



YME Focus Group Meeting #3 Notes

1. Wednesday November 6, 2024

- a. Reviewing homework from meeting #2
 - i. Review of census data
 - ii. Won't see all 50 in preschool/kindergarten due to homeschool trend (nationwide)
 - iii. Student population is pretty steady - steady enrollment
 - iv. Question: 2020 is the largest group – of the 104 students, how many stayed?
Answer: 50 students in the 2024 4th grade class
 - v. K12 student population by zip code data: 647 total, comment was made that Clarkfield number is higher than expected
 - vi. Review of notable bond election results
 - vii. Can ask for a referendum every 6 months, roughly 2 times per year. If a referendum is requested for a time period of less than 6 months, the bond amount would need to change by 5% higher or lower. Submission of a Review and Comment to the Department of Education must be made 120 days before the referendum.

- b. Thoughts/comments since meeting #2
 - i. Question: Are athletic facilities included in the options? Needs discussion, hasn't come up yet. Track reconstruction, fields irrigation, football field bleachers and lighting are included in the assessment budgets.
 - ii. All options keep students in buildings during construction by phasing the construction timeline. Utilizing space at MN West was brought up as a potential place to have classes during construction. The available space at MN West may not be suitable for YME needs.
 - iii. Question: How detailed is the input into the options? Answer: big picture recommendation will be made, i.e. not exact layout of plan, there is a lot of room for changes to be made during design development.
 - iv. Question: What would the cost be to keep only the 2019 gym and build new for the rest of the school? There is a cost advantage to keeping functional spaces that can be worked into a new design. An example of savings for a space of 20,000 square feet would reduce the cost of new construction by approximately \$8M
 - v. Question: What is the current preschool enrollment? Answer: 56 total now, 3-5 year olds

- c. Small group exercise highlights – top priorities to address (this is a summary of the 6 small group representations)
 - i. Educational Priorities
 - Current and future programming considerations are important. Programs such as the trades, arts, STEM and athletics are all important for a 21st century education.
 - Teacher and student retention
 - Highlight existing partnership with MN West
 - Programs for students with different levels of need



- Activity bus routes would enable more students to be involved in extra-curricular activities
- ii. Physical Priorities
- Security for students and staff
 - Accessibility
 - Plan for future enrollment/growth
 - Right sizing of spaces for programming
 - Include adaptable/flexible spaces and adjacencies for similar spaces needs (athletic/arts/commons, student services, etc.)
 - One campus/building with keeping Elementary and High Schools separated
 - Keep existing gyms
 - Flex space for community use
- iii. Community Priorities
- Childcare program
 - Address Housing needs
 - Keep and attract families
- d. Review of top big picture concepts with broad cost estimates
- i. BASELINE Option: Maintenance/updating existing
- Approximate elementary cost: \$7 – \$9 million
 - Approximate high school cost: \$21 – \$23 million
 - Approximate total cost: \$30 million
- ii. Option 2A: Maintenance/updating existing, addition to connect elementary and high school with cafeteria link
- Approximate total cost: \$34 – \$36 million
- iii. Option 3C: Maintenance/updating existing (that is NOT demo'd), addition to connect elementary and high school with classroom link, demo of existing high school (Y wing), new high school addition
- Cost savings from no remodel of existing high school (Y wing)
 - Approximate total cost: \$60 million
- iv. Option 4: Maintenance/updating existing (that is NOT demo'd), new high school addition, demo of existing high school (Y wing), new elementary and secure entry/office/commons addition, demo existing elementary school, track updates (option 4 and variations based on +10% growth, 145,000 square feet)
- Variations of option 4 show alternative phasing and/or layout on site
 1. 4A shows phasing with a shorter timeline which can equal savings
 2. 4C shows different phasing - the elementary addition built first, then demo of existing elementary, then the high school addition



- Approximate total cost: \$70 –\$ 75 million

e. Thoughts/comments on options presented

i. Is planning for a +10% enrollment growth enough?

- Some discussion if up to +25% would be better to plan for – gaining around 100 students
- As example: Lakeview’s original building was 125,570 square feet. In 2014 an addition of 27,404 square feet brought the building to 152,974 for 602 students. In 2023 another addition of 5,979 square feet now has the building size at 158,953 for approximately 700 students (2023 estimate). Lakeview has 4 gym stations, 1,100 sf fitness room and no wrestling room.

ii. Option 2 does not make sense, options with new buildings and additional square footage are more appealing for their cost

iii. The cost difference between +10% and +25% is important to explore

f. Tax impact discussion - key ideas

i. A 30 year payment is allowed by law.

ii. A 20 year bond is more typical than 30.

iii. An option that is \$65 million (with a 20 year bond) will equal a payment of approximately \$220 per year for a residential homestead.

iv. A \$65 million option an Ag2School payment of \$35 million.

v. School tax comparison of surrounding districts shows YME has the lowest end payment for residential households.

g. Poll results

i. Option 2A: 0

ii. Option 3C: 0

iii. Option 4 and variations: majority consensus was reached with this option.

h. Homework for next meeting?

i. What would the plan/cost of adding additional classrooms in a future project be?

ii. What would the cost difference of a 3 section versus a 4 section elementary be?