Wold

ISD #756 – BLOOMING PRAIRIE PUBLIC SCHOOLS

Long Range Planning Recommendation | June 21, 2021

1. **Introductions**
2. **Overview of Process**
3. **Criteria**
4. **Recommendation / Diagrams**
5. **Estimates**
6. **Q + A**

Presenters:

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Wold

PHYSICAL CRITERIA

- Physical Conditions
- Operations
- Quality
- Site Evaluation
- Technology Infrastructure
- Safety and Security

EDUCATIONAL CRITERIA

- Enrollment
- Capacity
- Grade Configuration
- Educational Adequacy
- Technology for Instruction
- Programmatic Issues

ACTIVITES & COMMUNITY CRITERIA

- Athletics
- Performances
- Activities
- Community Use
- Partnerships

CRITERIA

A B C D
OPTIONS

ADDITIONAL CRITERIA

PRESENT TO:
COMMUNITY? BOARD COMMITTEE?

NO   YES

PRESENT TO:
FULL BOARD

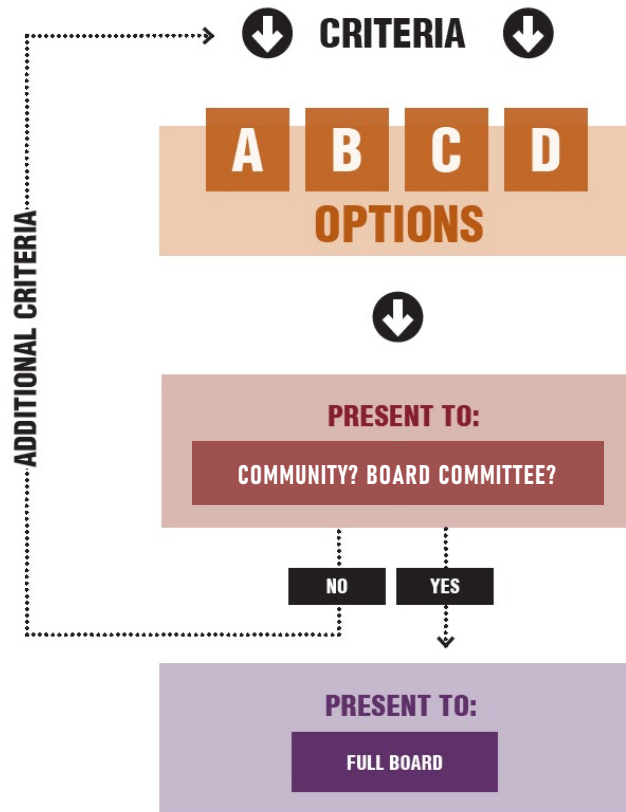*Conceptual Meeting & Schedule Framework:*

Meeting 1: Overview / Present Data

Meeting 2: Criteria Development, Tours?

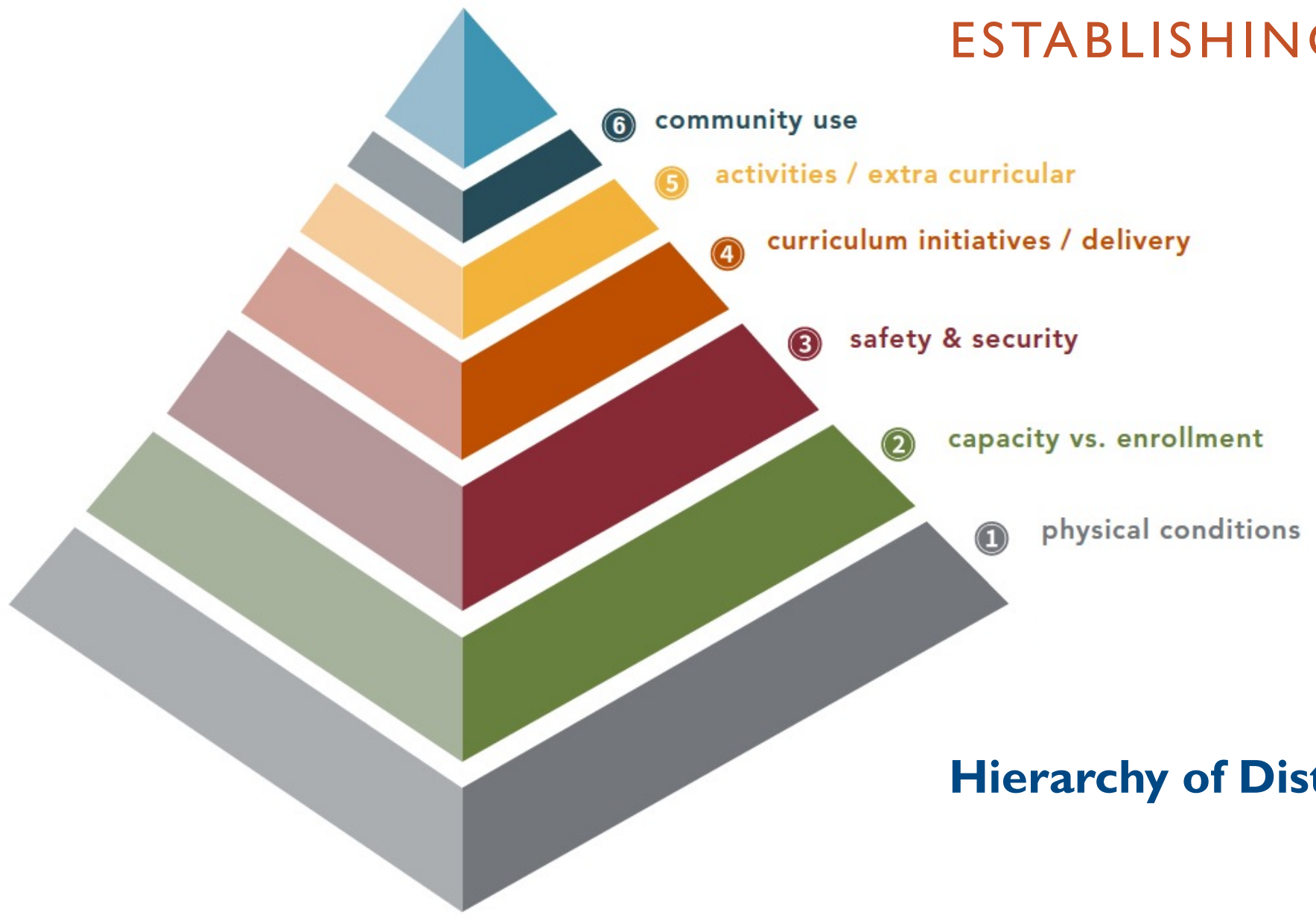Meeting 3: Refine Criteria / Preliminary Options

Meeting 4: Refine Options / Preliminary Proposal

Meeting 5-6(?): Revisions, Finalize Options, Cost Development, Final Recommendation

LONG RANGE PLANNING
ESTABLISHING "NEEDS"

⑥ community use
⑤ activities / extra curricular
④ curriculum initiatives / delivery
③ safety & security
② capacity vs. enrollment
① physical conditions

Hierarchy of District Needs

Elementary School

- Built: 1962
- Additions: 1988, 1994
- 63,105 Square Feet
- Site Size: 2.45 Acres
- Parking: 28 Spaces
- *SF / Student: 140 (MDE: 125-155)*
- *MDE Site Guideline: 15-19 Acres*
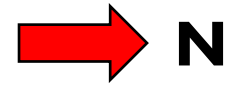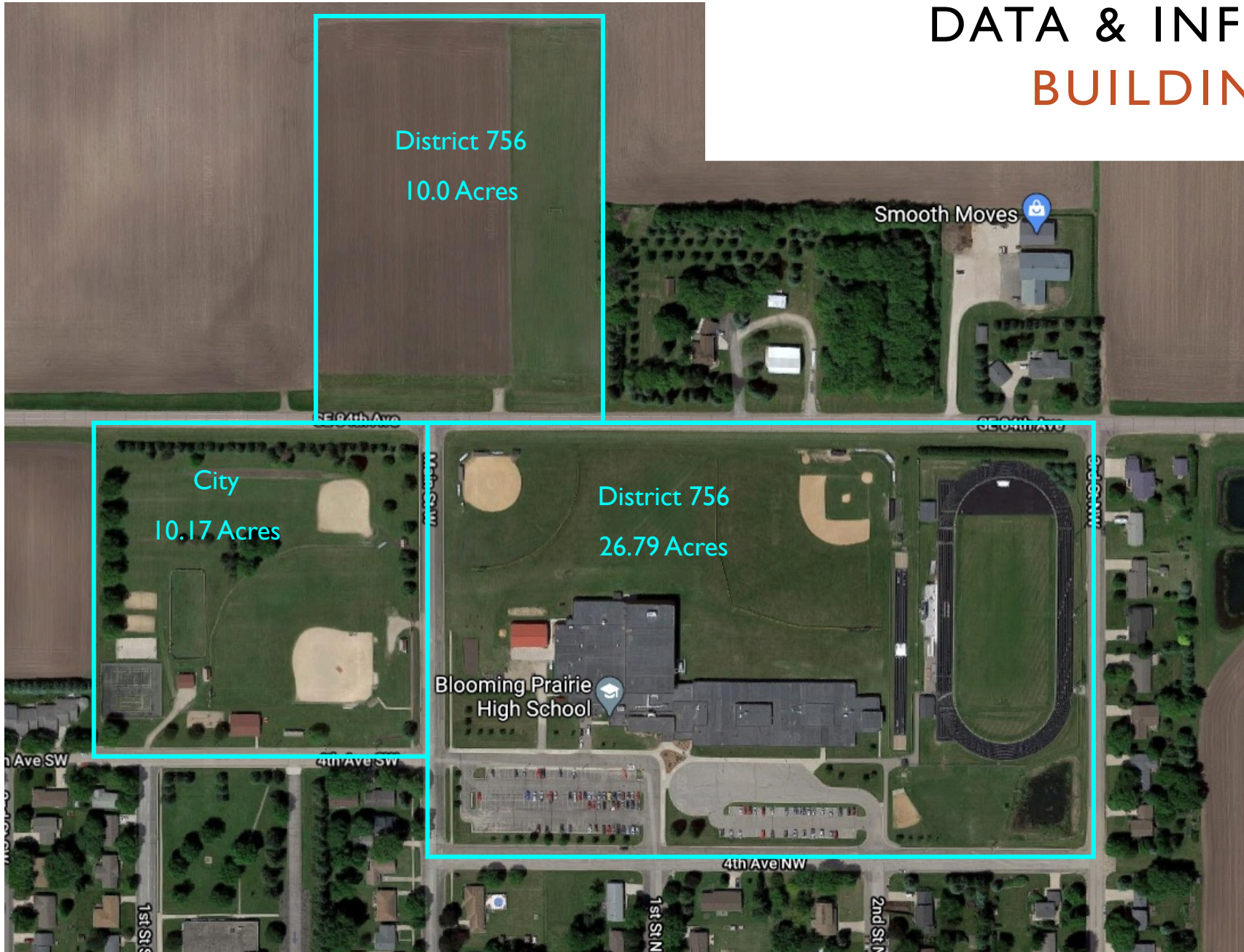- *Adjacent City Park: 2.73 Acres*

High School

- Built: 1956
- Additions: 1962, 1972, 1994, 2008
- 110,425 Square Feet
- Site Size: 36.8 Acres
- Parking: 197 Spaces
- *SF / Student: 215 (MDE: 200-320)*
- *MDE Site Guideline: 40-45 Acres*
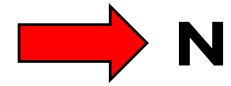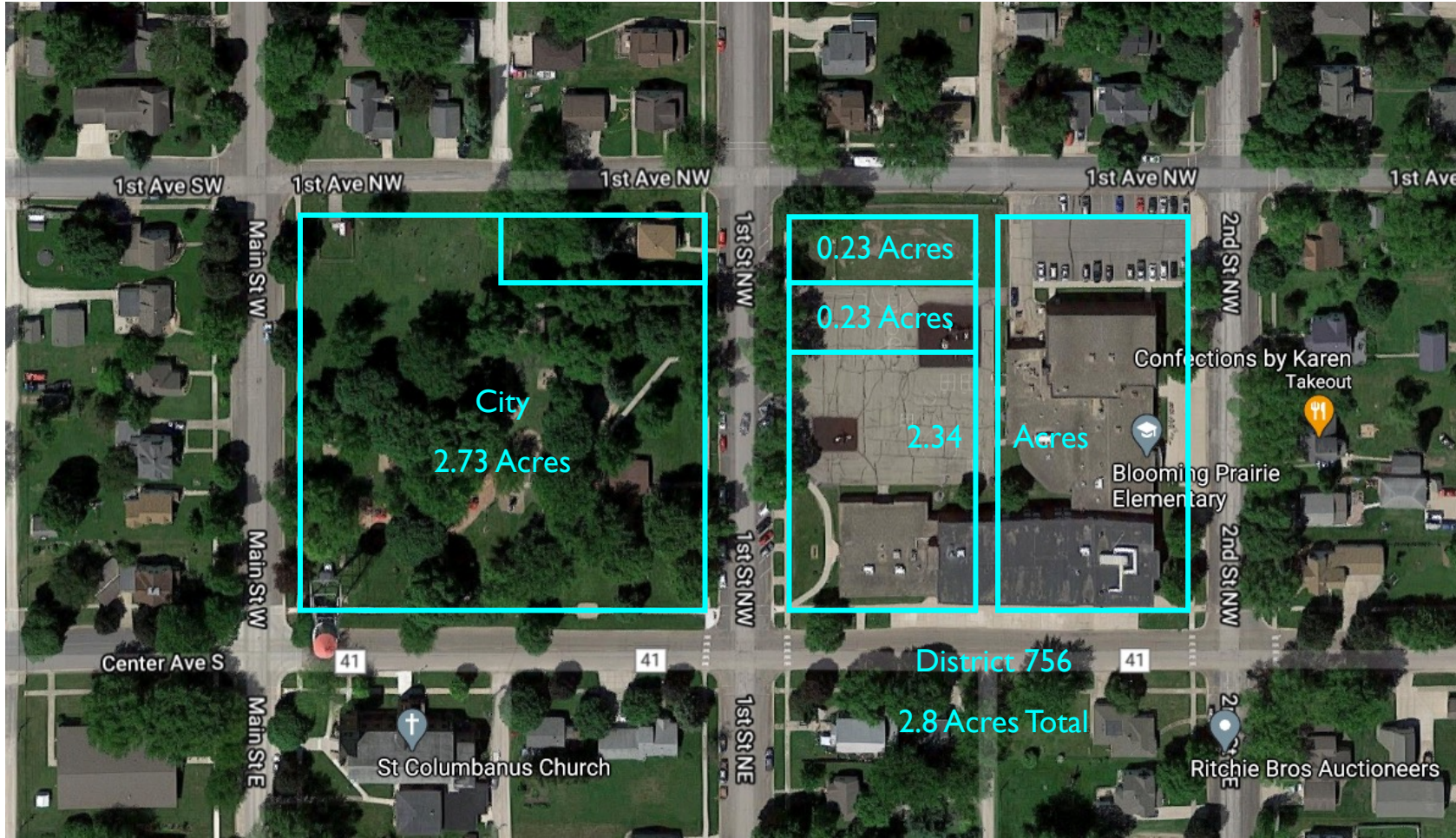- *Adjacent City Park: 10.17 Acres*

District 756

10.0 Acres

Smooth Moves

City

10.17 Acres

District 756

26.79 Acres

Blooming Prairie
High School

N

High School

Elementary School

Elementary School

Mechanical

- Steam heating system is inefficient, problematic - Contemporary systems predominantly Hot Water
- DDC Controls have issues, near end of useful life
- Water heaters / systems have surpassed useful life
- No dehumidification at Gym, Cafeteria

Electrical

- PA System problematic – possibly original?
- Fire Alarm system outdated, has issues
- Could upgrade lighting controls from manual
- Generator undersized – should include life safety items and critical loads (food service, technology)

Site

- Paving issues to address

Exterior

- Roof due for replacement
- Brick repairs, tuckpointing
- Replacement of metal doors

Interior

- Finishes – updates as needed
- Freight elevator needs ADA upgrade, replacement

Accessibility

- Minor issues at restrooms, cabinets

High School

Mechanical

- Multiple areas with ventilation issues
- Water heaters / systems inefficient, poor condition
- Problems with Unit ventilators and heaters
- Former locker rooms below stage problematic

Electrical

- Fire Alarm system outdated, has issues
- Some remaining lights to upgrade (Minor)
- Could upgrade lighting controls from manual
- Generator undersized – should include life safety items and critical loads (food service, technology)

Site

- Paving issues to address

Exterior

- Some repairs needed due to deterioration
- Brick repairs, tuckpointing
- Operable windows older, security risk
- Replacement of metal doors

Interior

- Finishes – updates as needed
- ACT ceilings warped in some areas

Accessibility

- No elevator to Lower Level

Elementary School

Elementary School LTFM: Sum of Total Project Cost at Year of Construction

Category	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5
Mechanical		$ 317,000	$ 3,724,500		
Electrical		$ 254,500	$ 89,500		
Exterior		$ 1,145,500	$ 143,500		
Interior		$ 131,500		$ 254,000	$ 7,000
Accessibility	$ 13,500	$ 1,409,500	$ 367,500		
Site			$ 208,500		
Priority Totals	$ 13,500	$ 3,258,000	$ 4,533,500	$ 254,000	$ 7,000

High School

High School LTFM: Sum of Total Project Cost at Year of Construction

Category	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5
Mechanical	$ 110,000	$ 954,500	$ 3,118,500	$ 55,500	
Electrical	$ 98,500	$ 263,000	$ 140,500		
Exterior		$ 89,000	$ 87,000	$ 220,000	
Interior		$ 89,000			$ 10,500
Accessibility		$ 7,000			
Site		$ 328,500			
Priority Totals	$ 208,500	$ 1,731,000	$ 3,346,000	$ 275,500	$ 10,500

2022 Costs

- Continue to make an investment in **Long Term Facilities Maintenance [LTFM]** Plan *(Roofs, Mechanical, Parking lots, Lighting, Other)*

- If there are Operational Efficiencies to be gained (with a ROI under 10 years) they should strongly be considered

- ADA, functionality, and other compounded factors should be considered when developing maintenance approaches

- At this time, the District should consider addressing all Priority 2-3 items to minimize upcoming LTFM expenses, and address maintenance items that exist in any renovated program areas

Priority	High School	Elementary School
1	$ 208,500	$ 13,500
2	$ 1,642,000	$ 3,258,000
3	$ 3,435,000	$ 4,533,500
4	$ 275,500	$ 254,000
5	$ 10,500	$ 7,000

ENROLLMENT PROJECTIONS			
	K-6	**7-12**	**Total**
2020-21	425	373	798
2025-26			
Low K/Low Mig	453	337	790
Low K/High Mig	466	331	797
High K/Low Mig	484	337	821
High K/High Mig	498	331	828
2030-31			
Low K/Low Mig	469	365	833
Low K/High Mig	482	375	856
High K/Low Mig	516	383	899
High K/High Mig	531	394	924

475 (50)   334 (-39)

499 (74)   379 (6)

Since 2010-11

- District's school population increased by 80 students (10.8%)

- Blooming Prairie Public Schools' enrollment (excluding Early Childhood) increased by 114 students (16.7%)

- Resident enrollment (excluding Early Childhood) increased by 60 students (9.7%)

- Nonresidents make up 14.8% of total enrollment in 2020-21

- The District had a net gain of 44 students (public options) in 2020-21

In ten years (2030-31)

- District enrollment (excluding EC) projected to range from 833 to 924 (4.4% -15.8%) more than the 2020-21 enrollment (798 students)

- Kindergarten is projected to be larger than the previous year's Grade 12, which is a continuation of the pattern of the past ten years

- Modest net <u>out</u> migration is projected to continue driven by the loss of students between Grade 10 and Grade 12
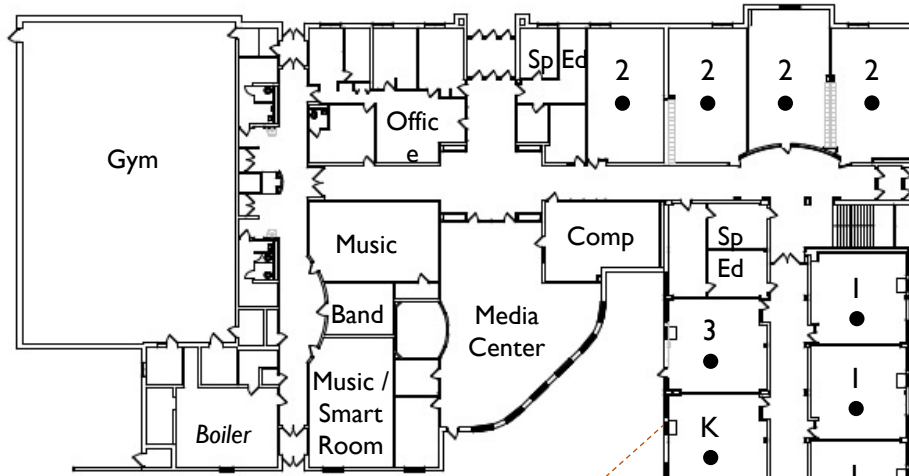
In five years (2025-26)

- K-6 enrollment projected to be 28 to 73 students larger than in 2020-21

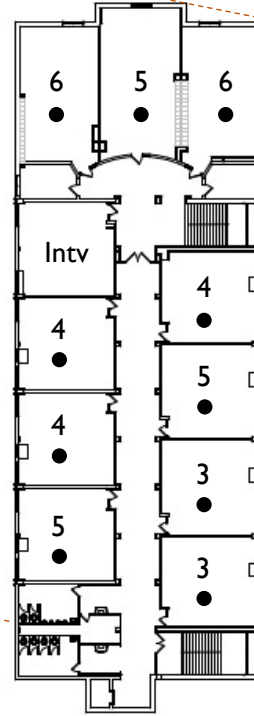- High school enrollment (7-12) will decrease

	16-17	17-18	18-19	19-20	20-21	21-22
K-6	404	408	404	405	426	442
7-12	317	305	335	364	376	366
Total	**721**	**713**	**739**	**769**	**802**	**808**

Main Level

Lower Level

Upper Level

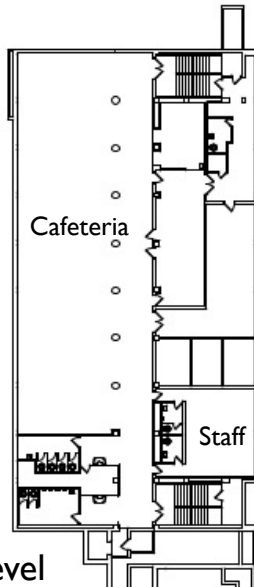|			
Kindergarten	(5) x 20 =	100
1st Grade	(3) x 20 =	60
2nd Grade	(4) x 20 =	80
3rd Grade	(3) x 20 =	60
4th Grade	(3) x 24 =	72
5th Grade	(3) x 24 =	72
6th Grade	(2) x 24 =	48
Capacity		438

(Note: 3 Section School = 456)
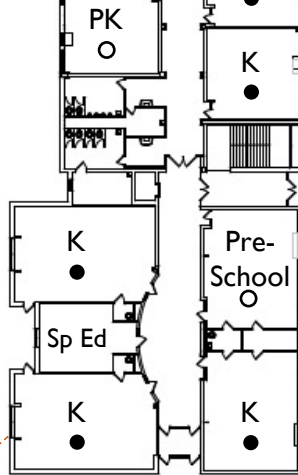
- Current: (2) Rooms displaced
- Future: (2-3) Rooms Displaced
- Pending: Early Childhood demand

(2) Grades at 3-Sections each must relocate

Even though HS will decline slightly over next 5-Years, it will return to current enrollment levels in the following 5-Years. (No additional capacity available)

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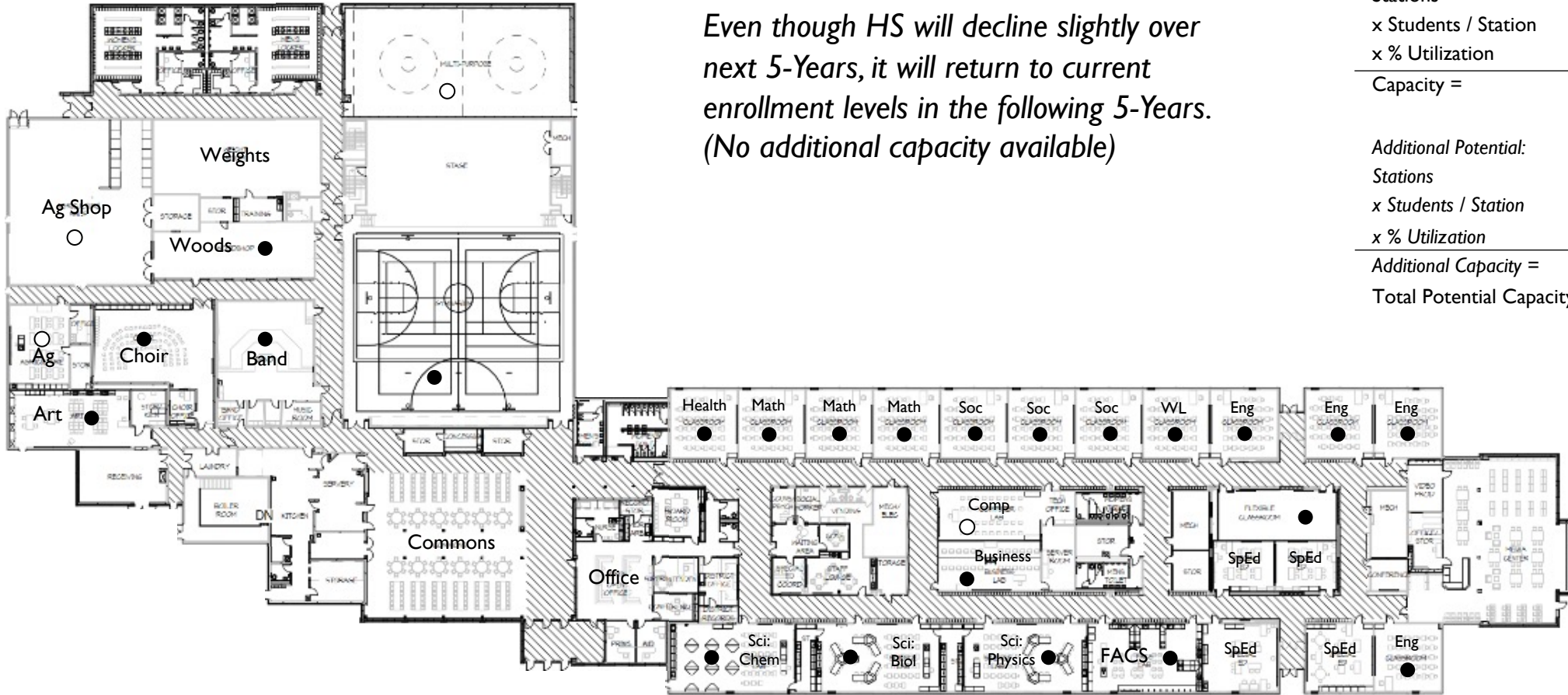
Even though HS will decline slightly over next 5-Years, it will return to current enrollment levels in the following 5-Years. (No additional capacity available)

Stations	23
x Students / Station	24
x % Utilization	80%
Capacity =	441

Additional Potential:	
Stations	4
x Students / Station	24
x % Utilization	80%
Additional Capacity =	77
Total Potential Capacity	518

High School

- Must continue to provide capacity to meet District Enrollment, and maintain current class sizes

- The Elementary School can not support the current or pending enrollment. This needs to be addressed.

  - *Based on projections, (2) full grades must be accommodated in new spaces*

- Acceptable Grade Structures:

  - PK-6, 7-12
  - PK-5, 6-12
  - PK-4, 5-12 (5-8 / 9-12)
  - PK-12? 5-8?

- Unacceptable:

  - PK-1, 2-6, 7-12
  - 2-6, PK-1 / 7-12
  - PK, K-5, 6-12

- Student experience should be appropriate to age

- Core Capacity (cafeteria, lockers, etc.) of any building must accommodate students

- Enrollment growing – will require (4) sections K-3, (3) section 4-6
- Current enrollment increases impacting other programming:
  - *Music – sharing with SMART Room*
  - *Art – moved down to cafeteria*
  - *Interventionists – replaced one Computer Lab (Could be a STEM Space)*
  - *Title I on a cart in 2021-22*
- Early Childhood / Pre-K programming limited by capacity
  - *No way to set up for Toddler / ECFE (Ideal: Dedicated Space)*
  - *No afternoon options for PK, 3 Year Old*
  - *Need to use rooms with no toilets (#1 issue)*
  - *Parent pick-up / drop-off challenging on the East*
- Special Education needs (3) rooms for future (currently 2)
  - *Space designed appropriate to student needs*

Elementary School

- Available Options mean not all classes will be (24) per room

- Career & Tech Education: High demand – needs space improvements

- Band – original space, but making it work

- Little to no "Personalized Learning Space" or Flex Space

  o *Small group, independent study or coursework*

  o *Direct support adjacent to learning areas*

  o *Opportunity to address in Media Center (common approach by other Districts)*

- Gym space impacted by Performing Arts need   **(See: Activities)**

- Special Education needs (4) rooms for future (current)

  - *Space designed appropriate to student needs*

  - *Greater accessibility by staff to students*

High School

DATA & INFORMATION
SECURITY ANALYSIS

NOTE: *The information contained within this document is considered higly confidential. This information is not to be discussed or communicated without explicit direction from District Administration.*

ENTRIES

	Elementary School	High School
Office adjacent to the front door / direct visual (exterior windows) to entry sidewalk	X	X
Secure vestibule with inner door set electronically locked	X	X
Ability to create secure vestibule with current office location?	X	X
Portable Classrooms (No Secure Travel Path)		
Airphone system (camera and phone with office controlled door in the vestibule) if office is not at front door		
Airphone system in combination with secure vestibule with direct controlled door to office	X	X
"Duress button" at reception desk to call 911 or police liaison		
Laminated glass in entry vestibule and/or adjacent windows		
Computerized sign in equipment	X	X
Laminated transaction window to separate staff from visitor		
"Sallyport" system within the main office reception including laminated / "bullet resistant" glazing		
Visitor / "Welcome" Desk staffed at Entry		
Security Guard: armed or unarmed		
Metal detector screening		

P = Pending

BUILDING PERIMETER

	Elementary School	High School
Card readers to high use doors	X	X
Number of exterior doors / entries (paired doors count as "1") (/ Exit Only)	16 / 5	20 / 7
Intercoms at loading docks (No cameras)		
Video surveillance system	X	X
Door monitoring / management system (door contacts)		
Opening monitoring / management system (windows, hatches, skylights, etc.)		
Laminated glass at all exterior windows on ground level.		
Fixed (inoperable) exterior windows on ground level		
Vehicle impact deterrence: Berms, bollards to protect building / front door		
Control roof access / courtyard access (door/hatch contacts, card readers)		

SITE / SECURE PERIMETER

	Elementary School	High School
Site lighting at building and parking areas	X	X
Site lighting at play areas and ballfields	X	X
Video surveillance system at building exteriors and parking	X	X
Video surveillance system at play areas and ballfields		
Designated visitor parking to allow for better monitoring		X
Limit vehicular travel around site (gates, etc. for fire lanes) (% Accessible Noted)	100	100
Strategic landscaping decisions / support supervision		
Perimeter fence/gate		
Guard house at site entrance		

INTERIOR CIRCULATION

	Elementary School	High School
Zone manual lockdown (wings of a building)		
Motion detection		
Interior cardreaders connected to security system (data rooms, computer labs, etc.)	X	X
HVAC zoning for shut-off/isolation (through Digital Controls)		
"Lock down" button at office to disable card readers		
"Lock down" button at office to release door hold opens		

M = Minimal or Limited Locations

CLASSROOM SECURITY

	Elementary School	High School
Hardware Function: Classroom lock (inside key or thumb-turn operated)		
Blinds at all interior / exterior windows		
Wire glass at all interior windows / sidelights		
Laminated glass at all interior windows / sidelights		
Laminated "bullet resistant" glass at selected areas		
Area of refuge: Harden one classroom per cluster or similar space?		

- Appropriate spaces for Specialty Programming should be provided at each school (Art, Music, electives, etc.)
  - *Where possible, similar programs should be located adjacent to each other for efficiency*
- Early Childhood programming (PK-K) should be located in appropriate rooms and spaces, and be located in the Elementary School to provide a contiguous program
  - *Toilet rooms should be provided in these areas*
- Special Education enrollment and function should be accommodated in appropriate spaces
- CTE spaces and programming should reflect the current market need to better prepare students, and remain flexible to accommodate future needs
  - *The outdoor areas related to construction, agriculture, etc. for CTE should be maintained*
  - *Specialized CTE programs that can be provided more effectively in relevant spaces at Riverland or other partners should continue to be part of the educational approach*

EDUCATIONAL PROGRAMMING

(continued)

- If relocated to the HS, 5th and 6th Grade should be adjacent to each other, and in a location that makes travel to specialty and common areas of the building easy to access

- Daylight and views are important for all educational rooms, and should be preserved whenever possible

- Spaces for independent, flexible and personalized learning approaches should be part of any option at the High School, with a greater focus on access by upper level grades

- The HS Media Center should reflect and adapt to today's educational needs

SAFETY & SECURITY

- Parent Pick-Up and Drop Off at the ES needs to be improved, especially for Early Childhood

- At such a time as windows are due for life-cycle replacement, operable windows should be replaced with fixed windows for increased security.

Type	Quantity	Notes
Track / Stadium	1	(8) Lane Track
Practice Football	2	(1) is across 48th
Baseball	1 @ HS	
Softball	1 @ HS	
BB/SB Combo	1 @ City	+ practice infield
Wrestling	2 Mats	Former "Multi-Purpose: space
		Some cardio equipment here
Basketball	1 Full @ HS	(2) small practice +/- for 9-12
	1 Full @ ES	7-8
Volleyball	2 @ HS	7-8 @ ES
Weights	HS	
Cheer	0	Use Gym & Commons
Stage	1	Significant scheduling issues

1. *Locker rooms OK – need Coach Space*

2. *Sports Scheduling issues:*

   a) *Winter: 9-12 Early / Late, w 7-8 @ ES (Similar with VB in Fall)*

   b) *Spring: BB / SB Scheduling issue with Practice*

   c) *No Youth programming until after 7 pm*

   d) *Weather can force practices inside*

3. *Stage is a significant scheduling issue:*

   a) *Shared with Gym – acoustic challenge*

   b) *Robotics on stage, build in shop*

   c) *Spring & Fall musicals force PE out of Gym*

   d) *Choir – off site for concerts (acoustics)*

4. *Stadium amenities (concessions, bathrooms, tickets)*

5. *Storage*

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Volleyball	2 @ HS	7-8 @ ES
Weights	HS	
Cheer	0	Use Gym & Commons
Stage	1	Significant scheduling issues

1. *Not as many offerings as in the past*

   a) *Classrooms / Educational use is good*

   b) *Lots of Athletic use / demand*

2. *Just For Kicks Dance in ES Cafeteria*

3. *Youth Wrestling*

   a) *(5) Months in the Winter*

   b) *2x / Week (M/W) 5:30-7:00*

   c) *Not enough space to have overlapping programs*

4. *No Free Gym Time*

- Options should address scheduling conflicts for activities (Gyms, Fields)
  - *(2) Additional Courts*
  - *(1) Each: Baseball & Softball*
  - *Flexible Activity Space*
- Options should address conflicts between athletics use and performing arts use
  - *This means moving Performances to new location*
- Student activities are a priority, but Options should consider increased community access to spaces as a result
- Spaces the public interacts with (stadium, games, performances, etc.) should have amenities that accommodate needs (toilets, concessions, tickets, etc.)
  - *Game and Performance venues should be adjacent and accessible to the commons*
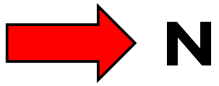
- Buildings in fair Physical Condition – some issues to address

- Elementary enrollment increasing – already having space issues

- District / Community Goal: Maintain small class sizes & offerings

- ***This is not a "Capacity Issue" you can see on paper…***

- Elementary School has little to no expansion possibility

- High School has some areas that need to be updated to current educational approaches and needs (CTE, Flex Learning)

- Major scheduling demand on Gyms / Performing Arts spaces

- Any Option should allow for potential phasing

Wold

- (6) Classroom + Flexible Learning Space Addition
- Renovate Media Center
- (2) Gym Addition
- New fields to the west
- Convert Art to Music
- (2) Lab Art Addition
- Commons Expansion
- CTE Physical Upgrades
- Performing Arts Addition
  - » Convert Stage to Cardio

CONCEPT DIAGRAM ONLY

District 756

10.0 Acres

Smooth Moves

City

10.17 Acres

CONCEPT DIAGRAM
ONLY

Blooming Prairie
High School

District 756

26.79 Acres

N

High School

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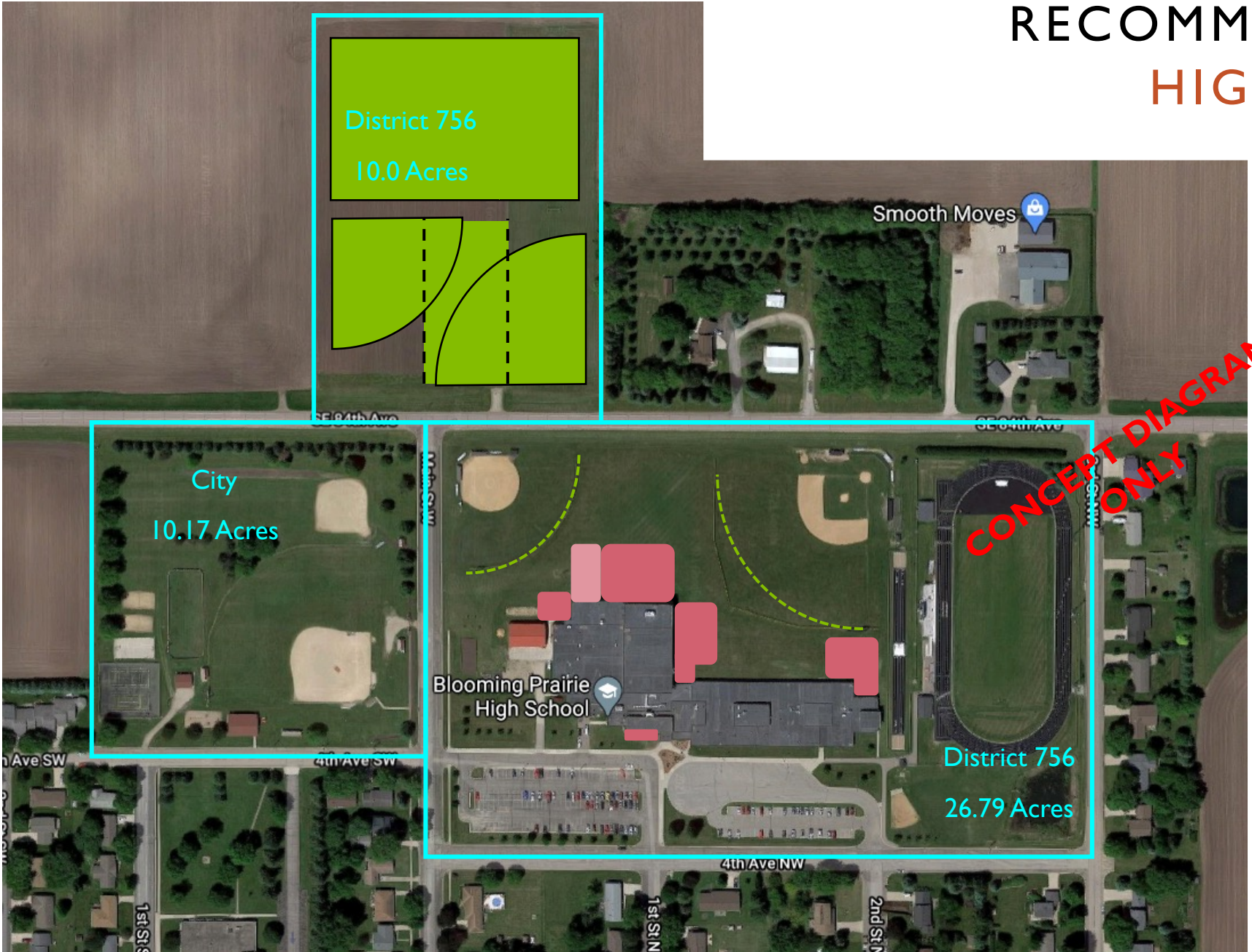
- Add Toilets to Kindergarten Rooms
- Renovate Special Education Rooms as needed
- Relocate Art adjacent to Media
- Accommodate Computer Lab within building

Main Level

Lower Level: PK-1

Upper Level: 2-4

CONCEPT DIAGRAM ONLY

HIGH SCHOOL $ 29,340,000

- RELOCATE 5TH & 6TH GRADES $ 4,000,000
- COMMONS EXPANSION $ 565,000
- FLEXIBLE LEARNING SPACES $ 275,000
- CTE / ART / MUSIC RENOVATIONS & EXPANSION $ 2,850,000
- GYMNASIUM ADDITION / ATHLETICS / FIELDS $ 9,150,000
- PERFORMING ARTS ADDITION $ 10,500,000
- MAINTENANCE PROJECTS $ 2,000,000

ELEMENTARY SCHOOL $ 4,500,000

- KINDERGARTEN RENOVATIONS $ 200,000
- SPECIAL EDUCATION RENOVATIONS $ 200,000
- ART RENOVATIONS $ 100,000
- MAINTENANCE PROJECTS $4,000,000

TOTAL   *$ 33,840,000*

- Really good discussion and involvement from all members

- Not simple – lots of factors to consider

- Not easy to prioritize – considerable discussion on not implementing full approach at this time, and what that would mean

- Why now? We need to address the capacity issues, and this will resolve many of our other conflicts and concerns.

- This will provide significant opportunities for our students and community

- Board Discussion & Consideration

- Public Survey

- Implementation Approach

  o *Packaging*

  o *Tax Impacts*

- Other?

Wold

QUESTIONS?

ISD #756 – BLOOMING PRAIRIE PUBLIC SCHOOLS

Long Range Planning Recommendation | June 21, 2021