

WHITE BEAR LAKE AREA SCHOOLS

FACILITY PLANNING COMMITTEE

FULL COMMITTEE MEETING

MARCH 20, 2019



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Area Schools



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FACILITY PLANNING COMMITTEE AGENDA



- Thoughts Since Last Meeting?
- Review of Options Subcommittee Process
- Tax Impact and Financing Strategies
- Review Options and Cost Estimates
- Small Group Q+A, Discussion
- Options Prioritization
- Next Steps

Tonight's Goals:

- Get full committee up to speed on options
- Understand financial implications for options
- Uncover any additional option ideas
- Reduce number of options, if possible



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FACILITY PLANNING COMMITTEE OPTIONS SUBCOMMITTEE PROCESS

Role of the Options Subcommittee:

- Wold / KA doing heavy lifting (running numbers, etc)
- This group helped 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 was 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



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FACILITY PLANNING COMMITTEE OPTIONS SUBCOMMITTEE PROCESS

Meeting #1: February 13, 2019 6:00 - 9:00 PM

- Review role of Subcommittee
- Options Development (process worksheets from full committee) - small groups, large group download

Meeting #2: February 26, 2019 6:00 - 9:00 PM

- Spaces for Future Learning discussion
- Elementary / Early Childhood Options
- Continue Options Development & Preliminary Costs Discussion

Meeting #3: March 7, 2019 6:00 - 9:00 PM

- Financing Strategies
- Review Options
- Review draft cost estimates
- Prepare for Large Committee

Tax Impact and Financing Strategies



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FACILITY PLANNING COMMITTEE FINANCING STRATEGIES

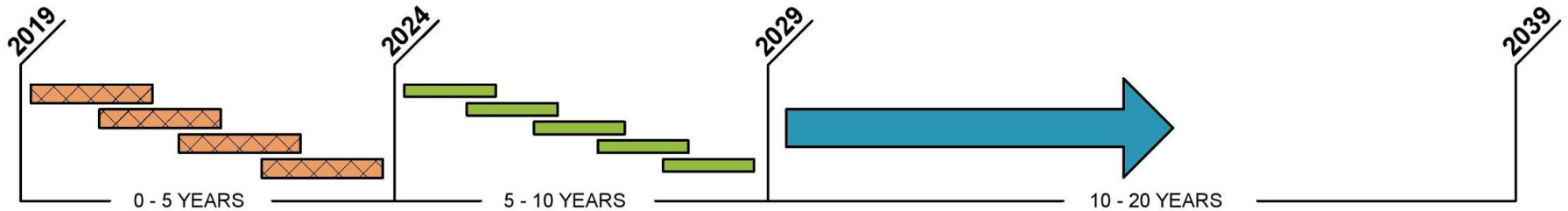
- Reminder from Ehlers presentation: there are a variety of funding sources that may or may not be applicable to certain types of projects
- Likely to incorporate both Bond Referendum + LTFM Funding to address the needs
- Consideration of Total Tax Impact is essential
- Master Plan Implementation Strategies
 - *Facility Master Plan is likely to be implemented over time, and potentially future requests to the voters*
- Tax impact scenarios



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FACILITY PLANNING COMMITTEE FINANCING STRATEGIES

Conceptual Timeline - Facilities Master Plan





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FACILITY PLANNING COMMITTEE FINANCING STRATEGIES - CONCEPTUAL TAX IMPACTS

Tax Impact at Various Thresholds*

- \$179M = \$0/month (*Due to retiring debt, \$0/year*)
- \$250M = \$12/month (\$144/year) *Community survey indication*
- \$300M = \$15/month (\$179/year)
- \$350M = \$25/month (\$302/year)

**based on a home valued at \$300,000*



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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

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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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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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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SCHOOL BOARD UPDATE

PHYSICAL CONDITIONS COMMITTEE

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.



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Review Options

Corresponding Document:

Box Diagrams, Preliminary Cost Estimates



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FACILITY PLANNING COMMITTEE PROGRAM NEEDS

“Program Needs” are represented by the cross-hatched boxes on the diagrams and represent the following:

Elementary Program Needs:

- Provide for current needs, such as lack of conference room, extended day office, freezer and/or cooler for kitchen, adequate intervention space, orchestra space, and gym at Lincoln
- Separate vehicle traffic (where relevant)

Middle School / High School Program Needs:

- Provide adequate gym space (1 court per 500 students - example: 3 gyms for a 1,350 student MS)
- All MS / HS have onsite auditorium (Sunrise Park)



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FACILITY PLANNING COMMITTEE

COST ESTIMATES - PROGRAM IMPROVEMENTS

Program Improvements	Elementary Schools	Secondary Schools	Total
Program Needs*	\$23.8M-\$25.4M	\$20.8M-\$42.4M	\$44.6M-\$67.8M
Multipurpose Lab (1 per ES)	\$3.9M-\$4.9M	N/A	\$3.9M-\$4.9M
Media Center Remodel	\$3.6M-\$4.2M	\$1.5M-\$3.3M	\$5.1M-\$7.5M
Furniture for Classrooms and Media Centers	\$6.3M-\$6.6M	\$1.9M-\$7.2M	\$8.2M-\$13.8M
Create Flex Spaces	\$29M-\$33.9M	\$7.2M-\$20.9M	\$36.2M-\$54.8M

**Description on previous slide*



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Small Group Work

Options Subcommittee members explain details and answer questions for all options

Approx. 8 mins per option (ES/EC, MS/HS Options 1-6)



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Large Group Discussion + Options Prioritization

“Straw Poll”

- Not a vote to select or eliminate options
- Intent is to help the group see where there is support for certain options
- We will ask each question twice to allow you to change your vote after discussion
- The results are intended only to build consensus
- Fist to Five Tool and discussion will be used to make any decisions

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Fist-to-Five Consensus - Introduction

- When a group comes to consensus on a matter, it means that everyone in the group can support the decision; they don't all have to think it's the best decision, but they all agree they can live with it. This tool is an easy-to-use way to build consensus among diverse groups.

Fist-to-Five Consensus - Directions

- Whenever a group is discussing a possible solution or coming to a decision on any matter, Fist-to-Five is a good tool to determine what each person's opinion is at any given time.

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Fist-to-Five Consensus

Fist

- A no vote - a way to block consensus. I need to talk more on the proposal and require changes for it to pass. You must bring a suggestion or proposal.

1 Finger

- I still need to discuss certain issues and suggest changes that should be made.

2 Fingers

- I am more comfortable with the proposal but would like to discuss some minor issues.

3 Fingers

- I'm not in total agreement but feel comfortable to let this decision or a proposal pass without further discussion.

4 Fingers

- I think it's a good idea/decision and will work for it.

5 Fingers

- It's a great idea and I will be one of the leaders in implementing it.

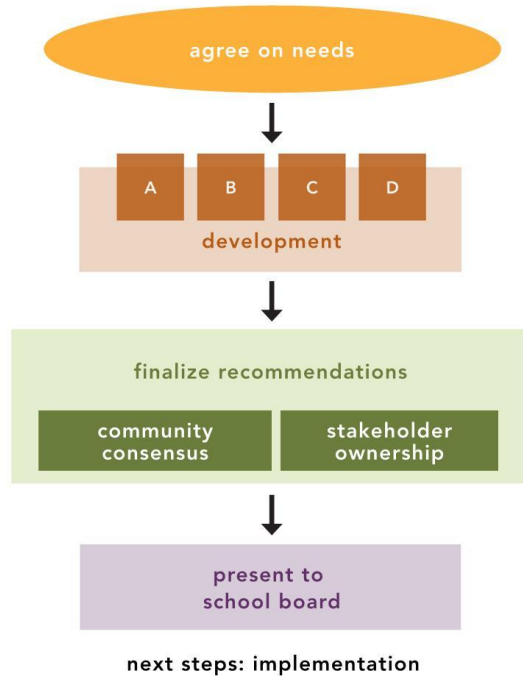


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If anyone holds up fewer than three fingers...

- They should be given the opportunity to state their objections and the team should address their concerns.
- Teams continue the Fist-to-Five process until they achieve consensus (a minimum of three fingers or higher) or determine they must move on to the next issue.





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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FACILITY PLANNING COMMITTEE

COST ESTIMATES - DEFERRED MAINTENANCE

Deferred Maintenance	Elementary Schools	Secondary Schools	Total
Priority 1 Projects	\$16M	\$52.6M - 116.5M*	\$68.6M - \$132.5M*
Priority 2 Projects	\$48M	\$26.9M - \$46.4M*	\$74.9M - \$94.4M*

**Ranges relate to 6 Secondary Options and which buildings are utilized*