

Independent School District #394
Montgomery-Lonsdale Public Schools
July 14, 2008

2008 Facilities Task Force Recommendation



TABLE OF CONTENTS

Executive Summary	1-2
Introduction	3
Purpose	4
Facilities Task Force Membership	5
Process	6
Resources	7-8
Task Force Discussions	9-10
Task Force Findings	11-14
Potential Solutions	15
Recommendations	16-17

Appendix

- A. Enrollment Projections
- B. Existing District Information
- C. Capacity Analysis
- D. Educational Adequacy Analysis
- E. Facility Analysis Summary
- F. Funding Sources Information
- G. District and Community Program Reports
- H. Recommendation Information

EXECUTIVE SUMMARY

A twenty-one member Facilities Task Force, appointed by the Montgomery-Lonsdale School Board following a recommendation by the Summer 2007 Community Planning Committee, reviewed information regarding current student enrollment, projected enrollment growth, current school building capacities, and the adequacy of current facilities. The Task Force heard from city officials of Montgomery and Lonsdale regarding future development. Student population growth and facility configurations for other Districts that have experienced similar growth patterns were studied. School finance information involving bonds for facility development was presented to the Task Force. Wold Architects and Engineers, serving as a facilitator and as a resource to the Task Force, provided information on the renovation and/or expansion potential of current facilities, and estimated costs associated with new facilities.

Information the Task Force received suggested that School District #394 may experience moderate enrollment growth throughout the next ten years. The group concluded that these projections were aggressive, but valid in planning for District flexibility. While moderate growth may occur, facility capacity studies indicate that the growth projected will not exceed the current capacity available in the existing facilities. Examining the condition of those facilities, the group determined that the adequacy of the existing elementaries serving the students and community meet and/or exceed expectations, but the Middle School/High School facilities are substandard.

Analysis of the current District facilities indicates that the Middle School/High School buildings are in need of substantial deferred maintenance and adequacy improvements. The Task Force concluded that the condition of this facility is inhibiting to the success of the district, and may be impacting among other things, the capture rate, resulting in higher numbers of students open enrolling to other districts. Concerns raised by the current building conditions were primarily for student and teacher safety, building security, and community accessibility. The "curb appeal" and poor physical condition of the facilities and mechanical systems were also indicated as high priority needs.

The group's analysis indicated that, to bring the current Middle School/High School facilities up to adequate standards, these issues would need to be brought to the voters as annual funding will not address the long list of needs.

The Task Force discussed at length the possible solutions to address these needs. Many options to achieve the necessary outcomes were considered. As a framework for the discussion the Task Force established "findings" that the group agreed on. The following is a summary of those items:

- District issues are driven by facility adequacy, not by capacity for growth. Our biggest facility adequacy issues are at the high school/Middle School Facility.
- Reinvesting in existing community assets are necessary, but a balanced approach may be the most fiscally prudent.
- Facility operation cost is a significant factor. The District plan should not expand the number of sites it operates today.
- Site size and site adequacy are key factors influencing facility investments. The committee believes that due to site restrictions, the next wise step for consideration is to move grades 9-12 off of the existing downtown site.
- The West Elementary site and building could be expanded easily for use as a 9-12 High School. The District should also consider reinvesting in the downtown Montgomery site to house the 6-8 Middle School, and potentially also a K-5 Elementary.
- Future phases of the plan will be triggered by population growth such as: additions to the Elementary Schools and addition or reconstruction of Middle School areas.

To meet these needs while properly utilizing current District facilities, the Task Force recommends that:

1. The Board focus should be, first and foremost, on passing an operating levy in the fall of 2008.
2. Once this levy is in place, the Board should determine when to bring a bonding referendum to the voters to address the deferred maintenance needs, and the next step in reconfiguring of the existing District facilities.
3. At that time, the Facilities Task Force should be reconvened to re-check the proposal to confirm the next step of this plan.
4. At this time, the facility development should include the conversion of the West Elementary facility into a 9-12 High School, and the conversion of the Middle School/High School to a K-8 facility, including addressing the High School/Middle School deferred maintenance issues.

Upon a successful passage of a fall 2008 operating levy, the Task Force recommends that the School Board bring this bond referendum to the voters as early as the fall of 2009, to allow the reconfiguring of facilities, and facility improvements, to be completed and ready for use in the fall of 2012.

In the event that a 2008 operating levy is unsuccessful, the Task Force realizes that the School Board may wish to reassess the timeline for a bond referendum.

INTRODUCTION

During the summer of 2007, a Community Planning Committee was convened to focus on the short and long range needs of Independent School District #394 schools. From this work, recommendations were brought to the school board for approval and action. One of these recommendations included the establishment, implementation, and completion of a planning process to address the short and long term facility needs of the District. As a result of this recommendation, the 2008 Facilities Task Force was created by the School Board.

The Independent School District #394 School Board is faced with the need for long-term planning to ensure the adequacy of learning spaces in the schools and to better address the long-term viability of the District's existing buildings. The Board sought citizen participation in this planning process to assist in meeting the needs of District residents and a changing student population. The Board authorized this Task Force to provide input regarding the nature, scope, and planning of a preferred course of action. In so doing, the Board recognizes its obligation to consider the recommendations of this group while accepting responsibility for whatever plan is endorsed.

This document outlines the findings of the Task Force and its recommendations for facility improvement(s) and District organization in Montgomery-Lonsdale Public Schools.

PURPOSE

The Task Force's charge was to analyze information and consider options for addressing facility needs. This Facilities Task Force, which was comprised of a broad cross section of interests from school district residents and parents, a student, district staff and administration, was charged with the following mission:

The Task Force will endeavor to establish, implement, and complete a planning process to address the short-term (1-2 year) and long-term (10 year) facility needs of the district. This process is to provide the basis for the development of a comprehensive strategic plan for the District.

The Task Force on facility needs had the following responsibilities.

1. To review and validate long-term student enrollment projections (10 years) and related demographic data.
2. To review the present grade structure for the schools – Elementary Grades Pre-School, K-4, Middle School Grades 5-6, High School Grades 7-12.
3. To study various options for housing the current projected school population.
4. To develop a consensus position regarding a preferred direction (plans) for resolving the District's facility needs. (At the request of the 2007 community planning committee).
 - a. Plans that address the immediate needs of the District's facilities (high school and middle school) to ensure that students and staff are safe-and provided with an effective learning environment.
 - b. Plans that address appropriate enhancements to the existing high school and middle school facilities of the District to maintain the functionality of these buildings throughout their remaining useful life. (Such plans must take into account the timing of any plans that address future new facilities.)
 - c. Plans that address the need for future new facilities within the District (high school and/or middle school).
 - d. Plans that allow the District to respond to growth needs within the elementary facilities of the District.
5. To develop a consensus position on the nature and timing of technology improvements to District facilities.
6. To advise the Board on the scope, content, and timeline for future bond referenda.

What follows is a summary of information and options reviewed by the Task Force, enabling a recommendation of a long range plan to the Montgomery-Lonsdale School Board.

TASK FORCE MEMBERSHIP

Task Force Members

Jessica Pumper, Parent
Mike Dietz, Parent
Tony Nickel, Parent
Kelly Lueck, Member of Chamber Group
Kim McCrady, Member of Chamber Group
Mary Kierzek, Elementary School Staff
John Schmiesing, Middle School/High School Staff
Kevin Kodada, Lonsdale City Council
Dave Barnett, Montgomery City Council
Brady Meister, High School Student

Bill Marek, Community
Amy Barnett, Community
Eric Schroeder, Community
Bonnie Sery-Malecha, Community
Diane Johnson, Community
Shelly Barnett, Community
Tracy Odenthal, Community
Bill Boyle, Board Member
Kevin Meister, Board Member

Resource Personnel

Dr. Corey Lunn, Superintendent
Alan Fitterer, High School Principal
Brad Skogerboe, Middle School Principal
Dave Dooley, Elementary School Principal
Bill Holmgren, Business Manager
Bob Guggisberg, Facilities Manager
Kathy Peterson, Community Education Director
Scott Hare, Special Education Director

Facilitators

Scott McQueen, Wold Architects and Engineers
Josh Ripplinger, Wold Architects and Engineers
Linn Bjornrud, Wold Architects and Engineers

Guest Presenters

Hazel Reinhardt, Demographer, Hazel Reinhardt Consulting Services
Steve Helget, City of Montgomery
Kevin Kodada, City of Lonsdale
Kathy Peterson, Community Education Director
Brad Skogerboe, Middle School Principal

Alan Fitterer, High School Principal
Dave Dooley, Elementary School Principal
Mike Dietz, Hockey
Dave Anderson, District Technology Coordinator
Jim Schmidt, Springsted Inc.

PROCESS

The Facilities Task Force met nine (9) times between March and June 2008. The meetings were held at the High School, Middle School and both Elementary Schools, and included tours of the hosting buildings to gain an understanding of the facilities, and discuss programs with the buildings' staff.

Information was presented at each meeting by various sources on a variety of topics, including a demographic analysis of the District, and presentations by the City of Montgomery, and City of Lonsdale. These presentations served to inform the Task Force on future growth projections for the District. Hazel Reinhardt Consulting Services prepared district enrollment projections for the next decade and presented them to the group. The principals from all of the schools, as well as selected teaching staff, presented to, or were on the committee, and provided information on current building use, capacities, necessary facility upgrades, and student program options. District Office representatives presented information on student enrollment increases, school finance, and information related to future bond referenda. Wold Architects and Engineers, who served as the facilitators and as a resource to the Task Force, provided information on enrollment and facility history in neighboring districts, current facility expansion potential, and the costs associated with facility improvements.

After the process of information gathering, much of the Task Force's time was spent in a combination of large and small group discussions.

This report is a result of the Task Force's exhaustive efforts to gain consensus on a long range plan intended for the School Board, District Administration, and others, to use as a planning tool to resolve growth and facility adequacy issues into the future.

RESOURCES

The ability of a School District to accurately plan future facilities is dependent on the quality of its demographic information and enrollment projections. Because it is difficult to forecast exact enrollments, the District must anticipate and be prepared to adjust to unexpected changes. The information must be accurate enough to allow school districts to develop facilities appropriately, not building more than is needed, or conversely, not building enough, resulting in a shortage of instructional space.

For these reasons and others, the Task Force spent considerable time analyzing, challenging, and discussing resource materials from multiple sources in the process of developing recommendations.

A. Presentation by Hazel Reinhardt on Demographic Projections

A demographic study was prepared by Hazel Reinhardt Consulting Services. The report projected enrollment out to the year 2018. Four separate statistical projections were prepared. Some key points are included here. The full report can be found in the appendix.

Key Points:

- The district is projected to add approximately between 100-400 students from 2007 to 2017.
- Independent School District #394's capture rate was 63.9% in 2007-2008, compared to a capture rate of 82.6% statewide.

The report suggests that a 30%-45% growth in enrollment may be realized by 2018. While it was agreed that a more conservative growth rate was likely, the Task Force achieved consensus that for planning purposes, the High K/Low Migration option projected in the report would be used. This option projected a growth from 1,098 total students in 2008, to 1,457 total students in 2018, equaling approximately 33% growth in enrollment over that period.

B. Presentation by Kevin Kodada of the City of Lonsdale

Kevin presented brief growth and planning updates for Lonsdale. He indicated that new single family permits (53 issued in 2007) have been decreasing recently, and that this trend is expected to continue. Kevin stated that there are currently 452 available vacant lots and that Lonsdale will not need to consider another residential subdivision plat until likely (2014). It was also mentioned that a Subway Restaurant will be open in Lonsdale spring, 2008.

C. Presentation by Steve Helget of the City of Montgomery

Steve presented brief growth and planning updates for Montgomery. He indicated that new single family permits have been decreasing recently, and that this trend is expected to continue—it was reported that 200 Lots were on the market in Montgomery in 2007.

Steve stated that developers have shifted focus from residential to commercial/industrial proposals in the area, he added that this will work well with recent infrastructure improvements in Montgomery. A Subway Restaurant is expected to open in Montgomery fall, 2008.

Note: It was reported that Senior Living Facilities are being planned in both the Montgomery and Lonsdale Communities.

D. Capacity Analysis

Wold Architects and Engineers studied capacities of existing Montgomery-Lonsdale school buildings, and compared those capacities with current and projected enrollments. These studies indicate that the growth projected will not exceed the current capacity available in the existing facilities. Capacity analyses of each building can be found in the Appendix.

E. Educational Adequacy Analysis

Wold Architects and Engineers compared learning spaces in the existing Montgomery-Lonsdale facilities with recommendations set forth in the Minnesota State Guidelines. This study indicated that while teaching spaces at East and West Elementary were adequately sized, around 95% of teaching spaces in the Middle School/High School were below guideline recommendations. It also indicated the cafeteria and kitchen were undersized compared to guidelines. This report was reviewed with district administrators. A copy of the Educational Adequacy Analysis can be found in the Appendix.

F. Facility Analysis

Wold Architects and Engineers conducted an analysis of existing District facilities and provided recommendations for addressing issues identified. This document was used as a means of identifying needs and understanding the size and costs associated with those needs. The Facility Analysis will be submitted under a separate cover. A summary of the report can be found in the Appendix.

G. Funding Sources Information

Jim Schmidt of Springsted, Inc. presented information describing financing options for school district projects. He also provided estimated tax impacts on a typical household for different theoretical "project costs". A copy of his report can be found in the Appendix.

TASK FORCE DISCUSSIONS

Over the course of the Task Force's work, many discussions took place regarding issues central to the Long Range Plan. Some of the topics discussed are highlighted below.

1. Review and Validation of Enrollment Projections.

The group discussed the data presented by Hazel Reinhardt regarding future growth in the district. The group analyzed Hazel's projections and tested them against the District's historical population and trends. It became apparent that even though the growth projected represented perhaps an aggressive rate, a plan needed to be in place that addressed that possibility. As a means of planning for that possibility, the group settled on a planning number of 1,457 students by 2018, a growth rate of approximately 33% from current enrollment figures.

2. Review of Present Grade Structure:

Currently, the District grade organization groups grades K-4, 5-6, and 7-12. After discussing the varying grade structures utilized throughout the state, the group identified a K-5, 6-8, 9-12 grade structure as "ideal". It is evident, however, that grade organization may be ever-changing, as curricula and facilities change.

3. Options for Housing Projected Population:

The group compared enrollment projections against the capacity of current District facilities, which suggested that existing District facilities have adequate capacity for current enrollment and the projected growth. This allowed the group a great amount of flexibility when discussing different options for addressing District needs.

4. Developing a Preferred Direction (Plans):

In order to develop a plan for resolving the District's Facility needs, it was important for those needs to be identified. The group discussed at great length the condition that the current Middle School/High School was in, and the site that it occupies. Major issues were identified including, but not limited to: deteriorating building envelope, safety, security, accessibility, and air quality issues. The size of the site is also well below the appropriate acreage recommended by state guidelines. The Task Force recognizes that while portions of the facility are worth salvaging and reinvesting in, the rehabilitation of other portions may not be worth the investment.

As a means of addressing the site restrictions at the High School, the group agreed that using the West Elementary and Stadium site as a 9-12 High School, could be a beneficial possibility. This would relieve the District from the need to purchase and develop additional land, thus resulting in cost savings to taxpayers.

Though the current Middle School/High School site is undersized for its current use, the group recognized that abandoning it would not be a communal or fiscally responsible option. Based on the acreage and location, this site may be more appropriate for use as an Elementary and/or Middle School site. Additionally, the existing Pool and Gymnasium would enhance any Elementary or Middle School site.

5. Technology Improvements:

The age and condition of computers and servers throughout the District was described to the group by Dave Anderson. The Task Force discussed the size of the problem and what would be required to improve the situation. Implementation of a cyclical maintenance/ replacement plan was identified as a potential element in an acceptable solution strategy.

6. Advising the Board:

The group discussed scope, content, and timeline for future bond referenda. Careful consideration was taken to remain sensitive to the gauged willingness/support of the community to any recommended plan. The current economy, tax impacts, and community feedback were all researched and discussed.

The following pages describe the findings that resulted from these discussions. These are items that the group agreed upon, enabling them to move toward a recommendation.

TASK FORCE FINDINGS

1. We have enough square footage in our three buildings for the projected enrollment over the next ten years. The facility problems we anticipate in the next 10 years **will not be** capacity for growth. Our issues are facility adequacy. 60% of our facility space have adequacy issues.

<u>Projected</u> <u>Enrollments</u>	<u>2008-09</u>	<u>2013-14</u>	<u>2018-19</u>	
Elementary K-5	556	609	676	
Middle School 6-8	234	342	350	
High School 9-12	306	330	431	
TOTAL Enrollments	1,096	1,281	1,457	Students

<u>Capacities</u> <u>(Students)</u>			
East Elementary	K-4	210 - 295	
West Elementary	K-4	310 - 420	
Middle School	5-6	150 - 200	
High School	7-12	762 - 851	
TOTAL Capacity		1,432 - 1,766	Students

2. Our biggest facility adequacy issues are at the High School/Middle School Facility.

Needs identified by the Task Force:

- Deteriorating building “shell” (roofs, windows, walls)
- Accessibility concerns (toilet facilities, doors, entrances, parking lots)
- Life Safety improvements (sprinkler systems, fire alarm upgrades)
- Mechanical deficiencies (underperforming ventilation, poor temperature control, deteriorated conditions)
- Hazardous materials (asbestos)
- Energy saving needs (80% T-12 fluorescent)
- Technology upgrades (equipment, servers)
- Classroom environments (finishes worn)
- Parking facilities (gravel)
- Safety/Security (lockdown, entrance management, supervision)
- Kitchen/Cafeteria (outdated, worn, too small)

As a group, we have determined that facility needs at the existing M.S./H.S. facility, if solved today, are in at least the \$19 million + range.

3. The current state of district facilities may be conveying “two realities” to our public; one to our K-4 families who utilize quality facilities, averaging 8 years in age, in relatively new condition; and another “reality” to the rest of the community who utilize deteriorating facilities averaging 40+ years in age and in fairly poor physical condition.
4. Over the years, the District has had to make difficult priority decisions to be respectful of the taxpayer and at the same time gradually elevate our facility situation.

5. We believe school facilities reflect a community's values. We are committed to, over time, eliminating the "two realities" and presenting one united choice to our community.
6. We believe a phased approach may still be necessary to maintain taxpayer support
7. We believe reinvestment in existing community assets are necessary, but agree that a balanced approach that keeps some portions of existing buildings and eliminates other portions may be the most fiscally prudent.
8. Before making a sizable reinvestment in our existing buildings, we believe it's responsible to compare any reinvestment to costs for new buildings. We have done this to further guide our decisions.
9. In determining the District's facility plan, the task force believes facility operation cost is also a significant factor. With that in mind, the committee believes the plan should not expand the number of sites it operates today. Additional school sites may be an option in the long-term future, but not within the next 10 years.
10. We recognize site size and site adequacy are key factors influencing long-term facility investments. Department of Education guidelines also place restrictions on site redevelopment and appropriate acreage for different school uses (MN Department of Education Guidelines: 866 student 5-12 facility ≈ 44-49 acres). These guidelines reveal some site related inadequacies for the existing H.S./M.S. site.
11. In lieu of significant investments at the downtown Montgomery 18.18 acre site, to keep High School there (including purchasing nearby homes to expand the site), the committee believes the wise next step for consideration is to move grades 9-12 off of the existing site (This represents 306 students today and closer to 430 students in 10 years).
12. Long-term, the downtown Montgomery site is inadequate for a high school facility, but it is well-suited in location, and better sized, for an elementary and/or small middle school operation.
 - Good for walking students
 - Adequate playfield acreage
 - Removing student drivers reduces parking and traffic on the site.
 - Removing 300-400 students would help with state approval.
13. The existing High School has great amenities for the community and could make an outstanding middle school facility.
 - 1994 gymnasium
 - Auditorium
 - Pool facilities
 - Specialty music and science spaces

14. East Elementary has been a good community investment.
 - It's operating as planned.
 - It's designed for addition(s).
 - It may need to grow (but not before H.S. issue is addressed).
15. The District should consider re-investing in the downtown Montgomery site to house the 6-8 Middle School, and potentially also a K-5 Elementary. Even with the projected student growth, these buildings offer more square footage than necessary, thus selective decisions can be made at that site as to how to reinvest and in which buildings to retain to best meet the needs of the District and lower re-investment cost. These building also have good secondary school infrastructure, which can be used by the 6-8 grades.
16. At 39.69 acres, the West Elementary site is larger than necessary for just an Elementary facility, (Department of Education guidelines: 400-student elementary \approx 14-19 acres) thus some High School functions are already being established there. This site could be considered for additional development.
17. Long-term, the West Elementary site and building could be expanded easily for use as a 9-12 high school. There are many things that contribute positively to this idea:
 - There is lots of potential parking
 - The stadium and track facilities are already located there
 - The access to good road infrastructure is provided by Highway 13.
 - This site better accommodates student drivers, buses, and parent traffic.
 - Existing acreage, already owned by the District could be developed for school use.
 - Additional acreage adjacent to the site (to the west and north) could be acquired to provide long-term functionality.
 - Conversion cost for the existing west building spaces to be used for High School space is relatively minimal.
 - The city owns between 6-10 acres to the north, which could be developed in a joint use manner.
 - Site infrastructure such as parking, storm water retention and bus loops are already started and can be easily developed further.
18. Reinvestments are recommended at the 1982 "Middle" School building, if considering returning its use to an elementary. These investments include mechanical and other infrastructure upgrades as well as room size adjustments to establish 900 SF elementary learning environments.

Selective investment recommendations for the rest of the complex include:

1. Preservation of valuable assets such as the 1994 Gym, Auditorium, and Pool.
2. Demolition of the 3-story 1936 classroom building and the 1953 old shops building.
3. Selective reinvestments in the 1961 and 1968 building for utilization as the District's Middle School long-term.
4. Minor additions/renovations to provide space for things like F.A.C.S. and Administration "lost" by the 1936 building demolition.

5. Minor additions to increase functionality such as a connection from the Elementary School to the Middle School.
 6. Minor renovations and room placements to better accommodate a true Middle School concept, such as “houses” or grade clusters.
19. Future phases of the plan will be triggered by population growth such as:
1. Addition(s) to East Elementary in Lonsdale.
 2. Addition to Montgomery Elementary (existing M.S.).
 3. Addition or reconstruction of Middle School areas (existing H.S.).

POTENTIAL SOLUTIONS

The Task Force considered three (3) potential strategies for addressing District needs:

1. Reinvesting in the downtown Montgomery site as a grades 5-12 facility.
2. Converting West Elementary to a grades 9-12 High School Facility, while modifying the downtown facility to house grades K-8.
3. Purchasing a new site and constructing a new 9-12 High School, while modifying the downtown facility to house grades 5-8.

Further detail and diagrams of these potential strategies can be found in Appendix H.

The following solution criteria was established to be a "sounding board" by which all potential solutions were tested against.

- Equity among District facilities is important, and the physical deterioration of the current Middle School/High School facility does not adequately represent this quality standard.
- Deferred maintenance items are to be addressed to bring facilities up to appropriate quality standards.
- The classroom environment; including indoor air quality, visual, thermal, and acoustic conditions; shall not inhibit education, rather promote a commitment to a healthy learning environment for students.
- The current Middle School/High School facilities represent decades of community investment that cannot be abandoned outright, regardless of solutions considered.
- Facility operation costs are a significant factor, and a long range plan should avoid added costs caused by expanding the number of sites the District operates today.
- District facilities shall be flexible in terms of organization and technology, to ensure adaptability for the future.
- Safety is a priority and buildings shall allow for appropriate supervision and lock-down capabilities.
- Ease of navigation and access to information shall be incorporated at main entrances and throughout District facilities.
- Buildings will be planned to accommodate grade level and special services fluctuation (long term).
- Accessibility shall be addressed at all facilities to provide the same quality of experience for all users.
- Site size and adequacy will be considered when assessing solutions to validate responsible, long-term, facility investments.
- In addition to allowing quality educational opportunities for students, facilities should be valuable School District and community resources.
- Technology improvements to be included shall bring District facilities up to the quality standard represented by our most recent facility, East Elementary.
- Solutions shall represent the best fiscal value for Independent School District #394 taxpayers.

Upon careful review and discussion of these potential solutions, the Task Force recommends that:

1. The existing West Elementary School should be converted to a 9-12 High School facility. This will require approximately 70,000 S.F. of expansion to the existing facility.
2. The existing High School facility should be used as a Grades 6-8 Middle School, and the existing Middle School as a Grades K-5 Elementary School with upgrades.
3. The 1936 and 1953 building additions at the current High School facility should be demolished, and new additions addressing safety, security, and circulation should be constructed to link the remaining buildings.
4. Deferred maintenance projects at the current secondary building(s), in areas of the buildings that we have determined will be kept, should have reinvestments as funds are available.

RECOMMENDATIONS

The Task Force agreed that the conversion of West Elementary to a Grades 9-12 High School, and the modification of the existing downtown facility to house Grades 5-8, provides the most appropriate and responsible plan for the District. This option provides a District plan than allows for future growth, adequately addresses facility deterioration issues, and maintains the number of sites that the District has to operate. This also locates the High School and the stadium on the same site, and better accommodates student drivers.

The following lists demonstrate potential difficulties that the other solutions presented. These items contributed to the recommendation of the West Conversion solution:

Reinvesting at current site for Grades 5-12: What difficulties would it present?

- Still locked into a site that is less than 20 acres in size, and to expand will require purchase of neighbor homes. (Does not provide flexibility for growth, or meet state guidelines)
- Difficult public relation issues with additional site purchases required (multiple homeowners).
- Continuing “octopus” effect created by multiple building additions.
- Unforeseen costs associated with existing buildings.
- Does not address all issues (E.G. curb appeal).
- Stadium still off-site.
- Parking/traffic issues.
- Less Gym space (practice scheduling).
- The State may not support plan due to site size inadequacy.

New 9-12 High School: What difficulties would it present?

- High operating costs (4 sites).
- High first costs (tough sell) land, infrastructure, duplication of space... etc.
- Not enough enrollment to fill downtown site (more building than needed).
- The process of choosing the site location could prove divisive in the community.
- Site development costs (unknown).
- Stadium still off-site. Duplication of spaces.

The Task Force recommends that the School Board bring a bonding referendum to the voters to address the deferred maintenance needs, and reconfiguring of District facilities. This phase of facility development should include the conversion of the West Elementary facility, and address the High School/Middle School deferred maintenance issues. The Task Force recommends that the School Board bring this bond referendum to the voters in the fall of 2009, to allow the reconfiguring of facilities, and facility improvements, to be completed and on line for fall 2012.

Preliminary Facility Development Costs:

Convert Existing West Elementary to 9-12 High School	\$17,500,000 - \$19,000,000
Convert Existing MS/HS to K-5 and 6-8 Facility	\$ 3,600,000 - \$3,700,000
Deferred Maintenance Projects	<u>\$ 6,900,000 - \$7,000,000</u>
Total	\$28,000,000 - \$29,700,000

Future Planning:

In addition, the Committee recognizes that this recommendation is only the first phase of the necessary response to District needs. To fully address current facilities needs, ongoing and proactive planning and maintenance are necessary to ensure that the district has appropriate funds available to maintain District facilities. This will be paramount in preventing the deterioration of District facilities to the condition that the existing Middle School/High School facility has reached. The Task Force suggests that enrollment growth and educational requirements be monitored, and future task forces or planning committees be assembled to update this plan.

Suggested Planning Actions Include:

- Task Force reconvenes every 3-5 years
- Public sharing of School Board plan prior to decision to place a proposal on the ballot, for the purpose of public review and discussion.
- Opportunities made available for members of the community to provide input.