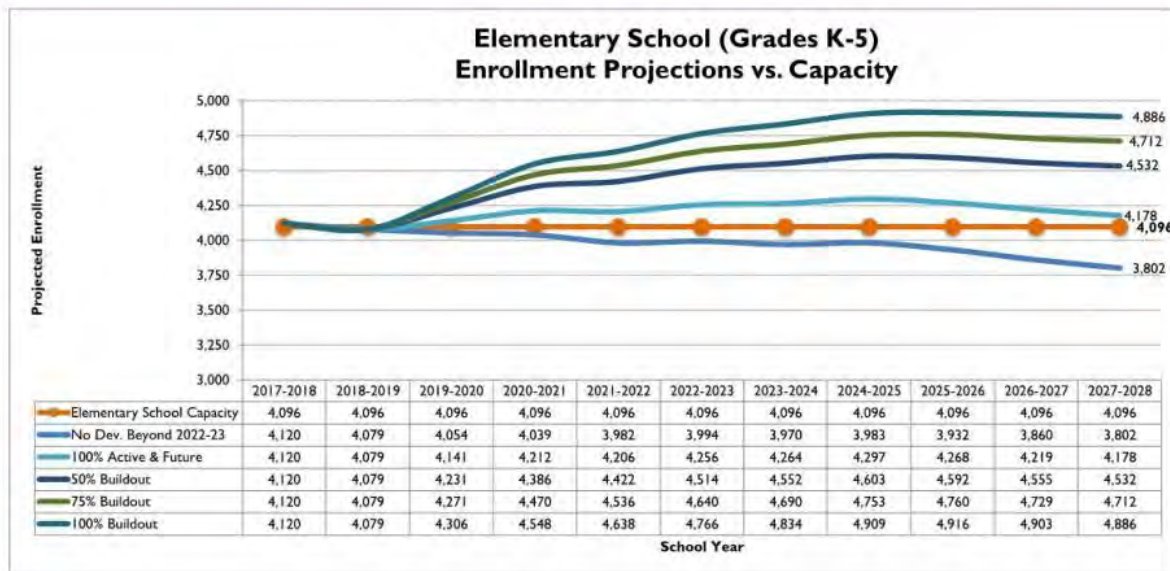


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# FACILITY PLANNING COMMITTEE

## ENROLLMENT VS CAPACITY – ELEMENTARY SCHOOLS

### Elementary: Capacity vs. Enrollment Projections



2018-19 Enrollment:  
**4,118 students**

75% Projection:  
**+594 students**



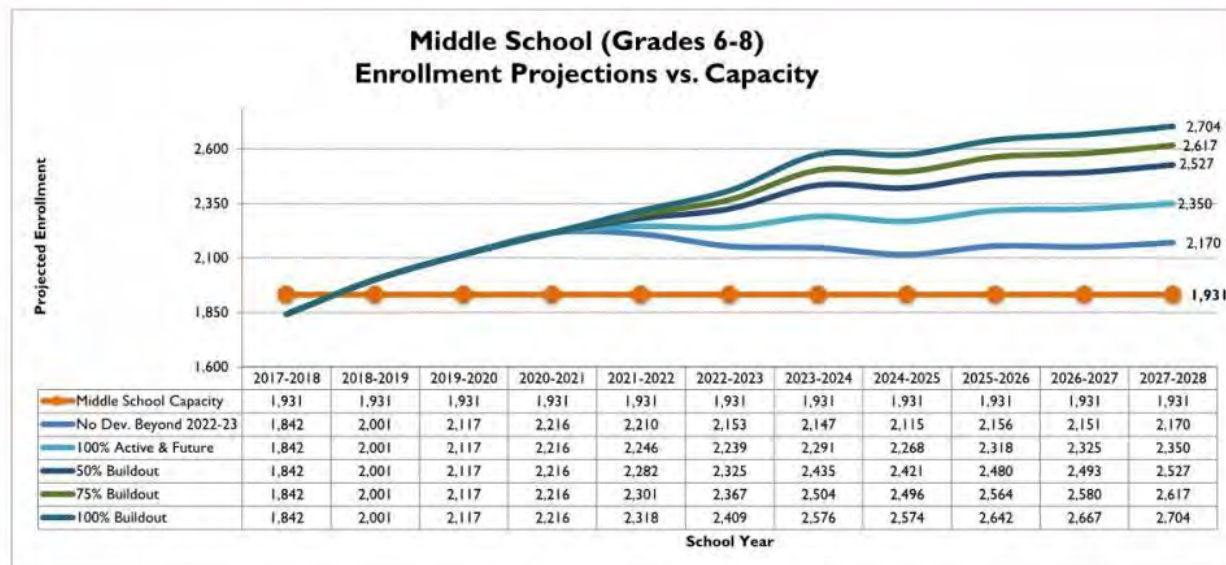


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# FACILITY PLANNING COMMITTEE

## ENROLLMENT VS CAPACITY – MIDDLE SCHOOLS

### Middle School: Capacity vs. Enrollment Projections



2018-19 Enrollment:  
**1,972 students**

75% Projection:  
**+645 students**



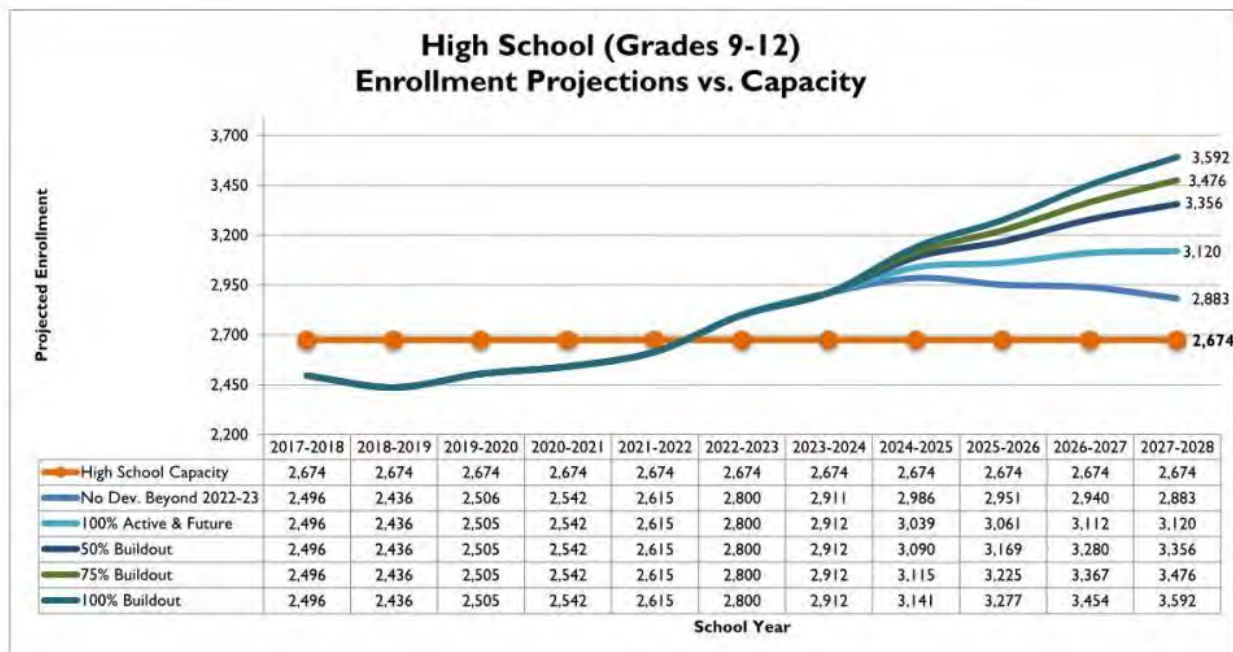


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# FACILITY PLANNING COMMITTEE

## ENROLLMENT VS CAPACITY – HIGH SCHOOLS

### High School: Capacity vs. Enrollment Projections



2018-19 Enrollment:  
**2,488 students**

75% Projection:  
**+988 students**



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# Facility Planning Committee Needs Statements



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## SCHOOL BOARD UPDATE LEARNING SPACES COMMITTEE

### Categories:

The Future of Learning

Early Learning

Building Configuration



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## SCHOOL BOARD UPDATE

### LEARNING SPACES COMMITTEE

## The Future of Learning Needs Statements:

- Support students being the primary agent of their learning.
  - Designed to serve the academic, physical, social, and emotional needs of each child.
- Complement the strategic plan.
- Variety of options for learning spaces
- Flexible and adaptable to handle changes in the future.
- Important for our students to be future-ready
- Equitable access to technology and associated infrastructure.
- Flexible and future-ready spaces
- Consistency in delivery for food services.



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## SCHOOL BOARD UPDATE

### LEARNING SPACES COMMITTEE

### Early Learning Needs Statements:

- District plans need to include early learning considerations in all planning.
- Provide adequate space for both current and anticipated future space needs
- Responsive to developmental needs of all learners.
- Need to provide resources and programming at appropriate locations for families who cannot access preschool due to scheduling or location limitations.



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## SCHOOL BOARD UPDATE

### LEARNING SPACES COMMITTEE

### Building Configuration Needs Statements:

- Support equitable opportunities for all students.
- Eliminate barriers toward achieving student agency. A student's age should not determine their access to programs and opportunities they need.
- The impact of transitions on students' needs to be considered and minimized when possible.
- It is critical to create a community of learners facilitated by professionals who know them well.
- Spaces need to be able to be reconfigured to allow for flexibility and adaptation as needed.





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# SCHOOL BOARD UPDATE

## COMMUNITY SPACES COMMITTEE

### Categories:

Indoor Facilities

Adaptive / Diversity

Community

Outdoor Facilities

Fine Arts

Specialized Sports



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## SCHOOL BOARD UPDATE COMMUNITY SPACES COMMITTEE

### Indoor Facilities Needs Statements:

- Adequate quantity of spaces and locations for all users to support equitable access.
  - Daytime physical education programming
  - Practices be held at recommended times
  - Teams to be together
  - Better access for the community.
- Storage space for equipment should be provided to protect these investments.
- A variety of multipurpose spaces to address the needs of all users of our indoor community spaces.
- Provide indoor activities space to support student opportunity and experience
  - Spaces for student athletes to continue to compete and grow.
  - Strategic Plan: "Provide expanding access to a broad range of opportunities for all students"
  - Meeting space for clubs, community groups (nonsports activities)



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## SCHOOL BOARD UPDATE

### COMMUNITY SPACES COMMITTEE

#### Adaptive / Diversity Needs Statements:

- Equitable access to indoor and outdoor facilities for all learners. (universally accessible)
- Provide accessible parking at reasonable distances to the main door at all buildings.
- Appropriate space, including storage, is needed to support programs, including adaptive physical education, clubs, enrichment activities, - and adapted sports.
- All buildings need to meet relevant accessibility codes to support all those who use the buildings, including students, staff, and the community.



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## Community Needs Statements:

- Continue to collaborate with community partners to provide opportunities and experiences valued by all. Spaces should be multi-purpose to maximize utilization.
- Foster relationships with new potential community partners; per the Strategic Plan, “We will foster community engagement and partnerships.”
- A variety of opportunities at our facilities for all age levels are important, including access to activity and fitness space.
- Access to social services, food shelf pantries, social services, etc. are essential and need appropriate space within the District.
- It is important to our community to keep seniors active and engaged.



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SCHOOL BOARD UPDATE

COMMUNITY SPACES COMMITTEE

## Outdoor Facilities Needs Statements:

- We need to provide adequate and appropriate outdoor spaces for all users.
  - Holding practices at recommended times and teams to be together.
- Outdoor facilities need to be appropriately distributed by sport, age, and location.
- Provide additional surfaced track space for Middle School and High School use.
- The District needs outdoor field space that is less limited by weather. (Improved grass, more synthetic turf, etc.)
- The District needs to provide appropriate restroom and concessions facilities at practice and competition venues.



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SCHOOL BOARD UPDATE

COMMUNITY SPACES COMMITTEE

## Fine Arts Needs Statements:

- The Elementary Schools need to have equitable space to support performances and events.
- Middle School students need equitable access to spaces that support the fine arts, including performance spaces.
- Performance spaces need to provide adequate seating capacity to support the variety of events they are used for, including a grade level assembly.
- The performing arts venues in the District need to have adequate support spaces, including storage, green room, scene shop, etc.
- All buildings in the District need to provide equitable space for music programming, including band, orchestra and specialized storage.





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SCHOOL BOARD UPDATE

COMMUNITY SPACES COMMITTEE

## Specialized Sports Needs Statements:

- Specialized sports have unique space needs; these would be utilized both by student athletes and relevant community members.
- Flexible, multipurpose spaces for these activities are important.
- It is important to protect equipment in appropriate and adequate storage space.
- Weights and other personal fitness areas must adequately support the needs of students, staff and the community.
- Students need spaces that are safe for both practice and competition.
- The District needs to utilize community partnerships to meet needs of some specialized sports.
- The District will work with community partner(s) to provide an improved pool environment.



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## SCHOOL BOARD UPDATE PHYSICAL CONDITIONS COMMITTEE

### Categories:

Equity in Facilities

Flexible and Future Ready Spaces\*

Safety and Transportation

Capacity and Enrollment

Building Conditions

*\*consolidated with Learning Spaces*



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## Equity in Facilities Needs Statements:

- Provide equitable access to facilities to meet the needs of all learners.
  - Equity does not mean the same and may look different at different buildings.
  - Including: classrooms, office spaces, health services, restrooms and locker rooms, cafeteria space, media centers, multipurpose labs, furniture, gymnasium, community spaces, and outdoor facilities.
- The District needs a focused approach to equity which depends on the needs of the student population.
- Each school population has unique needs. The District must respond to these needs with programs appropriate to that population. The facility should support these unique programs.



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## Safety and Transportation Needs Statements:

- Implement an equitable safety and security standard to all buildings, including before and after school: secure vestibules, monitoring and access control systems, communications systems, and lockdown procedures.
- All buildings need the ability to compartmentalize or zone different areas of the building for various events (i.e. elections, night and weekend events, etc.)
- Enhance “Crime Prevention Through Environmental Design” (CPTED) principles to increase safety around the exterior of our schools.
- Parking and bus/car traffic need to be considered when buildings are expanded to accommodate projected growth.
- Whenever possible, new and existing building sites should be designed to align with site safety best practices, including separating parent and bus traffic and providing adequate parking. Provide safe routes to school for pedestrians and bicyclists. Students should have access to crosswalks.



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## Capacity and Enrollment Needs Statements:

- Accommodate the District's projected enrollment growth in the next ten years; based on 75% buildout of available land (approximately K-12 10,800 total students District-wide). This includes both classroom and core capacity space.
- Develop a comprehensive plan that studies the benefits of repurposing sites along with possibilities of updating the physical conditions, expanding current facilities and new construction.
- District building planning needs to meet the capacity for all students, Pre-K through High School and beyond (including all specialty populations).
- Classrooms and core spaces, including food service, need to be right-sized to support intended programming.



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## Building Conditions Needs Statements:

- Appropriate and reliable systems to support an effective learning environment.
- Consider replacement costs as well as ongoing operational/maintenance costs.
- Plan to address the high priority deferred maintenance needs, with all needs being addressed in a phased approach.
- Evaluate the cost of not addressing or planning to fix priority #1 needs (catastrophic replacement).
- Beyond new additional buildings, we need to discuss the prioritization of full scale replacement versus repair / maintenance / partial updates for existing buildings.