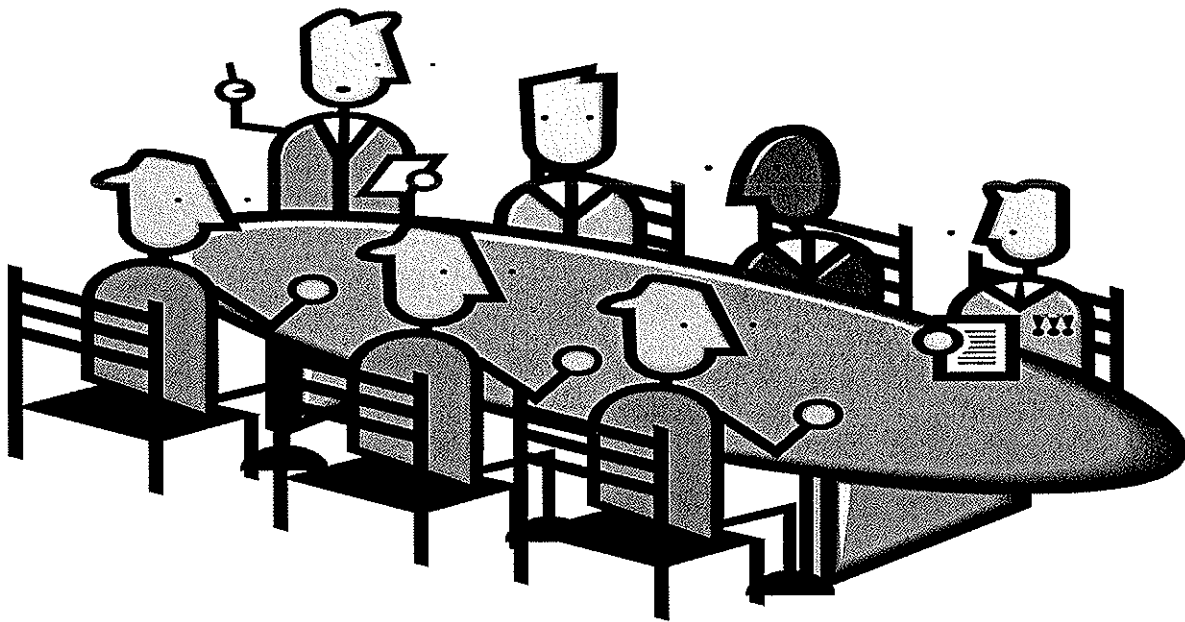


Nicklaus

**ISD NO. 876 FACILITIES TASK FORCE
2004 - 2005**

INTRODUCTION AND BACKGROUND



A twenty-five member Facility Task Force was appointed by the School Board of ISD No. 876 in the fall of 2004. The Task Force was asked to develop a plan for how best to meet the future facility needs of the Annandale School District. This process included reviewing information on the current and projected future student enrollment and the capacity of current school district facilities to meet the educational needs of this enrollment. Finally, the quality and effectiveness of current school district facilities in meeting the learning needs of the forecasted student enrollment was studied.

The Task Force membership is listed below. The Task Force was aided by expertise from Wold Architects and Engineers in examining current facilities and projecting options for future facilities in the school district.

Community Residents

Brent Stromme
Jeff Lundquist
Keith Jerpseth
Dan Zahler
Paul Marsnik

Teachers

Michelle Wang
Lowell Larson
Nicole Green

City Representatives

Mayor Sam Harmoning
Mark Casey

Community Education

Eric Erlandson

Parents Advisory Rep's.

Angie Manuel
Jane Kluge
Deb Schauer

Board Representatives

Mary Barkley Brown
Myron Morris

Administrators

Steve Niklaus
Tracy Reimer
Dean Jennissen
Dick Ofstedal

Students

Kristen Hogberg
Matt Schultz

Custodial Staff

Jim Hennen

ACT Representatives

Marlene Young
Bob Bayard

The Task Force held ten meetings over seven months to discuss their findings and prepare this recommendation for the Board. In addition, sub-committees of the Task Force met to study the condition of current buildings in comparison to state standards and school district enrollment projections in greater detail. Using the findings of sub-committees, the Task Force developed consensus statements on the current condition and future needs of each building in the school district as well as the forecast for future student enrollment in the school district.

ISD NO. 876 FACILITIES TASK FORCE

CONSENSUS STATEMENTS



The following consensus statements served as the focus for Task Force's discussion, decision making and development of a final recommendation to the School Board of ISD No. 876.

**ISD NO. 876 FACILITIES TASK FORCE
 CONSENSUS STATEMENT ON FUTURE
 SCHOOL DISTRICT ENROLLMENTS
 MAY 2005**

Overall kindergarten through grade 12 student enrollment in ISD No. 876 is likely to decline slightly each year for the next five years. There will be increased enrollment in most grades during this time due to in-migration of students as the general population of the school district grows. However, this in-migration is unlikely to be sufficient to compensate for the loss of students resulting from larger classes graduating from the high school than entering kindergarten.

Variables that may impact this forecast:

1. The size of future kindergarten classes in the school district. The current estimate for kindergarten classes during this time period is 122 students.
2. Growth in the city of Annandale. The most significant influence on future enrollment growth in the school district will be the rate of growth in the city population. Housing development in the city is expected to increase at a moderate, but not aggressive pace.

The result of notably smaller kindergarten classes entering the school district in the 1999 – 2003 school years will impact enrollment in each school building as these classes progress through grade levels in the school district in the upcoming five to ten years.

The overall population of the school district in the next decade is forecast to increase. However, the percentage of households in the school district with children in school will decline during this time. The most significant increase in school district population, as in the overall state population, will be in the 45 – 65 year old age group. **It is currently estimated that four homes in our school district produce one school age child.**

The Annandale School District began a transition from a school district with stable or increasing student enrollment to one with declining enrollment in the 1999-2000 school year. This was the year a kindergarten class of 118 students enrolled in school.

In the twelve years prior to 1999-2000, enrollment in kindergarten classes in ISD No. 876 was fairly stable. More often than not, kindergarten classes were larger than classes graduating from the high school:

Kindergarten	Year	Graduating class from prior year
135	1987-88	133
136	1988-89	143
125	1989-90	124
128	1990-91	106
144	1991-92	110
131	1992-93	129

138	1993-94	95
132	1994-95	124
146	1995-96	109
149	1996-97	144
149	1997-98	148
140	1998-99	137
138	AVERAGE	125



In the five school years following 1999-2000, enrollment in kindergarten classes in ISD No. 876 have been stable, but at reduced numbers. These kindergarten enrollments have been consistently smaller than the enrollment of classes graduating from the high school:

Kindergarten	Year	Graduating class from prior year		K	Grad
119	1999-00	140			
108	2000-01	143	2004-05	132	148
126	2001-02	134	2005-06	135	133
105	2002-03	130			
113	2003-04	150	2006-07	106	149
114	AVERAGE	139			174

A noticeable change occurred in the fall of 2004 Kindergarten class in ISD No. 876. This class has 19 more students than the prior year:

Kindergarten	Year	Graduating class from prior year
132	2004-05	141

The 2005-06 Kindergarten class is currently estimated to be 122 students.

Will future Kindergarten enrollment in ISD No. 876 resemble the trend of the 1987 – 1998 school years or to the 1999 – 2003 years? We believe the 1999-2003 years.

During the years 1999 – 2013 the five small classes that entered kindergarten between 1999 and 2003 will progress through the twelve grades in the school system. This will lead to declining enrollments in the particular school building they are in. Since the immigration of new students into the school district is unlikely to compensate for the loss of enrollment created by larger classes leaving the building, the decline in student enrollment will impact staffing and facility demands in each building. This is shown in the following statistics:

Elementary Building	Middle School	High School
2003-04 (K)-4 = 449	Grades 5-8 = 618	Grades 9-12 = 605
2008-09	5-8 = 449	9-12 = 618
2012-14		9-12 = 449

These projected enrollment totals do not take into consideration enrollment growth created by new students moving into the district which is likely occur in these classes over the 9 year period.

There appears to be no consistency to enrollment change experienced by an individual class when contrasting the kindergarten enrollment of the class to its current or final high school enrollment. Some classes have experienced significant growth and others very little.

Current enrollment	Kindergarten Enrollment	Net Change
Grade 8 - 150	149	+1
Grade 9 - 177	146	+31
Grade 10 - 152	132	+20
Grade 11 - 169	138	+31
Grade 12 - 141	131	+10
Class of 2004 - 150	144	+6
Class of 2003 - 128	128	0

We believe the Annandale School District is in a transition period similar to that being experienced by a majority of district in Minnesota. The impact of smaller classes entering kindergarten than graduating from high school will lead to declining enrollment in the next five to ten years. This is show in the estimates of enrollment charted below:

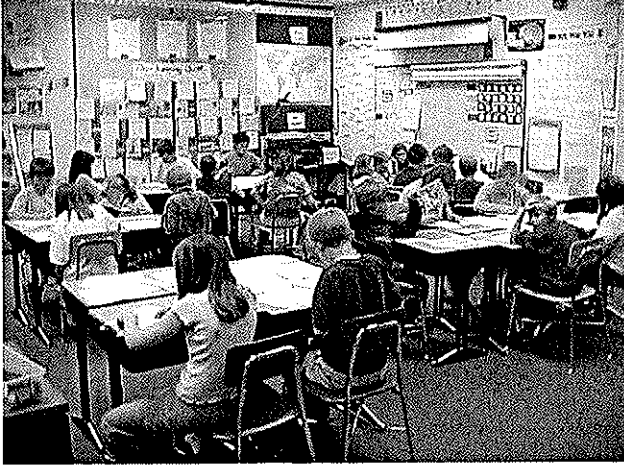
School Year	Students Graduated Prior Yr.	Kindergarten	Difference
2005-06	137	122	-15
2006-07	168	122	-46
2007-08	151	122	-29
2008-09	177	122	-55
2009-10	153	122	-31
2010-11	154	122	-32
2011-12	149	122	-27
2012-13	135	122	-13

Due to a smaller percentage of the school district population living in child raising years, our schools will experience declining enrollment over the next five to ten years. The impact of smaller classes entering kindergarten than graduating from our high school will lead to a decline in enrollments in the immediate future. This transition will change as the overall population in Annandale School District continues to grow in the future. Enrollment will further be impacted in the future by a estimated statewide increase of 20% in the number of females in childbearing years (ages 20- 34) between 2005 and 2020.

It is our estimate that the school district population per grade level is not likely to exceed 150 students per grade in the next 10 to 15 years. Projections further out than that are too uncertain to make with any hope of accuracy.

ISD NO. 876 FACILITIES TASK FORCE

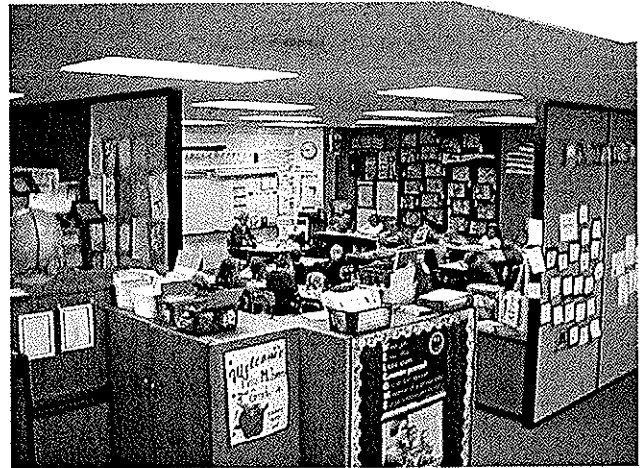
Consensus Statements on the Bendix Elementary School Facility



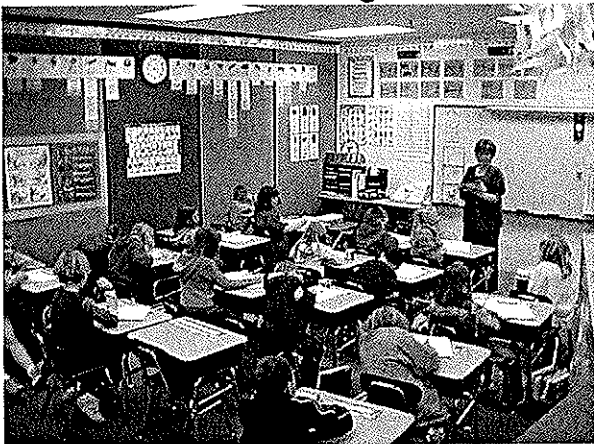
A majority of the classrooms in Bendix Elementary School are undersized. The average elementary classroom in the school is at least 100 square feet smaller than current state standards. Some of the kindergarten classrooms are just over half the size of state standards.

Most classrooms in this school do not have four walls or a door. This makes noise from hallways and other classrooms distracting to students. Fire code and airflow restrictions limit the number of temporary panel walls that can be installed and prohibits the installation of doors in the open pod areas.

Most classrooms in the elementary school lack natural light. There are few windows in the entire building. Studies show



natural light in classrooms promotes learning.



The majority of classrooms in the school do not have sinks. This condition limits classroom projects and limits personal hygiene for students and staff.

The four temporary classrooms connected to the west end of the school are designed for a limited life span as learning areas. These structures will decline as acceptable learning spaces each year.

How old

1999 occupied

2002 paid for



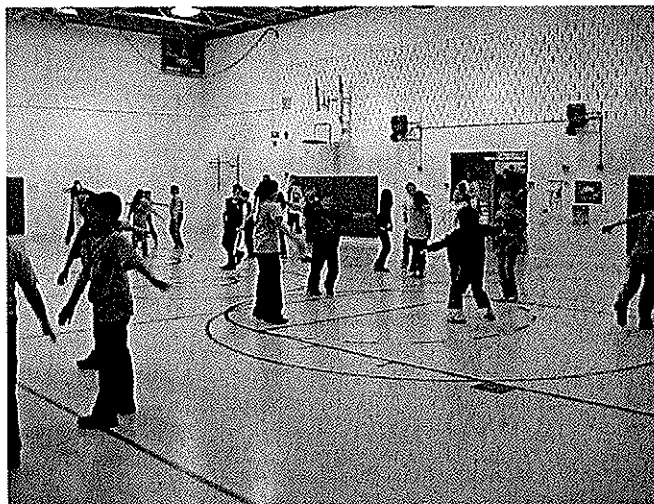
Special education classrooms for Learning Disabled (LD), Emotional Behavior Disorder (EBD) and Speech in the elementary school are undersized in contrast to state standards.

The Media Center is severely undersized and open to distractions from surrounding classrooms. To meet current state standards, the Media Center at Bendix Elementary School would need to be triple in size. The current facility is lacking important areas that support learning such as a library classroom, story area and small group conference rooms or project areas. The facility also lacks adequate storage for media equipment.



The computer labs are undersized. Two labs are only half the square footage recommended by state standards.

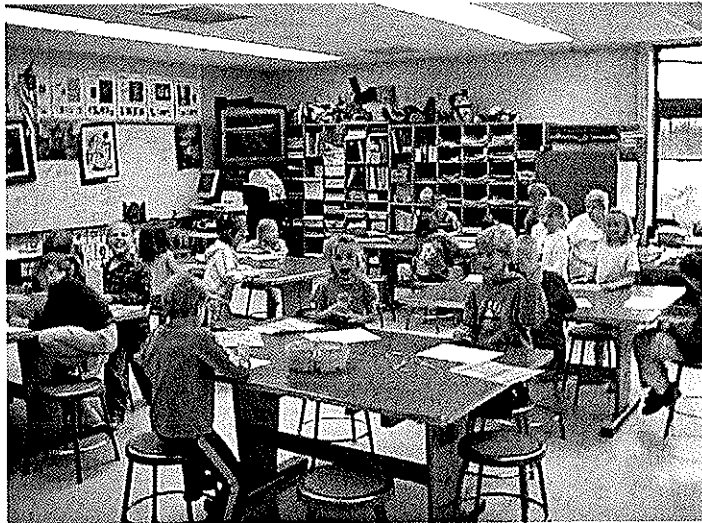
The gymnasium space in Bendix Elementary School is half the space recommended by state standards. The gymnasium is only one station that currently serves two classes. This condition and a lack of storage restrict classroom activities and opportunities.



The school contains no dedicated space for adaptive physical education activities.

The student cafeteria at Bendix Elementary School is half the size prescribed by state standards. The current facility is crowded, congested and does not promote sound nutrition.

The food service preparation and storage space are significantly undersized and limiting. Cooler and freezer space is one third the size of state recommendations. This condition limits menu options for students.

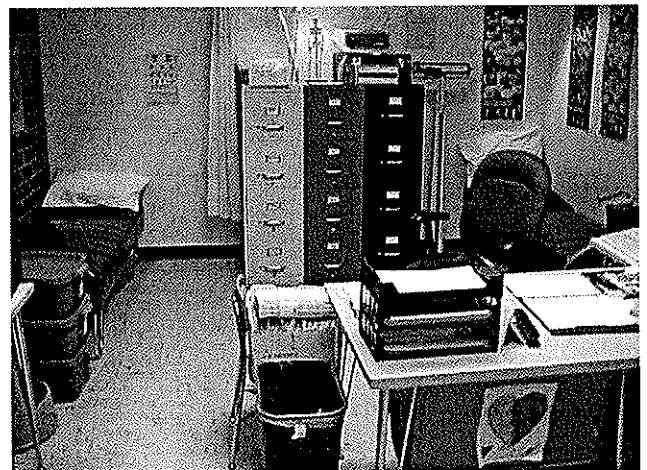


The art room is undersized, lacks storage, and space for a kiln, and a clay/damp room.

The music room is undersized, lacks storage space and does not have an ensemble/keyboards/music library space.

The Health Office in the building is severely undersized in contrast to state standards and lacks a privacy/office area for the nurse when meeting with students and parents.

The building lacks space for small group learning for support services such as Title One and special education.

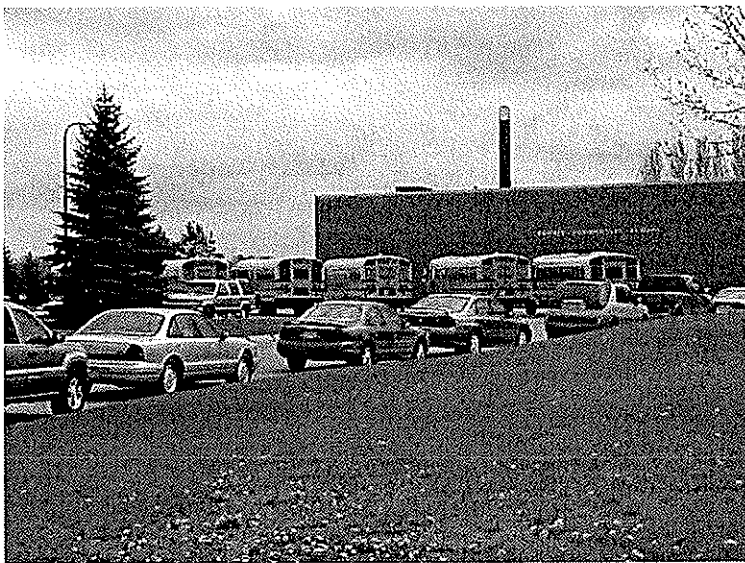


Bendix Elementary School lacks private space for counseling sessions with students and parent meetings.

Bendix Elementary School lacks space for large group gatherings for students such as grade level activities or after school programs.

The school lacks planning work areas and storage areas for staff.

General storage and delivery areas for the maintenance staff in the building are severely undersized.



The parking lot and driveway areas as well as traffic flow outside Bendix Elementary School are major concerns. The facility has only a single entrance and exit for all. Bus, car and pedestrian traffic use the same area to access and depart from the building each day creating significant safety concerns for all.

Administrative offices at Bendix Elementary School lack walls, windows and doors. The current space is open to hallways and the building lobby creating excessive noise levels and distractions. The current space reduces customer service and privacy. The space has no reception/waiting area and lacks adequate storage.

ISD NO. 876 TASK FORCE

Consensus Statements on the Annandale Middle School Facility

Most classrooms in the building do not meet state standards and their design is inflexible. This includes classroom for general education, special education FACS, art and music.

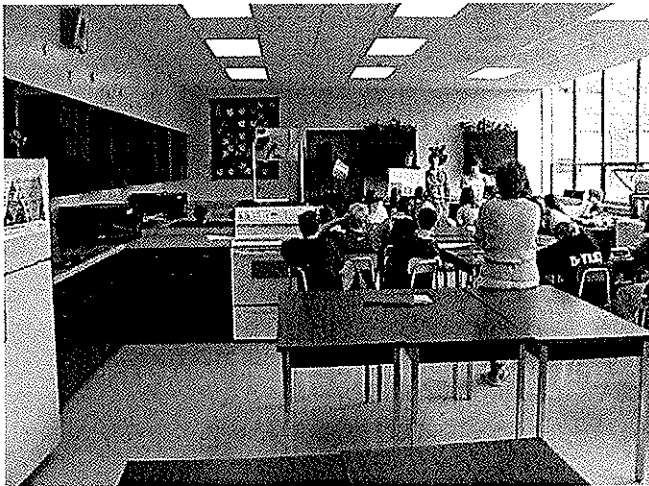
The building lacks space for team learning areas and small group meetings as recommended for middle schools.

Grades 5 and 6 lack a science lab area to support instruction in meeting current state standards for science.

The art and music facilities in the building are undersized, inflexible and lack specialty areas recommended for instruction in these disciplines.



The FACS classroom and lab areas are a combined space which is significantly undersized by state standards and lacks storage.



Industrial Technology department in the building is lacking a classroom space.

The gymnasiums and locker room facilities in the school are undersized, limited in specific areas and lack storage.

The Media Center is undersized according to state standards and lacks storage, conference space and a multi-media area.

The four computer labs are undersized in contrast to state standards.

The building lacks space for student performances and in-school assemblies. The need to host these activities in the gymnasium limits the options for the school as well as the impact to students.

The outdoor space for physical education fields is significantly undersized and limiting to activities.

The food service for the middle school is housed in the lower floor to the building. All components to the facility- food preparation, storage, dining area and dishwashing area are significantly undersized. The area lacks proper ventilation, natural light and ease of access for students, staff and delivery personnel.

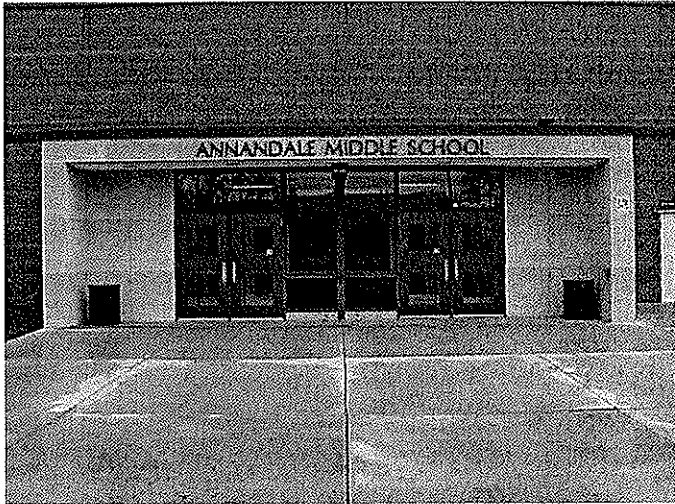


The administrative and health offices do not meet the recommended state standards and are poorly located in the building to provide supervision of traffic in the entrance/exit to the building.

Staff dining and workroom/copy space is inadequate.

The student traffic patterns in the building between classes as well as before and after school are complicated and difficult due to narrow hallway, sharp corners and congested stairs.

Due to numerous additions, the building lacks a primary entrance/exit. This makes building security which is currently lacking more complicated.



The building lacks a gathering space “common space” for students before and after school. This makes building and student supervision more complicated.

Accessibility is difficult throughout the building due to numerous staircases.

The 1922 portion of the building needs to be phased out as an instructional space at AMS. The current learning and personal comfort deficiencies to the building cannot be addressed through cosmetic improvements.



The investment necessary to have all areas in the building meet state building codes and be functional as a contemporary learning facility is prohibitive.

Windows and the air circulation system in the 1954 and 1961 additions need to be replaced to improve the learning environment and comfort of students.



High school athletic programs for wrestling and gymnastics should be moved to the high school.



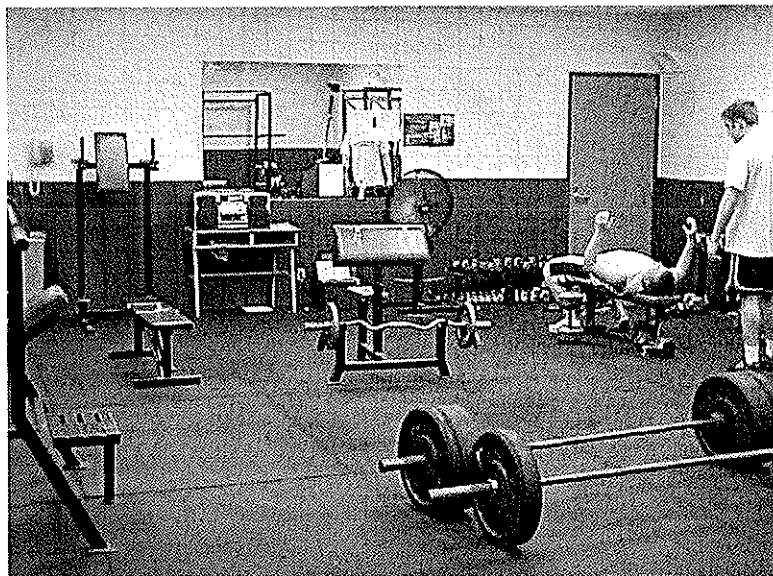
ISD NO. 876 FACILITIES TASK FORCE

Consensus Statements on the Annandale High School Facility

Current classrooms are at or near the minimum space required by state standards. If class sizes at AHS rise above current levels the classrooms spaces will be undersized.

Security at the main entrance to the building needs to be improved by reconfiguring the entrance to include greater visibility from the school office.

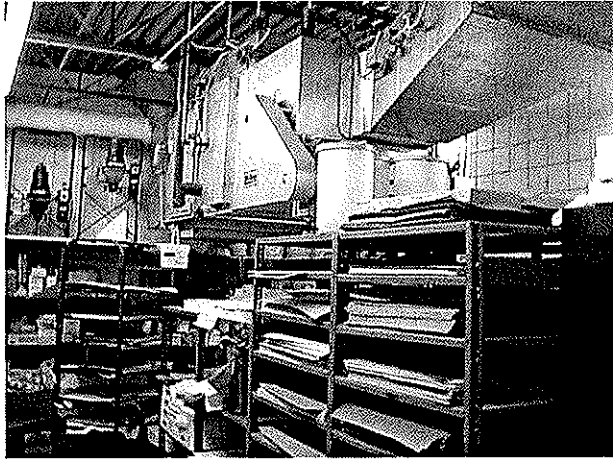
The weight and cardio fitness training area in the high school is inadequate to meet the current and expected growing demands of the high school student and adult population. This area is in need of significant expansion.



The locker rooms for girl's athletics and physical education should be expanded to that of the boys when the opportunity arises.

The classroom space for art classes is undersized in comparison to state standards. In addition, there is a significant lack of storage space.

The industrial technology program at AHS is lacking in storage space. Currently supplies and projects are stored in a mechanical room. This is approved by a variance from the state. This is subject to change at any time.



Currently art supplies are stored in a mechanical room that is approved by a variance from the state. This is subject to change at any time. Space needs to be expanded for photography and digital art due to the increasing student demand.

With increased state standards set to be implemented in high schools additional space is likely to be needed for science instruction. Additional space to support greenhouse/horticulture instruction would also benefit students at AHS.

Restroom facilities are lacking in the auditorium facility. The current use of bathrooms in the commons is awkward and difficult for senior citizens attending events in the facility.

A scene shop and storage areas need to be added on to the auditorium. These components of a fine arts facility were excluded from the original construction due to budget limits.

Storage throughout the building is inadequate and needs to be addressed in any future remodeling or additions.

Utilities and building support equipment will need to be upgraded if additions are made to the high school facility.



Student parking at the high school is full. Additional student parking is needed now and will likely be needed in the future.

The high school building is nearly 15 years old. In the near future significant maintenance expenditures will need to be met such as roof replacement, parking lot maintenance and upgrades to the energy management system.

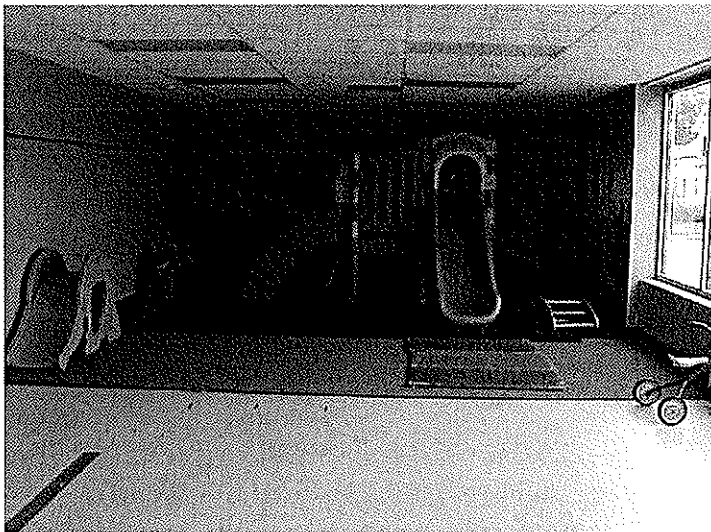
ISD NO. 876 FACILITIES TASK FORCE

Consensus statements on the Community Education And Pre-School Center Facility

All classrooms in the Community Education Center are undersized. Current state standards require rooms between 1,000 and 1,400 square feet including a sink and storage space. Our classrooms are 620, 730, 760, 775 and 870 sq. ft., lack sinks and storage areas.

The indoor large muscle area at the Community Education Center is significantly undersized. The current area is 834 sq. ft. and limits effective large muscle activity.

The Community Education Center does not have an outdoor large muscle area or a location to place one. State standards recommend both an indoor and outdoor space for these activities for pre-school children.



The bathroom facilities in the Community Education Center are not sized for children. Since the building is used by adults and children, the only bathrooms are installed for adult use, which complicates access for pre-school children. Staff and children should have separate bathroom facilities.

The building lacks a private meeting space for staff and for staff/parent meetings. The current meeting space has walk through traffic that cannot be restricted.

There are considerable safety concerns due to the location of the Community Education Center. The building is located on the corner of two busy city streets. Due to a high amount of traffic and location of parking, parents and children must cross the city street to access or depart from the building.



The Community Education Center lacks adequate storage throughout. The building has one small storage room. CE supplies, materials and equipment must be stored in other school district buildings making access and security difficult to maintain.

Staff in the Community Education Center are disconnected from the other three buildings. There is a general feeling of disconnection from other school district staff and programs. This is particularly true for pre-school staff. The disconnection makes transitions for students difficult and limits the benefits realized through ready communication and cooperation between pre-school and kindergarten staff.

The Community Education Center lacks adequate space to operate a school age childcare program in the district. The State recommends that school age childcare programs be provided with dedicated space. Currently, this program operates in Bendix Elementary School Cafeteria before and after school. Dedicated space would allow the program to be offered from 6:00 a.m. to 6:00 p.m. and better serve the needs of children and families in our community.

The Community Education Center lacks space to offer daytime programming. Daytime programs are currently not an option for adults. Our school buildings lack gymnasium, fitness and aquatic facilities for daytime programming and adults have limited access to these facilities before and after school.

ISD NO. 876 FACILITIES TASK FORCE OUTDOOR ATHLETIC AND RECREATIONAL FACILITIES

Current outdoor facilities for athletics and recreational activities in the Annandale School District are –

Lacking in sufficient number to meet the demands of softball and baseball for summer recreation programs.

Lacking in accessibility and safety for school use. Middle School students are required to cross a state highway and/or railroad tracks to get to ball fields from their school building.

Lacking in safety for spectators due to limited parking for spectators and inadequate fencing.

Lacking in proper design due to limited space on which to locate the current field.

Lacking in amenities to support the activity such as bathrooms, parking, concessions and bleachers.

Difficult to maintain in the spring, summer and fall due to continued use during the daytime and evening hours.

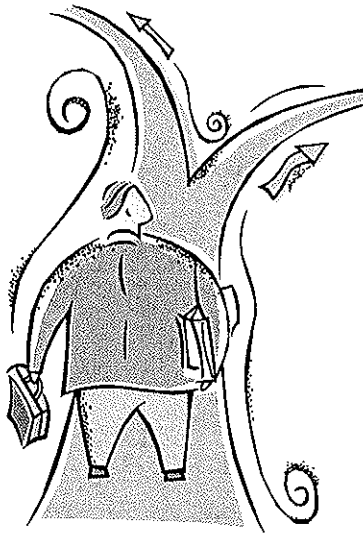
Fragmented throughout the community. The lack of a centralized location for outdoor athletics and recreation increases maintenance expenditures, supervision and convenience of operation for both the school district and community.

Lacking for a number of recreational activities and sports. Our community currently is or soon will be in need of –

- 8 tennis courts adequate to hold meets
- Lighted baseball and tennis facilities
- Skateboard facilities
- Soccer fields
- Recreational figure skating facilities
- Lacrosse field

ISD NO. 876 FACILITY TASK FORCE

RECOMMENDATIONS



In preparing these recommendations, the Task Force considered all viable options for addressing the identified needs and shortcomings of our current facilities and the projected future facility needs of ISD No. 876. These included:

1. A new middle school facility - \$21.8 million + site
2. A new elementary facility - \$14.63 million + site \$2.28 for Comm. Ed and pre-school. Additional \$1.5 million for each grade added.
3. A new K-8 combined elementary and middle school facility - \$40 million
4. Remodeling the current middle school as an elementary school and remodeling Bendix Elementary as a middle school – Not an option
5. Building additions and modifications to all buildings – Dependent on scale of work prescribed.
6. Possible sites for new construction - \$ 1 million to \$2 million dependent on size needed.
7. Possible sites and cooperative efforts with the city of Annandale on outdoor fields - \$2 million with parking and amenities.
8. Field house and pool - \$20 million

The final recommendation of the Task Force is for ISD No. 876 to:

Remodel and add sufficient space on to Bendix Elementary School to meet all current standards set by the State of Minnesota for the instruction and support of students in pre-school through grade 4.

Demolish the 1922 portion of Annandale Middle School and add sufficient space to meet all current standards set by the State of Minnesota for the instruction and support of students in grades 5 through 8.

Add sufficient space on to the Annandale High School facility to increase security at the front entrance, meet the auditorium bathroom and scene shop needs, upgrade the weight and cardio training space to meet current and future school and community needs and expand the gymnasium/locker room space to host the gymnastics and wrestling programs.

Partner with the City of Annandale in constructing an outdoor athletic and recreational complex that will support the needs of the school district and community now and into the future.

ELEMENTARY SCHOOL FACILITY RECOMMENDATIONS

Classrooms at Bendix Elementary School should be remodeled to meet the needs of elementary age children for the next several decades.

- a. All classrooms should meet state standards for square footage space per student occupancy.
- b. All classrooms should have walls and a door to provide a quality environment to support learning.
- c. All classrooms possible should have windows to provide natural light.
- d. All classrooms should have sinks to support personal hygiene and a variety of learning activities.

The media center at Bendix Elementary School should be remodeled to meet the needs of elementary age students for the next several decades.

- a. The media center facility should be adequately sized to meet state standards for elementary schools.
- b. The media center should have walls and an entrance door to provide a quality learning environment.
- c. The media center should be designed to promote literacy development. This includes sufficient space for books, independent reading, student research and group instruction.
- d. Computer labs should be incorporated into the media center to support electronic instruction and learning for elementary students.

Gymnasium space at Bendix Elementary School should be expanded to support physical education instruction and recreational activities for elementary age students.

- a. Gymnasium space should meet state standards for the square footage per student.
- b. Gymnasium space should not be used as a lunchroom facility which restricts its full use for an extended time each day.
- c. Gymnasium space must be designed to be multi-purpose in supporting a variety of physical activities for elementary physical education.
- d. Gymnasium space should include locker rooms to allow the space to be used by after school activities and community recreation activities.
- e. Gymnasium space should be adequately sized to support large motor skills for pre-school children in the building.

The food service program should be upgraded in both the food preparation and dining areas.

- a. The food preparation area should include improvements to the food storage, food preparation equipment and capability of offering a variety of healthy meals for children.
- b. The dining area should be comfortable and promote student nutrition and comfort.

Bus and vehicle traffic, as well as the parking areas at Bendix Elementary School, must be redesigned to maximize the safety of students and adults seeking to access the building.

- a. A bus drop off and pick up area needs to be constructed separate from general traffic.
- b. The parking lot needs to be redesigned to support the parking of vehicles for staff and guests as well as providing for efficient movement of vehicles and busses to and from the school.

The entrance to the Bendix Elementary School building should be redesigned to support building security and ease of access.

- a. The front entrance should include direct sight lines for monitoring the entrance by school staff.
- b. The entrance area must provide adequate space for student arrival and seating before the school is opened each day.
- c. Access to all areas of the building should flow from the front entrance.
- d. The administrative offices should be accessible immediately inside the front entrance.

Instructional space for allied arts and special education should be redesigned to meet current state standards.

Sufficient storage space and a designated delivery area that does not interfere with student movement in and out of the building should be added to the building.

Adequate and functional space for after school day care should be included in the remodeling of Bendix Elementary School. The demand for these services in our community is growing and proper space must be provided to meet the need.

The main classroom area should be designed to be locked off after hours to separate it from after school activities in the gymnasium area. This will increase building safety and security.

COMMUNITY EDUCATION AND PRE-SCHOOL EDUCATION RECOMMENDATIONS

Pre-school programs should be re-located to Bendix Elementary School.

This will provide:

- a. A smooth transition from pre-school to kindergarten.
- b. Efficiency through the opportunity to share special education staff between the pre-school and elementary.
- c. Efficiency in eliminating operational costs for one facility.
- d. Increased safety and security for pre-school children by eliminating the traffic hazards evident in the current facility.
- e. An outdoor playground and gymnasium/playground space for pre-school children not currently available.

Community Education offices should be re-located to Bendix Elementary School. This will provide:

- a. Community Education administration of the pre-school programs.
- b. Efficiency in eliminating operational costs for one facility.

Appropriate space for daytime programming for Community Education should be included at Bendix Elementary School.

- a. This will meet a need for adult programming offered through CE.
- b. The space will provide meeting space for community organizations and groups.

MIDDLE SCHOOL FACILITY RECOMMENDATIONS

The 1922 portion of the current middle school should be replaced.

Rationale:

- a. The present use of the 1922 building is limited to the lower two floors due to building code restrictions. In addition, the use of space on the lower two floors is limited due to dead end hallways.
- b. The building use is highly inefficient due to the large amount of building space unavailable for use due to its failure to meet building codes.
- c. The expenditure necessary to upgrade the 1922 building to meet required building codes and allow the facility to be fully utilized significantly exceeds the expenditure required to replace the building space with new construction.
- d. In addition to building code limitations, the building is lacking in energy efficiency and capacity to maintain comfort for occupants. The cost to upgrade these deficiencies and other deferred maintenance considerations make the cost of replacement considerably less than remodeling.
- e. Classrooms lost due to the demolition of the 1922 building should be replaced with classrooms that meet current state standards and support the middle school mission.

The food service facility in the middle school building should be replaced. The food service preparation and dishwashing areas need to meet state standards for space as well as air quality. The dining space needs to meet state standards as well as promote proper student nutrition.

The primary entrance to the middle school should be remodeled. The current middle school facility is a product of several additions to the primary building. The facility lacks a primary entrance that monitors student and adult access to the building to ensure the safety of students and staff. The entrance should include a commons or gathering space for middle school students that is currently lacking.

Windows and air exchange systems in the 1954 building should be replaced to meet current standards and conserve energy.

The FACS classroom and lab space must be remodeled to meet state standards and support the instructional goals.

Remodeling of the middle school building should include a plan to separate the grade levels as much as possible and keep the higher noise areas away from classrooms of core subjects.

HIGH SCHOOL FACILITY RECOMMENDATIONS

The current high school facility is 15 years old. The facility has adequate and efficient space sufficient space to meet instructional needs of the forecast future enrollment in grades 9-12.

Recommended building upgrades to the high school building include:

Space needs to be added to the high school for a new weight room/fitness area.

The entrance to Annandale High School should be redesigned to provide greater security through improved sight lines from the office area.

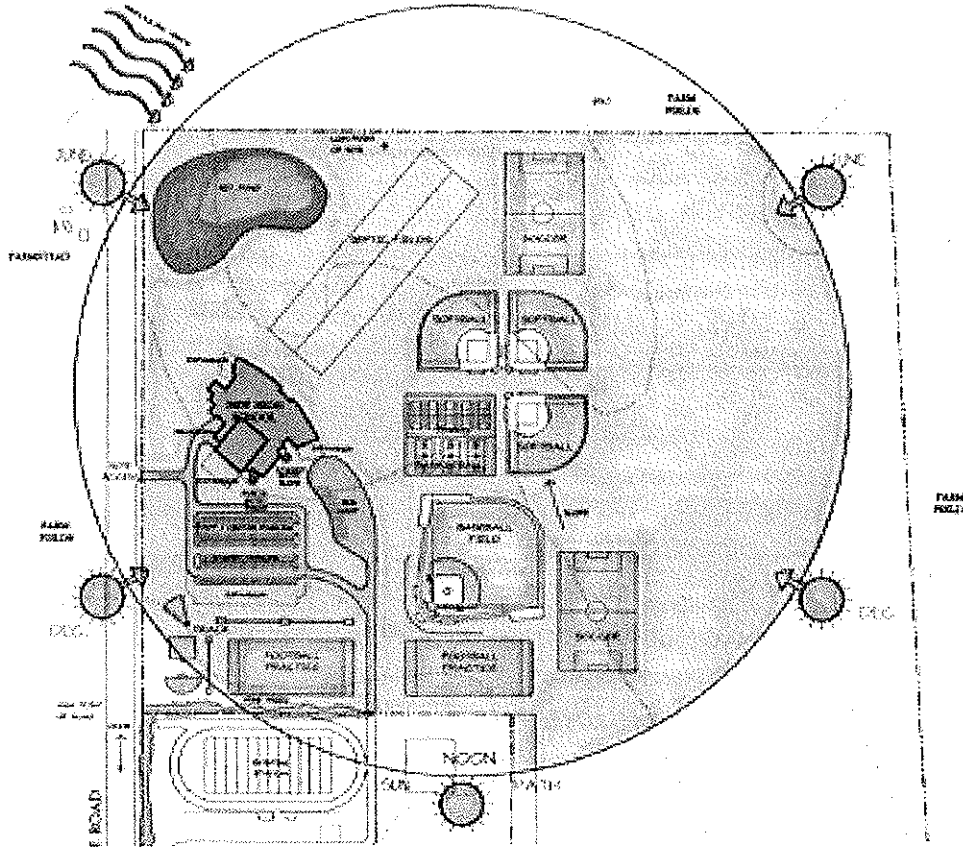
Additional gymnasium space should be added to provide practice and competition space for wrestling and gymnastics. These programs are currently housed in the middle school.

Restrooms and a scene shop/storage area should be added to the auditorium.

ATHLETIC /PHYSICAL EDUCATION /RECREATION FACILITIES RECOMMENDATIONS

The school district should cooperate with the City of Annandale to build a comprehensive facility designed to meet the area's needs for outdoor recreation and athletic fields. This should include facilities for softball, baseball, tennis, soccer and multi-purpose fields.

Site Plan



The recreation/athletic facility should be in close proximity to the high school to provide walking access for students and not require bussing.

The recreation/athletic facility should include sufficient vehicle parking space, storage space for maintenance equipment and concession facilities.

SUMMARY

The debt on bonds sold by the school district to finance the 1991 construction of the high school building and middle school addition will be fully paid with property taxes payable in 2009. The school district should consider seeking taxpayer approval of a renewed investment in school district facilities to meet the needs identified in this report at that time. This decision will allow the school district to:

1. Maintain adequate facilities in which to educate our children.
2. Not excessively burden property tax payers.
3. Not defer necessary ongoing investments for facility maintenance and upgrades to future taxpayers and compound the need for future investment.

ESTIMATED INVESTMENT REQUIRED TO MEET THE RECOMMENDED FACILITY UPGRADES

	2005 Estimate	2009 Estimate*
Bendix Elementary School	\$10,760,000	\$12,590,000
Community Education and Pre-School Addition -	\$2,280,000	\$2,665,000
Annandale Middle School Demolition, Remodeling and Addition-	\$8,170,000	\$9,560,000
Annandale High School Additions- Wrestling and Gymnastics Space	\$2,000,000	\$2,340,000
Outdoor Athletic- Physical Education and Recreation Fields -	\$2,000,000	\$2,340,000
Total	\$25,210,000	\$29,495,00

*Assumes 4% annual inflationary increase