

WHITE BEAR LAKE AREA SCHOOLS

FACILITY PLANNING COMMITTEE

RECOMMENDATION TO THE
SCHOOL BOARD

APRIL 22, 2019



White Bear Lake
Area Schools



White Bear Lake
Area Schools

SCHOOL BOARD RECOMMENDATION PRESENTATION AGENDA



- Facility Planning Committee Process & Membership
- Facility Planning Committee Findings & Needs Statements
- Facility Planning Committee Options
- Recommendations
- Next Steps



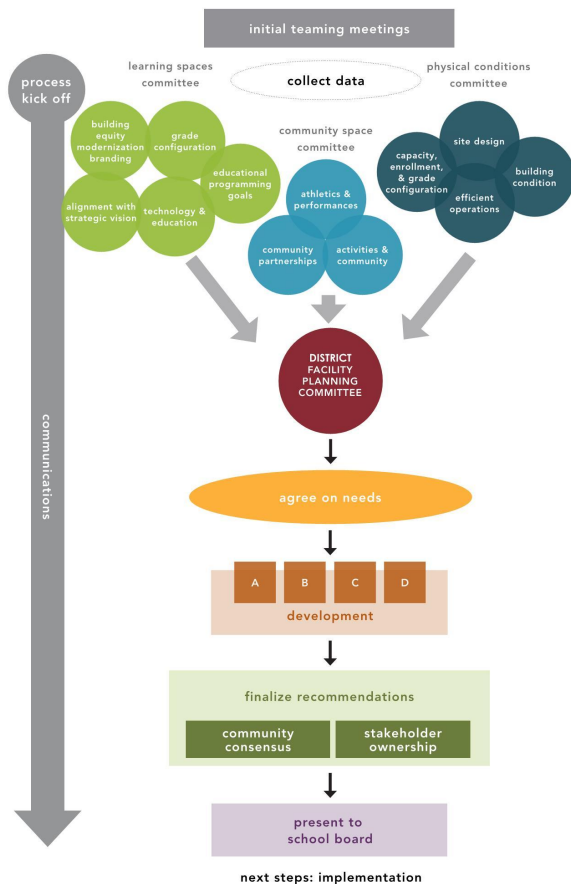
White Bear Lake
Area Schools

SCHOOL BOARD RECOMMENDATION FACILITY PLANNING COMMITTEE CHARGE

Develop a comprehensive long-range Facilities Master Plan with one or more scenarios for recommendation to the School Board that will:

- *Best serve the School District's educational goals*
- *Be financially attainable and sustainable*
- *Reflect the values and priorities of the communities of White Bear Lake Area Schools*
- *Accommodate the District's PreK-12 enrollment and other programs*
- *Cover anticipated needs for the next 10 years, as well as recognize major issues beyond 10 years*
- *Be consistent with the School District's Strategic Vision*
- *Recommend optimal use of facilities, accommodate projected enrollment and support educational delivery along with the rationale for the recommendations*

SCHOOL BOARD RECOMMENDATION FACILITY PLANNING COMMITTEE PROCESS



Outcome: White Bear Lake Area Schools will have a comprehensive, long-range Facilities Master Plan to accommodate enrollment and programs over the next 10 years that is financially sustainable

- **Applications due:** September 24, 2018
- **Composition:** 90 members representing wide variety of backgrounds and perspectives
- **1,228 years** of experience with the District between members!



White Bear Lake
Area Schools

SCHOOL BOARD RECOMMENDATION FACILITY PLANNING COMMITTEE PROCESS

- **Meeting #1:** October 9, 2018
- **Meeting #2:** October 23, 2018
- **Study Committees (#3-#6):**
 - Learning Spaces
 - Community Spaces
 - Physical Conditions
 - Each committee met 4 times between November and December 2018
- **Meeting #7:** January 16, 2019
- **School Board Update:** January 28, 2019
- **Meeting #8:** February 6, 2019
- **Options 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
- **Meeting #10:** April 4, 2019



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Area Schools

SCHOOL BOARD RECOMMENDATION

LEARNING SPACES COMMITTEE

Kate Andersen	Staff
Camila Barcenas	Student
Lisa Beecroft	Parent, Alumni
Amy Carney	Staff, Parent
Ryan Clark	Staff, Innovation Coach
Mariel Culhane	Staff
Jill Engwer	Parent
Mike Fish	Parent
Jessica Fleming	Parent, Alumni
Mandira Gerrels	Staff
Alison Gillespie	Staff
Mike Greenbaum	Parent
Nancy Higgs	Grandparent, Former Staff

Erica Hilali	Parent
Abby Kath	Staff
Peter Knoebel	Parent
David Lamwers	Staff
Jerrod Leder	Parent
Jonathan Luknic	Staff
Trevor Motzko	Student
Becky Mullaly	Staff
Ellie O'Brien	Parent
Chad O'Leary	Staff, Alumni
Angela Selb-Sack	Parent
Shelli Sowles	Parent
Christina Thayer- Anderson	Staff
Ryan Vernosh	Parent



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SCHOOL BOARD RECOMMENDATION

LEARNING SPACES COMMITTEE

Learning Spaces Committee:

- Technology & Education
- Educational Programming Goals
- Building Equity, Modernization & Branding
- Grade Configuration
- Alignment with Strategic Vision

Meeting #3:

November 8, 2018 from
6:00 p.m. – 8:00 p.m.

Meeting #4:

November 29, 2018 from
6:00 p.m. – 8:00 p.m.

Meeting #5:

December 6, 2018 from
6:00 p.m. – 8:00 p.m.

Meeting #6:

December 20, 2018 from
6:00 p.m. – 8:00 p.m.



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SCHOOL BOARD RECOMMENDATION

COMMUNITY SPACES COMMITTEE

Ryan Allshouse	Parent, Former Staff	Keith Lockwood	Staff, Parent, Coach
Mike Andres	Staff, Parent	Kevin McFarlane	Parent, Alumni
Amy Bachmeier	Staff, Parent	Craig Nasvik	Staff, Parent
Lilli Bauman	Parent	Abby Olson	Staff, Alumni
Jenny Carroll	Parent	Brian Peloquin	Activities Director
Madison Carroll	Student, Jr Rep. to School Board	Tracy Peltier	Parent
Pamela Enz	Grandparent	Megan Perry	Staff, Parent
	Grandparent, Former	Christina Pierre	Staff
Jim Galvin	Staff/Coach	Jeremy Post	Staff
Don Glover	Former Staff, Parent	David Potts	Business Partner, Parent
Shannon Grant	Staff	Tom Riedesel	Business / Parent
Jason Hilderman	Parent, Alumni	Matt Riebow	Staff
Scott Hoeg	Staff	Jeremy Rockford	Staff, Parent
Tara Jebens-Singh	Staff	Richard Samuelson	Former Staff
Karl Jende	Coach, Alumni	Wendy Suoja	Staff
Rich Juba	WBL City Planner	Mark Woodcock	Parent
Brian Leonard	Former Staff		



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SCHOOL BOARD RECOMMENDATION

COMMUNITY SPACES COMMITTEE

Community Spaces Committee:

- Athletics & Performance Spaces
- Community Partnerships
- Activities & Community

Meeting #3:

November 7, 2018 from
7:30 p.m. – 9:00 p.m.

Meeting #4:

November 28, 2018 from
5:45 p.m. – 7:15 p.m.

Meeting #5:

December 5, 2018 from
7:30 p.m. – 9:00 p.m.

Meeting #6:

December 19, 2018 from
5:45 p.m. – 7:15 p.m.



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SCHOOL BOARD RECOMMENDATION

PHYSICAL CONDITIONS COMMITTEE

Steve Asper	Staff
Carrie Barth	Staff
Anthony Basden	Parent
Bob Brewer	Staff
Michelle Eckel	Parent
John Forestell	Staff
Britt Fouks	Parent
Nichole Hager	Parent
Amy Jorgenson	Staff, Parent
Steve Keene	Parent
Kevin Klecker	Staff, Parent
Lindsay Lamwers	Staff, Parent
Joshua Lane	Staff
John Leininger	Staff
Nathan Lief	Parent

Jerry Mundell	Staff
Molly Murphy	Staff, Parent
Joel Peck	Parent, Alumni
Carly Pederson	Parent
Paula Perron	Staff, Parent, Alumni
Jennifer Pope	Parent
Makena Pratt	Student
Joe Remley	Community Member
Diane Smith	Parent
Julie Steffenmeier	Parent
Patrick Trudgeon	Parent
Janel VanArragon	Staff
Jake Walton	Community Member
Pam Winkler	Staff, Parent



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SCHOOL BOARD RECOMMENDATION PHYSICAL CONDITIONS COMMITTEE

Physical Conditions Committee:

- Site Design
- Building Condition
- Capacity, Enrollment, & Grade Configuration
- Efficient Operations

Meeting #3:

November 7, 2018 from
5:45 p.m. – 7:15 p.m.

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SCHOOL BOARD RECOMMENDATION

INFORMATION REVIEWED (1 of 2)

Independent School District #624
White Bear Lake Area Schools
Facility Planning Committee
October 9, 2018

White Bear Lake
Area Schools

White Bear Lake Area Schools Facilities Information

ELEMENTARY BUILDINGS	SITE ACRES	SQ. FT.	YEAR BUILT
Birch Lake Elementary School	10.13	47,287	1966 - ORIGINAL BUILDING
1616 Birch Lake Avenue		400	1970 - ADDITION
White Bear Lake, MN 55110		8169	1994 - ADDITION
		5,925	2000 - ADDITION
TOTAL		61,781	
Hugo Elementary School	9.68	14,115	1961 - ORIGINAL BUILDING
14895 Francesca Ave		132	1961 - ADDITION
Hugo, MN 55038		16,468	1967 - ADDITION
		345	1995 - ADDITION
		12,860	1988 - ADDITION
		14,881	2007 - ADDITION
TOTAL		58,801	
Lakeaires Elementary School	8.54	65,125	1960 - ORIGINAL BUILDING
3963 Van Dyke Street		5,569	1967 - ADDITION
White Bear Lake, MN 55110		1,775	1994 - ADDITION
		14,500	2014 - ADDITION
TOTAL		86,969	
Lincoln Elementary School	11.07	22,091	1952 - ORIGINAL BUILDING
1961 Sixth Street		17,345	1956 - ADDITION
White Bear Lake, MN 55110		18,788	1961 - ADDITION
		1,704	1994 - ADDITION
TOTAL		59,928	
Matoska Elementary School	10.02	48,994	1962 - ORIGINAL BUILDING
2530 Spruce Place		100	1962 - ADDITION
White Bear Lake, MN 55110		5,879	1969 - ADDITION
		1,244	1994 - ADDITION
		3,000	2005 - ADDITION
		12,358	2013 - ADDITION
TOTAL		71,485	
Onoka Elementary School	42.82	119,995	2006 - ORIGINAL BUILDING
4888 Heritage Pkwy			
Hugo, MN 55038			
TOTAL		119,995	
Otter Lake Elementary School	41.35	104,739	1987 - ORIGINAL BUILDING
1401 Co. Road H2			
White Bear Lake, MN 55110			
TOTAL		104,739	

White Bear Lake
Area Schools

White Bear Lake Area School

Vadnais Heights Elementary School	16.38
3645 Centerville Road	
Vadnais Heights, MN 55127	
TOTAL	14.09
Willow Lane Elementary	
3375 Willow Avenue	
White Bear, MN 55110	
TOTAL	
SECONDARY BUILDINGS	SITE ACRES
Sunrise Park Middle School	23.14
2399 Cedar Avenue	
White Bear Lake, MN 55110	
TOTAL	28.99
Central Middle School	
4857 Bloom Avenue	
White Bear Lake, MN 55110	
*shared with District Office	
TOTAL	
White Bear Lake Area High School	37
North Campus	
5045 Division Ave	
White Bear Lake, MN 55110	

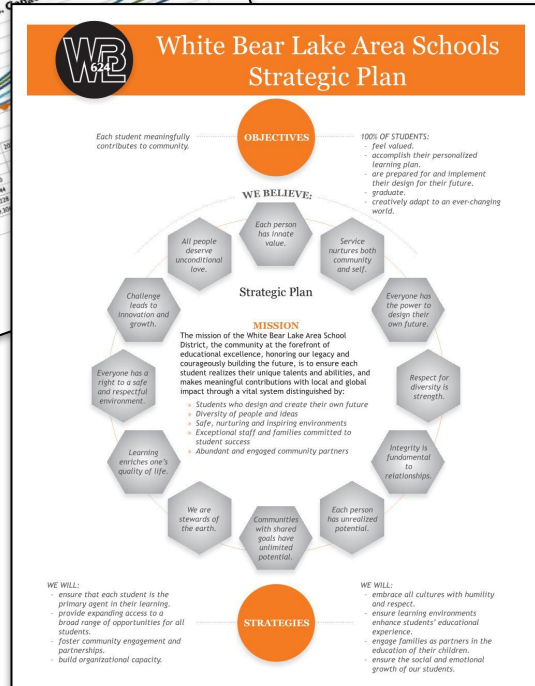
- Facilities Information
- District Strategic Plan
- Enrollment Projections
- Capacity Analysis
- Educational Alignment
- Activities, Athletics and Fine Arts
- Safety & Security
- Facility Analysis



White Bear Lake
Area Schools

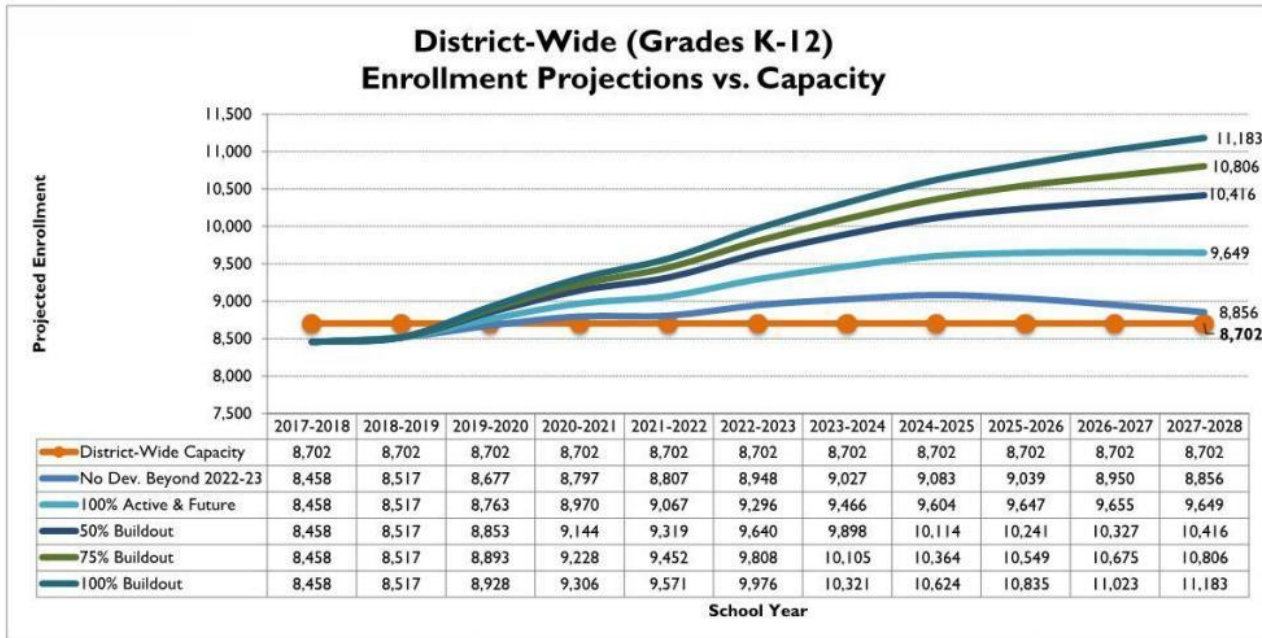
SCHOOL BOARD RECOMMENDATION INFORMATION REVIEWED (2 of 2)

- Trends in Education
- Early Learning Overview + Future Plans
- Site Safety + Transportation
- Comparison to Peer Districts
- High School Alignment
- School Finance
- District Referendum History





District-Wide: Capacity vs. Enrollment Projections



2018-19
Enrollment:
8,578 students

75% Projection:
+2,228 students

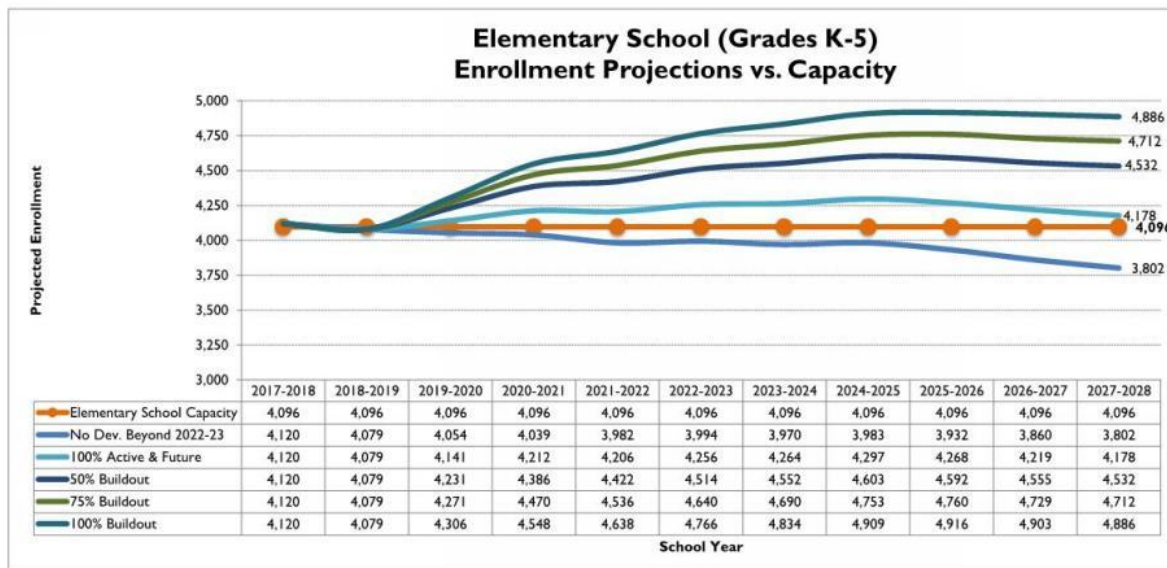


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Area Schools

SCHOOL BOARD RECOMMENDATION

ENROLLMENT VS CAPACITY – ELEMENTARY SCHOOLS

Elementary: Capacity vs. Enrollment Projections



2018-19 Enrollment:
4,118 students

75% Projection:
+594 students

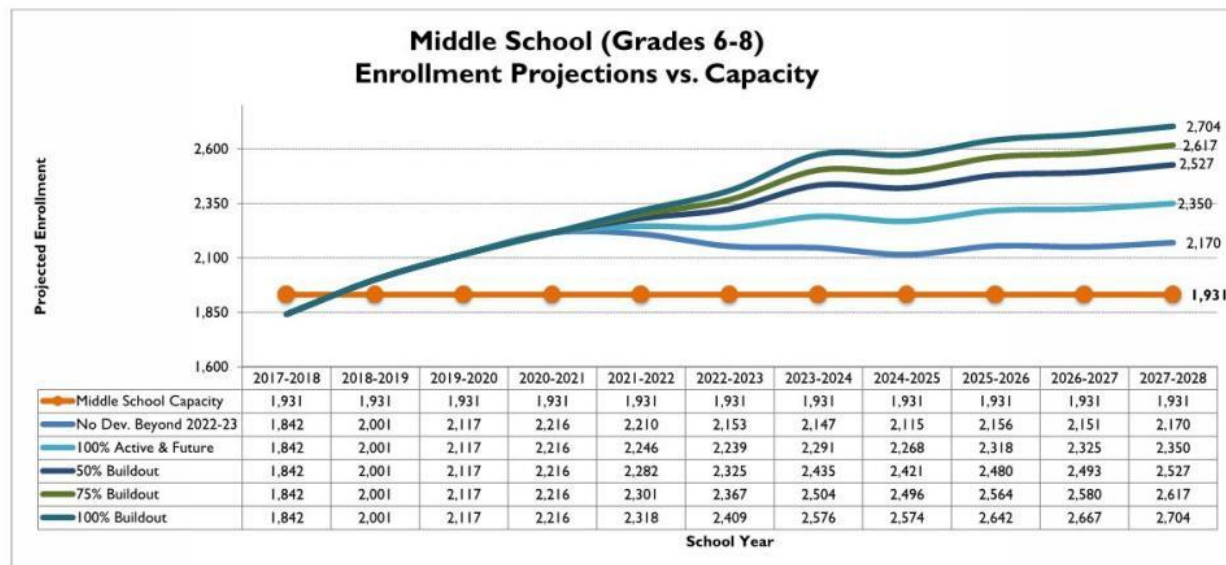


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SCHOOL BOARD RECOMMENDATION

ENROLLMENT VS CAPACITY – MIDDLE SCHOOLS

Middle School: Capacity vs. Enrollment Projections



2018-19 Enrollment:
1,972 students

75% Projection:
+645 students

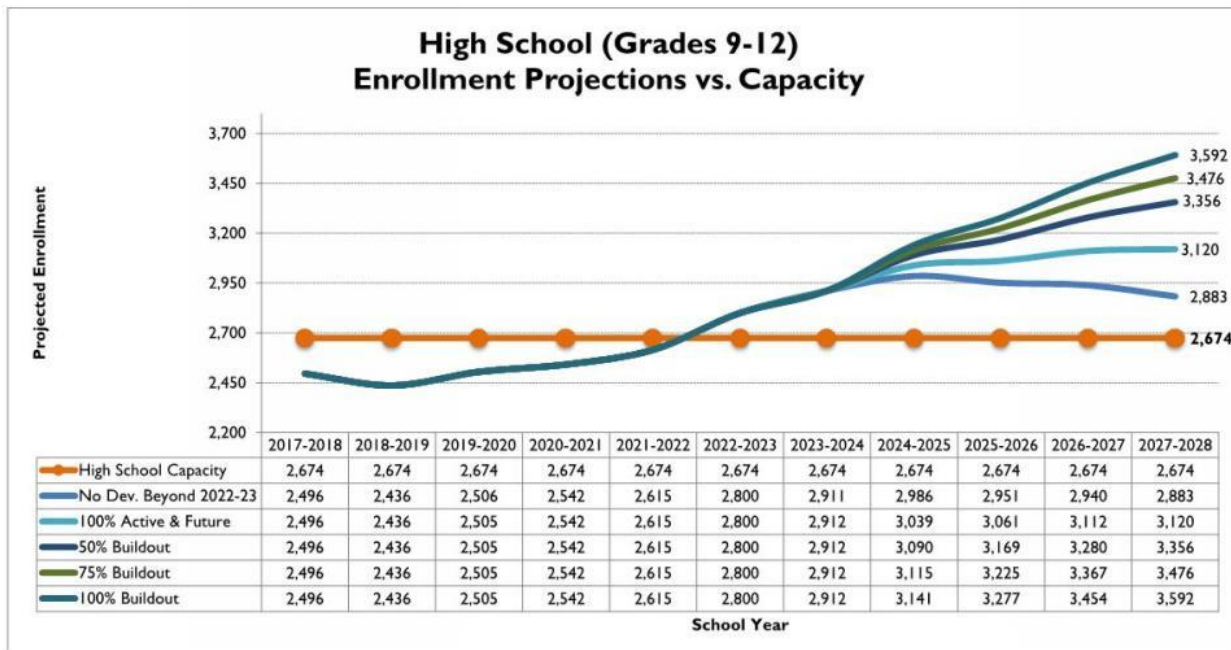


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SCHOOL BOARD RECOMMENDATION

ENROLLMENT VS CAPACITY – HIGH SCHOOLS

High School: Capacity vs. Enrollment Projections



2018-19 Enrollment:
2,488 students

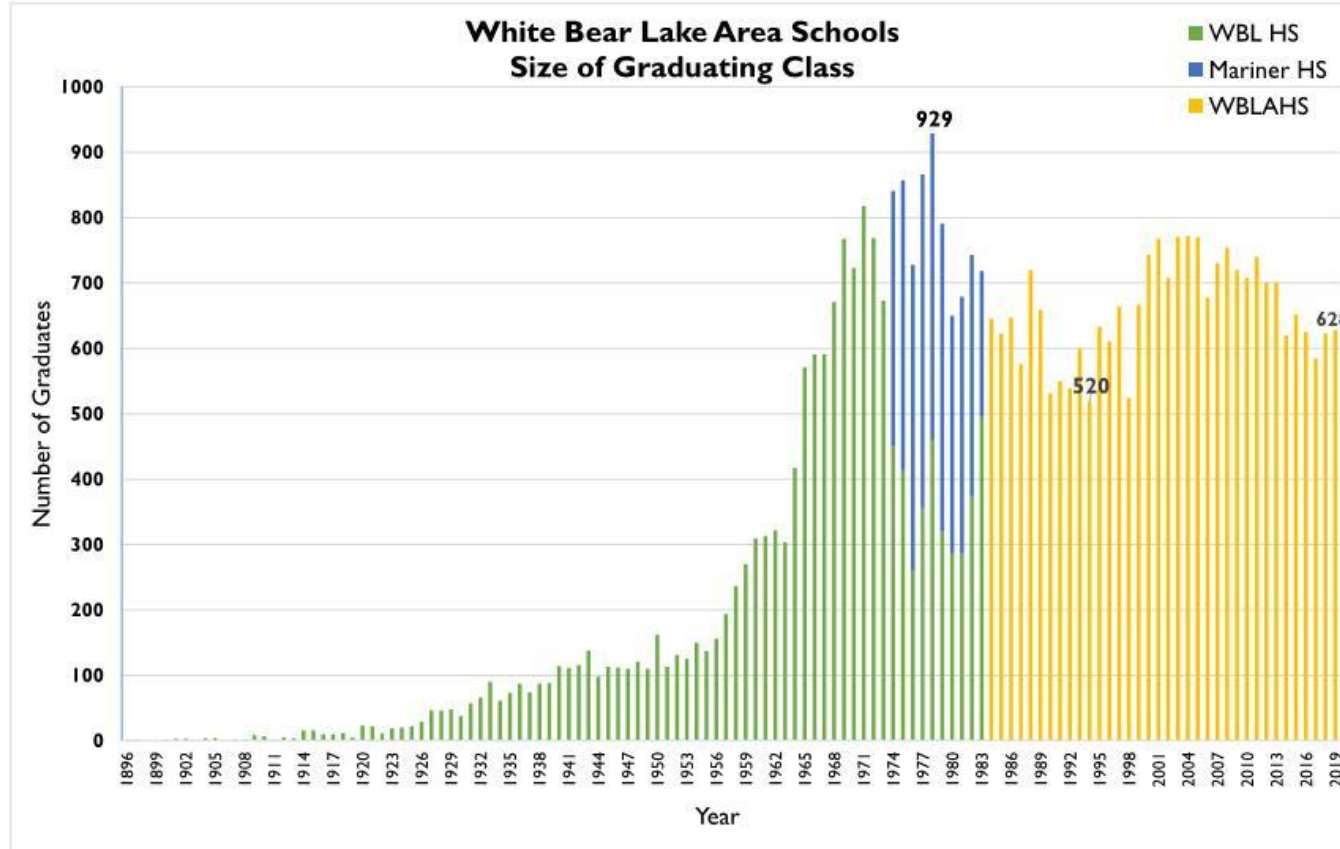
75% Projection:
+988 students



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SCHOOL BOARD RECOMMENDATION

HIGH SCHOOL HISTORY



1964

New White Bear High School opened



New high school built in 1964
with award winning design.

1974

White Bear Mariner High School (1974-1983)



Two High Schools 1974-1983

White Bear
Senior High
School

White Bear
Mariner High
School



1983 - Present

White Bear Lake Area High School, North Campus



White Bear Lake Area High School, South Campus




White Bear Lake
Area Schools

SCHOOL BOARD RECOMMENDATION HIGH SCHOOL CONFIGURATION

- History of split campus
 - Advisory Committee (August - November 1982)
 - Arguments for/against from that time
- Teacher and student testimonials regarding impact of split campus on experience and opportunities
- Comparisons to peer Districts

Independent School District #624
White Bear Lake Area Schools
DRAFT November 29, 2018


High School Comparisons

ISD #	School District	Total District Enrollment (Oct 1, 2018)	# of High Schools	Grade Configuration	HS Name	# of Students	Building Square Feet	SF / Student	Notes
284	Wayzata	11,170	1	9-12	Wayzata HS	3,267	657,745	201	Capacity is for 3,900 students
720	Shakopee	8,168	1	9-12	Shakopee HS	2,600	644,600	248	Changed in 2018 (was 10-12) Capacity is for 3,200
273	Edina	8,483	1	9-12	Edina HS	2,746	554,600	202	Changed in 2017 (was 10-12)
834	Stillwater	8,180	1	9-12	Stillwater HS	2,794	507,085	181	Changed in 2017 (was 10-12)
272	Eden Prairie	8,811	1	9-12	Eden Prairie HS	3,018	693,771	230	
621	Mounds View	11,323	2	9-12	Irondale HS	1,670	370,151	222	Includes addition currently under design
				9-12	Mounds View HS	1,802	379,444	211	Includes addition currently under design
					Total	3,472			
623	Roseville	7,562	1	9-12	Roseville Area HS	2,287	518,293	227	Includes addition currently under design
831	Forest Lake	6,256	1	9-12	Forest Lake Area HS	1,475	446,126	302	Changed in 2017 (was 10-12)
833	South Washington County	18,251	3	9-12	Park HS	1,787	403,981	226	
				9-12	Woodbury HS	1,903	366,599	193	
				9-12	East Ridge HS	1,801	382,264	212	
					Total	5,491			
622	North St Paul	10,249	2	9-12	North HS	1,774	265,000	149	
				9-12	Tartan HS	1,651	259,700	157	
					Total	3,425			
12	Centennial	6,548	1	9-12	Centennial HS	2,012	444,341	221	
624	White Bear Lake Area Schools	8,578	1*	9-10	WBLAHS North Campus	1,242	280,905	226	*Two campuses
				11-12	WBLAHS South Campus	1,117	289,953	260	*Two campuses
					Total	2,359			

Information gathered from Minnesota Department of Education: Report Card and discussion with planners for projects under design



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Facility Planning Committee Needs Statements



White Bear Lake
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SCHOOL BOARD RECOMMENDATION

LEARNING SPACES COMMITTEE

Categories:

The Future of Learning

Early Learning

Building Configuration



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Area Schools

SCHOOL BOARD RECOMMENDATION 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.



White Bear Lake
Area Schools

SCHOOL BOARD RECOMMENDATION

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 RECOMMENDATION

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 RECOMMENDATION

COMMUNITY SPACES COMMITTEE

Categories:

Indoor Facilities

Adaptive / Diversity

Community

Outdoor Facilities

Fine Arts

Specialized Sports



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SCHOOL BOARD RECOMMENDATION 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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Area Schools

SCHOOL BOARD RECOMMENDATION 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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Area Schools

SCHOOL BOARD RECOMMENDATION

COMMUNITY SPACES COMMITTEE

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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Area Schools

SCHOOL BOARD RECOMMENDATION 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 RECOMMENDATION

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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Area Schools

SCHOOL BOARD RECOMMENDATION

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 RECOMMENDATION 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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Area Schools

SCHOOL BOARD RECOMMENDATION PHYSICAL CONDITIONS COMMITTEE

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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Area Schools

SCHOOL BOARD RECOMMENDATION PHYSICAL CONDITIONS COMMITTEE

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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SCHOOL BOARD RECOMMENDATION

PHYSICAL CONDITIONS COMMITTEE

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 RECOMMENDATION 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.



White Bear Lake
Area Schools

Facility Planning Committee Options



White Bear Lake
Area Schools

SCHOOL BOARD RECOMMENDATION FACILITY PLANNING COMMITTEE OPTIONS

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): SAM 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:

- .
- .
- .
- .
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Cons of this Option:

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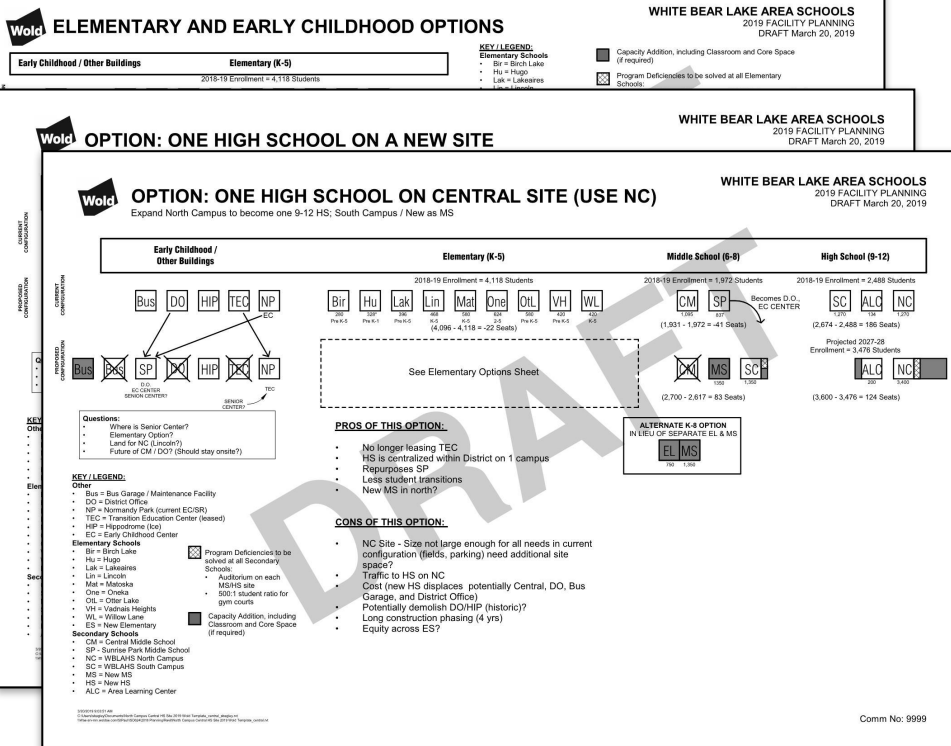
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- Entire Facility Planning Committee developed facility master plan options at Meeting #8 on February 6, 2019
- 34 Members of Facility Planning Committee volunteered to attend three subcommittee meetings to develop and complete options
- Wold / KA developed cost estimates
- Ongoing review with administration and impacted programs



White Bear Lake
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SCHOOL BOARD RECOMMENDATION FACILITY PLANNING COMMITTEE OPTIONS



- Options need to address parameters and needs statements based on information gathered
- Issues considered when developing potential options:
 - Grade configuration
 - Repurposing of buildings / sites
 - Additions / Remodeling
 - New Buildings



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SCHOOL BOARD RECOMMENDATION MASTER PLAN FINANCING AND PHASING

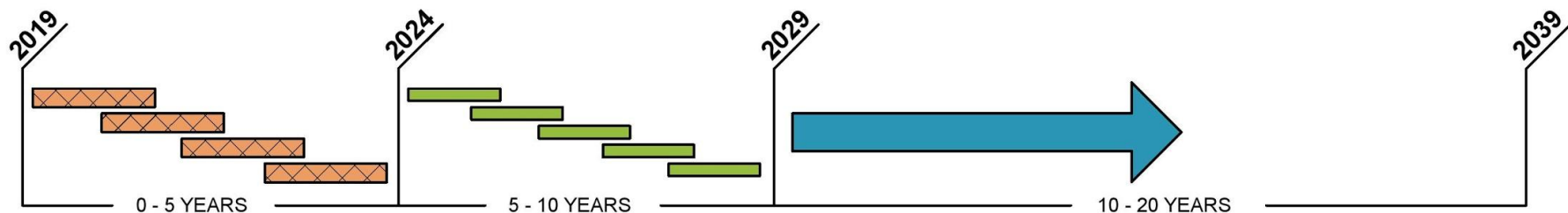
- Facility Planning Committee learned from Ehlers that there are a variety of funding sources that may or may not be applicable to certain types of projects
- Facilities Master Plan is likely to incorporate both Bond Referendum + LTFM Funding to address the needs
- Consideration of Total Tax Impact is 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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SCHOOL BOARD RECOMMENDATION MASTER PLAN FINANCING AND PHASING

Conceptual Timeline - Facilities Master Plan





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SCHOOL BOARD RECOMMENDATION MASTER PLAN FINANCING AND PHASING

Tax Impact at Various Thresholds on a \$300,000 home

- \$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)



White Bear Lake
Area Schools

SCHOOL BOARD RECOMMENDATION

FACILITY MASTER PLAN OPTIONS -

EARLY CHILDHOOD AND ELEMENTARY SPACE NEEDS

Option 1 and 4: New Elementary for 720 Students	Option 2: New Elementary for 420 Students	Option 3: Status Quo
<ul style="list-style-type: none">• Build a New ES for 720 students, expand Oneka & Otter Lake ES• Create K-5 grade configuration across all buildings• Early Childhood Centers: Hugo & Normandy Park or Hugo & Sunrise Park (if available)	<ul style="list-style-type: none">• Build a New ES for 420 students and north EC Center• Create K-5 grade configuration across all buildings• Early Childhood Centers: New ES & Normandy Park or New ES & Sunrise Park	<ul style="list-style-type: none">• Accommodate growth needs with additions at multiple sites• Early Childhood Centers: Normandy Park & New?



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SCHOOL BOARD RECOMMENDATION

FACILITY MASTER PLAN OPTIONS - SECONDARY SPACE NEEDS

Option 1: One HS on a New Site	Option 2: One HS on North Campus (Use NC)	Option 3: One HS on South Campus (use SC)
<ul style="list-style-type: none">• Build new 9-12 HS on new site• North Campus and South Campus become MS	<ul style="list-style-type: none">• Expand and remodel NC to become one 9-12 HS• Central MS and South Campus are MS	<ul style="list-style-type: none">• Expand and remodel South Campus to become one 9-12 HS• Sunrise Park MS and North Campus are MS
Option Four: Maintain Status Quo	Option Five: Two High Schools	Option Six: New HS on North Campus
<ul style="list-style-type: none">• Expand current facilities to accommodate growth• North Campus and South Campus remain in current configuration	<ul style="list-style-type: none">• Build new HS, South Campus as 2nd HS• Sunrise Park MS and North Campus are MS	<ul style="list-style-type: none">• Build new 9-12 HS on North Campus / Central MS site• New MS and South Campus are MS



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SCHOOL BOARD RECOMMENDATION FACILITY PROGRAM NEEDS

In addition to growth needs, the Committee evaluated and prioritized program needs identified at each building

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 and field space
- All MS / HS have onsite auditorium (Sunrise Park)



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SCHOOL BOARD RECOMMENDATION FACILITY PLANNING COMMITTEE OPTIONS DISCUSSION

- The Committee used several tools to review, analyze and prioritize options:
 - Small group discussion
 - Large group discussion
 - Development of pros / cons
 - Evaluation against developed needs statements
 - Cost of masterplan
 - Informal polling (“straw poll”)
- All decisions were made with consensus from the entire Committee



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SCHOOL BOARD RECOMMENDATION FACILITY PLANNING COMMITTEE OPTIONS DISCUSSION

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.

Fist-to-Five Consensus

SCHOOL BOARD RECOMMENDATION FACILITY PLANNING COMMITTEE OPTIONS DISCUSSION

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.

SCHOOL BOARD RECOMMENDATION FACILITY PLANNING COMMITTEE OPTIONS DISCUSSION

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.





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SCHOOL BOARD RECOMMENDATION FACILITY PLANNING COMMITTEE OPTIONS DISCUSSION

- After discussion, the Committee used Fist to Five to eliminate several options
- The Committee spent time in detail reviewing the following options:
 - **EC/Elementary Option 1 and 4:** New ES for 720
 - **Secondary Option 1:** One HS on a New Site
 - **Secondary Option 2:** One HS on North Campus (use NC)
 - **Secondary Option 6:** New HS on North / Central Site



White Bear Lake
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SCHOOL BOARD RECOMMENDATION FACILITY PLANNING COMMITTEE OPTIONS DISCUSSION

Option 1: One HS on a New Site	Option 2: One HS on North Campus (Use NC)	Option Six: New HS on North Campus
<ul style="list-style-type: none">• Build new 9-12 HS on new site• North Campus and South Campus become MS	<ul style="list-style-type: none">• Expand and remodel NC to become one 9-12 HS• Central MS and South Campus are MS	<ul style="list-style-type: none">• Build new 9-12 HS on North Campus / Central MS site• New MS and South Campus are MS

- Considerations for options:
 - Survey results, cost and tax impact, phasing, land / site, and ability to address needs statements



White Bear Lake
Area Schools

SCHOOL BOARD RECOMMENDATION FACILITY PLANNING OPTIONS DISCUSSION



Independent School District #624 - White Bear Lake Area Schools
Facility Planning Committee
DRAFT April 4, 2019

Elementary Schools – Scope Review by Secondary Option

School	Secondary Option 1: New HS on a New Site	Secondary Option 2: One HS on North Campus (Use North)	Secondary Option 6: New HS on North Campus (use North)
Early Childhood Center	No scope	+ Hugo Elementary + Normandy Park or Sunrise Park (formerly HS)	No scope
Birch Lake Elementary	No scope	+ Grade Configuration K-5 + Capacity: 420 (1,200 SF addition), add 20 parking stalls + Program Needs: Add extended day office, conference room (1,050 SF addition), kitchen improvements + Furniture: New classrooms / media furniture + Media Center: Remodel media center	No scope
Hugo Elementary	No scope	+ Grade Configuration: Early Childhood (North Campus) + Program Needs: Kitchen improvements	No scope
Lakeland Elementary	No scope	+ Grade Configuration: K-5 + Capacity: 420 (convert one room) + Program Needs: Add freezer and orchestra room (3,270 SF addition), kitchen improvements + Furniture: New classrooms / media furniture + Media Center: Remodel media center	No scope
Lincoln Elementary	No scope	+ Grade Configuration: K-5 + Capacity: 480 (no change) + Program Needs: Add full size gymnasium, conference room, extended day office, and cooler; kitchen improvements, more parking (for addition) (1,120 SF addition) + Furniture: New classrooms / media furniture + Media Center: Remodel media center	No scope
Metoski International	No scope	+ Grade Configuration: K-5 + Capacity: 380 (no addition needed) + Program Needs: Add freezer, operator room, extended day office, EL room (3,270 SF addition) + Furniture: New classrooms / media furniture + Media Center: Remodel media center	No scope
Omaha Elementary	No scope	+ Grade Configuration: K-5 + Capacity: 720 (3,300 SF addition), add 20 parking stalls + Program Needs: N/A + Furniture: New classrooms / media furniture + Media Center: Remodel media center	No scope
Otter Lake Elementary	No scope	+ Grade Configuration: K-5 + Capacity: 720 (3,300 SF addition), add 20 parking stalls + Program Needs: Kitchen improvements + Furniture: New classrooms / media furniture + Media Center: Remodel media center	No scope
Valdus Heights Elementary	No scope	+ Grade Configuration: K-5 + Capacity: 420 (no change) + Program Needs: Add freezer, extended day office, orchestra room (900 SF addition) + Furniture: New classrooms / media furniture + Media Center: Remodel media center	No scope
Willow Lane Elementary	No scope	+ Grade Configuration: Pre-K-5 + Capacity: 420 (no change) + Program Needs: Add freezer and orchestra room (1,170 SF addition) + Furniture: New classrooms / media furniture + Media Center: Remodel media center	No scope
New Elementary School	New Elementary School for 730 Students	New Elementary School for 730 Students	New Elementary School for 730 Students

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Independent School District #624 - White Bear Lake Area Schools
Facility Planning Committee
DRAFT April 4, 2019

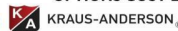
Secondary Schools – Phase I Scope Review by Option

School	Secondary Option 1: New HS on a New Site	Secondary Option 2: One HS on North Campus (Use North)	Secondary Option 6: New HS on North Campus (use North)
Central Middle School	No scope	+ CMS to stay onsite, expand into District Office (new HS in 3rd phase) + Program Needs: Kitchen improvements + Furniture: New classrooms / media furniture	No scope
Sunrise Middle School	No scope	+ Renovate into Early Childhood (District Office / Other center center, TEC)	No scope
High School, North Campus	+ Becomes 6-8 Middle School	+ Becomes 9-12 High School (40,500 SF capacity addition, renovation) + Program Needs: Kitchen improvements + Furniture: New classrooms / media furniture + Media Center: Remodel	No scope – demolished!
High School, South Campus	+ Becomes 6-8 Middle School	+ Becomes 6-8 Middle School (capacity renovation addition) + Program Needs: Add gym (10,200 SF addition), security renovations + Furniture: New classrooms / media furniture + Media Center: Remodel	+ Becomes 6-8 Middle School
Area Learning Center	No scope	+ Capacity: 200 (no change) + Program Needs: Kitchen improvements, renovations to create secure vestibule + Furniture: New classrooms / media furniture	No scope
New High School	+ New High School for 3,200 Students on New Site (TBD)	+ (N/A – See North Campus)	+ New High School for 3,200 Students on North Site
New Middle School	No scope		+ New Middle School for 1,350

Other Buildings – Phase I Scope Review by Option

Building	Secondary Option 1: New HS on a New Site	Secondary Option 2: One HS on North Campus (Use North)	Secondary Option 6: New HS on North Campus (use North)
Transition Education Center	No scope	+ Several options: o If available, Normandy Park o If available, Sunrise Park (with other programs)	No scope
District Office	No scope	+ Renovate Sunrise Park into DO (with other programs)	No scope
Normandy Park (EC/Seniors)	No scope	+ Several options: o South Early Childhood center? o Convert to TECI o Convert	No scope
Bus Garage	No scope	+ New Bus Storage / Maintenance Facility (needs land)	No scope

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ISD 624 - WHITE BEAR LAKE AREA SCHOOLS
Facility Planning Committee
DRAFT April 4, 2019

FACILITY PLANNING COMMITTEE OPTIONS COST ESTIMATING (PHASED)

ALL PRICING IS PRELIMINARY FOR COMPARISON PURPOSES ONLY. FINAL PRICING WILL BE REFINED UPON SELECTION OF FINAL OPTION AND BEFORE FINAL BOARD APPROVAL.

	OPTION ONE: NEW HIGH SCHOOL ON A NEW SITE (USE NORTH)	OPTION TWO: ONE HS ON NORTH CAMPUS (USE NORTH)	OPTION SIX: NEW HS ON NORTH CAMPUS
PHASE I - PROPOSED REFUNDUM (0-5 YEARS)	Phase I Refundum New High School \$ 263,267,748 Land for New HS (needs exploration) \$ 20,000,000 Middle School Capacity Addition in Phase II New Elementary School \$ 41,881,800	Phase I Refundum North Campus Addition + Site Improvements \$ 161,880,958 North Campus Renovations \$ 12,430,465 North Campus House Purchase (21 houses) \$ 6,000,000 Middle School Capacity Addition in Phase II New Elementary School \$ 41,881,800 Middle / High School Media Remodels \$ 2,499,036 New Bus Garage (needs land) \$ 8,175,460 Sunrise Park - Renovate into DO, EC, TEC \$ 17,423,379 Demolish Central HS / District Office \$ 1,801,224	Phase I Refundum New High School at NC \$ 263,267,748 North Campus House Purchase (21 houses) \$ 6,000,000 New Middle School \$ 10,987,286 Middle School Capacity Addition in Phase II New Elementary School \$ 41,881,800 Middle / High School Media Remodels \$ 2,499,036 New Bus Garage (needs land) \$ 8,175,460 Sunrise Park - Renovate into DO, EC, TEC \$ 17,423,379 Demolish Central HS / District Office \$ 1,801,224
	Phase I Refundum \$ 328,449,548	Phase I Refundum \$ 328,449,550	Phase I Refundum \$ 440,837,917
	Phase II LT2M Allowance district wide \$ 44,359,859 Elementary Kitchen Improvements \$ 3,797,524 Middle / High School Kitchen Improvements \$ 1,923,418 Total \$ 50,000,000	Phase II LT2M Allowance district wide \$ 44,359,859 Elementary Kitchen Improvements \$ 3,797,524 Middle / High School Kitchen Improvements \$ 1,923,418 Total \$ 50,000,000	Phase II LT2M Allowance district wide \$ 44,359,859 Elementary Kitchen Improvements \$ 3,797,524 Middle / High School Kitchen Improvements \$ 1,923,418 Total \$ 50,000,000
	Phase II LT2M Allowance \$ 50,000,000	Phase II LT2M Allowance \$ 50,000,000	Phase II LT2M Allowance \$ 50,000,000
PHASE III - FUTURE REFUNDUM (6-10+ YEARS)	Phase III Refundum Middle School Capacity Additions \$ 12,367,278 HS Program Needs \$ 20,839,993 HS Media Center Remodel \$ 2,311,536 HS New Furniture (district wide) \$ 3,471,930 HS Create Flex Spaces \$ 12,060,017 New Stadium \$ 12,430,000	Phase III Refundum North Campus House Purchase (more) \$ 6,000,000 New Stadium to North Campus \$ 12,430,000 HS Media Center Remodel \$ 2,311,536 HS New Furniture \$ 3,471,930 Demolish Central HS / District Office \$ 1,801,224 New Stadium to North Campus \$ 12,430,000 North Campus House Purchase (more) \$ 6,000,000	Phase III Refundum Middle School Capacity Additions \$ 12,367,278 HS Program Needs \$ 20,839,993 HS Media Center Remodel \$ 2,311,536 HS New Furniture \$ 3,471,930 HS Create Flex Spaces \$ 12,060,017 New Stadium to North Campus \$ 12,430,000 North Campus House Purchase (more) \$ 6,000,000
	Phase III Refundum \$ 154,274,230	Phase III Refundum \$ 177,831,489	Phase III Refundum \$ 160,274,230
	Phase III LT2M Allowance \$ 178,891,943	Phase III LT2M Allowance \$ 178,891,942	Phase III LT2M Allowance \$ 178,891,943



White Bear Lake
Area Schools

SCHOOL BOARD RECOMMENDATION FACILITY PLANNING COMMITTEE RECOMMENDATION

Recommendation Summary (1 of 2)

- Expand and remodel North Campus to be one 9-12 High School for 3,200 students (core spaces designed for 3,400)
 - Allocation to expand site
 - Relocate bus / maintenance facility
- South Campus to be grades 6-8 Middle School for 1,350
- Central MS expand into current District Office to be grades 6-8 Middle School for 1,350
- Renovate Sunrise Park into District Center for District Office, Early Childhood Center (south location), Transition Education Center, and Senior Center



White Bear Lake
Area Schools

SCHOOL BOARD RECOMMENDATION FACILITY PLANNING COMMITTEE RECOMMENDATION

Recommendation Summary (2 of 2)

- Build new Elementary School for 720 students in north part of District
- Expand Oneka Elementary and Otter Lake Elementary to accommodate capacity of 720 students each
- Create K-5 grade configuration across all elementary buildings
- Create two Early Childhood Centers at Hugo (north) & Sunrise Park (south)
- Remodel media centers at all buildings
- New furniture for all classrooms District-wide
- Address identified program needs District-wide



White Bear Lake
Area Schools

SCHOOL BOARD RECOMMENDATION

FACILITY PLANNING COMMITTEE RECOMMENDATION

Phase I Facility Master Plan - Potential Bond Referendum

\$326 million

Phase I LTFM

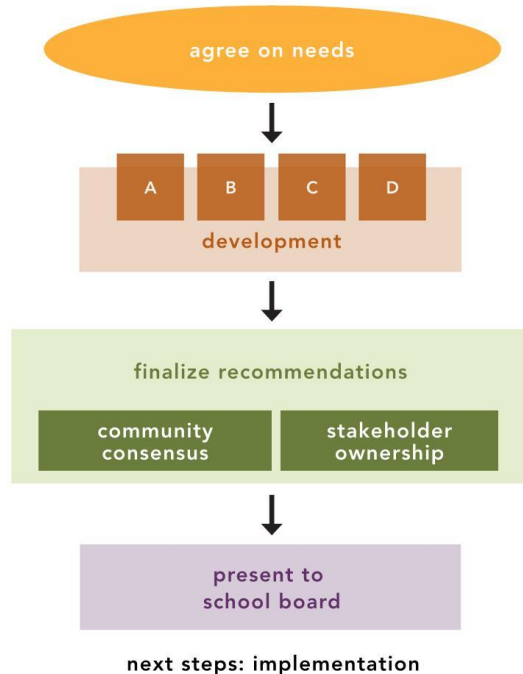
\$50 million

Refinement and Study Needed

- Land and development costs through planning with relevant entities
- Scope review at all buildings / programs
- Community surveying
- Detailed planning of LTFM needs in relation to potential referendum scope

SCHOOL BOARD RECOMMENDATION

NEXT STEPS



- **Planning and discussion with relevant entities**
 - Ongoing
- **Scope review with all buildings / programs**
 - April - Mid May 2019
- **Community Surveying**
 - April - June 2019
- **Board Process**
 - June - July 2019



White Bear Lake
Area Schools

**Thank you to the Facility
Planning Committee for all
their work!**



- Questions?
- What questions do you have for the Facility Planning Committee?