

Facilities Master Planning

1050 N. Kent: RiverEast K-8

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District 6 Planning Council - Land Use Meeting: September 27, 2016



Agenda

- Facilities Master Plan
- RiverEast School program
- RiverEast Relocation
- Preliminary Design and Timeline
- Future Community Involvement
- Questions



- 72 facilities
- 7.3 million square feet of space
- 465 acres of land



Facilities Master Plan (FMP)

- **10-year strategic plan** addresses facility improvements:
 - Equitably
 - Efficiently
 - Cost-effectively
- Student-centered: Addresses **21st century learning needs**



FMP Engagement

"I felt as though I made a difference and had an opportunity to voice my opinions."

- Student participant



200

FMP Survey responses



48

Presentations to school groups



75

Steering and FMP Committee members



May 2014

-

December 2015



RiverEast School Program



RiverEast School Program

- Grades: K-8; maximum 80 students
- High staff to student ratio 8:1
- Therapeutic school for students with mental health diagnosis
 - “Emotional Behavior Disorder”
 - Cognitive behavioral therapy and general education instruction
 - Prepare students to join community school with social, behavioral, and academic skills needed to succeed



RiverEast School Program

- Students thrive:
 - Calming environment is critical
 - Positive and healing environment
- Specialized staff:
 - Principal licensed in special education and EBD; 1 administrative intern
 - 7 teachers licensed in special education and EBD
 - 14 teaching assistants/paraprofessionals
 - 4 social workers; 1 psychologist; 6 mental health practitioners
 - 1 special education coach
 - Staff certified in speech therapy and OT



RiverEast Relocation

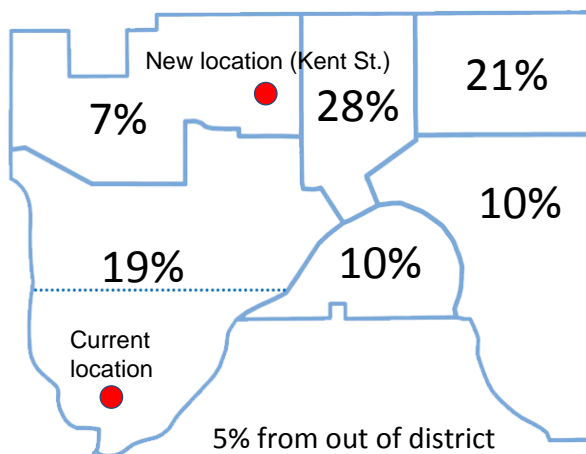


Why does RiverEast need to move?

- RiverEast students in need of more fitting educational environment
 - More varied, specialized spaces, e.g., quiet/soothing spaces, roomier
 - One story for ease of transition between spaces and tasks
 - Dedicated and identifiable front door
- 2 programs (Hamline / Jie Ming) now share a building that will be too small to fit both programs next year
- Jie Ming moving to RiverEast's current space (Homecroft), fall 2017



Where RiverEast students live



Program:

- Serves the entire city
- Students are in the program only as long as they need
- The distribution of where students live changes year-by-year



Why there isn't the right home within SPPS

- Very unique program needs, traditional classrooms do not work well
- Program space historically has been undersized at expense of behavioral and academic benefits
- FMP process looked at other options within current buildings but determined none were viable, even with significant renovation

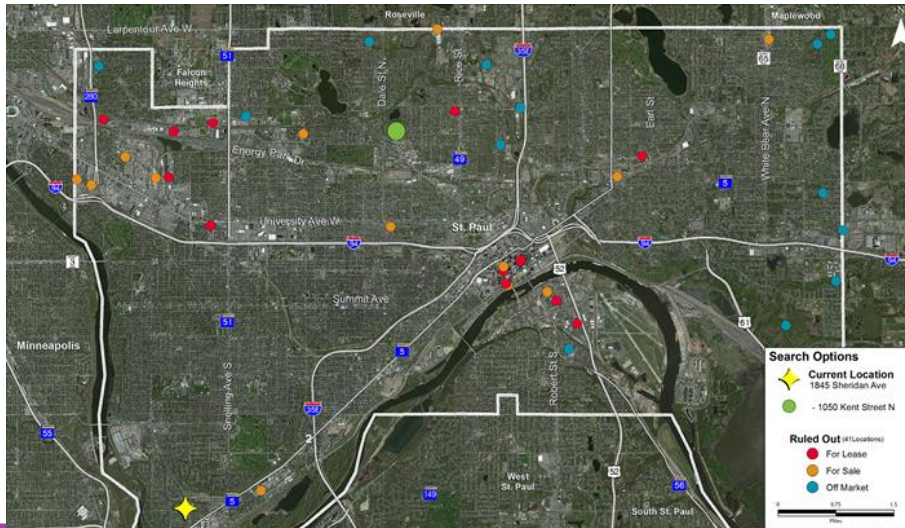


RiverEast Architectural Requirements

- Approx. 60,000-70,000 square feet
- 10 sections (8:1 max student/teacher ratio)
 - EBD: 8 sections
 - ASD/DCD: 2 sections
- Surroundings need high durability, calm, quiet specialize space
- Single story preferred; stairs problematic for students
- Multiple layers of carefully considered student security



Sites considered for relocation



Assets:

- Quiet neighborhood setting
- Access from two separate streets
- 5.5 acres meets minimum needs
- Single story
- Central location; 2 blocks from Dale St., family transit accessibility

Needs:

- Environmental remediation
- Abatement and removal of almost entire current building





Option Considered for RiverEast: 900 Albion

- 5.4 acres meets minimum requirements but shape poses many challenges
- Containment security concerns; on busy West 7th area
- Need expensive underground parking to keep green space while other sites have surface parking
- Less central, same area as current location



Timeline for purchase

- **April 26: Board of Education** votes to relocate RiverEast program to another site by SY2017-18 at regular, public meeting
- May 26: SPPS team tours multiple sites, including 1050 Kent, for first time
- June 6: SPPS starts discussion with current owner
- **July 12: Board of Education** has closed meeting to issue strategic guidance for multiple properties under consideration
- July 27: SPPS and current owner tentatively agree on price
- Aug. 4: Owner's previous option-holder walks away, lifting confidentiality mandate for SPPS
- Aug. 10: SPPS reaches out to District 6 Land Use Committee; Pioneer Press writes about purchase
- **Aug. 23: Board of Education** approves Purchase Agreement for 1050 Kent St. N. at regular, public meeting



1050 Kent: Environmental

History of Industrial Use:

- Smurf-It Stone and Container Printing Companies
- Underground Storage Tanks and Waste Solvents have been removed
- Entered the VIC & RCRA programs at the MPCA in 2004-9
- Site had monitoring wells, soil borings and building samples collected; sampling ceased in 2009

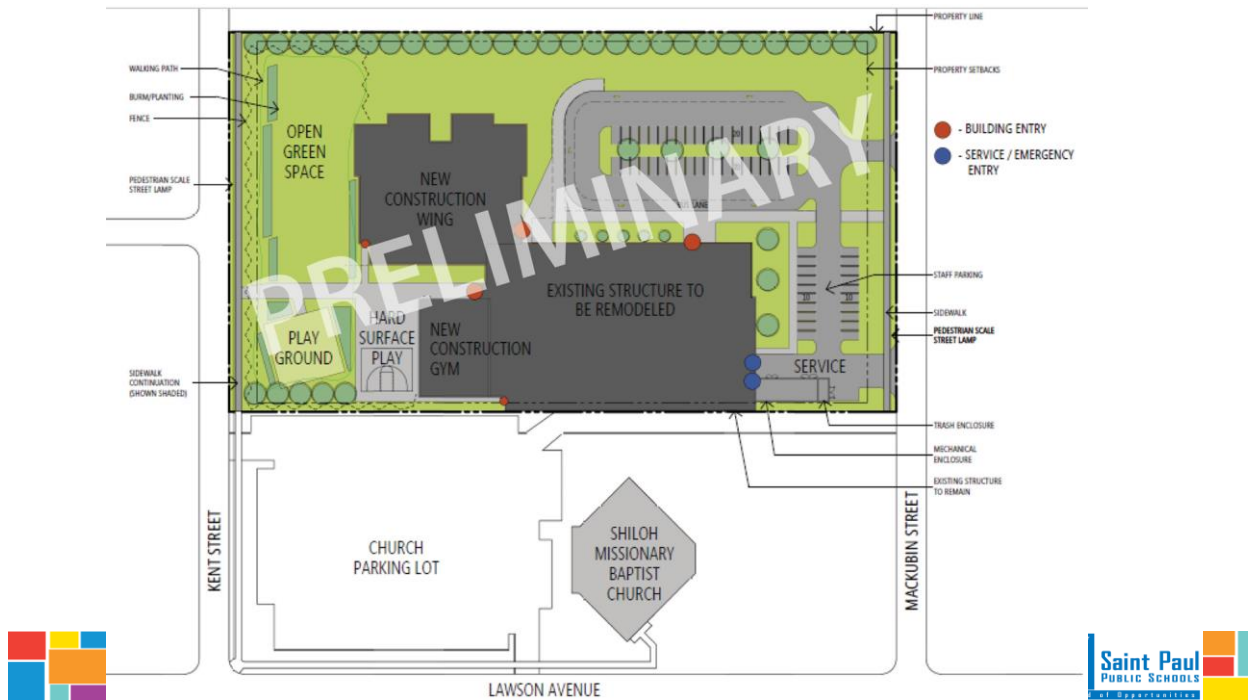
SPPS' Plan for addressing environmental issues:

- Enroll in the VIC program
- Collect additional samples under state direction
- Obtain liability clearances from the state
- Little to no anticipated potential impact on staff, students, and neighbors



RiverEast at Kent St. N.: Preliminary Design & Timeline





1050 Kent: Parking and Traffic

- Estimated 60 staff, many will arrive by car
 - Shared parking with Shiloh Missionary Baptist Church under discussion
- Up to 80 students, all to arrive by regular school bus
 - Likely 8 buses, twice a day



Construction Timeline

- **October 2016:** Environmental remediation begins
- **November 2016:** Selective demolition begins
- **December 2016:** Footings and foundations established
- **September 2017:** School opens
- **Fall 2017:** Some construction may continue into the fall



Why is this moving so fast?

- RiverEast students need more fitting educational environment
- Jie Ming moving into RiverEast's current space by Sept. 2017
- Construction costs are anticipated to rise 3% - 5% this year
 - Delaying a year would cost SPPS \$700,000 - \$1,200,000 more in construction costs alone



Future Community Involvement & Questions



Community discussion points

- Site circulation
- Playground design and access
- Community spaces
- Landscaping and beautification, public art, e.g., mosaic(s) reflective of neighborhood character



Questions

- How can SPPS schools better partner with the community?
 - RiverEast Elementary & Secondary - Principal Katie Pfalz
 - Crossroads Elementary Science & Montessori - Principal Celeste Carty
- What questions do you have?



THANK YOU
Facilities Department



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