

1910



Open Facilities Update Board Presentation

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Overview

- Open Facilities Guiding Change and Action Plan
- Proposed Legislation and Next Steps
- River Ridge Education Center - Broker Status and Expectations
- Redevelopment of Diamondhead Education Center and Metcalf Middle School sites
- Cedar, Sioux Trail, Marion W. Savage

Guiding Change and Action Plan

[FY21 April 2020 Open Facilities Guiding Change](#)

[Action Plan Board Approved October 22, 2020](#)

Proposed Legislation HF2117 and SF2011 did not move forward this legislative session. We will need to try again next session.

Purpose and Commitment

Purpose

- Maximize use of Open Facilities
 - What are our district needs?
 - What are our opportunities for community partnerships?
- Leverage our resources as efficiently and effectively as possible

ISD 191 is Committed to:

- Students, student learning, and offering the best possible learning environments and opportunities;
- Engaging our community in this process and hearing from many voices;
- An open and transparent communication and decision making process;
- A cost effective use of our facilities and resources;
- Avoiding the creation of inequities or racially and socioeconomically identifiable schools.

River Ridge Education Center

Report from River Ridge Education Center Broker

- Bi Weekly Report
More detail later in presentation on Ehlers slide
- Per Open Facilities Action Plan:
 - b) River Ridge Education Center will continue to house BEST until a purchaser for the facility is found and a sales agreement is negotiated and executed, at which time BEST will move to Diamondhead Center (DEC).

River Ridge Education

Center

BEST

**If space is leased
or sold**

**7 classrooms,
cafeteria, 7 office
spaces, staff
cafeteria, 4
bathrooms-accessible,
storage for
specialized
equipment, bus line**

Unedited from 4/23/2020
presentation

	Location	Retro-Fitting	Implications	Recommendations
Option 1	Diamondhead Education Center- Early Childhood Special Education Wing	Accessible bathrooms Secured doors	Relocate Technology Department Campus Cup Used	Yes, 1st
Option 2	Diamondhead Education Center - C Wing and Campus Cup	7 office spaces Accessible bathrooms Storage location	Flexible learning spaces Open campus structure	No. Need for internal use.
Option 3	Metcalf-classrooms #400	7 office spaces	Extra large space for approximately 40 students	No.
Option 4	Sioux Trail-1st or 2nd Floor	Accessible bathrooms	Potential for sharing space	No.
Option 5	M W Savage	Accessible bathrooms	Potential for sharing space Limited accessibility to established worksites	Yes, 2nd in space that is on west side of building

Diamondhead Education Center

Next Steps

- Consideration of 2-4 acres of parking lot sold for redevelopment
More detail later in presentation on Ehlers slide
- Per Open Facilities Action Plan:
 - d) Up to 4 acres of land at DEC may be sold after special legislation has been adopted as discussed in paragraph 1 above.

Metcalf Middle School

Current Use

- Open Door rents space for serving community every Tuesday through September, 2021
- Beginning 3/29/2021 Dakota County Public Health Partnership
- Per Open Facilities Action Plan:
 - c) Subject to Minnesota Statutes, Section 123B.51, subdivisions 3 and 4 and federal tax regulations, District administration may lease some or all space at Metcalf Middle School (MMS) to noncompetitive partner organizations with an understanding that such leases will terminate at such time as the School Board of Independent School District 191 agrees to sell the land and building of MMS.

Updated Debt of Possible Sales

Current Balances

- 2011A bonds were refinanced and debt payments have been made since last spring. Updated debt balances now are:
 - River Ridge Education Center: \$2.6Million
 - Metcalf Middle School:\$7.3

Cedar School

Current Lease ends June 30, 2022

- Will the current lease continue to occupy?
- Will the current lease include additional space at the Cedar School Location?
 - Impact to Burnsville Alternative High School
- FY21 Lease of Cedar
 - \$214,127 toward debt and \$109,226 reimburse General fund
- FY22 Lease of Cedar
 - \$217,371 toward debt and \$112,471 reimburse General fund

Cedar School

BAHS

Potential location if current location is repurposed 12 classrooms, cafeteria, 9 office spaces, 1 flex learning space, 1 gym, 4 bathrooms, bus line

Unedited from 4/23/2020 presentation

	Location	Retro-fitting	Implications	Recommendations
Option 1	Metcalf-1st floor	Secure Doors Office Space	Potential for sharing space Additional Supervision	Yes, 2nd
Option 2	Sioux Trail-1st floor	Secure Doors Bathrooms Science Labs	Not on bus line Potential for sharing space	No, layout not appropriate and does not fit vision of BAHS
Option 3	Diamondhead Education Center- Early Childhood Special Education Wing	Bathrooms Counters low in classroom Professional colors for paint Science Labs	New location for Early Childhood Special Education Open Campus for lunch	No, lack of necessary space without impacting current use and creating domino impact
Option 4	Diamondhead Education Center-Adult Basic Education and C-Wing	12 classrooms Science Labs Gym/Weight Room	New location for Adult Basic Education Open campus structure for lunch Additional Supervision Flexible learning spaces Gym/Weight Room	No, lack of necessary space without impacting current and creating domino impact
Option 5	M W Savage	Secure Doors Bathrooms Science Labs	Greater distance from Burnsville High School	Yes, 1st

Sioux Trail and Marion W. Savage

During FY 2021

- Both locations were used for Childcare until Pk-5 moved to In-Person learning model
- Sioux Trail used for testing location as necessary
- Per Open Facilities Action Plan:
 - a) Marion W. Savage Elementary (MWS) and Sioux Trail Elementary (ST) will continue to be used as ISD 191 childcare facilities as long as COVID impacts our ability to group and transport ISD 191 students. Once COVID is no longer a consideration, we will actively work to find noncompetitive partners for a lease arrangement of these facilities.



Facility/Property Disposition Update

April 2021



Properties For Disposition

- River Ridge
 - ✓ Retained Transwestern as Broker through RFP process
 - ✓ Transwester will be presenting an offer of purchase





Properties For Disposition

- DEC - 1 to 2 out lots (2 to 4 acres)
- Zoned Mixed Use
 - ✓ Apartments, retail, office and hotels allowable uses
 - ✓ Partial sale of DEC assumes parking needs can be met with remaining existing parking or parking in public ramp on Pillsbury Avenue
 - Currently 583 stalls – only need 250 to 300 stalls
 - Capacity of approximately 100+ stalls in public ramp on Pillsbury Avenue
 - ✓ Most interest from multi-family developers, but no formal offers at this time
 - ✓ No debt retirement required



Properties For Disposition

- Metcalf Middle School
 - ✓ Zoned Quasi Public
 - Zoning and Comprehensive Plan change required for new uses
 - ✓ Lots of broker interest
 - ✓ Will be reaching out to development community in April
 - ✓ Outstanding debt of approximately \$7.268M



Thank You