

ISD NO. 876 FACILITIES TASK FORCE REPORT

2007-2008

FINAL REPORT AND RECOMMENDATION



BACKGROUND AND INTRODUCTION

In the fall of 2007, Independent School District 876 appointed a nineteen member Facilities Task Force from a cross section of school district residents. The group was charged with updating the existing district facility plan drafted in 2004-05 and preparing a recommendation for the School Board on addressing identified future facility needs. This was to include:

1. Assessing the condition of current school district facilities.
2. Identifying future facility needs of the school district.
3. Exploring all options and developing a plan for ISD 876 to follow in seeking to maintain quality facilities to support teaching and learning in our school district in the future.

The Task Force was made up of the following individuals:

Jeff Lundquist	Angie Manuel	Jared Otto	Keith Jerpseth
Dan Zahler	Greg Fobbe	Stacy Alama	Trent Lampi
Vicki Zieska	David Ferrell	Michael Schmidt	Michelle Wang
Lee Peterson	Sam Harmoning	Rick Walberg	Douglas Kantor
Mark Olean	Mary Barkley-Brown	Laura Hood- Beckman	

Consultants: Donn Hoffman
Vaughn Dierks, Wold Architects and Engineers

The Task Force held nine meetings between October 2007 and March 2008 during which the group:

- Reviewed the findings of the 2004-05 Facility Study
- Completed a walk through tour of all current school facilities
- Reviewed facility analysis documents on each current school building completed by Wold Architects and Engineers
- Heard a detailed report on the status of outdoor facilities in the school district and community
- Surveyed school district residents on their awareness of facility needs
- Solicited feedback from the school district staff on the condition of the buildings
- Reviewed methods of financing of school construction in Minnesota
- Studied past, present and forecast future enrollments for the school district
- Analyzed varying options for addressing the identified future facility needs of the school district
- Assessed the cost/benefit impact of all future facility options proposed

Based on this study, the Facilities Task Force makes the following recommendations to the School Board of ISD 876.

RECOMMENDATION OF THE 2007-08 ISD 876 FACILITIES TASK FORCE

The future facility needs of ISD 876 are not dictated by an anticipated growth in student enrollment. The most significant facility issue facing our school district is the condition of our current facilities and their ability to support the education of students in the future.

STUDENT ENROLLMENT:

Forecasting future enrollments is difficult as there are a number of variables that directly impact growth or decline in student numbers. Student enrollment in ISD 876 peaked in the 1997-98 school year at 1950 students in grades K – 12. In the ten years since, enrollment has declined each year due to larger classes graduating from the district each spring than entering kindergarten the following fall. There was one

notable exception to this trend – 2005-06, when enrollment grew 66 students due to a significant in-migration of students. This growth was diminished by an out-migration of students in the 2007-08 school year due primarily to declining economic conditions in the state. It is anticipated that enrollment in the school district will continue to decline slightly each year through 2011 – 2012 as larger classes graduate than enter kindergarten each year. The ability of in-migration of students to balance this loss of enrollment will be dependent on local, state and national economic conditions during these years and the level of growth in the City of Annandale.

Given this enrollment forecast, ISD 876 should:

- Base the capacity of school buildings on a student enrollment of not more than 150 students per grade level.
- Continue with only three primary building sites plus the CE Center in the future. The operational cost for additional sites is prohibitive.

The primary facility issue facing ISD 876 currently, and in the foreseeable future, is the condition of our current buildings – primarily the elementary and middle schools, and their ability to support students learning in them.

BENDIX ELEMENTARY SCHOOL is a thirty eight year old facility that has had one addition in 1986 and four temporary classrooms added in 1999. The building is a poorly designed school that complicates teaching and learning during the most critical years of our children’s education. It is anticipated that this building is likely to remain a significant part of our school district’s overall facilities well into the foreseeable future. Given this, and the importance of early learning for children, the deficiencies in this building must be corrected. These corrections will provide a quality learning environment for our elementary age students and also allow our elementary school facility to be competitive with those in neighboring school districts. Correcting these deficiencies should include providing all classrooms with walls, doors, sinks and windows where possible. The building should also be remodeled and include additions to upgrade all program areas housed there to meet current state standards for size.

Important safety improvements to the Bendix Elementary School and site must be completed. These include improving security to the building and correcting the bus and vehicle traffic and parking problems which persist. Energy efficiency steps should be completed through upgrading the current mechanical and electrical systems in the building.

Finally, the future of Bendix Elementary School should also include housing school district pre-school programs and adequate space for school age child care in the building.

ANNANDALE MIDDLE SCHOOL is a large complex facility made up of the original 1922 building with five additions – 1954, 1961, 1978, 1980, and 1991. Each addition to the original eighty six year old building was designed to address identified needs in the district with the best option available at the time. The end result is a severely land locked site that cannot be expanded. Our school district should begin a plan of phasing out the use of this building and site as part of its long range plan. The building should be considered a part of our facility past and present, but not its long term future. In doing this, the school district should not invest significant funds into a major remodeling of the current middle school building. Such an investment would commit the school district to this site for decades to come. The first step in this phase out should be the discontinued use of the 1922 building. Since the funds required to refurbish the building into quality learning space are greater than replacement expenditures, the building should be either demolished or offered to individuals or groups in the community for non-school public or private use. This recommendation would necessitate moving the 5th grade to the Bendix Elementary site and for the middle school to become a grade 6 – 8 facility.

There is a need for improved security to the building entrance during the school day. This can be achieved by moving the middle school administrative offices adjacent to the front entry of the building where the district office is currently located and constructing an exterior entry to this space.

The middle school building's mechanical, electrical and fire alarm system should be upgraded for improved energy efficiency and safety. The level of payback in energy

savings should dictate the degree of investment in the mechanical system.

Improvements to the mechanical system must include providing improved air quality to the food service dining and preparation areas.

ANNANDALE HIGH SCHOOL is approaching 20 years old. The building has had one addition – an auditorium added in 2001. The building remains a very functional, quality, well maintained facility. The roof on the original 133,000 sq. ft. building is nearing 20 years old and should be replaced in the near future. Improvements to the auditorium through adding restrooms in the facility and a scene shop are desirable, but are not the most significant priorities for facility improvements at this time. Other proposals for improvements to the building including a new gymnasium for the gymnastics program are also viewed as desirable, but not critical.

ANNANDALE COMMUNITY EDUCATION CENTER is a refurbished retail building converted into instructional space for early childhood education and community education administrative offices. The building has served the district well and allowed our early childhood programs to experience significant growth. The early childhood programs should be moved to Bendix Elementary where they are more appropriately placed with kindergarten and primary grades. The District Office should be moved to the CEC into the space vacated by early childhood to provide a more desirable location for the middle school administrative office.

OUTDOOR RECREATIONAL AND ATHLETIC FACILITIES in the school district are very limited, substandard and in some cases non-existent. There are safety concerns with students walking to fields in varying locations in town. Due to the lack of fields, existing fields are overused and as a result cannot be properly maintained. The current 40 year old tennis courts have serious structural flaws which will require replacement. These multiple deficiencies need to be corrected.

PROPOSED PLAN FOR ISD 876 FACILITIES

These recommendations are listed in a priority order:

1. The current building roofs reaching 20 years of age by 2012 should be replaced and funds allocated when needed. This includes the roof on:
 - all of Bendix Elementary – the 1971 and 1986 addition
 - AMS 1954, 1961 and 1991 additions
 - AHS – all of the original 1991 buildingEstimated expenditure - \$2,854,000

2. Replacement windows installed in the AMS 1954 and 1961 additions
Estimated expenditure - \$92,250 and \$146,000

3. A new bus parking lot constructed at Bendix Elementary separate from vehicle parking and pedestrian walking.
Estimated expenditure - \$600,000

4. Improvements to security at the entrance of AMS and remodeling for SPED
Estimated expenditure - \$150,000

5. The 1922 building should be vacated and demolished or donated to a community group or individuals who wish to restore it for an alternate purpose. This will require classrooms and support space for 5th grade to be added to Bendix Elementary.
Estimated expenditure - \$150,000

6. The current space in Bendix Elementary School that lacks walls and doors should be remodeled to provide classrooms and support space for 4 sections of pre-school, 7 sections of students in grades K-1, 6 sections of students in grades 2-5.
Estimated expenditure - \$4,875,000

7. Additions should be constructed onto Bendix Elementary School to provide sufficient space for:

- Additional classrooms for housing grades PK – 5 - \$3,945,000
- Gymnasiums and locker rooms - \$2,360,000
- A food service, receiving, cafeteria area - \$1,405,000
- A media center adequate for grades P - 5 - \$760,000
- A secured entry and administrative space - \$615,000

Estimated expenditure - \$9,085,000

8. The mechanical systems for AMS and Bendix Elementary School should be upgraded to provide cost effective heating and cooling service to the buildings in the future and address any major maintenance issues that are apparent due to the age of the current systems. This should include replacing the AMS boilers with a similar standard steam boiler, replacing all steam traps, replacing the 1954 air handling units and recondition others as needed. Replacing the Bendix boiler with a high efficiency boiler system.

Estimated expenditure - \$2,500,000 + PLUMBING FIXTURES AND PIPE REPLACEMENT

9. The School District should partner with the City of Annandale in constructing new ballfields on the current sewage pond site that will be abandon in the near future. This project should include baseball, softball, tennis and multi-purpose fields for soccer, football, and lacrosse.

Estimated expenditure - \$5,000,000.

TOTAL OF ALL POINTS 1- 9 = \$25,452,250 + unidentified AMS mechanical needs.

Note: ISD 876 should ensure that the final plan for facility improvements addresses all significant needs as returning to voters for additional facility projects in the near future is not advisable. In addition, the school district should take caution that the tax burden required to meet facility improvements be reasonable and not adversely impact voter support for renewal of operating levies in the future.

Appendix 1

CONSENSUS STATEMENTS

The Task Force spent considerable time studying the “consensus statements” reached by the 2004-05 facility study. These statements reflected the opinions of the '04-05 study group on the conditions of each school building at that time. The statements were studied and modified to reflect the opinion of the current Task Force based on their assessment of each building. These consensus statements and a summary of each building follow:

BENDIX ELEMENTARY SCHOOL

Bendix Elementary School opened in 1971 as a 60,200 sq. ft. building. In 1986 a 13,400 sq. ft. addition was constructed onto the west side of the building. In 1999 four temporary classrooms were added to the building on the southwest corner of the 1986 addition. The school is located on a triangle shaped 24 acre site bordered by the high school on the east, housing on the south and State Highway 24 on the north.

In evaluating the 2004-05 consensus statements on Bendix Elementary , the current committee responded as follows:

Category 1 - It was generally agreed that:

- A majority of classrooms are undersized
- Most classrooms lack four walls and a door
- Most classrooms lack natural light
- A majority of classrooms do not have sinks
- The four temporary classrooms are designed for a limited life span
- The media center is undersized, open to distractions and lacking important support areas
- Gymnasium space is limited
- The health office is undersized and lacks privacy
- There is a lack of space for small group learning such as Title One and SPED
- The school lacks space for staff planning, work areas and storage
- General storage and delivery area are undersized
- The parking lot and traffic flow are major concerns
- Some Kindergarten classrooms are just over half the size of state standards

- The school contains no dedicated space for adaptive physical education
- The cafeteria is half the size prescribed by state standards
- The music room is undersized and lacks certain spaces
- The school lacks space for after school programs and large group gatherings

Category 2 - There was some agreement but there were still questions, or reservations, or a need for clarification of state standards, on the following items:

- The food service preparation area storage are undersized
- The art room is undersized and lacks space for kiln and clay/damp room (What size kiln does an elementary art program require?)
- Administrative offices lacks walls, doors, and has reduced privacy

ANNANDALE MIDDLE SCHOOL

Annandale Middle School is located on a 11 acre site bordered by Cherry Ave on the west, Birch Street on the north . The middle school is a composition of the original 1922 building and five additions. These include the following:

Year Constructed	Sq. Ft.
1922	43,500
1954	41,500
1961	11,800
1978	44,800
1980	8,250
1991	11,000

Regarding the 2004-05 consensus statements on Annandale Middle School, the current committee responded as follows:

Category 1 - It was generally agreed that:

- Most classrooms do not meet state standard and their design is inflexible
- Grades 5 and 6 lack a science lab area to support instruction
- Music facilities are undersized
- One gym area is undersized and there are accessibility and equity issues with gym/lockerrooms
- The four computer rooms are undersized compared to state standards
- The building lacks space for student performances and in-school assemblies
- The outdoor space for physical education fields is undersized and limiting
- Food service areas are undersized, lack ventilation, natural light and ease of access
- Administrative and health offices are poorly located
- Staff dining and workroom/copy spaces are inadequate
- Some areas of the building have difficult traffic patterns due to hallways, corners and congested stairs
- The building lacks a primary exit and entrance making security more complicated

- The building lacks a gathering space “common space” for students before and after school
- Accessibility is difficult throughout the building due to numerous staircases
- Windows and the air circulation system in the ‘54 and ‘61 additions need replacement
- High school athletic programs located at the middle school should take place at the high school
- The 1922 portion of the building needs to be phased out or remodeled
- School enrollment in each building should remain as small as possible. Given this, the distribution of grades between building should remain as is if possible.

ANNANDALE HIGH SCHOOL

Annandale High School opened in 1991 on a 65 acre site bordered by Hemlock St. on the north, Bendix Elementary on the west, Eastview mobile home park on the east and undeveloped property on the south. The original 130,000 sq. ft. building received a 14,000 sq. ft. addition for an performing arts center in 2000

Regarding the 2004-05 consensus statements on Annandale High School, the current committee responded as follows:

Category 1 - It was generally agreed that:

- Current classrooms are at or near the minimum space required by state standards
- Security at the main entrance need to be improved by reconfiguring the entrance...
- The locker rooms for girls’ athletics and p.e. should be expanded to that of the boys when the opportunity arises
- There is a lack of storage space for art classes
- The industrial technology program at AHS is lacking in storage
- Restroom facilities are lacking in the auditorium facility
- A scene shop and storage areas need to be added to the auditorium
- Storage throughout the building is inadequate and needs to be addressed in any future remodeling or additions
- The high schools is nearly 15 (now 18) 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