



6 WEST FIFTH STREET
ST. PAUL, MN 55102
612.227.7773
FAX 612.223.5646

FACILITIES TASK FORCE RECOMMENDATION:

Annandale Public Schools

Independent School District No. 876

LONG RANGE MASTERPLAN

August 4, 1997

Project No. 97033

TABLE OF CONTENTS	PAGE
I. Executive Summary.....	1-3
II. Introduction.....	4
III. Purpose.....	4
IV. Task Force Membership.....	5
V. Process.....	6
VI. Resources.....	7-13
VII. Task Force Discussions.....	14
VIII. Recommendation.....	15

APPENDIX

- A. District Model
- B. Facility Analysis •
- C. Expansion Analysis •

EXECUTIVE SUMMARY

A 20 member Facility Task Force, appointed by the Annandale School Board, reviewed information regarding current student enrollment, projected enrollment growth, and current school building capacities. The Task Force discussed the complex issue of School District population growth. School District facility amenities were discussed as it would relate to current and future needs. School finance information involving both operating funds and bonds for facility development was presented to the Task Force. Wold Architects and Engineers, serving as a resource to the Task Force, provided information on the expansion potential of current facilities and estimated costs associated with new facilities.

Information the Task Force gathered indicates that the student population served by School District #876 are growing and will continue to grow in the years to come. The Task Force found that projected student enrollment growth would result in Bendix Elementary School reaching capacity by 1998, Annandale Middle School reaching capacity by 2001 and the Senior High School reaching capacity by 2007. The Task Force concluded that some facility development must occur in the near future.

The Task Force spent several sessions reviewing and discussing resource materials prior to embarking on their task. Discussion sessions included questions such as the following:

1. Does the Middle School meet Annandale's long term needs as a school into the future?
2. How large should Bendix Elementary be, can more space be added, and what are the implications?
3. What is the preferred grade school organization for:
 - Elementary? K-4, K-5, K-6?
 - Intermediate? 3-4, 4-5, 3-5, 4-6, 3-6?
 - Middle School? Grades 5-9, 5-8, 6-8, 7-8?
 - High School? 7-12, 8-12, 9-12, 10-12?
 - Consolidated District High School?
4. What amenities are desirable and affordable?
 - Auditorium?
 - Pool?
 - Track?
 - Library?
 - Community Center?
 - Ice Arena?

After the Task Force debated these difficult questions, they asked Wold Architects and Engineers to provide scenarios of the different grade organizations based on the District's enrollment projections to get a better handle on when building projects may occur and what the causes and affects may be. The process of how the scenarios evolved into what eventually became the Task Force's recommended plan can be found in Appendix C.

EXECUTIVE SUMMARY CONTINUED:

The Task Force reached a consensus on the following points:

1. The High School should remain Grade 9-12. The current facility could be expanded in the future to meet increased student enrollment.
2. The Middle School should be no larger based upon its current site limitations and the facility is adequate for the short term future of the District.
3. The 1922 portion of the Middle School has severe limitations as a school facility. Planning should assume the retirement and/or replacement of this portion of the Middle School facility.
4. Bendix Elementary School should not be expanded further without significant core (cafeteria, physical education, music, and art) facility expansion. The existing facility also has limitations to its use, due to the lack of interior partitions between teaching spaces. It was also concluded that lower age groups are better served in this facility than older students.
5. The Annandale Community Education Center should remain as a viable facility for Early Childhood and Pre-School Program.
6. Amenities which are best supported by the community and are recommended to be considered by the Board of Education, include an auditorium addition to High School and a new all weather track.
7. Facilities expansion decisions should be based upon actual enrollments and not projected calendar years.

EXECUTIVE SUMMARY CONTINUED:

To meet enrollment growth needs while properly utilizing current District facilities, the Task Force recommends that a three (3) step plan to meet projected population growth needs. The timing for each step will be based upon student enrollment:

STEP 1:

1. A two (2) building plan be adopted for the elementary level.
2. A bond issue vote calling for the construction of a new elementary school for 366 students to house grades 4 and 5 as well as a 650 seat auditorium at the High School and a new all weather track.

This facility development is estimated to cost \$8.2 million.

4/5 Elementary	\$ 5,100,000
650 Seat Auditorium	\$ 2,500,000
All-Weather Track	\$ 300,000
Land Acquisition Allowance	<u>\$ 300,000</u>
TOTAL COST	\$ 8,200,000 (based upon bid 1998 costs)

STEP 2:

1. Demolition of the 1922 portion of the Middle School.
2. Expand the 4-5 Intermediate School to house 550 students and shift to a 4-6 configuration or an expansion at the middle school by building on the location of the 1922 building to keep 6th grade on that site.

STEP 3:

1. Expansion at the High School for additional capacity at that site.
2. Expansion at either the 4-5 Intermediate School or the Middle School, depending upon which option was implemented in Step 2.

See Appendix A for diagrams of the 3-Step District Growth Model.

INTRODUCTION

The Facilities Task Force was created by the School Board in the Spring of 1996 to study the affect of the areas growth on educational facility needs, as well as other District facility deficiencies in response to citizen requests for an auditorium facility.

The Board asked the Task Force to perform a comprehensive study of all district facilities. A broad study of all facilities was requested so the Board would have a general guide for future facilities decisions, and so that decisions on specific facility improvements such as an auditorium would be compatible with a master plan.

Independent School District #876 has maintained a steady population growth in the last decade

The population of the City of Annandale and the School District's are projected to grow. The townships of Corinna, French Lake, Silver Creek, and Southside in Independent School District #876 are all projected to grow as fast or faster than the City of Annandale. This kind of growth subsequently affects student population in the schools, putting pressure on the capacity of existing Independent School District #876 school facilities.

Currently Independent School District #876's facilities are filling up, most noticeably at Bendix Elementary School which is very near capacity.

This document outlines the findings of the Task Force and its recommendations for student programming and facility development.

PURPOSE

The Task Forces charge was to analyze pertinent information and consider options for future facilities out 20 years. This Facilities Task Force, which was comprised school district residents, representatives of seasonal residents, parents, district staff and administration, was established to achieve the following:

A thorough understanding of:

- The capacities and capabilities of existing facilities.
- The expansion potential of existing facilities.
- Residential development potential within the School District.
- Projected enrollment growth and the factors that influence growth.
- The pros and cons of various grade organization structures.
- How various grade organization structures fit current facilities.

Based upon a thorough understanding of the above, the Task Force will develop recommendations to advise the School Board on the following:

- The scope, content of future bond referenda.
- Grade organization patterns to fit current educational philosophy and facility capabilities.
- Future use the 1922 portion of the Middle School.
- Land acquisition for future facility needs.

What follows is a summary of information and options reviewed by the Task Force, enabling them to make a recommendation of a facilities strategy to the Annandale School Board.

TASK FORCE MEMBERSHIP

School District Residents and/or Business Representatives

Jack Schmitz	Kim Simons
Mike Ludenia	Richard Choate
Peni Lundeen	Mike Jorgenson
Tim Ferrell	Tracy Bruns
Al Hohenstein	Jeff Holmberg
Sandy Otto	

School Board Members

Mary Barkely Brown
Tim Young

City Representatives

Sam Harmoning, Mayor

District Staff

Rob Tengwall
Judy Howard
Myron Damberger

Resource Personnel/Facilitators

Steve Niklaus, Superintendent of Schools
Marcia Ziegler, High School Principal
Jim Unger, Elementary School Principal
Jerry Manke, Director of Buildings and Grounds
Mark Casey, Director of Community Education
Scott McQueen, Wold Architects and Engineers
Nick Marcucci, Wold Architects and Engineers

PROCESS

The Facilities Task Force met six (6) times between April and June 1997. The meetings were held at the Annandale District Offices, with several occasions at building sites to tour facilities and discuss programs with principals.

Information was presented at each meeting by numerous sources on a variety of topics. District Office representatives presented information on projected student enrollment increases, enrollment growth in townships, school finance, and information related to future bond referenda. Wold Architects and Engineers, who served as a resource to the Task Force, provided information on current facility expansion potential and the costs associated with facility development.

After the process of information gathering, much of the Task Force's time was spent in large group discussions as well as in small group interactions.

This report is a result of the Task Force's effort 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 facility issues into the future.

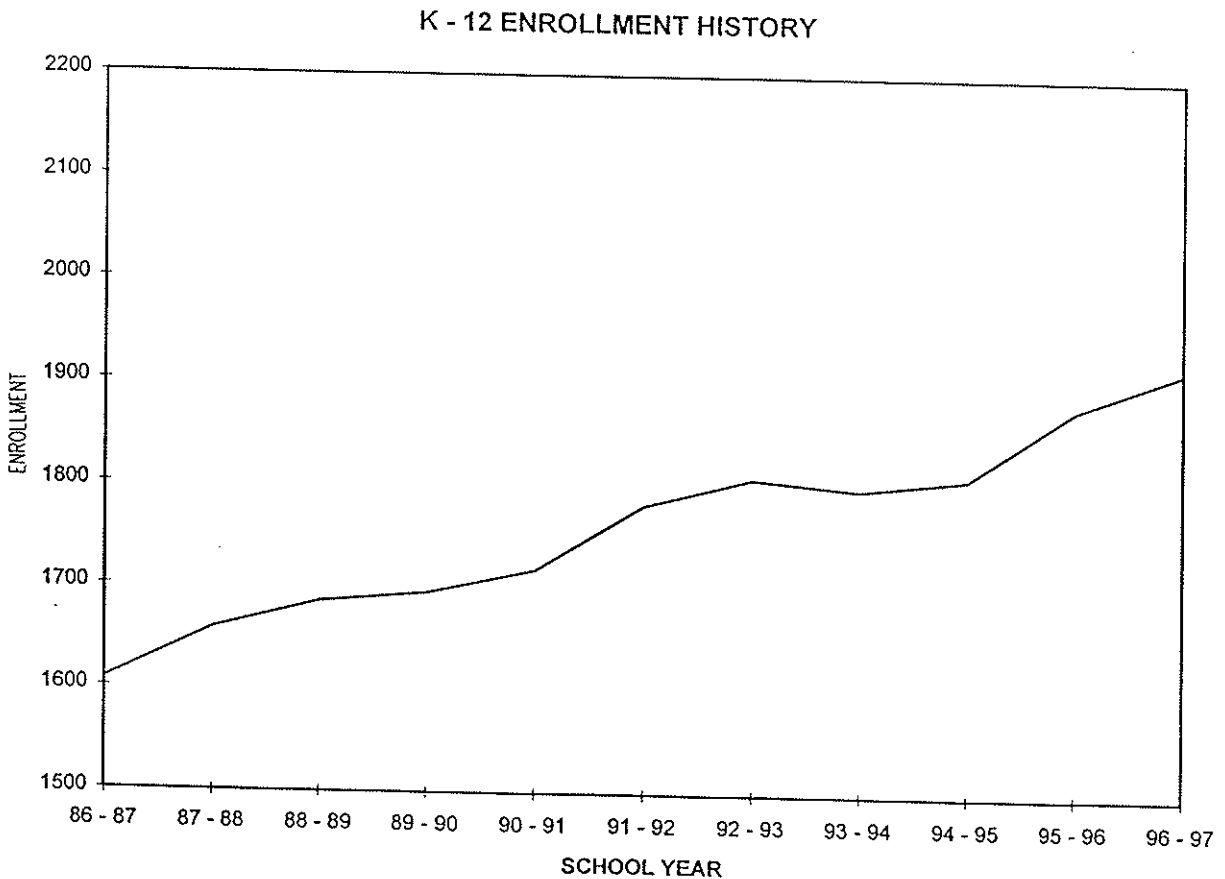
RESOURCES

The ability of a School District to accurately forecast the timing of future facility needs is dependent on the quality of its information and projections. Because it is difficult to forecast exact enrollments, a district must anticipate and be prepared to adjust to unexpected changes. The information must be accurate enough to allow a School District to develop facilities appropriately, not building more than is needed, or conversely, building less than is needed.

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.

Summarized below are key points of information from City, School District and other resources on enrollment history, projections and capacity analyses presented to the Task Force.

A. K-12 ENROLLMENT HISTORY - From School Board Report

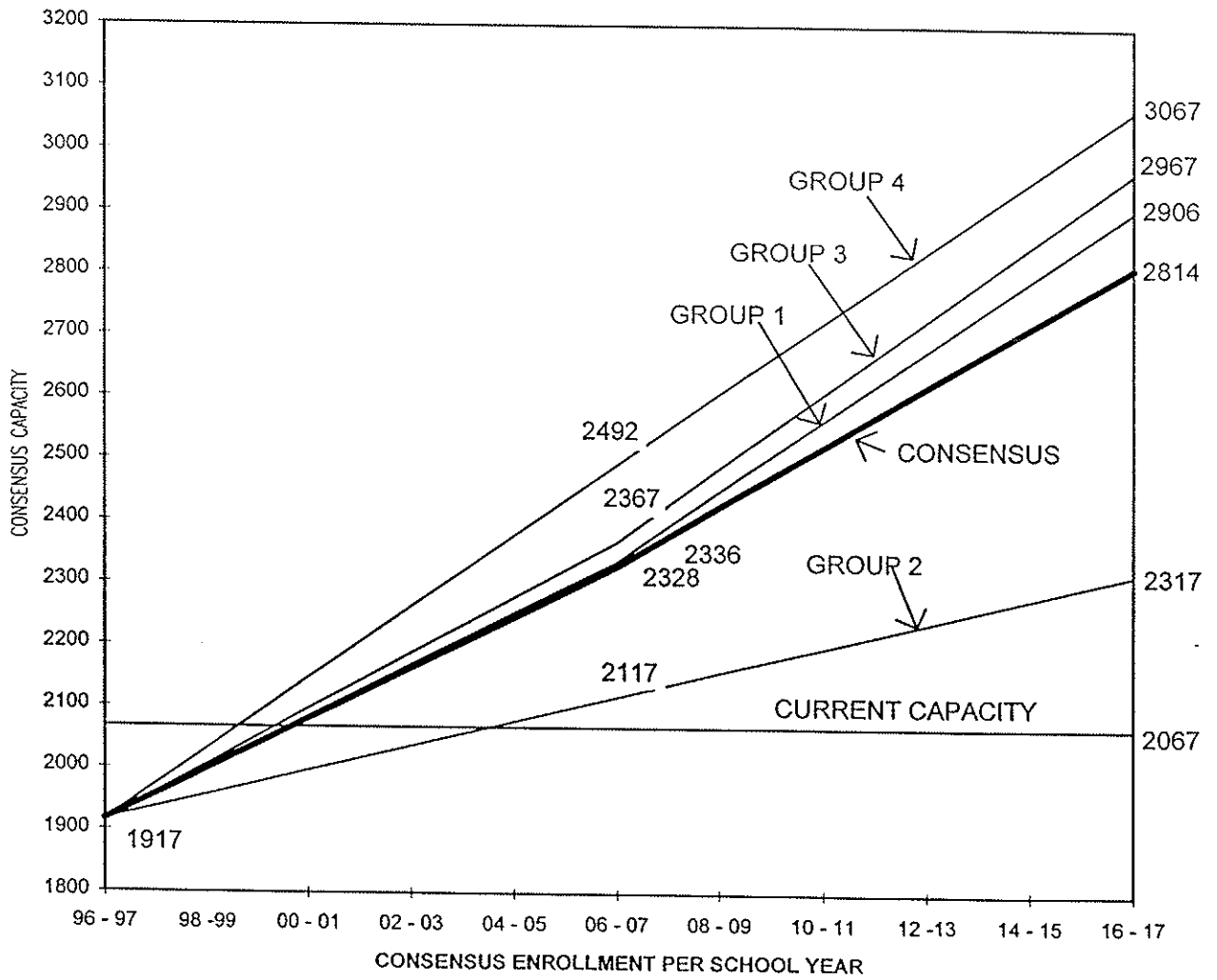


- B. **Demographic data** from the County projecting historical as well as projected population trends were included in the Task Force decisions.

TOWNSHIP	1990 CENSUS	1995 CENSUS	% CHANGE
Albion Township	1121	1150	2.6%
Annandale City	2114	2352	11.3%
Clearwater Township	1156	1245	7.7%
Corinna Township	1993	2212	11.0%
French Lake Township	945	1012	7.1%
Silver Creek Township	1835	2078	13.2%
South Haven City	193	196	1.6%
Southside Township	1241	1288	3.8%
Lynden Township	1616	1801	11.4%
TOTAL	12214	13334	9.2%

C. K-12 ENROLLMENT PROJECTIONS

LONG TERM DISTRICT ENROLLMENT PROJECTIONS
ANNANDALE SCHOOLS



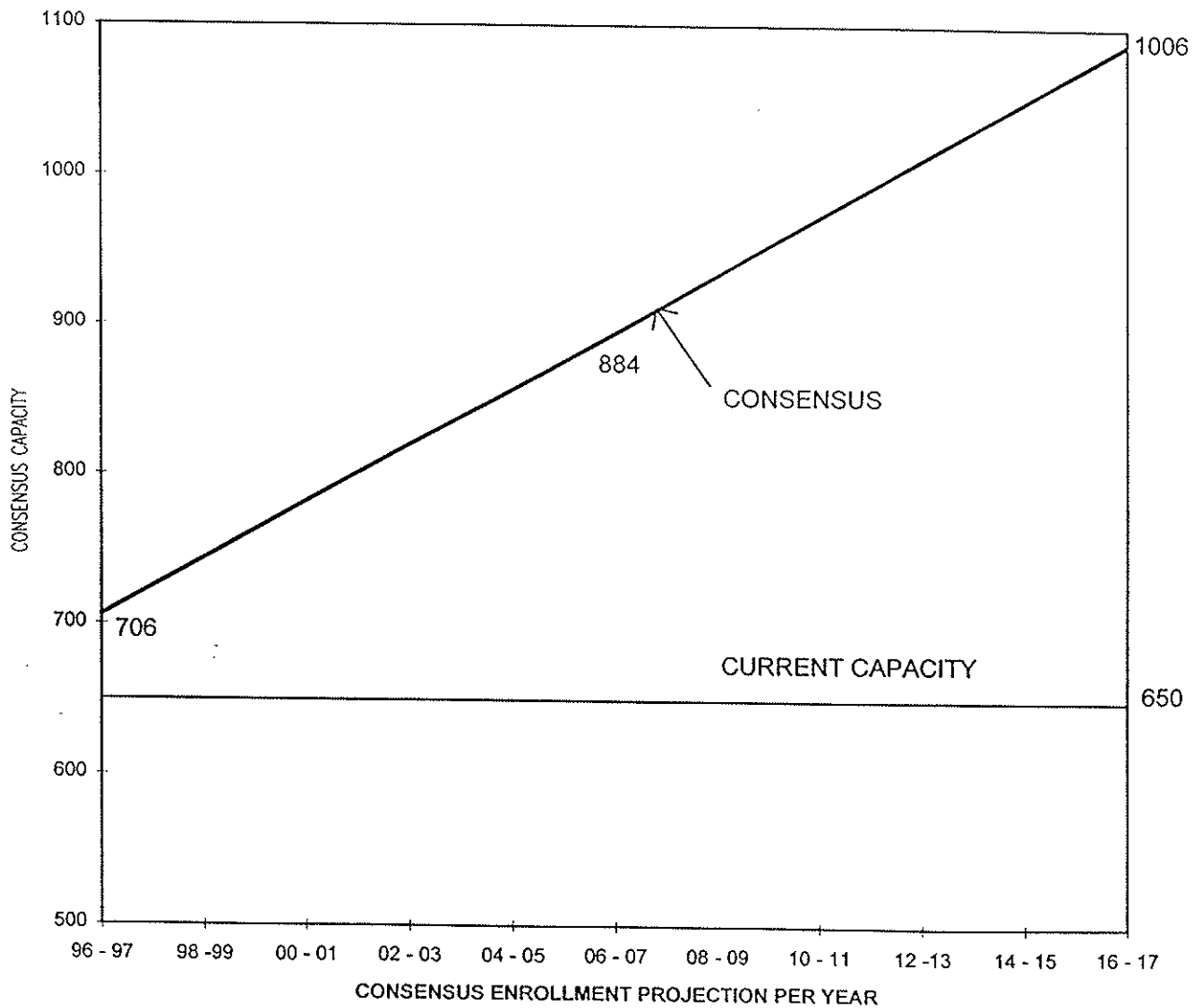
D. Capacity Analysis:

Wold Architects and Engineers studied capacities of existing Annandale school buildings and compared those capacities with current and projected enrollments. Capacity analyses of each building can be found in Appendix E.

Note: Current capacities are based on how buildings are being utilized for the 1996/1997 school year.

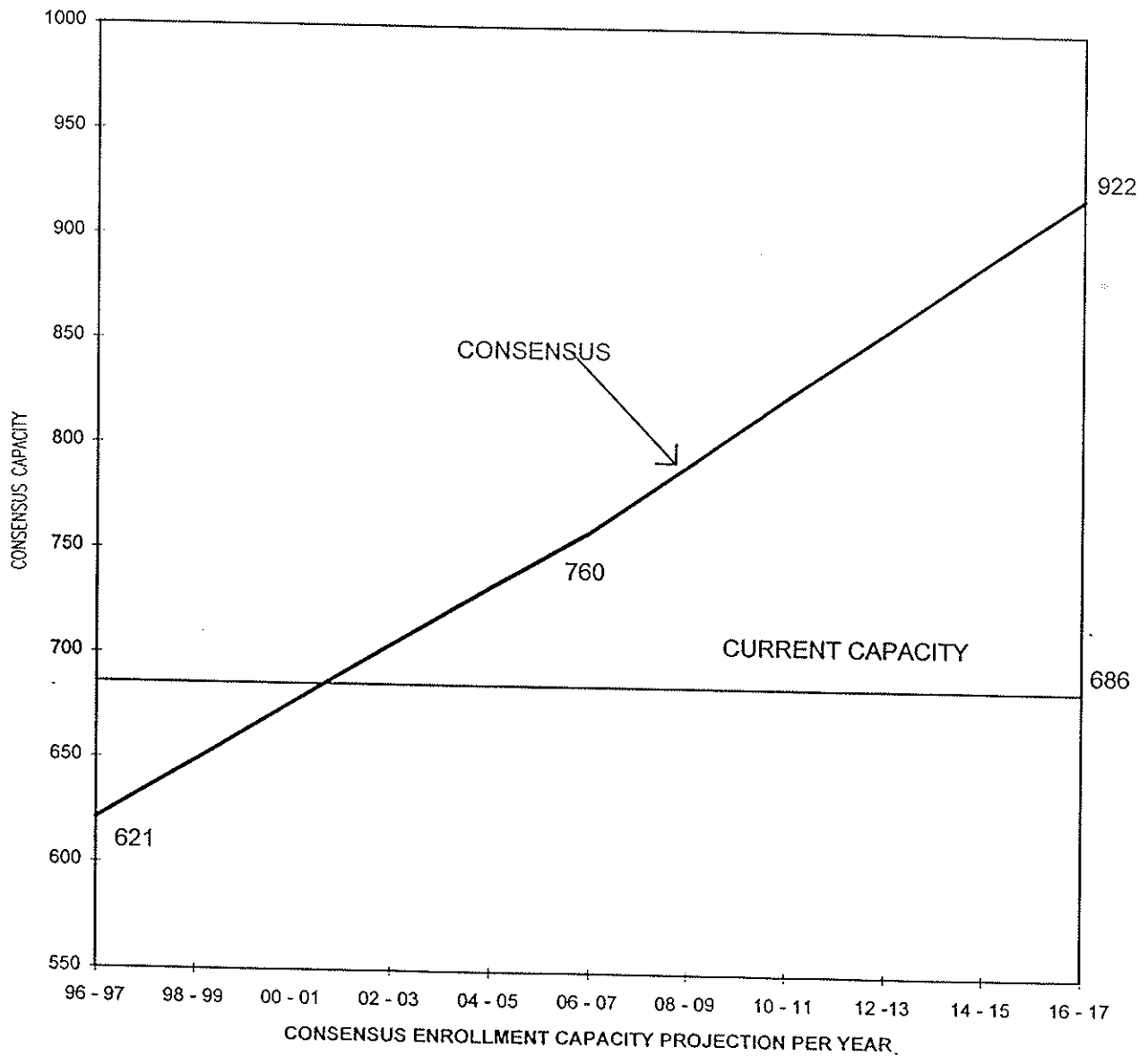
1. BENDIX ELEMENTARY

BENDIX ELEMENTARY SCHOOL PROJECTIONS



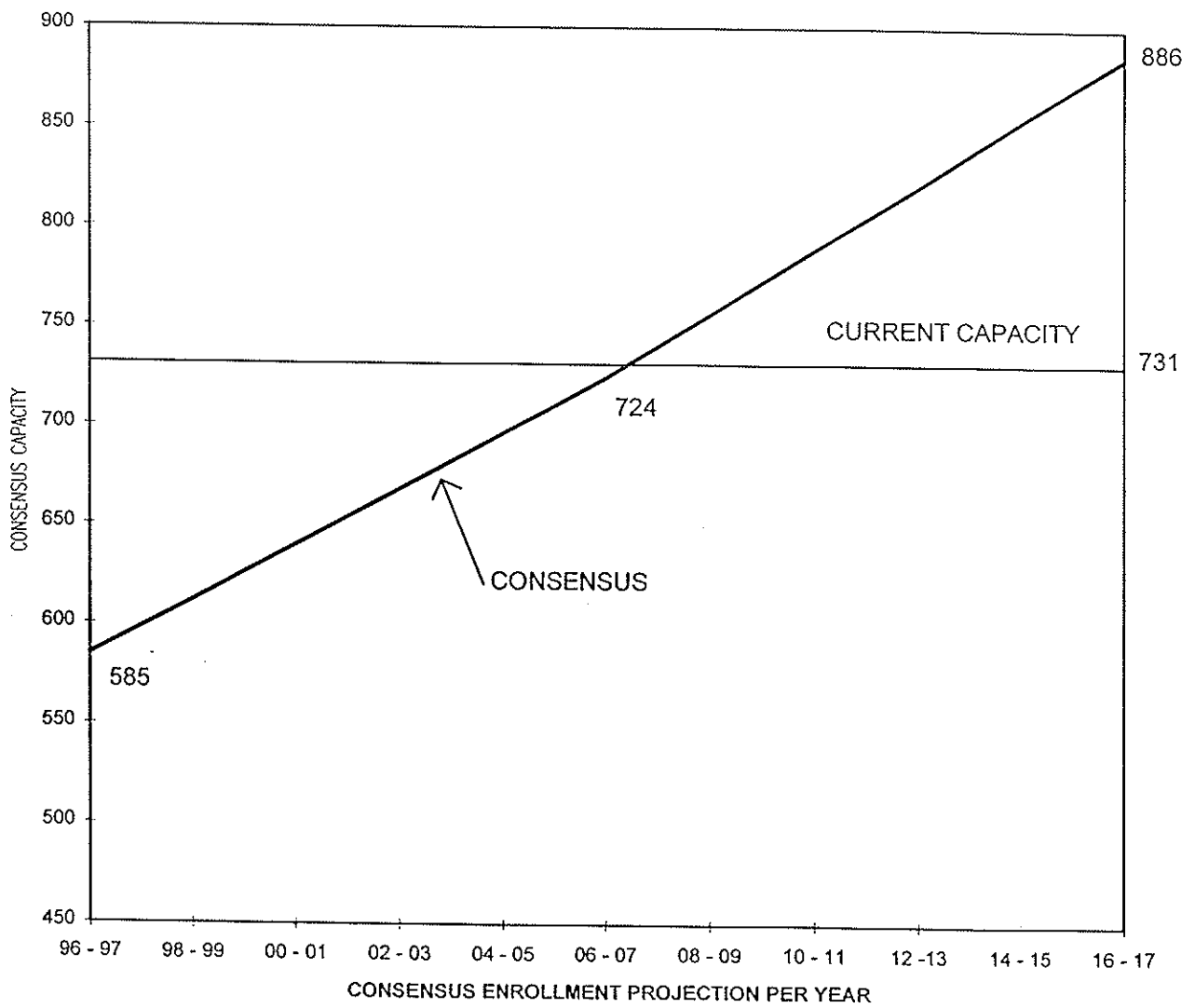
2. ANNANDALE MIDDLE SCHOOL

ANNANDALE MIDDLE SCHOOL PROJECTIONS



3. ANNANDALE HIGH SCHOOL

ANNANDALE HIGH SCHOOL PROJECTIONS



E. Facility Analysis and Expandability:

Wold Architects and Engineers provided the Task Force with a detailed facility analysis of the Middle School due to its multiple additions, constrained site and overall age. Also provided was a general facility analysis of the Community Education, Bendix Elementary School and the High School. This study was intended to study site size, building capacity, and mechanical and electrical systems expandability. Copies of these reports and site diagrams can be found in Appendix B and C.

F. Grade Organization:

The Task Force debated the effects of grade organization in the District's facilities. Discussion focused on educational, social, emotional and physical needs of the students.

G. School District Finances:

The Task Force studied how facility projects are funded and how the State allots funds to school districts.

This included a review of the school district fund accounting structure. Each fund was discussed as to the revenue source (local property tax and/or State Aid) and permissible expenditures from each fund. The complicated State funding formula for schools was distributed, and several key points emerged for Task Force members.

- The State Legislature, not the local school board, has control of the revenue sources for schools including local property tax.
- Per pupil funding for schools has increased very little over the past few years.
- Growth in the local tax base does not bring new revenue to schools. Increased local property tax collection results in decreased State Aid payments through the State funding formula for schools.

TASK FORCE DISCUSSIONS

The Task Force spent several sessions reviewing and discussing resource materials prior to embarking on their task. Discussion sessions included questions such as the following:

1. Does the Middle School meet Annandale's long term needs as a school into the future?
2. How large should Bendix Elementary School be, can more space be added, and what are the impacts?
3. What is the preferred grade organization for:
 - Elementary? K-4, K-5, K-6?
 - Intermediate? 3-4, 4-5, 3-5, 4-6, 3-6?
 - Middle School? Grades 5-9, 5-8, 6-8, 7-8?
 - High School? 7-12, 8-12, 9-12, 10-12?
 - Consolidated District High School?
4. What amenities are desirable and affordable?
 - Auditorium?
 - Pool?
 - Track?
 - Library?
 - Community Center?
 - Ice Arena?

After the Task Force debated these difficult questions, they asked Wold Architects and Engineers to provide scenarios of the different grade organizations based on the District's enrollment projections to get a better handle on when building projects may occur and what the causes and affects may be. The process of how the scenarios evolved into what eventually became the Task Force's recommended plan can be found in Appendix C.

Through this process, the Task Force gained consensus on the following issues:

1. The High School should remain Grade 9-12. The current facility could be expanded in the future to meet increased student enrollment.
2. The Middle School should be no larger based upon its current site and is adequate for the short term future of the District.
3. The 1922 portion of the Middle School has severe limitations as a school facility. Planning should assume the retirement and/or replacement of this portion of the Middle School facility.
4. Bendix Elementary School should not be expanded further without significant core (cafeteria, physical education, music, and art facility) expansion. The existing facility also has limitations to its use, due to the lack of interior partitions between teaching spaces. It was also concluded that lower age groups are better in this facility than older students.
5. The Annandale Community Education Center should remain as a viable facility for Early Childhood and Pre-School Program.
6. Amenities which are best supported by the community and are recommended to be considered by the Board of Education, include an auditorium addition to High School and a new all weather track.
7. Facilities expansion decisions should be based upon actual enrollments and not project calendar years.

RECOMMENDATION

To meet enrollment growth needs while properly utilizing current District facilities, the Task Force recommends that a three (3) step plan to meet projected population growth needs. The timing for each step will be based upon student enrollment:

STEP 1:

1. A two (2) building plan be adopted for the elementary level.
2. A bond issue vote calling for the construction of a new elementary school for 366 students to house grades 4 and 5 as well as a 650 seat auditorium at the High School and a new all weather track.

This facility development is estimated to cost \$8.2 million.

4/5 Elementary	\$ 5,100,000	<i>to 3,000,000</i>
650 Seat Auditorium	\$ 2,500,000	
All-Weather Track	\$ 300,000	
Land Acquisition Allowance	\$ 300,000	
TOTAL COST	\$ 8,200,000	(based upon bid 1998 costs)

STEP 2:

1. Demolition of the 1922 portion of the Middle School.
2. Expand the 4-5 Intermediate School to house 550 students and shift to a 4-6 configuration or an expansion at the middle school by building on the location of the 1922 building to keep 6th grade on that site.

STEP 3:

1. Expansion at the High School for additional capacity at that site.
2. Expansion at either the 4-5 Intermediate School or the Middle School, depending upon which option was implemented in Step 2.

See Appendix A for diagrams of the 3-Step District Growth Model.

Scott

DISTRICT MODEL

OPTION 4 - STEP 1



COMM.
ED.
PRE/ECFE



BENDIX
ELEMENTARY
K-3

CAP: 550 + 190K
(183/grade)



NEW INTERMEDIATE
ELEMENTARY
4-5

CAP: 366
(183/grade)



EXISTING
MIDDLE SCHOOL
6-8

CAP: 687
(229/grade)



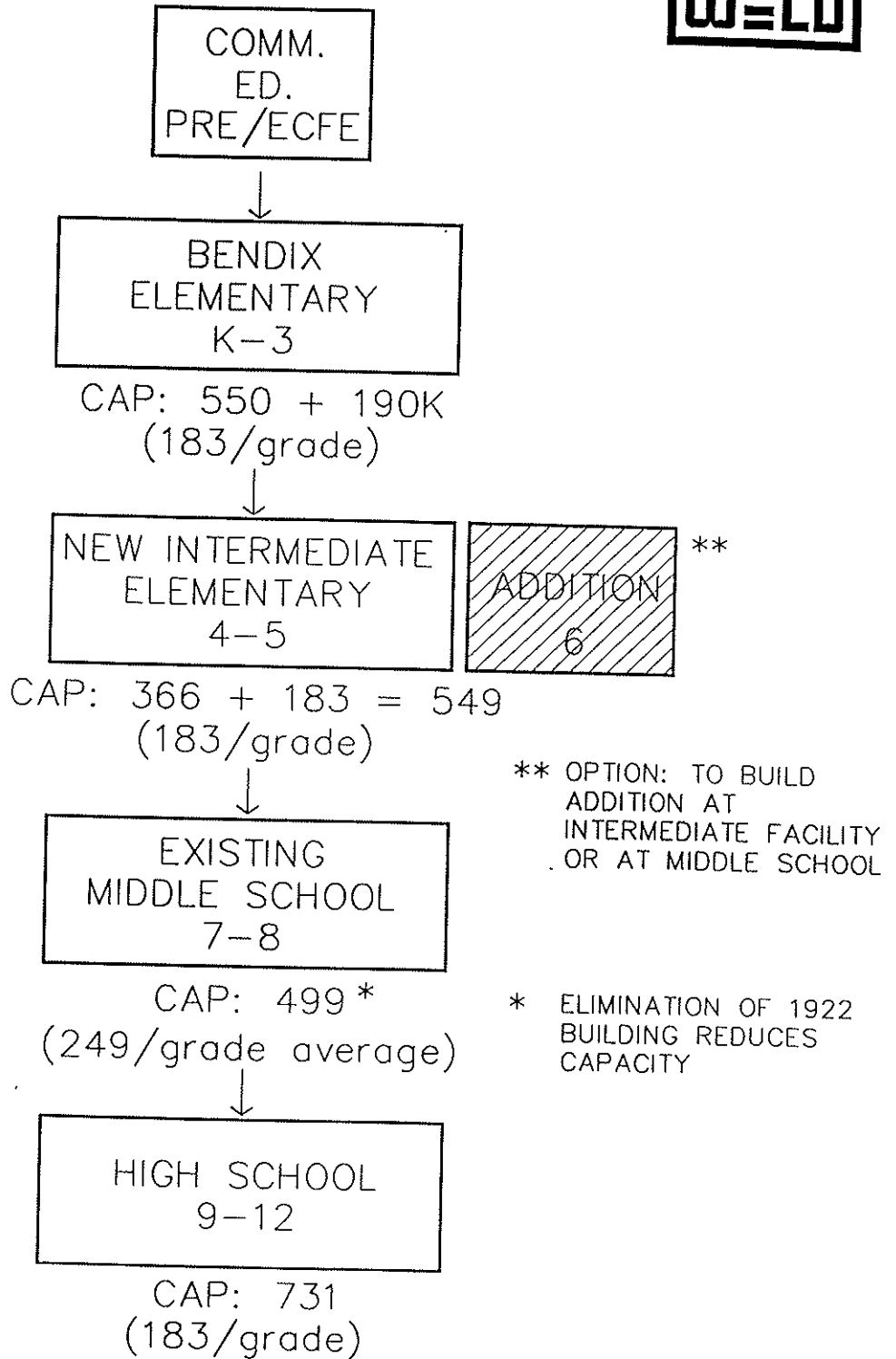
HIGH SCHOOL
9-12

CAP: 731
(183/grade)

TOTAL DISTRICT CAPACITY K-12: 2524
(194/grade average)

DISTRICT MODEL

OPTION 4 - STEP 2



TOTAL DISTRICT CAPACITY K-12: 2519
(193/grade average)

DISTRICT MODEL

OPTION 4 - STEP 3



COMM.
ED.
PRE/ECFE



BENDIX
ELEMENTARY
K-2

CAP: 500 + 200K
(250/grade)



NEW INTERMEDIATE
ELEMENTARY
3-5

ADDITION

CAP: 549 + 111 ADDITION = 660
(220/grade)



EXISTING
MIDDLE SCHOOL
6-8

ADDITION

CAP: 499 + 149 ADDITION = 648
(216/grade)



HIGH SCHOOL
9-12

ADDITION

CAP: 731 + 133 ADDITION = 864
(216/grade)

TOTAL DISTRICT CAPACITY K-12: 2872
(220/grade average)



WOLD ARCHITECTS
AND ENGINEERS

6 WEST FIFTH STREET
ST. PAUL, MN 55102
612.227.7773
FAX 612.223.5646

715-H TOLLGATE ROAD
ELGIN, IL 60123
847.608.2600
FAX 847.608.2654

EMAIL: WOLD@MN.USWEST.NET
NET: HTTP://WWW.WOLDAE.COM

TO: Annandale Facilities Task Force
FROM: Scott McQueen
DATE: June 20, 1997
COMM. NO: 97033

DRAFT

SUBJECT: Facility Costs

1. NEW K-1 BUILDING

Capacity 165 + 165 K = 250 students

8 classrooms/4 kindergarten schools =	30,000	SF
30,000 SF x \$92 ± =	\$ 2,750,000	Construction Cost
\$2,750,000 x 1.28 ± =	\$ 3,500,000	Project Cost

2. 2nd GRADE ADDITION TO K-1

Capacity 165 Students

165 students x 100 SF/student =	18,150	SF
18,150 SF x \$92 =	\$ 1,670,000	Construction Cost
\$1,670,000 x 1.28 =	\$ 2,140,000	Project Cost

3. ADDITION TO MIDDLE SCHOOL

Capacity 149 Students

149 students x 155 SF/student =	23,000	SF
23,000 SF x \$92 =	\$ 2,120,000	
Code and Connection	\$ 500,000	
	<u>\$ 2,500,000</u>	Construction Subtotal
2,500,000 x 1.28 =	\$ 2,700,000	Project Cost

4. ADDITION TO HIGH SCHOOL

Capacity 133 Students

133 students x 175 SF/student =	23,300	SF
23,300 SF x \$92 =	\$ 2,145,000	
Code Connection =	\$ 500,000	
	<u>\$ 2,645,000</u>	Construction Subtotal
\$2,645,000 x 1.28 =	\$ 3,400,000	Project Cost

cc: Kevin Sullivan
Nick Marcucci

lcd\97033\june97

DISTRICT MODEL

OPTION 4 - STEP 1



COMM. ED. PRE/ECFE **

** MAY NOT SUPPORT STAND ALONE FACILITY WHEN NEW ELEMENTARY COMES ON LINE.

BENDIX ELEMENTARY K-3

CAP: 550 + 190K (183/grade)

NEW ELEMENTARY 4-5

CAP: 366 (183/grade)

EXISTING MIDDLE SCHOOL 6-8

ELIMINATION OF 1922 BUILDING AT MIDDLE SCHOOL REDUCES CAPACITY TO 499 (166/grade) *

HIGH SCHOOL 9-12

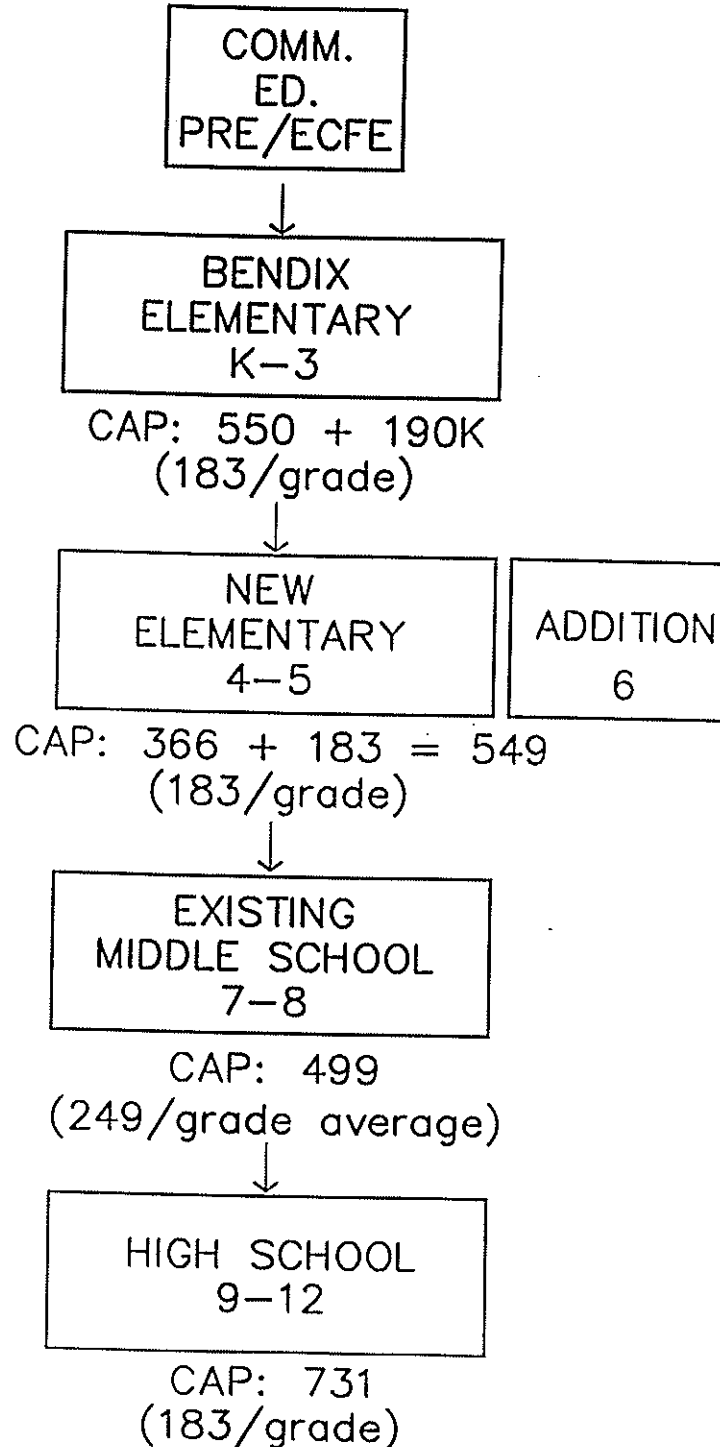
CAP: 731 (183/grade)

* OPTION: NOT TO DEMOLISH 1922 BUILDING, CAPACITY WOULD BE 686 (229/grade) TOTAL DISTRICT CAPACITY K-12: 2523 (194/grade average)

TOTAL DISTRICT CAPACITY K-12: 2336 (180/grade average)

DISTRICT MODEL

OPTION 4 - STEP 2



TOTAL DISTRICT CAPACITY K-12: 2519
(193/grade average)

DISTRICT MODEL

OPTION 4 - STEP 3



COMM.
ED.
PRE/ECFE



BENDIX
ELEMENTARY
K-2

CAP: 500 + 200K
(250/grade)



NEW
ELEMENTARY
3-5

ADDITION

CAP: 549 + 111 ADDITION = 660
(220/grade)



EXISTING
MIDDLE SCHOOL
6-8

ADDITION

CAP: 499 + 149 ADDITION = 648
(216/grade)



HIGH SCHOOL
9-12

ADDITION

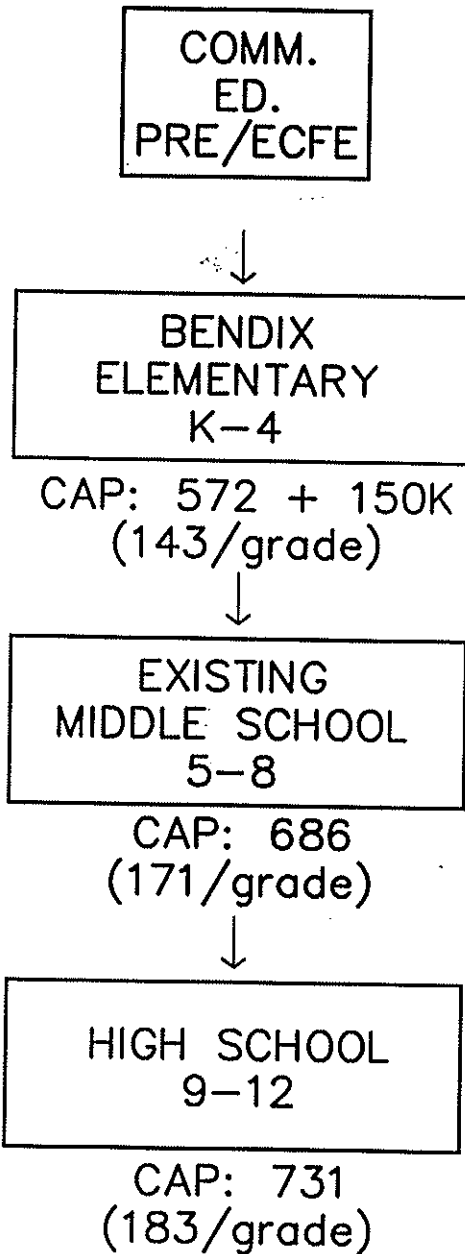
CAP: 731 + 133 ADDITION = 864
(216/grade)

TOTAL DISTRICT CAPACITY K-12: 2872
(220/grade average)

EXISTING DISTRICT



DRAFT



TOTAL DISTRICT CAPACITY K-12: 2139
(165/grade average)

DISTRICT MODEL

OPTION 1

DRAFT



COMM. ED. PRE/ECFE *

NEW KINDERGARTEN CENTER

CAP: 175
(175/grade)

BENDIX ELEMENTARY
1-4

CAP: 660
(165/grade)

EXISTING MIDDLE SCHOOL
5-8

CAP: 686
(171/grade)

HIGH SCHOOL
9-12

CAP: 731
(183/grade)

TOTAL DISTRICT CAPACITY K-12: 2252
(173/grade average)

* OPTIONS

1. RELOCATE COMM. ED. AND COMBINE INTO KINDERGARTEN CTR. OR
2. EXPAND COMM. ED. TO BE KINDERGARTEN CENTER. OR
3. OPERATE 2 SMALL FACILITIES.

DISTRICT MODEL

OPTION 2

DRAFT



COMM. ED. PRE/ECFE *



NEW K-1 FACILITY

CAP: 220 + 220K
(220/grade)



BENDIX ELEMENTARY 2-4

CAP: 660
(220/grade)



EXISTING MIDDLE SCHOOL 5-8

CAP: 686
(171/grade)



HIGH SCHOOL 9-12

CAP: 731
(183/grade)

* OPTIONS

1. RELOCATE COMM. ED. AND COMBINE INTO KINDERGARTEN CTR. OR
2. EXPAND COMM. ED. TO BE KINDERGARTEN CENTER. OR
3. OPERATE 2 SMALL FACILITIES.

TOTAL DISTRICT CAPACITY K-12: 2517
(194/grade average)

DISTRICT MODEL

OPTION 3

DRAFT



COMM.
ED.
PRE/ECFE



BENDIX
ELEMENTARY
K-3

CAP: 550 + 190K
(183/grade)



EXISTING
MIDDLE SCHOOL
5-8

ADD.
4th

CAP: 686 + 229 ADDITION = 915 NEW CAP.
(183/grade)



HIGH SCHOOL
9-12

CAP: 731
(183/grade)

TOTAL DISTRICT CAPACITY K-12: 2386
(184/grade average)

DISTRICT MODEL

OPTION 4 - STEP 1

DRAFT



COMM. ED. PRE/ECFE **

** MAY NOT SUPPORT STAND ALONE FACILITY WHEN NEW ELEMENTARY COMES ON LINE.

BENDIX
ELEMENTARY
K-3

CAP: 550 + 190K
(183/grade)

NEW
ELEMENTARY
4-5

CAP: 366
(183/grade)

EXISTING
MIDDLE SCHOOL
6-8

ELIMINATION OF 1922 BUILDING AT
MIDDLE SCHOOL REDUCES CAPACITY TO

499 (166/grade) *

HIGH SCHOOL
9-12

CAP: 731
(183/grade)

* OPTION: NOT TO DEMOLISH 1922 BUILDING, CAPACITY WOULD BE 686 (229/grade)
TOTAL DISTRICT CAPACITY K-12: 252 (194/grade average)

TOTAL DISTRICT CAPACITY K-12: 2336
(180/grade average)

DISTRICT MODEL

OPTION 4 - STEP 2



DRAFT

~~COMM.
ED.
PRE/ECFE~~

** NOTE: COMM. ED.
LIKELY TO MOVE
INTO BENDIX DUE
TO SPACE AVAILABILITY

BENDIX
ELEMENTARY
K-2

CAP: 550** + 190K
(275/grade)

NEW
ELEMENTARY
4-5

ADD.
3rd

CAP: 366 + 183 = 549
(183/grade)

EXISTING
MIDDLE SCHOOL
6-8

ELIMINATION OF 1922 BUILDING AT
MIDDLE SCHOOL REDUCES CAPACITY TO
499 (166/grade) *

HIGH SCHOOL
9-12

CAP: 731
(183/grade)

* OPTION: NOT TO
DEMOLISH 1922
BUILDING, CAPACITY
WOULD BE 686
(229/grade)
TOTAL DISTRICT
CAPACITY K-12: 2706
(208/grade average)

TOTAL DISTRICT CAPACITY K-12: 2519
(194/grade average)

DISTRICT MODEL

OPTION 5

DRAFT



NOTE: COMM. ED.
LIKELY TO MOVE
INTO BENDIX DUE
TO SPACE AVAILABILITY

~~COMM.
ED.
PRE/ECFE~~

BENDIX
ELEMENTARY
K-2

CAP: 550 + 190k
(275/grade)

EXISTING
MIDDLE SCHOOL
3-4

* OPTION: NOT TO
DEMOLISH 1922 BLDG.
CAPACITY WOULD BE
32 x 22 = 704
(234/grades 3-5)

ELIMINATION OF 1922 BUILDING AT
MIDDLE SCHOOL REDUCES CAPACITY TO
20 x 22 = 440 (220/grade)

MIDDLE SCHOOL
(OLD H.S.)
5-8

CAP: 731
(183/grade)

** **OPTION: NOT TO
DEMOLISH 1922 BLDG.
WOULD SHIFT
OLD HIGH SCHOOL TO
GRADES 6-8: 731
(244/grade average)

TOTAL DISTRICT
CAPACITY K-8: 2175
(242/grade average)

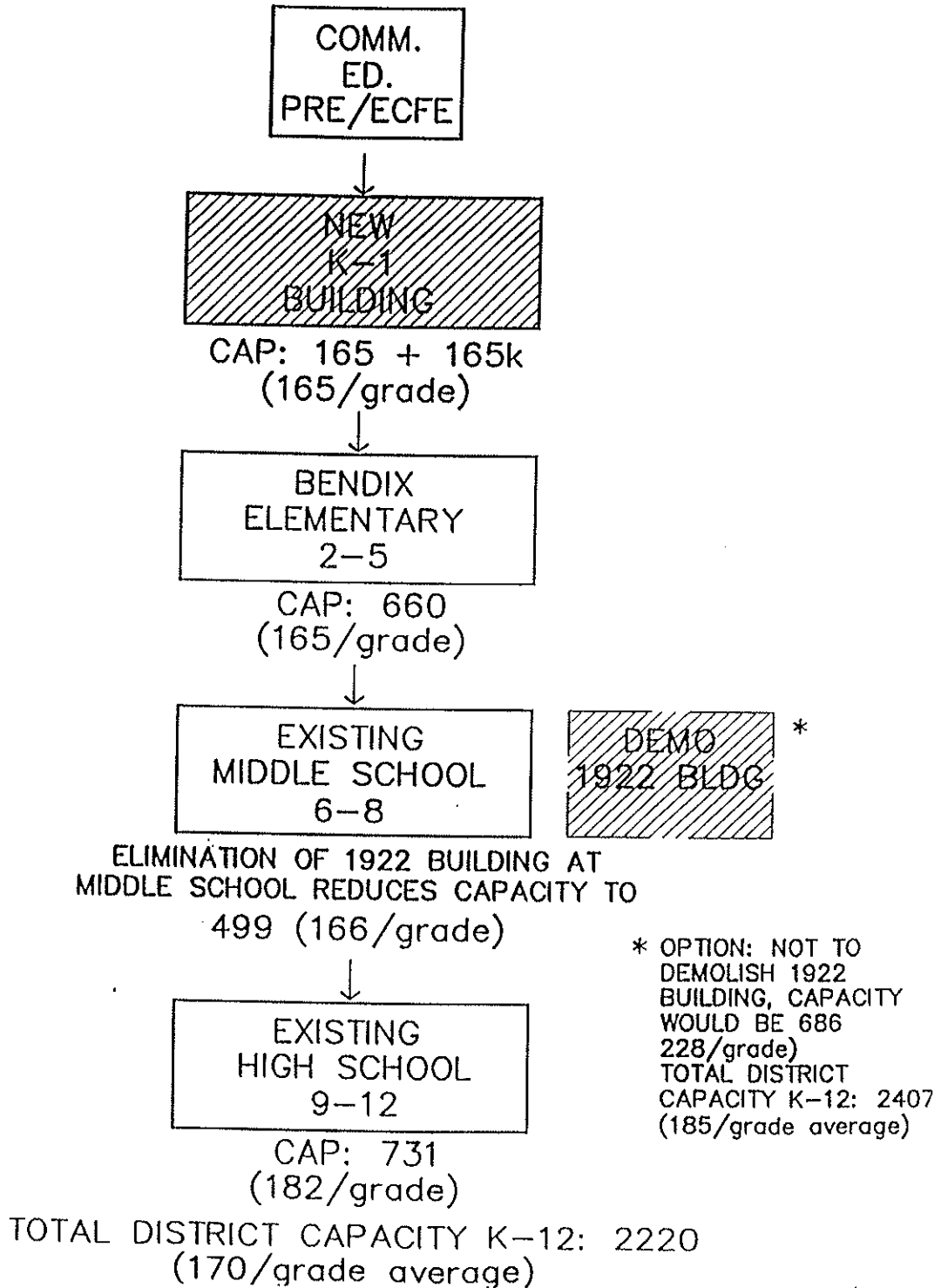
JOINT DIST.
HIGH SCHOOL
9-12

CAP: 1000 (ANNANDALE) + OTHER DISTRICTS
(250/grade minimum)

TOTAL DISTRICT CAPACITY K-8: 1911
(212/grade average)

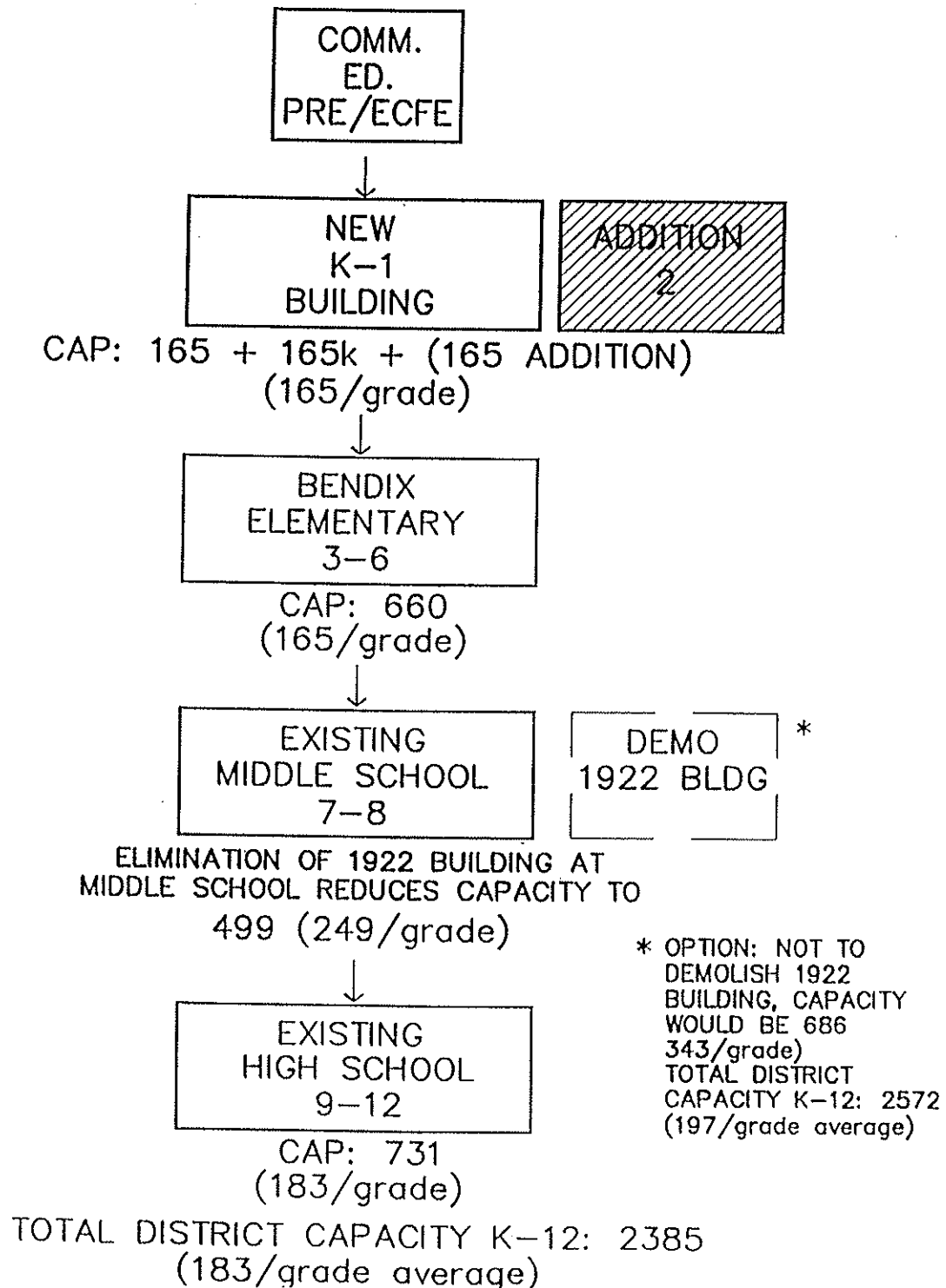
DISTRICT MODEL

OPTION 6 - STEP 1



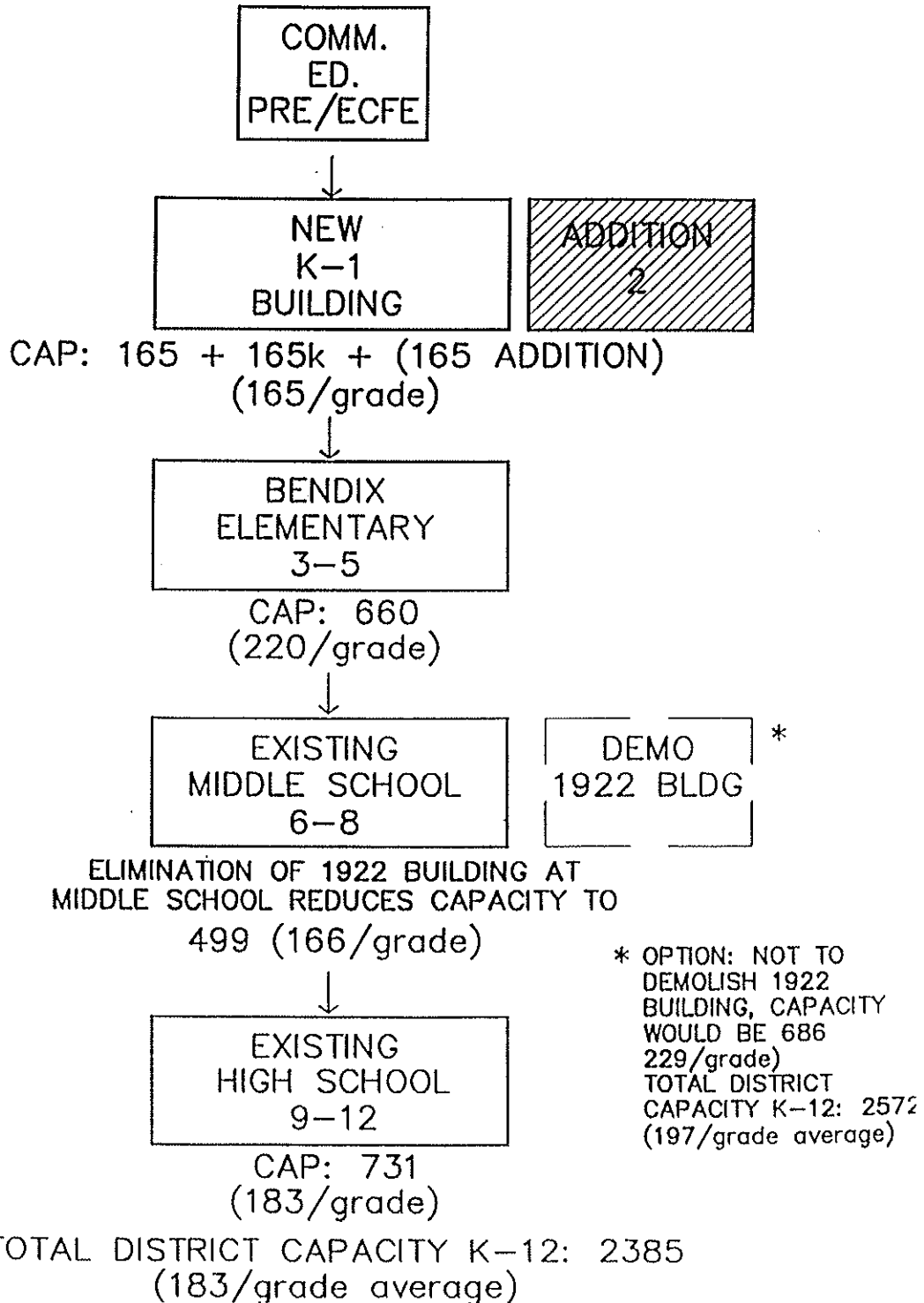
DISTRICT MODEL

OPTION 6 - STEP 2A



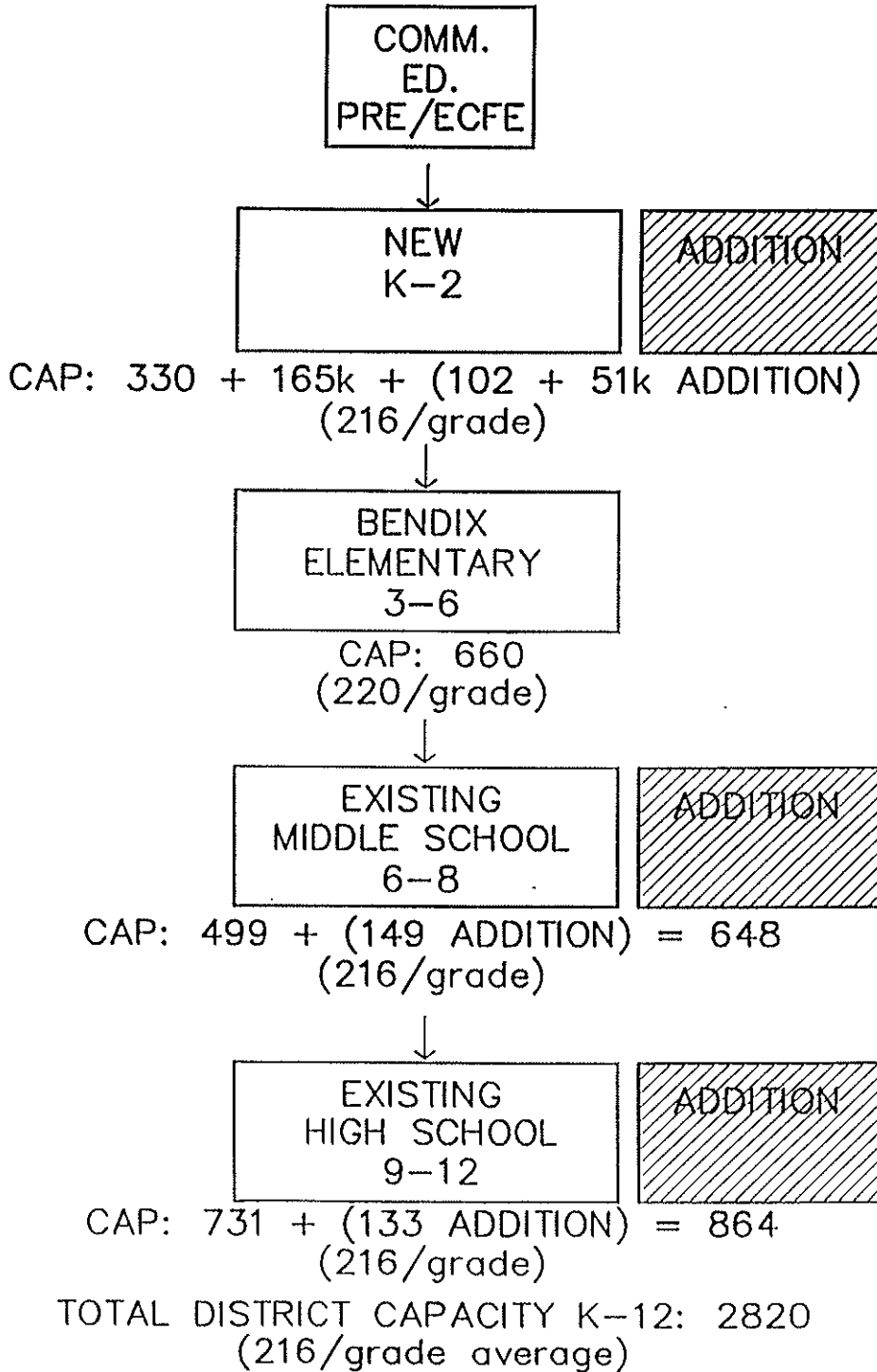
DISTRICT MODEL

OPTION 6 - STEP 2B



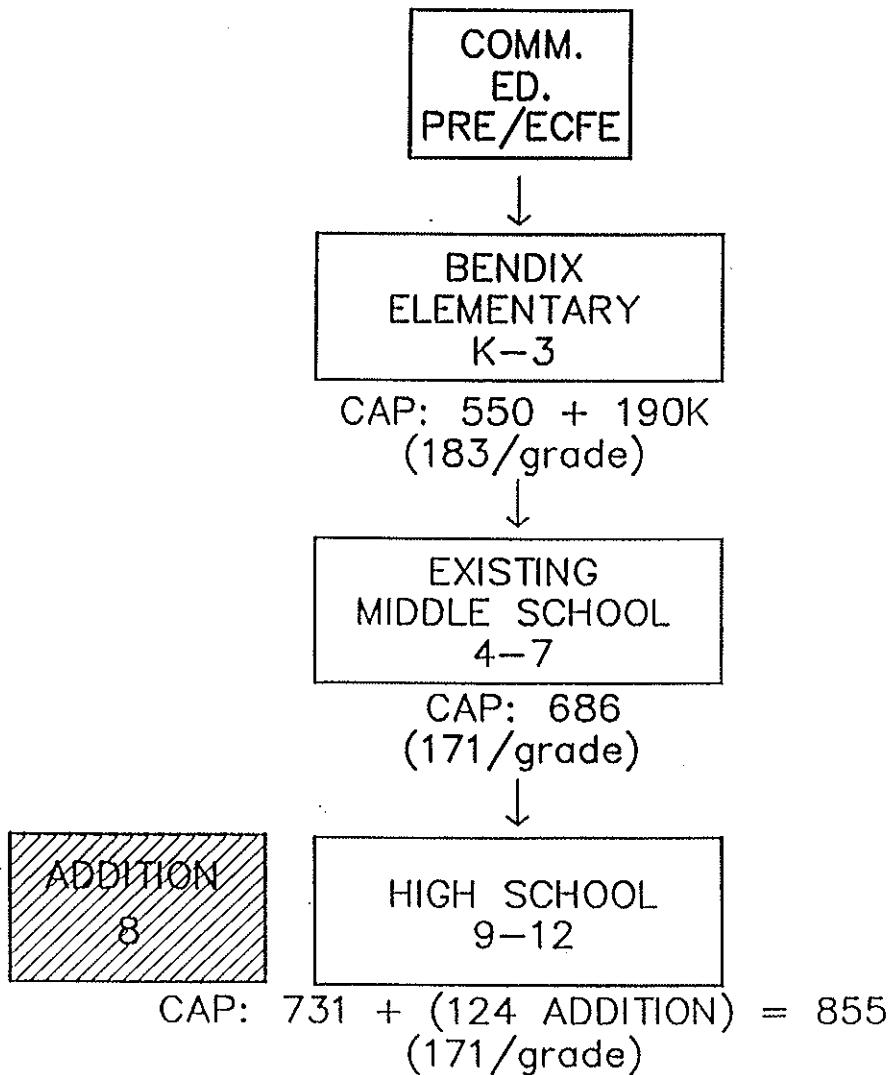
DISTRICT MODEL

OPTION 6 - STEP 3



DISTRICT MODEL

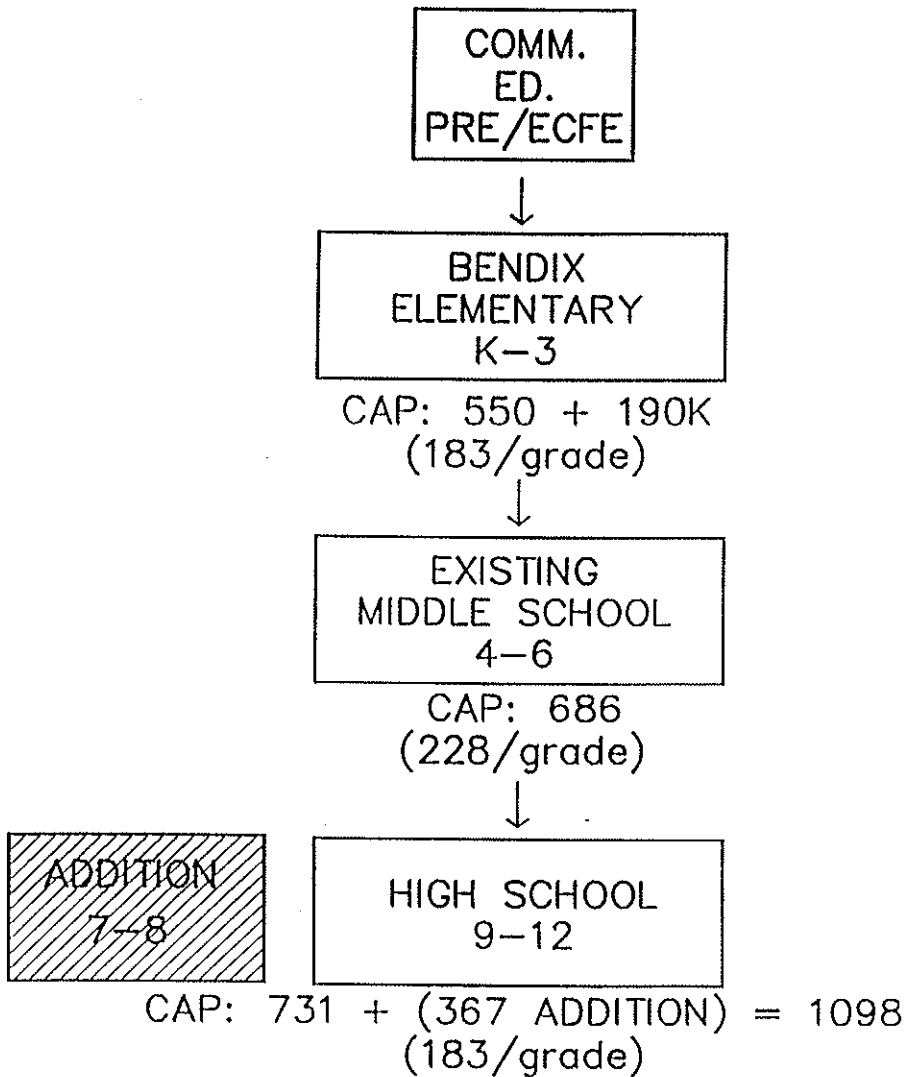
OPTION 7 - STEP 1



TOTAL DISTRICT CAPACITY K-12: 2281
(175/grade average)

DISTRICT MODEL

OPTION 8 - STEP 1



TOTAL DISTRICT CAPACITY K-12: 2524
(194/grade average)

ENROLLMENT HISTORY

TABLE I

ENROLLMENT ANALYSIS CHART

Independent School District 876
 Annandale, Minnesota

Ten Year History of Enrollment and Birth to Five Year Census

Age/Grade	77-78	78-79	79-80	80-81	81-82	82-83	83-84	84-85	85-86	86-87
Births	78	70	81	104	105	91	91	101	90	110
1 Yr	96	86	93	97	121	114	92	106	104	105
2 Yr	80	84	94	93	121	132	120	106	109	112
3 Yr	100	82	95	96	101	119	135	120	115	127
4 Yr	90	91	96	99	112	104	122	150	127	128
K	104	100	97	105	112	102	111	130	134	127
1	131	110	99	96	116	121	112	112	143	154
2	116	129	117	99	96	117	107	116	95	136
3	107	125	138	119	99	96	116	99	115	97
4	97	116	129	139	120	97	100	115	97	121
5	107	100	121	125	142	118	104	102	124	101
6	103	110	105	120	133	140	118	105	103	128
7	117	103	116	104	124	136	141	126	99	111
8	142	117	108	117	110	125	132	148	124	103
9	161	146	123	105	122	109	127	137	146	124
10	148	157	133	119	106	124	106	128	133	141
11	137	142	153	126	117	110	109	110	123	136
12	122	132	128	147	127	113	110	113	100	129
TOTAL K-12	1592	1587	1567	1521	1524	1508	1493	1541	1536	1608

ENROLLMENT HISTORY

Board Report Enrollment History
February 17, 1997

Grade	1993-1994		1994-1995		1995-1996		1996-1997		Next Change 1995-1996 to 1996-1997	
	Sept.	Jan.	Sept.	Jan.	Sept.	Jan.	Sept.	Jan.	Sept.	Jan.
Pre-K	10	10	6	6	5	8	5	5	0	-3
K	139	136	131	133	152	146	147	148	-5	2
1	137	136	130	130	131	129	147	147	16	18
2	151	149	134	134	135	132	135	133	0	1
3	140	143	150	151	133	136	140	141	7	5
4	146	144	139	140	168	167	137	138	-31	-29
Pre-4	723	718	690	694	724	718	711	712	-13	-6
5	148	154	149	146	142	142	174	172	32	30
6	141	142	152	149	148	148	144	142	-4	-6
7	156	155	153	149	154	151	152	151	-2	0
8	164	160	155	156	152	152	151	153	-1	1
5-8	609	611	609	600	596	593	621	618	25	25
9	148	143	155	152	170	166	158	154	-12	-12
10	111	110	143	143	160	156	155	149	-5	-7
11	126	124	105	103	139	134	145	137	6	3
12	81	81	108	105	90	94	127	123	37	29
9-12	466	458	511	503	559	550	585	563	26	3
Pre-12	1,798	1,787	1,810	1,797	1,879	1,861	1,917	1,893	38	32
Percent Change			.66%	.56%	3.81%	3.56%	2.02%	1.71%		

ENROLLMENT PROJECTIONS

TABLE II

ENROLLMENT PROJECTIONS

Independent School District 876
 Annandale, Minnesota

CALCULATION AVERAGE RETENTION RATIOS

Relationship of One Year to Following Year	82-83	83-84	84-85	85-86	86-87	Five Year Ave. Retention Ratio
1) Birth to 1 Year	1.086	1.011	1.165	1.030	1.167	1.092
1 Year to 2 Years	1.091	1.053	1.152	1.028	1.077	1.080
3) 2 Years to 3 Years	.984	1.023	1.000	1.085	1.165	1.051
4) 3 Years to 4 Years	1.030	1.025	1.111	1.058	1.122	1.069

ENROLLMENT PROJECTIONS

TABLE II

ENROLLMENT PROJECTIONS

Independent School District 876
 Annandale, Minnesota

CALCULATION AVERAGE RETENTION RATIOS

Relationship of One Grade to Next Grade a Year Later	82-83	83-84	84-85	85-86	86-87	Five Year Ave. Retention Ratio
1) 4 Yr. to Kindergarten	.911	1.067	1.066	.893	1.000	.987
2) Kindergarten to First	1.080	1.098	1.009	1.100	1.149	1.087
3) First to Second	1.009	.884	1.036	.848	.951	.946
4) Second to Third	1.000	.992	.952	.991	1.021	.991
5) Third to Fourth	.980	1.042	.991	.980	1.052	1.009
6) Fourth to Fifth	.983	1.072	1.020	1.078	1.041	1.039
7) Fifth to Sixth	.986	1.000	1.010	1.010	1.032	1.008
8) Sixth to Seventh	1.023	1.007	1.068	.943	1.078	1.024
9) Seventh to Eighth	1.008	.971	1.050	.984	1.040	1.011
10) Eighth to Ninth	.991	1.016	1.038	.987	1.000	1.006
11) Ninth to Tenth	1.016	.973	1.008	.971	.966	.987
12) Tenth to Eleventh	1.038	.879	1.038	.961	1.023	.988
13) Eleventh to Twelfth	.966	1.000	1.037	.908	1.049	.992

ENROLLMENT PROJECTIONS TABLE V

Independent School District 876
 Annandale, Minnesota

ENROLLMENT PROJECTIONS FOR BIRTH-GRADE 12
 USING RETENTION RATIOS FROM AGE ONE YEAR

GRADE AVERAGE or AGE	RETENTION RATIO	ENROLLMENT BY YEAR PROJECTED										
		87-88	88-89	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98
Births		98	99	100	101	102	103	104	105	106	107	108
1	1.092	116	107	108	109	110	111	112	114	115	116	117
2	1.080	108	125	116	117	118	119	120	121	123	124	125
3	1.051	119	114	131	122	123	124	125	126	127	129	130
4	1.069	124	127	122	140	130	131	133	134	135	136	137
K	.987	132	122	125	120	138	128	129	131	132	133	134
1	1.087	149	143	133	136	130	150	139	140	142	143	144
2	.946	152	141	135	126	129	123	142	131	132	134	135
3	.991	136	151	140	133	125	128	122	141	130	131	132
4	1.009	104	137	152	141	134	126	129	123	142	131	132
5	1.039	118	108	142	158	146	139	131	134	128	148	139
6	1.008	110	119	109	143	159	147	140	132	135	129	140
7	1.024	131	113	122	112	146	163	151	143	135	138	139
8	1.011	112	132	114	123	113	148	165	153	145	136	147
9	1.006	110	113	133	115	124	114	149	166	154	146	139
10	.987	128	109	112	131	114	122	113	147	164	152	144
11	.988	143	126	108	111	129	113	121	112	145	162	151
12	.992	134	142	125	107	110	128	112	120	111	144	163
TOTAL K-6		901	921	936	957	961	941	932	932	941	949	961
TOTAL 7-12		758	735	714	699	736	788	811	841	854	878	861
GRAND TOTAL K-12		1659	1656	1650	1656	1697	1729	1743	1773	1795	1827	1822

To project live births for 1987-97, a constant plus one was applied. Plus one is the net average increase in live births for the 6 most recent years.

ENROLLMENT PROJECTIONS
ISD NO. 876 ANNANDALE, MN
CALCULATION AVERAGE RETENTION RATIOS

	93-94	94-95	95-96	3 Year Average
Kindergarten to First	.935	1.0	.96	.965
First to Second	.978	1.038	1.036	1.015
Second to Third	.99	.9925	1.030	1.004
Third to Fourth	.9928	1.12	1.0300	1.0476
Fourth to Fifth	1.02	1.0215	1.0357	1.0257
Fifth to Sixth	1.027	.9932	1.0140	1.011
Sixth to Seventh	1.085	1.013	1.0270	1.041
Seventh to Eighth	.9935	.9934	.9805	.989
Eighth to Ninth	.945	1.096	1.039	1.0266
Ninth to Tenth	.96622	1.032	.9117	.9699
Tenth to Eleventh	.9459	.972	.906	.9413
Eleventh to Twelfth	.8571	.857	.9136	.8759

ENROLLMENT PROJECTIONS
 ISD #876 ANNANDALE, MN
 ENROLLMENT PROJECTIONS FOR GRADES K-12
 USING RETENTION RATIOS 1993-1996

	R.R.	1996-97	1997-98	1998-99	1999-2000	2000-2001
K		147	150	150	150	
1	.965	147	142	145	145	
2	1.015	135	150	152	148	
3	1.004	140	136	151	153	
4	1.048	137	147	143	158	
5	1.026	174	141	151	147	
6	1.011	144	176	143	153	
7	1.041	152	150	183	149	
8	.989	151	150	148	181	
9	1.027	158	155	154	152	
10	.97	155	154	150	149	
11	.941	145	146	145	141	
12	.856	127	124	125	124	
		-----	-----	-----	-----	
		1912	1921	1940	1950	

HISTORICAL GRADE ORGANIZATION

1922 - 1971	Old High School (existing Middle School)	K - 12
1973 - 1990	Bendix Elementary Old High School	K - 6 7 - 12
1990 - 1995	Bendix Elementary Old High School Annandale High School	K - 4 5 - 8 9 - 12
1995	Bendix Middle School (Old High School) Annandale High School Annandale Community Education Center	K - 4 5 - 8 9 - 12

jn\rept\97033#3

BUILDING HISTORY

- A. Annandale Middle School (Old High School):
 - 1922 Original Building
 - 1954 Gymnasium Addition "A" Gym
 - 1961 Classroom Addition East wing (9 rooms)
 - 1977 Gymnasium/Science Addition "B" Gym
 - 1979 Shops Addition
 - 1991 Classroom Addition (6 classrooms)

- B. Annandale High School:
 - 1990 q1 Original Building

- C. Bendix Elementary:
 - 1971 Original Building
 - 1986 Classroom Addition

- D. Annandale Community Education Center:
 - 1995 Original Building

jn\rept\97033#3

BUILDING CAPACITY ANALYSIS SCHOOL DISTRICT OF ANNANDALE

Method #1: Teaching Station Analysis

Elementary Facilities:

- Assumes 22 students/teaching station average.
- Assumes 100% utilization of teaching station.
- Support Rooms, Computer Labs, Special Education, Art Rooms, Music Rooms, Media Center and Physical Education stations are not counted as "teaching stations".

Secondary Facilities:

- Assumes 26 students/teaching station for middle school.
- Assumes 28 students/teaching station for high school.
- Assumes 75 - 80% utilization of middle schools.
- Assumes 80 - 90% utilization of high schools.
- Support Rooms, Computer Labs and Special Education are not counted.
- Large Vocational Departments are counted one for every two stations.

Method #2: Gross Square Footage Analysis (Double Check to Method #1)

Elementary Facilities:

110 gross square feet/student

Middle Level Facilities:

155 gross square feet/student

High Schools

165 - 200 gross square feet/student

Method #3: Net Square Footage Analysis (Triple Check to Method #1)

Middle Level Facilities:

108 net square feet/student

CAPACITY CONSENSUS:

Bendix Elementary School

26	Teaching Stations x 22 Students =	572	Students
4	Kindergarten Stations x 19 Students x 2=	<u>152</u>	Students
		724	Student Capacity

*method #2 =
650*

Annandale Middle School

33	Teaching Stations x 26 Students =	858	Students
	80% Capacity	<u>x .80</u>	
		686	Student Capacity

Annandale High School

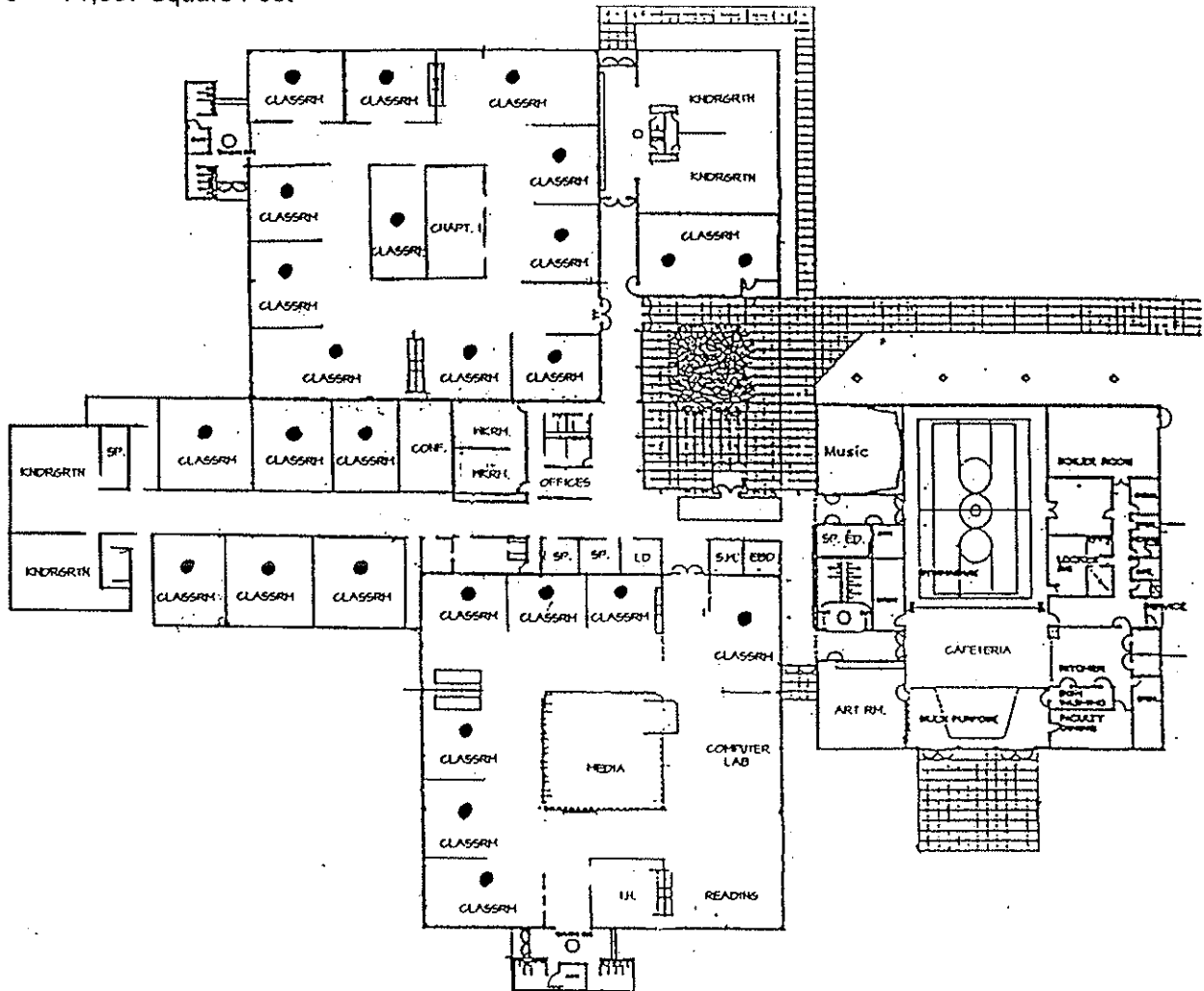
29	Teaching Stations x 28 Students =	812	Students
	90% Capacity	<u>x .90</u>	
		731	Student Capacity

Note: Capacity Consensus based upon 1996-1997 utilization.

BUILDING CAPACITY ANALYSIS

Bendix Elementary:

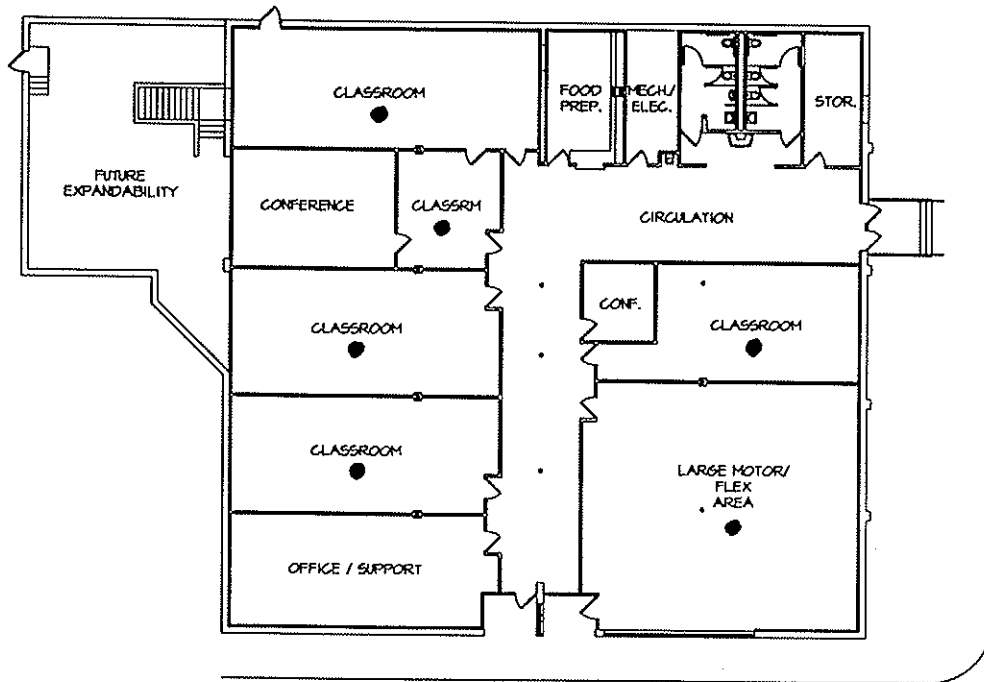
- 1971 Building
- 1986 Addition
- 71,537 Square Feet



BUILDING CAPACITY ANALYSIS

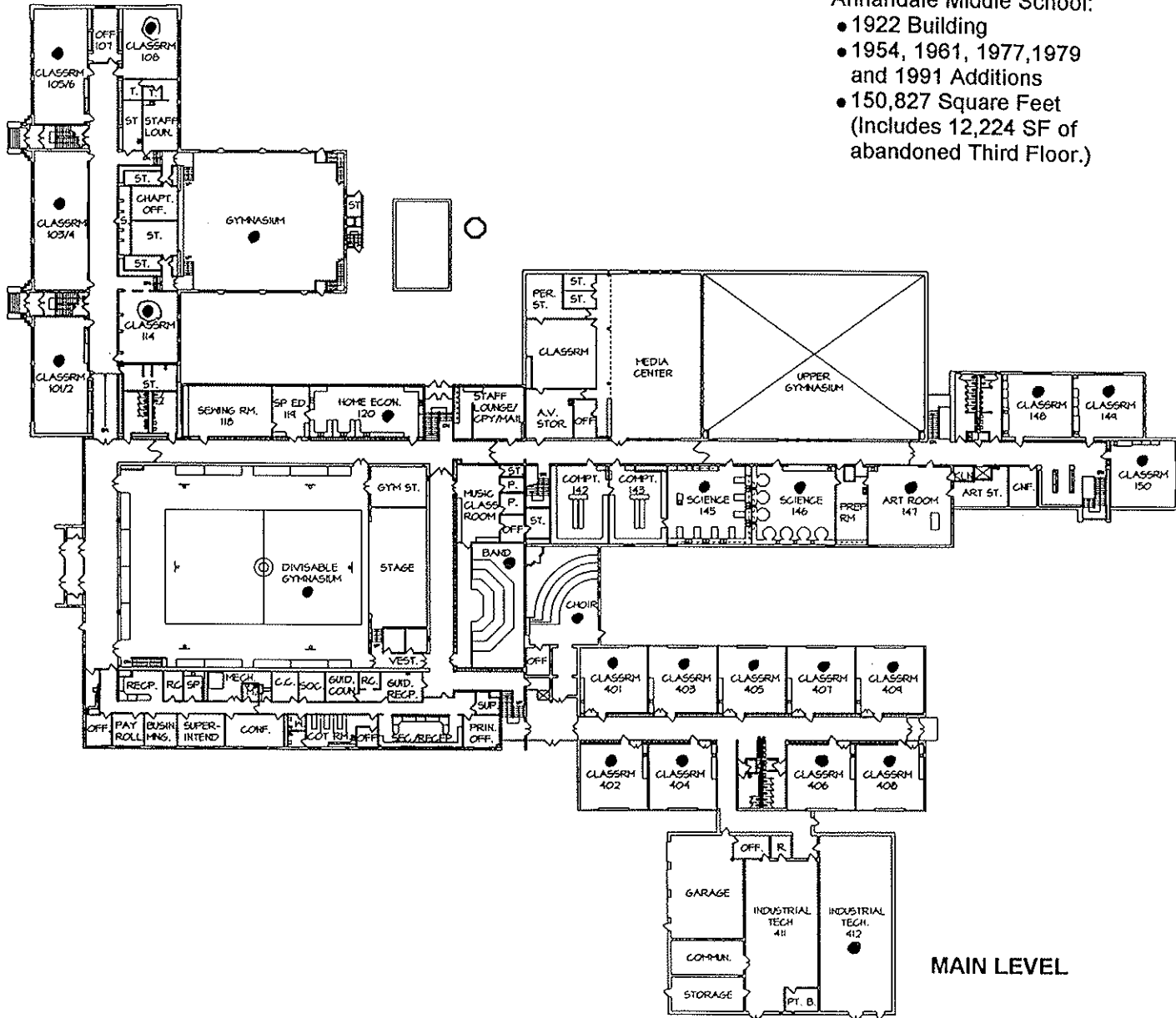
Annandale Community Education Center:

- 1967 Building, Renovated 1995
- 9,410 Square Feet



BUILDING CAPACITY ANALYSIS

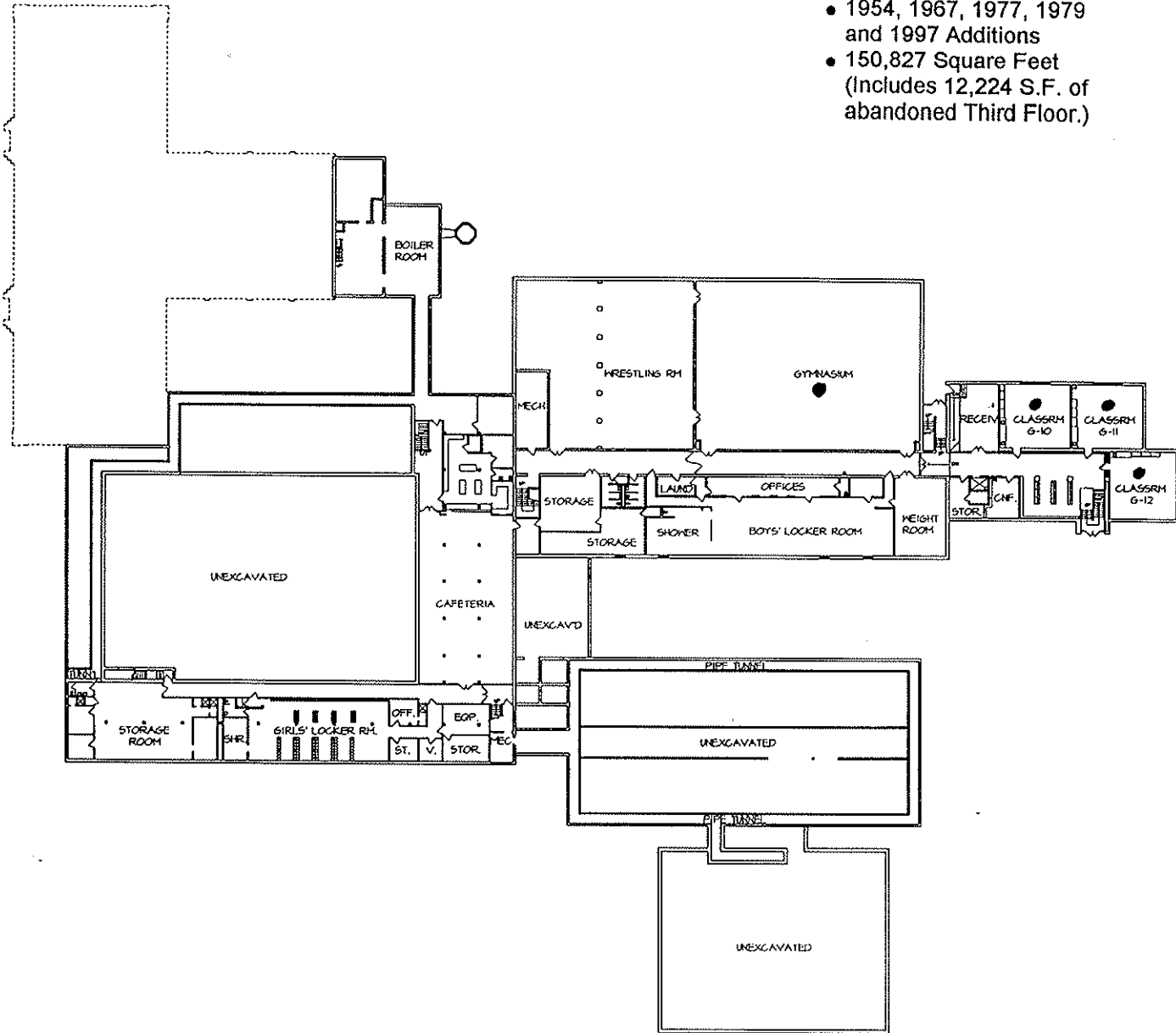
- Annandale Middle School:
- 1922 Building
 - 1954, 1961, 1977, 1979 and 1991 Additions
 - 150,827 Square Feet (Includes 12,224 SF of abandoned Third Floor.)



MAIN LEVEL

BUILDING CAPACITY ANALYSIS

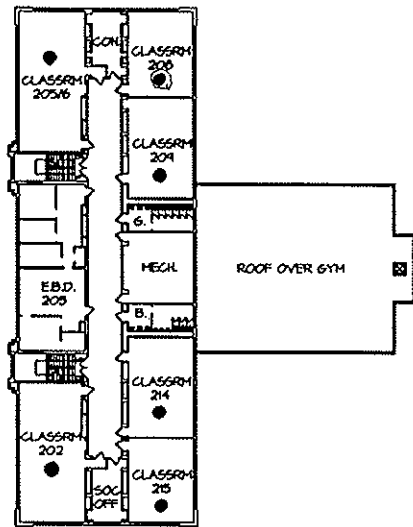
- Annandale Middle School:
- 1922 Building
 - 1954, 1967, 1977, 1979 and 1997 Additions
 - 150,827 Square Feet (Includes 12,224 S.F. of abandoned Third Floor.)



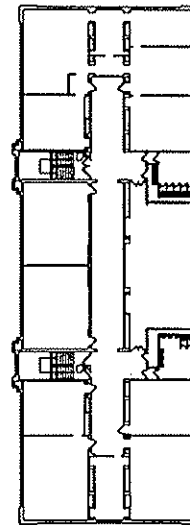
LOWER LEVEL

BUILDING CAPACITY ANALYSIS

- Annandale Middle School:
- 1922 Building
 - 1954, 1961, 1977, 1979 and 1991 Additions
 - 150,827 Square Feet
(Includes 12,224 S.F. of abandoned Third Floor.)



SECOND LEVEL



ABANDONED
THIRD LEVEL

BUILDING CAPACITY ANALYSIS

- Annandale High School:
- 1990 Building
 - 128,654 Square Feet

