

WEST CENTRAL AREA SCHOOLS

COMMUNITY MEETINGS – FACILITY OPTIONS & COMMUNITY SURVEY



Serving the communities of Barrett, Elbow
Lake, Hoffman, Kensington & Wendell

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WHY ARE WE DISCUSSING FACILITIES AGAIN?

- South Construction Periods: 1955, 1957, 1970
- North Construction Periods: 1936, 1950s (2), 1966
- South Square Footage: 35,704
- North Square Footage: 75,181
- WCA Board of Education desire to provide spaces that enhance educational opportunities, not hinder them
- WCA Board of Education desire to make fiscally responsible decisions for current and future District taxpayers



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RECENT WCA BOARD ACTIVITIES

- 2017-2018: Intently began discussing facility needs
- Early 2018: Contract with Unesco for facility assessments
- Spring & Summer 2018: Unesco assessments, reports, and projections
- 2018-2019: Facility Discussions with Community Representatives
- 2018-2019: WCA Board concluded elementary sites needed extensive work
- Summer and Fall of 2019: Consider alternative projections provided by Superintendent Hogie
- Fall 2019: Selected Zerr-Berg Architects and Gehrtz Construction Services to assist with projects



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PHYSICAL FACILITY ASSESSMENTS – SOUTH

Assessment of Structural and System Condition – Reports: April and July of 2018

Comparison of “actual system age” to “average life expectancy”

- 17 Categories identified in report summary (heating and distribution, ventilation, electrical, lighting, plumbing, doors, windows, flooring)
- 14 of those categories identified as beyond “Average Life Expectancy”
- 8 Categories have exceeded life expectancy by 100% (Twice the life expectancy)



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CONDITION ASSESSMENT - SOUTH

Level of Attention – Prediction of unplanned system failures and large expenditures

- 9 – Alarm – Equipment failure inevitable or excessively past useful life
- 4 – Alert – Equipment in need of repairs or nearing end of useful life
- 2 – Caution – Equipment operating in a degraded condition
- 2 – Acceptable – Equipment in acceptable condition and within useful life



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PHYSICAL FACILITY ASSESSMENTS - NORTH

Assessment of Structural and System Condition – Reports: April and July of 2018

Comparison of “actual system age” to “average life expectancy”

- 26 Categories identified in report summary (heating and distribution, ventilation, electrical, lighting, plumbing, doors, windows, flooring)
- 16 of those categories identified as beyond “Average Life Expectancy”
- 7 Categories have exceeded life expectancy by 100% (Twice the life expectancy)



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CONDITION ASSESSMENT - NORTH

Level of Attention – Prediction of unplanned system failures and large expenditures

- 12 – Alarm – Equipment failure inevitable or excessively past useful life
- 13 – Alert – Equipment in need of repairs or nearing end of useful life
- 3 – Caution – Equipment operating in a degraded condition
- 3 – Acceptable – Equipment in acceptable condition and within useful life



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RATIONALE FOR PROJECTS NOW

- Aging Building Infrastructure
- Americans with Disabilities Code Compliance
- Educational Adequacy
- Financial Opportunity
- Escalating Cost of Delaying Major Projects



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AGING BUILDING STRUCTURE

- South age of structures: 64, 62, 49 (35,704 SF)
- North age of structures: 84, 65, 68, 53 (75,181 SF)
- Facilities have been maintained well to last the years of service they have
- The extent of financial commitment to repair and renovate approaches the cost of new/replacement
- MDE Guidelines: Building Age > 50 Years; Renovation > 60% of New Construction;



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Americans with Disabilities Code Compliance

- Many modifications have been made
- Obstacles for mobility impaired still exist (dining areas, restrooms, drinking fountains, changing rooms, steps at entries, door width, various levels)



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Educational Adequacy

- Availability of specialty rooms and spaces needed
- Inadequate size of rooms (MDE Recommendations: Grade 1-4 = 850-950 SF, K = 1200-1500 SF, and Early Childhood = 1000-1400 SF, and Specialty Areas = 1000-1500 SF)
- Environmental conditions (heating, cooling, air flow, lighting, acoustics)
- Enhancement and expansion of programs
- Physical appearance



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Financial Opportunity – Escalating Costs

- Both elementary sites are in need of expensive repair and renovation to address the issues presented in the previous slides
- The District is carrying no bond debt for new construction, demo, or renovation
- Interest rates for Bonds are at historic lows
- Escalating costs will cause future projects to become more expensive (\$35 million project delayed for 1 year will cost \$1.4 million more based on 4% cost escalation)
- May 2020 election allows for planning and design with bids in December or early 2021



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OPTIONS EVALUATED

- Renovate only at North and South
- Renovate and new construction at North and South
- Build new North and South structures
- Build new PK-4 structure adjacent to current Secondary School in Barrett
- Convert current Secondary School into an Elementary and build a new Secondary School
- Combinations of the options listed above



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SURVEY OPTIONS

- The Board is seeking community input through a survey prior to making a decision on what option should be placed on the ballot for a Building Bond Referendum
- Maintaining alignment with WCA's reputation expectation for excellence; two progressive options have been selected for inclusion on a survey
- Option 1: Build a new South Elementary (71,500 SF) and replace portions of North Elementary with a new addition of approximately 27,000 square feet and renovate 44,000 SF
- Option 2: Build a new PK-4 adjacent to the current Secondary School in Barrett (102,000 SF)



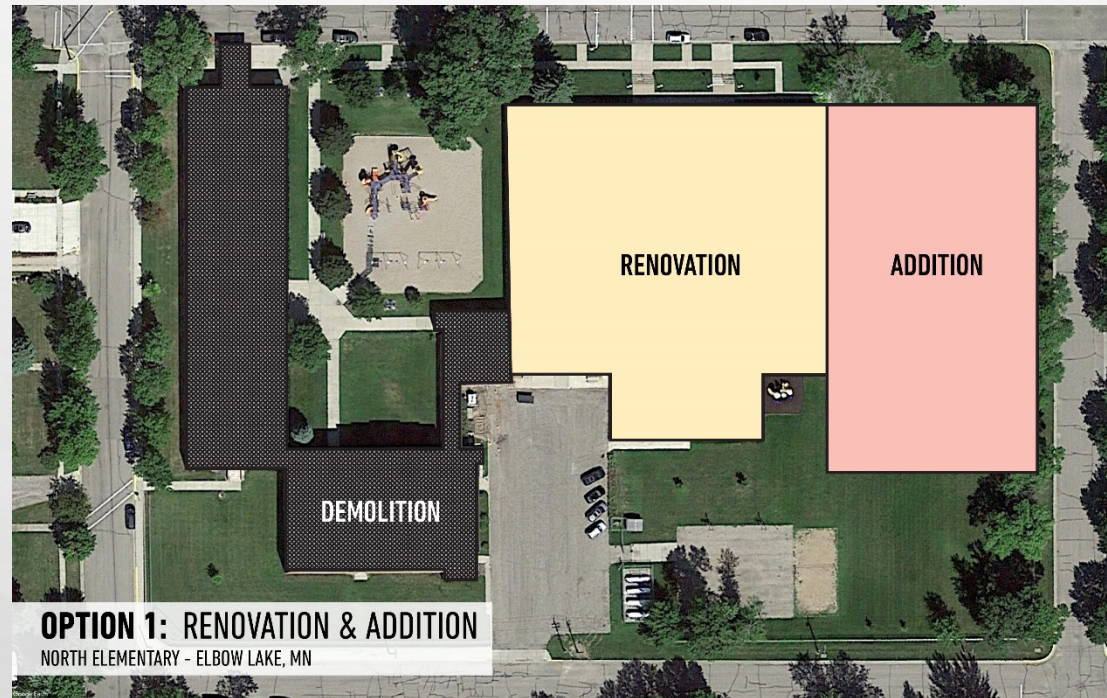
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EXISTING SOUTH SITE



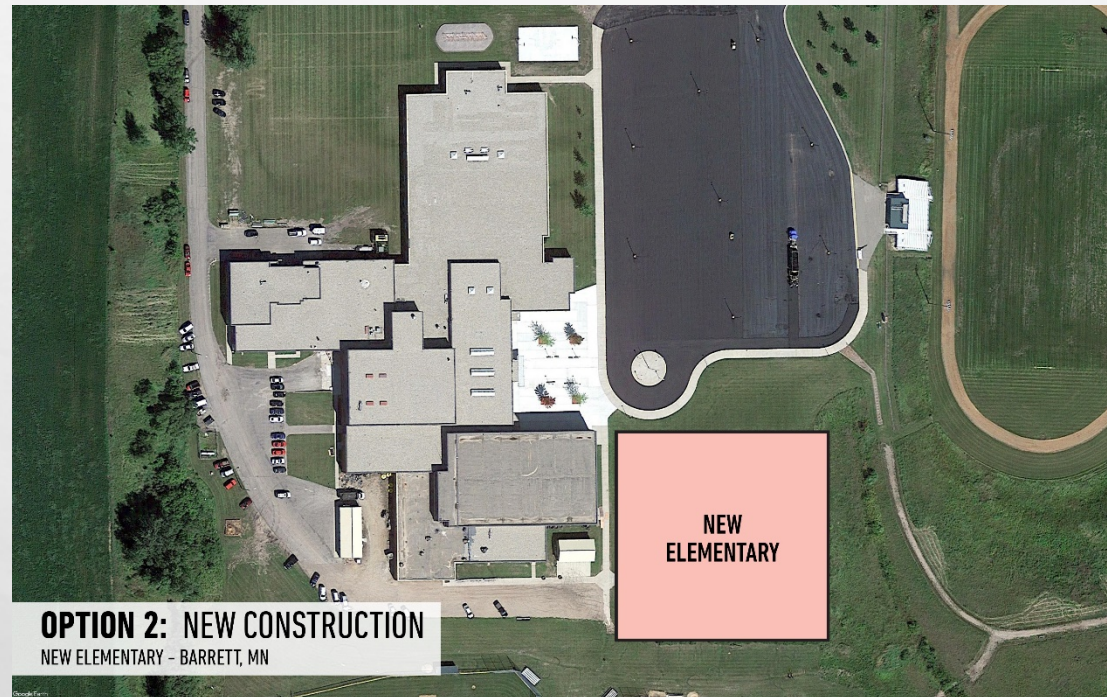
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OPTION 1 - NORTH SITE



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OPTION 2 – BARRETT SITE



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PROJECTED COSTS

- Option 1: \$35.8 Million (South = \$20.7 Million, North = \$15.1 Million)
- Option 2: \$29.7 Million
- Construction Cost Difference: \$6.1 Million
- Operating cost savings of Option 2 is conservatively estimated to exceed \$500,000 annually



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ADVANTAGES OF BOTH OPTIONS

- Provide safe, secure, and convenient entrance for students and visitors
- Provide safe traffic access and separation of pedestrian and vehicle/bus traffic
- Provide classrooms and spaces for student collaboration and project-based learning
- Provide energy efficient heating and cooling
- Provide the necessary green spaces for playgrounds and future expansion



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ADVANTAGES OF OPTION 1

- Makes use of existing space at North Elementary
- Maintains three sites to allow shorter commutes for many students and families
- Parental convenience for PK-4 Elbow Lake and Kensington families



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ACADEMIC ADVANTAGES OF OPTION 2

- Financial savings for taxpayers
- Improve staff efficiencies
- Provide increased opportunity for grade level and staff collaboration
- Optimize opportunities to share specialized staff personnel between buildings
- Eliminate travel time between sites allowing staff more time to work with students
- Reduce duplication of human resources; Services more frequently available
- Provide convenient opportunities for cross-age academic activities and mentorship
- Develop a "Community School"



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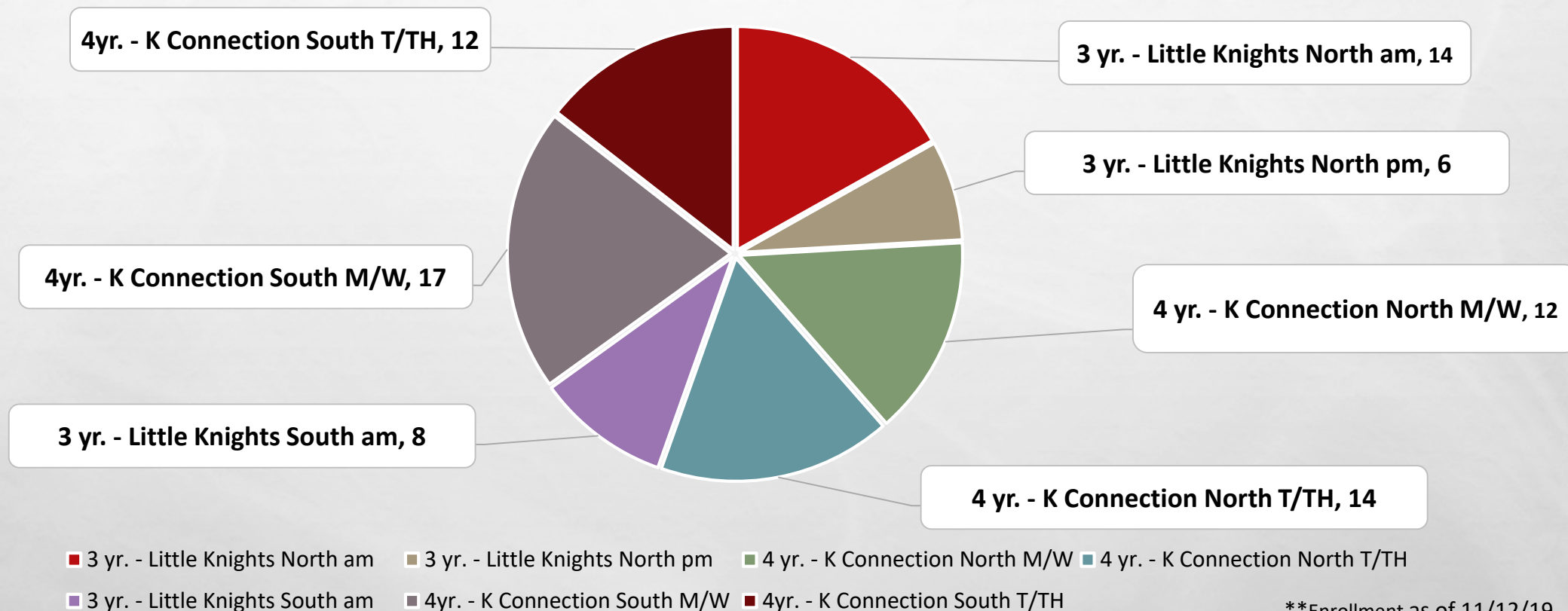
ADVANTAGES OF OPTION 2 – CONT.

- Reduction in total square footage to maintain – reduce duplication of areas
- Potential for shared food service preparation space while maintaining separate serving and dining areas
- All children at one site – Parental convenience
- Transportation time to and from home will be reduced due to the elimination of shuttle buses
- State revenue is not keeping up with increasing costs of operation and operational efficiencies will allow the District to continue providing the level of education that has become the standard for WCA
- Proximity to neighboring school districts



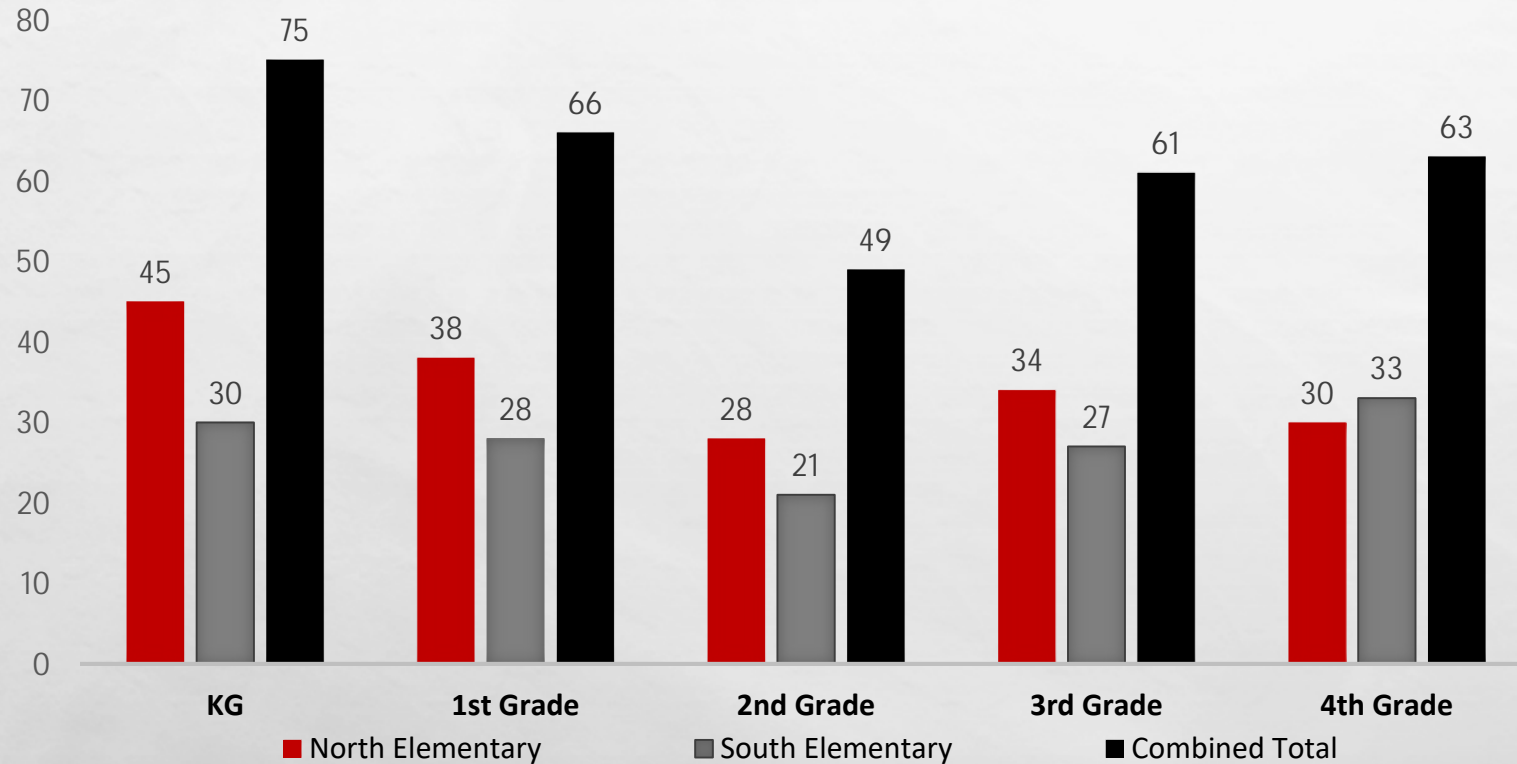
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PRESCHOOL ENROLLMENT



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ELEMENTARY ENROLLMENT



Sections Per Grade Level

North

KG	3 Sections
1st	2 Sections
2nd	2 Sections
3rd	2 Sections
4th	2 Sections

South

KG	2 Sections
1st	2 Sections
2nd	1 Section
3rd	2 Sections
4th	2 Sections

**Enrollment as of 11/12/19



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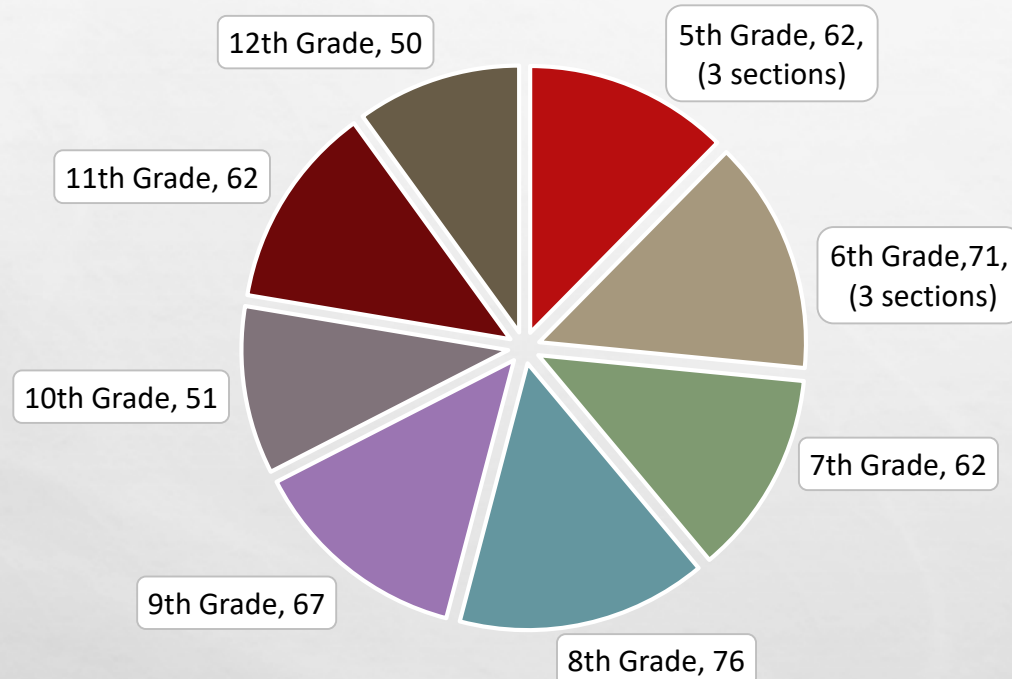
CLASSROOM SIZE EXAMPLES – ONE SITE

	K	1a	1b	2a	2b	3	4
North	15	19		14		17	15
	15	19		14		17	15
	15						
South	15	14		21		13	16
	15	14				14	17
One Site	19	16	22	16	24	20	21
	19	16	22	16	25	20	21
	19	17	22	17		21	21
	18	17					



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SECONDARY SCHOOL ENROLLMENT



■ 5th Grade ■ 6th Grade ■ 7th Grade ■ 8th Grade ■ 9th Grade ■ 10th Grade ■ 11th Grade ■ 12th Grade

**Enrollment as of 11/12/19



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DEMOGRAPHIC SUMMARY

SCHOOL FINANCES, FEBRUARY 2019

- The overall population of the district is projected to increase over the next five years.
- The youth population of the district is projected to increase over the next five years.
- Enrollment has increased by an average of eight students each of the last six years.
- Enrollment has grown by 47 and 15 students the last two years respectively.
- Each of the last six kindergarten classes were larger than the graduating class.
- WCA currently has 50 students attending the pre-k program.

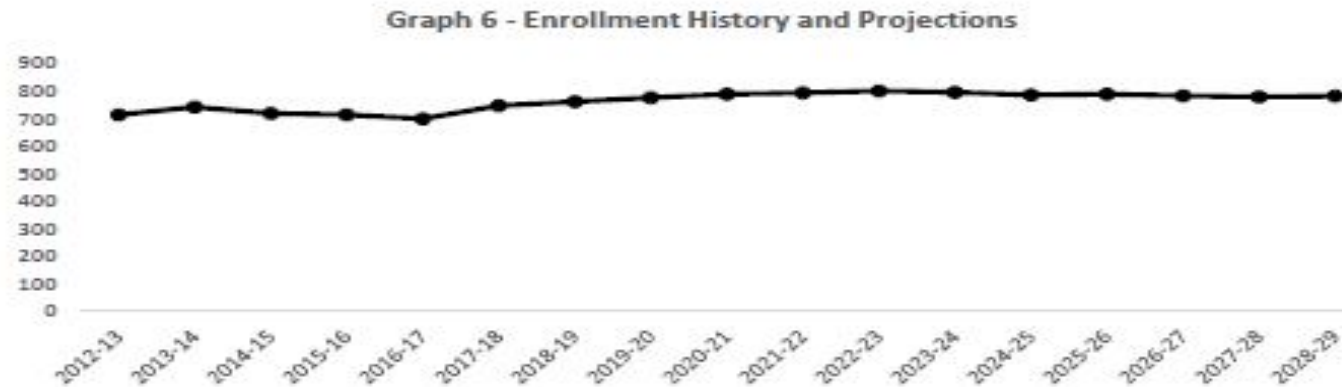


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ENROLLMENT HISTORY AND PROJECTIONS: 2012-13 – 2028-29

Table 4 - WEST CENTRAL AREA SCHOOLS ENROLLMENT PROJECTIONS

	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
Kindergarten	68	63	58	63	52	55	59	59	59	59	59
Grade 1	45	67	62	57	62	51	54	58	58	58	58
Grade 2	61	45	67	62	57	62	51	54	58	58	58
Grade 3	56	62	46	68	62	58	62	52	54	59	59
Grade 4	61	55	61	45	67	61	56	61	50	53	58
Grade 5	69	66	59	65	49	71	66	61	66	55	58
Grade 6	58	68	65	59	64	48	70	65	60	65	54
Grade 7	71	58	68	65	58	64	48	70	65	60	65
Grade 8	63	72	59	69	66	60	65	49	71	66	61
Grade 9	49	64	73	60	70	66	60	66	50	72	66
Grade 10	60	48	63	72	59	69	66	59	65	49	71
Grade 11	49	61	49	64	73	60	70	66	60	66	50
Grade 12	52	49	61	49	63	73	59	70	66	60	66
Total	762	776	789	794	801	796	786	789	783	779	782
% Change		1.85%	1.63%	0.71%	0.83%	-0.65%	-1.23%	0.44%	-0.86%	-0.42%	0.38%



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SECONDARY SCHOOL PROJECTS

Board Goals: Improve and expand opportunities for WCA students to remain comparable to or superior to other regional schools. Create a school that attracts new families and students.

- Expand Classrooms and Labs to Support STEAM, Career, and Technical Education
- Update the Library Media Center
- Expand the Fitness Space for School and Community Use
- Update the Outdoor Athletic Fields



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STEAM, CAREER, AND TECHNICAL EDUCATION

- Maintain relevant and advanced academic and technical programs
- 4800 SF addition to shop area and modernization of shop
- Add equipment for Technical Education curriculum expansion
- 3400 SF addition for STEAM activities (2 labs, 2 meeting rooms)
- Add commercial culinary unit to FACS department



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EXPAND THE FITNESS SPACE

- Promote healthy activities and life long fitness
- 2700 SF addition
- Exterior entry for community access during non-school and non-event hours
- Fitness equipment



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UPDATE ATHLETIC FIELDS

- Complete fields that are lacking quality seating, dugouts, storage, and fencing
- Improve surface drainage
- Construct an 8-Lane, all-weather track around the current football field
- Add field event areas and equipment for track program



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ANNUAL PROPERTY TAX INCREASE			
Type of Property	Estimated Market Value	OPTION 1: \$35.8 million (Rebuild/Renovate North and South Elementary Schools)	OPTION 2: \$29.7 million (Replace both elementary schools with a wing at the secondary school)
Residential Homestead	\$75,000	\$84	\$69
	\$100,000	\$134	\$110
	\$150,000	\$236	\$193
	\$200,000	\$338	\$276
	\$250,000	\$440	\$359
	\$300,000	\$542	\$443
Commercial/ Industrial	\$100,000	\$281	\$229
	\$250,000	\$795	\$649
Ag Homestead (average value per acre of land and buildings)	\$5,000	\$2.11	\$1.72
	\$6,000	\$2.53	\$2.06
Ag Non-Homestead (average value per acre of land and buildings)	\$5,000	\$4.21	\$3.44
	\$6,000	\$5.05	\$4.12



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ANNUAL TAX INCREASE EXAMPLES

Type of	Estimated	Option 1	Option 2
Property	Market Value	\$35.8 Million	\$29.7 Million
Residential	\$75,000	\$84	\$69
Homestead	\$150,000	\$236	\$193
	\$300,000	\$542	\$443
Commercial/	\$100,000	\$281	\$229
Industrial	\$250,000	\$795	\$649
Ag Homestead	\$5,000	\$2.11	\$1.72
Ag Non-Homestead	\$5,000	\$4.21	\$3.44



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PROPERTY TAX IMPACT					
Type of Property	Estimated Market Value	Bond Referendum Estimated Impact Per Year			
		\$29.7 million	\$35.8 million	\$38 million	\$42 million
Residential Homestead	\$75,000	\$69	\$84	\$90	\$100
	\$100,000	\$110	\$134	\$143	\$159
	\$150,000	\$193	\$236	\$252	\$281
	\$200,000	\$276	\$338	\$361	\$402
	\$250,000	\$359	\$440	\$470	\$523
	\$300,000	\$443	\$542	\$578	\$644
Commercial/ Industrial	\$100,000	\$229	\$281	\$299	\$333
	\$250,000	\$649	\$795	\$848	\$945
Ag Homestead*# (average value per acre of land and buildings)	\$5,000	\$1.72	\$2.11	\$2.25	\$2.50
	\$6,000	\$2.06	\$2.53	\$2.69	\$3.00
Ag Non-Homestead* (average value per acre of land and buildings)	\$5,000	\$3.44	\$4.21	\$4.49	\$5.00
	\$6,000	\$4.12	\$5.05	\$5.39	\$6.00



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PROPERTY TAX IMPACT EXAMPLES

Type of Property	Estimated Market Value	\$29.7 Million	\$35.8 Million	\$38 Million	\$42 Million
Residential	\$75,000	\$69	\$84	\$90	\$100
Homestead	\$150,000	\$193	\$236	\$252	\$281
	\$300,000	\$443	\$542	\$578	\$644
Commercial/ Industrial	\$100,000	\$229	\$281	\$299	\$333
	\$250,000	\$649	\$795	\$848	\$945
Ag Homestead	\$5,000	\$1.72	\$2.11	\$2.25	\$2.50
Ag Non-Homestead	\$5,000	\$3.44	\$4.21	\$4.49	\$5.00



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WRAP UP

- Community Member Questions
- Board Member Comments
- Community Meeting Schedule

December 5 – Hoffman Community Center

December 9 – North

December 11 – South

December 12 – Wendell Community Center



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