



MINNETONKA  
PUBLIC SCHOOLS

# 2024 Facilities Study Task Force Kickoff Meeting

April 15, 2024



# Welcome!

- Introductions
- Charge to The Facilities Task Force
- Meeting Schedule and Meeting Process
- Background Information
  - Where We Have Been
  - Where We Are
  - Where We Are Going
- Next Meeting

# Charge to The Task Force

- The Facilities Study Task Force will support the School Board of Minnetonka ISD 276 as it works to meet future instructional needs by:
  - Assessing each District facility as to its ability to support current and future instructional needs, and;
  - Developing recommendations of potential future actions to meet any identified needs for consideration by the School Board

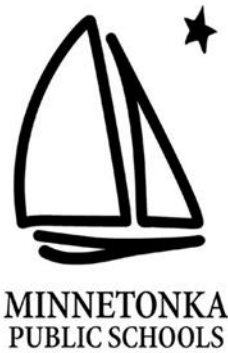
# Proposed Meeting Schedule



## ■ Mondays 6:00-8:00 PM

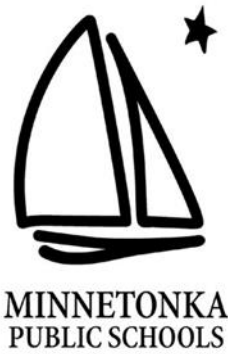
- ☐ April 29
- ☐ May 6
- ☐ May 20
- ☐ June 10
- ☐ June 24
- ☐ July 22
- ☐ August 5
- ☐ August 25
- ☐ September 9
- ☐ September 23
- ☐ October 7
- ☐ October 21

# General Meeting Agenda



- Introductions
- Prior Meeting Open Items – Follow Up
- Facility Overview
- Site Administrator Presentation
- Facility Walk Through
- Small Group Work – Report Out and Prioritization
- Wrap Up And Adjourn

# Group Norms For Our Work

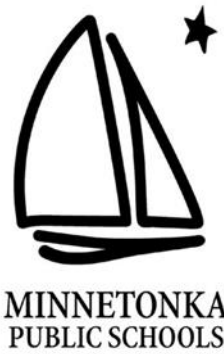


We respect each other's viewpoints

We understand that each of us is a legitimate  
stakeholder in our community

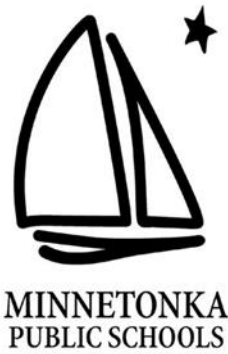
We bring our expertise and experiences in each area to  
help the group do its work

# General



- We will treat each other with respect
- We will make every attempt to be present at all meetings both physically and mentally
- We will use our time wisely, starting and ending on time when at all possible
- Everyone is responsible for helping to stay on topic. We will speak up if we feel the group is getting off track
- We will have only one conversation at a time and will do our best to refrain from side-talk
- No individual task force member is a public spokesperson for the task force

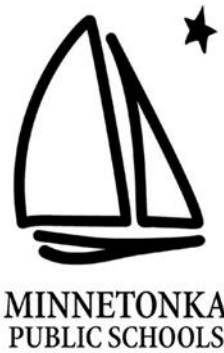
# Communication



- We will be concise
- We will seek to listen
- We will balance our participation with both listening and speaking, and when we listen, we will do so actively without interrupting others
- Topics outside of the agenda may be documented and tabled for a later time
- We will ask questions for clarification to help avoid making assumptions
- We will address conflict by dealing with the issue, not attacking each other
- We will each clarify when we are advocating versus when we are offering an idea
- All voices count - All opinions are valid - We will each offer reasoning behind our thinking

# Decision Making

- We will use consensus with majority rule as our decision-making process
- We will be willing to support a team consensus even if individuals do not agree with the decision
- We will not push ideas on the group after a decision has been made in that area
- Each of us will seek to separate our own personal feelings from what's best for the District as a whole



# Facility Fleet – General Information



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## Last Building Bond Referendum Election

April 23, 1996 - \$33,000,000

Yes – 5,075 – 51.5%

No – 4,772 – 48.5%

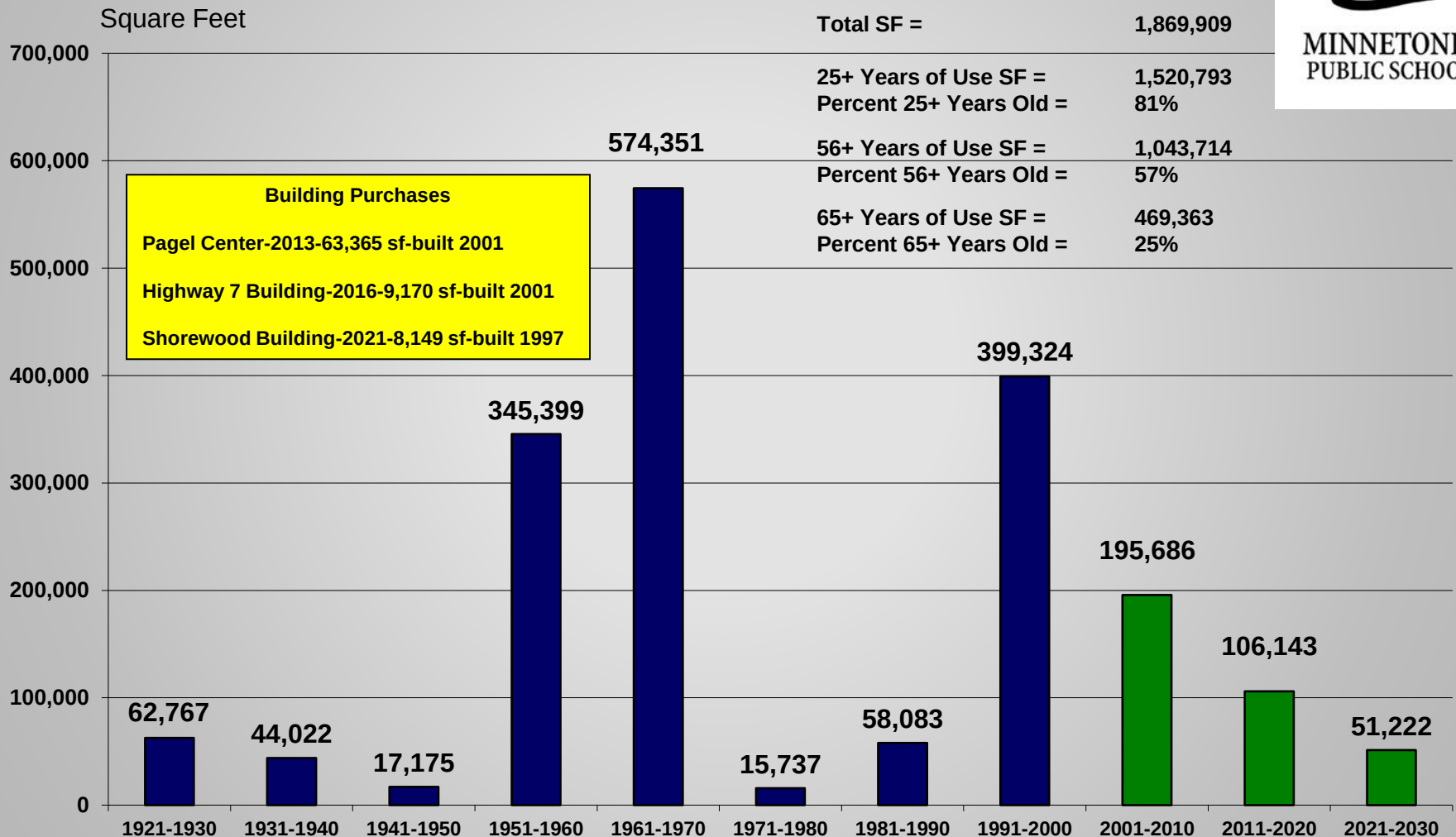
# Minnetonka Independent School District 276

## Facilities Construction And Acquisition By Decade

### As Of June 30, 2024



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# 2008-2024 Investment In Facilities Capacity Utilizing Existing Resources



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| COP Bond           | Main Project                                             | Original Amount |
|--------------------|----------------------------------------------------------|-----------------|
| 2008C              | Minnewashta & Scenic Heights Classrooms                  | \$ 3,600,000    |
| 2008F              | Aquatics Center Pool Addition                            | \$ 2,750,000    |
| 2008G              | Community Education Addition                             | \$ 2,545,000    |
| 2008H              | Minnewashta Parking                                      | \$ 1,685,000    |
| 2009B              | Elementary Classrooms                                    | \$ 3,830,000    |
| 2009D              | Veterans Baseball Field & Legacy Fields Softball Complex | \$ 3,145,000    |
| 2009E              | Elementary Classrooms & Minnewashta Gymnasium            | \$ 5,350,000    |
| 2010B              | MHS Student Union and 14 High School Classrooms          | \$ 6,500,000    |
| 2010E              | Secure Entries Additions Refunding Wells Fargo Leases    | \$ 3,290,000    |
| 2011A              | Clear Springs & Groveland Classrooms                     | \$ 2,365,000    |
| 2011B              | Clear Springs & Excelsior Parking                        | \$ 1,700,000    |
| 2012A              | Middle School Classrooms & Groveland Media Center        | \$ 3,425,000    |
| 2013A              | Excelsior Kitchen & Multipurpose Room                    | \$ 2,400,000    |
| 2013C              | Pagel Activity Center                                    | \$ 2,970,000    |
| 2013D              | Scenic Heights Classrooms                                | \$ 1,200,000    |
| 2014B              | All Day K and Music Additions at 6 Elementary Schools    | \$ 1,700,000    |
| 2014C              | All Day K and Music Additions at 6 Elementary Schools    | \$ 4,700,000    |
| 2016F              | Minnetonka Research and High School Science Labs         | \$ 4,510,000    |
| 2016G              | High School Parking                                      | \$ 1,000,000    |
| 2016N              | Groveland Parking                                        | \$ 1,190,000    |
| 2016O              | Highway 7 Education Center                               | \$ 1,585,000    |
| 2017A              | Groveland Gymnasium & Classroom                          | \$ 3,000,000    |
| 2018A              | Clear Springs-Scenic Heights Gymnasiums & Spec Rooms     | \$ 1,900,000    |
| 2018C              | Clear Springs-Scenic Heights Gymnasiums & Spec Rooms     | \$ 4,800,000    |
| 2020D              | 5735 Highway 101 Site Purchase, Demolition & Site Prep   | \$ 1,250,000    |
| 2021C              | Shorewood Professional Building - SAIL Program           | \$ 2,200,000    |
| 2021D              | Momentum Skilled Trades Addition to Pagel Center         | \$ 1,250,000    |
| 2021E              | Momentum Skilled Trades Addition to Pagel Center         | \$ 2,750,000    |
| 2022A              | VANTAGE MOMENTUM Building                                | \$ 7,000,000    |
| 2023A              | EXC, SCH, MME, MMW Classrooms - MMW Parking              | \$ 1,850,000    |
| 2024A              | MOMENTUM Tonka Flight School-Tonka Drone Academy         | \$ 1,765,000    |
| 2024B              | Deephaven Auto Queue                                     | \$ 1,525,000    |
| Total COPs         |                                                          | \$ 90,730,000   |
| OPEB Excess Assets | VANTAGE MOMENTUM Building                                | \$ 9,850,000    |
| Total All Sources  |                                                          | \$ 100,580,000  |

|                                         |               |
|-----------------------------------------|---------------|
| Lease Levy Instructional Spaces         | \$ 45,770,000 |
| Operating Capital                       | \$ 40,290,000 |
| Fees and Rentals                        | \$ 3,145,000  |
| OPEB Revocable Trust Fund Excess Assets | \$ 9,850,000  |

# Capacity Summary – District (K-12)

| Target Capacity Grade Level Sizes    | Target | Clear Springs (K-5)             | Deerpark (K-5) | Excelsior (K-5) | Groveland (K-5) | Mimewadka (K-5) | Seaside Heights (K-5) | MME (6-8) | MMW (6-8) | MHS (9-12) | District Total |       |       |       |       |       |       |       |     |        |           |        |             |
|--------------------------------------|--------|---------------------------------|----------------|-----------------|-----------------|-----------------|-----------------------|-----------|-----------|------------|----------------|-------|-------|-------|-------|-------|-------|-------|-----|--------|-----------|--------|-------------|
| K                                    | 22     | 7                               | 154            | 6               | 132             | 6               | 132                   | 8         | 176       | 9          | 198            | 6     | 132   |       |       |       |       |       |     |        |           |        |             |
| G1                                   | 23     | 6                               | 138            | 5               | 115             | 6               | 138                   | 8         | 184       | 7          | 161            | 6     | 138   |       |       |       |       |       |     |        |           |        |             |
| G2                                   | 24     | 6                               | 144            | 5               | 120             | 7               | 168                   | 6         | 144       | 7.5        | 180            |       |       |       |       |       |       |       |     |        |           |        |             |
| G3                                   | 25     | 6                               | 150            | 5               | 125             | 6               | 150                   | 8         | 200       | 7.5        | 188            |       |       |       |       |       |       |       |     |        |           |        |             |
| G4                                   | 27     | 6                               | 162            | 5               | 135             | 6               | 162                   | 6         | 162       | 7          | 189            | 6.5   | 176   |       |       |       |       |       |     |        |           |        |             |
| G5                                   | 28     | 6                               | 168            | 4               | 112             | 6               | 168                   | 5         | 140       | 6.5        | 182            |       |       |       |       |       |       |       |     |        |           |        |             |
| 6                                    | 32     | max                             |                |                 |                 |                 |                       |           |           |            |                |       |       |       |       |       |       |       |     |        |           |        |             |
| 7                                    | 32     | max                             |                |                 |                 |                 |                       |           |           |            |                |       |       |       |       |       |       |       |     |        |           |        |             |
| 8                                    | 32     | max                             |                |                 |                 |                 |                       |           |           |            |                |       |       |       |       |       |       |       |     |        |           |        |             |
| 9                                    | 35     | max (exceeds ventilation basis) |                |                 |                 |                 |                       |           |           |            |                |       |       |       |       |       |       |       |     |        |           |        |             |
| 10                                   | 35     | max (exceeds ventilation basis) |                |                 |                 |                 |                       |           |           |            |                |       |       |       |       |       |       |       |     |        |           |        |             |
| 11                                   | 35     | max (exceeds ventilation basis) |                |                 |                 |                 |                       |           |           |            |                |       |       |       |       |       |       |       |     |        |           |        |             |
| 12                                   | 35     | max (exceeds ventilation basis) |                |                 |                 |                 |                       |           |           |            |                |       |       |       |       |       |       |       |     |        |           |        |             |
| Target Program Capacity              | 37     | 916                             | 30             | 739             | 37              | 918             | 40                    | 984       | 43        | 1,056      | 40             | 995   | 32    | 1,325 | 86%   | 51    | 1,275 | 86%   | 122 | 3,400  | 96%       | 11,608 |             |
| Student Membership (Oct 1, 2019)     |        | 881                             |                | 648             |                 | 814             |                       | 897       |           | 946        |                | 905   |       | 1,322 |       |       | 1,250 |       |     | 3,394  |           | 11,057 | Oct 1, 2019 |
| Max Capacity                         | 30     | 37                              | 1,110          | 30              | 900             | 37              | 1,110                 | 40        | 1,200     | 43         | 1,290          | 40    | 1,200 | 32    | 1,431 | 86%   | 51    | 1,404 | 86% | 122    | 4,099     | 96%    | 13,744      |
| RCap Capacity (Incl. K, CR)          | 37     | 1,120                           | 30             | 892             | 37              | 1,046           | 40                    | 1,160     | 44        | 1,262      | 40             | 1,170 | 32    | 1,580 | 51    | 1,592 | 122   | 4,190 | 453 | 14,012 | CR / Labs |        |             |
| (Vent) VRCap Capacity (Incl. K, CR)  |        | 912                             |                | 894             |                 | 831             |                       | 876       |           | 871        |                | 847   |       | 920   |       | 945   |       | 955   |     |        |           |        |             |
| RCap Capacity (Incl. Spec Educ)      | 22     | 204                             | 12             | 98              | 23              | 182             | 16                    | 130       | 17        | 142        | 24             | 192   | 12    | 192   | 12    | 213   | 18    | 497   | 156 | 1,850  | Spec Ed   |        |             |
| RCap Capacity (Incl. Art, Music, PE) | 5      | 198                             | 6              | 138             | 7               | 176             | 6                     | 200       | 6         | 214        | 6              | 214   | 6     | 236   | 5     | 206   | 10    | 470   | 57  | 2,052  | Music/PE  |        |             |
| ACTUAL                               |        |                                 |                |                 |                 |                 |                       |           |           |            |                |       |       |       |       |       |       |       |     |        |           |        |             |
| K                                    | 21.9   | 7                               | 165            | 6               | 130             | 6               | 131                   | 8         | 168       | 9          | 184            | 6     | 143   |       |       |       |       |       |     |        |           |        |             |
| G1                                   | 22.4   | 6                               | 142            | 5               | 115             | 6               | 126                   | 8         | 164       | 7          | 166            | 6     | 138   |       |       |       |       |       |     |        |           |        |             |
| G2                                   | 20.2   | 6                               | 132            | 5               | 97              | 7               | 135                   | 6         | 136       | 7          | 135            | 7.5   | 144   |       |       |       |       |       |     |        |           |        |             |
| G3                                   | 22.1   | 6                               | 140            | 5               | 103             | 6               | 128                   | 6         | 145       | 8          | 172            | 7.5   | 163   |       |       |       |       |       |     |        |           |        |             |
| G4                                   | 23.8   | 6                               | 153            | 5               | 108             | 6               | 150                   | 6         | 152       | 7          | 144            | 6.5   | 162   |       |       |       |       |       |     |        |           |        |             |
| G5                                   | 24.5   | 6                               | 149            | 4               | 95              | 6               | 144                   | 6         | 132       | 5          | 145            | 6.5   | 155   |       |       |       |       |       |     |        |           |        |             |
| Target Capacity                      | 37     | 881                             | 30             | 648             | 37              | 814             | 40                    | 897       | 43        | 946        | 40             | 905   |       |       |       |       |       |       |     |        |           |        |             |

# Long-Term Facility Maintenance 2008-2024

## “Rebuilding For 2075”

### State Of The District Facilities



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| LTM GO Bond | Main Project                                             | Original Amount |
|-------------|----------------------------------------------------------|-----------------|
| 2008B       | GO Alternative Facilities Capital Appreciation LTM Bonds | \$ 15,579,548   |
| 2008E       | GO Alternative Facilities LTM Bonds                      | \$ 14,975,000   |
| 2009F       | GO Alternative Facilities LTM Bonds                      | \$ 5,925,000    |
| 2010C       | GO Alternative Facilities LTM Bonds - Build America      | \$ 7,020,000    |
| 2012B       | GO Alternative Facilities LTM Bonds                      | \$ 1,800,000    |
| 2012C       | GO Alternative Facilities LTM Bonds                      | \$ 1,400,000    |
| 2012G       | GO Alternative Facilities LTM Bonds                      | \$ 1,245,000    |
| 2013B       | GO Alternative Facilities LTM Bonds                      | \$ 2,200,000    |
| 2013F       | GO Alternative Facilities LTM Bonds                      | \$ 1,230,000    |
| 2013G       | GO Alternative Facilities LTM Bonds                      | \$ 3,475,000    |
| 2014A       | GO Alternative Facilities LTM Bonds                      | \$ 1,650,000    |
| 2014D       | GO Alternative Facilities LTM Bonds                      | \$ 1,950,000    |
| 2015A       | GO Alternative Facilities LTM Bonds                      | \$ 3,005,000    |
| 2015D       | GO Alternative Facilities LTM Bonds                      | \$ 1,595,000    |
| 2015E       | GO Alternative Facilities LTM Bonds                      | \$ 4,000,000    |
| 2016E       | GO Long Term Facilities Maintenance Bonds                | \$ 5,870,000    |
| 2016M       | GO Long Term Facilities Maintenance Bonds                | \$ 5,785,000    |
| 2019B       | GO Long Term Facilities Maintenance Bonds                | \$ 2,000,000    |
| 2019D       | GO Long Term Facilities Maintenance Bonds                | \$ 2,710,000    |
| 2019F       | GO Long Term Facilities Maintenance Bonds                | \$ 1,955,000    |
| 2020E       | GO Long Term Facilities Maintenance Bonds                | \$ 1,975,000    |
| 2020G       | GO Long Term Facilities Maintenance Bonds                | \$ 4,870,000    |
| 2021G       | GO Long Term Facilities Maintenance Bonds                | \$ 6,245,000    |
| 2022B       | GO Long Term Facilities Maintenance Bonds                | \$ 8,985,000    |
| 2023B       | GO Long Term Facilities Maintenance Bonds                | \$ 10,785,000   |
| Total       |                                                          | \$ 118,229,548  |



# Clear Springs Elementary

**2014 Addition**  
5,203 SF

First Floor  
92,726 SF

**2008 Addition**  
1,080 SF

**1995 Addition**  
5,099 SF

**2011 Addition**  
2,042 SF

**2011 Addition**  
1,469 SF

**1993 Addition**  
11,783 SF

**2009 Addition**  
5,997 SF

**1960 Addition**  
15,387 SF

**2018 Addition**  
8,274 SF

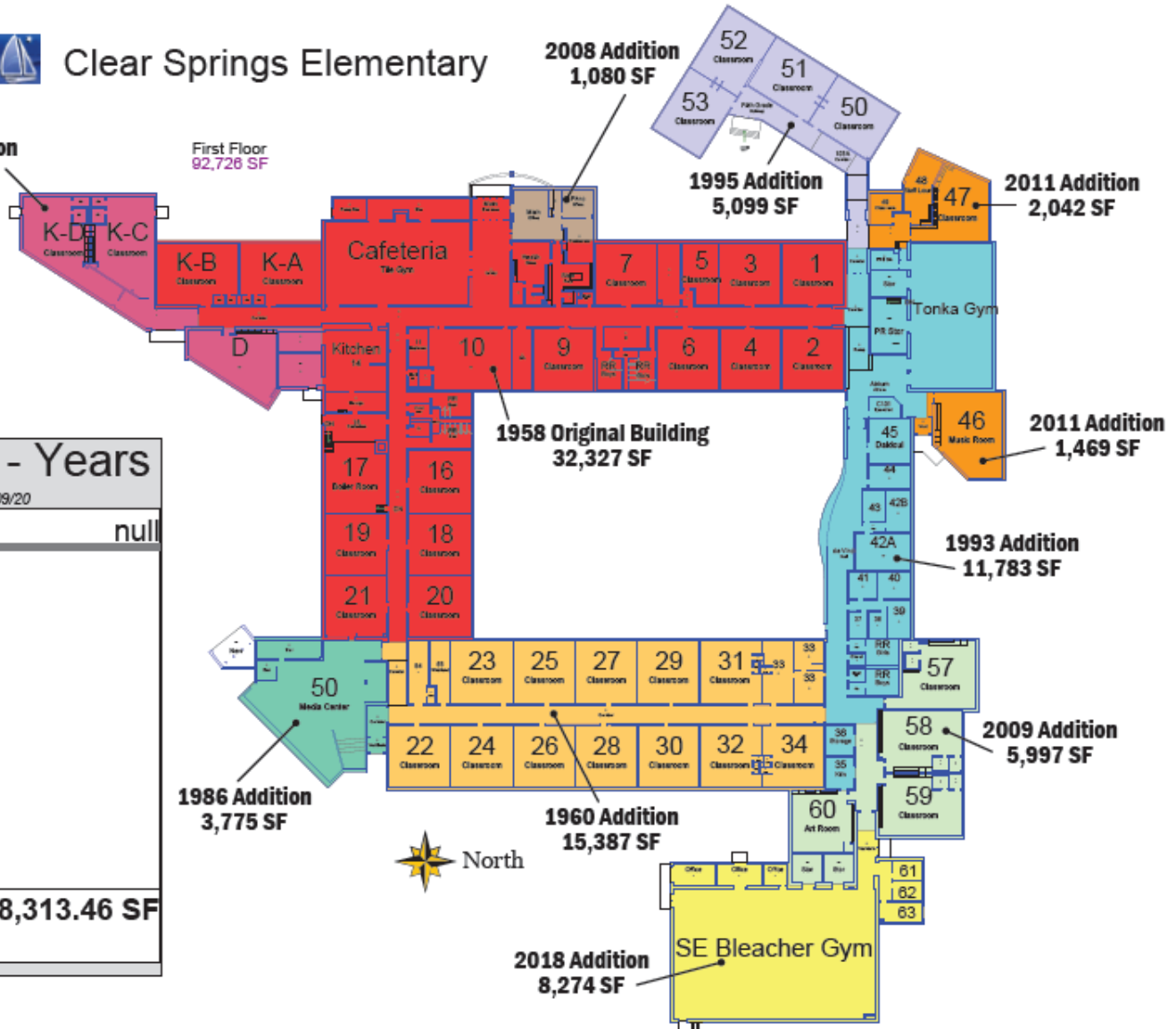
**1986 Addition**  
3,775 SF

**1958 Original Building**  
32,327 SF

## Building Age - Years

Last Calculated: 12/09/20

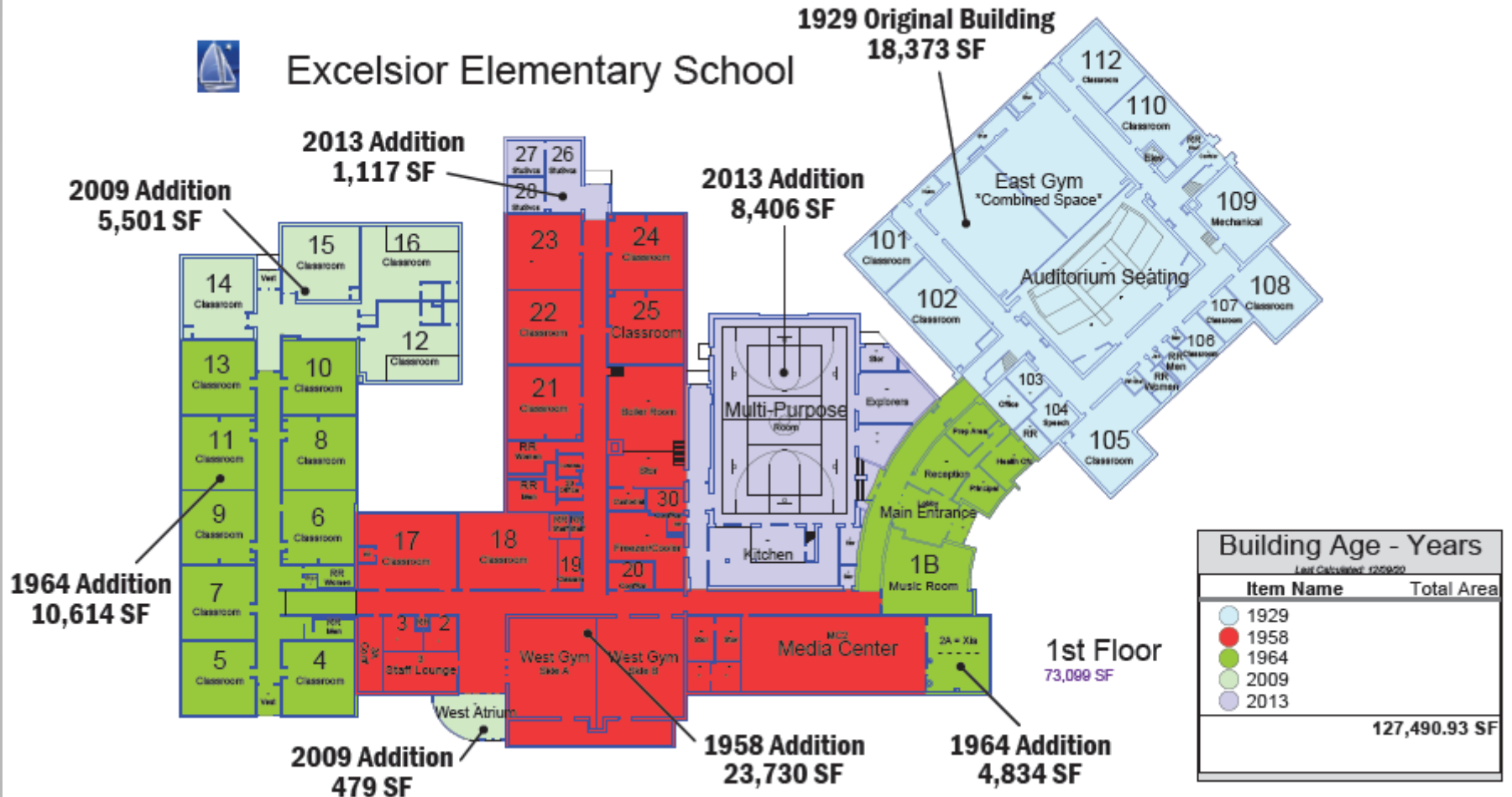
| null                 | null |
|----------------------|------|
| ● 1958               |      |
| ● 1960               |      |
| ● 1986               |      |
| ● 1993               |      |
| ● 1995               |      |
| ● 2008               |      |
| ● 2009               |      |
| ● 2011               |      |
| ● 2014               |      |
| ● 2018               |      |
| <b>108,313.46 SF</b> |      |







## Excelsior Elementary School



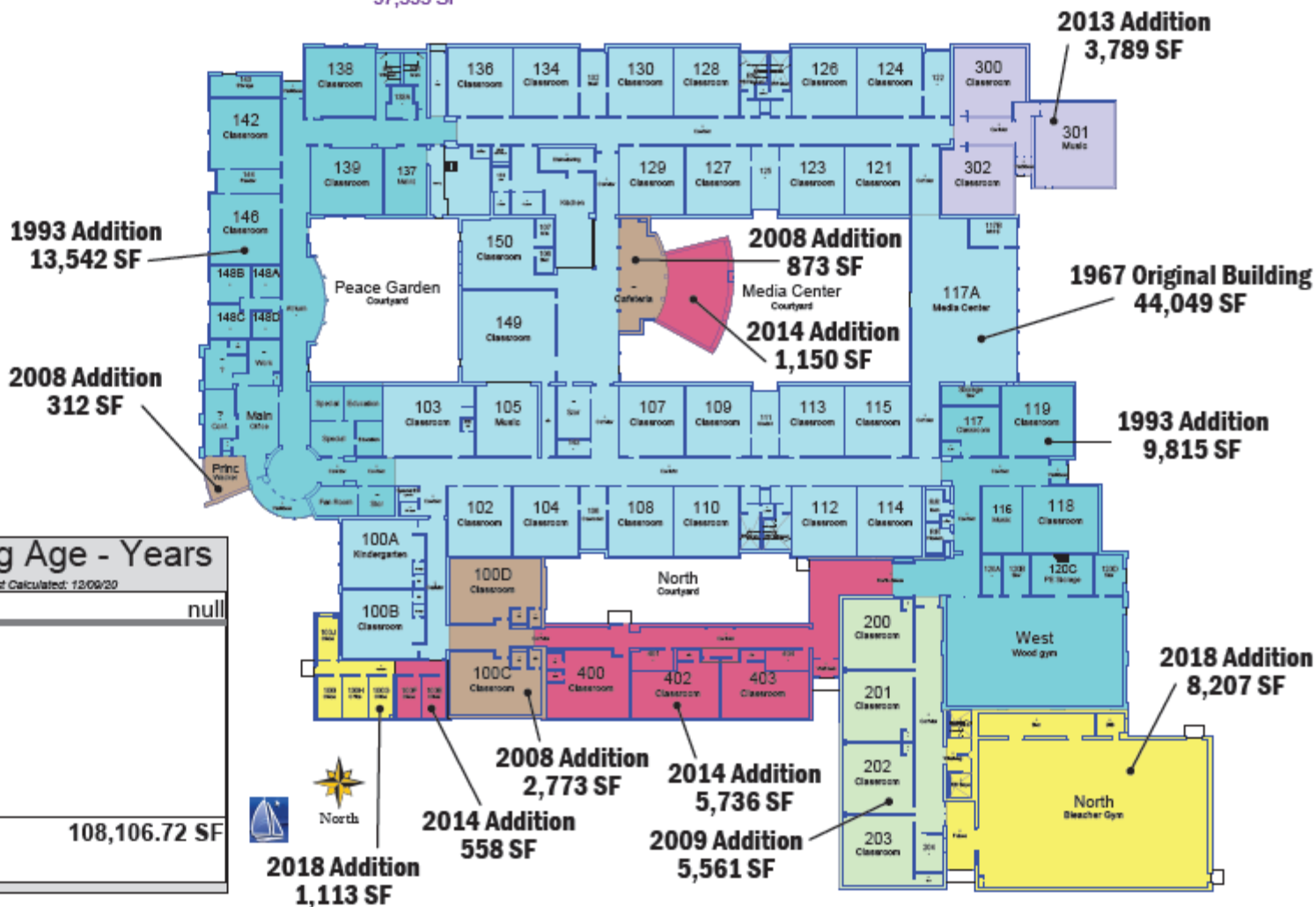






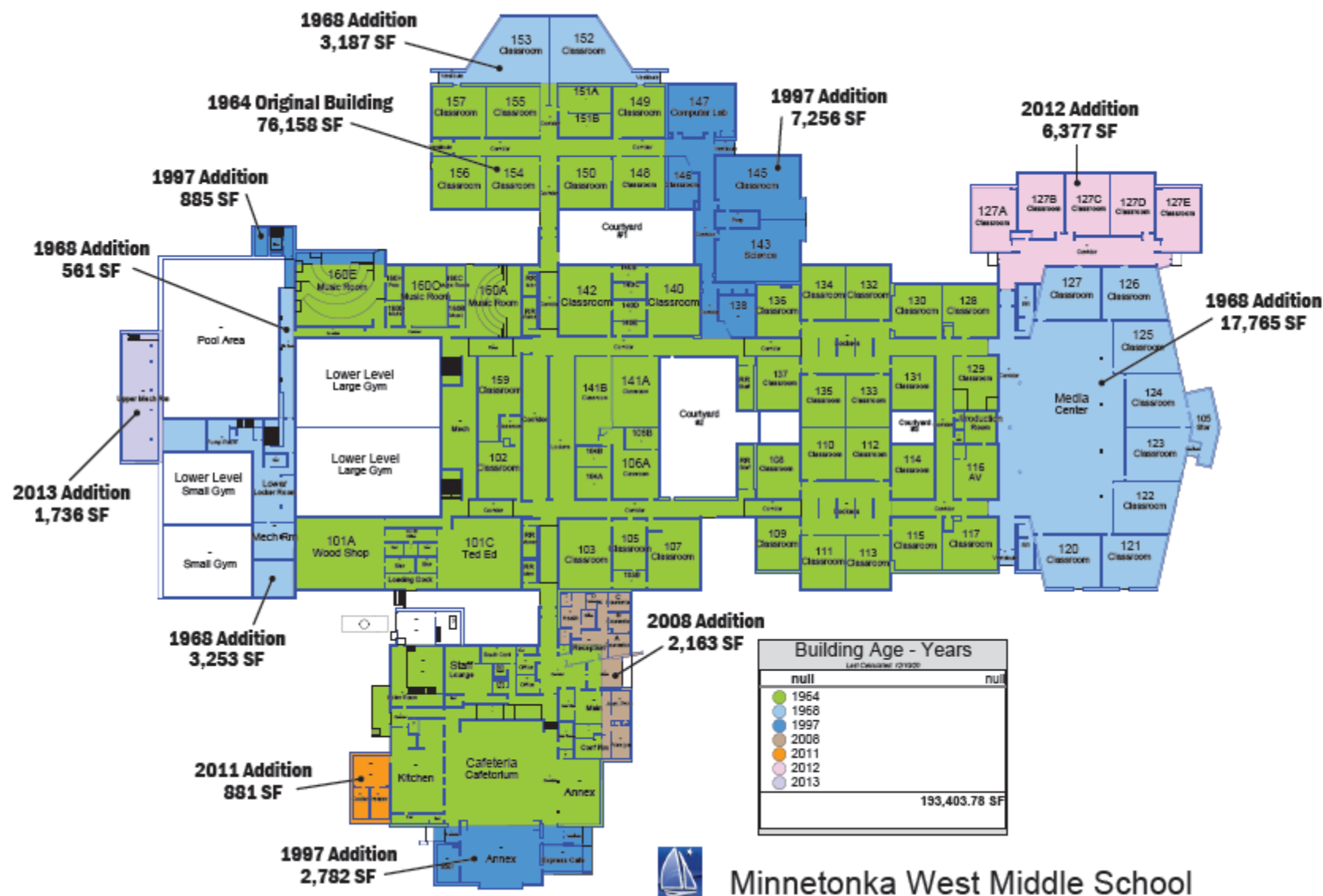
# Scenic Heights Elementary

First Floor  
97,393 SF

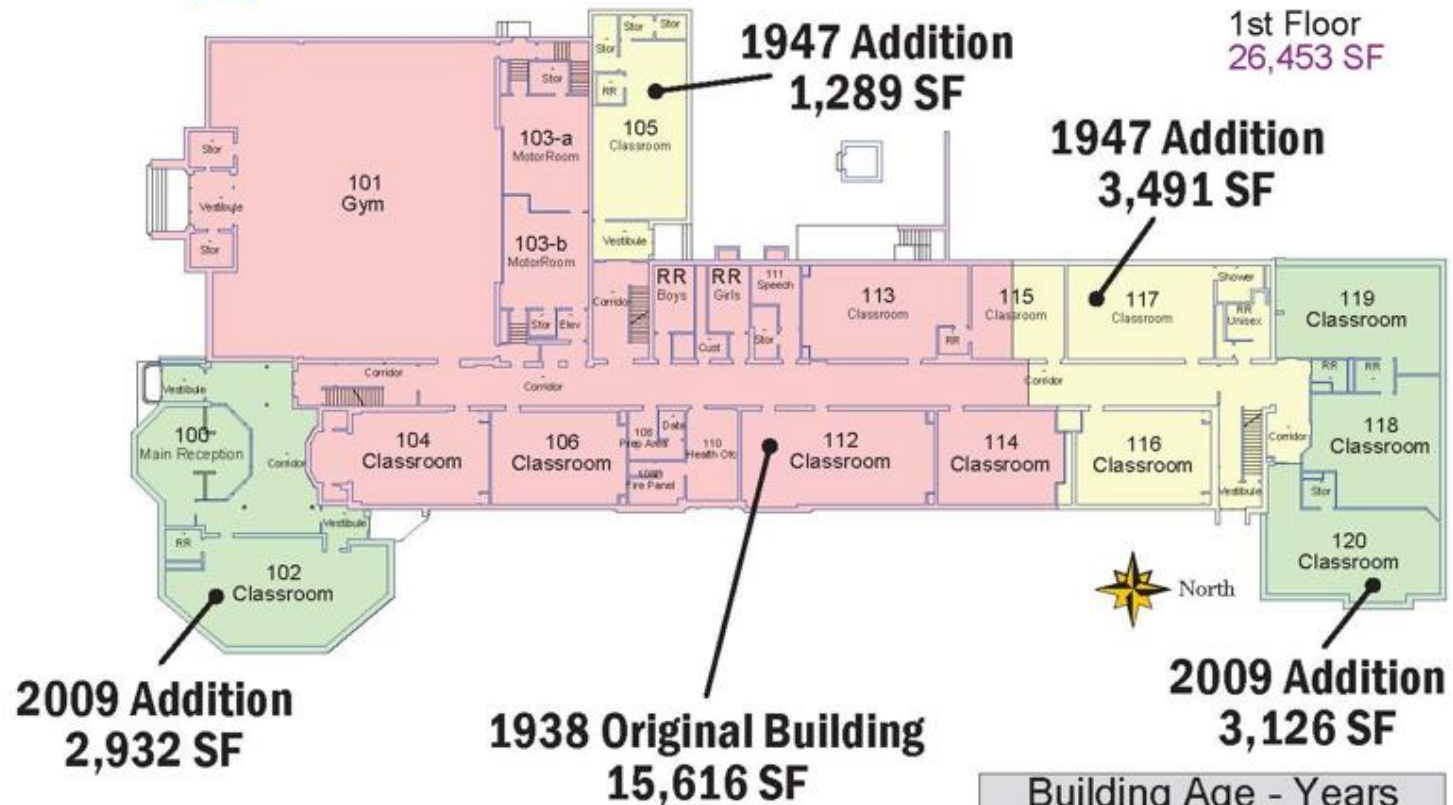


| Building Age - Years      |               |      |
|---------------------------|---------------|------|
| Last Calculated: 12/09/20 |               |      |
| 1967                      | 1993          | 2008 |
| 2009                      | 2013          | 2014 |
| 2018                      | 108,106.72 SF |      |







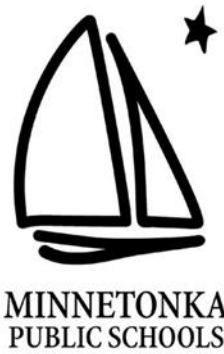


| Building Age - Years                                                                       |                     |
|--------------------------------------------------------------------------------------------|---------------------|
| Last Calculated: 11/06/19                                                                  |                     |
| Item Name                                                                                  | Area Sq.            |
|  1938 | 37,703.78 SF        |
|  1947 | 17,195.89 SF        |
|  2009 | 15,838.38 SF        |
|                                                                                            | <b>70,738.04 SF</b> |

Scale: 1" = 29.81'

## Eliminating Deferred Maintenance As Of June 30, 2024

- Long-Term Facilities Maintenance – Rebuilding For 2075
  - Room unit ventilator systems current
  - Roof replacement current
  - Parking lot repaving current
  - Lighting current
  - Windows current
  - Doors current
  - Flooring current

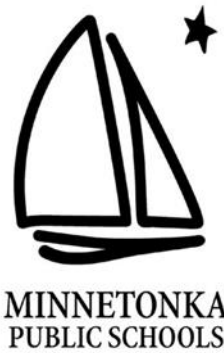


## Eliminating Deferred Maintenance As Of June 30, 2024

- Long-Term Facilities Maintenance – Rebuilding For 2075
  - Pool mechanical systems current
  - Synthetic turf fields current
  - Painting current on seven-year rotation
  - Kitchen overhauls at every District kitchen completed summer 2015
  - Door safety hardware replacement completed fall 2015
  - Door replacement completed summer 2016
  - Public Address (PA) safety system replacements completed summer 2016

## Eliminating Deferred Maintenance As Of June 30, 2024

- Long-Term Facilities Maintenance – Rebuilding For 2075
  - Hallway-high use areas wall tiling completed summer 2016-adding last three small brick areas in summer 2025
  - Restroom overhauls completed summer 2022 – except for one set in 1998 section MHS
  - Boiler room overhauls completed summer 2017
  - Media center lights-ceiling-painting-flooring completed summer 2019
  - Mechanical room overhauls completed summer 2021
  - Mechanical systems digital controls will be completed in summer 2025 – MHS



## Minnetonka High School “Before” Sample Hallway - 1309-1311



# Minnetonka High School “After” Sample Hallways



# Facility Maintenance Strategy

- This major rebuilding is taking place over approximately 20 years
- This time frame also roughly parallels the time of post World War II “baby boom” district building construction from 1947 to 1967
- As of FY2024 the District is current with major facilities maintenance
  - Exception – roofs because of Texas Polar Vortex resulting in supply shortages in 2021 and 2022 – catching up in FY25
- Will always be long-term maintenance needs that will need to be addressed as major components wear out
- Never ever done maintaining 1,869,909 square feet of buildings, and 259.29 acres of outdoor facilities
  - 56% has 56 or more years of use
- Most cost effective over the long term – average of \$4.07 per square foot annually over the next 10 years is 1/118<sup>th</sup> the current cost of new construction of \$479 per square foot



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## Long-Term Maintenance Plan Project Levels

- Prudent course of action is to maintain buildings in a state of good repair and maximize the community's investment in them
  - Much more cost effective than tearing down and rebuilding
  - \$895,686,411 to build new at \$479 per square foot current new construction cost

## Other Notes

- All unit ventilators – full HVAC replaced by FY2026 summer 2025
- All classroom cabinets replaced by FY2027 summer 2026
- Einer Anderson track rebuild FY2025 summer 2024
- Upper Field North synthetic turf replacement FY2027 summer 2026
- MHS west end cooling tower replacement FY2029 summer 2028
- Pagel R-22 ice system replacement FY2032 summer 2031\*
- Starting window replacement at elementary level

\*District stockpiled R-22 for Pagel before it was banned

- System is running well so could run more years past summer 2031



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# Questions?

Next Meeting  
April 29, 2024

Location - MHS