

WHITE BEAR LAKE AREA SCHOOLS

FACILITY PLANNING COMMITTEE

SOLUTIONS SUBCOMMITTEE MEETING

FEBRUARY 26, 2019





White Bear Lake
Area Schools

FACILITY PLANNING COMMITTEE AGENDA



- Thoughts Since Last Meeting?
 - Update on questions for last meeting
 - Spaces for Future Learning discussion
- Elementary / Early Childhood Options
- Preliminary Costs Discussion
- Options Development
- Direction for Next Meeting
- Next Steps

- Expanded choice programming / K-8 choice programming
- Early Childhood Center options: Birch, Hugo, Sunrise?
- Grades 5-8 configurations
- Belaire in long-term lease
- Other?

Typical Elementary School

- Furniture only: \$600,000 (all classrooms, media center)
- Media Center Only Renovation: \$300,000
- Create Flex Space / Build More Space: \$750,000 - \$1,000,000 per room (\$4.5M-\$6.0M to do one per grade level, 6 in bldg)
- Allowance per building (\$1 - \$3.5M?)



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FACILITY PLANNING COMMITTEE SPACES FOR FUTURE OF LEARNING

All ES / MS Space

- Furniture only: approx \$5.5M for all ES, \$1.4M per MS = \$8.2M (all classrooms, media center)
- Media Center Only Renovation: approx \$2.7M for all ES, \$600,000 per MS = \$3.9M (all classrooms, media center)
- Create Flex Space / Build More Space: \$750,000 - \$1,000,000 per room (\$4.5M-\$6.0M to do one per grade level, 6 in bldg)
- \$40.5M-\$54M to do one per grade level in all ES
- Allowance per building (\$1 - ?)



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FACILITY PLANNING COMMITTEE EC / ELEMENTARY OPTIONS

Review Elementary / Early Childhood Options

- Included scope:
 - Address capacity needs (4,712 seats), included associated parking / bus area expansion (if needed) - through additions and/or new buildings
 - 1 PreK room per ES (2 in Title bldgs)
 - 1 Multipurpose Lab per building
 - Furniture?
 - Media remodel?
- Early Childhood: rooms in ES bldgs, center at various locations
- Develop Pros / Cons for each option



How do we develop costs for options?

- Develop space needs (MDE guidelines) associated with desired capacity
 - Example: 720 student ES x 135 sf/student (MDE guideline) = **97,200 SF building**
- Square feet x cost per SF
 - Index against other projects / current market / estimated future market
 - Factors: inflation, local market, etc.
- Site considerations (land purchase, utilities development, roads/traffic, stormwater requirements, etc)
- Total Project Cost Factor
 - ((97,200 SF building x \$256/sf construction cost) + estimated site costs (\$2.5M)38) x project cost factor = **\$38.9M total project cost**



How do we develop costs for options?

- MDE recommendations are different for every grade level
- 1,350 student MS
 - $1,350 \times 175 \text{ sf/student} = 236,250 \text{ sf building}$
- 3,400 student HS
 - $3,400 \times 200 \text{ sf/student} = 680,000 \text{ sf building}$

FACILITY PLANNING COMMITTEE PRELIMINARY COSTS FOR OPTIONS

TABLE III
GROSS SQUARE FOOTAGE
PER STUDENT GUIDELINES

SCHOOL	ELEMENTARY	MIDDLE LEVEL	HIGH SCHOOL
STUDENT ENROLLMENT	SF	SF	SF
LESS THAN 500	125 - 155	170 - 200	200 - 320
500 - 999	110 - 135	160 - 190	190 - 220
1000-1500	100 - 135	150 - 180	180 - 200
1500-2000		140 - 170	170 - 190
2000 PLUS			150 - 180
FOR POOL, AUDITORIUM, OR COMMUNITY USE / PARTNERSHIP SPACES ADD SQUARE FOOTAGE AS APPROPRIATE			

Elementary Example:
 ((97,200 SF building x \$256/sf
 construction cost) + estimated
 site costs (\$2.5M))
 x project cost factor =
\$38.9M total project cost

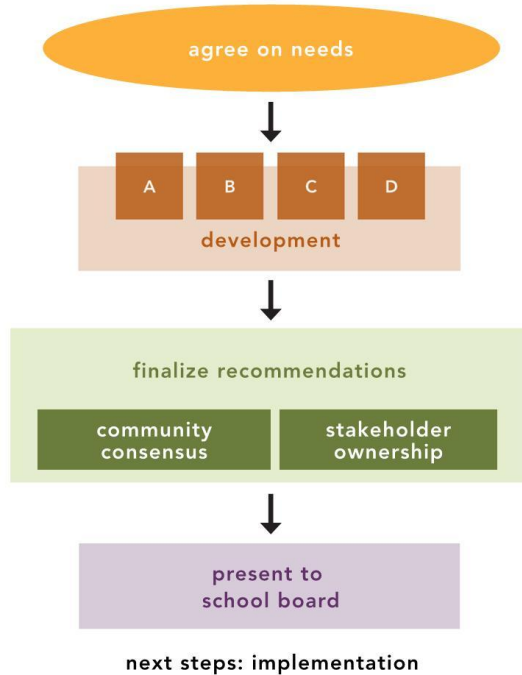


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OPTIONS DEVELOPMENT

- Develop options - outstanding questions:
 - Renovation scope
 - Site assumptions / needs?
 - What happens to buildings not used?
 - Any changes or new options?



- **Solutions Subcommittee:**
 - March 7, 2019 6:00 - 9:00 PM
- **Meeting #9:** March 20, 2019
 - Review solutions options
- **Meeting #10:** April 4, 2019
 - Refine solution(s)
 - Prepare for Board recommendation
- **Board Recommendation:** April 22, 2019
 - Board receive Facility Planning Committee Recommendation