



# Building our Future<sup>2025</sup>

Community • Growth • Student Success

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FEBRUARY 17, 2022  
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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

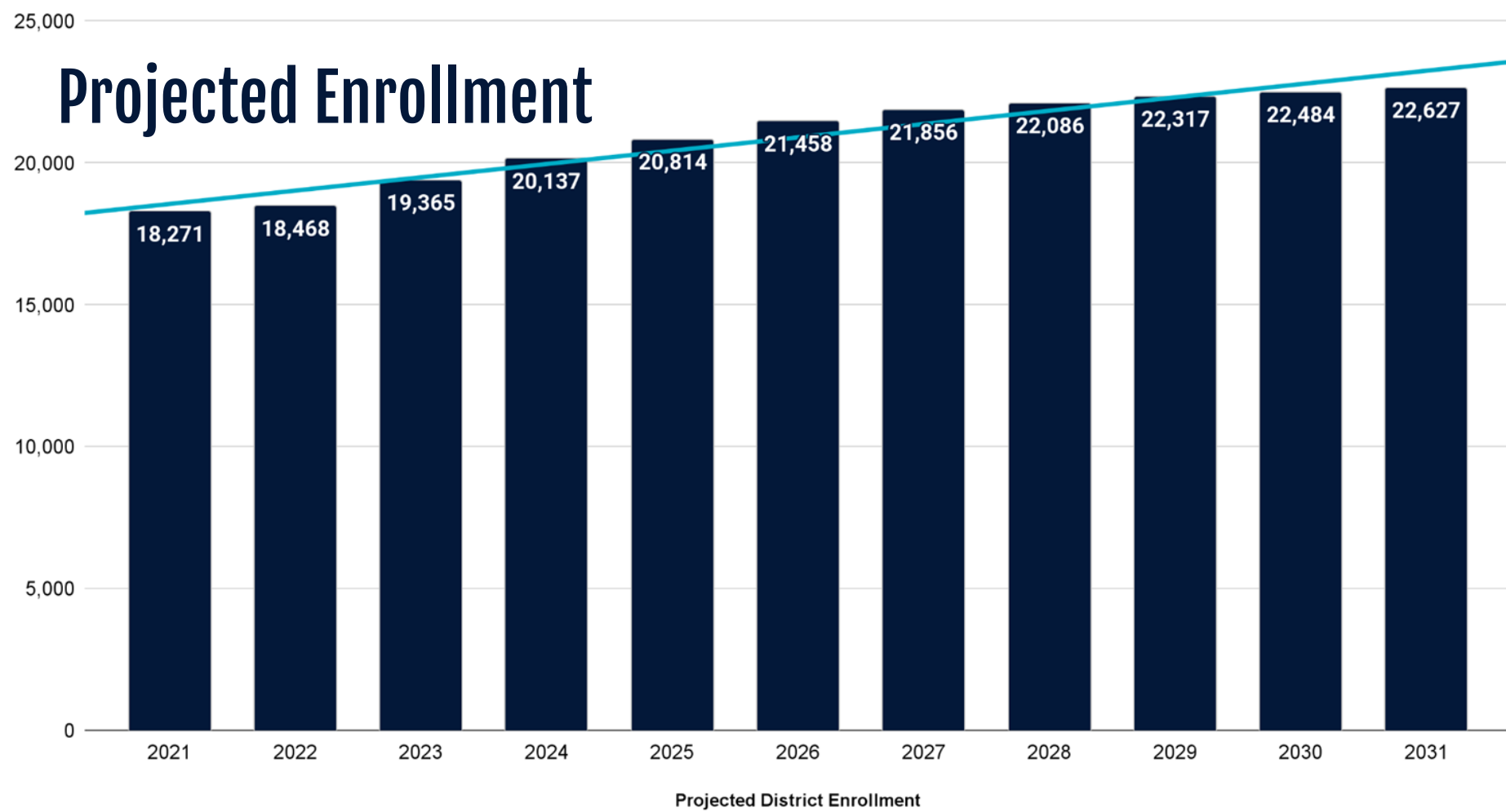
Creation of a **10-year facility plan** that addresses:

- 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

The background of the slide is decorated with a pattern of circles in three colors: dark blue, teal, and beige. Some circles are solid, while others are overlapping, creating a modern, abstract design. The text "Projected Enrollment" is centered in a dark blue, sans-serif font.

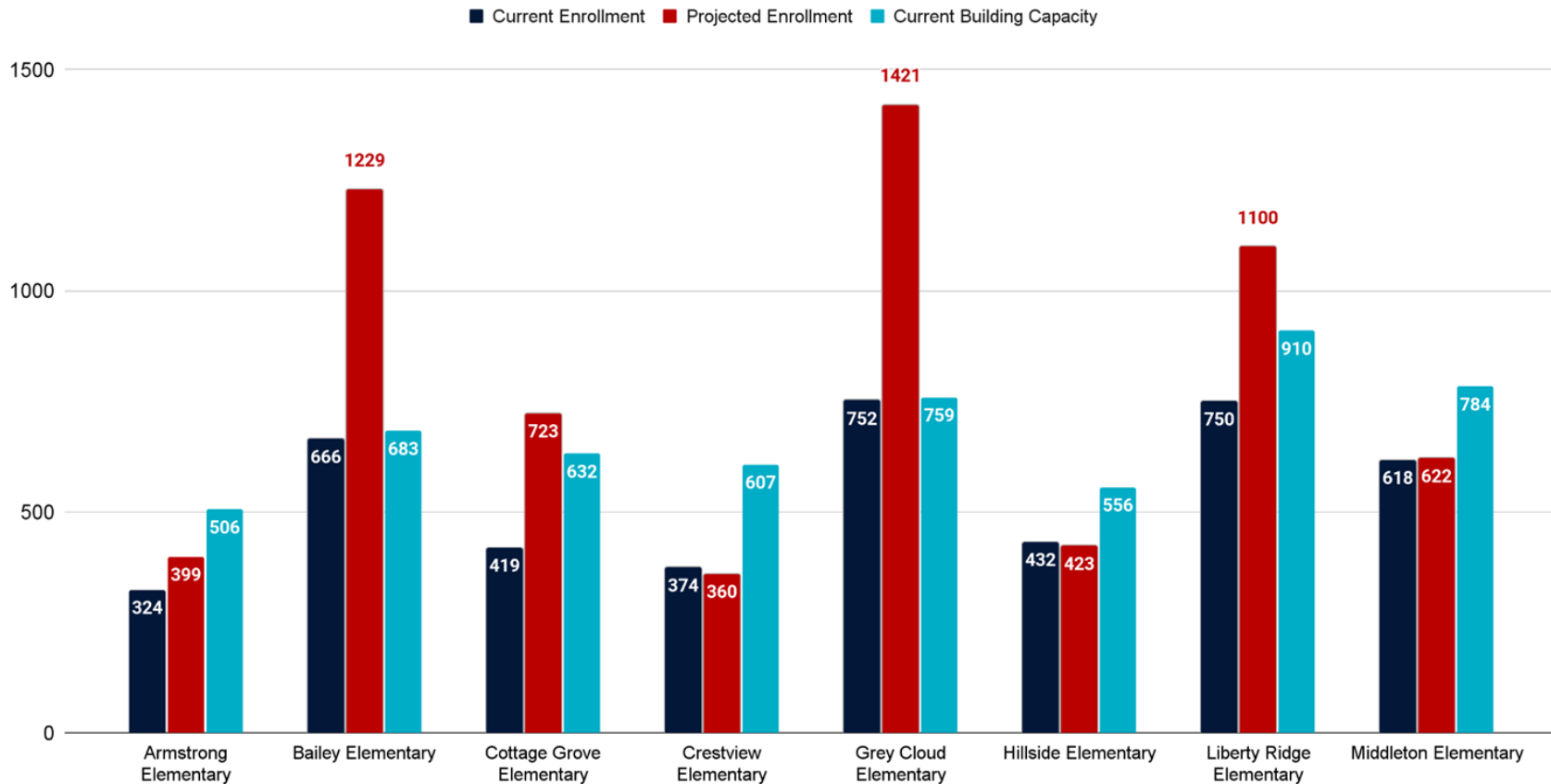
# Projected Enrollment

# Projected Enrollment



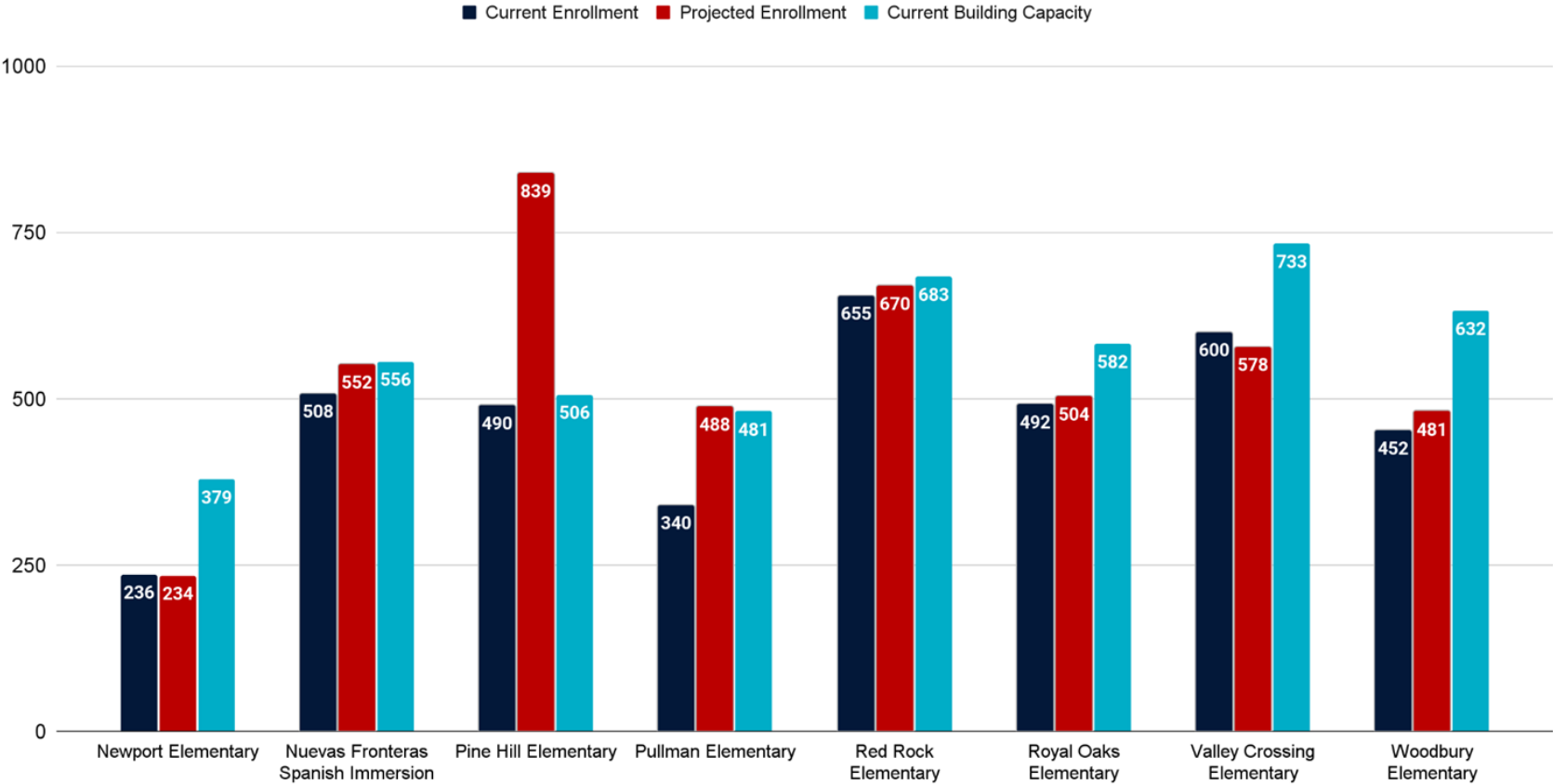


# If We Did Nothing – 10-year Projected Student Enrollment



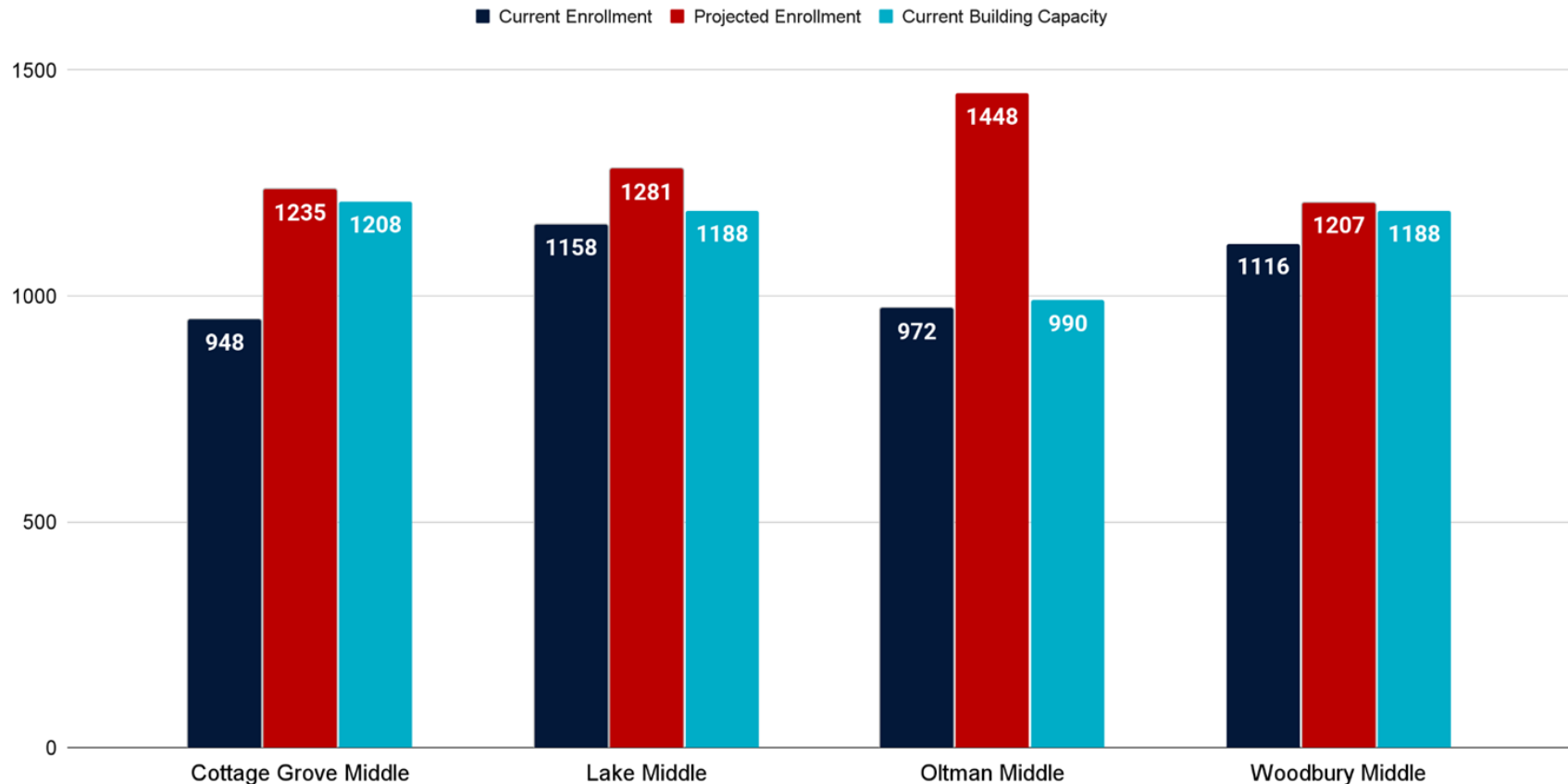
## Elementary Schools

# If We Did Nothing – 10-year Projected Student Enrollment



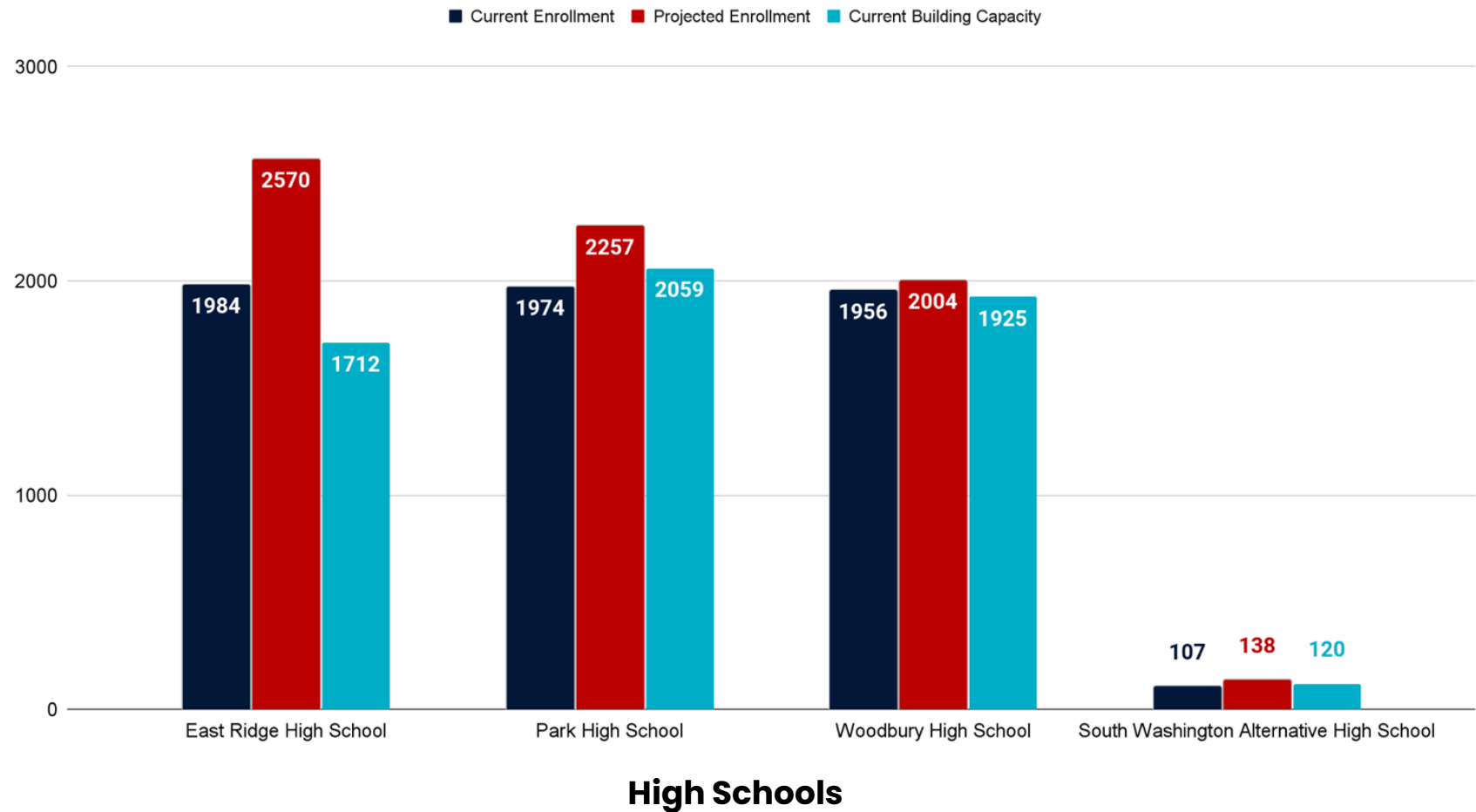
Elementary Schools

# If We Did Nothing – 10-year Projected Student Enrollment



**Middle Schools**

# 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"> <li>• East Ridge High School</li> <li>• Woodbury High School</li> </ul> | <ul style="list-style-type: none"> <li>• Grey Cloud Elementary</li> <li>• Pine Hill Elementary</li> <li>• Oltman Middle School</li> </ul> | <ul style="list-style-type: none"> <li>• Bailey Elementary</li> <li>• Cottage Grove Elementary</li> <li>• Cottage Grove Middle</li> <li>• Lake Middle School</li> <li>• Liberty Ridge Elementary</li> <li>• Park High School</li> <li>• Pullman Elementary</li> <li>• Red Rock Elementary</li> <li>• South Washington Alternative High School</li> <li>• Woodbury Middle</li> </ul> |



# Working Option A



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## **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





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## 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



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## 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



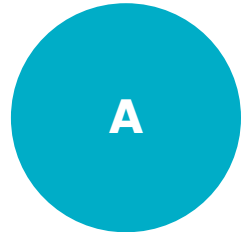
NEW

# Working Option A



# Working Option A – Early Learning

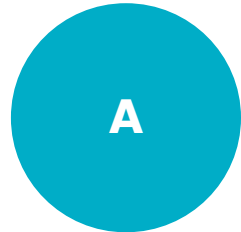
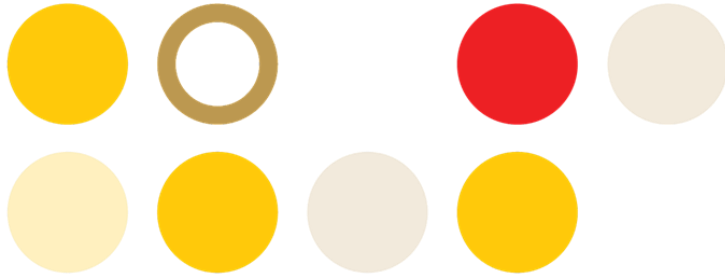
- Creation of two early learning centers (including current Liberty Ridge Site II)
- Pre-K programming in most elementary schools



# Working Option A – Special Education



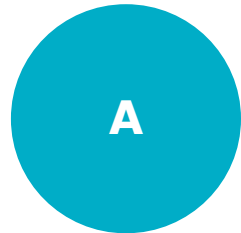
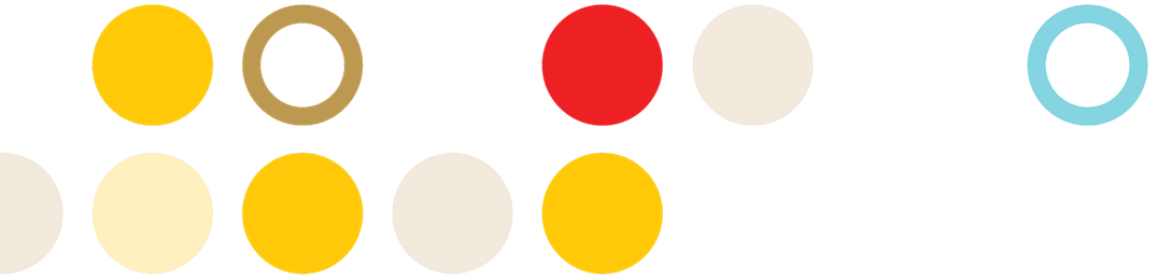
- Renovate current rental spaces to accommodate SoWashCo Online, community education and special education programming
- Keep transition programming (18-21) near commerce and businesses in renovated District Service Center



# Working Option A – Elementary Schools

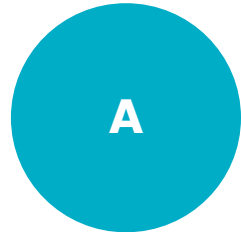
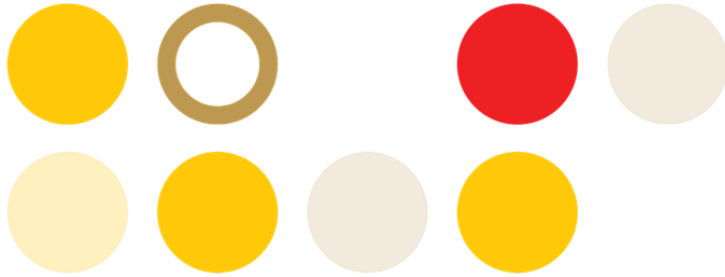


- New elementary school in a central location
- Construction of classroom additions
- Renovation of bathrooms and kitchens for meal service
- Renovation of early learning and special education spaces
- Creation of shared learning spaces for student collaboration



# 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



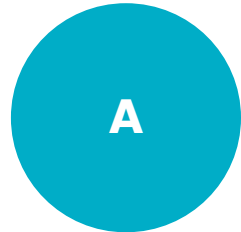
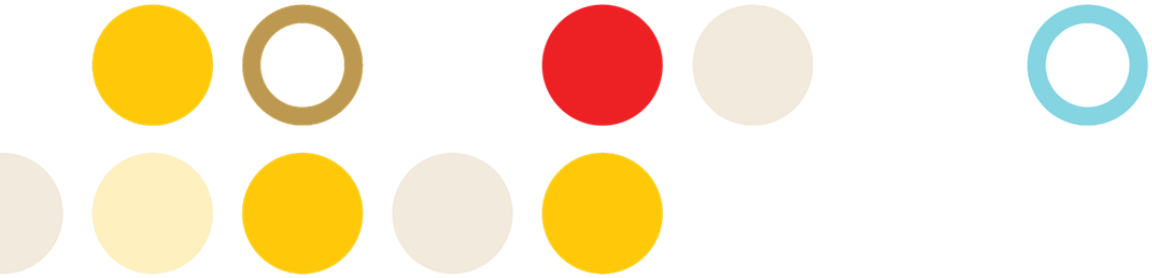
# Working Option A – High Schools

- 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

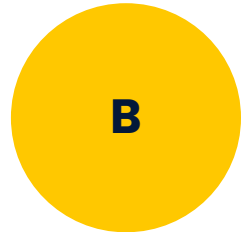
# Working Option B



# Working Option B – Early Learning



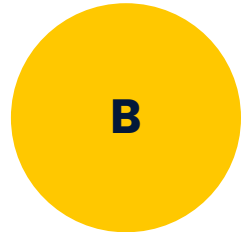
- Creation of two early learning centers (including current Liberty Ridge Site II)
- Pre-K programming in most elementary schools



# Working Option B – Special Education



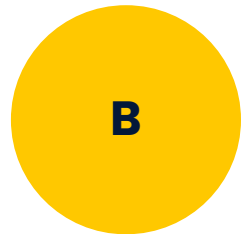
- Renovate current rental spaces for SoWashCo Online, community education and special education programming
- Keep transition programming (18-21) near commerce and businesses in renovated District Service Center



# Working Option B – Elementary Schools

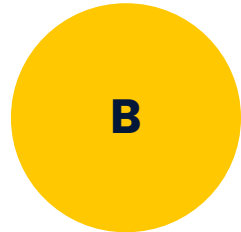
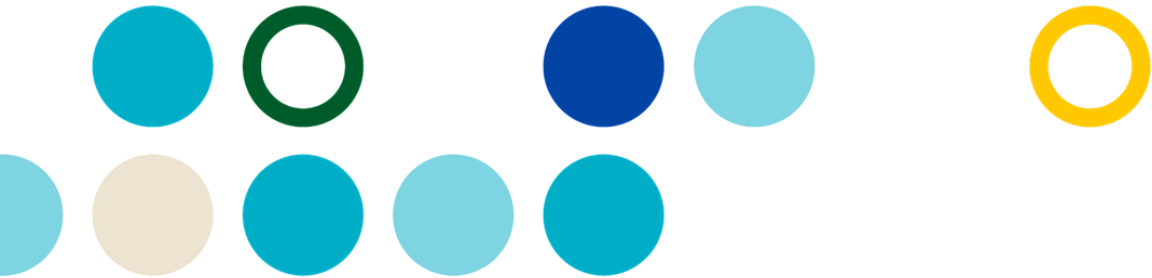


- New elementary school in a central location
- Construction of classroom additions
- Renovation of bathrooms and kitchens for meal service
- Renovation of early learning and special education spaces
- Creation of shared learning spaces for student collaboration



# 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

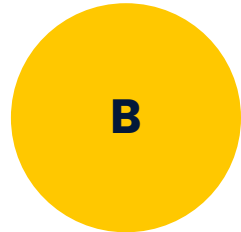
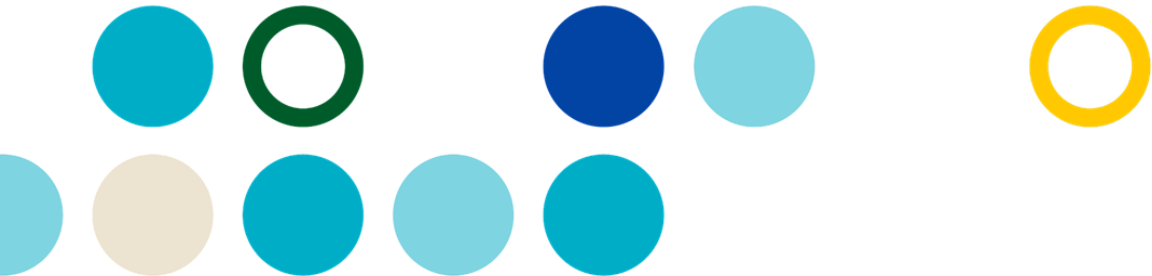


# Working Option B – High Schools

- **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 **300**
- **Boundaries:** Small impact for elementary, no change for *current* middle school families, extensive changes to high school boundaries

# Working Options – Totals

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**Total**

\$432,000,000

**Working Option A**

A blue circle containing the white letter "A".

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**Total**

\$582,000,000

**Working Option B**

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# 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

**Land** for future district use **purchased preemptively**  
(120-160 acres)

## 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    |
|--|-----------------|-------------------------|
| <b>Working Option</b><br> | • \$432 million | \$22 month / \$264 year |
| <b>Working Option</b><br> | • \$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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