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South Washington County Schools

Long Range Facilities Planning



Dan Pyan – Director of Finance and Operations

January 23, 2020 School Board Meeting

Long Range Facilities Planning – Why?



Over the next ten years, the district projects more than 3,500 potential new K-12 students due to housing growth and turnover. Most of this growth is expected to occur at the secondary level. This projected new growth is in addition to more than 11% growth since 2009.

Long Range Facility Planning

- In 2015, question failed expanding the high schools
- The need has not gone away
- Some elementary schools still need upgrading
- Our cities are meeting/exceeding home permits
- Overcrowding at all levels
- Higher than average retention of our own resident students
- Long Range Facility Planning Steering Committee formed
- Long Range Facility Planning Task Force established
- Demographic study conducted
- Elementary, Secondary and District options being reviewed



Secondary Schools Enrollments and Projections

CAPACITY	2019-20	School	5 Year Enrollment	10 Year Enrollment
1,802	1,875	East Ridge High School	2,320	2,940
2,026	1,991	Woodbury High School	2,400	2,700
2,167	1,919	Park High School	2,055	2,320
1,100	962	Oltman Middle School	1,180	1,230
1,300	1,239	Woodbury Middle School	1,380	1,755
1,320	1,156	Lake Middle School	1,220	1,310
1,342	965	Cottage Grove Middle	1,065	1,140



Elementary Schools Projected Over Capacity

CAPACITY	2019-20	School	5 Year Enrollment	10 Year Enrollment
683	640	Bailey Elementary	817	887
506	452	Pine Hill Elementary	633	663
759	693	Grey Cloud Elementary	883	883
658	647	Red Rock Elementary	747	747
582	578	Royal Oaks	603	603
632	483	Woodbury Elementary	660	660



Elementary Schools within Capacity

CAPACITY	2019-20	School	5 Year Enrollment	10 Year Enrollment
759	694	Middleton Elementary	703	703
556	439	Hillside Elementary	509	509
379	244	Newport Elementary	320	335
1087	840	Liberty Ridge	921	970
632	457	Cottage Grove Elem	492	512
481	392	Pullman Elementary	348	348
506	330	Armstrong Elementary	373	373
607	342	Crestview Elementary	362	362
732	654	Valley Crossing Elem	660	660
556	448	Nuevas Fronteras Elem	550	550



Districtwide Totals

CAPACITY	2019-20		5 Year Enrollment	10 Year Enrollment
10,115	8,333	Elementary	9,582	9,765
11,057	10,107	Secondary	11,845	13,395
21,172	18,440	All Schools	21,427	23,160



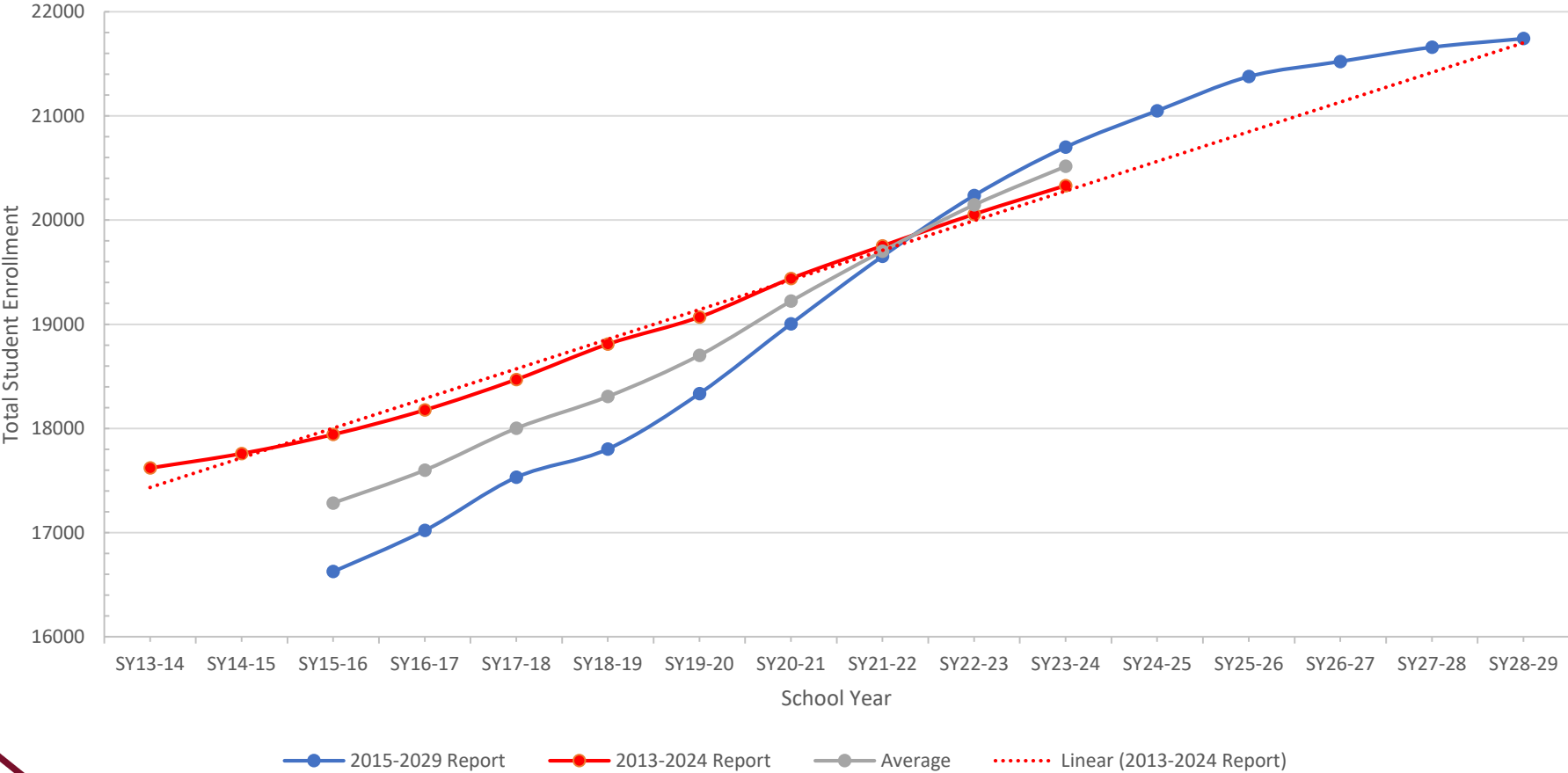
2019-2029 Long Range Facilities Planning

- Capacity vs. Growth
 - Elementary School Capacities
 - Existing (K-5) capacity = 10,116
 - Projected 10yr. (K-5) peak enrollment = 9,443
 - Pre-K enrollment = additional 1,500+
 - Currently enough seats exist for 10yr. (PreK-5) districtwide
 - Many “Southern” district schools running well below capacity
 - Most “Northern” district schools expected to exceed capacity within 5 years
 - Pine Hill Elementary School and Grey Cloud Elementary School in the south anticipate to exceed capacity in less than 5 years
 - Substantial boundary changes needed to accommodate without additions
 - Bailey Elementary School, Grey Cloud Elementary School, Pine Hill Elementary School and Red Rock Elementary School are in most dire need for additional space
 - 60’s elementary schools need additional bathrooms immediately



2014 vs. 2019: Districtwide Enrollment Projections

District-Wide Resident Enrollment Projection Comparisons



Long Range Facility Planning

- Design Team – Working behind the scenes on options
- Leadership Team – Overseeing the process, preparing materials, reviewing questions, establishing timelines, setting meeting dates, etc.
- Steering Committee – District administrators who will make a recommendation to the Superintendent
- Task Force – District staff and community members (35+) who serve as a group giving the Steering Committee input
- Advisory Groups – Additional groups that will give input to the Steering Committee prior to final recommendation



Secondary Options Reviewed

- **Renovations and Additions 10:** Plans for 10-year growth – High school sizes vary by 1,000
- **Renovations and Additions 5:** Addresses needs in 5 years – High schools evenly sized
- **New 4th High School:** High schools evenly sized, middle school feeder system
- **9th Grade Center:** All 9th Graders in one (new) building
- **9-10 Building:** Two buildings on East Ridge Campus
- **Hybrid Option:** Expand existing high schools to 2,500 students each, including core spaces



Long Range Facility Planning Middle School

(Applies to Both Secondary Options)

Existing Middle Schools (6-8) Capacity = 5,082 | Post-Plan MS (6-8) Capacity = 5,382

Cottage Grove Middle School - Capacity=1342

- Construction of a New Secure Front Entry & Office
- Renovation of Special Education & Student Services Area
- Expand Cafetorium
- Gymnasium A/C

Lake Middle School - Capacity=1320

- Construction of a New Secure Front Entry & Office
- Renovation of Special Education & Student Services Area
- Expand Cafetorium
- Gymnasium A/C

Oltman Middle School - Capacity=1400

- Construction of a 300 Seat Addition

Woodbury Middle School - Capacity=1320

- Construction of a New Secure Front Entry & Office
- Gymnasium A/C



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Long Range Facilities Planning High School Option #1

Renovations and Additions 10R – Renovations & Additions for Equity

Existing High schools (9-12) Capacity = 5,993 + 120 South Washington Alternative High School

Post-Plan High Schools (9-12) Capacity = 7,515 + 300 South Washington Alternative High School

East Ridge High School – Capacity =2502

Park High School – Capacity =2487

Woodbury High School – Capacity =2526

Renovations and Additions A10R – Additions for Equity:

Middle Schools = \$41,965,499

High Schools = \$181,387,263

Package Grand Total: \$223,352,762



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Long Range Facility Planning High School Option #2

New 4th High School

Existing High Schools (9-12) Capacity = 5,993 + 120 South Washington Alternative High School

Post-Plan High Schools (9-12) Capacity = 7,813 + 300 South Washington Alternative High School

New 4th High School – Capacity =1800

East Ridge High School – Capacity =1802

Woodbury High School - Capacity =2026

Park High School – Capacity =2167

New 4th High School:

Middle Schools = \$41,965,499

High Schools = \$307,730,912

Package Grand Total: \$349,697,910



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Elementary Options Reviewed

- **Renovations and Additions – Elementary Schools:** Accommodates growth where it is occurring
- **Renovations and Additions - 3:2:** Accommodates growth and moves 3 elementary schools into 2
- **New Pine Hill Elementary School + Additions:** New Pine Hill Elementary School + additions onto needed schools; repurpose Pine Hill Elementary School as South Washington Alternative High School
- **2 New Elementary Schools:** New Pine Hill Elementary School + New Elementary in a central location
- **4 New Elementary Schools to replace 60's sites** (Armstrong Elementary, Crestview Elementary, Hillside Elementary, Newport Elementary, Pullman Elementary, Pine Hill Elementary, Royal Oaks Elementary and Woodbury Elementary): 4 larger elementary schools with other schools repurposed



Long Range Facility Planning Elementary Option # 1

Consolidate and Improve

Existing Elementary Schools Capacity = 10,116

Post-Plan Elementary Schools Capacity = 10,230

Increase capacities at: Cottage Grove Elementary, Red Rock Elementary, Bailey Elementary, Grey Cloud Elementary and Pine Hill Elementary

Additional bathrooms and remodels at various schools

Transportation Center

Remodel District Service and District Program Centers

Re-purpose some schools

Alternative High School moves

Consolidate and Improve:

Base Package = \$125,238,746

Options = \$ 61,007,594

Package Grand Total: \$186,246,340



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Long Range Facility Planning Elementary Option # 2

2 New Elementary Schools

Existing Elementary Schools Capacity = 10,116

Post-Plan Elementary Schools Capacity = 10,480

New Pine Hill Elementary School

New Central Elementary School

Additional bathrooms and remodels at various schools

Transportation Center

Remodel District Service Center

Re-purpose some schools

Alternative High School goes to old Pine Hill site

Sell the District Program Center

Consolidate and Improve:

Base Package = \$ 176,013,084

Options = \$ 37,401,230

Package Grand Total: \$213,414,314



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Long Range Facility Planning Elementary Option # 3

1 New Elementary School

Existing Elementary Schools Capacity = 10,116

Post-Plan Elementary Schools Capacity = 10,480

Additions to Bailey Elementary School and Pine Hill Elementary School

New Central Elementary School

Additional bathrooms and remodels at various schools

Transportation Center

Remodel District Service and District Program Center

Re-purpose some schools

Alternative High School goes to new site

Consolidate and Improve:

Base Package = \$ 131,093,610

Options = \$ 37,401,230

Package Grand Total: \$168,494,840



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Long Range Facility Planning

TIMELINE

- December 2019 Elementary Draft Concepts Shared – Task Force
- January 2020 Elementary Draft Concepts Discussed – Task Force
- February 2020 Gather Input from Advisory Groups
- March 2020 Gather Input from Advisory Group
- March 2020 Exploring Financing Options
- April 2020 Community Survey
- May 2020 Finalizing Options
- June/July 2020 Community Meetings
- August 2020 Submit Review and Comment to MDE
- December 2020 Begin Campaign
- February 2021 Election



Questions?



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