

Review of Facilities Plan Board Work Study Meeting

Dr. Wayne A. Kazmierczak, Superintendent

Tim Wald, Assistant Superintendent for Finance & Operations

Sal Bagley & Paul Aplikowski, Wold Architects and Engineers

John Huenink & Jason Peterson, Kraus-Anderson

Barbie Doyle & Shelby McQuay, Ehlers

Facilities Planning Driving Factors

- Strategic Plan
- Enrollment
- Safety & Security
- Aging Facilities & Deferred Maintenance needs
- Future of educational programming

Facility Planning Committee's 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.

Process

7 months of committee process

90 community members

10+ committee meetings

3 subcommittees

1

Comprehensive
Plan

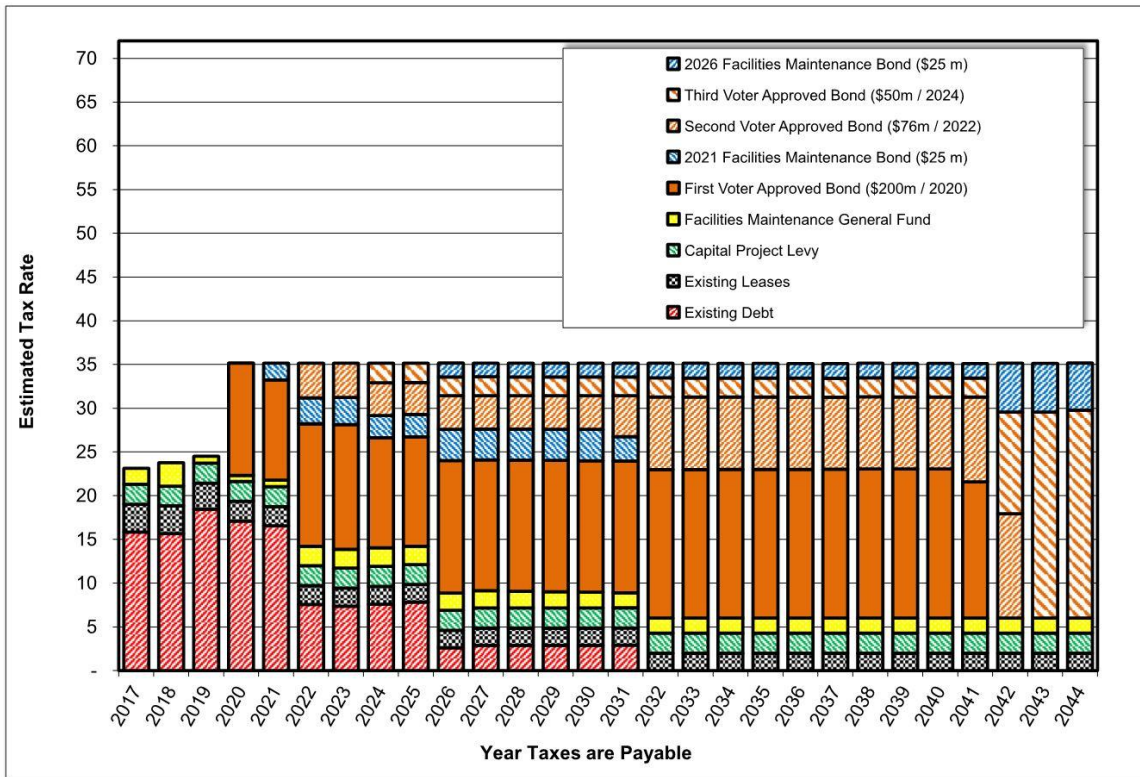
Committee Recommendation



- District-wide **additions and renovations** to accommodate projected enrollment growth,
- **Safety and security** improvements and **deferred maintenance projects** at all district facilities,
- A **new K-5 elementary** school being built in Hugo,
- Oneka becoming a K-5 elementary and Hugo Elementary becoming a **northern Early Childhood location**,
- The current North Campus receiving an addition to allow it to become the site of a **single 9-12 high school building**,
- **Sunrise Park Middle School moving** to the current South Campus location
- the current Sunrise Park Middle School becoming the **site for the Senior Center and Early Childhood programs** currently housed at Normandy Park, the **Transition Education Center** (currently located in leased space in Hugo), and the district office,
- **Central Middle School expanding** to take over the current District Center building,
- District-wide classroom and building updates to create **flexible learning spaces**.

Estimated Tax Impact

PRELIMINARY INFORMATION - FOR REVIEW AND COMMENT



White Bear Lake Area Schools, No. 624
 Estimated Tax Rates for Capital and Debt Service Levies
 Existing Commitments and Proposed New Debt

November 2019 Election
 \$326,000,000 Ballot Question
 2 Facilities Maintenance Bonds Totaling \$50,000,000



Estimated Tax Impact

Bond / Election Issue Total		\$326,000,000	
Type of Property	Estimated Market Value	Estimated Tax Impact*	
		Annual	Monthly
Residential Homestead	\$75,000	\$48	\$4
	100,000	77	6
	150,000	135	11
	200,000	193	16
	250,000	251	21
	275,000	280	23
	300,000	309	26
	350,000	367	31
	400,000	425	35
	450,000	480	40
	500,000	534	45
	750,000	867	72
Commercial/ Industrial **	\$100,000	\$103	\$9
	250,000	292	24
	500,000	636	53
	750,000	980	82
	1,000,000	1,323	110
Apartments	2,000,000	2,698	225
	\$100,000	\$133	\$11
	250,000	333	28
	500,000	667	56
	1,000,000	1,334	111

White Bear Lake Area Schools, No. 624

Analysis of Tax Impact for School Building Bond Issue November 5, 2019 Election

June 19, 2019

* The figures in the table are based on school district taxes for bonded debt only, and do not include tax levies for other purposes. Tax increases shown above are gross increases, not including the impact of the state Property Tax Refund ("Circuit Breaker") program. Many owners of homestead property will qualify for a refund, based on their income and total property taxes. This will decrease the net effect of the proposed bond issue for many property owners.

** For commercial-industrial property, the estimates above are for property in the City of White Bear Lake. The tax impact for commercial-industrial property in other municipalities in the district may be slightly different, due to the varying impact of the Twin Cities Fiscal Disparities program.



Review and Comment Submission to MDE

White Bear Lake Area Schools
Independent School District #624

2019 Referendum

REVIEW AND COMMENT SUBMITTAL

Presented to:
Minnesota Department of Education

DRAFT July 16, 2019

Wold

ISO #624 - White Bear Lake Area
Review and Comment Submittal

1. The Geographic Area and Population
a) Preschool Through Grade 12 Students
b) Current Year Student Enrollment of

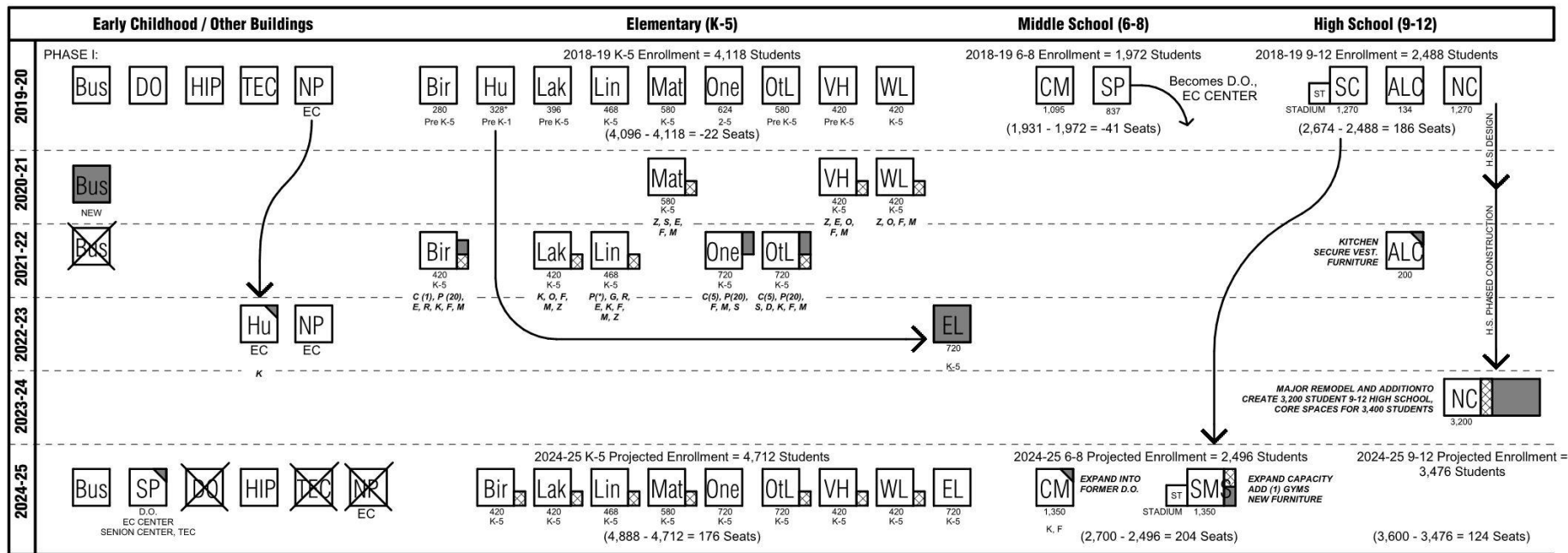
Grade	2010-2011	2011-2012
K	578	596
1	570	596
2	668	542
3	619	667
4	581	632
5	648	592
6	535	654
7	575	541
8	605	609
9	575	641
10	648	588
11	644	664
12	690	664
Total K - 5	3,862	3,64
Total 6 - 8	1,715	1,8
Total 9 - 12	2,557	2,5
Total K - 12	7,934	8,6

Enroll

Grade	2011
K	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
Total K - 5	
Total 6 - 8	
Total 9 - 12	
Total K - 12	

- The Review and Comment is a required submission to the Minnesota Department of Education for school facility projects funded by voter-approved elections
- What is included in a Review and Comment?
 - Cover Letter
 - Geographic area and population to be served
 - List of existing facilities
 - Deficiencies of the facilities
 - Description of the project, including expenditures
 - Project financing
 - Obligating documents

Conceptual Project Phasing




Ballot Language

Special Election Ballot

Independent School District No. 624
(White Bear Lake Area Schools)

November 5, 2019

Instructions to Voters:

To vote, completely fill in the oval(s) next to your choice(s) like this:  .

To vote for a question, fill in the oval next to the word "Yes" on that question.
To vote against a question, fill in the oval next to the word "No" on that question.

School District Question 1 Approval of School District Bond Issue

☐

Yes

☐

No

Shall the school board of Independent School District No. 624 (White Bear Lake Area Schools) be authorized to issue its general obligation school building bonds in an amount not to exceed \$326,000,000 to provide funds for a phased program of acquisition and betterment of school sites and facilities, including the construction and equipping of a new grades K-5 elementary school facility; the construction of various projects to accommodate projected enrollment growth districtwide; the completion of deferred maintenance projects at all school district facilities; the construction, acquisition and installation of safety and security improvements at all school district facilities; the construction of additions and renovations to current district elementary schools; the construction of additions and renovations to the high school North Campus to convert that site and facility for use as a grades 9-12 single site high school facility; the construction of renovations to the high school South Campus to convert it for use as a middle school facility; the construction of renovations to the Sunrise Park Middle School facility to convert it for uses to include a senior citizen center, an early childhood center, the Transition Education Center and the District office; and the construction of renovations to the current District Center building to allow for expansion of the Central Middle School facility?

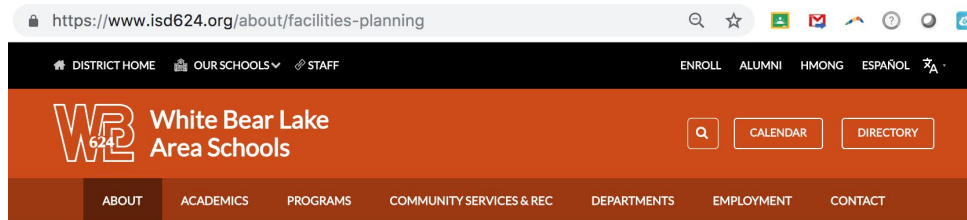
BY VOTING "YES" ON THIS BALLOT QUESTION, YOU
ARE VOTING FOR A PROPERTY TAX INCREASE.

Shall the school board of Independent School District No. 624 (White Bear Lake Area Schools) be authorized to issue its general obligation school building bonds in an amount not to exceed \$326,000,000 to provide funds for a phased program of acquisition and betterment of school sites and facilities, including the construction and equipping of a new grades K-5 elementary school facility; the construction of various projects to accommodate projected enrollment growth districtwide; the completion of deferred maintenance projects at all school district facilities; the construction, acquisition and installation of safety and security improvements at all school district facilities; the construction of additions and renovations to current district elementary schools; the construction of additions and renovations to the high school North Campus to convert that site and facility for use as a grades 9-12 single site high school facility; the construction of renovations to the high school South Campus to convert it for use as a middle school facility; the construction of renovations to the Sunrise Park Middle School facility to convert it for uses to include a senior citizen center, an early childhood center, the Transition Education Center and the District office; and the construction of renovations to the current District Center building to allow for expansion of the Central Middle School facility?

Next Steps

- July 15, 2019 - School Board Meeting
 - Set Election
- Submit Review and Comment to MDE: July 16, 2019
- District Informational Campaign

Find Complete Information



Facilities Planning

Our projected enrollment growth and our visionary Strategic Plan underscore the need for a comprehensive facilities review and planning process that kicked off in the fall of 2018 and continued throughout the year.

Comprehensive Facilities Plan FAQs

- + How was the plan built?
- + How will the plan be implemented?
- + What is a simple explanation of the plan?
- + Is it true District Center will be torn down?



Facilities Planning Process

The district worked last summer with a demographer to project our enrollment trends and with a design and engineering firm to collect data about our facilities. Next steps included community involvement, with engagement efforts taking place in order to collect input from the community at large.

A Facility Planning Committee comprised of a trio of teams focused on the areas of learning spaces, community spaces, and physical conditions.

