



Building our Future²⁰²⁵

Community • Growth • Student Success

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FEBRUARY 3, 2022
sowashco.org/facilityplanning



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Within 10 Years



**8,000
NEW HOMES**



**3,500
NEW STUDENTS**



**15 SCHOOLS
OVER CAPACITY**

Purpose

PRIMARY GOALS

- Ensure adequate classroom space at all grade levels
- Space for early learning, special education, alternative high school and operational facilities
- To achieve the best possible learning environment for students
- Design equitable learning spaces at the elementary, middle and high school levels



Results

BOARD-APPROVED GOALS

Creation of a **10-year facility plan** that addresses:

- Enrollment increases from new construction or changing of boundaries
- Modernization of classroom space
- Needed renovations such as elementary bathrooms
- Curriculum and/or Instructional delivery methods
- Transportation facility needs
- Alternative high school space
- Operational facility needs
- Early learning programming
- Special education programming
- How buildings/schools will be repurposed

Results

BOARD-APPROVED GOALS

Creation of a **10-year facility plan** that addresses:

- Creation of a funding plan to address the costs of the 10-year facility plan which will include bonding, lease levies, and long-term facility maintenance revenue.
- Creation of learning spaces that support:
 - College and career ready students by providing flexible, adaptive spaces for learning
 - Environments that inspire social interactions
 - Diverse instructional styles and accommodate multiple forms of collaboration

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Projected Enrollment

25,000

Projected Enrollment

20,000

15,000

10,000

5,000

0

2021

2022

2023

2024

2025

2026

2027

2028

2029

2030

2031

Projected District Enrollment

18,271

18,468

19,365

20,137

20,814

21,458

21,856

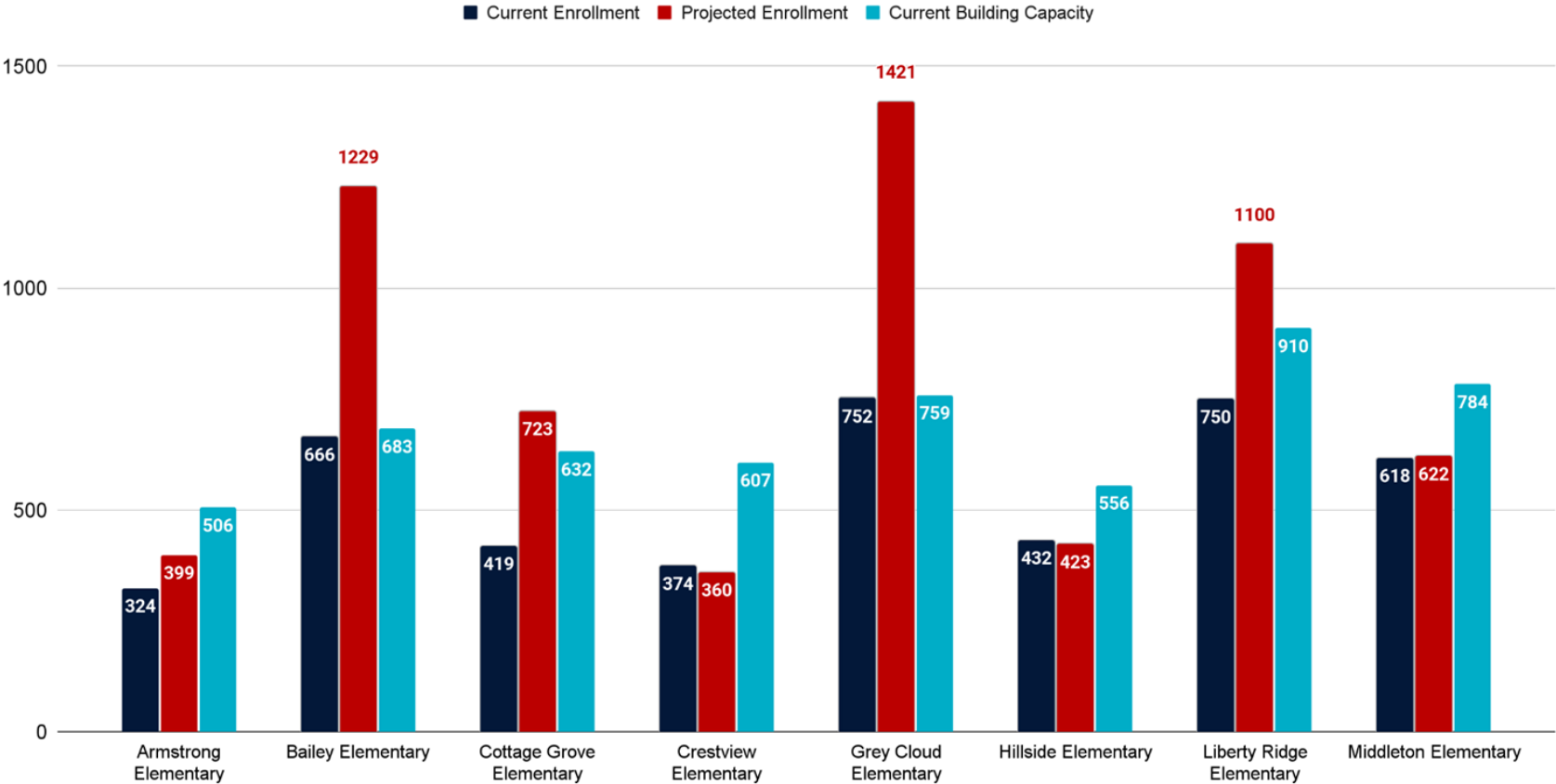
22,086

22,317

22,484

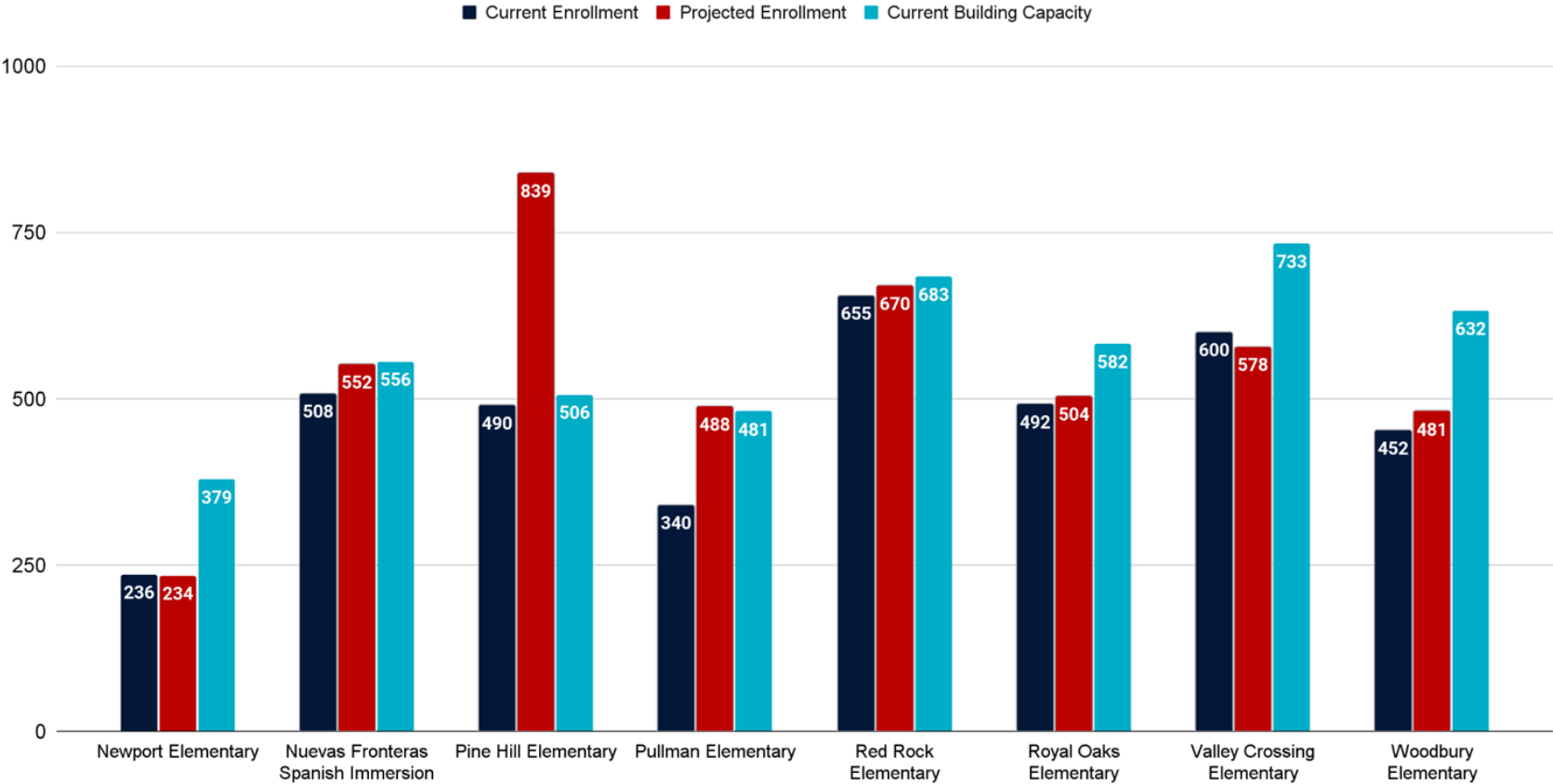
22,627

If We Did Nothing – 10-year Projected Student Enrollment



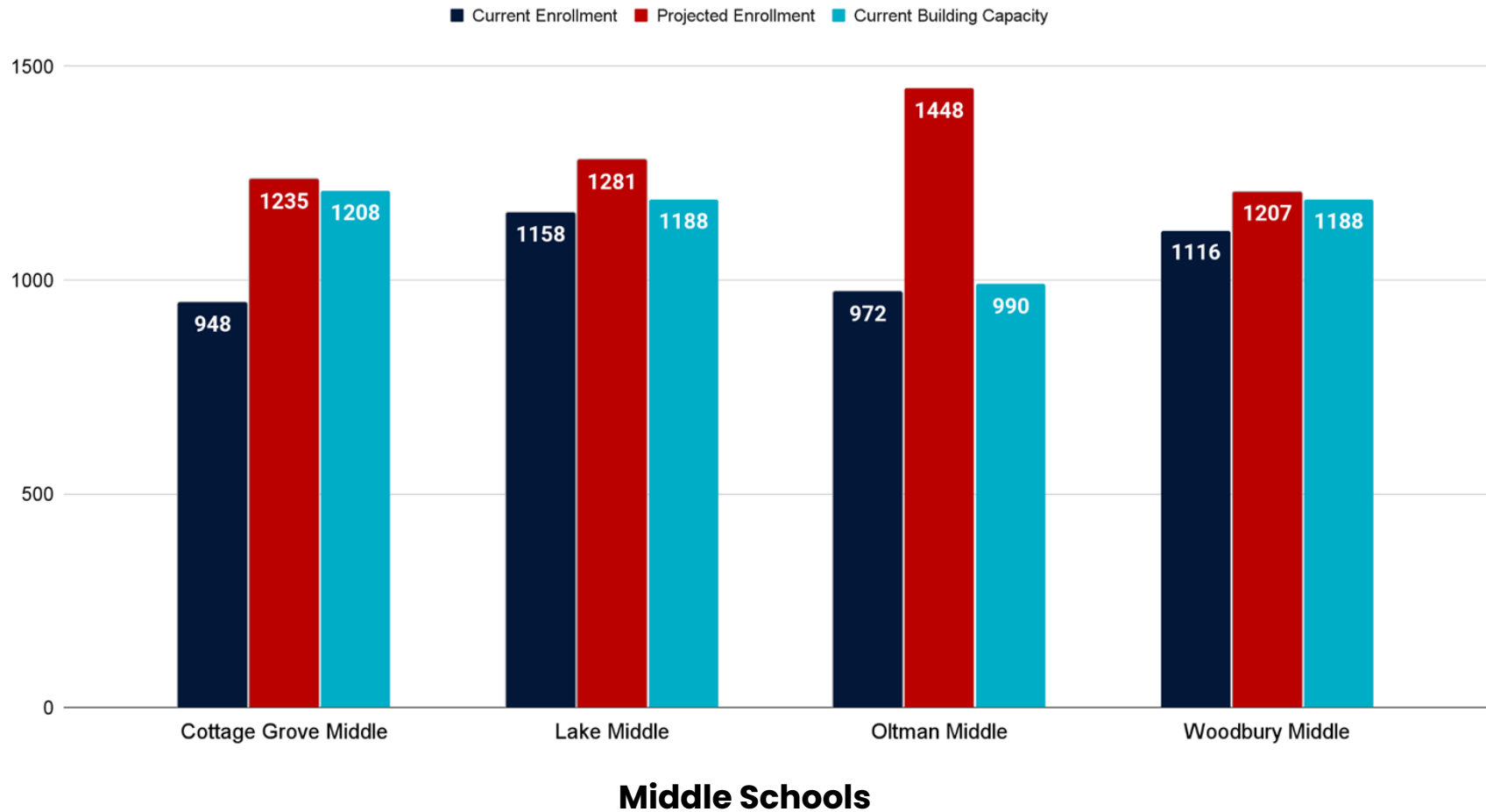
Elementary Schools

If We Did Nothing – 10-year Projected Student Enrollment

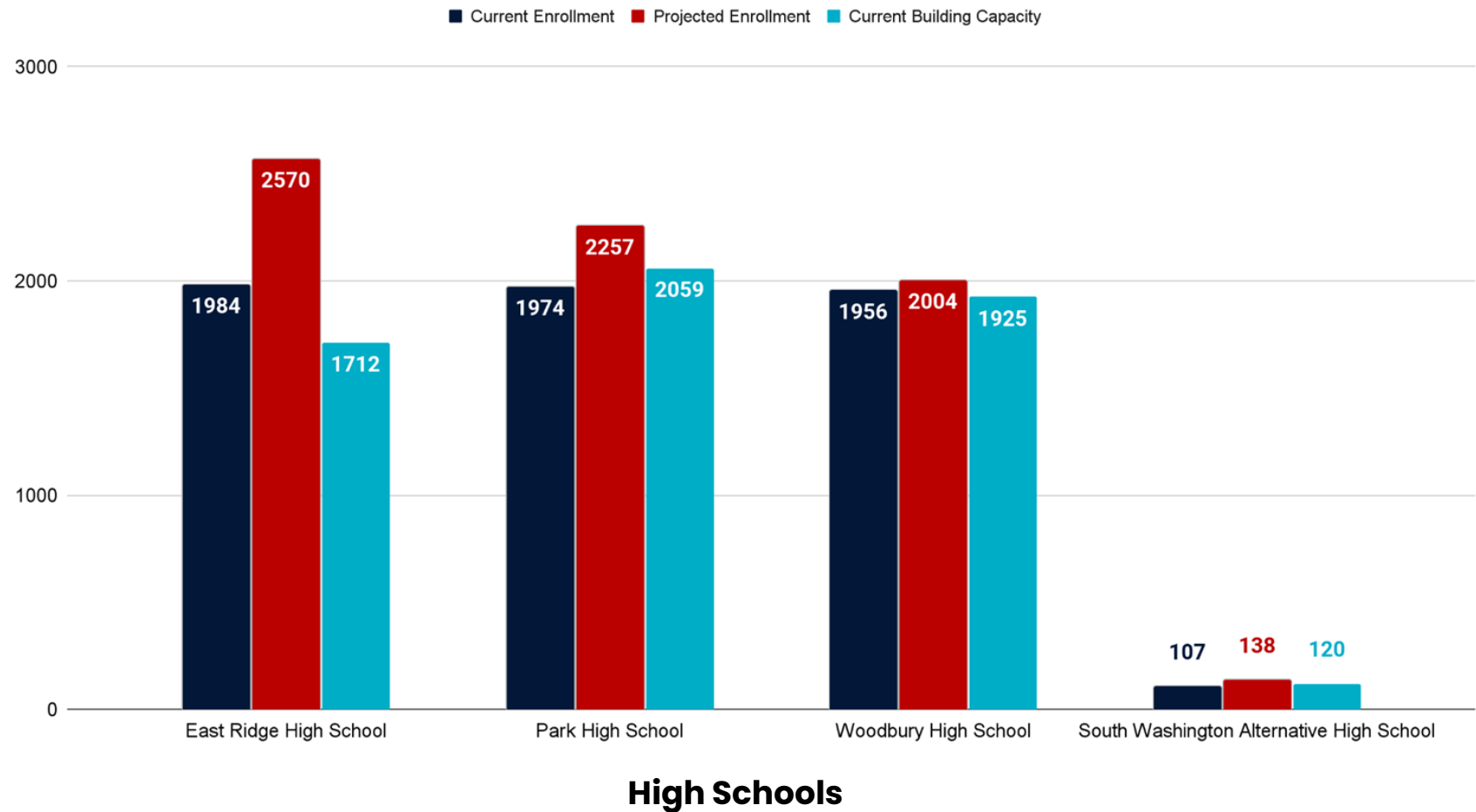


Elementary Schools

If We Did Nothing – 10-year Projected Student Enrollment



If We Did Nothing – 10-year Projected Student Enrollment



Currently Over Capacity	Over Capacity Within 2 Years	Over Capacity Within 10 Years
<ul style="list-style-type: none"> • East Ridge High School • Woodbury High School 	<ul style="list-style-type: none"> • Grey Cloud Elementary • Pine Hill Elementary • Oltman Middle School 	<ul style="list-style-type: none"> • Bailey Elementary • Cottage Grove Elementary • Cottage Grove Middle • Lake Middle School • Liberty Ridge Elementary • Park High School • Pullman Elementary • Red Rock Elementary • South Washington Alternative High School • Woodbury Middle



Working Option A



Building our Future²⁰²⁵



WORKING OPTION A

New elementary school in a central location

Move South Washington Alternative High School to an existing space in the district

Current high schools increase to 2400 seats each

Smallest impact on attendance boundaries for elementary and high school levels, no change to middle school

Construction of a centralized transportation and operations center, sell current site

Construction of a centralized district service center with consolidation of district program center, sell current sites

Total estimated cost \$425 million

A



Working Option B



Building our Future²⁰²⁵



WORKING OPTION B

Construction of a new elementary school in a central location

Construction of early learning and kindergarten buildings at some school sites

Construction of a new high school (850 seats)

South Washington Alternative High School, Next Step program, Pathways program, SoWashCo Online learning and staff space and a centralized district service center move to new high school campus

Current high schools increase to 2200 seats each

Minimal impact on attendance boundaries for elementary schools, no change to middle and high schools

Total estimated cost \$500 million

B



Working Option C



Building our Future²⁰²⁵



WORKING OPTION C

Construction of a new elementary school in a central location

Renovation of an existing school to serve as central early learning center (Early Childhood Family Education (ECFE), Early Childhood Special Education (ECSE), preschool, Pre-K)

Construction of a new high school (1700 seats)

South Washington Alternative High School, Next Step program, Pathways program, SoWashCo Online learning and staff space and a centralized district service center move to new high school campus

Current high schools decrease to 1700 students each

Extensive boundary changes for elementary, middle and high school levels

Total estimated cost \$580 million

C

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Discussions and Feedback

The Process

- **Leadership Team:** Guides the process for communications, timelines, meetings, etc.
- **Design Team:** Experts working on potential construction plans, costs and site requirements.
- **Steering Committee:** Administrators who review all input to make a final recommendation to the Superintendent.
- **Task Force:** Staff and community members who serve as an advisory and input group for the Steering Committee.
- **Focus Groups:** Established advisory groups that will provide additional feedback to the Steering Committee.
- **Community Information Sessions:** The opportunity for community members to review the preferred plan and share feedback on the data and decisions to help refine the plan before a final recommendation is sent to the Superintendent for board approval.

Discussions and Feedback



- System Leaders
- Advisory Groups
 - District Ambassador Committee
 - Citizen's Finance Committee
 - Student Ambassador Committee
- School board
- **PRIMARY:** Long-range facility planning task force (community members and staff)



Trending Discussions and Feedback

- Construction now will be cheaper than waiting
- Acquire land while it's available
- The range of minimal to extensive boundary changes
- Availability of staffing for new buildings/schools
- What happens if a bond referendum does not pass
- Questioned benefits and challenges of a feeder system: elementary > middle > high school



Trending Discussions and Feedback

- Early childhood center vs. programming in a school
- Traffic during pick up and drop off at an early learning center
- Centrally located elementary school
- High school overcrowding
- Costs of each plan in relation to a new high school
- New high school capacity vs. initial enrollment



Trending Discussions and Feedback

- Maximum number of students per high school (1700 vs. 2400)
- Equitable course offerings and athletics considerations
- Consolidation of district administration to one place
- Consolidation of transportation and operations center
- Placement of transportation for efficient service



NEW

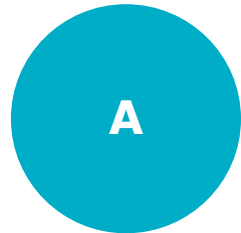
Working Option A



Working Option A – Early Learning



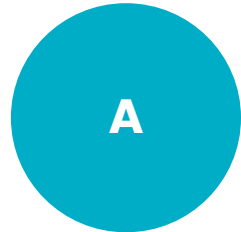
- Creation of two early learning centers (including current Liberty Ridge Site II)
- Pre-K programming in most elementary schools



Working Option A – Special Education



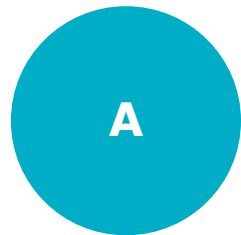
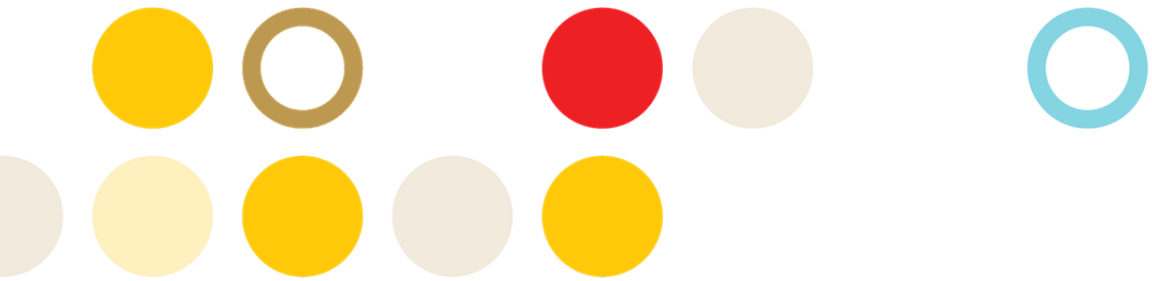
- Renovate current rental spaces to accommodate SoWashCo Online, community education and special education programming
- Keep transition programming (18-21) near commerce and businesses in renovated District Service Center



Working Option A – Elementary Schools

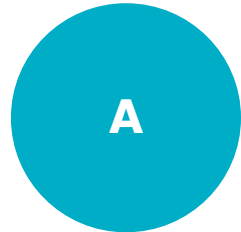
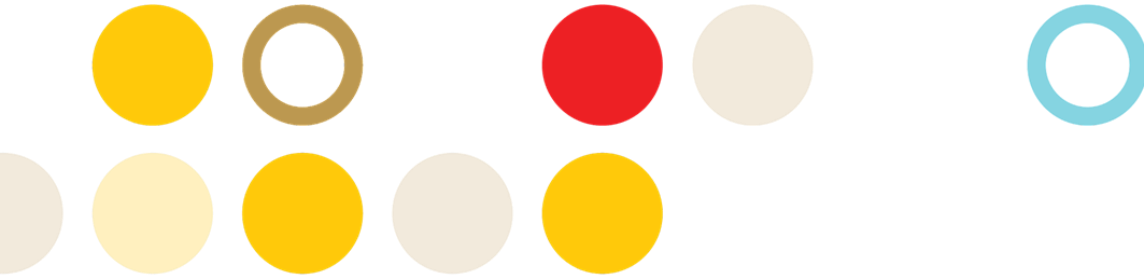


- New elementary school in a central location
- Construction of classroom additions
- Renovation of bathrooms and kitchens for meal service
- Renovation of early learning and special education spaces
- Creation of shared learning spaces for student collaboration



Working Option A – Middle Schools

- Construction of classroom additions
- Expansion of cafeterias and kitchen serving areas
- Construction of new, secured entryways
- Current middle schools increase to approximately 1400 students each



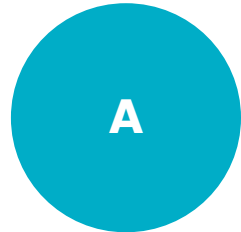
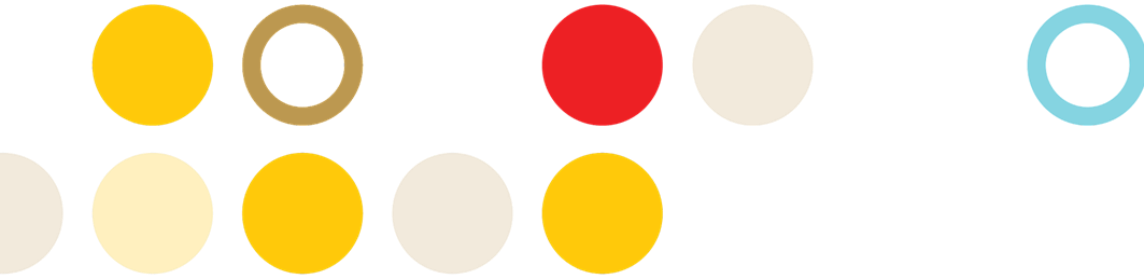
Working Option A – High Schools

- Construction of classroom additions
- Expansion of cafeterias and kitchens
- Creation of multipurpose space for online learning
- Renovation of Career and Technical Education (CTE) and Science, Technology, Engineering and Math (STEM) spaces
- Site redesign at Park and Woodbury High Schools to improve traffic flow and increase pedestrian safety
- Move South Washington Alternative High School to an existing space in the district
- Current high schools increase to 2400 seats each (designed for potential future additions with up to 2700 seats)

Working Option A – Support Sites



- Construction of a satellite operations center for facilities and school bus overflow parking
- Renovate current District Service Center
- Sell current District Program Center



Working Option A – Considerations

\$432 MILLION

- **Elementary School:** Capacity increase from 9,989 to **10,740**
- **Middle School:** Capacity increase from 4,574 to **5,543**
- **High School:** Capacity increase from 5,696 to **7,190**
- South Washington Alternative High School: Capacity increase from 120 to **300**
- **Boundaries:** Small impact for elementary and high school levels, no change for *current* middle school families
- Purchase of land for future use

NEW

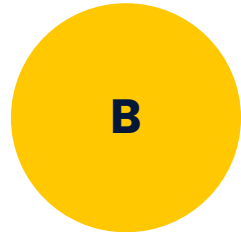
Working Option B



Working Option B – Early Learning



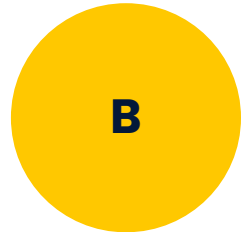
- Creation of two early learning centers (including current Liberty Ridge Site II)
- Pre-K programming in most elementary schools



Working Option B – Special Education



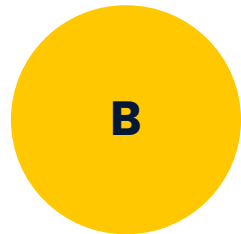
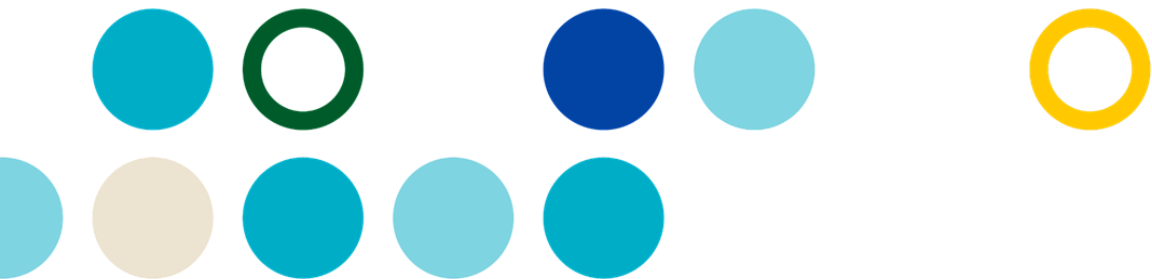
- Renovate current rental spaces for SoWashCo Online, community education and special education programming
- Keep transition programming (18-21) near commerce and businesses in renovated District Service Center



Working Option B – Elementary Schools

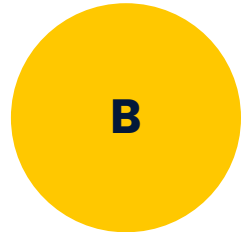
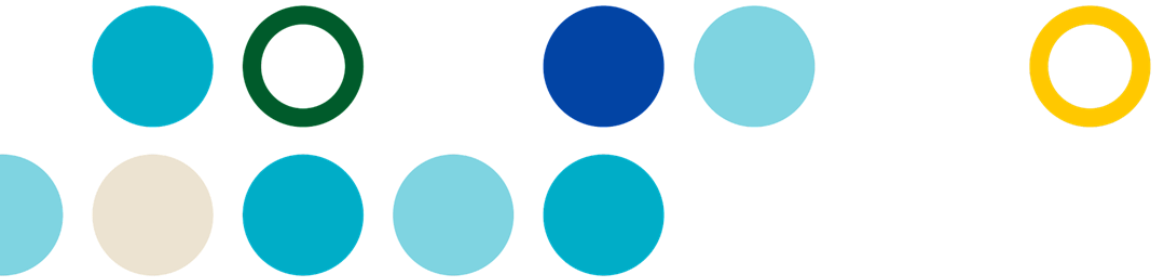


- New elementary school in a central location
- Construction of classroom additions
- Renovation of bathrooms and kitchens for meal service
- Renovation of early learning and special education spaces
- Creation of shared learning spaces for student collaboration



Working Option B – Middle Schools

- Construction of classroom additions
- Expansion of cafeterias and kitchen serving areas
- Construction of new, secured entryways
- Current middle schools increase to approximately 1400 students each

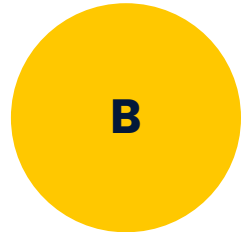
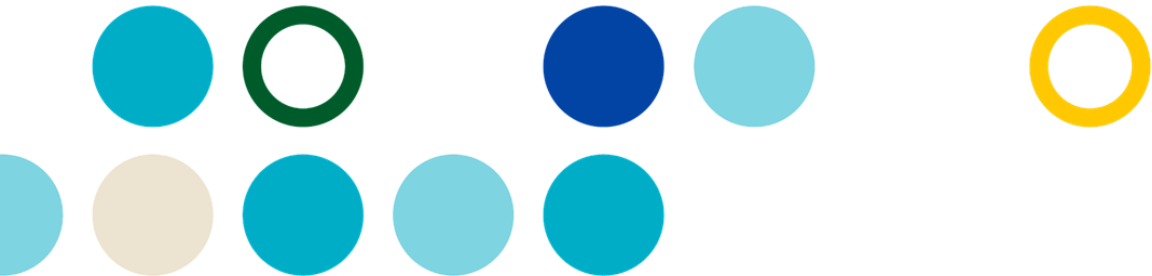


Working Option B – High Schools

- **Construction of a new traditional high school with 1700 seats**
 - Current high schools maintain current capacity
 - Each high school designed for potential future additions with up to 2700 seats
- Expansion of cafeterias and kitchens
- Creation of multipurpose space for online learning
- Renovation of Career and Technical Education (CTE) and Science, Technology, Engineering and Math (STEM) spaces
- Move South Washington Alternative High School to an existing space in the district
- Site redesign at Park and Woodbury High Schools to improve traffic flow and increase pedestrian safety

Working Option B – Support Sites

- Construction of a satellite operations center for facilities and school bus overflow parking
- Renovate current District Service Center
- Sell current District Program Center



Working Option B – Considerations

\$582 MILLION

- **Elementary School:** Capacity increase from 9,989 to **10,740**
- **Middle School:** Capacity increase from 4,574 to **5,543**
- **High School:** Capacity increase from 5,696 to **7,524**
- South Washington Alternative High School: Capacity increase from 120 to **200**
- **Boundaries:** Small impact for elementary, no change for *current* middle school families, extensive changes to high school boundaries

Working Options – Totals

Total

\$432,000,000

Working Option A

A blue circle containing the white letter "A".

Total

\$582,000,000

Working Option B

A yellow circle containing the black letter "B".

Compare Working Options



WORKING OPTION A

Two early learning sites with Pre-K in most elementary schools

Renovation of early learning and special education spaces

A new, **centrally located elementary school**

Current middle schools increase to approximately **1400 students each**

Current high schools **increase to 2400** seats each
(future expansion to 2700 seats)

Attendance Boundaries: **Small impact** for elementary and high school levels, **no change** for *current* middle school families

WORKING OPTION B

Two early learning sites with Pre-K in most elementary schools

Renovation of early learning and special education spaces

A new, **centrally located elementary school**

Current middle schools increase to approximately **1400 students each**

Construction of a new, traditional high school with **1700 seats**
(future expansion to 2700 seats)

Attendance Boundaries: **Small impact** for elementary, **no change** for *current* middle school families, **extensive** changes to high school boundaries

Current high schools **maintain current capacity**
(future expansion to 2700 seats)





Bonds for Buildings

WHAT IS A BOND REFERENDUM?

- A bond referendum gives voters the opportunity to decide if South Washington County Schools should be authorized to raise construction funding through the sale of bonds.
- Bonds allow the District to borrow money that it then pays back over time.
- This is the only method to raise enough funds for new construction.

Tax Impact

Options	Total Cost	Estimated Tax Impact
Working Option 	<ul style="list-style-type: none">\$432 million	\$22 month / \$264 year
Working Option 	<ul style="list-style-type: none">\$582 million	\$34 month / \$408 year

Estimated tax impact on the average value home of \$300,000.

Construction funding
does not take money
away from
education funding.

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Timeline

Long-range Facility Team updated the school board with current and projected enrollment data and housing developments.

**NOV
2021**

The design team and leadership committee revised previous plans to accommodate ongoing growth and new facility and student needs.

**DEC
2021**

New plans, enrollment data and timelines shared with the school board and the original task force for feedback.

**JAN
2022**

The original task force members (staff and community members) revisited the previous construction plans and reviewed new enrollment projections and housing developments.

Planning begins for a bond referendum election for Aug. 9, 2022, pending board approval.

Plan update shared with the school board.

**FEB
2022**

Plans narrowed to one preferred plan and shared with the school board and community.

**MARCH
2022**

Community information sessions scheduled to share the preferred plan and gather feedback.

Request board approval for final long-range facility proposal.

**APRIL
2022**

Request board approval to ask voters to consider construction funding through a bond referendum.

Begin sharing election information, tax impact and sample ballots with voters in preparation for the bond referendum.

**JUNE
2022**

**AUG 9
2022**

Special election for the bond referendum to fund construction in the long-range facility plan.

Earliest completed construction of new buildings and boundary changes.

**FALL
2025**

2025

Next Steps

- Gather feedback from the long-range facility task force
- Steering committee narrows working options to one preferred plan by March
 - Expected boundary changes
 - Buildings to be repurposed
 - Movement of programming
- Gather community, staff and advisory group feedback on preferred plan
- Present final plan for approval in April

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