



Facilities Planning Team Recommendation

May 23, 2023

Community Presenters:

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Facility Team's Charge

- Review work of the CDT to date
- Understand new and additional data about district facilities/operations:
 - Enrollment updates | Updated Community Survey | Physical building conditions | Site limitations | Funding needs | Community expectations
- Review current district priorities/needs

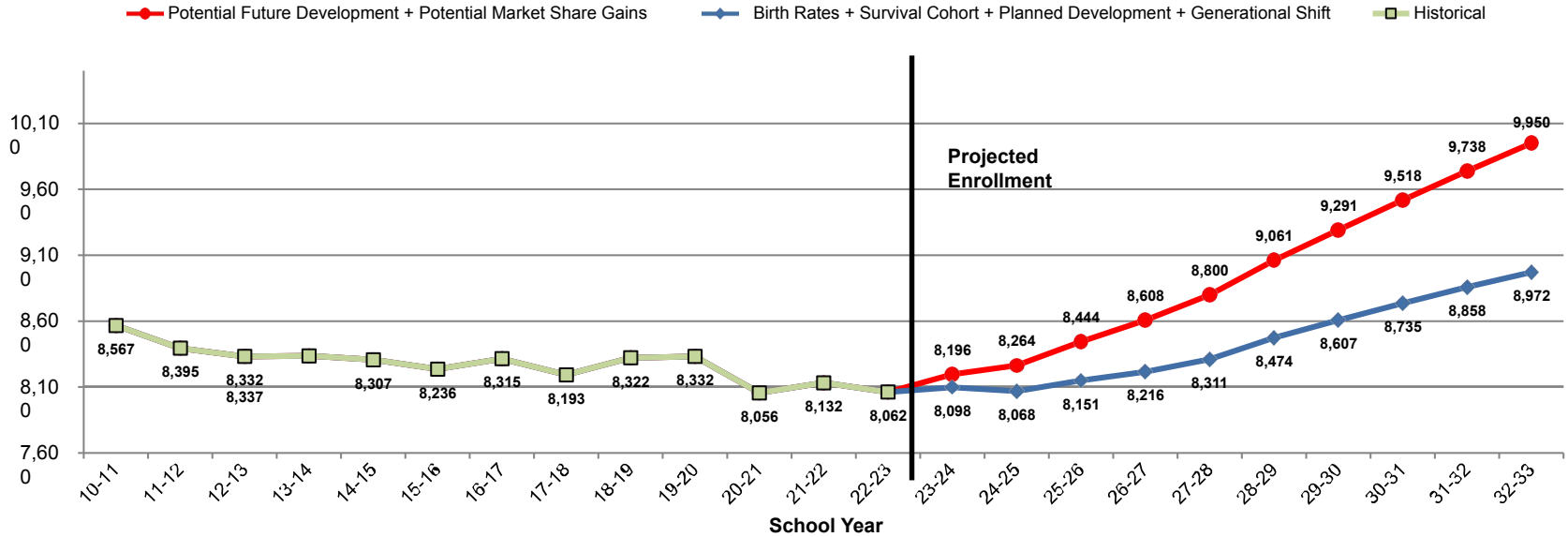
Outcome:

Provide an updated recommendation to district leaders on facility planning priorities for a potential bond referendum.



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Chart 1: Total Student Enrollment (K-12)



Enrollment Scenarios	% Facility Utilization 2022-2023	% Facility Utilization 2026-2027	% Facility Utilization 2031-2032
Current	87.6%	Not Applicable	Not Applicable
Birth Rates + Survival Cohort + Planned Development + Generational Shift	Not Applicable	90.3%	97.5%
Above Scenarios + Future Development + Potential Market Share	Not Applicable	95.6%	108.1%
Current K-12 Capacity	9,206		

ENROLLMENT:

AREAS OF CONCERN

Projected = Birth rate + Survival Cohort + Planned Development + Generational Shift

Potential = Potential Future Development + Potential Market Share Gain

		Afton-Lakeland	Andersen	Lake Elmo	Oak-Land
CURRENT 2022-2023	Operational Capacity	500	375	675	1,041
PROJECTED 2031-2032	Enrollment	578	434	881	1,252
	% Facility Utilization	115.6%	115.8%	130.5%	120.3%
POTENTIAL 2031-2032	Enrollment	644	469	914	1,381
	% Facility Utilization	128.8%	125.1%	135.4%	132.7%

Superintendent's Priorities

1. Provide the **best educational environment** that meets the needs of our students and staff.
2. Prepare the district for **future growth**.
3. Operate in a **fiscally responsible manner**, balancing student need with taxpayer support.



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North Star Elementary

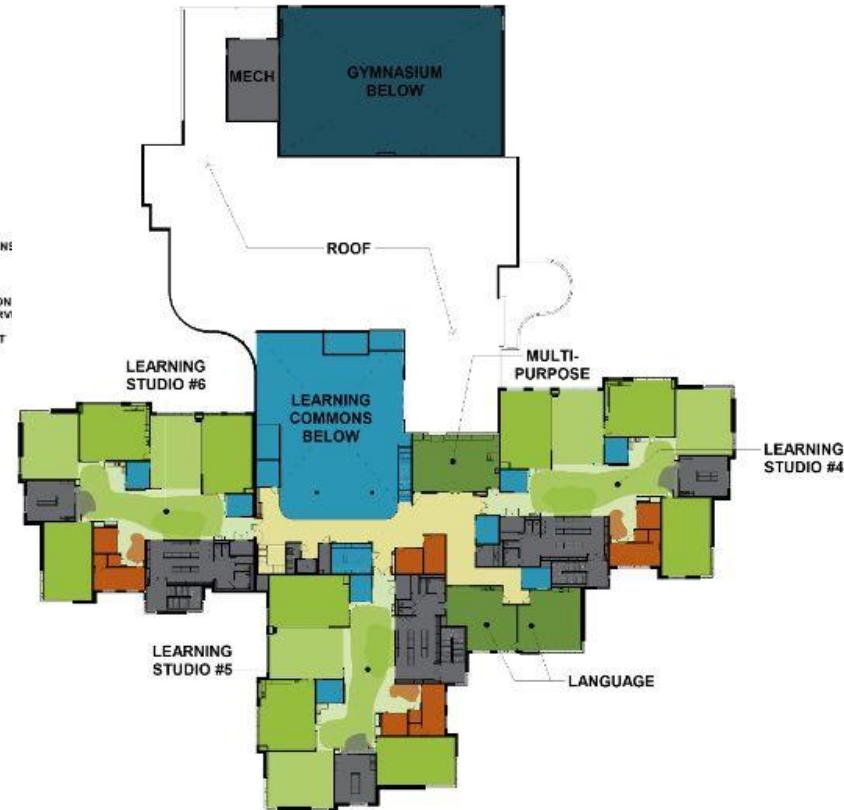
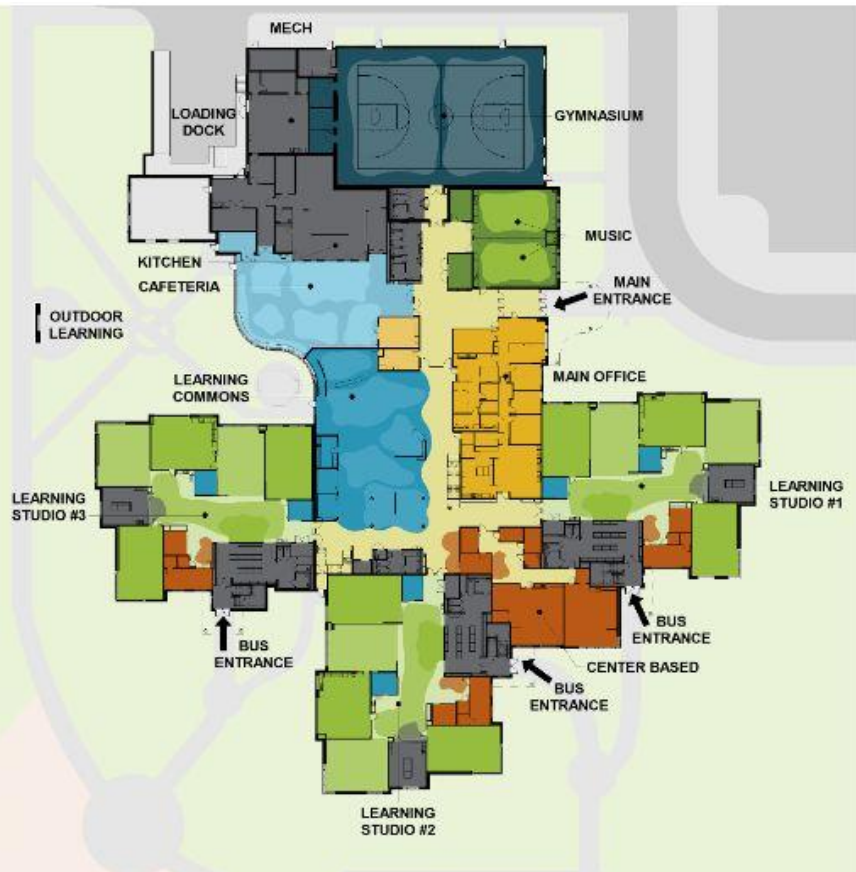
White Bear Lake Area Schools | Hugo, MN

Highlights:

- K-5 elementary
- Designed around “Leaning Studios” with multi-grade opportunities
- 750 student enrollment
- Storm shelter construction



North Star Elementary: *Floor Plans*





North Star Elementary

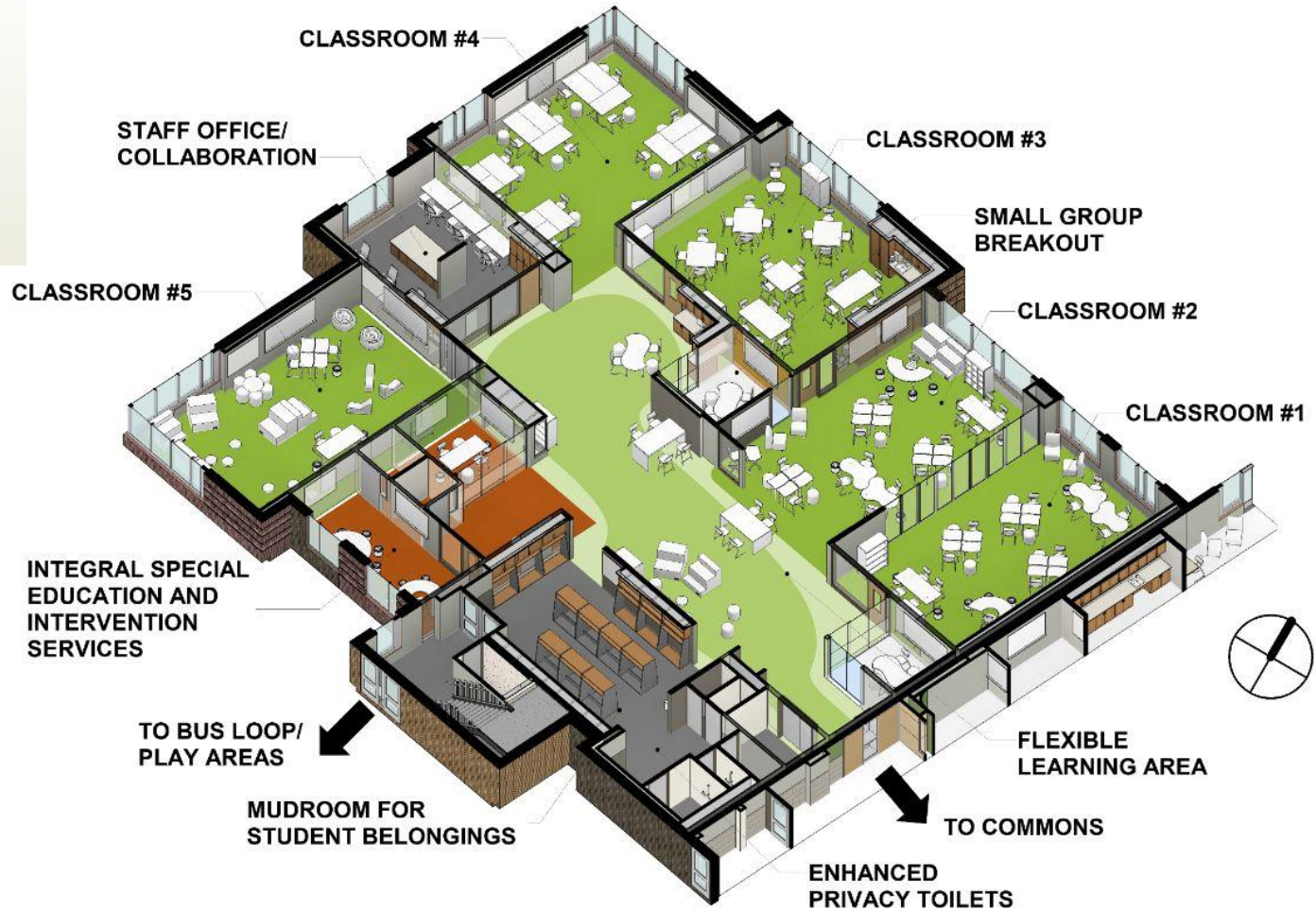
Learning Commons (Media Center)

North Star Elementary

Cafeteria



North Star Elementary *Learning Studio*



North Star Elementary

Classroom Flexibility



North Star Elementary

Classroom Flexibility





North Star Elementary
Variety of Learning Environments



Facility Planning Team's RECOMMENDATIONS

BOND 2023: Top Facility Priorities

- Replace Lake Elmo Elementary within the city of Lake Elmo
 - Co-locate Lake Elmo and Amigos Unidos in a single 1,000+ student campus
- Replace Andersen Elementary, preferably in Bayport
 - Construct a new 600 student school on a campus with appropriate green space, fields and parking
- Add on to and remodel Oak-Land Middle School to accommodate up to 300 additional students
- Improve safety and security at Stillwater Area High School
- Improve safety and security at schools district-wide



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BOND 2023: Projected Costs

In alignment with Community Survey #1:

- Keep estimated tax impact on median home at or below \$20 per month (generates about \$195 million)

**Median price home - \$500,000 (estimated for 2024 Taxes Payable)*

Opportunities with a new facility:

- Increased capacity (up to 1,100 students) to address future growth within the community
- Room to expand Amigos Unidos Dual Language Spanish Immersion
- Located further south; closer to population center
- ADA accessibility
- Designated specialist spaces
- Larger gymnasium, cafeteria and other community/gathering spaces
- Flexible learning spaces and modern learning environments
- Improved/safer traffic flow

Benefits of 1 larger school

Lower construction costs:

- 1 larger school is approx. 20% less than two smaller schools (+/- \$18M)

(project cost incl. land)

Lower annual operating costs

- Not duplicating admin, support, custodial, etc.

Opportunities with a new facility:

- Increased capacity to address growth at Andersen, as well as relieve pressure at Afton-Lakeland
- Staffing efficiencies and turnover of shared staff
- Designated specialist spaces
- Flexible learning spaces and modern learning environments
- Green space, recreation/field spaces for community use
- Dedicated parking and improved/safer traffic flow



Important Considerations

Minnesota Department of Education (MDE) guidelines identify an elementary school site is to be 10-15 usable acres, plus 1 acre for each 100 students of enrollment

- **Andersen Elementary School:** Per guidelines should have a 14-19 acre site
 - Currently sits on 1.4 acres
 - Playground is on 0.7 acres owned by city
- **Lake Elmo Elementary School:** Per guidelines should have 17-22 acre site
 - Currently sits on 12.8 acres



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Opportunities with addition:

- Expand building capacity to handle the increase in enrollment (up to 300 students)
- Improve the building's core functionality
 - Improve circulation
 - Appropriately sized media center
 - Creating common space in center of building
 - Improve proximity of programs in areas of the building
 - Provide ADA accessible restrooms
- Add gym space to provide adequate teaching spaces for physical education, as well as extracurricular activities and community use

Oak-Land Middle

COLOR KEY:

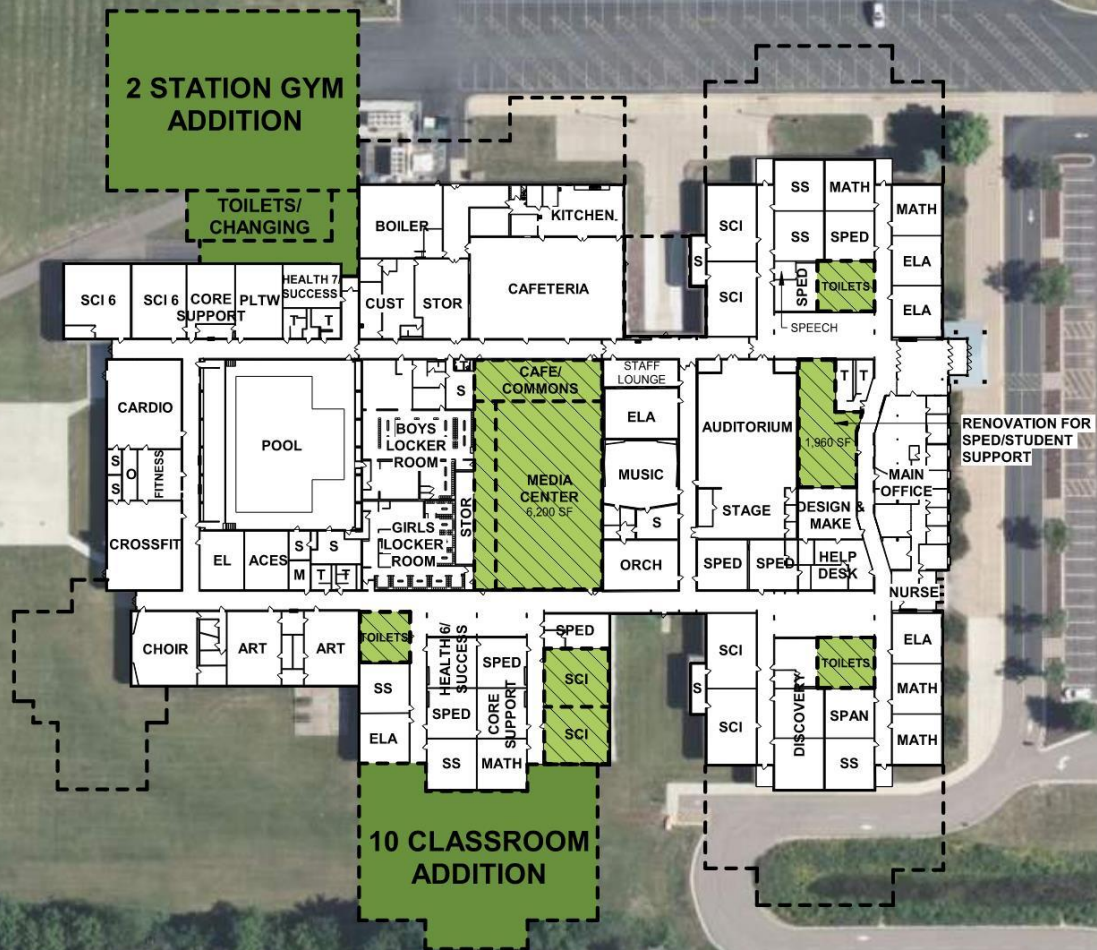
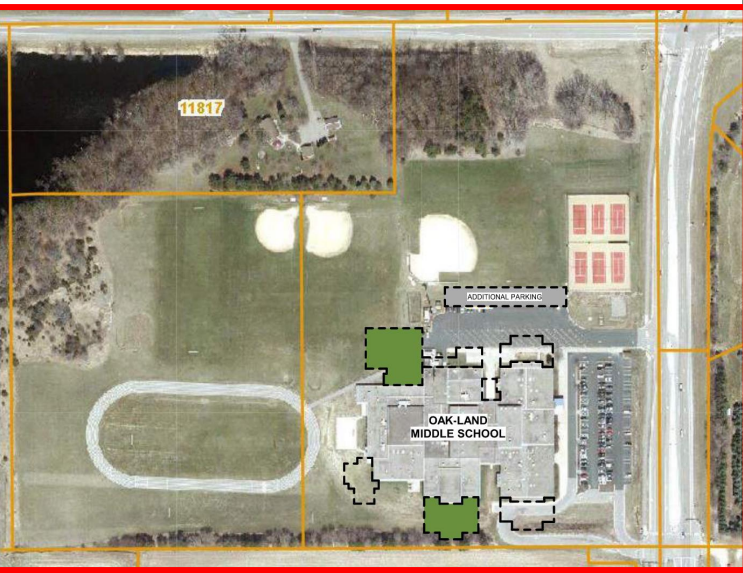


= BUILDING ADDITION



= RENOVATION OF EXISTING SPACE

--- = OUTLINE OF MASTER PLANNED ADDITION



Opportunities with remodeled entry:

- Create a larger space to meet the volume of students, staff, community that enter the building
 - Improve traffic flow
 - More space for waiting/visitors checking in
 - Meeting space within office area
- Improve security by providing for:
 - Additional supervision, backup staff



Districtwide Security Improvements

- Security strobes for high noise areas (music, cafeteria, gym, playground, etc.)
- Security glazing at additional points of entry and building separation (Most of district already done)



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Long-Range Facilities Master Plan

- Building an Early Childhood Learning Center in the southern part of the district
- Creating more equitable learning spaces districtwide
 - Full-sized gymnasiums
 - Flexible learning spaces
 - Natural light
- Providing new shared student and community spaces at the high school (ie. auditorium)
- Providing additional and updated cameras for each school



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Questions