



**White Bear Lake Area Schools
Independent School District #624**

2019 Referendum

REVIEW AND COMMENT SUBMITTAL

Presented to:

**Minnesota Department of
Education**

July 16, 2019



KRAUS-ANDERSON®





White Bear Lake Area Public Schools
Independent School District 624

Wayne A. Kazmierczak, Ph.D.
Superintendent of Schools

4855 Bloom Avenue
White Bear Lake, MN 55110-2731
(651) 407-7563 • Fax: (651) 407-7566

July 16, 2019

Mary Cathryn Ricker, Commissioner
Minnesota Department of Education
1500 Highway 36 West
Roseville, Minnesota 55113-4266

Re: Independent School District #624
White Bear Lake Area Schools
2019 Referendum

Dear Commissioner Ricker:

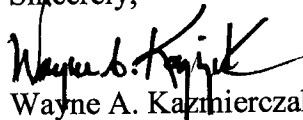
In accordance with M.S. 123B.71, White Bear Lake Area Schools, Independent School District #624, is submitting this Review and Comment document for their proposed referendum projects. The proposed projects involve the creation of additional capacity District-wide via additions, renovations and the construction of a new Elementary School; safety and security improvements at all facilities; alignment of the High School with the creation of a single site for grades 9-12; creation of flexible learning areas with classroom and media center improvements; a new Transportation / Maintenance facility; and program improvements at all facilities. These projects were identified through a comprehensive facilities planning process including a 90+ person Facility Planning Committee made up of staff, parents and community members. The Committee met between October 2018 and April 2019 and made a recommendation to the Board of Education at their April 22 Work Study meeting; the Board voted on the recommended facility master plan at the July 15, 2019 Board meeting.

White Bear Lake Area Schools has experienced growth over the past several years and is projected to continue to grow for the foreseeable future; enrollment projections indicate the District will add over 2,000 students in the next 10 years. The proposal of a new Elementary School as well as additions and renovations District-wide will address these capacity needs through the creation of additional learning space. The Committee spent a significant amount of time studying how to address space needs at the High School, leading to a recommendation to the Board that the District create one grades 9-12 High School at the current White Bear Lake Area High School – North Campus (WBLAHS – North Campus) with space to accommodate projected student enrollment, and to convert WBLAHS – South Campus to a middle school to address enrollment growth at the grades 6-8 level. In addition to studying capacity and

enrollment, the Facility Planning Committee identified needs District-wide related to safety and security, building condition, flexible learning areas, and program improvements.

Funding for the projects will be provided by general obligation bonds, and the District intends to seek voter approval in a referendum on November 5, 2019. The project will be presented through a single ballot question in amount not-to-exceed \$326,000,000, which includes bond issuance and other associated financing costs. Additional specific details involving the need for these projects are furnished in the following report. We appreciate your review and subsequent comments on this important proposal and look forward to your reply.

Sincerely,

A handwritten signature in black ink, appearing to read "Wayne A. Kazmierczak".

Wayne A. Kazmierczak, Ph.D.
Superintendent

cc: White Bear Lake Area School Board
Tim Wald, Asst. Superintendent for Finance and Operations

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APPENDIX

- A. Strategic Plan One Page Summary
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- C. District-wide Capacity Analysis
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In accordance with Minnesota Statute 123B.71, the School Board submits the following educational facility proposal for Review and Comment. The projects presented are the result of extensive District review of facility conditions and capacity of buildings compared to enrollment projections. The specific information is as follows:

Key Information

- Address: **Independent School District #624**
White Bear Lake Area Schools
4855 Bloom Avenue
White Bear Lake, MN 55110
Contact: Wayne A. Kazmierczak, Ph.D., Superintendent
Email: wayne.kazmierczak@isd624.org
Phone: (651) 407-7563
- School Board: Donald Mullin, Chair
Kim Chapman, Vice Chair
Ellen Fahey, Clerk
Scott Wilson, Treasurer
Deborah Sharpee Beloyed, Director
Jessica Ellison, Director
Margaret Newmaster, Director
- Financing: **\$326,000,000 General Obligation Bonds**
- Referendum: **November 5, 2019**
- Architect/Engineer: **Wold Architects and Engineers**
332 Minnesota Street
Suite W2000
St. Paul, MN 55101
Contact: Sal Bagley, AIA
sbagley@woldae.com
Phone: (651) 227-7773
- Construction Manager: **Kraus-Anderson Construction Company**
501 South Eighth Street
Minneapolis, MN 55404
Contact: John Huenink
john.huenink@krausanderson.com
Phone: (763) 792-3616
- Fiscal Consultant: **Ehlers**
3060 Centre Pointe Drive
Roseville, MN 55113
Contact: Shelby McQuay
SMcQuay@ehlers-inc.com
Phone: (651) 697-8548

I. The Geographic Area and Population to be Served

- a) *Preschool Through Grade 12 Student Enrollments for the Past Five Years,*
- b) *Current Year Student Enrollment and Student Enrollment Projections for the Next Five Years.*

Geographic Area to be Served

Independent School District #624 serves all or parts of Birchwood, Gem Lake, Hugo, Lino Lakes, Little Canada, Maplewood, North Oaks, Vadnais Heights, White Bear Lake and White Bear Township.

A map of the District is available on page 3.

ISD # 12	Centennial	ISD # 622	North St. Paul – Maplewood – Oakdale
ISD # 621	Mounds View	ISD # 832	Mahtomedi
ISD # 623	Roseville	ISD # 831	Forest Lake

Population to be Served

The proposed projects impact all grade levels through improvements to all buildings in the District through program improvements and, in certain cases, additions/renovations to increase student capacity. The new elementary school and capacity additions at Birch Lake Elementary, Oneka Elementary, and Otter Lake Elementary would address capacity needs at the elementary level District-wide. Additions and renovations at both Central Middle School and South Campus (to be utilized for grades 6-8 as a result of these projects) address capacity needs at the middle level District-wide. Finally, the proposed additions and renovations at North Campus (to be utilized for grades 9-12 as a result of these projects) address capacity needs at the high school level District-wide. As such, the populations to be served by this project are the students, staff, and communities throughout the entire District.

District Enrollment History and Projections

The District has experienced growth over the past 8 years; total K-12 enrollment was 7,934 students in the 2010 – 2011 school year, while total K-12 enrollment as of October 1, 2018 was 8,578 students. As a result of this, the District commissioned a comprehensive study in 2018 to understand demographic, housing and enrollment trends for the District that was conducted by TeamWorks International. The study provides 5 and 10 year enrollment projections for the District based on the assumptions detailed in the study, which is available in full in Appendix B. Findings include that the District will experience further growth over the coming years, projecting that the District will have 8,948 students in grades K-12 in the 2022 – 2023 school year. The 10-year enrollment estimates were generated based on a set of additional assumptions about development within the District.

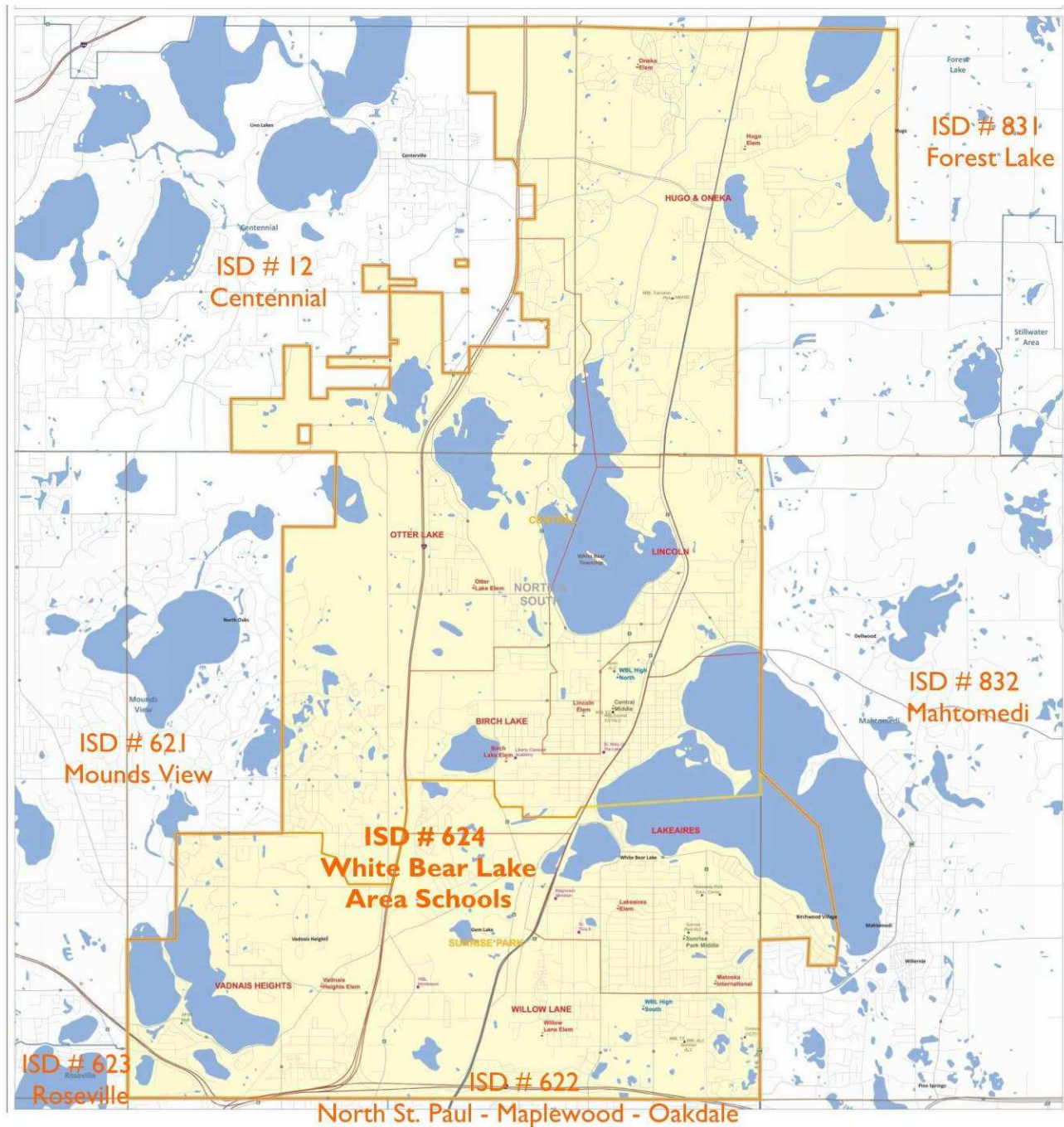
Summary charts of the District's historical enrollment as well as the enrollment projections are available on pages 4 – 6 of this document.

I. The Geographic Area and Population to be Served

- a) *Preschool Through Grade 12 Student Enrollments for the Past Five Years,*
b) *Current Year Student Enrollment and Student Enrollment Projections for the Next Five Years.*

District Boundaries Map

District facilities are indicated on the below map, along with the District boundary and labels of adjacent districts.



I. The Geographic Area and Population to be Served

a) Preschool Through Grade 12 Student Enrollments for the Past Five Years,

b) Current Year Student Enrollment and Student Enrollment Projections for the Next Five Years.

Enrollment History by Grade, 2010 – 2018

Grade	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018
K	578	630	634	680	660	647	634	677
1	570	596	624	662	660	679	556	637
2	668	542	592	612	666	662	692	665
3	619	667	550	606	616	680	694	712
4	581	622	670	553	603	617	674	722
5	646	592	609	667	545	598	638	707
6	535	654	604	603	645	563	615	633
7	575	541	670	606	603	652	578	636
8	605	609	543	660	605	595	668	573
9	575	641	612	544	648	596	610	672
10	648	588	624	599	561	636	577	618
11	644	666	587	625	594	568	640	579
12	690	667	656	580	614	594	546	627
Total K - 5	3,662	3,649	3,679	3,780	3,750	3,883	3,888	4,120
Total 6 - 8	1,715	1,804	1,817	1,869	1,853	1,810	1,861	1,842
Total 9 - 12	2,557	2,562	2,479	2,348	2,417	2,394	2,373	2,496
Total K - 12	7,934	8,015	7,975	7,997	8,020	8,087	8,122	8,458

Enrollment Projections by Grade, 2018 – 2023*Full report available in Appendix B*

Grade	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023
K	627	668	667	614	650
1	673	625	663	659	611
2	644	680	632	669	667
3	689	665	706	654	693
4	718	693	671	711	658
5	729	723	701	674	716
6	713	735	729	706	680
7	648	729	752	746	723
8	641	652	735	758	751
9	580	649	661	744	767
10	667	576	644	656	739
11	621	671	579	648	660
12	568	609	658	568	635
Total K - 5	4,079	4,054	4,039	3,982	3,994
Total 6 - 8	2,001	2,117	2,216	2,210	2,153
Total 9 - 12	2,436	2,505	2,542	2,615	2,800
Total K - 12	8,517	8,676	8,797	8,807	8,948

I. The Geographic Area and Population to be Served

- a) Preschool Through Grade 12 Student Enrollments for the Past Five Years,
 b) Current Year Student Enrollment and Student Enrollment Projections for the Next Five Years.

Enrollment Projections by Grade, 100% Active & Future Housing*Full report available in Appendix B*

Grade	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
K	627	686	697	652	695	671	660	646	633	618
1	673	643	692	697	655	697	673	658	647	631
2	644	697	661	706	711	692	733	708	691	678
3	689	682	735	691	736	738	715	760	732	718
4	718	710	699	748	701	750	751	729	772	746
5	729	723	729	711	759	716	765	767	744	787
6	713	735	729	742	723	770	725	774	776	752
7	648	729	752	746	766	744	791	744	795	795
8	641	652	735	758	751	776	752	800	753	803
9	580	649	661	744	767	762	789	764	812	764
10	667	576	644	656	739	762	756	786	762	809
11	621	671	579	648	660	743	767	760	793	768
12	568	609	658	568	635	646	728	751	744	780
Total K - 5	4,079	4,141	4,212	4,206	4,256	4,264	4,297	4,268	4,219	4,178
Total 6 - 8	2,001	2,117	2,216	2,246	2,239	2,291	2,268	2,318	2,325	2,350
Total 9 - 12	2,436	2,505	2,542	2,615	2,800	2,912	3,039	3,061	3,112	3,120
Total K - 12	8,517	8,763	8,970	9,067	9,296	9,466	9,604	9,647	9,655	9,649

Enrollment Projections by Grade, 50% Agricultural Land Development*Full report available in Appendix B*

Grade	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
K	627	704	726	688	738	719	711	700	689	677
1	673	661	721	733	698	745	724	712	703	690
2	644	715	690	742	754	740	784	762	747	737
3	689	700	764	727	779	786	766	814	788	777
4	718	728	728	784	744	798	802	783	828	805
5	729	723	758	747	802	764	816	821	800	846
6	713	735	729	778	766	818	776	828	832	811
7	648	729	752	746	809	792	842	798	851	854
8	641	652	735	758	751	824	803	854	809	862
9	580	649	661	744	767	762	840	818	868	823
10	667	576	644	656	739	762	756	840	818	868
11	621	671	579	648	660	743	767	760	849	827
12	568	609	658	568	635	646	728	751	744	839
Total K - 5	4,079	4,231	4,386	4,422	4,514	4,552	4,603	4,592	4,555	4,532
Total 6 - 8	2,001	2,117	2,216	2,282	2,325	2,435	2,421	2,480	2,493	2,527
Total 9-12	2,436	2,505	2,542	2,615	2,800	2,912	3,090	3,169	3,280	3,356
Total K-12	8,517	8,853	9,144	9,319	9,640	9,898	10,114	10,241	10,327	10,416

I. The Geographic Area and Population to be Served

a) Preschool Through Grade 12 Student Enrollments for the Past Five Years,

b) Current Year Student Enrollment and Student Enrollment Projections for the Next Five Years.

Enrollment Projections by Grade, 75% Agricultural Land Development*Full report available in Appendix B*

Grade	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
K	627	712	740	707	759	742	736	728	718	707
I	673	669	735	752	719	768	749	740	732	720
2	644	723	704	761	775	763	809	790	776	767
3	689	708	778	746	800	809	791	842	817	807
4	718	736	742	803	765	821	827	811	857	835
5	729	723	772	766	823	787	841	849	829	876
6	713	735	729	797	787	841	801	856	861	841
7	648	729	752	746	830	815	867	826	880	884
8	641	652	735	758	751	847	828	882	838	892
9	580	649	661	744	767	762	865	846	897	853
10	667	576	644	656	739	762	756	868	847	898
11	621	671	579	648	660	743	767	760	878	857
12	568	609	658	568	635	646	728	751	744	869
Total K - 5	4,079	4,271	4,470	4,536	4,640	4,690	4,753	4,760	4,729	4,712
Total 6 - 8	2,001	2,117	2,216	2,301	2,367	2,504	2,496	2,564	2,580	2,617
Total 9-12	2,436	2,505	2,542	2,615	2,800	2,912	3,115	3,225	3,367	3,476
Total K-12	8,517	8,893	9,228	9,452	9,808	10,105	10,364	10,549	10,675	10,806

Enrollment Projections by Grade, 100% Agricultural Land Development*Full report available in Appendix B*

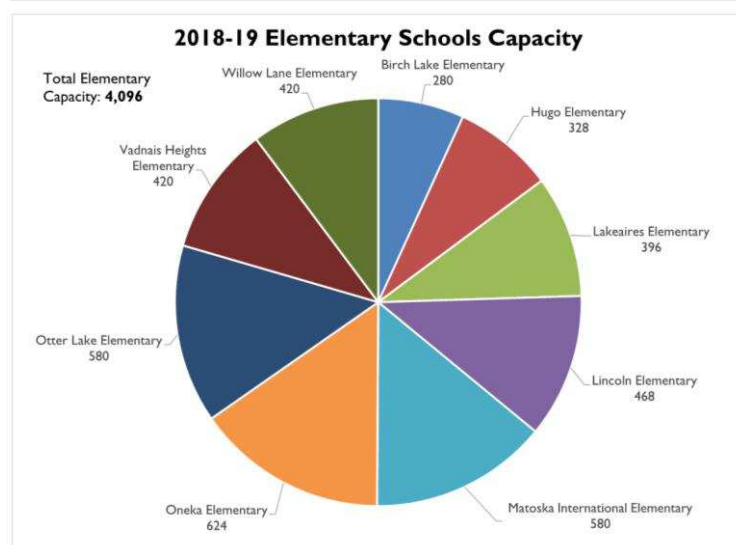
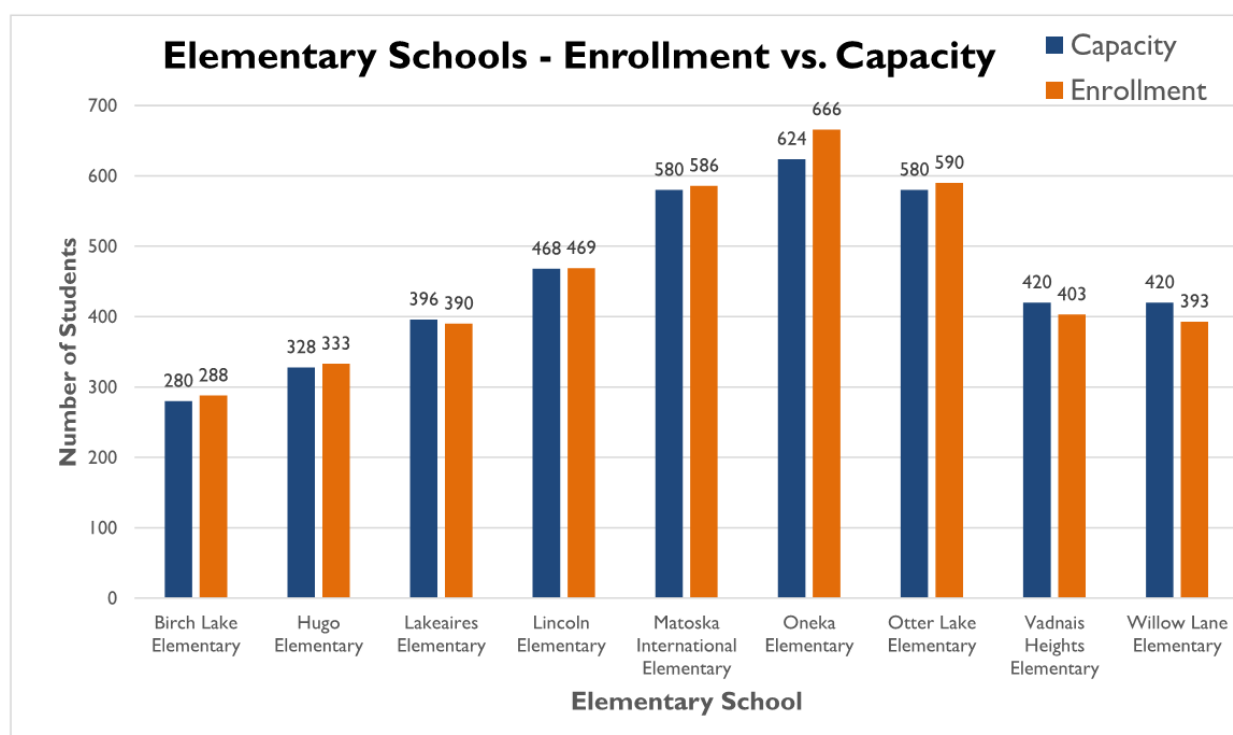
Grade	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
K	627	719	753	724	780	766	762	754	747	736
I	673	676	748	769	740	792	775	766	761	749
2	644	730	717	778	796	787	835	816	805	796
3	689	715	791	763	821	833	817	868	846	836
4	718	743	755	820	786	845	853	837	886	864
5	729	723	785	783	844	811	867	875	858	905
6	713	735	729	814	808	865	827	882	890	870
7	648	729	752	746	851	839	893	852	909	913
8	641	652	735	758	751	871	854	908	867	921
9	580	649	661	744	767	762	891	872	926	882
10	667	576	644	656	739	762	756	894	876	927
11	621	671	579	648	660	743	767	760	907	886
12	568	609	658	568	635	646	728	751	744	898
Total K - 5	4,079	4,306	4,548	4,638	4,766	4,834	4,909	4,916	4,903	4,886
Total 6 - 8	2,001	2,117	2,216	2,318	2,409	2,576	2,574	2,642	2,667	2,704
Total 9-12	2,436	2,505	2,542	2,615	2,800	2,912	3,141	3,277	3,454	3,592
Total K-12	8,517	8,928	9,306	9,571	9,976	10,321	10,624	10,835	11,023	11,183

I. The Geographic Area and Population to be Served

- a) Preschool Through Grade 12 Student Enrollments for the Past Five Years,
- b) Current Year Student Enrollment and Student Enrollment Projections for the Next Five Years.

The District's current and projected enrollment was compared against the capacity of the buildings through a study conducted by Wold Architects and Engineers. A full copy of the capacity study, including detailed information by building, is available in Appendix C. The below series of graphs reflect both the current enrollment vs building capacity as well as the projected enrollment against the capacity of the facilities. The projected enrollment growth of the District will exceed the capacity of the buildings, requiring additional space. Further information on how this will be addressed is available later in the report.

Enrollment vs Capacity – Current Enrollment



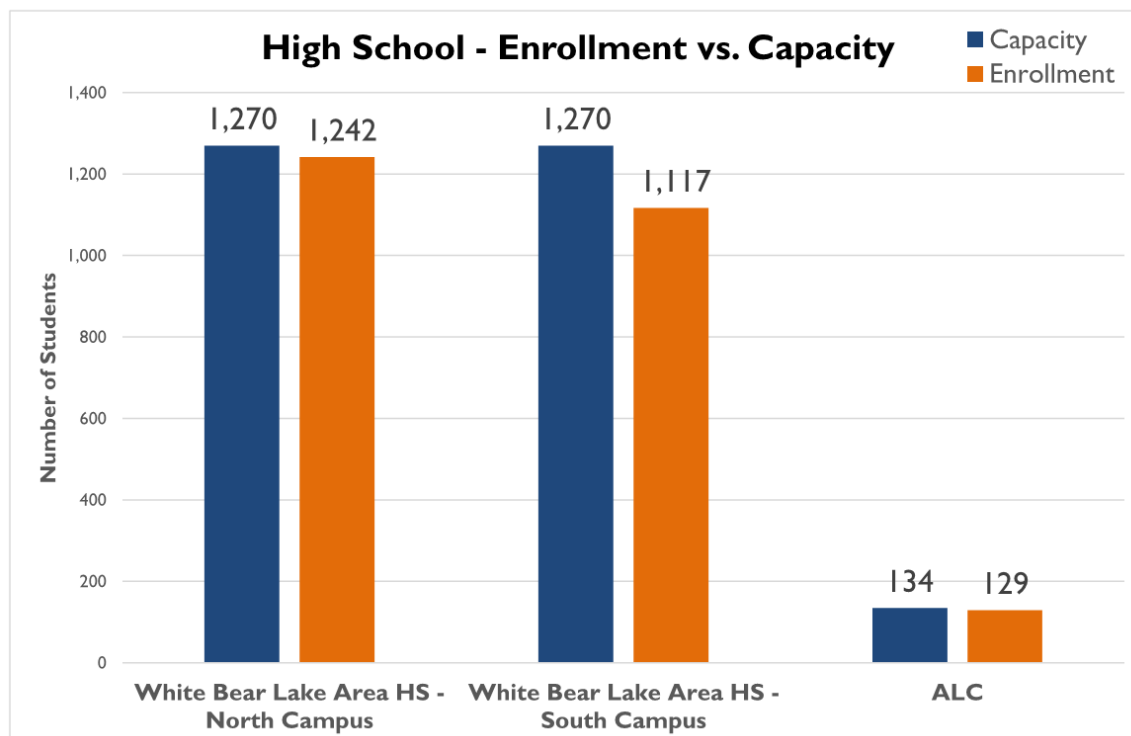
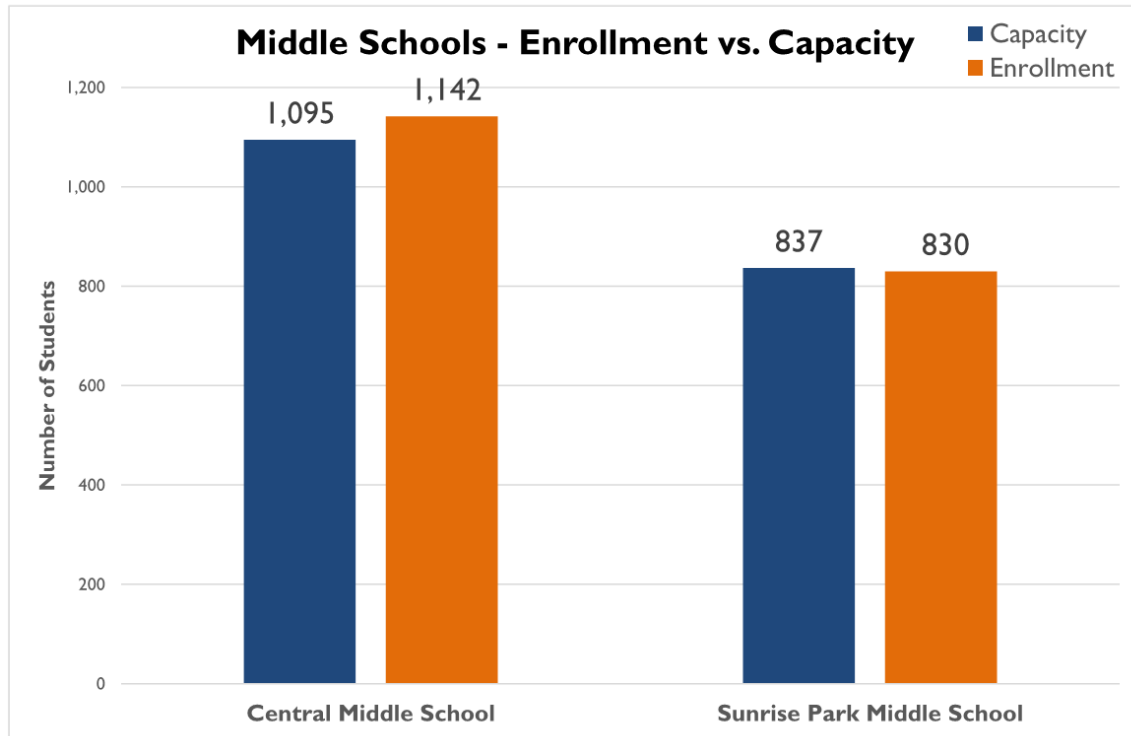
The above bar graph represents the capacity of each elementary school in blue, while the current enrollment is represented in orange. All buildings are very near to their maximum capacity or currently exceed building capacity.

The pie chart to the left reflects the total elementary capacity of the District by building.

I. The Geographic Area and Population to be Served

- a) Preschool Through Grade 12 Student Enrollments for the Past Five Years,
- b) Current Year Student Enrollment and Student Enrollment Projections for the Next Five Years.

Enrollment vs Capacity – Current Enrollment (continued)

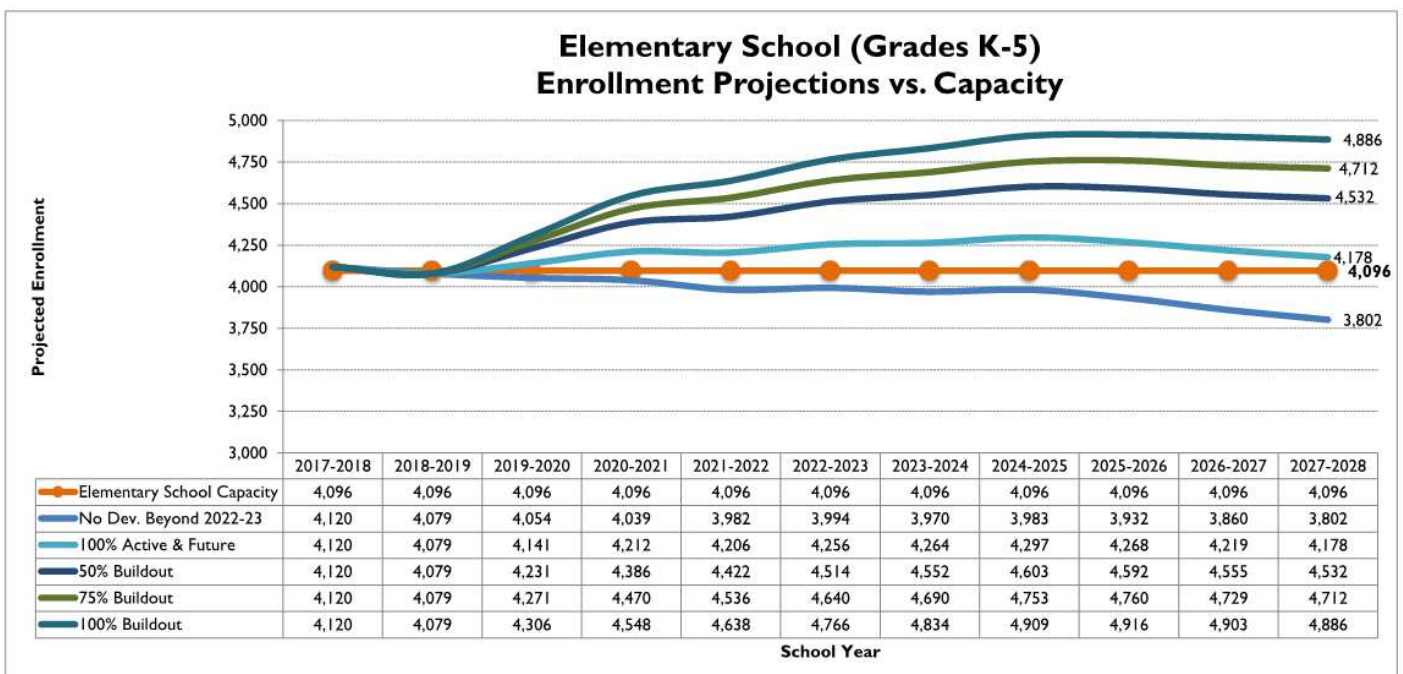
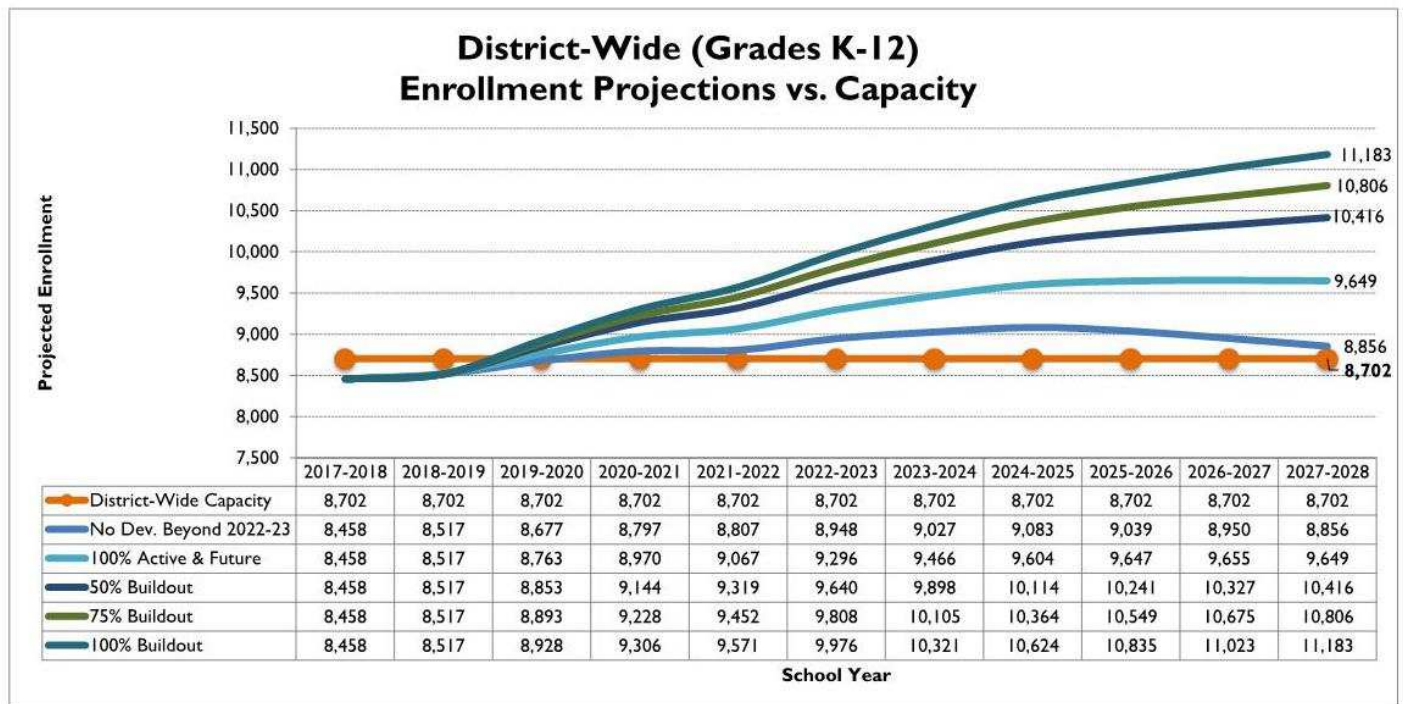


I. The Geographic Area and Population to be Served

- a) Preschool Through Grade 12 Student Enrollments for the Past Five Years,
- b) Current Year Student Enrollment and Student Enrollment Projections for the Next Five Years.

Enrollment vs Capacity – Projected Enrollment

The various projected enrollment scenarios are represented on the below graphs as different colored lines, while the total capacity of the buildings is shown as an orange line.

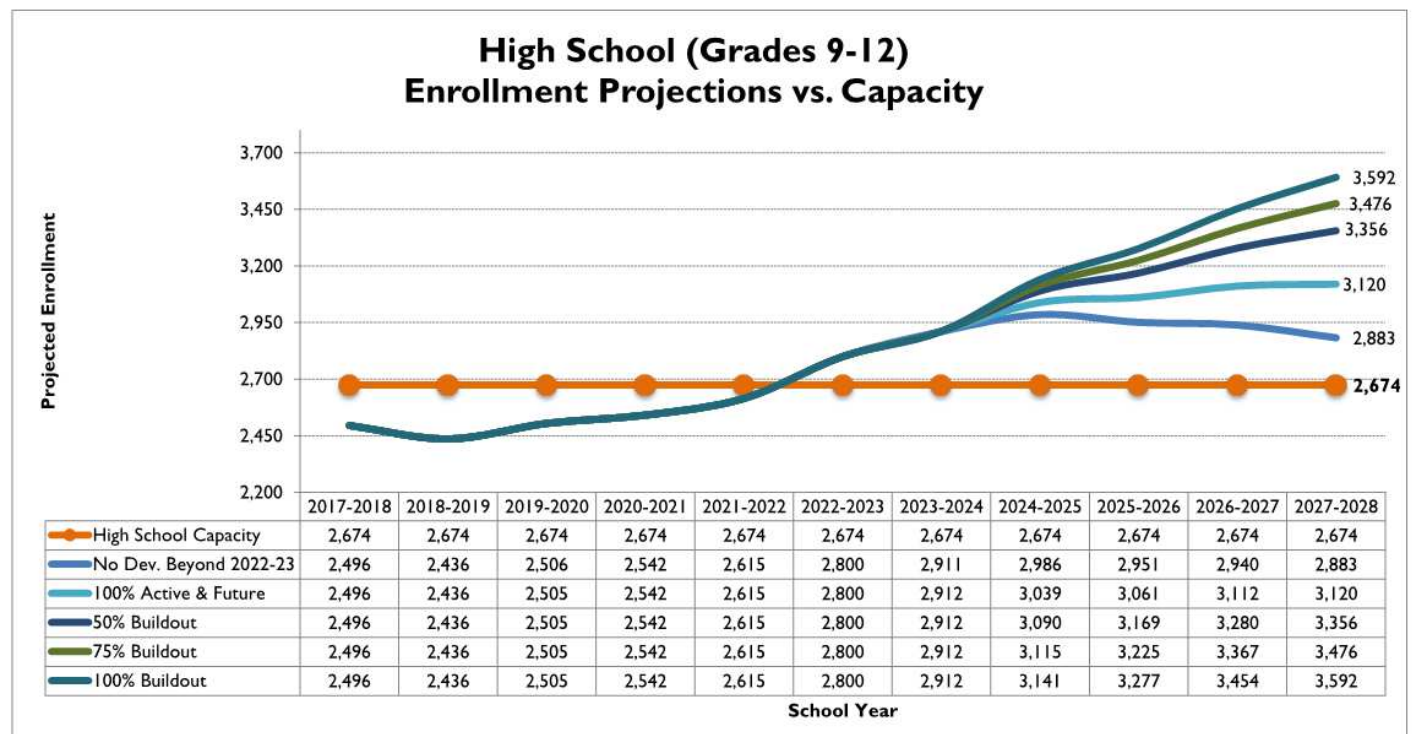
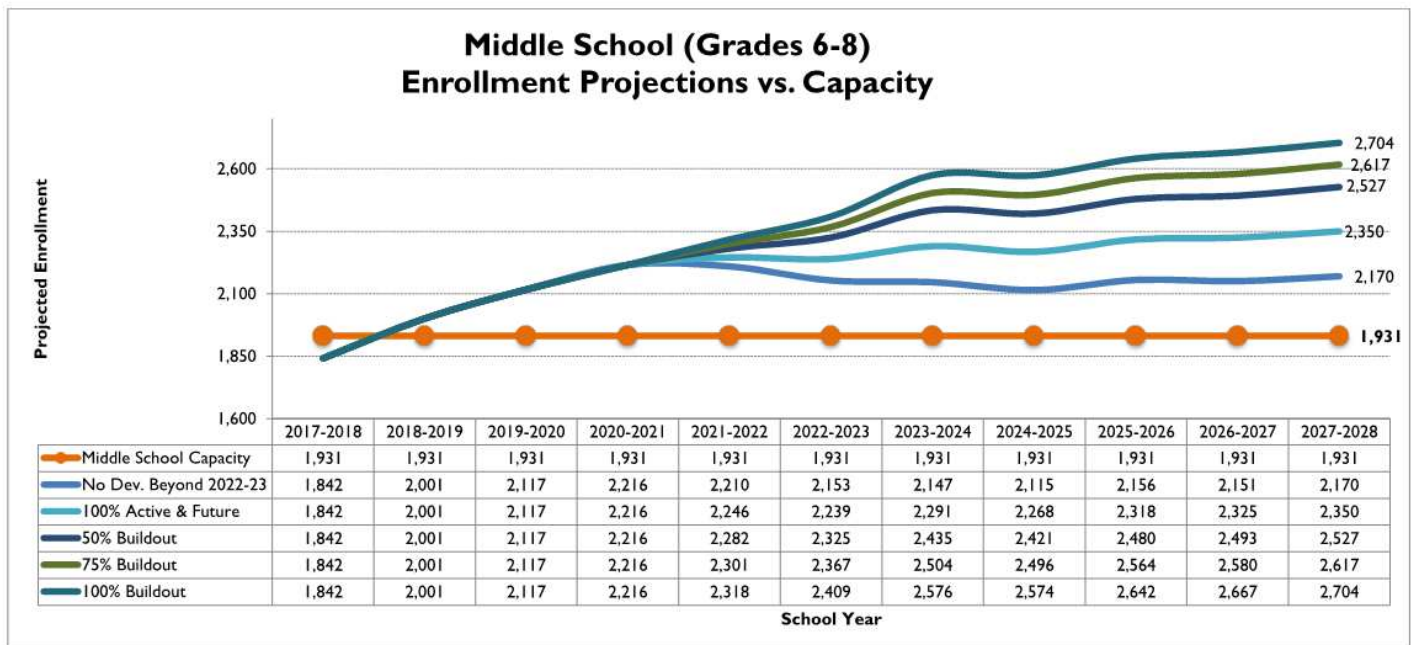


I. The Geographic Area and Population to be Served

- Preschool Through Grade 12 Student Enrollments for the Past Five Years,
- Current Year Student Enrollment and Student Enrollment Projections for the Next Five Years.

Enrollment vs Capacity – Projected Enrollment (continued)

The various projected enrollment scenarios are represented on the below graphs as different colored lines, while the total capacity of the buildings is shown as an orange line.



2. A List of Existing School Facilities

- a) by year constructed,
- b) their uses, and
- c) *an assessment of the extent to which alternate facilities are available within the school district boundaries and in adjacent school districts.*

Description of Existing Facilities/Utilization

White Bear Lake Area Schools (ISD #624) is currently operating nine (9) Elementary Schools serving grades PreK-5, two (2) Middle Schools serving grades 6-8, and one (1) High School (with two campuses) serving grades 9-12. In addition to these facilities, the District operates the Area Learning Center, Normandy Park Education Center, the District Office (attached to Central Middle School), and the Hippodrome. The District owns the Bellaire building that is leased to ISD 916, and leases space for the Transition Education Center (TEC). In total, the District operates just over 1.8 million square feet.

The table on pages 12 – 14 details all facilities owned and operated by the District, including building ages and sizes.

Available Alternate Facilities

The proposed facility master plan described within this report was formulated with maximum utilization of current facilities in mind. White Bear Lake Area Schools is in active discussions with property owners to find appropriate locations for both the proposed transportation facility as well as the new elementary school; it is possible that the transportation facility may utilize an existing building if appropriate. The budget in this referendum proposal takes land acquisition into account. There are no other available alternate facilities appropriate for use as a 720 student Elementary School.

2. A List of Existing School Facilities

- a) by year constructed,
- b) their uses, and
- c) an assessment of the extent to which alternate facilities are available within the school district boundaries and in adjacent school districts.

**ISD 624 White Bear Lake Area Schools
List of Facilities Ages and Sizes**

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	
Oneka Elementary School	42.82	119,995	2006 - ORIGINAL BUILDING
4888 Heritage Pkwy			
Hugo, MN 55038			
TOTAL		119,995	

2. A List of Existing School Facilities

a) by year constructed,

b) their uses, and

c) an assessment of the extent to which alternate facilities are available within the school district boundaries and in adjacent school districts.

Otter Lake Elementary School 1401 Co. Road H2 White Bear Lake, MN 55110	41.35	104,739	1987 - ORIGINAL BUILDING
TOTAL		104,739	

Vadnais Heights Elementary School 3645 Centerville Road Vadnais Heights, MN 55127	16.38	17,076 12,598 6,872 32,375 335	1950 - ORIGINAL BUILDING 1955 - ADDITION 1979 - ADDITION 1987 - ADDITION 2012 - ADDITION
TOTAL		69,256	

Willow Lane Elementary 3375 Willow Avenue White Bear, MN 55110	14.09	70,523 100 1,600 14,500	1965 - ORIGINAL BUILDING 1965 - ADDITION 1994 - ADDITION 2014 - ADDITION
TOTAL		86,723	

SECONDARY BUILDINGS	SITE ACRES	SQ. FT.	YEAR BUILT
Sunrise Park Middle School 2399 Cedar Avenue White Bear Lake, MN 55110	23.14	110,570 768 15,641	1959 - ORIGINAL BUILDING 1961 - ADDITION 1994 - ADDITION
TOTAL		126,979	

Central Middle School 4857 Bloom Avenue White Bear Lake, MN 55110	28.99*	75,440* 10,099 18,700 12,580 89,127 58,000 2,440	1918 - ORIGINAL BUILDING 1924 - ADDITION 1928 - ADDITION 1935 - ADDITION 1953 - ADDITION 1998 - ADDITION 2005 - ADDITION
TOTAL		204,765	<i>Does not incl. District Office</i>

*shared with District Office

White Bear Lake Area High School North Campus 5045 Division Ave White Bear Lake, MN 55110	37.28	230,361 6,477 20,605 13,063 717 6,400 3,282	1963 - ORIGINAL BUILDING 1965 - ADDITION 1966 - ADDITION 1994 - ADDITION 1995 - ADDITION 1998 - ADDITION 1999 - ADDITION
TOTAL		280,905	

2. A List of Existing School Facilities

- a) by year constructed,
- b) their uses, and
- c) an assessment of the extent to which alternate facilities are available within the school district boundaries and in adjacent school districts.

White Bear Lake Area High School South Campus 3551 McKnight Road White Bear Lake, MN 55110	49	228,020	1971 - ORIGINAL BUILDING
		34,859	1987 - ADDITION
		14,000	1995 - ADDITION
		7,074	2005 - ADDITION
		6,000	2008 - ADDITION
TOTAL		289,953	
WBL Area Learning Center 2449 Orchard Lane White Bear Lake, MN 55110	10.22	45,235	1964 - ORIGINAL BUILDING
		1,537	1994 - ADDITION
TOTAL		46,872	
OTHER FACILITIES	SITE ACRES	SQ. FT.	YEAR BUILT
Normandy Park Education Center 2482 East County Road F White Bear Lake, MN 55110	3.94	31,389	1960 – ORIGINAL BUILDING
TOTAL		31,389	
Transition Education Center 13497 Fenway Blvd Ct N Hugo, MN 55038	<i>n/a</i>	<i>n/a</i>	<i>n/a – leased space</i>
TOTAL		n/a	
District Office 4855 Bloom Avenue White Bear Lake, MN 55110	<i>Incl. above with</i>	75,440*	1918 - ORIGINAL BUILDING
	<i>Central MS</i>		
TOTAL		75,440	
Hippodrome 4855 Bloom Avenue White Bear Lake, MN 55110	<i>Incl. above with</i>	19,179	1928 – ORIGINAL BUILDING
	<i>Central MS</i>	580	1994 - ADDITION
		2,536	2000 - ADDITION
TOTAL		22,295	
Bellaire (not used by ISD624) 2450 East County Road F White Bear Lake, MN 55110		37,825	1956 – ORIGINAL BUILDING
		15,611	1957 - ADDITION
		1,997	1970 - ADDITION
TOTAL		55,433	
DISTRICT TOTALS	TOTAL	1,839,889	

3. A List of the Specific Deficiencies of the Facilities

- a) Demonstrating Need*
- b) Process Used to Determine Deficiencies*
- c) List of How Deficiencies will be Addressed*
- d) Specific Benefits to Students, Teachers and Community*

Process Used to Determine Deficiencies

The facilities planning process began as a result of the District's updated Strategic Plan (available in Appendix A), increasing enrollment, safety and security considerations, aging facilities and deferred maintenance needs, and the future of educational programming. The Facility Planning Committee was established in October 2018 by White Bear Lake Area Schools to study the District's facilities and develop a comprehensive, long-range Facilities Master Plan for recommendation to the School Board. The facilities study and resulting recommendation is based on capacity, current enrollment, projected enrollment, educational needs of the School District, alignment with the District's Strategic Vision, community recreation, special programs, school security, and financial stewardship. The Committee, including over 90 staff, parents, students, and community members, was charged with developing a comprehensive long-range Facilities Master Plan 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

The Facility Planning Committee analyzed data to understand capacity, educational programming, maintenance, and security needs and recommend priorities to the District. Their recommendation reflects optimal use of the District's facilities and takes into consideration both capital and operational costs.

In addition to several entire Committee meetings, the Committee broke into three study committees to review certain topics in more detail. These study committee meetings met several times in November and December 2018 and shared their findings with the entire Committee in January 2019. The Options subcommittee studied a variety of potential solutions to the identified needs, which were discussed at the March 20 and April 4 meetings.

Learning Spaces Committee:

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

Community Spaces Committee:

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

Physical Conditions Committee:

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

3. A List of the Specific Deficiencies of the Facilities

- a) *Demonstrating Need*
- b) *Process Used to Determine Deficiencies*
- c) *List of How Deficiencies will be Addressed*
- d) *Specific Benefits to Students, Teachers and Community*

Facility Planning Committee Meeting Schedule / Timeline

The Facility Planning Committee met many times between October 2018 and April 2019 to review information related to District facilities and discuss potential solutions and available funding sources. Their meeting schedule is listed below. A mid-process update was provided to the Board in January 2019 and the full recommendation was given to the Board in late April 2019.

Entire Committee Meeting #1: Tuesday, October 9, 2018 from 6:30 p.m. – 9:00 p.m.

Entire Committee Meeting #2: Tuesday, October 23, 2018 from 6:30 p.m. – 9:00 p.m.

Learning Spaces Committee Meeting #3: November 8, 2018 from 6:00 p.m. – 8:00 p.m.	Community Spaces Committee Meeting #3: November 7, 2018 from 7:30 p.m. – 9:00 p.m.	Physical Conditions Committee Meeting #3: November 7, 2018 from 5:45 p.m. – 7:15 p.m.
Learning Spaces Committee Meeting #4: November 29, 2018 from 6:00 p.m. – 8:00 p.m.	Community Spaces Committee Meeting #4: November 28, 2018 from 5:45 p.m. – 7:15 p.m.	Physical Conditions Committee Meeting #4: November 28, 2018 from 7:30 p.m. – 9:00 p.m.
Learning Spaces Committee Meeting #5: December 6, 2018 from 6:00 p.m. – 8:00 p.m.	Community Spaces Committee Meeting #5: December 5, 2018 from 7:30 p.m. – 9:00 p.m.	Physical Conditions Committee Meeting #5: December 5, 2018 from 5:45 p.m. – 7:15 p.m.
Learning Spaces Committee Meeting #6: December 20, 2018 from 6:00 p.m. – 8:00 p.m.	Community Spaces Committee Meeting #6: December 19, 2018 from 5:45 p.m. – 7:15 p.m.	Physical Conditions Committee Meeting #6: December 19, 2018 from 7:30 p.m. – 9:00 p.m.

Entire Committee Meeting #7: January 16, 2019 from 6:30 p.m. – 9:00 p.m.

Present Needs Findings to School Board: January 28, 2019 (Board Meeting)

Entire Committee Meeting #8: February 6, 2019 from 6:30 p.m. – 9:00 p.m.

Options Subcommittee Meeting #1: February 13, 2019 from 6:00 – 9:00 p.m.	Options Subcommittee Meeting #2: February 26, 2019 from 6:00 – 9:00 p.m.	Options Subcommittee Meeting #3: March 7, 2019 from 6:00 – 9:00 p.m.
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Entire Committee Meeting #9: March 20, 2019 from 6:30 – 9:00 p.m.

Entire Committee Meeting #10: April 4, 2019 from 6:30 – 9:00 p.m.

Committee Recommendation to the Board: Monday, April 22, 2019 (Work Study Meeting)

3. A List of the Specific Deficiencies of the Facilities

- a) Demonstrating Need*
- b) Process Used to Determine Deficiencies*
- c) List of How Deficiencies will be Addressed*
- d) Specific Benefits to Students, Teachers and Community*

Facility Planning Committee Information Reviewed and Resources

Throughout the course of their meetings, the Committee reviewed and discussed the following information:

- Facilities Information (found on pages 12-14)
 - The Committee reviewed information about the age and square footage of all the District's facilities, including site acreage.
- District Strategic Plan (Appendix A):
 - The Committee began their work with an overview of the District's updated Strategic Plan, including objectives and strategies that relate to alignment between the Plan and the District's facilities. A one page summary of the Strategic Plan is available in Appendix A.
- Enrollment Projections (Appendix B):
 - The Committee reviewed the projected enrollment information for both the next 5 and 10 years prepared by TeamWorks International as described and represented on pages 2-5 of this report. The study found that the District's enrollment is projected to increase by 2,228 students over the next 10 years (assuming 75% buildout of agricultural land). At the time of a full build out of the District, enrollment is projected to exceed 11,000 students. This was compared against the capacity of the buildings in the District. A full copy of the study is available in Appendix B.
- District-wide Capacity Analysis (Appendix C):
 - In collaboration with District administration and staff, Wold Architects and Engineers studied the capacity of the District's buildings based on current utilization and compared that information with current and projected enrollment. The full report is available in Appendix C.
 - Findings:
 - The District is projected to grow beyond the capacity of the buildings at all grade levels.
 - Total District Capacity: 8,702 students
 - 2018-19 enrollment: 8,578 students
 - 2027-28 projections*: 10,806 students
 - Total Elementary School Capacity: 4,096 students
 - 2018-19 enrollment: 4,118 students
 - 2027-28 projections*: 4,712 students
 - Total Middle School Capacity: 1,931 students
 - 2018-19 enrollment: 1,972 students
 - 2027-28 projections*: 2,617 students
 - Total High School Capacity: 2,674 students
 - 2018-19 enrollment: 2,488 students
 - 2027-28 projections*: 3,476 students

*per enrollment study found in Appendix B

3. A List of the Specific Deficiencies of the Facilities

- a) Demonstrating Need*
- b) Process Used to Determine Deficiencies*
- c) List of How Deficiencies will be Addressed*
- d) Specific Benefits to Students, Teachers and Community*

- Facility Analysis (Appendix D):

- A facility analysis of all buildings owned by ISD 624 was completed by Wold Architects and Engineers to investigate physical conditions and deficiencies. The information documented was gathered primarily through field observation and evaluation of existing documentation. This was supplemented by discussion with School District personnel. The study includes categorization and prioritization of each issue documented, along with a budget (based on current market conditions and inflationary rates). The full study, detailed by building, is available in Appendix D. Summary findings:
 - Some systems at Elementary Schools have had recent investments
 - Middle School / High Schools have greatest building system needs as most are original, 48-60 years old
 - Accessibility could be improved throughout all buildings
 - Roofing and windows have been replaced at several buildings, although several locations remain

- Activities, Athletics and Fine Arts (Appendix E):

- The Committee reviewed information related to programming and available facilities for activities, athletics and fine arts. Inadequate space has led to significant pressure on available facilities which is anticipated to increase with the projected enrollment growth. A summary of the findings is available in Appendix E.

- Comparison to Peer Districts (Appendix F):

- The Committee requested information that compared ISD 624 to peer Districts, including High School enrollment and available activities, athletics and fine arts space. Charts and graphs portraying this information are available in Appendix F.

- 2018 Residential Survey (Appendix G):

- A scientific phone survey was conducted through the Morris-Leatherman company to gather information from the community as a whole regarding perceptions of the District and to understand priorities related to District needs. Results from this survey were presented to the Committee; a copy of the results are available in Appendix G.

- High School Alignment (Appendix H):

- Information regarding the history of the District's high school configuration (split campus) was presented, including graduating class size over time and perceptions from students and staff today. This presentation is available in Appendix H.

- Early Learning (Appendix I):

- The Committee learned about the District's early childhood programming and current space constraints, which are anticipated to increase with the projected enrollment growth of the District. Recommendations for two locations in the District for operational efficiency and to provide adequate space for current and anticipated program were provided to the Committee. A presentation regarding these programs is available in Appendix I.

3. A List of the Specific Deficiencies of the Facilities

- a) *Demonstrating Need*
- b) *Process Used to Determine Deficiencies*
- c) *List of How Deficiencies will be Addressed*
- d) *Specific Benefits to Students, Teachers and Community*

In addition to the above information analyzed by the Committee, other discussions included:

- An overview of school finance, including available funding mechanisms by project type
- Safety & security best practices, including site safety and recommended improvements in security technology and to create secure vestibules directly connected to the main office
- Trends in educational facility design, including a variety of solutions for modernizing learning space district-wide

Facility Planning Committee Findings and Needs Statements and Options Development

The Facility Planning Committee spent late 2018 developing findings and needs statements summarizing the above information for the District's facilities; they are available in Appendix J. These were presented at the January 28, 2019 Board Meeting.

The Committee then spent February and March 2019 developing potential solutions to address the identified needs. A subcommittee of the full Committee spent additional time vetting details, reviewing cost estimates, and identifying pros and cons of each option for the entire Committee to review at their March 20 and April 4 meetings. The full Committee through the consensus process eliminated several options and spent additional time discussing and comparing three options in further detail:

- 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

Considerations by the Committee when selecting a facility master plan to recommend to the School Board included community survey results, cost and tax impact, phasing, available land and site sizes, and ability to address needs District-wide. After discussion, the Committee selected the master plan titled "Option 2" for recommendation to the School Board at their April 22, 2019 Work Study meeting.

This option would create a comprehensive grades 9-12 High School facility by expanding and renovating the North Campus High School facility. The option also calls for a new Elementary School and facility improvements across the District.

3. A List of the Specific Deficiencies of the Facilities

- a) *Demonstrating Need*
- b) *Process Used to Determine Deficiencies*
- c) *List of How Deficiencies will be Addressed*
- d) *Specific Benefits to Students, Teachers and Community*

Facility Planning Committee Recommendation Summary

After reviewing the available information, discussion, and development of more than 10 potential options to address the identified needs, the Facility Planning Committee recommended the following facilities master plan to the Board:

- District-wide additions and renovations to accommodate projected enrollment growth
 - A new K-5 elementary school in Hugo
 - Sunrise Park Middle School moving to the current South Campus location
 - Central Middle School expanding to take over the current District Center building
 - Additions and renovations at North Campus to create a single 9-12 high school building for 3,200 students
 - Oneka Elementary becoming a K-5 elementary and Hugo Elementary becoming a northern Early Childhood location
- Safety and security improvements at all facilities, including cameras, visitor access/control and secure vestibules
- Renovate current Sunrise Park Middle School into a District Center to house 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
- District-wide classroom and media center updates to create flexible learning spaces
- Relocate transportation / maintenance operations to a new facility (to create space at North Campus / Central Middle school site)

Specific Deficiencies to be Addressed

The proposed referendum will address all high-priority needs identified by the Facility Planning Committee including:

- Increased learning space to accommodate projected growth via additions, renovations, and a new Elementary School
- Safety and security improvements District-wide
- Flexible learning space changes District-wide, including new furniture and media center renovations

Specific Benefits to Students, Teachers and Community

The proposed referendum will address capacity, safety and security, program needs, and learning spaces for all students, staff, and community members throughout the District.

4. A Description of the Project including:

- a) *Site and Outdoor Acreage*
- b) *Square Footage Allocations*
- c) *Estimated Expenditures*
- d) *Schedule*

Site and Outdoor Acreage

The District is in active discussions with property owners to find suitable locations for both the new Elementary School as well as the Transportation / Maintenance facility. The budgets in the referendum proposal include land acquisition cost estimates.

The District has studied the proposed addition at North Campus and has concluded that the project can be successfully executed without expanding the site size. North Campus and Central Middle School are on the same campus that totals approximately 65 acres. Additional space would be advantageous and the District may be interested in working with neighboring homeowners to work out amicable arrangements to purchase homes as they become available and would expect to pay fair value at this time. The School Board is not interested in exercising eminent domain. The budgets in the referendum proposal includes allowances for land acquisition.

Square Footage Allocations

Square footage allocations were developed through discussions with District administration and with building principals that are based on the needs at each site. Program and capacity additions were sized using District standards for classroom and support spaces, including space for circulation, etc. Square footages by building are available on the following page, along with budget information.

The new elementary school size was determined through two processes:

- Minnesota Department of Education School Construction Guidelines (135 SF/Student)
 - $720 \text{ students} \times 135 \text{ SF/student} = 97,200 \text{ SF}$
- After using MDE guidelines as an initial recommendation, a full space summary was developed in collaboration with District administration and staff. While it is a draft at this time, the full space summary is available in Appendix L. This generated a total gross size of 101,000 SF, taking into account expectations to support intended programming, scheduling, and District standards for mechanical and electrical systems.
- The new elementary school project was budgeted assuming 101,000 SF.

The addition to North Campus was also determined through two processes:

- Minnesota Department of Education School Construction Guidelines (195 SF/Student)
 - $1,930 \text{ students} \times 195 \text{ SF/student} = 376,350 \text{ SF}$
- After using MDE guidelines as an initial recommendation, a full space summary was developed in collaboration with District administration and staff. While it is a draft at this time, the full space summary is available in Appendix M. This generated a total gross size of 375,000 SF, taking into account expectations to support intended programming and District standards for mechanical and electrical systems.
- The North Campus addition was budgeted assuming 375,000 SF.

4. A Description of the Project including:

- a) Site and Outdoor Acreage
- b) Square Footage Allocations
- c) Estimated Expenditures
- d) Schedule

Estimated Expenditures – Elementary Buildings

The below table provides an overview of scope by building as well as the estimated project budget. A detailed budget spreadsheet for the entire proposed referendum is available in Appendix N. These budgets reflect total project costs and anticipated inflation based on the phasing plan.

Elementary School	Proposed Scope	Project Budget
Birch Lake Elementary	<ul style="list-style-type: none"> • Grade Configuration: K-5 • Capacity: 420 (1,350 SF addition) • Program Needs: Add extended day office, conference room (1,050 SF addition) • Furniture: New classrooms / media furniture* • Media Center: Remodel media center 	\$2,763,103
Hugo Elementary	<ul style="list-style-type: none"> • Grade Configuration: Early Childhood (North Center) • Program Needs: N/A 	\$74,939
Lakeaires Elementary	<ul style="list-style-type: none"> • Grade Configuration: K-5 • Capacity: 420 (convert one room) • Program Needs: Add freezer and orchestra room (2,370 SF addition) • Furniture: New classrooms / media furniture* • Media Center: Remodel media center 	\$2,800,362
Lincoln Elementary	<ul style="list-style-type: none"> • Grade Configuration: K-5 • Capacity: 468 (no change) • Program Needs: Add full size gymnasium, conference room, extended day office, and cooler; move parking (for addition) (11,520 SF addition) • Furniture: New classrooms / media furniture* • Media Center: Remodel media center 	\$7,951,112
Matoska International	<ul style="list-style-type: none"> • Grade Configuration: K-5 • Capacity: 580 (no addition needed) • Program Needs: Add freezer, specialist room, extended day office, EL room (3,270 SF addition) • Furniture: New classrooms / media furniture* • Media Center: Remodel media center 	\$3,407,620

4. A Description of the Project including:

- e) *Site and Outdoor Acreage*
- f) *Square Footage Allocations*
- g) *Estimated Expenditures*
- h) *Schedule*

Estimated Expenditures (continued) – Elementary Buildings

Elementary School	Proposed Scope	Project Budget
Oneka Elementary	<ul style="list-style-type: none"> • Grade Configuration: K-5 • Capacity: 720 (9,300 SF addition) • Program Needs: N/A • Furniture: New classrooms / media furniture* • Media Center: Remodel media center 	\$5,665,527
Otter Lake Elementary	<ul style="list-style-type: none"> • Grade Configuration: K-5 • Capacity: 720 (13,020 SF addition) • Program Needs: None • Furniture: New classrooms / media furniture* • Media Center: Remodel media center 	\$8,532,823
Vadnais Heights Elementary	<ul style="list-style-type: none"> • 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 	\$1,985,302
Willow Lane Elementary	<ul style="list-style-type: none"> • Grade Configuration: PreK-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 	\$2,012,755
New Elementary School	<ul style="list-style-type: none"> • New Elementary School for 720 Students (new site) 	\$43,146,613

*budget for new classroom and media center furniture included in District-wide line item on page 24

4. A Description of the Project including:

- i) Site and Outdoor Acreage
- j) Square Footage Allocations
- k) Estimated Expenditures
- l) Schedule

Estimated Expenditures (continued) – Secondary Buildings

Secondary School	Proposed Scope	Project Budget
Central Middle School	<ul style="list-style-type: none"> • CMS to expand into District Office via renovation • Program Needs: N/A • Furniture: New classrooms / media furniture* 	\$3,716,967
High School, North Campus	<ul style="list-style-type: none"> • Becomes 9-12 High School (375,000 SF capacity addition, plus renovation) • Program Needs: Addressed via addition • Furniture: New classrooms / media furniture* • Media Center: Remodel media center 	\$179,436,725
High School, South Campus	<ul style="list-style-type: none"> • 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 media center 	\$13,181,388
Area Learning Center	<ul style="list-style-type: none"> • Capacity: 200 (no addition) • Program Needs: Kitchen improvements, renovations to create secure vestibule • Furniture: New classrooms / media furniture* 	\$907,805

*budget for new classroom and media center furniture included in District-wide line item on page 24

Estimated Expenditures (continued) – Other Buildings

Building	Proposed Scope	Project Budget
Sunrise Park	<ul style="list-style-type: none"> • Renovate into Early Childhood / District Office / Senior Center, TEC 	\$17,071,255
Transportation / Maintenance Facility	<ul style="list-style-type: none"> • New Bus Storage / Maintenance Facility (new site) 	\$8,645,089
Classroom and Media Center Furniture	<ul style="list-style-type: none"> • New classroom / media center furniture District-wide 	\$13,625,825
Security Improvements	<ul style="list-style-type: none"> • Security technology improvements at all facilities, including cameras, visitor management and access control 	\$5,071,500

4. A Description of the Project including:

- m) Site and Outdoor Acreage
- n) Square Footage Allocations
- o) Estimated Expenditures
- p) Schedule

Estimated Expenditures - Summary

Facility	Project Budget
Birch Lake Elementary	\$2,763,103
Hugo Elementary	\$74,939
Lakeaires Elementary	\$2,800,362
Lincoln Elementary	\$7,951,112
Matoska International	\$3,407,620
Oneka Elementary	\$5,665,527
Otter Lake Elementary	\$8,532,823
Vadnais Heights Elementary	\$1,985,302
Willow Lane Elementary	\$2,012,755
New Elementary School	\$43,146,613
Central Middle School	\$3,716,967
High School, North Campus	\$179,436,725
High School, South Campus	\$13,181,388
Area Learning Center	\$907,805
Sunrise Park District Center	\$17,071,255
Transportation / Maintenance Facility	\$8,645,089
District-wide Classroom and Media Center Furniture	\$13,625,825
District-wide Security Improvements	\$5,071,500
Budget for Land Acquisition	\$6,000,000
Total	\$326,000,000

Note: All estimates are Project Costs and include fees, testing, permits, contingency, etc.

Note: It is anticipated by the School Board that any surplus from the above noted projects (if any) will be used for yet unidentified deferred maintenance, capital expenditures for technology and/or equipment, or space expansion or other betterment of school facilities.

4. A Description of the Project including:

- a) *Site and Outdoor Acreage*
- b) *Square Footage Allocations*
- c) *Estimated Expenditures*
- d) *Schedule*

Estimated Operational Expenditures

The proposed projects call for additional square footage in the form of a new Elementary School, a new Transportation/Maintenance facility, and additions at facilities District-wide. The District has studied utilities and cleaning costs across their facilities and on average have found that \$3.00/SF is an appropriate budget.

Total proposed additional square feet: 530,320 square feet x \$3.00/SF for utilities and cleaning = \$1,590,960.

Operational costs of the new Elementary School related to staffing will be offset by the transformation of Hugo ES into an Early Childhood Center, which will no longer require the administration or K-I staffing. Revenue from additional projected students will support any additional teaching staff. The District no longer intends to own/operate the current transportation & maintenance facility, which will offset some of the operating costs for the new facility. Additionally, the District no longer intends to lease the space currently used by the TEC.

Preliminary Schedule

The District has studied the phasing of the proposed projects and an outline is included below. A detailed phasing plan showing intended year of occupancy by building is available in Appendix K.

Review and Comment Submittal to MDE	July 16, 2019
Review and Comment MDE Review	July 2019 – September 2019
Referendum	November 5, 2019
New ES Design	December 2019 – August 2020
New ES Construction	September 2020 – May 2022
New ES Occupancy	Fall 2022
North Campus Design	December 2019 – November 2020
North Campus Construction	March 2021 – August 2023
North Campus Occupancy	Fall 2023
Program Improvements Phase I Design	December 2019 – March 2020
Program Improvements Phase I Construction	May 2020 – December 2020
Program Improvements Phase II Design	March 2020 – November 2020
Program Improvements Phase II Construction	May 2021 – December 2021

5. A Specification of the Source of Project Financing including:

- a) *Applicable Statutory Citations*
- b) *Scheduled Date and Required Notice*
- c) *Schedule of Bond Payments*
- d) *Property Tax Input*

Availability and Manner of Financing

White Bear Lake Public Schools, ISD #624 proposes to obtain financing for a building project from the sale of General Obligation bonds. The School District would seek voter approval of a single ballot question on Tuesday, November 5, 2019, pursuant to Minnesota Statutes Chapter 475 which, if approved, would result in \$326,000,000 of bond issuance, portions of which are tentatively scheduled for 2020, 2022 and 2024. Included in the future debt plan are future facilities maintenance bonds totaling \$50 million, which are included in the debt plan in order to assist in long term tax rate planning. For the voter approved bonds, costs of issuance and underwriter's discount are estimated at a total for all three projected issues of \$3,227,723. The difference between the amount requested to be authorized by the voters (plus estimated interest earnings in the construction fund of \$3,227,723) and estimated costs of issuing this debt equals \$326,000,000, which, in combination with the \$50 million in facilities maintenance bond proceeds, will provide the funds needed by the District for the construction projects identified here.

Ehlers has prepared the following schedules which have been included in the **Appendix** of this document:

- 1) Estimated sources and uses of funds for the proposed bond issue
- 2) Estimated debt payment structures for the anticipated bond issues (including both the voter approved bond and the plan for a future \$50 million facilities maintenance bond), including estimated annual debt service property tax levies after accounting for the 105% levy requirement
- 3) An analysis of the estimated tax impact of total project cost on various values of homestead residential, commercial, and apartment properties for the proposed bond issue

<i>Note: The following information has been prepared by Ehlers.</i>
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5. A Specification of the Source of Project Financing (continued):**Attachment I: Sources and Uses of Funds****PRELIMINARY ESTIMATES - FOR REVIEW AND COMMENT****White Bear Lake, ISD 624**

Estimated Sources and Uses of Funds - Proposed School Building Bond

June 19, 2019

Bond Amount	\$326,000,000
Sources of Funds	
Par Amount	\$326,000,000
Estimated Investment Earnings *	3,227,723
Total Sources	\$329,227,723
Uses of Funds	
Estimated Underwriter's Discount	\$2,282,000
Estimated Legal and Fiscal Costs **	945,723
Net Funds Available for Project Costs	326,000,000
Total Uses	\$329,227,723
Estimated Deposit to Construction Fund	\$322,772,277

* Estimated investment earnings are based on an average interest rate of 1.00% and an average life of 12 months.

** Includes fees for municipal advisor, bond counsel, rating agency, paying agent, and county certificates.

5. A Specification of the Source of Project Financing (continued):

Attachment 2: Debt Service Schedule

PRELIMINARY INFORMATION - FOR REVIEW AND COMMENT

White Bear Lake Area Schools, No. 624
Analysis of Possible Structure for Capital and Debt Levies

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

June 19, 2019

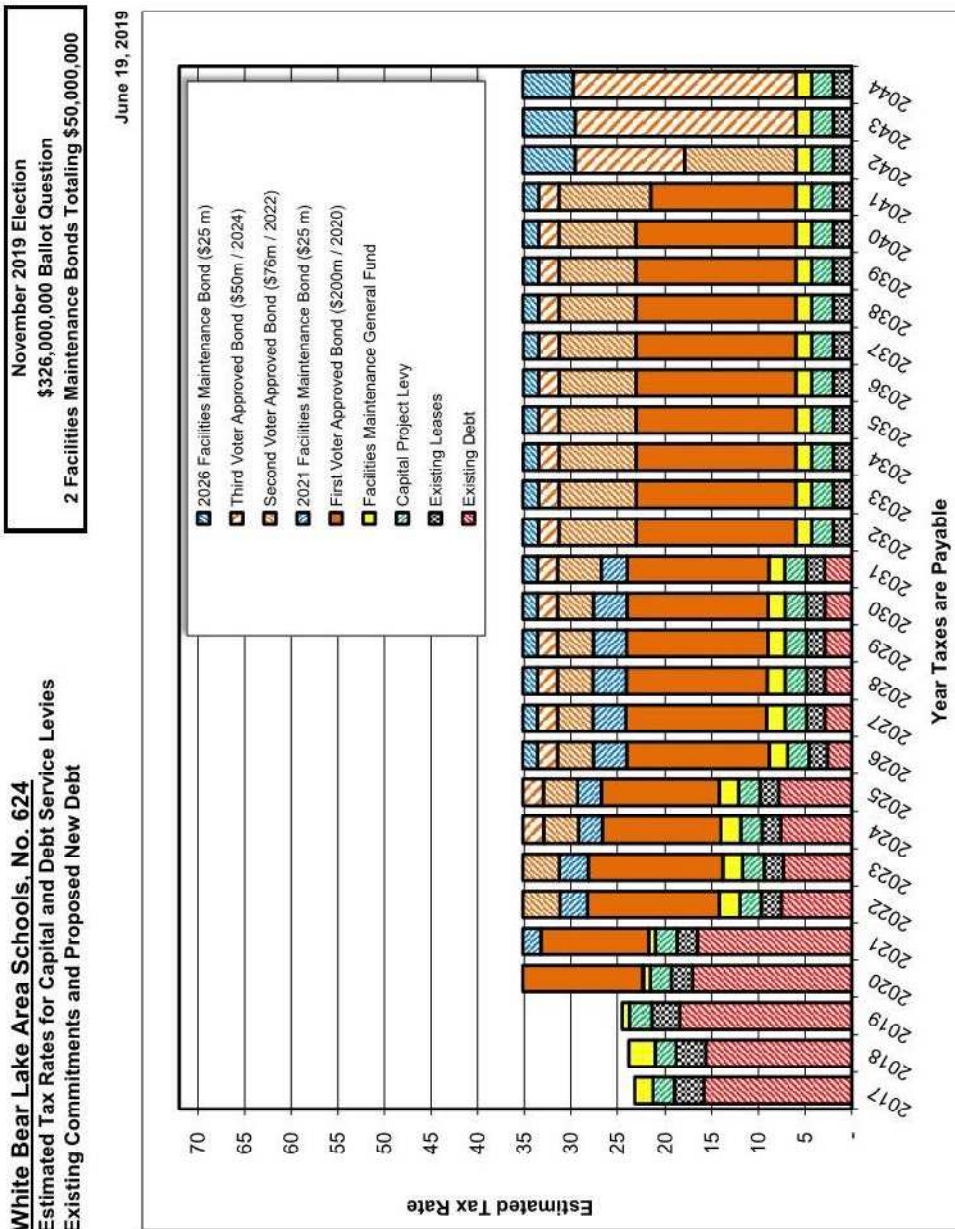
Principal Amount:		2021 FIM Bond		2026 FIM Bond	
Dated Date:		21/2020		21/2026	
Bond Term		22 Years		19 Years	
Avg. Interest Rate:		3.75%		4.00%	
Levy		Existing Commitments		Other Levies	
Tax Capable		Leases and		Proposed Voter Approved Bond	
Fiscal		Capital		Future Facilities Maintenance Bonds	
City Value		Building		Combined Totals	
Pay		Building		Combined Totals	
2017		2017		2017	
2018		2018		2018	
2019		2019		2019	
2020		2020		2020	
2021		2021		2021	
2022		2022		2022	
2023		2023		2023	
2024		2024		2024	
2025		2025		2025	
2026		2026		2026	
2027		2027		2027	
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2038		2038		2038	
2039		2039		2039	
2040		2040		2040	
2041		2041		2041	
2042		2042		2042	
2043		2043		2043	
2044		2044		2044	
2045		2045		2045	
Totals		Totals		Totals	

1. Tax capacity values for years available in 2017, 2018 and 2019 are the actual four values. Estimates for future years are based on the percentage changes as shown above.
2. Initial debt service (prior to subtracting debt amortization) are set at 10% percent of the principal and interest of the debt.
3. Debt excess adjustments for sales payable in 2017-2019 are actual amounts and for 2020 is based on audited financial data. Debt excess for future years is estimated at 4% of the prior year's initial debt service levy.
4. These estimates assume that the current Capital Project Levy would be renewed at the same tax rate when it expires.

5. A Specification of the Source of Project Financing (continued):

Attachment 3: Tax Impact

PRELIMINARY INFORMATION - FOR REVIEW AND COMMENT



5. A Specification of the Source of Project Financing (continued):**Attachment 3: Tax Impact****PRELIMINARY INFORMATION - FOR REVIEW AND COMMENT****White Bear Lake Area Schools, No. 624****Analysis of Tax Impact for School Building Bond Issue****November 5, 2019 Election**

June 19, 2019

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
Commercial/ Industrial **	500,000	534	45
	750,000	867	72
	\$100,000	\$103	\$9
	250,000	292	24
	500,000	636	53
	750,000	980	82
Apartments	1,000,000	1,323	110
	2,000,000	2,698	225
	\$100,000	\$133	\$11
	250,000	333	28
	500,000	667	56
	1,000,000	1,334	111

* 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.

Appendix A:

Strategic Plan One Page Summary



White Bear Lake Area Schools Strategic Plan

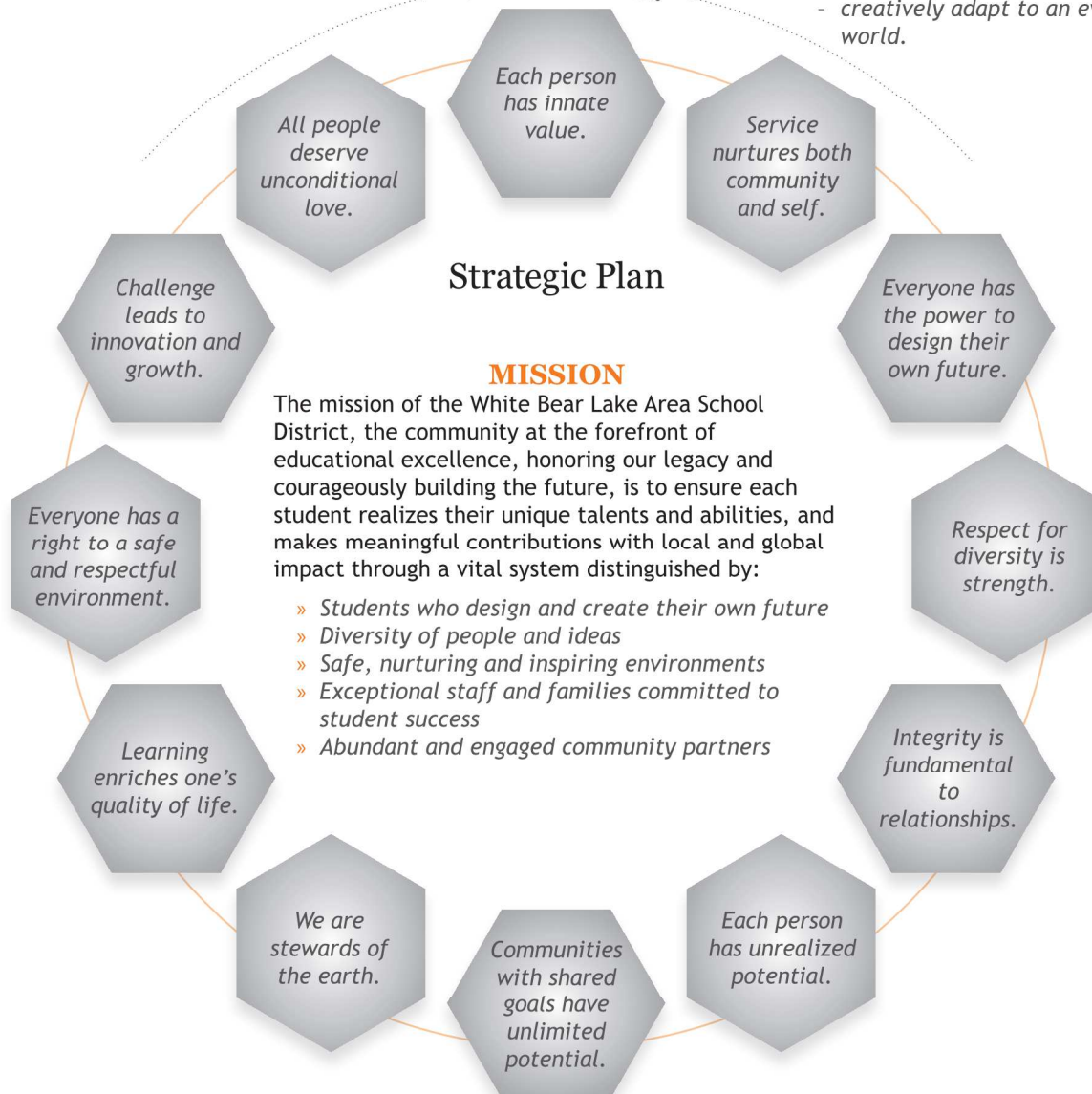
*Each student meaningfully
contributes to community.*

OBJECTIVES

100% OF STUDENTS:

- feel valued.
- accomplish their personalized learning plan.
- are prepared for and implement their design for their future.
- graduate.
- creatively adapt to an ever-changing world.

WE BELIEVE:



Strategic Plan

MISSION

The mission of the White Bear Lake Area School District, the community at the forefront of educational excellence, honoring our legacy and courageously building the future, is to ensure each student realizes their unique talents and abilities, and makes meaningful contributions with local and global impact through a vital system distinguished by:

- » Students who design and create their own future
- » Diversity of people and ideas
- » Safe, nurturing and inspiring environments
- » Exceptional staff and families committed to student success
- » Abundant and engaged community partners

WE WILL:

- ensure that each student is the primary agent in their learning.
- provide expanding access to a broad range of opportunities for all students.
- foster community engagement and partnerships.
- build organizational capacity.

STRATEGIES

WE WILL:

- embrace all cultures with humility and respect.
- ensure learning environments enhance students' educational experience.
- engage families as partners in the education of their children.
- ensure the social and emotional growth of our students.

Appendix B:
Enrollment Projections Report
(by TeamWorks)

WB⁶²⁴ White Bear Lake Area Schools

White Bear Lake Area Schools

White Bear Lake, MN

*Demographic, Housing, & Enrollment
Analysis
August, 2018*

Report created by
TeamWorks International, Inc
7037 20th Avenue S.
Centerville, MN 55038
(651) 429-7340
www.teamworksintl.net



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INTRODUCTION

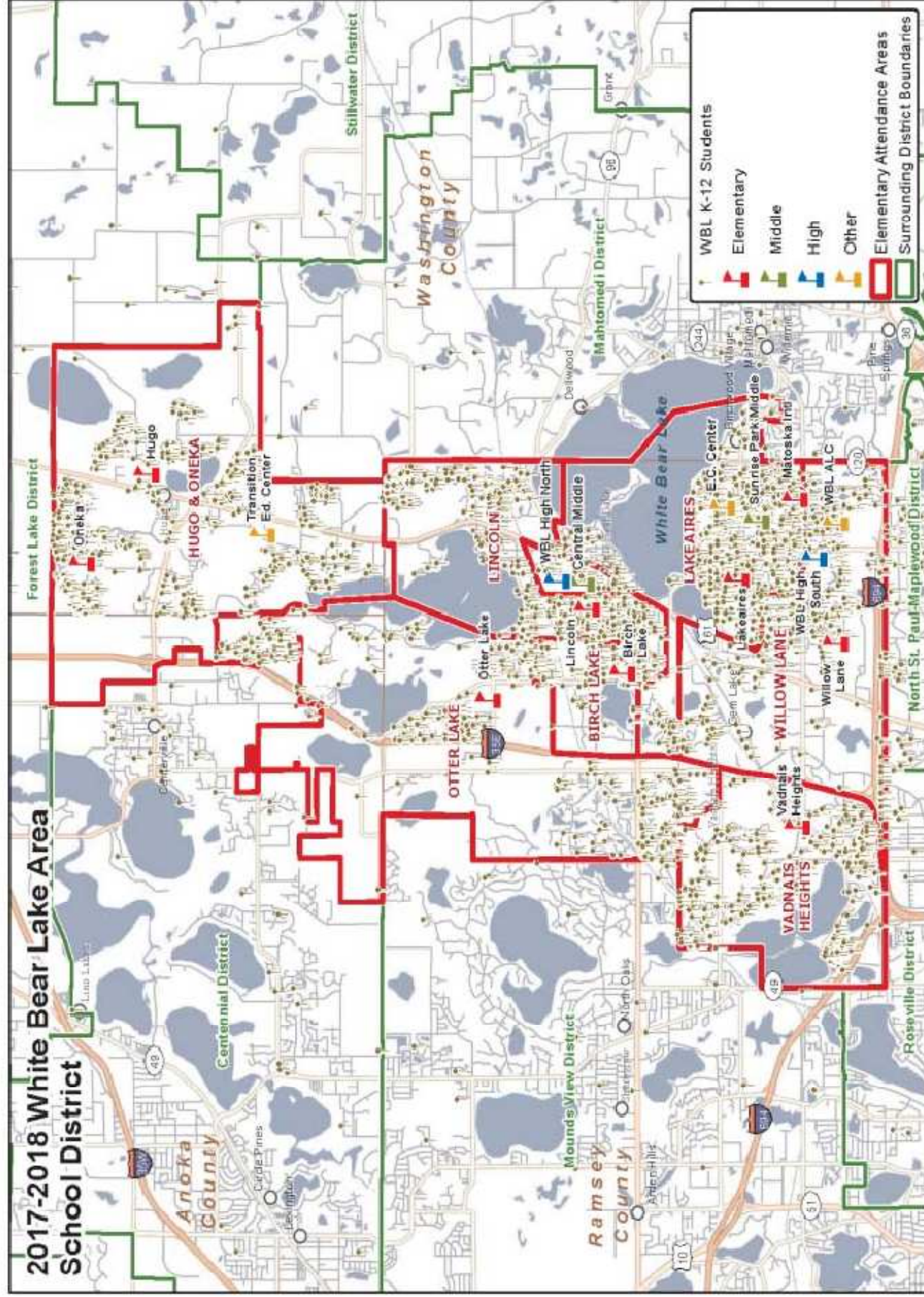
The purpose of this report is to provide a comprehensive look at the demographic, housing, and enrollment trends for the White Bear Lake Area School District (**Map 1**).

This analysis begins by reporting on the overall demographic patterns in and around the neighborhoods that comprise the district. The demographic information presented here includes population, race & ethnicity, and age data collected during the 2010 U.S. Census, as well as historical resident birth data obtained from the Minnesota Department of Health. In addition, external sources of data are utilized to estimate current (2017) and 5-year projected (2022) demographic data. These external sources include county-to-county migration data obtained from the internal revenue service, building permits and housing start information, residential postal delivery counts obtained from the U.S. Postal Service, as well as data obtained from other ancillary sources. Demographic data displayed on individual maps is reported at the census block group level. A census block group is the smallest geographic unit used by the U.S. Census Bureau to report demographic data.

A housing analysis was then performed to get a better understanding of housing trends across the district. This analysis includes specifics on the current housing stock, estimated market value, housing stock age, new home construction, home sales, and student yields by dwelling type. In addition, a summary of active and future housing developments is discussed, and how this will impact future student enrollment.

Next, a comprehensive analysis on the White Bear Lake Area Public School District historical student enrollment trends, current market share, and current facility utilization are presented. A synthesis of the demographics, resident births, housing, market share, and historical student enrollment trends was then utilized to project 5-year student enrollments for the entire district.

And finally, we developed an enrollment model for the district that reflects 10-year enrollment estimates based on a set of additional assumptions. For this analysis we examined 5 different levels of future housing development and how each level might impact student overall student enrollment and facility utilization. In addition, we also report specific enrollment and facility utilization figures for a few select schools that will account for nearly all of the enrollment growth in the future based on the levels of housing development presented here.



Map 1: 2017-2018 White Bear Lake Area School District

U.S. CENSUS DEMOGRAPHICS – RACE & ETHNICITY

Key Findings

Total Population

(Maps 2 – 4)

- In 2017, the total population living in the district boundary was 65,873 (**Table 1**)
- Between 2010 and 2017 the total population across the district grew by 7.0%
- By 2022 the total population is expected to grow another 5.1% to 69,211

White Population

- In 2017, the total population of whites was 56,341 which represents 85.5% of the total population
- Between 2010 and 2017 the total population of whites grew by 3.6%
- By 2022 the total population of whites is expected to grow 1.6% to 57,253 where they will comprise 82.7% of the total population

Persons of Color Population*

- In 2017 the total population of persons of color was 7,295 which represents 11.1% of the total population
- Between 2010 and 2017 the total population of persons of color grew by 35.0%
- By 2022 the total population of persons of color is expected to grow 26.8% to 9,252 where they will comprise 13.4% of the total population

*Persons of Color are defined here as all races and ethnicities other than Hispanic and white. Other races are those persons

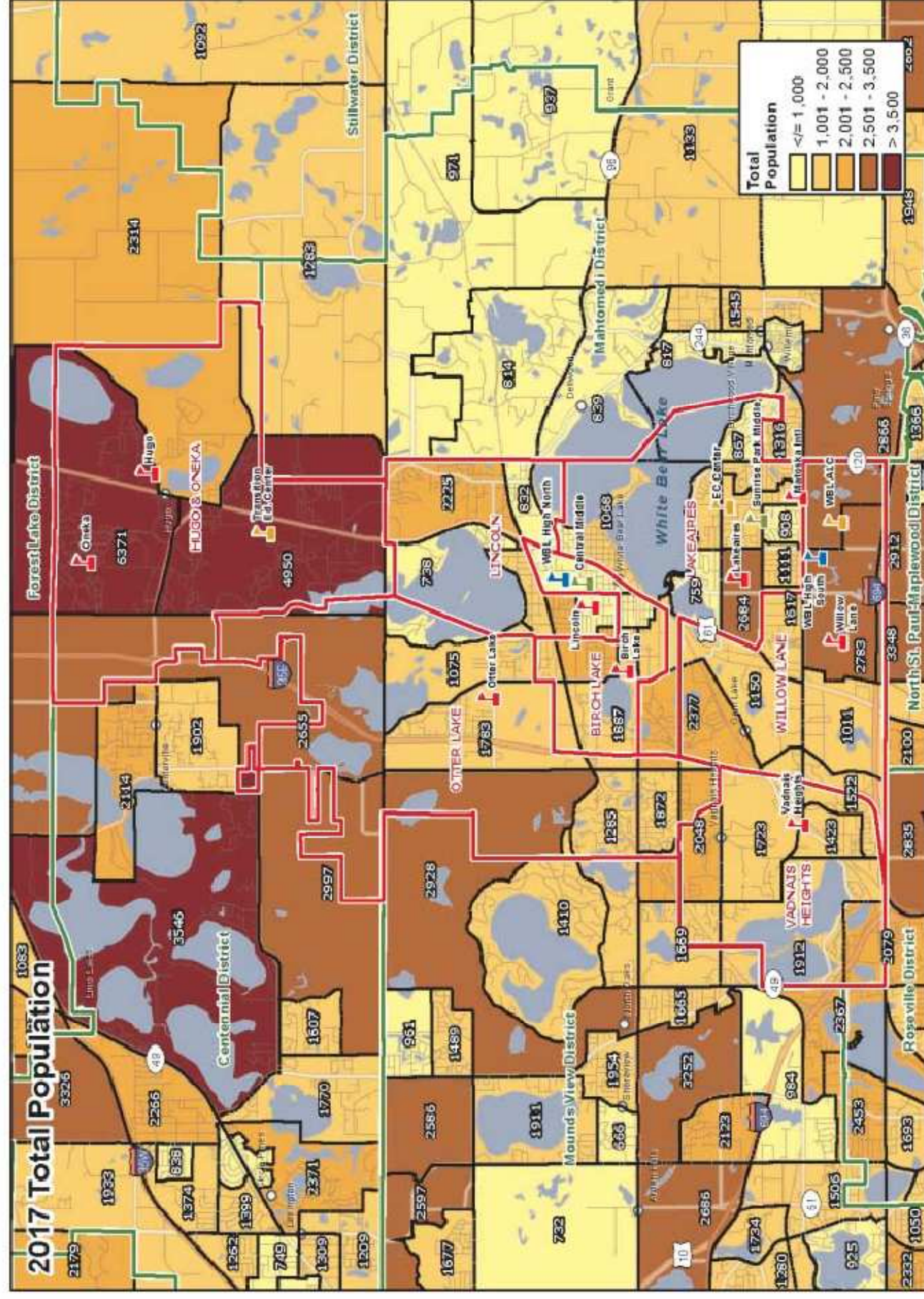
who identify as a race other than those listed, two or more races, or as Hawaiian/Pacific Islanders

Hispanic Population

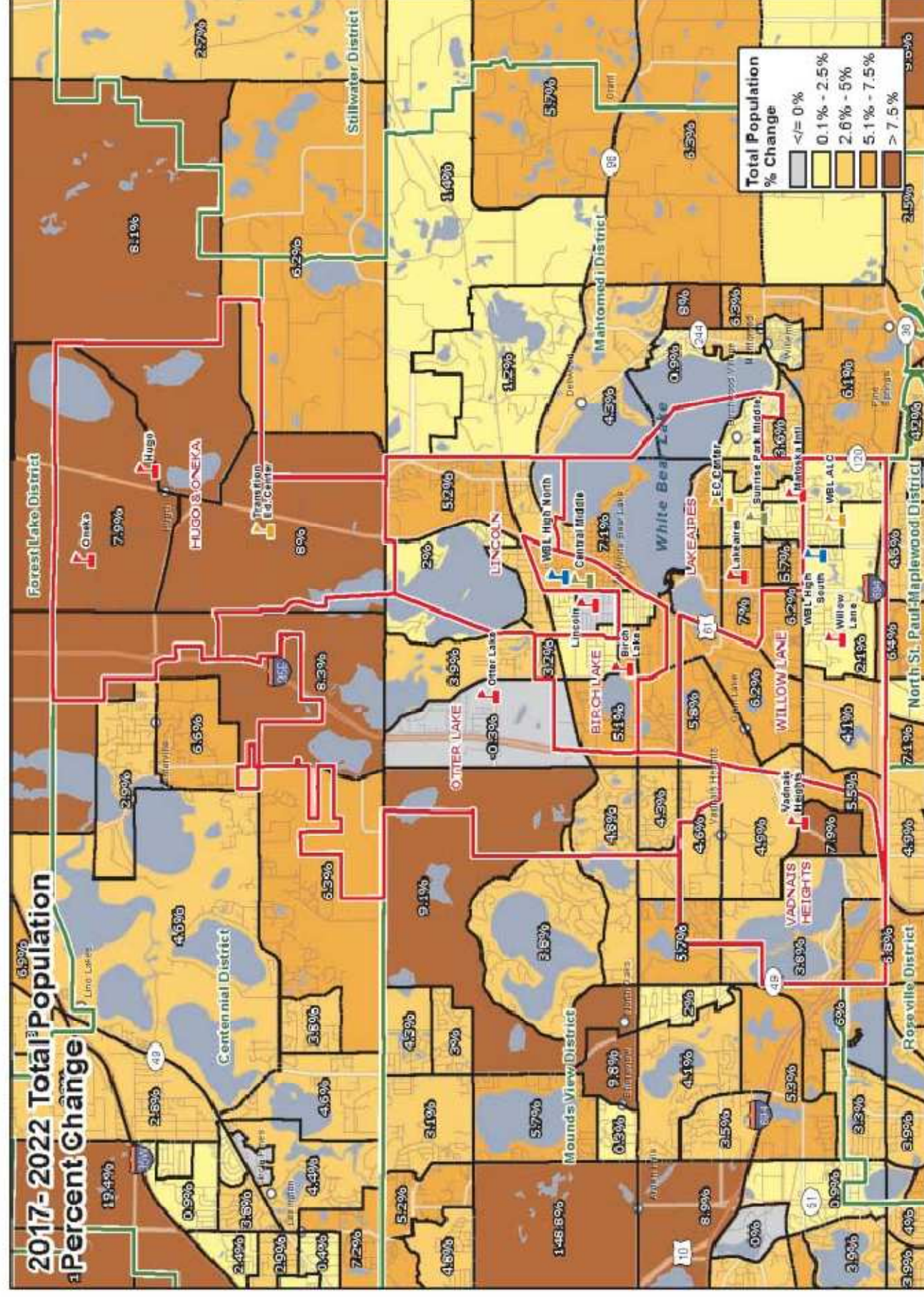
- In 2017, the total population of Hispanics was 2,237 which represents 3.4% of the total population
- Between 2010 and 2017 the total Hispanic population grew by 27.4%
- By 2022, the total Hispanic population is expected to grow 21.0% to 2,706 where they will comprise 3.9% of the total population

TABLE 1: POPULATION & RACE DEMOGRAPHICS BY DISTRICT BOUNDARY

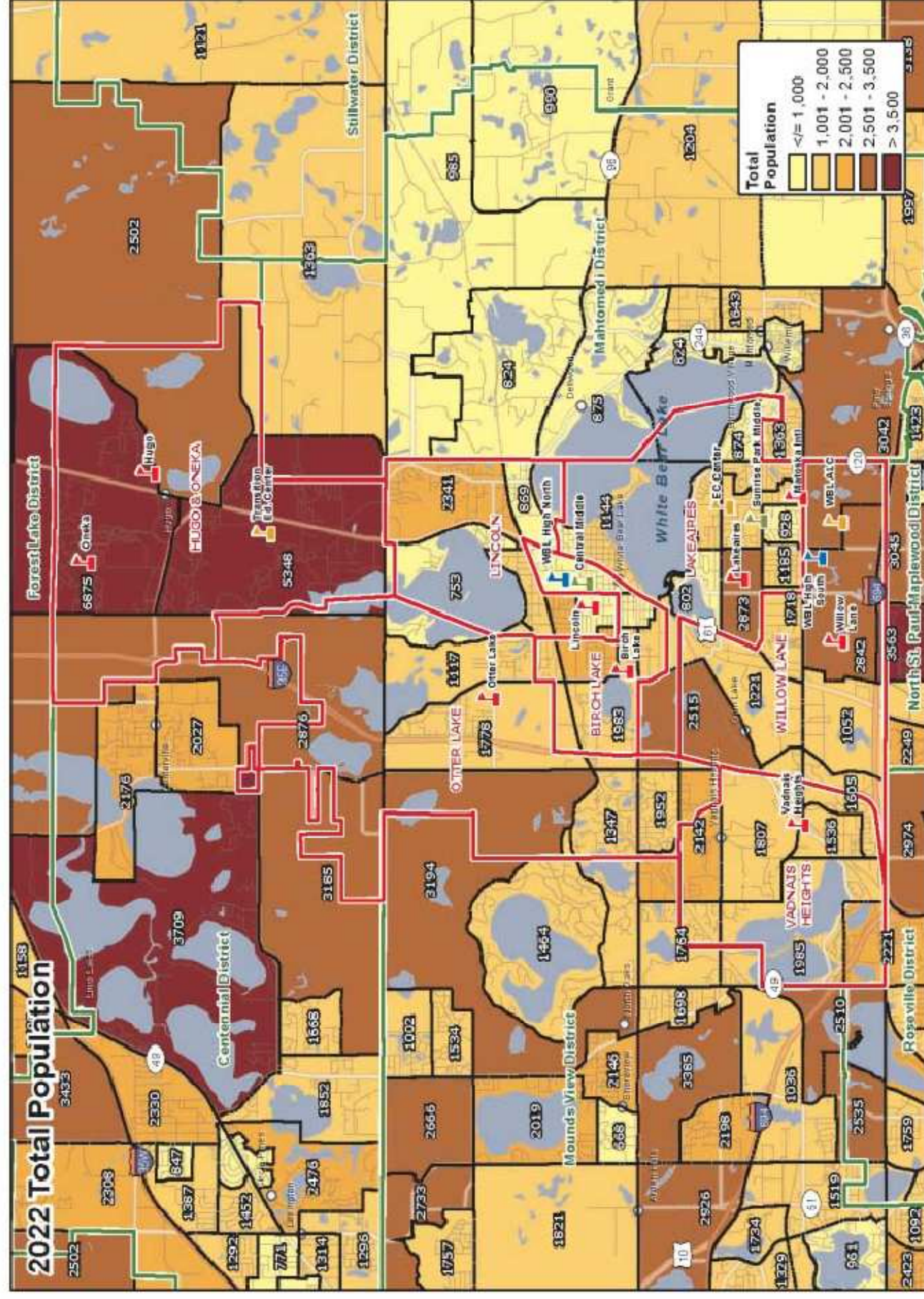
Race	2010		2017		2022		2017-2022	
	Number	%	Number	%	Number	%	% Change	
White	54,384	88.4%	56,341	85.5%	57,253	82.7%	1.6%	1.6%
Black	1,206	2.0%	1,544	2.3%	1,888	2.7%	22.3%	22.3%
Am. Indian	209	0.3%	222	0.3%	232	0.3%	4.5%	4.5%
Asian	2,749	4.5%	3,959	6.0%	5,228	7.6%	32.1%	32.1%
Hispanic	1,756	2.9%	2,237	3.4%	2,706	3.9%	21.0%	21.0%
Other	1,241	2.0%	1,570	2.4%	1,904	2.8%	21.3%	21.3%
Totals	61,544	100%	65,873	100%	69,211	100%	5.1%	5.1%



Map 2: 2017 Total Population by Census Block Group



Map 3: 2017-2022 Total Population Percent Change by Census Block Group



Map 4: 2022 Total Population by Census Block Group

U.S. CENSUS DEMOGRAPHICS – AGE

Table 2 summarizes the total population residing within the district by different age groups. **Table 3** summarizes the total population residing within the district by different generational groups. The birth dates and names of each generational group reported in this analysis are as follows:

2001-Present:	Generation Z (Post Millennials)
1980-2000:	Generation Y (Millennials)
1965-1979:	Generation X
1946-1964:	Baby Boomers
1900-1945:	G.I./Silent Generation

Key Findings

- The fastest growing age cohort across the district are those aged 65 and older
- Between 2010 and 2017 the total population of those aged 65 and older grew by 32.2%
- By 2022 the total population of those aged 65 and older is expected to grow 22.1%
- Currently, 0-14 year olds comprise 18.6% of the total population in the district, and it is estimated that 0-14 year olds will comprise 18.3% of the total population by 2022
- Since 2010, the total number of 0-14 year olds grew 3.8%, and it is estimated that 0-14 year olds will grow another 3.4% by 2022
- Since 2010, the total number of 0-4 year olds declined 2.3%, but it is estimated that 0-4 year olds will grow 3.7% by 2022 (**Maps 5-7**)

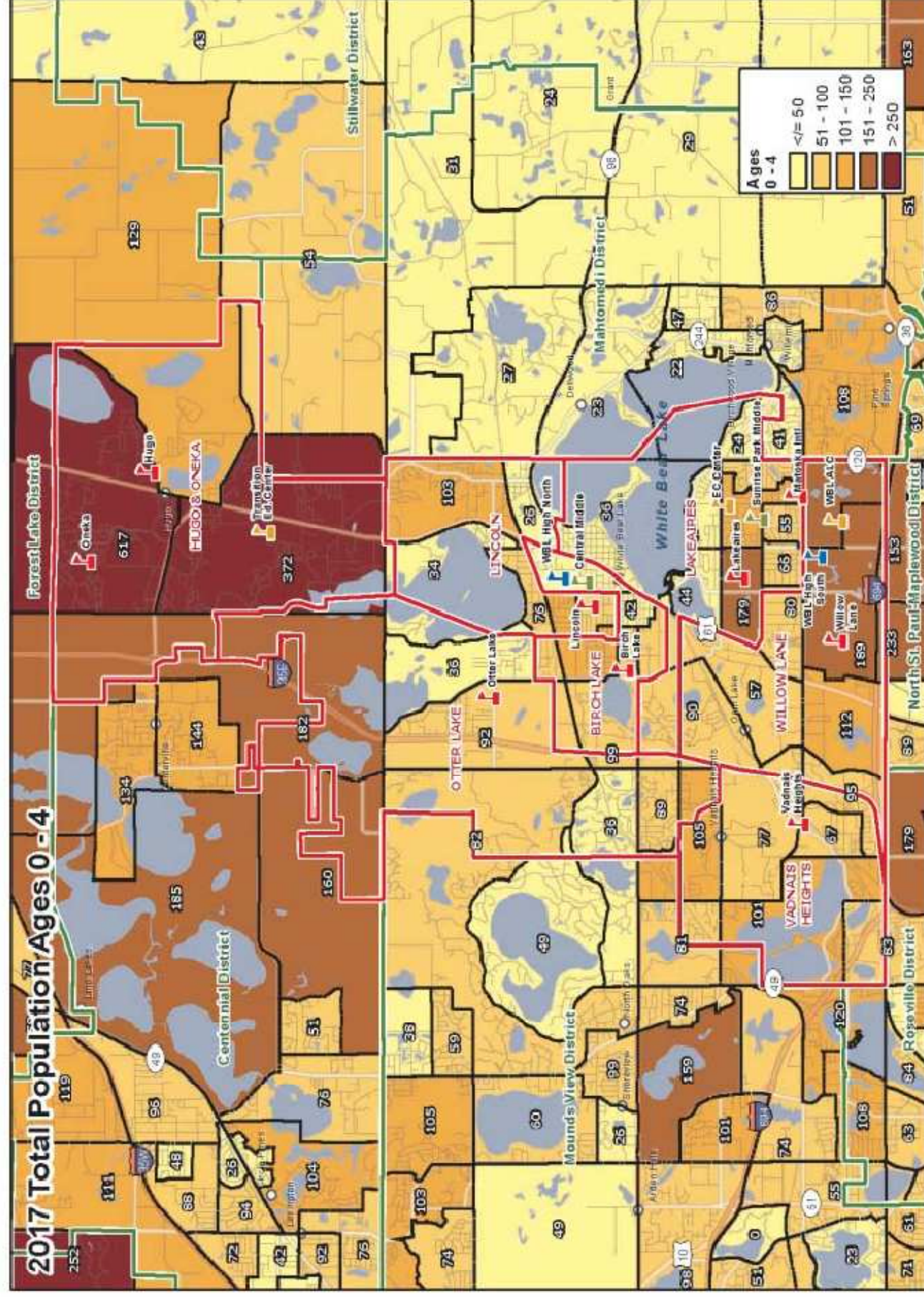
- Since 2010, the total number of 5-14 year olds grew 6.8%, and it is estimated that 5-14 year olds will grow 3.2% by 2022 (**Maps 8-10**)
- In 2017, 1,176 (30.4%) of all 0-4 year olds lived north of the Anoka/Ramsey County border, while 2,692 (69.6%) lived south of the border
- In 2017, 2,506 (29.8%) of all 5-14 year olds lived north of the Anoka/Ramsey County border, while 5,902 (70.2%) lived south of the border
- In 2017 the median age across the district was 41.0
- By 2022 the median age across the district is projected to increase 1.7% to 41.7
- Currently, the largest generational group in the district are Generation Y (Millennials) and the Baby Boomers who both comprise 25.2% of the total population
- By 2022, the Generation Z (Post Millennials) will be the largest generational group in the district and comprise 25.9% of the total population

TABLE 2: POPULATION & AGE DEMOGRAPHICS BY DISTRICT BOUNDARY

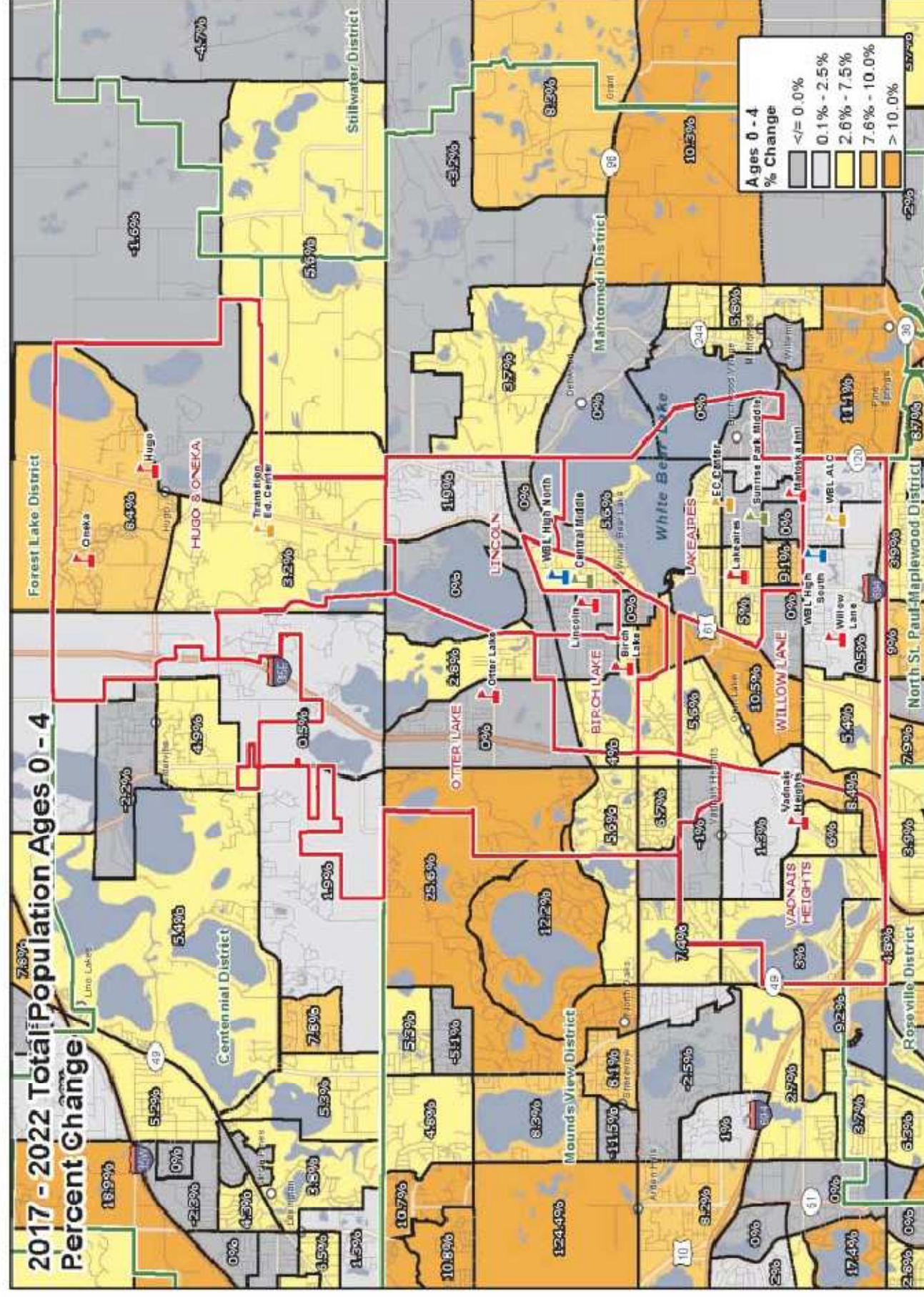
Age Range	2010			2017			2022			2017-2022	
	Number	Percent		Number	Percent		Number	Percent		Percent	% Change
0 - 4	3,961	6.4%		3,868	5.9%		4,011	5.8%		5.8%	3.7%
5 - 9	3,927	6.4%		4,180	6.3%		4,129	6.0%		6.0%	-1.2%
10 - 14	3,943	6.4%		4,229	6.4%		4,551	6.6%		6.6%	7.6%
15 - 19	3,892	6.3%		3,657	5.6%		4,041	5.8%		5.8%	10.5%
20 - 24	3,246	5.3%		3,328	5.1%		3,072	4.4%		4.4%	-7.7%
25 - 34	8,085	13.1%		8,486	12.9%		8,264	11.9%		11.9%	-2.6%
35 - 44	7,667	12.5%		8,359	12.7%		9,654	13.9%		13.9%	15.5%
45 - 54	10,267	16.7%		9,000	13.7%		8,493	12.3%		12.3%	-5.6%
55 - 64	8,276	13.4%		9,817	14.9%		9,627	13.9%		13.9%	-1.9%
65 - 74	4,382	7.1%		6,471	9.8%		7,942	11.5%		11.5%	22.7%
75 - 84	2,799	4.5%		3,062	4.6%		3,940	5.7%		5.7%	28.7%
85+	1,099	1.8%		1,416	2.1%		1,487	2.1%		2.1%	5.0%
Median Age	40.1			41.0			41.7				1.7%
Totals	61,544	100.0%		65,873	100.0%		69,211	100.0%		100.0%	5.1%

TABLE 3: POPULATION & GENERATIONAL AGE DEMOGRAPHICS BY DISTRICT BOUNDARY

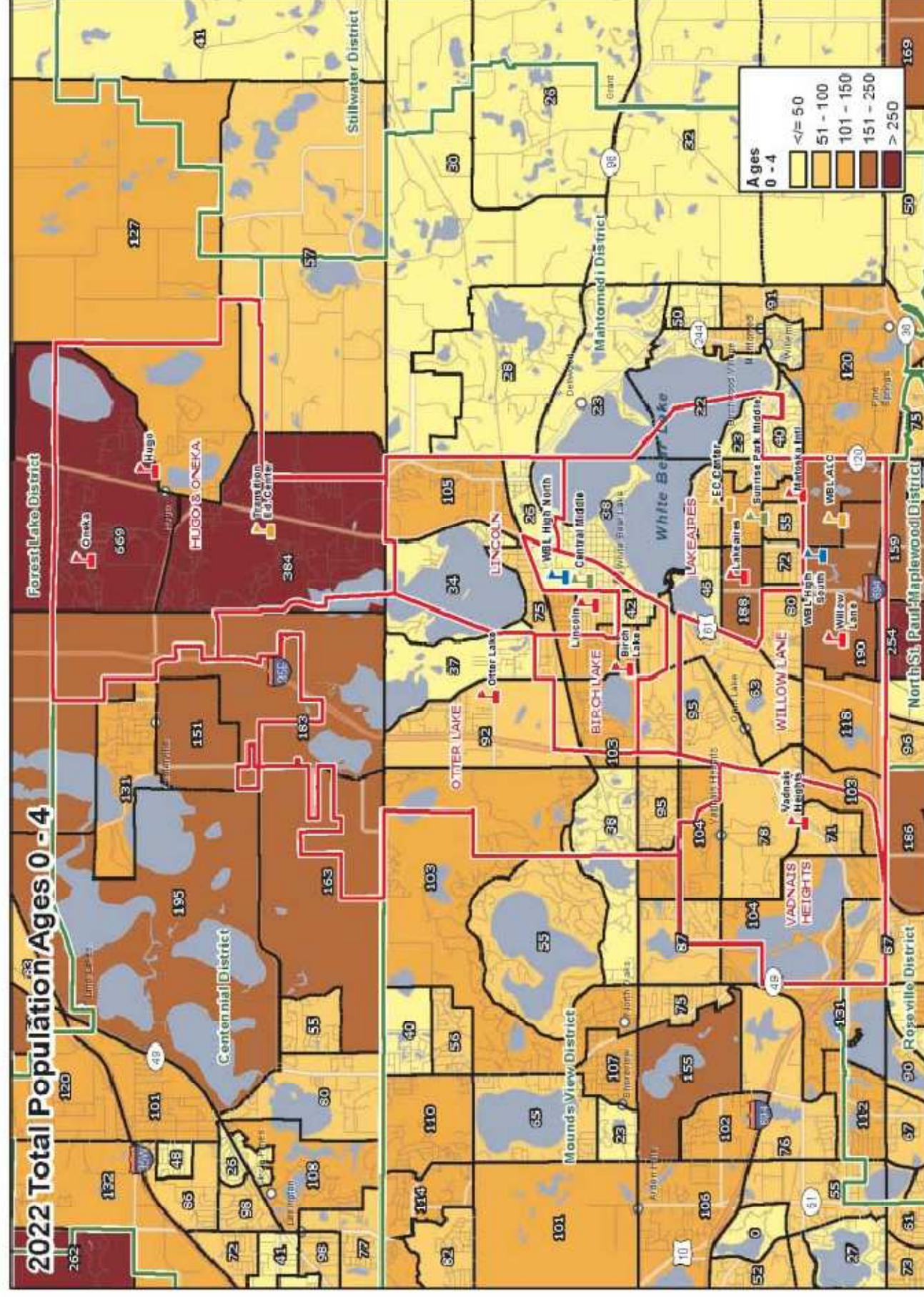
Generation Name	2010			2017			2022			2017-2022	
	Number	Percent		Number	Percent		Number	Percent		Percent	% Change
Generation Z	7,888	12.8%		13,832	21.0%		17,960	25.9%		25.9%	29.8%
Generation Y	16,097	26.2%		16,576	25.2%		17,885	25.8%		25.8%	7.9%
Generation X	11,731	19.1%		12,784	19.4%		13,200	19.1%		19.1%	3.3%
Baby Boomers	17,548	28.5%		16,599	25.2%		15,727	22.7%		22.7%	-5.3%
G.I. / Silent Generation	8,280	13.5%		6,082	9.2%		4,439	6.4%		6.4%	-27.0%
Totals	61,544	100.0%		65,873	100.0%		69,211	100.0%		100.0%	5.1%



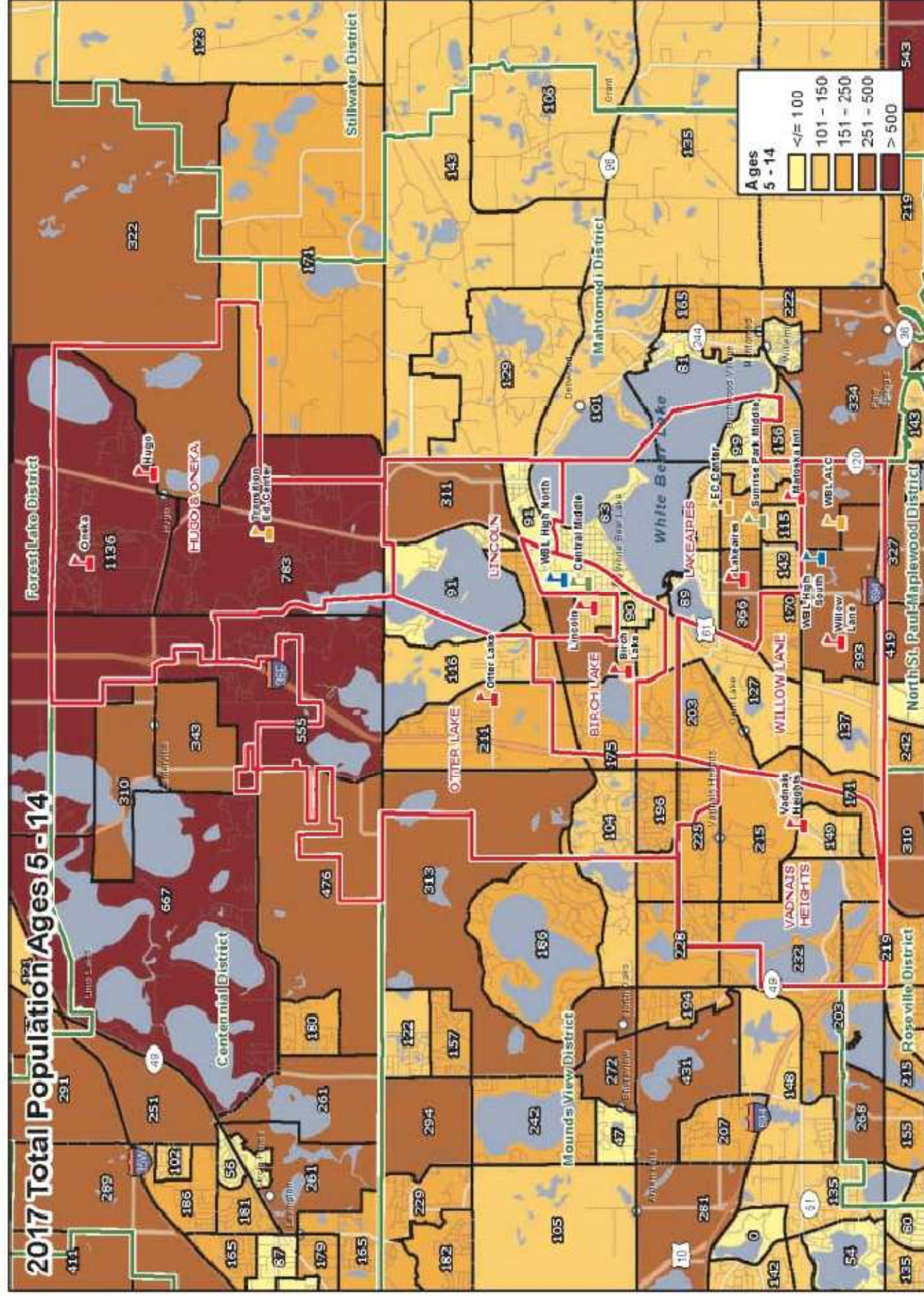
Map 5: 2017 Total Population Ages 0 - 4 by Census Block Group



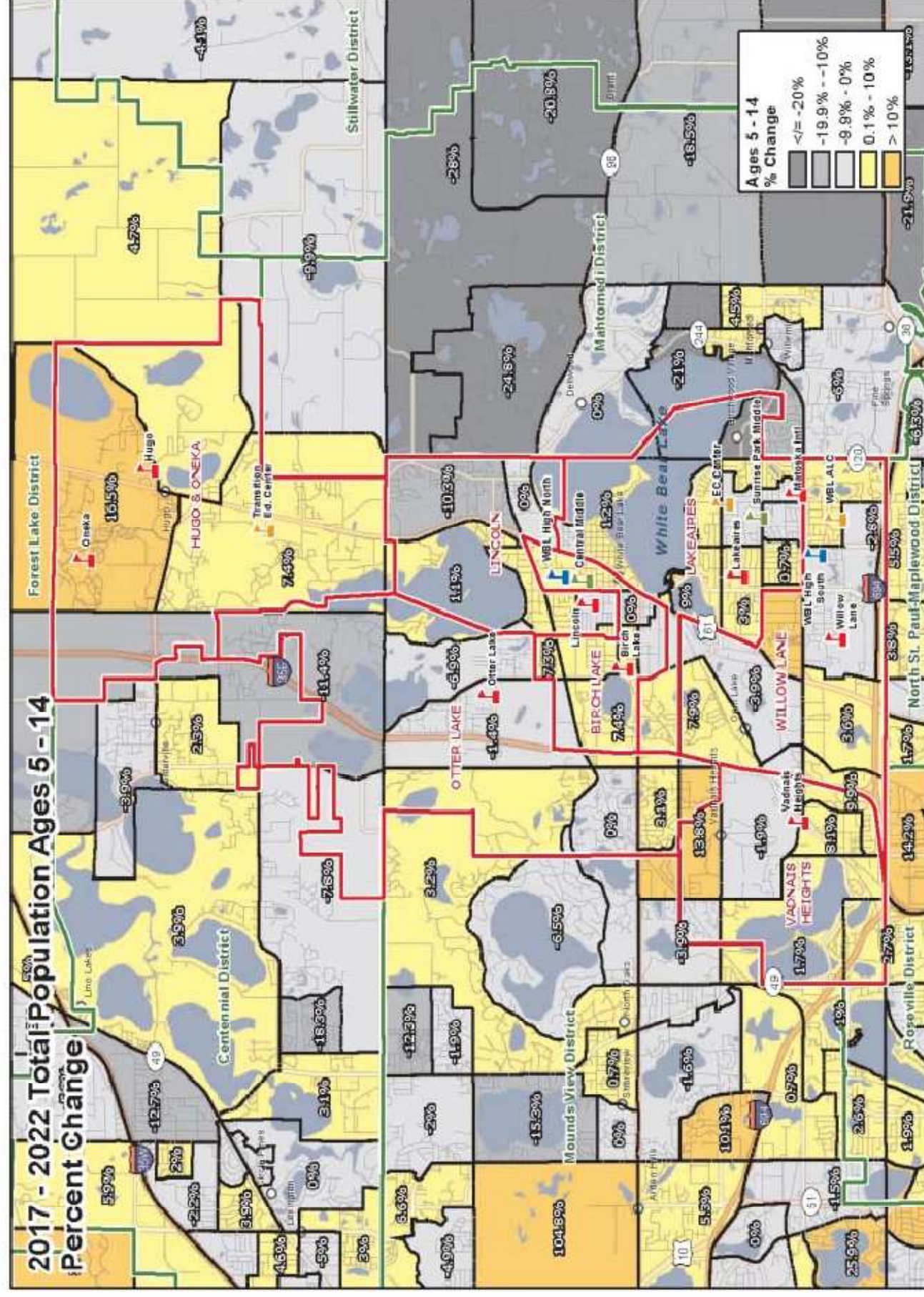
Map 6: 2017-2022 Total Population Ages 0 – 4 Percent Change by Census Block Group

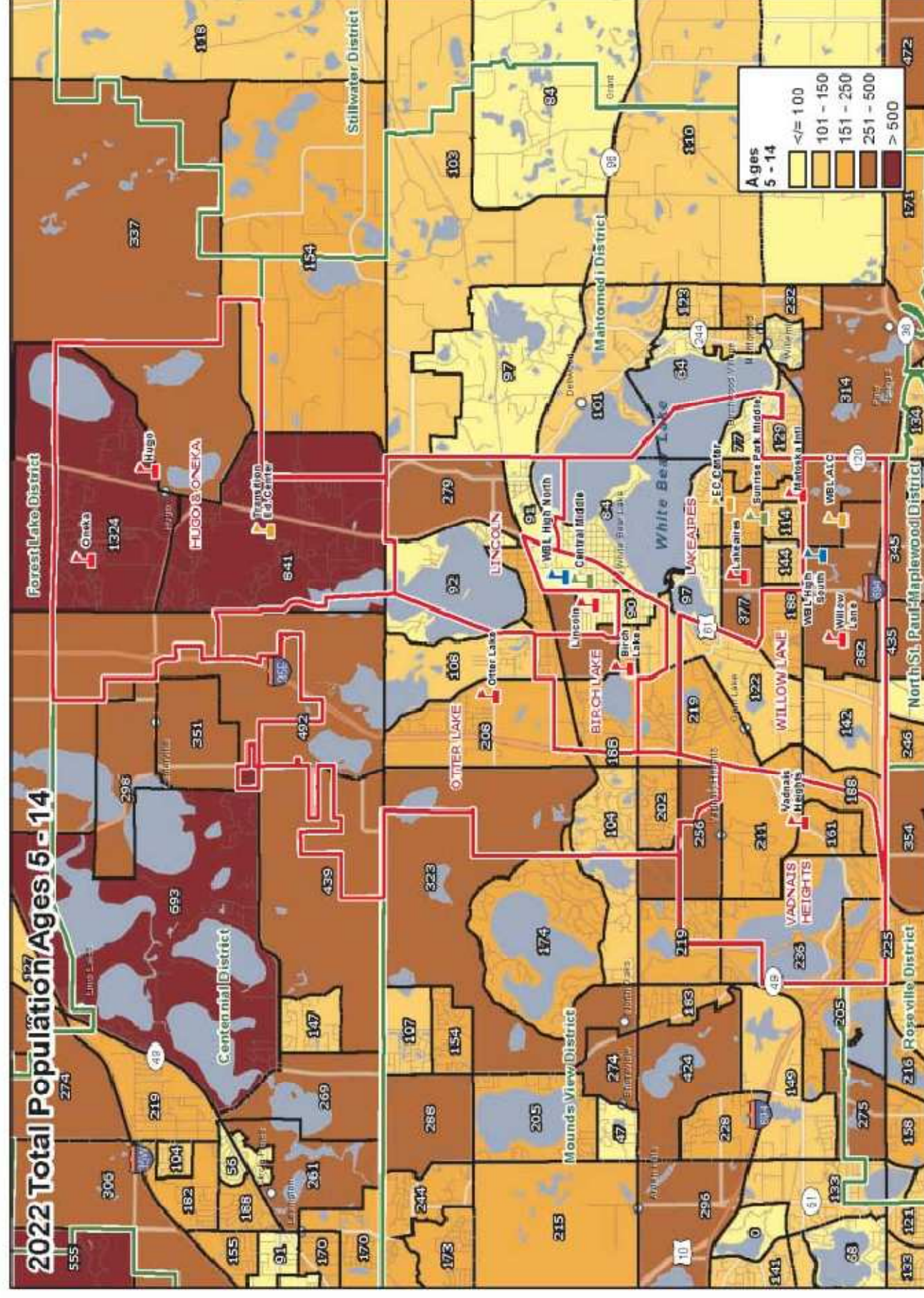


Map 7: 2022 Total Population Ages 0 - 4 by Census Block Group



Map 8: 2017 Total Population Ages 5 - 14 by Census Block Group





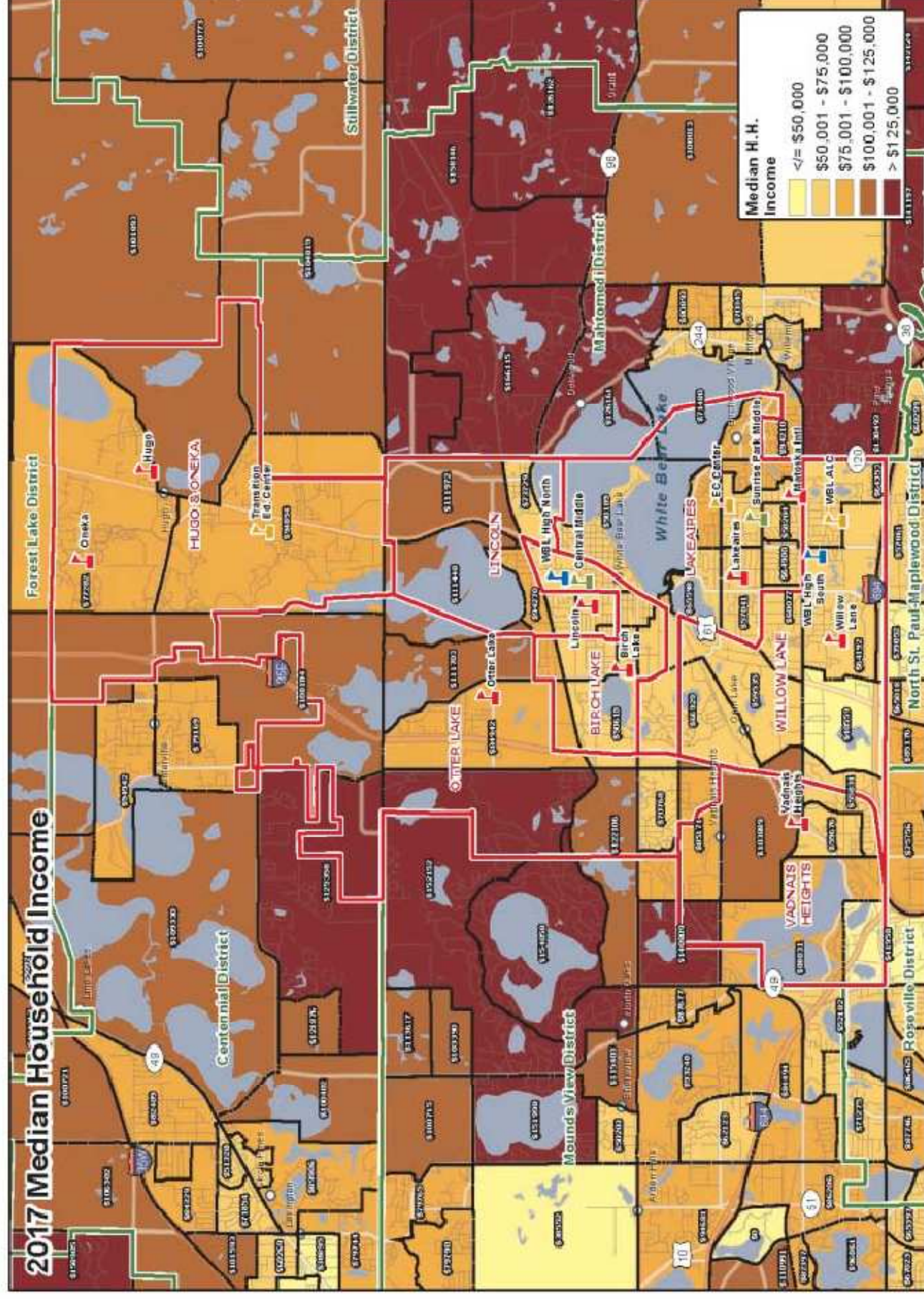
U.S. CENSUS DEMOGRAPHICS – INCOME

Key Findings

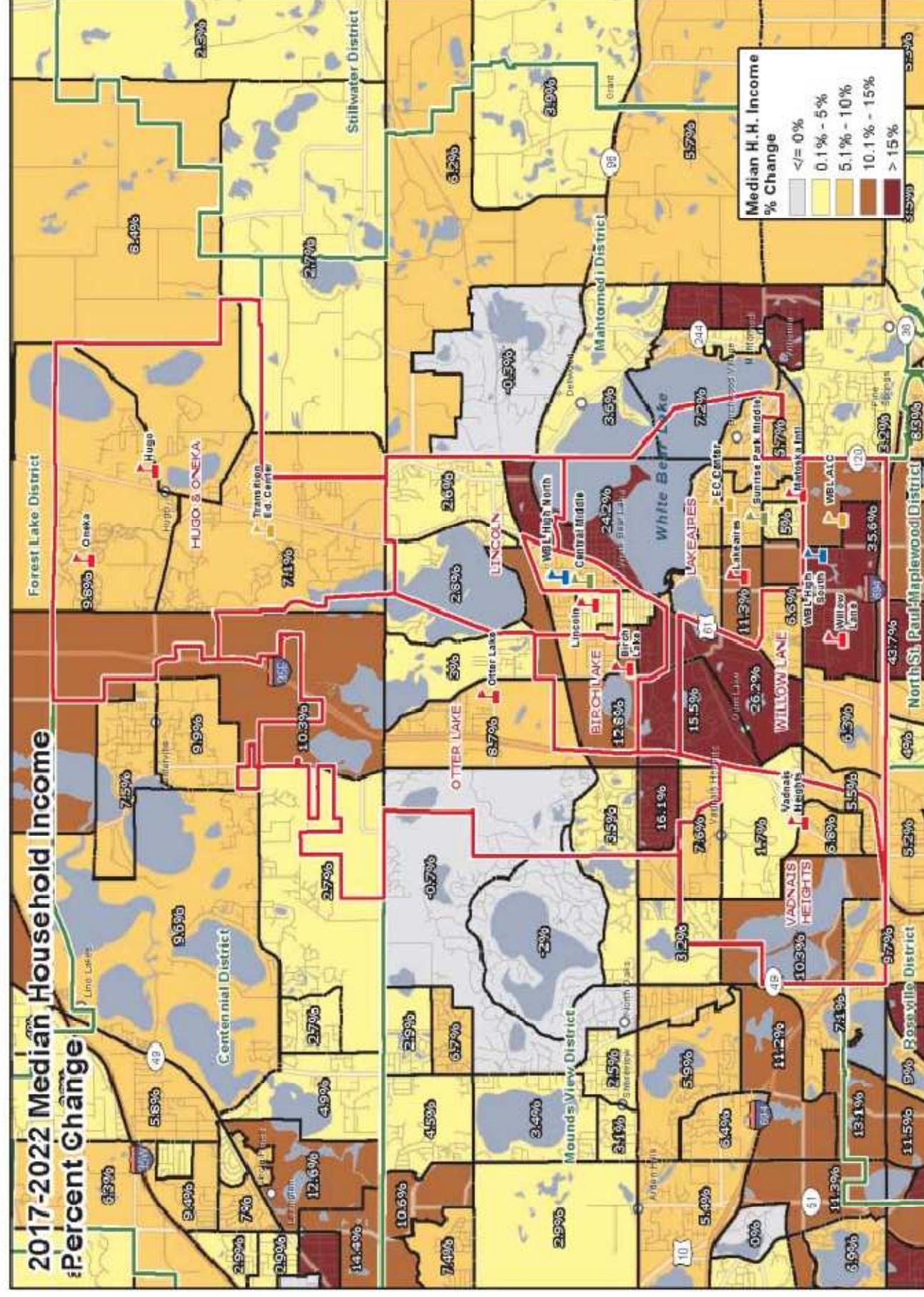
- In 2017, the total number of households residing within the district was 26,366 (**Table 4**)
- In 2017, the median household income across the district was \$77,901 (**Map 11**)
- By 2022, it is projected that the total number of households residing within the district will grow 4.8% to 27,636
- By 2022, the median household income across the district is projected to increase 8.8% to \$84,755 (**Maps 12 & 13**)

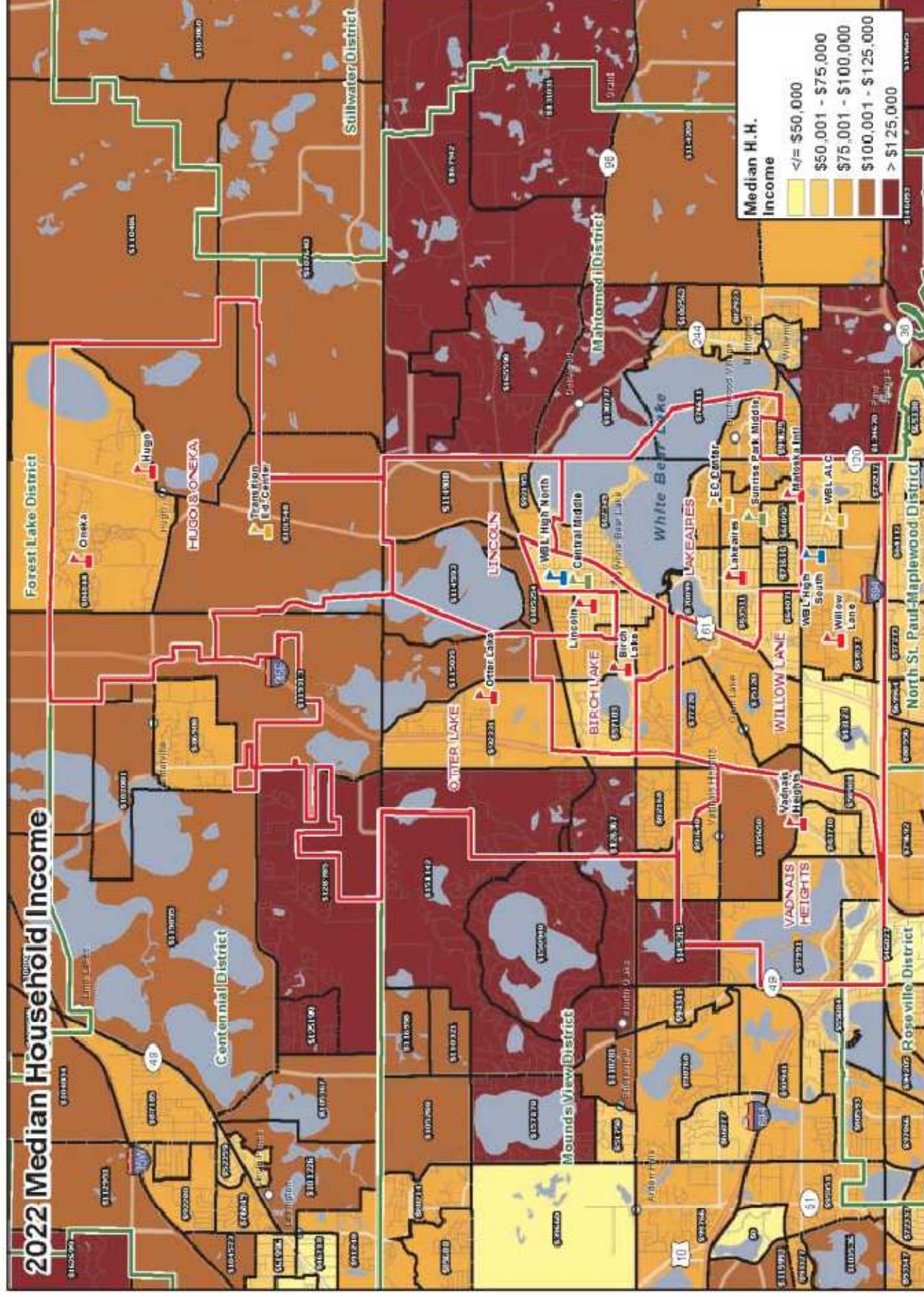
TABLE 4: INCOME DEMOGRAPHICS BY DISTRICT BOUNDARY

Households by Income	2017		2022		2017-2022	
	Number	%	Number	%	Number	% Change
<\$15,000	1,212	4.6%	1,269	4.6%	57	4.7%
\$15,000 - \$24,999	1,508	5.7%	1,503	5.4%	-5	-0.3%
\$25,000 - \$34,999	1,762	6.7%	1,659	6.0%	-103	-5.8%
\$35,000 - \$49,999	3,267	12.4%	3,062	11.1%	-205	-6.3%
\$50,000 - \$74,999	4,810	18.2%	4,406	15.9%	-404	-8.4%
\$75,000 - \$99,999	4,083	15.5%	4,148	15.0%	65	1.6%
\$100,000 - \$149,999	5,611	21.3%	6,641	24.0%	1,030	18.4%
\$150,000 - \$199,999	2,189	8.3%	2,663	9.6%	474	21.7%
\$200,000+	1,924	7.3%	2,285	8.3%	361	18.8%
Totals	26,366	100%	27,636	100%	1,270	4.8%
Median Household Income	\$77,901		\$84,755		\$6,854	8.8%



Map 11: 2017 Median Household Income by Census Block Group





Map 13: 2022 Median Household Income by Census Block Group

RESIDENT BIRTH ANALYSIS

The total number of births in a region is a strong predictor of future preschool and kindergarten enrollment. **Table 5** reflects the total number of resident births across the district beginning in school year 2004-2005 and ending in school year 2016-2017, and is summarized by each elementary attendance area. **Table 6** reflects resident births in surrounding school districts across the same time period. In this case a school year begins September 1st and ends August 31st of the following year. Here, we assume that children born in a particular school year will begin kindergarten 6 years later.

Key Findings

- Between school year 2004-2005 and 2016-2017, the total number of resident births grew 2.4% from 551 to 564 (**Table 5 & Map 14**)
 - Birch Lake: 47 to 36 (-23.4%)
 - Hugo/Oneka: 92 to 133 (+44.6%)
 - Lakeaires: 121 to 125 (+3.3%)
 - Lincoln: 55 to 46 (-16.4%)
 - Otter Lake: 90 to 77 (-14.4%)
 - Vadnais Heights: 68 to 68 (0.0%)
 - Willow Lane: 78 to 79 (+1.3%)
- Between school year 2004-2005 and 2016-2017, the total number of resident births in surrounding school districts declined 4.7% from 2,892 to 2,755 (**Table 6 &**

Map 14)

- Centennial: 328 to 285 (-13.1%)
- Forest Lake: 496 to 291 (-41.3%)
- Mahtomedi: 82 to 85 (+3.7%)
- Mounds View: 628 to 715 (13.9%)

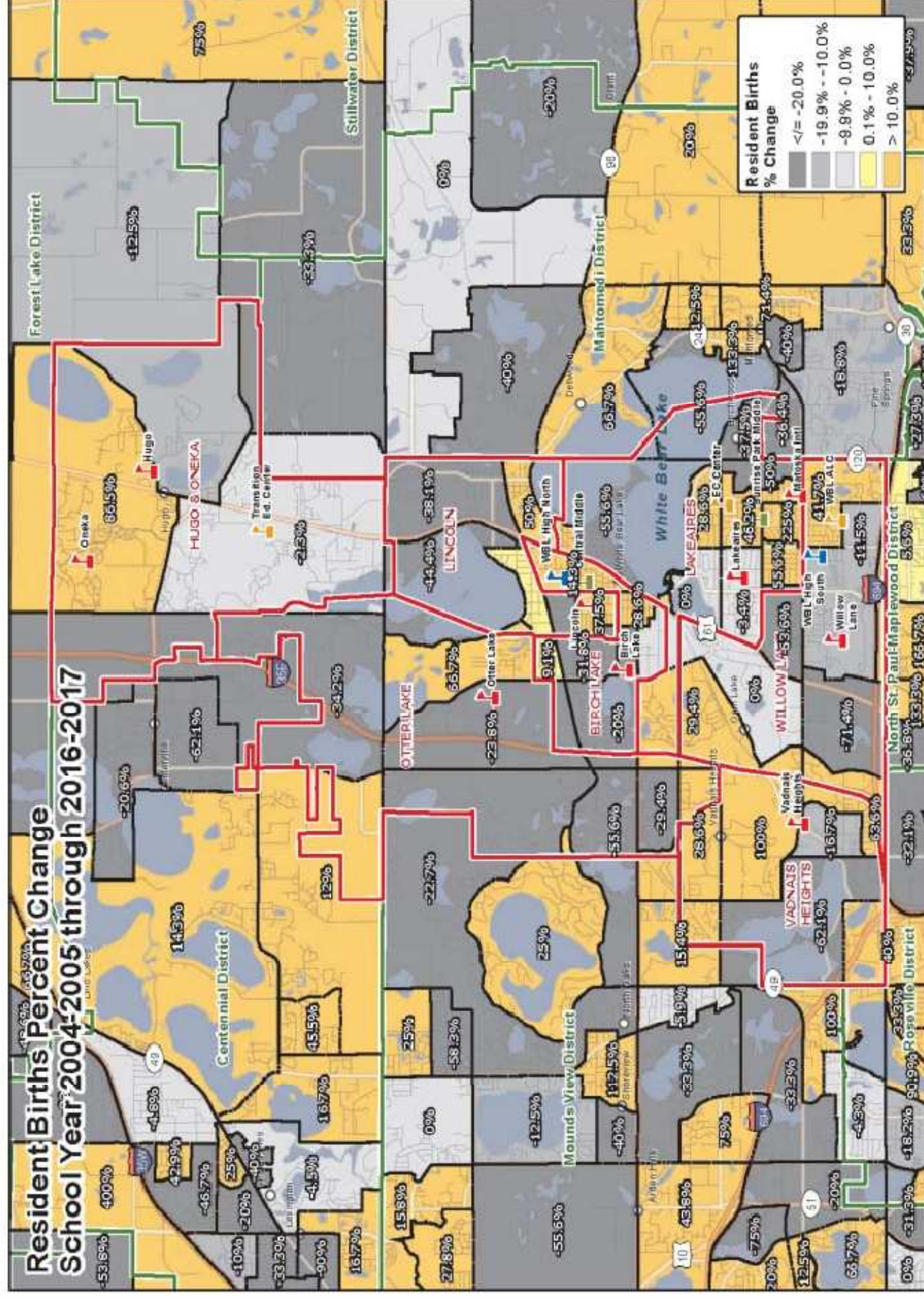
- North St. Paul-Maplewood: 702 to 678 (-3.4%)
- Roseville: 477 to 531 (+11.3%)
- Stillwater: 507 to 455 (-10.3%)

TABLE 5: HISTORICAL RESIDENT BIRTHS BY ELEMENTARY ATTENDANCE AREA

Birth Year	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2016-2017	2022-2023	2004 - 2017 % Change
Kindergarten Year	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023									
Birch Lake	47	57	44	51	46	49	37	38	50	46	42	42	36					42	42	36	133	-23.4%
Hugo & Oneka	92	128	154	116	178	191	185	181	147	146	151	142	133					142	142	133	133	44.6%
Lakeaires	121	116	125	120	109	98	120	94	127	112	93	105	125					105	105	125	125	3.3%
Lincoln	55	63	54	58	50	34	35	42	24	59	33	46	46					46	46	46	46	-16.4%
Otter Lake	90	86	88	80	80	70	44	79	70	58	75	58	77					58	58	77	77	-14.4%
Vadnais Heights	68	75	65	71	68	72	66	64	64	73	80	59	68					59	59	68	68	0.0%
Willow Lane	78	86	82	100	98	85	78	110	82	103	117	84	79					84	84	79	79	1.3%
White Bear Lake Totals	551	611	612	596	629	599	565	608	564	597	591	536	564					536	536	564	564	2.4%

TABLE 6: HISTORICAL RESIDENT BIRTHS - SURROUNDING SCHOOL DISTRICTS

Birth Year	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2016-2017	2022-2023	2004 - 2017 % Change
Kindergarten Year	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023									
Centennial	328	358	364	339	286	317	291	259	284	287	241	295	285					295	295	285	285	-13.1%
Forest Lake	496	490	469	500	484	422	407	349	353	323	331	340	291					340	340	291	291	-41.3%
Mahtomedi	82	89	84	103	81	71	64	81	79	79	66	91	85					91	91	85	85	3.7%
Mounds View	628	643	665	654	683	620	683	638	655	666	775	739	715					739	739	715	715	13.9%
North St. Paul-Maplewood	702	739	719	724	757	688	749	716	714	704	740	685	678					685	685	678	678	-3.4%
Roseville	477	512	532	515	552	501	514	555	562	552	580	552	531					552	552	531	531	11.3%
Stillwater	507	483	475	461	413	435	407	433	360	435	456	462	455					462	462	455	455	-10.3%
Surrounding District Totals	2,892	2,956	2,944	2,957	2,970	2,737	2,824	2,772	2,723	2,759	2,948	2,869	2,755					2,869	2,869	2,755	2,755	-4.7%



HOUSING & DWELLING TYPE ANALYSIS

The White Bear Lake Public School District contains a wide variety of dwelling types, from traditional single family homes, townhomes, apartment units, condominiums, and mobile homes. **Table 7** lists the number of dwelling types and their percentage as a total.

Single family homes make up a majority of dwelling types in the district. **Table 8** reflects the current estimated market value of all single family homes in the district, as well as the total number of single family homes built by decade. **Table 9** summarizes the total number of single family homes sold since 1990 and the average sale price. Tables 7–9 are summarized by each elementary attendance area.

- 1980 -1989: 2,736 (15.9%)
- 1990 -1999: 2,494 (14.5%)
- 2000 -2009: 1,824 (10.6%)
- 2010 -Present: 683 (4.0%)
- The total number of single family home sales by years sold and the average sale price (**Table 9 & Map 18-19**)
 - 1990-1999: 2,766 (\$131,316)
 - 2000 – 2009: 4,158 (\$268,615)
 - 2010 – Present: 5,267 (\$268,976)

Key Findings (District-Wide)

- The total number of dwelling types and their percentage of the total (**Table 7 & Map 15**):
 - Single Family Dwellings: 17,248 (62.0%)
 - Townhomes/Duplex: 3,538 (12.7%)
 - Apartment Units: 4,546 (16.3%)
 - Condominiums: 2,138 (7.7%)
 - Mobile Homes: 335 (1.2%)
- The average estimated market value of all single family homes is \$262,113 (**Table 8 & Map 16**)
- The number of single family homes built by decade and their percentage of the total (**Table 8 & Map 17**)
 - Pre 1950: 2,590 (15.0%)
 - 1950 -1959: 2,604 (15.1%)
 - 1960 -1969: 2,222 (12.9%)
 - 1970 -1979: 2,095 (12.1%)

TABLE 7: COUNTS OF DWELLING TYPES BY ELEMENTARY SCHOOL ATTENDANCE AREA

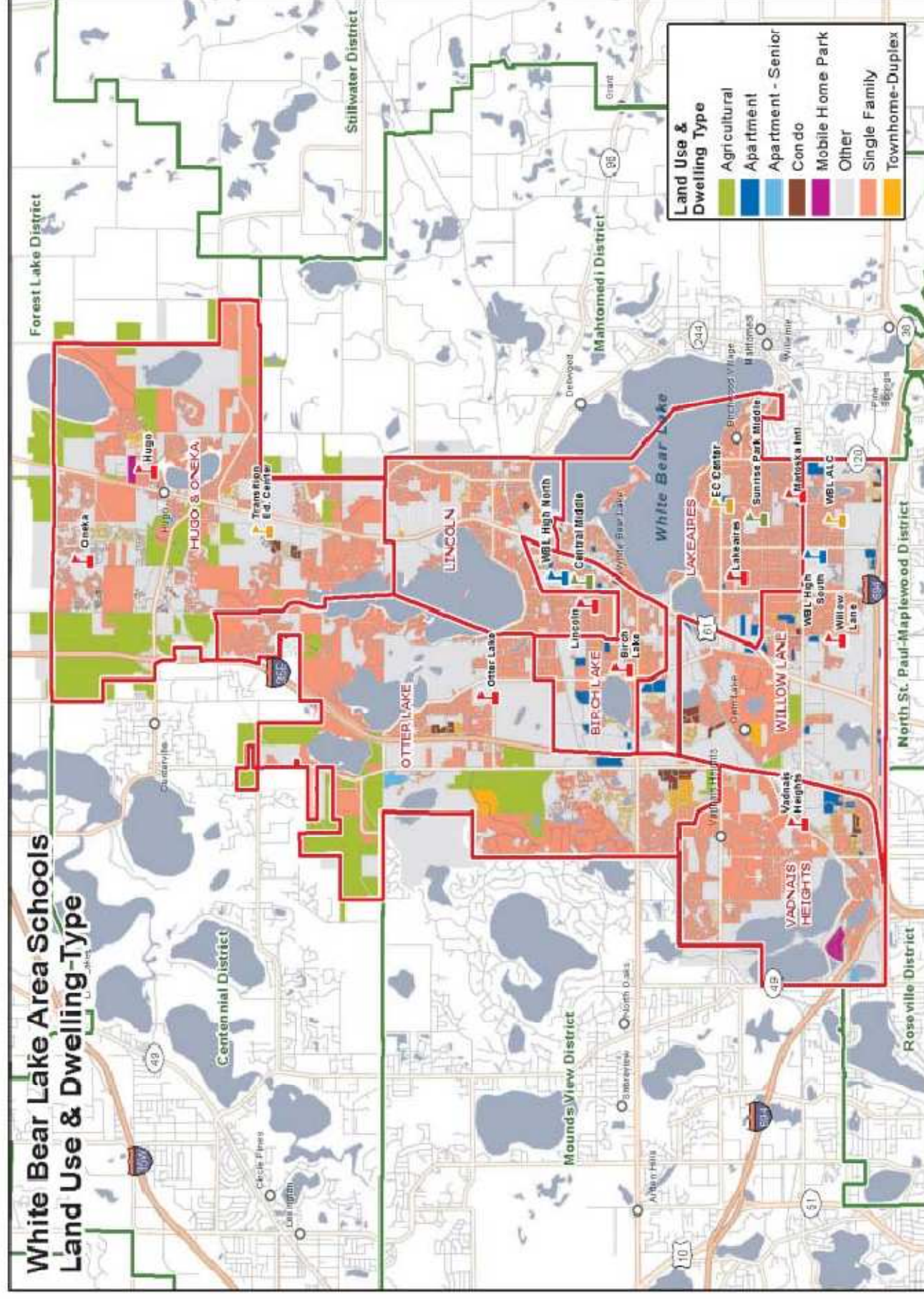
Attendance Area	Total Dwellings	Single Family Dwelling	% Single-Family Dwelling	Townhomes/ Duplex	% Townhomes/ Duplex	Apartment Units	% Apartment Units	Condos	% Condos	Mobile Homes	% Mobile Homes
Birch Lake	2,168	1,434	66.1%	209	9.6%	525	24.2%	0	0.0%	0	0.0%
Hugo & Oneka	4,933	2,695	54.6%	928	18.8%	20	0.4%	1,141	23.1%	149	3.0%
Lakeaires	5,546	4,191	75.6%	256	4.6%	1,078	19.4%	21	0.4%	0	0.0%
Lincoln	2,305	2,088	90.6%	153	6.6%	4	0.2%	60	2.6%	0	0.0%
Otter Lake	4,215	2,566	60.9%	783	18.6%	417	9.9%	449	10.7%	0	0.0%
Vadnais Heights	3,258	2,104	64.6%	469	14.4%	330	10.1%	169	5.2%	186	5.7%
Willow Lane	5,380	2,170	40.3%	740	13.8%	2,172	40.4%	298	5.5%	0	0.0%
Totals	27,805	17,248	62.0%	3,538	12.7%	4,546	16.3%	2,138	7.7%	335	1.2%

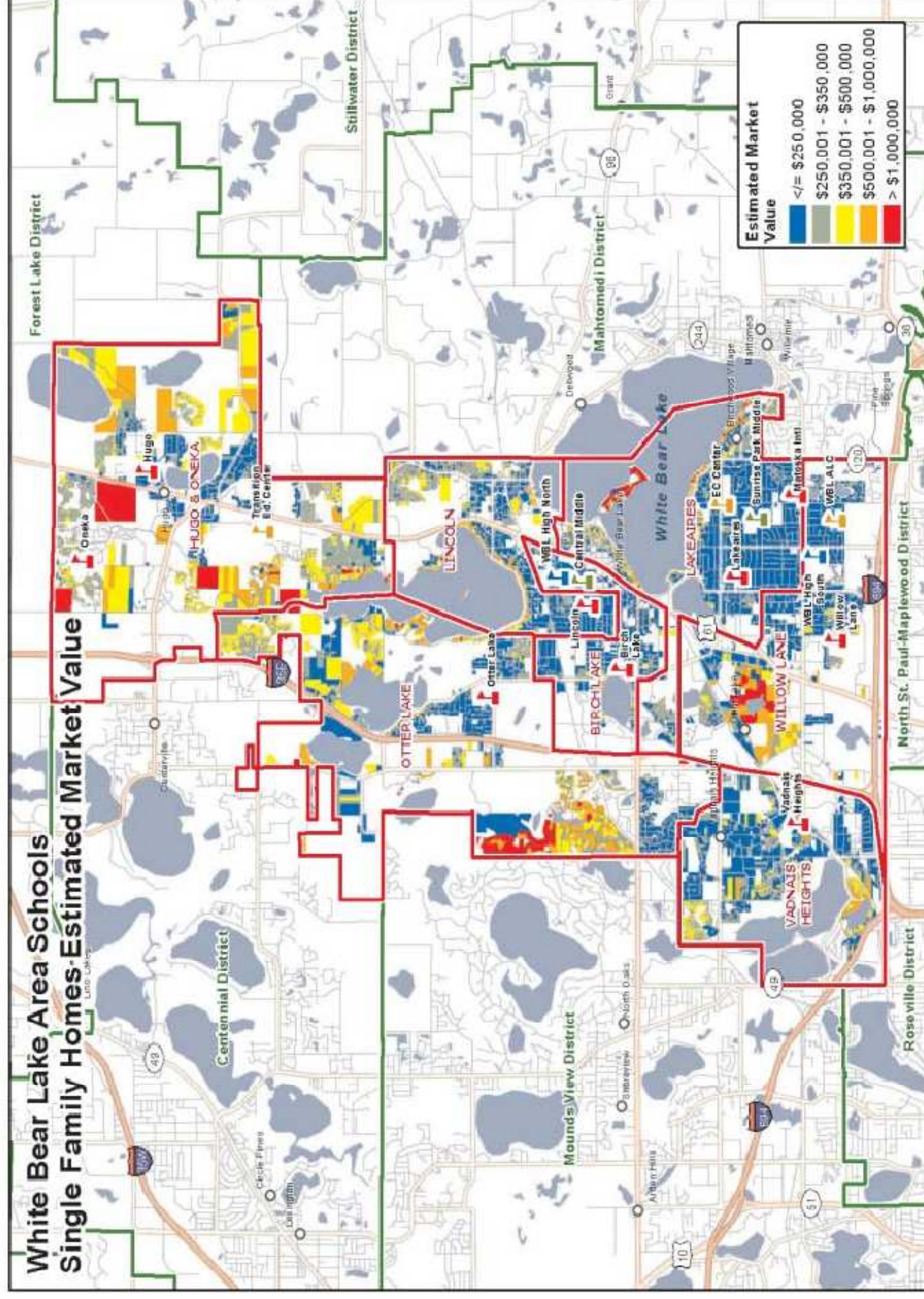
TABLE 8: AVERAGE VALUE OF SINGLE FAMILY HOMES & DECADE BUILT BY ELEMENTARY SCHOOL ATTENDANCE AREA

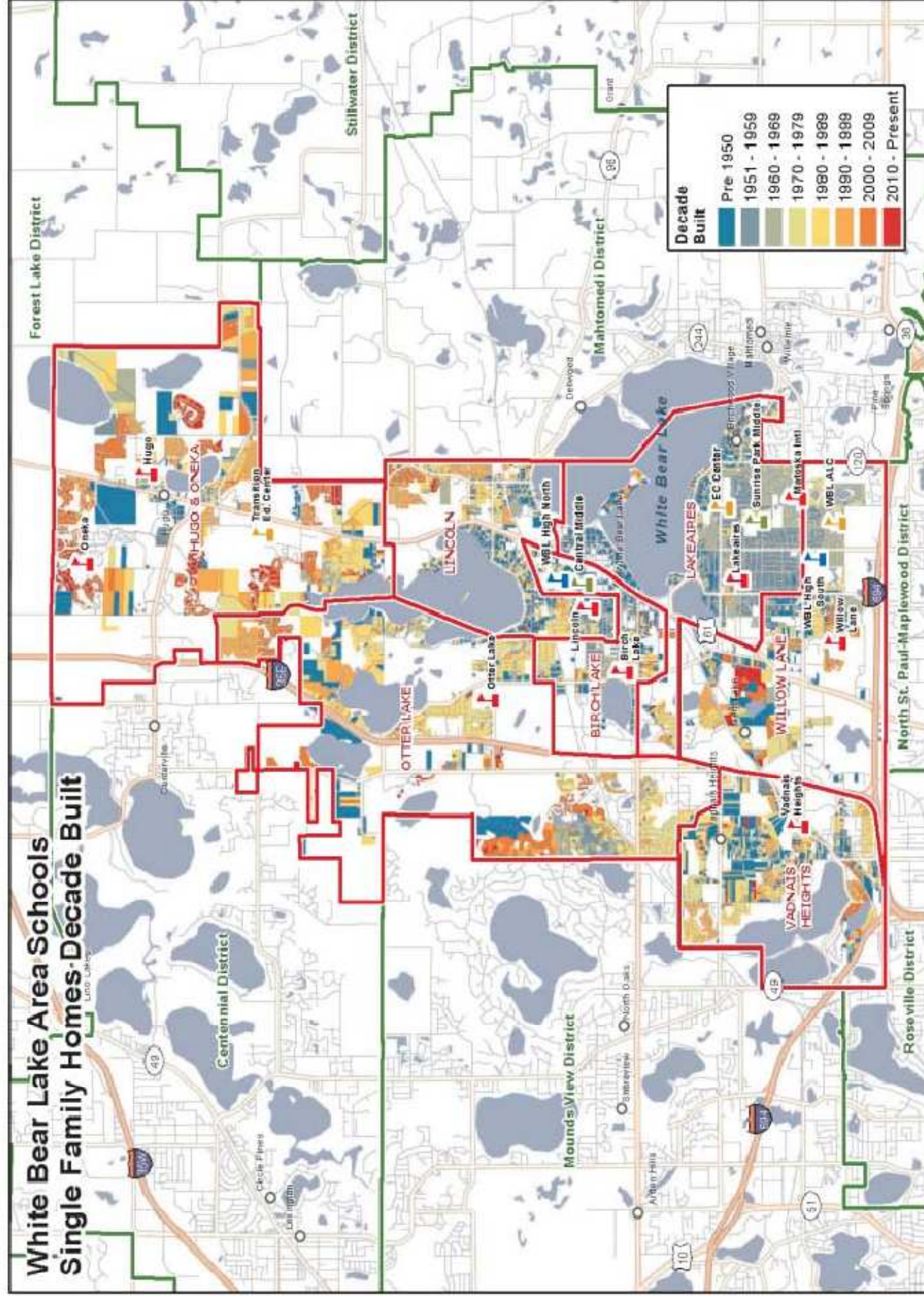
Attendance Area	Total Single-Family Homes	Average Home Value	Pre-1950	% of Total	1950-1959	% of Total	1960-1969	% of Total	1970-1979	% of Total	1980-1989	% of Total	1990-1999	% of Total	2000-2009	% of Total	2010 - Present	% of Total
Birch Lake	1,434	\$197,784	398	27.8%	311	21.7%	110	7.7%	278	19.4%	215	15.0%	50	3.5%	53	3.7%	19	1.3%
Hugo & Oneka	2,695	\$308,104	240	8.9%	38	1.4%	98	3.6%	134	5.0%	160	5.9%	564	20.9%	991	36.8%	470	17.4%
Lakeaires	4,191	\$243,255	769	18.3%	1,579	37.7%	1,089	26.0%	340	8.1%	191	4.6%	151	3.6%	48	1.1%	24	0.6%
Lincoln	2,088	\$249,508	603	28.9%	190	9.1%	115	5.5%	252	12.1%	342	16.4%	374	17.9%	163	7.8%	49	2.3%
Otter Lake	2,566	\$324,644	157	6.1%	77	3.0%	148	5.8%	547	21.3%	811	31.6%	411	16.0%	359	14.0%	56	2.2%
Vadnais Heights	2,104	\$257,802	232	11.0%	136	6.5%	62	2.9%	294	14.0%	740	35.2%	503	23.9%	96	4.6%	41	1.9%
Willow Lane	2,170	\$227,799	191	8.8%	273	12.6%	600	27.6%	250	11.5%	277	12.8%	441	20.3%	114	5.3%	24	1.1%
Totals	17,248	\$262,113	2,590	15.0%	2,604	15.1%	2,222	12.9%	2,095	12.1%	2,736	15.9%	2,494	14.5%	1,824	10.6%	683	4.0%

TABLE 9: SINGLE FAMILY HOMES MOST RECENT YEARS SOLD & AVERAGE SALE PRICE

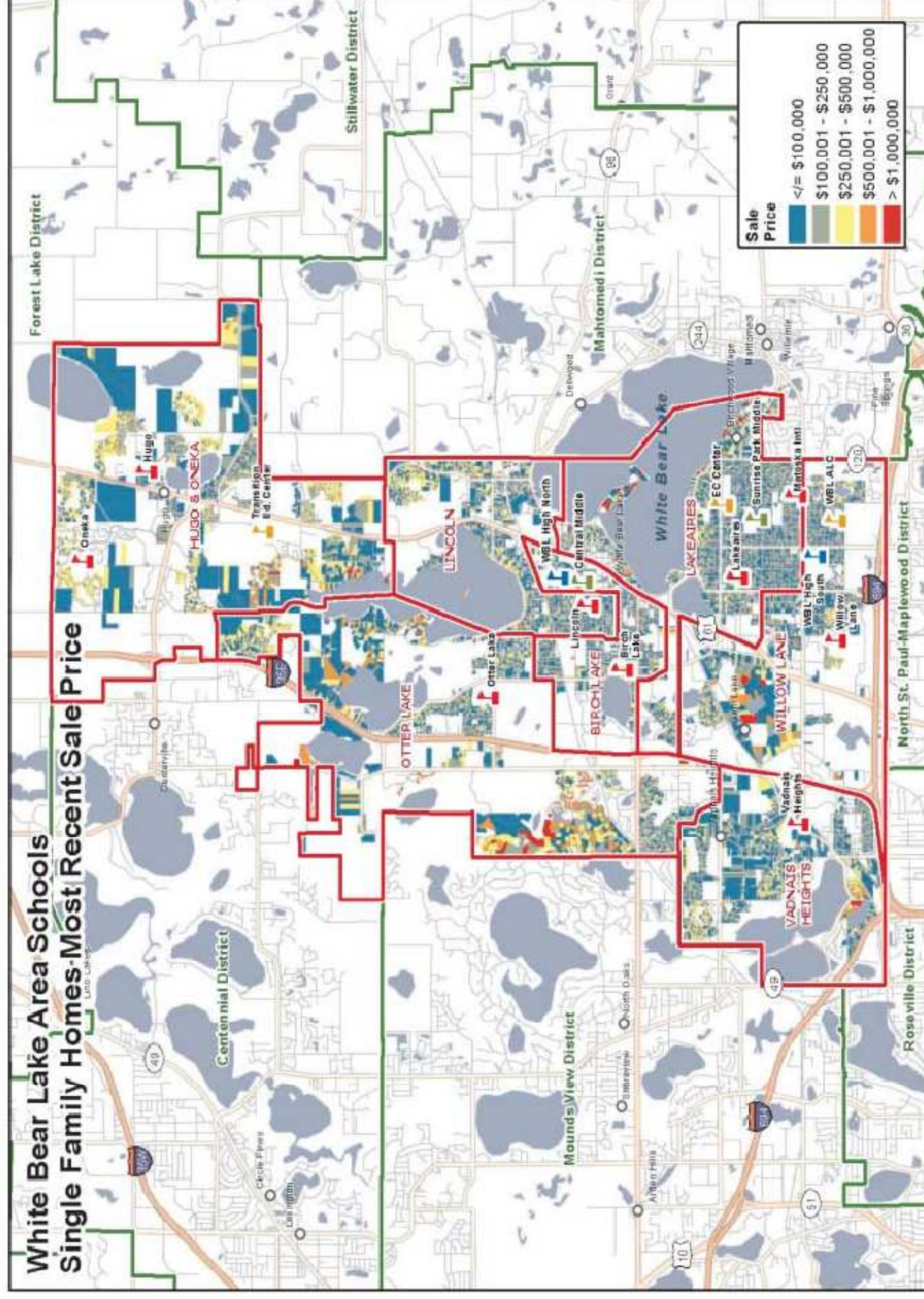
Attendance Area	Total Single-Family Homes	Sold From 1990 - 1999	Avg. Sale Price 1990 - 1999	Sold From 2000 - 2009	Avg. Sale Price 2000 - 2009	Sold From 2010 - Present	Avg. Sale Price 2010 - Present
Birch Lake	1,434	211	\$99,991	301	\$199,737	459	\$191,313
Hugo & Oneka	2,695	282	\$118,224	849	\$277,099	1,165	\$313,583
Lakeaires	4,191	676	\$129,951	888	\$260,182	1,202	\$240,117
Lincoln	2,088	403	\$122,151	481	\$241,676	581	\$244,441
Otter Lake	2,566	361	\$152,284	649	\$341,986	711	\$356,193
Vadnais Heights	2,104	457	\$149,642	471	\$275,861	532	\$263,002
Willow Lane	2,170	376	\$126,961	519	\$233,701	617	\$224,995
Totals	17,248	2,766	\$131,316	4,158	\$268,615	5,267	\$268,976



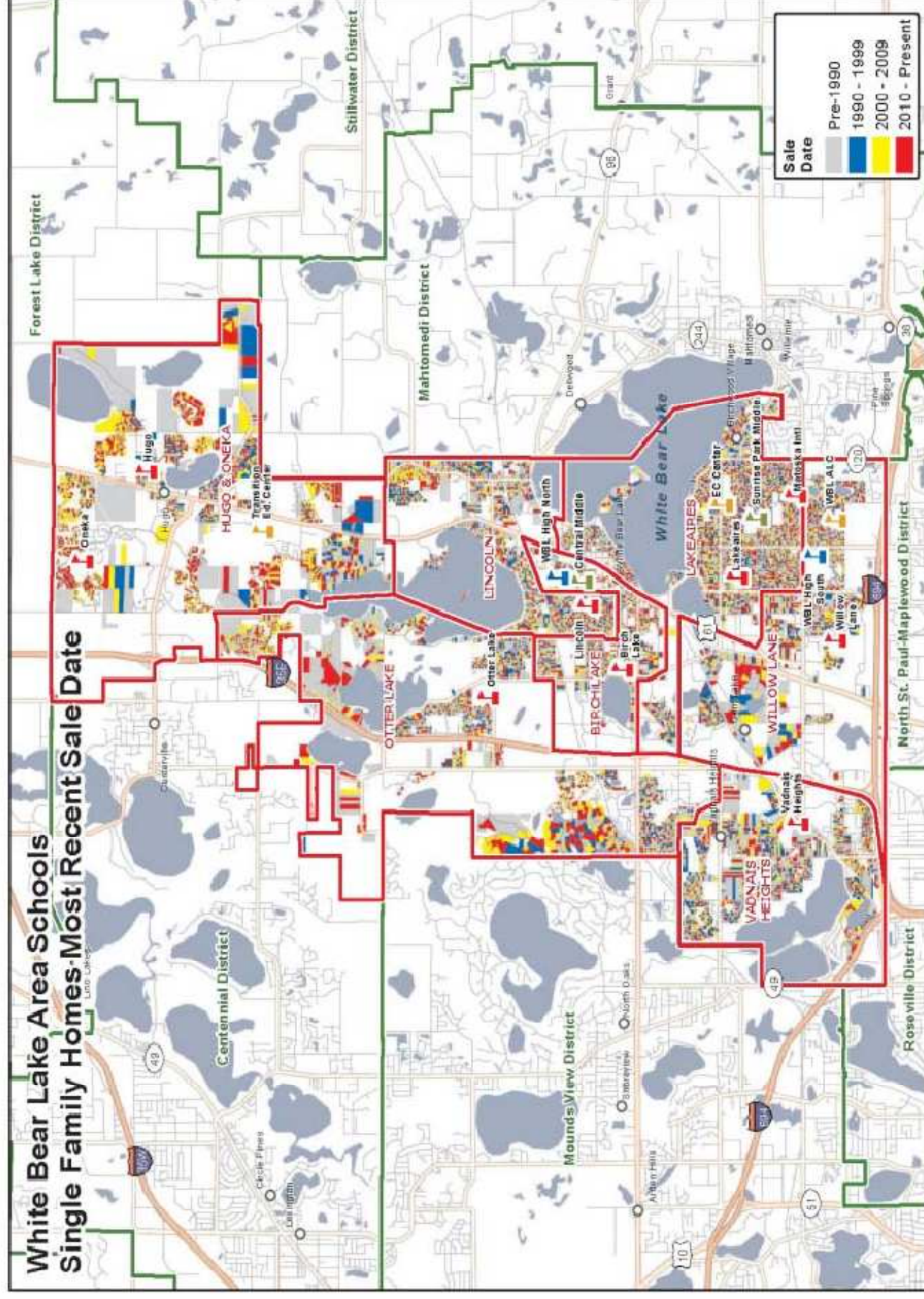




Map 17: White Bear Lake Area School District – Single Family Homes Decade Built



Map 18: White Bear Lake Area School District – Single Family Homes Most Recent Sale Price



RESIDENT STUDENT YIELD ANALYSIS

The type of dwelling resident students reside in is presented in **Table 10**. The largest proportion of enrolled students lives in single family homes (80.5%). The neighborhoods in the Lincoln attendance area had the highest percentage of students living in single family homes (97.4%), while Willow Lane attendance area had the lowest (66.4%). **Table 11** illustrates the K-12 student yields for various dwelling types by elementary attendance area. The district-wide student yield for single family homes is 0.35

Key Findings

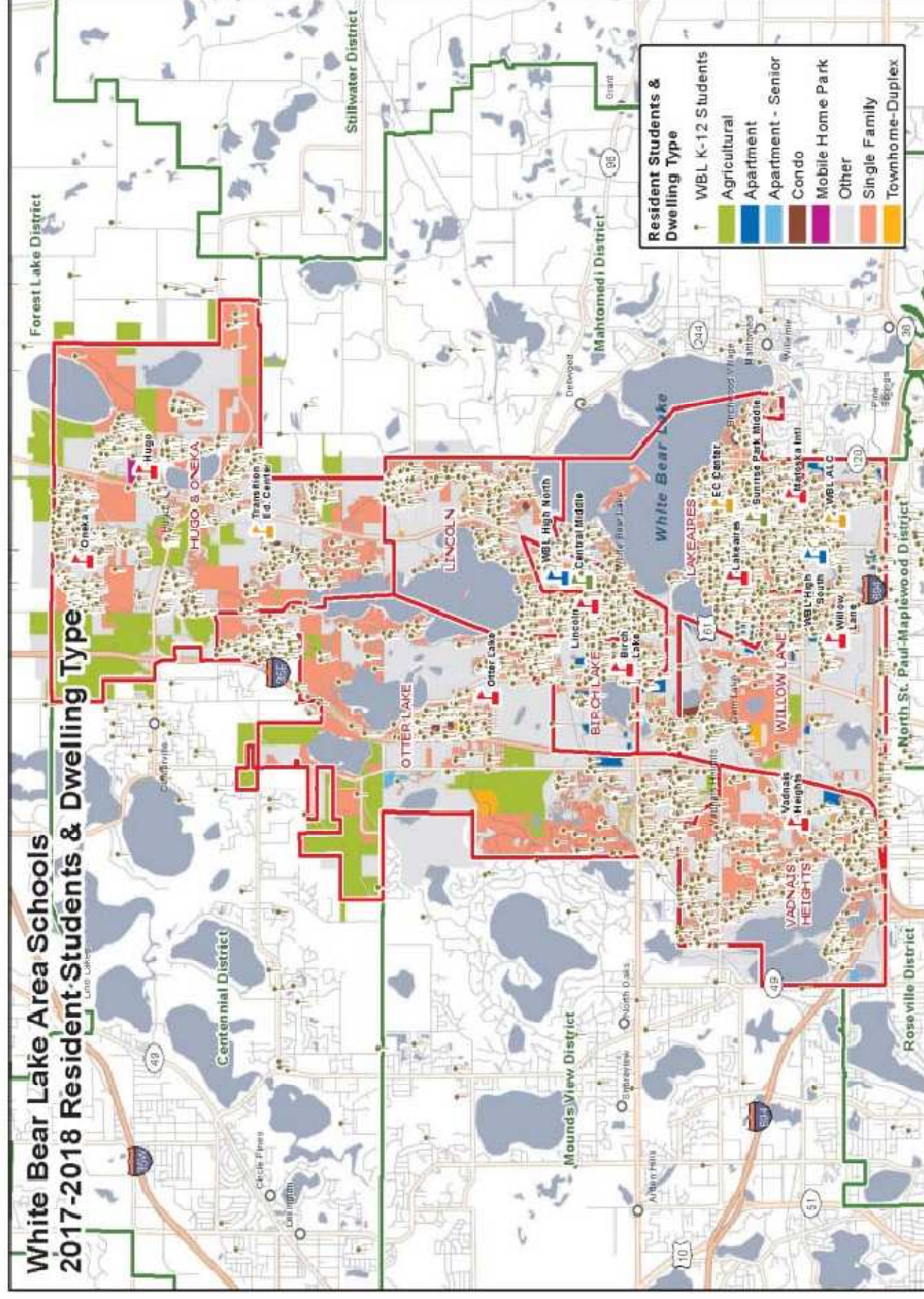
- The proportion of resident enrolled students living in a particular dwelling type and their percentage of the total (**Table 10 & Map 20**):
 - Single Family Dwellings: 6,011 (80.5%)
 - Townhomes: 490 (6.6%)
 - Apartment Units: 585 (7.8%)
 - Condominiums: 311 (4.2%)
 - Mobile Homes: 71 (1.0%)
- The resident enrolled student yield by dwelling type (**Table 11**):
 - Single Family Dwellings: 0.35
 - Townhomes: 0.14
 - Apartment Units: 0.13
 - Condominiums: 0.15
 - Mobile Homes: 0.21

TABLE 10: PROPORTION OF RESIDENT ENROLLED (K-12 STUDENTS) WITH DWELLING TYPE BY ELEMENTARY SCHOOL ATTENDANCE AREA

Attendance Area	Total Students	Single Family Dwelling	% Single-Family Dwelling	Townhomes/Duplex	% Townhomes/Duplex	Apartment Units	% Apartment Units	Condos	% Condos	Mobile Homes	% Mobile Homes
Birch Lake	597	485	81.2%	26	4.4%	86	14.4%	0	0.0%	0	0.0%
Hugo & Oneka	2,003	1,528	76.3%	243	12.1%	5	0.2%	227	11.3%	0	0.0%
Lakeaires	1,256	1,105	88.0%	10	0.8%	141	11.2%	0	0.0%	0	0.0%
Lincoln	724	705	97.4%	12	1.7%	7	1.0%	0	0.0%	0	0.0%
Otter Lake	1,015	842	83.0%	85	8.4%	38	3.7%	50	4.9%	0	0.0%
Vadnais Heights	771	614	79.6%	39	5.1%	33	4.3%	14	1.8%	71	9.2%
Willow Lane	1,102	732	66.4%	75	6.8%	275	25.0%	20	1.8%	0	0.0%
Totals	7,468	6,011	80.5%	490	6.6%	585	7.8%	311	4.2%	71	1.0%

TABLE 11: RESIDENT ENROLLED (K-12 STUDENTS) STUDENT YIELD BY DWELLING TYPE

Attendance Area	Single Family Dwelling	Townhomes/Duplex	Apartment Units	Condos	Mobile Homes
Birch Lake	0.34	0.12	0.16	0.00	0.00
Hugo & Oneka	0.57	0.26	0.25	0.20	0.00
Lakeaires	0.26	0.04	0.13	0.00	0.00
Lincoln	0.34	0.08	1.75	0.00	0.00
Otter Lake	0.33	0.11	0.09	0.11	0.00
Vadnais Heights	0.29	0.08	0.10	0.08	0.38
Willow Lane	0.34	0.10	0.13	0.07	0.00
Totals	0.35	0.14	0.13	0.15	0.21



ACTIVE & FUTURE HOUSING DEVELOPMENT SUMMARY

Areas within the White Bear Lake Public School District have experienced significant growth in new housing development in recent years, and this trend is expected to continue. New housing developments will have a significant impact on overall student enrollment.

Tables 12A & 12B list the current **active** housing developments in the district summarized by each elementary attendance area. Active developments are developments that have been approved, and construction of homes and infrastructure is currently underway. These developments include single-family homes and townhomes (**Map 21**). Reported here are the total number of units & lots comprising these developments, as well as the total number of units that are currently occupied. The total number of available units & lots is derived by subtracting the total units & lots from the occupied units. Available units & lots are further broken down into 4 categories:

1. Finished Vacant Units – Finished, move-in ready units with no occupants
2. Units Under Construction – Foundation/slab is poured but construction is incomplete
3. Vacant Developed Lots – Lots on a recorded plat with streets & utilities in place, ready for a home to be built
4. Future Units & Lots – Lots that are planned but are not yet fully developed with all infrastructure (streets, utilities, etc...)

Further, 5-year estimates for unit occupancy and availability were calculated based on estimated housing demand. This information was then utilized along with student yield figures from Table 11 to calculate the projected number of new school-

age children occupying these homes. The estimated school-age children derived in Tables 12A & 12B were factored into 5-year enrollment projections.

Table 12C reflects **future** housing developments in the district. Future developments are planned developments that have been submitted for consideration to the municipality for development approval. However, lots are not ready for homes to be constructed upon them. Future developments include single-family homes and townhomes (**Map 22**). Here again, estimates of school-age children occupying these homes were calculated based on current student yield rates. In this case, estimated students were not factored into the 5-year enrollment projections. However, they were included in the 10-year enrolment modeling estimates.

TABLE 12A: ACTIVE SINGLE-FAMILY HOME DEVELOPMENTS BY ELEMENTARY SCHOOL ATTENDANCE AREA

	Current						5-Year Estimates			
Attendance Area	Total Units & Lots	Occupied Units	Available Units & Lots	Finished Vacant Units	Units Under Construction	Vacant Developed Lots	Future Units & Lots	Additional Occupied Units	Available Units & Lots	Additional School-Age Children
Birch Lake	4	2	2	1	1	0	0	2	0	1
Hugo & Oneka	874	444	430	3	15	151	261	272	158	155
Lincoln	16	8	8	0	0	8	0	1	7	1
Otter Lake	139	46	93	5	6	43	39	67	26	22
Vadnais Heights	28	20	8	0	0	8	0	0	8	0
Willow Lane	30	24	6	0	1	5	0	0	6	0
Totals	1,091	544	547	9	23	215	300	342	205	179

TABLE 12B: ACTIVE TOWNHOME & CONDO DEVELOPMENTS BY ELEMENTARY SCHOOL ATTENDANCE AREA

Attendance Area	Current						5-Year Estimates			
	Total Units & Lots	Occupied Units	Available Units & Lots	Finished Vacant Units	Units Under Construction	Vacant Developed Lots	Future Units & Lots	Additional Occupied Units	Available Units & Lots	Additional School-Age Children
Hugo & Oneka	625	382	243	2	1	136	104	150	93	39
Totals	625	382	243	2	1	136	104	150	93	39

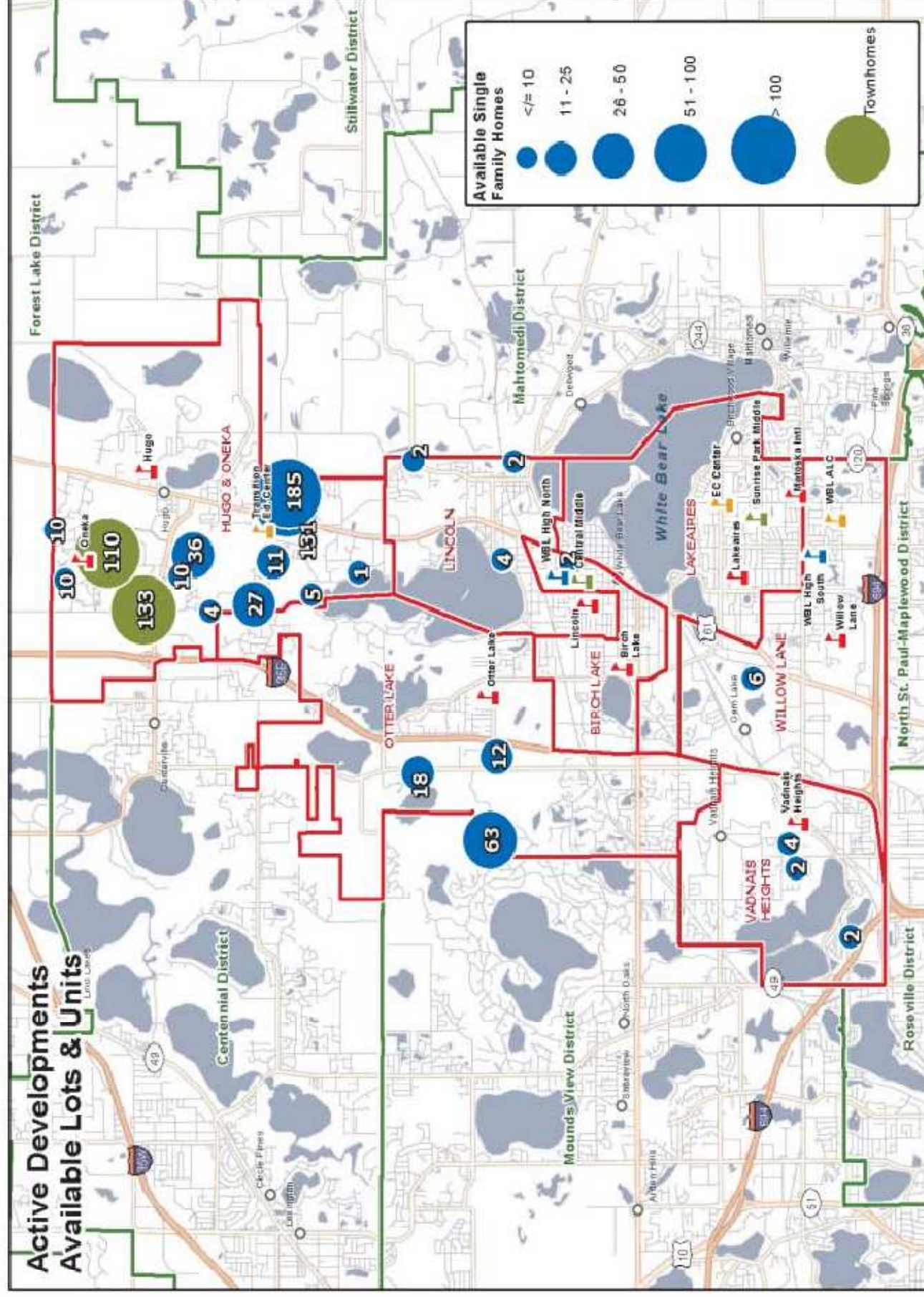
*Estimated school-age children in active developments were factored into WBL 5-Year enrollment projections along with resident births, retention rates, and market share

TABLE 12C: FUTURE DEVELOPMENTS BY ELEMENTARY SCHOOL ATTENDANCE AREA

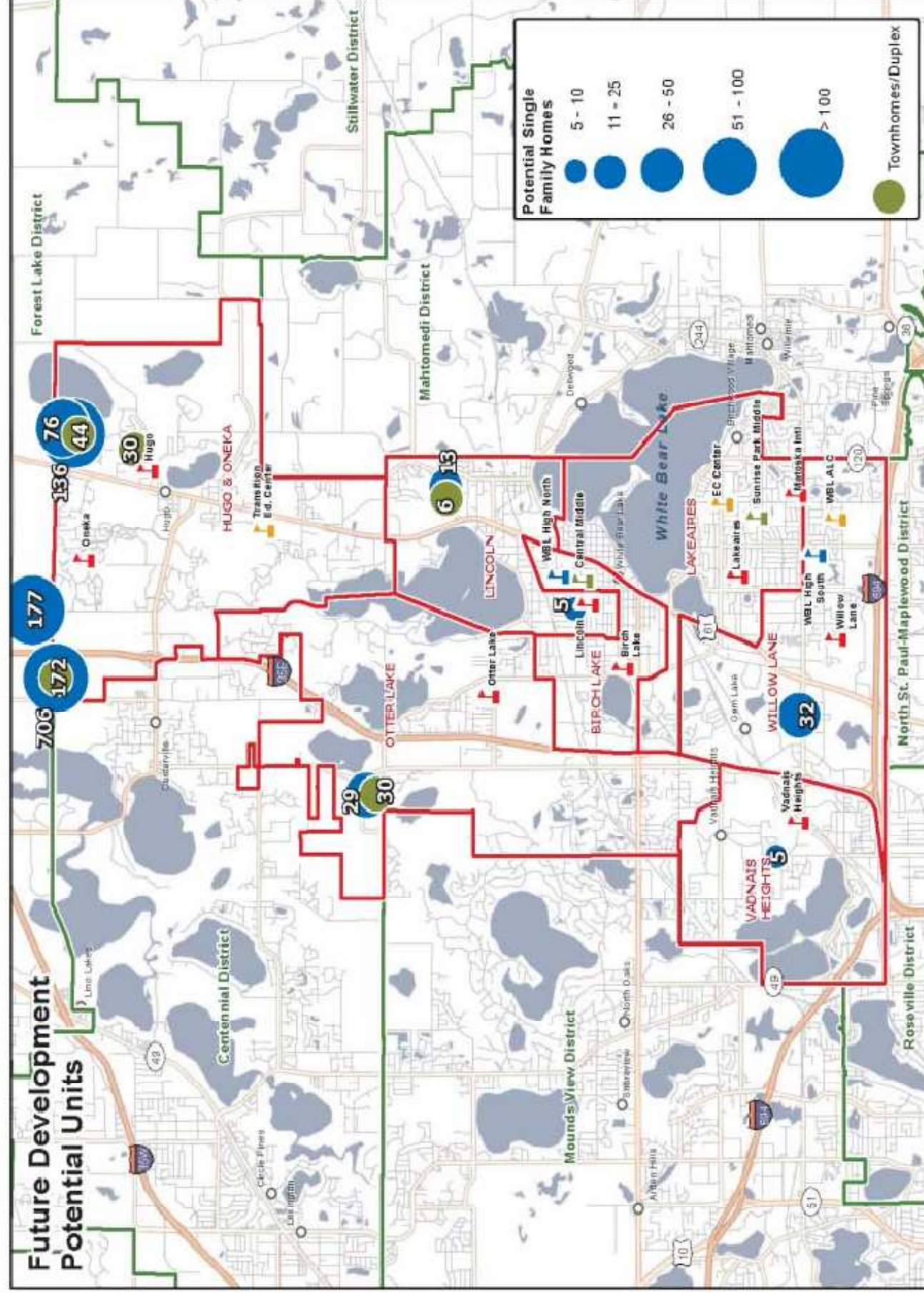
Attendance Area	Total Single - Family Homes		Total Townhome/Duplex Units		Estimated School-Age Children
Hugo & Oneka	1,095		246		688
Lincoln	18		6		6
Otter Lake	29		30		13
Vadnais Heights	5		0		1
Willow Lane	32		0		11
Totals	1,179		282		719

*Future developments are not yet approved and lots are not ready for homes to be constructed on them

*Estimated school-age children in future developments were NOT factored into WBL 5-year enrollment projections



Map 21: Active Developments – Available Lots & Units



STUDENT SOCIOECONOMIC ANALYSIS

Key Findings 2017-2018 School Year

All K-12 Students (Table 13)

- The overall racial/ethnic makeup was:
 - Asian 6.7%
 - Black 5.6%
 - Hispanic 5.8%
 - Native Am/Pac Islander 0.6%
 - Multiracial 7.6%
 - White 73.7%
- 23.5% of students qualified for free/reduced lunch
- 13.6% of students were special education students
- 3.5% of students were ELL Students
- Median Income was \$78,303

Elementary School (K-5) Students

- The overall racial/ethnic makeup was:
 - Asian 6.8%
 - Black 5.6%
 - Hispanic 5.6%
 - Native Am/Pac Islander 0.6%
 - Multiracial 8.5%
 - White 72.8%
- 24.1% of students qualified for free/reduced lunch
- 14.0% of students were special education students
- 5.4% of students were ELL Students
- Median Income was \$77,845

Middle School (6-8) Students

- The overall racial/ethnic makeup was:
 - Asian 6.2%
 - Black 6.6%
 - Hispanic 5.9%
 - Native Am/Pac Islander 0.6%
 - Multiracial 7.6%
 - White 73.0%
- 25.5% of students qualified for free/reduced lunch
- 14.2% of students were special education students
- 2.2% of students were ELL Students
- Median Income was \$78,268

High School (9-12) Students

- The overall racial/ethnic makeup was:
 - Asian 6.8%
 - Black 4.8%
 - Hispanic 6.0%
 - Native Am/Pac Islander 0.5%
 - Multiracial 6.1%
 - White 75.7%
- 21.2% of students qualified for free/reduced lunch
- 12.3% of students were special education students
- 1.5% of students were ELL Students
- Median Income was \$79,085

It should be noted that the median household income values do not reflect the actual income of specific student households, but instead shows income based on the particular geographic region in which each student resides. In this case income data is summarized by census block groups.

TABLE 13: SOCIOECONOMIC ANALYSIS ALL K-12 STUDENTS

Grade Level	Total Students	Asian	% Asian	Black	% Black	Hispanic	% Hispanic	Native Am or Pacific Islander	% Native Am or Pacific Islander	Multiracial	% Multiracial	White	% White
Elementary (K-5)	4,120	281	6.8%	232	5.6%	233	5.6%	25	0.6%	350	8.5%	3,000	72.8%
Middle (6-8)	1,842	114	6.2%	122	6.6%	109	5.9%	11	0.6%	141	7.6%	1,345	73.0%
High (9-12)	2,496	169	6.8%	119	4.8%	150	6.0%	13	0.5%	153	6.1%	1,891	75.7%
Totals	8,458	564	6.7%	473	5.6%	492	5.8%	49	0.6%	644	7.6%	6,235	73.7%

TABLE 13: SOCIOECONOMIC ANALYSIS ALL K-12 STUDENTS

Grade Level	Free or Reduced Lunch	% F/R Lunch	Spec Ed	% Spec Ed	ELL	% ELL	Median H.H. Income
Elementary (K-5)	993	24.1%	578	14.0%	223	5.4%	\$77,845
Middle (6-8)	469	25.5%	262	14.2%	40	2.2%	\$78,268
High (9-12)	529	21.2%	308	12.3%	37	1.5%	\$79,085
Totals	1,991	23.5%	1,147	13.6%	300	3.5%	\$78,303

HISTORICAL ENROLLMENT TRENDS & FACILITY UTILIZATION ANALYSIS

Key Findings

Between School Year 2010-2011 & 2017-2018

- Overall enrollment grew 6.6% from 7,934 to 8,458 (**Table 14**)
- Elementary school (K-5) enrollment grew 12.5% from 3,662 to 4,120
- Middle school (6-8) enrollment grew 7.4% from 1,715 to 1,842
- High school (9-12) enrollment declined 2.4% from 2,557 to 2,496
- The overall average survival cohort was 100.6%
 - Elementary (K-5): 100.9%
 - Middle (6-8): 101.0%
 - High (9-12): 100.0%

- High (9-12): 64.6%
- Other (ALC & TEC): 38.3%

Mid-Target Facility Capacity & Utilization - Fall 2017-2018

- Overall Mid-Target Facility Capacity was 10,800
- Overall Mid-Target Facility Utilization was 78.6% (**Map 23A**)
 - Elementary (K-5): 87.6%
 - Middle (6-8): 70.6%
 - High (9-12): 75.4%
 - Other (ALC & TEC): 46.9%

Max-Target Facility Capacity & Utilization - Fall 2017-2018

- Overall Max-Target Facility Capacity was 12,250
- Overall Max-Target Facility Utilization was 69.3% (**Map 23B**)
 - Elementary (K-5): 80.5%
 - Middle (6-8): 60.5%

White Bear Lake Area Public Schools Historical Student Enrollment

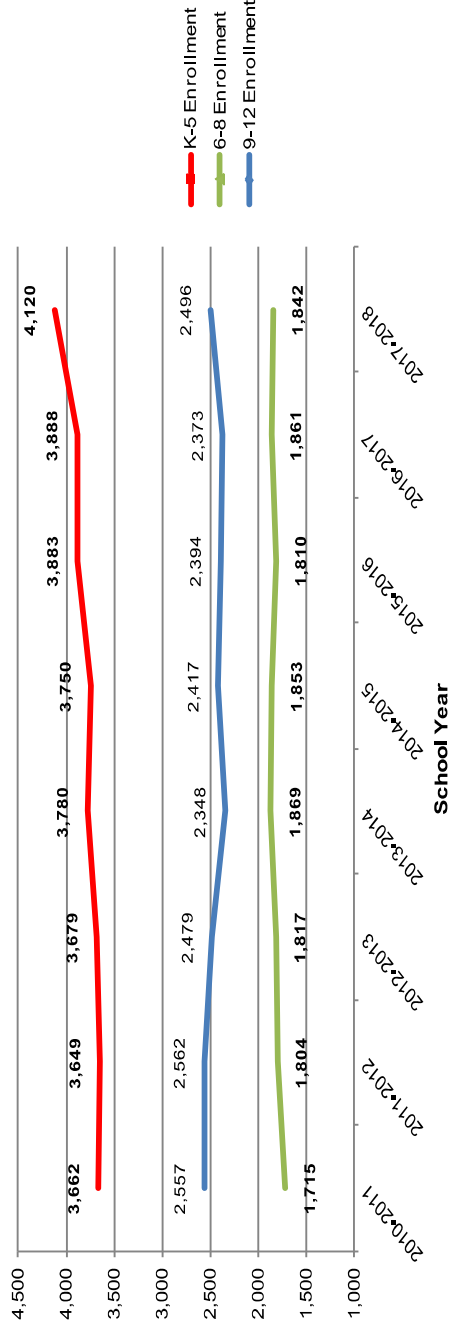
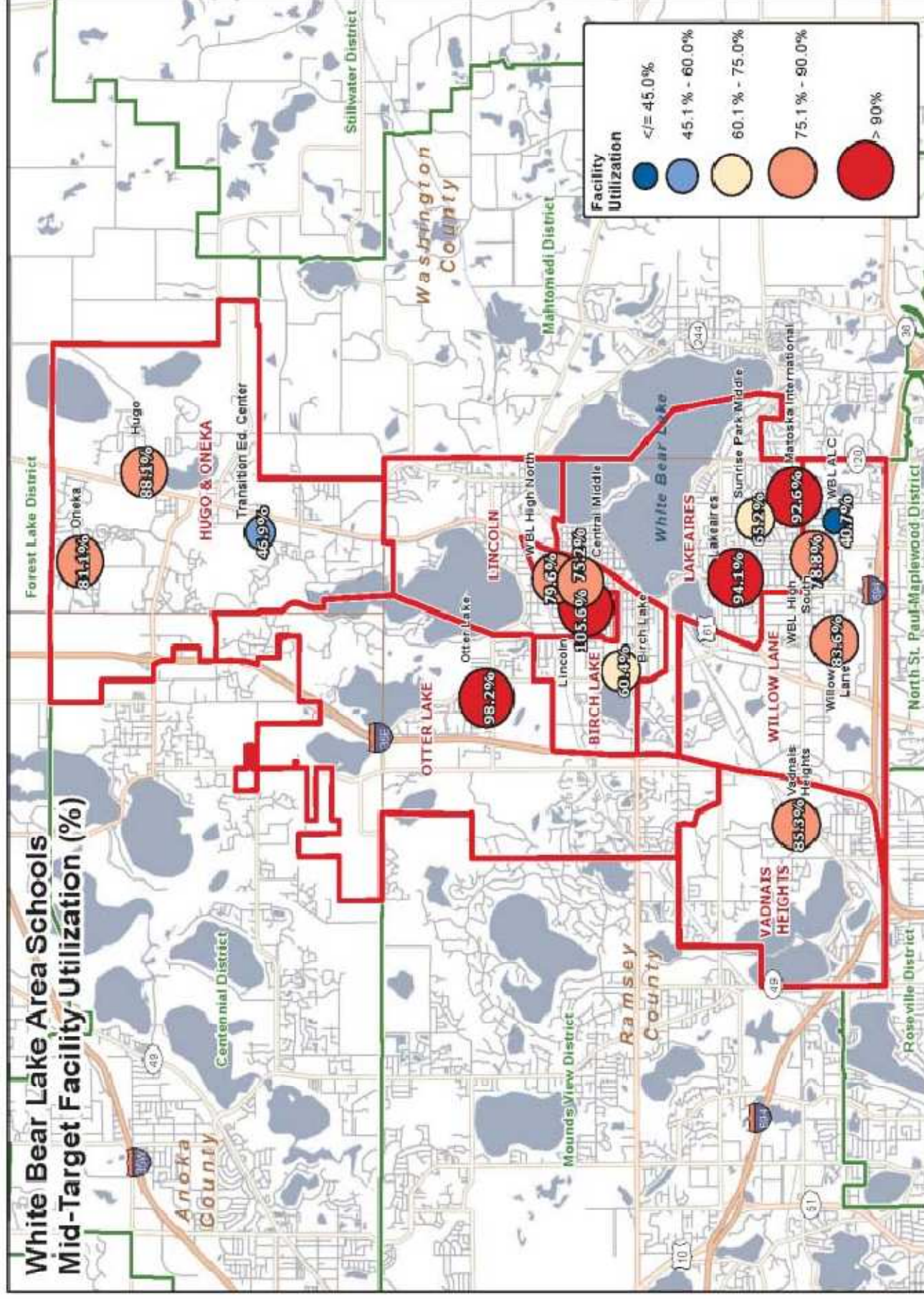
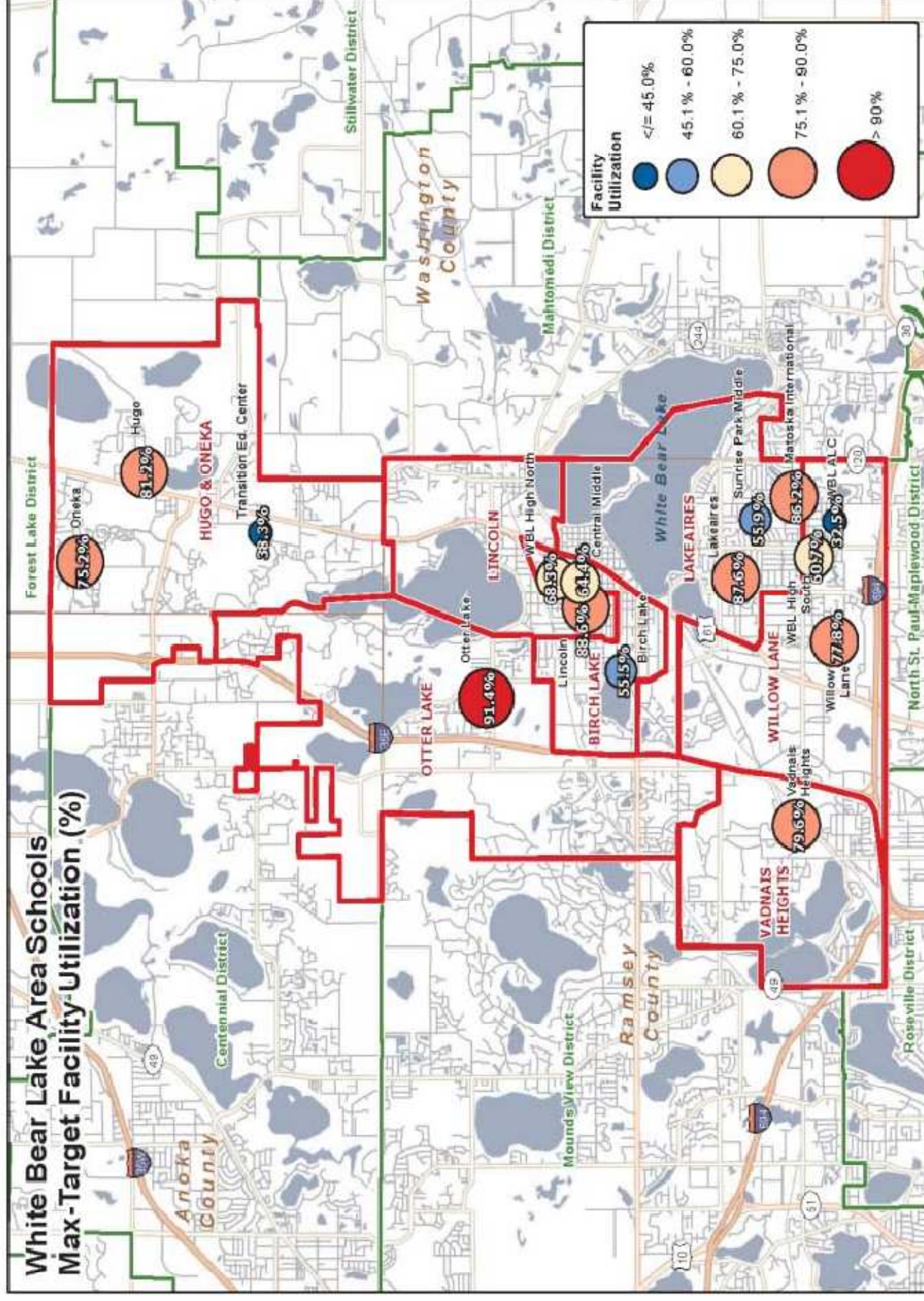


TABLE 14: WHITE BEAR LAKE AREA PUBLIC SCHOOLS HISTORICAL ENROLLMENT

Grade	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018
K	578	630	634	680	660	647	634	677
1	570	596	624	662	660	679	556	637
2	668	542	592	612	666	662	692	665
3	619	667	550	606	616	680	694	712
4	581	622	670	553	603	617	674	722
5	646	592	609	667	545	598	638	707
6	535	654	604	603	645	563	615	633
7	575	541	670	606	603	652	578	636
8	605	609	543	660	605	595	668	573
9	575	641	612	544	648	596	610	672
10	648	588	624	599	561	636	577	618
11	644	666	587	625	594	568	640	579
12	690	667	656	580	614	594	546	627
Total K - 5	3,662	3,649	3,679	3,780	3,750	3,883	3,888	4,120
Total 6 - 8	1,715	1,804	1,817	1,869	1,853	1,810	1,861	1,842
Total 9 - 12	2,557	2,562	2,479	2,348	2,417	2,394	2,373	2,496
Total K - 12	7,934	8,015	7,975	7,997	8,020	8,087	8,122	8,458



Map 23A: 2017-2018 Mid-Target Facility Utilization %



Map 23B: 2017-2018 Max-Target Facility Utilization %

MARKET SHARE ANALYSIS

Key Findings

In Fall 2017-2018

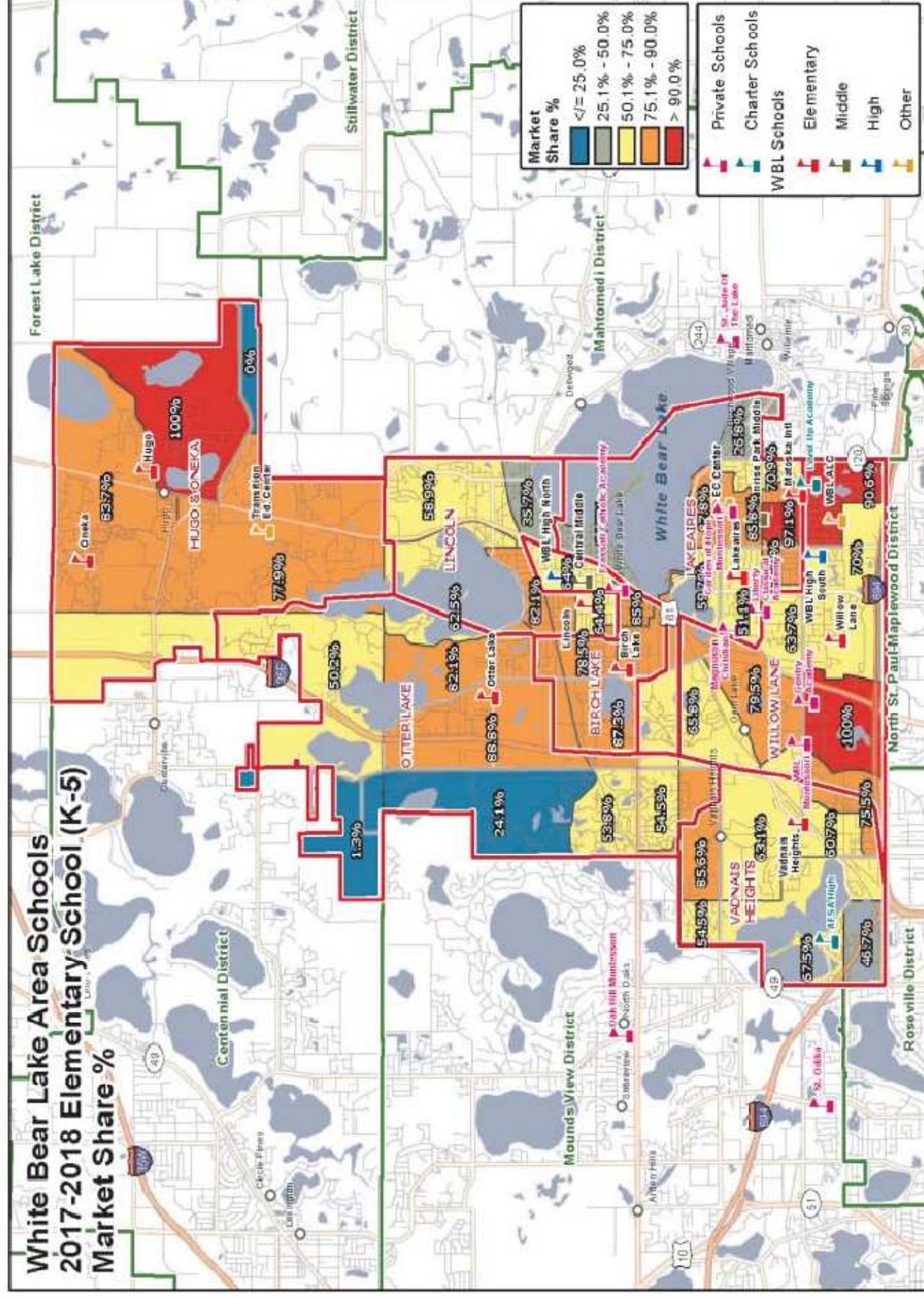
- Overall **Resident** K-12 district market share was 70% (**Table 15**)
 - Elementary (K-5): 3,633 (72% - **Map 24**)
 - Middle (6-8): 1,673 (66% - **Map 25**)
 - High (9-12): 2,162 (71% - **Map 26**)
- Approximately 11.7% (990) of students enrolled at White Bear Lake Area Schools are non-resident students
- Nearly 85% of non-resident students currently reside in the following school districts:
 - North St. Paul-Maplewood: 317 (32%)
 - St. Paul: 198 (20%)
 - Forest Lake: 139 (14%)
 - Centennial: 109 (11%)
 - Roseville: 40 (4%)
 - Mahtomedi: 30 (3%)
- Overall resident K-12 non-district market share was approximately 30%:
 - Open Enroll Out: 1,640 (15.5%)
 - Private/Home/Other School: 1,083 (10%)
 - Charter School: 460 (4.5%)
- 1,640 resident students open enrolled into another school district, and approximately 85% of these enrolled in the following school districts:
 - Mahtomedi: 471 (29%)
 - St. Paul: 227 (14%)
 - Mounds View: 162 (10%)
 - Centennial: 144 (8%)

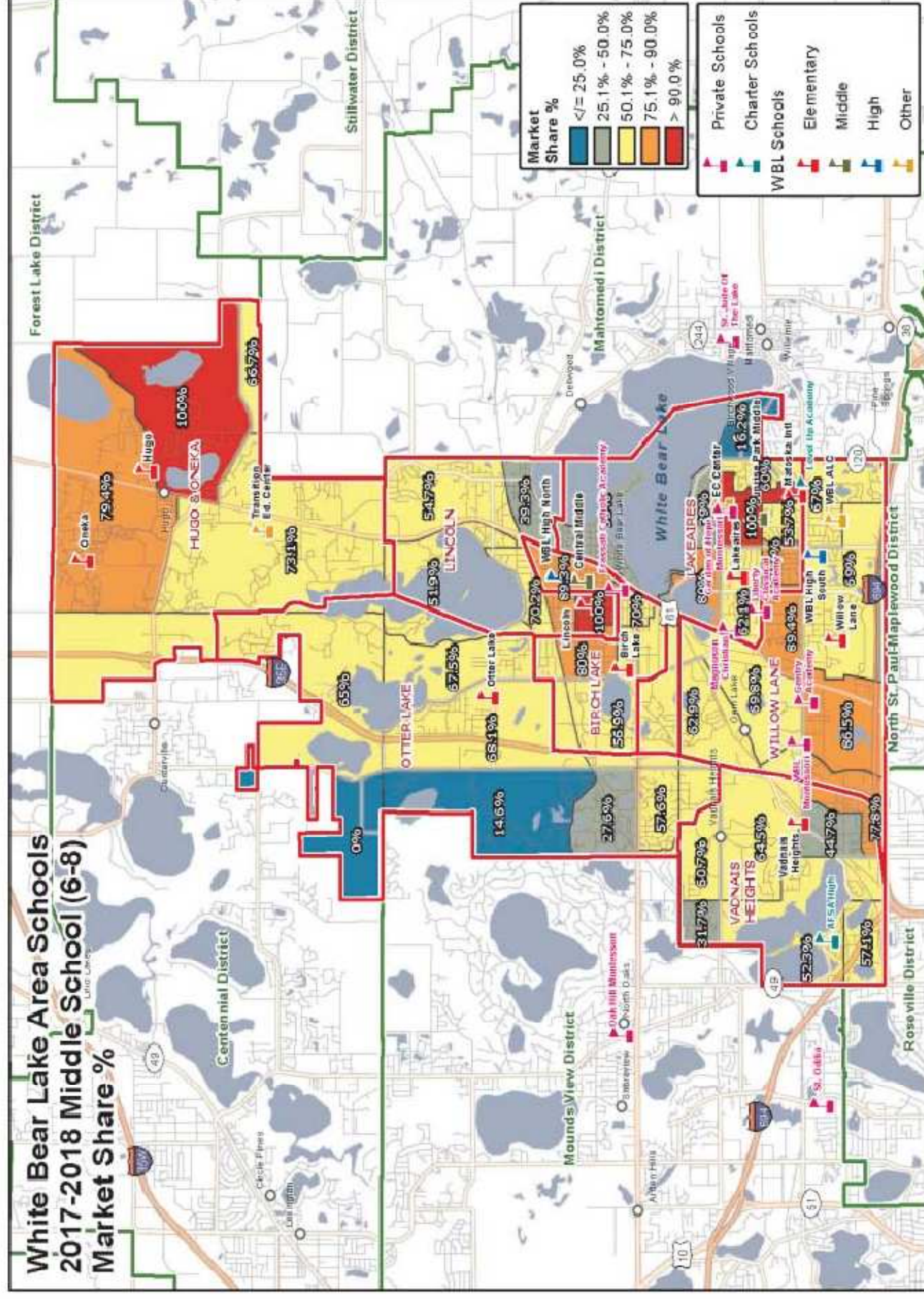
- Roseville: 135 (8%)
- Northeast Metro 916: 129 (8%)
- North St. Paul 124: (8%)
- 1,083 resident students enrolled in a private school, were homeschooled, or enrolled in other school options (specific data on resident students enrolled in private, homeschool, and other school options is not available)
- 460 resident students enrolled in a charter school, and over 65% of these enrolled in the following charter schools:
 - Academy for Sciences & Agriculture: 83 (18%)
 - Level Up Academy: 58 (13%)
 - Lakes International Language Academy: 40 (9%)
 - MTCs Connections Academy: 37 (8%)
 - St. Croix Prep Academy: 22 (5%)
 - St. Paul Conservatory for Performing Artists: 17 (4%)

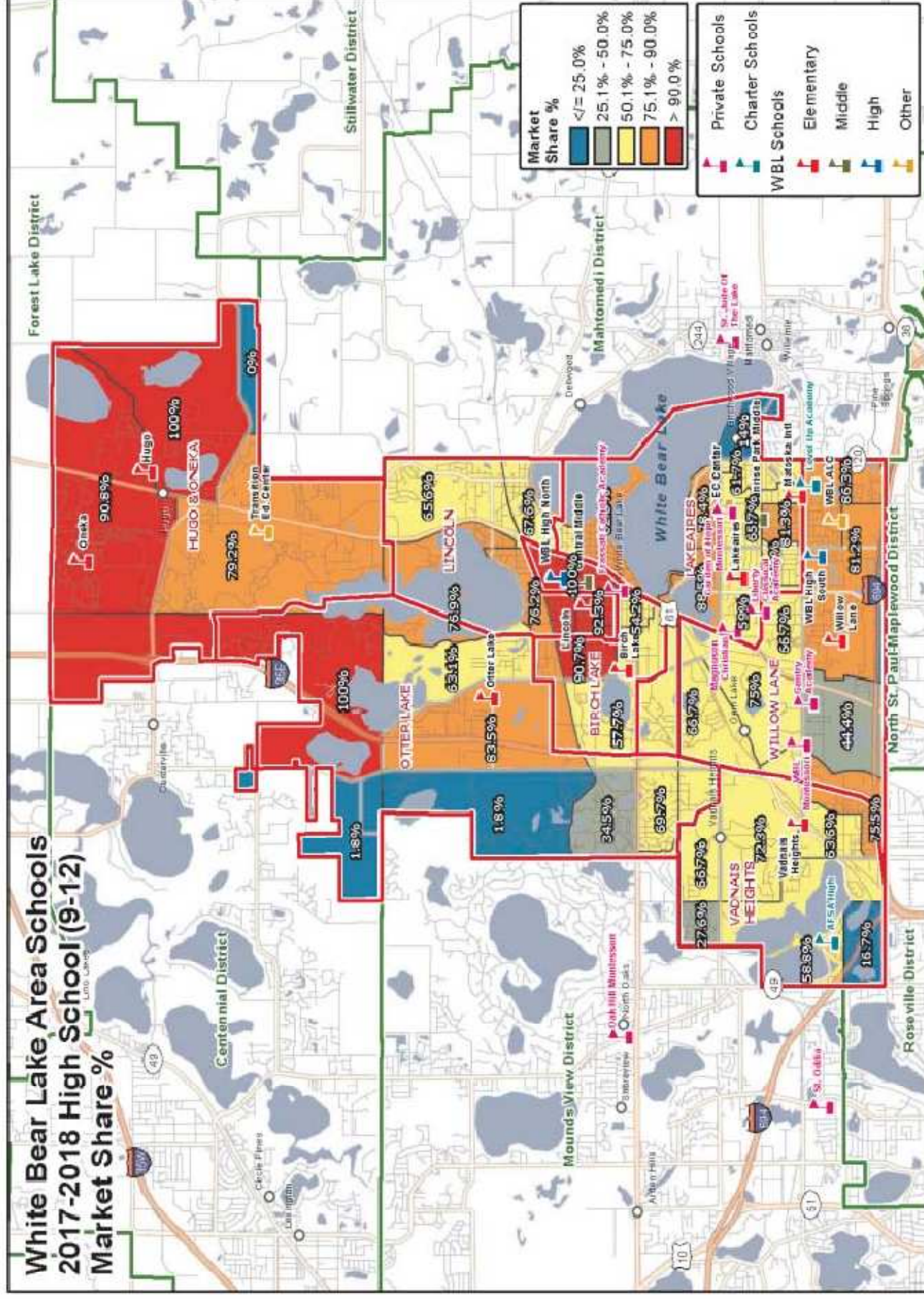
TABLE 15: 2017-2018 RESIDENT STUDENT K-12 MARKET SHARE BY ATTENDANCE AREA

Attendance Area	Resident Students	Market Share %
Birch Lake Elementary	278	72.0%
Hugo-Oneka Elementary	1,071	85.7%
Lakeaires Elementary	598	65.9%
Lincoln Elementary	307	70.6%
Otter Lake Elementary	453	57.9%
Vadnais Heights Elementary	371	65.8%
Willow Lane Elementary	555	75.8%
Central Middle	994	67.4%
Sunrise Park Middle	679	63.4%
White Bear Lake High	2,162	71.0%
Totals	7,468	70.0%

Note: Overall market share figures include data from WBL ALC







Map 26: 2017-2018 High School (9-12) Market Share Percentage by Census Block Group

5-YEAR PROJECTED ENROLLMENT TRENDS & FACILITY UTILIZATION ANALYSIS

Methodology

The following analysis presents 5-year, K-12 enrollment projections for the district. Five-year enrollment projections for kindergarten were derived by utilizing resident birth data obtained from the Minnesota Department of Health. Projected enrollments for grades 1 through 12 were then calculated by employing a cohort survival methodology. With this method, survival ratios were calculated based on historical student enrollments by dividing the total number of students per grade in a given year by the total number of students in the preceding grade in the previous year. An average of long-term and short-term survival ratios was then utilized to project future 1st through 12th graders. The total number of estimated dwelling types built, student yield per dwelling type, and market share were then factored into the final projections. Additional students from new housing developments were applied to grades K-5 only with the assumption that younger families would comprise the majority of new housing occupants (from Tables 12A & 12B above). These students were applied evenly across each grade. Market share values were based on current figures (Table 15).

Key Findings - By School Year 2022-2023

- Overall enrollment is projected to grow 5.8% from 8,458 to 8,948 (**Table 16**)
- Elementary school (K-5) enrollment is projected to decline 3.1% from 4,120 to 3,994
- Middle school (6-8) is projected to grow 16.9% from 1,842 to 2,153

- High school (9-12) is projected to grow 12.2% from 2,496 to 2,800 (*Includes WBL ALC*)
- Overall Mid-Target Facility Utilization is projected to be 82.9%
- Overall Max-Target Facility Utilization is projected to be 73.0%

Enrollment growth and decline will not be evenly distributed across the district, especially at the elementary school level. As housing development continues in the north part of the district, elementary schools in the area are projected to see an overall increase in enrollment – namely Hugo and Oneka Elementary Schools. However, enrolment declines are projected across the remaining elementary schools as declining birth rates will overcome any new growth and development that might occur there.

Growth is projected at both the middle and high school grade levels as the current wave of elementary students will advance in grade level. It is projected that overall middle school enrollment will peak in 2020-2021, while high school enrollment will most likely top out in 2024-2025.

Please note that the 5-year enrollment projections reported here are based on the assumptions built into the analysis. Thus, we assume that current birth rate trends, retention rates, market share, and housing demand will remain consistent 5 years from now. Also, all facility utilization percentages were based on mid and max-target capacity figures for school year 2017-2018

White Bear Lake Area Public Schools Projected Student Enrollment

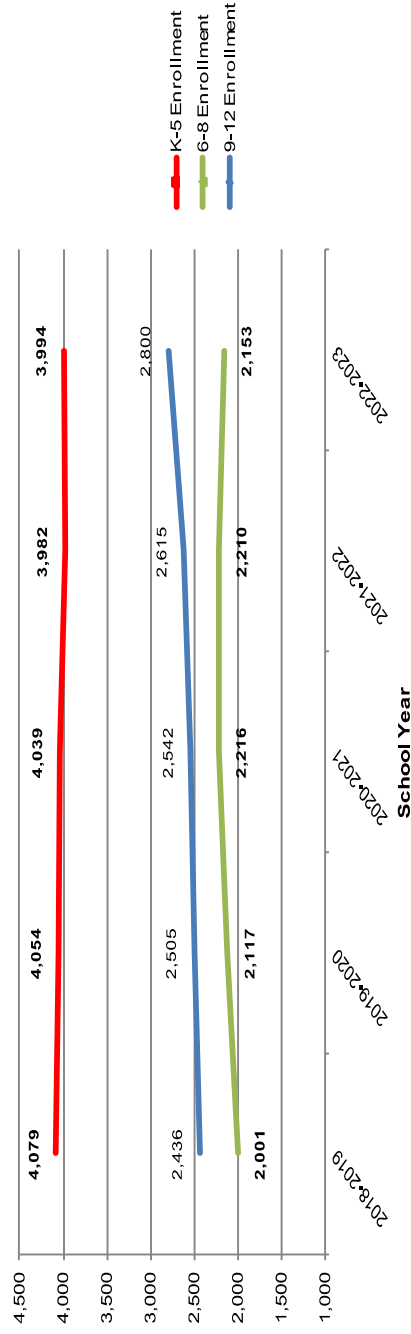


TABLE 16: PROJECTED ENROLLMENT

Grade	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023
K	627	668	667	614	650
1	673	625	663	659	611
2	644	680	632	669	667
3	689	665	706	654	693
4	718	693	671	711	658
5	729	723	701	674	716
6	713	735	729	706	680
7	648	729	752	746	723
8	641	652	735	758	751
9	580	649	661	744	767
10	667	576	644	656	739
11	621	671	579	648	660
12	568	609	658	568	635
Total K - 5	4,079	4,054	4,039	3,982	3,994
Total 6 - 8	2,001	2,117	2,216	2,210	2,153
Total 9 - 12	2,436	2,505	2,542	2,615	2,800
Total K - 12	8,517	8,676	8,797	8,807	8,948

10-YEAR ENROLLMENT MODELING - METHODOLOGY

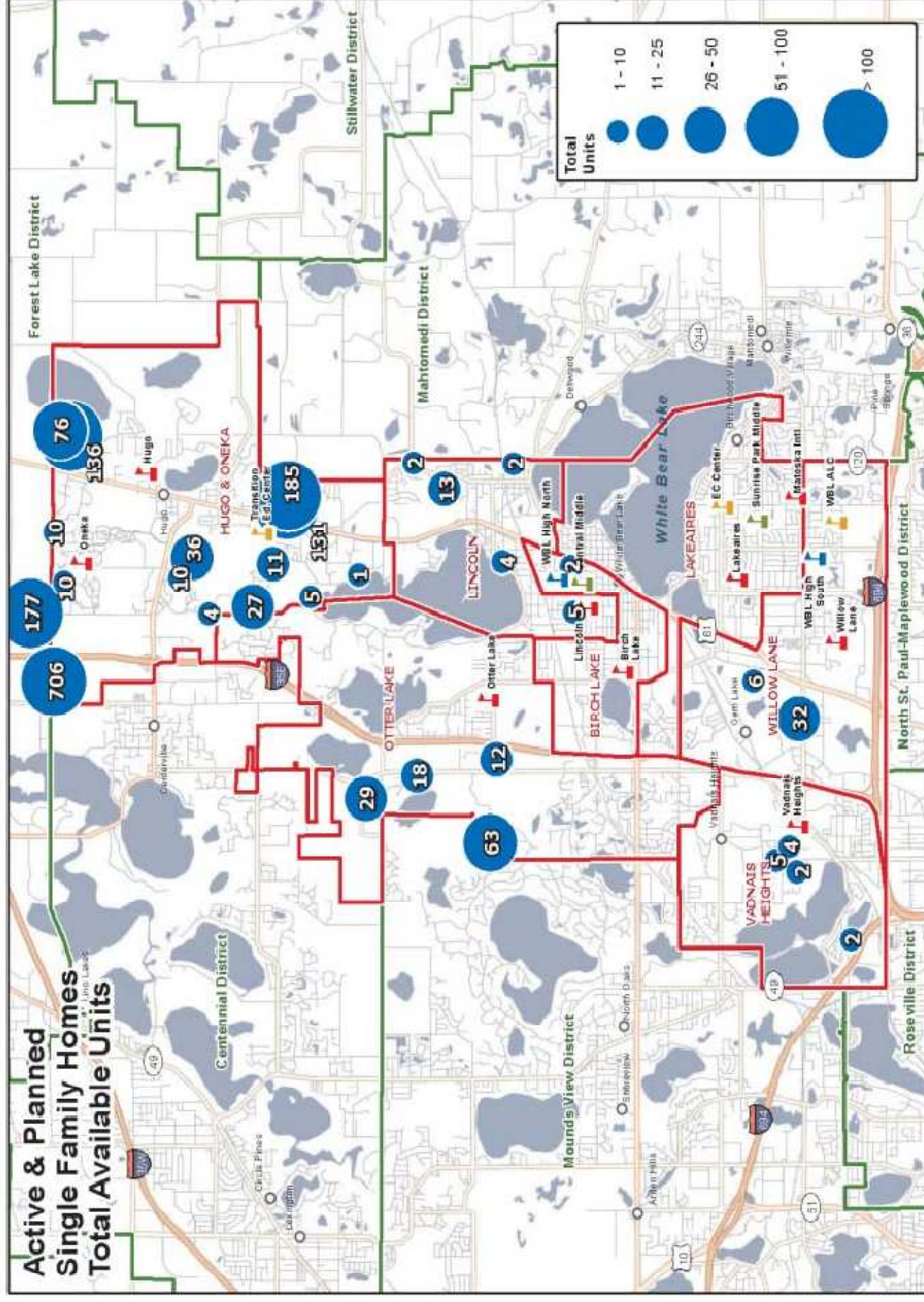
The following analysis presents an enrollment model for White Bear Lake Area Schools that reflects 10-year enrollment estimates based on an additional set of assumptions from the 5-year projection reported above. For this analysis we examine 5 different levels of future housing development and how each level might impact student enrollment and facility utilization going out 10 years. The 5 levels of housing development include:

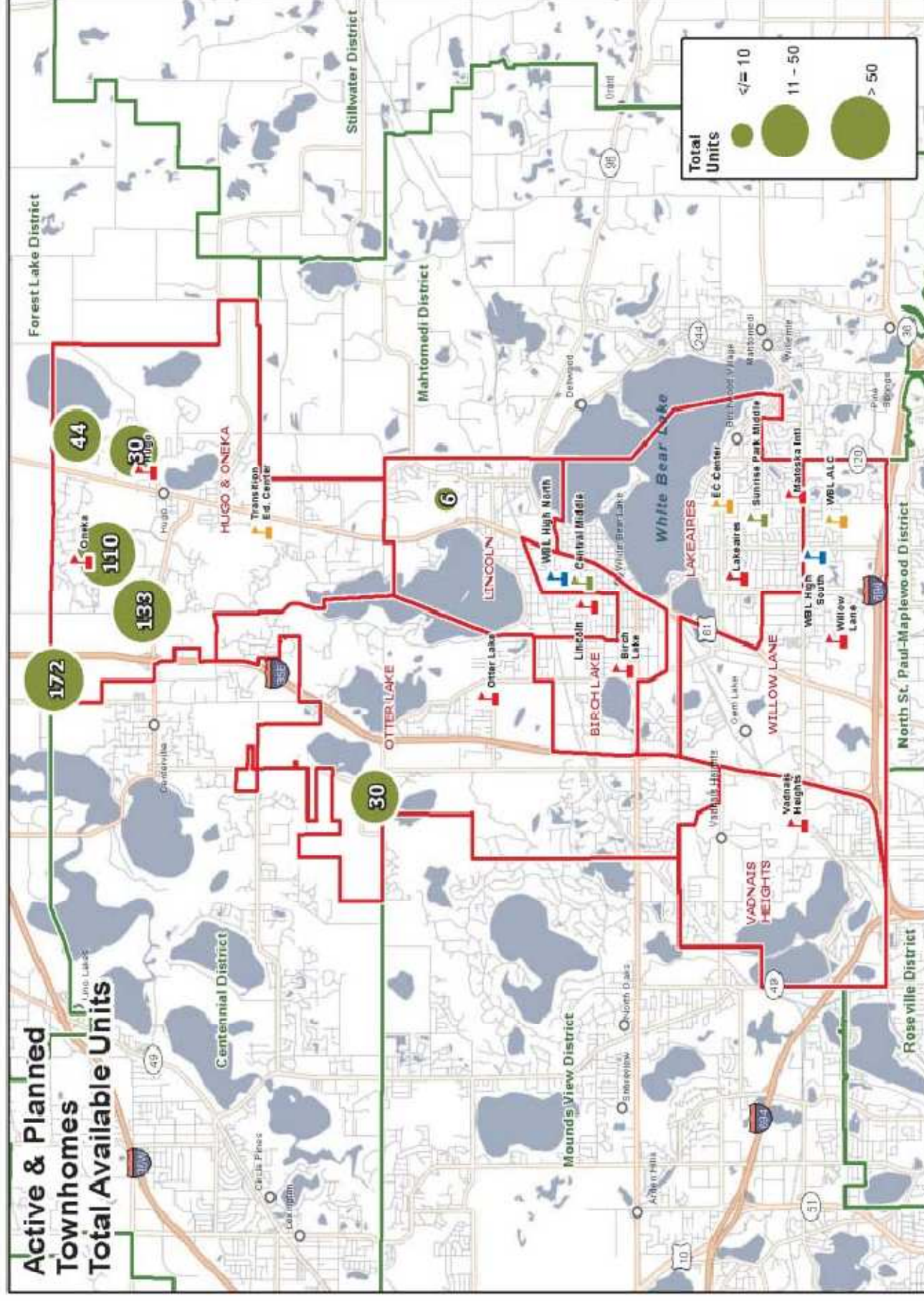
1. **No Development Beyond 2022/2023** - Five-year modeled enrollment for 2018/2019 through 2022/2023 is the same as reported above. Modeled enrollment beyond 2022/2023 is based on current birth trends and retention rates only. This model acts as a basis for level 2
2. **100% Active & Future Housing Development** – Modeled enrollment is based on 100% build out of all active and planned future housing developments (*Active developments are those where home construction is currently underway. Future developments are those that have been submitted for consideration to the municipality for development approval - Maps 27 & 28*). This model acts as a basis for levels 3-5
3. **50% Agricultural Land Development** – Modeled enrollment is based on 50% of all agricultural land being developed (*Includes those areas classified as agricultural land in the north part of the district only – Map 29*)
4. **75% Agricultural Land Development** – Modeled enrollment is based on 75% of all agricultural land in the north part of the district being developed

5. **100% Agricultural Land Development** – Modeled enrollment is based on 100% of all agricultural land in the north part of the district being developed

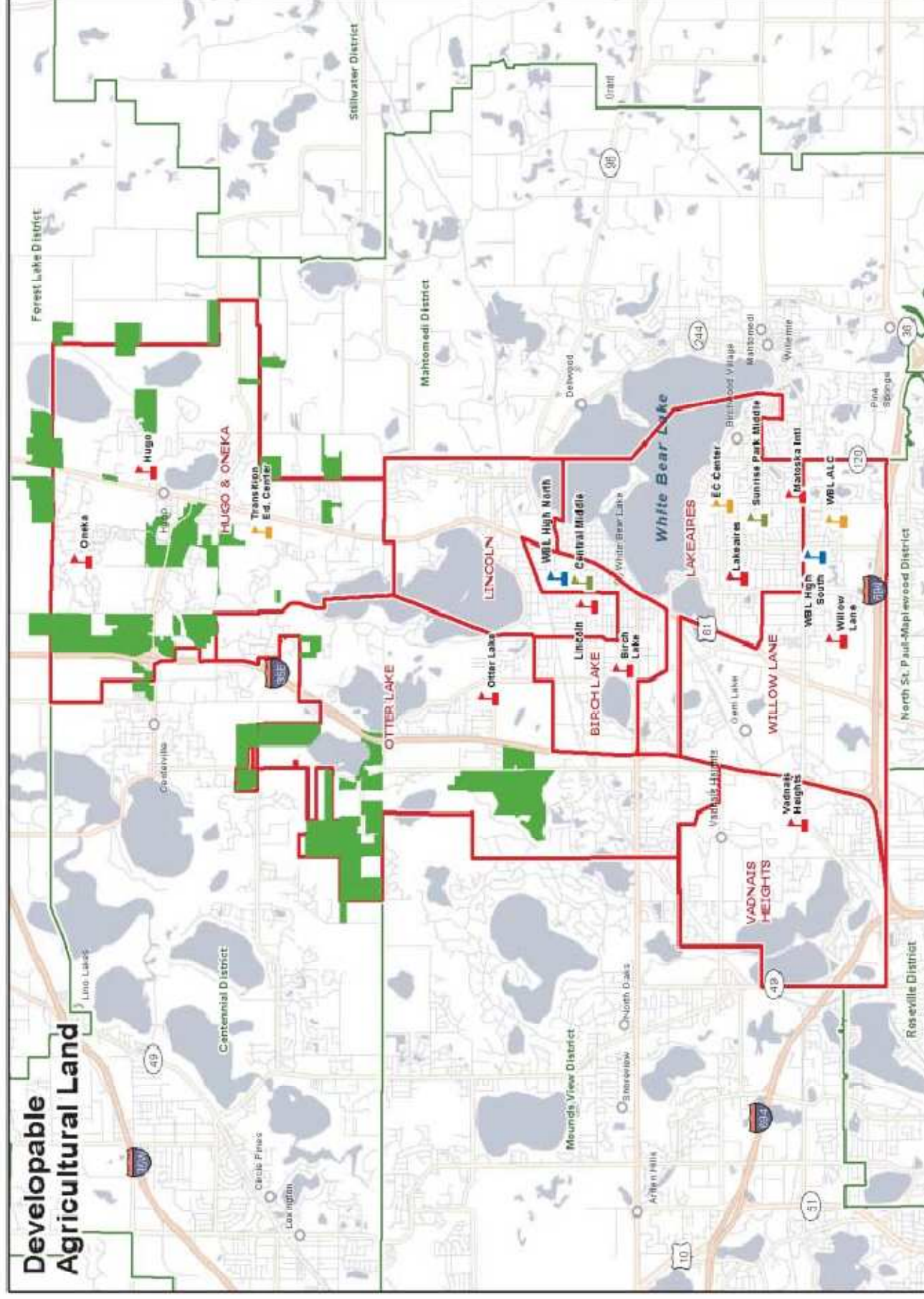
The following set of assumptions was utilized in the enrollment model:

- Student yields for new housing units were based on those reported for each attendance area (Table 11)
- Market share capture rates were based on those reported for each attendance area in the initial analysis IF they were greater than 75%. A market share capture rate of 75% was applied to those attendance areas currently below 75%. (Table 15 - reflects current market share rates first reported in the initial analysis)
- All newly developed agricultural land comprises 2 new housing units per acre where 75% of all new units are single-family homes and 25% are townhomes
- All new development begins in school-year 2019-2020
- Additional students are evenly distributed across each grade and the lower grades are populated first.





Map 28: Current Active & Planned Townhome Developments – Total Available Units



Map 29: Developable Agricultural Land

10-YEAR ENROLLMENT MODELING – DISTRICT-WIDE

Chart 1 reflects the outcome of all 5 levels of development described above. Please note that this analysis does not take into account housing turnover that will most-likely occur in the south part of the district over the next few years as generational turnover occurs. Nor does it estimate any change in open enrollment due to strategic decisions regarding grade level structure and facility location and development. The following analysis summarizes some of the key findings for each level of development.

Level 1 - No Development Beyond 2022/2023

Key Findings by School Year 2027/2028:

- Overall enrollment is projected to grow 4.7% from 8,458 to 8,856
- Elementary school (K-5) enrollment is projected to decline 7.7% from 4,120 to 3,802
- Middle school (6-8) is projected to grow 17.8% from 1,842 to 2,170
- High school (9-12) is projected to grow 15.5% from 2,496 to 2,883 (*Includes WBL ALC & TEC*)
- Overall Mid-Target Facility Utilization (K-12) 82.0%
 - Elementary (K-5): 80.8%
 - Middle (6-8): 83.2%
 - High (9-12): 82.7%
- Overall Max-Target Facility Utilization (K-12) 72.3%
 - Elementary (K-5): 74.3%
 - Middle (6-8): 71.3%
 - High (9-12): 70.6%

Level 2 - 100% Active & Future Housing Development

Key Findings by School Year 2027/2028:

- Overall enrollment is projected to grow 14.1% from 8,458 to 9,649
- Elementary school (K-5) enrollment is projected to grow 1.4% from 4,120 to 4,178
- Middle school (6-8) is projected to grow 27.6% from 1,842 to 2,350
- High school (9-12) is projected to grow 25.0% from 2,496 to 3,120 (*Includes WBL ALC & TEC*)
- Overall Mid-Target Facility Utilization (K-12) 89.3%
 - Elementary (K-5): 88.8%
 - Middle (6-8): 90.1%
 - High (9-12): 89.5%
- Overall Max-Target Facility Utilization (K-12) 78.8%
 - Elementary (K-5): 81.6%
 - Middle (6-8): 77.2%
 - High (9-12): 76.4%

Level 3 - 50% Agricultural Land Development

Key Findings by School Year 2027/2028:

- Overall enrollment is projected to grow 23.1% from 8,458 to 10,416
- Elementary school (K-5) enrollment is projected to grow 1.4% from 4,120 to 4,532
- Middle school (6-8) is projected to grow 37.2% from 1,842 to 2,527
- High school (9-12) is projected to grow 34.5% from 2,496 to 3,356 (*Includes WBL ALC & TEC*)
- Overall Mid-Target Facility Utilization (K-12) 96.4%
 - Elementary (K-5): 96.3%
 - Middle (6-8): 96.8%

- High (9-12): 96.3%
- Overall Max-Target Facility Utilization (K-12) 85.0%
 - Elementary (K-5): 88.5%
 - Middle (6-8): 83.0%
 - High (9-12): 82.2%

Level 4 - 75% Agricultural Land Development
Key Findings by School Year 2027/2028:

- Overall enrollment is projected to grow 27.8% from 8,458 to 10,806
- Elementary school (K-5) enrollment is projected to grow 14.4% from 4,120 to 4,712
- Middle school (6-8) is projected to grow 42.1% from 1,842 to 2,617
- High school (9-12) is projected to grow 39.3% from 2,496 to 3,476 (*Includes WBL ALC & TEC*)
- Overall Mid-Target Facility Utilization (K-12) 100.1%
 - Elementary (K-5): 100.1%
 - Middle (6-8): 100.3%
 - High (9-12): 99.7%
- Overall Max-Target Facility Utilization (K-12) 88.2%
 - Elementary (K-5): 92.0%
 - Middle (6-8): 86.0%
 - High (9-12): 85.1%

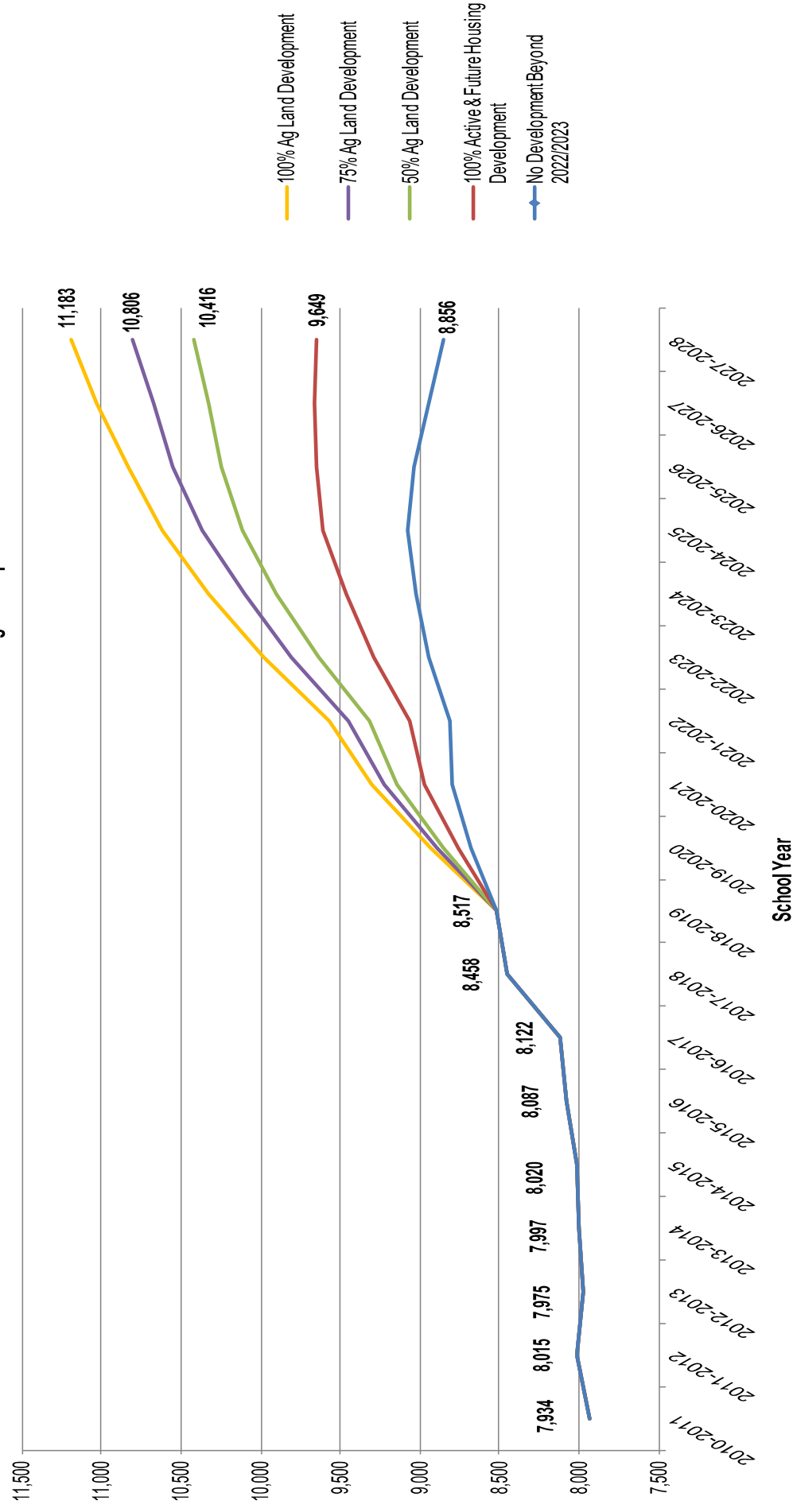
Level 5 - 100% Agricultural Land Development
Key Findings by School Year 2027/2028:

- Overall enrollment is projected to grow 32.2% from 8,458 to 11,183
- Elementary school (K-5) enrollment is projected to grow 18.6% from 4,120 to 4,886

- Middle school (6-8) is projected to grow 46.8% from 1,842 to 2,704
- High school (9-12) is projected to grow 43.9% from 2,496 to 3,592 (*Includes WBL ALC & TEC*)
- Overall Mid-Target Facility Utilization (K-12) 103.5%
 - Elementary (K-5): 103.8%
 - Middle (6-8): 103.6%
 - High (9-12): 103.1%
- Overall Max-Target Facility Utilization (K-12) 91.3%
 - Elementary (K-5): 95.4%
 - Middle (6-8): 88.8%
 - High (9-12): 87.9%

Note – All facility utilization percentages were based on mid and max-target capacity figures for school year 2017-2018

**Chart 1: White Bear Lake K-12 Student Enrollment Modeling
Based on Various Levels of Housing Development**



10-YEAR ENROLLMENT MODELING – SELECTED SCHOOLS

Based on the above analysis there are 5 schools in the district that will account for most, and in many cases all of the enrollment growth by 2027-2028 (assuming that the current attendance area configuration remains the same 10 years from now). These schools include Hugo, Oneka, and Otter Lake Elementary Schools; Central Middle School, and White Bear Lake High School (North & South). The following analysis summarizes some of the key findings for each of these 5 schools.

Hugo & Oneka Elementary Schools (Chart 2)

Key Findings

- At a minimum, overall enrollment is projected to grow 3.3% from 991 to 1,024
- At a maximum, overall enrollment is projected to grow 89.8% from 991 to 1,881
- At a minimum, mid/max target facility utilization is estimated to be: Hugo (122.8% / 69.0%), Oneka (113.2% / 64.0%)
- At a maximum, mid/max target facility utilization is estimated to be: Hugo (236.6% / 218.1%), Oneka (121.6% / 112.9%)

Otter Lake Elementary School (Chart 3)

Key Findings

- At a minimum, overall enrollment is projected to decline 8.6% from 605 to 553
- At a maximum, overall enrollment is projected to grow 26.6% from 605 to 766

- At a minimum, mid/max target facility utilization is estimated to be: 89.8% / 83.5%
- At a maximum, mid/max target facility utilization is estimated to be: 124.4% / 115.7%

Central Middle School (Chart 4)

Key Findings

- At a minimum, overall enrollment is projected to grow 19.4% from 1,060 to 1,266
- At a maximum, overall enrollment is projected to grow 69.5% from 1,060 to 1,797
- At a minimum, mid/max target facility utilization is estimated to be: 89.8% / 76.9%
- At a maximum, mid/max target facility utilization is estimated to be: 127.4% / 109.2%

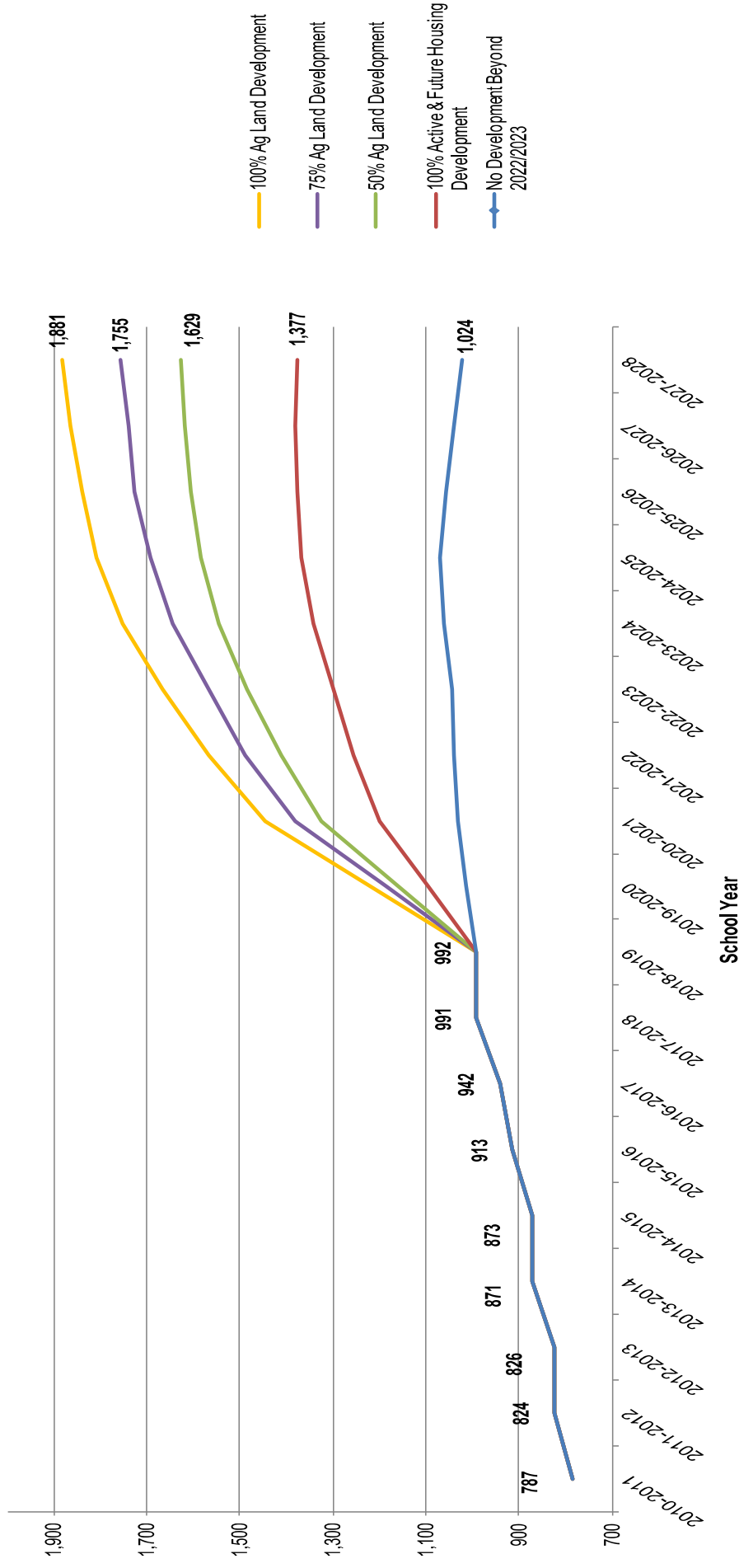
WBL North & South High School (Chart 5)

Key Findings

- At a minimum, overall enrollment is projected to grow 16.6% from 2,368 to 2,761
- At a maximum, overall enrollment is projected to grow 46.5% from 2,368 to 3,470
- At a minimum, mid/max target facility utilization is estimated to be: North (88.8% / 86.4%), South (76.1% / 74.1%)
- At a maximum, mid/max target facility utilization is estimated to be: North (110.7% / 109.6%), South (94.9% / 93.9%)

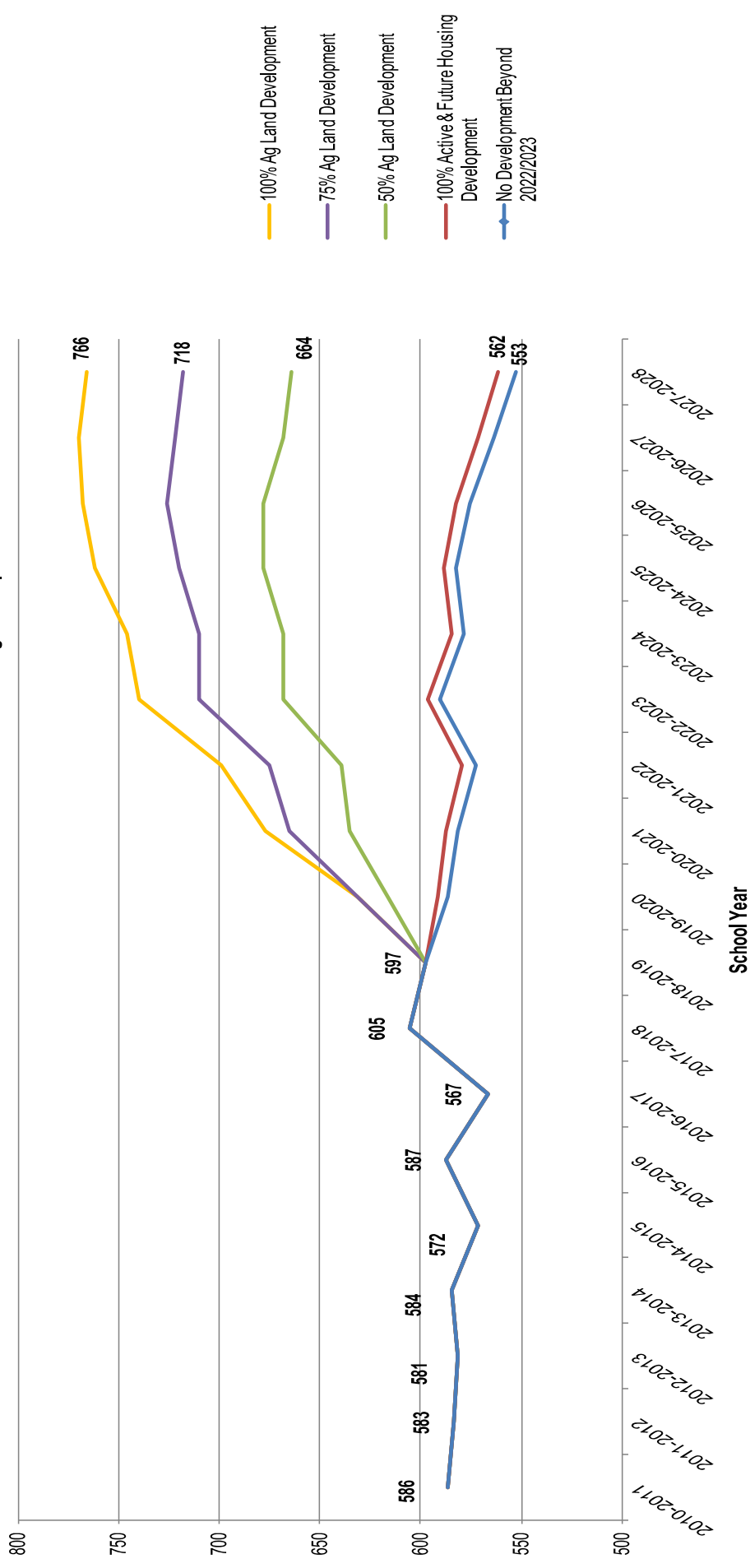
- Level 1 - No Development Beyond 2022/2023: Projected Mid/Max Target Utilization - Hugo (122.8% / 113.2%), Oneka (69.0% / 64.0%)
- Level 2 - 100% Active & Future Housing Development: Projected Mid/Max Target Utilization - Hugo (169.8% / 156.5%), Oneka (90.7% / 84.1%)
- Level 3 - 50% Agricultural Land Development: Projected Mid/Max Target Utilization - Hugo (203.2% / 187.3%), Oneka (106.2% / 98.5%)
- Level 4 - 75% Agricultural Land Development: Projected Mid/Max Target Utilization - Hugo (219.2% / 202.7%), Oneka (113.9% / 105.7%)
- Level 5 - 100% Agricultural Land Development: Projected Mid/Max Target Utilization - Hugo (236.6% / 218.1%), Oneka (121.6% / 112.9%)

**Chart 2: Hugo & Oneka Elementary (K-5) Student Enrollment Modeling
Based on Various Levels of Housing Development**



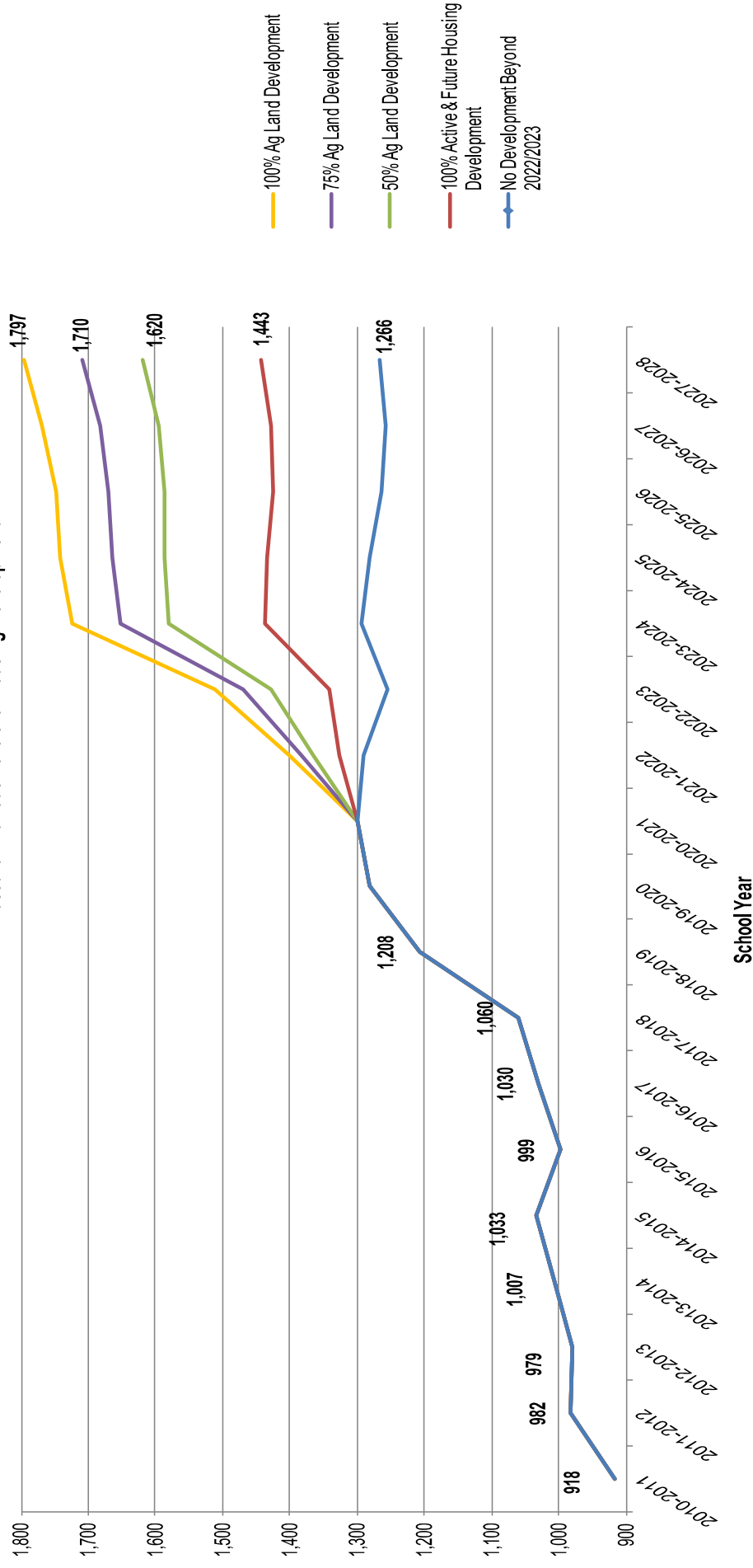
- Level 1 - No Development Beyond 2022/2023: Projected Mid/Max Target Utilization – Otter Lake (89.8% / 83.5%)
- Level 2 - 100% Active & Future Housing Development: Projected Mid/Max Target Utilization - Otter Lake (91.2% / 84.9%)
- Level 3 - 50% Agricultural Land Development: Projected Mid/Max Target Utilization - Otter Lake (107.8% / 100.3%)
- Level 4 - 75% Agricultural Land Development: Projected Mid/Max Target Utilization - Otter Lake (116.6% / 108.5%)
- Level 5 - 100% Agricultural Land Development: Projected Mid/Max Target Utilization - Otter Lake (124.4% / 115.7%)

**Chart 3: Otter Lake Elementary (K-5) Student Enrollment Modeling
Based on Various Levels of Housing Development**



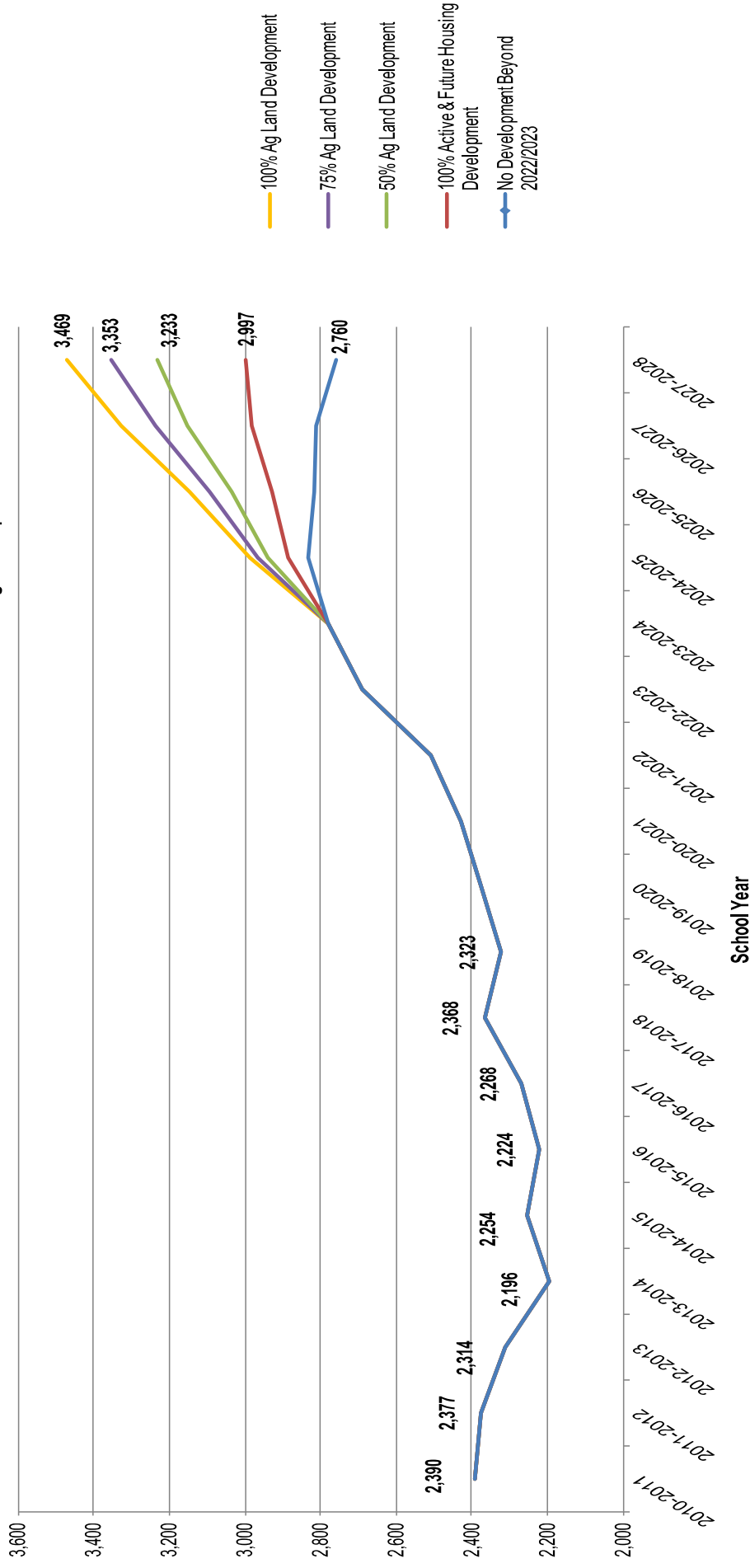
- Level 1 - No Development Beyond 2022/2023: Projected Mid/Max Target Utilization – Central (89.8% / 76.9%)
- Level 2 - 100% Active & Future Housing Development: Projected Mid/Max Target Utilization – Central (102.3% / 87.7%)
- Level 3 - 50% Agricultural Land Development: Projected Mid/Max Target Utilization - Central (114.9% / 98.5%)
- Level 4 - 75% Agricultural Land Development: Projected Mid/Max Target Utilization - Central (121.3% / 103.9%)
- Level 5 - 100% Agricultural Land Development: Projected Mid/Max Target Utilization - Central (127.4% / 109.2%)

**Chart 4: Central Middle School (6-8) Student Enrollment Modeling
Based on Various Levels of Housing Development**



- Level 1 - No Development Beyond 2022/2023: Projected Mid/Max Target Utilization – North (188.8% / 86.4%), South (86.4% / 74.1%)
- Level 2 - 100% Active & Future Housing Development: Projected Mid/Max Target Utilization – North (96.1% / 94.2%), South (82.4% / 80.7%)
- Level 3 - 50% Agricultural Land Development: Projected Mid/Max Target Utilization – North (103.4% / 101.9%), South (88.6% / 87.3%)
- Level 4 - 75% Agricultural Land Development: Projected Mid/Max Target Utilization – North (107.1% / 105.8%), South (91.8% / 90.7%)
- Level 5 - 100% Agricultural Land Development: Projected Mid/Max Target Utilization – North (110.7% / 109.6%), South (94.9% / 93.9%)

**Chart 5: WBL North & South High School (9-12) Student Enrollment Modeling
Based on Various Levels of Housing Development**



Appendix C:

District-wide Capacity Analysis



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WHITE BEAR LAKE AREA SCHOOLS

2018 CAPACITY ANALYSIS



Independent School District #624

October 5, 2018



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12	LINCOLN ES - SECOND LEVEL FLOOR PLAN
13	MATOSKA INTERNATIONAL ES - MAIN LEVEL FLOOR PLAN
14	MATOSKA INTERNATIONAL ES - SECOND LEVEL FLOOR PLAN
15	ONEKA ES - MAIN LEVEL FLOOR PLAN
16	ONEKA ES - SECOND LEVEL FLOOR PLAN
17	OTTER LAKE ES - MAIN LEVEL FLOOR PLAN
18	VADNAIS HEIGHTS ES - GARDEN LEVEL FLOOR PLAN
19	VADNAIS HEIGHTS ES - MAIN LEVEL FLOOR PLAN
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21	WILLOW LANE ES - SECOND LEVEL FLOOR PLAN
22	SUNRISE PARK MS - MAIN LEVEL FLOOR PLAN
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29	NORMANDY PARK - MAIN LEVEL FLOOR PLAN
30	TRANSITION EDUCATION CENTER - MAIN LEVEL FLOOR PLAN
31	AREA LEARNING CENTER - FLOOR PLANS
32	DISTRICT OFFICE - FLOOR PLANS



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

Sincerely,

Paul Aplikowski, AIA, LEED AP
Partner

Sincerely,

Sal Bagley, AIA, LEED AP BD+C
Associate

DISTRICT - OWNED FACILITIES

Elementary Schools

Birch Lake Elementary School

1616 Birch Lake Ave.
White Bear Lake, MN 55110

Hugo Elementary School

14895 Francesca Ave.
Hugo, MN 55038

Lakeaires Elementary School

3963 Van Dyke St.
White Bear Lake, MN 55110

Lincoln Elementary School

1961 Sixth Street
White Bear Lake, MN 55110

Matoska International Elementary School

2530 Spruce Place
White Bear Lake, MN 55110

Oneka Elementary School

4888 Heritage Parkway North
Hugo, MN 55038

Otter Lake Elementary School

1401 County Road H2
White Bear Lake, MN 55110

Vadnais Heights Elementary School

3645 Centerville Road
Vadnais Heights, MN 55127

Willow Lane Elementary School

3375 Willow Ave.
White Bear Lake, MN 55110

Middle Schools

Sunrise Park Middle School

2399 Cedar Ave.
White Bear Lake, MN 55110

Central Middle School

4857 Bloom Ave.
White Bear Lake, MN 55110

High Schools

White Bear Lake Area High School - North Campus

5045 Division Ave.
White Bear Lake, MN 55110

White Bear Lake Area High School - South Campus

3551 McKnight Road
White Bear Lake, MN 55110

Other

Normandy Park Education Center

2482 East County Road F
White Bear Lake, MN 55110

Transition Education Center

13497 Fenway Blvd Ct N
Hugo, MN 55038

White Bear Lake Area Learning Center

2449 Orchard Ln.
White Bear Lake, MN 55110

District Office

4857 Bloom Ave.
White Bear Lake, MN 55110



DEFINING BUILDING CAPACITY

CAPACITY OVERVIEW

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

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

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

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



CAPACITY CALCULATION: SAMPLE EXERCISE

KINDERGARTEN FULL DAY CAPACITY

2 Classrooms x 20 Students/Classroom = 40 Student Capacity

KINDERGARTEN K	KINDERGARTEN K
-------------------	-------------------

ELEMENTARY CAPACITY

2 Classrooms x 24 Students/Classroom = 48 Student Capacity

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

SECONDARY CAPACITY

MIDDLE SCHOOL CAPACITY

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

x 83% Efficiency Factor = 93 Student Capacity

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

HIGH SCHOOL CAPACITY

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

x 83% Efficiency Factor = 99 Student Capacity

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

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



CAPACITY CALCULATION ASSUMPTIONS

Multiple “capacities” for each facility

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

Elementary Assumptions

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

Middle School Assumptions

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

High School Assumptions

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

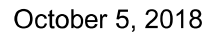


District-Wide Capacity Summary

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

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

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



ADJUSTED CAPACITY ANALYSIS

Hugo Elementary (Grades K-1)

Kindergartens: 8

First Grade: 7

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

Total:	Kindergarten	$8 \times 20 = 160$
	Grade 1	$7 \times 24 = 168$

Total Adjusted Capacity **328 Students**

Total Gross Square Footage: 58,801 SF

PLANNING CAPACITY ANALYSIS

Hugo Elementary (Grades K-1)

Kindergartens: 8

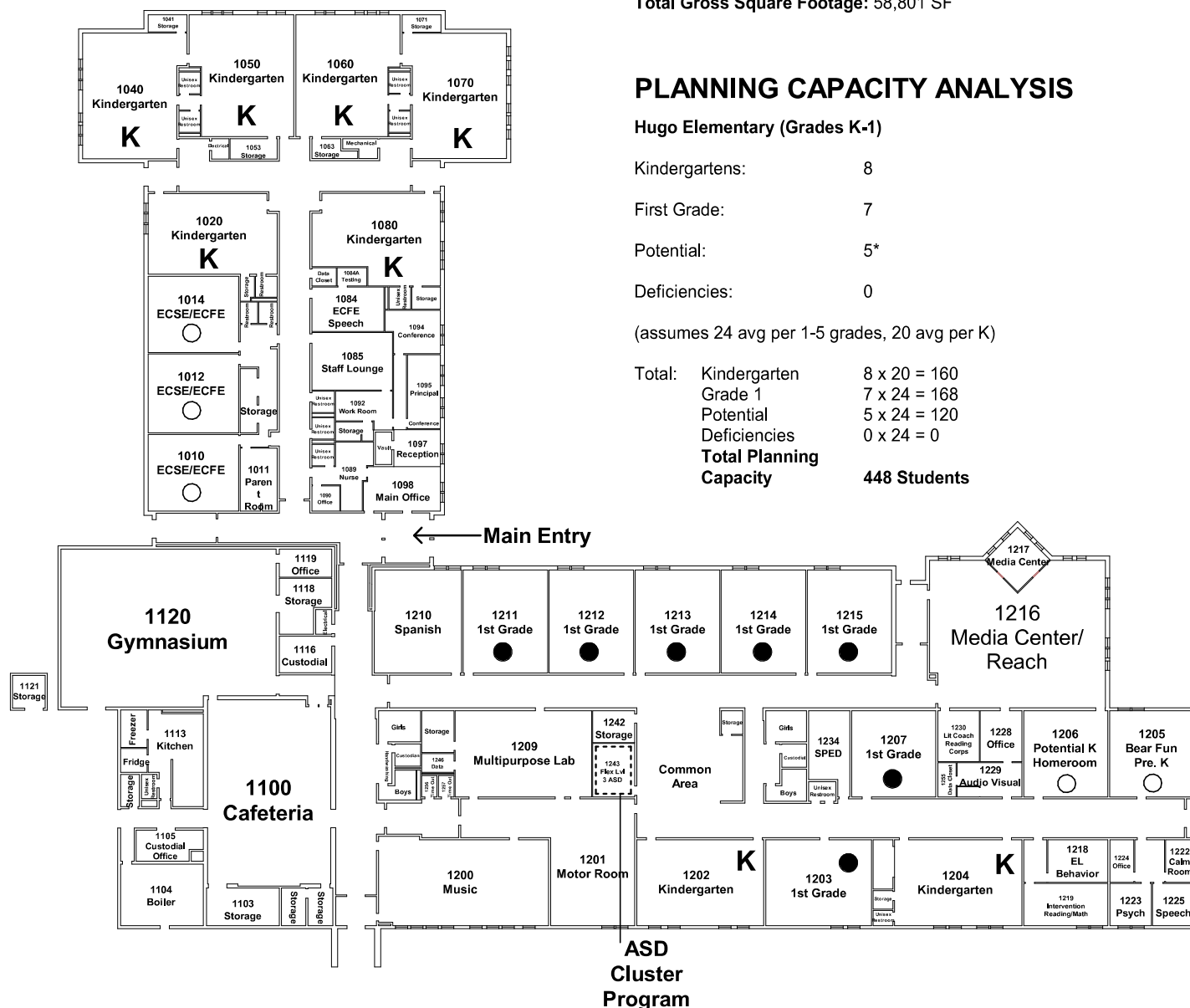
First Grade: 7

Potential: 5*

Deficiencies: 0

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

Total:	Kindergarten	8 x 20 = 160
	Grade 1	7 x 24 = 168
	Potential	5 x 24 = 120
	Deficiencies	0 x 24 = 0
	Total Planning Capacity	448 Students



HUGO ELEMENTARY - MAIN LEVEL FLOOR PLAN



ADJUSTED CAPACITY ANALYSIS

Lakeaires Elementary (Grades K-5)

Kindergartens: 3

First - Fifth Grade: 14

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

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

**Total Adjusted
Capacity 396 Students**

Total Gross Square Footage: 86,969 SF

PLANNING CAPACITY ANALYSIS

Lakeaires Elementary (Grades K-5)

Kindergartens: 3

First - Fifth Grade: 14

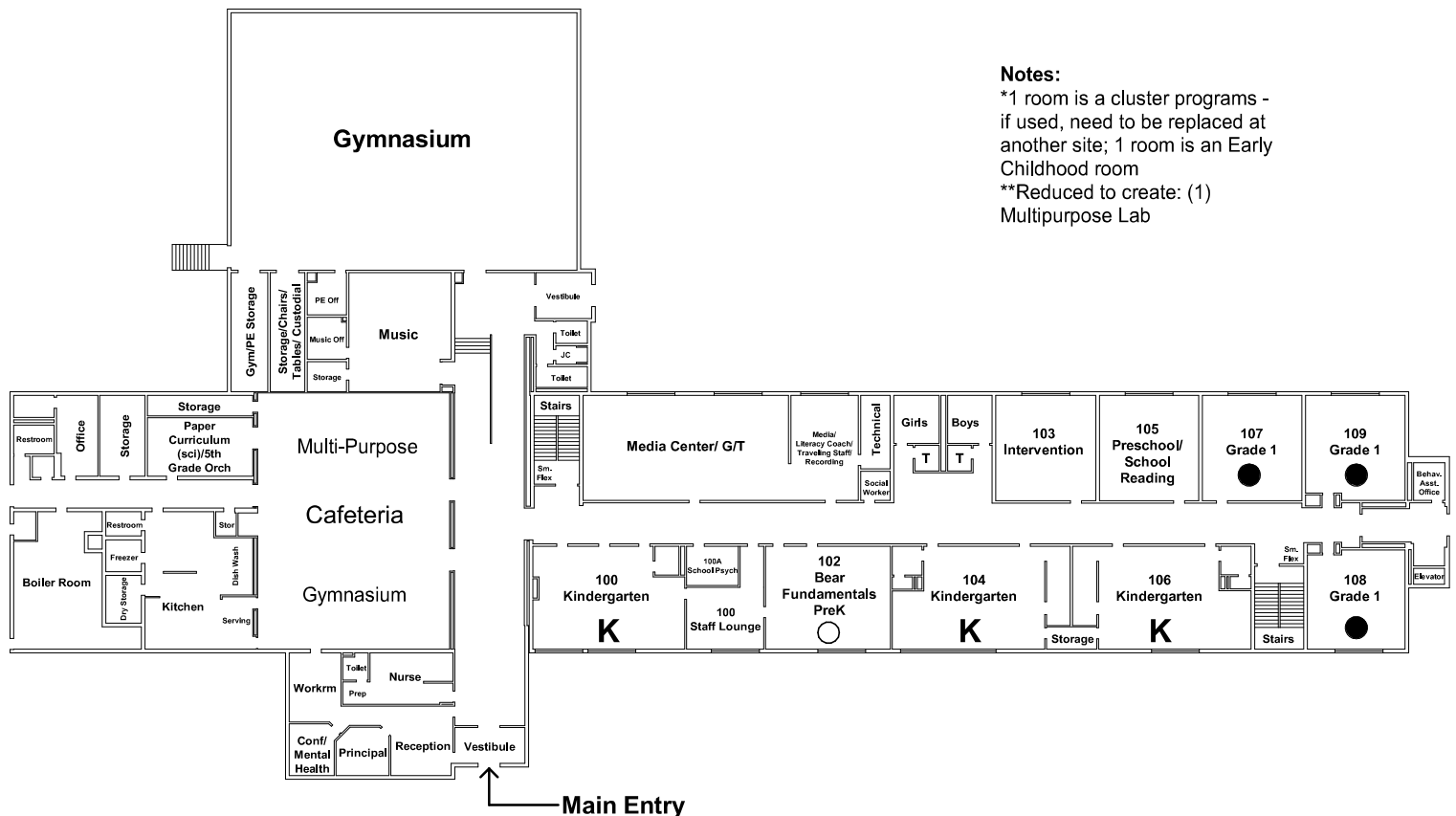
Potential: 2*

Deficiencies: 1**

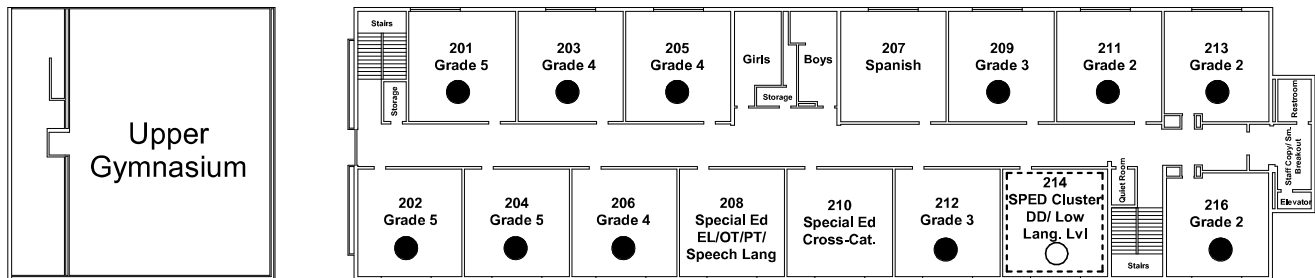
(assumes 24 avg per 1-5 grades, 20 avg per K)

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

**Total Planning
Capacity 420 Students**



LAKEAIRES ELEMENTARY - MAIN LEVEL FLOOR PLAN



LAKEAIRES ELEMENTARY - SECOND LEVEL FLOOR PLAN



ADJUSTED CAPACITY ANALYSIS

Lincoln Elementary (Grades K-5)

Kindergartens: 3

First - Fifth Grade: 17

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

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

Total Gross Square Footage: 59,928 SF

PLANNING CAPACITY ANALYSIS

Lincoln Elementary (Grades K-5)

Kindergartens: 3

First - Fifth Grade: 17

Potential: 1*

Deficiencies: 1**

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

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

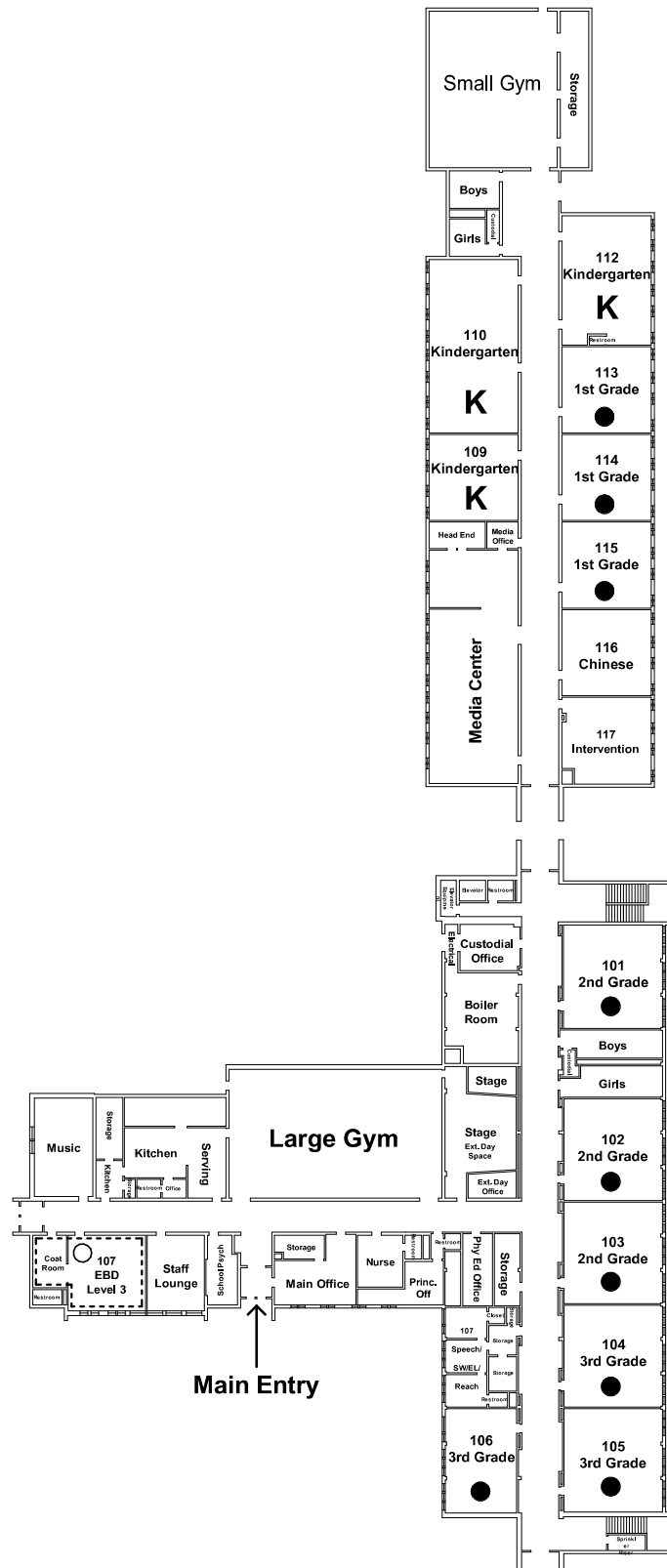
Notes:

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

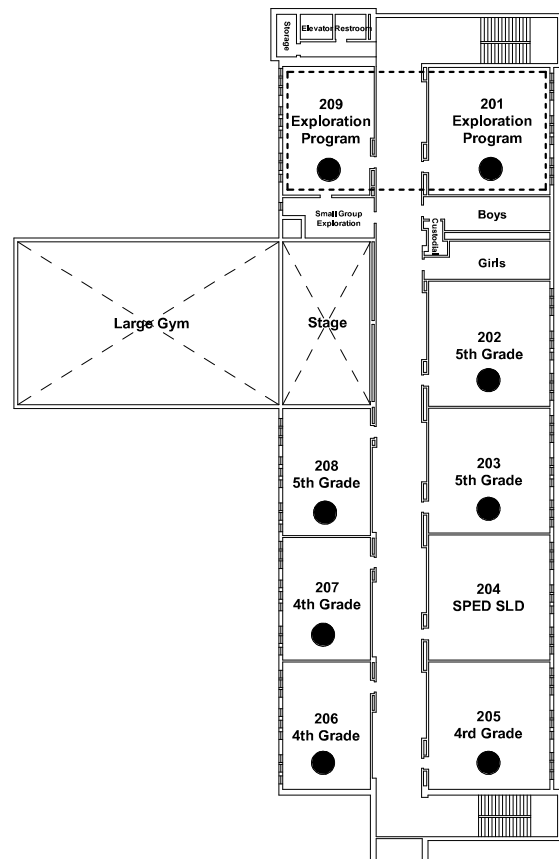
**Reduced to create: (1) Multipurpose Lab

2 rooms are used for District-wide Explorations Program

No separate Gym - doubles as Cafeteria



LINCOLN ELEMENTARY - MAIN LEVEL FLOOR PLAN



LINCOLN ELEMENTARY - SECOND LEVEL FLOOR PLAN



ADJUSTED CAPACITY ANALYSIS

Matoska International Elementary (Grades K-5)

Kindergartens: 5

First - Fifth Grade: 20

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

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

Total Gross Square Footage: 71,485 SF

PLANNING CAPACITY ANALYSIS

Matoska International Elementary (Grades K-5)

Kindergartens: 5

First - Fifth Grade: 20

Potential: 0

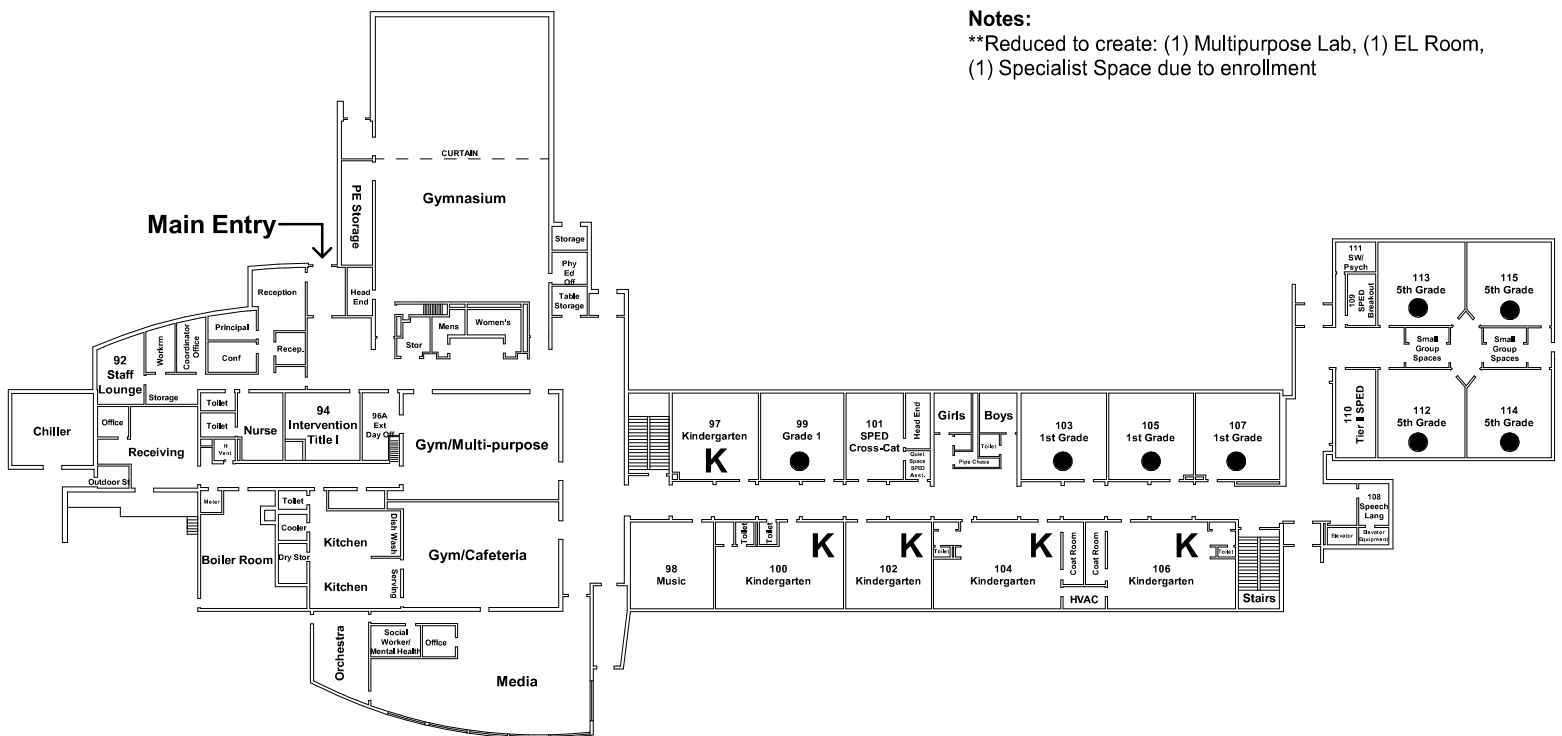
Deficiencies: 3**

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

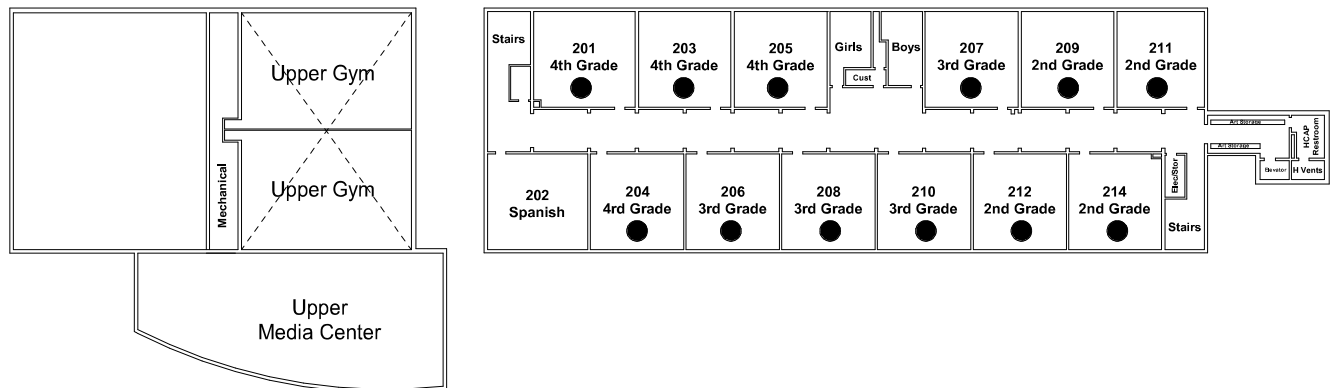
Total: Kindergarten 5 x 20 = 100
Classes 1-5 20 x 24 = 480
Potential 0 x 24 = 0
Deficiencies -3 x 24 = -72
Total Planning Capacity 508 Students

Notes:

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



MATOSKA INTERNATIONAL ELEMENTARY - MAIN LEVEL FLOOR PLAN



MATOSKA INTERNATIONAL ELEMENTARY - SECOND LEVEL FLOOR PLAN



ADJUSTED CAPACITY ANALYSIS

Oneka Elementary (Grades 2-5)

Second - Fifth Grade: 26

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

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

Total Gross Square Footage: 119,995 SF

PLANNING CAPACITY ANALYSIS

Oneka Elementary (Grades 2-5)

Second - Fifth Grade: 26

Potential: 3*

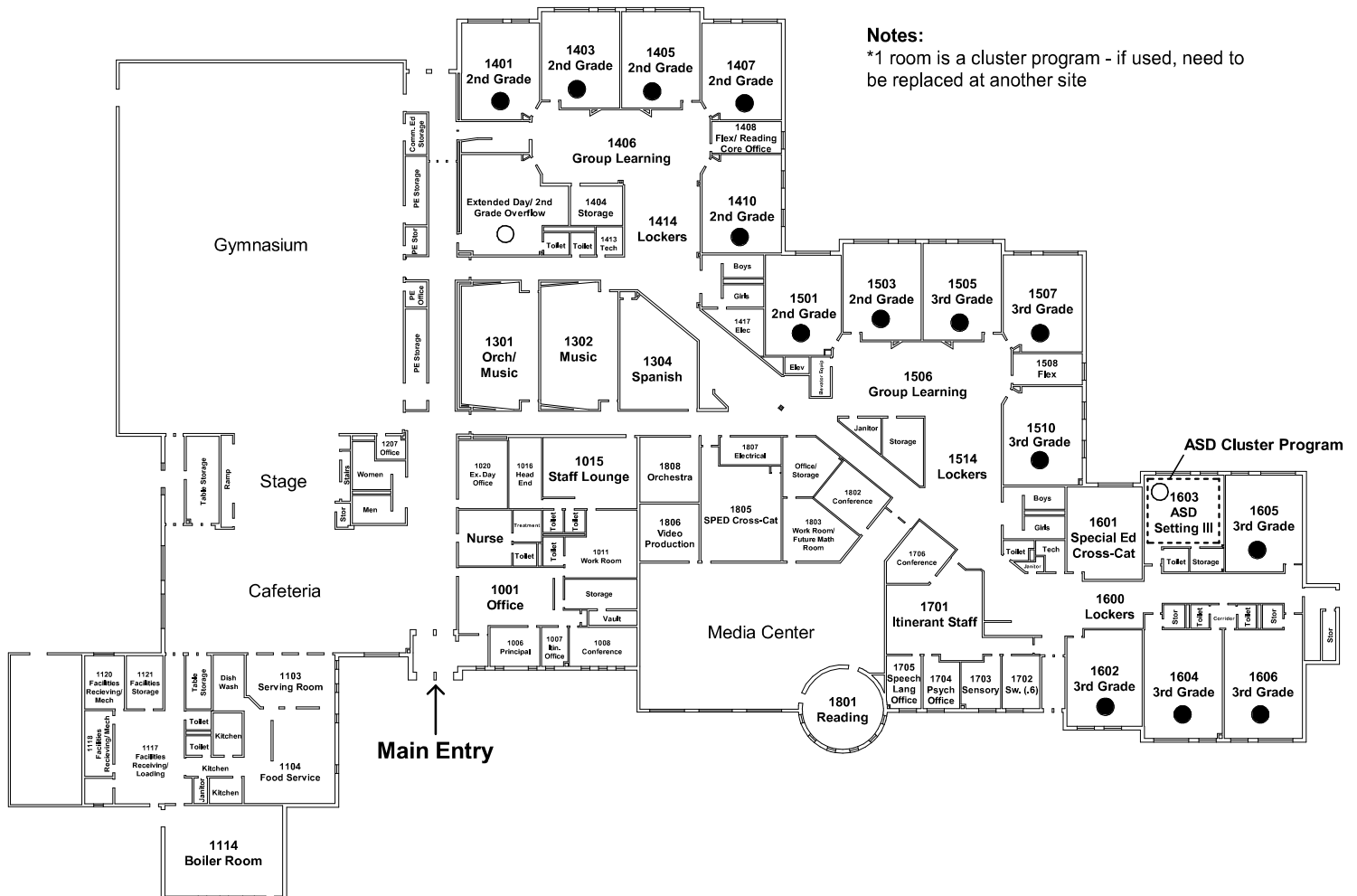
Deficiencies: 0

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

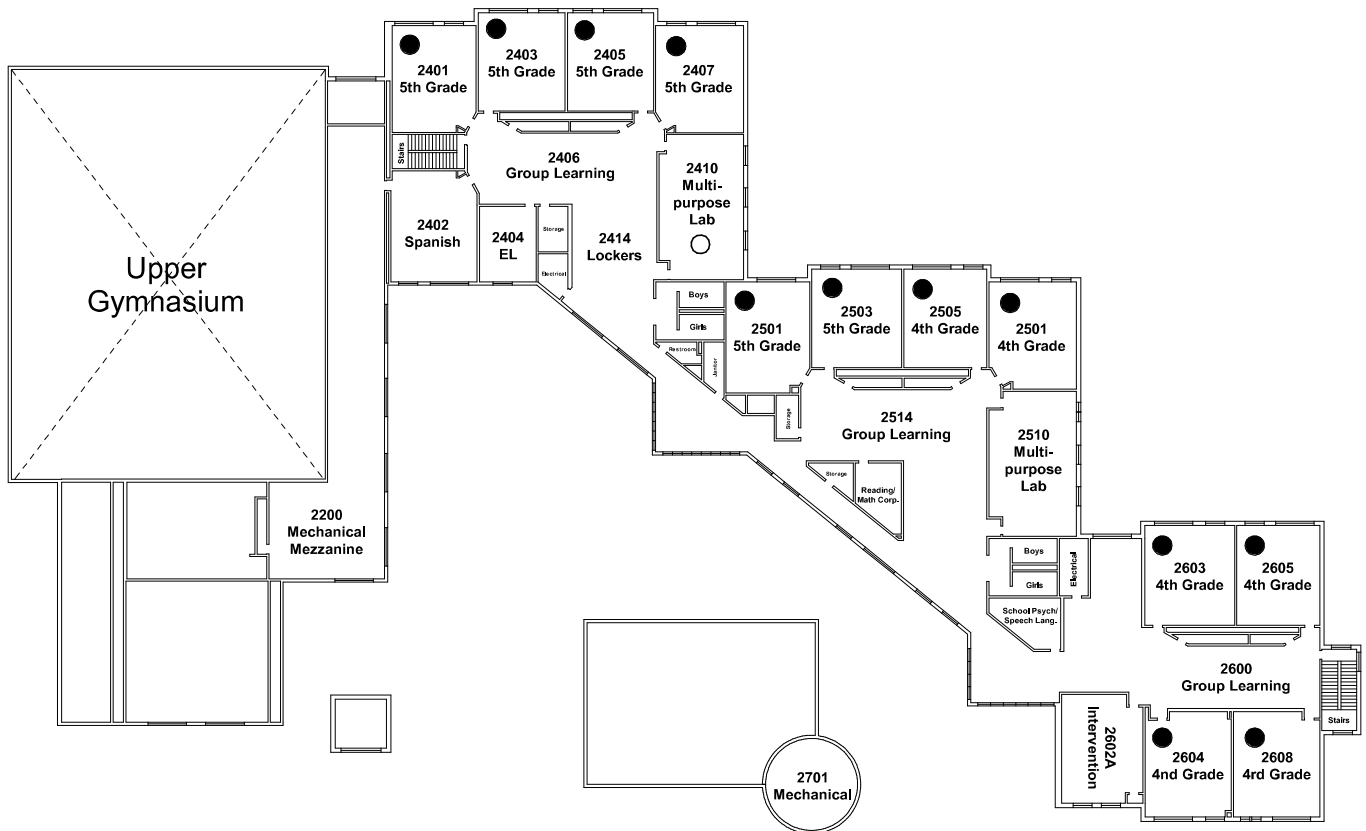
Total: Classes 2-5 26 x 24 = 624
Potential 3 x 24 = 72
Deficiencies 0 x 24 = 0
Total Planning Capacity 696 Students

Notes:

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



ONEKA ELEMENTARY - MAIN LEVEL FLOOR PLAN



ONEKA ELEMENTARY - SECOND LEVEL FLOOR PLAN



ADJUSTED CAPACITY ANALYSIS

Otter Lake Elementary (Grades K-5)

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

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

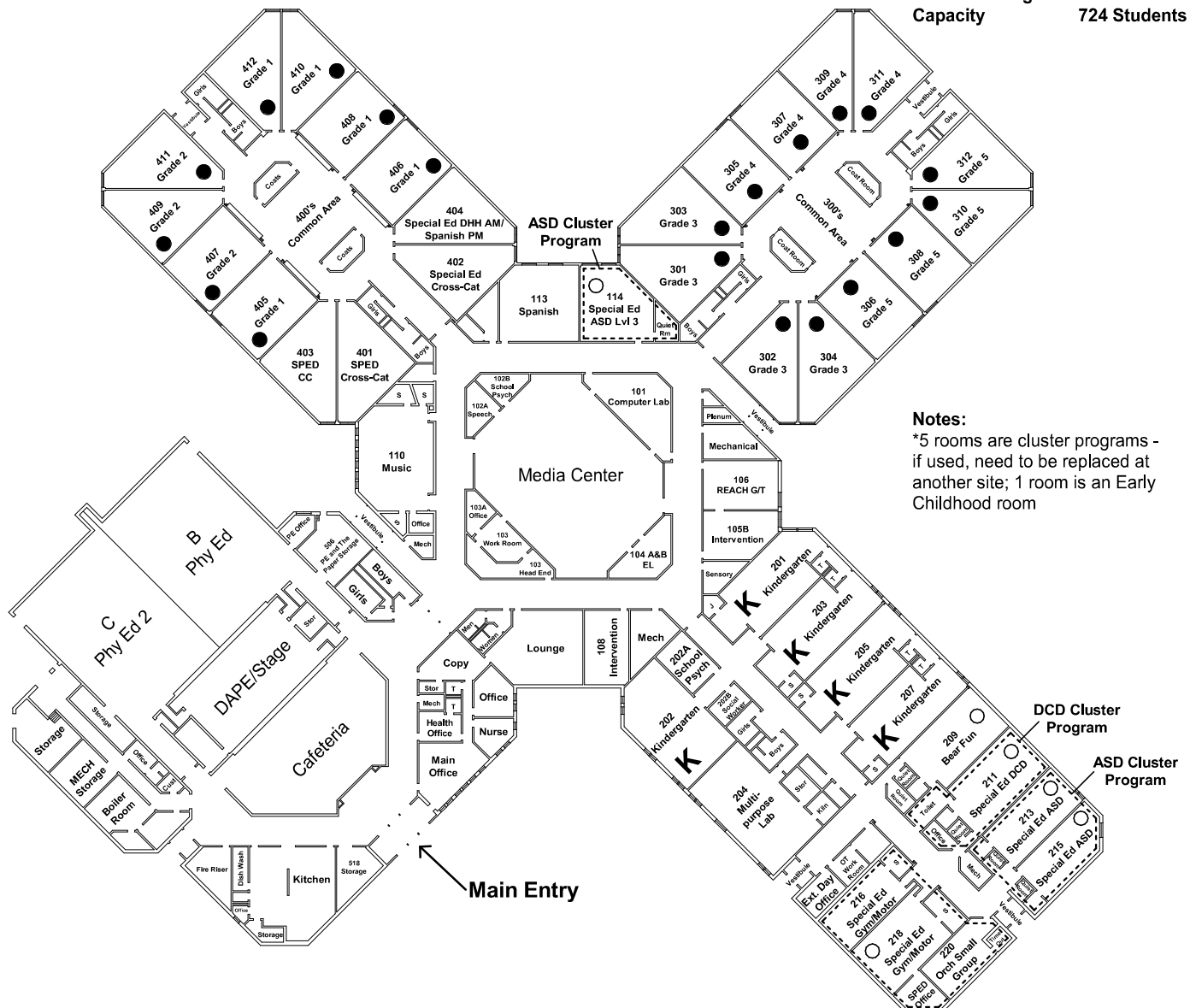
Total Gross Square Footage: 104,739 SF

PLANNING CAPACITY ANALYSIS

Otter Lake Elementary (Grades K-5)

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

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



OTTER LAKE ELEMENTARY - MAIN LEVEL FLOOR PLAN



ADJUSTED CAPACITY ANALYSIS

Vadnais Heights Elementary (Grades K-5)

Kindergartens: 3

First - Fifth Grade: 15

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

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

Total Gross Square Footage: 69,256 SF

Notes:

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

**Reduced to create: (1) Multipurpose Lab

PLANNING CAPACITY ANALYSIS

Vadnais Heights Elementary (Grades K-5)

Kindergartens: 3

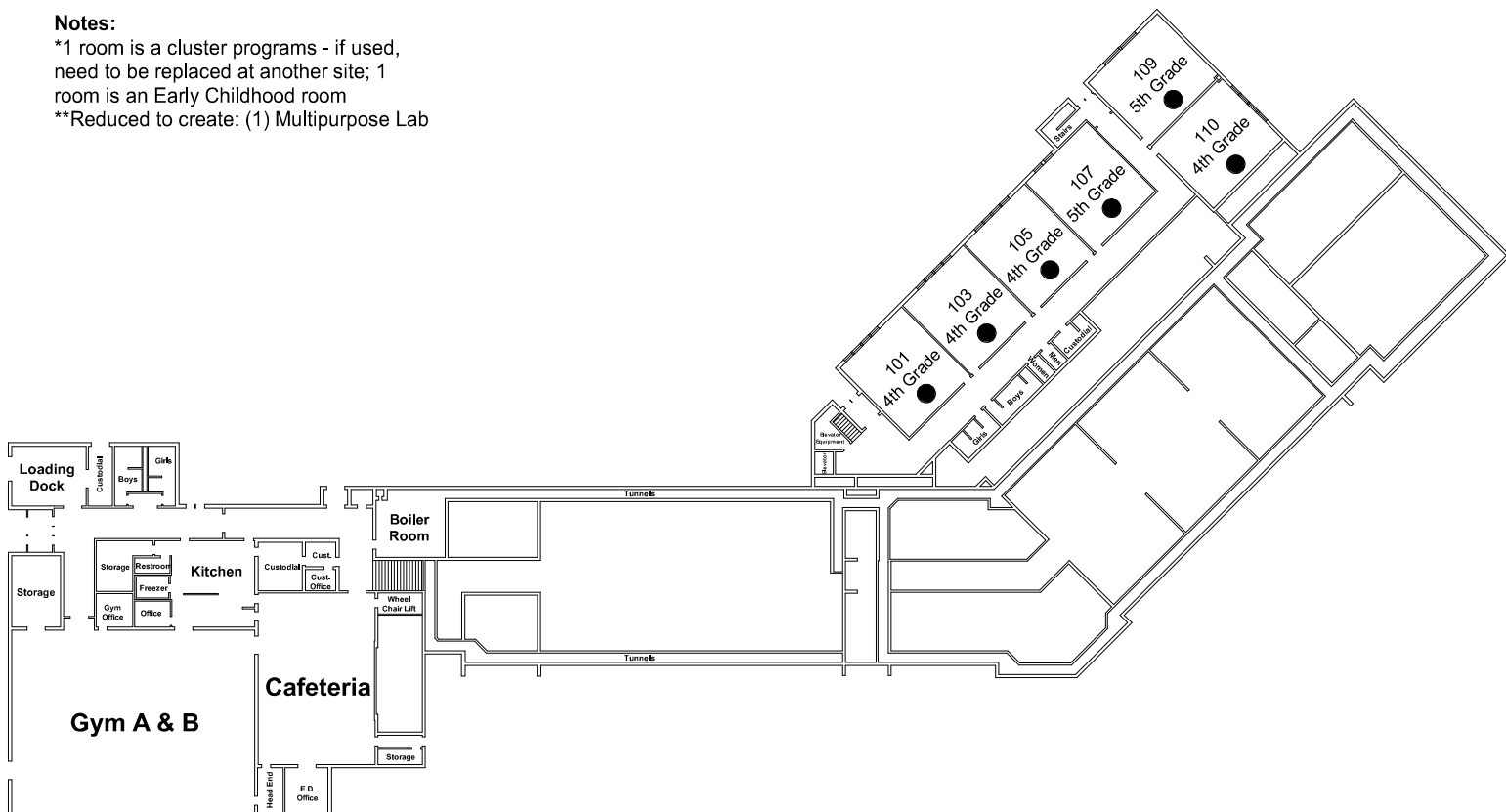
First - Fifth Grade: 15

Potential: 2*

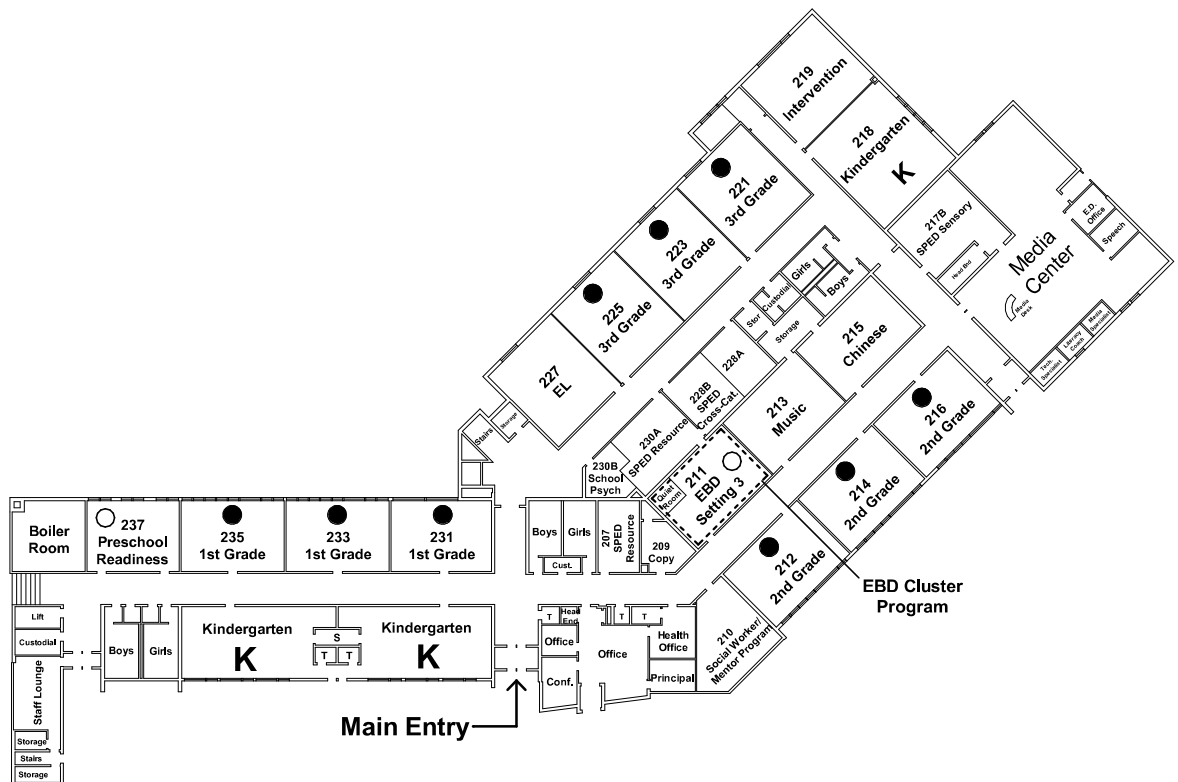
Deficiencies: 1**

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

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



VADNAIS HEIGHTS ELEMENTARY- GARDEN LEVEL FLOOR PLAN



VADNAIS HEIGHTS ELEMENTARY - MAIN LEVEL FLOOR PLAN



ADJUSTED CAPACITY ANALYSIS

Willow Lane Elementary (Grades K-5)

Kindergartens: 3

First - Fifth Grade: 15

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

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

Total Gross Square Footage: 86,723 SF

PLANNING CAPACITY ANALYSIS

Willow Lane Elementary (Grades K-5)

Kindergartens: 3

First - Fifth Grade: 15

Potential: 0

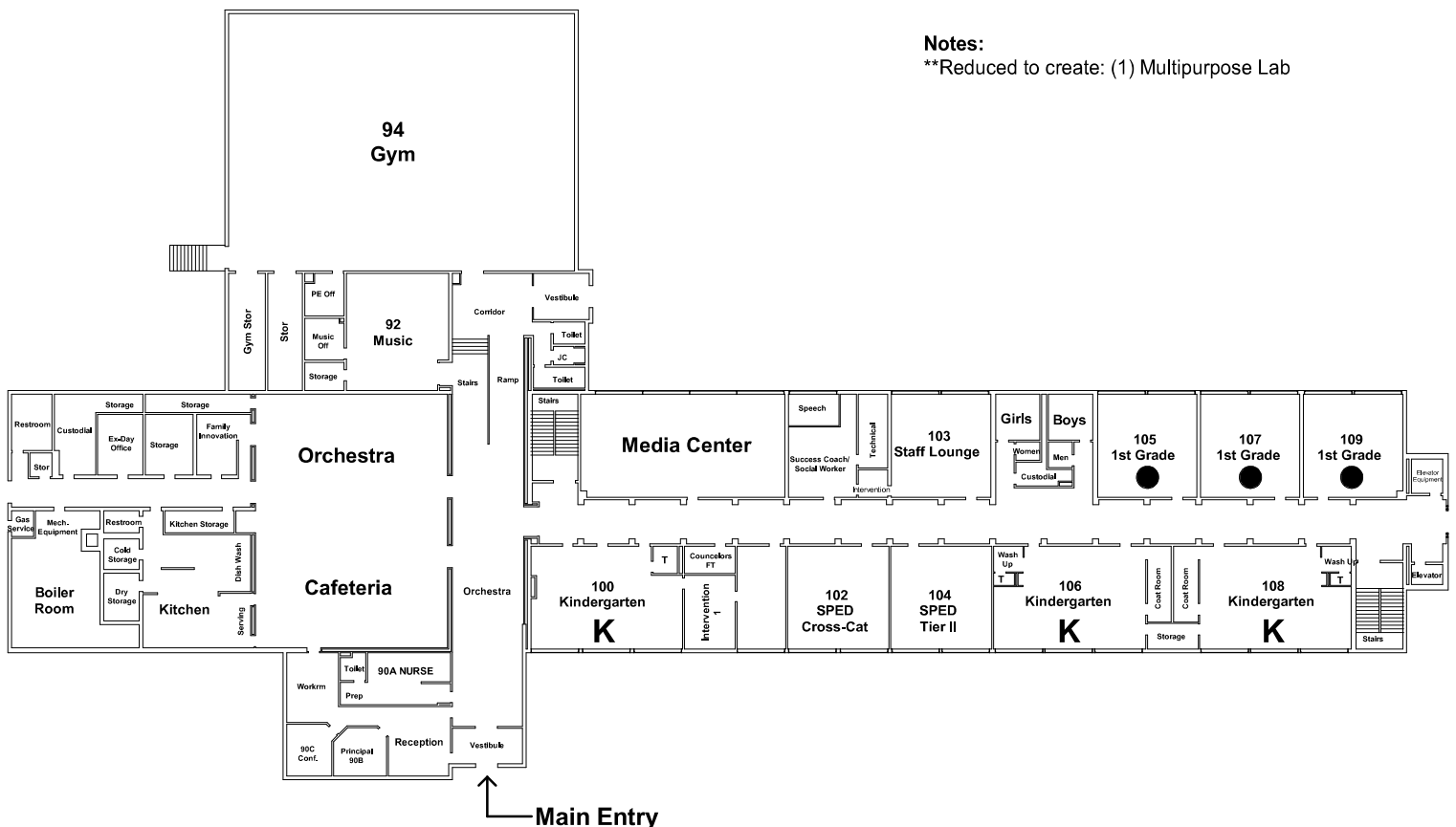
Deficiencies: 1**

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

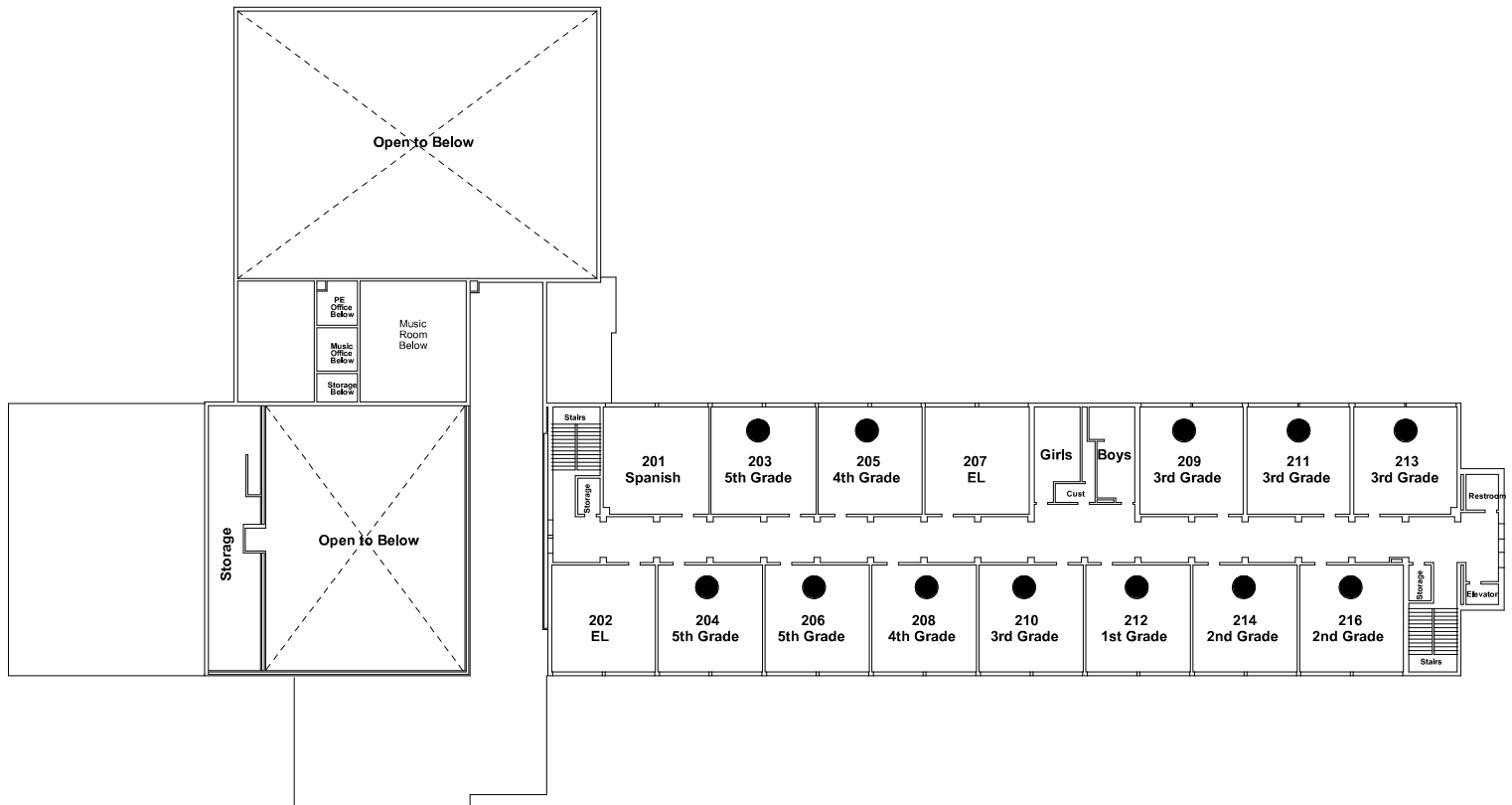
Total: Kindergarten 3 x 20 = 60
Classes 1-5 15 x 24 = 360
Potential 0 x 24 = 0
Deficiencies -1 x 24 = -24
Total Planning Capacity 396 Students

Notes:

**Reduced to create: (1) Multipurpose Lab



WILLOW LANE ELEMENTARY - MAIN LEVEL FLOOR PLAN



WILLOW LANE ELEMENTARY - SECOND LEVEL FLOOR PLAN



ADJUSTED CAPACITY ANALYSIS

Sunrise Park Middle School (Grades 6-8)

Teaching Stations: 36

(assumes 28 avg. per teaching station)

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

Total Gross Square Footage: 126,979 SF

PLANNING CAPACITY ANALYSIS

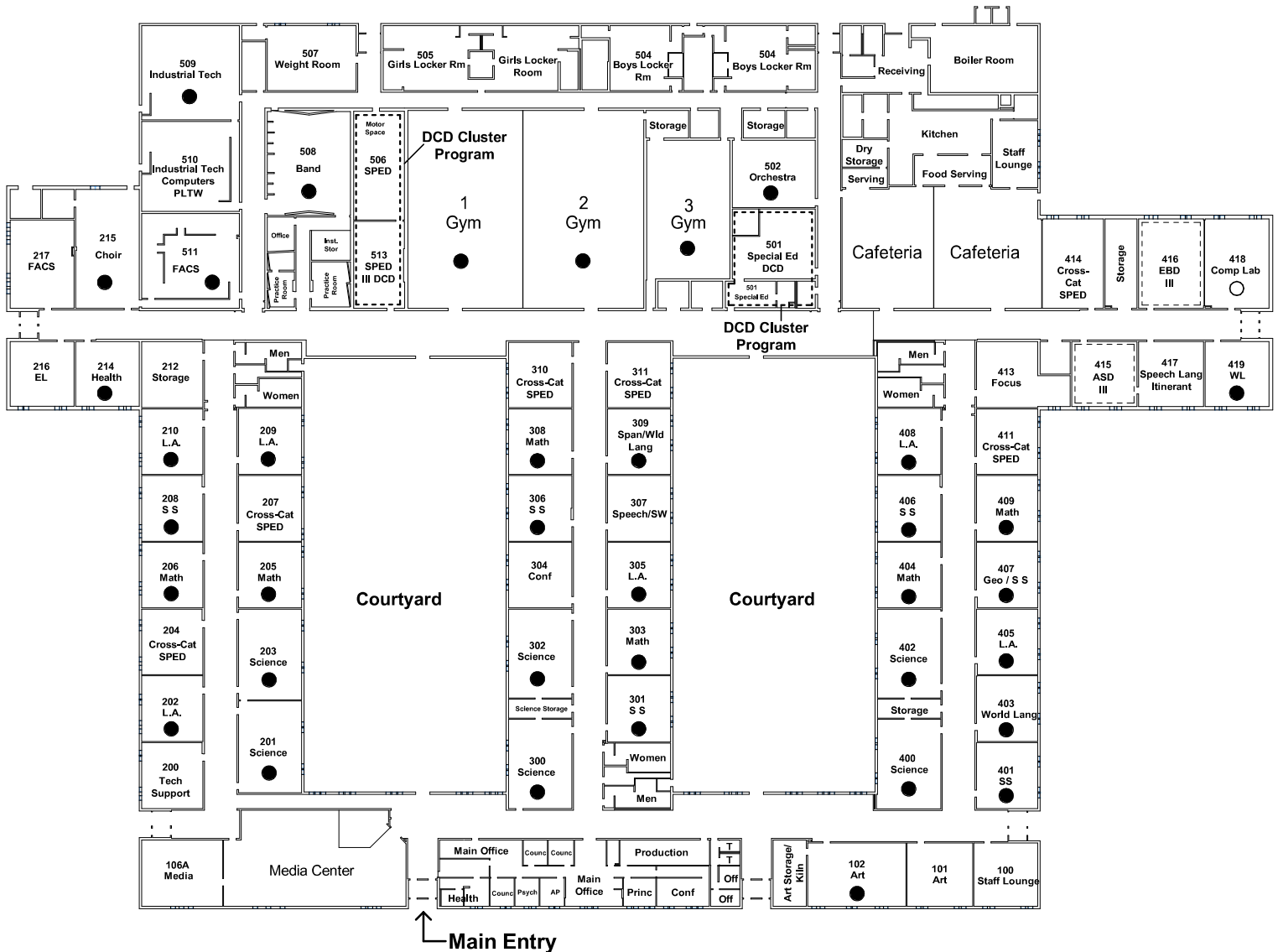
Sunrise Park Middle School (Grades 6-8)

Teaching Stations: 36

Potential: 1

(assumes 28 avg. per teaching station)

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



SUNRISE PARK MIDDLE SCHOOL - MAIN LEVEL FLOOR PLAN

ADJUSTED CAPACITY ANALYSIS

Central Middle School (Grades 6-8)

Teaching Stations: 46

(assumes 28 avg. per teaching station)

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

Total Gross Square Footage: 204,765 SF

PLANNING CAPACITY ANALYSIS

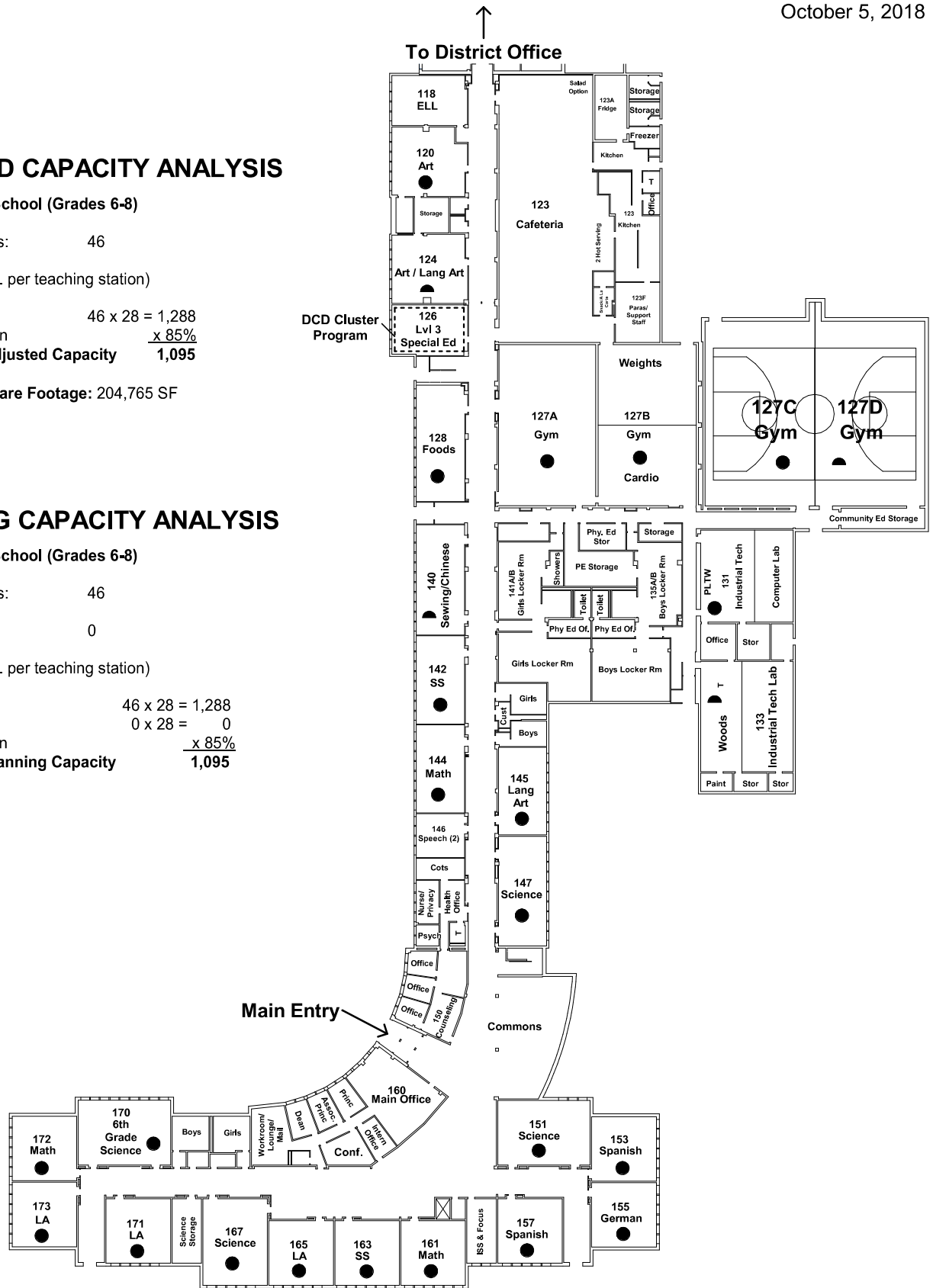
Central Middle School (Grades 6-8)

Teaching Stations: 46

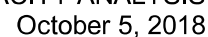
Potential: 0

(assumes 28 avg. per teaching station)

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



CENTRAL MIDDLE SCHOOL- MAIN LEVEL FLOOR PLAN





PLANNING CAPACITY ANALYSIS

WBLAHS - North Campus (Grades 9-10)

Teaching Stations: 51

Potential: 0

(assumes 30 avg. per teaching station)

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

ADJUSTED CAPACITY ANALYSIS

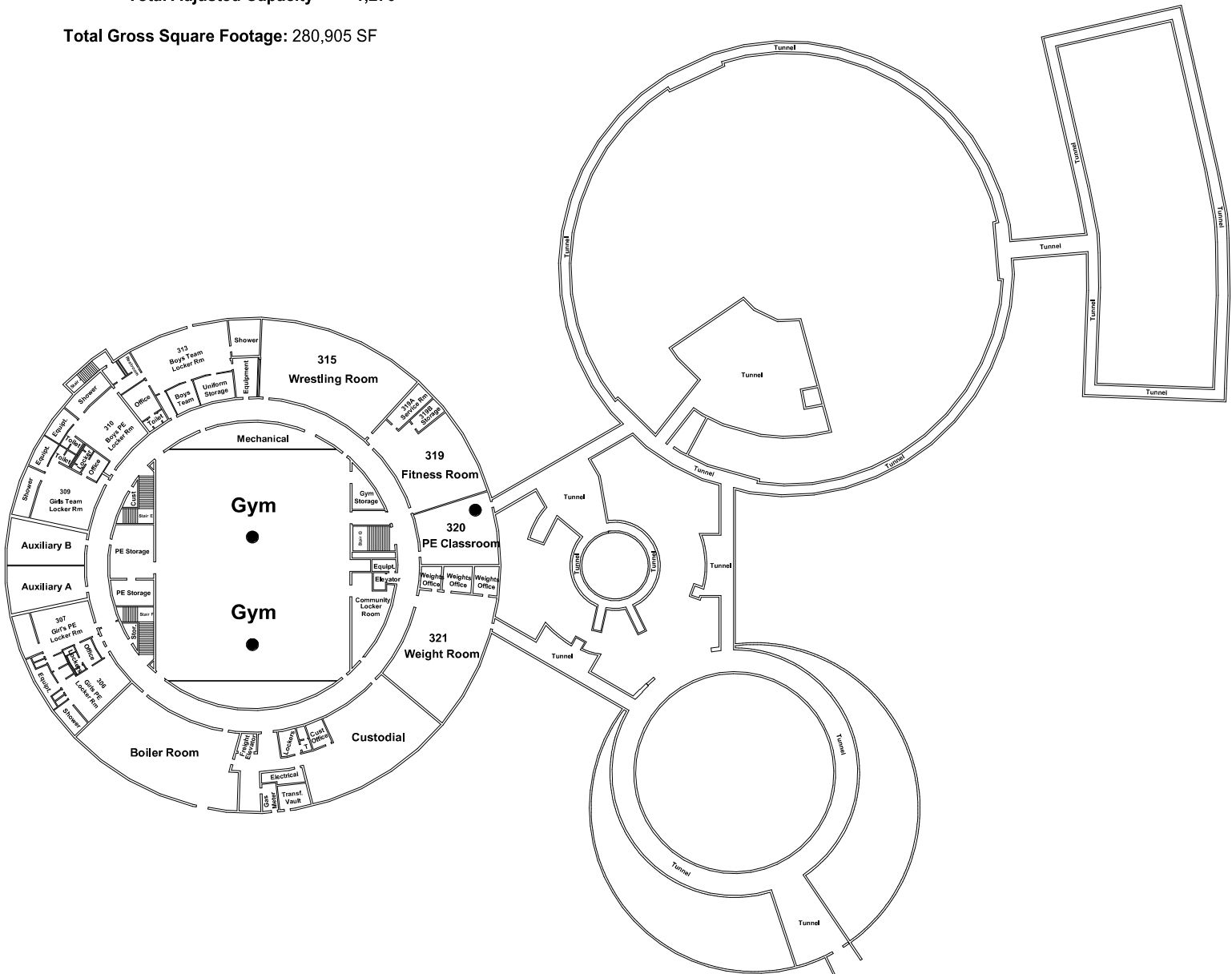
WBLAHS - North Campus (Grades 9-10)

Teaching Stations: 51

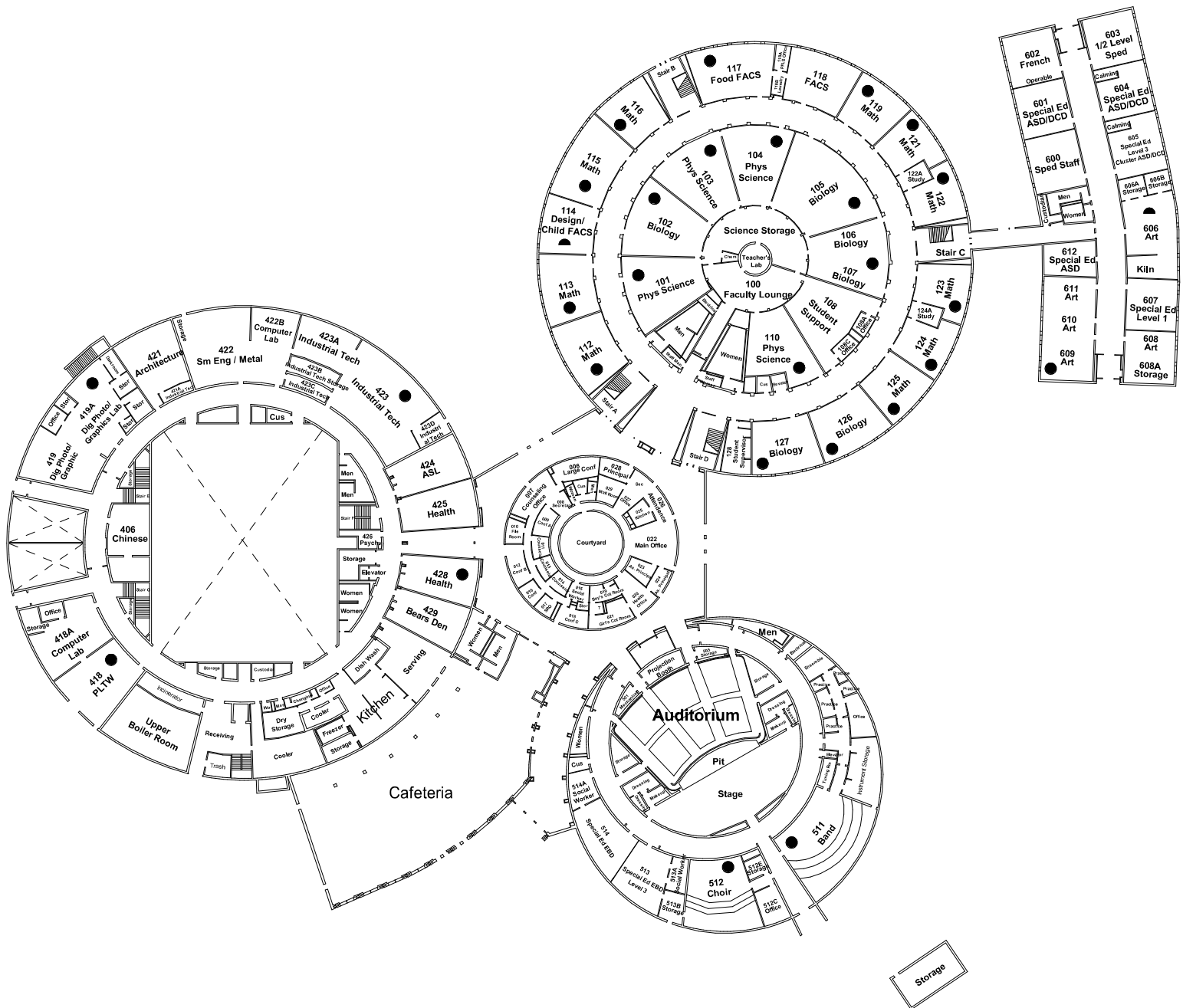
(assumes 30 avg. per teaching station)

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

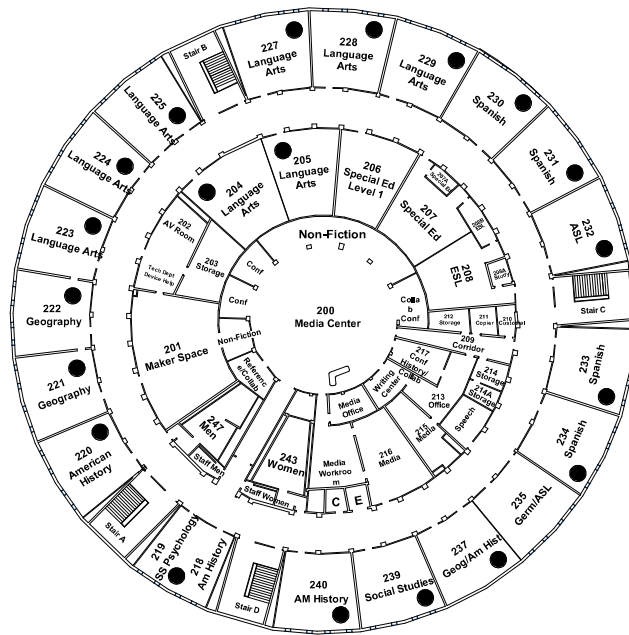
Total Gross Square Footage: 280,905 SF



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



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



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



ADJUSTED CAPACITY ANALYSIS

WBLAHS - South Campus (Grades 11-12)

Teaching Stations: 51

(assumes 30 avg. per teaching station)

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

Total Gross Square Footage: 264,893 SF*

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

PLANNING CAPACITY ANALYSIS

WBLAHS - South Campus (Grades 11-12)

Teaching Stations: 51

Potential: 1

(assumes 30 avg. per teaching station)

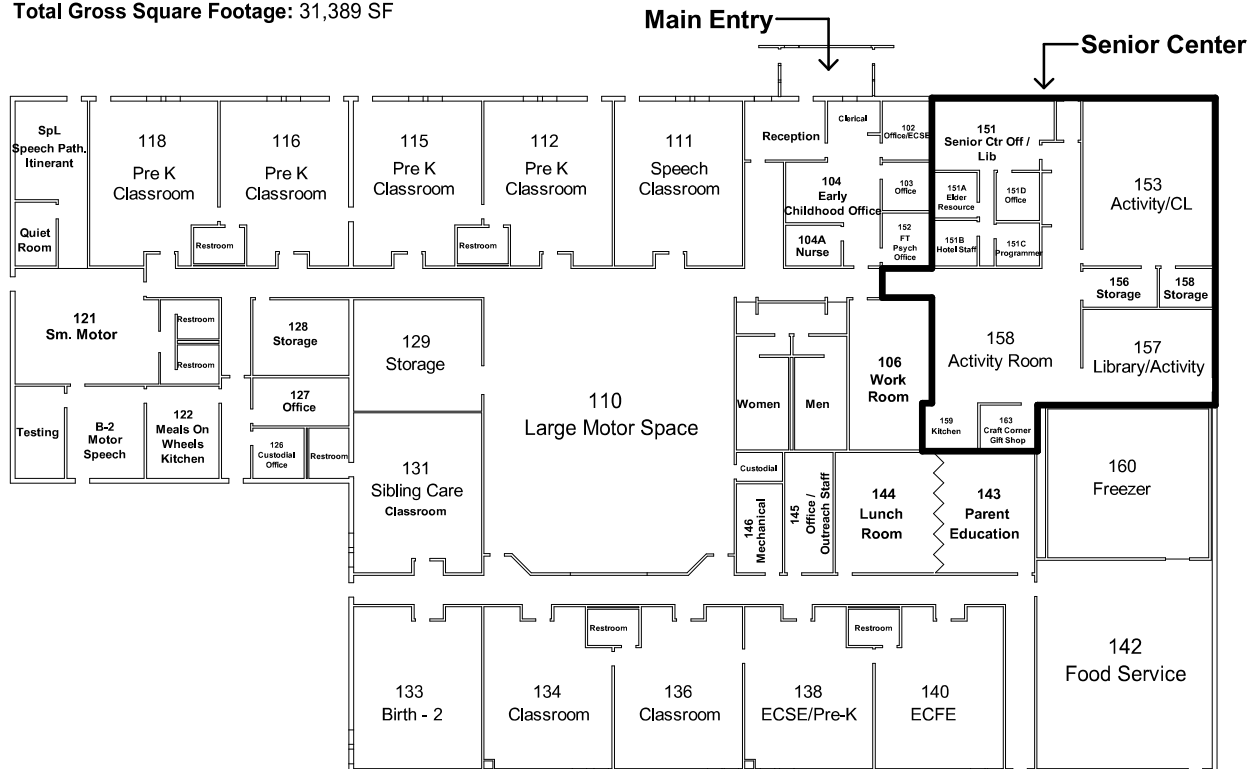
Total: Stations 51 x 30 = 1,530
Potential 1 x 30 = 30
Utilization x 83%
Total Planning Capacity 1,295



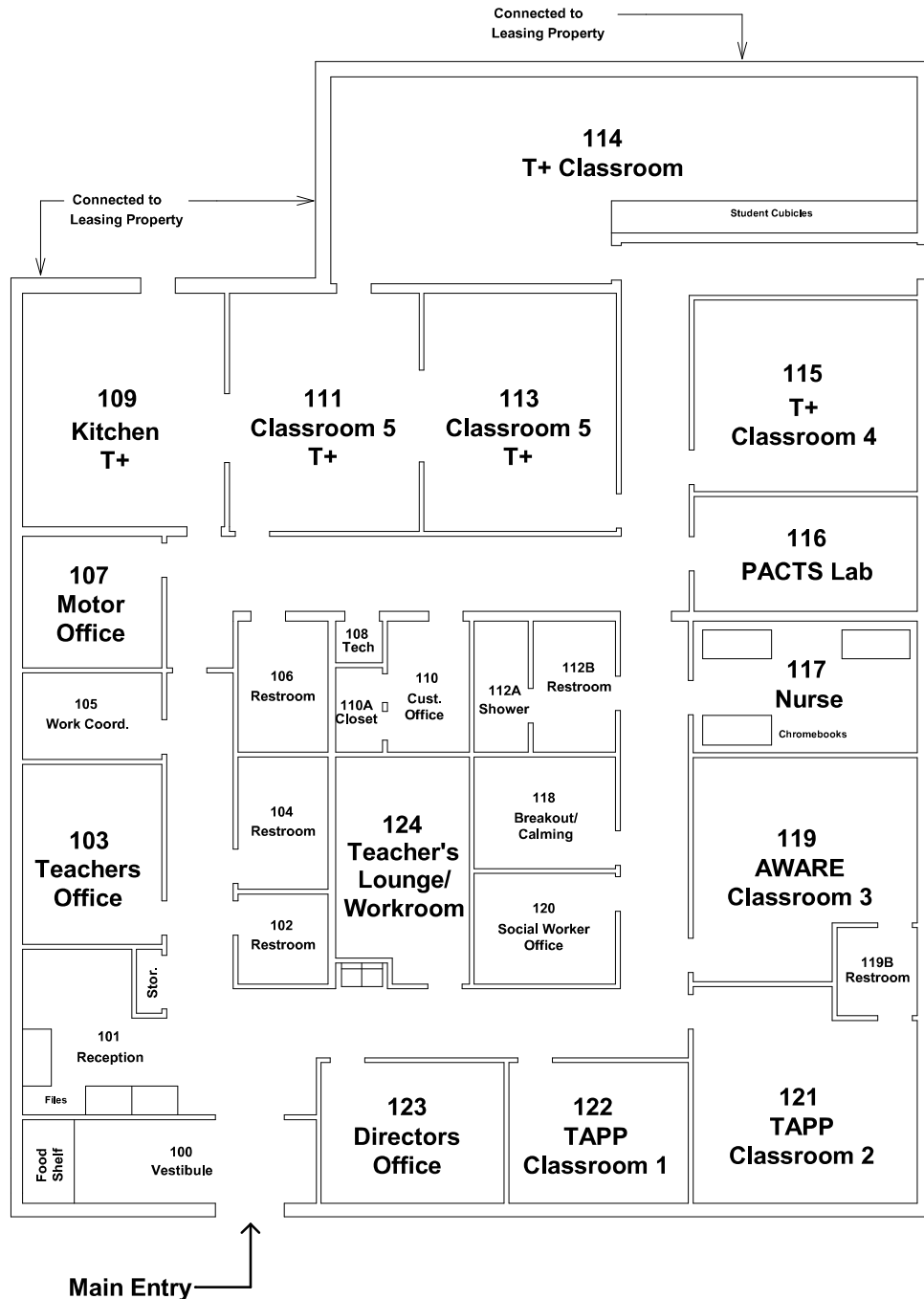
WHITE BEAR LAKE AREA HS - SOUTH CAMPUS - MAIN LEVEL FLOOR PLAN



Total Gross Square Footage: 31,389 SF



NORMANDY PARK - MAIN LEVEL FLOOR PLAN



TRANSITION EDUCATION CENTER - MAIN LEVEL FLOOR PLAN



ADJUSTED CAPACITY ANALYSIS

Area Learning Center (Grades 9-12)

Teaching Stations: 9

(assumes 18 avg. per teaching station)

Total: Stations 9 x 18 = 162
Utilization x 83%
Total Adjusted Capacity 134

Total Gross Square Footage: 46,872 SF

PLANNING CAPACITY ANALYSIS

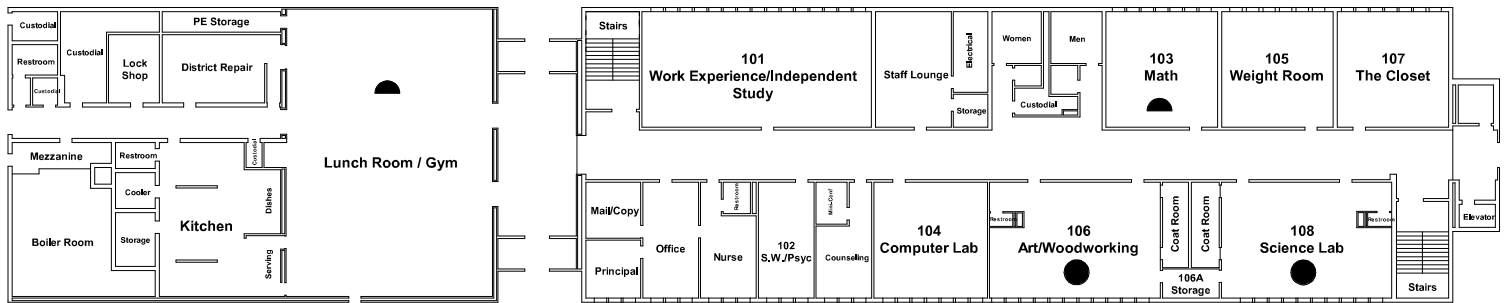
Area Learning Center (Grades 6-8)

Teaching Stations: 9

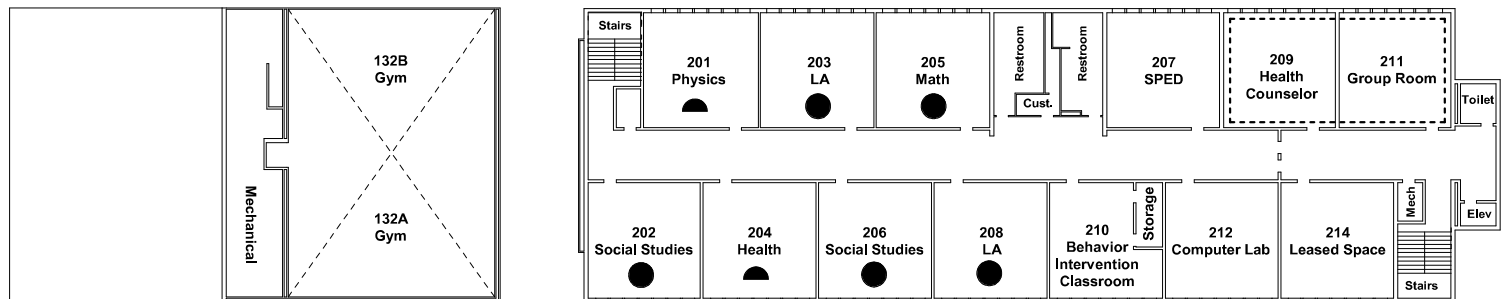
Potential: 0

(assumes 18 avg. per teaching station)

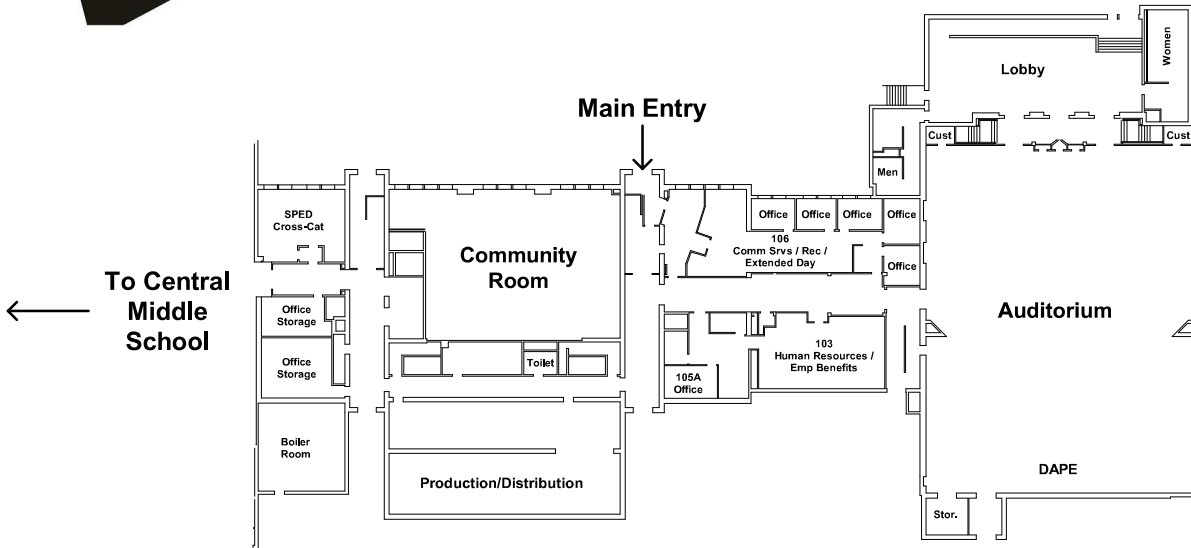
Total: Stations 9 x 18 = 162
Potential 0 x 18 = 0
Utilization x 83%
Total Planning Capacity 134



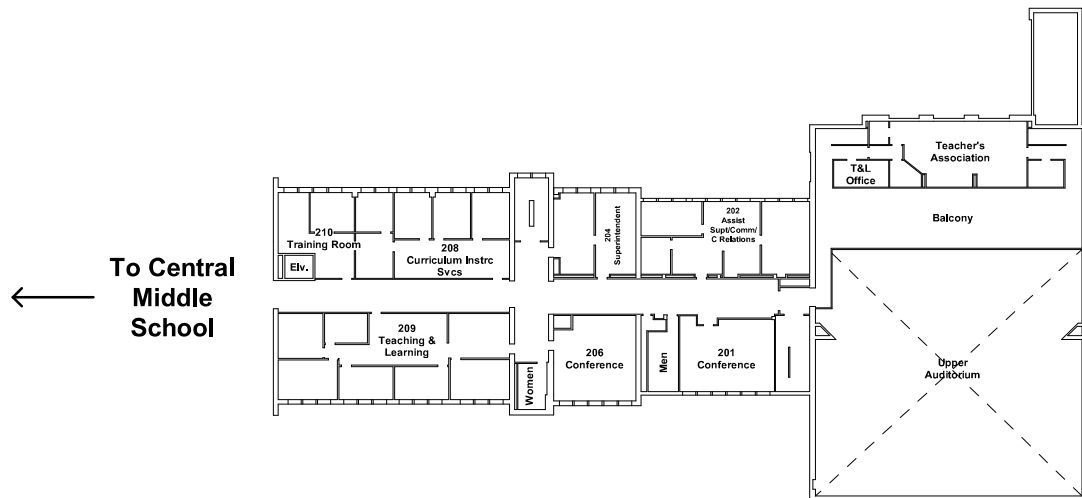
AREA LEARNING CENTER - MAIN LEVEL FLOOR PLAN



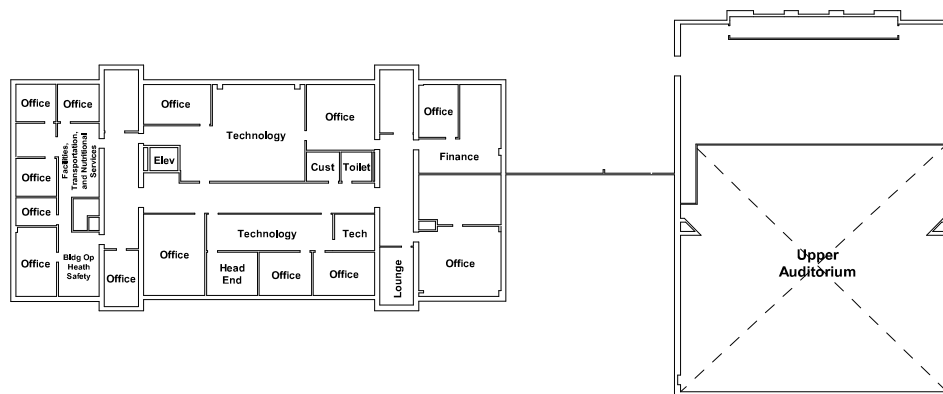
AREA LEARNING CENTER - SECOND LEVEL FLOOR PLAN



DISTRICT OFFICE- MAIN LEVEL FLOOR PLAN



DISTRICT OFFICE - SECOND LEVEL FLOOR PLAN



DISTRICT OFFICE - THIRD LEVEL FLOOR PLAN

Appendix D:

Facility Analysis



WOLD ARCHITECTS AND ENGINEERS

332 MINNESOTA STREET, SUITE w2000
SAINT PAUL, MINNESOTA 55101
FAX: 651-233-5646 TEL: 651-227-7773

Facility Analysis For

White Bear Lake Area Schools

White Bear Lake, Minnesota

Independent School District #624

October 4, 2018

Project No. 182153



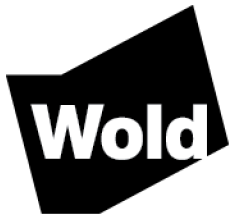
Facility Analysis Categories Independent School District #624

The following report investigates current physical and programmatic conditions and deficiencies evident in Independent School District #624 buildings. The information documented in this report was gathered primarily through field observation and supplemented by evaluation of existing information and discussion with County personnel.

The facility analysis report explores conditions and deficiencies in eleven important areas, which are outlined as follows:

- **SITE**
This section describes the site and its surroundings.
- **EXTERIOR**
This section describes the exterior envelope including roofing information supplied by the District.
- **INTERIOR**
This section describes the physical condition of the interior spaces and finishes within the facility.
- **ACCESSIBILITY**
This section addresses the conformance of the facility to the intentions of accessibility requirements with focus on the following issues: accessible parking, an accessible route to the main entrance, ability to attain all levels of the facility, and access to each teaching space.
- **MECHANICAL SYSTEMS**
This section documents the existing mechanical systems and components, and their known deficiencies.
- **ELECTRICAL SYSTEMS**
This section documents the existing electrical systems and components, and their known deficiencies.

Each category noted above includes a list of "analysis" statements which describes conditions or deficiencies. Following the "analysis" portion of each category is a list of "issues" which describe the action necessary to resolve mentioned conditions or deficiencies. Accompanying the "issue" is a cost, based on projected year 2018 project costs.



Facility Analysis Prioritization

Independent School District #624

PRIORITIZATION CATEGORIES

Priority 1 (immediate need)

Deterioration Item	Items not functioning or broken
Accessibility Issue	Modifications required to provide access to the building, the curriculum within the building, and to student restrooms
Life Safety Issue	As typically noted by fire Marshall/Life Safety officials.
Health Issue	Rooms with no ventilation or items that do not meet state health code requirements

Priority 2 (0-2 years)

Deterioration Item	Items well past useful life or for which further deterioration will create higher future repair costs or damage to other areas in the building
Accessibility Issue	Modifications required to provide access to staff or private restrooms, to obtain a drink of water, and to resolve any other ADA issues in the facility
Hazardous materials	Item posing a significant impact on building occupants
Health Issue	Inadequate exhaust and ventilation lab environments and other areas lacking adequate ventilation

Priority 3 (3-5 years)

Deterioration Item	Material or system that currently functions but will require replacement or repair within 5 years.
Hazardous Materials	Removal of items affected by other changes occurring in this phase
Security Issue	Correction of items that pose a security risk to building occupants
Energy Issue	Item replaced/installed results in payback in 5 years or less
Modernization	Modifications required to support future modernizations

Priority 4 (6-10 years)

Deterioration Item	Material or system that currently functions but will require replacement or repair in 6-10 years
Hazardous Materials	Removal of items affected by other changes occurring in this phase
Energy Issue	Item replaced results in payback in 6-10 years
Aesthetics	Item which is elective/aesthetic or programmatic

Priority N (Non-Prioritized)

Items that are covered under LTFM (Long Term Facility Maintenance) funding



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Independent School District #624

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Oneka Elementary	30
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District Totals	89



**Birch Lake Elementary
Independent School District #624**



Address: 1616 Birch Lake Ave
White Bear Lake, Minnesota
55110

Year(s) Built: 1966, 1994, 2007

Contact:

Gross Area: 56,860 S.F.

Site Area: 10 acres

Parking: 69

Phone:



Independent School District #624 Executive Summary

Birch Lake Elementary

Birch Lake Elementary

SITE

1	Provide (1) additional ADA parking stall (signage, striping, access aisle)	Priority: 2	\$1,400
2	Resurface asphalt play area.	Priority: N	\$124,100
3	Replace splashblocks.	Priority: N	\$3,400
4	Replace wood monument sign with LED sign.	Priority: 4	\$75,200

EXTERIOR

1	Repaint storage building on southwest part of site.	Priority: N	\$1,400
2	Replace all windows.	Priority: 1	\$162,300
3	Repaint numbers at doors H-K.	Priority: N	\$2,100
4	Tuckpoint original building.	Priority: 3	\$451,300
5	Replace roof area G (installed 2002) per District roof report.	Priority: 4	\$208,500

INTERIOR

1	Replace resilient flooring in gymnasium and install moisture mitigation.	Priority: 3	\$97,300
2	Replace outer ring wood doors.	Priority: 3	\$50,600
3	Repaint all hollow metal frames.	Priority: 3	\$20,250
4	Replace ACT tile in inner circle.	Priority: 4	\$61,100
5	Replace casework in the inner ring.	Priority: 3	\$332,700
6	Remove existing chalkboards.	Priority: N	\$125
7	Provide security hardware at all classroom doors.	Priority: 3	\$66,800
8	Provide (1) new double stack convection oven.	Priority: 3	\$60,200
9	Rebuild walk-in freezer and cooler.	Priority: 2	\$165,600
10	Provide (2) 4-well electric hot food serving counter and (1) 6-well cold food serving counter.	Priority: 3	\$60,000

ACCESSIBILITY

1	Minor remodel of student gang toilets (4).	Priority: 1	\$66,900
2	Major remodel of student gang toilets (2).	Priority: 1	\$334,300
3	Major remodel of private toilets (5).	Priority: 2	\$292,500
4	Replace drinking fountains with accessible type and add wing walls.	Priority: 2	\$20,300

MECHANICAL SYSTEMS

1	Replace the steam plant with a new high efficiency hot water plant. Distribute hot water throughout	Priority: 2	\$3,710,000
2	Replace the variable air volume (VAV) boxes serving the interior of the 1966 building with new VAV	Priority: 2	\$280,000
3	Retrofit the air handling system serving the 2007 addition with variable air volume boxes and hot water	Priority: 2	\$790,000
4	Retrofit all roof mounted condensing units with cottonwood screens.	Priority: N	\$60,000
5	Replace the two vertical style unit ventilators in the office area with a new roof mounted variable air	Priority: 2	\$365,000
6	Replace the air handling unit serving the gymnasium with a new constant air volume unit. The new	Priority: 3	\$340,000
7	Install cooling coil for new air handling unit serving the gymnasium and install condenser for DX	Priority: 4	\$70,000
8	Provide commissioning services to validate performance of all new and existing systems. Work scope	Priority: 2	\$85,000
9	Provide de-stratification fans in the gymnasium and connect to the building automation system for time	Priority: 3	\$20,000



Independent School District #624 Executive Summary

Birch Lake Elementary

10	Replace all remaining pneumatic controls with new direct digital controls as an extension of the	Priority: 2	\$25,000
11	Replace galvanized domestic hot and cold water distribution systems with new copper piping.	Priority: 1	\$1,060,000
12	Replace the domestic water heating system and storage tank with a new concealed combustion high	Priority: 3	\$70,000
13	Replace the main domestic water shut-off valves on each side of the water meter at the main water	Priority: 1	\$10,000

ELECTRICAL SYSTEMS

1	Replace aging distribution equipment.	Priority: 2	\$288,700
2	Provide emergency generator, transfer switches, panels and lighting relays	Priority: 3	\$139,800
3	Provide additional power outlets in classrooms.	Priority: 3	\$30,800
4	Replace aged fluorescent lighting with LED and controls.	Priority: 2	\$57,000
5	Provide exterior egress lighting at each exit.	Priority: 1	\$19,000
6	Replace metal halide exterior lighting with LED.	Priority: 2	\$106,700
7	Provide wireless clock system.	Priority: 3	\$18,000
8	Provide new paging system.	Priority: 1	\$59,200
9	Replace fire alarm devices and wiring.	Priority: 2	\$64,800



**Birch Lake Elementary
Independent School District #624**

SITE	\$204,100.00
EXTERIOR	\$825,600.00
INTERIOR	\$914,675.00
ACCESSIBILITY	\$714,000.00
MECHANICAL SYSTEMS	\$6,885,000.00
ELECTRICAL SYSTEMS	\$784,000.00
Total Cost	\$10,327,375.00



**Birch Lake Elementary
Independent School District #624
Cost Analysis By Category By Priority**

CATEGORY:	Priority 1:	Priority 2:	Priority 3:	Priority 4:	LTFM	Total
SITE	\$0	\$1,400	\$0	\$75,200	\$127,500	\$204,100
EXTERIOR	\$162,300	\$0	\$451,300	\$208,500	\$3,500	\$825,600
INTERIOR	\$0	\$165,600	\$687,850	\$61,100	\$125	\$914,675
ACCESSIBILITY	\$401,200	\$312,800	\$0	\$0	\$0	\$714,000
MECHANICAL SYSTEMS	\$1,070,000	\$5,255,000	\$430,000	\$70,000	\$60,000	\$6,885,000
ELECTRICAL SYSTEMS	\$78,200	\$517,200	\$188,600	\$0	\$0	\$784,000
Totals:	\$1,711,700	\$6,252,000	\$1,757,750	\$414,800	\$191,125	\$10,327,375



**Hugo Elementary
Independent School District #624**



Address: 14895 Francesco Avenue
Hugo, Minnesota 55038

Year(s) Built: 1960, 1967, 1987, 2006

Contact:

Gross Area: 60,980 S.F.

Site Area: 9.7 acres

Parking: 96

Phone:



Independent School District #624 Executive Summary

Hugo Elementary

Hugo Elementary

SITE

- | | | | |
|---|---|-------------|----------|
| 1 | Replace wood monument sign with LED sign. | Priority: 4 | \$75,200 |
| 2 | Repair / replace concrete sidewalk at main entry. | Priority: N | \$45,500 |

EXTERIOR

- | | | | |
|---|--|-------------|-----------|
| 1 | Tuckpoint all brick walls built before 2006, and provide an allowance for brick replacement. | Priority: 3 | \$473,000 |
| 2 | Repaint exterior soffit where paint is peeling (northeast corner). | Priority: 4 | \$2,100 |
| 3 | Repaint boiler room exterior louver. | Priority: 4 | \$1,200 |
| 4 | Replace all windows installed before 2006. | Priority: 1 | \$115,900 |
| 5 | Replace roof areas A, B, C, D, E, F (installed 1998) per District roof report. | Priority: 3 | \$558,200 |
| 6 | Replace shingle roofs (installed 2008) per District roof report. | Priority: N | \$761,000 |

INTERIOR

- | | | | |
|---|--|-------------|----------|
| 1 | Replace carpet in Reception (1097) | Priority: 3 | \$7,500 |
| 2 | Repair carpet in media center where rippling. | Priority: 3 | \$33,000 |
| 3 | Provide an allowance for repainting 50% of HM door frames. | Priority: 3 | \$4,900 |
| 4 | Provide (1) new double stack convection oven. | Priority: 3 | \$36,000 |
| 5 | Provide new security hardware at all classroom doors. | Priority: 4 | \$41,800 |

ACCESSIBILITY

- | | | | |
|---|---|-------------|----------|
| 1 | Install step at protruding coat racks. | Priority: 2 | \$34,100 |
| 2 | Provide shower seat at nurse shower/toilet room. | Priority: 2 | \$80 |
| 3 | Provide wing walls at drinking fountain near gym. | Priority: 2 | \$1,400 |
| 4 | Major remodel of private toilet room (1). | Priority: 1 | \$58,500 |
| 5 | Modify light switch in room 1234 to be within ADA reach range requirements. | Priority: 1 | \$500 |

MECHANICAL SYSTEMS

- | | | | |
|----|---|-------------|-------------|
| 1 | Convert building from steam to hot water heat. Replace existing boilers with new gas fired high | Priority: 2 | \$3,480,000 |
| 2 | Replace air handling unit serving cafeteria with a new constant air volume unit. The new unit will be | Priority: 2 | \$340,000 |
| 3 | Install cooling coil for new air handling unit serving the cafeteria and provide a roof mounted | Priority: 3 | \$70,000 |
| 4 | Replace the air handling unit serving the 1987 gymnasium addition with a new constant air volume | Priority: 2 | \$340,000 |
| 5 | Install cooling coil for new air handling unit serving the gymnasium and provide a roof mounted | Priority: 4 | \$70,000 |
| 6 | Provide with de-stratification fans in the gymnasium and cafeteria to improve heating efficiency. | Priority: 2 | \$20,000 |
| 7 | Provide a variable speed air-handling unit to serve the 1987 classrooms (6 total). Provide variable air | Priority: 1 | \$940,000 |
| 8 | Replace all existing mechanical couplings installed on the hot water heating system. | Priority: 2 | \$210,000 |
| 9 | Provide a split AC system in the data room to provide redundant cooling. | Priority: 3 | \$25,000 |
| 10 | Replace all remaining pneumatic controls with new direct digital controls as an extension of the | Priority: 2 | \$10,000 |
| 11 | Provide commissioning services to validate performance of all new and existing systems. Work scope | Priority: 2 | \$110,000 |
| 12 | Retrofit all of the existing condensing units with cottonwood screens (approximately 8 total). | Priority: N | \$25,000 |
| 13 | Replace galvanized domestic hot and cold water distribution systems with new copper piping. | Priority: 2 | \$375,000 |
| 14 | Replace the main domestic water shut-off valves on each side of the water meter at the main water | Priority: 1 | \$10,000 |



Independent School District #624 Executive Summary

Hugo Elementary

ELECTRICAL SYSTEMS

1	New service for HVAC upgrade?	Priority: 2	\$76,000
2	Replace aging distribution equipment.	Priority: 2	\$303,900
3	Provide emergency generator, transfer switches, panels and lighting relays	Priority: 3	\$140,000
4	Provide additional power outlets in classrooms.	Priority: 3	\$27,300
5	Replace gym lighting with LED.	Priority: 3	\$76,000
6	Provide exterior egress lighting at each exit.	Priority: 1	\$19,000
7	Replace metal halide exterior lighting with LED.	Priority: 2	\$102,600
8	Provide wireless clock system.	Priority: 3	\$15,500



**Hugo Elementary
Independent School District #624**

SITE	\$120,700.00
EXTERIOR	\$1,911,400.00
INTERIOR	\$123,200.00
ACCESSIBILITY	\$94,580.00
MECHANICAL SYSTEMS	\$6,025,000.00
ELECTRICAL SYSTEMS	\$760,300.00
Total Cost	\$9,035,180.00



**Hugo Elementary
Independent School District #624
Cost Analysis By Category By Priority**

CATEGORY:	Priority 1:	Priority 2:	Priority 3:	Priority 4:	LTFM	Total
SITE	\$0	\$0	\$0	\$75,200	\$45,500	\$120,700
EXTERIOR	\$115,900	\$0	\$1,031,200	\$3,300	\$761,000	\$1,911,400
INTERIOR	\$0	\$0	\$81,400	\$41,800	\$0	\$123,200
ACCESSIBILITY	\$59,000	\$35,580	\$0	\$0	\$0	\$94,580
MECHANICAL SYSTEMS	\$950,000	\$4,885,000	\$95,000	\$70,000	\$25,000	\$6,025,000
ELECTRICAL SYSTEMS	\$19,000	\$482,500	\$258,800	\$0	\$0	\$760,300
Totals:	\$1,143,900	\$5,403,080	\$1,466,400	\$190,300	\$831,500	\$9,035,180



**Lakeaires Elementary
Independent School District #624**



Address: 3963 Van Dyke Street
White Bear Lake, Minnesota
55110

Year(s) Built: 1960, 1967, 1994, 2015

Contact:

Gross Area: 58,185 S.F.

Site Area: 8.5 acres

Parking: 69

Phone:



Independent School District #624 Executive Summary

Lakeaires Elementary

Lakeaires Elementary

SITE

1	Patch concrete at loading dock.	Priority: 3	\$13,400
2	Add handrail to stair on northwest part of site.	Priority: 1	\$12,600
3	Fix stair pulling away from wall.	Priority: 3	\$12,100
4	Fix drainage issues at below grade louver	Priority: 2	\$33,400
5	Replace sidewalk east of building.	Priority: N	\$108,600
6	Replace wood monument sign with LED sign.	Priority: 4	\$75,200

EXTERIOR

1	Tuckpointing at 1960 and 1967 portions of building.	Priority: 3	\$794,900
2	Replace (35) 1992 windows.	Priority: 1	\$251,500
3	Replace roof areas A, B, C, D, E, F (installed 1996) per District roof report.	Priority: 3	\$917,100

INTERIOR

1	Replace locking bar at receiving door with locking hardware and panic bars.	Priority: 2	\$2,200
2	Replace wood doors in kitchen/multi-purpose gym area.	Priority: 3	\$29,900
3	Repaint hollow metal frames in kitchen/gym area.	Priority: 4	\$2,800
4	Re-stain and seal wood finish at operable wall in multi-purpose gym.	Priority: 4	\$100
5	Provide new security hardware at all classroom doors.	Priority: 4	\$61,800
6	Provide (1) new double stack convection oven and (1) combie oven (and stand)	Priority: 3	\$124,000
7	Provide larger walk-in freezer.	Priority: 2	\$102,000
8	Replace the kitchen exhaust hood with a new three sided exhaust hood sized appropriately for the	Priority: 2	\$30,000
9	Relocate refrigerator freezer and cooler to the roof.	Priority: N	\$40,000
10	Replace the existing dishwasher with a new dishwasher with integral booster heater.	Priority: 2	\$120,000

ACCESSIBILITY

1	Install wing walls at (3) drinking fountains.	Priority: 2	\$4,000
2	Major remodel of student gang toilets (4).	Priority: 3	\$668,600
3	Major remodel of private toilets (7).	Priority: 1	\$409,500
4	Replace handrails and guardrails at both stairs.	Priority: 1	\$28,100

MECHANICAL SYSTEMS

1	Convert the building from steam to hot water heat. Replace the existing boilers with new gas fired	Priority: 2	\$2,870,000
2	Replace the air handling unit serving the cafeteria with a new constant air volume unit. The new unit	Priority: 2	\$340,000
3	Provide de-stratification fans in the cafeteria and connect to the building automation system for time of	Priority: 2	\$40,000
4	Install cooling coil for new air handling unit serving the cafeteria and connect to existing chilled water	Priority: 3	\$70,000
5	Provide a variable speed air handling unit to provide a direct source of ventilation air to the custodial	Priority: 2	\$330,000
6	Provide cooling to the gymnasium. Retrofit the existing air handling systems with new chilled water	Priority: 4	\$70,000
7	Provide cooling to the entry commons area. Retrofit the existing air handling systems with new chilled	Priority: 4	\$40,000
8	Provide de-stratification fans in the entry commons and gymnasium areas. Connect to the building	Priority: 2	\$45,000
9	Provide a new primary split AC system to cool head end room, replacing the existing PTAC unit.	Priority: 1	\$25,000



Independent School District #624 Executive Summary

Lakeaires Elementary

10	Provide a new secondary split AC system to cool head end room and provide redundancy.	Priority: 3	\$25,000
11	Replace the existing PTAC unit serving the office area installed in the 1994 addition with a new	Priority: 3	\$55,000
12	Replace the exterior chilled water pipe insulation with new flexible elastomeric insulation and an	Priority: 1	\$25,000
13	Replace all remaining pneumatic controls with new direct digital controls as an extension of the	Priority: 2	\$25,000
14	Provide commissioning services to validate performance of all new and existing systems. Work scope	Priority: 2	\$100,000
15	Retrofit existing chiller and office condensing unit with cottonwood screens.	Priority: 3	\$15,000
16	Provide extension cones on existing chiller condenser fan discharge to eliminate discharge air re-	Priority: 3	\$10,000
17	Replace galvanized domestic hot and cold water distribution systems with new copper piping. Ensure	Priority: 2	\$660,000
18	Replace domestic water heating system and storage tank with a new concealed combustion high	Priority: 3	\$70,000
19	Replace the main domestic water shut-off valves on each side of the water meter at the main water	Priority: 1	\$10,000

ELECTRICAL SYSTEMS

1	Replace aging distribution equipment.	Priority: 2	\$334,300
2	Provide emergency generator, transfer switches, panels and lighting relays.	Priority: 3	\$140,000
3	Provide additional power outlets in classrooms.	Priority: 3	\$28,500
4	Replace aged T8 lighting with energy efficient LED fixtures.	Priority: 3	\$144,000
5	Provide exterior egress lighting at each exit.	Priority: 1	\$9,500
6	Replace metal halide exterior lighting with LED.	Priority: 2	\$68,400
7	Provide complete wireless clock system.	Priority: 3	\$16,700
8	Replace fire alarm system.	Priority: 1	\$65,500



**Lakeaires Elementary
Independent School District #624**

SITE	\$255,300.00
EXTERIOR	\$1,963,500.00
INTERIOR	\$512,800.00
ACCESSIBILITY	\$1,110,200.00
MECHANICAL SYSTEMS	\$4,825,000.00
<u>ELECTRICAL SYSTEMS</u>	<u>\$806,900.00</u>
Total Cost	\$9,473,700.00



**Lakeaires Elementary
Independent School District #624
Cost Analysis By Category By Priority**

CATEGORY:	Priority 1:	Priority 2:	Priority 3:	Priority 4:	LTFM	Total
SITE	\$12,600	\$33,400	\$25,500	\$75,200	\$108,600	\$255,300
EXTERIOR	\$251,500	\$0	\$1,712,000	\$0	\$0	\$1,963,500
INTERIOR	\$0	\$254,200	\$153,900	\$64,700	\$40,000	\$512,800
ACCESSIBILITY	\$437,600	\$4,000	\$668,600	\$0	\$0	\$1,110,200
MECHANICAL SYSTEMS	\$60,000	\$4,410,000	\$245,000	\$110,000	\$0	\$4,825,000
ELECTRICAL SYSTEMS	\$75,000	\$402,700	\$329,200	\$0	\$0	\$806,900
Totals:	\$836,700	\$5,104,300	\$3,134,200	\$249,900	\$148,600	\$9,473,700



**Lincoln Elementary
Independent School District #624**



Address: 1961 Sixth Street
White Bear Lake, Minnesota
55110

Year(s) Built: 1952, 1962, 1994

Contact:

Gross Area: 42,365 S.F.

Site Area: 11 acres

Parking: 39

Phone:



Independent School District #624 Executive Summary

Lincoln Elementary

Lincoln Elementary

SITE

1	Resurface asphalt on north parking lot.	Priority: 3	\$143,300
2	Resurface asphalt on sidewalk along west side of north wing. Resurface asphalt on sidewalk at	Priority: N	\$141,400
3	Concrete repairs at main entry and door K.	Priority: 1	\$10,100
4	Reconstruct concrete steps at gymnasium exit door and add handrail.	Priority: 1	\$22,200
5	Replace wood monument sign with LED sign.	Priority: 4	\$75,200

EXTERIOR

1	Replace (3) kitchen windows and (26) windows in the west wing.	Priority: 1	\$209,500
2	Tuckpoint boiler stack.	Priority: 3	\$20,900
3	Replace roof areas A, B, C, I, D, H, G, E, F (insatlld 1992) per District roof report.	Priority: 1	\$1,597,200

INTERIOR

1	Patch terrazzo floors in corridor in a few locations.	Priority: 3	\$6,300
2	Replace wood flooring in the large gym/cafeteria, stage and stage cabinets.	Priority: 2	\$87,100
3	Replace resilient flooring in gym.	Priority: 2	\$47,100
4	Replace AWP's at small gym.	Priority: 3	\$6,700
5	Replace ACT in west wing corridor and room 117.	Priority: 4	\$6,700
6	Replace all doors.	Priority: 3	\$271,300
7	Replace original casework in west wing and storage areas.	Priority: 3	\$68,900
8	Install casework and sink in room 117 to match adjacent classrooms.	Priority: 3	\$23,900
9	Install new VCT flooring on upper level corridor.	Priority: 2	\$68,500
10	Replace finishes (replace tile and patch and paint wall) at staircases.	Priority: 4	\$8,400
11	Provide new security hardware at all classroom doors.	Priority: 4	\$56,800
12	Provide (1) new double stack convection oven and (1) combi oven (and stand).	Priority: 3	\$124,000
13	Rebuild walk in cooler.	Priority: 2	\$55,200
14	Provide (2) 4-well electric hot food serving counters and (1) 6-well cold food serving counter.	Priority: 3	\$60,000
15	Replace the existing dishwasher with a new dishwasher with integral booster heater. It does not appear	Priority: 2	\$90,000

ACCESSIBILITY

1	Rebuild all toilets (student, single-stall, nurse, kindergarten) to meet current accessibility code.	Priority: 1	\$1,309,900
2	Replace drinking fountain in small gym with accessible type and add wing walls. Add wing walls at	Priority: 2	\$16,600
3	Install power operated actuators on all inaccessible doors in east and south wings.	Priority: 2	\$79,400
4	Install step at protruding coat racks to match west wing.	Priority: 1	\$42,700
5	Install new handrails at 2 staircases.	Priority: 2	\$28,100
6	Install lift for stage access.	Priority: 1	\$66,900

MECHANICAL SYSTEMS

1	Convert the building from steam to hot water heat. Replace existing boilers with new gas fired high	Priority: 2	\$3,475,000
2	Replace the air handling unit serving the gymnasium/cafeteria with a new constant air volume unit.	Priority: 2	\$340,000
3	Install cooling coil for new air handling unit serving the cafeteria/gymnasium and connect to chilled	Priority: 3	\$40,000



Independent School District #624 Executive Summary

Lincoln Elementary

4	Provide de-stratification fans in the cafeteria/gymnasium and connect to the building automation	Priority: 2	\$20,000
5	Replace the air handling unit serving the small gymnasium with a new constant air volume unit. The	Priority: 2	\$340,000
6	Install cooling coil for new air handling unit serving the small gymnasium and connect to chilled water	Priority: 4	\$40,000
7	Provide de-stratification fans in the small gymnasium and connect to the building automation system	Priority: 2	\$20,000
8	Provide a variable speed air handling unit to provide a direct source of ventilation air to the custodial	Priority: 2	\$75,000
9	Provide a new primary split AC system to cool head end room, replacing the existing PTAC unit.	Priority: 1	\$25,000
10	Provide a new secondary split AC system to cool head end room and provide redundancy.	Priority: 3	\$25,000
11	Replace the exterior chilled water pipe insulation with new flexible elastomeric insulation and an	Priority: 1	\$30,000
12	Replace all remaining pneumatic controls with new direct digital controls as an extension of the	Priority: 2	\$40,000
13	Provide commissioning services to validate performance of all new and existing systems. Work scope	Priority: 2	\$80,000
14	Retrofit the existing chiller and the office condensing unit with cottonwood screens.	Priority: 3	\$15,000
15	Provide extension cones on existing chiller condenser fan discharge to eliminate discharge air re-	Priority: 3	\$10,000
16	Replace galvanized domestic hot and cold water distribution systems with new copper piping. Ensure	Priority: 2	\$810,000
17	Replace the domestic water heating system and storage tank with a new concealed combustion high	Priority: 3	\$70,000
18	Replace the main domestic water shut-off valves on each side of the water meter at the main water	Priority: 1	\$10,000

ELECTRICAL SYSTEMS

1	Replace aging distribution equipment.	Priority: 2	\$182,000
2	Provide emergency generator, transfer switches, panels and lighting relays	Priority: 3	\$139,800
3	Provide additional power outlets in classrooms.	Priority: 3	\$28,500
4	Provide exterior egress lighting at each exit.	Priority: 1	\$17,100
5	Replace metal halide exterior lighting with LED.	Priority: 2	\$80,500
6	Provide wireless clock system.	Priority: 3	\$15,500
7	Replace fire alarm system.	Priority: 1	\$64,000



**Lincoln Elementary
Independent School District #624**

SITE	\$392,200.00
EXTERIOR	\$1,827,600.00
INTERIOR	\$980,900.00
ACCESSIBILITY	\$1,543,600.00
MECHANICAL SYSTEMS	\$5,465,000.00
ELECTRICAL SYSTEMS	\$527,400.00
Total Cost	\$10,736,700.00



**Lincoln Elementary
Independent School District #624
Cost Analysis By Category By Priority**

CATEGORY:	Priority 1:	Priority 2:	Priority 3:	Priority 4:	LTFM	Total
SITE	\$32,300	\$0	\$143,300	\$75,200	\$141,400	\$392,200
EXTERIOR	\$1,806,700	\$0	\$20,900	\$0	\$0	\$1,827,600
INTERIOR	\$0	\$347,900	\$561,100	\$71,900	\$0	\$980,900
ACCESSIBILITY	\$1,419,500	\$124,100	\$0	\$0	\$0	\$1,543,600
MECHANICAL SYSTEMS	\$65,000	\$5,200,000	\$160,000	\$40,000	\$0	\$5,465,000
ELECTRICAL SYSTEMS	\$81,100	\$262,500	\$183,800	\$0	\$0	\$527,400
Totals:	\$3,404,600	\$5,934,500	\$1,069,100	\$187,100	\$141,400	\$10,736,700



Matoska International IB World Independent School District #624



Address: 2530 Spruce Place
White Bear Lake, Minnesota
55110

Year(s) Built: 1962, 1968, 1994, 2004, 2013

Contact:

Gross Area: 64,570 S.F.

Site Area: 10 acres

Parking: 96

Phone:



Independent School District #624 Executive Summary

**Matoska International
IB World**

Matoska International IB World

SITE

- | | | | |
|---|--|-------------|----------|
| 1 | Resurface asphalt in loading dock area and entrance from Spruce place. | Priority: N | \$75,300 |
| 2 | Replace wood monument sign with LED sign. | Priority: 4 | \$75,300 |

EXTERIOR

- | | | | |
|---|--|-------------|-----------|
| 1 | Tuckpointing at 30% of 1962 and 1968 building areas. | Priority: 2 | \$306,300 |
| 2 | Replace 1992 vintage windows (In 1962 and 1968 building areas). | Priority: 2 | \$436,300 |
| 3 | Repaint lintels. | Priority: 2 | \$15,100 |
| 4 | Replace roof areas: E, F, G, and H (installed in 1992) per District roof report. | Priority: 1 | \$220,500 |
| 5 | Replace roof areas: A, B, C and D (installed in 1994) per District roof report. | Priority: 2 | \$436,200 |
| 6 | Replace roof areas I, J, and K (circ. 2005) per District roof report. | Priority: N | \$97,900 |

INTERIOR

- | | | | |
|----|--|-------------|-----------|
| 1 | Replace carpet in classrooms. | Priority: 3 | \$55,600 |
| 2 | Replace casework in classrooms (all except 97-101). | Priority: 3 | \$817,900 |
| 3 | Provide an allowance for door replacement. | Priority: 3 | \$29,900 |
| 4 | Provide new security hardware at all classroom doors. | Priority: 3 | \$70,200 |
| 5 | Provide (1) new double stack convection oven and (1) new combi oven in kitchen. | Priority: 3 | \$124,000 |
| 6 | Provide walk-in freezer at kitchen (none existing). | Priority: 2 | \$102,000 |
| 7 | Provide (1) 4-well hot food serving counter and (1) 6-well cold food serving counter at kitchen. | Priority: 3 | \$60,000 |
| 8 | Replace the kitchen exhaust hood with a new exhaust hood that is three sided and sized appropriately | Priority: 2 | \$30,000 |
| 9 | Relocate the refrigerator/freezer condensing units to the roof. | Priority: N | \$40,000 |
| 10 | Replace the existing dishwasher with a new dishwasher with integral booster heater. | Priority: 3 | \$90,000 |

ACCESSIBILITY

- | | | | |
|---|--|-------------|-----------|
| 1 | Replace sink and counter in workroom with ADA height equivalent. | Priority: 2 | \$7,600 |
| 2 | Rebuild transaction window/counter at room 96A to meet ADA requirements. | Priority: 2 | \$6,200 |
| 3 | Provide power operators at (5) doors with deep jambs. | Priority: 2 | \$20,900 |
| 4 | Provide wing walls at (2) drinking fountains. | Priority: 2 | \$2,700 |
| 5 | Replace (1) Drinking fountain with an accessible electric water cooler. | Priority: 2 | \$5,500 |
| 6 | Provide new code compliant handrails and guardrails at stairs. | Priority: 2 | \$28,100 |
| 7 | Major remodel of student gang toilets (4). | Priority: 1 | \$668,600 |
| 8 | Minor remodel of private toilet rooms (2). | Priority: 2 | \$16,800 |
| 9 | Major remodel of private toilet rooms (6). | Priority: 2 | \$351,000 |

MECHANICAL SYSTEMS

- | | | | |
|---|--|-------------|-------------|
| 1 | Convert the building from steam to hot water heat. Replace existing boilers with new gas fired high | Priority: 2 | \$3,360,000 |
| 2 | Replace the air handling unit serving the cafeteria with a new constant air volume unit. The new unit | Priority: 2 | \$340,000 |
| 3 | Install cooling coil for new air handling unit serving the cafeteria and connect to existing chilled water | Priority: 3 | \$40,000 |
| 4 | Provide de-stratification fans in the cafeteria and connect to the building automation system for time of | Priority: 2 | \$20,000 |
| 5 | Provide cooling to the gymnasium. Retrofit the existing air handling systems with new chilled water | Priority: 4 | \$40,000 |



Independent School District #624 Executive Summary

**Matoska International
IB World**

6	Provide a new primary split AC system to cool head end room, replacing the existing PTAC unit.	Priority: 1	\$25,000
7	Provide a new secondary split AC system to cool head end room and provide redundancy.	Priority: 3	\$25,000
8	Replace all remaining pneumatic controls with new direct digital controls as an extension of the	Priority: 2	\$35,000
9	Provide commissioning services to validate performance of all new and existing systems. Work scope	Priority: 2	\$115,000
10	Retrofit the existing chiller and the office condensing unit with cottonwood screens.	Priority: 3	\$15,000
11	Provide extension cones on existing chiller condenser fan discharge to eliminate discharge air re-	Priority: 3	\$10,000
12	Replace galvanized domestic hot and cold water distribution systems with new copper piping. Ensure	Priority: 2	\$680,000
13	Replace the domestic water heating system and storage tank with a new concealed combustion high	Priority: 3	\$70,000
14	Replace the main domestic water shut-off valves on each side of the water meter at the main water	Priority: 1	\$10,000

ELECTRICAL SYSTEMS

1	Replace aging distribution equipment.	Priority: 2	\$258,300
2	Provide emergency generator, transfer switches, panels and lighting relays	Priority: 3	\$139,800
3	Provide additional power outlets in classrooms.	Priority: 3	\$31,900
4	Replace older T8 lighting with energy efficient LED fixtures and controls.	Priority: 3	\$130,200
5	Provide wireless clock system.	Priority: 3	\$16,700



**Matoska International IB World
Independent School District #624**

SITE	\$150,600.00
EXTERIOR	\$1,512,300.00
INTERIOR	\$1,419,600.00
ACCESSIBILITY	\$1,107,400.00
MECHANICAL SYSTEMS	\$4,785,000.00
ELECTRICAL SYSTEMS	\$576,900.00
Total Cost	\$9,551,800.00



**Matoska International IB World
Independent School District #624
Cost Analysis By Category By Priority**

CATEGORY:	Priority 1:	Priority 2:	Priority 3:	Priority 4:	LTFM	Total
SITE	\$0	\$0	\$0	\$75,300	\$75,300	\$150,600
EXTERIOR	\$220,500	\$1,193,900	\$0	\$0	\$97,900	\$1,512,300
INTERIOR	\$0	\$132,000	\$1,247,600	\$0	\$40,000	\$1,419,600
ACCESSIBILITY	\$668,600	\$438,800	\$0	\$0	\$0	\$1,107,400
MECHANICAL SYSTEMS	\$35,000	\$4,550,000	\$160,000	\$40,000	\$0	\$4,785,000
ELECTRICAL SYSTEMS	\$0	\$258,300	\$318,600	\$0	\$0	\$576,900
Totals:	\$924,100	\$6,573,000	\$1,726,200	\$115,300	\$213,200	\$9,551,800



**Oneka Elementary
Independent School District #624**



Address: 4888 Heritage Pkwy North
Hugo, Minnesota 55038

Year(s) Built: 2005

Contact:

Gross Area: 114,260 S.F.

Site Area: 44 acres

Parking: 142

Phone:



Independent School District #624 Executive Summary

Oneka Elementary

Oneka Elementary

SITE

- | | | | |
|---|--|-------------|-----------|
| 1 | Patch concrete sidewalks near Exit D and north parking loop. | Priority: N | \$46,200 |
| 2 | Resurface asphalt play area. | Priority: N | \$120,400 |
| 3 | Replace wood monument sign with LED sign. | Priority: 4 | \$75,300 |
| 4 | Provide splash blocks at (5) overflow drain locations. | Priority: N | \$3,400 |

EXTERIOR

- | | | | |
|---|--|-------------|-----------|
| 1 | Repair / Replace Aluminum window sills to provide positive drainage. | Priority: 1 | \$689,500 |
| 2 | Selective repair of cracked / damaged siding. | Priority: 2 | \$1,000 |

INTERIOR

- | | | | |
|---|---|-------------|-----------|
| 1 | Replace carpet in classrooms throughout building and Media Center entry. | Priority: 3 | \$293,700 |
| 2 | Paint HM door frames at all classrooms. | Priority: 3 | \$5,300 |
| 3 | Repair / Replace wall covering on operable wall panel in gym. | Priority: 3 | \$600 |
| 4 | Provide new security hardware at all classroom doors. | Priority: 3 | \$70,200 |
| 5 | Provide (1) new double stack convection oven and (1) new combi oven at kitchen. | Priority: 3 | \$124,000 |
| 6 | Relocate existing freezer and cooler compressors to the roof. | Priority: N | \$40,000 |

ACCESSIBILITY

- | | | | |
|---|--|-------------|---------|
| 1 | Provide 5 grab bars as required in private toilet rooms. | Priority: 2 | \$1,300 |
| 2 | Provide wing walls at approximately 5 drinking fountain locations. | Priority: 2 | \$6,700 |

MECHANICAL SYSTEMS

- | | | | |
|---|---|-------------|-----------|
| 1 | Provide a high efficiency gas fired condensing boiler sized to handle light load spring and fall | Priority: 2 | \$310,000 |
| 2 | Replace existing boiler isolation valves with new ball valves. Provide isolation valves on each of the | Priority: 1 | \$45,000 |
| 3 | Replace existing air-cooled chiller plant with new chillers of the same capacity. Provide with de-super | Priority: 2 | \$595,000 |
| 4 | Replace exterior chilled water pipe insulation with new flexible elastomeric insulation and an | Priority: 1 | \$30,000 |
| 5 | Repair concrete floor in chiller enclosure by either mud jacking or replacement. | Priority: 2 | \$15,000 |
| 6 | Provide a spilt AC system in the data room to provide redundant cooling. | Priority: 3 | \$25,000 |
| 7 | Replace all Trane direct digital controls with new direct digital controls as manufactured by Allerton as | Priority: 2 | \$440,000 |
| 8 | Provide de-stratification fans in the gymnasiums and connect to the building automation system for | Priority: 2 | \$40,000 |
| 9 | Provide fin tube radiation on remaining perimeter rooms. | Priority: 2 | \$380,000 |

ELECTRICAL SYSTEMS

- | | | | |
|---|---|-------------|-----------|
| 1 | Replace gymnasium fluorescent lighting with energy efficient LED fixtures and controls. | Priority: 2 | \$75,900 |
| 2 | Replace metal halide exterior lighting with LED. | Priority: 3 | \$190,000 |



**Oneka Elementary
Independent School District #624**

SITE	\$245,300.00
EXTERIOR	\$690,500.00
INTERIOR	\$533,800.00
ACCESSIBILITY	\$8,000.00
MECHANICAL SYSTEMS	\$1,880,000.00
ELECTRICAL SYSTEMS	\$265,900.00
Total Cost	\$3,623,500.00



**Oneka Elementary
Independent School District #624
Cost Analysis By Category By Priority**

CATEGORY:	Priority 1:	Priority 2:	Priority 3:	Priority 4:	LTFM	Total
SITE	\$0	\$0	\$0	\$75,300	\$170,000	\$245,300
EXTERIOR	\$689,500	\$1,000	\$0	\$0	\$0	\$690,500
INTERIOR	\$0	\$0	\$493,800	\$0	\$40,000	\$533,800
ACCESSIBILITY	\$0	\$8,000	\$0	\$0	\$0	\$8,000
MECHANICAL SYSTEMS	\$75,000	\$1,780,000	\$25,000	\$0	\$0	\$1,880,000
ELECTRICAL SYSTEMS	\$0	\$75,900	\$190,000	\$0	\$0	\$265,900
Totals:	\$764,500	\$1,864,900	\$708,800	\$75,300	\$210,000	\$3,623,500



**Otter Lake Elementary
Independent School District #624**



Address: 1401 County Road H2
White Bear Lake, Minnesota
55110

Year(s) Built: 1987, 1994

Contact:

Gross Area: 103,490 S.F.

Site Area:

Parking: 90

Phone:



Independent School District #624 Executive Summary

Otter Lake Elementary

Otter Lake Elementary

SITE

- | | | | |
|---|---|-------------|----------|
| 1 | Resurface asphalt play area and walking path. | Priority: 2 | \$22,600 |
| 2 | Provide continuous piping connection from roof drain directly into underground storm sewer at (1) | Priority: 3 | \$15,000 |
| 3 | Replace wood monument sign with LED sign. | Priority: 4 | \$75,200 |

EXTERIOR

- | | | | |
|---|---|-------------|-------------|
| 1 | Replace all exterior glazed block with brick. | Priority: 3 | \$2,087,500 |
| 2 | Replace all windows and replace aluminum entrance storefronts. | Priority: 2 | \$245,700 |
| 3 | Patch and repaint exterior plaster soffits at building entrances. | Priority: 3 | \$1,500 |
| 4 | Replace roof areas A, B, C, D, D1, D2, E (installed 1999) per District roof report. | Priority: 4 | \$3,541,500 |

INTERIOR

- | | | | |
|----|--|-------------|-----------|
| 1 | Replace wall pad in gymnasium. | Priority: 3 | \$700 |
| 2 | Replace vinyl base in gymnasium. | Priority: 3 | \$2,000 |
| 3 | Replace carpet in media center, classrooms. | Priority: 3 | \$60,500 |
| 4 | Replace ACT ceiling in media center, classrooms. | Priority: 4 | \$388,900 |
| 5 | Replace Casework in media center, classrooms. | Priority: 3 | \$266,400 |
| 6 | Provide painting allowance for hollow metal door frames and handrails and some c blk wall touch ups. | Priority: 4 | \$16,700 |
| 7 | Replace 10% of wood doors throughout facility. | Priority: 4 | \$48,500 |
| 8 | Replace vinyl wall covering on operable wall in gym. | Priority: 3 | \$13,400 |
| 9 | Provide new security hardware at all classroom doors. | Priority: 4 | \$105,300 |
| 10 | Provide (1) new double stack convection oven and (1) combi oven (and stand). | Priority: 3 | \$124,000 |
| 11 | Rebuild walk in freezer. | Priority: 2 | \$55,200 |
| 12 | Provide (2) 4-well electric hot food serving counters and (1) cold food serving counter. | Priority: 3 | \$60,000 |

ACCESSIBILITY

- | | | | |
|---|---|-------------|-----------|
| 1 | Fill in reading stair in Media center, kindergarten room 203 & 205. | Priority: 2 | \$20,900 |
| 2 | Provide power door operator at (3) doors. | Priority: 2 | \$12,600 |
| 3 | Provide wing walls at (3) drinking fountain locations. | Priority: 2 | \$4,000 |
| 4 | Replace drinking fountain in gym with accessible electric water cooler. | Priority: 2 | \$5,500 |
| 5 | Provide rear grab bars at (2) accessible toilet stalls in 300-wing. | Priority: 1 | \$1,600 |
| 6 | Minor remodel of student gang toilets (1). | Priority: 1 | \$66,900 |
| 7 | Major remodel of private toilets (7). | Priority: 1 | \$409,500 |

MECHANICAL SYSTEMS

- | | | | |
|---|--|-------------|-------------|
| 1 | Full replacement of existing hot water boiler plant with new high efficiency condensing boiler plant | Priority: 2 | \$1,350,000 |
| 2 | Remove rooftop DX unit serving the lounge and replace air handling unit serving the southeast | Priority: 1 | \$2,100,000 |
| 3 | Replace air handling unit serving the District #916 tenant space in the southeast classroom pod with a | Priority: 2 | \$340,000 |
| 4 | Replace air handling unit serving the gymnasium with a new constant volume unit. The new unit will | Priority: 2 | \$340,000 |
| 5 | Install cooling coil for new air handling unit serving the gymnasium and connect to chilled water plant. | Priority: 4 | \$40,000 |
| 6 | Provide a split DX system for redundant cooling of the data room. Also locate a control for the VAV | Priority: 3 | \$25,000 |



Independent School District #624 Executive Summary

Otter Lake Elementary

7	Provide commissioning services to validate performance of all new and existing systems. Work scope	Priority: 2	\$180,000
8	Provide de-stratification fans in the gymnasium and connect to the building automation system for time	Priority: 2	\$40,000
9	Replace all remaining pneumatic controls with new direct digital controls as an extension of the	Priority: 2	\$10,000
10	Retrofit the existing chiller with cottonwood screens.	Priority: 3	\$10,000
11	Provide extension cones on existing chiller condenser fan discharge to eliminate discharge air re-	Priority: 3	\$10,000

ELECTRICAL SYSTEMS

1	Provide surge suppression at main electrical service.	Priority: 3	\$6,000
2	Provide emergency generator, transfer switches, panels and lighting relays	Priority: 3	\$243,000
3	Provide additional power outlets in classrooms.	Priority: 3	\$53,600
4	Replace aged T8 lighting with energy efficient LED fixtures.	Priority: 3	\$259,500
5	Provide exterior egress lighting at each exit.	Priority: 1	\$20,900
6	Replace metal halide exterior lighting with LED.	Priority: 2	\$180,000
7	Provide wireless clock system.	Priority: 3	\$26,700
8	Replace fire alarm system.	Priority: 1	\$117,900



**Otter Lake Elementary
Independent School District #624**

SITE	\$112,800.00
EXTERIOR	\$5,876,200.00
INTERIOR	\$1,141,600.00
ACCESSIBILITY	\$521,000.00
MECHANICAL SYSTEMS	\$4,445,000.00
<u>ELECTRICAL SYSTEMS</u>	<u>\$907,600.00</u>
Total Cost	\$13,004,200.00



**Otter Lake Elementary
Independent School District #624
Cost Analysis By Category By Priority**

CATEGORY:	Priority 1:	Priority 2:	Priority 3:	Priority 4:	LTFM	Total
SITE	\$0	\$22,600	\$15,000	\$75,200	\$0	\$112,800
EXTERIOR	\$0	\$245,700	\$2,089,000	\$3,541,500	\$0	\$5,876,200
INTERIOR	\$0	\$55,200	\$527,000	\$559,400	\$0	\$1,141,600
ACCESSIBILITY	\$478,000	\$43,000	\$0	\$0	\$0	\$521,000
MECHANICAL SYSTEMS	\$2,100,000	\$2,260,000	\$45,000	\$40,000	\$0	\$4,445,000
ELECTRICAL SYSTEMS	\$138,800	\$180,000	\$588,800	\$0	\$0	\$907,600
Totals:	\$2,716,800	\$2,806,500	\$3,264,800	\$4,216,100	\$0	\$13,004,200



**Vadnais Heights Elementary
Independent School District #624**



Address: 3645 Centerville Road
Vadnais Heights, Minnesota
55127

Year(s) Built: 1950, 1955, 1668, 1987, 2012

Contact:

Gross Area: 60,775 S.F.

Site Area: 16 acres

Parking: 89

Phone:



Independent School District #624 Executive Summary

Vadnais Heights Elementary

Vadnais Heights Elementary

SITE

1	Resurface asphalt in south lot, northwest corner of north lot, and ramp to media center emergency exit.	Priority: N	\$103,100
2	Expand the south parking lot to twice its current size.	Priority: 4	\$231,700
3	Replace steel guardrail at door L, patch concrete retaining wall.	Priority: 2	\$5,100
4	Replace wood monument sign with LED sign.	Priority: 4	\$75,300
5	Replace the concrete sidewalk at door C with a concrete stoop that is level with the threshold. Replace	Priority: 2	\$3,900
6	Replace the sidewalk and stairs leading from door K to the playground with a concrete ramp	Priority: 2	\$37,800

EXTERIOR

1	Replace all exterior windows except main entry storefront (installed 2012).	Priority: 2	\$328,500
2	Tuckpoint brick walls built before 1987.	Priority: 3	\$321,900
3	Replace roof area I (installed 1991) per District roof report.	Priority: 1	\$298,900
4	Replace roof areas A, C, D, E and F (installed 1995) per District roof report.	Priority: 2	\$526,700
5	Replace roof areas B, G, J, K, L, M, and O (installed 1998) per District roof report.	Priority: 3	\$807,700

INTERIOR

1	Replace all wood doors in the building (provide security hardware at classroom doors).	Priority: 3	\$278,100
2	Replace casework in media center, extended day room and gymnasium office.	Priority: 3	\$26,700
3	Repair/replace damaged ACT ceilings.	Priority: N	\$9,700
4	Replace carpet in extended day room.	Priority: 3	\$2,900
5	Replace VCT in gymnasium and cafeteria. Provide moisture mitigation.	Priority: 3	\$139,900
6	Replace gymnasium wall pads.	Priority: 3	\$12,200
7	Provide (1) new double stack convection oven and (1) new combi oven in kitchen.	Priority: 3	\$124,000
8	Provide walk-in freezer at kitchen (none existing).	Priority: 2	\$102,000
9	Provide (1) 4-well hot food serving counter and (1) 6-well cold food serving counter at kitchen.	Priority: 3	\$60,000

ACCESSIBILITY

1	Provide power operator at five doors.	Priority: 2	\$20,900
2	Replace handrails at stairwells throughout the building with handrails that meet code requirements.	Priority: 2	\$42,200
3	Install permanent boot ledge on floor below coat hooks and shelves at same depth as maximum	Priority: 2	\$44,400
4	Provide wing walls at (5) drinking fountains in hallways to meet ADA clear floor space and accessible	Priority: 2	\$6,700
5	Level out floor at extended day room.	Priority: 2	\$2,600
6	Replace lift between classroom tower and cafeteria.	Priority: 1	\$41,800
7	Minor remodel of student gang toilets (5).	Priority: 1	\$83,600
8	Major remodel of student gang toilets (5).	Priority: 1	\$835,700
9	Major remodel of private toilets (9).	Priority: 2	\$526,500

MECHANICAL SYSTEMS

1	Convert building from steam to hot water heat. Replace existing boilers with new gas fired high	Priority: 2	\$1,200,000
2	Provide a new constant volume air handling system to heat and ventilate the cafeteria. The unit to be	Priority: 2	\$340,000
3	Install cooling coil for new air handling unit serving the cafeteria and connect to chilled water system.	Priority: 3	\$40,000



Independent School District #624 Executive Summary

Vadnais Heights Elementary

4	Provide de-stratification fans in the cafeteria and connect to the building automation system for time of	Priority: 2	\$20,000
5	Replace air handling unit serving gymnasium with a new heating and ventilating unit. The unit to be	Priority: 2	\$340,000
6	Install cooling coil for new air handling unit serving the gymnasium and connect to existing chilled	Priority: 4	\$40,000
7	Provide de-stratification fans in the gymnasium and connect to the building automation system for time	Priority: 2	\$20,000
8	Provide a new primary split AC system to cool head end room, replacing the existing PTAC unit.	Priority: 1	\$25,000
9	Provide a new secondary split AC system to cool head end room and provide redundancy.	Priority: 3	\$25,000
10	Provide an exhaust system to ventilate the outdoor storage area. Transfer air from the outside through	Priority: 1	\$20,000
11	Replace all remaining pneumatic controls with new direct digital controls as an extension of the	Priority: 2	\$10,000
12	Provide commissioning services to validate performance of all new and existing systems. Work scope	Priority: 2	\$110,000
13	Retrofit the existing chiller and the three roof mounted condensing units with cottonwood screens.	Priority: 3	\$10,000
14	Provide extension cones on existing chiller condenser fan discharge to eliminate discharge air re-	Priority: 3	\$10,000
15	Replace galvanized domestic hot and cold water distribution systems with new copper piping. Ensure	Priority: 2	\$340,000
16	Replace the domestic water heating system and storage tank with a new concealed combustion high	Priority: 3	\$70,000
17	Replace the main domestic water shut-off valves on each side of the water meter at the main water	Priority: 1	\$10,000
18	Replace the existing water softener with a new water softening system to serve the building hot water.	Priority: 3	\$55,000

ELECTRICAL SYSTEMS

1	Replace aging distribution equipment.	Priority: 2	\$106,400
2	Provide emergency generator, transfer switches, panels and lighting relays	Priority: 3	\$139,800
3	Provide additional power outlets in classrooms.	Priority: 3	\$30,800
4	Provide exterior egress lighting at each exit.	Priority: 1	\$24,700
5	Replace metal halide exterior lighting with LED.	Priority: 2	\$84,300
6	Provide wireless clock system.	Priority: 3	\$16,700
7	Replace fire alarm devices and wiring.	Priority: 2	\$69,300



**Vadnais Heights Elementary
Independent School District #624**

SITE	\$456,900.00
EXTERIOR	\$2,283,700.00
INTERIOR	\$755,500.00
ACCESSIBILITY	\$1,604,400.00
MECHANICAL SYSTEMS	\$2,685,000.00
ELECTRICAL SYSTEMS	\$472,000.00
Total Cost	\$8,257,500.00



**Vadnais Heights Elementary
Independent School District #624
Cost Analysis By Category By Priority**

CATEGORY:	Priority 1:	Priority 2:	Priority 3:	Priority 4:	LTFM	Total
SITE	\$0	\$46,800	\$0	\$307,000	\$103,100	\$456,900
EXTERIOR	\$298,900	\$855,200	\$1,129,600	\$0	\$0	\$2,283,700
INTERIOR	\$0	\$102,000	\$643,800	\$0	\$9,700	\$755,500
ACCESSIBILITY	\$961,100	\$643,300	\$0	\$0	\$0	\$1,604,400
MECHANICAL SYSTEMS	\$55,000	\$2,380,000	\$210,000	\$40,000	\$0	\$2,685,000
ELECTRICAL SYSTEMS	\$24,700	\$260,000	\$187,300	\$0	\$0	\$472,000
Totals:	\$1,339,700	\$4,287,300	\$2,170,700	\$347,000	\$112,800	\$8,257,500



**Willow Lane Elementary
Independent School District #624**



Address: 3375 Willow Avenue
White Bear Lake, Minnesota
55110

Year(s) Built: 1965, 1994, 2013

Contact:

Gross Area: 59,125 S.F.

Site Area: 14 acres

Parking: 76

Phone:



Independent School District #624 Executive Summary

Willow Lane Elementary

Willow Lane Elementary

SITE

1	Resurface asphalt at north sidewalk.	Priority: N	\$5,400
2	Replace deteriorated / missing landscape blocks at flower bed near north entry.	Priority: N	\$700
3	Repaint bollards.	Priority: N	\$1,100
4	Reseeding allowance.	Priority: N	\$900
5	Replace wood monument sign with LED sign.	Priority: 4	\$75,300

EXTERIOR

1	Replace windows on original building (not 2013 additions).	Priority: 2	\$293,900
2	Repair / replace loose can light at main entry canopy.	Priority: N	\$800
3	Patch / repair concrete at loading dock.	Priority: 2	\$5,600
4	Replace roof areas A, B, C, D, E, and F (installed 1990-1995) per District roof report.	Priority: 1	\$963,300

INTERIOR

1	Replace all original casework.	Priority: 3	\$427,100
2	Replace VCT in kindergarten classrooms (106 & 108).	Priority: 3	\$15,100
3	Replace broadloom carpet with carpet tile (low priority).	Priority: 4	\$198,900
4	Painting allowance for door frames.	Priority: 3	\$2,600
5	Replace wood doors in cafeteria.	Priority: 3	\$27,600
6	Recaulk sealant joints in gym precast walls, provide new color-coordinated sealant.	Priority: 4	\$40,200
7	Provide new security hardware at all classroom doors.	Priority: 3	\$53,500
8	Provide (1) new double stack convection oven in kitchen.	Priority: 3	\$60,200
9	Provide walk-in freezer at kitchen (none existing).	Priority: 2	\$102,000
10	Provide (1) 4-well hot food serving counter and (1) 6-well cold food serving counter at kitchen.	Priority: 3	\$60,000

ACCESSIBILITY

1	Provide wing walls at (4) drinking fountains as required per ADA.	Priority: 2	\$5,300
2	Replace handrails and guardrails at stairways in classroom wing to meet current codes.	Priority: 2	\$28,100
3	Provide permanent boot ledge at the floor below coat hooks and shelves in classroom corridors.	Priority: 2	\$2,300
4	Provide power operators at (2) doors into room 100.	Priority: 2	\$8,400
5	Remove fixtures from toilet room in multi-use room 100 and patch walls and floors as required to	Priority: 2	\$9,200
6	Major remodel of student gang toilets (4).	Priority: 1	\$668,600
7	Minor remodel of private toilets (4).	Priority: 2	\$33,500
8	Major remodel of private toilets (6).	Priority: 2	\$351,000

MECHANICAL SYSTEMS

1	Convert the building from steam to hot water heat. Replace the existing boilers with new gas fired	Priority: 2	\$3,170,000
2	Provide a variable speed air handling unit to provide a direct source of ventilation air to the custodial	Priority: 2	\$335,000
3	Remove the kitchen make-up air unit and provide a transfer air path from the adjacent cafeteria.	Priority: 2	\$20,000
4	Provide cooling to the gymnasium. Retrofit the existing air handling system with new chilled water	Priority: 4	\$40,000
5	Provide cooling to the entry commons area. Retrofit the existing air handling system with new chilled	Priority: 4	\$40,000



Independent School District #624 Executive Summary

Willow Lane Elementary

6	Provide de-stratification fans in the cafeteria and connect to the building automation system for time of	Priority: 2	\$20,000
7	Provide a new primary split AC system to cool head end room, replacing the existing PTAC unit.	Priority: 1	\$25,000
8	Provide a new secondary split AC system to cool head end room and provide redundancy.	Priority: 3	\$25,000
9	Replace the exterior chilled water pipe insulation with new flexible elastomeric insulation and an	Priority: 1	\$30,000
10	Replace all remaining pneumatic controls with new direct digital controls as an extension of the	Priority: 2	\$30,000
11	Provide commissioning services to validate performance of all new and existing systems. Work scope	Priority: 2	\$110,000
12	Retrofit the existing chiller and the office condensing unit with cottonwood screens.	Priority: 3	\$7,500
13	Replace galvanized domestic hot and cold water distribution systems with new copper piping. Ensure	Priority: 2	\$660,000
14	Replace the domestic water heating system and storage tank with a new concealed combustion high	Priority: 3	\$70,000
15	Replace the main domestic water shut-off valves on each side of the water meter at the main water	Priority: 1	\$10,000

ELECTRICAL SYSTEMS

1	Replace aging distribution equipment.	Priority: 2	\$182,300
2	Provide emergency generator, transfer switches, panels and lighting relays	Priority: 3	\$139,800
3	Provide additional power outlets in classrooms.	Priority: 3	\$28,500
4	Replace aged T8 lighting with energy efficient LED fixtures.	Priority: 3	\$148,000
5	Provide exterior egress lighting at each exit.	Priority: 1	\$9,500
6	Replace metal halide exterior lighting with LED.	Priority: 2	\$106,800
7	Replace fire alarm system.	Priority: 1	\$67,400



**Willow Lane Elementary
Independent School District #624**

SITE	\$83,400.00
EXTERIOR	\$1,263,600.00
INTERIOR	\$987,200.00
ACCESSIBILITY	\$1,106,400.00
MECHANICAL SYSTEMS	\$4,592,500.00
ELECTRICAL SYSTEMS	\$682,300.00
Total Cost	\$8,715,400.00



**Willow Lane Elementary
Independent School District #624
Cost Analysis By Category By Priority**

CATEGORY:	Priority 1:	Priority 2:	Priority 3:	Priority 4:	LTFM	Total
SITE	\$0	\$0	\$0	\$75,300	\$8,100	\$83,400
EXTERIOR	\$963,300	\$299,500	\$0	\$0	\$800	\$1,263,600
INTERIOR	\$0	\$102,000	\$646,100	\$239,100	\$0	\$987,200
ACCESSIBILITY	\$668,600	\$437,800	\$0	\$0	\$0	\$1,106,400
MECHANICAL SYSTEMS	\$65,000	\$4,345,000	\$102,500	\$80,000	\$0	\$4,592,500
ELECTRICAL SYSTEMS	\$76,900	\$289,100	\$316,300	\$0	\$0	\$682,300
Totals:	\$1,773,800	\$5,473,400	\$1,064,900	\$394,400	\$8,900	\$8,715,400



**WBL Area Learning Center
Independent School District #624**



Address: 2449 Orchard Lane
White Bear Lake, Minnesota
55110

Year(s) Built: 1964, 1994

Contact:

Gross Area: 41,640 S.F.

Site Area: 10 acres

Parking: 134

Phone:



Independent School District #624 Executive Summary

WBL Area Learning Center

WBL Area Learning Center

SITE

1	Repair / replace curbs around planting beds.	Priority: N	\$4,100
2	Resurface asphalt at receiving.	Priority: N	\$30,100
3	Replace the asphalt sidewalk in front of the building with a concrete sidewalk.	Priority: 2	\$94,300
4	Use mud jacking to level the sidewalk at the south entrance.	Priority: 2	\$6,100
5	Replace the wood curb surrounding the volleyball court.	Priority: N	\$8,700
6	Replace wood monument sign with LED sign.	Priority: 4	\$75,300
7	Provide new accessible sidewalk and curb ramp for accessible parking stalls.	Priority: 2	\$10,100

EXTERIOR

1	Replace all windows, and make necessary modifications to wall assembly to prevent future leaks.	Priority: 1	\$305,900
2	Tuckpointing on 50% of the building.	Priority: 3	\$529,800
3	Replace roof areas A and B (installed 1991) per District roof report.	Priority: 1	\$282,500
4	Replace roof areas C, D, E, and F (installed 1994) per District roof report.	Priority: 1	\$574,500

INTERIOR

1	Provide new finish for operable wall in gym/cafeteria.	Priority: 3	\$11,700
2	Replace quarry tile in kitchen.	Priority: 3	\$37,100
3	Reconfigure office suite and add door from main entry vestibule to create new secure entry sequence.	Priority: 3	\$305,900
4	Replace casework in classrooms.	Priority: 3	\$241,700
5	Replace carpet in classrooms.	Priority: 3	\$147,500
6	Replace wood door to room #210.	Priority: 3	\$2,300
7	Recaulk sealant joints in corridor walls at pilasters.	Priority: 3	\$14,100
8	Provide new security hardware at all classroom doors.	Priority: 3	\$45,200
9	Provide (1) new combi oven in kitchen.	Priority: 3	\$63,900
10	Provide walk-in freezer at kitchen (none existing).	Priority: 2	\$10,200
11	Provide (1) 4-well electric hot food serving counter and (1) 6-well electric cold food serving counter in	Priority: 3	\$60,000
12	Relocate the freezer and cooler compressors to the roof.	Priority: N	\$40,000
13	Replace the existing dishwasher with a new dishwasher with inetgral booster heater.	Priority: 3	\$90,000

ACCESSIBILITY

1	Remove toilet from science classroom 108. Patch wall and floor as required.	Priority: 2	\$4,600
2	Provide wing walls at (2) drinking fountains to meet accessibility codes.	Priority: 2	\$2,700
3	Remove non-accessible drinking fountains and wall-mounted lavatories from rooms 106 & 108 and	Priority: 2	\$13,800
4	Replace handrails at north and south stairways with new ADA accessible handrails.	Priority: 2	\$28,100
5	Major remodel of student gang toilets (4).	Priority: 1	\$668,600
6	Minor remodel of private toilets (2).	Priority: 2	\$16,800
7	Major remodel of private toilets (4).	Priority: 2	\$234,000

MECHANICAL SYSTEMS

1	Convert the building from steam to hot water heat. Replace existing boilers with new gas fired high	Priority: 2	\$2,900,000
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Independent School District #624 Executive Summary

WBL Area Learning Center

2	Provide a new air cooled chilled water plant for cooling. The plant will be sized to handle all of the	Priority: 2	\$430,000
3	Classroom Option 1 - (\$3,245,000.00) Replace the existing ventilation systems serving the classrooms	Priority: 2	\$0
4	Classroom Option 2 - (\$3,515,000.00) Replace the existing ventilation systems serving the classrooms	Priority: 2	\$3,515,000
5	Replace the existing ventilation systems serving the front office with a new roof mounted variable air	Priority: 2	\$260,000
6	Install direct expansion cooling coil for new air handling unit serving the office area and install	Priority: 4	\$40,000
7	Replace the air-handling unit serving the cafeteria/gymnasium with a new constant air volume unit.	Priority: 2	\$340,000
8	Install cooling coil for new air handling unit serving the cafeteria/gymnasium and connect to new	Priority: 3	\$40,000
9	Provide de-stratification fans in the cafeteria/gymnasium and connect to the building automation	Priority: 2	\$20,000
10	Provide a variable speed air-handling unit to provide a direct source of ventilation air to the custodial	Priority: 2	\$260,000
11	Provide a new primary split AC system to cool head end room, replacing the existing PTAC unit.	Priority: 1	\$25,000
12	Provide a new secondary split AC system to cool head end room and provide redundancy.	Priority: 3	\$25,000
13	Replace all remaining pneumatic controls with new direct digital controls as an extension of the	Priority: 2	\$15,000
14	Provide commissioning services to validate performance of all new and existing systems. Work scope	Priority: 2	\$80,000
15	Replace galvanized domestic hot and cold water distribution systems with new copper piping. Ensure	Priority: 2	\$600,000
16	Replace the domestic water heating system and storage tank with a new concealed combustion high	Priority: 3	\$70,000
17	Replace the main domestic water shut-off valves on each side of the water meter at the main water	Priority: 1	\$10,000

ELECTRICAL SYSTEMS

1	Replace aging service entrance switchboard.	Priority: 2	\$76,000
2	Replace aging distribution equipment.	Priority: 2	\$303,900
3	Provide emergency generator, transfer switches, panels and lighting relays	Priority: 3	\$109,400
4	Provide additional power outlets in classrooms.	Priority: 3	\$22,800
5	Replace T8 lighting with energy efficient LED fixtures.	Priority: 3	\$104,400
6	Provide exterior egress lighting at each exit.	Priority: 1	\$9,500
7	Replace metal halide exterior lighting with LED.	Priority: 3	\$60,800
8	Replace fire alarm devices and wiring.	Priority: 1	\$47,500



**WBL Area Learning Center
Independent School District #624**

SITE	\$228,700.00
EXTERIOR	\$1,692,700.00
INTERIOR	\$1,069,600.00
ACCESSIBILITY	\$968,600.00
MECHANICAL SYSTEMS	\$8,630,000.00
ELECTRICAL SYSTEMS	\$734,300.00
Total Cost	\$13,323,900.00



**WBL Area Learning Center
Independent School District #624
Cost Analysis By Category By Priority**

CATEGORY:	Priority 1:	Priority 2:	Priority 3:	Priority 4:	LTFM	Total
SITE	\$0	\$110,500	\$0	\$75,300	\$42,900	\$228,700
EXTERIOR	\$1,162,900	\$0	\$529,800	\$0	\$0	\$1,692,700
INTERIOR	\$0	\$10,200	\$1,019,400	\$0	\$40,000	\$1,069,600
ACCESSIBILITY	\$668,600	\$300,000	\$0	\$0	\$0	\$968,600
MECHANICAL SYSTEMS	\$35,000	\$8,420,000	\$135,000	\$40,000	\$0	\$8,630,000
ELECTRICAL SYSTEMS	\$57,000	\$379,900	\$297,400	\$0	\$0	\$734,300
Totals:	\$1,923,500	\$9,220,600	\$1,981,600	\$115,300	\$82,900	\$13,323,900



**Sunrise Park Middle School
Independent School District #624**



Address: 1399 Cedar Avenue
White Bear Lake, Minnesota
55110

Year(s) Built: 1958, 1995

Contact:

Gross Area: 122,410 S.F.

Site Area: 23 acres

Parking: 187

Phone:



Independent School District #624 Executive Summary

Sunrise Park Middle School

Sunrise Park Middle School

SITE

1	Repair / replace fence at northwest ballfield.	Priority: N	\$3,800
2	Provide new track surface for running track.	Priority: 3	\$558,700
3	Provide new sand for long jump pit.	Priority: N	\$500
4	Re-seed southeast playing field (east of hockey rink).	Priority: N	\$28,500
5	Remove grass from edges of baseball diamond(s), provide additional ball diamond mix as required.	Priority: N	\$5,100
6	Replace uneven sidewalk panels at northwest corner of building.	Priority: N	\$14,800
7	Resurface asphalt in west parking lot and south bus loop.	Priority: N	\$383,600
8	Replace concrete sidewalk at entry canopy columns, provide control joints as required.	Priority: 3	\$10,400
9	Repaint concrete block walls of storage shed.	Priority: N	\$2,900
10	Clean up debris, remove old borders, level ground and reseed in both courtyards.	Priority: N	\$15,100
11	Provide (2) concrete splash blocks at downspouts in west courtyard.	Priority: N	\$1,400
12	Replace concrete sidewalk at north end of east courtyard.	Priority: N	\$21,800
13	Replace wood monument sign with LED sign.	Priority: 4	\$75,300
14	Provide new concrete stoop at door M.	Priority: N	\$600
15	Provide new signage at (3) accessible parking stalls.	Priority: 2	\$4,100
16	Provide accessible curb ramp at door I and T stoops.	Priority: 2	\$2,200

EXTERIOR

1	Tuckpointing allowance (50%).	Priority: 3	\$716,300
2	Repaint steel structure in courtyards and at south canopy.	Priority: 3	\$25,100
3	Replace all windows.	Priority: 2	\$356,000
4	Replace roof areas A, B, C, and E (installed 1989) per District roof report.	Priority: 1	\$1,321,000
5	Replace roof areas D, F, G, H, I, J, K, M, and N (installed in 1993 and 1994) per District roof report.	Priority: 2	\$3,717,000

INTERIOR

1	Repair terrazzo at building transition outside gym. Provide expansion joint in floor slab.	Priority: 4	\$2,200
2	Reconfigure main office suite for new secure vestibule.	Priority: 3	\$501,400
3	Replace P.lam countertops in designated areas.	Priority: 3	\$46,800
4	Replace solid surface countertops in science rooms.	Priority: 4	\$142,900
5	Wood door replacement allowance.	Priority: 3	\$27,200
6	Replace terrazzo at building entries B, C, L, T and V.	Priority: 3	\$73,200
7	Replace carpet in Media Center, rooms 506 & 513.	Priority: 3	\$35,000
8	Replace VCT flooring in Gym 3, Cafeteria and East addition storage room. Provide moisture	Priority: 3	\$136,400
9	Paint columns in cafeteria and curb at band room ramp.	Priority: N	\$200
10	Provide new security hardware at all classroom doors.	Priority: 3	\$108,700
11	Provide (2) new double stack convection ovens and (1) rotating oven in kitchen.	Priority: 3	\$191,800
12	Provide walk-in freezer at kitchen.	Priority: 2	\$102,000
13	Provide (2) 4-well electric hot food serving counters and (1) 6-well electric cold food serving counter	Priority: 3	\$95,000



Independent School District #624 Executive Summary

Sunrise Park Middle School

- | | | |
|---|-------------|----------|
| 14 Remodel Ala Carte Area: Provide (1) grab-n-go hot case and (1) grab-n-go cooler. | Priority: 4 | \$70,100 |
| 15 Relocate the freezer and cooler compressors to the roof. | Priority: N | \$40,000 |

ACCESSIBILITY

- | | | |
|---|-------------|-----------|
| 1 Provide door actuators at 17 doors throughout the facility. | Priority: 2 | \$117,600 |
| 2 Provide wing walls at (9) EWC drinking fountains. | Priority: 2 | \$12,000 |
| 3 Remove semi-recessed porcelain drinking fountain and patch concrete block wall in girls locker room. | Priority: 2 | \$2,600 |
| 4 Modify steel handrails at (4) stairs in industrial tech and computer lab rooms to extend past stair run | Priority: 2 | \$20,100 |
| 5 Major remodel of private toilets (7). | Priority: 2 | \$409,300 |

MECHANICAL SYSTEMS

- | | | |
|---|-------------|--------------|
| 1 Convert building from steam to hot water heat. Replace existing boilers with new gas fired high | Priority: 1 | \$6,300,000 |
| 2 Provide a new central air cooled chilled water plant to provide capacity to cool all building areas. | Priority: 1 | \$600,000 |
| 3 Provide a new independent heating and ventilation constant volume system to serve gymnasiums. The | Priority: 2 | \$1,015,000 |
| 4 Install cooling coil for new air handling units serving the gymnasium for connection to chilled water | Priority: 4 | \$110,000 |
| 5 Provide a new independent heating and ventilation constant volume system to serve cafeteria. The new | Priority: 2 | \$340,000 |
| 6 Install cooling coils for new air handling units serving the cafeteria for connection to chilled water | Priority: 3 | \$40,000 |
| 7 Provide a new independent heating and ventilation constant volume system to serve locker rooms. The | Priority: 2 | \$340,000 |
| 8 Install cooling coils for new air handling units serving the locker rooms for connection to chilled water | Priority: 4 | \$40,000 |
| 9 Classroom Option 1 - (\$10,660,000.00) Replace existing horizontal unit ventilators with new vertical | Priority: 1 | \$0 |
| 10 Classroom Option 2 - (\$10,985,000.00) Provide a new roof mounted air handling system for heating, | Priority: 1 | \$0 |
| 11 Classroom Option 3 - (\$11,550,000.00) Provide a new 4-pipe displacement and chilled beam system | Priority: 1 | \$11,550,000 |
| 12 Provide commissioning services to validate performance of all new and existing systems. Work scope | Priority: 1 | \$225,000 |
| 13 Provide de-stratification fans in the gymnasiums to improve heating efficiency. | Priority: 2 | \$55,000 |
| 14 Replace oldest DX unit serving the data room and relocate supply air to more appropriate source. | Priority: 1 | \$25,000 |
| 15 Replace secondary DX unit serving the data room and relocate supply air to more appropriate source | Priority: 3 | \$25,000 |
| 16 Replace all remaining pneumatic controls and the direct digital controls. Re-evaluate the building code | Priority: 2 | \$25,000 |
| 17 Replace galvanized domestic hot and cold water distribution systems with new copper piping. Ensure | Priority: 2 | \$1,570,000 |
| 18 Replace the domestic water heating system and storage tank with a new concealed combustion high | Priority: 3 | \$110,000 |
| 19 Replace the main domestic water shut-off valve on the upstream side of the water meter. | Priority: 1 | \$10,000 |

ELECTRICAL SYSTEMS

- | | | |
|--|-------------|-----------|
| 1 Replace medium voltage service gear with 208V distribution. | Priority: 1 | \$197,500 |
| 2 Replace aging distribution equipment. | Priority: 1 | \$455,800 |
| 3 Add life safety and other loads to emergency generator, include transfer switches, panels and lighting | Priority: 3 | \$76,000 |
| 4 Provide additional power outlets in classrooms. | Priority: 3 | \$62,700 |
| 5 Replace T8 lighting with energy efficient LED fixtures and controls. | Priority: 3 | \$306,900 |
| 6 Provide exterior egress lighting at each exit. | Priority: 1 | \$30,400 |
| 7 Replace metal halide exterior lighting with LED. | Priority: 2 | \$136,800 |
| 8 Provide wireless clock system. | Priority: 3 | \$29,300 |



Independent School District #624 Executive Summary

**Sunrise Park Middle
School**

9 Replace fire alarm devices and wiring.

Priority: 2

\$139,500



**Sunrise Park Middle School
Independent School District #624**

SITE	\$1,128,800.00
EXTERIOR	\$6,135,400.00
INTERIOR	\$1,572,900.00
ACCESSIBILITY	\$561,600.00
MECHANICAL SYSTEMS	\$22,380,000.00
ELECTRICAL SYSTEMS	\$1,434,900.00
Total Cost	\$33,213,600.00



**Sunrise Park Middle School
Independent School District #624
Cost Analysis By Category By Priority**

CATEGORY:	Priority 1:	Priority 2:	Priority 3:	Priority 4:	LTFM	Total
SITE	\$0	\$6,300	\$569,100	\$75,300	\$478,100	\$1,128,800
EXTERIOR	\$1,321,000	\$4,073,000	\$741,400	\$0	\$0	\$6,135,400
INTERIOR	\$0	\$102,000	\$1,215,500	\$215,200	\$40,200	\$1,572,900
ACCESSIBILITY	\$0	\$561,600	\$0	\$0	\$0	\$561,600
MECHANICAL SYSTEMS	\$18,710,000	\$3,345,000	\$175,000	\$150,000	\$0	\$22,380,000
ELECTRICAL SYSTEMS	\$683,700	\$276,300	\$474,900	\$0	\$0	\$1,434,900
Totals:	\$20,714,700	\$8,364,200	\$3,175,900	\$440,500	\$518,300	\$33,213,600



Central Middle School
Independent School District #624



Address: 4857 Bloom Avenue
White Bear Lake, Minnesota
55110

Year(s) Built: , 1953, 1965, 1997

Contact:

Gross Area: 140,015 S.F.

Site Area: 28 acres

Parking: 230

Phone:



Independent School District #624 Executive Summary

Central Middle School

Central Middle School

SITE

1	Replace concrete at main entry (approximately 15% of concrete panels)	Priority: N	\$5,700
2	Resurface asphalt on west side of building.	Priority: N	\$324,200
3	Rebuild loading dock.	Priority: 3	\$13,400
4	Rebuild retaining wall and add guardrail.	Priority: 3	\$31,800
5	Reseed area adjacent to retaining wall.	Priority: N	\$3,400
6	Replace fence that runs between receiving area and field.	Priority: N	\$8,400
7	Replace wood monument sign with LED sign.	Priority: 4	\$75,200

EXTERIOR

1	Replace all windows.	Priority: 1	\$466,100
2	Tuckpointing allowance.	Priority: 3	\$357,500
3	Replace roof areas D, F, D1, G, H, I, J, L, T, K, N, M, P1, P, and O (installed 1988) per District roof	Priority: 1	\$2,695,300
4	Replace roof areas Q, R, S, U, W, V, and X (installed 1997) per District roof report.	Priority: 3	\$1,151,500
5	Replace roof areas A, A1, B, C, E, Y and Z (installed 1999) per District roof report.	Priority: 4	\$445,000
6	Replace roof areas Y and Z (installed 2005) per District roof report.	Priority: N	\$88,700

INTERIOR

1	Allowance for replacement of damaged VCT Tiles.	Priority: 3	\$20,100
2	Replace countertops in all classrooms.	Priority: 3	\$308,900
3	Replace doors of wood lab casework in all classrooms.	Priority: 3	\$110,300
4	Allowance to replace damaged ceiling tiles.	Priority: 4	\$83,500
5	Allowance for repainting.	Priority: 4	\$25,100
6	Replace ceiling tiles in Board Room.	Priority: 4	\$24,300
7	Replace hardware at main office door to provide free egress.	Priority: 3	\$1,900
8	Replace VCT in commons.	Priority: 4	\$66,200
9	Replace wall pads in gyms 127A and 127C/D.	Priority: 4	\$6,500
10	Repair finish of operable wall in gyms 127A and 127C/D.	Priority: 4	\$500
11	Replace countertops at Media Center casework, install countertops where there are none. Replace	Priority: 4	\$133,600
12	Tile in band stairways and front stairways.	Priority: 3	\$19,100
13	Provide new security hardware at all classroom doors.	Priority: 4	\$66,800
14	Provide larger walk-in freezer.	Priority: 2	\$102,000
15	Provide (2) new double stack convection oven and (20) rotating oven in kitchen.	Priority: 3	\$195,500
16	Provide (1) 4-well electric hot food serving counter and (1) 6-well electric cold food serving counter.	Priority: 3	\$120,100
17	Remodel Ala Carte Area, Provide (1) grab-n-go hot case and (1) grab-n-go cold case.	Priority: 4	\$70,100
18	Knock out kitchen walls to make on large space.	Priority: 4	\$32,200
19	Relocate the freezer and cooler compressors to the roof.	Priority: N	\$40,000
20	Replace the existing dishwasher with new dishwasher including integral booster heater.	Priority: 3	\$90,000



Independent School District #624 Executive Summary

Central Middle School

ACCESSIBILITY

1	Install lift for access to lower level storage area.	Priority: 3	\$66,800
2	Provide seats at shower rooms.	Priority: 1	\$3,000
3	Provide power operator buttons at inaccessible doors.	Priority: 1	\$8,400
4	Install wing walls at drinking fountain.	Priority: 1	\$6,200
5	Replace railings and guardrails at all stairwells.	Priority: 1	\$168,500
6	Install railings at stair to band room.	Priority: 1	\$5,200

MECHANICAL SYSTEMS

1	Convert building from steam to hot water heat. Replace existing boilers with new gas fired high	Priority: 1	\$11,075,000
2	Provide a new central air cooled chilled water plant to provide capacity to cool all areas of the	Priority: 1	\$1,270,000
3	Classroom Option 1 - (\$11,400,000.00) Provide a new vertical unit ventilation system with ducting	Priority: 1	\$0
4	Classroom Option 2 - (\$12,345,000.00) Provide a new 4-pipe displacement and chilled beam system	Priority: 1	\$12,345,000
5	Replace the air-handling unit serving the cafeteria with a new constant air volume unit. The new unit	Priority: 2	\$340,000
6	Install cooling coil for new air handling unit serving the cafeteria and connect to building new chilled	Priority: 3	\$40,000
7	Replace the air-handling unit serving the gymnasiums with a new constant air volume unit. The new	Priority: 2	\$1,350,000
8	Install cooling coil for new air handling unit serving the gymnasiums and connect to building new	Priority: 4	\$140,000
9	Provide with de-stratification fans in all gymnasiums to improve heating efficiency.	Priority: 2	\$70,000
10	Replace the air-handling unit serving the locker rooms with a new constant air volume unit. The new	Priority: 2	\$340,000
11	Install cooling coil for new air handling unit serving the locker rooms and connect to building new	Priority: 4	\$40,000
12	Replace the ventilation system and make-up air systems serving the industrial tech area. Replace	Priority: 2	\$310,000
13	Replace all remaining pneumatic controls as an extension of the existing building control system. Re-	Priority: 2	\$45,000
14	Provide commissioning services to validate performance of all new and existing systems. Work scope	Priority: 2	\$250,000
15	Replace galvanized domestic hot and cold water distribution systems in the 1953 and 1965 building	Priority: 2	\$1,130,000
16	Replace the domestic water heating system and storage tank with a new concealed combustion high	Priority: 2	\$110,000
17	Replace the main domestic water shut-off valves on each side of the water meter at the main water	Priority: 1	\$10,000
18	Provide a new primary split AC system to cool head end room, replacing the existing PTAC unit.	Priority: 1	\$25,000
19	Provide a new secondary split AC system to cool head end room and provide redundancy.	Priority: 3	\$25,000

ELECTRICAL SYSTEMS

1	Replace aging distribution equipment.	Priority: 2	\$288,700
2	Provide emergency generator, transfer switches, panels and lighting relays	Priority: 3	\$258,300
3	Provide additional power outlets in classrooms.	Priority: 3	\$63,800
4	Replace T8 lighting with energy efficient LED fixtures and controls.	Priority: 3	\$561,300
5	Provide exterior egress lighting at each exit.	Priority: 1	\$22,800
6	Replace metal halide exterior lighting with LED.	Priority: 2	\$110,900
7	Provide wireless clock system.	Priority: 3	\$30,800
8	Provide new fire alarm system.	Priority: 1	\$159,600



**Central Middle School
Independent School District #624**

SITE	\$462,100.00
EXTERIOR	\$5,204,100.00
INTERIOR	\$1,516,700.00
ACCESSIBILITY	\$258,100.00
MECHANICAL SYSTEMS	\$28,915,000.00
ELECTRICAL SYSTEMS	\$1,496,200.00
Total Cost	\$37,852,200.00



**Central Middle School
Independent School District #624
Cost Analysis By Category By Priority**

CATEGORY:	Priority 1:	Priority 2:	Priority 3:	Priority 4:	LTFM	Total
SITE	\$0	\$0	\$45,200	\$75,200	\$341,700	\$462,100
EXTERIOR	\$3,161,400	\$0	\$1,509,000	\$445,000	\$88,700	\$5,204,100
INTERIOR	\$0	\$102,000	\$865,900	\$508,800	\$40,000	\$1,516,700
ACCESSIBILITY	\$191,300	\$0	\$66,800	\$0	\$0	\$258,100
MECHANICAL SYSTEMS	\$24,725,000	\$3,945,000	\$65,000	\$180,000	\$0	\$28,915,000
ELECTRICAL SYSTEMS	\$182,400	\$399,600	\$914,200	\$0	\$0	\$1,496,200
Totals:	\$28,260,100	\$4,446,600	\$3,466,100	\$1,209,000	\$470,400	\$37,852,200



**White Bear Lake District Office
Independent School District #624**



Address: 4855 Bloom Avenue
White Bear Lake, Minnesota
55110

Year(s) Built:

Contact:

Gross Area: 000 S.F.

Site Area:

Parking: 0

Phone:



Independent School District #624 Executive Summary

White Bear Lake
District Office

White Bear Lake District Office

INTERIOR

- | | | | |
|---|--|-------------|-----------------|
| 1 | Replace floor in women's restroom near auditorium. | Priority: 4 | \$15,800 |
| 2 | Replace carpet in the following third level rooms: Lounge, Head End, Technology. | Priority: 4 | \$23,400 |

MECHANICAL SYSTEMS

- | | | | |
|---|--|-------------|--------------------|
| 1 | Replace each of the two rooftop units serving the District Office area in the 1918, 1924, and 1936 areas | Priority: 2 | \$3,620,000 |
| 2 | Replace oldest DX unit serving the data room. Remove the diffuser that is providing air from the | Priority: 1 | \$25,000 |
| 3 | Replace secondary DX unit serving the data room for improved redundancy. | Priority: 3 | \$25,000 |
| 4 | Replace all remaining pneumatic controls and the direct digital controls in the auditorium with new | Priority: 2 | \$55,000 |
| 5 | Provide commissioning services to validate performance of all new and existing systems. Work scope | Priority: 1 | \$150,000 |
| 6 | Retrofit the existing chiller and condensing units with cottonwood screens. | Priority: 4 | \$20,000 |
| 7 | Replace galvanized domestic hot and cold water distribution systems in the 1918, 1924, 1935, and | Priority: 2 | \$1,200,000 |

ELECTRICAL SYSTEMS

- | | | | |
|---|--|-------------|------------------|
| 1 | Replace T8 lighting with energy efficient LED fixtures and controls. | Priority: 3 | \$118,900 |
| 2 | Provide exterior egress lighting at each exit. | Priority: 1 | \$17,100 |
| 3 | Replace metal halide exterior lighting with LED. | Priority: 2 | \$110,900 |
| 4 | Provide wireless clock system. | Priority: 3 | \$22,200 |
| 5 | Provide new fire alarm system. | Priority: 1 | \$95,600 |



**White Bear Lake District Office
Independent School District #624**

INTERIOR	\$39,200.00
MECHANICAL SYSTEMS	\$5,095,000.00
ELECTRICAL SYSTEMS	\$364,700.00
<hr/>	
Total Cost	\$5,498,900.00

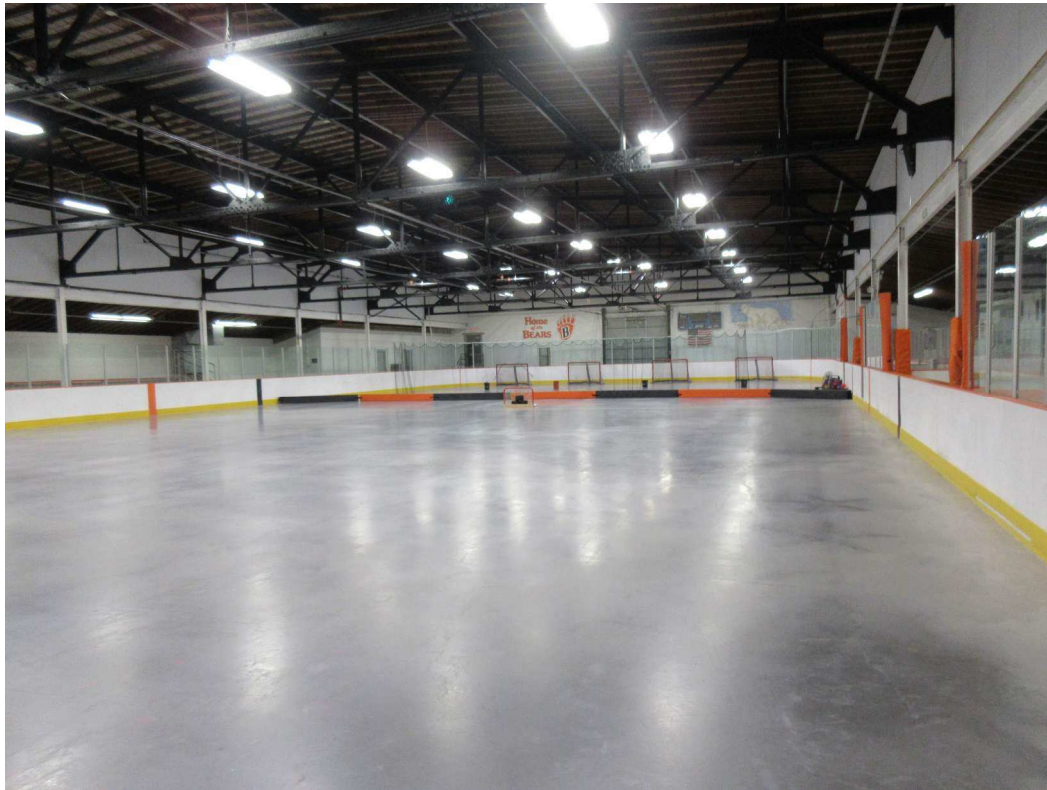


**White Bear Lake District Office
Independent School District #624
Cost Analysis By Category By Priority**

CATEGORY:	Priority 1:	Priority 2:	Priority 3:	Priority 4:	LTFM	Total
INTERIOR	\$0	\$0	\$0	\$39,200	\$0	\$39,200
MECHANICAL SYSTEMS	\$175,000	\$4,875,000	\$25,000	\$20,000	\$0	\$5,095,000
ELECTRICAL SYSTEMS	\$112,700	\$110,900	\$141,100	\$0	\$0	\$364,700
Totals:	\$287,700	\$4,985,900	\$166,100	\$59,200	\$0	\$5,498,900



Hippodrome Ice Arena Independent School District #624



Address: 4855 Bloom Avenue
White Bear Lake, Minnesota
55110

Year(s) Built: , 1935, 1953, 1965, 1989, 1990

Contact:

Gross Area: 000 S.F.

Site Area:

Parking: 0

Phone:

Window Replacement - 1972
Elevator Remodel - 1990



Independent School District #624 Executive Summary

Hippodrome Ice Arena

Hippodrome Ice Arena

SITE

- | | | | |
|---|---|-------------|----------|
| 1 | Replace wood monument sign with LED sign. | Priority: 4 | \$75,200 |
|---|---|-------------|----------|

EXTERIOR

- | | | | |
|---|---|-------------|-------------|
| 1 | Repair exterior stucco. | Priority: 3 | \$52,605 |
| 2 | Replace roof areas D, F, D1, G, H, I, J, L, T, K, N, M, P1, P, and O. | Priority: 1 | \$2,695,300 |

INTERIOR

- | | | | |
|---|--|-------------|----------|
| 1 | Replace rubber flooring. | Priority: 3 | \$83,300 |
| 2 | Replace door from lobby to spectator area. | Priority: 4 | \$4,900 |

ACCESSIBILITY

- | | | | |
|---|--|-------------|-----------|
| 1 | Renovate bathrooms to meet accessibility code. | Priority: 1 | \$75,200 |
| 2 | Lower transaction counter and coiling door. | Priority: 3 | \$12,400 |
| 3 | Install ramps on player side of arena: to player boxes and center box, and at entrance from lobby. | Priority: 1 | \$127,000 |
| 4 | Install ramp on spectator side: from lobby door. Add a handrail to the existing ramp. | Priority: 1 | \$127,000 |

MECHANICAL SYSTEMS

- | | | | |
|---|--|-------------|----------|
| 1 | Replace each of the two 7.5 HP glycol system circulating pumps and associated isolation valves. | Priority: 2 | \$20,000 |
| 2 | Replace the electric radiant heating systems with new gas fired systems to improve occupant comfort. | Priority: 2 | \$30,000 |
| 3 | Replace ceiling gas fired unit heater in Zamboni room. | Priority: 2 | \$10,000 |

ELECTRICAL SYSTEMS

- | | | | |
|---|---|-------------|----------|
| 1 | Replace unlisted disconnects with new service. | Priority: 2 | \$25,800 |
| 2 | Replace fluorescent T8 lighting with LED fixtures and controls. | Priority: 3 | \$27,300 |
| 3 | Replace aging rink lighting controls. | Priority: 2 | \$7,600 |
| 4 | Provide interior emergency egress lighting in rink and spectator areas. | Priority: 1 | \$12,200 |
| 5 | Provide exterior egress lighting at each exit. | Priority: 1 | \$11,400 |



**Hippodrome Ice Arena
Independent School District #624**

SITE	\$75,200.00
EXTERIOR	\$2,747,905.00
INTERIOR	\$88,200.00
ACCESSIBILITY	\$341,600.00
MECHANICAL SYSTEMS	\$60,000.00
ELECTRICAL SYSTEMS	\$84,300.00
Total Cost	\$3,397,205.00



**Hippodrome Ice Arena
Independent School District #624
Cost Analysis By Category By Priority**

CATEGORY:	Priority 1:	Priority 2:	Priority 3:	Priority 4:	LTFM	Total
SITE	\$0	\$0	\$0	\$75,200	\$0	\$75,200
EXTERIOR	\$2,695,300	\$0	\$52,605	\$0	\$0	\$2,747,905
INTERIOR	\$0	\$0	\$83,300	\$4,900	\$0	\$88,200
ACCESSIBILITY	\$329,200	\$0	\$12,400	\$0	\$0	\$341,600
MECHANICAL SYSTEMS	\$0	\$60,000	\$0	\$0	\$0	\$60,000
ELECTRICAL SYSTEMS	\$23,600	\$33,400	\$27,300	\$0	\$0	\$84,300
Totals:	\$3,048,100	\$93,400	\$175,605	\$80,100	\$0	\$3,397,205



**White Bear Lake Area High School - North Campus
Independent School District #624**



Address: 5045 Division Avenue
White Bear Lake, Minnesota
55110

Year(s) Built: 1963, 1965, 1994

Contact:

Gross Area: 244,190 S.F.

Site Area: 37 acres

Parking: 301

Phone:



Independent School District #624 Executive Summary

White Bear Lake Area High School - North Campus

White Bear Lake Area High School - North Campus

SITE

1	Restripe parking stalls and install signage as required to provide 1 additional handicap accessible	Priority: N	\$1,400
2	Resurface asphalt in receiving area parking lot	Priority: N	\$173,000
3	Replace wood monument sign with LED sign.	Priority: 4	\$75,300

EXTERIOR

1	Replace all windows in original building.	Priority: 1	\$284,300
2	Replace all windows in cafeteria and main entry.	Priority: 2	\$166,300
3	Modify main entry canopy to fill gap between it and rest of building, to enclose the underside with a	Priority: 3	\$97,800
4	Replace roof areas A1, A3, B1 and E1 (installed 1989) per District roof report.	Priority: 1	\$1,282,800
5	Replace roof areas C2, C1, C3, A2, B2, G3, G1 and G2 (installed 1988-1990) per District roof report.	Priority: 1	\$1,569,700
6	Replace roof areas D1, D2, F1, F2, F, D3, E2, C and E3 (installed 2007-2013) per District roof report.	Priority: N	\$2,573,900
7	Provide tuckpointing allowance.	Priority: 3	\$1,015,400

INTERIOR

1	Replace linoleum in cafeteria with epoxy terrazzo.	Priority: 3	\$474,100
2	Replace all original casework with new, including replacement of classroom sinks.	Priority: 3	\$498,900
3	Patch / repair concrete block walls in architecture room 421 where cracking in corners and provide	Priority: 2	\$3,000
4	Replace floor tile in (5) locker room showers.	Priority: 3	\$34,500
5	Patch / repair epoxy floor in locker rooms.	Priority: 3	\$3,700
6	Patch / repair glazed block in locker rooms and shower areas.	Priority: 3	\$11,700
7	Replace old, worn carpet in classrooms indicated.	Priority: 3	\$202,000
8	Replace VCT flooring where indicated. Treat slab for moisture mitigation.	Priority: 3	\$22,100
9	Remodel computer Lab 112 into standard classroom (remove partial height block walls, remove floor	Priority: 4	\$167,200
10	Remove any remaining adhesive from the walls in copy room 211 skim coat and repaint.	Priority: 4	\$1,900
11	Remove remaining plumbing at previously removed plumbing fixture(s), patch gyp walls, repaint	Priority: 3	\$5,100
12	Provide new security hardware at all classroom doors.	Priority: 3	\$58,500
13	Provide (1) new combi oven, (3) new double stack convection ovens and (1) new rotating oven in	Priority: 3	\$315,800
14	Provide (2) new walk-in freezer/cooler doors with windows in kitchen.	Priority: 2	\$23,900
15	Provide (2) 4-well electric hot food serving counters and (1) 6-well electric cold food serving counter	Priority: 3	\$95,000
16	Remodel Ala Carte Area. Provide (1) grab-n-go hot case and (1) grab-n-go cooler in kitchen.	Priority: 4	\$82,600
17	Relocate freezer and cooler condensers to the roof.	Priority: N	\$40,000
18	Have VAT flooring removed by licensed abatement contractor. Replace with VCT.	Priority: 2	\$129,000
19	Have asbestos acoustic spray gypsum ceilings removed by licensed abatement contractor. Replace with	Priority: 2	\$325,600

ACCESSIBILITY

1	Replace 2 sink and counter combinations to meet ADA height requirement of 34" max.	Priority: 2	\$17,800
2	Replace 12 drinking fountains with new ones that meet forward approach ADA requirements.	Priority: 2	\$65,200
3	Provide wing walls at 12 drinking fountain locations per ADA requirements.	Priority: 2	\$15,900
4	Install power door operator at 8 doors that do not meet ADA clearance requirements.	Priority: 2	\$33,500



Independent School District #624 Executive Summary

White Bear Lake Area High School - North Campus

5	Install lift for access to choir room.	Priority: 2	\$66,900
6	Replace old wash sink in Special Ed room 607 with ADA accessible wall mounted Lavatory.	Priority: 2	\$5,100
7	Replace louvered wood doors with solid wood doors (includes hardware).	Priority: 2	\$250,500
8	Provide 3 new egress doors at existing classrooms into the corridor that meet the 1/3 diagonal distance	Priority: 2	\$10,500
9	Provide new gates/hardware at (6) locations in the gym at the top/back of the bleachers.	Priority: 2	\$17,600
10	Replace wood studs in auxiliary gyms with steel studs per building code.	Priority: 2	\$15,600
11	Provide panic hardware at 3 doors out of wrestling and fitness room (315 and 319)	Priority: 2	\$6,100
12	Replace 2 wood doors with hollow metal door to meet fire rating.	Priority: 2	\$6,400
13	Replace chain link in weight room 321 with glass borrowed lights.	Priority: 2	\$10,100
14	Major remodel of student gang toilets (4).	Priority: 1	\$668,600
15	Major remodel of private toilets (11).	Priority: 2	\$643,500

MECHANICAL SYSTEMS

1	Replace existing steam plant with a new dual fuel high efficiency condensing hot water condensing	Priority: 1	\$2,370,000
2	Replace the secondary hot water distribution system with new piping and variable volume variable	Priority: 2	\$4,260,000
3	Provide two new air cooled plants to serve chilled water to all areas of the building for cooling. One	Priority: 1	\$1,180,000
4	Classroom Option 1 - (\$14,730,000.00) Replace existing unit ventilators with new units to provide	Priority: 1	\$0
5	Classroom Option 2 - (\$16,070,000.00) Provide a new heating, cooling and ventilation system to serve	Priority: 1	\$16,070,000
6	Retrofit existing 2005 air handling unit serving science rooms with cooling coil to be connected to new	Priority: 1	\$40,000
7	Retrofit return air path for existing 2005 air handling system serving science rooms with to meet	Priority: 2	\$70,000
8	Provide a new heating, cooling and ventilation system to serve media center and adjacent rooms,	Priority: 1	\$1,810,000
9	Provide a new heating, cooling and ventilation system to serve office area via variable air volume air	Priority: 1	\$670,000
10	Install chilled water cooling coil for new air handling unit serving the office area.	Priority: 3	\$40,000
11	Provide a new heating and ventilation system to serve the gymnasium by means of a constant volume	Priority: 1	\$430,000
12	Install cooling coil for new air handling unit serving the gymnasium and connect to building new	Priority: 3	\$55,000
13	Provide with de-stratification fans in gymnasium to improve heating efficiency.	Priority: 1	\$40,000
14	Provide a new heating and ventilation system to serve the auditorium by means of a constant volume	Priority: 1	\$430,000
15	Provide with de-stratification fans in auditorium to improve heating efficiency.	Priority: 1	\$40,000
16	Provide a new heating and ventilation system to serve the cafeteria by means of a constant volume	Priority: 1	\$430,000
17	Install cooling coil for new air handling unit serving the cafeteria and connect to building new chilled	Priority: 2	\$55,000
18	Provide a new heating and ventilation system to serve the locker rooms by means of a variable air	Priority: 2	\$1,060,000
19	Install cooling coil for new air handling unit serving the locker rooms and connect to building new	Priority: 4	\$55,000
20	Provide a new heating, cooling, and ventilation system to serve the custodial area means of a variable	Priority: 1	\$500,000
21	Provide a new heating, cooling, and ventilation system to serve the industrial classroom areas by means	Priority: 1	\$310,000
22	Replace the horizontal unit ventilator serving the headend room with a new primary split DX systems	Priority: 1	\$25,000
23	Provide a new secondary split DX system to assist in cooling headend room and provide redundancy.	Priority: 3	\$25,000
24	Replace all remaining pneumatic or direct digital controls with new direct digital controls. Re-evaluate	Priority: 2	\$60,000



Independent School District #624 Executive Summary

White Bear Lake Area High School - North Campus

25	Provide commissioning services to validate performance of all new and existing systems. Work scope	Priority: 1	\$415,000
26	Replace galvanized domestic hot and cold water distribution systems in the 1963 and 1965 buildings	Priority: 2	\$4,285,000
27	Replace the domestic water heating system and storage tank with a new concealed combustion high	Priority: 2	\$110,000
28	Replace the main domestic water shut-off valves on each side of the water meter at the main water	Priority: 1	\$15,000

ELECTRICAL SYSTEMS

1	Replace medium voltage distribution and open vault equipment.	Priority: 1	\$790,000
2	Replace aging 208V distribution and circuit breaker panel equipment.	Priority: 2	\$1,352,000
3	Provide emergency generator, transfer switches, panels and lighting relays	Priority: 3	\$296,300
4	Provide additional power outlets in classrooms.	Priority: 3	\$96,900
5	Provide lighting controls in media center.	Priority: 1	\$6,000
6	Replace 1965 addition lighting and other older fluorescent fixtures with LED and controls.	Priority: 3	\$459,000
7	Provide exterior egress lighting at each exit.	Priority: 1	\$34,200
8	Replace metal halide pole lights with LED.	Priority: 2	\$243,100
9	Provide wireless clock system.	Priority: 3	\$47,000
10	Provide new paging head end system.	Priority: 3	\$30,900
11	Provide new fire alarm system.	Priority: 1	\$278,300
12	Replace cafeteria lighting fixtures with downlight versions (30 @ 12' ea).	Priority: 1	\$141,282



**White Bear Lake Area High School - North Campus
Independent School District #624**

SITE	\$249,700.00
EXTERIOR	\$6,990,200.00
INTERIOR	\$2,494,600.00
ACCESSIBILITY	\$1,833,300.00
MECHANICAL SYSTEMS	\$34,850,000.00
<u>ELECTRICAL SYSTEMS</u>	<u>\$3,774,982.00</u>
Total Cost	\$50,192,782.00



**White Bear Lake Area High School - North Campus
Independent School District #624
Cost Analysis By Category By Priority**

CATEGORY:	Priority 1:	Priority 2:	Priority 3:	Priority 4:	LTFM	Total
SITE	\$0	\$0	\$0	\$75,300	\$174,400	\$249,700
EXTERIOR	\$3,136,800	\$166,300	\$1,113,200	\$0	\$2,573,900	\$6,990,200
INTERIOR	\$0	\$481,500	\$1,721,400	\$251,700	\$40,000	\$2,494,600
ACCESSIBILITY	\$668,600	\$1,164,700	\$0	\$0	\$0	\$1,833,300
MECHANICAL SYSTEMS	\$24,775,000	\$9,900,000	\$120,000	\$55,000	\$0	\$34,850,000
ELECTRICAL SYSTEMS	\$1,249,782	\$1,595,100	\$930,100	\$0	\$0	\$3,774,982
Totals:	\$29,830,182	\$13,307,600	\$3,884,700	\$382,000	\$2,788,300	\$50,192,782



White Bear Lake Area High School - South Campus Independent School District #624



Address: 3551 McKnight Rd
White Bear Lake, Minnesota
55110

Year(s) Built: 1970, 1987, 1995, 2005

Contact:

Gross Area: 000 S.F.

Site Area: 50 acres

Parking: 627

Phone:



Independent School District #624 Executive Summary

White Bear Lake Area High School - South Campus

White Bear Lake Area High School - South Campus

SITE

1	Replace pavers at main entry sidewalk logo.	Priority: N	\$17,600
2	Repair concrete sidewalk at south-east entry.	Priority: N	\$12,200
3	Replace wood monument sign with LED sign.	Priority: 4	\$75,200
4	Restripe parking stalls to provide (1) additional accessible stall in the north and south lots.	Priority: 1	\$2,700

EXTERIOR

1	Replace all windows installed before 2005 (entire building except auxiliary gym/weight room addition).	Priority: 1	\$451,300
2	Replace and reinsulate the metal panel soffit on 80% of the building perimeter.	Priority: 3	\$292,300
3	Provide new aluminum entrance doors and storefronts at original building.	Priority: 2	\$6,700
4	Tuckpoint brick walls at gymnasium (upper story).	Priority: 3	\$173,000
5	Replace damaged bricks at bottom course near main entry.	Priority: 3	\$6,700
6	Provide new sealant at control joints in exterior brick wall.	Priority: 1	\$10,500
7	Replace roof area J, K, L, N, O and A1 (installed 1991) per District roof report.	Priority: 1	\$1,583,300
8	Replace roof areas T, U, X, Y, A2, A3, A4 and A5 (installed 1993) per District roof report.	Priority: 2	\$1,335,800
9	Replace roof areas A, B, C, D, E, F, G, H, P, Q, and R (installed 1994) per District roof report.	Priority: 2	\$3,447,800
10	Replace roof areas S, Z and Z1 (installed 2000) per District roof report.	Priority: 4	\$1,349,600
11	Replace roof areas M and Z2 (installed 2003) per District roof report.	Priority: 4	\$420,700
12	Replace roof areas V and I (installed 2004) per District roof report.	Priority: N	\$566,500
13	Replace roof areas A6 and A7 (installed 2004) per District roof report.	Priority: N	\$228,600
14	Replace roof areas W (installed 2013) per District roof report.	Priority: N	\$283,500

INTERIOR

1	Remodel or add on to building to provide a secure entry vestibule with adjacent main office.	Priority: 3	\$300,600
2	Replace textured gyp ceilings in Cafeteria and Media Center with acoustical tile and grid ceilings.	Priority: 3	\$282,600
3	Provide allowance for replacement of 50% of wood doors.	Priority: 3	\$1,264,100
4	Replace carpet in areas noted above.	Priority: 3	\$869,900
5	Remove carpet and treat concrete with moisture mitigation in 600 wing. Provide new carpet.	Priority: 3	\$355,300
6	Replace 175 LF of P Lam countertops in home economics classroom.	Priority: 3	\$107,800
7	Replace original casework in the areas noted above	Priority: 3	\$793,900
8	Remove rubber flooring in athletic hallway, provide moisture mitigation, install new rubber flooring.	Priority: 3	\$185,600
9	Provide new security hardware at all classroom doors.	Priority: 4	\$208,800
10	Provide (2) new double stack convection ovens and (1) rotating oven in kitchen.	Priority: 3	\$436,100
11	Walk-in freezer/cooler doors need windows.	Priority: 2	\$55,200
12	Provide (2) 4-well electric hot food serving counters and (1) 6-well electric cold food serving counter.	Priority: 3	\$120,100
13	Knock out kitchen walls to make one large space.	Priority: 4	\$32,200
14	Remodel Ala Carte Area, Provide (1) grab-n-go hot case and (1) grab-n-go cold case.	Priority: 4	\$70,100
15	Relocate the freezer and cooler compressors to the roof.	Priority: N	\$35,000



Independent School District #624 Executive Summary

White Bear Lake Area
High School - South
Campus

ACCESSIBILITY

1	Provide power door operators at (23) non accessible doors.	Priority: 1	\$96,200
2	Add additional door for egress at (7) rooms indicated above.	Priority: 2	\$35,700
3	Provide wing walls at (3) drinking fountains.	Priority: 2	\$6,200
4	Replace stair handrails in media center with ADA compliant handrails.	Priority: 2	\$10,400
5	Replace sink and counter in room 216 with ADA height sink and counter.	Priority: 2	\$10,500
6	Provide ADA lift in choir and band rooms.	Priority: 1	\$108,700
7	Minor remodel of student gang toilets (2).	Priority: 2	\$33,500
8	Major remodel at private toilets (5).	Priority: 1	\$292,500

MECHANICAL SYSTEMS

1	Replace existing hot water plant with a new dual fuel high efficiency condensing hot water boilers.	Priority: 1	\$2,380,000
2	Replace secondary hot water distribution system with new piping and variable volume variable primary	Priority: 1	\$3,260,000
3	Provide two new air cooled chilled water plant to serve chilled water to all areas of the building for	Priority: 1	\$1,180,000
4	Provide cooling coils to each of the 2 units prepared for future cooling coils from the 2015 renovation	Priority: 2	\$70,000
5	Provide cooling coils to each of the 7 units prepared for future cooling coils from the 2015 renovation	Priority: 1	\$240,000
6	Provide a new heating, cooling, and ventilation system to serve all remaining classroom and office	Priority: 1	\$10,070,000
7	Provide a new heating and ventilation system to serve gymnasium. System will be constant volume	Priority: 1	\$430,000
8	Install cooling coil for new air handling unit serving the gymnasium and connect to building chilled	Priority: 3	\$55,000
9	Provide a new heating, cooling, and ventilation system to serve auditorium. System will be constant	Priority: 1	\$430,000
10	Provide a new heating, cooling, and ventilation system to serve cafeteria. System will be constant	Priority: 1	\$430,000
11	Install cooling coil for new air handling unit serving the cafeteria and connect to building chilled water	Priority: 2	\$55,000
12	Provide de-stratification fans in the gymnasium and raise the diffusers such that they are up in the joists.	Priority: 1	\$40,000
13	Replace the split DX serving the headend room with a new primary split DX systems to provide a	Priority: 1	\$25,000
14	Provide a new secondary split DX system to assist in cooling headend room and provide redundancy.	Priority: 3	\$25,000
15	Install chilled water cooling coil in existing air handling unit serving locker rooms.	Priority: 3	\$55,000
16	Install chilled water cooling coil in existing air handling unit serving 2005 weight rooms addition.	Priority: 3	\$55,000
17	Provide a new heating and ventilation system to serve the auxiliary gymnasiums. System will be	Priority: 1	\$430,000
18	Install cooling coil for new air handling unit serving the auxiliary gymnasiums and connect to building	Priority: 3	\$55,000
19	Provide de-stratification fans in the auxiliary gymnasiums.	Priority: 1	\$20,000
20	Replace all remaining pneumatic or direct digital controls with new direct digital controls. Re-evaluate	Priority: 1	\$75,000
21	Provide commissioning services to validate performance of all new and existing systems. Work scope	Priority: 1	\$415,000
22	Replace galvanized domestic hot and cold water distribution systems in the 1970 building new copper	Priority: 1	\$2,875,000
23	Replace the domestic water heating system and storage tank with a new concealed combustion high	Priority: 2	\$110,000
24	Replace the main domestic water shut-off valves on each side of the water meter at the main water	Priority: 1	\$15,000

ELECTRICAL SYSTEMS

1	Replace aging service entrance switchboard.	Priority: 2	\$197,500
2	Replace aging distribution equipment.	Priority: 2	\$1,261,000



Independent School District #624 Executive Summary

White Bear Lake Area High School - South Campus

- 3 Add loads to existing emergency generator, add transfer switches and panels as required.
- 4 Provide additional power outlets in classrooms.
- 5 Replace T8 lighting with energy efficient LED fixtures.
- 6 Provide exterior egress lighting at each exit.
- 7 Replace metal halide exterior lighting with LED.
- 8 Provide walkway lighting to west parking area.
- 9 Provide wireless clock system.
- 10 Replace fire alarm devices and wiring.

Priority: 3	\$129,200
Priority: 3	\$82,000
Priority: 3	\$692,000
Priority: 1	\$47,500
Priority: 2	\$243,100
Priority: 1	\$36,500
Priority: 3	\$39,300
Priority: 1	\$314,700



**White Bear Lake Area High School - South Campus
Independent School District #624**

SITE	\$107,700.00
EXTERIOR	\$10,156,300.00
INTERIOR	\$5,117,300.00
ACCESSIBILITY	\$593,700.00
MECHANICAL SYSTEMS	\$22,795,000.00
ELECTRICAL SYSTEMS	\$3,042,800.00
Total Cost	\$41,812,800.00



**White Bear Lake Area High School - South Campus
Independent School District #624
Cost Analysis By Category By Priority**

CATEGORY:	Priority 1:	Priority 2:	Priority 3:	Priority 4:	LTFM	Total
SITE	\$2,700	\$0	\$0	\$75,200	\$29,800	\$107,700
EXTERIOR	\$2,045,100	\$4,790,300	\$472,000	\$1,770,300	\$1,078,600	\$10,156,300
INTERIOR	\$0	\$55,200	\$4,716,000	\$311,100	\$35,000	\$5,117,300
ACCESSIBILITY	\$497,400	\$96,300	\$0	\$0	\$0	\$593,700
MECHANICAL SYSTEMS	\$22,315,000	\$235,000	\$245,000	\$0	\$0	\$22,795,000
ELECTRICAL SYSTEMS	\$398,700	\$1,701,600	\$942,500	\$0	\$0	\$3,042,800
Totals:	\$25,258,900	\$6,878,400	\$6,375,500	\$2,156,600	\$1,143,400	\$41,812,800



**Normandy Park - Early Childhood
Independent School District #624**



Address: 2482 East Cty Rd F
White Bear Lake, Minnesota
55110

Year(s) Built: Unknown, 1993

Contact:

Gross Area: 31,320 S.F.

Site Area: 4 acres

Parking: 0

Phone:



Independent School District #624 Executive Summary

Normandy Park - Early Childhood

Normandy Park - Early Childhood

SITE

- | | | | |
|---|---|-------------|----------|
| 1 | Correct drainage issues at the northeast and southwest corners of the building. | Priority: 1 | \$66,800 |
| 2 | Replace wood monument sign with LED sign. | Priority: 4 | \$75,200 |

EXTERIOR

- | | | | |
|---|--|-------------|-------------|
| 1 | Replace all exterior windows. | Priority: 1 | \$88,300 |
| 2 | Replace metal panel soffit and sled roof at north façade with parapet and flat roof. | Priority: 3 | \$250,000 |
| 3 | Replace (7) metal column wraps at north façade. | Priority: 4 | \$6,000 |
| 4 | Provide small allowance for tuckpointing of soldier course. | Priority: 3 | \$28,300 |
| 5 | Replace dock leveler in Food Service 142. | Priority: 2 | \$15,100 |
| 6 | Replace roof areas A and B (installed 1998) per District roof report. | Priority: 1 | \$1,064,700 |

INTERIOR

- | | | | |
|---|--|-------------|-----------|
| 1 | Replace countertops in all classrooms. | Priority: 3 | \$60,600 |
| 2 | Replace vinyl base at south wall of classroom 111. | Priority: 3 | \$400 |
| 3 | Patch, repair and paint gypsum board soffit above window in 121 and sill below window in entry | Priority: 3 | \$4,300 |
| 4 | Replace carpet in offices and corridors. | Priority: 3 | \$83,900 |
| 5 | Repaint exposed ductwork in Food Service 142. | Priority: 3 | \$2,600 |
| 6 | Replace ACT ceiling tile in rooms 158, 163, and 151 series offices. | Priority: 3 | \$17,600 |
| 7 | Add toilets for Service Center. | Priority: 2 | \$334,300 |
| 8 | Provide new security hardware at all classrooms. | Priority: 4 | \$53,500 |

ACCESSIBILITY

- | | | | |
|---|--|-------------|----------|
| 1 | Minor remodel of private toilets (3). | Priority: 2 | \$25,100 |
| 2 | Install door actuators at (8) doors to meet ADA push/pull clearance requirements. | Priority: 2 | \$33,500 |
| 3 | Minor remodel of gang toilets (4). | Priority: 2 | \$66,900 |
| 4 | Provide wing wall at (1) Electric water cooler to meet ADA path of travel requirements. | Priority: 2 | \$2,000 |
| 5 | Replace casework, countertop and sink in (4) locations to meet ADA height and knee/toe clearance | Priority: 2 | \$30,100 |

MECHANICAL SYSTEMS

- | | | | |
|---|--|-------------|-----------|
| 1 | Option 1 - (\$110,000.00) Minimal Investment: Replace the four oldest gas fired rooftop units with new | Priority: 2 | \$0 |
| 2 | Option 2 - (\$310,000.00) 10 to 15 Year Investment: Replace the remaining rooftop units that were not | Priority: 2 | \$310,000 |

ELECTRICAL SYSTEMS

- | | | | |
|---|--|-------------|----------|
| 1 | Provide emergency generator, transfer switches, panels and lighting relays | Priority: 3 | \$88,100 |
| 2 | Provide additional power outlets in classrooms. | Priority: 3 | \$16,000 |
| 3 | Replace T8 lighting with energy efficient LED fixtures. | Priority: 3 | \$78,500 |
| 4 | Provide exterior egress lighting at each exit. | Priority: 1 | \$24,700 |
| 5 | Provide wireless clock system. | Priority: 3 | \$13,000 |
| 6 | Replace fire alarm system. | Priority: 1 | \$35,700 |



**Normandy Park - Early Childhood
Independent School District #624**

SITE	\$142,000.00
EXTERIOR	\$1,452,400.00
INTERIOR	\$557,200.00
ACCESSIBILITY	\$157,600.00
MECHANICAL SYSTEMS	\$310,000.00
ELECTRICAL SYSTEMS	\$256,000.00
Total Cost	\$2,875,200.00



**Normandy Park - Early Childhood
Independent School District #624
Cost Analysis By Category By Priority**

CATEGORY:	Priority 1:	Priority 2:	Priority 3:	Priority 4:	LTFM	Total
SITE	\$66,800	\$0	\$0	\$75,200	\$0	\$142,000
EXTERIOR	\$1,153,000	\$15,100	\$278,300	\$6,000	\$0	\$1,452,400
INTERIOR	\$0	\$334,300	\$169,400	\$53,500	\$0	\$557,200
ACCESSIBILITY	\$0	\$157,600	\$0	\$0	\$0	\$157,600
MECHANICAL SYSTEMS	\$0	\$310,000	\$0	\$0	\$0	\$310,000
ELECTRICAL SYSTEMS	\$60,400	\$0	\$195,600	\$0	\$0	\$256,000
Totals:	\$1,280,200	\$817,000	\$643,300	\$134,700	\$0	\$2,875,200



Independent School District #624

Cost Analysis By Priority-All Buildings

BUILDING:	Priority 1:	Priority 2:	Priority 3:	Priority 4:	LTFM	Total
Birch Lake Elementary	\$1,711,700	\$6,252,000	\$1,757,750	\$414,800	\$191,125	\$10,327,375
Hugo Elementary	\$1,143,900	\$5,403,080	\$1,466,400	\$190,300	\$831,500	\$9,035,180
Lakeaires Elementary	\$836,700	\$5,104,300	\$3,134,200	\$249,900	\$148,600	\$9,473,700
Lincoln Elementary	\$3,404,600	\$5,934,500	\$1,069,100	\$187,100	\$141,400	\$10,736,700
Matoska International IB World	\$924,100	\$6,573,000	\$1,726,200	\$115,300	\$213,200	\$9,551,800
Oneka Elementary	\$764,500	\$1,864,900	\$708,800	\$75,300	\$210,000	\$3,623,500
Otter Lake Elementary	\$2,716,800	\$2,806,500	\$3,264,800	\$4,216,100	\$0	\$13,004,200
Vadnais Heights Elementary	\$1,339,700	\$4,287,300	\$2,170,700	\$347,000	\$112,800	\$8,257,500
Willow Lane Elementary	\$1,773,800	\$5,473,400	\$1,064,900	\$394,400	\$8,900	\$8,715,400
WBL Area Learning Center	\$1,923,500	\$9,220,600	\$1,981,600	\$115,300	\$82,900	\$13,323,900
Sunrise Park Middle School	\$20,714,700	\$8,364,200	\$3,175,900	\$440,500	\$518,300	\$33,213,600
Central Middle School	\$28,260,100	\$4,446,600	\$3,466,100	\$1,209,000	\$470,400	\$37,852,200



Independent School District #624

Cost Analysis By Priority-All Buildings

BUILDING:	Priority 1:	Priority 2:	Priority 3:	Priority 4:	LTFM	Total
White Bear Lake District Office	\$287,700	\$4,985,900	\$166,100	\$59,200	\$0	\$5,498,900
Hippodrome Ice Arena	\$3,048,100	\$93,400	\$175,605	\$80,100	\$0	\$3,397,205
White Bear Lake Area High School - North	\$29,830,182	\$13,307,600	\$3,884,700	\$382,000	\$2,788,300	\$50,192,782
White Bear Lake Area High School - South	\$25,258,900	\$6,878,400	\$6,375,500	\$2,156,600	\$1,143,400	\$41,812,800
Normandy Park - Early Childhood	\$1,280,200	\$817,000	\$643,300	\$134,700	\$0	\$2,875,200
Totals:	\$125,219,182	\$91,812,680	\$36,231,655	\$10,767,600	\$6,860,825	\$270,891,942

Totals By Facility Analysis Categories

Facility:	Site	Building Exterior	Building Interior	Accessibility	Mechanical Systems	Electrical Systems	Totals:
Birch Lake Elementary	\$204,100	\$825,600	\$914,675	\$714,000	\$6,885,000	\$784,000	\$10,327,375
Hugo Elementary	\$120,700	\$1,911,400	\$123,200	\$94,580	\$6,025,000	\$760,300	\$9,035,180
Lakeaires Elementary	\$255,300	\$1,963,500	\$512,800	\$1,110,200	\$4,825,000	\$806,900	\$9,473,700
Lincoln Elementary	\$392,200	\$1,827,600	\$980,900	\$1,543,600	\$5,465,000	\$527,400	\$10,736,700
Matoska International IB World	\$150,600	\$1,512,300	\$1,419,600	\$1,107,400	\$4,785,000	\$576,900	\$9,551,800
Oneka Elementary	\$245,300	\$690,500	\$533,800	\$8,000	\$1,880,000	\$265,900	\$3,623,500
Otter Lake Elementary	\$112,800	\$5,876,200	\$1,141,600	\$521,000	\$4,445,000	\$907,600	\$13,004,200
Vadnais Heights Elementary	\$456,900	\$2,283,700	\$755,500	\$1,604,400	\$2,685,000	\$472,000	\$8,257,500
Willow Lane Elementary	\$83,400	\$1,263,600	\$987,200	\$1,106,400	\$4,592,500	\$682,300	\$8,715,400
WBL Area Learning Center	\$228,700	\$1,692,700	\$1,069,600	\$968,600	\$8,630,000	\$734,300	\$13,323,900
Sunrise Park Middle School	\$1,128,800	\$6,135,400	\$1,572,900	\$561,600	\$22,380,000	\$1,434,900	\$33,213,600
Central Middle School	\$462,100	\$5,204,100	\$1,516,700	\$258,100	\$28,915,000	\$1,496,200	\$37,852,200
White Bear Lake District Office	\$0	\$0	\$39,200	\$0	\$5,095,000	\$364,700	\$5,498,900
Hippodrome Ice Arena	\$75,200	\$2,747,905	\$88,200	\$341,600	\$60,000	\$84,300	\$3,397,205
White Bear Lake Area High School - North Campus	\$249,700	\$6,990,200	\$2,494,600	\$1,833,300	\$34,850,000	\$3,774,982	\$50,192,782
White Bear Lake Area High School - South Campus	\$107,700	\$10,156,300	\$5,117,300	\$593,700	\$22,795,000	\$3,042,800	\$41,812,800
Normandy Park - Early Childhood	\$142,000	\$1,452,400	\$557,200	\$157,600	\$310,000	\$256,000	\$2,875,200
Category Totals:	\$4,415,500	\$52,533,405	\$19,824,975	\$12,524,080	\$164,622,500	\$16,971,482	\$270,891,942

Appendix E:

Activities, Athletics and Fine Arts Summary



Activities, Athletics and Fine Arts Summary Memo

Activities and Athletics:

- Current available indoor facilities:
 - 17 Gymnasiums - 10 Elementary, 7 Secondary
 - 5 Tile Floor Gyms & 12 Wood Floor Gyms
 - High School regulation gyms in District
 - 3 at secondary schools
 - 4 at elementary schools
- Current available outdoor facilities:
 - 1 Turfed Stadium Field at South
 - 5 Practice soccer fields (3 at South, 2 at North)
 - Becomes 2 practice lacrosse fields at South in Spring
 - 3 Practice football fields (2 at South, 1 at North)
 - 1 Grass Stadium Field at District Center (Price)
- Number of High School activities/sports and participation:
 - 36 MSHSL Sponsored Activities
 - 35 School Sponsored Clubs and Activities
 - Historical participation:
 - 1983-84: 21 Sports; 1,336 Participants
 - Present Day participation:
 - 2017-18: 33 sports; 1,545 Participants
 - 12 additional sports create more stress on our facilities
 - Additional extra-curricular activities not in place in 1983-84
- Community Services & Recreation usage:
 - Elementary Schools - Use of Facilities
 - M-F before school - 6:30 am - 9:00 am
 - M-F after school - 3:50 pm - 6:00 pm
 - Recreation programming & Community use - 6:00 pm - 9:00 pm
 - Secondary Schools - Use of Facilities
 - Very limited use at South Campus
 - Middle School sports 3:15 pm - 5:30 pm
 - Community use after middle school sports
- Deficiencies & Creativity:
 - Gymnastics - No Specific Gymnastics Gym
 - Dance - No Dance Studio
 - Cheer - No designated space
 - Archery - No designated space
 - Wrestling - Not enough space, must move for competition

- Gymnastics and Wrestling Home Competitions (6 gym, 7 wre, 3 both) Gym space shortage in spring and winter
- Ultimate Frisbee - Gym Space and Field space needed
- Multiple campus school - Daily shuttle buses going between all of our facilities
- Hockey - off site facility
- Swimming - off site facility
- Issues Summary:
 - Population growing = More need for learning spaces
 - Associations limited on growth due to access to spaces
 - Creative scheduling can only disguise a need for so long
 - Our own programs not developing due to space limitations
 - Locker rooms over capacity in fall and spring (girls and boys)
 - Shortage of indoor and outdoor practice space means teams do not get the practice time they need

Fine Arts

- Current available facilities:
 - 4 secondary schools, 3 performing arts spaces
- Issues Summary:
 - Sunrise lacks performance space
 - Transport students to performing art spaces, loss of class time, cost for bus
 - Little rehearsal time on stage
 - Gym is only large group meeting space during the school day which takes away Phy Ed. Time
 - Growing Orchestra program - current 5-8 grades, adding grade each year
 - Many buildings in the District do not have appropriate space for this program
 - Recent investments:
 - District Community Theater improvements 2003
 - HS theaters renovated 2012
 - South is mainly lecture/recital hall
 - North - no climate control
 - All theaters do not have green room or set construction space
 - Theater space used for large meetings as other meeting space not available
 - Major demand on performance spaces in December, January, May
 - Creative scheduling (overlapping events)
 - Limited on outside events due to the demand of our spaces

Appendix F:

Comparison to Peer Districts



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

WHITE BEAR LAKE AREA SCHOOLS

COMMUNITY SPACES: FACILITY COMPARISON

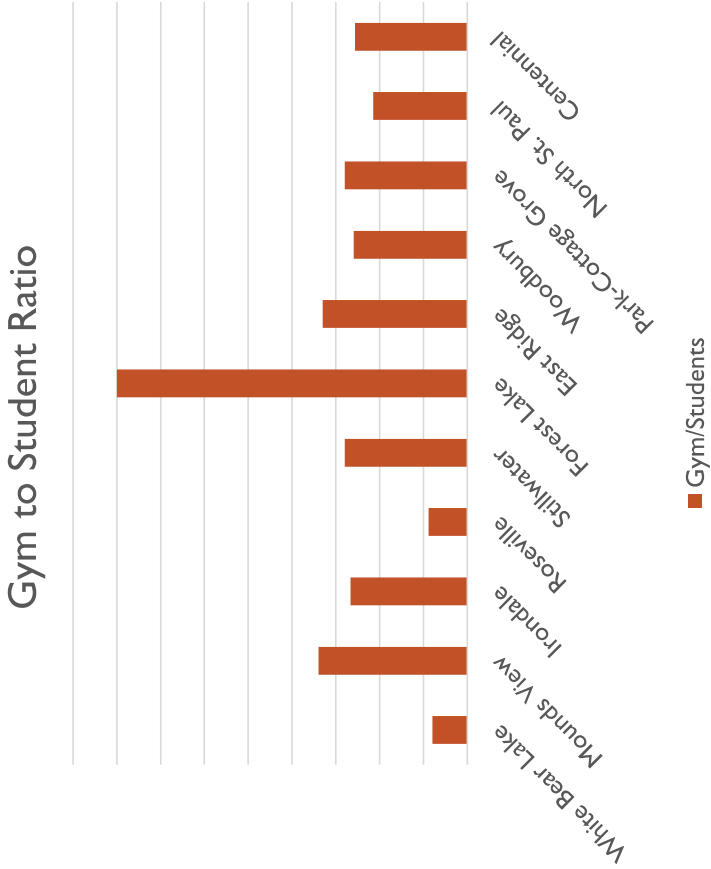
MEETING #4 | NOVEMBER 28, 2018



COMMUNITY SPACES

GYMS

School	Enrollment	Onsite	Student Ratio
White Bear Lake	2,488	2	1244:1
Mounds View	1,735	6	289:1
Irondale	1,682	4.5	374:1
Roseville	2,226	2	1113:1
Stillwater	2,794	8	350:1
Forest Lake	1,501	12	125:1
East Ridge	1,783	6	297:1
Woodbury	1,895	5	379:1
Park-Cottage Grove	1,781	5	356:1
North St. Paul	1,853	4	463:1
Centennial	1,944	5	389:1

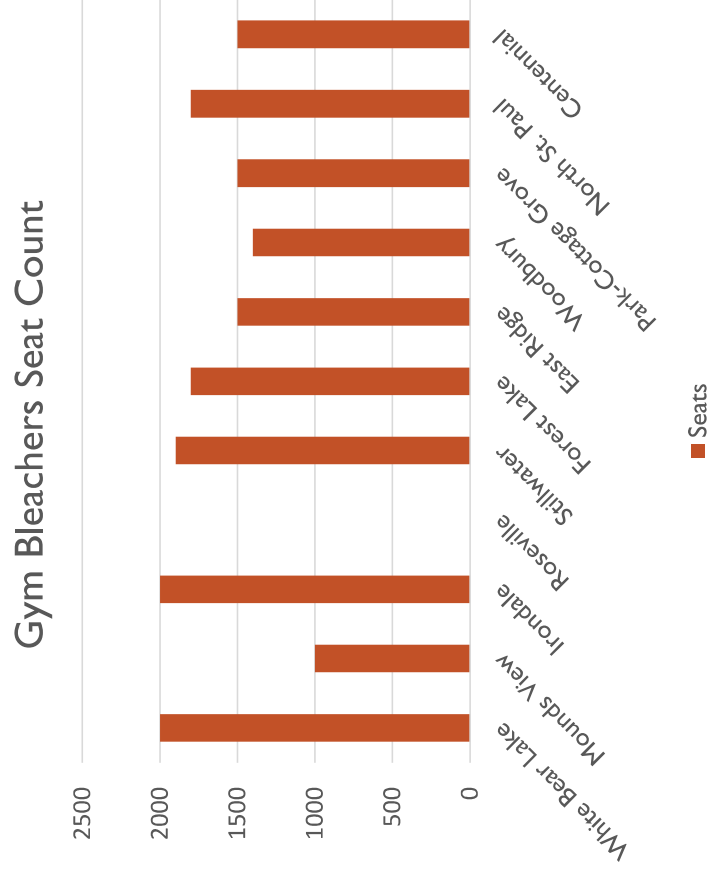


Full-size competition courts, as reported by ADs

COMMUNITY SPACES

BLEACHERS

School	Enrollment	Seats
White Bear Lake	2,488	2,000
Mounds View	1,735	1,000
Irondale	1,682	2,000
Roseville	2,226	?
Stillwater	2,794	1,900
Forest Lake	1,501	1,800
East Ridge	1,783	1,500
Woodbury	1,895	1,400
Park-Cottage Grove	1,781	1,500
North St. Paul	1,853	1,800
Centennial	1,944	1,500

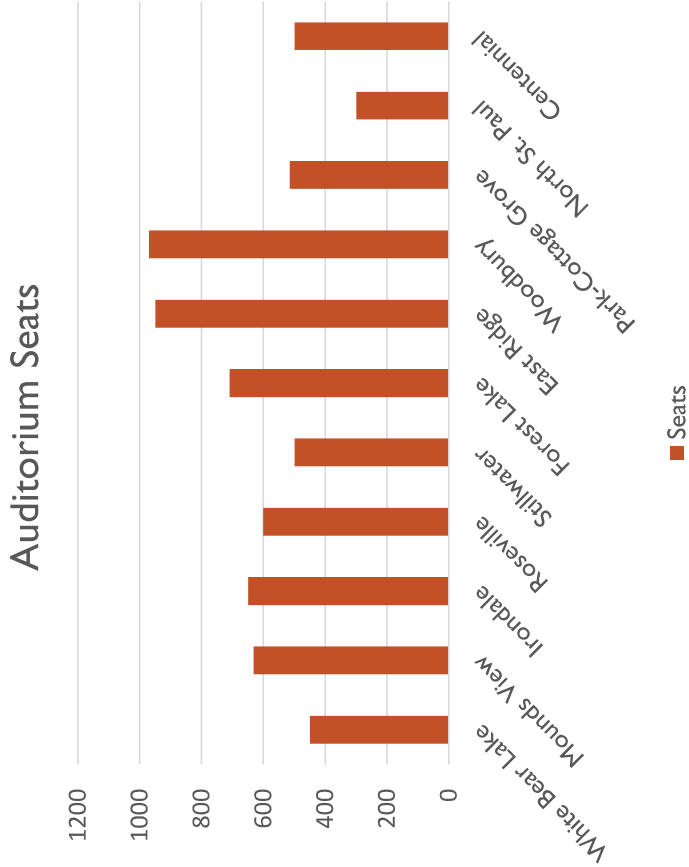


Bleacher seats in competition gym venue, as reported by ADs

COMMUNITY SPACES

AUDITORIUM

School	Enrollment	Seats
White Bear Lake	2,488	450
Mounds View	1,735	632
Irondale	1,682	650
Roseville	2,226	600 (x2)
Stillwater	2,794	500
Forest Lake	1,501	710
East Ridge	1,783	950
Woodbury	1,895	790
Park-Cottage Grove	1,781	515
North St. Paul	1,853	300
Centennial	1,944	500



Seats in Auditorium, as reported by ADs

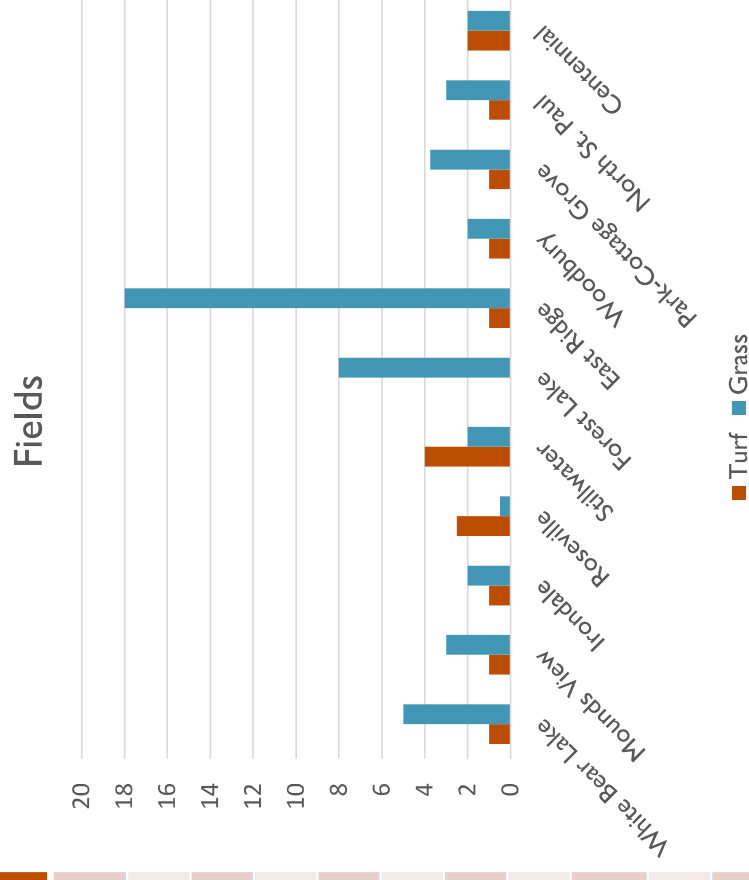
COMMUNITY SPACES

FIELDS

School	Enrollment	Turf	Grass
White Bear Lake	2,488	1	5
Mounds View	1,735	1	3
Irondale	1,682	1	2
Roseville (future)	2,226	2.5*	.5*
Stillwater	2,794	4	2
Forest Lake	1,501	0	8
East Ridge**	1,783	1	18
Woodbury**	1,895	1	2
Park-Cottage Grove	1,781	1	3.75
North St. Paul**	1,853	1	3
Centennial	1,944	2	3

*Under construction

** High School utilizes City owned fields adjacent to campus.



Appendix G:
2018 Residential Survey
(by Morris Leatherman)

White Bear Lake Area School District

2018 Residential Survey

The Morris Leatheman Company

Survey Methodology

2018 White Bear Lake Area Schools

400 random household sample of School District residents

Telephone interviews conducted between

December 4th and 19th, 2018

Average interview time of 22 minutes

Non-response level of 5.0%

Projectable within +/- 5.0% in 95 out of 100 cases

Cellphone Only Households: 43%

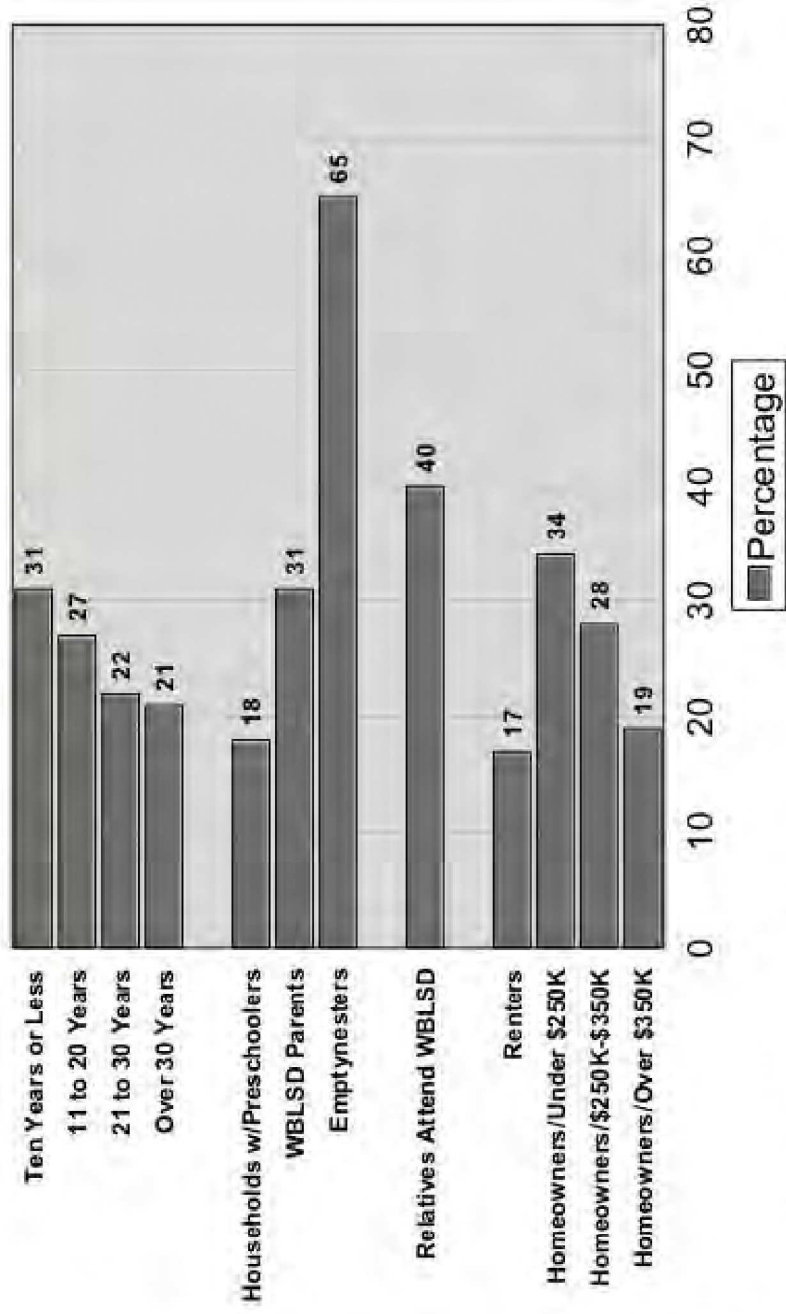
Landline Only Households: 12%

Both Landline and Cellphone Households: 45%

The Morris Leatherman Company

Demographics I

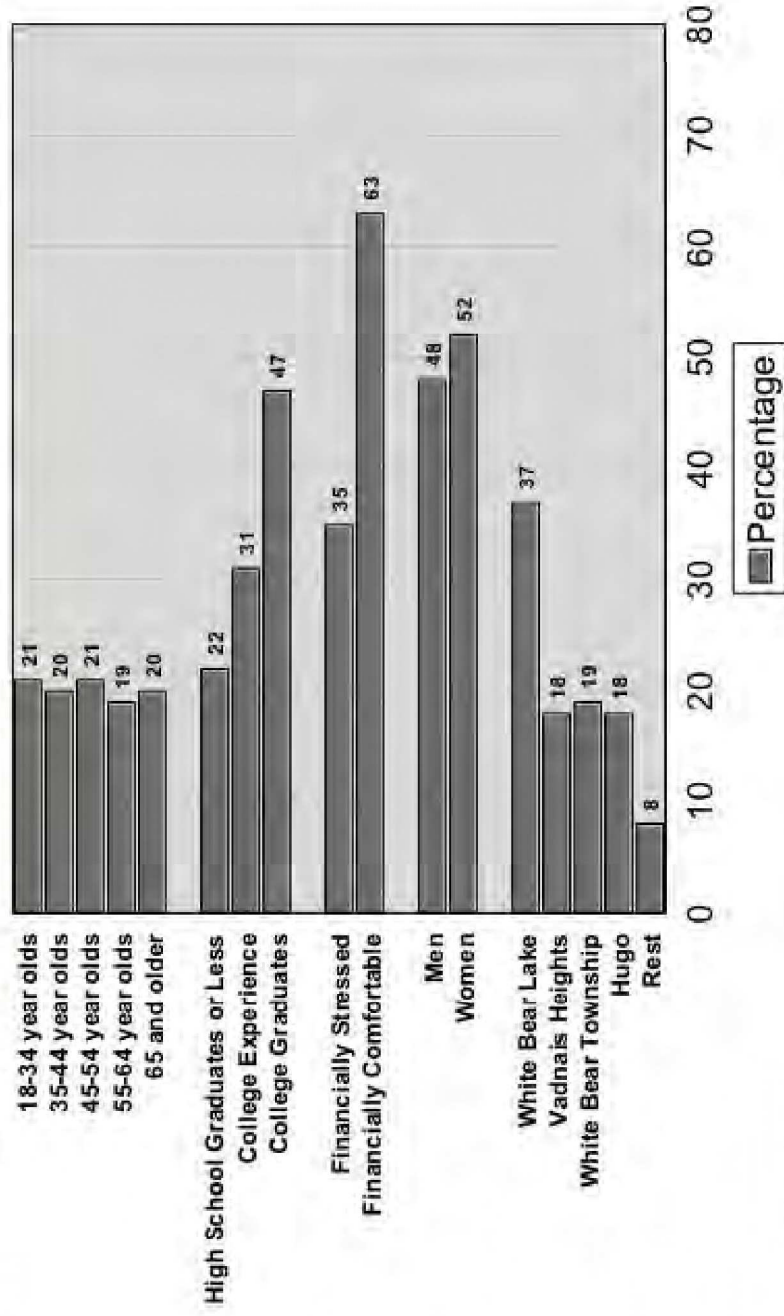
2018 White Bear Lake Area Schools



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Demographics II

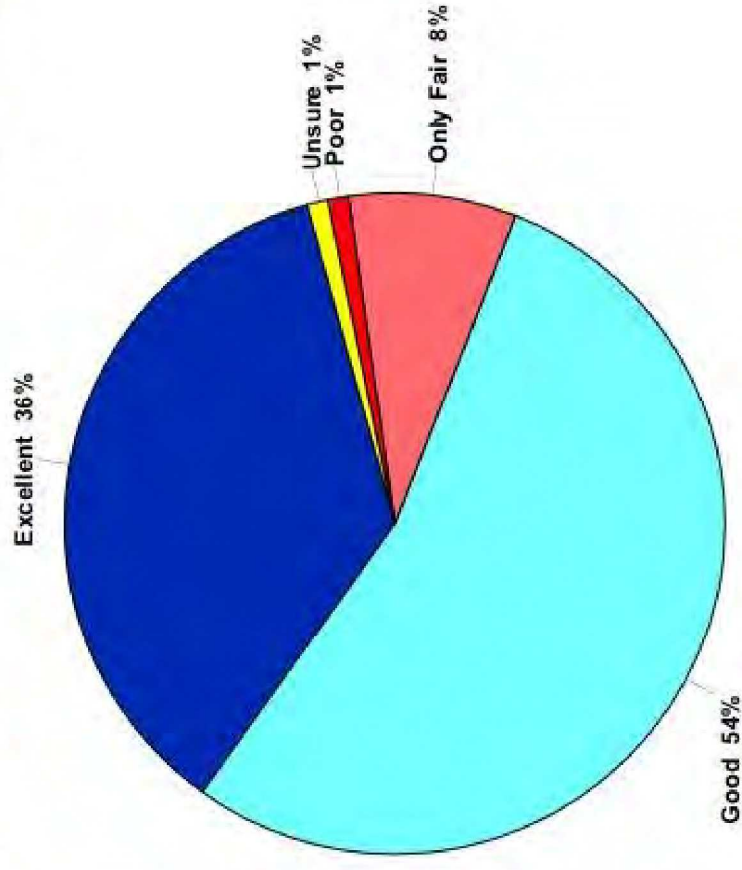
2018 White Bear Lake Area School District



The Morris Leatherman Company

Quality of Public Schools

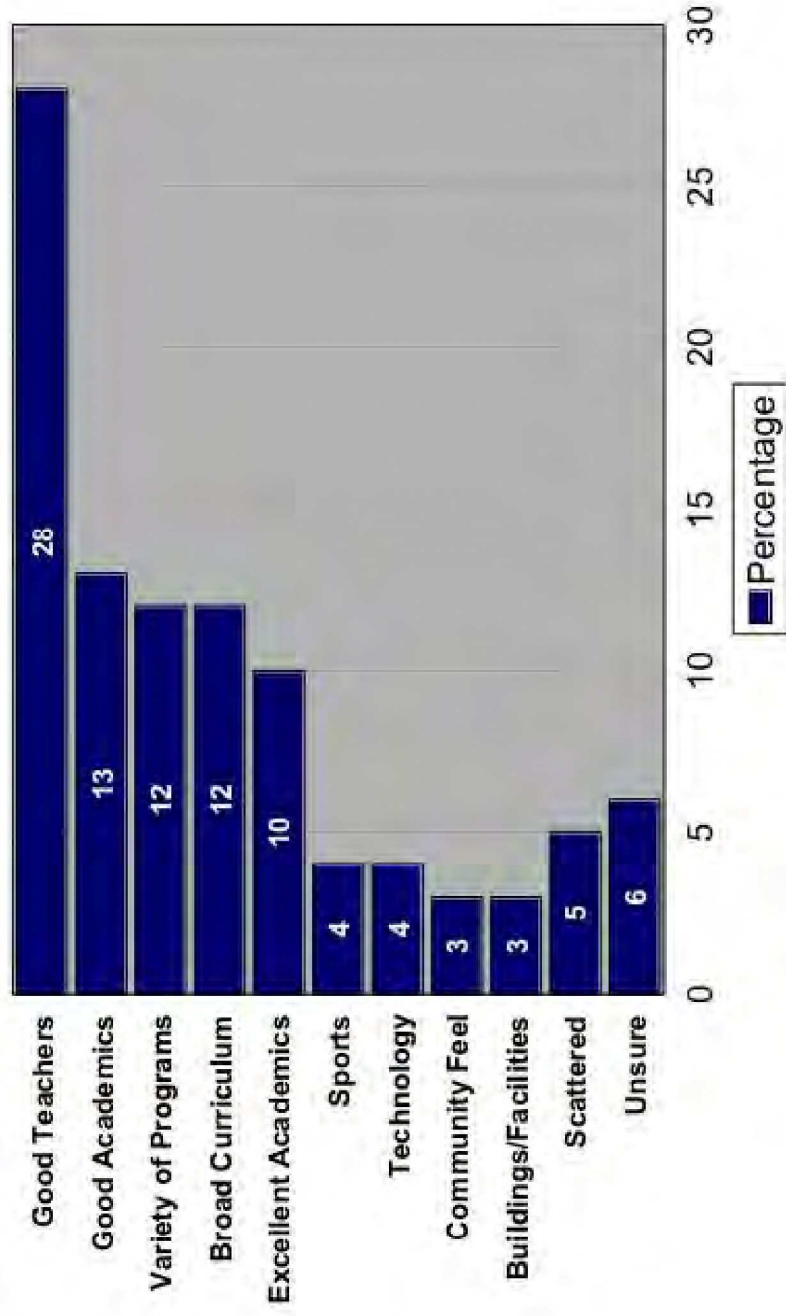
2018 White Bear Lake Area School District



The Morris Leatherman Company

Like Most

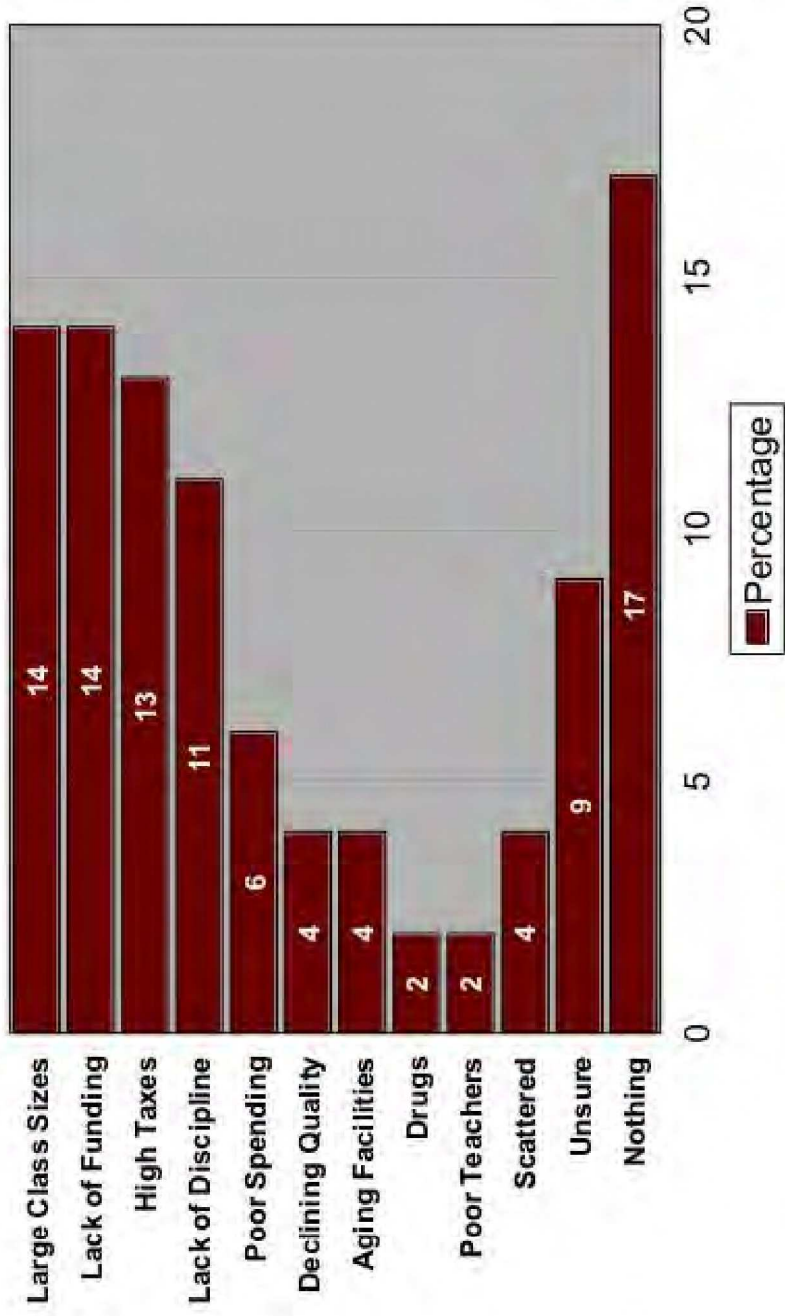
2018 White Bear Lake Area School District



The Morris Leatherman Company

Most Serious Issue

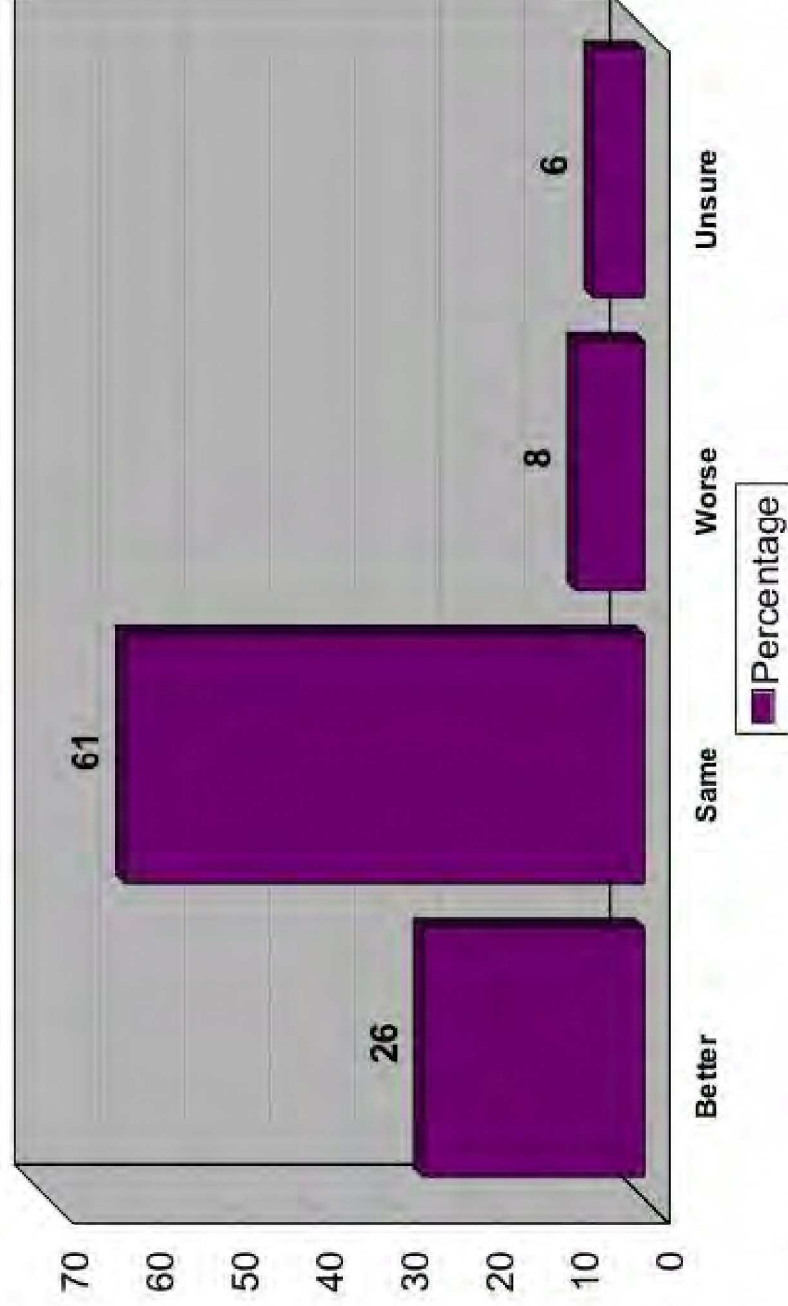
2018 White Bear Lake Area School District



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Quality Compared to Three Years Ago....

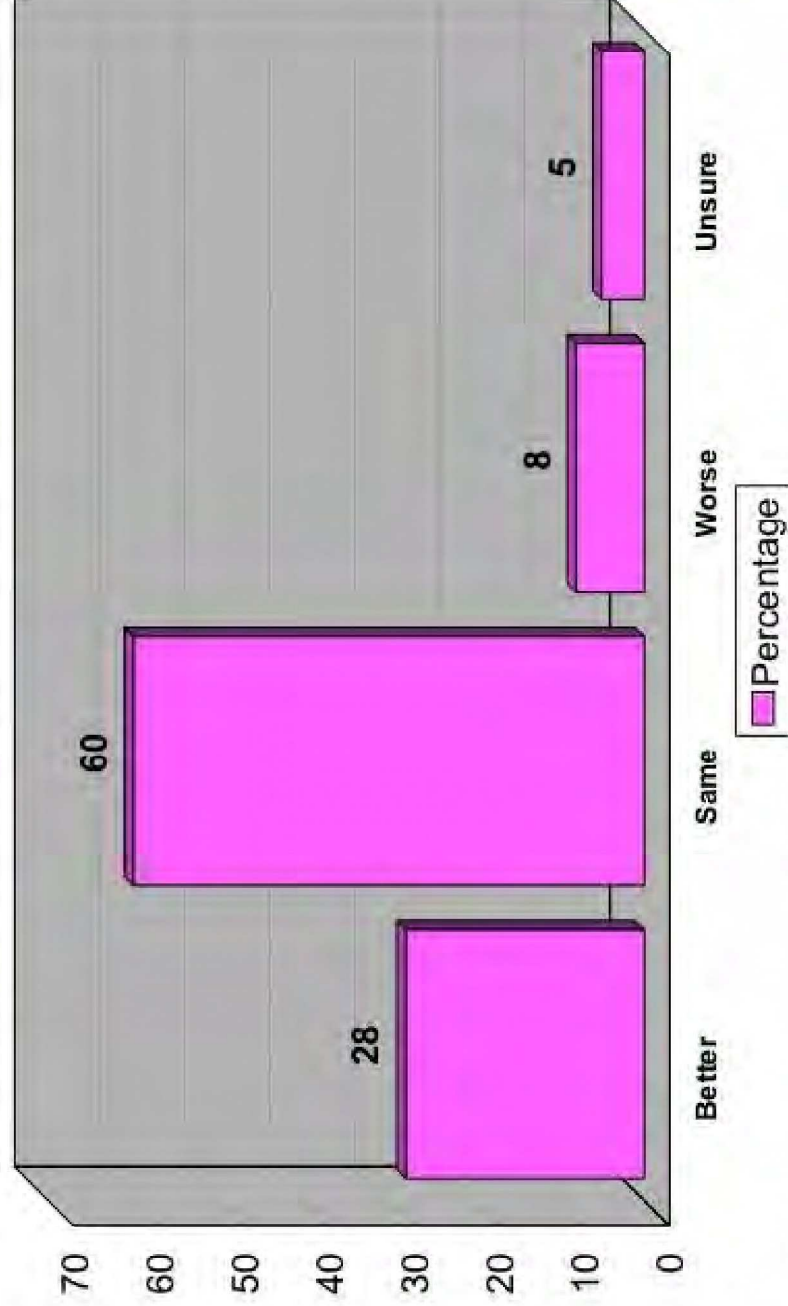
2018 White Bear Lake Area School District



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Quality Compared to Neighboring Districts....

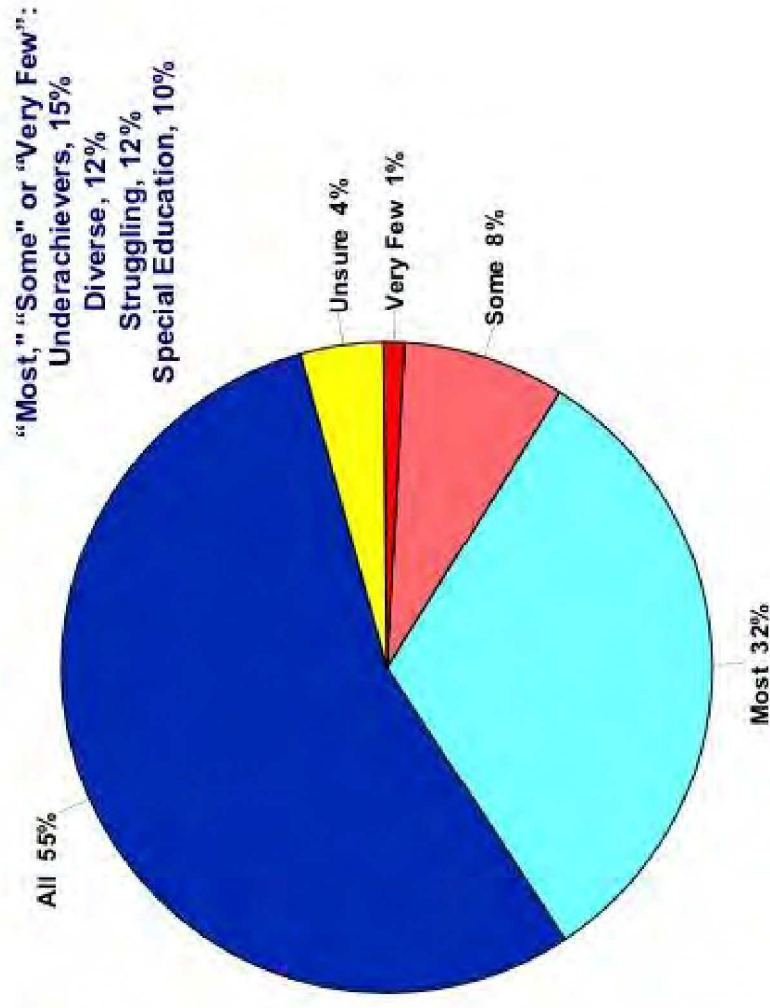
2018 White Bear Lake Area School District



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Meet Students' Learning Needs

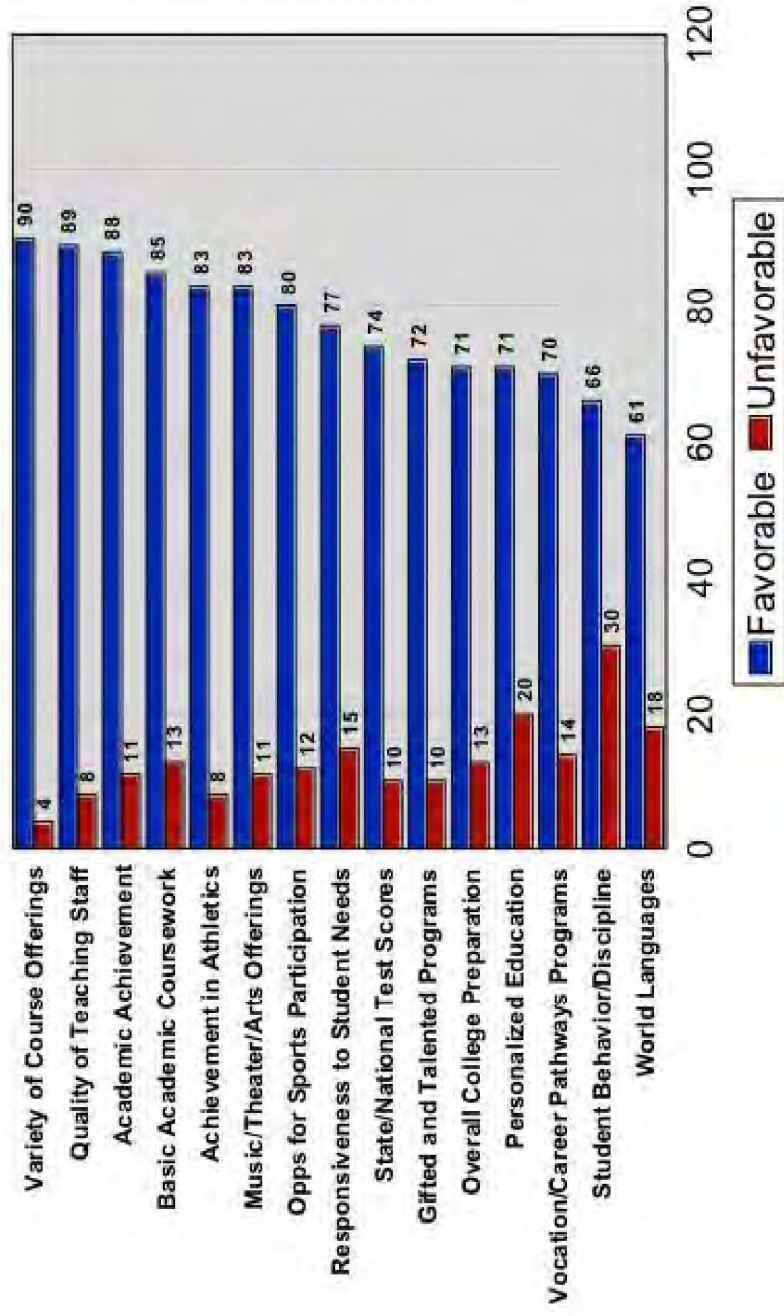
2018 White Bear Lake Area School District



The Morris Leatherman Company

Rating of School Characteristics

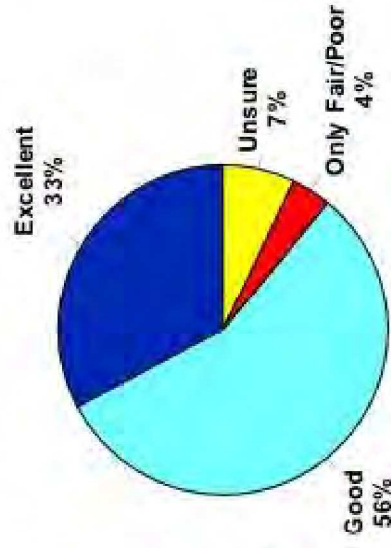
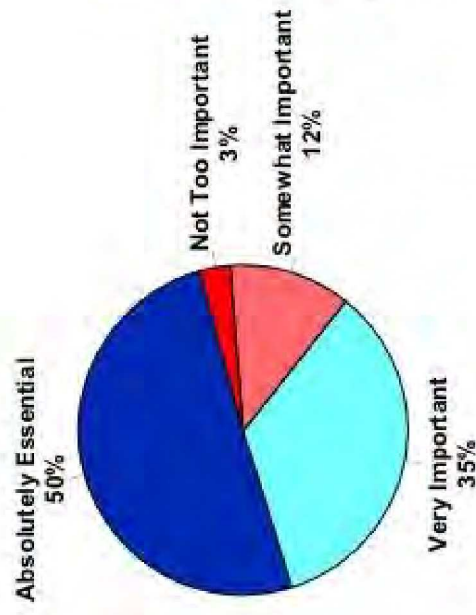
2018 White Bear Lake Area School District



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Technology

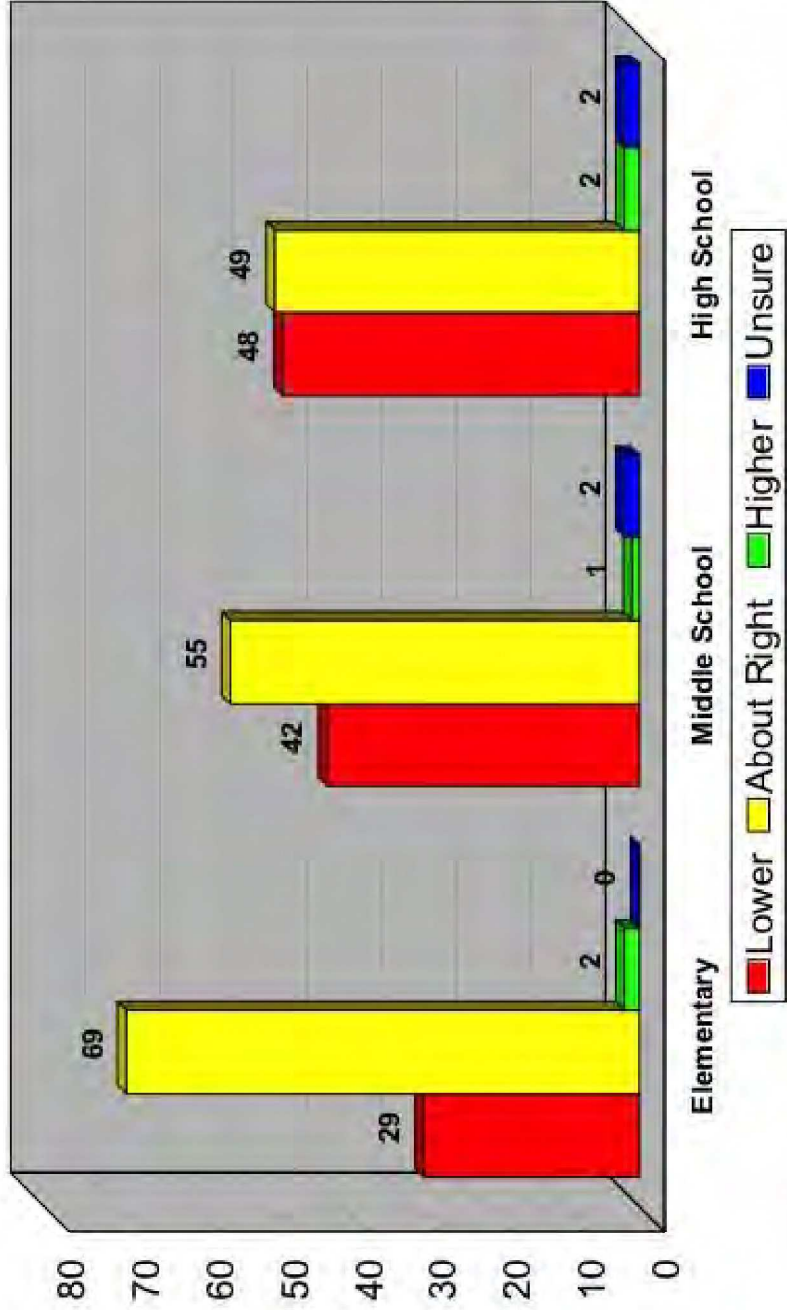
2018 White Bear Lake Area School District



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Class Sizes

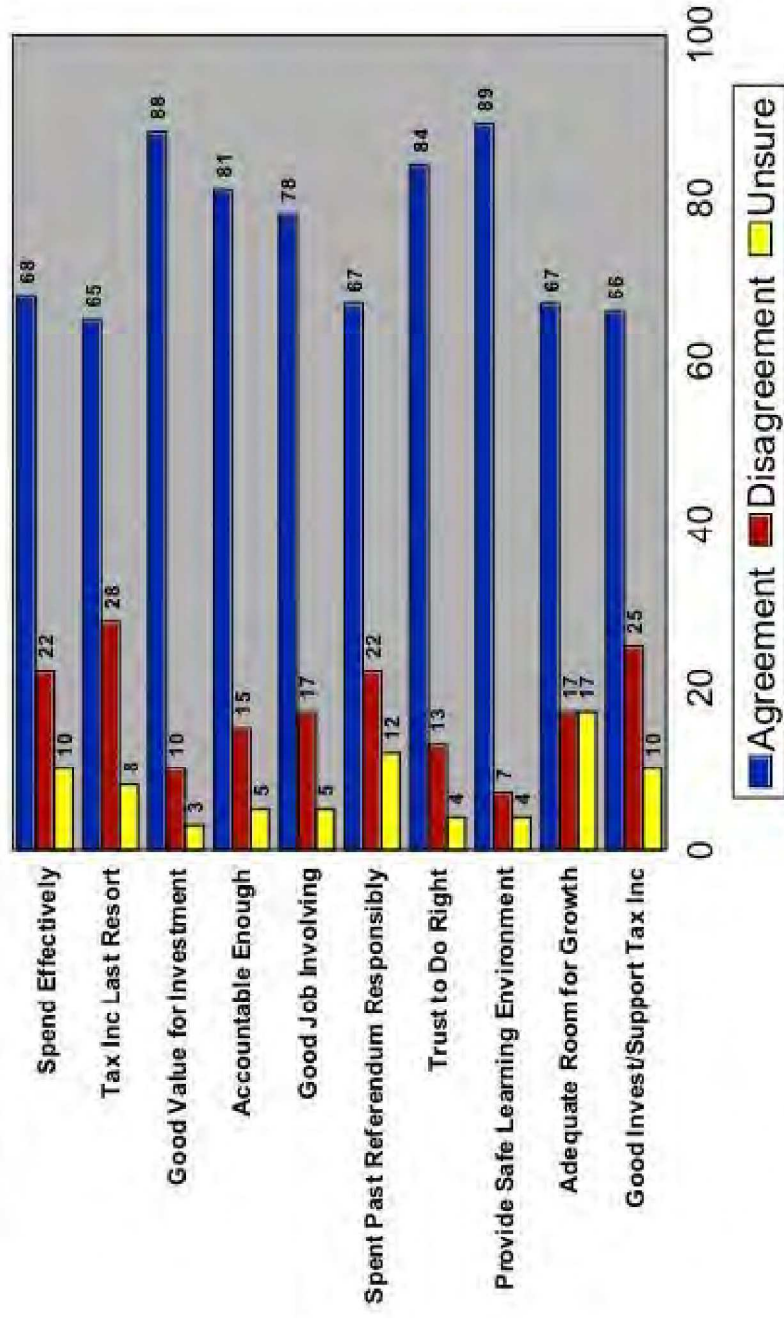
2018 White Bear Lake Area School District



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Specific School District Perceptions

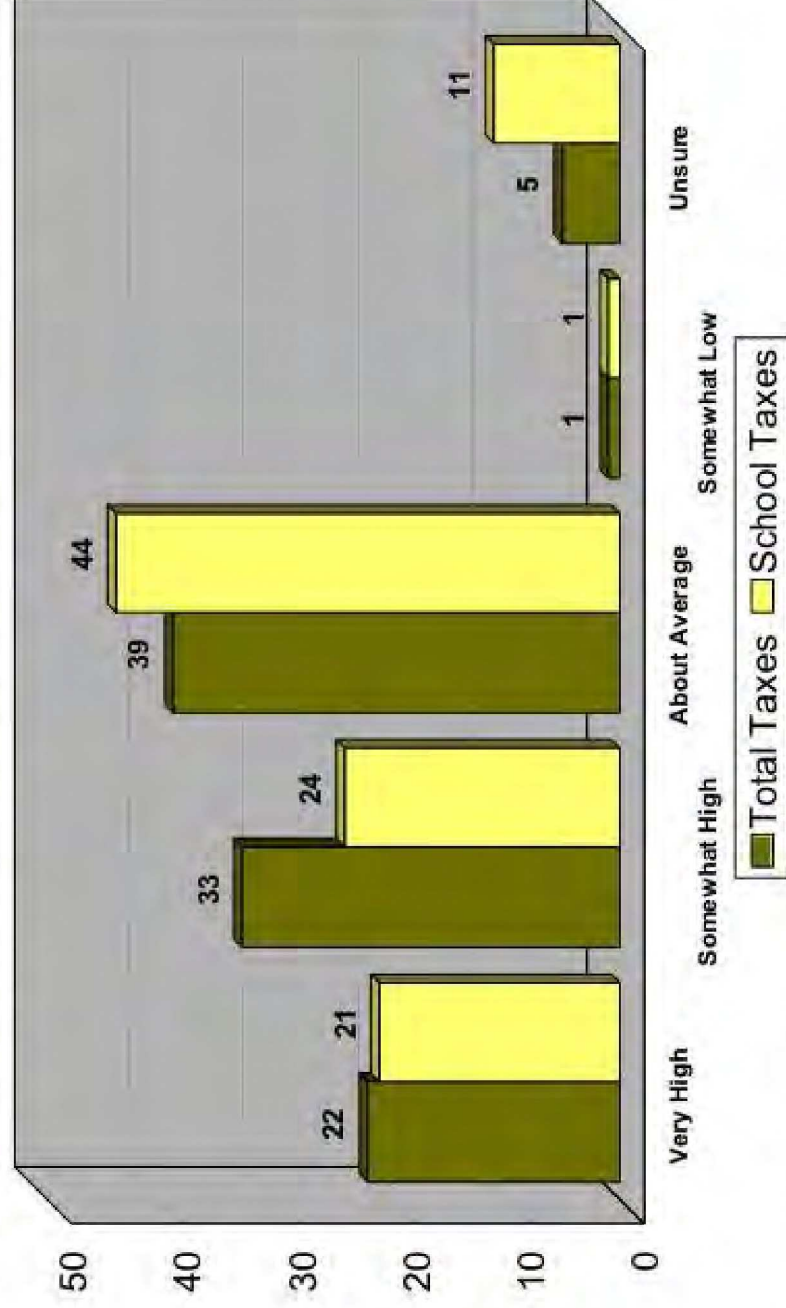
2018 White Bear Lake Area School District



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Property Tax Comparisons

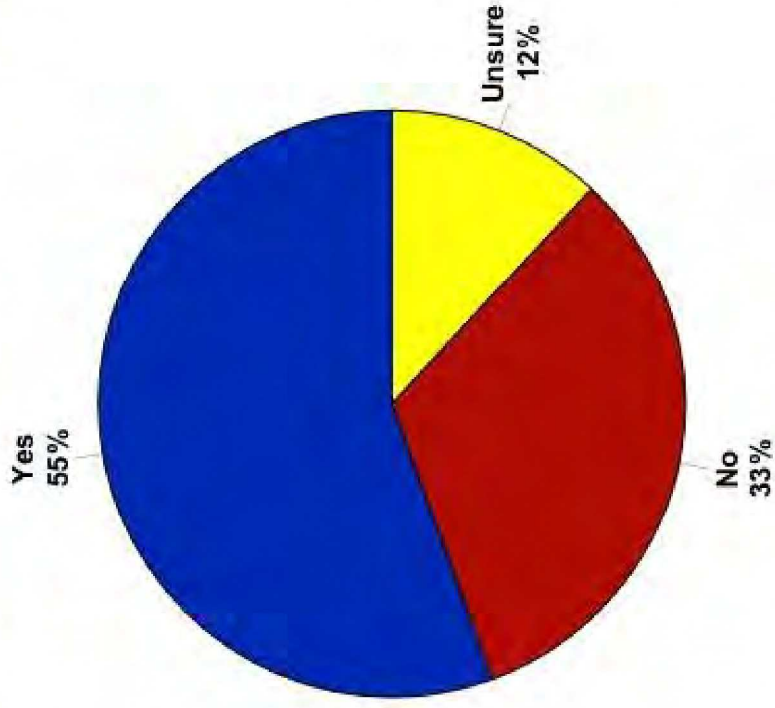
2018 White Bear Lake Area School District



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Adequately Funded

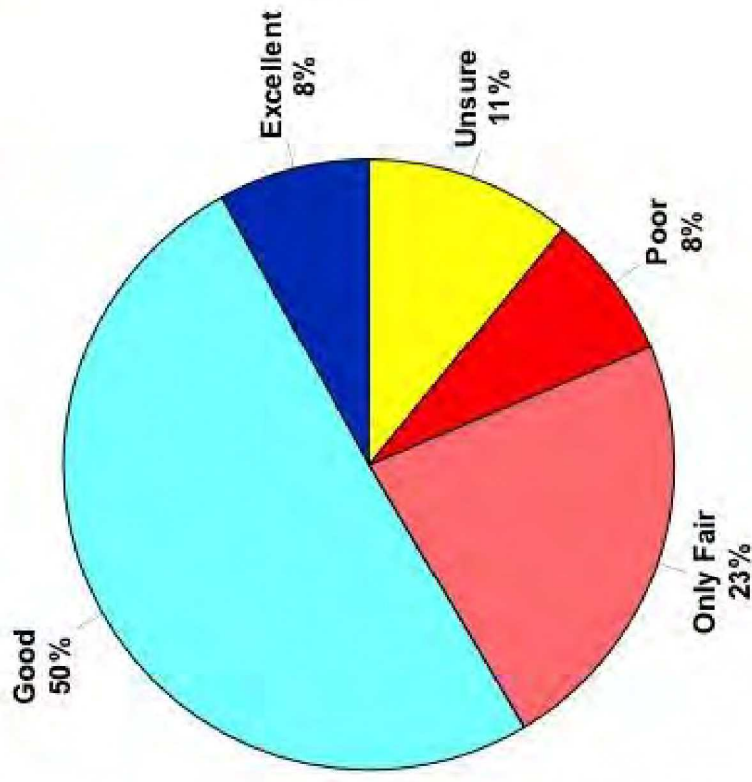
2018 White Bear Lake Area School District



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Financial Management

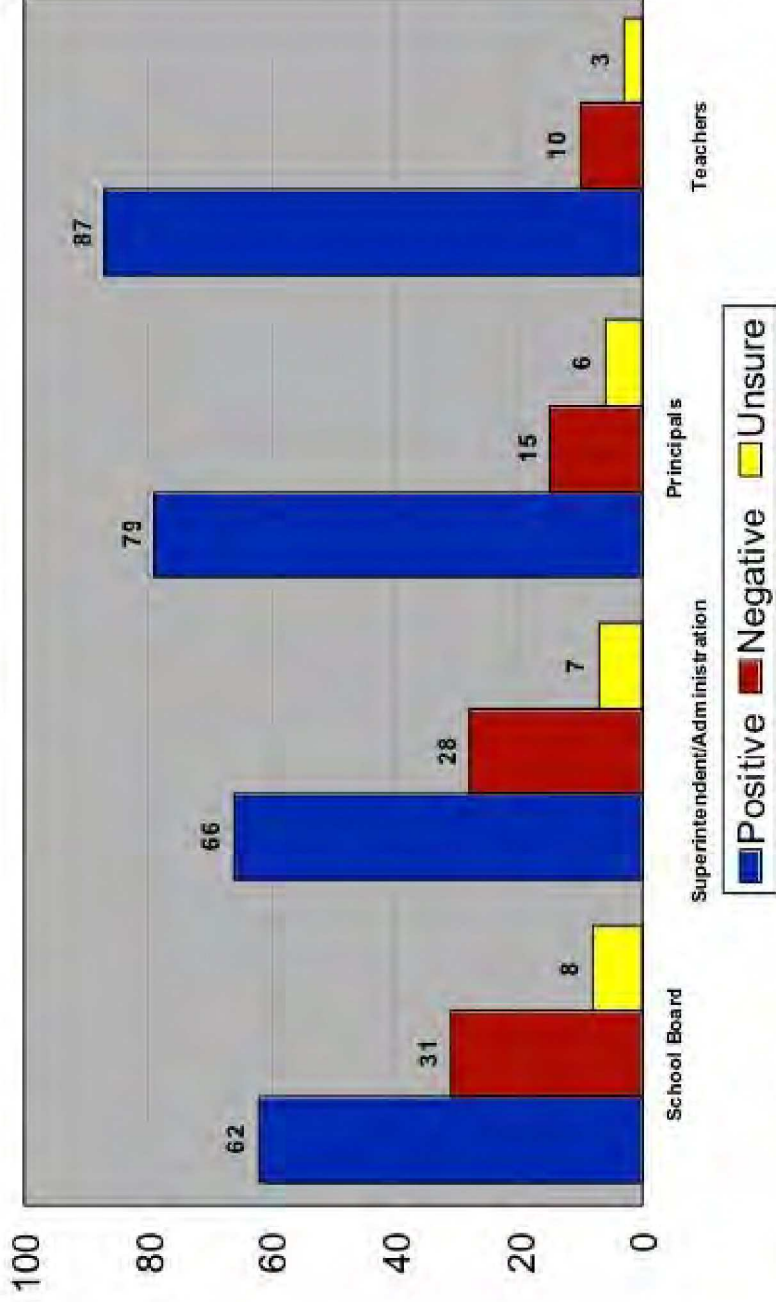
2018 White Bear Lake Area School District



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Job Performance Ratings

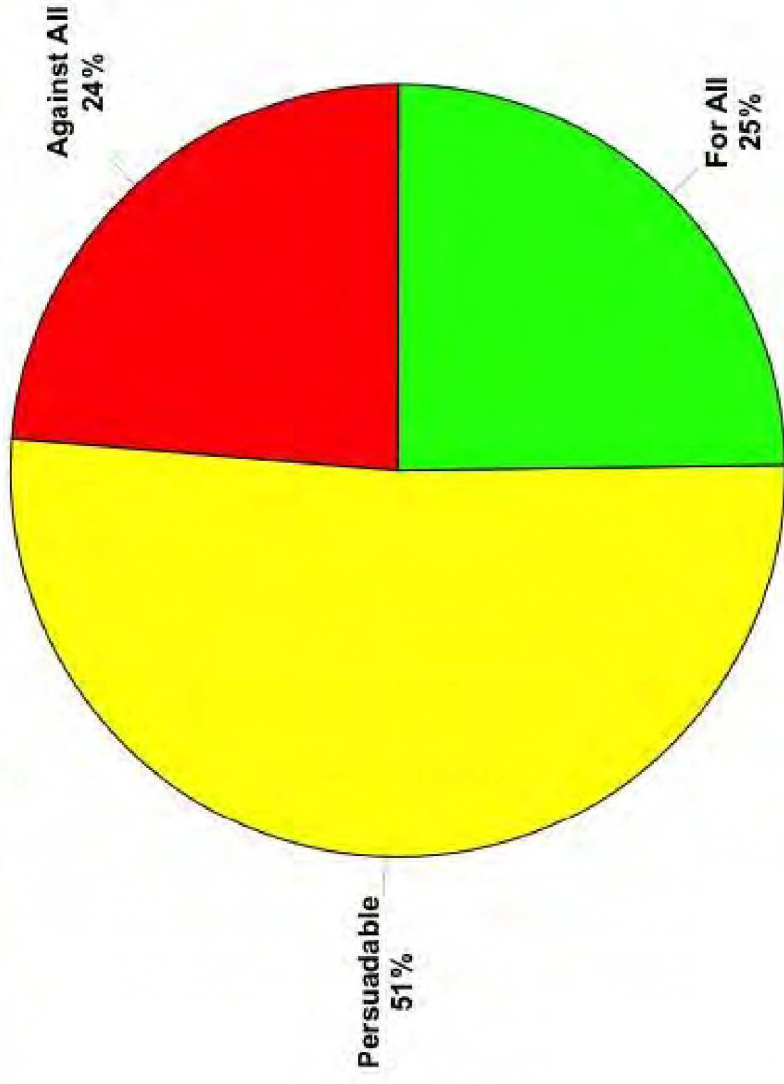
2018 White Bear Lake Area School District



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Tax Increase Predisposition

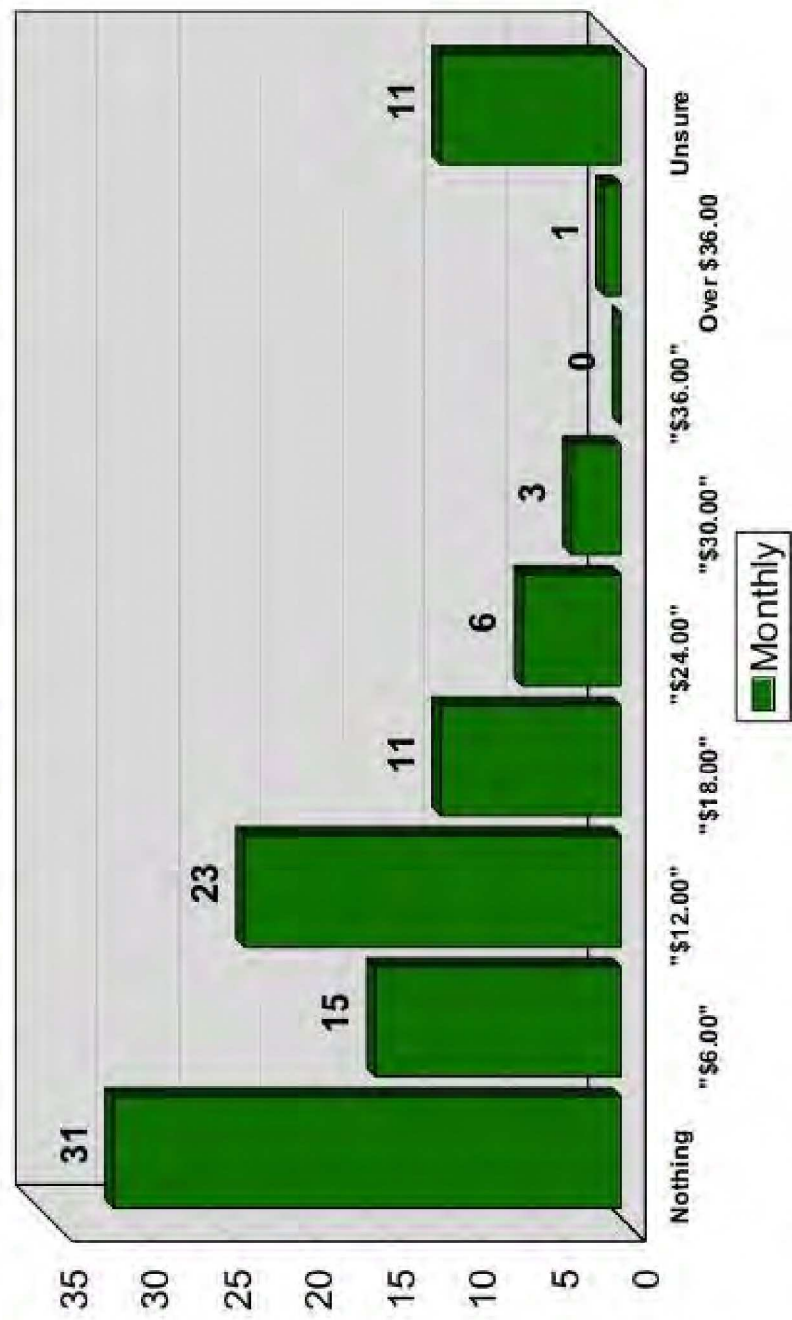
2018 White Bear Lake Area School District



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Tax Increase for Bond Referendum

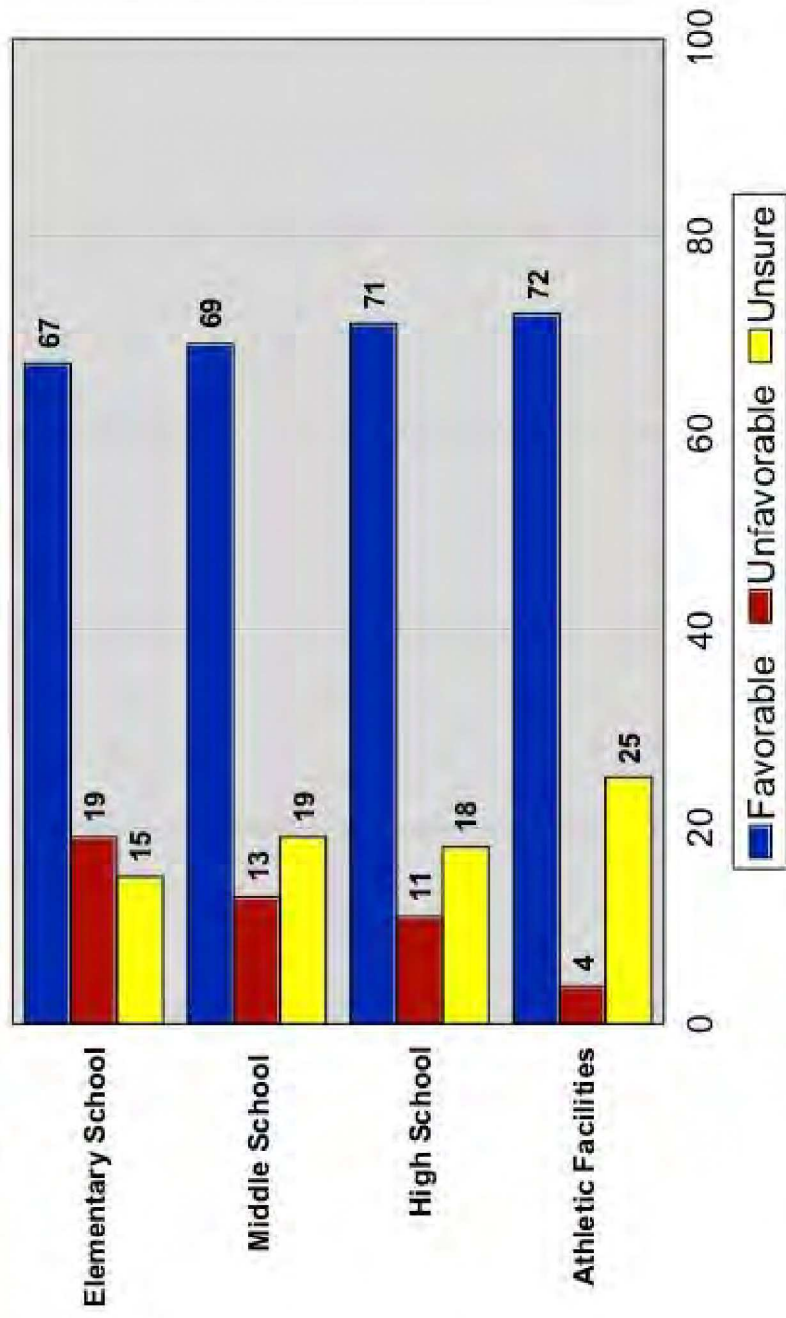
2018 White Bear Lake Area School District



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Quality of Buildings and Facilities

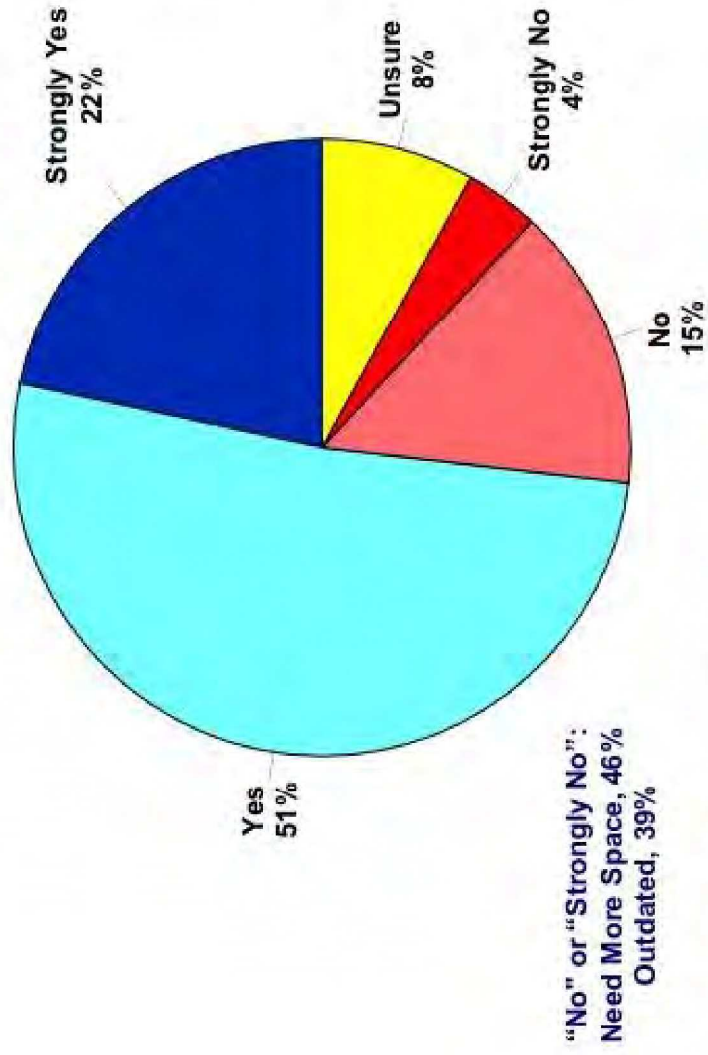
2018 White Bear Lake Area School District



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Buildings Meet Needs of Educating Today's Children

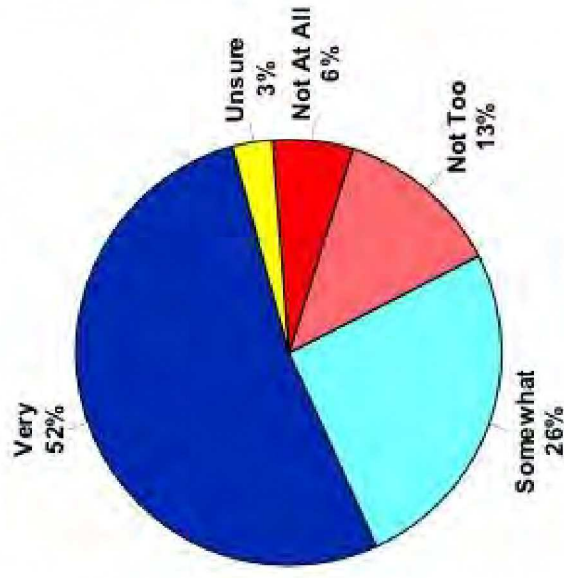
2018 White Bear Lake Area School District



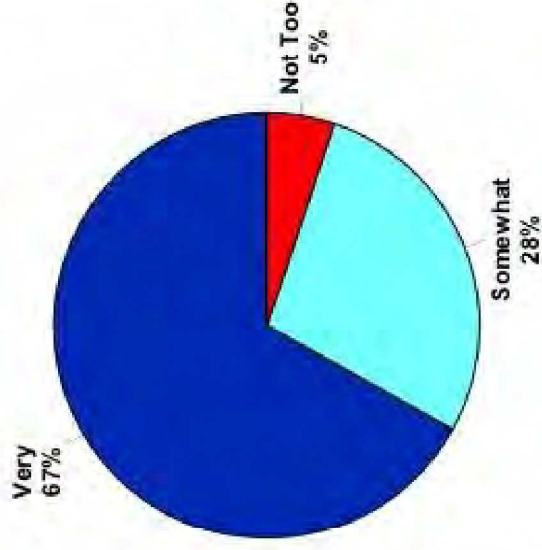
The Morris Leatherman Company

Student Input and Choice

2018 White Bear Lake Area School District



Importance for Students to have
Input and Choice in Learning

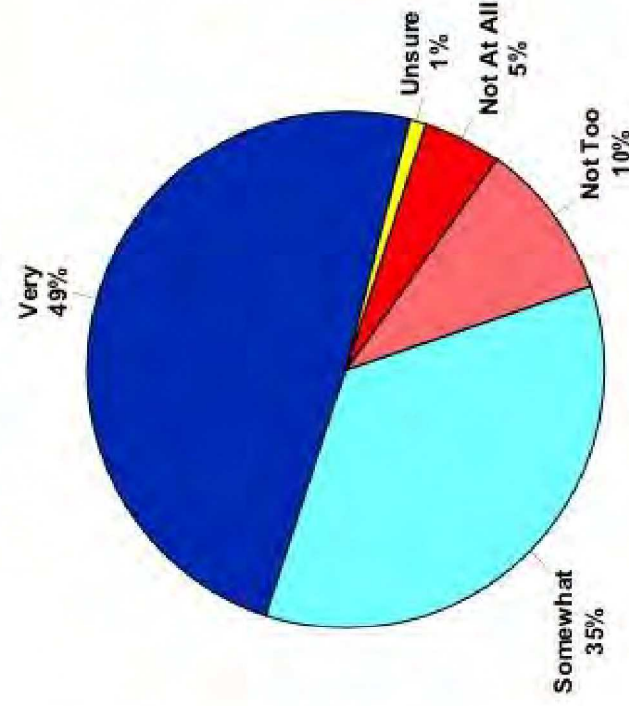


Importance for Students to be
Able to Work Together

The Morris Leatherman Company

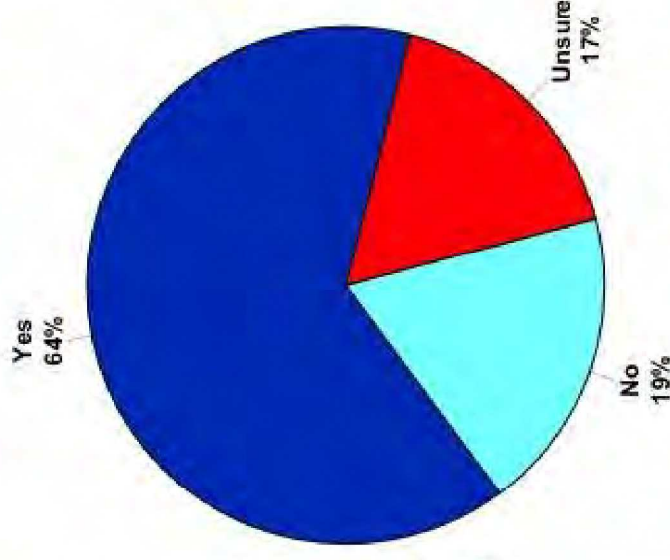
Flexible Learning Spaces

2018 White Bear Lake Area School District



Importance of Classroom
Design to Student Learning

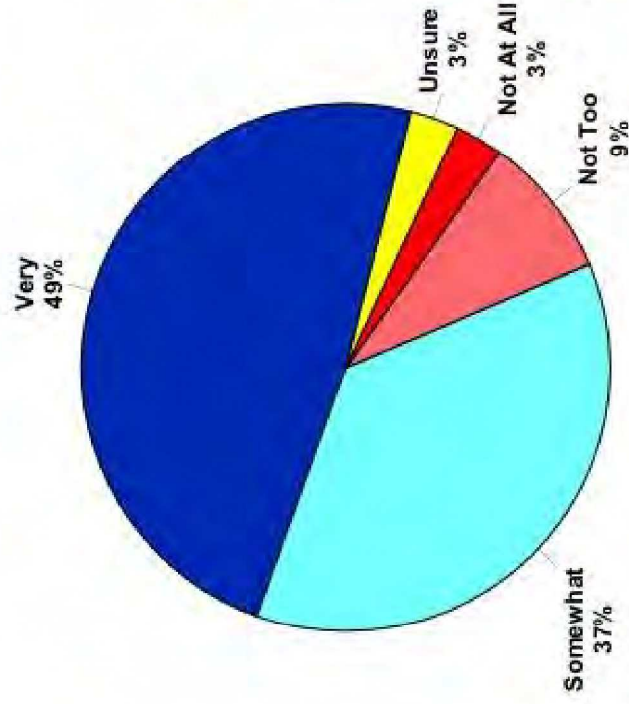
The Morris Leatherman Company



WBLSD Provide Sufficient
Flexible Learning Spaces

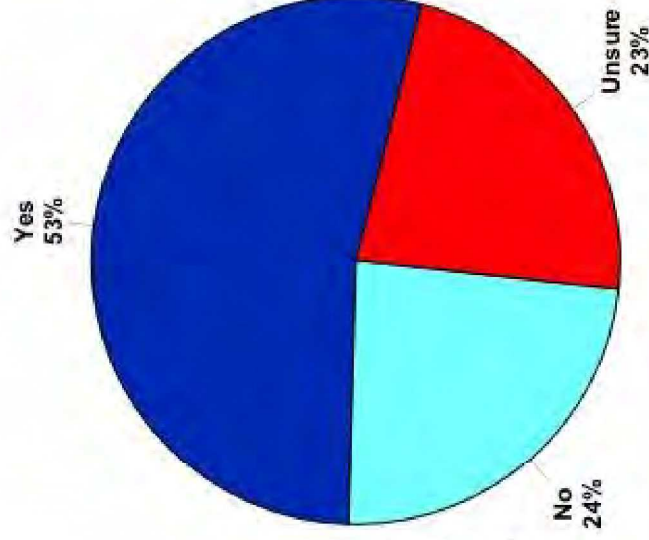
Facilities Equity

2018 White Bear Lake Area School District



Importance of Equity between Buildings

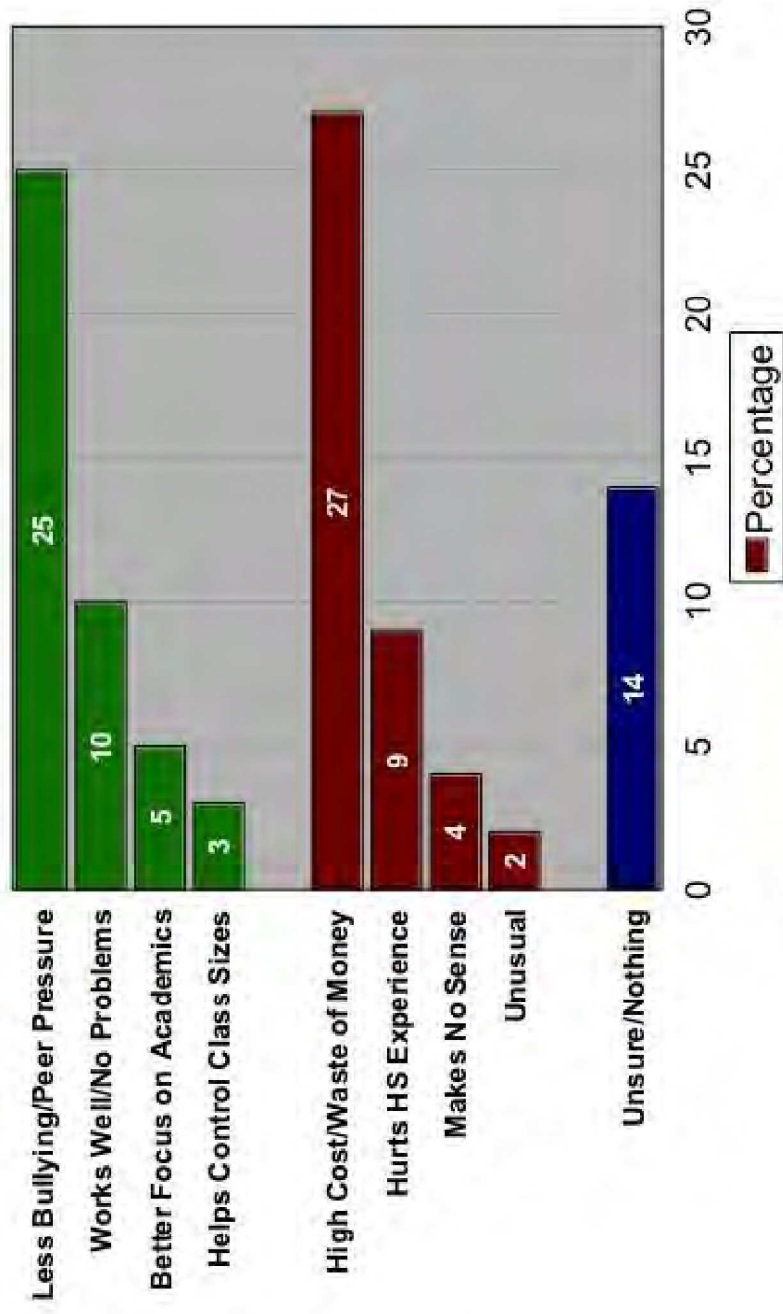
The Morris Leatherman Company



WBLSD Have Equity Between Buildings

Split High School Campus

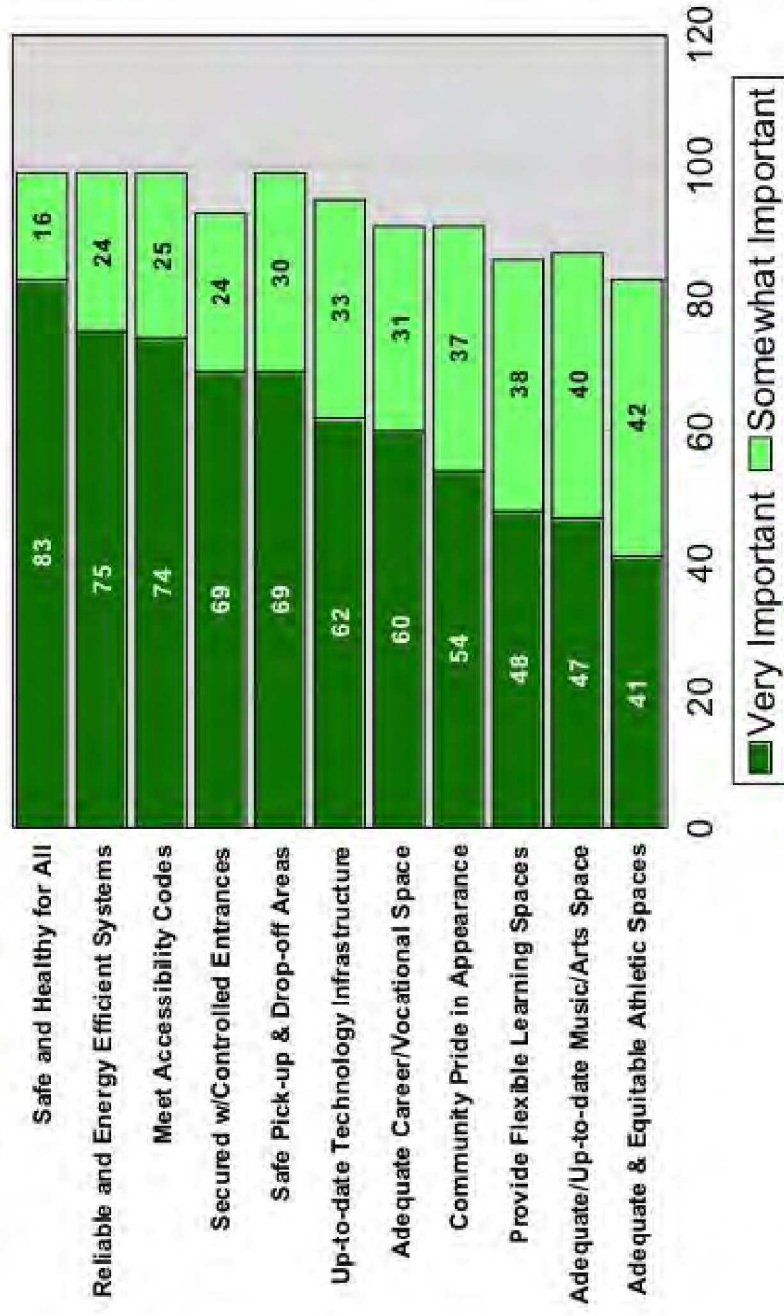
2018 White Bear Lake Area School District



The Morris Leatherman Company

Importance of School Characteristics

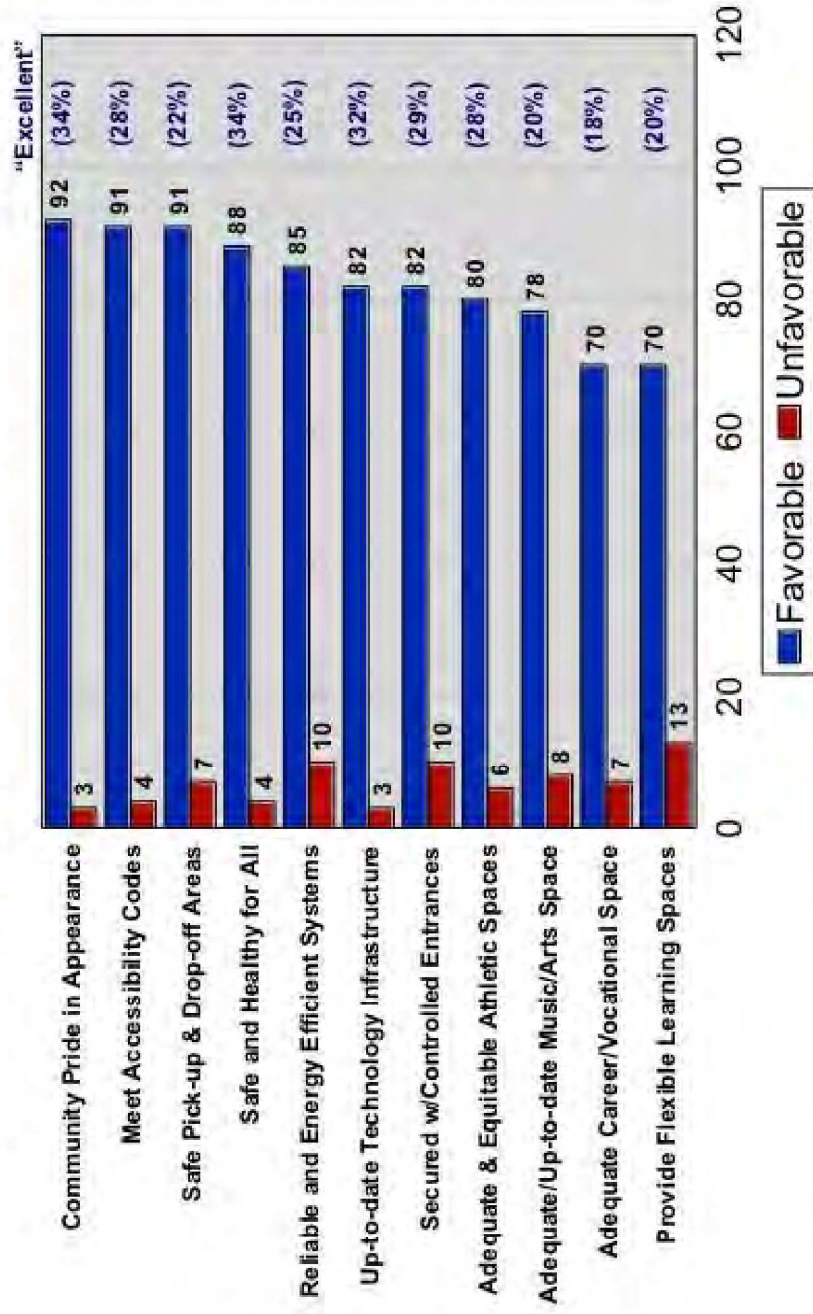
2018 White Bear Lake Area School District



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Rating of WBLSD Schools

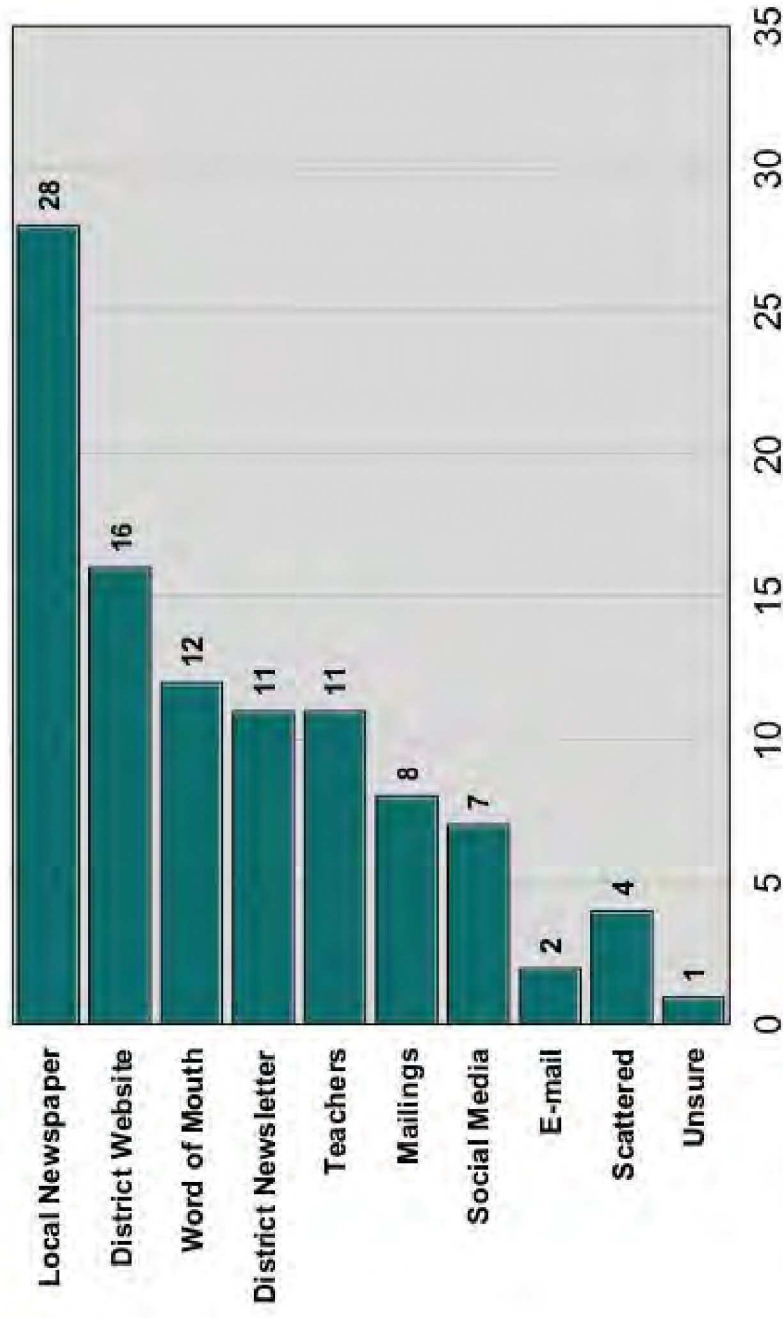
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Credible Source of Information

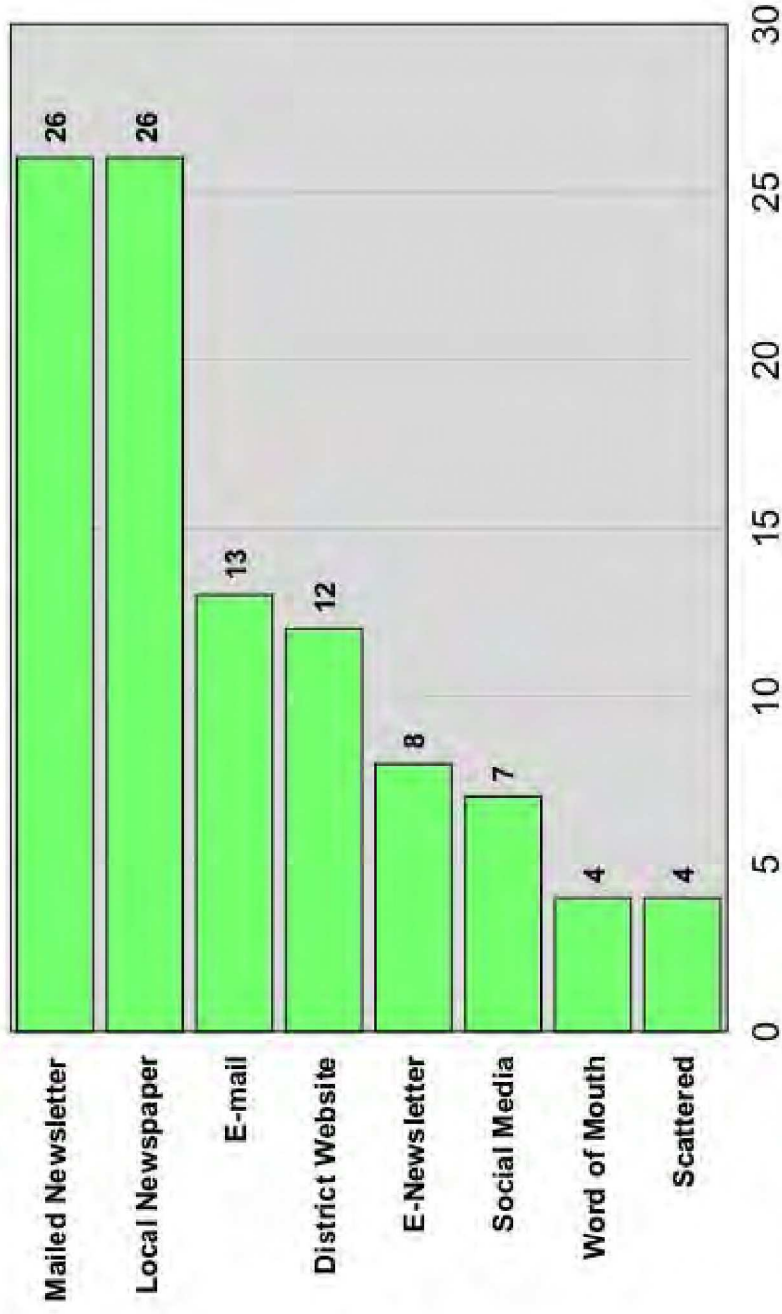
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Most Effective

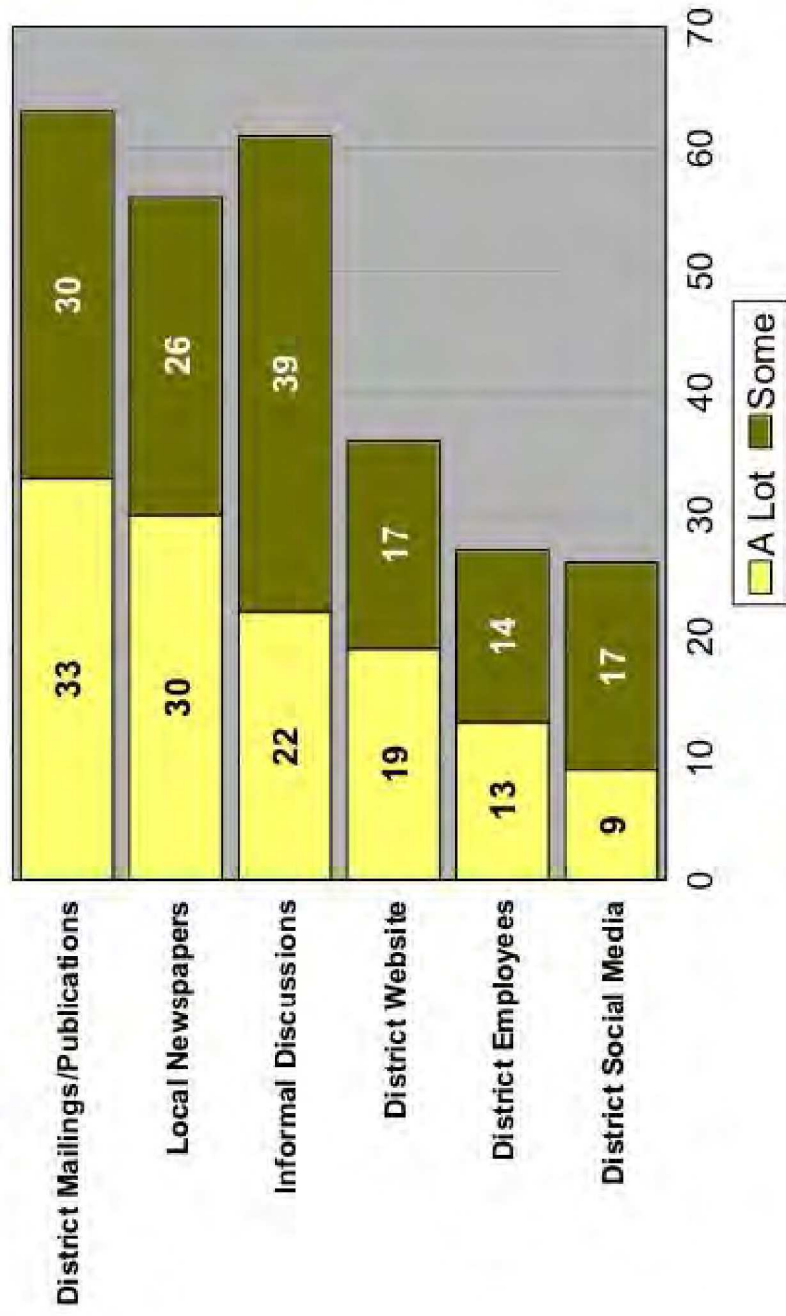
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Information Sources

2018 White Bear Lake Area School District



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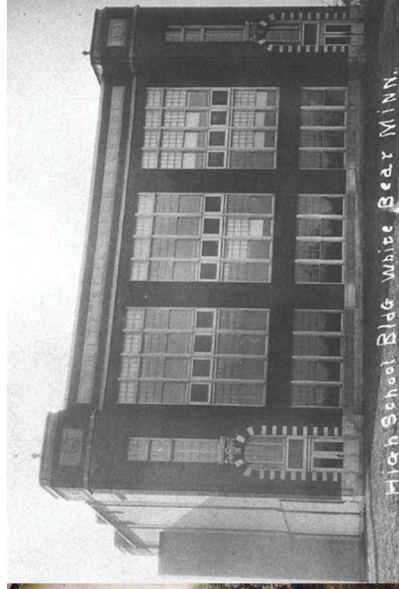
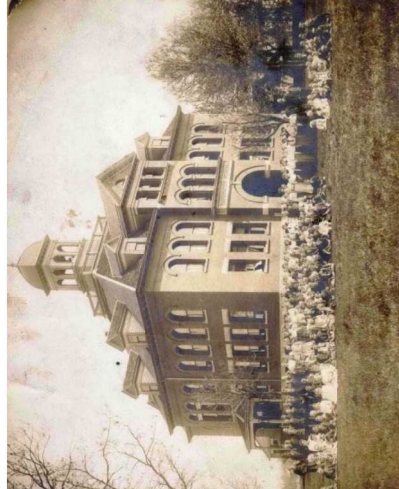
Appendix H:

High School Alignment in WBL

High School Alignment in

White Bear Lake

to 2018



1960's

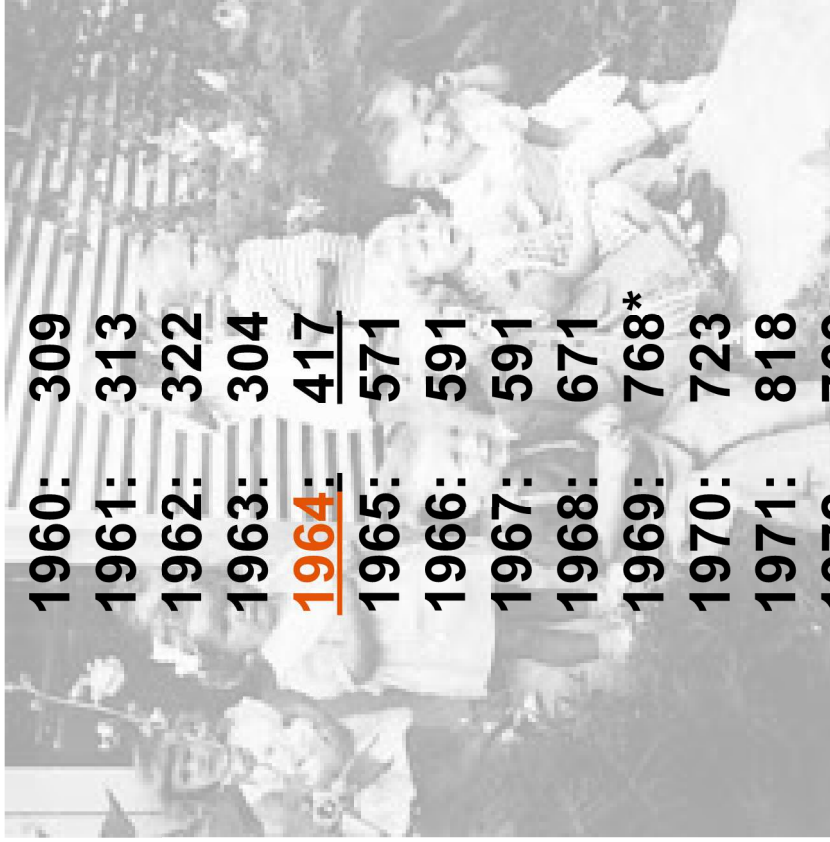
Elementary Schools built:

1950 - **Vadnais** (additions in 1955, 1979, 1987, 2012)
1952 - **Lincoln** (additions in 1956, 1961, 1994)
1956 - **Bellaire** (additions in 1957, 1970) - Now 916 Dist Office
1960 - **Lakeaires** (additions in 1967, 1994, 2014)
1961 - **Hugo** (additions in 1967, 1999, 1995, 2007)
1962 - **Parkview/Matoska** (additions in 1969, 1994 2004, 2013)
1964 - **Golfview** (Closed early 1980s) - opened ALC in 1992
1965 - **Willow** (additions in 1994, 2014)
1966 - **Birch Lake** (additions in 1970, 1994, 2000)
1987 - **Otter Lake**
2006 - **Oneka**

Schools closed:

1960 - **Webster School (Built 1888)**
1970's - **Gall School**
1970's - **Beach School (built 1883,1923)**
1970's - **Parkview** - reopened, now Matoska
1978 - **Washington School**
1979 - **Sunrise Park MS** - became Dist Center
- reopened '93
1990's - **Golfview** - approx 1983, reopened as ALC in '92
2002 - **Bellaire Elementary** - currently leased to 916

Graduating Classes



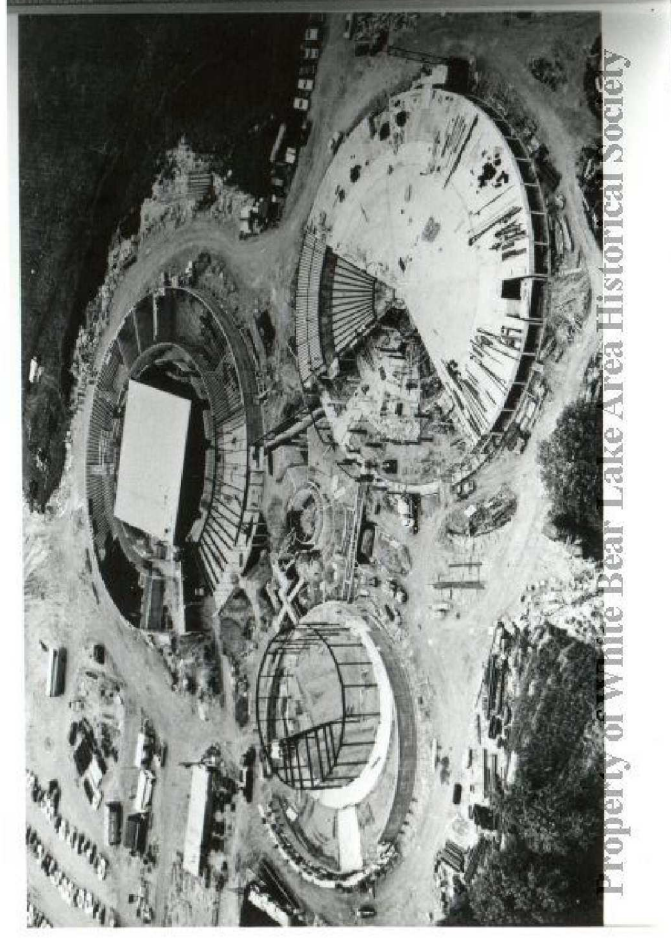
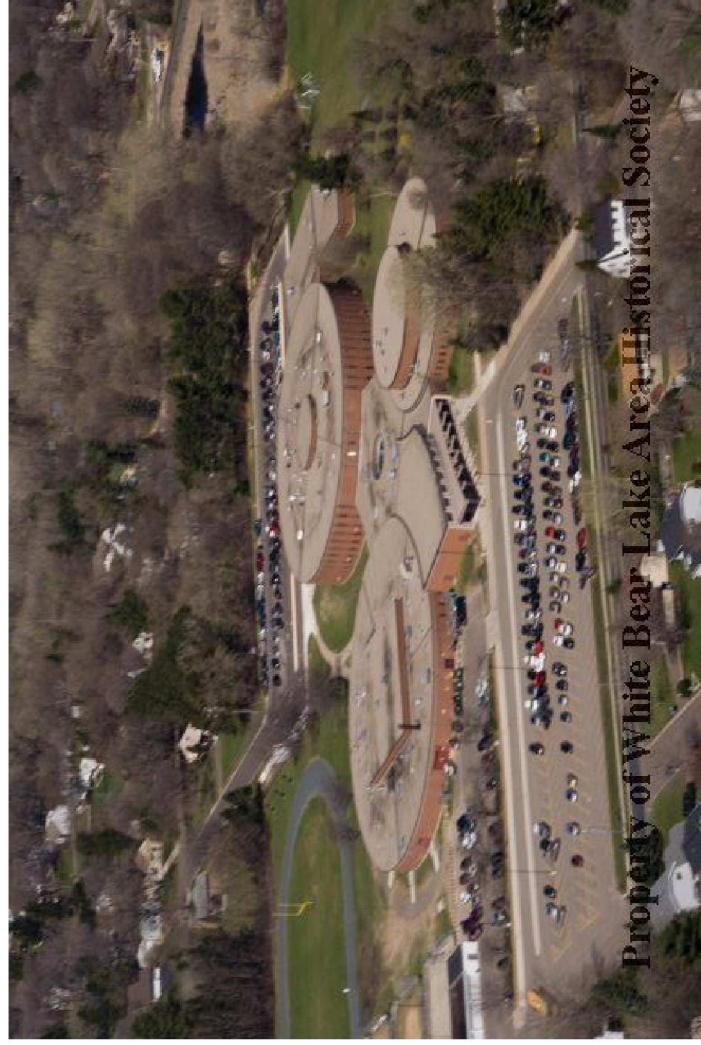
1960: 309
 1961: 313
 1962: 322
 1963: 304
 1964: 417
 1965: 571
 1966: 591
 1967: 591
 1968: 671
 1969: 768*
 1970: 723
 1971: 818
 1972: 769
 1973: 673

WB Mariner Total

1974: 450 391 *841 (+168)
 1975: 413 444 857
 1976: 260 468 728
 1977: 355 511 866
 1978: 459 470 929
 1979: 320 471 791
 1980: 287 363 650 (-141)
 1981: 287 392 679
 1982: 373 370 743
 1983: 495 223 718
 1984: 645*
 1985: 623
 1986: 647



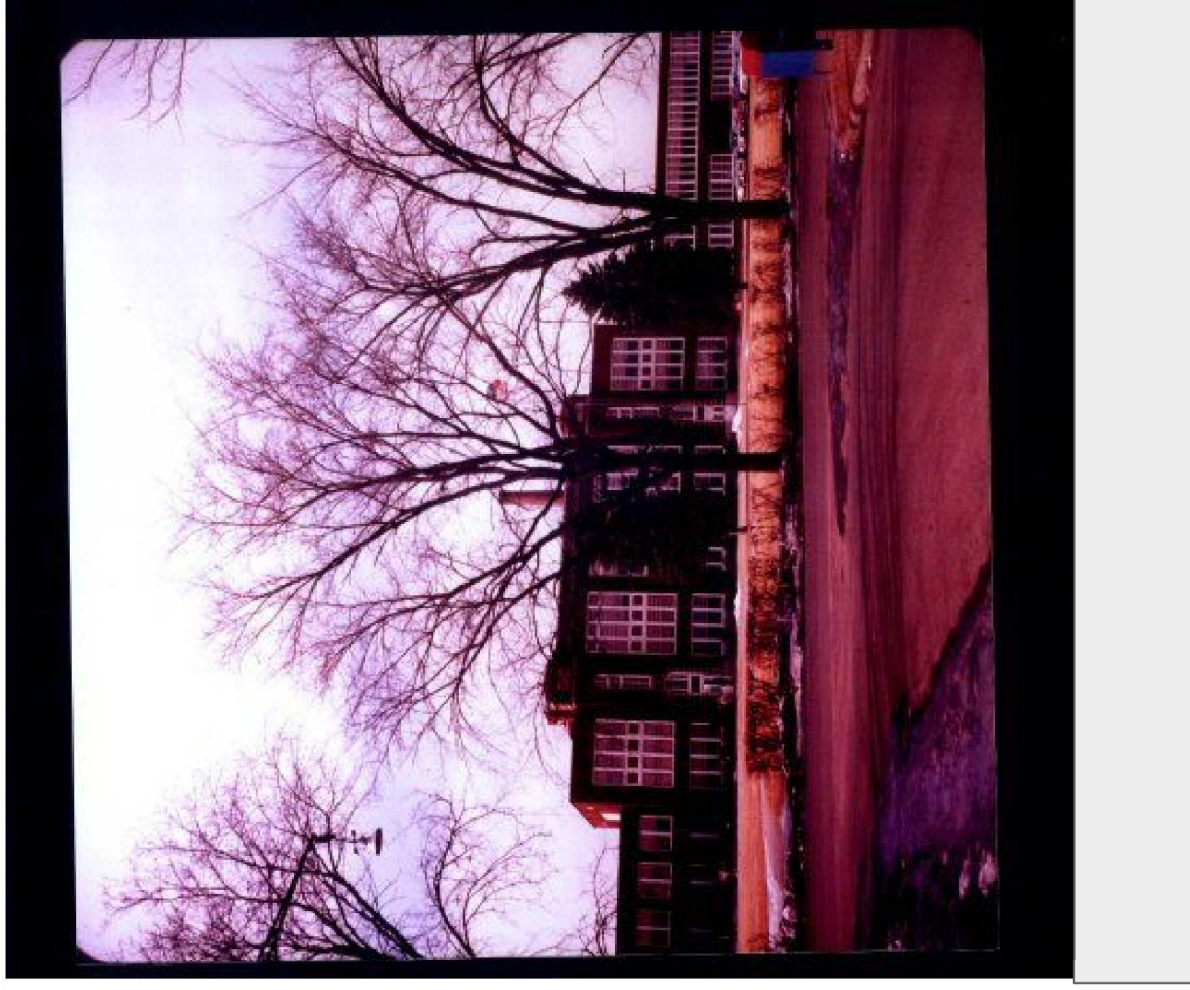
1964



New high school built in 1964
with an award winning design.

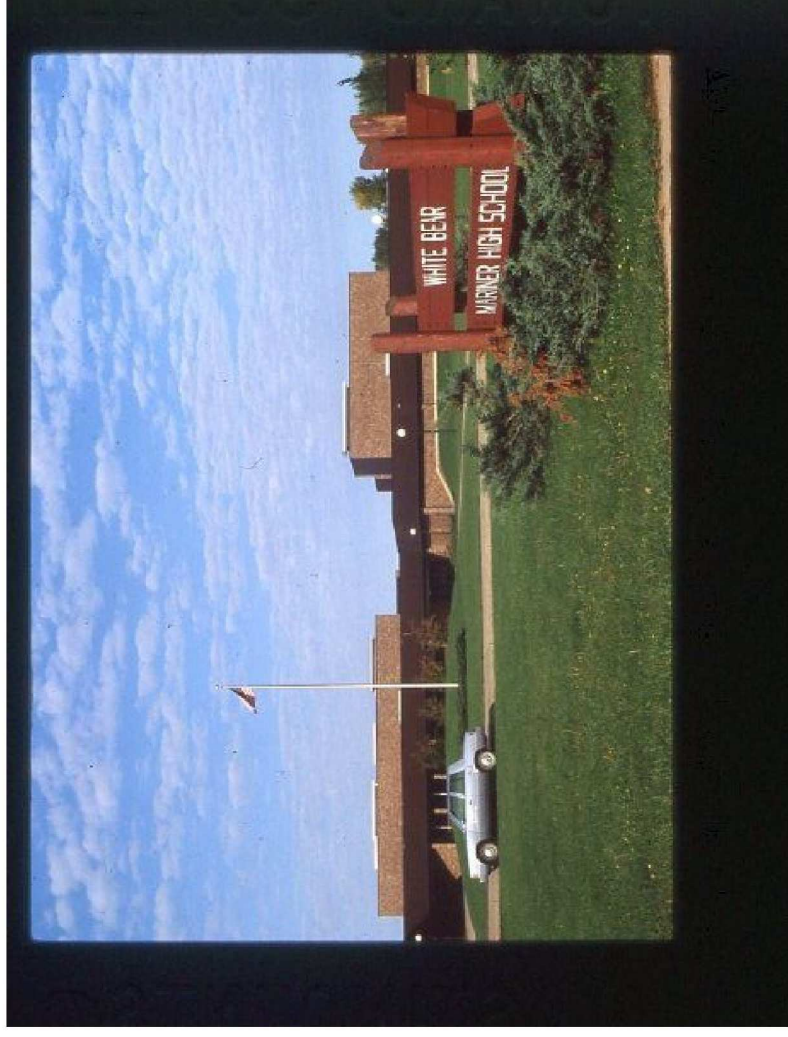
1964

Old high school
becomes Central
Middle School.



1974

White Bear Mariner High School
(1974-1983)



“A Healthy Rivalry” 1974-1983

White Bear
Senior High
School

White Bear
Mariner High
School



Transition to Split Campus - Facts

Secondary Organization Advisory Committee, Aug 23 - Nov 18, 1982

- Recession and declining enrollment pinched school finances
- Secondary enrollment predicted to decline by 1,015 students in 5 yrs
 - High school enrollment dropped from 929 in 1978 to 718 in 1983
- Kgtn enrollment in 1982 was 520
- But even with declining enrollment, they needed all secondary sites
 - SPMS closed in 1979
- Concerns regarding ability continue to offer variety of courses in a declining enrollment and staffing environment

Transition to Split Campus

Secondary Organization Advisory Committee, Aug 23 - Nov 18 , 1982

Arguments for Split Campus (WB Press)

- Saving some electives that struggle with enrollment in smaller HS.
- Less course conflicts - due to larger grade level enrollment
- Generate community unity - end the rivalry
- All grade level students are together
- Counselors will serve the same grade level each year - specialized in grade appropriate services (e.g. college admissions)
- Will reduce or maintain class sizes - at least in near future

Transition to Split Campus

Arguments against Split Campus (WB Press)

- Will fragment sound high school environment students currently experience
- Decision is happening too fast, more study needed
- Creates void of upper class role models for 9-10 gr students
- Too many transitions - some grade levels were hit hard by this as schools were built
- Busing - long rides and extra cost
- Lack of school identity (will it feel like one high school?)
- Extra-curricular involvement - one high schools means less participation
- Size of graduating class will be too big
- Parking - lack thereof
- Back to the basics - modular scheduling hasn't served all of our students
- Access to all classes - students may have difficulty changing their 4 yr plan

Transition to Split Campus

School Board Decision was unanimous to move to split campus

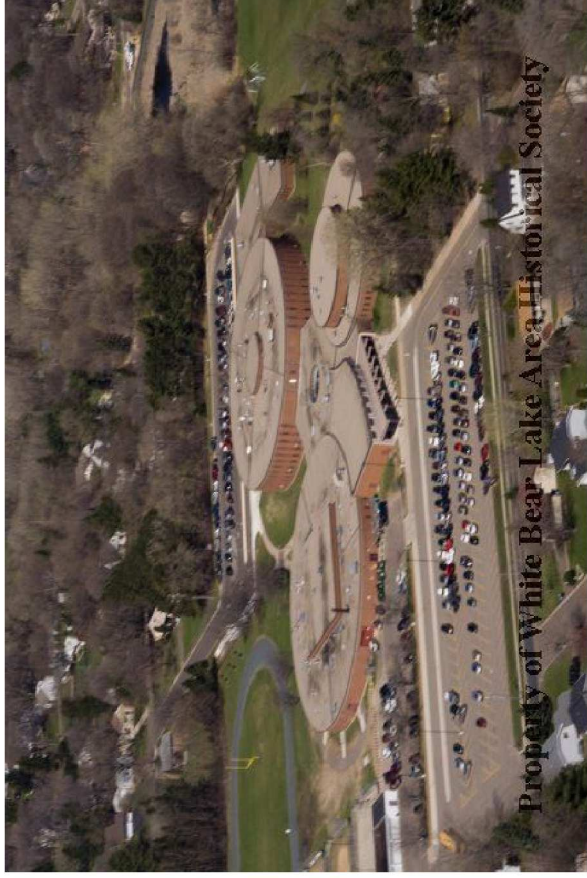
- **Joan Knutson:** “I want the best education for kids in the district.”
- **Kevin Edbeg:** academic (was his) number one priority and feels reorganization is the best strategy.
- **Dan Jones (student) :** “It doesn’t matter what the name (of the school) is, we’re going to be one town now.”
- **Dennis Hammil:** wanted a guarantee class sizes in the core would not increase.
- **Terry Rooney:** noted we have closed six schools while he was on the board.
- **Duane Dietz** commented on how emotional this discussion has been for the community
- **Dorothy Rippie:** commented she wishes they had more time
- **Russell Bjork:** said he was disappointed in people’s concerns for athletics, not academics

The Transition - Preparing the Split Campus

- **Name:** White Bear Lake Area High School
 - **North Campus and South Campus**
 - **Theme:** *Legend of the Indian, the Bear, and the Lake*
 - **Mascot:** Bear
 - **Nickname:** the Bears
 - **Yearbook:** the Matoskan
 - **Newspaper:** Bear Tracks
- A gold star will be worn on all uniforms for three years to signify the joining of the schools.
- Theater at South Campus will be dedicated as the Mariner Theater
- A wall case should be built outside the theater to house the Mariner shield and memorabilia
- Music groups will incorporate identity to include Mariner themes (we still have the Mariners Choir at South Campus)

Split Campus Stakeholder Impressions

Students and Staff



Advantages of current configuration

Student Perspective:

- Sense of uniqueness
- Provides leadership opportunities for underclassmen
 - (-ie- student council, ambassadors)
- Minimized exposure to older grade level behaviors
- Over 3000 students in a single building would feel “too big” (smaller student population is a positive)
- Split campus provides the opportunity for classes to develop a sense of togetherness especially around similar aged students.
- Provides opportunity for teachers to “get to know” a certain age group well

Advantages of current configuration

Staff Perspective:

- Sense of community - one high school
- Provides opportunities of a large high school but with a small high school “feel”
- Provides a “fresh start” for students
- Opportunity for grade level specific conversations
- Allows for flexibility of programming around grade levels
- Provides an environment of maturity at the South Campus - transition to independence
- Smaller class size for certain specialized classes
- Additional leadership opportunities for students
- Opportunity for staff to specialize

Disadvantages of current configuration

Student Perspective:

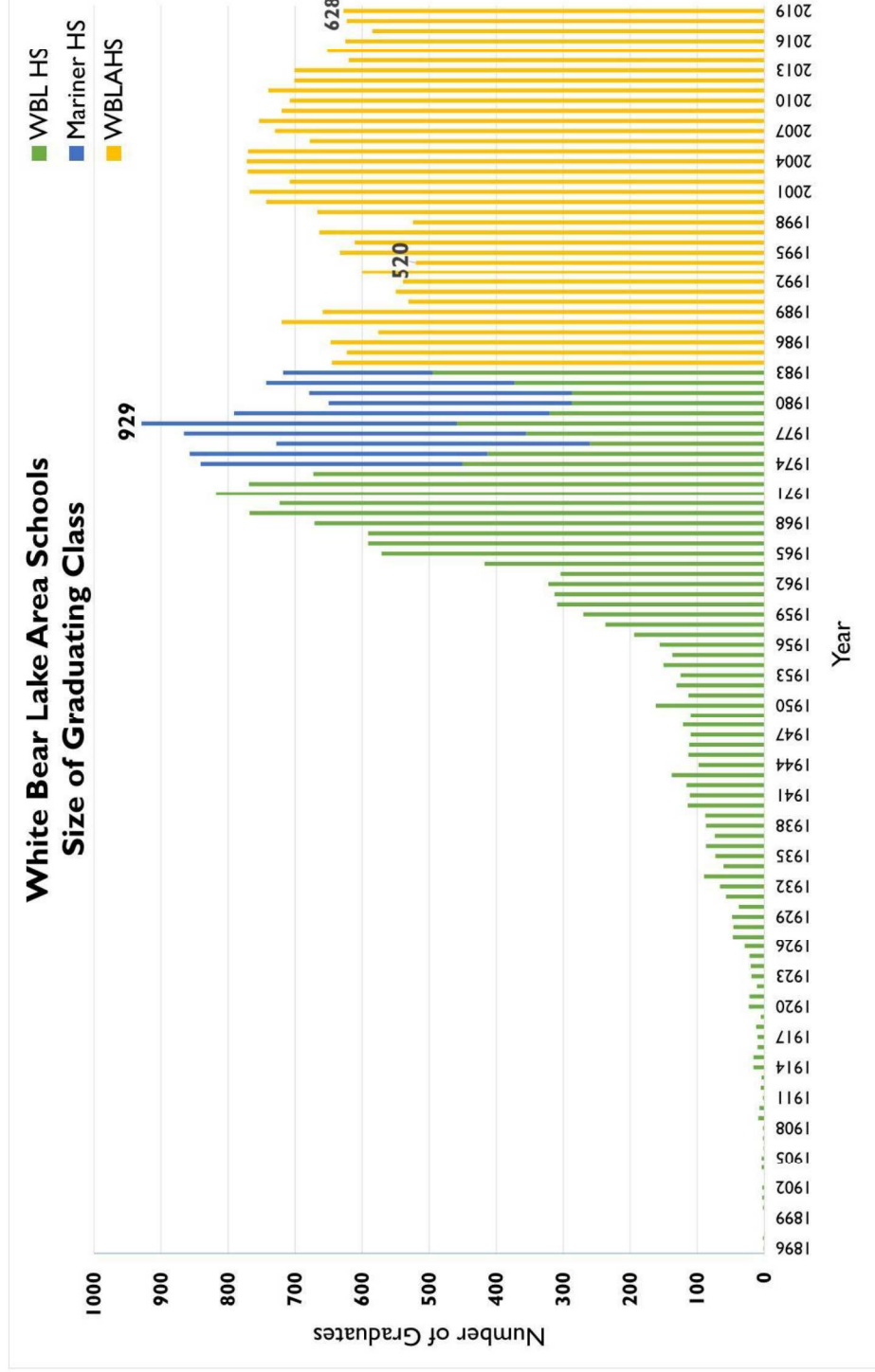
- Additional transition
- 9/10 grades are less mature developmentally, which is magnified with current configuration
- 9/10 campus has a “middle school” feel
- Impact on siblings, less likely to be in the same building
- Friendships can be difficult to maintain with grades above and below
- Mentoring of underclassmen is a challenge (-ie- LINK Program)
- Different start times impact families of siblings at both campuses (-ie- transportation)
- Distance between campuses poses challenges (-ie- financial, inconvenience)
- Student leadership/mentoring of underclassmen within school and co-curriculars
- Duplication of services which leads to increased costs
- Student course scheduling (-ie- access to all courses)
- Bussing at SC is not easily accessible (-ie- multiple transfers/stops to get home). Split campus pushes upperclassmen to drive

Disadvantages of current configuration

Staff Perspective:

- North Campus staff misses out on students final years of high school
- Relationships and mentoring of students is lost after two years
- Poses challenges for curriculum alignment (-ie- course redundancy)
- Lack of consistency/cohesiveness
- Limits opportunity to teach multiple grade levels
- Limits opportunity for exposure to certain courses/departments
- Exposure to a true 9-12 experience (North Campus seen as more challenging)
- ‘Student observation’ learning
- Grades 9 & 10 bring an “energy” that is lacking at times at South Campus
- Co-curriculars can feel fragmented
- Transfer students have course limitations
- Negatively impacts ranking of North Campus on 9-12 ranking systems (Great Schools, Minnesota Multiple Rating (MMR) etc.)

Graduating Class Size History



Appendix I:

Early Childhood Presentation



Early Childhood Programs

“We believe in the critical importance of early learning opportunities and intervention for the optimal development of the whole child. Our inclusive early childhood program options honor the unique gifts of every child in the White Bear Lake school community.”

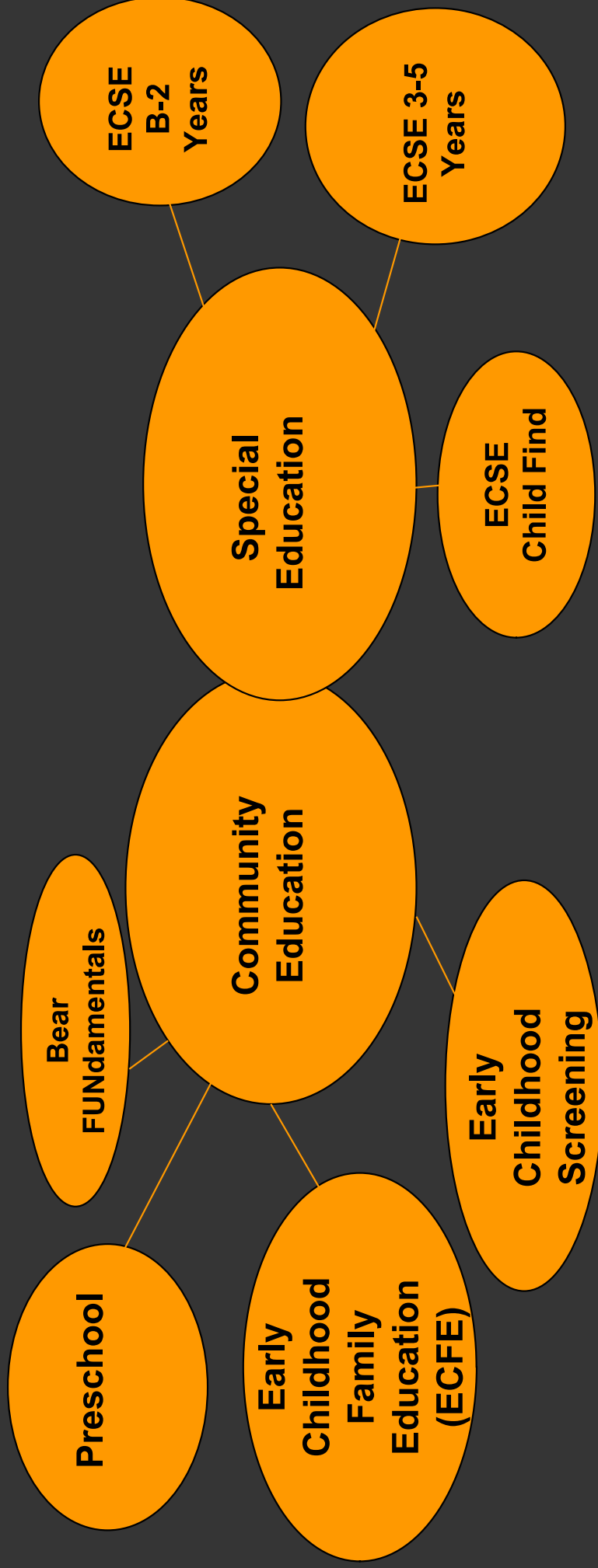
Serving Families & Children in White Bear Lake Area Schools
Ages Birth-Five Years Old



The Impact of Early Childhood Education

- 90% of brain development occurs before the age of 5.
- Early education has positive impacts on *cognitive skills, behavior, and health*.
- Extensive analysis by economists has shown that education and development investments (\$4-9 per dollar invested) in the earliest years of life produce the greatest returns, such as reduced crime, welfare, and educational remediation.
- “World’s Best Workforce”: Under MN Statute section 120B.11, School Boards are to adopt a long-term, comprehensive strategic plan to support and improve teaching and learning. This plan addresses the following five goals:
 1. *All Children are ready for school.*
 2. *All third-graders can read at grade level.*
 3. *All racial and economic achievement gaps between students are closed.*
 4. *All students are ready for career and college.*
 5. *All students graduate from high school.*

What does Early Childhood look like in White Bear Lake Area Schools?



2017-2018: At a Glance

Children Served in B-5 Programming in White Bear Lake Area Schools

Approx. 800 total students

Preschool:

325

Children

*Includes approx.
100 Bear Fun.

ECFE:

168

Children

ECSE B-2:

121

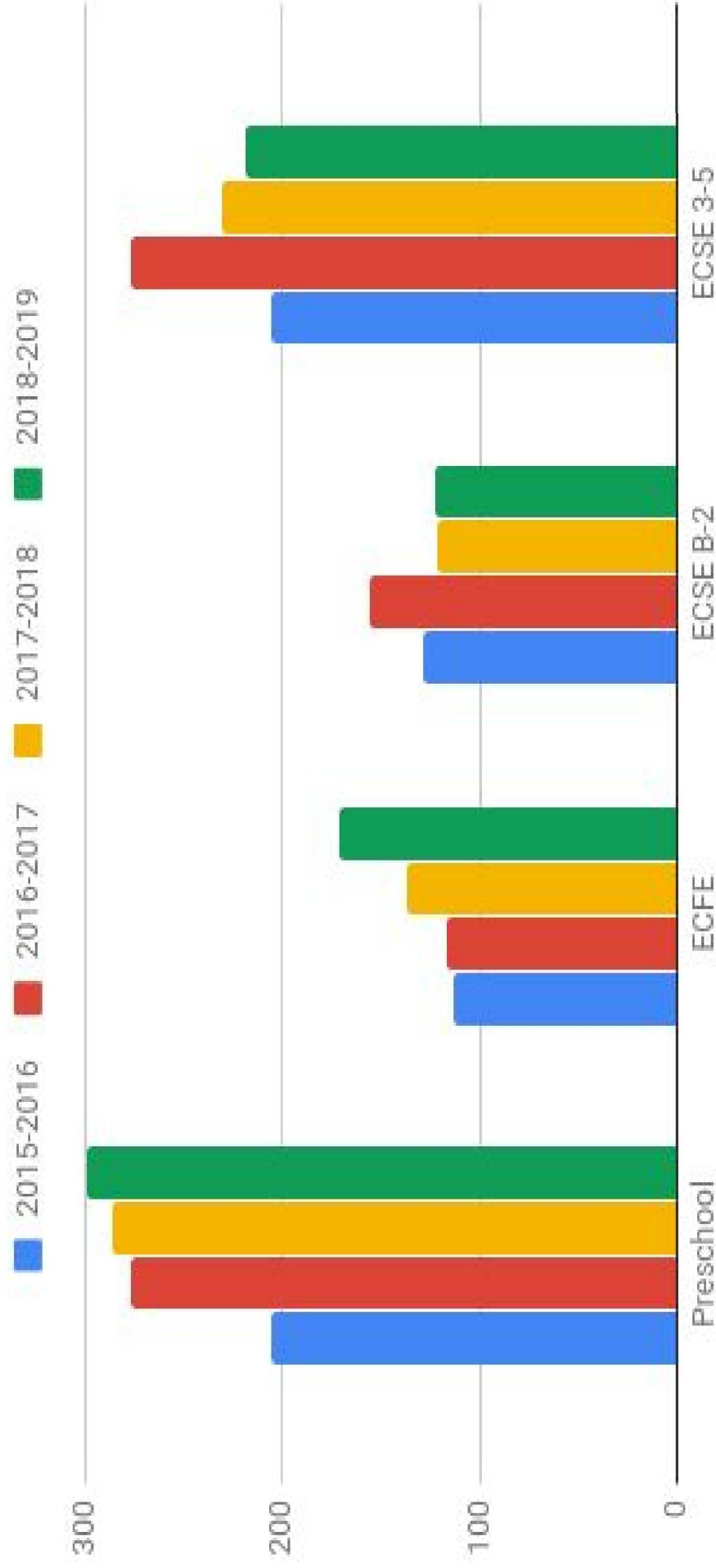
Children

ECSE 3-5:

139

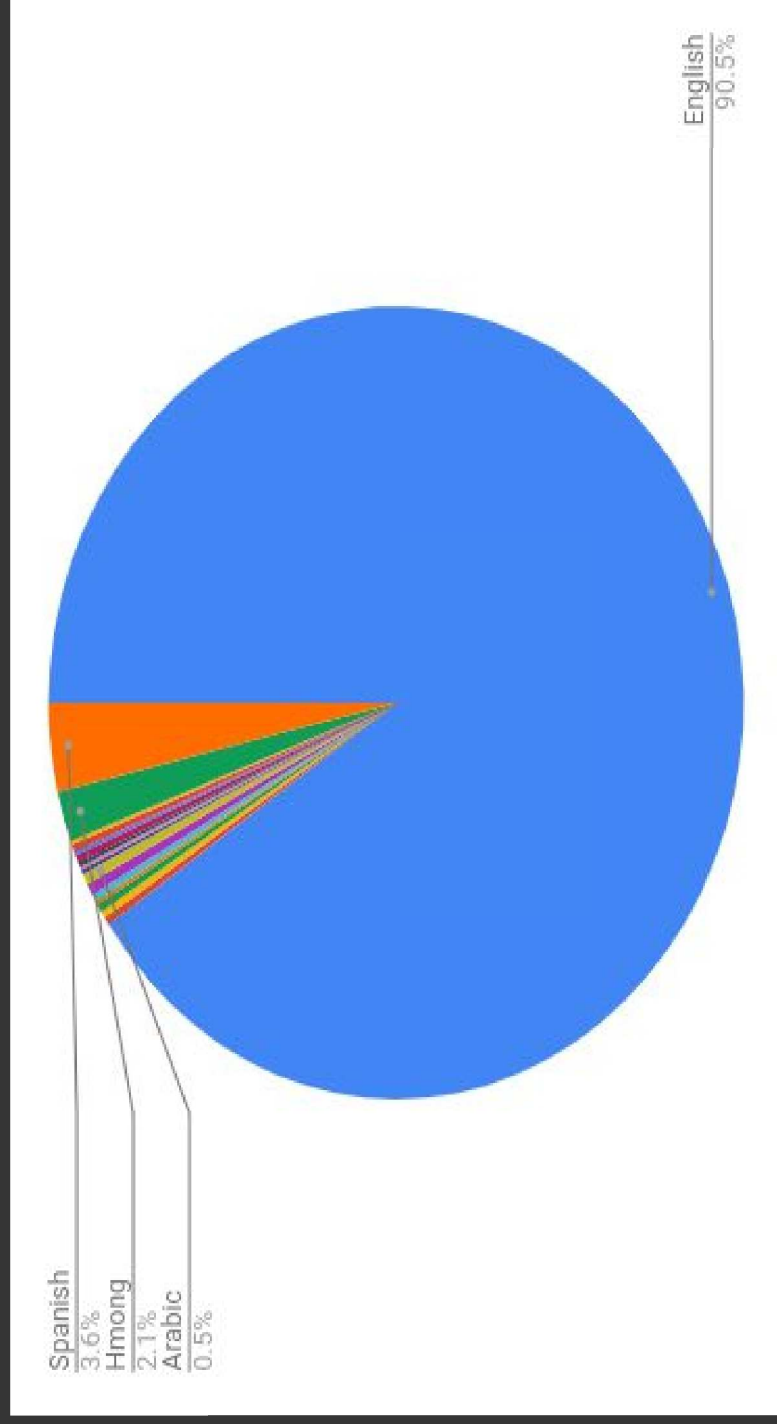
Children

Three Year Growth Trend in Early Learning Programs



Who are our Programs Serving?

- 16 different home languages represented



PRESCHOOL in White Bear Lake Area Schools is:

- **Programming for 3 and 4 year olds.**
- **Multiple Options - 2, 3, & 4 day options.**
- **30 different sections of preschool currently offered.**
- **6 locations - Normandy Park Early Childhood Center, Tamarack Nature Center, 4 Elementaries (Hugo, Birch, Vadnais, Lakearies)**
- **Classes offered - Daytime, Evenings, Saturdays**
- **Most classrooms have 6-8 designated Inclusion slots for ECSE placement.**
- **83% of preschool enrollment is resident students.**
- **26% of current Kindergarteners in White Bear lake Area Schools attended a District Early Childhood program.**

Parent *Aware* Rated Program



Highest Possible Rating

Our Preschool
Programs are
Parent Aware
rated. This means
that White Bear
Lake Area
Schools is
committed to
providing a high
quality early
childhood
education
experience.

— What is Early Childhood Family Education (ECFE)?

ECFE: It is a public school program that has been in existence for 44 years or all Minnesota families with children between the ages of birth and kindergarten. Established in Minnesota in 1974, ECFE is the largest and oldest program of its kind in the country.

ECFE Program Philosophy: The program recognizes parents as a child's first and most significant teachers.

The ECFE Mission: To strengthen families through the education and support of all parents to provide the best possible environment for the healthy growth and development of their children.

Universal Access: ECFE is required to provide a universal fee scale so that all families can access the support and information that ECFE provides.



ECFE Programming in White Bear Lake Area Schools

Traditional classes with 3 Components:

- 1) Parent Discussion/Education
- 2) Early Childhood Education
- 3) Parent/Child Interaction Time

- 25 different sections of ECFE currently offered
- We also offer: Special Topic Classes, Age Specific Classes, Family Literacy, and Drop-In & Play Classes
- Outreach
- Family Events
- 87% of ECFE enrollment is resident students.

—

Early Childhood Collaborations & Outreach Programs in White Bear Lake Area Schools

- Solid Ground
- Tamarack Nature Center
- Food Shelf
- Childcare Providers
- Public Library
- WIC/Public Health
- Baby Showers

Early Childhood Screening in White Bear Lake Area Schools is:

- A quick snapshot of child's development.
- Early is best! Screening by 3 is recommended.
- Mandated prior to Kindergarten in public schools.
- ECS is scheduled most Fridays at Normandy Park Early Childhood Center.
- Currently **88% of the 689 Kindergarteners** have been screened.

Early Childhood Child Find Activities in White Bear Lake Area Schools

Children are identified as needing an evaluation or ECSE services in the following ways:

- District Early Childhood Screening
 - Family makes referral and seeks out services
 - Physicians
 - Child Care Providers
 - Help Me Grow- MDE website
 - Early Childhood Special Education (ECSE) Services are provided by the ECSE team and are aligned as much as possible with Preschool programming to promote maximum Inclusion with peers.
-

Early Childhood Special Education (ECSE)

Early Intervention (B-2)

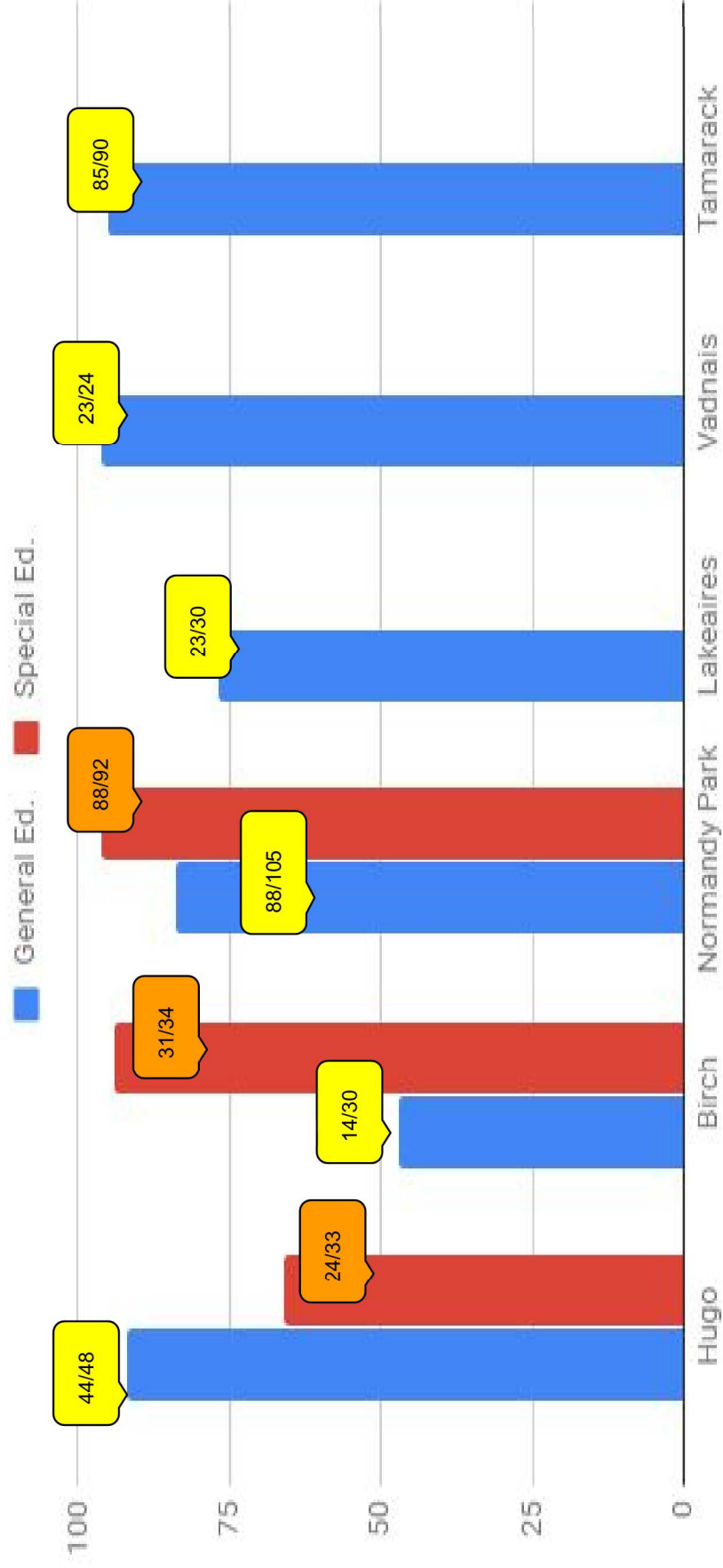
- District services for children birth through 2 yrs 11 months offered to families who have children assessed with significant delays or with medically diagnosed conditions associated with a high probability of developmental delay.
- Presently serving over 100 children and their families.

ECSE 3-5

- Preschool experiences for students age 3-5 who meet state criteria for a developmental delay or categorical disability (ex. Autism Spectrum Disorder, Speech Language Impairment)
 - Presently serving over 200 children.
-

Current Reality: % of Total Capacity by Location (12/1/18)

***The Birch location received funding the first week of school and was able to fill 14/30 of the slots by November 2018



Planning for the Future of Early Childhood in White Bear Lake Area Schools

- Early Childhood lays the foundation for all that is to come!
- Early Childhood in White Bear Lake Schools is made up of five program areas housed under Community Education and Early Childhood Special Education.
- Our programs are focused on aligning best practices for young children's personalized optimal growth and development.
- White Bear Lake Schools Early Childhood programs are growing to meet the needs of the community.
- As of December 2018, 86% of the total 3-5 years old preschool slots are full among the six District Preschool Locations. This does not include ECFE or center-based ECSE Preschool & Language Classes.
- 84% of the center-based ECSE slots for children 3-5 years old are full (12/01/18).

Appendix J:
Facility Planning Committee
Findings and Needs Statements



Facility Planning Committee Findings and Needs Statements

Learning Spaces

TOPIC: The Future of Learning

Findings:

- Personalized learning and student agency are a part of the District's Strategic Plan.
- Choice in learning environment is an important aspect of modern learning environments. A multitude of space solutions, including flexible learning environments and conventional spaces, are required to meet the needs of all learners.
- Education is changing to incorporate more experiential and project-based learning to prepare students for their future, including critical thinking and problem-solving skills. Facilities will require changes as a result.
- Our schools are a focal point of the community, and our learners are diverse – students, families, and community members.
- The District has valuable partnerships with local businesses to facilitate life-long learning and industry skills development.
- Technology infrastructure, including connectivity and cabling, are increasingly important as devices are utilized at all levels.
- Flexible space supports a variety of activities for building agility and longevity.
- Current building spaces place restrictions on teaching and learning methods.

Needs Statements:

- We need to have facilities that support students being the primary agent of their learning.
 - Facilities need to be designed to serve the academic, physical, social, and emotional needs of each child.
- How classrooms and other learning spaces are designed should complement the strategic plan.
- Our schools need a variety of options for learning spaces to support student choice, including individual, small, and large group learning. These spaces need to be flexible and adaptable to handle changes in the future.
- It is important for our students to be future-ready, including spaces that are aligned with industry practices.
- The facilities need to support equitable access to technology and associated infrastructure.
- The District needs to partner with local businesses for lifelong and adult learning.
- The District's buildings need to be climate-controlled to allow for year round programming.
- Flexible and future-ready spaces need to be a part of core design and planning.
- The facilities need to provide equitable technology infrastructure.
- The facilities need to support consistency in delivery for food services.



Facility Planning Committee Findings and Needs Statements

Learning Spaces TOPIC: Early Learning

Findings:

- Early Childhood programming has constraints based on the space currently available. All programs have grown and there are waiting lists for several programs. This will increase with the projected enrollment of the District.
- When preschool occurs in Elementary environments, it can help students transition and become familiar with the building and procedures. Some early childhood programming benefits from being centralized to support collaboration, operations, and service delivery. Birth to five years old is a critical time of development for children, and early learning programming has improved outcomes for many students.
- Facilities to support early intervention for students with special needs through ECSE (early childhood special education) programming are essential.
- As demand and funding for early childhood education increases, more building capacity will be needed.
- Some families face challenges accessing early childhood programming, including language, transportation, socio-economic, etc.
- The District provides a variety of program offerings to support parent and family choice.
- Our schools are a focal point of the community, and our learners are diverse – students, families, and community members. This also applies to those who access early childhood programming.

Needs Statements:

- Future District plans need to include early learning considerations in all planning.
- The facilities needs to provide adequate space for both current and anticipated future space needs due to growth and learning needs of all students
- The facilities need to support ECFE (early childhood family education) programming for families.
- Our facilities need to be responsive to developmental needs of all learners.
- Facilities and staffing for early childhood education need to reflect the diversity of our community.
- Need to provide resources and programming at appropriate locations for families who cannot access preschool due to scheduling or location limitations.



Facility Planning Committee Findings and Needs Statements

Learning Spaces

TOPIC: Building Configuration

Findings:

- There are strengths and weaknesses associated with grade configuration choice at each level, including at the High School.
 - Efficiency – services and space use
 - Leadership opportunities for students
 - Collaboration opportunities for staff and students
- Continuity in student experience is essential to child development, including social, emotional and academic growth.
 - It is challenging to support student choice and agency across grade levels and disciplines in the current High School grade configuration.
- While we consider ourselves to be one High School, most of the benefits associated with a single High School are lost with the current facilities configuration.
- Student agency is an important aspect of the District's strategic plan. Student agency is defined as a student taking ownership in their own learning.
- Many committee members value unifying the high school campuses, and building unity across the District. The District should seek to verify this statement through broader community input.
- 6th, 9th and 11th grade are transition years for students. Transitions can negatively impact students by requiring them to build new relationships and learn a new environment.

Needs Statements:

- The facilities need to support equitable opportunities for all students.
- The facilities plan will 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.



Facility Planning Committee Findings and Needs Statements

Community Spaces TOPIC: Indoor Facilities

Findings:

- There is an inadequate amount of indoor practice space to support all users, including daytime PE, District activities/athletics, extended day programming, and community users. This has led to practice times late into the evening or users not having access to space and forgoing practice.
- Several teams have to utilize a variety of spaces to support all levels, including being divided between multiple buildings. This creates supervision challenges and difficulty in creating unity among teams.
- The High School (between North and South campus) has two competition gymnasiums. Due to demand, several teams utilize other facilities throughout the District and community. There is time lost as a result of this travel.
- The current available indoor spaces are particularly challenging if there is inclement weather, when outdoor spaces may not be accessible. This is a recurring issue in the spring.
- The District has many more activities that need to access locker rooms, weight rooms, storage space, and practice space than when the buildings were built, especially at the secondary level.
- The District has fewer competition game and practice gyms at the High School level than many peer Districts of similar enrollment and in their athletic conference.
- Participation: 1,545 students participate in MSHSL activities; 715 students participate in middle school athletics; 4,000+ participate in youth recreation sports; and 1,002 number of students participate in extended day programming.
- Strong programs and quality facilities are an important consideration when families are making choices. Of our peer districts (Mounds View, Roseville, Stillwater, Forest Lake, North St. Paul, Woodbury and Centennial), WBLAS has less gyms per student and less auditorium seats per student. Scheduling demands on available space limits opportunities for students and the community.

Needs Statements:

- We need to provide an adequate quantity of spaces and locations for all users to support equitable access. This would benefit daytime physical education programming and allow for practices to be held at recommended times, teams to be together, and better access for the community.
- Facilities need to be planned to include the projected growth.
- Appropriate storage space for equipment should be provided to protect these investments.



Facility Planning Committee Findings and Needs Statements

Community Spaces TOPIC: Indoor Facilities Needs Statements Continued:

- We need a variety of multipurpose spaces to address the needs of all users of our indoor community spaces.
 - The District needs to provide indoor activities space to support student opportunity and experience
 - Spaces in order 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)
-

Community Spaces TOPIC: Adaptive / Diversity Findings:

- Many buildings in the District do not have appropriate space for DAPE or adapted sports.
- The space needs for special services have grown, especially since many of the buildings were built. Many of the buildings were designed before special services were a part of the public school system.
- Accessing the buildings, including parking and pick-up and drop-off, can be a challenge at several sites for those with mobility challenges.
- The District leases part of Otter Lake Elementary from Intermediate School District 916, and some White Bear Lake Area Schools students are served in offsite ISD 916 facilities.

Needs Statements:

- Equitable access to indoor and outdoor facilities for all learners is important. These facilities need to be universally accessible.
- The District needs to provide accessible parking and reasonable distances to the main door at all of their 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.



Facility Planning Committee Findings and Needs Statements

Community Spaces

TOPIC: Community

Findings:

- The School District provides recreation activities and opportunities for the community.
- The District's buildings are utilized by a wide variety of users of all ages.
- There is not adequate room for youth programming, including academic enrichment, athletic and fine arts experiences. This creates challenges for programs to grow or expand and limits opportunities for all.
- The District's athletic facilities have very little availability to the broader community due to the current scheduling demands. The communities of White Bear Lake Area Schools are projected to continue to grow.
- Due to space challenges, access to certain spaces by community groups or for events within the District can be limited. This can lead to divisiveness and conflict between those trying to access these spaces.
- The District has a unique role in providing community access to sports and activities facilities. The District operates recreational programming for the communities of White Bear Lake Area Schools.

Needs Statements:

- The District should continue to collaborate with community partners to provide the opportunities and experiences valued by all. These spaces should be multi-purpose to maximize utilization.
- The District should 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.
- Community amenities, such as 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.



Facility Planning Committee Findings and Needs Statements

Community Spaces TOPIC: Outdoor Facilities

Findings:

- The available outdoor facilities in the District are not appropriately distributed by location; this requires increased travel by users and teams are not always able to practice together.
- There is only one track in the District that can host a meet, and the Middle Schools do not have a surfaced track.
- Inclement weather causes many of the District's available outdoor fields to be unusable for daytime PE and activities; these fields require additional resting time after rain to avoid further deterioration, which causes scheduling issues.
- There is only one field in the District with an artificial turf surface; there are extensive demands on this field.
- There is not adequate access to restroom or concessions facilities within the District for outdoor events.
- Due to lack of available space, there are staggered or varying practice times for many student athletes.

Needs Statements:

- We need to provide adequate and appropriate outdoor spaces for all users to support access and equity, including holding practices at recommended times and teams to be together. This would benefit daytime physical education programming as well as those who use these spaces outside the school day. Outdoor facilities need to be appropriately distributed by sport, age, and location.
- The District needs to provide additional surfaced track space to support Middle School and High School use.
- The District needs outdoor field space that is less limited by weather to meet the needs of students' capacity and schedule.
- The District needs to provide appropriate restroom and concessions facilities at practice and competition venues.



Facility Planning Committee Findings and Needs Statements

Community Spaces

TOPIC: Fine Arts

Findings:

- Sunrise Middle School does not have an auditorium; they are required to utilize another building's space for events and performances.
- The auditoriums at North and South Campus do not currently have adequate seating for a class of students to meet together or to allow for parents to attend their student's concerts and other events. Parking is also an issue for many of these events.
- The District has added orchestra programming, which will continue to expand to all buildings. The buildings do not all have equitable space to support this program due to the continued growth.
- The performance spaces in the District lack adequate support spaces, including storage, scene/set shops, etc. Hallway space is currently used when possible as support space. This lack of support space creates limitations for performances.

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.



Facility Planning Committee Findings and Needs Statements

Community Spaces

TOPIC: Specialized Sports

Findings:

- Specialized sports includes gymnastics, hockey, archery, trap shooting, cheer, dance, golf, swimming and other important programs.
- The current amount of available space for many specialized activities does not accommodate the growing needs. This has led to inconsistency in available space for many teams, and may limit offerings.
- There is high demand for ice time within the communities of White Bear Lake Area Schools, which impacts when students are available to practice.
- The only access to pool facilities in the District is at the YMCA.

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.



Facility Planning Committee Findings and Needs Statements

Physical Conditions

TOPIC: Equity in Facilities

Findings:

- The facilities in the District are not currently equitable. Some examples of these facilities include site features, field space, parking, parent drop off, labs, gyms, cafeteria, auditoriums, and music facilities. The District's Strategic Plan calls for inspiring learning environments for all students at all age levels and facilities.

Needs Statements:

- The District must endeavor to 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.
 - 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.



Facility Planning Committee Findings and Needs Statements

Physical Conditions

TOPIC: Safety and Transportation

Findings:

- The District has made recent investments in their facilities to improve safety and security, but additional improvements to meet best practices are required.
- Safety is fundamental to student learning; all District facilities need to be safe and secure.
- Projected growth in the District will impact busing, drop-off/pick-up and parking needs at impacted sites.
- Transportation is an issue at many buildings, including mixed flow of cars and buses and amount of available parking.
- Several sites have parking issues that affect both daytime programming and community events.

Needs Statements:

- The District needs to implement an equitable safety and security standard to all buildings in the District, including before and after school. This includes 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.



Facility Planning Committee Findings and Needs Statements

Physical Conditions

TOPIC: Capacity and Enrollment

Findings:

- The District is projected to experience significant growth over the next ten years, and there is currently not adequate space at any grade level (elementary, middle, or high schools) to accommodate this growth. Buildings in the northern part of the District are particularly affected by this growth.
 - The District is projected to have 10,806 students enrolled in the year 2027-28.
 - Elementary: 4,712 total students (594 additional students, 14.4% growth)
 - Middle: 2,617 total students (645 additional students, 32.7% growth)
 - High: 3,476 total students (988 additional students, 39.7% growth)
 - The District's buildings are currently at or above capacity based on the 2018 Capacity Study.
 - Elementary Capacity 4,096 seats; Enrollment 4,118 students
 - Middle Capacity 1,931 seats; Enrollment 1,972 students
 - High School Capacity 2,674 seats; Enrollment 2,488 students
- Overall current District K-12 enrollment is 8,578 as of October 1, 2018. The 2018-2019 grade 12 enrollment is 666 and 2018-2019 kindergarten enrollment is 682.
- There are some classrooms in the District that are smaller than others.
- There are some core spaces, including cafeterias and gymnasiums that are not adequately sized to support current or future enrollment.

Needs Statements:

- The facilities need to accommodate the District's projected enrollment growth in the next ten years; we need to plan enough space for the projection based on 75% buildout of available land (approximately K-12 10,800 total students District-wide). This includes both classroom and core capacity space.
- The District needs to 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.



Facility Planning Committee Findings and Needs Statements

Physical Conditions

TOPIC: Building Conditions

Findings:

- Annual State funding falls considerably short of what is required to maintain District assets. The LTFM (long term facilities maintenance) funding source generates about \$3M/year, including required yearly expenses.
- The District would require 2%-4% of replacement cost every year to keep up with maintenance needs; the current system of funding does not support this, which leads to maintenance being deferred.
- There are \$270M in deferred maintenance needs District-wide; \$125M of these are priority I. Priority I is defined as items not functioning or broken and includes HVAC systems, windows, accessibility upgrades, domestic piping, and fire alarm systems.
- It takes more time to repair older systems, and at some point, it is counterproductive and inefficient to do these repairs.

Needs Statements:

- All District facilities need appropriate and reliable systems to support an effective learning environment.
- It is important to consider replacement costs as well as ongoing operational/maintenance costs for building systems.
- We need to have a plan to address the high priority deferred maintenance needs, with all needs being addressed in a phased approach.
- We need to 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.

Appendix K:

2019 Referendum Phasing Plan



PHASED PLAN

[illegible]

Appendix L:

New Elementary School Space Summary



**Potential 2019 Referendum
New Elementary School
Space Summary**

Independent School District #624

White Bear Lake Area Schools

DRAFT April 10, 2019

April 2019

PreDesign

ADMINISTRATION

General Office/Waiting	600	S.F.
Principal Office	180	S.F.
Conference	300	S.F.
Workroom/Copy Room/Mail/Volunteer Room	360	S.F.
Files Storage Room	60	S.F.
Dean/Shared Office	140	S.F.
Staff Restroom	60	S.F.
Flex Office (Coaches)	200	S.F.
	1,900	S.F.

HEALTH/NURSE

Cot Room (4 cots, incl. nurse exam / desk)	500	S.F.
Health Office	80	S.F.
Toilet	64	S.F.
	644	S.F.

CLASSROOMS

1st - 5th Grade Classrooms	25 @ 900	22,500	S.F.
Team Storage	5 @ 120	600	S.F.
Collaboration/Conference Rooms	5 @ 300	1,500	S.F.
Learning Commons	5 @ 1500	7,500	S.F.
		32,100	S.F.

KINDERGARTEN

Classrooms	6 @ 1000	6,000	S.F.
Resource Area	1 @ 1200	1,800	S.F.
Team Storage	1 @ 120	120	S.F.
Collaboration/Conference Rooms	1 @ 300	300	S.F.
		8,220	S.F.

SPECIALIST SPACES

Language Classroom	2 @ 900	1,800	S.F.
Multipurpose Lab	1 @ 1000	1,000	S.F.
Music Classroom (incl. storage)	2 @ 1000	2,000	S.F.
Music Storage		200	S.F.
		5,000	S.F.



Potential 2019 Referendum
New Elementary School
Space Summary

Independent School District #624

White Bear Lake Area Schools

DRAFT April 10, 2019

April 2019

PreDesign

STUDENT SERVICES

Center-Based Classroom (EBD/ASD)	2 @ 900	1,800 S.F.
Sensory Room (ASD)		80 S.F.
Sensory Room (EBD)		80 S.F.
Multi-Cat and Tier II	2 @ 650	1,300 S.F.
Special Ed Related Services (Sm Group)		100 S.F.
Quiet / De-Escalation Room		50 S.F.
Mental Health Office		64 S.F.
Intervention Rooms	3 @ 200	600 S.F.
Counselor/Social Worker		140 S.F.
Speech Office		120 S.F.
School Psych		140 S.F.
		<hr/> 4,474 S.F.

LEARNING COMMONS

Circulation / Distribution / Stacks / Storage		1,850 S.F.
Independent Study Area/Reading		
Area/Flexible Computer Space	Incl.	
Media Workroom with AV Storage		180 S.F.
Large Group Room		700 S.F.
Conference Room (Small)		120 S.F.
Storage/Professional and Curriculum Library		200 S.F.
		<hr/> 3,050 S.F.

PHYSICAL EDUCATION

Gymnasium (1 court, 8 ft around)	6,600 S.F.
Office ((2) Staff and (1) Adaptive)	120 S.F.
Storage	300 S.F.
	<hr/> 7,020 S.F.

SCHOOL AGE CARE

Office	140 S.F.
Storage	300 S.F.
	<hr/> 440 S.F.

STAFF SPACE

Faculty Dining	700 S.F.
Toilets	6 @ 65 390 S.F.
	<hr/> 1,090 S.F.



**Potential 2019 Referendum
New Elementary School
Space Summary**

Independent School District #624

White Bear Lake Area Schools

DRAFT April 10, 2019

April 2019

PreDesign

CAFETERIA

Cafeteria (250 students x 3 lunch shifts)	3,600	S.F.
Performance Space	1,000	S.F.
Table Storage	100	S.F.
	4,700	S.F.

KITCHEN/FOOD SERVICES

Kitchen / Prep	800	S.F.
Dry Food Storage	200	S.F.
Serving Lines	450	S.F.
Dish Wash Area	300	S.F.
Office/Lockers/Toilet/Mop Area	170	S.F.
Refrigerator and Freezer	200	S.F.
	2,120	S.F.

RECEIVING/CENTRAL SUPPLY/STORAGE

Receiving	800	S.F.
Workroom/Office	100	S.F.
Outdoor Storage	280	S.F.
	1,180	S.F.

SUPPORT

Toilet Rooms/Custodial	Incl.
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TOTAL NET SQUARE FOOTAGE **71,938 S.F.**

NET/GROSS FACTOR 1.40

TOTAL GROSS SQUARE FOOTAGE **101,000 S.F.**

Appendix M:

North Campus Addition Space Summary



DRAFT Space Summary North Campus Addition

AREA	Existing Space				Proposed Space				
Classrooms									
General Purpose					50	900	45,000	SF	50
- 1st Level Classrooms	13	see notes	10,791	SF	0	0	-	SF	
Study Rooms	2	161	322	SF	0	0	-	SF	
Bears Den	1	851	851	SF	0	0	-	SF	
- 2nd Level Classrooms	21	785	16,485	SF	0	0	-	SF	
Flexible Learning Space	0	0	-	SF	10	1,500	15,000	SF	
			28,449	SF			60,000		50
	84								
SCIENCE LAB SPACES									
Biology / Chemistry	5	see notes	6,548	SF	1	1,700	1,700	SF	1
Physics/Multi-purpose	0	0	-	SF	4	1,700	6,800	SF	4
Physical Science	4	see notes	3,869	SF	0	0	-	SF	
Multipurpose Labs	0	0	-	SF	4	1,600	6,400	SF	4
Resource / Storage	3	see notes	1,436	SF	4	400	1,600	SF	
			11,853	SF			16,500	SF	9
	18								
FACS									
Food Science / Culinary Arts	1	1,179	1,179	SF	2	3,000	6,000	SF	2
Classroom Space	2	see notes	1,772	SF	0	900	-	SF	0
Resource/Storage/Laundry	2	see notes	185	SF	1	400	400	SF	
			3,136	SF			6,400	SF	2
ENGINEERING, AGRICULTURE AND TECHNOLOGY									
Industrial Tech	2	see notes	2,719	SF	0	0	-	SF	
- Storage Rooms	3	see notes	613	SF	0	0	-	SF	
Metal Shop	1	2,254	2,254	SF	0	0	-	SF	
Architecture + Office	1	1,123	1,123	SF	0	0	-	SF	
Computer Lab	1	1,054	1,054	SF	0	0	-	SF	
- Storage/ Office	2	see notes	232	SF	0	0	-	SF	
PLTW	1	1,134	1,134	SF	0	0	-	SF	
Automotive	0	0	-		1	3,000	3,000	SF	1
Design	0	0	-		1	2,000	2,000	SF	1
Construction	0	0	-		1	2,000	2,000	SF	1
Manufacturing	0	0	-		1	2,000	2,000	SF	1
Classrooms	0	0	-	SF	1	900	900	SF	1
Resource / Storage	0	0	-	SF	2	1,000	2,000	SF	
			9,129	SF			11,900	SF	5



DRAFT Space Summary North Campus Addition

AREA	Existing Space				Proposed Space				
ART									
2-D Lab (Drawing/Painting)	4	see notes	2,693	SF	1	1,500	1,500	SF	1
Digital Photo/ Graphics Labs	1	2,085	2,085	SF	0	0	-	SF	
- Storage/ Dark Rm/ Office	6	see notes	612		0	0	-	SF	
3-D Lab (Ceramics/Graphics)	0	0	-	SF	1	1,500	1,500	SF	1
Digital Studio / CAD	0	0	-	SF	1	900	900	SF	1
Storage	3	see notes	1,039	SF	1	400	400	SF	
			6,429	SF			4,300	SF	3
MUSIC									
Band Room	1	1,832	1,832	SF	1	3,600	3,600	SF	1
- Tuning Room	1	103	103	SF	0	0	-	SF	
Choir Room	1	1,386	1,386	SF	1	2,000	2,000	SF	1
- Office, Practice Rm, Storage	3	546	546	SF	0	0	-	SF	
Orchestra Room	0	0	-	SF	1	2,000	2,000	SF	1
Instrument Storage	1	573	573	SF	2	500	1,000	SF	
Uniform Storage	0	0	-	SF	2	120	240	SF	
Resource / Offices / Library	1	242	242	SF	2	400	800	SF	
Ensemble	1	207	207	SF	3	400	1,200	SF	
Practice	5	see notes	270	SF	8	60	480	SF	
			5,159	SF			11,320	SF	
MEDIA COMMONS / LEARNING HUB									
Books/Circulation/Computers	1	2,942	2,942	SF	0	0	-	SF	
Conference Rooms/ Breakout	6	see notes	1,057	SF	0	0	-	SF	
Writing Center	1	172	172	SF	0	0	-	SF	
Media Rooms/ Office	3	0	1,250	SF	0	0	-	SF	
Storage	4		402	SF	0	0	-	SF	
Computer Lab / Classroom	0	0	-	SF	0	0	-	SF	
Work Room / Storage	1	445	445	SF	0	0	-	SF	
Office	1	170	170	SF	0	0	-	SF	
Innovation Hub					1	4,400	4,400	SF	
			6,438	SF			4,400	SF	
STUDENT SERVICES									
Student Support	1	1,230	1,230	SF					
Offices	2	90	180	SF					
Student Supervisor	1	379	379	SF					
Reception	0	0	-	SF			500	SF	

DRAFT Space Summary

North Campus Addition

AREA	Existing Space				Proposed Space			
College & Career Center	0	0	-	SF	1	900	900	SF
Counselors	0	0	-		10	150	1,500	SF
Social Worker / Dean	0	0	-		2	150	300	SF
School Psychologist	0	0	-		1	150	150	SF
Mental Health & Chem Health	0	0	-		2	150	300	SF
Pathway Navigators	0	0	-		2	150	300	SF
Conference Rooms	0	0	-		2	250	500	SF
Flex Room	0	0	-	SF	1	250	250	SF
				1,789 SF			4,700 SF	

PHYSICAL EDUCATION

Competition Gym	1	11,475	11,475	SF	0	0	-	SF	1
Auxiliary A & B Courts	2	1,584	1,584	SF	0	0	-	SF	
Fieldhouse	0	0	-	SF	1	44,000	44,000	SF	6
Gym Storage	1	223	223	SF	2	4,000	8,000	SF	
P.E. Storage	1	857	857	SF	0	0	-	SF	
Walking Track	0	0	-	SF	1	16,000	16,000	SF	
Varsity Lockers/Office/uniform stor/b	1	2,552	2,552	SF	1	2,800	2,800	SF	
Varsity Lockers/Office - Women	1	1,454	1,454	SF	1	2,800	2,800	SF	
PE Lockers - Men	1	1,264	1,264	SF	0	0	-	SF	
PE Lockers/Office - Women	1	2,089	2,089	SF	0	0	-	SF	
Community Locker Room	1	628	628	SF	0	0	-	SF	
Training	1	0	-	SF	1	1,000	1,000	SF	
Wrestling	1	2,841	2,841	SF	1	6,075	6,075	SF	
Wrestling Storage	0	0	-	SF	1	500	500	SF	
Fitness Room	0	1,887	-	SF	0	0	-	SF	
Weight Room	1	2,285	2,285	SF	1	6,000	6,000	SF	1
Weight Room offices	3	479	479	SF	0	0	-	SF	
Health Classroom	1	1,231	1,231	SF	1	900	900	SF	1
Health Classrooms	2	860	1,720	SF	1	1,500	1,500	SF	1
			17,623	SF			89,575	SF	10

SPECIAL EDUCATION

Classrooms					14	900	12,600	SF
- 1st Level	6	see notes	4,276	SF				
- 2nd Level + breakout spaces	3 + 3	see notes	2,349	SF				SF
Social Worker Offices	2	417	417	SF	<i>incl in student support</i>			
Staff Offices	1	810	810	SF			-	SF
Speech	1	202	202	SF	2	150	300	SF



DRAFT Space Summary North Campus Addition

AREA	Existing Space				Proposed Space			
Psychology	1	141	141	SF	<i>incl in student support</i>			
Life Skills Space								
PAES Lab	0	0	-	SF	1	900	900	SF
Toilet/Changing	0	0	-	SF	4	100	400	SF
Storage	0	0	-	SF	4	250	1,000	SF
			8,195	SF			15,200	SF

ADMINISTRATION

Main Office Reception / Attendance	1	967	967	SF	1	800	800	SF
Principal	1	165	165	SF	1	250	250	SF
Assistant Principals	2	see notes	257	SF	4	150	600	SF
Athletic Director	0	0	-	SF	1	150	150	SF
AD Assistant	0	0	-	SF	1	120	120	SF
AD Storage	0	0	-	SF	1	150	150	SF
Psychologist	0	0	-	SF	1	120	120	SF
School Resource Officer	1	84	84	SF	1	120	120	SF
Social Worker	1	127	127	SF	<i>incl in student support</i>			
Speech / Therapist	0	0	-	SF	<i>incl in student support</i>			
Counseling Office Reception Area	1	463	463	SF	<i>incl in student support</i>			
- Counselors Offices	3	100	300	SF	<i>incl in student support</i>			
Nurse's Office	1	269	269	SF	1	1,000	1,000	SF
- Boys & Girls Cot Room	1	407	407	SF				
Conference Room A	1	136	136	SF				
Conference Room B	1	205	205	SF				
Conference Room C	1	163	163	SF				
Large Conference Room	1	263	263	SF	2	300	600	SF
Small Conference Room	1	103	103	SF	1	150	150	SF
In School Suspension (ISS)	0	0	-	SF	1	200	200	SF
Staff Toilets	2	30	60	SF	2	60	120	SF
Records/ File Room	1	115	115	SF	1	200	200	SF
Kitchen	1	123	123	SF				
Work Room/Mail/Storage	1	165	165	SF	1	650	650	SF
			4,372	SF			5,230	SF

TECHNOLOGY

Maker Space	1	1,333	1,333	SF				
AV Room	1	531	531	SF				
Storage	1	394	394	SF				
Office	0	0	-	SF	1	200	200	SF



DRAFT Space Summary North Campus Addition

AREA	Existing Space				Proposed Space			
Work Area	0	0	-	SF	1	300	300	SF
Data Closets	0	0	-	SF	12	60	720	SF
Head End Room	0	0	-	SF			180	SF
				2,258 SF			1,400 SF	
LOCKERS	0	0	-	SF	1,000	2	2,000	SF
				- SF			2,000 SF	
STUDENT COMMONS								
Student Dining	1	9,738	9,738	SF	3 Shifts		-	SF
Concessions / School Store	0	0	-	SF			500	SF
Table Storage	0	0	-	SF			-	SF
				9,738 SF			500 SF	
STAFF SPACES								
Staff Offices	0	0	-	SF	125	30	4,875	SF
Faculty Lounge	1	933	933	SF			1,000	SF
Staff Toilets	0	0	-	SF	6	60	360	SF
				933 SF			6,235 SF	
FOOD SERVICE								
Central freezer							1,600	
Central storage								
Servery	1	948	948	SF	1	7,500	7,500	SF
Kitchen/Dish/Cooler/Freezer/Storage	1	2,925	2,925	SF				
Office/ Lockers/ Toilet Rms	1	176	176	SF			-	SF
				4,049 SF			9,100 SF	
CUSTODIAL								
Receiving/Trash - 1st Level	1	1,078	1,078	SF			1,000	SF
Office	0	0	-	SF			150	SF
Custodial (+ storage & locker room)	1	3,208	3,208	SF				
Boiler Room	1	2,951	2,951	SF				
Electrical Rooms	0	0	-	SF				
Tools / Storage	0	0	-	SF			1,000	SF
Custodial Room	1	58	58	SF				
Outdoor Storage	0	0	-	SF			1,000	SF
				7,295 SF			3,150 SF	



DRAFT Space Summary North Campus Addition

AREA	Existing Space				Proposed Space			
AUDITORIUM / THEATER								
Vestibule/Lobby	1	1,230	1,230	SF			600	SF
Stage	1	2,228	2,228	SF			3,400	SF
Orchestra Pit	1	432	432	SF			500	SF
Seating (900)	1	3,205	3,205	SF			7,000	SF
Dressing Rooms/Toilets	2	182	364	SF	2	200	400	SF
Make-up Room	2	90	180	SF			500	SF
Storage	3	428	428	SF			600	SF
Projection Booth	1	205	205	SF				
Public Toilet Rooms	2	160	320	SF				
Black Box Theater								
Scene Shop	0	0	-	SF			2,000	SF
Office	0	0	-	SF			120	SF
Control Room	0	0	-	SF			200	SF
			8,592	SF			15,320	SF
TOTAL NET SQUARE FOOTAGE			126,845	SF			267,230	SF
NET TO GROSS FACTOR			x 1.84				x 1.40	
(Includes mechanical, electrical, public toilets, circulation, and maintenance / janitorial spaces)								
TOTAL GROSS SQUARE FOOTAGE			233,887	SF			375,000	SF

Appendix N:

2019 Referendum Budget by Building

6/16/2019

Appendix O:

2019 Referendum Scope Diagrams



PROPOSED CAPACITY ANALYSIS

Birch Lake Elementary (Grades K-5)

Kindergartens: 3

First - Fifth Grade: 15

Total: Kindergarten $3 \times 20 = 60$

Classes 1-5 $15 \times 24 = 360$

Total Proposed

Capacity 420 Students

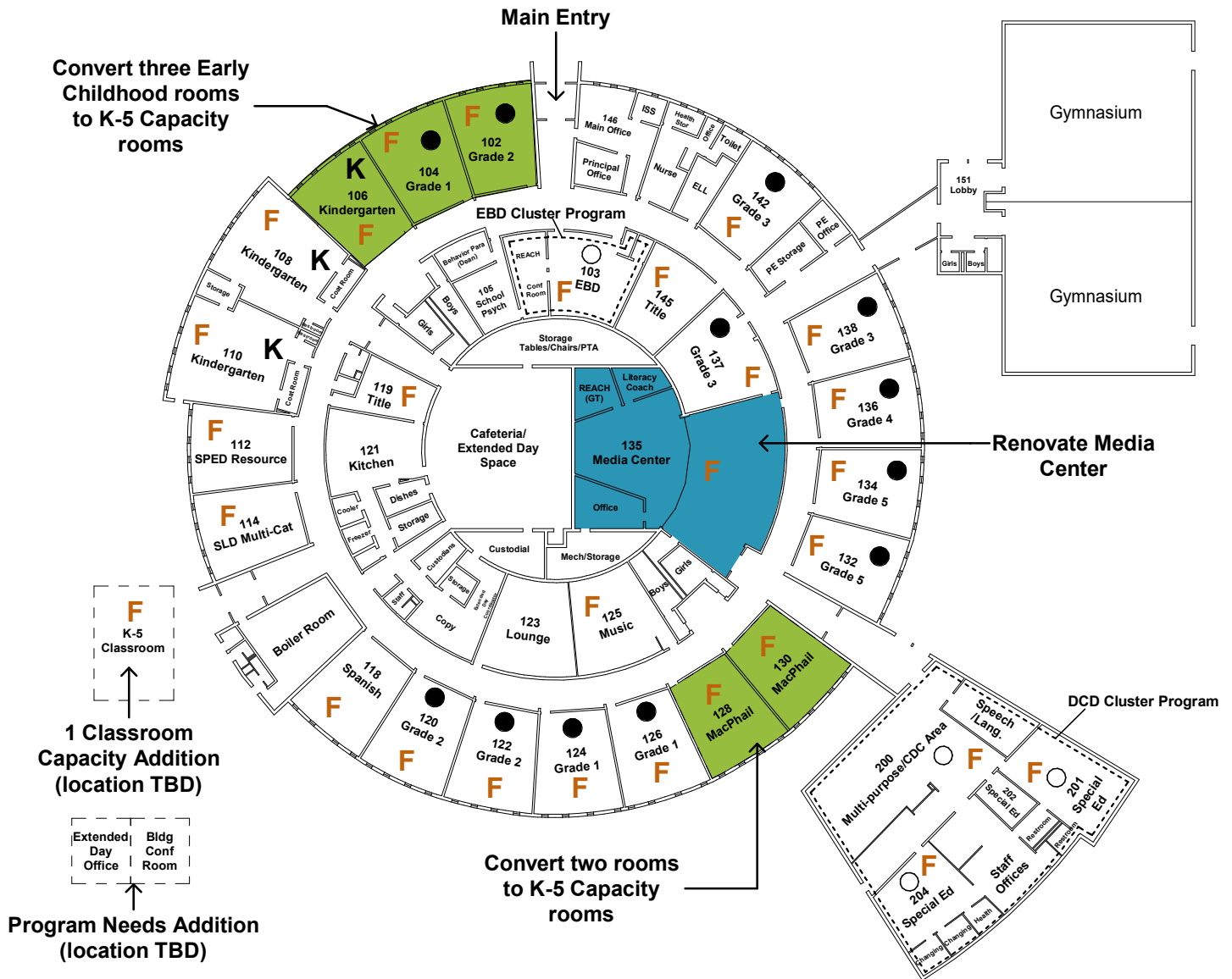
Total Gross Square Footage: 67,781 SF

Media SF: 3,250 SF

Cafeteria SF: 2,200 SF (147 students/lunch)

Referendum Scope Overview

- **Capacity:** Add 1 classroom to create total building capacity of 420 students (1,350 SF addition), including parking; convert 3 EC and 2 MacPhail rooms to K-5
- **Program needs:** Add extended day office and conference room (1,050 SF addition)
- **Furniture:** New classroom & media furniture (27 existing rooms, 4 rooms' worth for media center, 1 new capacity classrooms - indicated by "F" on floor plan)
- **Media Center renovation:** Renovate existing media center to modernize and provide flex learning space



BIRCH LAKE ELEMENTARY - MAIN LEVEL FLOOR PLAN



PROPOSED CAPACITY ANALYSIS

Lakeaires Elementary (Grades K-5)

Kindergartens: 3

First - Fifth Grade: 15

Total: Kindergarten 3 x 20 = 60

Classes 1-5 15 x 24 = 360

Total Proposed

Capacity 420 Students

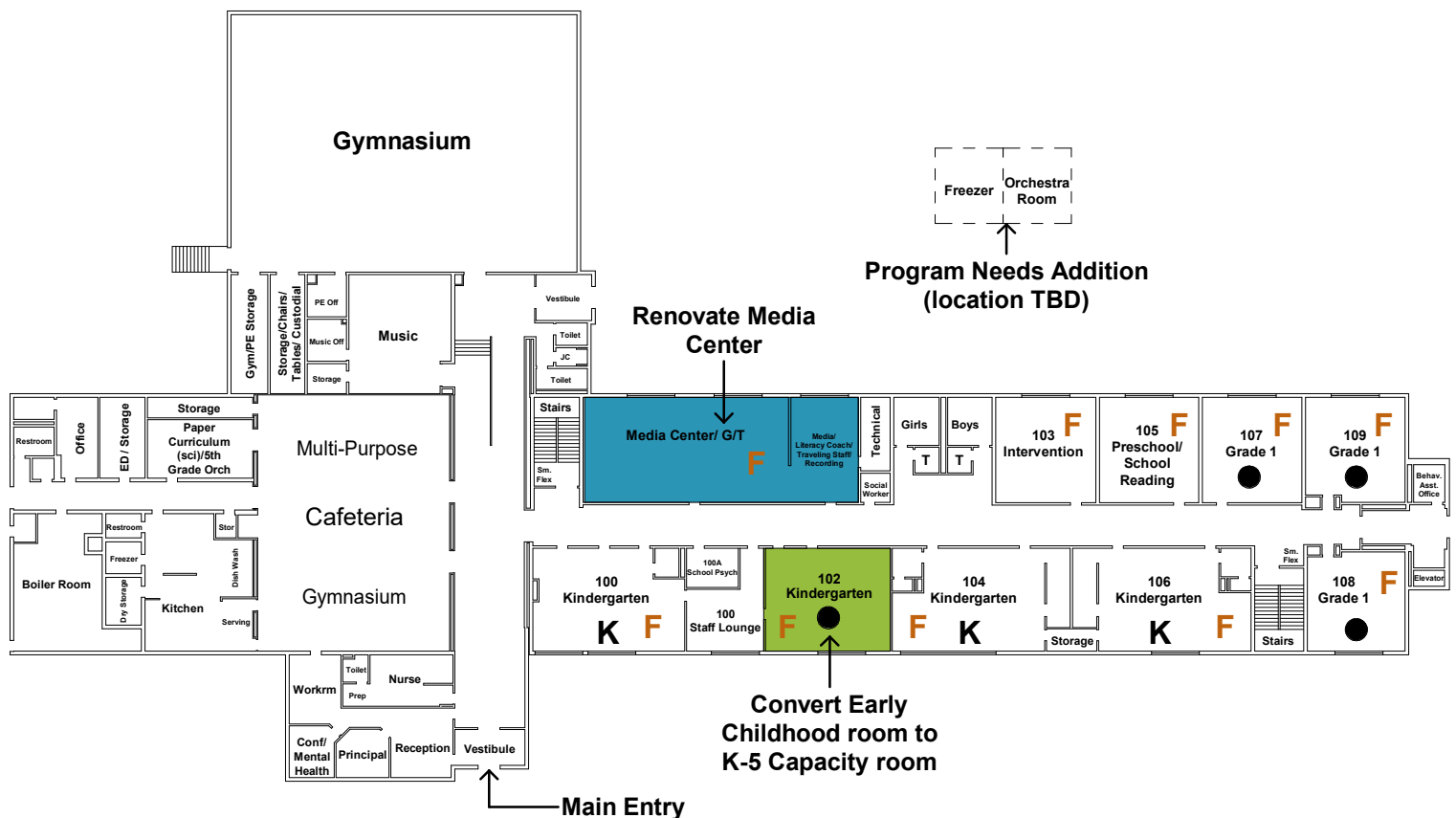
Total Gross Square Footage: 86,969 SF

Media SF: 2,240 SF

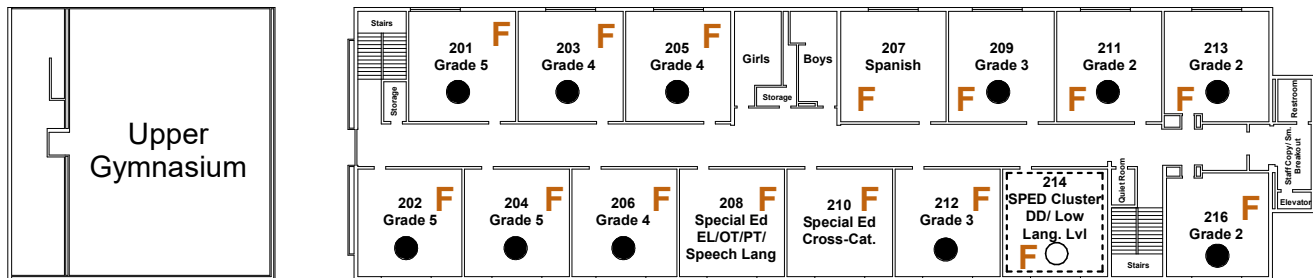
Cafeteria SF: 3,640 SF (240 students/lunch)

Referendum Scope Overview

- **Capacity:** Convert early childhood room to K-5 capacity to reach 420
- **Program needs:** Freezer and orchestra room addition (2,370 SF addition)
- **Furniture:** New classroom & media furniture (24 existing rooms, 4 rooms' worth for media center - indicated by "F" on floor plan)
- **Media Center renovation:** Renovate existing media center to modernize and provide flex learning space



LAKEAIRES ELEMENTARY - MAIN LEVEL FLOOR PLAN



LAKEAIRES ELEMENTARY - SECOND LEVEL FLOOR PLAN



PROPOSED CAPACITY ANALYSIS

Lincoln Elementary (Grades K-5)

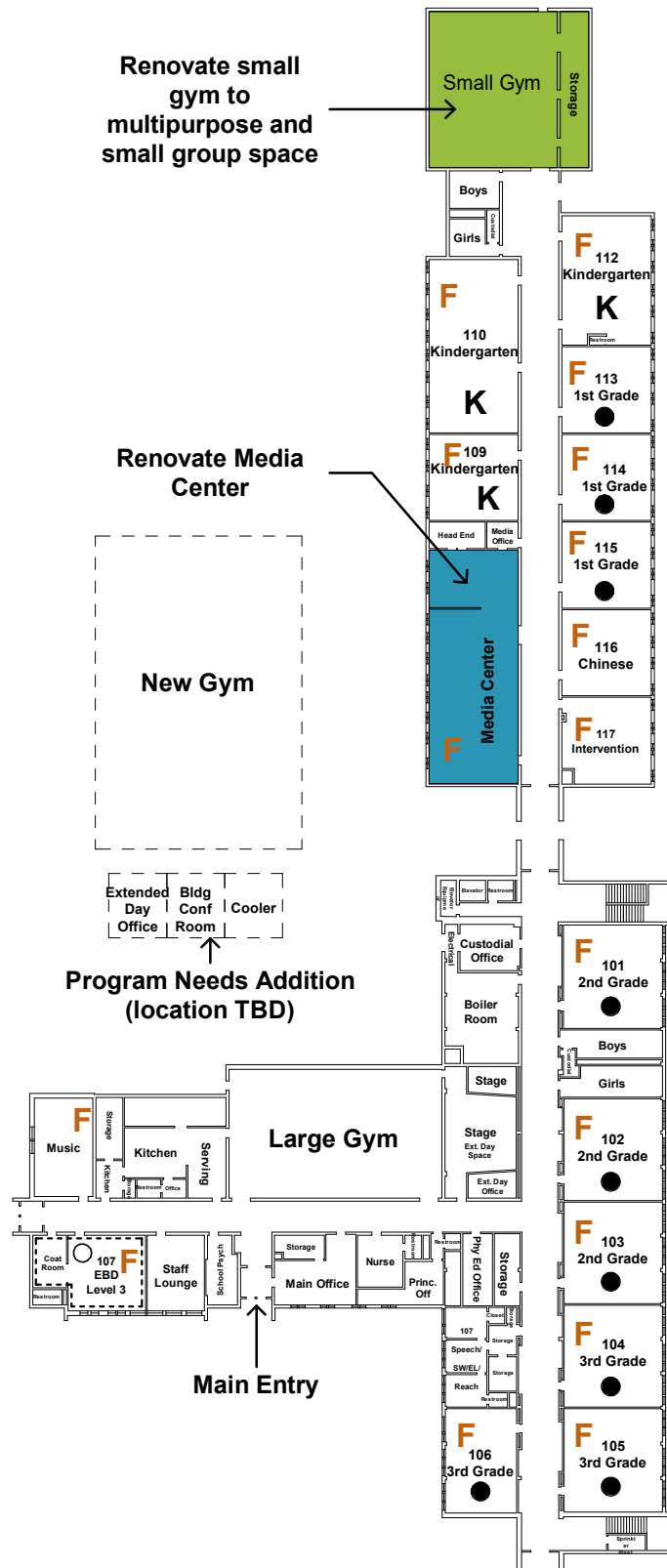
Kindergartens: 3
First - Fifth Grade: 17

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

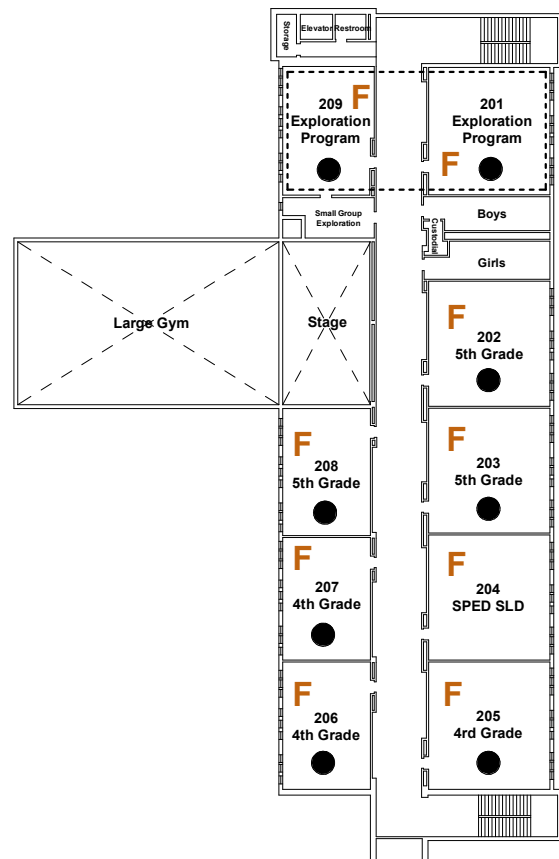
Total Gross Square Footage: 59,954 SF
Media SF: 2,120 SF
Cafeteria SF: 2,840 SF (189 students/lunch)

Referendum Scope Overview

- **Capacity:** 468 (no change)
- **Program needs:** Gymnasium, conference room, cooler and extended day office addition (11,520 SF addition), rearrange parking for addition; renovate small gym into multipurpose room (3,000 SF renovation)
- **Furniture:** New classroom & media furniture (26 existing rooms, 4 rooms' worth for media center - indicated by "F" on floor plan)
- **Media Center renovation:** Renovate existing media center to modernize and provide flex learning space



LINCOLN ELEMENTARY - MAIN LEVEL FLOOR PLAN



LINCOLN ELEMENTARY - SECOND LEVEL FLOOR PLAN



PROPOSED CAPACITY ANALYSIS

Matoska International Elementary (Grades K-5)

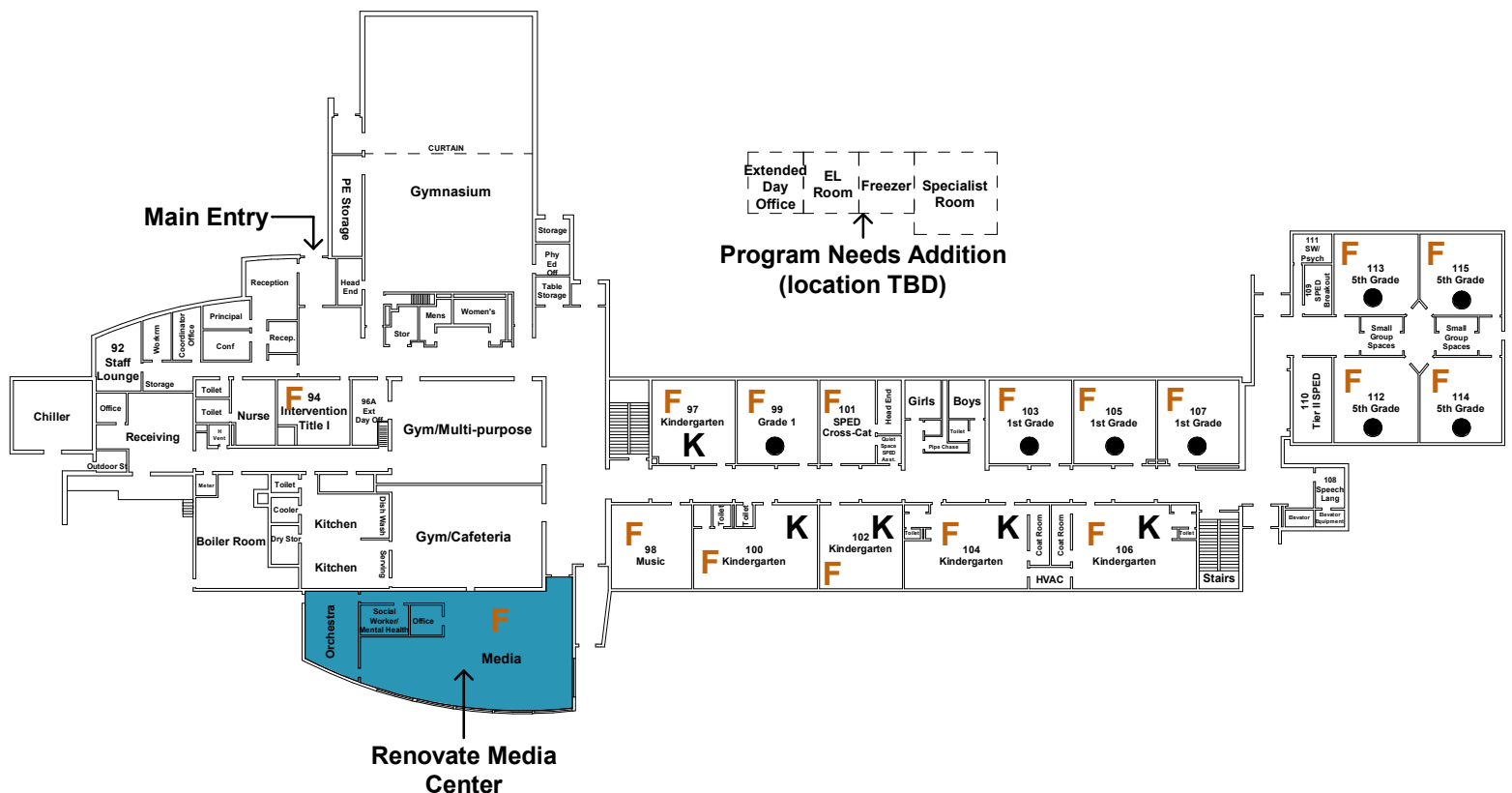
Kindergartens: 5
First - Fifth Grade: 20

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

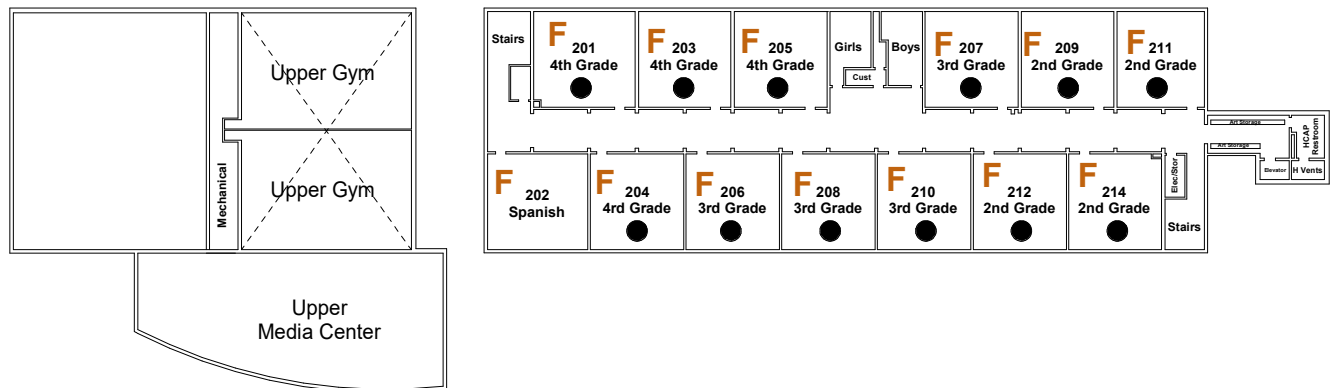
Total Gross Square Footage: 71,494 SF
Media SF: 2,600 SF
Cafeteria SF: 3,600 SF (240 students/lunch)

Referendum Scope Overview

- **Capacity:** 580 (no change)
- **Program needs:** Add freezer, EL room, extended day office, and specialist space due to enrollment (3,270 SF addition)
- **Furniture:** New classroom & media furniture (29 existing rooms, 4 rooms' worth for media center, 2 new rooms - indicated by "F" on floor plan)
- **Media Center renovation:** Renovate existing media center to modernize and provide flex learning space



MATOSKA INTERNATIONAL ELEMENTARY - MAIN LEVEL FLOOR PLAN



MATOSKA INTERNATIONAL ELEMENTARY - SECOND LEVEL FLOOR PLAN



PROPOSED CAPACITY ANALYSIS

Oneka Elementary (Grades K-5)

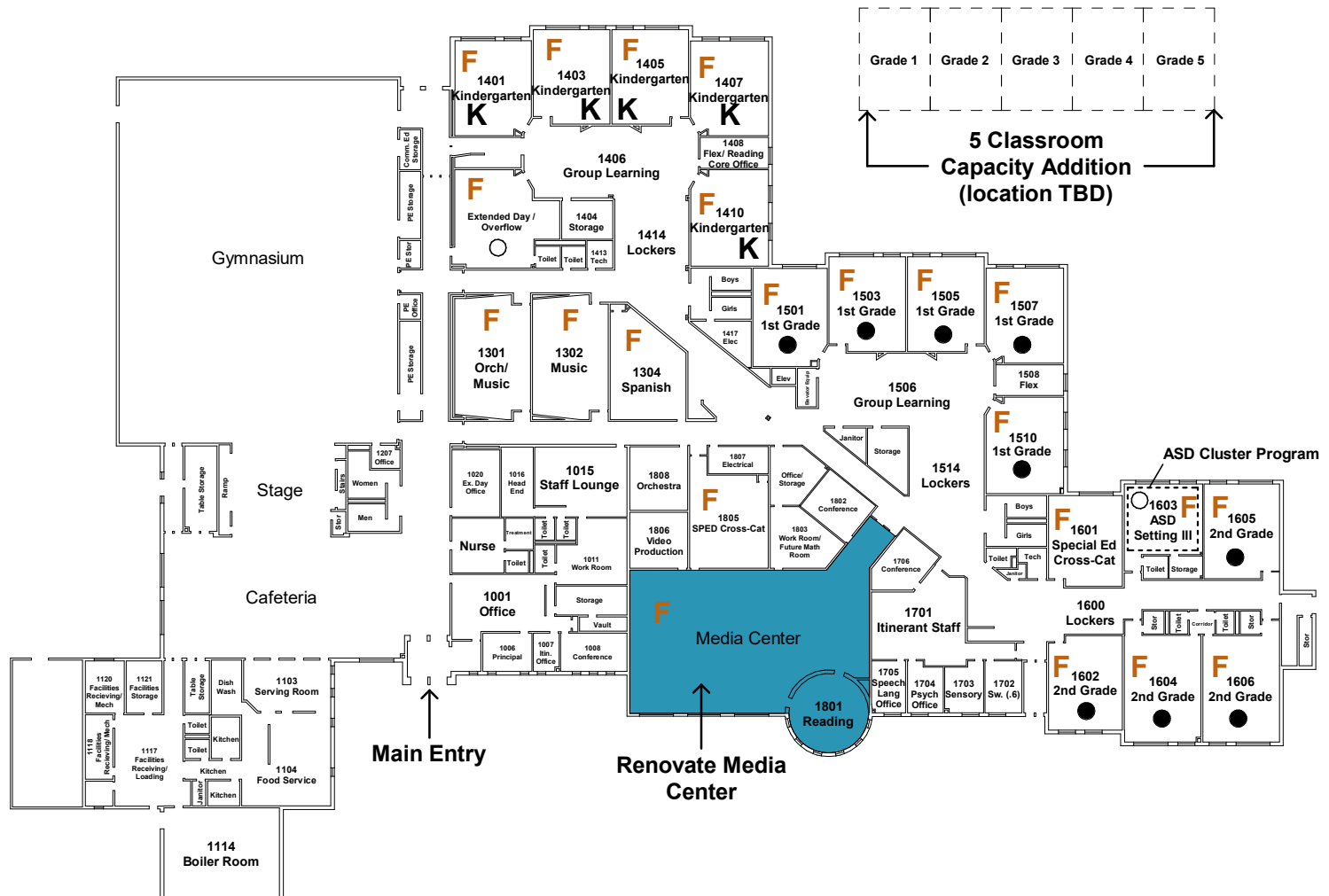
Kindergartens: 6
First - Fifth Grade: 25

Total: Kindergarten 6 x 20 = 120
Classes 1-5 25 x 24 = 600
**Total Proposed
Capacity 720 Students**

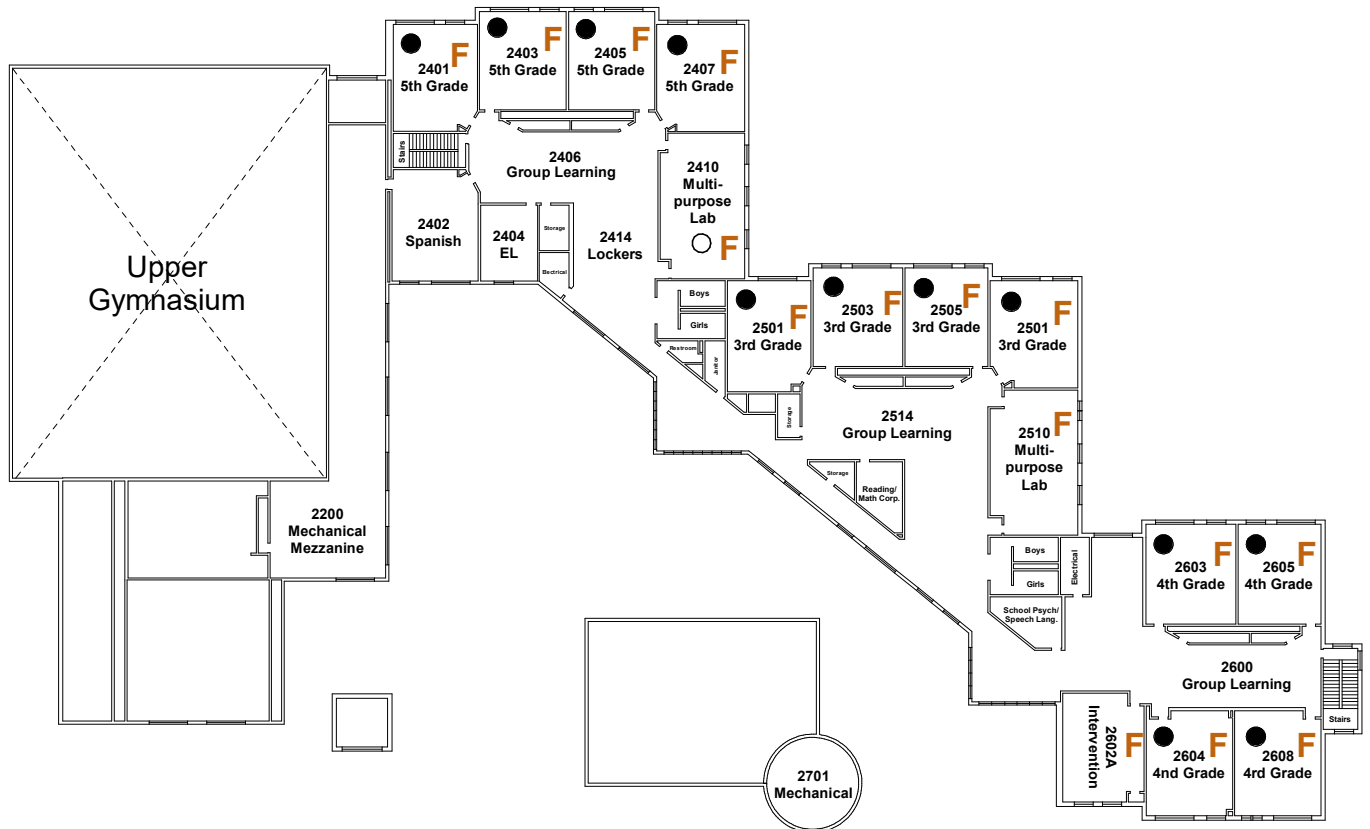
Total Gross Square Footage: 119,995 SF
Media SF: 4,500 SF
Cafeteria SF: 3,700 SF (245 students/lunch)

Referendum Scope Overview

- **Capacity:** Add 5 classrooms to create total building capacity of 720 students (9,300 SF addition), including 20 parking stalls
- **Program needs:** N/A
- **Furniture:** New classroom & media furniture (37 existing rooms, 4 rooms' worth for media center, 5 new rooms - indicated by "F" on floor plan)
- **Media Center renovation:** Renovate existing media center to modernize and provide flex learning space



ONEKA ELEMENTARY - MAIN LEVEL FLOOR PLAN



ONEKA ELEMENTARY - SECOND LEVEL FLOOR PLAN

PROPOSED CAPACITY ANALYSIS

Otter Lake Elementary (Grades K-5)

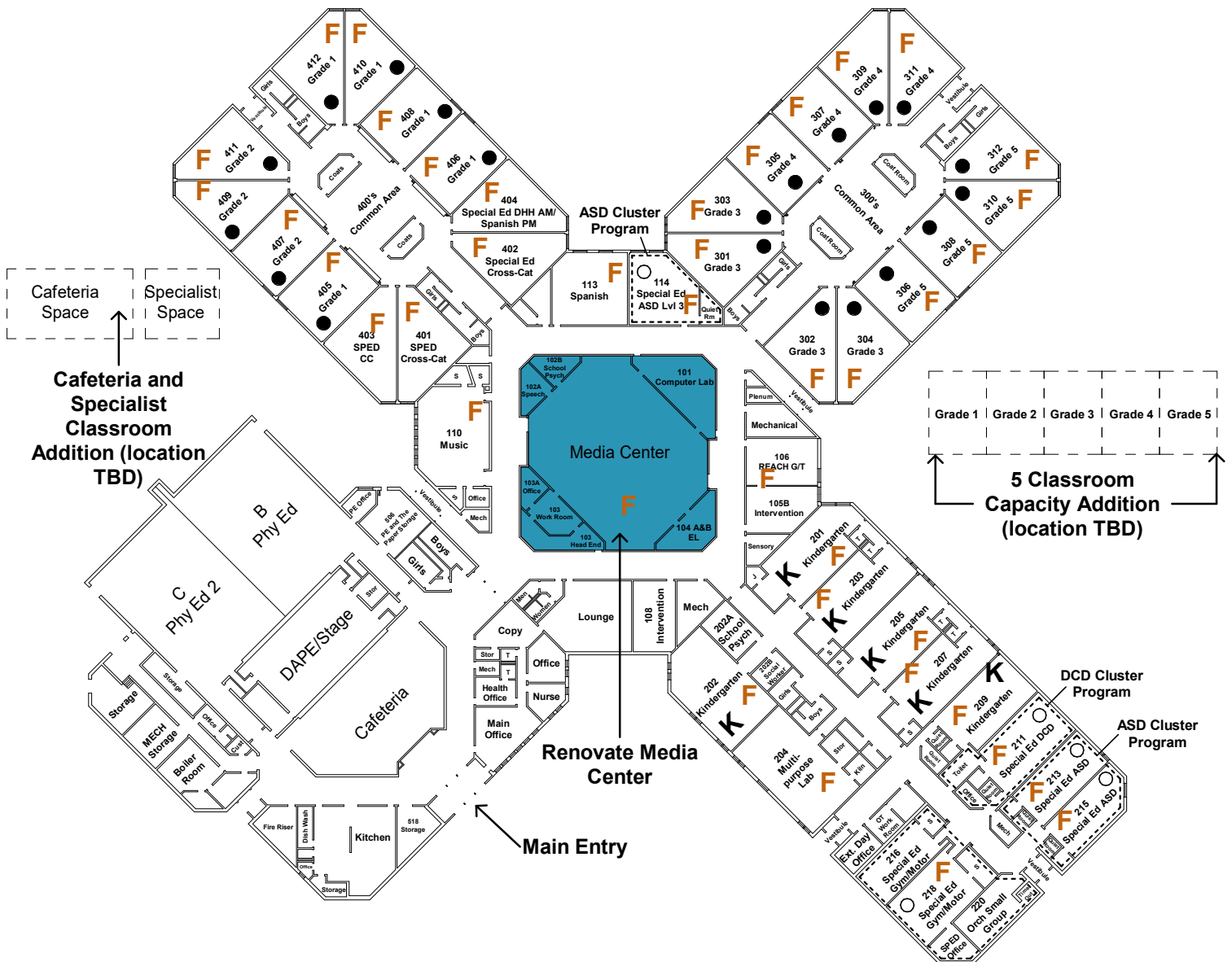
Kindergartens: 6
First - Fifth Grade: 25

Total: Kindergarten 6 x 20 = 120
Classes 1-5 25 x 24 = 600
**Total Proposed
Capacity 720 Students**

Total Gross Square Footage: 104,739 SF
Media SF: 5,790 SF
Cafeteria SF: 3,200 SF (213 students/lunch)

Referendum Scope Overview

- **Capacity:** Add 5 classrooms to create total building capacity of 720 students incl. cafeteria space (13,020 SF addition), including 20 parking stalls
- **Program needs:** N/A
- **Furniture:** New classroom & media furniture (39 existing rooms, 4 rooms' worth for media center, 5 new - indicated by "F" on floor plan)
- **Media Center renovation:** Renovate existing media center to modernize and provide flex learning space



OTTER LAKE ELEMENTARY - MAIN LEVEL FLOOR PLAN (OPTION 4)



PROPOSED CAPACITY ANALYSIS

Vadnais Heights Elementary (Grades K-5)

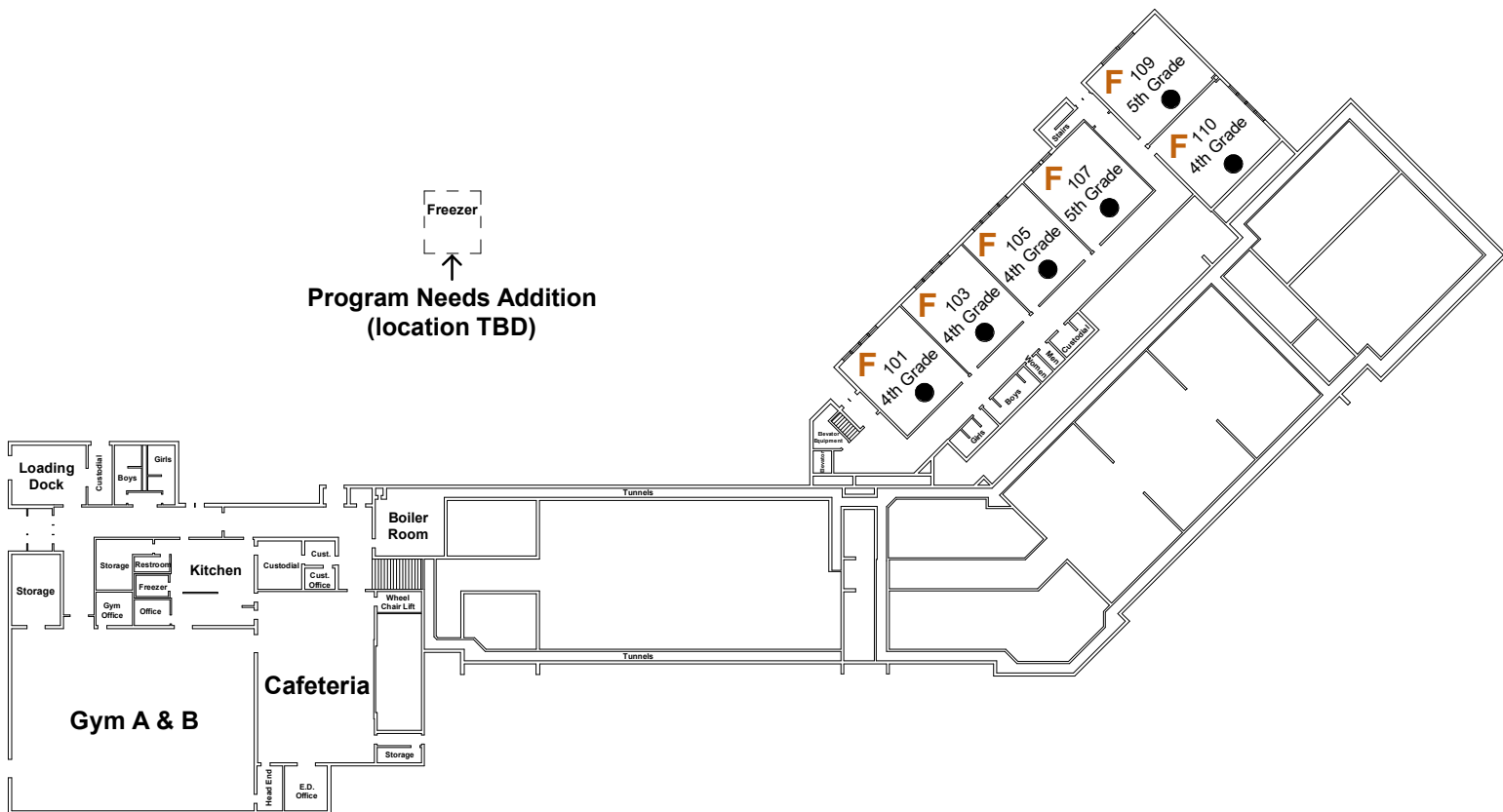
Kindergartens: 3
First - Fifth Grade: 15

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

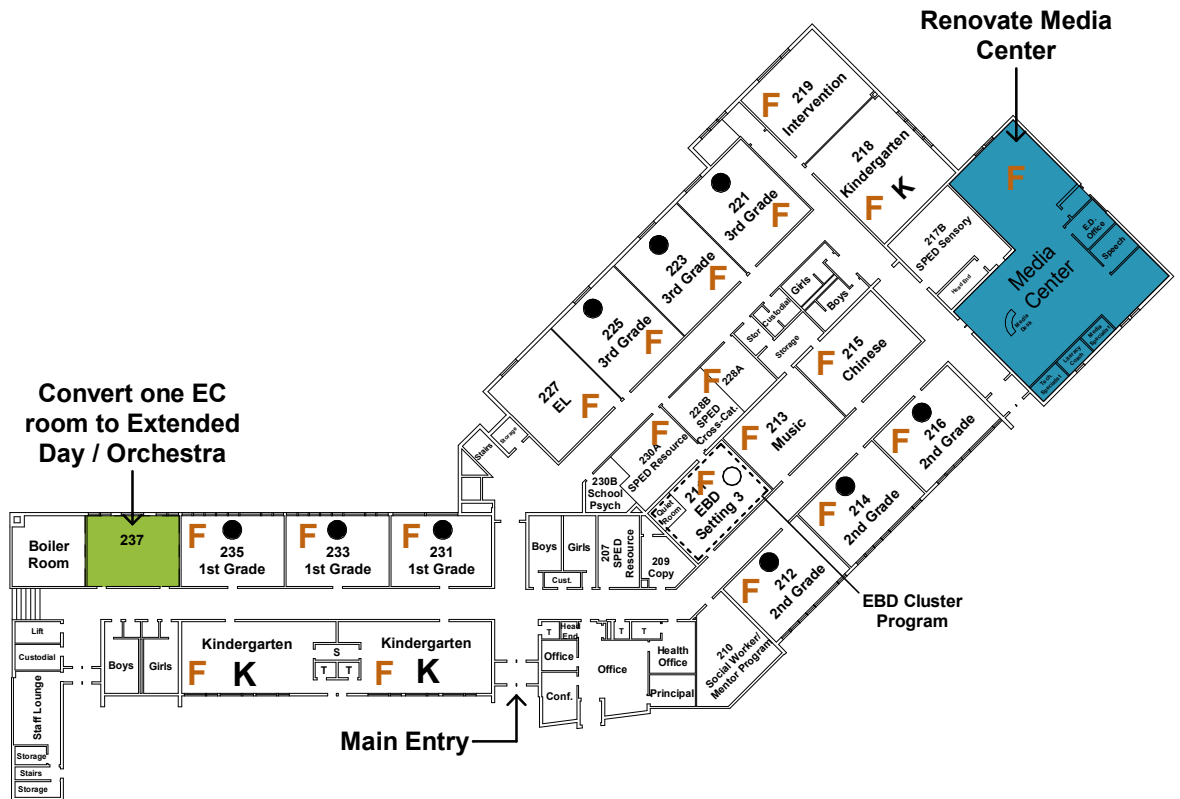
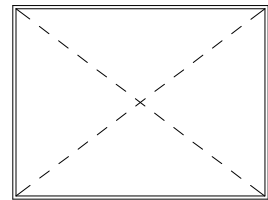
Total Gross Square Footage: 69,256 SF
Media SF: 3,200 SF
Cafeteria SF: 2,185 SF (145 students/lunch)

Referendum Scope Overview

- **Capacity:** 420 (no change)
- **Program needs:** Freezer addition, renovation for current EC room to extended day and orchestra
- **Furniture:** New classroom & media furniture (25 existing rooms, 4 rooms' worth for media center - indicated by "F" on floor plan)
- **Media Center renovation:** Renovate existing media center to modernize and provide flex learning space



VADNAIS HEIGHTS ELEMENTARY - GARDEN LEVEL FLOOR PLAN



VADNAIS HEIGHTS ELEMENTARY - MAIN LEVEL FLOOR PLAN



PROPOSED CAPACITY ANALYSIS

Willow Lane Elementary (Grades K-5)

Kindergartens: 3

First - Fifth Grade: 15

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

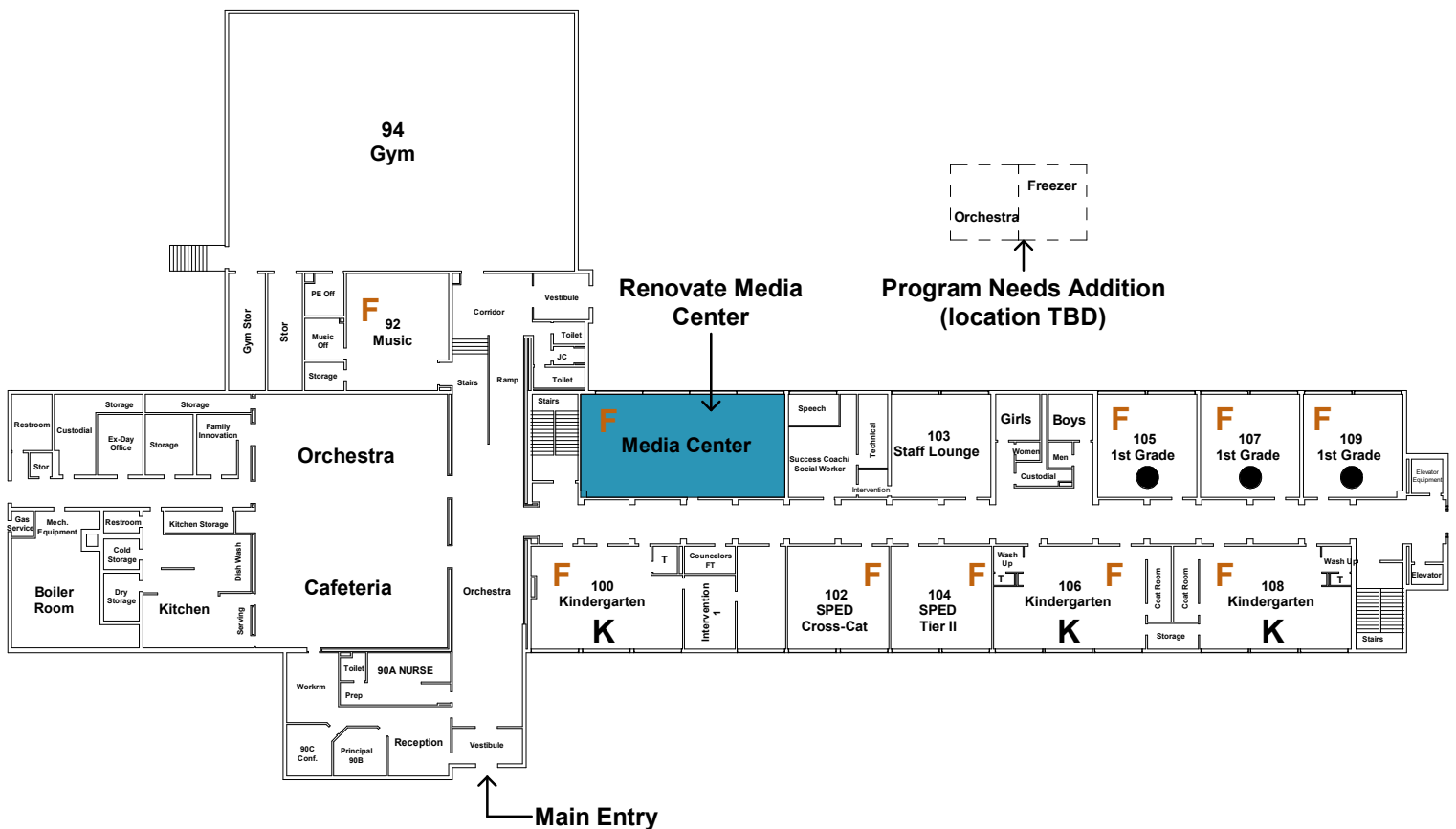
Total Gross Square Footage: 86,723 SF

Media SF: 1,575 SF

Cafeteria SF: 3,500 SF (233 students/lunch)

Referendum Scope Overview

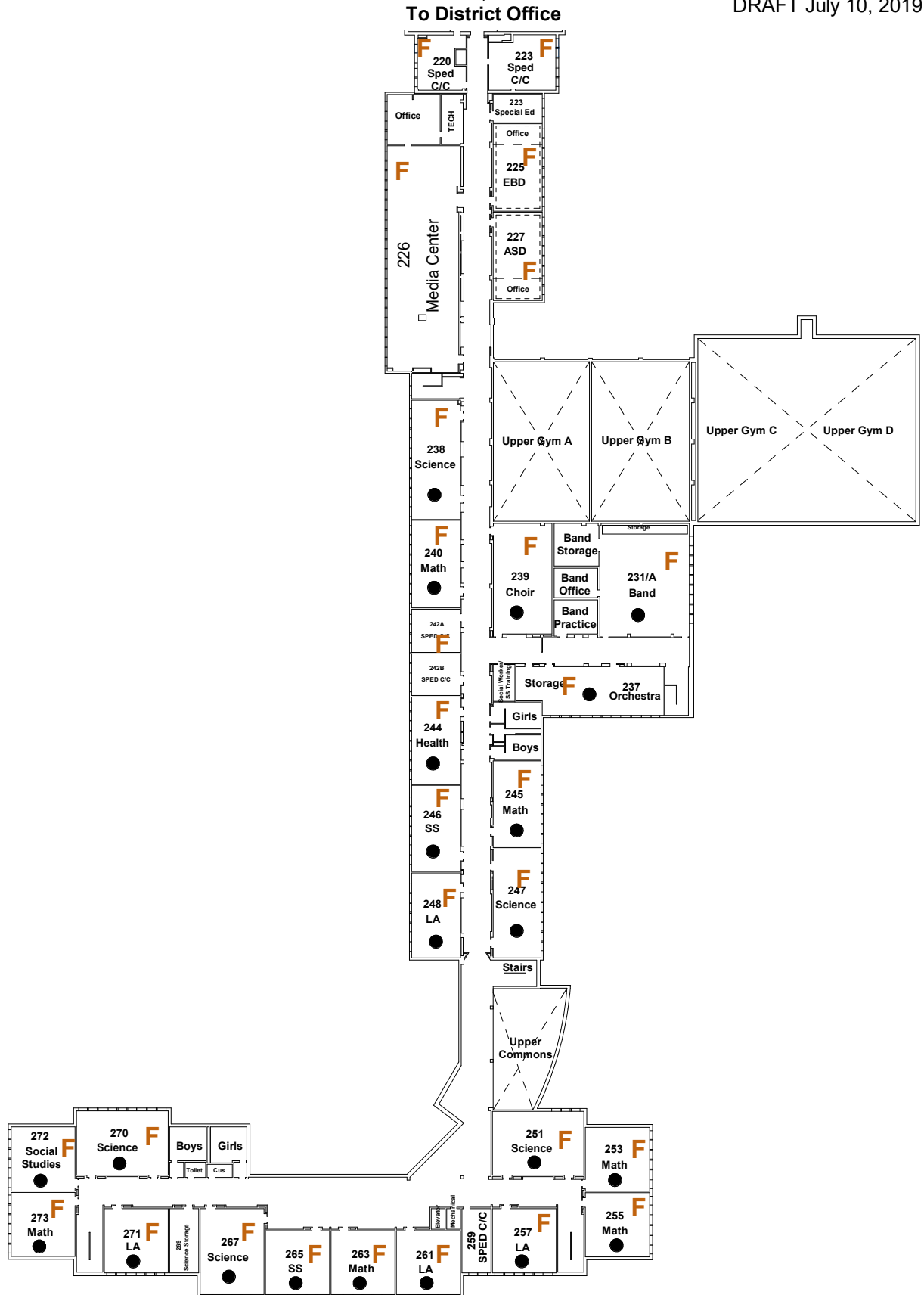
- **Capacity:** 420 (no change)
- **Program needs:** Freezer, and orchestra room addition (1,200 SF addition)
- **Furniture:** New classroom & media furniture (25 existing rooms, 4 rooms' worth for media center - indicated by "F" on floor plan)
- **Media Center renovation:** Renovate existing media center to modernize and provide flex learning space



WILLOW LANE ELEMENTARY - MAIN LEVEL FLOOR PLAN



WILLOW LANE ELEMENTARY - SECOND LEVEL FLOOR PLAN



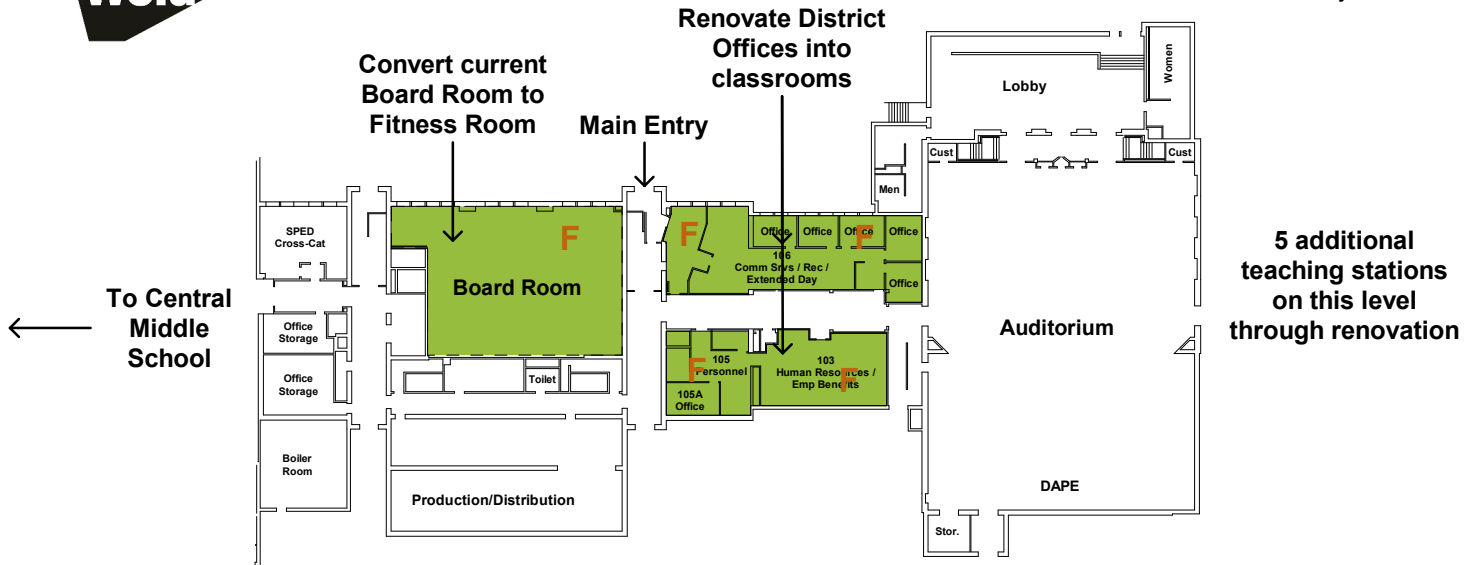
CENTRAL MIDDLE SCHOOL - SECOND LEVEL FLOOR PLAN



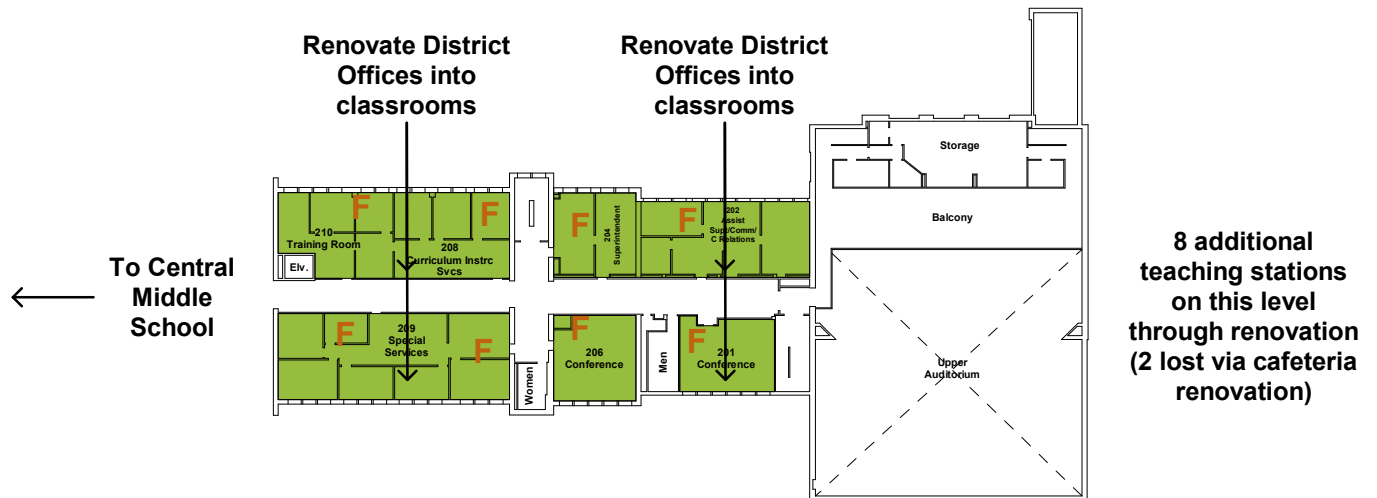
Independent School District #624

2019 FACILITY MASTER PLANNING - SCOPE REVIEW DIAGRAMS

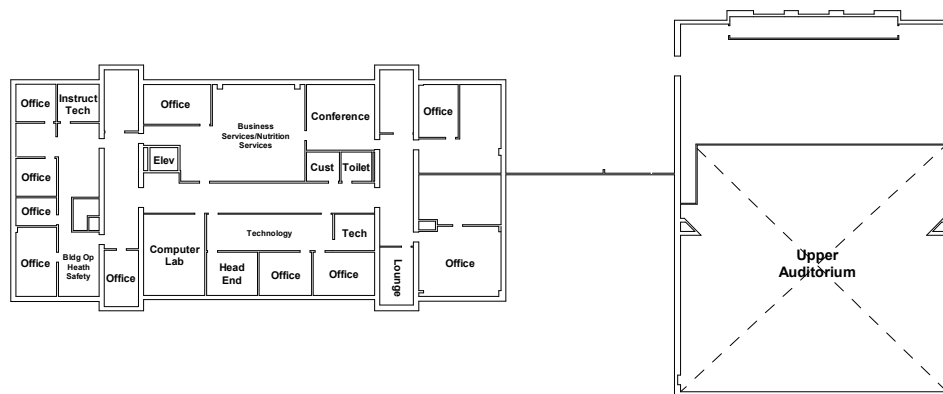
DRAFT July 10, 2019



DISTRICT OFFICE- MAIN LEVEL FLOOR PLAN



DISTRICT OFFICE - SECOND LEVEL FLOOR PLAN



DISTRICT OFFICE - THIRD LEVEL FLOOR PLAN



PROPOSED CAPACITY ANALYSIS

South Campus Building (Grades 6-8)

Teaching Stations: 51 existing + 9 (with addition)
(assumes 28 avg. per teaching station)

Total: Stations 59 x 28 = 1652
Utilization x 83%
Total Adjusted Capacity 1,371

Total Gross Square Footage: 264,893 SF
Media SF: 8,400 SF
Cafeteria SF: 10,000 SF (665 students/lunch)

Referendum Scope Overview

- **Capacity:** 1,350 - 9 additional teaching stations through addition / renovation (14,000 SF), including new main office for security; renovate existing office, and copy/production (6,500 SF)
- **Program needs:** Additional gymnasium to support scheduling (10,200 SF), renovate existing aux gyms (6,000 SF)
- **Furniture:** New classroom & media furniture (62 existing rooms, 9 new, 4 rooms' worth for media center - indicated by "F" on floor plan)
- **Media Center renovation:** Renovate existing media center to modernize and provide flex learning space



SOUTH CAMPUS BUILDING - MAIN LEVEL FLOOR PLAN



PROPOSED CAPACITY ANALYSIS

WBLAHS - North Campus (Grades 9-12)

Teaching Stations: 51 existing + 77 new (addition)

(assumes 30 avg. per teaching station)

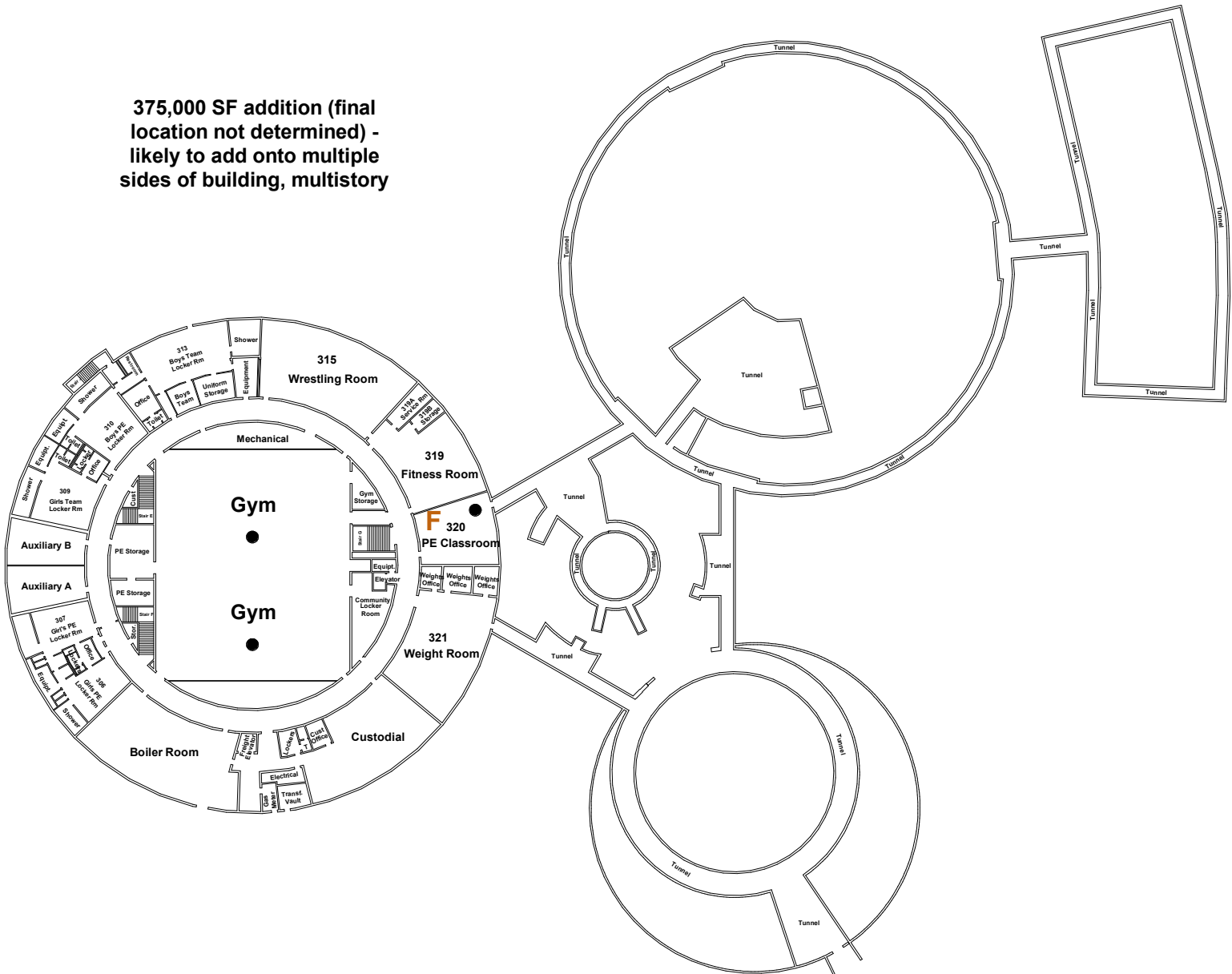
Total: Stations $128 \times 30 = 3,840$
Utilization $\times 85\%$
Total Adjusted Capacity 3,264

Total Gross Square Footage: 248,069 SF
Media SF: 4,300 SF

Referendum Scope Overview

- **Capacity:** 3,200 - 77 additional teaching stations through capacity addition (375,000 SF) including new main office, kitchen, and activities space; renovate circle around existing gym, existing main office, and existing kitchen to create commons (37,000 SF)
- **Program needs:** Budget for each existing classroom for modernization (\$15,000 / room x 60 classrooms)
- **Furniture:** New classroom & media furniture (74 existing rooms, 77 new, 4 rooms' worth for media center - indicated by "F" on floor plan)
- **Media Center renovation:** Renovate existing media center to modernize and provide flex learning space

375,000 SF addition (final location not determined) - likely to add onto multiple sides of building, multistory



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

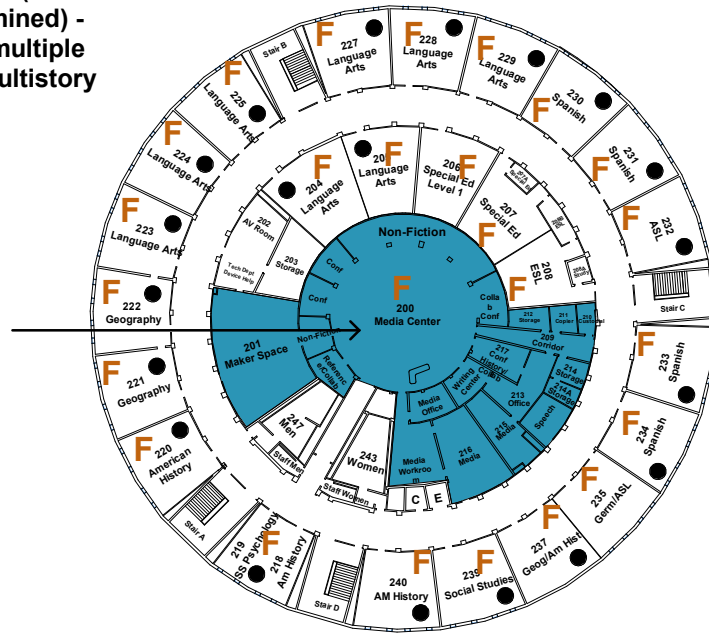
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\\Wae-srv-mn.woldae.com\StPaul\ISD624\2018 Planning\Revit\2019 Options Summary Diagrams.rvt



375,000 SF addition (final
location not determined) -
likely to add onto multiple
sides of building, multistory

Renovate Media
Center



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



PROPOSED CAPACITY ANALYSIS

Area Learning Center (Grades 9-12)

Teaching Stations: 11.5

(assumes 21 avg. per teaching station)

Total: Stations $11.5 \times 21 = 240$

Utilization $\times 83\%$

Total Adjusted Capacity 200

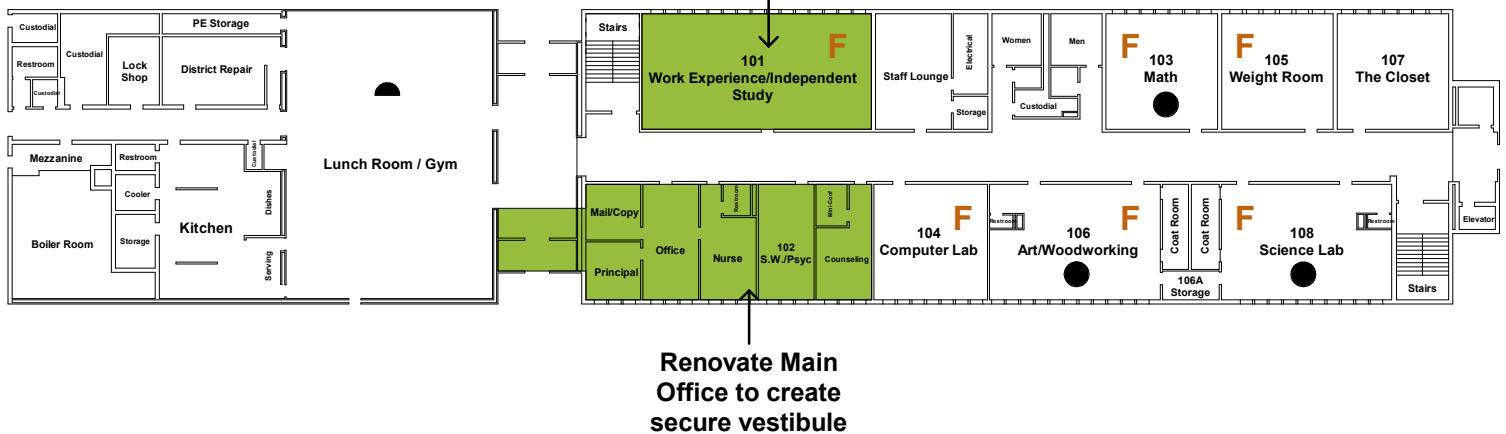
Total Gross Square Footage: 41,368 SF

Media SF: 1,675 SF

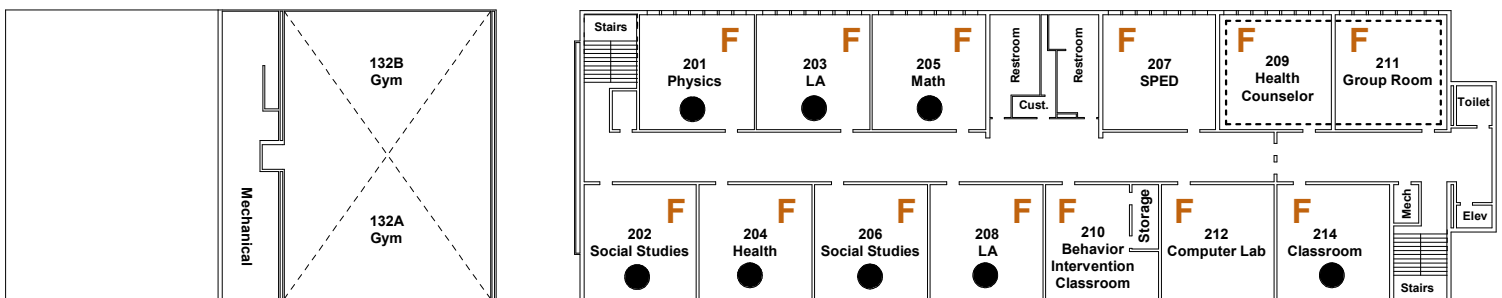
Referendum Scope Overview

- **Capacity:** 200 (no addition)
- **Program needs:** Renovations for a secure vestibule
- **Furniture:** New classroom & media furniture (18 existing rooms, 4 rooms' worth for media center - indicated by "F" on floor plan)
- **Media Center renovation:** Renovate existing media center to modernize and provide flex learning space (used for independent study)

Renovate
Independent Study
Space



AREA LEARNING CENTER - MAIN LEVEL FLOOR PLAN



AREA LEARNING CENTER - SECOND LEVEL FLOOR PLAN



Referendum Scope Overview

- **Capacity:** Convert to Early Childhood Center (North)
- **Program needs:** N/A

2 Centers - Elements per Site

- Screening (ONLY AT ONE LOCATION - 2 small conference room type spaces)
- Large Training Room (night time events, family, etc.)
- Office Space
 - Reception / greeter
 - 1 leader and admin at each site
 - School psych. (based out of one site, drop into the other one)
 - Health office at each site (typ. Elementary nursing setup)
 - Vision / screening could use either nurse or psych office
 - Conference room (10-12 could be the same as the larger training room)
- Staff:
 - Birth to 3: 8-10 landing pads (ONLY AT ONE LOCATION)
 - Outreach (cultural liaisons): 6-8 landing pads (ONLY AT ONE LOCATION)
- Dedicated playground
- ½ size classroom for sound buddies (this would be the speech room, needs storage)
- All Day programming (Bear Fun): 2 all-day program rooms
- 4 Year Old programming:
 - 5-6 4 year old rooms per center
- 3 Year Old programming:
 - 3-4 3 year old rooms per center
- ECSE
 - 2-3 rooms per site
 - 1-2 parent ed rooms per location
 - 1 sib care room
- ECSE
 - Motor room (sensory - with a swing) (size of Normandy Park)
 - 2 breakout testing (like Spring Lake Park)
 - 3 cluster classrooms (w/dedicated bathroom, for changing)
- Large Motor Space (similar to Normandy Park)
- OT/PT - drop in space for 5-6 people, a few associated "conference spaces" for private phone calls
- Storage
- Consumables (room 128 at NP)
- Large Motor (room 129 at NP)

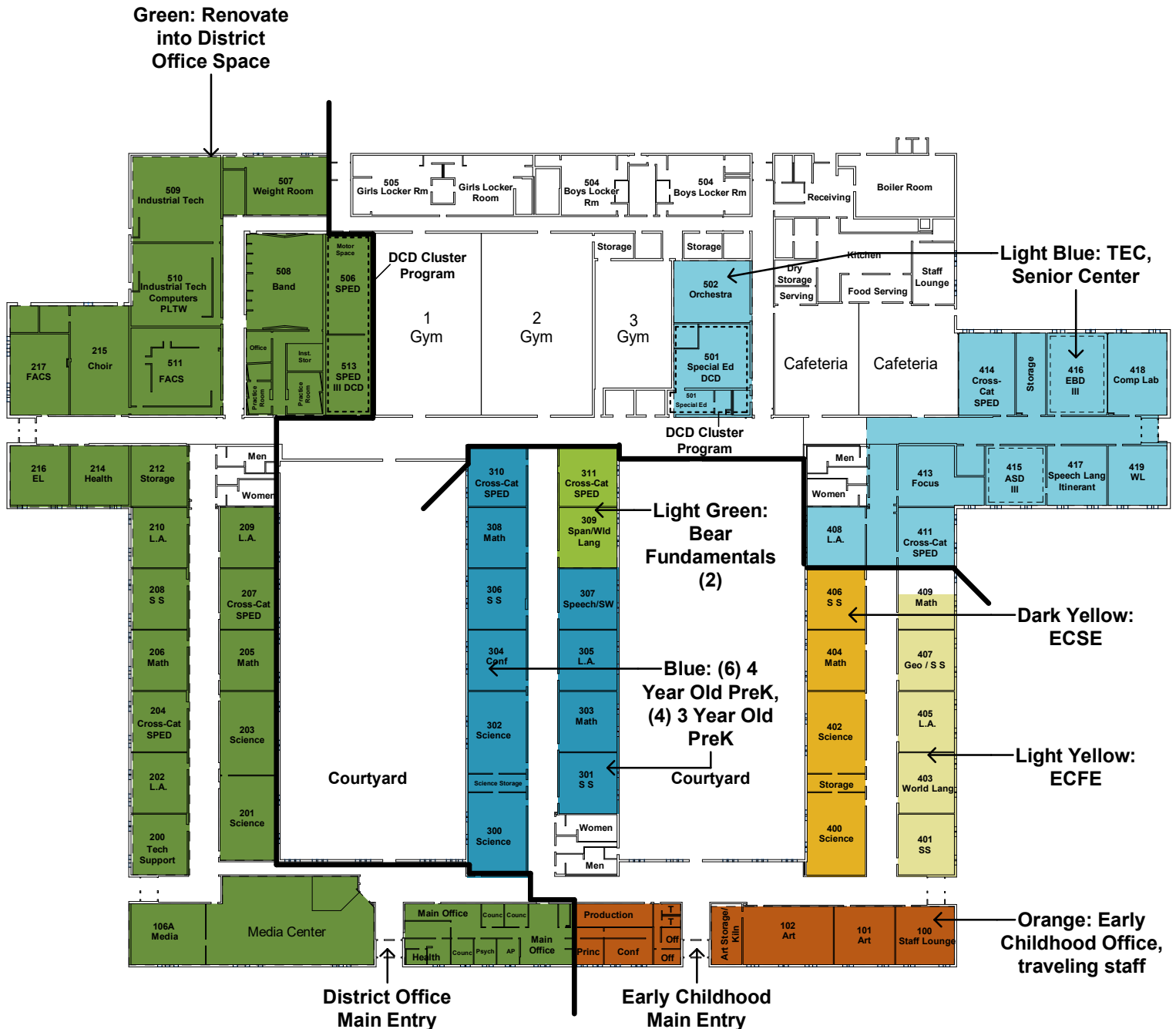


HUGO BUILDING - MAIN LEVEL FLOOR PLAN (NORTH EC CENTER)



Referendum Scope Overview

- **Capacity:** Convert to District Office, Transition Education Center, Senior Center, & Early Childhood Center (South)
- **Program needs:** N/A



SUNRISE PARK - DISTRICT CENTER (SOUTH EC CENTER)

Appendix P:

Sample Ballot

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.**
