



Securing Our Future

Supporting Our Students.

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Long-Range Facility Plan Guiding Change Document

GUIDING CHANGE Long-Range Facility Planning Process

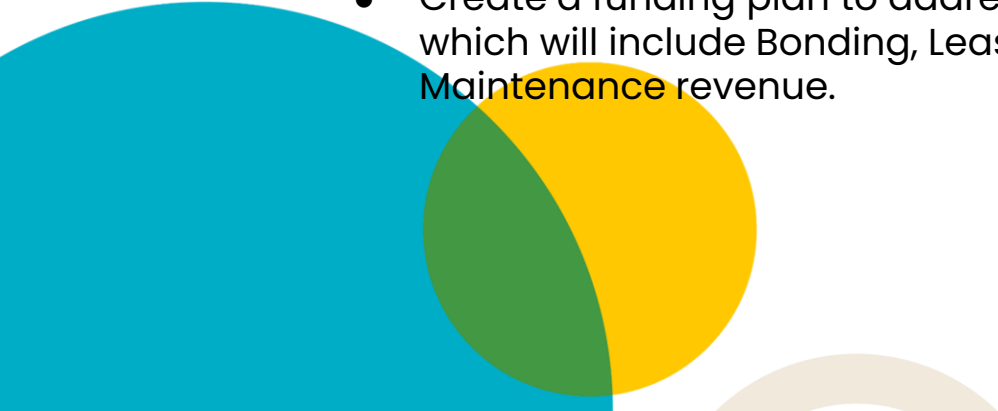
This document serves to bring clarity to the roles of school board governance and administrator management. It clearly defines: the current reality of where we are at, the results of where we want to be and the unacceptable means – our values and principles that will not be infringed upon during the planning process.

The Current Reality	Unacceptable Means	Results
<ol style="list-style-type: none"> In 2015, the bond question for improvements at the high schools and elementary schools failed. In August 2022, the district was unsuccessful in gaining approval from the community for a \$483M bond referendum. As a result of the bond referendum in August 2022 not passing, unmet needs still need to be addressed in schools and buildings across the school district. Following the referendum, eight community & staff listening sessions were held to gather feedback about the results. The district commissioned a Community Survey by Morris Leatherman Company of 500 randomly selected homes in our school boundaries. That survey was completed December 2022. Respondents said any bond referendum package should prioritize safety and security and space needs at the district's middle and high schools. 	<ol style="list-style-type: none"> We will not ignore the current economic conditions, input from community and staff, results of the community survey or the updated demographic report. We will not bring forth a plan that crosses any elementary school. We will not bring multiple plans forward. 	<ol style="list-style-type: none"> To utilize information from the demographic report and input from community and staff to create a 5-year facility plan that prioritizes the needs and takes into consideration the current economic conditions. The district may need to consider boundary changes and moving students in schools located outside the city where they live. Creation of a funding plan to address the costs of the 5-year Facility Plan which will include Bonding, Lease Levies, and Long Term Facility Maintenance revenue.

- The guiding change document serves to bring clarity to the roles of school board governance and administrator management.
- The Guiding change document clearly defines:
 - The **current reality** of where we are at
 - The **results of where we want to be**
 - The **unacceptable means** – our values and principles that will not be infringed upon during the planning process.

Long-Range Facility Plan Guiding Change Document

Results

- Utilize information from the demographic report and input from community and staff to create a 5-year facility plan that prioritizes the needs and takes into consideration the current economic conditions.
 - The district may need to consider boundary changes and moving students in schools located outside the city where they live.
 - Create a funding plan to address the costs of the 5-year Facility Plan, which will include Bonding, Lease Levies, and Long Term Facility Maintenance revenue.
- 
- A decorative graphic in the bottom left corner consists of several overlapping circles. A large cyan circle is on the left, overlapping a yellow circle, which in turn overlaps a green circle. Below these is a light beige circle. The circles are partially cut off by the bottom and left edges of the slide.

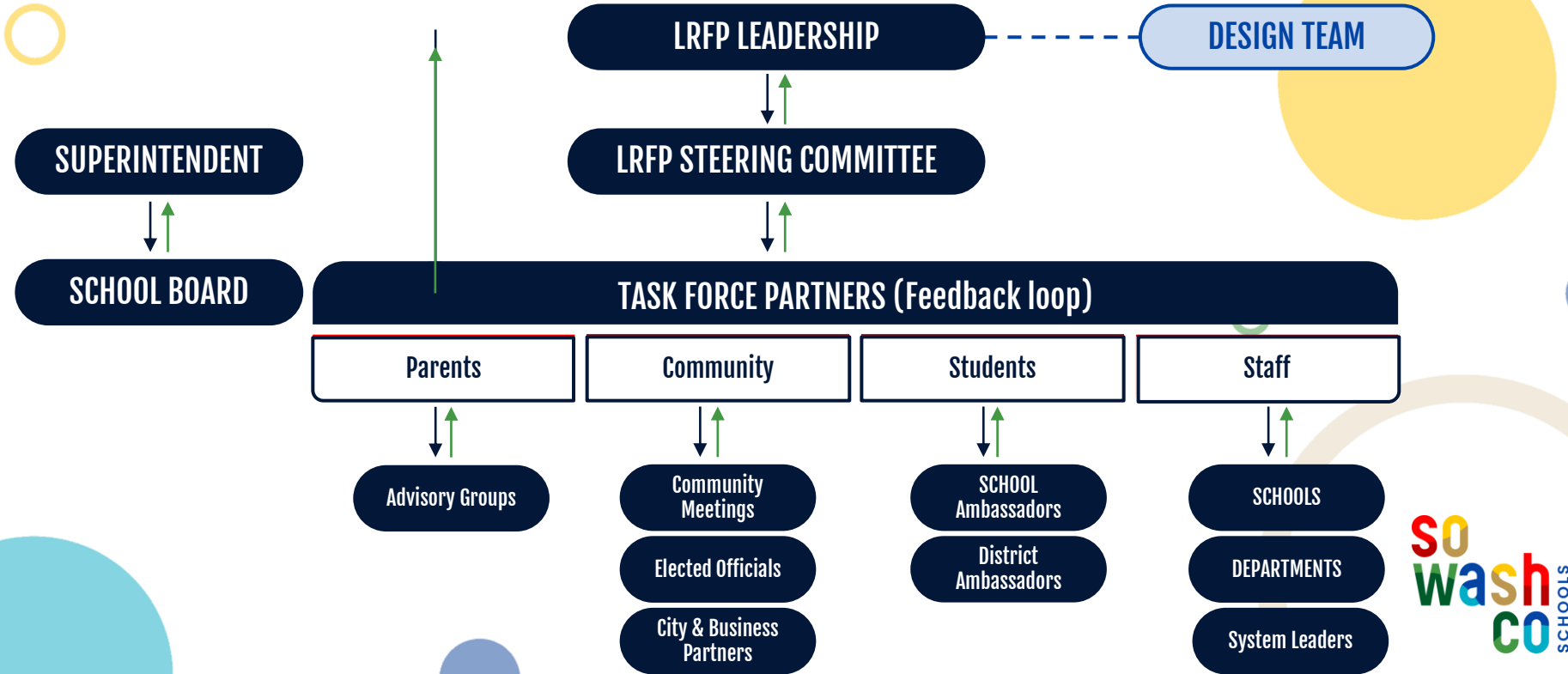
A decorative background on the left side of the slide consisting of a grid of colored circles in various colors including teal, blue, green, yellow, and beige, some of which are hollow rings.

Long-Range Facility Plan Guiding Change Document

Unacceptable Means

- SoWashCo Schools will not ignore the current economic conditions, input from community and staff, results of the community survey or the updated demographic report.
- SoWashCo Schools will not bring forth a plan that closes any elementary school.
- SoWashCo Schools will not bring multiple plans forward.

LONG RANGE FACILITY PLANNING (LRFP) PROCESS



Sept.-Nov. 2022 Held dozens of listening sessions for staff and community to gather and document feedback.

January: New Demographic Study is completed.

August
2022

Fall
2022

December
2022

January
2023

Spring
2023

Failed referendum.

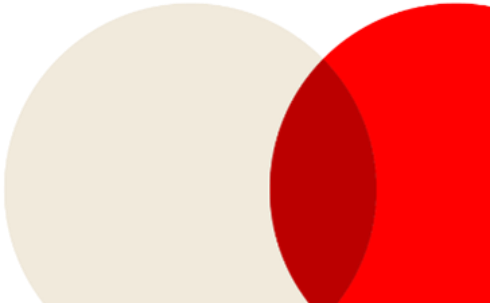
December: Community survey of 500 randomly selected homes in our school district boundary is completed.

March-May: Hosted three in-person community meetings, three meetings with parent advisory groups and three staff meetings at each school. .

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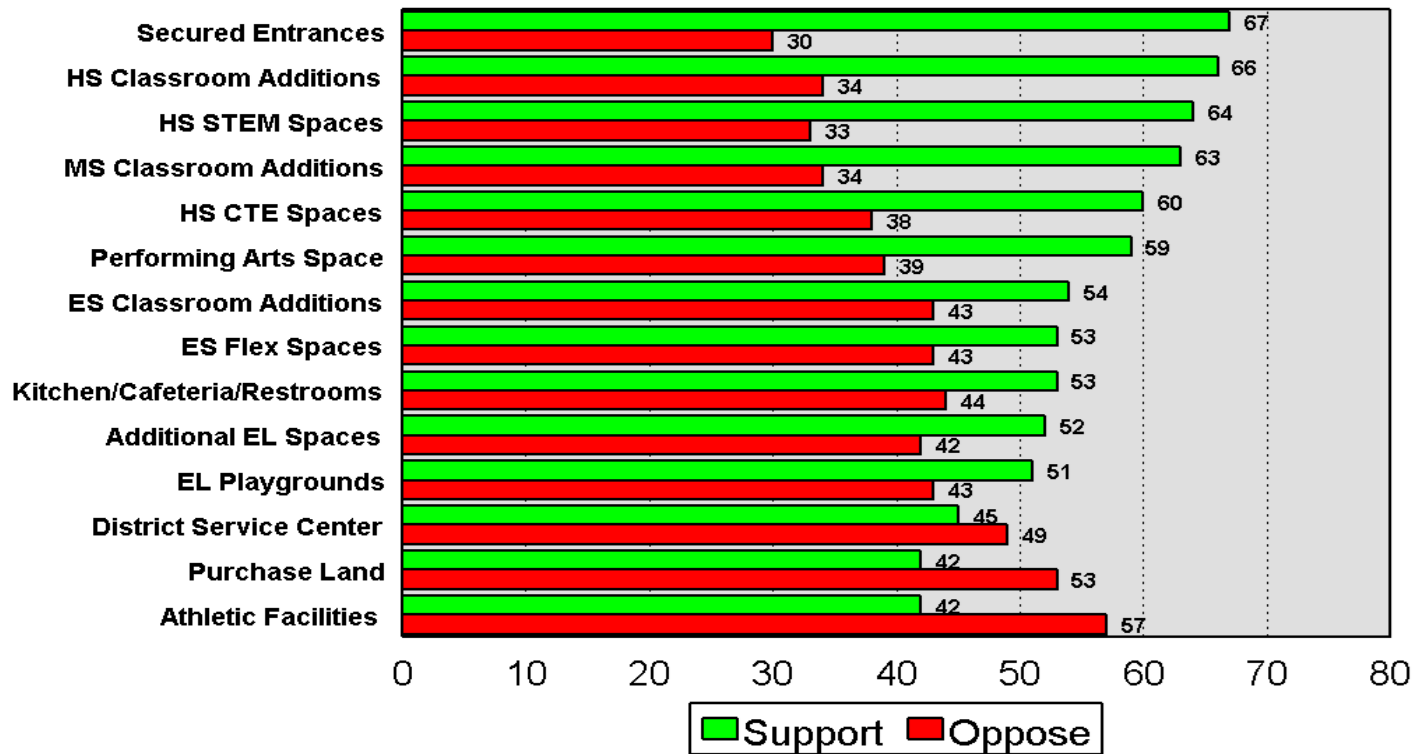
Long-Range Facility Plan Outreach

SoWashCo Schools also:

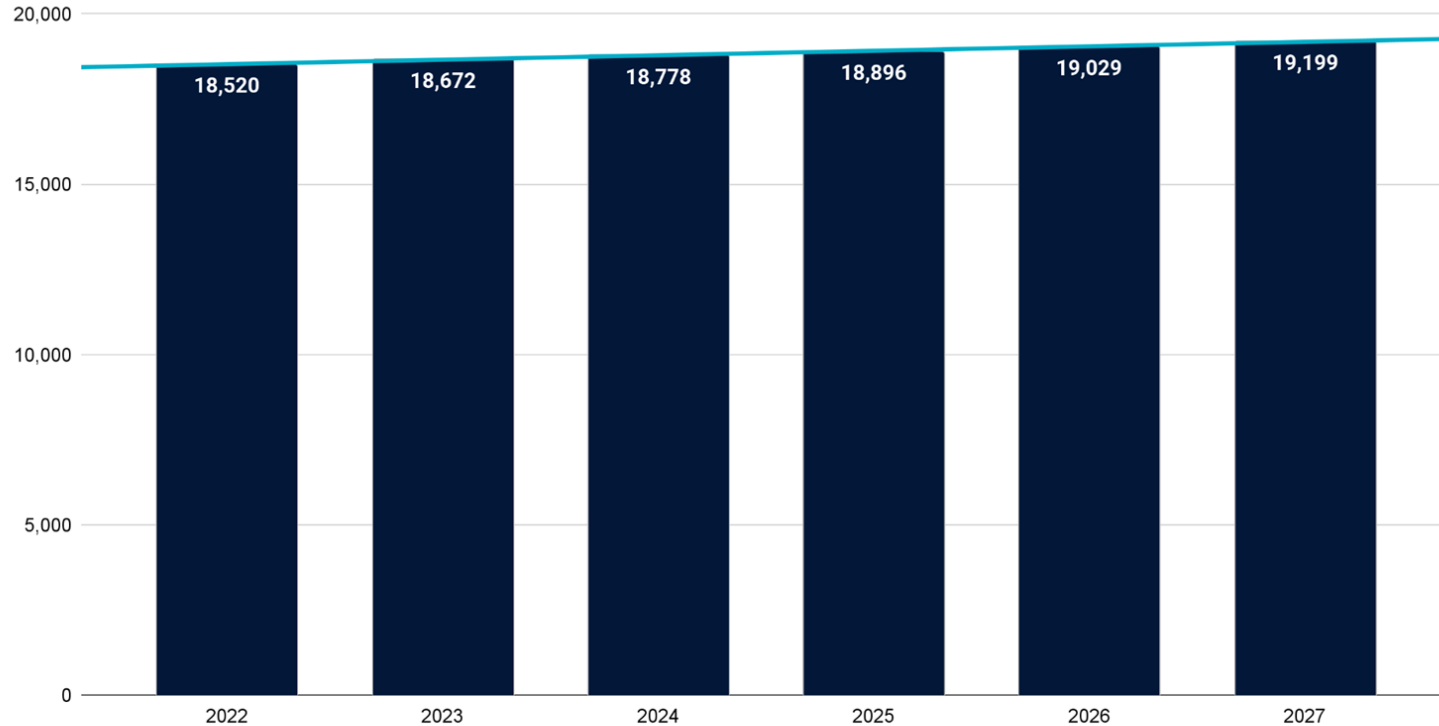
- Hosted two school bus tours and a lunch and learn event for elected and city officials.
 - Have met with several business groups to discuss our new long-range facility plan
 - Sent Community Meeting postcard invitations to all district residents
 - Published a new printed newsletter that was mailed to all district residents.
- 
- Two overlapping circles are located in the bottom right corner: a light beige circle on the left and a red circle on the right, partially overlapping the beige one.

Property Tax Increase for....

2022 South Washington County Schools



Projected Enrollment



Projected District Enrollment

Source: Hazel Reinhardt Consulting Services

5-Year Projections if we do nothing

Currently Over Capacity	At or Over Capacity Within 5 Years	Within 5% of capacity within 5 years
<ul style="list-style-type: none">● East Ridge High School● Woodbury High School● Pine Hill Elementary● Grey Cloud Elementary	<ul style="list-style-type: none">● East Ridge High School● Oltman Middle School● Pine Hill Elementary● Grey Cloud Elementary● Bailey Elementary● Liberty Ridge Elementary● Red Rock Elementary	<ul style="list-style-type: none">● Park High School● Woodbury High School● Lake Middle School

August 2022 Bond Referendum



Construct secure entry at schools without them
Expansion/renovation of three high schools
Planned expansion of Oltman Middle School

Construction of elementary school additions at schools projected to exceed capacity
Renovations for bathrooms at five elementary schools.

Items Removed from Previous Plan

- | | |
|---|---|
| <ul style="list-style-type: none">● Space for South Washington Alternative High School● Purchase of land for future growth● Space to accommodate special education (transition) programming● Renovations to create shared learning spaces at five elementary schools● Construction of a satellite Transportation space● Construction of two elementary schools● Improvements to facilities districtwide | <ul style="list-style-type: none">● Construct a centrally-located District Service Center● Expansion of early learning programs and services● Construction of classroom additions at Lake Middle School● Construction of new classroom additions at Cottage Grove Middle● Accommodate early learning, special education and community education programming |
|---|---|

Long-Range Facility Plan Guiding Change Document



Unacceptable Means

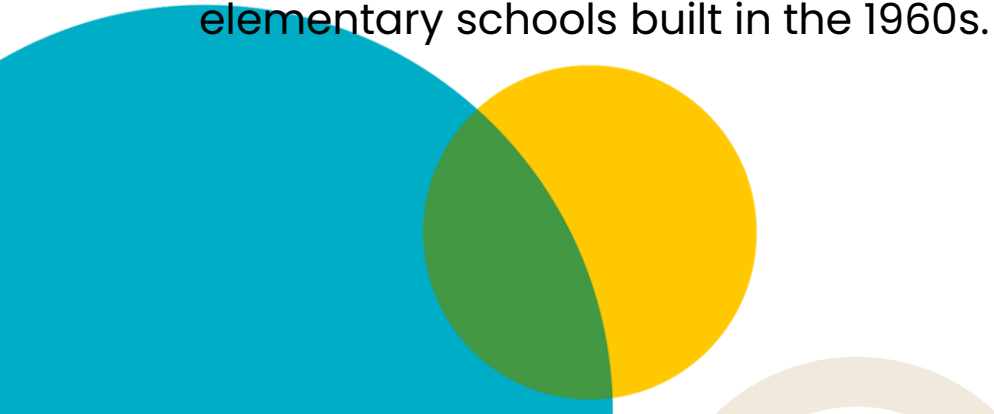
- ✓ SoWashCo Schools will not ignore the current economic conditions, input from community and staff, results of the community survey or the updated demographic report.
- ✓ SoWashCo Schools will not bring forth a plan that closes any elementary school.
- ✓ SoWashCo Schools will not bring multiple plans forward.

Long-Range Facility Plan Leadership Team Recommendation

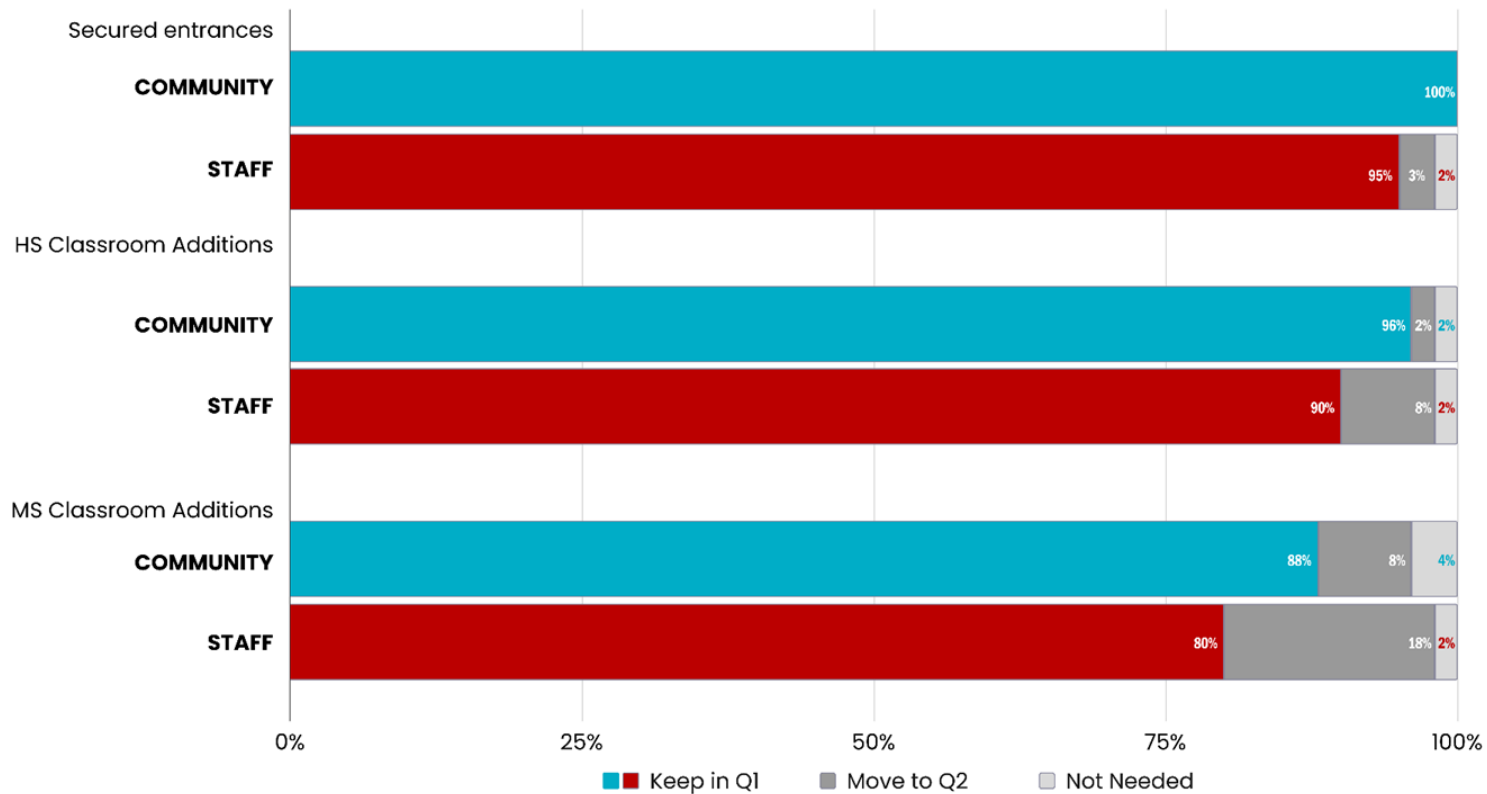


Taking staff and community feedback and input into consideration, the leadership team recommends presenting the new five-year facility plan to the community with two questions on the November ballot:

- **Question 1:** Addressing secure entrances at schools that need them; along with middle and high school additions and renovations
- **Question 2:** Construction of elementary school additions at schools projected to exceed capacity and renovations for bathrooms at five elementary schools built in the 1960s.



Feedback Question 1



Question 1: Highest Priorities

Approximately \$6 a month on median home value

First Question	Approximate Cost Estimate
Construct new secure entry at Woodbury and Park high schools, and Cottage Grove, Woodbury, and Lake middle schools	\$25 Million
Planned addition at East Ridge High School and Renovations at Park and Woodbury high schools	\$105 Million
Planned expansion of Oltman Middle School and Renovations at Woodbury Middle Schools	\$30 Million

Note: All construction costs are rough estimates, and will be updated as the plan is being finalized.

Safety & Security Enhancements Overview



\$25 Million (approx.)

- **Construction of new secured entryways and relocated main offices**
 - Cottage Grove Middle School
 - Lake Middle School
 - Woodbury Middle School
 - Including new bus road and revised traffic flow for safety
- **Park High School**
 - Renovation to consolidate student services space for added visitor security
 - Relocation of main office and support services to consolidated location
- **Woodbury High School**
 - Construction of a new secure entry and student services wing
 - Realignment of parking lot and service roads to increase pedestrian safety

East Ridge High School Addition & Renovations at Park and Woodbury High School



Comprehensive High School Total: \$105 MILLION (approx.)

- **East Ridge High School**

- Construction of a *previously-planned* addition, increasing capacity to 2,300 students
- Cafeteria expansion
- Construction of additional CTE/STEM/Robotics space

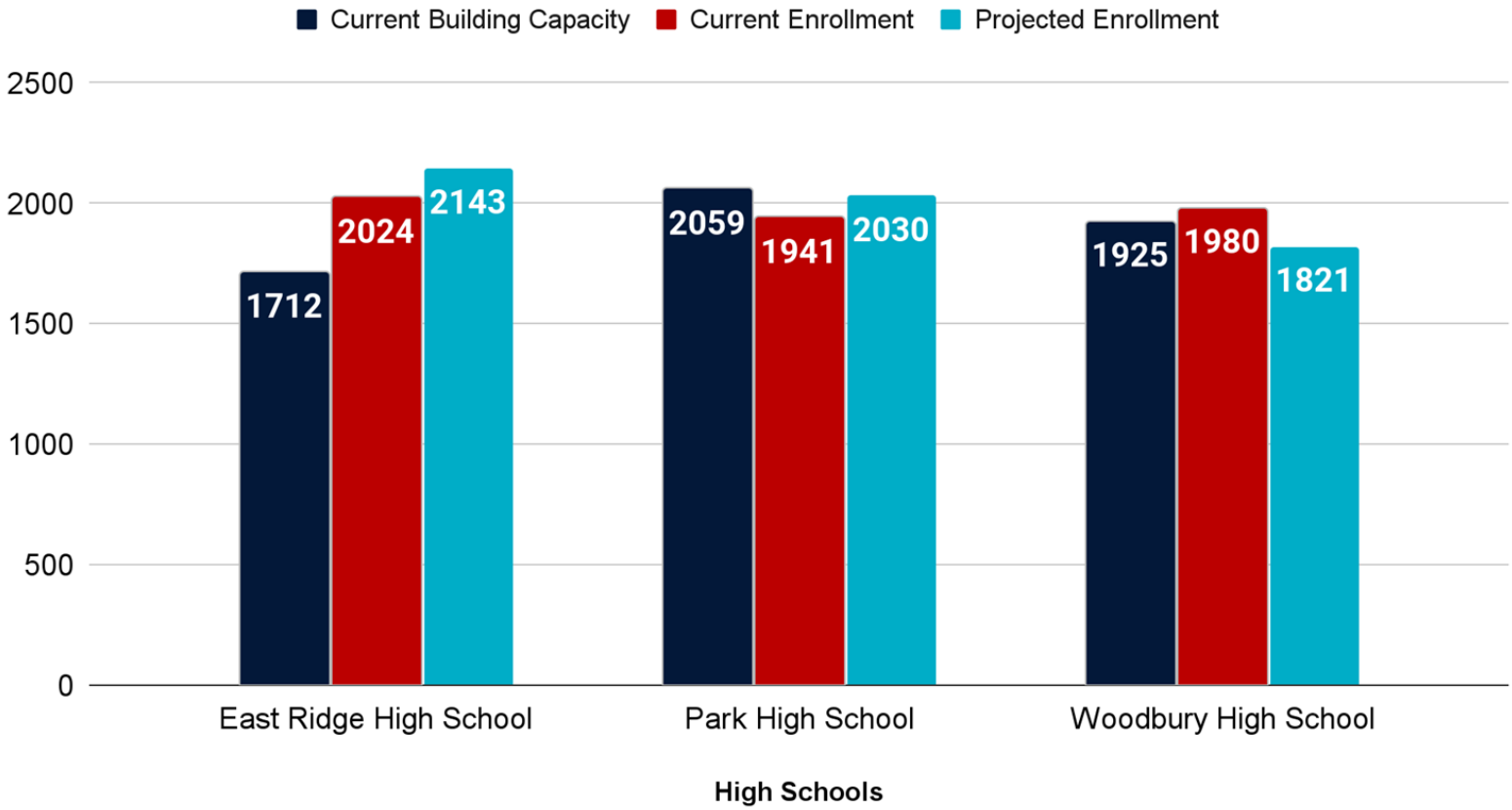
- **Park High School**

- Construction of a new cafeteria and kitchen
- Renovation of CTE/STEM/Robotics space, construction of additional CTE space

- **Woodbury High School**

- Construction of a new cafeteria and kitchen
- Renovation of CTE/STEM/Robotics space, construction of additional CTE space
- Renovation of media center

5-year Projected Student Enrollment



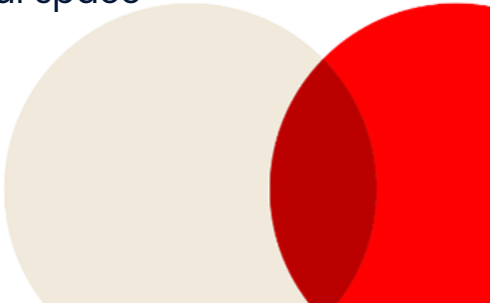
Source: Hazel Reinhardt Consulting Services

High Schools

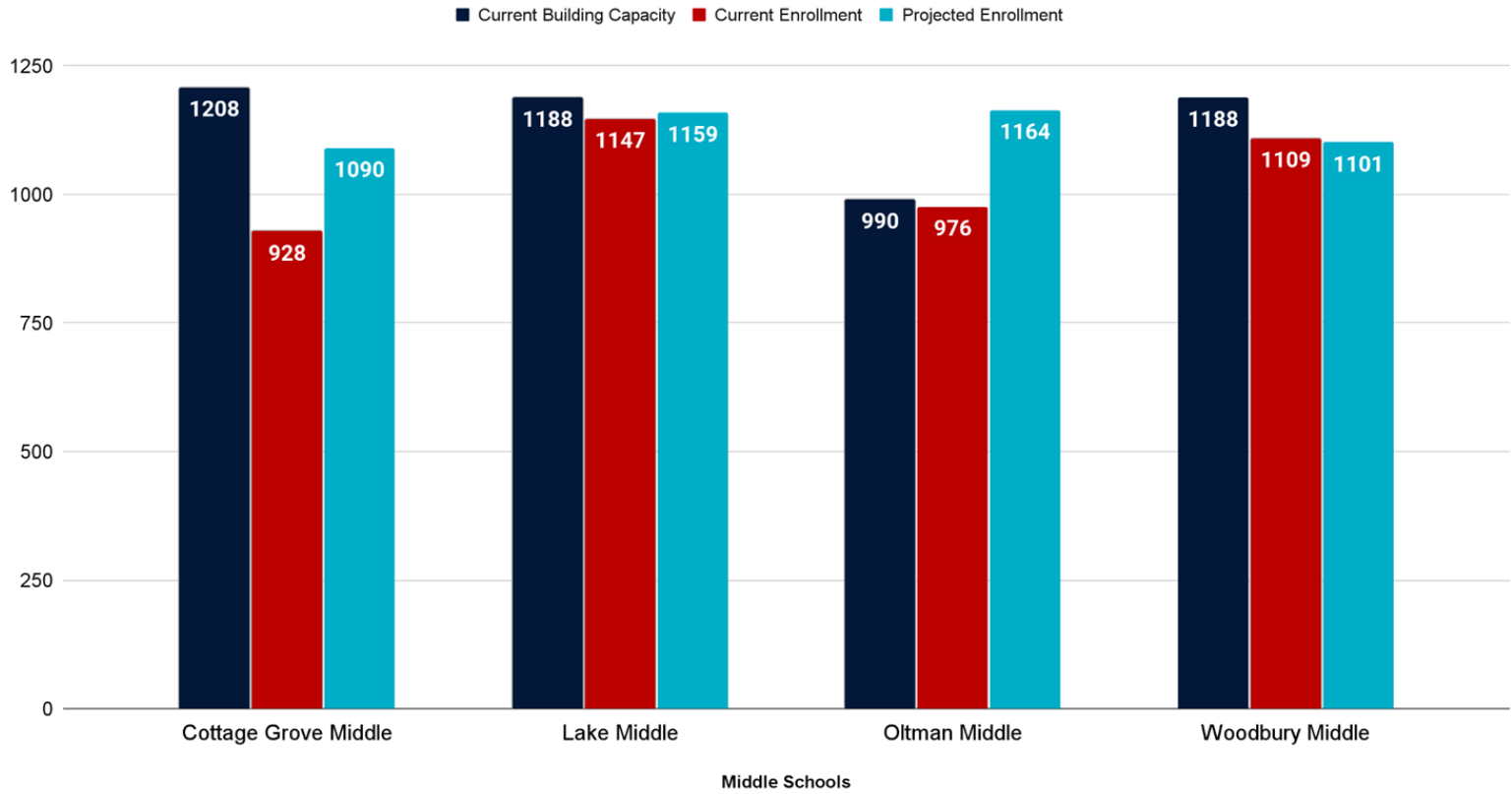


Expansion of Oltman Middle School & Renovations at Woodbury Middle School

\$30 Million (approx.)

- **Construction of *previously-planned* Oltman Middle School expansion**
 - Additional classrooms (includes STEM and special education), increasing capacity to approximately 1,300 students
 - Expansion of cafeteria and kitchen serving areas
 - New STEM and special education spaces
 - **Construction of needed improvements at Woodbury Middle School**
 - Remodel existing space (old pool area) for additional educational space
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5-year Projected Student Enrollment



Source: Hazel Reinhardt Consulting Services

Middle Schools

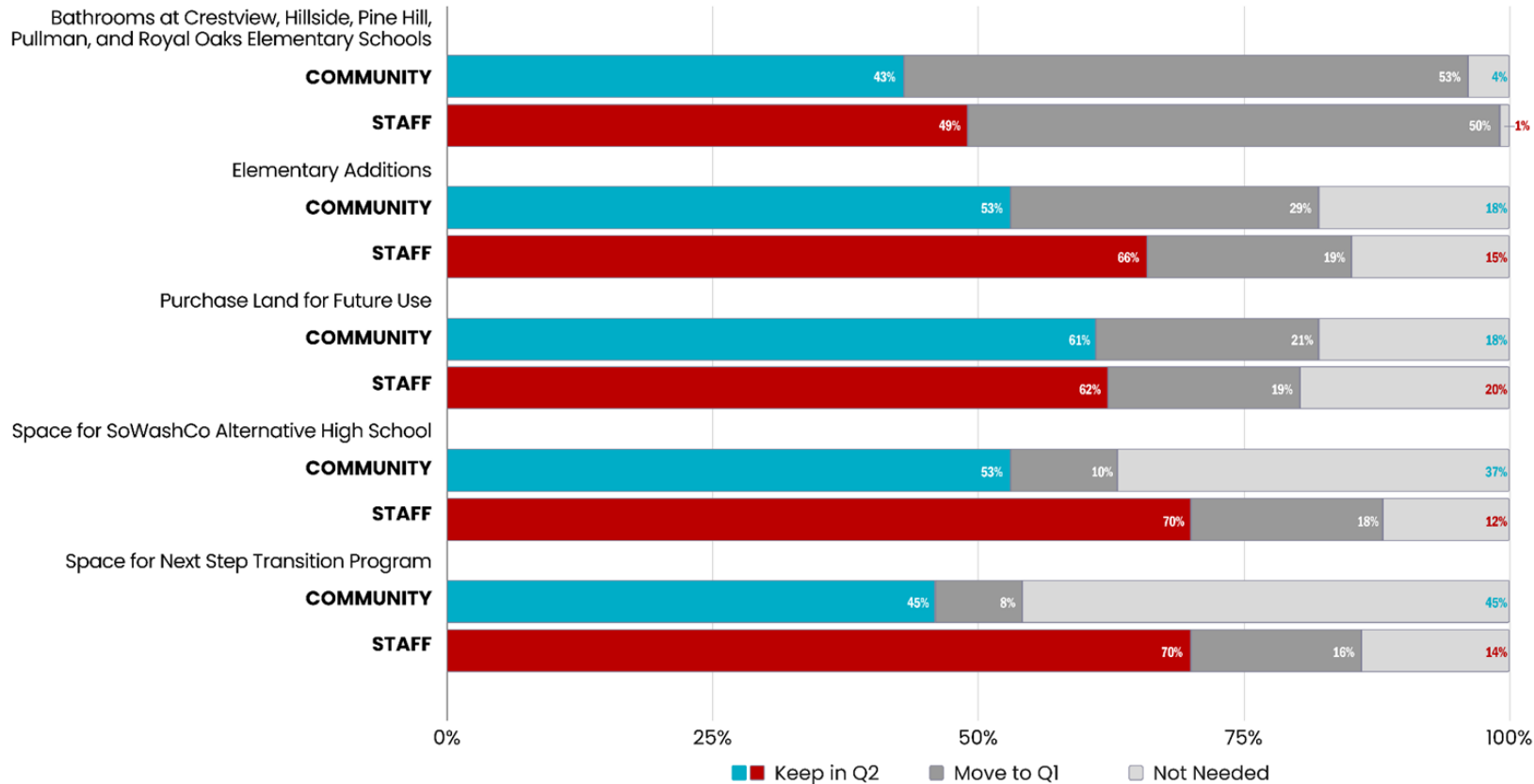
Question 2: Elementary School Additions and Bathroom Renovations

Less than \$2 a month on median home value

Second Question	Approximate Cost Estimate
Elementary School Additions	\$31 Million
Construction of additional bathrooms at schools only containing a single set (Crestview, Hillside, Pine Hill, Pullman, and Royal Oaks elementary schools)	\$9 Million

Note: All construction costs are rough estimates, and will be updated as the plan is being finalized.

Feedback Question 2



Elementary School Additions and Bathroom Renovations

Elementary School Additions \$31 Million (approx.)

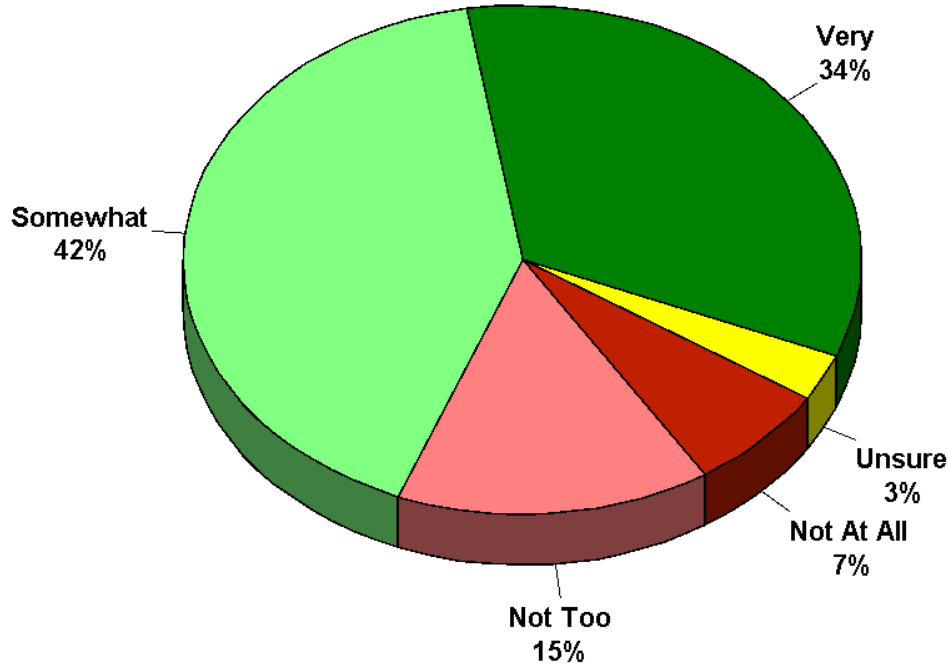
- Construction of classroom additions at schools projected to exceed capacity
 - Bailey, Grey Cloud, Pine Hill, and Red Rock Elementary Schools
 - Includes construction of an additional gym space at Pine Hill
- Construction of new cafeteria and kitchen at schools projected to exceed 700 students, but have only two usable gym spaces when third is used as cafeteria
 - Bailey and Grey Cloud Elementary Schools

Elementary Bathrooms \$9 Million (approx.)

- Construction of additional bathrooms at schools only containing a single set
 - Crestview, Hillside, Pine Hill, Pullman, and Royal Oaks Elementary Schools

Important to Limit Boundary Change Impacts

2022 South Washington County Schools



School Capacity and Projected Enrollment

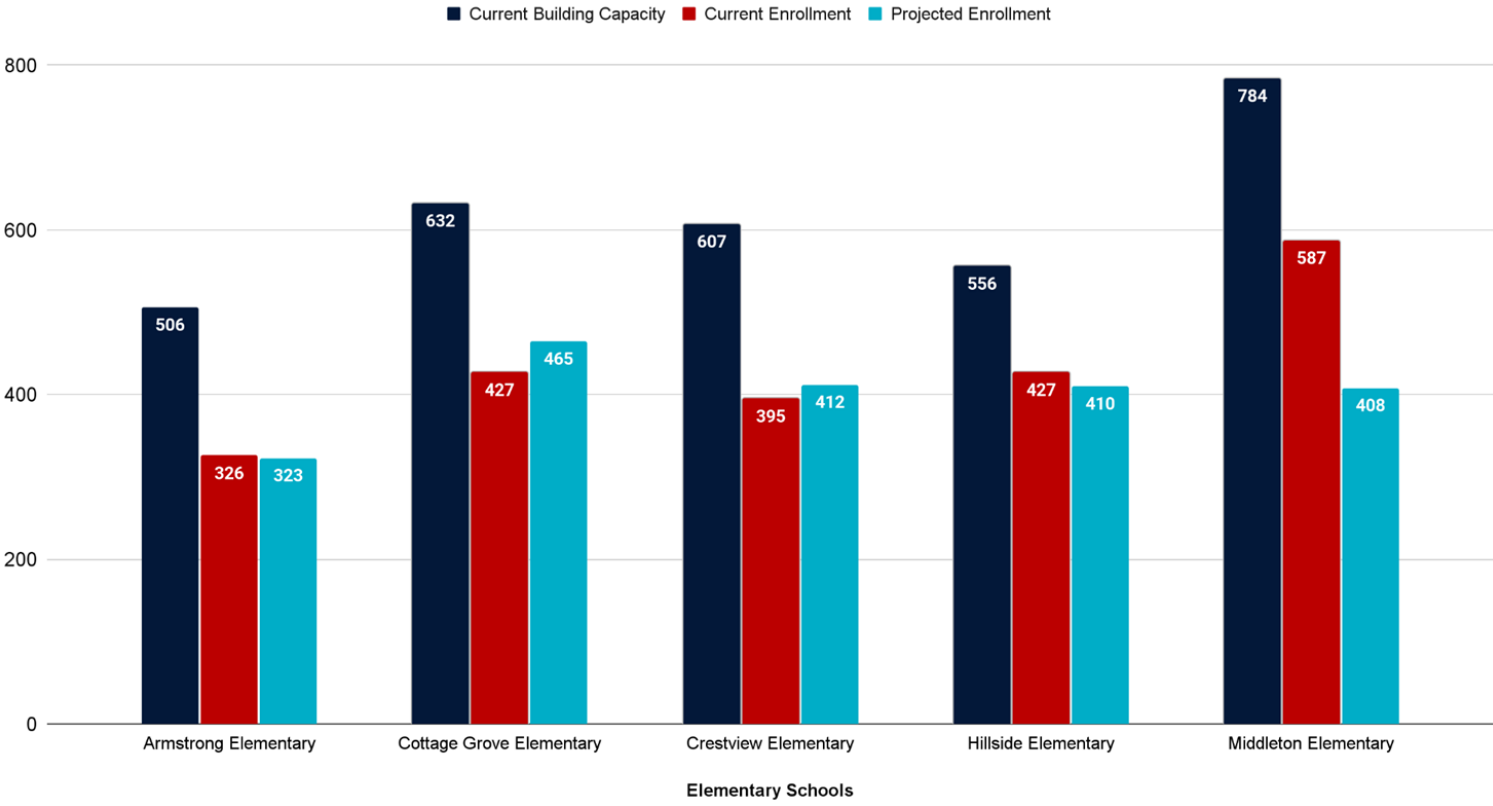
Without Boundary Adjustments



Grade Level	Current Capacity	Current Open Seats	Projected Open Seats (5 yr)	Open Seats with Additions
Elementary	9,989	1,663	1,388 Across 16 Elementary Schools	1,843 Across 16 Elementary Schools

**Capacity is calculated based on the utilization of space for the 2022-23 school year.*

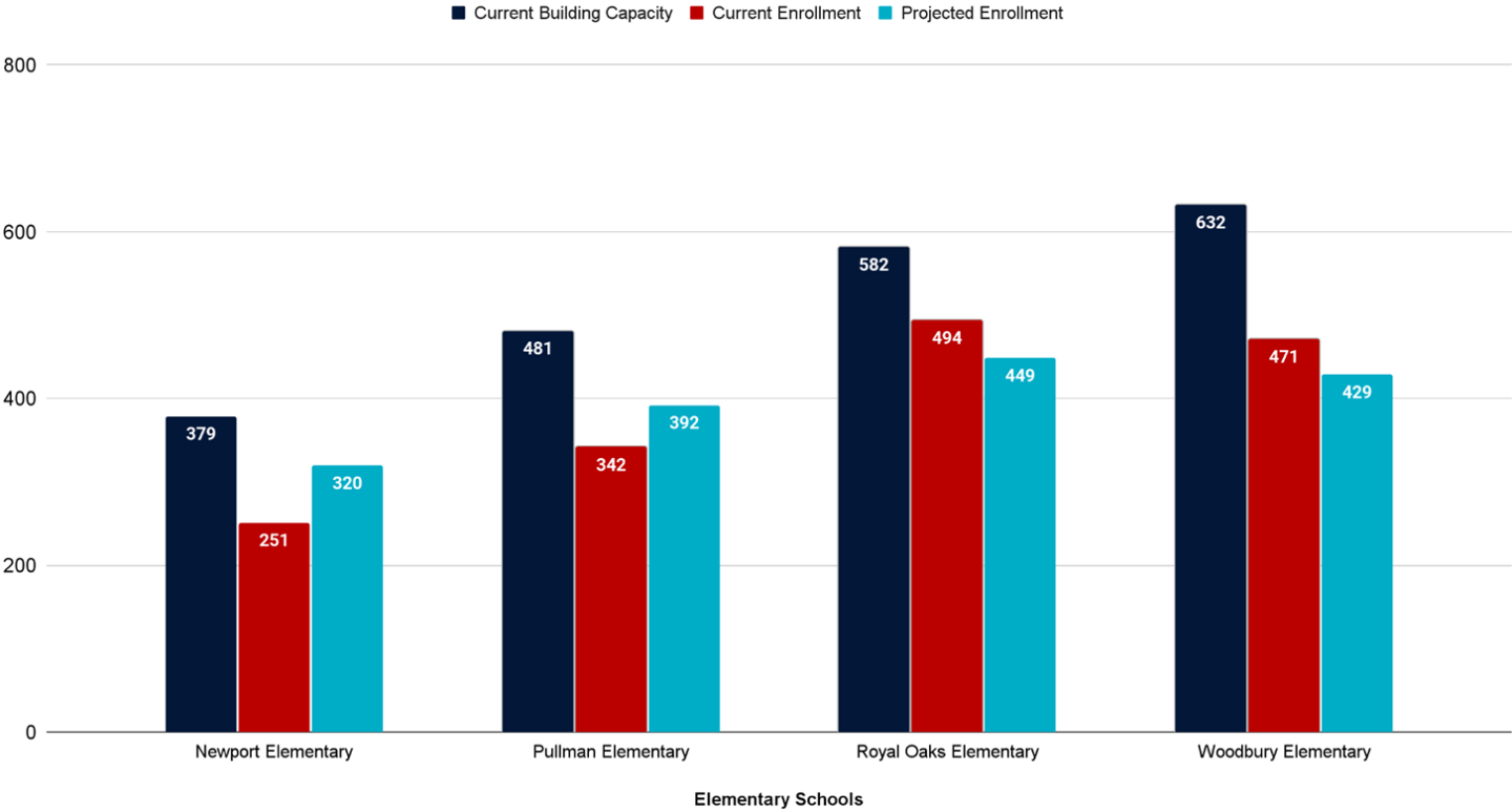
5-year Projected Student Enrollment



Source: Hazel Reinhardt Consulting Services

Elementary Schools

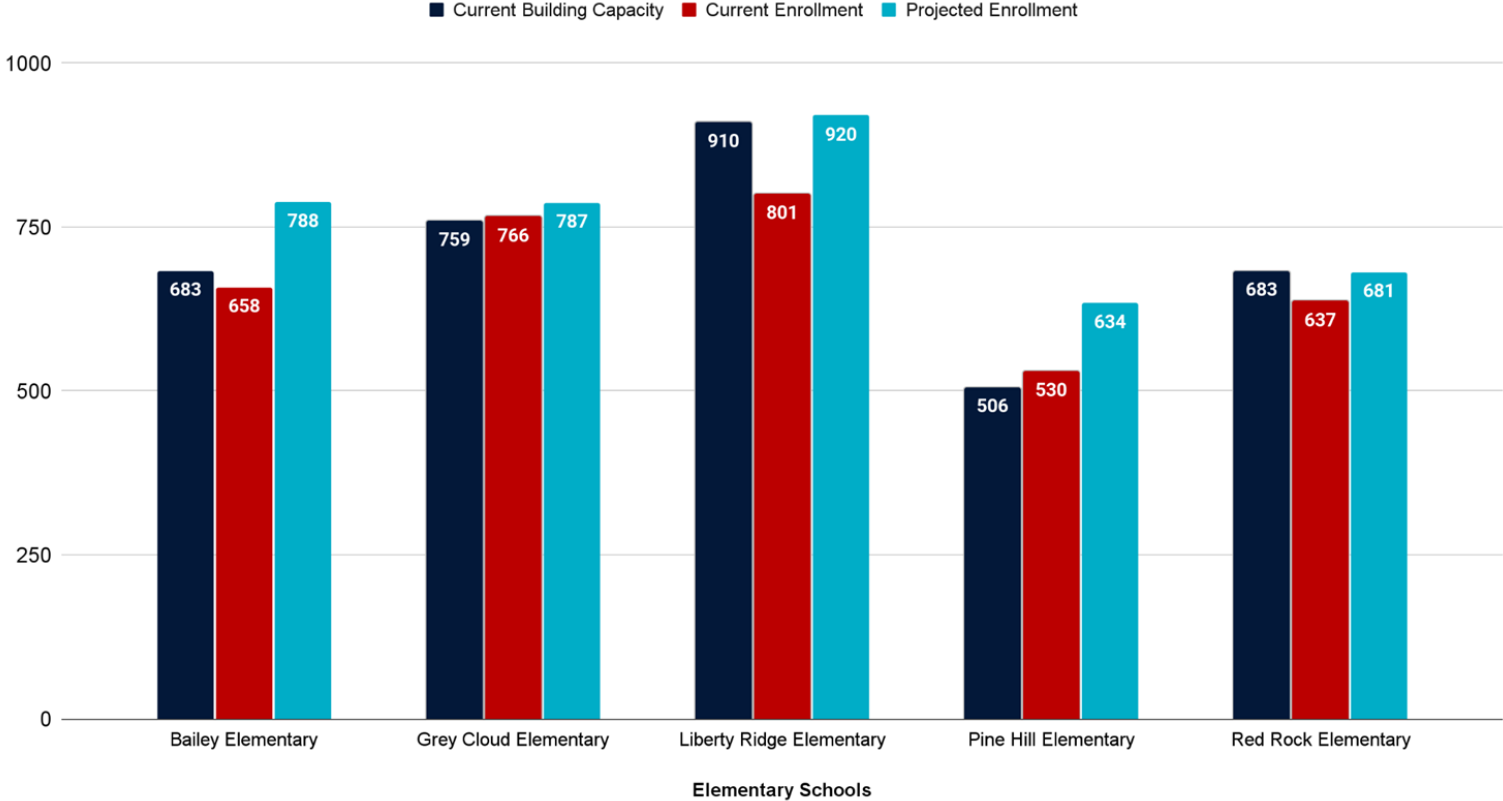
5-year Projected Student Enrollment



Source: Hazel Reinhardt Consulting Services

Elementary Schools

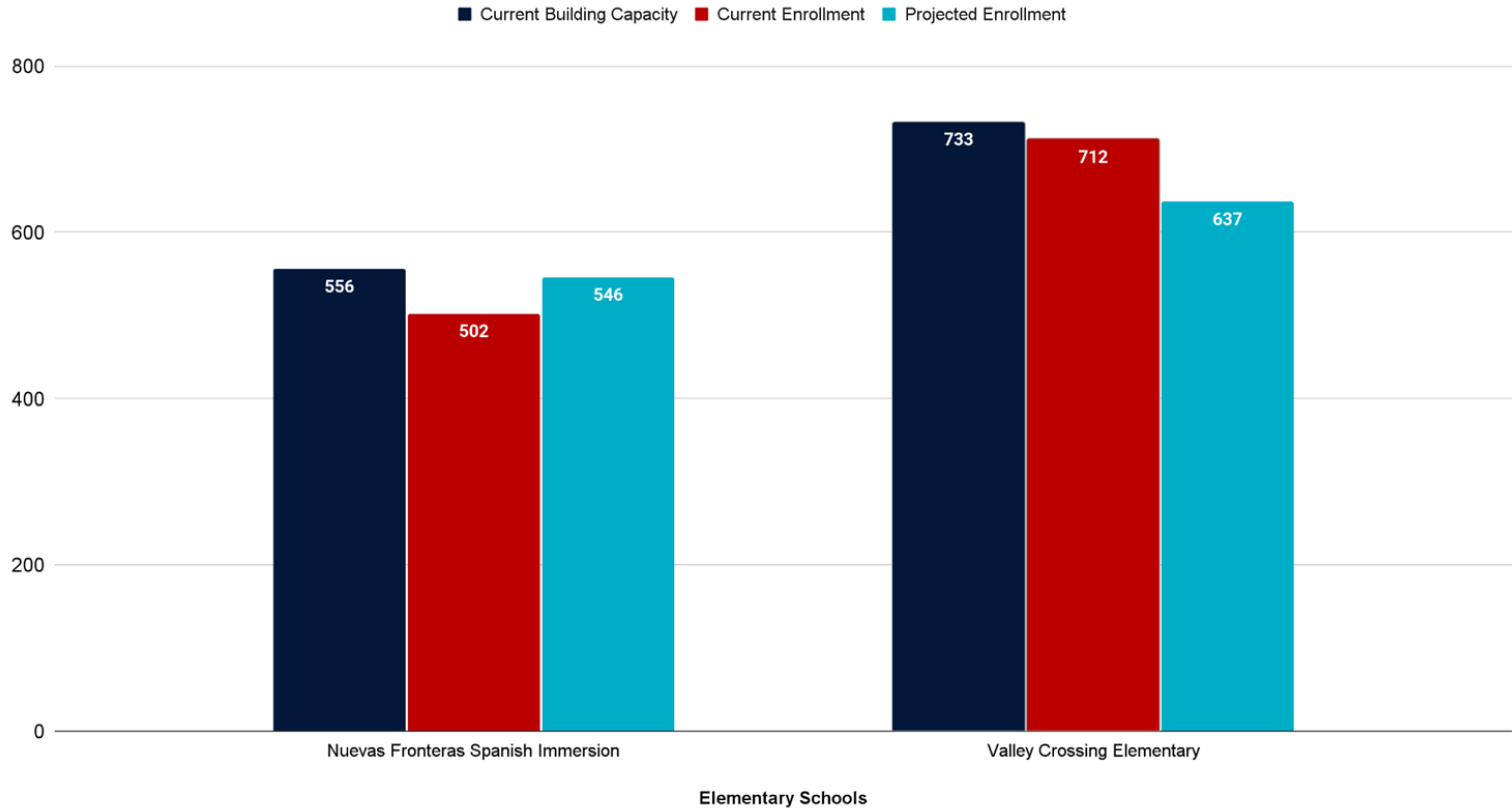
5-year Projected Student Enrollment



Source: Hazel Reinhardt Consulting Services

Elementary Schools

5-year Projected Student Enrollment



Source: Hazel Reinhardt Consulting Services

Elementary Schools

Other Priorities Considered

- **Space for SoWashCo Alternative Learning Center (\$20 Million for renovation \$39 Million for new building)**
 - Provides CTE space, gym, kitchen and cafeteria
 - Needed space for additional students, including students in grades 9 and 10
- **Space for the Next Step Transition Program (\$28 Million for new building)**
 - Currently leasing space located in two separate strip mall locations (Cottage Grove and Woodbury)
 - Need space for additional students
 - Combine two locations into one
- **Land purchase (\$7 Million)**
 - A means to control cost and purchase land for future needs while it is still available.

In Summary...



Recommendation	Approximate Cost Estimate
First Question	\$160 Million (Approx. \$6 month on median home value)
Second Question	\$40 Million (Approx. \$2 month on median home value)
Total	\$200 Million (Approx. \$8 month on median home value)

Note: All construction costs are rough estimates, and will be updated as the plan is being finalized.

According to the Morris-Leatherman Community Survey, tax tolerance was reported to be \$10-15 per month on a median property value.



Discussion

Based on all the feedback and information we have shared, is there anything the Long-Range Facility Planning team has missed?

Is there anything in the recommendation shared tonight, that you cannot support?

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Next Steps

- Gather online feedback on the final draft plan from staff and community (June 2-9).
- Final approval of the plan, with review and comment, during the Thursday, June 15 School Board Business meeting.
- Pending School Board approval, referendum election will be held on Election Day in November.

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