

PROPOSAL FOR REVIEW AND COMMENT

May 2, 2022

SUBMITTED TO:



SUBMITTED BY:



SOUTH WASHINGTON COUNTY SCHOOLS
ISD #833

7362 East Point Douglas Road S
Cottage Grove, MN 55016

Contact: Julie Nielsen
Superintendent of Schools
Ph: 651-425-6201
super@sowashco.org



April 22, 2022

Dr. Heather Mueller
Commissioner of Education
Minnesota Department of Education
1500 Highway 36 West
Roseville, MN 55101

Subject: Proposal for Review and Comment
South Washington County Schools, ISD #833

Dear Commissioner Mueller:

In accordance with Minnesota Statute 123B.71, South Washington County Schools, ISD #833, hereby submits this proposal for District facility and site improvements for your review and comment.

The School Board of ISD #833, by a majority vote at its meeting on April 21, 2022, directed the administration to prepare and submit this project proposal for review and comment to the Department of Education.

The proposed project will allow the District to implement additions, renovation, and site improvements at our elementary, middle school, and high school campuses, as well as the construction of two new replacement elementary school facilities. This construction is planned to allow the District to respond to significant student enrollment growth, educational adequacy needs for all learners, and respond to community needs in terms of improved facilities. This is a well-planned long-term solution both fiscally and operationally. The planned projects will allow ISD #833 to invest wisely in our current capital assets and meet the long-term space needs for students and staff.

Funding for the projects will be provided by general obligation bonds, for which the District will seek voter approval in a referendum on August 9, 2022. The project will be presented as a single-question ballot in the amount of \$462,660,000, including bond issuance and other associated financing costs.

Specific details regarding the District, the facility and site needs, the project scope and cost, and the finance plan are included in the enclosed proposal for your review and comment.

For additional information or any questions, please feel free to contact me at your earliest convenience. On behalf of ISD #833, I thank you in advance for your consideration of this proposal, and I look forward to your response.

Sincerely,

Julie Nielsen
Superintendent

Cc: Board of Education

South Washington County Schools, ISD #833
7362 East Point Douglas Road South
Cottage Grove, MN 55016-3025
651-425-6300



REVIEW AND COMMENT

South Washington County Schools – ISD #833

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South Washington County Schools – ISD #833

INTRODUCTION

In accordance with Minnesota Statute 123B.71, the Board of Education of ISD #833 submits the following educational facilities proposal for review and comment. This proposed building project will address current and long-term needs focusing on student growth (please see attached enrollment projection in **Appendix B**), teaching and learning program space needs, outdoor learning facilities, community-use space, operational efficiencies, and other existing facilities and site improvements for all students in PK-12 for ISD #833.

South Washington County Schools has and is experiencing significant student population growth, in many parts of our District, over recent years and has reached building capacity at a number of its elementary, middle school, and high school grade buildings. In anticipation of this continued enrollment gain, the District has been planning for several years to develop long-term facility solutions to meet this population growth and other identified facility needs.

Over the past few years, a team of district administrators, consultants, and community members has been in planning to develop the following goals:

- Ensure adequate classroom space at all grades because of our fast-growing communities.
- Space for early learning, special education, alternative high school, and operational facilities.
- To achieve the best possible learning environments for students.
- Design equitable learning spaces at the elementary, middle, and high school levels.

Board approved goals for the creation of a 10-year facility plan that addresses:

- Enrollment increases from new construction or changing of boundaries
- Modernization of classrooms space
- Needed renovations such as elementary bathrooms
- Curriculum and instructional delivery methods
- Transportation facility needs
- Alternative high school space
- Operational facility needs
- Early learning programming
- Special Education programming
- How buildings/schools will be repurposed
- Creation of a funding plan to address the cost of the 10-year facility plan, which will include bonding, lease levies, and long-term facility maintenance revenue
- Creation of learning spaces that support:
 - College and career-ready students by providing flexible, adaptive spaces for learning
 - Environments that inspire social interactions
 - instruction styles and accommodate multiple forms of collaboration

The School Board of ISD #833 has taken the findings of the community-based long-range planning committee, as well as consideration of input from administrative leaders and consultants, under deliberation to formulate and propose implementation of projects to meet the District's long-term facility needs. As a result, at its meeting on April 21, 2022, the Board of ISD #833 voted to authorize District Administration to submit to the Minnesota Department of Education a facilities proposal for review and comment, in accordance with the scope, cost, and purpose as detailed further in this document.

South Washington County Schools – ISD #833

The information presented in this proposal documents the need and feasibility for this project, as well as the scope, cost, timing, and funding analysis for its implementation.

SUMMARY OF PROPOSED PROJECT: (See Supplemental Information - Appendix G)

Elementary

- Construction of classroom additions to meet enrollment growth
- Renovation of bathrooms
- Update and improve kitchens
- Renovation of early learning classrooms
- Improvements to SPED spaces
- Create shared learning spaces for student collaboration
- Two new academically improved and enlarged replacement elementary schools to assist with growth in these boundary areas (Pine Hill and Crestview Elementary School)

Middle School

- Construction of classroom additions to meet enrollment growth
- Expansion of cafeterias and kitchens serving areas to serve additional students
- Site improvements for parking, traffic flow, and play areas

High School

- Construction of classroom additions to meet enrollment growth
- Expansion of cafeteria and kitchens to serve additional students
- Creation of multipurpose space for online learning
- Enhance CTE programs
- Re-locate the Alternative High School program to a drastically improved learning environment.
- STEM spaces
- Site improvements for parking, traffic flow, and athletic areas

Transportation

- Construction/expansion of the transportation and operation center to provide adequate space for busses and vehicles as a result of recent growth

Support Sites

- Convert Crestview Elementary School into Alternative HS Learning Center and District operation offices
- Convert Newport Elementary School into SOWASHCO Early Learning Center
- Renovate District Service Center into Transition Program Center; District Service office move to new Crestview Elementary School
- Purchase land for new elementary school and future new high school

South Washington County Schools – ISD #833

DISTRICT CONTACTS:	South Washington County Schools ISD #833 7362 E Point Douglas Road South Cottage Grove, MN 55016-3025	
	Julie Nielsen Superintendent	651-425-6201
SCHOOL BOARD:	Sharron Van Leer	651-425-6300
	Patricia Driscoll	651-425-6300
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	Simi Patnaik	651-425-6300
	Katie Schwartz	651-425-6300
	Eric Tessmer	651-425-6300
	Melinda Dols	651-425-6300
METHOD OF FINANCING:	General Obligation Bonds	\$462,493,444
MILESTONE DATES:	Bond Referendum	August 9, 2022
	Design Phase (phased)	August 2022 to Winter 2024
	Bid & Award Phase (phased)	Winter 2023 & Winter 2024
	Construction Phase	(See Appendix E)
PROJECT TEAM:		
	Construction Manager:	Kraus-Anderson Construction Co. Contact: John Huenink (VP/Dir. of K12) Shane Butler (Construction Executive) PH: 612-332-7281
	Architect/Engineer:	TBD
	Financial Consultant:	Jodie Zesbaugh, CIPMA Ehlers, Inc. Senior Municipal Advisor PH: 651-697-8526

South Washington County Schools – ISD #833

1. GEOGRAPHIC AREA AND STUDENT POPULATION

GEOGRAPHIC AREA AND POPULATION TO BE SERVED, PRESCHOOL THROUGH GRADE 12 AND STUDENT ENROLLMENTS FOR THE PAST FIVE YEARS, AND STUDENT ENROLLMENT PROJECTIONS FOR THE NEXT FIVE YEARS.

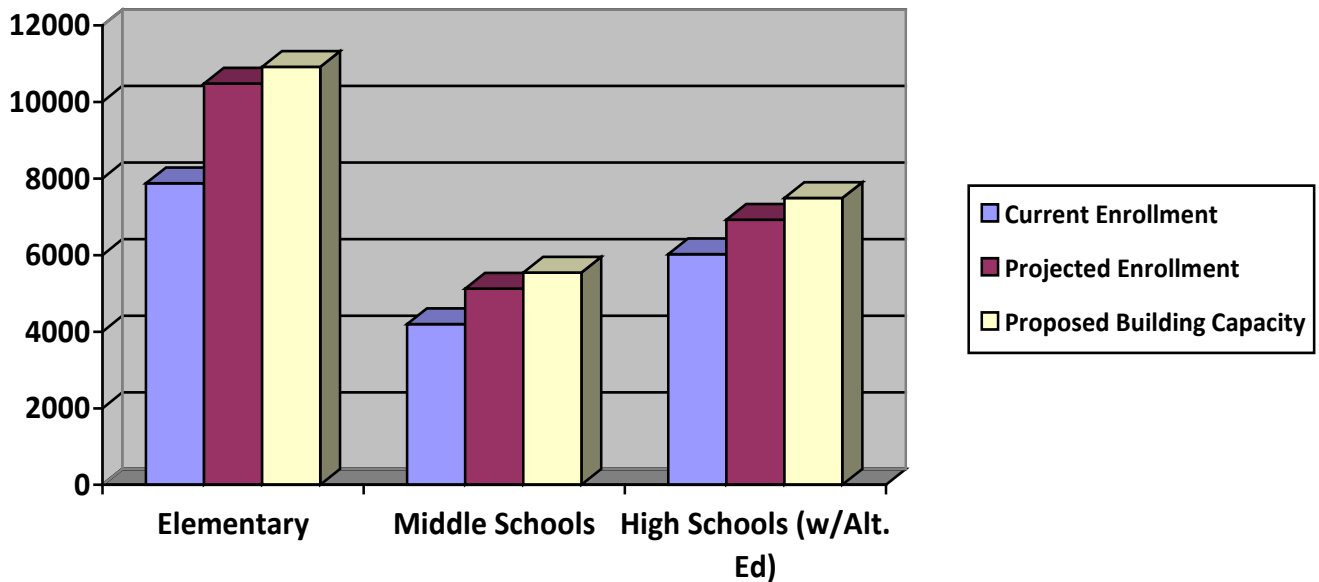
So. Washington County Schools, ISD #833, is located approximately 12 miles east of the St. Paul metro area, ranging from State Highway 94 to 494 to Co. Rd. 61 in the cities of Cottage Grove and Woodbury, MN. ISD #833 currently serves approximately 20,000 students in its K-12 grade learning programs.

*A school district map is included in **Appendix A** of this document.*

According to a recent demographic study (*Davis Demographics*), South Washington Schools is projected to have significant growth in student enrollment over the next 10 years, but with some geographic shifting in student population location.

Please note, the capacity of many of the elementary schools are reduced by a total of 805 students; Schools such as Armstrong, Hillside, Middleton, Red Rock, Royal Oaks, Valley Crossing, and Woodbury capacities are reduced because of existing classrooms being repurposed into restrooms, flex learning spaces, and/or SPED. In addition, Newport Elementary School is repurposed as an early childhood center. Capacity is increased at elementary schools that will be consistent with boundary changes and enrolment growth areas. This increased elementary growth occurs at Bailey, Cottage Grove, Crestview (larger replacement school), Grey Cloud, Liberty Ridge, Pine Hill (larger replacement school), and Pullman.

*District enrollment history and enrollment projections are provided in **Appendix B** of this document. The chart below indicates current enrollments, projected enrollment in the next 10 years, and proposed building capacity for future growth.*



South Washington County Schools – ISD #833

2. EXISTING FACILITIES

A LIST OF EXISTING SCHOOL FACILITIES BY YEAR CONSTRUCTED, THEIR USES, AND AN ASSESSMENT OF THE EXTENT TO WHICH ALTERNATE FACILITIES ARE AVAILABLE WITHIN THE SCHOOL DISTRICT BOUNDARIES AND IN ADJACENT SCHOOL DISTRICTS.

ISD #833 currently owns and operates 27 buildings that serve its PK-12 learning programs and district operations.

The District is configured as three (3) 9-12 grade high schools, four (4) 6-8 grade middle schools, and sixteen (16) K-6 elementary schools.

Below is a summary of the current District-owned facilities with the educational configurations and building sizes:

South Washington County Schools – ISD #833

Building	Cal. Yr Comp/Occ	Bldg Sq. Footage
Armstrong	1969	62,318
2 Dist.Own. Prtbls	1987	1,760
2 std. Classrooms	2001	6,408
mech	2012	1,303
		71,789
Bailey	1991	88,707
storage	1992	761
8 c-rms, 1 multi rm	2000	17,515
Security/Spec Ed Addition	2015	4,662
HVAC Upgrade	2016	
		111,645
Cottage Grove Elem	2002	98,562
Security Entrance with Offices	2016	1,783
		100,345
Cottage Grove Middle	1995	178,408
2 autism rooms	2005	3,945
8 Class/Weight rooms	2008	11,398
Classrooms	2018	6,479
		200,230
Crestview	1963	58,659
	1970	5,004
	1990	4,896
	1999	5,877
Media	2001	7,332
		81,768
East Ridge HS	2009	374,653
Black Box	2013	3,756
		378,409
Grey Cloud	1991	88,700
storage	1992	624
2 clrm w/bathroom: autism	2001	3,711
K add'n, 6 classrooms, mech	2009	12,844
Security/Spec Ed Addition	2015	8,353
HVAC Upgrade	2016	
		114,232
Hillside	1963	58,778
	1970	4,840
	1990	4,913
Media	2001	7,310
HVAC Upgrade	2010	
		75,841
Lake Middle School	1995	181,445
	2005	3,511
	2018	6,394
		191,350
Liberty Ridge	2003	112,042
Security Entrance with Offices	2016	1,930
		113,972

Liberty Ridge Site II	2006	10,278
	2012	12,535
		22,813
Middleton	1991	88,649
storage	1992	624
8 classrm, 1 multi purpose rm	1999	17,969
Security/Spec Ed Addition	2015	4,658
HVAC Upgrade	2016	
		111,900
Newport	1955	48,198
	1970	16,701
	1990	15,313
HVAC Upgrade	2010	
		80,210
Nuevas Fronteras Spanish	1951	16,799
Immersion (old Oltman)	1960	77,116
	1965	2,261
	1973	19,020
	1974	6,190
sci rms & media	1995	3,123
gym & mech.mezz	2002	21,646
HVAC Upgrade	2010	
		146,155
Oltman Middle School	2018	203,645
new school construction		
		203,645
Park HS	1964	250,330
	1971	50,357
boys varsity locker room	1973	6,210
	2002	60,060
green house	2003	1,390
sports/grounds storage, etc.	2007	16,693
wrestling	2008	4,538
N & Front mech, Fr Entry, Group rm	2009	15,698
		405,276
Pine Hill	1960	51,746
	1966	7,940
	1970	6,395
Media	2001	7,269
		73,350
Pullman	1960	58,848
	1970	4,800
Media	2001	7,309
		70,957
Red Rock	2002	98,541
Security Entrance with Offices	2016	1,690
		100,231
Royal Oaks	1966	58,780
	1970	4,837
	1990	4,914
Media	2001	7,306
		75,837

Valley Crossing	1996	133,665
		133,665
Woodbury Elem	1960	52,159
	1963	7,930
	1970	4,755
	1989	5,835
	1990	4,687
	1999	12,140
Media	2001	8,062
		95,568
Woodbury Middle	1969	151,476
	1989	717
new add'n & mech mezz	2002	21,382
BoilerMez, E Mech, Main Mech	2009	3,978
Classrooms	2018	27,586
		205,139
Woodbury HS	1974	227,610
field house, rooms, gym, cafe, ath stor	2002	101,858
gymnas, lect, 2bath, entry, stor, mech	2008	25,838
BoilerMez, E Mech, Main Mech	2009	9,340
		364,646
Program Center	1980	56,371
		56,371
Service Center	1972	51,332
		51,332
Transp. Garage	1977	34,576
		34,576
Trans. Maintenance	1971*	4,275
wash bay/store room	1977	1,737
add'n	2002	1,806
		7,818
Transp. Office	2002	3,906
		3,906
DISTRICT TOTAL		3,682,976

South Washington County Schools – ISD #833

3. ANTICIPATED NEEDS FOR FACILITIES

A LIST OF THE SPECIFIC DEFICIENCIES OF THE FACILITY THAT DEMONSTRATE THE NEED FOR A NEW OR RENOVATED FACILITY TO BE PROVIDED, AND A LIST OF THE SPECIFIC BENEFITS THAT THE NEW OR RENOVATED FACILITY WILL PROVIDE TO THE STUDENTS, TEACHERS, AND COMMUNITY USERS SERVED BY THE FACILITY.

SPECIFIC DEFICIENCIES:

- 1) In the Supplemental information, you will find more specific information for your review. Following is a summary of these deficiencies:

- a. Elementary
 - i. Adequate classroom space for new students due to the significant growth ISD #833 is experiencing
 - ii. Pre-K classroom spaces
 - iii. Restroom spaces in our older buildings
 - iv. Special education spaces to meet today's needs
 - v. Cafeteria and kitchen spaces in some of our buildings that are too small or not adequate to prepare and serve lunches
 - vi. Collaboration/flex learning spaces for our early learners
- b. Middle Schools
 - i. Adequate classroom space for new students due to the significant growth ISD #833 is experiencing
 - ii. Cafeteria size for the number of students
 - iii. Traffic and parking areas
- c. High Schools
 - i. Adequate classroom space for new students due to the significant growth ISD #833 is experiencing
 - ii. Cafeteria and kitchens spaces are too small for the number of students
 - iii. Need better car, bus drives, and parking
 - iv. Lack of flexible learning space
 - v. STEM space needs
 - vi. Lack of CTE space and programs
 - vii. Support spaces with a growing student body
 - viii. Secured entrance needs
- d. Transportation
 - i. The facility needs and size of the current transportation are not adequate to meet our growing needs, and the number of busses the District currently owns
- e. Support Sites
 - i. Increase in staff over the last decade (and still growing), we have outgrown the District Service/Program Center
 - ii. Significant lack of storage space for files and equipment

South Washington County Schools – ISD #833

SPECIFIC BENEFITS:

Educational Learning Benefits

The proposed project scope will result in direct educational benefits as follows:

1. The space shortages for the growing student population will be remedied by the construction of the two new larger replacement elementary schools, additions, remodeling, and balancing the student population
2. Kitchen and cafeteria expansion or remodel will help ISD #833 better serve breakfast and lunches to the students
3. SPED will be improved at many of our buildings because of the new or remodeled spaces
4. STEM or similar programs will better serve all students
5. Flexible / multi-use space to help students learn
6. CTE Space to better serve career readiness programs

Community Benefits

1. The proposed projects will result in better and safer access to buildings and sites. Improved drive and parking areas at many of the buildings.
2. Community spaces such as restrooms, cafeterias, media centers, etc. will be enhanced in many of our buildings
3. Relocation and improvements to the District Service Center and Program Center will improve the services we offer to the parents, staff, and community

Operational Benefits

1. Added educational spaces will help keep classroom sizes down and improve student-teacher ratios.

Building Maintenance Needs:

ISD #833 has always been diligent in the care of its school buildings and sites. However, as these capital assets age, critical building and site components wear out and need repair or replacement. To respond to specific facility maintenance needs, the District intends that a portion of this proposed project address some of these District-wide items.

4. CONSTRUCTION PROJECT DESCRIPTION

PROVIDE A NARRATIVE DESCRIPTION OF THE PROJECT, INCLUDING THE SPECIFICATION OF SITE AND OUTDOOR SPACE ACREAGE AND SQUARE FOOTAGE ALLOCATIONS FOR NEW AND CONVERTED CLASSROOMS, LABS, AND SUPPORT SPACES. INCLUDE A FLOOR PLAN OF THE PROJECT, IF APPLICABLE. SPECIFY ESTIMATED EXPENDITURES FOR THE MAJOR PORTIONS OF THE PROJECT, AS WELL AS ESTIMATED CHANGES IN FACILITY OPERATING COSTS. PROVIDE DATES THE PROJECT WILL BEGIN AND BE COMPLETED.

SUMMARY OF PROPOSED PROJECT:

See **Appendix G** for project descriptions. Additionally, the following is a breakdown by building, project, and associated costs: Please note, with issuance cost included, the total bond question is \$462,660,000 (see **Appendix C and F**).

South Washington County Schools – ISD #833

- SoWashCo 2022 Long-Range Facilities Planning Package Matrix -

(Capacities and Projections Account for Space Repurposing, as well as Boundary and Programming Changes)

2022-2027 PROJECTS

ADDITIONS & ALTERATIONS - Early Learning

	Cost	Current Capacity	Proposed Capacity	10 Yr. Students	10 Yr. Utilization
LRES Site II - Converted to Liberty Ridge Early Learning Center (PK, ECSE, & ECCE)	\$ -	-	-	-	-
NES - Converted into SOWASHCO Early Learning Center	\$ 1,683,990	379	0	-	-
	\$ 1,683,990				

ADDITIONS & ALTERATIONS - Elementary Schools

AES - Relocation of Kitchen, Construction of COLAB Area & KG/Pre-K/SPED Bathrooms	\$ 2,463,849	506	436	399	92%
BES - Construction of New KG Rooms & Cafeteria/Kitchen Addition	\$ 8,305,041	683	923	907	98%
CES - Construction of New 1000 Seat Crestview in a More Central-District Location	\$ 78,074,669	607	1,026	1,023	100%
CGES - Construction of Classroom Addition & Special Education Enhancements	\$ 8,406,845	632	923	914	99%
GCES - Construction of New KG Rooms, New ASD Rooms, & New Cafeteria/Kitchen	\$ 9,707,111	759	949	949	100%
HES - Construction of New Bathrooms, COLAB Area, Renovation of Kitchen & SPED Rms	\$ 3,771,233	556	436	423	97%
LRES - Construction of New Kindergarten Wing & Special Education Enhancements	\$ 10,448,105	910	1,129	1,100	97%
MES - DCD, KG, & Pre-K Bathrooms & Program Upgrades	\$ 715,306	784	692	660	95%
NFSI - Long-Term Facilities Maintenance Only	\$ -	556	556	552	99%
PHES - Construction of a New 850 Seat Pine Hill at the Current Site	\$ 59,339,208	506	846	839	99%
PES - Construction of New Bathrooms, COLAB Area, Renovation of Kitchen & SPED Rms	\$ 4,627,464	481	513	488	95%
RRES - ASD Room Conversion, KG/Pre-K Bathrooms	\$ 458,108	683	666	632	95%
RDES - Construction of New Bathrooms, COLAB Area, Renovation of Kitchen & SPED Rms	\$ 4,607,194	582	564	504	89%
VES - Long-Term Facilities Maintenance Only	\$ -	733	692	578	84%
WES - Construction of New Bathrooms, COLAB Area, Renovation of Kitchen & SPED Rms	\$ 3,590,090	632	564	507	90%
	\$ 194,514,223	9,989	13,915	10,475	96%

ADDITIONS & ALTERATIONS - Middle Schools

CGMS - Construction of a Classroom Addition & Secure Front Entry	\$ 10,131,414	1,208	1,390	1,182	85%
LMS - Construction of a Classroom Addition, Pool Bleachers, & Secure Front Entry	\$ 11,101,267	1,188	1,370	1,281	94%
OMS - Construction of a Classroom Addition & Cafeteria Expansion	\$ 25,229,164	990	1,385	1,312	95%
WMS - Construction of a New Bus Road, Art/STEM/Music Rooms & Secure Entry	\$ 12,273,995	1,188	1,398	1,344	96%
	\$ 58,735,840	4,574	5,543	5,119	92%

ADDITIONS & ALTERATIONS - High Schools

ERHS	\$ 45,309,965	1,712	2,537	2,366	93%
-Construction of a New Classroom Addition	-	-	-	-	-
-Cafeteria Expansion	-	-	-	-	-
-Expansion Biomed, CTE, STEM & Robotics Spaces	-	-	-	-	-
-Creation of a Flexible Multipurpose Online Learning Space	-	-	-	-	-
-Bus Lot Revisions to Accommodate Additions	-	-	-	-	-
PHS	\$ 49,497,432	2,059	2,401	2,257	94%
-Construction of a New Cafeteria & Kitchen	-	-	-	-	-
-Construction of a New Classroom Wing	-	-	-	-	-
-Expansion & Renovation of Biomed, CTE, STEM & Robotics Spaces	-	-	-	-	-
-Conversion of Existing Space Into Additional Science Classrooms	-	-	-	-	-
-Creation of a Flexible Multipurpose Online Learning Space	-	-	-	-	-
-Redesign of Complete Site Plan, Parking Lot, & Service Roads	-	-	-	-	-
SWAHS - Convert Existing CES into Alternative High School	\$ 14,725,035	120	300	-	-
WHS	\$ 50,086,634	1,925	2,282	2,164	95%
-Construction of a New Cafeteria & Kitchen	-	-	-	-	-
-Construction of New Secure Entry & Administration Area	-	-	-	-	-
-Construction of a New Classroom Addition	-	-	-	-	-
-Renovation of Special Education Classrooms	-	-	-	-	-
-Expansion & Renovation of Biomed, CTE, STEM & Robotics Spaces	-	-	-	-	-
-Renovation of Current Kitchen & Lounge Areas Into Student Support Services	-	-	-	-	-
-Renovation & Consolidation of Athletic Locker Rooms	-	-	-	-	-
-Conversion of Existing Space Into Additional Science Classrooms	-	-	-	-	-
-Creation of a Flexible Multipurpose Online Learning Space	-	-	-	-	-
-Redesign of Complete Site Plan, Parking Lot, & Service Roads	-	-	-	-	-
	\$ 159,619,066	5,816	7,520	6,787	90%

Special Education & Support Sites

Central Park - Converted into SOWASHCO Online, Community Education & SPED Space	\$ -	-	-	-	-
DSC - Construction of New Central DSC Building on New CES Site (50k sqft)	\$ 23,388,750	-	-	-	-
Land Purchased for Future Construction (120-160 Acres)	\$ 14,000,000	-	-	-	-
Next Step/Pathways - Move into Renovated Existing DSC Space	\$ 5,151,575	-	-	-	-
Transportation - Construction of Satellite Site for Bus Parking	\$ 5,000,000	-	-	-	-
	\$ 47,540,325	-	-	-	-

TOTAL: \$462,493,444 20,499 24,278 22,381 92%



South Washington County Schools – ISD #833

Refer to **Appendix D** for additional detailed estimates and SF information for all project components – including construction costs, soft costs, finance costs, and contingency allowance.

PRELIMINARY PROJECT SCHEDULE DATES (see Appendix E):

Review and Comment	April 21, 2022 (submittal)
Bond Referendum	August 9, 2022
Design Phase (Multi-phased	August 2022 to winter 2024 & 2025
Bid & Award	Winter 2023, 2024 & 2025
Construction Phase	Please see Appendix E
Commissioning	Is planned for each project
Occupancy	Phased

OPERATING COST IMPACT:

The proposed projects will result in additional square footage of buildings for the District to operate and maintain.

The natural gas and electricity – to heat, cool, ventilate, power, and light, the additional square footage is estimated at \$.85 per SF annually.

The District anticipates that the additions will require additional teachers, support and custodial staff, and other maintenance supplies and expenses. See the chart below:

		Added Teaching/Support Staff	Added Janitorial & Exterior Maintenance
Number of New Teachers / Support Staff		140	15
Average Staffing Cost Per Year		\$ 100,000	\$ 45,000
(salary and benefits - assumed inflation)			
Total		\$ 14,000,000	\$ 675,000

School Year Start		\$ Prorated on Growth	\$ Prorated on Growth
2024		\$ 1,400,000.0	\$ 67,500.0
2025		\$ 1,400,000.0	\$ 67,500.0
2026		\$ 3,500,000.0	\$ 168,750.0
2027		\$ 3,500,000.0	\$ 168,750.0
2028		\$ 2,100,000.0	\$ 101,250.0
2029		\$ 700,000.0	\$ 33,750.0
2030		\$ 420,000.0	\$ 20,250.0

South Washington County Schools – ISD #833

2031	\$	420,000.0	\$	20,250.0
2032	\$	280,000.0	\$	13,500.0
2033	\$	280,000.0	\$	13,500.0
Total Teacher / Staff Salary	\$	14,000,000.0	\$	675,000.0

Energy Usage & Operations			
New Square Footage		268,193	
Average Energy Costs		0.85	
Annual Energy Cost Increase	\$	227,964	

Maintenance Supplies			
New Square Footage		268,193	
Average Energy Costs		0.25	
Average Maintenance Supply Increase	\$	67,048	

5. FINANCING / TAX IMPACT

A specification of the source of project financing, including:

- a. applicable statutory citations,**
- b. the scheduled date for a bond issue or school board action,**
- c. a schedule of payments, including debt service equalization aid, and**
- d. the effect of a bond issue on local property taxes by property class and valuation.**

South Washington County Schools ISD #833 proposes to obtain financing from the sale of General Obligation bonds. The School District would seek voter approval of a **single ballot question** on Tuesday, August 9, 2022, pursuant to Minnesota Statutes Chapter 475, which, if approved, would result in a bond issue totaling **\$462,660,000**. Underwriter's discount and cost of issuance are estimated at \$3,602,928. The difference between the amount requested to be authorized by the voters, plus the estimated interest earnings in the construction fund of \$3,442,928 and less estimated costs of issuing this debt equals \$462,500,000, the amount the District expects to need for construction projects.

Ehlers has prepared the following schedules, which have been included in **Appendix C** of this document:

- 1) Estimated sources and uses of funds for the proposed bond issue
- 2) Estimated debt payment structure for the anticipated bond issue and estimated annual debt service property tax levies after accounting for the 105% levy requirement and (the District does not qualify for debt service equalization aid)
- 3) An analysis of the estimated tax impact on various values of residential, commercial, and apartments/residential non-homestead properties for the proposed bond issue

South Washington County Schools – ISD #833

6. DOCUMENTATION OBLIGATING DISTRICT COMPLIANCE

PROVIDE EVIDENCE OF UNDERSTANDING AND INTENT FOR COMPLIANCE WITH MINNESOTA STATUTES, STATE CODE REQUIREMENTS, AND DESIGN STANDARDS FOR THE ANTICIPATED PROJECT WORK.

ISD #833 understands its obligation under Minnesota statutes governing municipal and public sector work, including the requirement to comply with applicable codes. It will ensure that its project architect, engineers, and contractors understand this obligation as well.

- i) **Governing municipal contracts** – ISD #833 and its architect recognize and will be bound by all applicable provisions set forth in Minnesota Statute 471.345 governing public and municipal contracts issued for this project.
- ii) **Sustainable design** – ISD #833 will consider and include elements of sustainable design for this project, including but not limited to *Conserving Energy & Natural Resources* through systems design and material selections; *Minimization and Management of Construction Waste*; and *Optimizing Maintenance & Operating Costs* through careful selection of operating systems, infrastructure components, and exterior and interior finish materials.
- iii) **Facility Commissioning related to HVAC and ASHRAE standards** – the architects and engineers for the projects will design ventilation systems that meet or exceed current building codes, as well as ASHRAE standards for indoor air quality and air infiltration. Furthermore, the District ensures that its systems will be commissioned as required under M.S. 123B.72 governing School Facility Commissioning. The architects certify that the systems designed will meet or exceed current code standards, including the ASHRAE air filtration standard 52.1.
- iv) **American National Standards Institute Acoustical Performance Criteria** – the architects for the projects, will consider the American National Standards Institute's S12.60 Classroom Acoustics Standards in the design of the project for addressing background noise levels and reverberation times. Meeting these acoustical standards will include consideration of enclosures, partition walls, doors, window systems, as well as the design and installation of mechanical and electrical systems, so that recommended ambient noise levels are not exceeded throughout the various frequency ranges. Interior acoustical treatments will also be used in a manner that addresses low sound reverberation levels, but increases speech clarity.
- v) **State Fire Code** – ISD #833 and its architect recognize and are bound by all applicable code provisions set forth in the International Fire Code as adopted by the International Code Council, including those provisions found in Minnesota Rules Chapter 7511.
- vi) **Chapter 326B building codes** – ISD #833 and its architect recognize and will comply with all applicable provisions set forth in Minnesota Statute 326B Construction Codes and Licensing governing the design and construction of this project.
- vii) **Consultation with appropriate governing agencies related to project impact on utilities, roads, etc.** – ISD #833 and design teams will be in consultation with government units about the impact in regards to utilities, roads, sewer and water, sidewalks, improved trails, school bus and automobile traffic access, and safe access for pedestrians and cyclists. The other facilities that are part of the project scope all sit on existing sites. Furthermore, any necessary planning and approvals will be coordinated with the local municipalities, counties, and the appropriate state agencies.

South Washington County Schools – ISD #833

The School District, ISD #833, will maintain record documentation showing compliance with the above items upon and subsequent to project completion.

Superintendent Signature: _____ Date _____

Board Chair Signature: _____ Date _____

Construction Manager Signature: _____ Date _____

APPENDIX A:

School District Boundary Map

APPENDIX B:

***School District Enrollment History & Projections
Grades Pre-K through 12***

APPENDIX C:

Financial Analysis & Tax Impact Information

APPENDIX D:

Project Cost Summary

APPENDIX E:

Project Schedule and Phasing

APPENDIX F:

Election Resolution & Ballot Question

APPENDIX G:

Supplemental Information

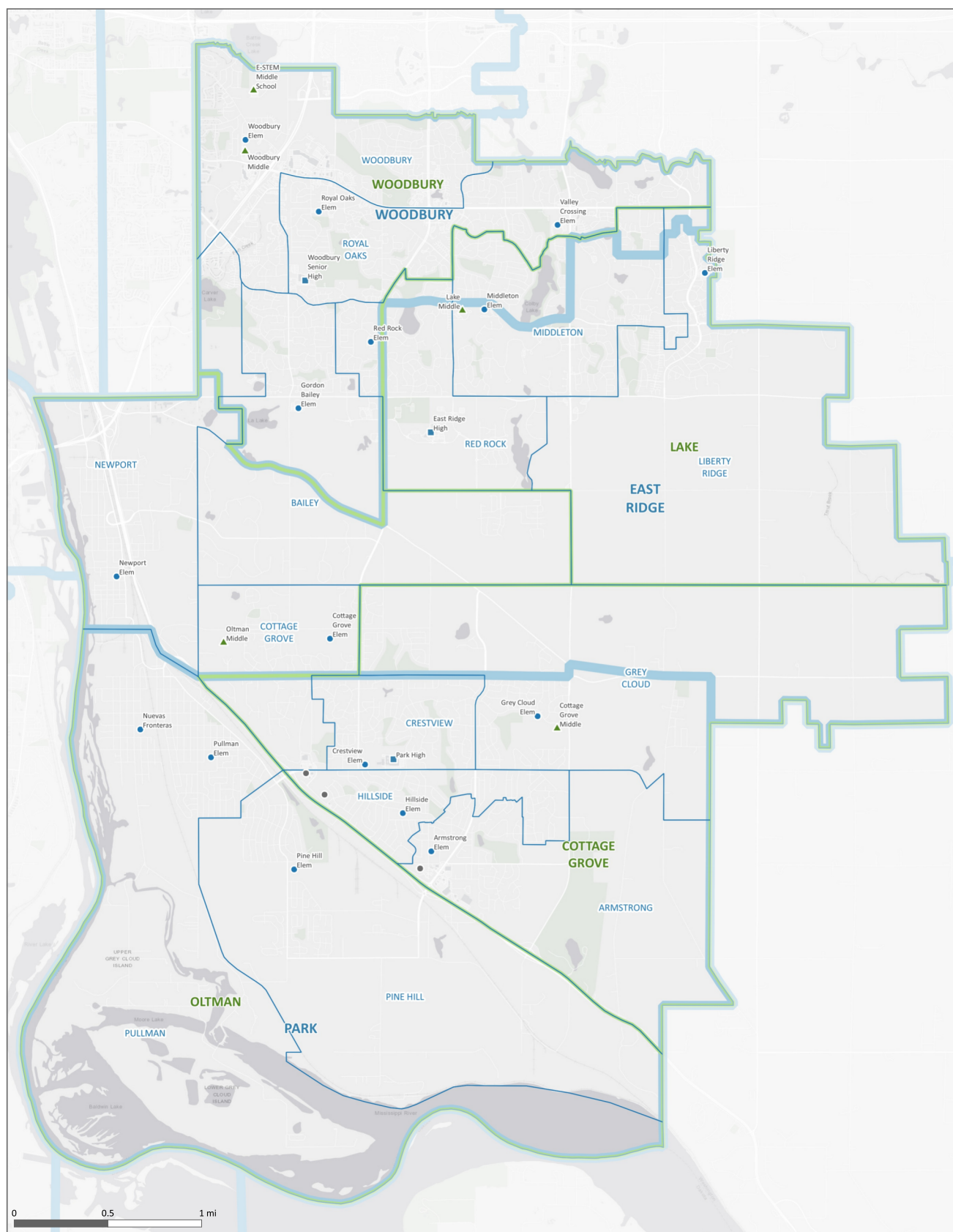
- i. ***One page informational flyer***
- ii. ***Community Presentation & Board Report (PPT)***
- iii. ***Concept floor plans & Program Areas***



APPENDICES



APPENDIX A: SCHOOL DISTRICT BOUNDARY MAP



Created using QGIS Geographic Information System by the Open Source Geospatial Foundation Project. Basemap Credits: Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community.

Map Information

Public Schools

- Elementary
- ▲ Middle and Junior High Schools
- Secondary
- Other
- Elementary School Attendance Area
- Middle School Attendance Area
- High School Attendance Area

This map is intended to display a single public school district and the pertinent attendance area boundaries and public school locations. Attendance areas are only labeled if more than one exist for the district. School locations are labeled if they are classified as elementary, middle, or high schools.

The school district boundary appearing on the map does not necessarily represent the legal boundary of the district. It is a generalization of the boundary maintained by the Department of Education, based on land parcel information from Minnesota counties. Please contact your county auditor or assessor to obtain an accurate legal description of the boundary.

Liability Statement:

The Minnesota Department of Education (MDE) does not warranty the results you may obtain by using this map. It is provided without express or implied warranties, including warranties of merchantability and fitness. In no event will MDE be liable for any consequential, incidental, or special damages, including any lost profits or lost savings, even if an MDE representative has been advised of the possibility of such damages or any other claim by any third party.

For assistance with this map, contact:

Mike Dolbow :
mike.dolbow@state.mn.us
Jake Stark : jake.stark@state.mn.us

MN Department of Education
1500 Highway 36 West

Last updated: 2020.04.13

South Washington County School Dist

Appendix A

All public school locations within the district are listed in the table below. Facilities located outside the district, if they exist, are not shown.

Name	Address	City	Zip	Grade
East Ridge High	4200 Pioneer Dr	Woodbury	55129	9-12
So. Washington ALC	8400 E Point Douglas Rd S	Cottage Grove	55016	8-12
Transitions	7155 80th St S	Cottage Grove	55016	12
Place	7362 E Point Douglas Rd S	Cottage Grove	55016	6-12
Woodbury Elem	1251 School Dr	Woodbury	55125	KG-5
Crestview Elem	7830 80th St S	Cottage Grove	55016	KG-5
Royal Oaks Elem	7335 Steepleview Rd	Woodbury	55125	KG-5
Valley Crossing Elem	9900 Park Crossing	Woodbury	55125	KG-6
Newport Elem	851 6th Ave	Newport	55055	PK-5
Cottage Grove Elem	7447 65th St S	Cottage Grove	55016	KG-5
Cottage Grove Middle	9775 Indian Blvd S	Cottage Grove	55016	6-8
School District Office	7362 E Point Douglas Rd S	Cottage Grove	55016	
Nuevas Fronteras	1020 Third Street	Saint Paul Park	55071	KG-5
Pullman Elem	1260 Selby Ave	Saint Paul Park	55071	KG-5
Armstrong Elem	8855 Inwood Ave S	Cottage Grove	55016	EC-5
Cottage Grove ECP	8400 E Point Douglas Rd S	Cottage Grove	55016	EC
Woodbury Senior High	2665 Woodlane Dr	Woodbury	55125	9-12
Lake Middle	3133 Pioneer Dr	Woodbury	55125	6-8
E-STEM Middle School	600 Weir Dr	Woodbury	55125	6-8
Oltman Middle	6625 Goodview Avenue	Cottage Grove	55016	6-8
Red Rock Elem	3311 Commonwealth Ave	Woodbury	55125	KG-5
Grey Cloud Elem	9525 Indian Blvd S	Cottage Grove	55016	KG-5
So. Wash Spec Educ ESY	8400 E Pt Douglas Rd S	Cottage Grove	55016	EC+KG-12
Park High	8040 80th St S	Cottage Grove	55016	9-12
Access	8400 E Point Douglas Rd	Cottage Grove	55016	10-12
Pine Hill Elem	9015 Hadley Ave S	Cottage Grove	55016	KG-5
Liberty Ridge Elem	11395 Eagle View Blvd	Woodbury	55129	KG-5
Woodbury Middle	1425 School Dr	Woodbury	55125	6-8
Gordon Bailey Elem	4125 Woodlane Dr	Woodbury	55125	KG-5
Hillside Elem	8177 Hillside Tr S	Cottage Grove	55016	EC-5



**APPENDIX B:
SCHOOL DISTRICT
ENROLLMENT HISTORY
& PROJECTIONS
GRADES PRE-K
THROUGH 12**

Appendix B

SoWashCo 10-Year Active and Anticipated Development (Snapshot November 2021)

<u>Cottage Grove CURRENT</u>	<u>Detached Total</u>	<u>Detached Remaining</u>	<u>Attached Total</u>	<u>Attached Remaining</u>	<u>Housing Type(s)</u>	<u>ES</u>	<u>MS</u>	<u>HS</u>	<u>ES</u>	<u>MS</u>	<u>HS</u>
Calarosa 5th	35	35	54	54	SFD / SFA	GCES	CGMS	ERHS	24	8	9
Calarosa 6th	86	86	0	0	SFD	GCES	CGMS	ERHS	48	17	14
Cardinal Reserve	55	55	0	0	SFD	GCES	CGMS	ERHS	31	11	9
East Brooke 2nd/3rd	71	52	0	0	SFD	CGES	OMS	ERHS	29	10	9
Glacial Valley Estates (Entire)	0	0	100	100	MFA	GCES	CGMS	ERHS	5	3	2
Grove 80 Apartments	0	0	120	120	APT	CES	CGMS	PHS	16	8	10
Hawthorne Pines 1st/2nd	247	247	0	0	SFD	CGES	OMS	ERHS	138	49	41
High Pointe	0	0	82	82	SFA	CGES	OMS	ERHS	6	2	5
Hinton Woods	61	61	55	55	SFD / SFA	CGES	OMS	ERHS	38	14	13
Langdon Hills	51	35	0	0	SFD	CGES	OMS	ERHS	19	7	6
McHattie Farm South	81	81	0	0	SFD	GCES	CGMS	ERHS	45	16	13
Northwick Park	94	76	0	0	SFD	GCES	CGMS	ERHS	42	15	13
Oppidan Apartments	0	0	171	171	APT	CGES	OMS	PHS	23	11	14
Parkview Point	60	31	0	0	SFD	GCES	CGMS	ERHS	17	6	5
Pillai	0	0	31	31	APT	CGES	OMS	PHS	4	2	3
Ravine Meadows	26	26	0	0	SFD	GCES	CGMS	ERHS	14	5	4
Rolling Meadows	41	41	0	0	SFD	GCES	CGMS	ERHS	23	8	7
Settlers Bluff (Entire)	155	155	0	0	SFD	PES	OMS	PHS	86	31	26
Summers Landing 4th	122	87	0	0	SFD	PHES	OMS	PHS	48	17	14
Summers Landing 5th	79	79	0	0	SFD	PHES	OMS	PHS	44	16	13
Wolterstorff	81	81	73	73	SFD / SFA	GCES	CGMS	ERHS	51	18	18
Woodward Ponds	0	0	164	164	SFA	GCES	CGMS	ERHS	12	5	9
Zywiec Parcel	139	139	0	0	SFD	PHES	OMS	PHS	77	27	23
	1,484	1,367	850	850					841	305	280
<u>Cottage Grove NEAR FUTURE</u>											
Cedarhurst	0	0	270	270	APT (Final TBD)	GCES	CGMS	ERHS	36	18	22
Private Owner 35 NE of 70th & Keats	0	0	834	834	APT (Final TBD)	GCES	CGMS	PHS	111	56	68
Private Owner NE of 90th St	126	126	0	0	SFD	AES	CGMS	PHS	70	25	21
North of Parkview Pointe	102	102	0	0	SFD	GCES	CGMS	ERHS	57	20	17
East of Calarosa	268	268	0	0	SFD	GCES	CGMS	ERHS	149	53	44
East Point Douglas & 92nd St	0	0	50	50	APT (Final TBD)	AES	CGMS	PHS	7	3	4
East Point Douglas Near Legends	0	0	45	45	APT (Final TBD)	CGES	OMS	PHS	6	3	4
65th St Parcel Assemblage	61	61	0	0	SFD	CGES	OMS	ERHS	34	12	10
105th St Parcel(s)	262	262	0	0	SFD	PHES	OMS	PHS	146	52	43
Mississippi Dune Golf Course E-RR	60	60	60	60	SFD / APT	PHES	OMS	PHS	41	16	15
Mississippi Dune Golf Course W-RR	80	80	80	80	SFD / APT	PES	OMS	PHS	55	21	20
	959	959	1,339	1,339					712	279	269
<u>Woodbury CURRENT</u>											
Arbor Ridge 1	75	42	0	0	SFD	BES	WMS	WHS	23	8	7
Arbor Ridge 2	101	93	0	0	SFD	BES	WMS	WHS	52	18	15
Aster Landing	25	25	0	0	SFD	LRES	LMS	ERHS	14	5	4
Briarcroft 1	35	21	0	0	SFD	LRES	LMS	ERHS	12	4	3
Briarcroft 2	40	40	0	0	SFD	LRES	LMS	ERHS	22	8	7
Bridlewood Farms	218	61	0	0	SFD	RRES	LMS	ERHS	34	12	10
Canvas at Woodbury	62	62	0	0	SFD	LRES	LMS	ERHS	35	12	10
Glen View Farm 2nd	87	19	0	0	SFD	LRES	LMS	ERHS	11	4	3
Air Lake North	181	181	104	104	SFD / SFA	LRES	LMS	ERHS	109	39	36
Air Lake South	90	90	50	50	SFD / SFA	LRES	LMS	ERHS	54	19	18
Briarcroft South	207	207	0	0	SFD	LRES	LMS	ERHS	115	41	34
Hartung Farm (E of 19, S of Dale)	26	26	0	0	SFD	LRES	LMS	ERHS	14	5	4
Highcroft	159	2	0	0	SFD	LRES	LMS	ERHS	1	0	0
Oak Hill	79	40	0	0	SFD	BES	WMS	WHS	22	8	7
Summerlin	227	34	0	0	SFD	BES	OMS	ERHS	19	7	6
	1,612	943	154	154					537	190	165
<u>Woodbury NEAR FUTURE</u>											
Copper Hills (S of Dale)	112	112	70	70	SFD / SFA	BES	OMS	ERHS	68	24	23
Hatherly 23 (S of Dale)	35	35	35	35	SFD / SFA	BES	OMS	ERHS	22	8	8
McHattie 65 (S of Dale)	100	100	95	95	SFD / SFA	BES	OMS	ERHS	63	22	22
Pioneer Drive Multi-Family (S of Dale)	0	0	110	110	APT	BES	OMS	ERHS	15	7	9
Siekmeyer 105 (S of Dale)	250	250	85	85	SFD / SFA	BES	OMS	ERHS	146	52	46
Private Owner 80 (S of Dale)	144	144	128	128	SFD / SFA	BES	OMS	ERHS	90	32	31
Exception Parcels (S of Dale)	30	30	30	30	SFD / SFA	BES	OMS	ERHS	19	7	7
Woodbury Family Housing	0	0	235	235	APT	BES	WMS	WHS	31	16	19
	671	671	788	788					453	168	165
<u>Newport & St Paul Park</u>											
Bailey Meadows	189	12	0	0	SFD	NES	OMS	ERHS	7	2	2
Forest Edge	27	27	0	0	SFD	PES	OMS	PHS	15	5	4
	216	39	0	0					22	8	6
Grand Totals:											
	4,942	3,979	3,131	3,131	-	-	-	-	2,566	950	885

Data contained in this spreadsheet is a snapshot of November 2021. This data is dynamic and new development is likely to be added in the next ten years.

Additionally, potential housing permits listed above are continuously changing. All student generation is estimated based on the accompanying student yield factors and remaining balance of anticipated units to be constructed.

Single Family Detached (SFD) Student Yield Factors			
0.557	Gr. K-5	3,979	Total SFD
0.197	Gr. 6-8	2,216	Total K-5
0.166	Gr. 9-12	784	Total 6-8
0.92	Gr. K-12	661	Total 9-12
0.92	Gr. K-12	3,661	Total K-12

Single Family Attached (SFA) Student Yield Factors			
0.076	Gr. K-5	1,025	Total SFA
0.028	Gr. 6-8	78	Total K-5
0.057	Gr. 9-12	29	Total 6-8
0.161	Gr. K-12	58	Total 9-12
0.161	Gr. K-12	165	Total K-12

Apartments (APT) Student Yield Factors			
0.133	Gr. K-5	2,006	Total APT
0.067	Gr. 6-8	267	Total K-5
0.082	Gr. 9-12	134	Total 6-8
0.282	Gr. K-12	164	Total 9-12
0.282	Gr. K-12	566	Total K-12

Multi-Family Attached (MFA) Student Yield Factors			
0.046	Gr. K-5	100	Total MFA
0.026	Gr. 6-8	5	Total K-5
0.02	Gr. 9-12	3	Total 6-8
0.282	Gr. K-12	2	Total 9-12
0.282	Gr. K-12	9	Total K-12

Housing Grand Total:
7,110

K-12 Grand Total:
4,401

EXECUTIVE SUMMARY

Davis Demographics. is assisting the South Washington County Schools to plan for future student population changes. By factoring current and historical student data with the latest demographic data and planned residential development information, Davis calculated a ten-year student population projection. This projection is based on the residence of students, not school enrollment, and is designed to alert the district as to when and where student population shifts will occur. Research and data are based on geographic reference, figures reflect the calculation of study areas that make up areas within the SWCS. This allows Davis to present existing attendance area and rezoned area information without disconnect from historical data.

Key Items in the districtwide Analysis Section of the Report:

- South Washington County Schools projected resident students are expected to increase annually for the next ten years.
 - K-12 district-wide student population is projected to increase by >20% over the ten- year projection period resulting in a potential net growth of >4,000 students.
- There are >40 different residential development projects actively under construction or currently planned within South Washington CS boundary that will be the driving force for SWCS growth. There could be an additional nearly 4,000 single family and more than 3,000 multifamily units constructed in the next decade.
 - Over half of the development in the district falls within the Bailey ES and Grey Cloud ES zones at 23% and 32% respectively. The Cottage Grove ES, Liberty Ridge ES, and Pine Hill ES zones house a significant portion of the development with a combined 35%.
 - 38% of the residential development falls within the Cottage Grove MS (~2/3 of which is multifamily), 12% within Lake MS, 44% within Oltman MS and Woodbury Middle with by far the smallest residential development at 6% within in its attendance zone.
 - The majority (60%) of residential development falls within the East Ridge HS zone, with 34% within Park HS and 6% within Woodbury HS attendance boundaries.
- Over 4,000 new students could be expected from the active and planned residential developments, however some growth is offset by attrition occurring in several existing neighborhoods.
- SWCS has higher than average mobility rates indicative of strong retention of existing students and collection of newer students from existing homes.

SECTION ONE – METHODOLOGY

Sources of Data

Geographic Map Data

Five geographic data layers were modified or created for use in the ten-year student population projections:

1. Street Centerline Database
2. Study Areas
3. Schools
4. Students – Historical and Current
5. Planned Residential Development

1) Street Centerline Data

The main function of the street centerline data file is in the geocoding process of the student data. The geocoding process places a point on the map for every student in the exact location that student resides. Each student is geocoded to the streets by their given residence address. This enables Davis to analyze student data in a geographic manner. Another vital utilization of the digital street database is in the construction of study areas. Freeways, major streets, and neighborhood streets are generally used as boundaries for the study areas.

2) Study Areas

Study areas are small geographic areas, like neighborhoods or portions of neighborhoods, and are the building blocks of school district attendance areas. Study areas are geographically defined following logical boundaries of the neighborhood such as freeways, streets, railroad tracks, or green space. Each study area is then coded with the corresponding elementary, middle and high school that the students in the area are assigned to attend. By gathering information about the district at the study area level, Davis and the district can closely monitor growth and demographic trends in particular regions and identify potential need for boundary or facility adjustments. Currently, 637 study areas make up the South Washington CS boundary.

3) Schools

School facility information including school name, address, unique identifying code, grade ranges, and permanent capacity were provided to Davis by district staff.

4) Student Data

- A. **Historic Student Data** - Historic population data is used to compare past student population trends as well as the effects of mobility (student movement in or out of existing housing) throughout the district. The data from previous years served as the basis for calculating student Mobility Factors.
- B. **Current Student Data** - A student data file representing student membership as of October 2018 was provided to Davis by district staff. This data was summarized by grade level and each student was located by residential address to identify current study area populations. This data is used as a base for student population projections. The projections run each of the next ten years from SY2019/20 through SY2028/29. These projections were updated with current data in November of 2021 to extend forecasts through SY2031/32.

- C. **Student Accounting** - The Student Accounting Summary (Table 2) indicates the total student enrollment as of Fall 2018 and the number of students used in the ten-year student population projections. The projection model is based upon student residence and typically excludes students residing outside of the district's boundaries.

Table 2: Student Accounting Summary

School Year 2018-19 Actual Enrollment (Representing Fall 2018)

Total Students Provided by District File (January 25, 2019)	19,664
Out of District Students	-563
Unmatched	-12
Pre-Kindergarten	-994
Early Education	-268
RESIDENT K-12 STUDENTS USED IN THE PROJECTIONS	17,803

- D. **Current Student Composition** – The SWCS Fall 2018 student data file consisted of 19,664 records with fields including Grade and School. Student data was limited to addresses, grade and school. Fields SDC, ELL, FRAM, Disability, Language, Service Level, Ethnicity, Transfer Code, and AP were left blank by district student information system managers.

5) **Planned Residential Development**

This data was obtained through discussions with district staff, city and county agencies, and major developers within the district boundaries. Davis visited residential development sites to verify construction status, update phasing, and review information with SWCS. This data includes development name, location, housing type, total number of units of development, remaining number of units in development and project phasing (projected move in dates). The phasing for planned housing development is factored into the ten-year projections (see SECTION TWO for a detailed listing of the planned residential development). In the student population projection, Davis includes all approved developments and those developments under review in addition to any planned or proposed development that possibly will occur within the projection timeframe.

The planned residential development information and phasing estimates are a snapshot of the district at the time of this study. Because this information is subject to changes in the marketplace, this data should be reevaluated annually. Davis Demographics and South Washington CS are monitoring projects closely. Davis has created an online application for the district to use in the verification process throughout the year. This application [ArcGIS & SchoolSite] were updated with current residential development from city officials in November 2021 for the current presented projections.

Data Used for Variables

Three sets of data were compiled and reviewed for use in the ten-year student population projections by residence:

1. Births by Zip Code
2. Mobility Factors
3. Student Yield Factors

1) Live Births Data

Live births data by city (roughly correlated to cities within South Washington County Schools boundaries) was obtained from the Minnesota Department of Health for the years 1999-2017. Past changes in historical birth rates are used to estimate future incoming kindergarten student population from existing housing. Birth rates were further analyzed at regional levels within the district and then applied to the planning areas.

2) Mobility Factors

Mobility refers to the increase or decrease in the movement of students within and out of the district boundary. Mobility, which is essentially a modified cohort, is applied as a percentage of increase/decrease among each grade for every year of the projections.

3) Student Yield Factors (SYFs)

Student Yield Factors (sometimes referred to as "Student Generation Rates") were calculated from a housing count of existing residential units throughout the district. This survey includes four main housing types: single-family detached Single-Family Detached (SFD), Single-Family Attached (SFA), Multi-Family Attached (MFA), and Apartments (APT). This can be revisited for more housing types in the future if these projects are filed and approved.

The student yield factors, combined with planned residential development units, are used to determine the number of students potentially generated from new residential housing development projects. Student Yield Factor calculations will be discussed again in the Ten-Year Projection Methodology section.

Projection Variables

Each year of the projections, 12th grade students graduate and continuing students progress through to the next grade level. This normal progression of students is modified by the following factors:

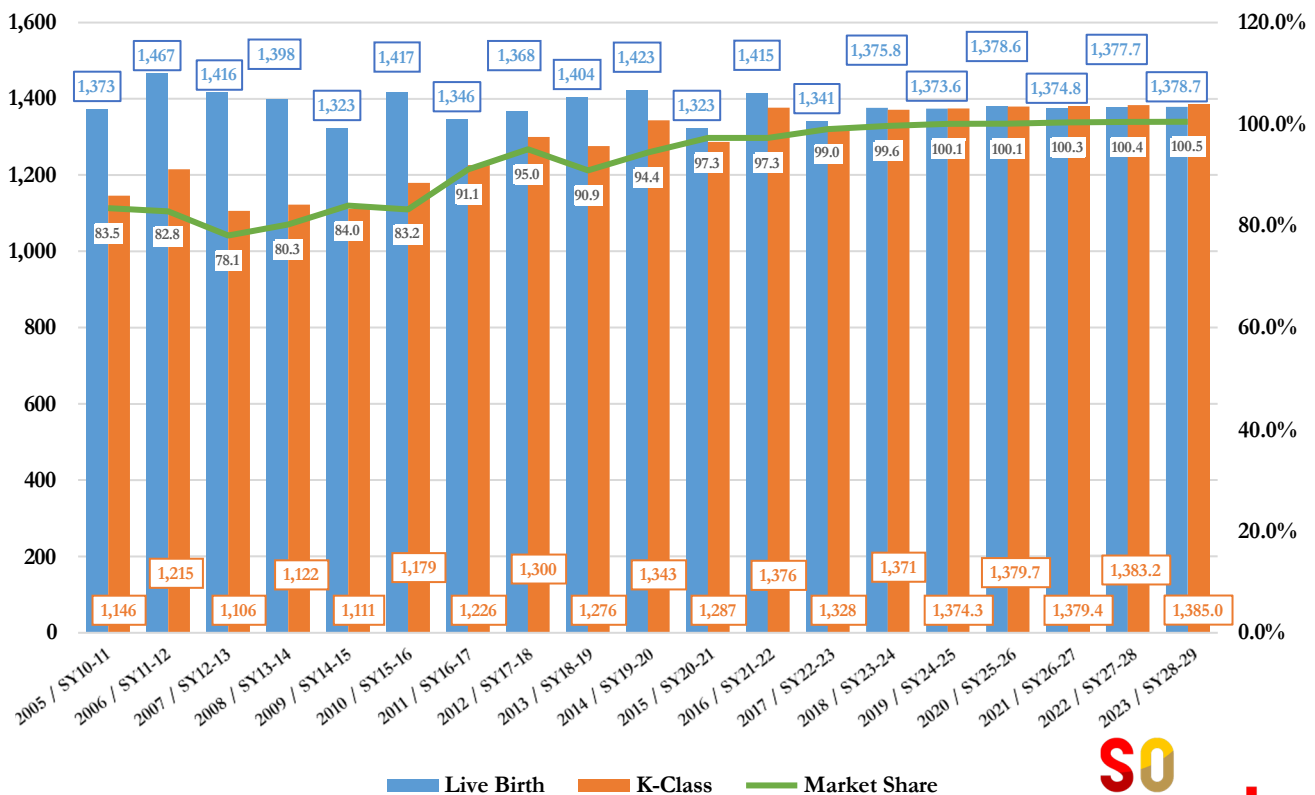
Incoming Kindergarten

Live birth data is reported to the Minnesota Department of Health by city of the mother. Davis uses the birth data by city roughly correlating to the district boundary and applies the data accordingly. For estimating incoming Kindergarteners, Davis used reported statistics for each recorded municipality in the district.

The assumption underlying the use of birth statistics from year to year is that increases or decreases in the number of births in the area will translate to increases or decreases in future kindergarten enrollment. Incoming kindergarten classes, for existing homes, are estimated by comparing changes in past births in the area. Davis assumes the current kindergarten class was born five years prior in 2013. Future incoming kindergarten classes are estimated by comparing the number births in 2013 to the number of births in 2014 through 2017. Davis compared the total births in 2013 to the total births in 2014, to determine a factor for next year's kindergarten class (SY2019/20). The 2013 births were compared to 2015 (SY2020/21 K class), 2013 to 2016 (SY2021/22 K class), and 2013 to 2017 (SY 2022/23 K class).

Chart 1, below, shows the correlation of the number of children being born in the district to the actual number of students in the district's Kindergarten counts five years later.

Chart 1: Historic Births to SWCS Kindergarten Students



SoWashCo Demographic Study SY18/19 to SY31/32

Davis used reported statistics for each recorded municipality in the district and listed the live birth counts from 2005 through 2017. The 2005 to 2012 data is not used in the actual birth rate calculations, but more for historic reference.

1. To calculate the birth rates that would be used to determine the incoming kindergarten class for SY2019/20, Davis compared the 2014 live birth counts (representing the future SY2019/20 K class) and compared them to the 2013 counts.
2. Since the future students representing SY2023/24 through SY2028/29 (2019 to 2023 births) are not yet born, Davis had to take certain steps to determine the birth factors used for SY2023/24 through SY2028/29. Davis used a linear trend model of the previous four years of birth rates to create the last six years birth rates. This was done to avoid over or under projecting the number of new kindergarteners in the final years of the projection and is a very common practice.
3. Births in the South Washington CS have been fluctuating between 1,320 to 1,420 (Table 3). The district appears to register approximately the same number of children who were born five years earlier.

Table 3: Birth Factors (District)

Base Year	1.014	0.942	1.008	0.955	0.980	0.978	0.982	0.979	0.981	0.982
2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028

Student Mobility Factors

Student mobility factors further refine the ten-year student population projections. Mobility refers to the increase or decrease in the movement of students within and out of the district boundary (move-in/move-out of students from existing housing). Mobility Factors consider apartment movement within the district, housing resales, foreclosures, movement out of the district, and high school dropout rates. Mobility, like a cohort, is applied as a percentage of increase/decrease to each grade for every year of the projections.

A net increase or decrease of zero students over time is represented by a factor of **1.00** or a 100% pass through rate. A net student loss is represented by a factor less than **1.00** (such as .97 or a -3% net loss) and a net gain by a factor greater than **1.00** (such as 1.04 or a 4% net increase).

$$\begin{array}{rcl} & 100 & \text{Kindergarten students in SY2018/19} \\ \text{Example: } \underline{\mathbf{X}} & 1.04 & \text{(Armstrong ES 1st grade mobility)} \\ & = & 104 \quad \text{1st grade students in SY 2019} \end{array}$$

The sampling used to calculate student mobility was taken over a four-year period using “address matched” (located by place of residence) student data from SY2015/16 through SY2018/19 for individual grade comparisons. For example, a comparison was made for the SY2015/16 Kindergarten student population to the SY2016/17 1st grade students; the same for SY2015/16 1st graders to SY2016/17 2nd graders, etc. This comparison was also conducted through 12th grade and for the following school years: comparing SY2016/17 students to SY2017/18 students and comparing SY2017/18 student data to SY2018/19 students.

SoWashCo Demographic Study SY18/19 to SY31/32

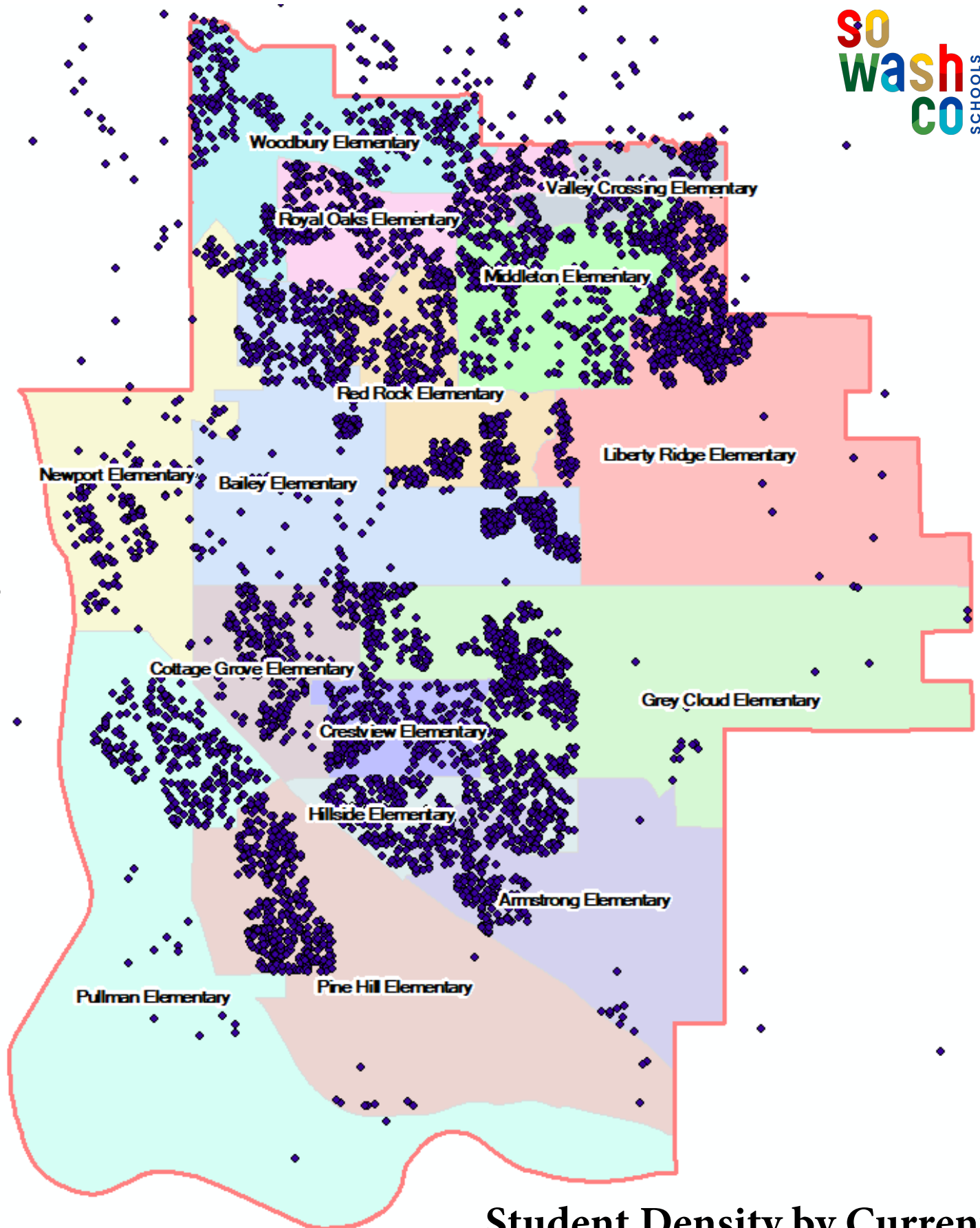
There are a few main reasons for using the last four years of data and not using more or less years for the Mobility Study. If student data going back too far (5+ years) is used, then specific trends that were occurring during that time that are not occurring in now will be factored into the projections and therefore not reflect the most recent patterns. If only the last few years of student data (i.e. SY2017/18 and SY2018/19 only) are used, then isolated anomalies occurring in the district (sharp rise or decline in the student population) would then be overrepresented in the ten-year projections. Davis's experience has shown that using the last four years of data and averaging the three years of change provides a more balanced and accurate mobility trend for ten-year student projections.

Having historical student data categorized by Study Area is extremely helpful in calculating accurate Student Mobility Factors. For this year's report, Davis used current elementary school attendance areas as the basis to calculate Mobility Factors. In other words, 15 sets of Mobility Factors were used to calculate student projections (listed in Table 4), using these, smaller geographic areas help to identify and focus on trends within the district. Focusing Mobility Factors at the Elementary Area instead of the entire district will help to refine those changes by neighborhood and better assist in forecasting projections.

The advantage to running the Mobility Factors at the attendance area level rather than looking only at a districtwide average is that you can focus on specific trends that are occurring in specific neighborhoods, which can lead to more accurate projections. Remember, the Mobility Factors are summaries of school attendance areas and those neighborhoods within the areas. This intensive study will allow the district to review forecasted figures at the smallest level – the study area.

Table 4: Mobility Factors

Elementary Zone	1st Grade	2nd Grade	3rd Grade	4th Grade	5th Grade	6th Grade	7th Grade	8th Grade	9th Grade	10th Grade	11th Grade	12th Grade
Armstrong	1.04	1.07	1.07	1.03	0.97	1.02	1.00	1.07	1.00	0.99	0.94	1.13
Bailey	1.03	1.03	1.05	1.03	1.01	0.99	1.03	0.99	1.03	1.02	1.01	1.01
Cottage Grove	1.05	1.02	0.98	1.02	1.02	0.99	0.99	1.00	1.03	1.00	0.99	1.09
Crestview	1.02	1.06	1.06	1.02	1.00	1.01	1.01	1.09	1.04	1.03	1.01	1.17
Grey Cloud	1.03	1.03	0.98	1.04	1.02	0.96	1.03	1.05	1.00	1.00	0.97	1.06
Hillside	1.05	1.08	1.02	1.01	1.06	1.05	0.99	1.04	0.98	1.03	0.98	1.08
Liberty Ridge	1.01	1.05	1.05	1.03	1.01	0.96	1.02	1.02	1.05	1.00	1.00	1.01
Middleton	1.08	1.06	1.01	1.04	1.04	1.01	1.02	1.00	1.08	1.03	0.99	1.04
Newport	0.99	1.02	1.04	1.02	1.00	1.03	0.97	1.00	1.18	0.97	0.99	1.16
Pine Hill	1.04	1.04	1.04	0.99	1.03	1.02	0.98	1.00	1.04	1.01	0.99	1.12
Pullman	0.98	0.97	1.01	1.00	1.03	1.07	1.00	0.99	1.06	1.03	1.02	1.25
Red Rock	1.00	1.07	1.03	1.03	1.03	1.01	1.02	1.01	1.06	1.04	1.00	1.06
Royal Oaks	1.02	1.04	1.04	1.04	1.05	1.01	1.02	1.03	1.12	1.03	1.01	1.06
Valley Crossing	1.08	1.01	1.05	1.03	1.01	1.02	0.98	0.97	1.05	0.99	1.00	1.00
Woodbury	1.00	1.01	1.05	1.02	1.03	1.13	1.04	1.05	1.07	1.03	1.03	1.10



**Student Density by Current
ES Attendance Boundary**

Student Yield Factors (SYF)

The Student Yield Factors, when applied to planned residential development units, determine how many additional students will be generated from new construction within the district (see SECTION TWO for details on planned residential development).

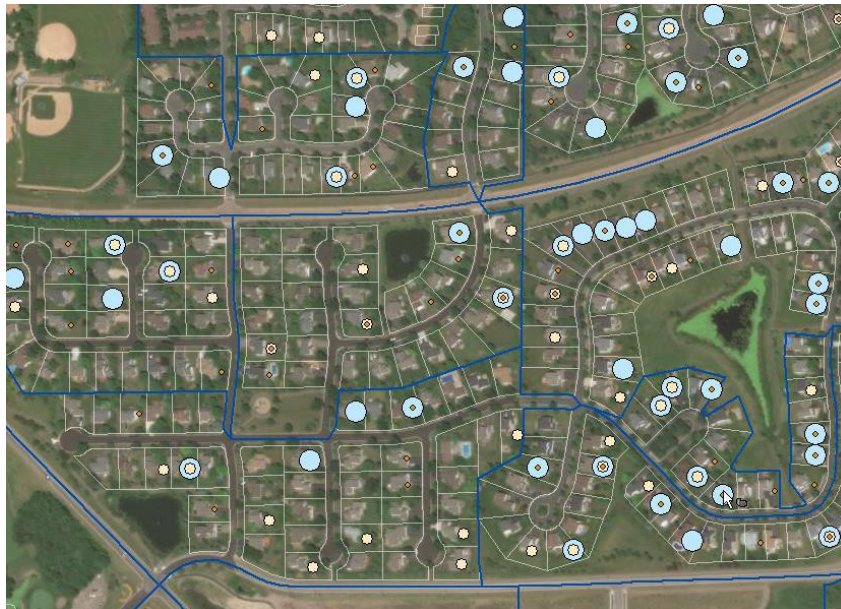
Two sets of data are required to calculate Student Yield Factors: a current student file (provided by the district) and current housing unit data (taken from information provided by the Washington County). The two database sets, students and housing units, are then linked. This allows Davis to associate each student with a specific housing unit. For the district, four general categories of housing units were analyzed; Single-Family Detached (SFD), Single-Family Attached (SFA), Multi-Family Attached (MFA), and Apartments (APT). These housing types make up the current planned housing types within the SWCS.

Before the housing types can be calculated from the current housing stock, the year of construction for each housing type must be determined. In general, new housing attracts families with elementary school aged children. Over the following 12 to 15 years, the children grow older and pass through the grades. A portion of those families, now without school-aged children, will then relocate and the cycle is then repeated throughout the life of the home. Identifying the year of construction and number of current resident students in recently built housing units assists in estimating the number of new students generated from future residential development.

In addition, other elements apart from the year of construction can be assessed. These elements include, but are not limited to, housing type, number of bedrooms, geographic location (study area), value of home, etc. Once all determining elements are decided upon, simple calculations are performed to produce a Student Yield Factor. The total number of units for that housing type then divides the number of current students residing in each housing type.

Student Yield Factors were created in May 2019 based on the most recent information available, one for each type of housing unit (SFD, SFA, MFA, and APT) and are shown in Table 5. All residential units built within the district were extracted from County Assessor's office data. Upon examining the results, Davis determined that the Student Yield Factors for SFD units.

Figure 1: Current Students Compared to Existing Housing



These units are located near the active or planned residential development. Davis also compared current development to current student data to develop adjustments to existing factors.

SoWashCo Demographic Study SY18/19 to SY31/32

Table 5: Student Yield Factors Used in Study

Single Family Detached (SFD) Student Yield Factors			
		3,979	Total SFD
0.557	Gr. K-5	2,216	Total K-5
0.197	Gr. 6-8	784	Total 6-8
0.166	Gr. 9-12	661	Total 9-12
0.92	Gr. K-12	3,661	Total K-12

Apartments (APT) Student Yield Factors			
		2,006	Total APT
0.133	Gr. K-5	267	Total K-5
0.067	Gr. 6-8	134	Total 6-8
0.082	Gr. 9-12	164	Total 9-12
0.282	Gr. K-12	566	Total K-12

Single Family Attached (SFA) Student Yield Factors			
		1,025	Total SFA
0.076	Gr. K-5	78	Total K-5
0.028	Gr. 6-8	29	Total 6-8
0.057	Gr. 9-12	58	Total 9-12
0.161	Gr. K-12	165	Total K-12

Multi-Family Attached (MFA) Student Yield Factors			
		100	Total MFA
0.046	Gr. K-5	5	Total K-5
0.026	Gr. 6-8	3	Total 6-8
0.02	Gr. 9-12	2	Total 9-12
0.092	Gr. K-12	9	Total K-12

These figures are based on fall 2018 geocoded students compared to dwellings built since 2013.

10YR Year Housing Forecast

New Housing Units by ES

AES	176	2%
BES	1,668	23%
CGES	940	13%
CES	120	2%
GCES	2,277	32%
LRES	827	12%
NES	12	0%
PHES	687	10%
PES	342	5%
RRES	61	1%

New Housing Units by MS

CGMS	2,673	38%
LMS	888	12%
OMS	3,139	44%
WMS	410	6%

New Housing Units by HS

ERHS	4,294	60%
PHS	2,406	34%
WHS	410	6%

Housing Forecasts Updated November 2021

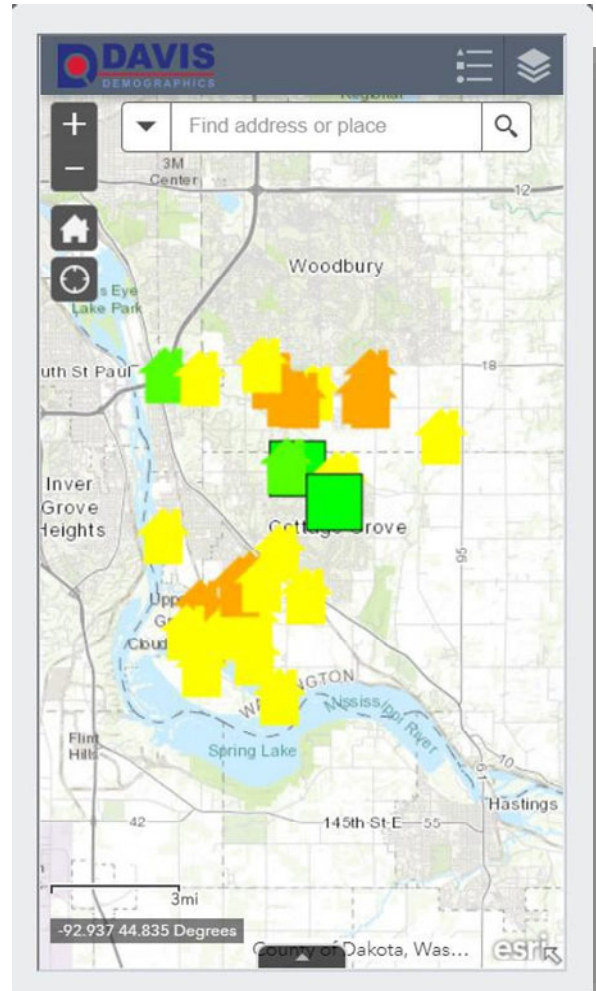


Planned Residential Development

Closely related to the Student Yield Factors are planned residential development units. Planned residential development data is collected to determine the number of new residential units that will be built over the time frame of the student population projections. The units built within the next ten years will have the appropriate SYF applied to them to determine the number of new students the planned residential development may yield.

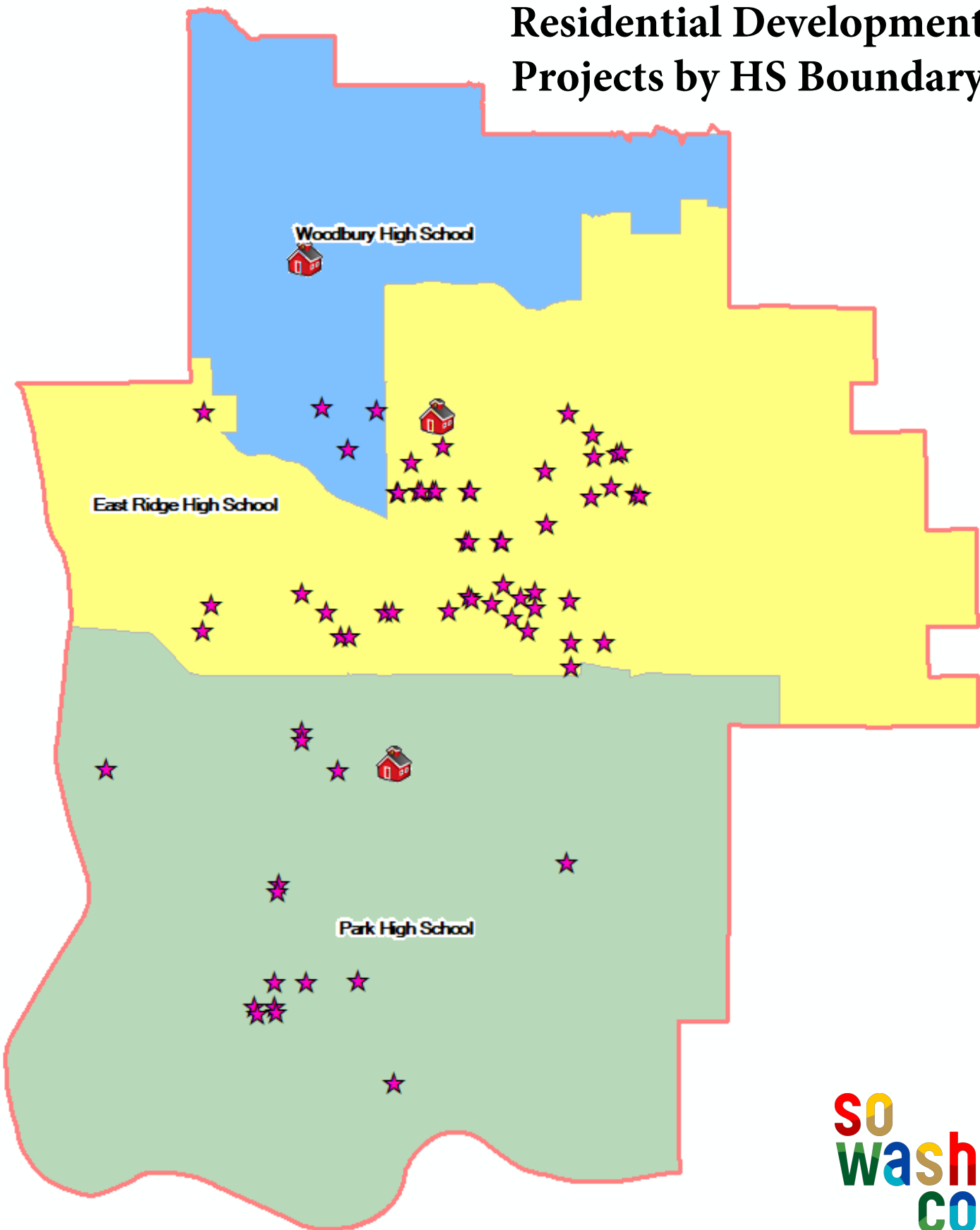
Most development data was acquired from research by Davis and additional information was obtained through discussions and meetings with District staff, and planning departments, active sales offices, and major developers within the district boundaries. Davis staff visited SWCS at several points this late May to verify project status. Online tools were developed by Davis to allow District staff to track existing information while during the research process. Data includes development name, location, housing type, total number of units and projected move in dates (phasing). Phasing for planned housing is factored into the ten-year projections. (See SECTION 2 for a detailed listing of the planned residential development).

In the student population projection by residence Davis, includes all Approved and Tentative tract maps in addition to any planned or proposed development that possibly will occur within the projection timeframe. The planned residential development information and phasing estimates is a snapshot of the district at the time of this study. Davis makes all attempts to have the most recent information used at the time of production. Because this information may change, it should be reevaluated and updated annually.



Future and Current Residential Projects Online Application

Residential Development Projects by HS Boundary



Applying the Variables to Generate the Projections

The following paragraphs summarize how Davis uses the factors to determine the student population projections (see Chart 2 for a flowchart of this process). Remember that these projections are based on the residence of students and not school enrollment. South Washington CS has been divided into 637 study areas. Every study area is coded with the school code of the elementary, middle, and high school's attendance area it falls. The residential projections are calculated at the study area level. This means that Davis conducts 637 individual projections that are based upon the number of students residing in each study area.

The first step in calculating the projections is to tally the number of students that live in each study area by grade level (Kindergarten through 12th grade). The current student base (SY2018/19) is then passed onto the next year's grade (SY2018/19 K become SY2019/20 1st, SY2018/19 1st graders become SY2019/20 2nd graders, and so on). After the natural progression of students through the grades is applied, then Birth Factors are multiplied to the current kindergarten class to generate a base for the following year's kindergarten class.

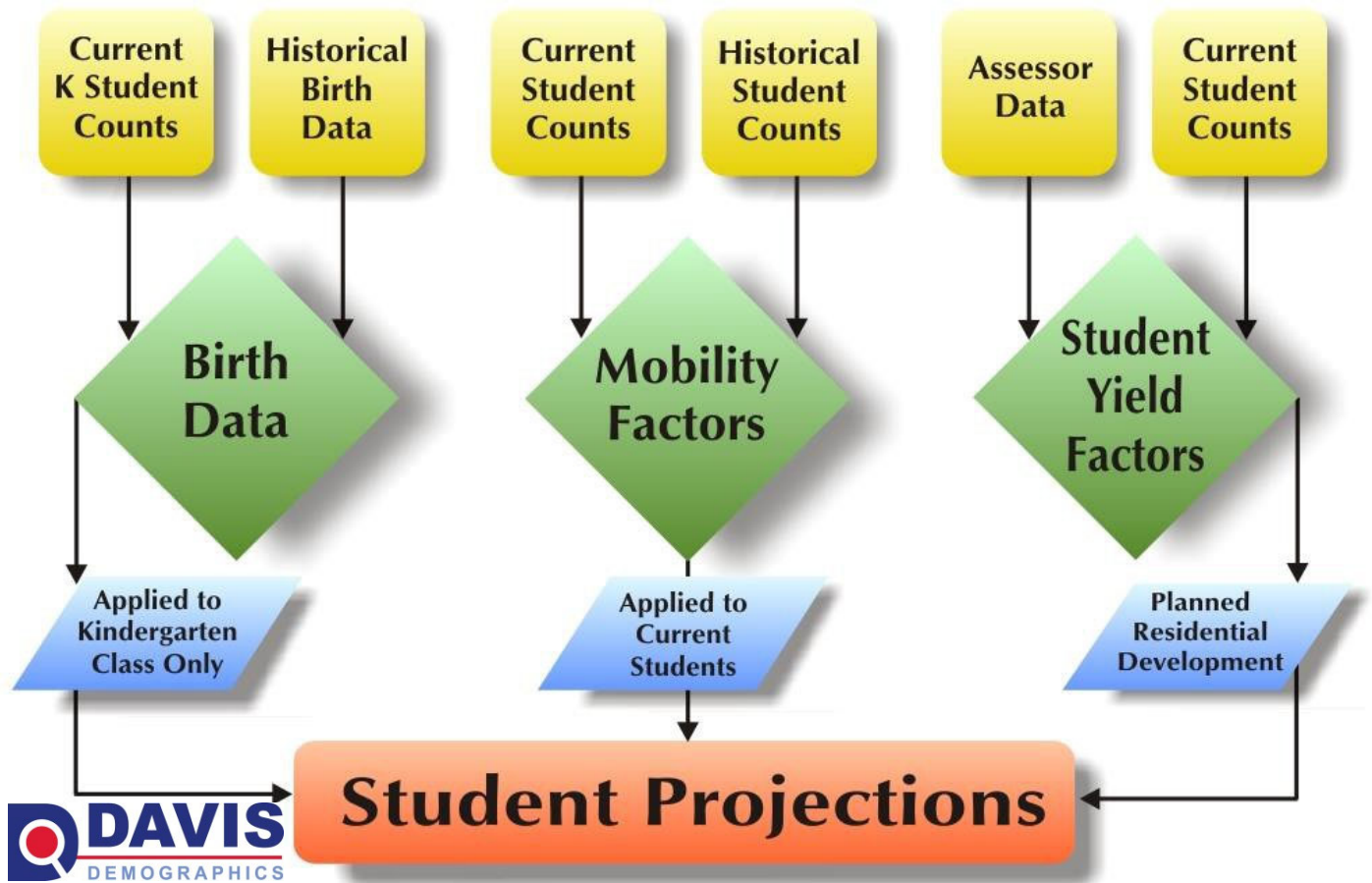
Next, a Mobility Factor is applied to K-12. Again, these factors consider the natural in and out movement of students throughout the district. The mobility factor is calculated by student movement in every grade (K-12). Based on this, a unique mobility factor is applied to each elementary school attendance area determined by the mobility factor study.

The last essential layer applied to the projections is the additional students projected from planned residential development. This is a simple calculation, again conducted at the study area level, where the estimated number of new housing units for a particular year is multiplied by the appropriate Student Yield Factor. For example, if 100 Single-Family Detached (SFD) units are to be built in a specific study area in a given year, 100 units would be multiplied by the appropriate SFD K-5 student yield factor (0.557) and the resulting number (56) would be divided evenly among K-5 grade levels.

To finish generating the projections by residence, the same process is conducted for each of the 637 study areas. Once the projections have been run at the study area level, then it is simple addition to determine projections for each of the district's attendance areas or for a districtwide summary. For example, the residential projections for the Armstrong ES attendance area is simply the summary of all the study areas that make up this specific attendance area. The district Summary for the projections is a total summary of all 637 study areas.

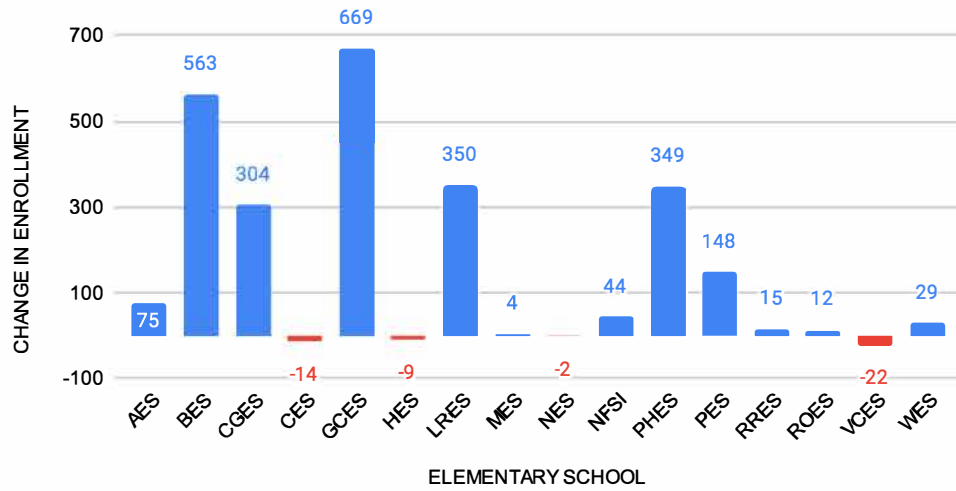
Current and historical students, geographic data, and non-geographic data are used to calculate the factors used in the student population projections by residence. These factors are applied using Davis's SchoolSite software and projections are calculated for each study area for each grade.

Chart 2: Projections by Residence Flowchart

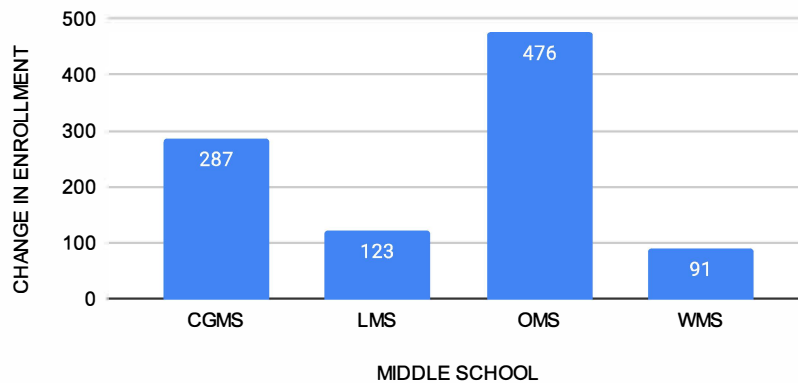


Enrollment Projection Deltas - 2021-2031 School Year

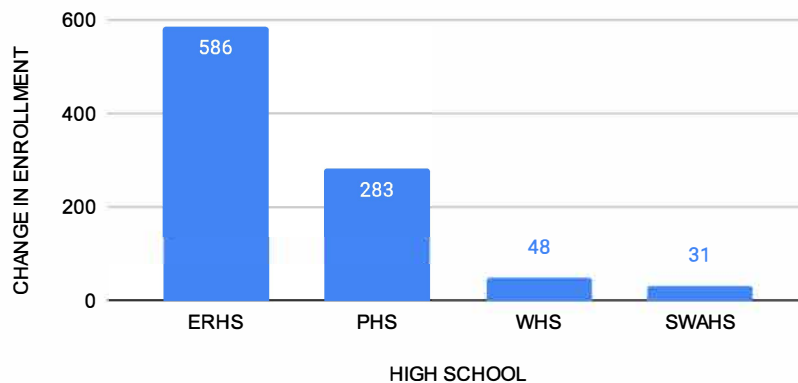
10 YEAR PROJECTED CHANGE IN ENROLLMENT BY ELEMENTARY SCHOOL



10 YEAR PROJECTED CHANGE IN ENROLLMENT BY MIDDLE SCHOOL

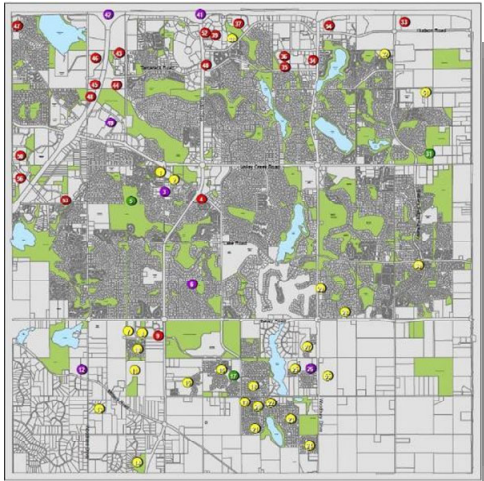


10 YEAR PROJECTED CHANGE IN ENROLLMENT BY HIGH SCHOOL



SECTION TWO – ACTIVE OR PLANNED RESIDENTIAL DEVELOPMENT

In the student population projection by residence, Davis includes all approved and tentative tract maps in addition to any planned or proposed development that may occur within the ten-year projection timeframe. The planned residential development information and phasing estimates represent a snapshot of the district at the time of this study. As development plans are subject to change, all planned residential development data should be updated annually.

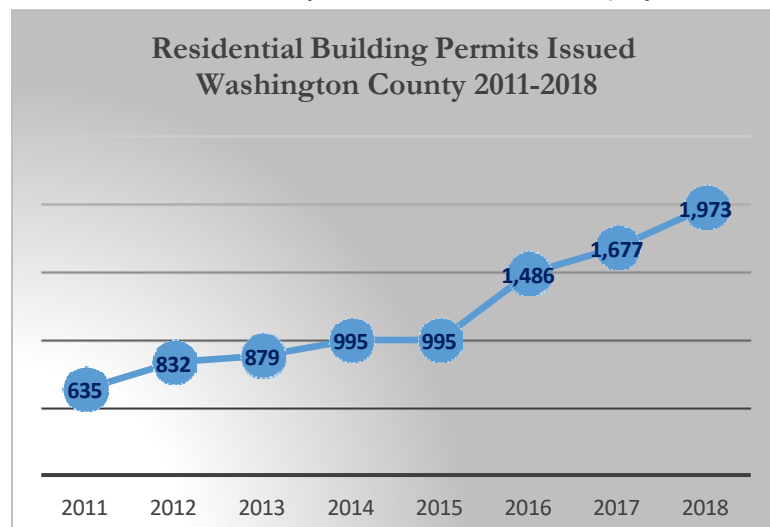


Most of the residential development data used in this report was obtained by Davis, conversations with staff from SWCS, and city planners and managers from the municipalities, as well as direct contact with developers and sales offices with current and future housing projects within the district boundaries. A database and maps of planned residential developments have been created, including, when available, project name, location, housing type, total number of units and estimated move in dates (phasing schedule). Davis has also created an online tool to help District staff to view projects and updates during the research portion of this project. Development research was an ongoing activity over the course of this demographic study.

Projected phasing is based on occupancy of the unit and is used to help time the arrival of students from these new developments. Project details are provided after each map. There are more than 40 different residential development projects actively under construction or currently planned within South Washington CS boundaries.



The occupancy dates for new housing units over the next ten years have been estimated based on either visual site inspection or by projections provided by the developer. On this summary table, Davis has also included an inventory of all known residential projects that are expected to be active over the



next ten years and is sorted by study area number. The Student Yield Factors that Davis had researched and applied towards these future units are shown in Table 5.

Washington County has been experiencing growth in the housing industry for the later part of this decade. Research indicates that this trend will continue while there are areas in the county to build and pressure for housing exists.

SoWashCo 10-Year Active and Anticipated Development (Snapshot November 2021)

Cottage Grove CURRENT	Detached Total	Detached Remaining	Attached Total	Attached Remaining	Housing Type(s)	ES	MS	HS	ES	MS	HS
Calarosa 5th	35	35	54	54	SFD / SFA	GCES	CGMS	ERHS	24	8	9
Calarosa 6th	86	86	0	0	SFD	GCES	CGMS	ERHS	48	17	14
Cardinal Reserve	55	55	0	0	SFD	GCES	CGMS	ERHS	31	11	9
East Brooke 2nd/3rd	71	52	0	0	SFD	CGES	OMS	ERHS	29	10	9
Glacial Valley Estates (Entire)	0	0	100	100	MFA	GCES	CGMS	ERHS	5	3	2
Grove 80 Apartments	0	0	120	120	APT	CES	CGMS	PHS	16	8	10
Hawthorne Pines 1st/2nd	247	247	0	0	SFD	CGES	OMS	ERHS	138	49	41
High Pointe	0	0	82	82	SFA	CGES	OMS	ERHS	6	2	5
Hinton Woods	61	61	55	55	SFD / SFA	CGES	OMS	ERHS	38	14	13
Langdon Hills	51	35	0	0	SFD	CGES	OMS	ERHS	19	7	6
McHattie Farm South	81	81	0	0	SFD	GCES	CGMS	ERHS	45	16	13
Northwick Park	94	76	0	0	SFD	GCES	CGMS	ERHS	42	15	13
Oppidan Apartments	0	0	171	171	APT	CGES	OMS	PHS	23	11	14
Parkview Point	60	31	0	0	SFD	GCES	CGMS	ERHS	17	6	5
Pillai	0	0	31	31	APT	CGES	OMS	PHS	4	2	3
Ravine Meadows	26	26	0	0	SFD	GCES	CGMS	ERHS	14	5	4
Rolling Meadows	41	41	0	0	SFD	GCES	CGMS	ERHS	23	8	7
Settlers Bluff (Entire)	155	155	0	0	SFD	PES	OMS	PHS	86	31	26
Summers Landing 4th	122	87	0	0	SFD	PHES	OMS	PHS	48	17	14
Summers Landing 5th	79	79	0	0	SFD	PHES	OMS	PHS	44	16	13
Wolterstorff	81	81	73	73	SFD / SFA	GCES	CGMS	ERHS	51	18	18
Woodward Ponds	0	0	164	164	SFA	GCES	CGMS	ERHS	12	5	9
Zywiec Parcel	139	139	0	0	SFD	PHES	OMS	PHS	77	27	23
	1,484	1,367	850	850					841	305	280

Cottage Grove NEAR FUTURE											
Cedarhurst	0	0	270	270	APT (Final TBD)	GCES	CGMS	ERHS	36	18	22
Private Owner 35 NE of 70th & Keats	0	0	834	834	APT (Final TBD)	GCES	CGMS	PHS	111	56	68
Private Owner NE of 90th St	126	126	0	0	SFD	AES	CGMS	PHS	70	25	21
North of Parkview Pointe	102	102	0	0	SFD	GCES	CGMS	ERHS	57	20	17
East of Calarosa	268	268	0	0	SFD	GCES	CGMS	ERHS	149	53	44
East Point Douglas & 92nd St	0	0	50	50	APT (Final TBD)	AES	CGMS	PHS	7	3	4
East Point Douglas Near Legends	0	0	45	45	APT (Final TBD)	CGES	OMS	PHS	6	3	4
65th St Parcel Assemblage	61	61	0	0	SFD	CGES	OMS	ERHS	34	12	10
105th St Parcel(s)	262	262	0	0	SFD	PHES	OMS	PHS	146	52	43
Mississippi Dune Golf Course E-RR	60	60	60	60	SFD / APT	PHES	OMS	PHS	41	16	15
Mississippi Dune Golf Course W-RR	80	80	80	80	SFD / APT	PES	OMS	PHS	55	21	20
	959	959	1,339	1,339					712	279	269

Woodbury CURRENT											
Arbor Ridge 1	75	42	0	0	SFD	BES	WMS	WHS	23	8	7
Arbor Ridge 2	101	93	0	0	SFD	BES	WMS	WHS	52	18	15
Aster Landing	25	25	0	0	SFD	LRES	LMS	ERHS	14	5	4
Briarcroft 1	35	21	0	0	SFD	LRES	LMS	ERHS	12	4	3
Briarcroft 2	40	40	0	0	SFD	LRES	LMS	ERHS	22	8	7
Bridlewood Farms	218	61	0	0	SFD	RRES	LMS	ERHS	34	12	10
Canvas at Woodbury	62	62	0	0	SFD	LRES	LMS	ERHS	35	12	10
Glen View Farm 2nd	87	19	0	0	SFD	LRES	LMS	ERHS	11	4	3
Air Lake North	181	181	104	104	SFD / SFA	LRES	LMS	ERHS	109	39	36
Air Lake South	90	90	50	50	SFD / SFA	LRES	LMS	ERHS	54	19	18
Briarcroft South	207	207	0	0	SFD	LRES	LMS	ERHS	115	41	34
Hartung Farm (E of 19, S of Dale)	26	26	0	0	SFD	LRES	LMS	ERHS	14	5	4
Highcroft	159	2	0	0	SFD	LRES	LMS	ERHS	1	0	0
Oak Hill	79	40	0	0	SFD	BES	WMS	WHS	22	8	7
Summerlin	227	34	0	0	SFD	BES	OMS	ERHS	19	7	6
	1,612	943	154	154					537	190	165

Woodbury NEAR FUTURE											
Copper Hills (S of Dale)	112	112	70	70	SFD / SFA	BES	OMS	ERHS	68	24	23
Hatherly 23 (S of Dale)	35	35	35	35	SFD / SFA	BES	OMS	ERHS	22	8	8
McHattie 65 (S of Dale)	100	100	95	95	SFD / SFA	BES	OMS	ERHS	63	22	22
Pioneer Drive Multi-Family (S of Dale)	0	0	110	110	APT	BES	OMS	ERHS	15	7	9
Siekmeyer 105 (S of Dale)	250	250	85	85	SFD / SFA	BES	OMS	ERHS	146	52	46
Private Owner 80 (S of Dale)	144	144	128	128	SFD / SFA	BES	OMS	ERHS	90	32	31
Exception Parcels (S of Dale)	30	30	30	30	SFD / SFA	BES	OMS	ERHS	19	7	7
Woodbury Family Housing	0	0	235	235	APT	BES	WMS	WHS	31	16	19
	671	671	788	788					453	168	165

Newport & St Paul Park											
Bailey Meadows	189	12	0	0	SFD	NES	OMS	ERHS	7	2	2
Forest Edge	27	27	0	0	SFD	PES	OMS	PHS	15	5	4
	216	39	0	0					22	8	6

Grand Totals: 4,942 3,979 3,131 3,131 - - - - 2,566 950 885

Single Family Detached (SFD) Student Yield Factors			
0.557	Gr. K-5	2,216	Total SFD
0.197	Gr. 6-8	784	Total K-5
0.166	Gr. 9-12	661	Total 6-8
0.92	Gr. K-12	3,661	Total 9-12
			Total K-12

Single Family Attached (SFA) Student Yield Factors			
0.076	Gr. K-5	78	Total SFA
0.028	Gr. 6-8	29	Total K-5
0.057	Gr. 9-12	58	Total 6-8
0.161	Gr. K-12	165	Total 9-12
			Total K-12

Apartments (APT) Student Yield Factors			
0.133	Gr. K-5	267	Total APT
0.067	Gr. 6-8	134	Total K-5
0.082	Gr. 9-12	164	Total 6-8
0.282	Gr. K-12	566	Total 9-12
			Total K-12

Multi-Family Attached (MFA) Student Yield Factors			
0.046	Gr. K-5	5	Total MFA
0.026	Gr. 6-8	3	Total K-5
0.02	Gr. 9-12	2	Total 6-8
0.092	Gr. K-12	9	Total 9-12
			Total K-12

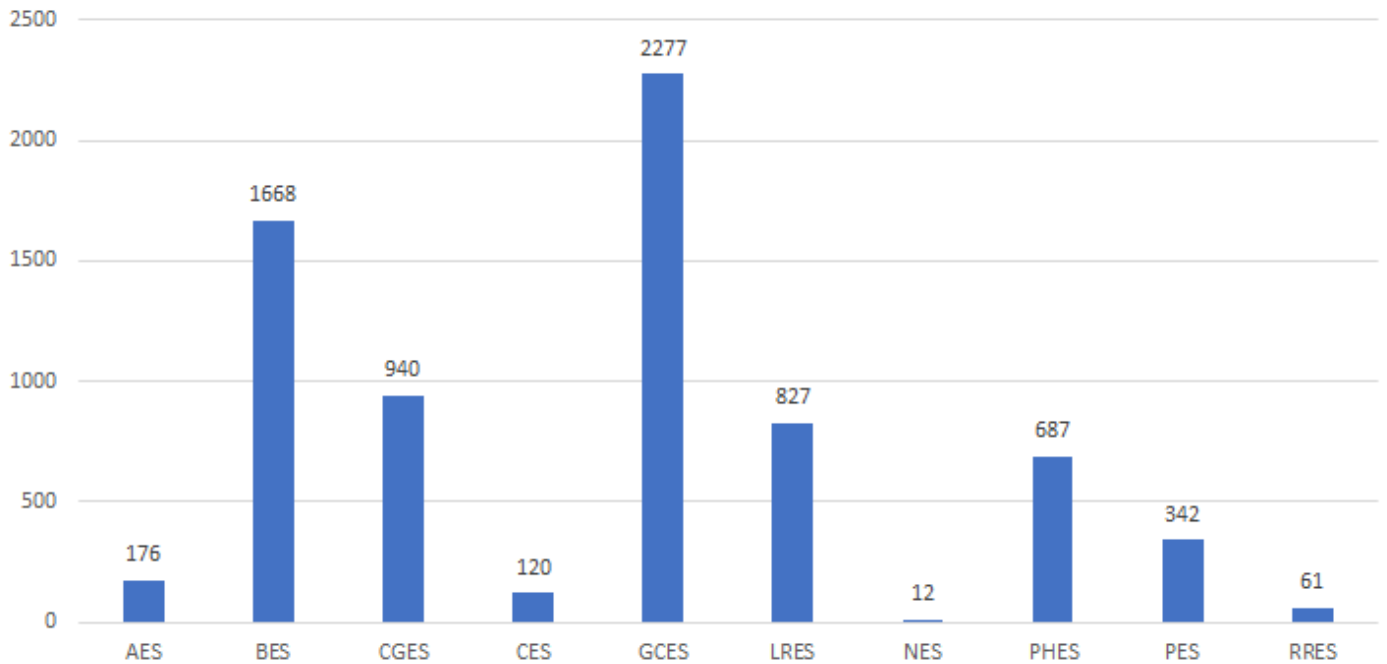
Housing Grand Total:
7,110

K-12 Grand Total:
4,401

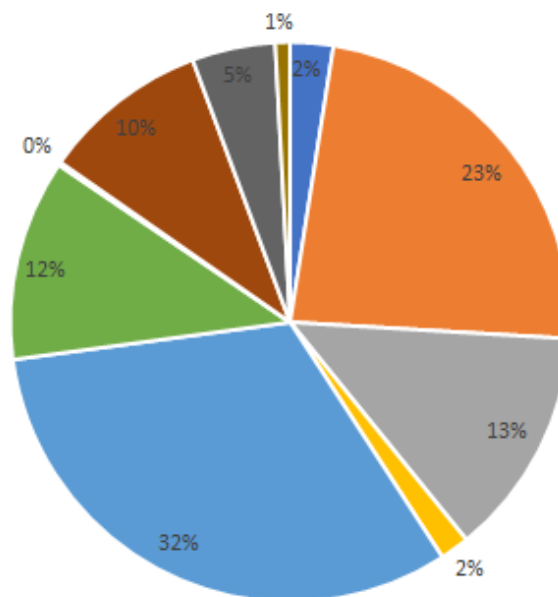
Data contained in this spreadsheet is a snapshot of November 2021. This data is dynamic and new development is likely to be added in the next ten years.

Additionally, potential housing permits listed above are continuously changing. All student generation is estimated based on the accompanying student yield factors and remaining balance of anticipated units to be constructed.

Remaining Expected 10YR Development Unit Counts by Elementary School

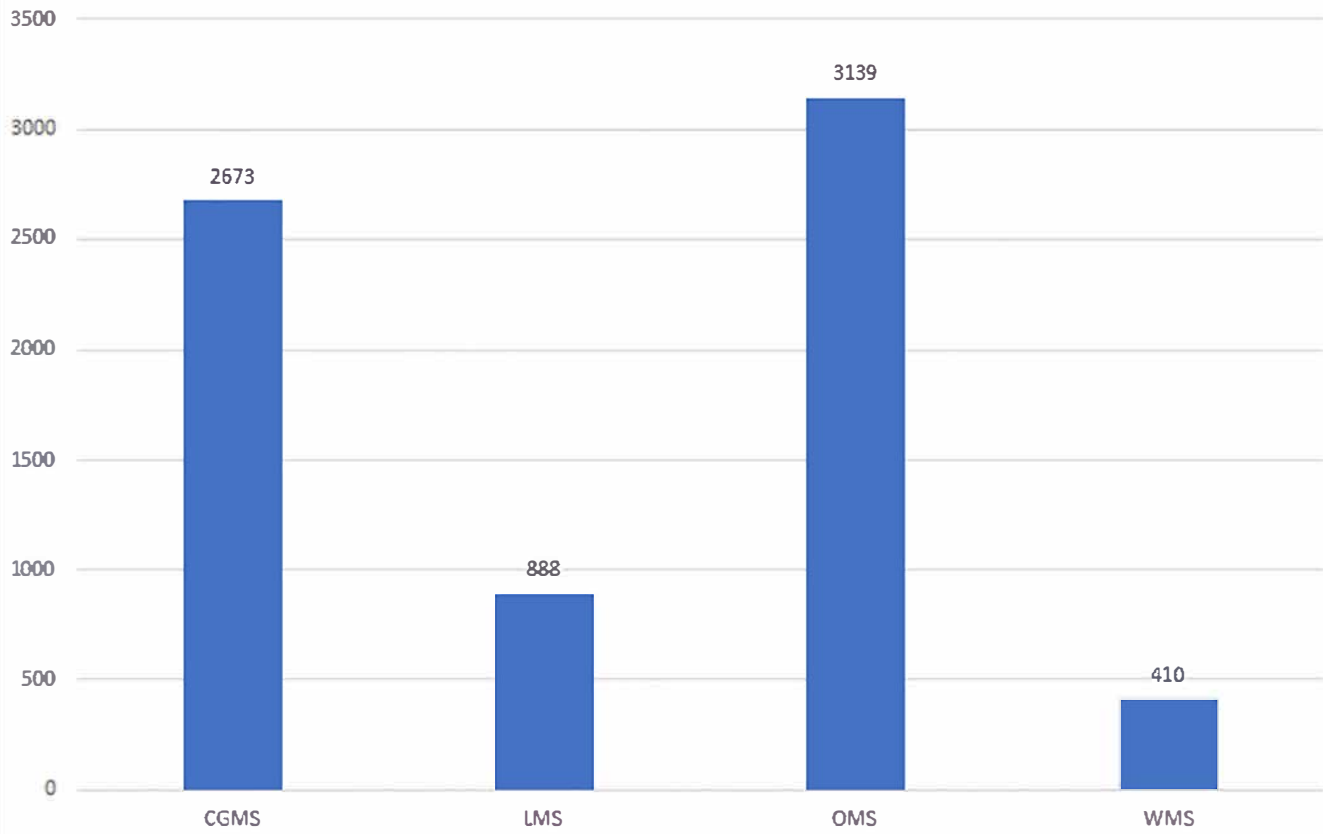


Development Percentage by Elementary School Boundary

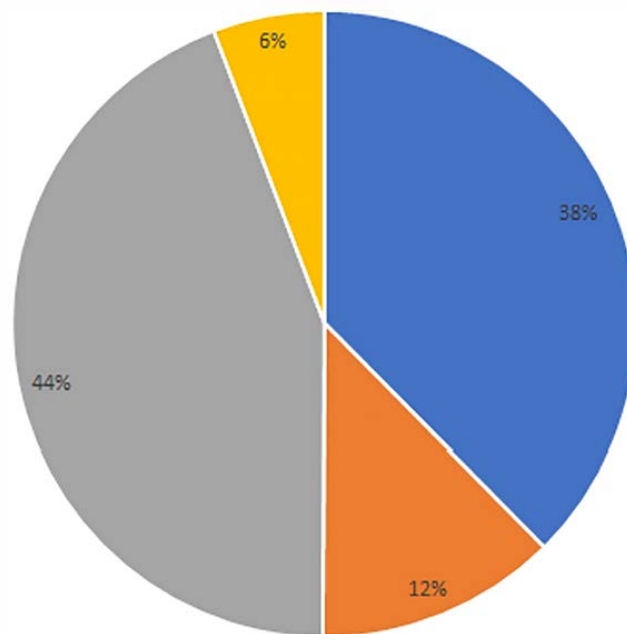


■ AES
 ■ BES
 ■ CGES
 ■ CES
 ■ GCES
 ■ LRES
 ■ NES
 ■ PHES
 ■ PES
 ■ RRES

Remaining Expected 10 YR Development Unit Counts by Middle School

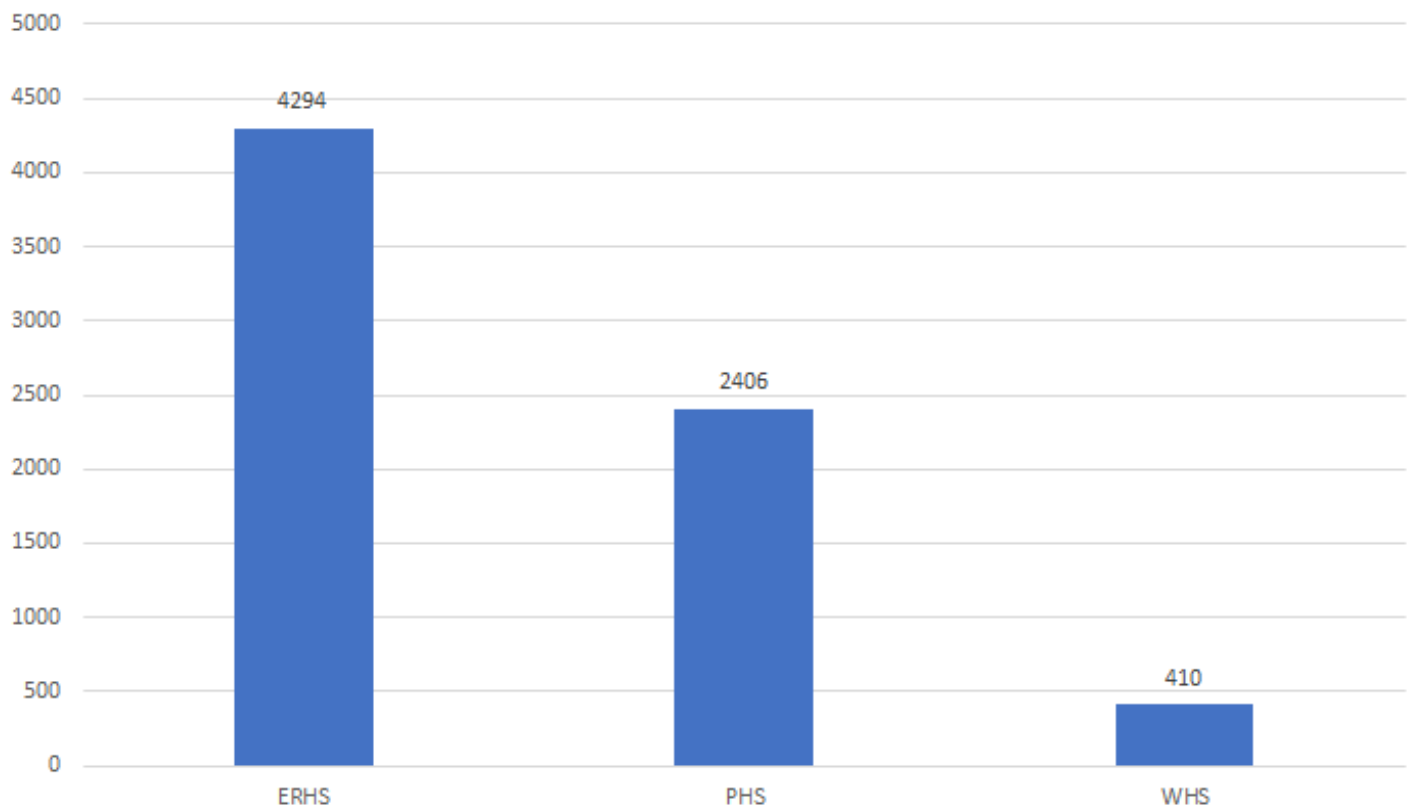


Development Percentage by Middle School Boundary

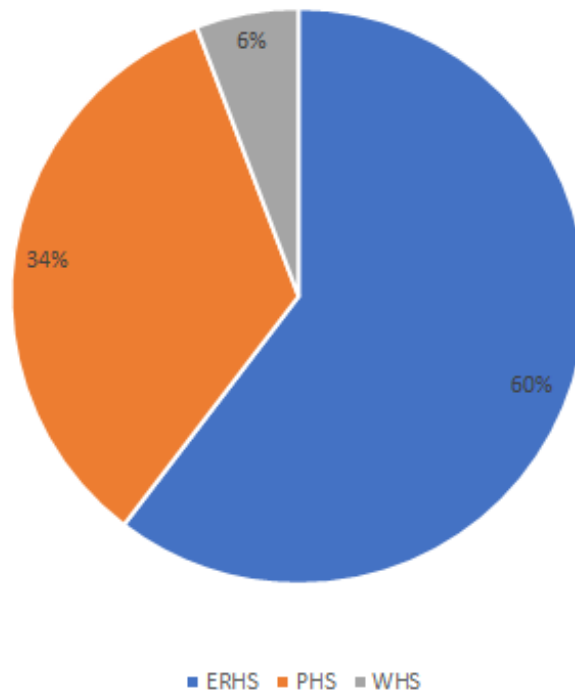


■ CGMS ■ LMS ■ OMS ■ WMS

Remaining Expected 10YR Development Unit Counts by High School



Development Percentage by High School Boundary



SOWASHCO 2021-2031 Enrollment Projections

School	Capacity	Projections	Balance	Enrollment Rate
Armstrong Elementary	506	399	107	0.79
Bailey Elementary	683	1,229	-546	1.80
Cottage Grove Elementary	632	723	-91	1.14
Crestview Elementary	607	360	247	0.59
Grey Cloud Elementary	759	1,421	-662	1.87
Hillside Elementary	556	423	133	0.76
Liberty Ridge Elementary	910	1,100	-190	1.21
Middleton Elementary	784	622	162	0.79
Newport Elementary	379	234	146	0.62
Nuevas Fronteras	556	552	4	0.99
Pine Hill Elementary	506	839	-333	1.66
Pullman Elementary	481	488	-7	1.01
Red Rock Elementary	683	670	13	0.98
Royal Oaks Elementary	582	504	78	0.87
Valley Crossing Elementary	733	578	155	0.79
Woodbury Elementary	632	481	151	0.76
Elementary (K-5) Total:	9,990	10,624	-634	1.06
Cottage Grove Middle School	1,208	1,235	-27	1.02
Lake Middle School	1,188	1,281	-93	1.08
Oltman Middle School	990	1,448	-458	1.46
Woodbury Middle School	1,188	1,207	-19	1.02
Middle School (6-8) Total:	4,574	5,172	-598	1.13
East Ridge High School	1,712	2,570	-858	1.50
Park High School	2,059	2,257	-198	1.10
Woodbury High School	1,925	2,004	-79	1.04
South Washington Alternative High School	120	138	-18	1.15
Senior High (9-12) Total:	5,696	6,831	-1,135	1.20
Total Students:	20,260	22,627	-2,367	1.12

Color Coding Key

Inefficient Enrollment to Operate	<75% Enrollment Rate
Substantially Under Capacity	75%>85% Enrollment Rate
Near Capacity (<i>Under</i>)	85%>95% Enrollment Rate
Operating at Capacity Limits	95%>105% Enrollment Rate
Substantially Over Capacity	105%>115% Enrollment Rate
Inoperable Crowding Conditions	>115% Enrollment Rate

SECTION 3 - PROJECTIONS - PROPOSED BOUNDARY, CONSTRUCTION AND PROGRAM CHANGES

To accommodate ongoing facility needs; South Washington County Schools has assembled a proposed long-range facilities package to address growth, but also essential instructional, operational and support needs throughout the district. These needs will be addressed through a combination of boundary changes, program moves and realignments, building re-purposing, utilization of exiting space in under capacity schools and new construction of facilities in more appropriate locations. This package was assembled under the framework of a Board-Approved set of guiding change principles.

CREATION OF A 10-YEAR FACILITY PACKAGE THAT ADDRESSES:

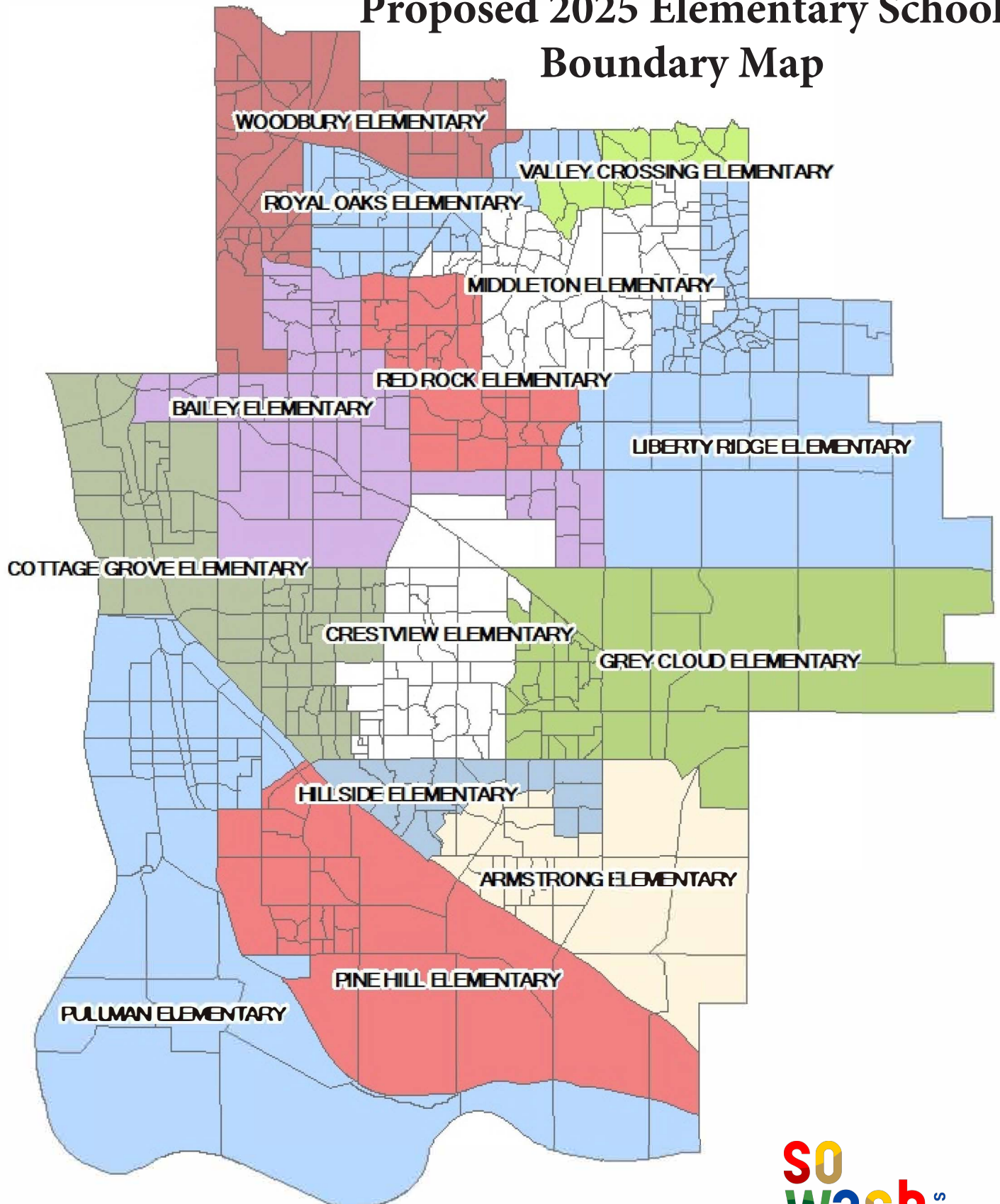
- Enrollment increases from new home construction or changing of boundaries
- Modernization of classroom space
- Needed renovations (such as bathrooms, kitchens, cafeterias, etc.)
- Curriculum and/or Instructional delivery methods
- Transportation facility needs
- Alternative high school space
- Operational facility needs
- Early learning programming
- Special education programming
- How buildings/schools will be repurposed

10-YEAR FACILITY PACKAGE

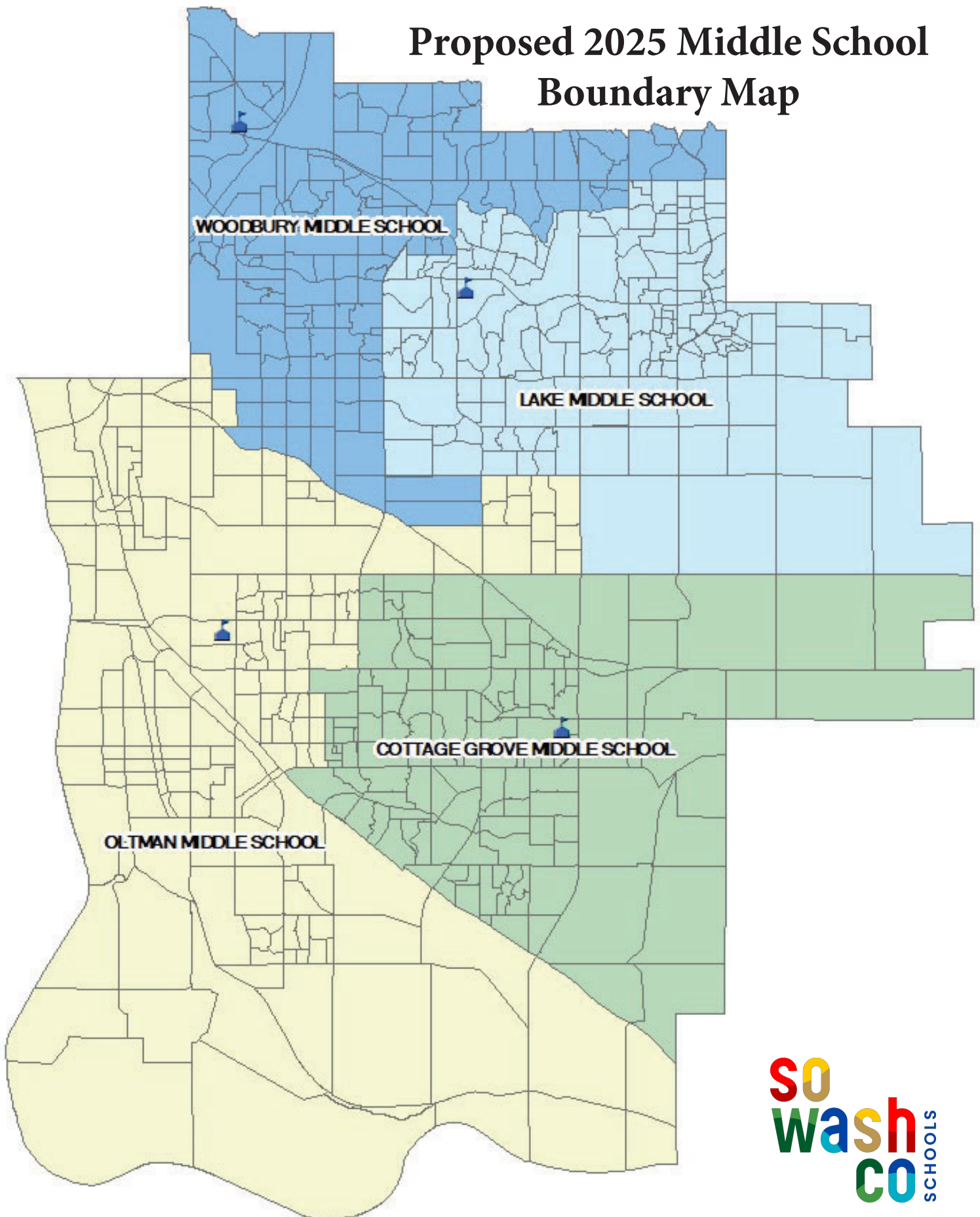
- Efficient use of current buildings
- Closure of an elementary building for transformation into an early learning site
- Build a centrally located elementary school
- Accommodate early learning, special education and community education programming
- Minimal changes to attendance boundaries
- Least amount of disruption to families
- Adhere to a 10-year facility plan as approved by the school board
- Acknowledge the tax impact on property owners
- Lay the groundwork for future growth (beyond 10 years)
- Current estimated cost is \$462.5 million



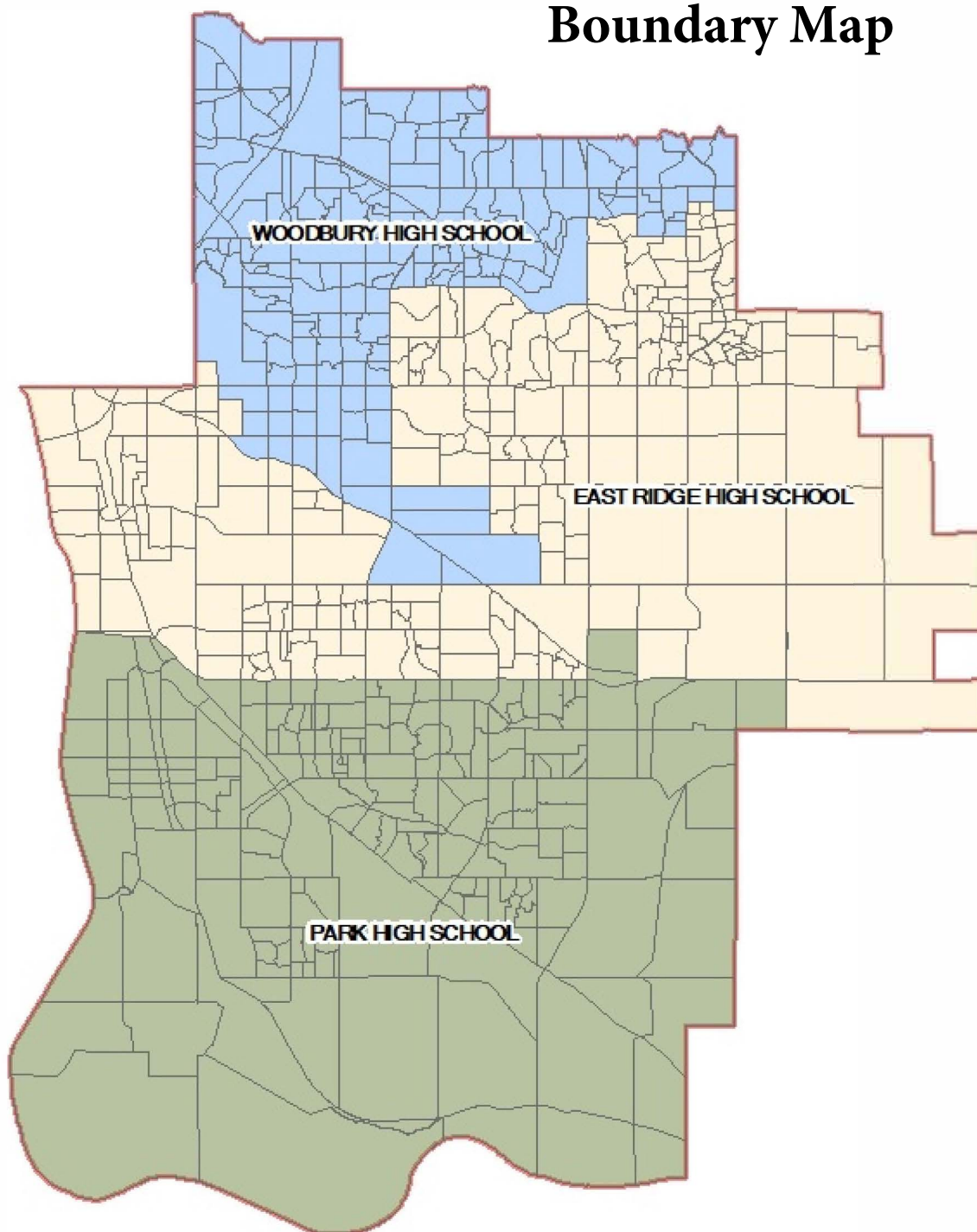
Proposed 2025 Elementary School Boundary Map



Proposed 2025 Middle School Boundary Map

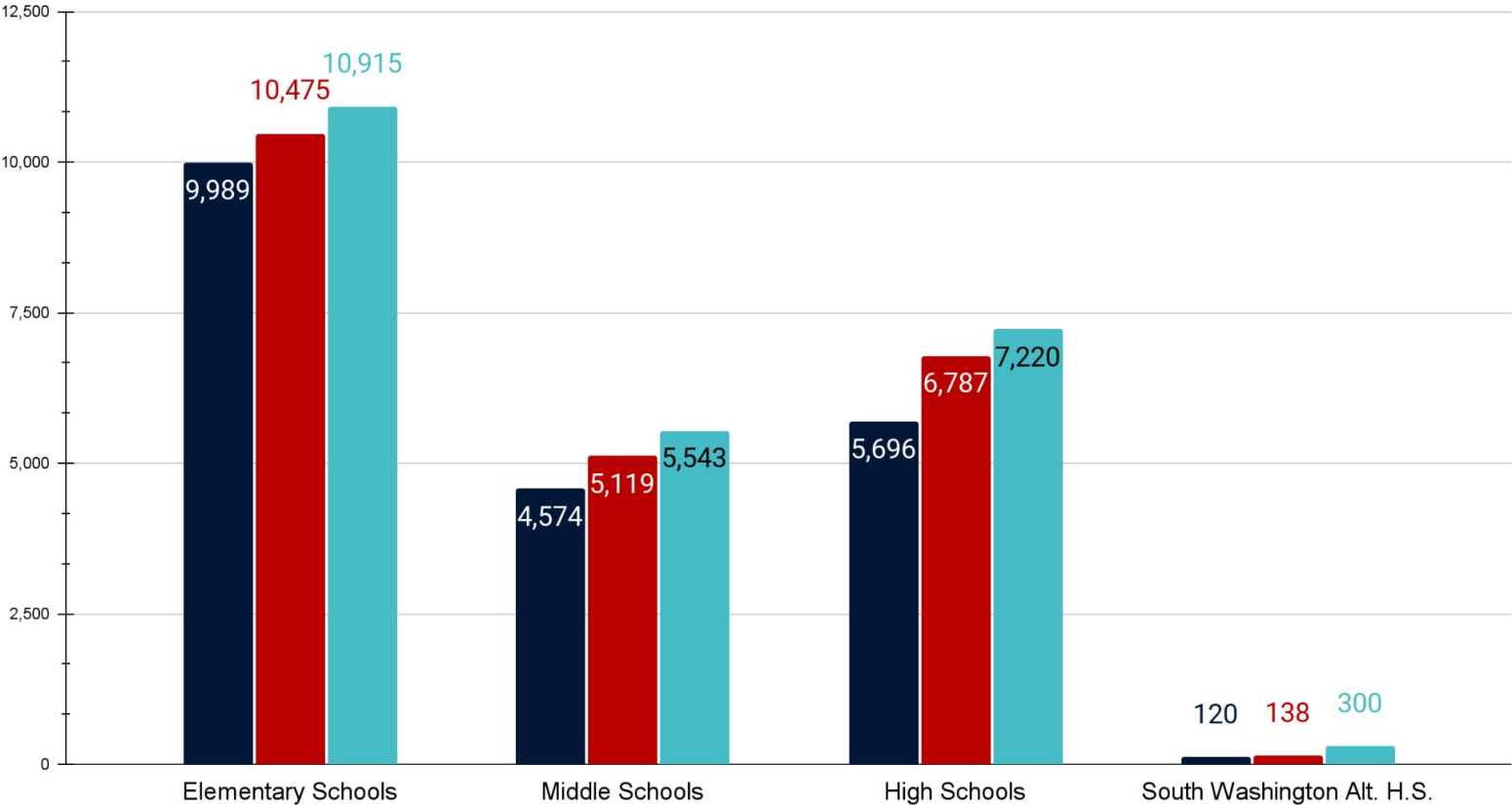


Proposed 2025 High School Boundary Map

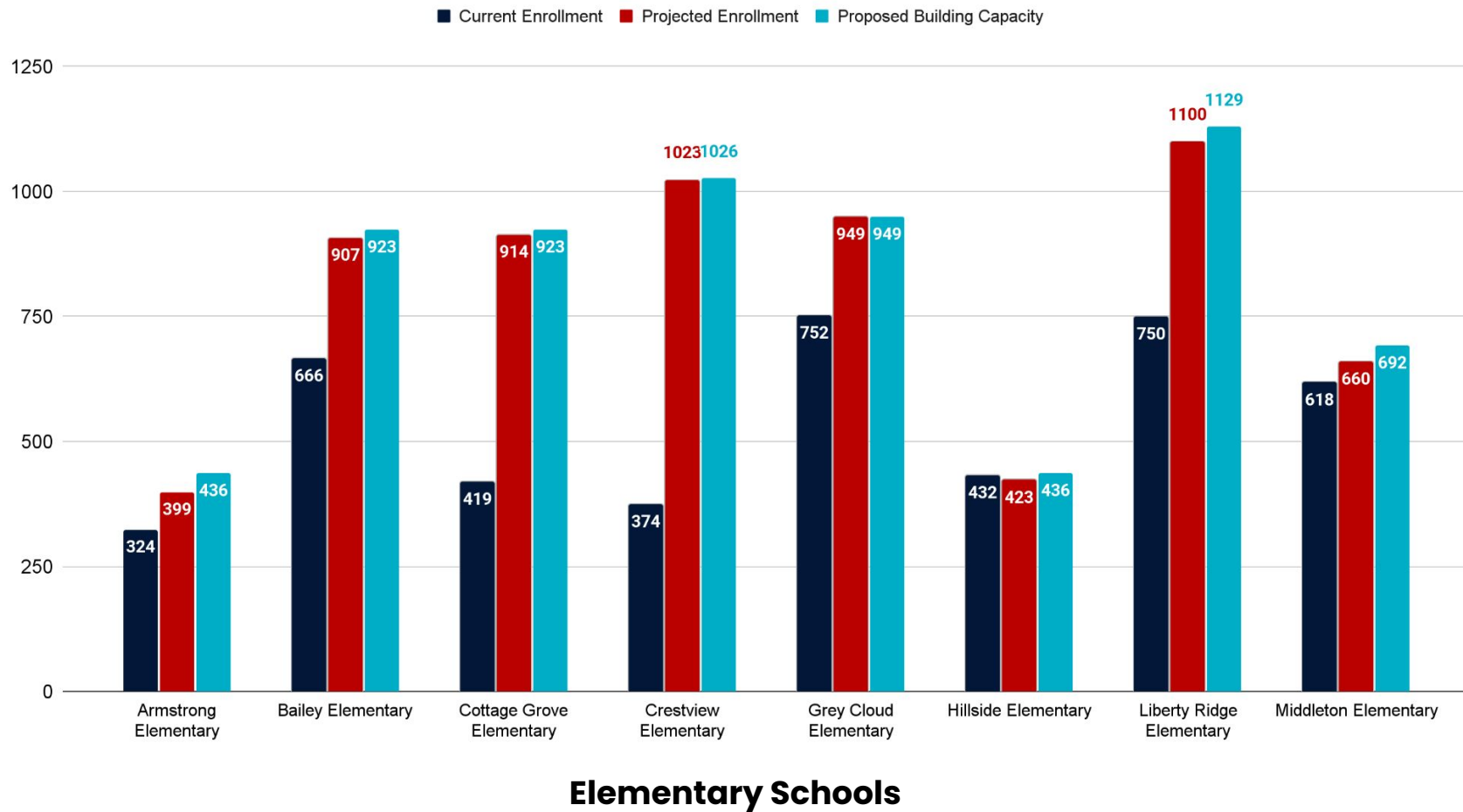


Package Total

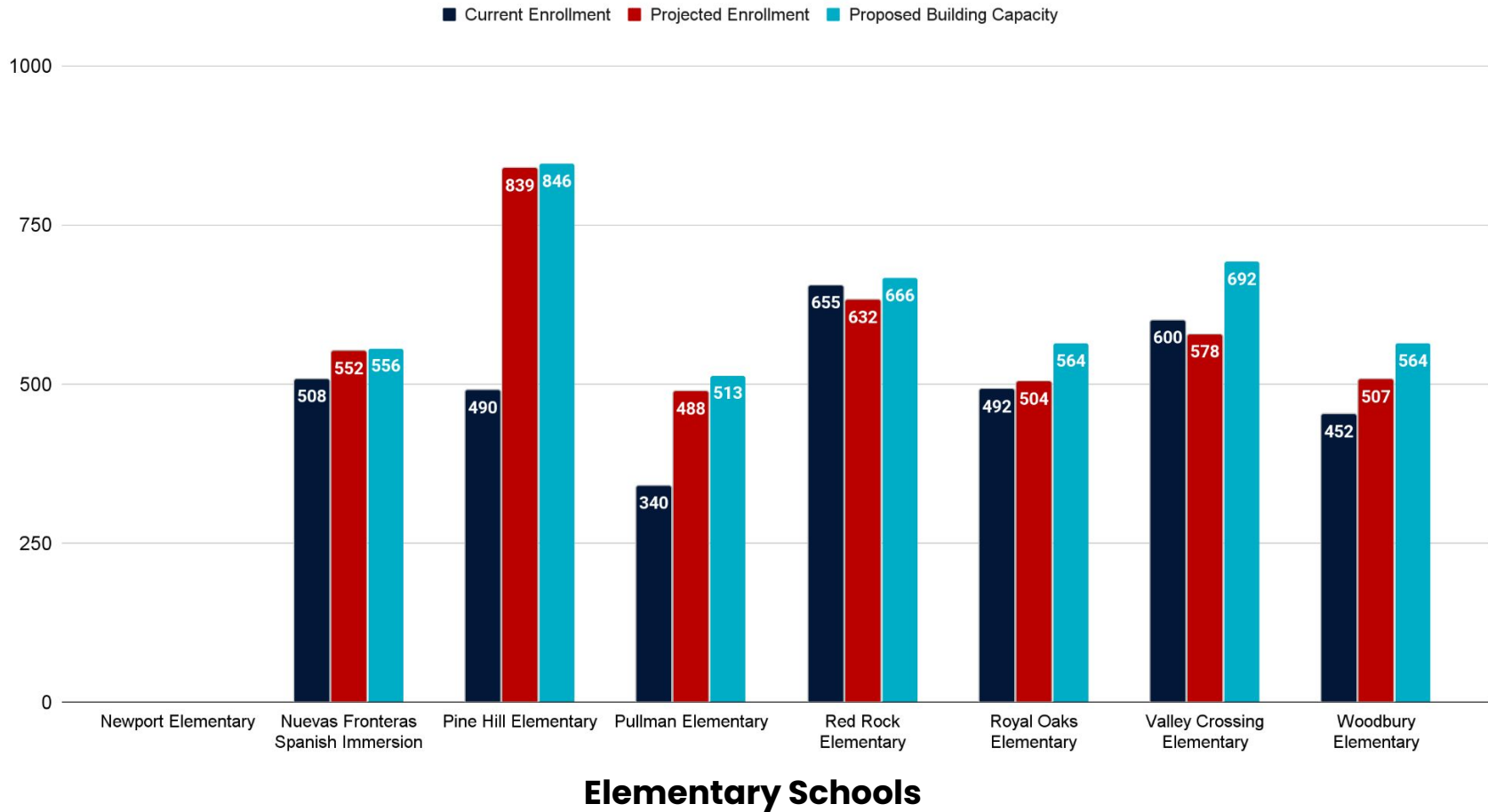
■ Current Capacity ■ Projected Enrollment ■ Proposed Capacity



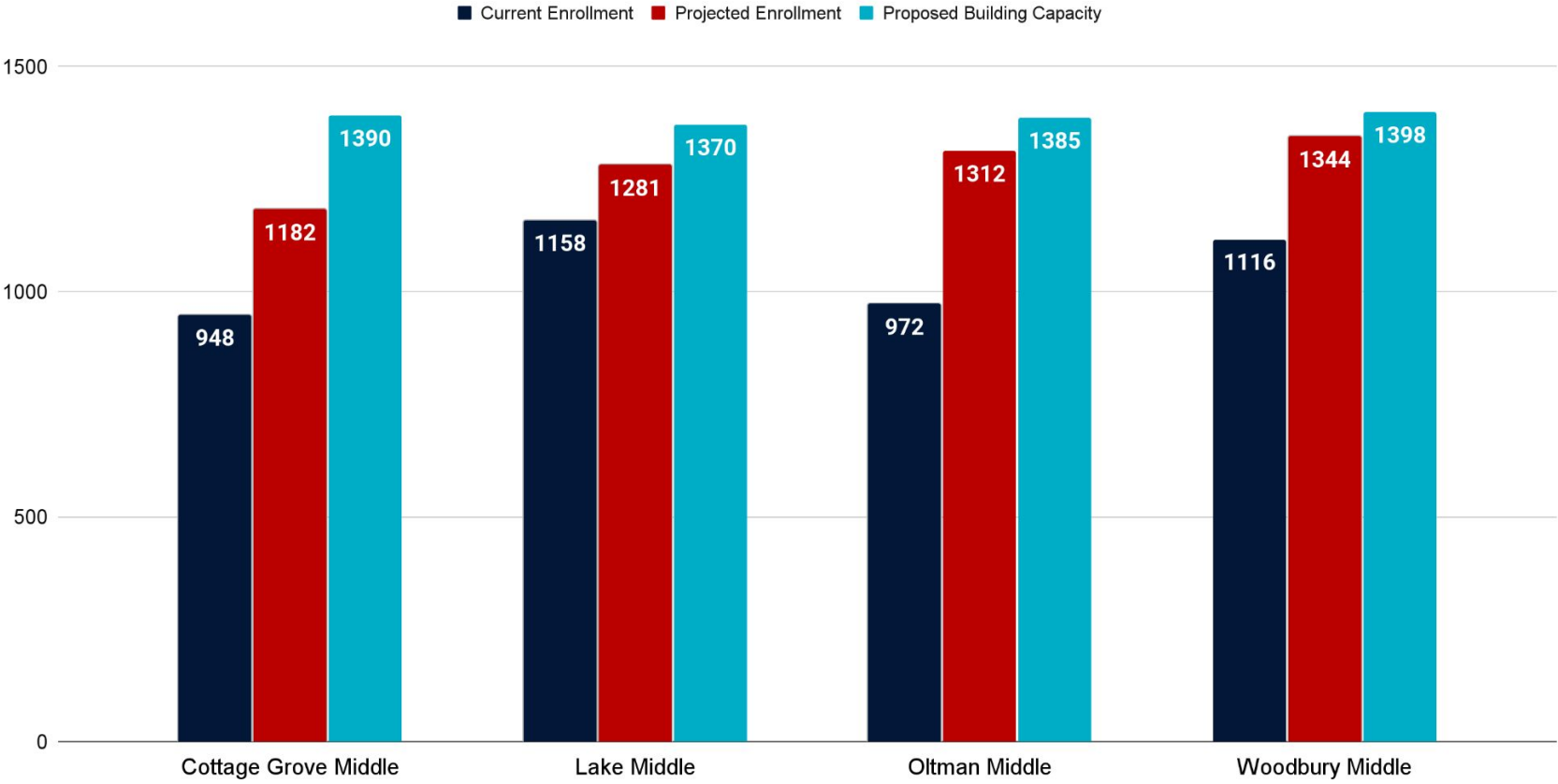
If Approved – 10-year Projected Student Enrollment and Capacity



If Approved – 10-year Projected Student Enrollment and Capacity

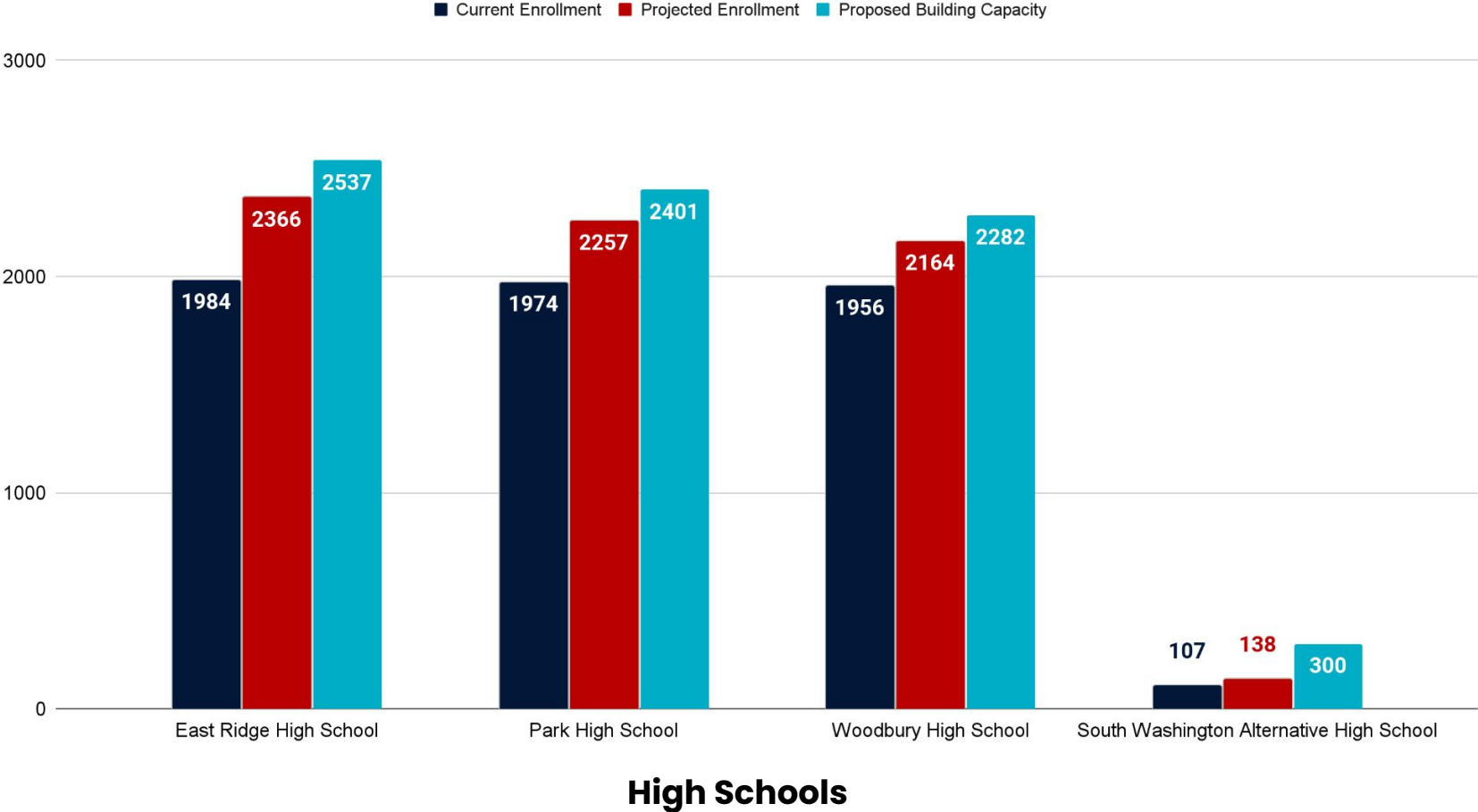


If Approved – 10-year Projected Student Enrollment and Capacity



Middle Schools

If Approved – 10-year Projected Student Enrollment



- SoWashCo 2022 Long-Range Facilities Planning Package Matrix -

(Capacities and Projections Account for Space Repurposing, as well as Boundary and Programming Changes)

2022-2027 PROJECTS

	Cost	Current Capacity	Proposed Capacity	10 Yr. Students	10 Yr. Utilization
<u>ADDITIONS & ALTERATIONS - Early Learning</u>					
LRES Site II - Converted to Liberty Ridge Early Learning Center (PK, ECSE, & ECFE)	\$ -	-	-	-	-
NES - Converted into SOWASHCO Early Learning Center	\$ 1,683,990	379	0	-	-
	\$ 1,683,990				
<u>ADDITIONS & ALTERATIONS - Elementary Schools</u>					
AES - Relocation of Kitchen, Construction of COLAB Area & KG/Pre-K/SPED Bathrooms	\$ 2,463,849	506	436	399	92%
BES - Construction of New KG Rooms & Cafeteria/Kitchen Addition	\$ 8,305,041	683	923	907	98%
CES - Construction of New 1000 Seat Crestview in a More Central-District Location	\$ 78,074,669	607	1,026	1,023	100%
CGES - Construction of Classroom Addition & Special Education Enhancements	\$ 8,406,845	632	923	914	99%
GCEs - Construction of New KG Rooms, New ASD Rooms, & New Cafeteria/Kitchen	\$ 9,707,111	759	949	949	100%
HES - Construction of New Bathrooms, COLAB Area, Renovation of Kitchen & SPED Rms	\$ 3,771,233	556	436	423	97%
LRES - Construction of New Kindergarten Wing & Special Education Enhancements	\$ 10,448,105	910	1,129	1,100	97%
MES - DCD, KG, & Pre-K Bathrooms & Program Upgrades	\$ 715,306	784	692	660	95%
NFSI - Long-Term Facilities Maintenance Only	\$ -	556	556	552	99%
PHES - Construction of a New 850 Seat Pine Hill at the Current Site	\$ 59,339,208	506	846	839	99%
PES - Construction of New Bathrooms, COLAB Area, Renovation of Kitchen & SPED Rms	\$ 4,627,464	481	513	488	95%
RRES - ASD Room Conversion, KG/Pre-K Bathrooms	\$ 458,108	683	666	632	95%
ROES - Construction of New Bathrooms, COLAB Area, Renovation of Kitchen & SPED Rms	\$ 4,607,194	582	564	504	89%
VCES - Long-Term Facilities Maintenance Only	\$ -	733	692	578	84%
WES - Construction of New Bathrooms, COLAB Area, Renovation of Kitchen & SPED Rms	\$ 3,990,090	632	564	507	90%
	\$ 194,914,223	9,989	10,915	10,475	96%
<u>ADDITIONS & ALTERATIONS - Middle Schools</u>					
CGMS - Construction of a Classroom Addition & Secure Front Entry	\$ 10,131,414	1,208	1,390	1,182	85%
LMS - Construction of a Classroom Addition, Pool Bleachers, & Secure Front Entry	\$ 11,101,267	1,188	1,370	1,281	94%
OMS - Construction of a Classroom Addition & Cafeteria Expansion	\$ 25,229,164	990	1,385	1,312	95%
WMS - Construction of a New Bus Road, Art/STEM/Music Rooms & Secure Entry	\$ 12,273,995	1,188	1,398	1,344	96%
	\$ 58,735,840	4,574	5,543	5,119	92%
<u>ADDITIONS & ALTERATIONS - High Schools</u>					
ERHS	\$ 45,309,965	1,712	2,537	2,366	93%
-Construction of a New Classroom Addition	-	-	-	-	-
-Cafeteria Expansion	-	-	-	-	-
-Expansion Biomed, CTE, STEM & Robotics Spaces	-	-	-	-	-
-Creation of a Flexible Multipurpose Online Learning Space	-	-	-	-	-
-Bus Lot Revisions to Accomodate Additions	-	-	-	-	-
PHS	\$ 49,497,432	2,059	2,401	2,257	94%
-Construction of a New Cafeteria & Kitchen	-	-	-	-	-
-Construction of a New Classroom Wing	-	-	-	-	-
-Expansion & Renovation of Biomed, CTE, STEM & Robotics Spaces	-	-	-	-	-
-Conversion of Existing Space into Additional Science Classrooms	-	-	-	-	-
-Creation of a Flexible Multipurpose Online Learning Space	-	-	-	-	-
-Redesign of Complete Site Plan, Parking Lot, & Service Roads	-	-	-	-	-
SWAHS - Convert Existing CES into Alternative High School	\$ 14,725,035	120	300	-	-
WHS	\$ 50,086,634	1,925	2,282	2,164	95%
-Construction of a New Cafeteria & Kitchen	-	-	-	-	-
-Construction of New Secure Entry & Administration Area	-	-	-	-	-
-Construction of a New Classroom Addition	-	-	-	-	-
-Renovation of Special Education Classrooms	-	-	-	-	-
-Expansion & Renovation of Biomed, CTE, STEM & Robotics Spaces	-	-	-	-	-
-Renovation of Current Kitchen & Lounge Areas Into Student Support Services	-	-	-	-	-
-Renovation & Consolidation of Athletic Locker Rooms	-	-	-	-	-
-Conversion of Existing Space into Additional Science Classrooms	-	-	-	-	-
-Creation of a Flexible Multipurpose Online Learning Space	-	-	-	-	-
-Redesign of Complete Site Plan, Parking Lot, & Service Roads	-	-	-	-	-
	\$ 159,619,066	5,816	7,520	6,787	90%
<u>Special Education & Support Sites</u>					
Central Park - Converted into SOWASHCO Online, Community Education & SPED Space	\$ -	-	-	-	-
DSC - Construction of New Central DSC Building on New CES Site (50k sqft)	\$ 23,388,750	-	-	-	-
Land Purchased for Future Construction (120-160 Acres)	\$ 14,000,000	-	-	-	-
Next Step/Pathways - Move into Renovated Existing DSC Space	\$ 5,151,575	-	-	-	-
Transportation - Construction of Satellite Site for Bus Parking	\$ 5,000,000	-	-	-	-
	\$ 47,540,325	-	-	-	-
TOTAL:	\$462,493,444	20,499	24,278	22,381	92%





APPENDIX C: FINANCIAL ANALYSIS & TAX IMPACT INFORMATION

South Washington County Schools, ISD No. 833**April 13, 2022**

Estimated Sources and Uses of Funds - Proposed School Building Bond

Bond Amount	\$462,660,000
Estimated Project Costs	\$462,500,000
Sources of Funds	
Par Amount	\$462,660,000
Investment Earnings ¹	3,442,928
Total Sources	\$466,102,928
Uses of Funds	
Underwriter's Discount ²	\$2,313,300
Legal and Fiscal Costs ³	1,289,628
Net Available for Project Costs	462,500,000
Total Uses	\$466,102,928
Initial Deposit to Construction Fund	\$459,057,072

¹ Estimated investment earnings are based on an average interest rate of 0.75% and an average life of 12 months.

² The allowance for discount bidding is an estimate of the compensation taken by the underwriter who provides the lowest true interest cost as part of the competitive bidding process and purchases the bonds. Ehlers provides independent municipal advisory services as part of the bond sale process and is not an underwriting firm.

³ Includes fees for municipal advisor, bond counsel, rating agency, paying agent, and county certificates.

PRELIMINARY INFORMATION - FOR REVIEW AND COMMENT

South Washington County School District No. 833
Preliminary Financing Plan for Future Projects

\$462.66M School Building Bonds (2 Bond Issues)
August 9, 2022 Bond Referendum Election
Future Facilities Maintenance Bond Issues

Future Bond Issues

Type of Bond	Amount	Dated	Int. Rate
Facilities Maintenance	\$34,370,000	06/09/22	2.84%
Building Bonds	\$250,000,000	11/01/22	4.00%
Facilities Maintenance	\$31,875,000	05/01/24	4.00%
Building Bonds	\$212,660,000	02/01/25	4.00%
Facilities Maintenance	\$27,630,000	05/01/26	4.00%
Facilities Maintenance	\$24,450,000	05/01/28	4.00%
Facilities Maintenance	\$47,700,000	05/01/30	4.00%
Facilities Maintenance	\$174,600,000	2032-2036	4.00%

April 21, 2022

Levy		Est. Tax		Debt Service Levies - Existing Bonds ²						Other Levies		Potential Building Bonds						Facilities Maintenance Funding						Combined Totals	
Pay Year	Fiscal Year	Capacity	Value ¹		Building Bonds	Alt. Fac. / FM Bonds	Est. Debt Excess ³	Net Levy	Tax Rate	Capital Lease Levy ⁴	Capital Project Levy ⁵	Principal	Interest	Addl. Debt Excess***	Addl. Debt Equal	Net Levy	General Fund Revenue ⁷	Principal	Interest	Addl. Debt Excess ³	Est. LTFM Aid	Debt Levy	Total Levy	Tax Rate	
2021	2022	131,265	7.0%		28,234,317	3,627,175	(1,307,899)	30,553,593	23.28	2,114,151	2,522,921	-	-	-	-	-	8,945,817	-	-	-	(2,886,789)	-	41,249,693	31.42	
2022	2023	138,049	5.2%		28,956,874	3,773,698	(1,364,346)	31,366,226	22.72	2,125,000	2,690,277	-	-	-	-	-	8,930,838	-	766,051	6	(2,838,933)	-	42,273,408	30.62	
2023	2024	144,952	5.0%		20,684,816	14,709,553	(1,472,876)	33,921,493	23.40	2,851,316	2,824,791	360,000	12,500,000	615,234	-	14,118,234	7,436,600	-	1,188,700	-	(2,732,549)	1,248,135	59,668,021	41.16	
2024	2025	147,851	2.0%		19,986,566	14,466,940	(1,592,747)	32,860,759	22.23	2,853,616	2,881,287	550,000	9,985,600	-	-	11,062,380	12,681,600	-	2,144,950	6	(2,725,535)	1,248,135	60,862,243	41.16	
2025	2026	150,808	2.0%		19,075,429	12,879,733	(1,550,408)	30,404,754	20.16	2,108,401	2,938,913	450,000	18,470,000	939,488	-	20,805,488	5,957,600	-	2,463,700	-	(2,721,450)	2,586,885	62,080,591	41.17	
2026	2027	153,824	2.0%		18,987,649	12,617,378	(1,437,982)	30,167,044	19.61	2,112,151	2,997,691	530,000	18,452,000	(468,123)	-	19,462,977	8,779,600	-	3,292,600	6	(116,410)	2,470,475	63,318,814	41.16	
2027	2028	156,900	2.0%		6,189,409	18,681,377	(1,422,226)	23,448,559	14.94	2,113,851	3,057,645	1,840,000	18,430,800	(437,917)	-	20,846,423	14,102,099	-	3,568,900	(111,171)	(2,620,297)	3,636,174	64,584,453	41.16	
2028	2029	160,038	2.0%		12,504,109	12,435,557	(1,119,185)	23,820,480	14.88	1,774,144	3,118,798	3,995,000	18,357,200	(469,045)	-	23,000,765	13,126,349	-	4,302,400	6	(163,628)	(2,542,921)	3,583,717	65,881,333	41.17
2029	2030	161,639	1.0%		12,623,389	12,046,742	(1,122,285)	23,547,846	14.57	1,776,744	3,149,986	4,875,000	18,197,400	(1,035,034)	-	23,190,986	9,321,349	3,290,000	4,546,900	(161,267)	(2,516,744)	8,067,478	66,537,644	41.16	
2030	2031	163,255	1.0%		12,444,259	9,836,859	(1,110,156)	21,170,962	12.97	1,772,094	3,181,485	6,470,000	18,002,400	(1,043,594)	-	24,652,426	10,071,349	4,385,000	5,813,400	6	(363,036)	(2,490,436)	8,842,734	67,200,613	41.16
2031	2032	164,888	1.0%		13,416,349	8,882,882	(1,002,650)	21,296,580	12.92	580,394	3,213,300	6,805,000	17,743,600	(1,109,359)	-	24,666,671	9,524,599	4,795,000	6,115,000	(397,923)	(2,463,998)	11,057,577	67,875,123	41.16	
2032	2033	166,537	1.0%		13,283,918	8,501,745	(1,003,465)	20,782,197	12.48	583,363	3,245,433	6,555,000	17,471,400	(1,110,000)	-	24,117,720	6,524,599	4,300,000	11,161,200	(497,591)	(2,437,428)	15,736,669	68,552,552	41.16	
2033	2034	168,202	1.0%		13,094,498	3,590,265	(980,355)	15,704,408	9.34	583,363	3,277,888	8,635,000	17,209,200	(1,085,297)	-	26,051,113	9,524,599	5,500,000	12,778,200	6	(708,150)	(2,383,758)	16,480,560	69,238,172	41.16
2034	2035	168,202	0.0%		12,508,493	2,394,053	(750,814)	14,151,731	8.41	-	3,277,888	9,190,000	16,863,800	(1,172,300)	-	26,184,190	9,524,599	5,700,000	12,613,200	(741,625)	(2,383,758)	18,487,235	69,241,885	41.17	
2035	2036	168,202	0.0%		-	3,724,665	(670,615)	3,054,050	1.82	-	3,277,888	13,020,000	16,496,200	(1,178,289)	-	29,813,721	16,524,599	6,400,000	12,442,200	(831,926)	(2,383,758)	18,952,384	69,238,885	41.16	
2036	2037	168,202	0.0%		-	3,674,790	(167,610)	3,507,180	2.09	-	3,277,888	21,435,000	15,975,400	(1,341,617)	-	37,939,303	11,524,599	3,205,000	12,250,200	(852,857)	(2,383,758)	15,375,103	69,240,314	41.17	
2037	2038	168,202	0.0%		-	3,633,840	(165,366)	3,468,474	2.06	-	3,277,888	22,490,000	15,118,000	(1,707,269)	-	37,781,131	11,524,599	3,365,000	12,122,000	(691,880)	(2,383,758)	15,569,470	69,237,805	41.16	
2038	2039	168,202	0.0%		-	-	-	-	-	-	3,277,888	26,265,000	14,218,400	(1,700,151)	-	40,807,419	11,524,599	3,930,000	11,987,400	(700,626)	(2,383,758)	16,012,644	69,238,792	41.16	
2039	2040	168,202	0.0%		-	-	-	-	-	-	3,277,888	27,445,000	13,167,800	(1,836,334)	-	40,807,106	11,524,599	4,105,000	11,830,200	(720,569)	(2,383,758)	16,011,391	69,237,226	41.16	
2040	2041	168,202	0.0%		-	-	-	-	-	-	3,277,888	28,545,000	12,070,000	(1,836,320)	-	40,809,430	11,524,599	4,270,000	11,666,000	(720,513)	(2,383,758)	16,012,287	69,240,447	41.17	
2041	2042	168,202	0.0%		-	-	-	-	-	-	3,277,888	29,685,000	10,928,200	(1,836,424)	-	40,807,436	11,524,599	4,440,000	11,495,200	(720,553)	(2,383,758)	16,011,407	69,237,572	41.16	
2042	2043	168,202	0.0%		-	-	-	-	-	-	3,277,888	30,860,000	9,740,800	(1,836,335)	-	40,794,505	11,524,599	4,630,000	11,317,600	(720,513)	(2,383,758)	16,024,467	69,237,701	41.16	
2043	2044	168,202	0.0%		-	-	-	-	-	-	3,277,888	32,885,000	8,506,400	(1,835,753)	-	41,625,217	11,624,599	3,930,000	11,132,400	(721,101)	(2,383,758)	15,094,419	69,236,365	41.16	
2044	2045	168,202	0.0%		-	-	-	-	-	-	3,277,888	38,380,000	7,191,000	(1,873,135)	-	45,976,415	11,524,599	-	10,975,200	(679,249)	(2,383,758)	10,844,711	69,239,855	41.16	
2045	2046	168,202	0.0%		-	-	-	-	-	-	3,277,888	25,635,000	5,655,800	(2,068,939)	-	30,786,401	26,524,599	-	10,975,200	(488,012)	(2,383,758)	11,035,948	69,241,078	41.17	
2046	2047	168,202	0.0%		-	-	-	-	-	-	3,277,888	26,015,000	4,630,400	(1,385,388)	-	30,792,282	26,524,599	-	10,975,200	(496,618)	(2,383,758)	11,027,342	69,238,353	41.16	
2047	2048	168,202	0.0%		-	-	-	-	-	-	3,277,888	24,345,000	3,589,800	(1,385,853)	-	27,945,887	26,524,599	2,710,000	10,975,200	(496,230)	(2,383,758)	13,873,230	69,237,846	41.16	
2048	2049	168,202	0.0%		-	-	-	-	-	-	3,277,888	25,325,000	2,616,000	(1,257,565)	-	28,080,485	26,524,599	2,815,000	10,866,800	(624,295)	(2,383,758)	13,741,595	69,240,809	41.17	
2049	2050	168,202	0.0%		-	-	-	-	-	-	3,277,888	26,335,000	1,603,000	(1,263,622)	-	28,071,278	26,524,599	2,930,000	10,754,200	(618,372)	(2,383,758)	13,750,038	69,240,045	41.16	
2050	2051	168,202	0.0%		-	-	-	-	-	-	3,277,888	-	-	-	-	-	26,524,599	16,695,000	10,637,000	-	(618,752)	(2,383,758)	28,079,848	69,239,450	41.16
2051	2052	168,202	0.0%		-	-	-	-	-	-	3,277,888	-	-	-	-	-	26,524,599	31,065,000	9,969,200	-	(1,263,593)	(2,383,758)	41,822,317	69,241,046	41.17
2052	2053	168,202	0.0%		-	-	-	-	-	-	3,277,888	-	-	-	-	-	26,524,599	32,895,000	8,726,600	-	(1,882,004)	(2,383,758)	41,820,676	69,239,405	41.16
2053	2054	168,202	0.0%		-	-	-	-	-	-	3,277,888	-	-	-	-	-	26,524,599	34,210,000	7,410,800	-	(1,881,930)	(2,383,758)	41,819,910	69,238,639	41.16
2054	2055	168,202	0.0%		-	-	-	-	-	-	3,277,888	-	-	-	-	-	26,524,599	35,580,000	6,042,400	-	(1,881,896)	(2,383,758)	41,821,624	69,240,353	41.17
2055	2056	168,202	0.0%		-	-	-	-	-	-	3,277,888	-	-	-	-	-	26,524,599	37,000,000	4,619,200	-	(1,881,973)	(2,383,758)	41,818,187	69,236,916	41.16
2056	2057	168,202	0.0%		-	-	-	-	-	-	3,277,888	-	-	-	-	-	26,524,599	38,480,000	3,139,200	-	(1,881,818)	(2,383,758)	41,818,342	69,237,071	41.16
2057	2058	168,202	0.0%		-	-	-	-	-	-	3,277,888	-	-	-	-	-	26,524,599	40,000,000	1,600,000	-	(1,881,825)	(2,383,758)	41,798,175	69,216,904	41.15
Totals					231,990,072	149,477,251	(18,240,985)	363,226,338		23,348,585	117,769,718	462,660,000	343,740,200	(31,981,948)	-	814,738,262	599,617,376	340,625,000	294,664,601	(26,517,908)	(91,242,144)	633,581,287	2,461,039,423		

- Tax capacity values are final values for taxes payable in 2021 and 2022, with estimated percentage changes for later years as shown above.
- Initial debt service levies are set at 105 percent of the principal and interest payments during the next fiscal year.
- The debt excess adjustments for taxes payable in 2021 and 2022 are actual and for taxes payable in 2023 is based on audited debt service fund balance as of June 30, 2021. Estimates for future years are based on 4.5% of the prior years' total debt service levy.
- Lease levy amounts for future years are based on the best available estimates of future payments for all current and planned future leases.
- These estimates assume that the current Capital Project Levy would be renewed at the same tax rate when it expires.
- For each of the Facilities Maintenance bond issues, interest payments due during the first year would be paid from funds on hand bond proceeds.

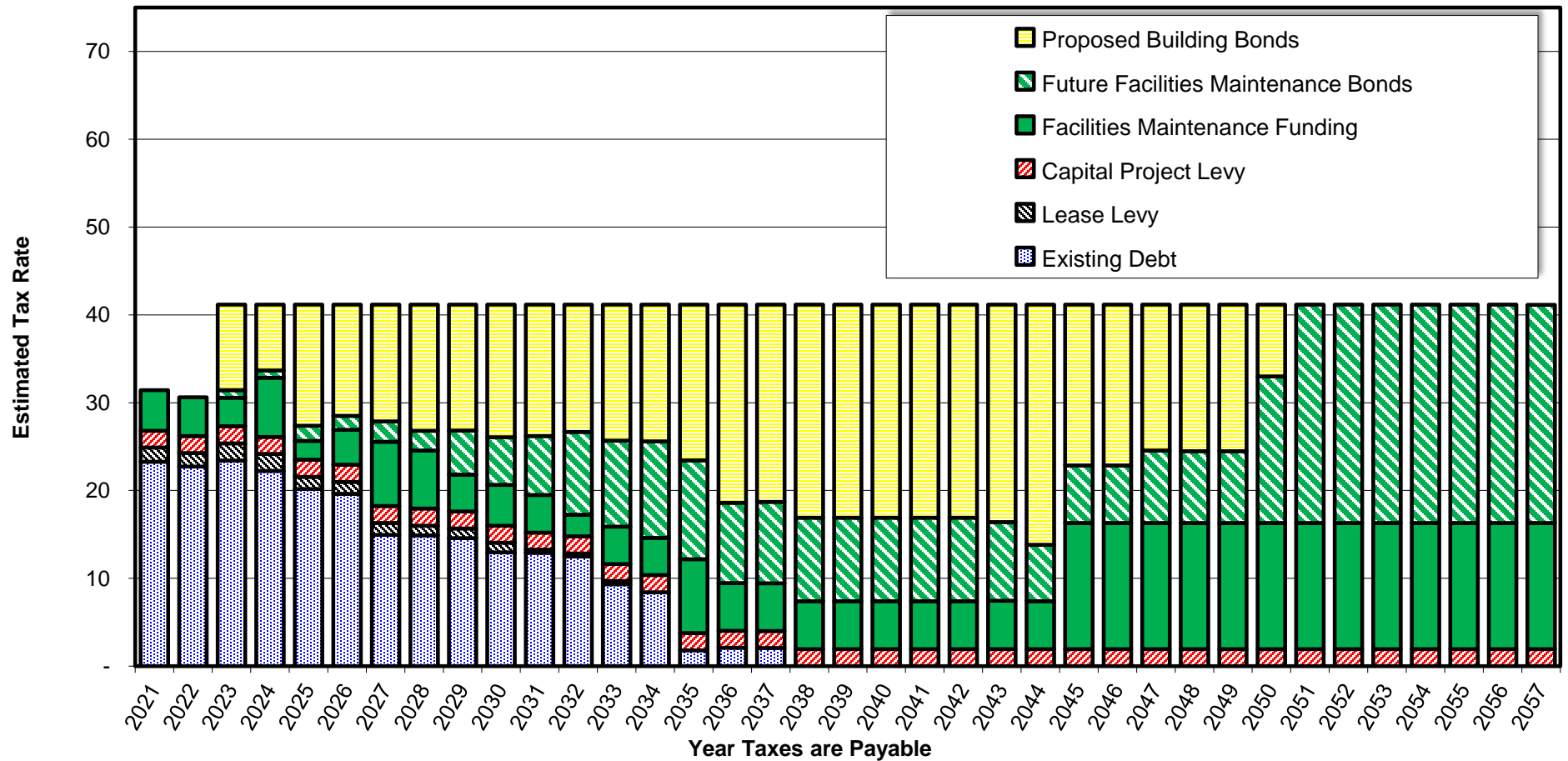
PRELIMINARY INFORMATION - FOR REVIEW AND COMMENT

South Washington County School District No. 833
Estimated Tax Rates for Capital and Debt Service Levies

\$462.66M School Building Bonds (2 Bond Issues)
August 9, 2022 Bond Referendum Election
Future Facilities Maintenance Bond Issues

Date Prepared:

April 21, 2022



PRELIMINARY ESTIMATES - FOR REVIEW AND COMMENT

South Washington County School District No. 83

April 21, 2022

Analysis of Tax Impact for Potential Bond Referendum

August 9, 2022 Election

Proposed Bond Amount		\$462,660,000	
Type of Property	Estimated Market Value	Estimated Change in Taxes Payable 2022 to 2023*	
		Annual	Monthly
Residential Homestead	\$100,000	\$76	\$6
	150,000	133	11
	200,000	191	16
	250,000	248	21
	300,000	305	25
	350,000	363	30
	400,000	420	35
	450,000	474	40
	500,000	527	44
	600,000	659	55
Commercial/ Industrial **	700,000	791	66
	800,000	922	77
	\$500,000	\$975	\$81
	1,000,000	2,029	169
Apartments and Residential Non-Homestead	2,500,000	5,191	433
	5,000,000	10,461	872
	\$500,000	\$659	\$55
	1,000,000	1,318	110
	2,500,000	3,294	275
	5,000,000	6,588	549

* Estimated tax impact includes principal and interest payments on the new bonds. Amounts are based on school district taxes for bonded debt levies only, and do not include tax levies for other purposes. Tax increases shown above are gross increases, not including the impact of the homeowner's Homestead Credit Refund ("Circuit Breaker") program. Owners of homestead property may qualify for a refund, based on their income and total property taxes. This would decrease the tax impact of the proposed bond issue for those property owners.

** For commercial-industrial property, the estimates above are for property in the City of Woodbury. The tax impact for commercial-industrial property in other municipalities in the school district may be slightly different due to the varying impact of the Twin Cities Fiscal Disparities program.



APPENDIX D: PROJECT COST SUMMARY

- SoWashCo 2022 Long-Range Facilities Planning Package Matrix -

(Capacities and Projections Account for Space Repurposing, as well as Boundary and Programming Changes)

2022-2027 PROJECTS

	Cost	Current Capacity	Proposed Capacity	10 Yr. Students	10 Yr. Utilization
<u>ADDITIONS & ALTERATIONS - Early Learning</u>					
LRES Site II - Converted to Liberty Ridge Early Learning Center (PK, ECSE, & ECCE)	\$ -	-	-	-	-
NES - Converted into SOWASHCO Early Learning Center	\$ 1,683,990	379	0	-	-
	\$ 1,683,990				
<u>ADDITIONS & ALTERATIONS - Elementary Schools</u>					
AES - Relocation of Kitchen, Construction of COLAB Area & KG/Pre-K/SPED Bathrooms	\$ 2,463,849	506	436	399	92%
BES - Construction of New KG Rooms & Cafeteria/Kitchen Addition	\$ 8,305,041	683	923	907	98%
CES - Construction of New 1000 Seat Crestview in a More Central-District Location	\$ 78,074,669	607	1,026	1,023	100%
CGES - Construction of Classroom Addition & Special Education Enhancements	\$ 8,406,845	632	923	914	99%
GCEs - Construction of New KG Rooms, New ASD Rooms, & New Cafeteria/Kitchen	\$ 9,707,111	759	949	949	100%
HES - Construction of New Bathrooms, COLAB Area, Renovation of Kitchen & SPED Rms	\$ 3,771,233	556	436	423	97%
LRES - Construction of New Kindergarten Wing & Special Education Enhancements	\$ 10,448,105	910	1,129	1,100	97%
MES - DCD, KG, & Pre-K Bathrooms & Program Upgrades	\$ 715,306	784	692	660	95%
NFSI - Long-Term Facilities Maintenance Only	\$ -	556	556	552	99%
PHES - Construction of a New 850 Seat Pine Hill at the Current Site	\$ 59,339,208	506	846	839	99%
PES - Construction of New Bathrooms, COLAB Area, Renovation of Kitchen & SPED Rms	\$ 4,627,464	481	513	488	95%
RRES - ASD Room Conversion, KG/Pre-K Bathrooms	\$ 458,108	683	666	632	95%
ROES - Construction of New Bathrooms, COLAB Area, Renovation of Kitchen & SPED Rms	\$ 4,607,194	582	564	504	89%
VCES - Long-Term Facilities Maintenance Only	\$ -	733	692	578	84%
WES - Construction of New Bathrooms, COLAB Area, Renovation of Kitchen & SPED Rms	\$ 3,990,090	632	564	507	90%
	\$ 194,914,223	9,989	10,915	10,475	96%
<u>ADDITIONS & ALTERATIONS - Middle Schools</u>					
CGMS - Construction of a Classroom Addition & Secure Front Entry	\$ 10,131,414	1,208	1,390	1,182	85%
LMS - Construction of a Classroom Addition, Pool Bleachers, & Secure Front Entry	\$ 11,101,267	1,188	1,370	1,281	94%
OMS - Construction of a Classroom Addition & Cafeteria Expansion	\$ 25,229,164	990	1,385	1,312	95%
WMS - Construction of a New Bus Road, Art/STEM/Music Rooms & Secure Entry	\$ 12,273,995	1,188	1,398	1,344	96%
	\$ 58,735,840	4,574	5,543	5,119	92%
<u>ADDITIONS & ALTERATIONS - High Schools</u>					
ERHS	\$ 45,309,965	1,712	2,537	2,366	93%
-Construction of a New Classroom Addition	-	-	-	-	-
-Cafeteria Expansion	-	-	-	-	-
-Expansion Biomed, CTE, STEM & Robotics Spaces	-	-	-	-	-
-Creation of a Flexible Multipurpose Online Learning Space	-	-	-	-	-
-Bus Lot Revisions to Accomodate Additions	-	-	-	-	-
PHS	\$ 49,497,432	2,059	2,401	2,257	94%
-Construction of a New Cafeteria & Kitchen	-	-	-	-	-
-Construction of a New Classroom Wing	-	-	-	-	-
-Expansion & Renovation of Biomed, CTE, STEM & Robotics Spaces	-	-	-	-	-
-Conversion of Existing Space into Additional Science Classrooms	-	-	-	-	-
-Creation of a Flexible Multipurpose Online Learning Space	-	-	-	-	-
-Redesign of Complete Site Plan, Parking Lot, & Service Roads	-	-	-	-	-
SWAHS - Convert Existing CES into Alternative High School	\$ 14,725,035	120	300	-	-
WHS	\$ 50,086,634	1,925	2,282	2,164	95%
-Construction of a New Cafeteria & Kitchen	-	-	-	-	-
-Construction of New Secure Entry & Administration Area	-	-	-	-	-
-Construction of a New Classroom Addition	-	-	-	-	-
-Renovation of Special Education Classrooms	-	-	-	-	-
-Expansion & Renovation of Biomed, CTE, STEM & Robotics Spaces	-	-	-	-	-
-Renovation of Current Kitchen & Lounge Areas Into Student Support Services	-	-	-	-	-
-Renovation & Consolidation of Athletic Locker Rooms	-	-	-	-	-
-Conversion of Existing Space into Additional Science Classrooms	-	-	-	-	-
-Creation of a Flexible Multipurpose Online Learning Space	-	-	-	-	-
-Redesign of Complete Site Plan, Parking Lot, & Service Roads	-	-	-	-	-
	\$ 159,619,066	5,816	7,520	6,787	90%
<u>Special Education & Support Sites</u>					
Central Park - Converted into SOWASHCO Online, Community Education & SPED Space	\$ -	-	-	-	-
DSC - Construction of New Central DSC Building on New CES Site (50k sqft)	\$ 23,388,750	-	-	-	-
Land Purchased for Future Construction (120-160 Acres)	\$ 14,000,000	-	-	-	-
Next Step/Pathways - Move into Renovated Existing DSC Space	\$ 5,151,575	-	-	-	-
Transportation - Construction of Satellite Site for Bus Parking	\$ 5,000,000	-	-	-	-
	\$ 47,540,325	-	-	-	-
TOTAL:	\$462,493,444	20,499	24,278	22,381	92%





Check Estimates		Newport Elementary School (NES) Covert to ELC						
Existing Number of Students								
Existing Building SF								
		RA10						
		Change in Scope	Added Students	SF Change	Unit Cost	Total	Bond	LTFM
Construction Costs Budget & Estimate								
New Construction					\$300	\$0		
Construction Tie In					\$50,000	\$0		
Light Remodel					\$50	\$0		
Medium Remodel					\$125	\$0		
Heavy Remodel				2700	\$400	\$1,080,000		
Capacity Addition					\$425	\$0		
Mechanical Remodel					\$65	\$0		
Electrical Remodel					\$15	\$0		
Multipurpose					\$325	\$0		
21st Century Classrooms					\$25,000	\$0		
Media Center Remodel					\$111	\$0		
Kitchen					\$400	\$0		
Storm Shelter					\$300,000	\$0		
Deferred Maintenance Priority 1					\$450,000	\$0		
Deferred Maintenance Priority 2					\$70,000	\$0		
Deferred Maintenance Priority 3					\$100,000	\$0		
Fire Separations for Code					\$150,000	\$0		
Site Work					\$250,000	\$0		
Stormwater Management					\$0	\$0		
Building Demo					\$5	\$0		
Project General Requirements						\$86,400		
Contingency						\$58,320		
Total Construction Estimate						\$1,224,720		
Owner/Soft Cost Budget						25%		
A/E Fees (Structural, Civil, Landscape, MEP)								
A&E Reimbursable								
CM FEE (Replace General Contractor)								
Building Permit/Plan Review								
Sewer and Water Charges								
Furniture and Equipment incl. Design								
Technology and Infrastructure incl. Design								
CM Site Services (On-Site Supervision and Mgmt.)								
Special Testing for City and Code Review								
Plan Productions/Distribution - Bidding								
Project Commissioning/Validation								
Storm Water Charges & City Development Cost								
Misc. Owner expenses								
Property Purchase								
Insurance								
Total Soft /Owner Costs						\$306,180		
Total Project Cost						\$1,530,900		
Inflation Rate						1.10		
Total						\$1,683,990		



Check Estimates

Existing Number of Students
Existing Building SF

Armstrong Elementary School (AES)

RA10							
Change in Scope	Added Students	SF Change	Unit Cost	Total	Bond	LTFM	Remarks
Construction Costs Budget & Estimate							
New Construction			\$300	\$0			
Construction Tie In			\$50,000	\$0			
Light Remodel			\$50	\$0			
Medium Remodel			\$125	\$0			
Heavy Remodel		2605	\$350	\$911,750			
Capacity Addition		557	\$1,200	\$668,400			
Mechanical Remodel			\$65	\$0			
Electrical Remodel			\$15	\$0			
Multipurpose			\$325	\$0			
21st Century Classrooms			\$25,000	\$0			
Media Center Remodel			\$111	\$0			
Kitchen			\$500	\$0			
Storm Shelter			\$300,000	\$0			
Deferred Maintenance Priority 1			\$450,000	\$0			
Deferred Maintenance Priority 2			\$70,000	\$0			
Deferred Maintenance Priority 3			\$100,000	\$0			
Fire Separations for Code			\$150,000	\$0			
Site Work			\$150,000	\$0			
Stormwater Management			\$0	\$0			
Building Demo			\$8	\$0			
Project General Requirements				\$126,412			
Contingency				\$85,328			
Total Construction Estimate				\$1,791,890			
Owner/Soft Cost Budget							
A/E Fees (Structural, Civil, Landscape, MEP)				25%			
A&E Reimbursable							
CM FEE (Replace General Contractor)							
Building Permit/Plan Review							
Sewer and Water Charges							
Furniture and Equipment incl. Design							
Technology and Infrastructure incl. Design							
CM Site Services (On-Site Supervision and Mgmt.)							
Special Testing for City and Code Review							
Plan Productions/Distribution - Bidding							
Project Commissioning/Validation							
Storm Water Charges & City Development Cost							
Misc. Owner expenses							
Property Purchase							
Insurance							
Total Soft /Owner Costs				\$447,973			
Total Project Cost				\$2,239,863			
Inflation Rate				1.10			
Total				\$2,463,849			



Check Estimates
Existing Number of Students
Existing Building SF

Bailey Elementary School (BES)

RA10							
Construction Costs Budget & Estimate	Added Students	SF Change	Unit Cost	Total	Bond	LTFM	Remarks
New Construction			\$305	\$0			
Construction Tie In		1	\$100,000	\$100,000			
Light Remodel			\$50	\$0			
Medium Remodel			\$125	\$0			
Heavy Remodel		4264	\$220	\$938,080			
Capacity Addition		3,985	\$305	\$1,215,425			
Mechanical Remodel			\$65	\$0			
Electrical Remodel			\$30	\$0			
Multipurpose			\$325	\$0			
Furniture			\$15,000	\$0			
Media Center Remodel			\$111	\$0			
Cafeteria/Kitchen		5182	\$400	\$2,072,800			
Storm Shelter		1	\$500,000	\$500,000			
Deferred Maintenance Priority 1			\$450,000	\$0			
Deferred Maintenance Priority 2			\$0	\$0			
Security			\$0	\$0			
Fire Separations for Code			\$150,000	\$0			
Site Work		1	\$500,000	\$500,000			
Stormwater Management			\$100,000	\$0			
Building Demo			\$5	\$0			
Project General Requirements				\$426,104			
Contingency				\$287,620			
Total Construction Estimate				\$6,040,030	\$0	\$0	#REF!
Owner/Soft Cost Budget				25%			
A/E Fees (Structural, Civil, Landscape, MEP)							
A&E Reimbursable							
CM FEE (Replace General Contractor)							
Building Permit/Plan Review							
Sewer and Water Charges							
Furniture and Equipment incl. Design							
Technology and Infrastructure incl. Design							
CM Site Services (On-Site Supervision and Mgmt.)							
Special Testing for City and Code Review							
Plan Productions/Distribution - Bidding							
Project Commissioning/Validation							
Storm Water Charges & City Development Cost							
Misc. Owner expenses							
Property Purchase							
Insurance							
Total Soft /Owner Costs				\$1,510,007.47			
Total Project Cost				\$7,550,037			
Inflation Rate				1.10			
Total				\$8,305,041			



Check Estimates		Crestview Elementary School (CES)							
Existing Number of Students									
Existing Building SF									
		RA10 - New 1030 Seat North of Military							
Construction Costs Budget & Estimate		Change in Scope	Added Students	SF Change	Unit Cost	Total	Bond	LTFM	Remarks
New Construction				142,000	\$295	\$41,890,000			
Construction Tie In					\$50,000	\$0			
Light Remodel					\$50	\$0			
Medium Remodel					\$125	\$0			
Heavy Remodel					\$220	\$0			
Capacity Addition					\$295	\$0			
Mechanical Remodel					\$65	\$0			
Electrical Remodel					\$15	\$0			
Multipurpose					\$325	\$0			
Storm Shelter				1	\$1,885,000	\$1,885,000			
Media Center Remodel					\$111	\$0			
Kitchen					\$400	\$0			
Added Toilet Rooms for PreK					\$0	\$0			
Deferred Maintenance Priority 1					\$450,000	\$0			
Deferred Maintenance Priority 2					\$70,000	\$0			
Deferred Maintenance Priority 3					\$100,000	\$0			
Fire Separations for Code					\$150,000	\$0			
Site Work				1	\$2,000,000	\$2,000,000			
Stormwater Management					\$0				
Building Demo					\$5	\$0			
Project General Requirements						\$3,662,000			
Contingency						\$2,471,850			
Total Construction Estimate						\$51,908,850			
Owner/Soft Cost Budget						25%			
A/E Fees (Structural, Civil, Landscape, MEP)									
A&E Reimbursable									
CM FEE (Replace General Contractor)									
Building Permit/Plan Review									
Sewer and Water Charges									
Furniture and Equipment incl. Design									
Technology and Infrastructure incl. Design									
CM Site Services (On-Site Supervision and Mgmt.)									
Special Testing for City and Code Review									
Plan Productions/Distribution - Bidding									
Project Commissioning/Validation									
Storm Water Charges & City Development Cost									By city for land exchange - comes out of land costs
Misc. Owner expenses									
Property Purchase									Below
Insurance									
Total Soft /Owner Costs						\$12,977,213			
Total Project Cost						\$64,886,063			
Inflation Rate						1.10			
Property Purchase				67		\$ 6,700,000			
Total						\$78,074,669			



Check Estimates
Existing Number of Students
Existing Building SF

Cottage Grove Elementary School (CGES)

Construction Costs Budget & Estimate	RA10							
	Change in Scope	Added Students	SF Change	Unit Cost	Total	Bond	LTFM	Remarks
New Construction				\$300	\$0			
Construction Tie In			1	\$100,000	\$100,000			
Light Remodel				\$50	\$0			
Medium Remodel				\$125	\$0			
Heavy Remodel				\$220	\$0			
Capacity Addition			13579	\$305	\$4,141,595			Added 800SF penthouse
Mechanical Remodel				\$65	\$0			
Electrical Remodel				\$30	\$0			
Multipurpose				\$325	\$0			
Furniture				\$15,000	\$0			
Media Center Remodel				\$111	\$0			
Cafeteria/Kitchen				\$400	\$0			
Storm Shelter			1	\$500,000	\$500,000			
Deferred Maintenance Priority 1				\$450,000	\$0			
Deferred Maintenance Priority 2				\$0	\$0			
Security				\$0	\$0			
Fire Separations for Code				\$150,000	\$0			
Parking Lot/Site Work			1	\$650,000	\$650,000			
Stormwater Management				\$0	\$0			
Building Demo				\$5	\$0			
Project General Requirements					\$431,328			
Contingency					\$291,146			
Total Construction Estimate					\$6,114,069			
Owner/Soft Cost Budget					25%			
A/E Fees (Structural, Civil, Landscape, MEP)								
A&E Reimbursable								
CM FEE (Replace General Contractor)								
Building Permit/Plan Review								
Sewer and Water Charges								
Furniture and Equipment incl. Design								
Technology and Infrastructure incl. Design								
CM Site Services (On-Site Supervision and Mgmt.)								
Special Testing for City and Code Review								
Plan Productions/Distribution - Bidding								
Project Commissioning/Validation								
Storm Water Charges & City Development Cost								
Misc. Owner expenses								
Property Purchase								
Insurance								
Total Soft /Owner Costs					\$1,528,517.18			
Total Project Cost					\$7,642,586			
Inflation Rate					1.10			
Total					\$8,406,845			



Check Estimates		Grey Cloud Elementary School (GCES)							
Existing Number of Students									
Existing Building SF									
		RA10							
Construction Costs Budget & Estimate	Change in Scope	Added Students	SF Change	Unit Cost	Total	Bond		LTFM	Remarks
New Construction				\$305	\$0				
Construction Tie In			1	\$100,000	\$100,000				
Light Remodel				\$50	\$0				
Medium Remodel				\$125	\$0				
Heavy Remodel			4000	\$220	\$880,000				
Capacity Addition			7180	\$305	\$2,189,900				
Mechanical Remodel				\$65	\$0				
Electrical Remodel				\$30	\$0				
Multipurpose				\$325	\$0				
Furniture				\$15,000	\$0				
Media Center Remodel				\$111	\$0				
Cafeteria/Kitchen			5139	\$400	\$2,055,600				
Storm Shelter			1	\$500,000	\$500,000				
Deferred Maintenance Priority 1				\$450,000	\$0				
Deferred Maintenance Priority 2				\$0	\$0				
Security				\$0	\$0				
Fire Separations for Code				\$150,000	\$0				
Site Work			1	\$500,000	\$500,000				
Stormwater Management				\$150,000	\$0				
Building Demo				\$5	\$0				
Project General Requirements					\$498,040				
Contingency					\$336,177				
Total Construction Estimate					\$7,059,717				
Owner/Soft Cost Budget									
A/E Fees (Structural, Civil, Landscape, MEP)									
A&E Reimbursable									
CM FEE (Replace General Contractor)									
Building Permit/Plan Review									
Sewer and Water Charges									
Furniture and Equipment incl. Design									
Technology and Infrastructure incl. Design									
CM Site Services (On-Site Supervision and Mgmt.)									
Special Testing for City and Code Review									
Plan Productions/Distribution - Bidding									
Project Commissioning/Validation									
Storm Water Charges & City Development Cost									
Misc. Owner expenses									
Property Purchase									
Insurance									
Total Soft /Owner Costs					\$1,764,929.25				
Total Project Cost					\$8,824,646				
Inflation Rate					1.10				
Total					\$9,707,111				



Check Estimates
Existing Number of Students
Existing Building SF

Hillside Elementary School (HES)

RA10								
Change in Scope	Added Students	SF Change	Unit Cost	Total	Bond	LTFM	Remarks	
Construction Costs Budget & Estimate								
New Construction			\$300	\$0				
Construction Tie In		1	\$50,000	\$50,000				
Light Remodel			\$50	\$0				
Medium Remodel			\$125	\$0				
Heavy Remodel		4096	\$220	\$901,120		\$500,000		
Capacity Addition		1890	\$750	\$1,417,500				
Mechanical Remodel			\$65	\$0				
Electrical Remodel			\$15	\$0				
Multipurpose			\$325	\$0				
21st Century Classrooms			\$25,000	\$0				
Media Center Remodel			\$111	\$0				
Kitchen			\$400	\$0				
Strom Shelter			\$300,000	\$0				
Deferred Maintenance Priority 1			\$450,000	\$0				
Deferred Maintenance Priority 2			\$70,000	\$0				
Deferred Maintenance Priority 3			\$100,000	\$0				
Fire Separations for Code			\$150,000	\$0				
Site Work		1	\$50,000	\$50,000				
Stormwater Management			\$100,000	\$0				
Building Demo			\$5	\$0				
Project General Requirements				\$193,490				
Contingency				\$130,605				
Total Construction Estimate				\$2,742,715				
Owner/Soft Cost Budget				25%				
A/E Fees (Structural, Civil, Landscape, MEP)								
A&E Reimbursable								
CM FEE (Replace General Contractor)								
Building Permit/Plan Review								
Sewer and Water Charges								
Furniture and Equipment incl. Design								
Technology and Infrastructure incl. Design								
CM Site Services (On-Site Supervision and Mgmt.)								
Special Testing for City and Code Review								
Plan Productions/Distribution - Bidding								
Project Commissioning/Validation								
Storm Water Charges & City Development Cost								
Misc. Owner expenses								
Property Purchase								
Insurance								
Total Soft /Owner Costs				\$685,679				
Total Project Cost				\$3,428,394				
Inflation Rate				1.10				
Total				\$3,771,233				



Check Estimates
Existing Number of Students
Existing Building SF

Liberty Ridge Elementary School (LRES)

RA10								
Construction Costs Budget & Estimate	Change in Scope	Added Students	SF Change	Unit Cost	Total	Bond	LTFM	Remarks
New Construction				\$300	\$0			
Construction Tie In			1	\$100,000	\$100,000			
Light Remodel				\$50	\$0			
Medium Remodel				\$125	\$0			
Heavy Remodel				\$220	\$0			
Capacity Addition			17233	\$325	\$5,600,725			
Mechanical Remodel				\$65	\$0			
Electrical Remodel				\$30	\$0			
Multipurpose				\$325	\$0			
Furniture				\$15,000	\$0			
Media Center Remodel				\$111	\$0			
Cafeteria/Kitchen				\$400	\$0			
Storm Shelter			1	\$500,000	\$500,000			
Deferred Maintenance Priority 1				\$450,000	\$0			
Deferred Maintenance Priority 2				\$0	\$0			
Security				\$0	\$0			
Fire Separations for Code				\$150,000	\$0			
Site Work			1	\$500,000	\$500,000			
Stormwater Management				\$0	\$0			
Building Demo				\$5	\$0			
Project General Requirements					\$536,058			
Contingency					\$361,839			
Total Construction Estimate					\$7,598,622			
Owner/Soft Cost Budget					25%			
A/E Fees (Structural, Civil, Landscape, MEP)								
A&E Reimbursable								
CM FEE (Replace General Contractor)								
Building Permit/Plan Review								
Sewer and Water Charges								
Furniture and Equipment incl. Design								
Technology and Infrastructure incl. Design								
CM Site Services (On-Site Supervision and Mgmt.)								
Special Testing for City and Code Review								
Plan Productions/Distribution - Bidding								
Project Commissioning/Validation								
Storm Water Charges & City Development Cost								
Misc. Owner expenses								
Property Purchase								
Insurance								
Total Soft /Owner Costs					\$1,899,655.54			
Total Project Cost					\$9,498,278			
Inflation Rate					1.10			
Total					\$10,448,105			



Check Estimates

Existing Number of Students

Existing Building SF

Middleton Elementary School (MES)

RA10								
Construction Costs Budget & Estimate	Change in Scope	Added Students	SF Change	Unit Cost	Total	Bond	LTFM	Remarks
New Construction				\$300	\$0			
Construction Tie In				\$50,000	\$0			
Light Remodel				\$50	\$0			
Medium Remodel			2518	\$125	\$314,750			
Heavy Remodel			480	\$300	\$144,000			
Capacity Addition				\$425	\$0			
Mechanical Remodel				\$65	\$0			
Electrical Remodel				\$30	\$0			
Multipurpose				\$325	\$0			
Furniture				\$15,000	\$0			
Media Center Remodel				\$111	\$0			
Cafeteria/Kitchen				\$400	\$0			
Storm Shelter				\$300,000	\$0			
Deferred Maintenance Priority 1				\$450,000	\$0			
Deferred Maintenance Priority 2				\$0	\$0			
Security				\$0	\$0			
Fire Separations for Code				\$150,000	\$0			
Site Work				\$150,000	\$0			
Stormwater Management				\$0	\$0			
Building Demo				\$5	\$0			
Project General Requirements					\$36,700			
Contingency					\$24,773			
Total Construction Estimate					\$520,223			
Owner/Soft Cost Budget					25%			
A/E Fees (Structural, Civil, Landscape, MEP)								
A&E Reimbursable								
CM FEE (Replace General Contractor)								
Building Permit/Plan Review								
Sewer and Water Charges								
Furniture and Equipment incl. Design								
Technology and Infrastructure incl. Design								
CM Site Services (On-Site Supervision and Mgmt.)								
Special Testing for City and Code Review								
Plan Productions/Distribution - Bidding								
Project Commissioning/Validation								
Storm Water Charges & City Development Cost								
Misc. Owner expenses								
Property Purchase								
Insurance								
Total Soft /Owner Costs					\$130,055.63			
Total Project Cost					\$650,278			
Inflation Rate					1.10			
Total					\$715,306			



Check Estimates	Pine Hill Elementary School (PHES)							
Existing Number of Students								
Existing Building SF								
Construction Costs Budget & Estimate	New Pine Hill							
	Change in Scope	Added Students	SF Change	Unit Cost	Total	Bond	LTFM	Remarks
New Construction			120,000	\$295	\$35,400,000			
Construction Tie In				\$150,000	\$0			
Light Remodel				\$50	\$0			
Medium Remodel				\$125	\$0			
Heavy Remodel				\$220	\$0			
Capacity Addition				\$305	\$0			
Mechanical Remodel				\$65	\$0			
Electrical Remodel				\$15	\$0			
Multipurpose				\$325	\$0			
21st Century Classrooms				\$25,000	\$0			
Media Center Remodel				\$111	\$0			
Kitchen				\$400	\$0			
Storm Shelter			1	\$1,000,000	\$1,000,000			
Temp Parking/Sitework, etc.			1	\$750,000	\$750,000			
Deferred Maintenance Priority 2				\$70,000	\$0			
Deferred Maintenance Priority 3				\$100,000	\$0			
Fire Separations for Code				\$150,000	\$0			
Site Work			1	\$500,000	\$500,000			
Stormwater Management				\$150,000	\$0			
Building Demo			62500	\$6.50	\$406,250			
Project General Requirements					\$3,044,500			
Contingency					\$2,055,038			
Total Construction Estimate					\$43,155,788			
Owner/Soft Cost Budget					25%			
A/E Fees (Structural, Civil, Landscape, MEP)								
A&E Reimbursable								
CM FEE (Replace General Contractor)								
Building Permit/Plan Review								
Sewer and Water Charges								
Furniture and Equipment incl. Design								
Technology and Infrastructure incl. Design								
CM Site Services (On-Site Supervision and Mgmt.)								
Special Testing for City and Code Review								
Plan Productions/Distribution - Bidding								
Project Commissioning/Validation								
Storm Water Charges & City Development Cost								
Misc. Owner expenses								
Property Purchase								
Insurance								
Total Soft /Owner Costs					\$10,788,947			
Total Project Cost					\$53,944,734			
Inflation Rate					1.10			
Total					\$59,339,208			



Check Estimates		Pullman Elementary School (PES)							
Existing Number of Students									
Existing Building SF									
Construction Costs Budget & Estimate		RA10							
		Change in Scope	Added Students	SF Change	Unit Cost	Total	Bond	LTFM	Remarks
New Construction					\$300	\$0			
Construction Tie In				1	\$75,000	\$75,000			
Light Remodel					\$50	\$0			
Medium Remodel					\$125	\$0			
Heavy Remodel				4101	\$250	\$1,025,250		\$500,000	
Capacity Addition				1890	\$750	\$1,417,500			
Mechanical Remodel					\$65	\$0			
Electrical Remodel					\$15	\$0			
Multipurpose					\$325	\$0			
21st Century Classrooms					\$25,000	\$0			
Media Center Remodel					\$111	\$0			
Kitchen					\$400	\$0			
Storm Shelter				1	\$300,000	\$300,000			
Deferred Maintenance Priority 1					\$450,000	\$0			
Deferred Maintenance Priority 2					\$70,000	\$0			
Deferred Maintenance Priority 3					\$100,000	\$0			
Fire Separations for Code					\$150,000	\$0			
Site Work				1	\$150,000	\$150,000			
Stormwater Management					\$0	\$0			
Building Demo					\$5	\$0			
Project General Requirements						\$237,420			
Contingency						\$160,259			
Total Construction Estimate						\$3,365,429			
Owner/Soft Cost Budget									
						25%			
A/E Fees (Structural, Civil, Landscape, MEP)									
A&E Reimbursable									
CM FEE (Replace General Contractor)									
Building Permit/Plan Review									
Sewer and Water Charges									
Furniture and Equipment incl. Design									
Technology and Infrastructure incl. Design									
CM Site Services (On-Site Supervision and Mgmt.)									
Special Testing for City and Code Review									
Plan Productions/Distribution - Bidding									
Project Commissioning/Validation									
Storm Water Charges & City Development Cost									
Misc. Owner expenses									
Property Purchase									
Insurance									
Total Soft /Owner Costs						\$841,357			
Total Project Cost						\$4,206,786			
Inflation Rate						1.10			
Total						\$4,627,464			



Check Estimates

Existing Number of Students

Existing Building SF

Red Rock Elementary School (RRES)

RA10								
Construction Costs Budget & Estimate	Change in Scope	Added Students	SF Change	Unit Cost	Total	Bond	LTFM	Remarks
New Construction			-	\$300	\$0			
Construction Tie In				\$100,000	\$0			
Light Remodel				\$50	\$0			
Medium Remodel				\$125	\$0			
Heavy Remodel			904	\$325	\$293,800			
Capacity Additions				\$305	\$0			
Mechanical Remodel				\$65	\$0			
Electrical Remodel				\$30	\$0			
Multipurpose				\$325	\$0			
Furniture				\$15,000	\$0			
Media Center Remodel				\$111	\$0			
Kitchen				\$400	\$0			
Storm Shelter				\$300,000	\$0			
Deferred Maintenance Priority 1				\$450,000	\$0			
Deferred Maintenance Priority 2				\$0	\$0			
Security				\$0	\$0			
Fire Separations for Code				\$150,000	\$0			
Site Work				\$250,000	\$0			
Stormwater Management				\$0	\$0			
Building Demo				\$5	\$0			
Project General Requirements					\$23,504			
Contingency					\$15,865			
Total Construction Estimate					\$333,169	\$0	\$0	
Owner/Soft Cost Budget					25%			
A/E Fees (Structural, Civil, Landscape, MEP)								
A&E Reimbursable								
CM FEE (Replace General Contractor)								
Building Permit/Plan Review								
Sewer and Water Charges								
Furniture and Equipment incl. Design								
Technology and Infrastructure incl. Design								
CM Site Services (On-Site Supervision and Mgmt.)								
Special Testing for City and Code Review								
Plan Productions/Distribution - Bidding								
Project Commissioning/Validation								
Storm Water Charges & City Development Cost								
Misc. Owner expenses								
Property Purchase								
Insurance								
Total Soft /Owner Costs					\$83,292.30			
Total Project Cost					\$416,462			
Inflation Rate					1.10			
Total					\$458,108			



Check Estimates		Royal Oaks Elementary School (ROES)							
Existing Number of Students									
Existing Building SF									
Construction Costs Budget & Estimate		RA10							
		Change in Scope	Added Students	SF Change	Unit Cost	Total	Bond	LTFM	Remarks
New Construction					\$300	\$0			
Construction Tie In				1	\$75,000	\$75,000			
Light Remodel					\$50	\$0			
Medium Remodel					\$125	\$0			
Heavy Remodel				4049	\$250	\$1,012,250		\$500,000	
Capacity Addition				1890	\$750	\$1,417,500			
Mechanical Remodel					\$65	\$0			
Electrical Remodel					\$15	\$0			
Multipurpose					\$325	\$0			
21st Century Classrooms					\$25,000	\$0			
Media Center Remodel					\$111	\$0			
Kitchen					\$0	\$0			
Storm Shelter				1	\$300,000	\$300,000			
Deferred Maintenance Priority 1					\$450,000	\$0			
Deferred Maintenance Priority 2					\$70,000	\$0			
Deferred Maintenance Priority 3					\$100,000	\$0			
Fire Separations for Code					\$150,000	\$0			
Site Work				1	\$150,000	\$150,000			
Stormwater Management					\$50,000	\$0			
Building Demo					\$5	\$0			
Project General Requirements						\$236,380			
Contingency						\$159,557			
Total Construction Estimate						\$3,350,687			
Owner/Soft Cost Budget									
						25%			
A/E Fees (Structural, Civil, Landscape, MEP)									
A&E Reimbursable									
CM FEE (Replace General Contractor)									
Building Permit/Plan Review									
Sewer and Water Charges									
Furniture and Equipment incl. Design									
Technology and Infrastructure incl. Design									
CM Site Services (On-Site Supervision and Mgmt.)									
Special Testing for City and Code Review									
Plan Productions/Distribution - Bidding									
Project Commissioning/Validation									
Storm Water Charges & City Development Cost									
Misc. Owner expenses									
Property Purchase									
Insurance									
Total Soft /Owner Costs						\$837,672			
Total Project Cost						\$4,188,358			
Inflation Rate						1.10			
Total						\$4,607,194			



Check Estimates		Woodbury Elementary School (WES)						
Existing Number of Students								
Existing Building SF								
		RA10						
Construction Costs Budget & Estimate		Change in Scope	Added Students	SF Change	Unit Cost	Total	Bond	LTFM
		Remarks						
New Construction					\$300	\$0		
Construction Tie In				1	\$50,000	\$50,000		
Light Remodel					\$50	\$0		
Medium Remodel					\$125	\$0		
Heavy Remodel				4734	\$220	\$1,041,480		
Capacity Addition				1890	\$750	\$1,417,500		
Mechanical Remodel					\$65	\$0		
Electrical Remodel					\$15	\$0		
Multipurpose					\$325	\$0		
Storm Shelter					\$300,000	\$0		
Media Center Remodel					\$111	\$0		
Kitchen					\$400	\$0		
Added Toilet Rooms for PreK					\$0	\$0		
Deferred Maintenance Priority 1					\$450,000	\$0		
Deferred Maintenance Priority 2					\$70,000	\$0		
Deferred Maintenance Priority 3					\$100,000	\$0		
Fire Separations for Code					\$150,000	\$0		
Site Work				1	\$50,000	\$50,000		
Stormwater Management					\$50,000	\$0		
Building Demo					\$5	\$0		
Project General Requirements						\$204,718		
Contingency						\$138,185		
Total Construction Estimate						\$2,901,883		
Owner/Soft Cost Budget						25%		
A/E Fees (Structural, Civil, Landscape, MEP)								
A&E Reimbursable								
CM FEE (Replace General Contractor)								
Building Permit/Plan Review								
Sewer and Water Charges								
Furniture and Equipment incl. Design								
Technology and Infrastructure incl. Design								
CM Site Services (On-Site Supervision and Mgmt.)								
Special Testing for City and Code Review								
Plan Productions/Distribution - Bidding								
Project Commissioning/Validation								
Storm Water Charges & City Development Cost								
Misc. Owner expenses								
Property Purchase								
Insurance								
Total Soft /Owner Costs						\$725,471		
Total Project Cost						\$3,627,354		
Inflation Rate						1.10		
Total						\$3,990,090		



Check Estimates		Cottage Grove Middle School (CGMS)						
Existing Number of Students								
Existing Building SF								
		RA10						
Construction Costs Budget & Estimate		Change in Scope	Added Students	SF Change	Unit Cost	Total	Bond	LTFM
New Construction					\$300	\$0		
Construction Tie In				I	\$100,000	\$100,000		
Light Remodel					\$50	\$0		
Medium Remodel					\$125	\$0		
Heavy Remodel				2106	\$220	\$463,320		\$130,405
Capacity Addition				13644	\$325	\$4,434,300		
Mechanical Remodel					\$65	\$0		
Electrical Remodel					\$30	\$0		
Multipurpose					\$325	\$0		
Bleachers					\$150,000	\$0		
Storm Shelter				I	\$1,000,000	\$1,000,000		
Cafeteria/Kitchen					\$400	\$0		
Courtyard Infill					\$500	\$0		
Deferred Maintenance Priority 1					\$933,570	\$0		
Deferred Maintenance Priority 2					\$0	\$0		
Security					\$0	\$0		
Fire Separations for Code					\$150,000	\$0		
Site Work				I	\$500,000	\$500,000		
Stormwater Management					\$0	\$0		
Building Demo					\$5	\$0		
Project General Requirements						\$519,810		
Contingency						\$350,871		
Total Construction Estimate						\$7,368,301		
Owner/Soft Cost Budget						25%		
A/E Fees (Structural, Civil, Landscape, MEP)								
A&E Reimbursable								
CM FEE (Replace General Contractor)								
Building Permit/Plan Review								
Sewer and Water Charges								
Furniture and Equipment incl. Design								
Technology and Infrastructure incl. Design								
CM Site Services (On-Site Supervision and Mgmt.)								
Special Testing for City and Code Review								
Plan Productions/Distribution - Bidding								
Project Commissioning/Validation								
Storm Water Charges & City Development Cost								
Misc. Owner expenses								
Property Purchase								
Insurance								
Total Soft /Owner Costs						\$1,842,075		
Total Project Cost						\$9,210,376		
Inflation Rate						1.10		
Total						\$10,131,414		



Check Estimates		Lake Middle School (LMS)							
Existing Number of Students									
Existing Building SF									
Construction Costs Budget & Estimate		RA10							
		Change in Scope	Added Students	SF Change	Unit Cost	Total	Bond	LTFM	Remarks
New Construction					\$300	\$0			
Construction Tie In				1	\$150,000	\$150,000			
Light Remodel					\$50	\$0			
Medium Remodel					\$125	\$0			SPED Remodel
Heavy Remodel				2106	\$220	\$463,320		\$115,830	
Capacity Addition				15404	\$325	\$5,006,300			
Mechanical Remodel					\$65	\$0			
Electrical Remodel					\$30	\$0			
Multipurpose					\$325	\$0			
Bleachers					\$150,000	\$0			
Storm Shelter				1	\$1,000,000	\$1,000,000			
Cafeteria/Kitchen					\$400	\$0			
Courtyard Infill					\$500	\$0			
Deferred Maintenance Priority 1					\$933,570	\$0			
Deferred Maintenance Priority 2					\$0	\$0			
Security					\$0	\$0			
Fire Separations for Code					\$150,000	\$0			
Site Work				1	\$500,000	\$500,000			
Stormwater Management					\$0	\$0			
Building Demo					\$5	\$0			
Project General Requirements						\$569,570			
Contingency						\$384,459			
Total Construction Estimate						\$8,073,649			
Owner/Soft Cost Budget									
						25%			
A/E Fees (Structural, Civil, Landscape, MEP)									
A&E Reimbursable									
CM FEE (Replace General Contractor)									
Building Permit/Plan Review									
Sewer and Water Charges									
Furniture and Equipment incl. Design									
Technology and Infrastructure incl. Design									
CM Site Services (On-Site Supervision and Mgmt.)									
Special Testing for City and Code Review									
Plan Productions/Distribution - Bidding									
Project Commissioning/Validation									
Storm Water Charges & City Development Cost									
Misc. Owner expenses									
Property Purchase									
Insurance									
Total Soft /Owner Costs						\$2,018,412			
Total Project Cost						\$10,092,061			
Inflation Rate						1.10			
Total						\$11,101,267			



Check Estimates
Existing Number of Students
Existing Building SF

Oltman Middle School (OMS)

Construction Costs Budget & Estimate	RA10							
	Change in Scope	Added Students	SF Change	Unit Cost	Total	Bond	LTFM	Remarks
New Construction				\$300	\$0			
Construction Tie In			1	\$250,000	\$250,000			
Light Remodel				\$50	\$0			
Medium Remodel				\$125	\$0			
Heavy Remodel			1056	\$220	\$232,320			
Capacity Addition			45660	\$300	\$13,698,000			
Mechanical Remodel				\$65	\$0			
Electrical Remodel				\$30	\$0			
Multipurpose				\$325	\$0			
Furniture				\$15,000	\$0			
Storm Shelter			1	\$1,250,000	\$1,250,000			
Kitchen				\$400	\$0			
Create Flex Space				\$0	\$0			
Deferred Maintenance Priority 1				\$450,000	\$0			
Deferred Maintenance Priority 2				\$0	\$0			
Security				\$0	\$0			
Fire Separations for Code				\$0	\$0			
Site Work			1	\$750,000	\$750,000			
Stormwater Management				\$0	\$0			
Building Demo				\$5	\$0			
Project General Requirements					\$1,294,426			
Contingency					\$873,737			
Total Construction Estimate					\$18,348,483			
Owner/Soft Cost Budget					25%			
A/E Fees (Structural, Civil, Landscape, MEP)								
A&E Reimbursable								
CM FEE (Replace General Contractor)								
Building Permit/Plan Review								
Sewer and Water Charges								
Furniture and Equipment incl. Design								
Technology and Infrastructure incl. Design								
CM Site Services (On-Site Supervision and Mgmt.)								
Special Testing for City and Code Review								
Plan Productions/Distribution - Bidding								
Project Commissioning/Validation								
Storm Water Charges & City Development Cost								
Misc. Owner expenses								
Property Purchase								
Insurance								
Total Soft /Owner Costs					\$4,587,121			
Total Project Cost					\$22,935,604			
Inflation Rate					1.10			
Total					\$25,229,164			



Check Estimates		Woodbury Middle School (WMS)							
Existing Number of Students									
Existing Building SF									
		RA10							
		Change in Scope	Added Students	SF Change	Unit Cost	Total	Bond	LTFM	Remarks
Construction Costs Budget & Estimate									
New Construction					\$300	\$0			
Construction Tie In					\$100,000	\$0			
Light Remodel					\$50	\$0			
Medium Remodel					\$150	\$0			
Heavy Remodel				8914	\$220	\$1,961,080		\$118,800	
Capacity Addition				1929	\$450	\$868,050			
Mechanical Remodel					\$65	\$0			
Electrical Remodel					\$30	\$0			
Multipurpose					\$325	\$0			
Furniture					\$15,000	\$0			
Storm Shelter					\$300,000	\$0			
Kitchen				10343	\$400	\$4,137,200			
Create Flex Space					\$0	\$0			
Deferred Maintenance Priority 1					\$361,835	\$0			
Deferred Maintenance Priority 2					\$0	\$0			
Security					\$0	\$0			
Fire Separations for Code					\$150,000	\$0			
Site Work				1	\$750,000	\$750,000			
Stormwater Management					\$0	\$0			
Building Demo				777	\$200.00	\$155,400			Pool Backfill
Project General Requirements						\$629,738			
Contingency						\$425,073			
Total Construction Estimate						\$8,926,542			
Owner/Soft Cost Budget									
						25%			
A/E Fees (Structural, Civil, Landscape, MEP)									
A&E Reimbursable									
CM FEE (Replace General Contractor)									
Building Permit/Plan Review									
Sewer and Water Charges									
Furniture and Equipment incl. Design									
Technology and Infrastructure incl. Design									
CM Site Services (On-Site Supervision and Mgmt.)									
Special Testing for City and Code Review									
Plan Productions/Distribution - Bidding									
Project Commissioning/Validation									
Storm Water Charges & City Development Cost									
Misc. Owner expenses									
Property Purchase									
Insurance									
Total Soft /Owner Costs						\$2,231,635			
Total Project Cost						\$11,158,177			
Inflation Rate						1.10			
Total						\$12,273,995			



Check Estimates

East Ridge High School (ERHS)

Existing Number of Students

Existing Building SF

RA10 (3/21/22 Update)

Construction Costs Budget & Estimate

	SF Change	Unit Cost	Total	Bond	LTFM	Remarks
New Construction		\$300	\$0			
Construction Tie In	1	\$150,000	\$150,000			
Light Remodel		\$50	\$0			
Medium Remodel		\$125	\$0		\$230,500	
Heavy Remodel	4616	\$220	\$1,015,520			
Capacity Addition	75311	\$300	\$22,593,300			
Mechanical Remodel	1	\$500,000	\$500,000			Existing piping & boiler work
Electrical Remodel		\$30	\$0			
Multipurpose		\$325	\$0			
Storm Shelter	1	\$1,500,000	\$1,500,000			
Media Center Remodel		\$111	\$0			
Cafeteria/Kitchen		\$400	\$0			
Parking Lot		\$0	\$0			
MEP Contingency	1	\$1,000,000	\$1,000,000			
Deferred Maintenance Priority 2		\$0	\$0			
Artificial Turf for Baseball & Practice Fields		\$0	\$0			
Artificial Turf & Track Replacement		\$0	\$0			
Site Work	1	\$2,300,000	\$2,300,000		\$2,300,000	BKBM Plans 12/13/21
Stormwater Management		\$0	\$0			
Additional Auditorium Costs		\$0	\$0			
Project General Requirements			\$2,324,706			
Contingency			\$1,569,176			
Total Construction Estimate			\$32,952,702			
Owner/Soft Cost Budget			25%			
A/E Fees (Structural, Civil, Landscape, MEP)						
A&E Reimbursable						
CM FEE (Replace General Contractor)						
Building Permit/Plan Review						
Sewer and Water Charges						
Furniture and Equipment incl. Design						
Technology and Infrastructure incl. Design						
CM Site Services (On-Site Supervision and Mgmt.)						
Special Testing for City and Code Review						
Plan Productions/Distribution - Bidding						
Project Commissioning/Validation						
Storm Water Charges & City Development Cost						
Misc. Owner expenses						
Property Purchase						
Insurance						
Total Soft /Owner Costs			\$8,238,175			
Total Project Cost			\$41,190,877			
Inflation Rate			1.10			
Total			\$45,309,965			



Check Estimates		Park High School (PHS)							
Existing Number of Students									
Existing Building SF									
Construction Costs Budget & Estimate		RA10							
		Change in Scope	Added Students	SF Change	Unit Cost	Total	Bond	LTFM	Remarks
New Construction					\$300	\$0			
Construction Tie In				1	\$250,000	\$250,000			
Light Remodel					\$50	\$0		\$214,700	
Medium Remodel				6461	\$125	\$807,625		\$1,108,625	
Heavy Remodel				16263	\$220	\$3,577,860		\$2,227,940	
Capacity Addition				54363	\$300	\$16,308,900			
Mechanical Remodel					\$1,500,000	\$0			
Electrical Remodel					\$30	\$0			
Casework					\$150,000	\$0		\$150,000	
Furniture					\$15,000	\$0			
Storm Shelter				1	\$1,500,000	\$1,500,000			
Kitchen					\$400	\$0			
Renovations to Football Stadium Restrooms					\$200,000	\$0			
MEP Contingency				1	\$2,500,000	\$2,500,000			
Deferred Maintenance Priority 2					\$1,500,000	\$0			
Artifical Turf for Fields					\$500,000	\$0			
Sitework - Turf					\$1,250,000	\$0			
Sitework - Parking				1	\$6,800,000	\$6,800,000		\$6,800,000	BKBM Plans 12/13/21
New Baseball Dugouts					\$250,000	\$0			
Additional Auditorium Costs					\$1,200,000	\$0			
Atheltic Fencing & Stadium Lighting					\$562,500	\$0			
Project General Requirements						\$2,539,551			
Contingency						\$1,714,197			
Total Construction Estimate						\$35,998,133			
Owner/Soft Cost Budget									
						25%			
A/E Fees (Structural, Civil, Landscape, MEP)									
A&E Reimbursable									
CM FEE (Replace General Contractor)									
Building Permit/Plan Review									
Sewer and Water Charges									
Furniture and Equipment incl. Design									
Technology and Infrastructure incl. Design									
CM Site Services (On-Site Supervision and Mgmt.)									
Special Testing for City and Code Review									
Plan Productions/Distribution - Bidding									
Project Commissioning/Validation									
Storm Water Charges & City Development Cost									
Misc. Owner expenses									
Property Purchase									
Insurance									
Total Soft /Owner Costs						\$8,999,533			
Total Project Cost						\$44,997,666			
Inflation Rate						1.10			
Total						\$49,497,432			



Check Estimates		CES - Converted to ALC HS							
Existing Number of Students									
Existing Building SF									
		RA10							
Construction Costs Budget & Estimate		Change in Scope	Added Students	SF Change	Unit Cost	Total	Bond	LTFM	Remarks
	New Construction				\$300	\$0			
	Construction Tie In			1	\$100,000	\$100,000			
	Light Remodel				\$50	\$0			
	Medium Remodel			5989	\$125	\$748,625			
	Heavy Remodel			24277	\$220	\$5,340,940			
	Capacity Addition			3898	\$450	\$1,754,100			
	Mechanical Remodel				\$65	\$0			
	Electrical Remodel				\$30	\$0			
	Multipurpose				\$325	\$0			
	Furniture				\$15,000	\$0			
	Storm Shelter			1	\$500,000	\$500,000			
	Kitchen				\$0	\$0			
	Create Flex Space				\$0	\$0			
	Deferred Maintenance Priority 1				\$1,800,000	\$0			
	Deferred Maintenance Priority 2				\$3,000,000	\$0			
	Artificial Turf & Track Replacement				\$1,200,000	\$0			
	Athletic Fencing & Stadium Lighting & Press Box				\$662,500	\$0			
	Artificial Turf for Fields				\$500,000	\$0			
	Site Work			1	\$1,000,000	\$1,000,000		\$1,000,000	BKBM Plans 12/13/21
	Stormwater Management				\$0	\$0			
	Building Demo				\$7.50	\$0			
	Project General Requirements					\$755,493			
	Contingency					\$509,958			
Total Construction Estimate						\$10,709,116			
Owner/Soft Cost Budget						25%			
	A/E Fees (Structural, Civil, Landscape, MEP)								
	A&E Reimbursable								
	CM FEE (Replace General Contractor)								
	Building Permit/Plan Review								
	Sewer and Water Charges								
	Furniture and Equipment incl. Design								
	Technology and Infrastructure incl. Design								
	CM Site Services (On-Site Supervision and Mgmt.)								
	Special Testing for City and Code Review								
	Plan Productions/Distribution - Bidding								
	Project Commissioning/Validation								
	Storm Water Charges & City Development Cost								
	Misc. Owner expenses								
	Property Purchase								
	Insurance								
Total Soft /Owner Costs						\$2,677,279			
Total Project Cost						\$13,386,395			
Inflation Rate						1.10			
Total						\$14,725,035			



Check Estimates

Existing Number of Students

Existing Building SF

Woodbury High School (WHS)

RA10								
Construction Costs Budget & Estimate	Change in Scope	Added Students	SF Change	Unit Cost	Total	Bond	LTFM	Remarks
New Construction				\$300	\$0			
Construction Tie In			1	\$350,000	\$350,000			
Light Remodel				\$50	\$0			
Medium Remodel				\$125	\$0			
Heavy Remodel			29923	\$220	\$6,583,060			
Capacity Addition			64589	\$300	\$19,376,700			
Mechanical Remodel				\$2,500,000	\$0			
Electrical Remodel				\$30	\$0			
Multipurpose				\$325	\$0			
Furniture				\$15,000	\$0			
Storm Shelter			1	\$1,500,000	\$1,500,000			
Kitchen				\$0	\$0			
Casework				\$150,000	\$0		\$150,000	
Deferred Maintenance Priority 1				\$1,800,000	\$0			
Deferred Maintenance Priority 2				\$1,500,000	\$0			
Artificial Turf & Track Replacement				\$1,200,000	\$0			
Athletic Fencing & Stadium Lighting & Press Box				\$662,500	\$0			
Artificial Turf for Fields				\$500,000	\$0			
Site Work			1	\$4,200,000	\$4,200,000		\$4,200,000	BKBM Plans 12/13/21
Additional Auditorium Costs				\$1,300,000	\$0			
Building Demo			15000	\$7.50	\$112,500			
Project General Requirements					\$2,569,781			
Contingency					\$1,734,602			
Total Construction Estimate					\$36,426,643			
Owner/Soft Cost Budget					25%			
A/E Fees (Structural, Civil, Landscape, MEP)								
A&E Reimbursable								
CM FEE (Replace General Contractor)								
Building Permit/Plan Review								
Sewer and Water Charges								
Furniture and Equipment incl. Design								
Technology and Infrastructure incl. Design								
CM Site Services (On-Site Supervision and Mgmt.)								
Special Testing for City and Code Review								
Plan Productions/Distribution - Bidding								
Project Commissioning/Validation								
Storm Water Charges & City Development Cost								
Misc. Owner expenses								
Property Purchase								
Insurance								
Total Soft /Owner Costs					\$9,106,661			
Total Project Cost					\$45,533,304			
Inflation Rate					1.10			
Total					\$50,086,634			



Check Estimates		District Service Center (DSC)						
Existing Number of Students								
Existing Building SF								
		New						
Construction Costs Budget & Estimate		Change in Scope	Added Students	SF Change	Unit Cost	Total	Bond	LTFM
New Construction					\$300	\$0		
Construction Tie In					\$250,000	\$0		
Light Remodel					\$50	\$0		
Medium Remodel					\$120	\$0		
Heavy Remodel					\$220	\$0		
Capacity Addition				50000	\$275	\$13,750,000		
Mechanical Remodel					\$65	\$0		
Electrical Remodel					\$30	\$0		
Multipurpose					\$325	\$0		
Furniture					\$15,000	\$0		
MEP Line Item					\$3,000,000	\$0		
Kitchen					\$0	\$0		
Create Flex Space					\$0	\$0		
Deferred Maintenance Priority 1					\$600,000	\$0		
Deferred Maintenance Priority 2					\$0	\$0		
Security					\$0	\$0		
Fire Separations for Code					\$0	\$0		
Site Work				1	\$1,250,000	\$1,250,000		
Asbestos Abatement					\$0	\$0		
Building Demo					\$5	\$0		
Project General Requirements						\$1,200,000		
Contingency						\$810,000		
Total Construction Estimate						\$17,010,000		
Owner/Soft Cost Budget						25%		
A/E Fees (Structural, Civil, Landscape, MEP)								
A&E Reimbursable								
CM FEE (Replace General Contractor)								
Building Permit/Plan Review								
Sewer and Water Charges								
Furniture and Equipment incl. Design								
Technology and Infrastructure incl. Design								
CM Site Services (On-Site Supervision and Mgmt.)								
Special Testing for City and Code Review								
Plan Productions/Distribution - Bidding								
Project Commissioning/Validation								
Storm Water Charges & City Development Cost								
Misc. Owner expenses								
Property Purchase								
Insurance								
Total Soft /Owner Costs						\$4,252,500		
Total Project Cost						\$21,262,500		
Inflation Rate						1.10		
Total						\$23,388,750		



Check Estimates
Existing Number of Students
Existing Building SF

Next Steps Pathway to DSC Building

Construction Costs Budget & Estimate	New							
	Change in Scope	Added Students	SF Change	Unit Cost	Total	Bond	LTFM	Remarks
New Construction				\$300	\$0			
Construction Tie In				\$250,000	\$0			
Light Remodel				\$50	\$0			
Medium Remodel			25000	\$132	\$3,300,000			
Heavy Remodel				\$220	\$0			
Capacity Addition				\$275	\$0			
Mechanical Remodel				\$65	\$0			
Electrical Remodel					\$0			
Multipurpose					\$0			
Furniture					\$0			
MEP Line Item					\$0			
Kitchen					\$0			
Create Flex Space					\$0			
Deferred Maintenance Priority 1					\$0			
Deferred Maintenance Priority 2					\$0			
Security					\$0			
Fire Separations for Code					\$0			
Site Work			1		\$0			
Asbestos Abatement					\$0			
Building Demo					\$0			
Project General Requirements					\$268,191			
Contingency					\$178,410			
Total Construction Estimate					\$3,746,601			
Owner/Soft Cost Budget					25%			
	A/E Fees (Structural, Civil, Landscape, MEP)							
	A&E Reimbursable							
	CM FEE (Replace General Contractor)							
	Building Permit/Plan Review							
	Sewer and Water Charges							
	Furniture and Equipment incl. Design							
	Technology and Infrastructure incl. Design							
	CM Site Services (On-Site Supervision and Mgmt.)							
	Special Testing for City and Code Review							
	Plan Productions/Distribution - Bidding							
	Project Commissioning/Validation							
	Storm Water Charges & City Development Cost							
	Misc. Owner expenses							
	Property Purchase							
	Insurance							
	Total Soft /Owner Costs					\$936,649		
Total Project Cost					\$4,683,250			
Inflation Rate					1.10			
Total					\$5,151,575			



APPENDIX E: PROJECT SCHEDULE AND PHASING



Overall Planning Schedule



<div><div>SOWASHCO</div><div>SCHOOLS</div></div>	<div>Overall Planning Schedule</div>																																																<div><div><div><div>K</div><div>A</div></div><div>KRAUS-ANDERSON®</div></div></div>																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
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AES - Relocation of kit., KG/PreK bathrms, SPED, sensory room																				Design					Permits & Bidding					Construction																																								\$2,463,849																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
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APPENDIX F: ELECTION RESOLUTION & BALLOT QUESTION

Appendix F

CERTIFICATION OF MINUTES RELATING TO SPECIAL ELECTION

Issuer: Independent School District No. 833 (South Washington County Schools), Minnesota

Governing Body: School Board

Kind, date, time and place of meeting: A regular meeting held on April 21, 2022 at 6:30 p.m. at the District offices.

Members present:

Members absent:

Documents attached:

Minutes of said meeting (including):

RESOLUTION RELATING TO DETERMINING THE NECESSITY OF ISSUING GENERAL OBLIGATION BONDS AND CALLING A SPECIAL ELECTION THEREON

I, the undersigned, being the duly qualified and acting recording officer of the public corporation referred to in the title of this certificate, certify that the documents attached hereto, as described above, have been carefully compared with the original records of said corporation in my legal custody, from which they have been transcribed; that said documents are a correct and complete transcript of the minutes of a meeting of the governing body of said corporation, and correct and complete copies of all resolutions and other actions taken and of all documents approved by the governing body at said meeting; and that said meeting was duly held by the governing body at the time and place and was attended throughout by the members indicated above, pursuant to call and notice of such meeting given as required by law.

WITNESS my hand officially as such recording officer on April 21, 2022.

School District Clerk

Appendix F

Member _____ introduced the following resolution and moved its adoption, which motion was seconded by Member _____:

RESOLUTION RELATING TO DETERMINING THE NECESSITY OF ISSUING GENERAL OBLIGATION BONDS AND CALLING A SPECIAL ELECTION THEREON

BE IT RESOLVED by the School Board (the Board) of Independent School District No. 833 (South Washington County Schools), Minnesota (the School District) as follows:

It is hereby found, determined and declared as follows:

1. The Board has investigated the facts and does hereby find, determine and declare that it is necessary and expedient to issue general obligation school building bonds of the School District in an aggregate amount not to exceed \$462,660,000 (the Bonds) for acquisition and betterment of school sites and facilities including, but not limited to, construction of two elementary schools, expansion of three high schools, improvements to facilities districtwide and land acquisition, pursuant to Minnesota Statutes, Chapter 475.

2. The projects described in paragraph 1 will be submitted to the Commissioner of Education of the State of Minnesota for Review and Comment. Said projects and such submission are hereby approved by this Board. The actions of the School District's administration in applying to the Minnesota Department of Education for the Commissioner's Review and Comment and taking such other actions as necessary to comply with the provisions of Minnesota Statutes, Section 123B.71, as amended, are hereby directed, authorized, approved and ratified in all respects. The Board's determination to hold the election to authorize the issuance of the Bonds is contingent upon receiving a favorable Review and Comment. When the Commissioner's favorable Review and Comment is received, the Clerk is authorized and directed to publish a summary of the Review and Comment in a legal newspaper of general circulation in the School District not less than twenty (20) nor more than sixty (60) days before the special election date and the School District will hold a public meeting on the Review and Comment prior to the date of the election.

3. The question on the issuance of the Bonds shall be submitted to the qualified electors of the School District at a special election, which is hereby called and directed to be held in conjunction with the state primary election on Tuesday, August 9, 2022, between the hours of 7:00 a.m. and 8:00 p.m.

4. Pursuant to Minnesota Statutes, Section 205A.11, the precincts and polling places for this special election are those precincts or parts of precincts located within the boundaries of the School District which have been established by the governing bodies located in whole or in part within the School District.

5. The Clerk is hereby authorized and directed to cause written notice of the special election to be: (a) provided to the County Auditor at least seventy-four (74) days before the date of the special election; (b) provided to the Commissioner of Education at least seventy-four (74) days before the date of the special election; (c) posted at the administrative offices of the School District, for public inspection, at least ten (10) days before the date of the special election; and (d) published in the official newspaper of the School District once each week for at least two consecutive weeks, with the last publication being at least one week before the date of the special election. The Notice of Special Election shall be prepared in substantially the following form:

**NOTICE OF SPECIAL ELECTION
INDEPENDENT SCHOOL DISTRICT NO. 833
(SOUTH WASHINGTON COUNTY SCHOOLS), MINNESOTA**

NOTICE IS HEREBY GIVEN that a special election has been called and will be held in and for Independent School District No. 833 (South Washington County Schools), Minnesota, on August 9, 2022, between the hours of 7:00 a.m. and 8:00 p.m. to vote on the following question:

**School District Question
School Building Bonds**

Shall the board of Independent School District No. 833 (South Washington County Schools), Minnesota be authorized to issue general obligation school building bonds in an amount not to exceed \$462,660,000 for acquisition and betterment of school sites and facilities including, but not limited to, construction of two elementary schools, expansion of three high schools, improvements to facilities districtwide and land acquisition?

**BY VOTING “YES” ON THIS BALLOT QUESTION, YOU ARE
VOTING FOR A PROPERTY TAX INCREASE**

The precincts and polling places for the special election will be the precincts and polling places used for the state primary election.

All qualified electors residing in said School District may cast their ballots at the polling places for the precincts in which they reside during the polling hours specified above.

A voter must be registered to vote to be eligible to vote in the special election. Unregistered individuals may register to vote at the polling places on election day.

Dated: April 21, 2022.

BY ORDER OF THE SCHOOL BOARD

/s/ _____, Clerk


6. The Clerk is authorized and directed to acquire and distribute such election materials as may be necessary for the proper conduct of this special election. If an optical scan voting system is being used, the Clerk shall comply with the laws and rules governing the procedures and requirements for optical scan voting systems. The Clerk is authorized and directed to acquire and distribute such election materials and to take such other actions as may be necessary for the proper conduct of this special election and generally to cooperate with election authorities conducting any other elections on that date. The Clerk and members of the administration are authorized and directed to take such actions as may be necessary to coordinate this election with other elections, including entering into agreements with appropriate municipal and county officials regarding preparation and distribution of ballots or ballot cards, election administration, and cost sharing.

7. The Clerk is authorized and directed to cause a printed ballot for the question to be prepared in accordance with Minnesota Statutes, Section 205A.08, Subdivision 5 and the rules of the secretary of state for use at the special election. If an optical scan voting system is being used, the Clerk shall cause official ballots to be printed according to the format of ballots for optical scan voting systems provided by the laws and rules governing optical scan voting systems. The Clerk is further authorized and directed to cause a sample ballot to be posted in the administrative offices of the School District, for public inspection, at least four (4) days before the date of the special election and to cause two sample ballots to be posted at each polling place on the date of the special election and to cooperate with the proper election officials to cause ballots or ballot cards to be prepared for use at said election. The ballot shall be in substantially the following form, with such changes in form and instructions as may be necessary to accommodate the use of an optical scan voting system:

**Special Election Ballot
School District Ballot
Independent School District No. 833
(South Washington County Schools), Minnesota**

August 9, 2022



Instructions to Voters

To vote, completely fill in the oval(s) next to your choice(s) like this: 

To vote for a question, fill in the oval next to the word "Yes" for that question.

To vote against a question, fill in the oval next to the word "No" for that question.

**School District Question
School Building Bonds**

-  **YES** Shall the board of Independent School District No. 833 (South Washington County Schools), Minnesota be authorized to issue general obligation school building bonds in an amount not to exceed \$462,660,000 for acquisition and betterment of school sites and facilities including, but not limited to, construction of two elementary schools, expansion of three high schools, improvements to facilities districtwide and land acquisition?
-  **NO**

**BY VOTING "YES" ON THIS BALLOT QUESTION, YOU ARE VOTING
FOR A PROPERTY TAX INCREASE**

(Reverse side of ballot)

OFFICIAL BALLOT

August 9, 2022

Judge

Judge

(The ballot is to be initialed by two judges)

8. If the School District will be contracting to print the ballots for this special election, the Clerk is hereby authorized and directed to prepare instructions to the printer for layout of the ballot. Before a contract in excess of \$1,000 is awarded for printing ballots, the printer shall, upon request, furnish in accordance with Minnesota Statutes, Section 204D.04 a sufficient bond, letter of credit or certified check acceptable to the Clerk in an amount not less than \$1,000 conditioned on printing the ballots in conformity with the Minnesota election law and the instructions delivered. The Clerk shall set the amount of the bond, letter of credit or certified check in an amount equal to the value of the purchase.

9. The individuals designated as judges for the state primary election shall act as election judges for this special election and shall conduct the special election at the various polling places in the manner prescribed by law.

10. The special election shall be held and the returns made and canvassed in the manner prescribed by law and the Board shall meet on a date between the third day, August 12, 2022, and the tenth day, August 19, 2022, after the special election for the purpose of canvassing the results thereof.

11. Pursuant to Minnesota Statutes, Section 205A.07, Subdivision 3a, the Clerk is hereby instructed to notify the Commissioner of Education of the results of the special election and to provide the certified vote totals for the ballot question in written form within fifteen (15) days after the results have been certified by the Board.

12. Pursuant to Minnesota Statutes, Section 211A.02, Subdivision 6, the Clerk is hereby instructed to make any campaign finance reports filed with the Clerk by campaign committees within seven (7) days after the special election available on the School District's web site as soon as possible, but no later than thirty (30) days after receipt of any such report. The Clerk is further instructed to provide the Campaign Finance and Public Disclosure Board with a link to the section of web site where such reports are made available. Such reports must remain available on the web site for four (4) years from the date first posted.

Upon vote being taken thereon, the following voted in favor thereof

and the following voted against the same:

whereupon the resolution was declared duly passed and adopted.



APPENDIX G: SUPPLEMENTAL INFORMATION



i: Informational Flyer



2025

Building Our Future

Community • Growth • Student Success

South Washington County Schools (SoWashCo Schools) is planning for the future to address community growth and student needs. Over the next 10 years, more than 3,500 potential new K-12 students are expected to move into the district. If we do nothing, current projections show that 15 schools will be over capacity and we will have a deficit of nearly 2,500 K-12 seats for students by 2031.

Within 10 Years We Project



**8,000
NEW HOMES**



**3,500
NEW STUDENTS**



**15 SCHOOLS OVER
CAPACITY**

The 10-year facility plan seeks to address community growth through:

- Using current buildings efficiently
- Building a centrally-located elementary school
- Investing in our current high schools
- Repurposing existing buildings for other uses
- Accommodating early learning, special education and community education programming
- Minimal boundary changes
- Providing the least amount of disruption to families

If a **bond election** is successful, large construction and attendance boundary changes would go into effect no earlier than fall 2025. The current estimate for construction is \$462 million which is approximately \$23 a month for a \$300,000 home.

WHAT'S A BOND ELECTION?

- A bond referendum gives voters the opportunity to decide if SoWashCo Schools should be authorized to raise construction funding through the sale of bonds.
- Bonds allow the district to borrow money that it then pays back over time and is the only method to raise enough funds for new construction.
- If approved by the school board, the ballot question is tentatively planned for a vote during a special election on Aug. 9, 2022.
- Construction funding does not take away from education funding.

WHAT IF THE BOND DOES NOT PASS?

- Earliest election to return to voters is Feb. 2023
- Moderate to extensive attendance boundary changes would occur prior to 2025
- Explore temporary portable trailers at some school sites
- Consider alternative scheduling options for high schools
- Review grade configurations at all levels
- Increase in rental space for learning and instruction
- Higher than average class sizes remain in overcrowded schools
- Begin alternative long-range facility planning





Building Our Future ²⁰²⁵

Community • Growth • Student Success

Elementary Schools	Long-Range Facility Package
Armstrong Elementary School	<ul style="list-style-type: none"> • Construction of a new kitchen • Renovation to create shared learning space • Construction of new bathrooms in early learning and special education rooms
Bailey Elementary School	<ul style="list-style-type: none"> • Construction of a new classroom addition • Construction of a new larger cafeteria and kitchen • Renovation of early learning spaces
Cottage Grove Elementary School	<ul style="list-style-type: none"> • Construction of a new classroom addition
Crestview Elementary School	<ul style="list-style-type: none"> • Construction of a new 1000 seat school in a more central-district location
Grey Cloud Elementary School	<ul style="list-style-type: none"> • Construction of new classroom addition • Construction of new special education classrooms • Construction of a new larger cafeteria and kitchen • Renovation of early learning spaces
Hillside Elementary School	<ul style="list-style-type: none"> • Construction of new bathrooms • Renovation of early learning and special education spaces • Renovation to create shared learning space • Renovation of kitchen
Liberty Ridge Elementary School	<ul style="list-style-type: none"> • Construction of a new classroom addition
Middleton Elementary School	<ul style="list-style-type: none"> • Renovation of early learning and special education spaces
Newport Elementary School	<ul style="list-style-type: none"> • Closure no earlier than 2025 for renovation into early childhood learning center
Nuevas Fronteras Spanish Immersion	<ul style="list-style-type: none"> • General maintenance projects
Pine Hill Elementary School	<ul style="list-style-type: none"> • Replace current building with a new Pine Hill Elementary (850 seats) on site
Pullman Elementary School	<ul style="list-style-type: none"> • Construction of new bathrooms • Renovation of special education spaces • Renovation to create shared learning space • Renovation of kitchen
Red Rock Elementary School	<ul style="list-style-type: none"> • Renovation of kindergarten and special education spaces
Royal Oaks Elementary School	<ul style="list-style-type: none"> • Construction of additional new bathrooms • Renovation of special education spaces • Renovation to create shared learning space • Renovation of kitchen
Valley Crossing Elementary School	<ul style="list-style-type: none"> • General maintenance projects
Woodbury Elementary School	<ul style="list-style-type: none"> • Renovation to create shared learning space • Renovation of early learning and special education spaces • Renovation of kitchen • Construction of new separate bus road to improve traffic flow during pick-up and drop-off



Building Our Future ²⁰²⁵

Community • Growth • Student Success

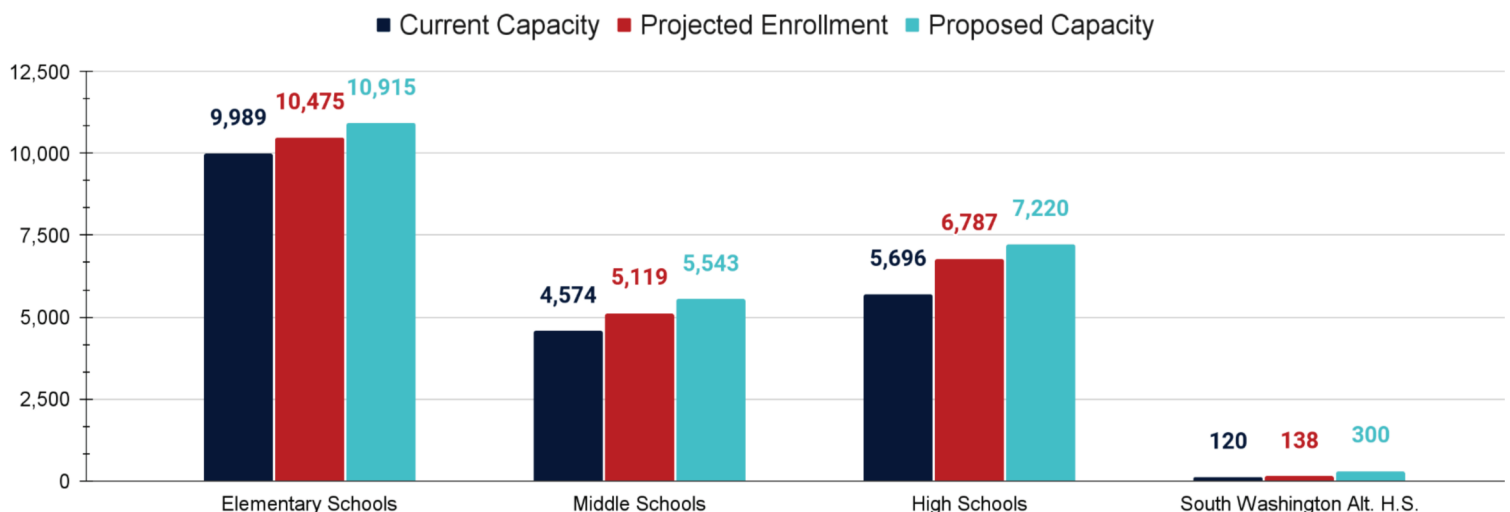
Middle Schools	Long-Range Facility Package
Cottage Grove Middle Proposed capacity: 1,390	<ul style="list-style-type: none"> Construction of a new classroom addition Construction of a new secure entry Renovation of kitchen serving line
Lake Middle School Proposed capacity: 1,370	<ul style="list-style-type: none"> Construction of a new classroom addition Construction of a new secure entry Renovation of kitchen serving line
Oltman Middle School Proposed capacity: 1,385	<ul style="list-style-type: none"> Construction of a new classroom addition Expansion of cafeteria
Woodbury Middle School Proposed capacity: 1,398	<ul style="list-style-type: none"> Construction of a new music room Construction of a new secure entry Renovation of existing space to expand capacity, including new art and Science, Technology, Engineering and Math (STEM) classrooms Expansion of kitchen serving area
High Schools	Long-Range Facility Package
East Ridge High School Proposed capacity: 2,550	<ul style="list-style-type: none"> Construction of a new classroom addition Expansion of the cafeteria and kitchen serving area Construction of additional spaces for Career and Technical Education (CTE) and Science, Technology, Engineering and Math (STEM), including robotics space Creation of a multipurpose space for online learning
Park High School Proposed capacity: 2,400	<ul style="list-style-type: none"> Construction of a new classroom addition Construction of a new cafeteria and kitchen Renovation and expansion of Career and Technical Education (CTE) and Science, Technology, Engineering and Math (STEM), including robotics space Renovation to create a centralized student services area Creation of a multipurpose space for online learning Complete site redesign to form a larger campus with additional parking, improved athletic fields, increased greenspace, improved traffic flow and increased pedestrian safety
South Washington Alternative High School Proposed capacity: 300	<ul style="list-style-type: none"> Renovate existing Crestview Elementary building into the new South Washington Alternative High School Allows expansion of Park High School campus to work with the new South Washington Alternative High School campus Construction of Career and Technical Education (CTE) and Science, Technology, Engineering and Math (STEM) spaces Provides access to athletic fields and outdoor greenspace
Woodbury High School Proposed capacity: 2,250	<ul style="list-style-type: none"> Construction of a new classroom addition Construction of a new cafeteria and kitchen Renovation and expansion Career and Technical Education (CTE) and Science, Technology, Engineering and Math (STEM), including robotics space Construction of new secure front entry and student services area Creation of a multipurpose space for online learning Building redesign and renovation to reduce hallway crowding and increase building flow Complete site redesign to improve traffic flow and increased pedestrian safety



Building Our Future ²⁰²⁵

Community • Growth • Student Success

Early Learning, Special Education and Support Sites	Long-Range Facility Package
District Program Center	<ul style="list-style-type: none"> Sell building
District Service Center	<ul style="list-style-type: none"> Construction of a centrally-located District Service Center on new Crestview Elementary campus to consolidate support staff, community education, enrollment services and space for meetings and professional development Renovate current building to retain operational facilities (warehouse, storage, etc.) Renovate current building for Next Step and Pathways transition programming (18-21) to remain near business and commerce
Early Learning Centers	<ul style="list-style-type: none"> Existing Liberty Ridge Site II continues as an early learning center Newport Elementary School building converted to an early learning center
Rental Spaces	<ul style="list-style-type: none"> Renovate Central Park for use by SoWashCo Online, adult basic education and special education Non-renewal of lease for Next Step transition program and relocate program to renovated District Service Center building Non-renewal of lease for Pathways transition program and relocate program to renovated District Service Center building
Transportation	<ul style="list-style-type: none"> Current transportation site remains Construction of a satellite transportation space for additional school bus parking
Land Purchase	<ul style="list-style-type: none"> Purchase land for future district use (120-160 acres)
Total Approx. \$462 million	<ul style="list-style-type: none"> Elementary School: Capacity increase from 9,989 to 10,915 students Middle School: Capacity increase from 4,574 to 5,543 students High School: Capacity increase from 5,696 to 7,220 students South Washington Alternative High School: Capacity increase from 120 to 300 students





ii: Community Presentation & Board Report



Building Our Future²⁰²⁵

Community • Growth • Student Success

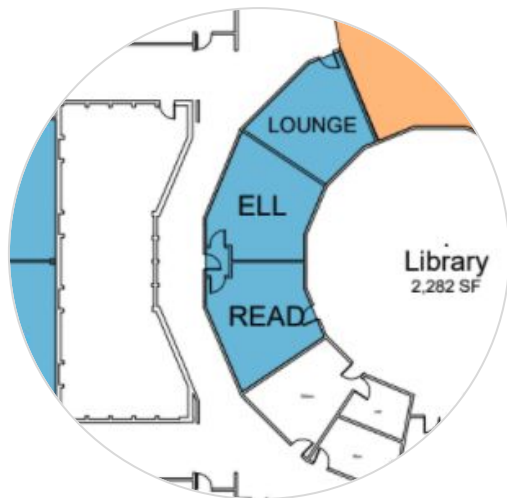
KRISTINE SCHAEFER, ASSISTANT SUPERINTENDENT

March 3, 2022

sowashco.org/facilityplanning



Building Our Future



1 Facility Package



10-Year Plan



2025

Within 10 Years We Project



**8,000
NEW HOMES**



**3,500
NEW STUDENTS**



**15 SCHOOLS
OVER CAPACITY**

2025

Results

BOARD-APPROVED GOALS

Creation of a **10-year facility plan** that addresses:

- Enrollment increases from new construction or changing of boundaries
- Modernization of classroom space
- Needed renovations (such as bathrooms, kitchens, cafeterias, etc.)
- Curriculum and/or Instructional delivery methods
- Transportation facility needs
- Alternative high school space
- Operational facility needs
- Early learning programming
- Special education programming
- How buildings/schools will be repurposed

Results

BOARD-APPROVED GOALS

Creation of a **10-year facility plan** that addresses:

- Creation of a funding plan to address the costs of the 10-year facility plan which will include bonding, lease levies, and long-term facility maintenance revenue.
- Creation of learning spaces that support:
 - College and career ready students by providing flexible, adaptive spaces for learning
 - Environments that inspire social interactions
 - Diverse instructional styles and accommodate multiple forms of collaboration



10-Year Plan

LONG-RANGE FACILITY PACKAGE

Plan Summary

10-YEAR FACILITY PACKAGE

- Efficient use of current buildings
- Closure of an elementary building for transformation into an early learning site
- Build a centrally located elementary school
- Accommodate early learning, special education and community education programming
- Minimal changes to attendance boundaries
- Least amount of disruption to families
- Adhere to a 10-year facility plan as approved by the school board
- Acknowledge the tax impact on property owners
- Lay the groundwork for future growth (beyond 10 years)



The background of the slide is white and decorated with numerous circles in three colors: bright yellow, light beige, and dark brown. These circles are scattered across the entire page, with some appearing as single dots and others as overlapping pairs or groups. The text "Key Components" is centered in the middle of the slide in a dark blue, bold, sans-serif font.

Key Components



Building our Future²⁰²⁵

Crestview Elementary – Projects



Construction of a new 1000 seat school in a more central district location

Keep the current school community together

Expand the current attendance boundary

Transform current **Crestview Elementary** building for the **South Washington Alternative High School** with space for adult basic education

The **Park High School** campus will be extended into the current **Crestview Elementary** campus.

BOARD-APPROVED GOALS ADDRESSED

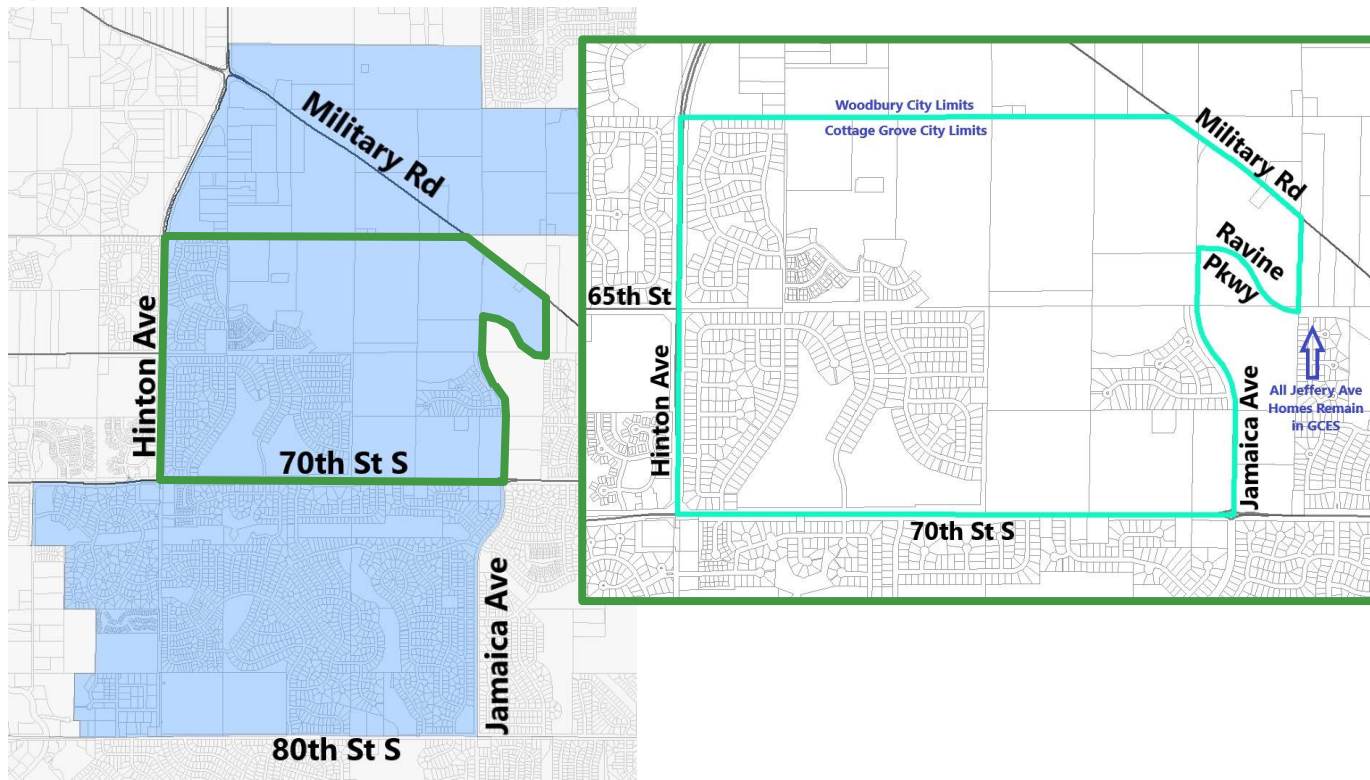


- Modernization of classroom space
- Needed renovations (such as bathrooms, kitchens, cafeterias, etc.)
- Curriculum and/or Instructional delivery methods
- Alternative high school space
- Early learning programming
- Special education programming
- How buildings/schools will be repurposed
- Creation of learning spaces that support:
 - College and career ready students by providing flexible, adaptive spaces for learning
 - Environments that inspire social interactions
 - Diverse instructional styles and accommodate multiple forms of collaboration



2025 Building our Future

Crestview Elementary – Attendance Boundaries

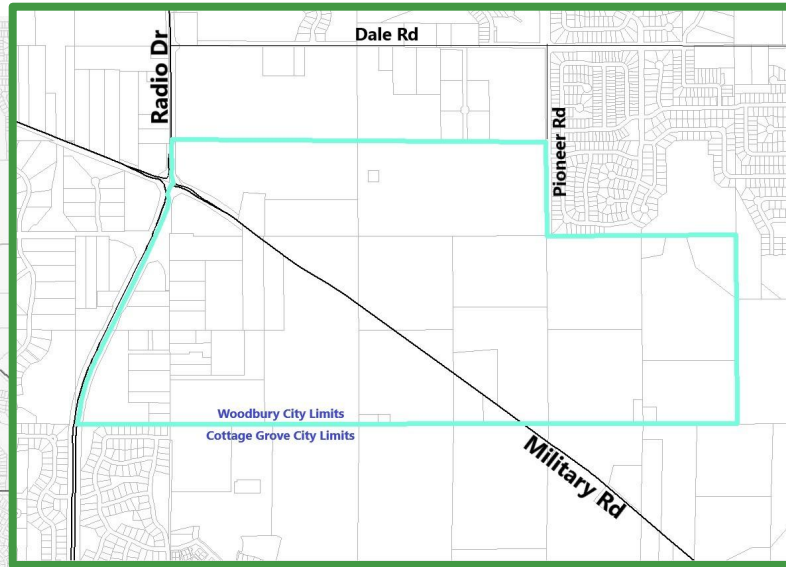
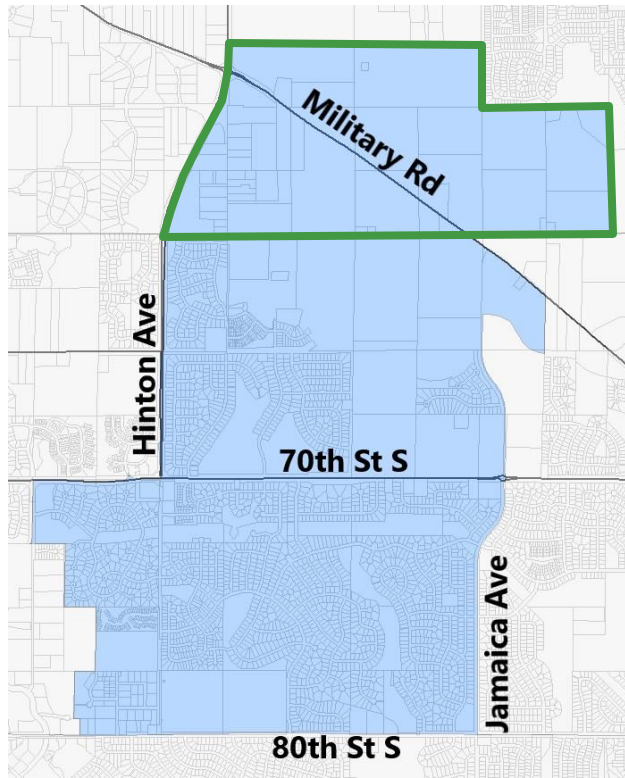


Attendance boundary is removed from Grey Cloud Elementary and is added to Crestview Elementary



2025 Building our Future

Crestview Elementary – Attendance Boundaries



Attendance boundary is removed from Bailey Elementary and is added to Crestview Elementary



Building our Future²⁰²⁵

Newport Elementary – Projects



Closure of **Newport Elementary** no earlier than 2025

Attendance boundaries modified for attendance at nearby Woodbury Elementary, Cottage Grove Elementary and Bailey Elementary

Transform current **Newport Elementary** building for a new **SoWashCo Schools Early Childhood Learning Center**

BOARD-APPROVED GOALS ADDRESSED

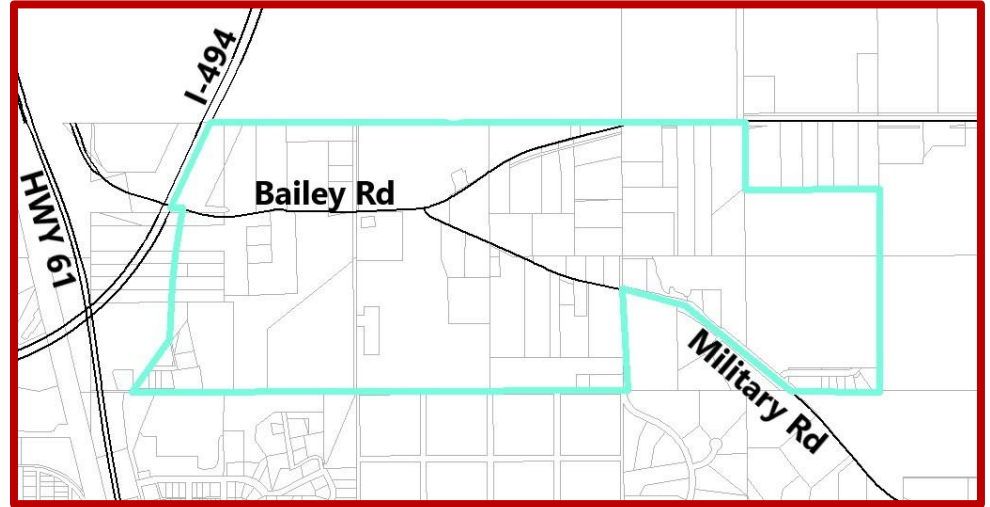
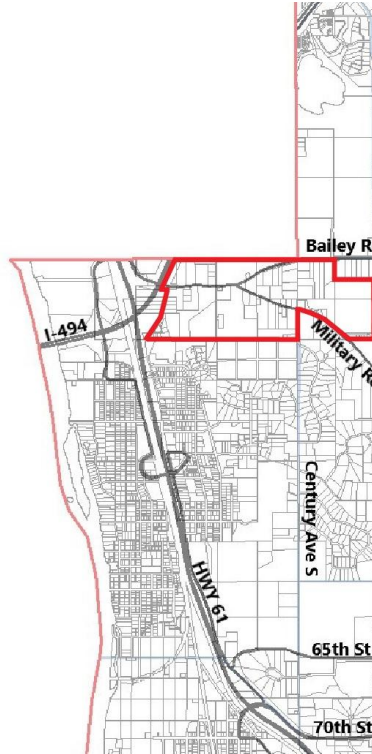


- Early learning programming
- How buildings/schools will be repurposed
- Creation of learning spaces that support:
 - College and career ready students by providing flexible, adaptive spaces for learning
 - Environments that inspire social interactions
 - Diverse instructional styles and accommodate multiple forms of collaboration



2025 Building our Future

Newport Elementary – Attendance Boundaries

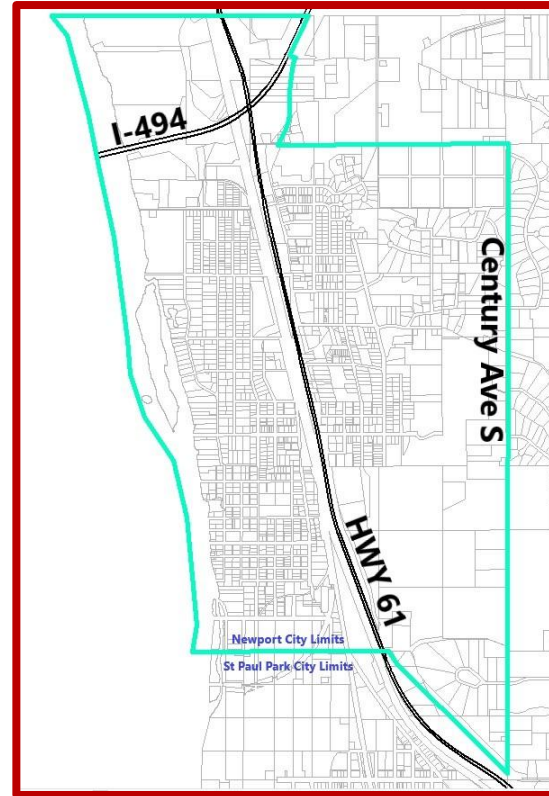
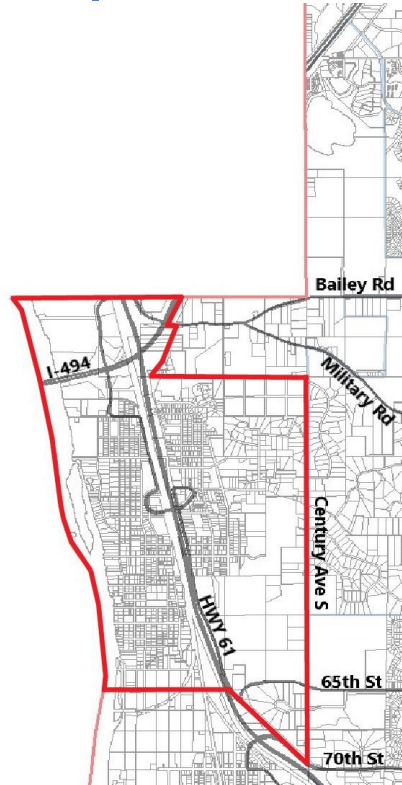


Attendance boundary is removed from Newport Elementary and moves to Bailey Elementary



2025 Building our Future

Newport Elementary – Attendance Boundaries

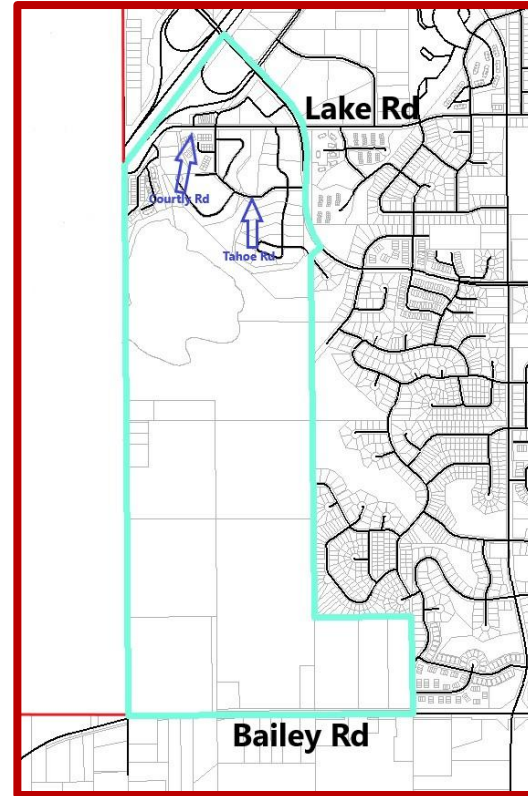


Attendance boundary is removed from Newport Elementary and moves to Cottage Grove Elementary



2025 Building our Future

Newport Elementary – Attendance Boundaries



Attendance boundary is removed from Newport Elementary and moves to Woodbury Elementary

The background of the slide is white and decorated with numerous circles in three colors: bright yellow, light beige, and dark brown. These circles are scattered across the entire page, with some appearing as single dots and others as overlapping pairs or small groups. The text "Elementary Schools" is centered in the middle of the slide in a dark blue, bold, sans-serif font.

Elementary Schools



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Armstrong Elementary – Projects



Construction of a new kitchen

Renovation to create shared learning space

Construction of new bathrooms in early learning and special education rooms

BOARD-APPROVED GOALS ADDRESSED



- Needed renovations (such as bathrooms, kitchens, cafeterias, etc.)
- Curriculum and/or Instructional delivery methods
- Early learning programming
- Special education programming
- Creation of learning spaces that support:
 - College and career ready students by providing flexible, adaptive spaces for learning
 - Environments that inspire social interactions
 - Diverse instructional styles and accommodate multiple forms of collaboration



Building our Future²⁰²⁵

Bailey Elementary – Projects



Construction of a new classroom addition

Construction of a new larger cafeteria and kitchen

BOARD-APPROVED GOALS ADDRESSED

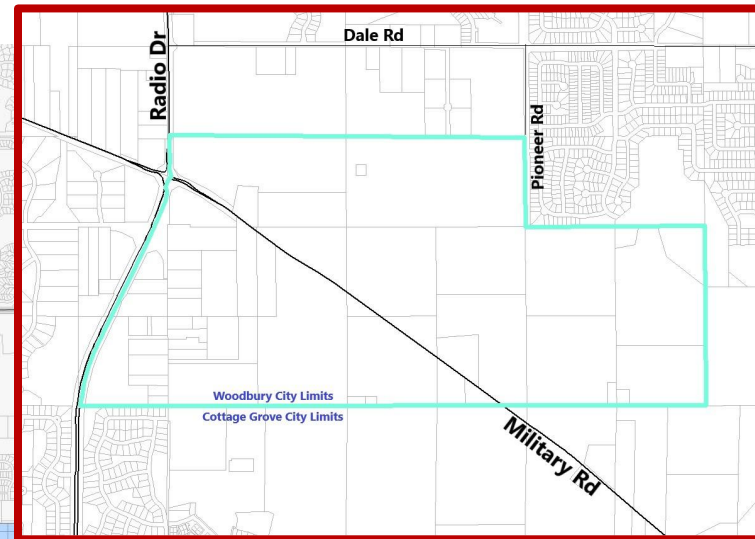
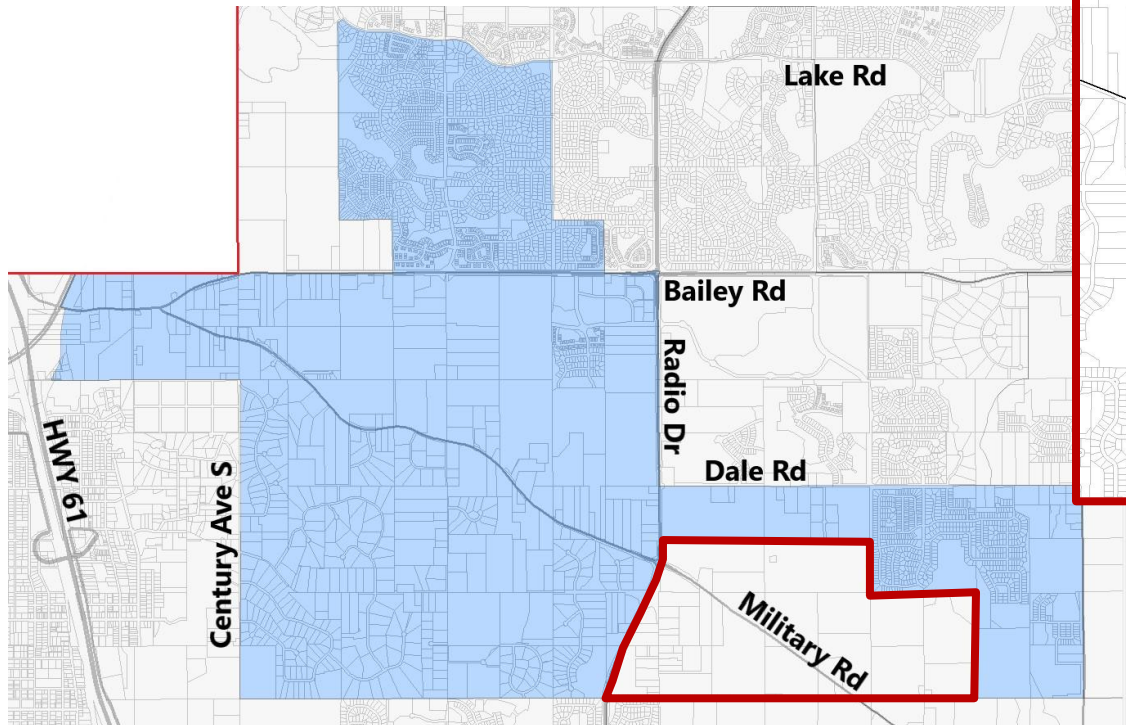


- Modernization of classroom space
- Needed renovations (such as bathrooms, kitchens, cafeterias, etc.)
- Creation of learning spaces that support:
 - College and career ready students by providing flexible, adaptive spaces for learning
 - Environments that inspire social interactions
 - Diverse instructional styles and accommodate multiple forms of collaboration



2025 Building our Future

Bailey Elementary – Attendance Boundaries



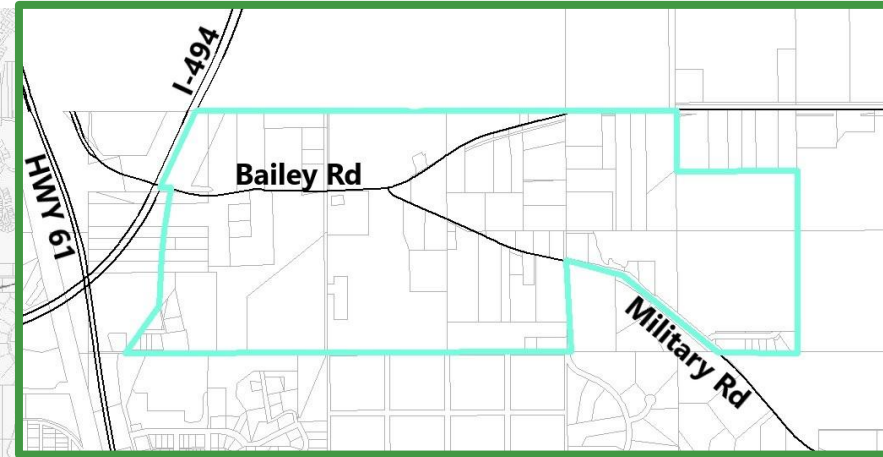
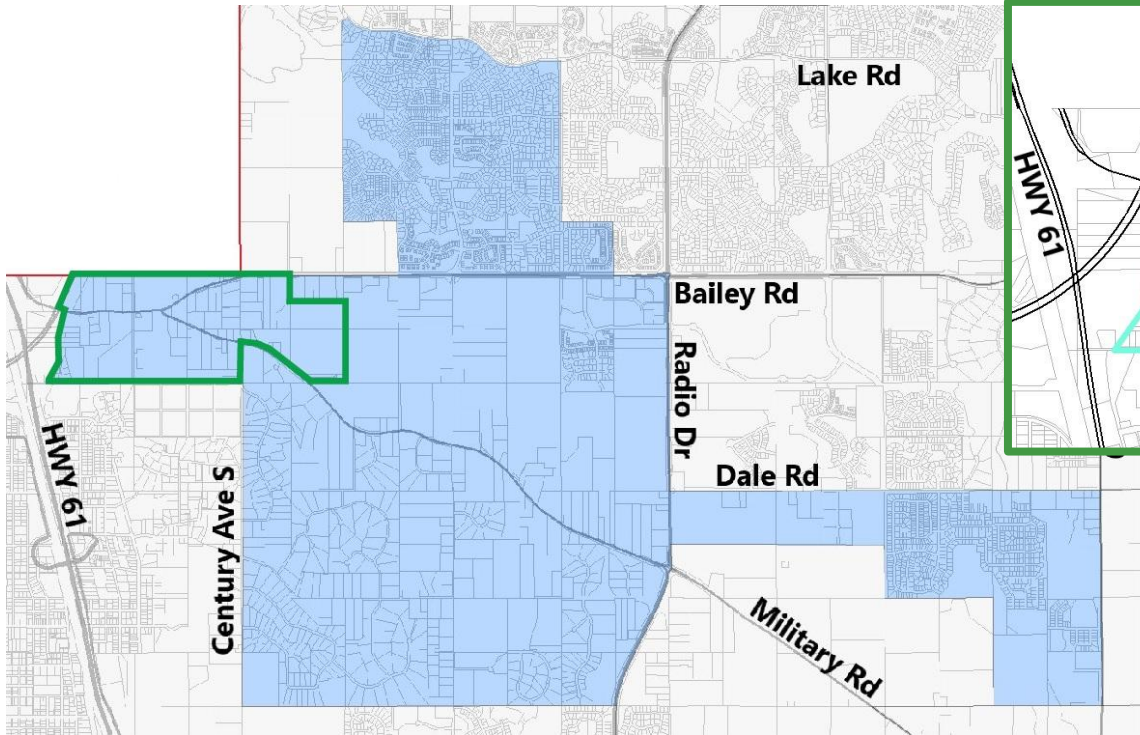
Attendance boundary is removed from Bailey Elementary and moves to Crestview Elementary



2025 Building our Future

Bailey Elementary – Attendance Boundaries

so
Wash
CO
SCHOOLS



Attendance boundary is removed from Newport Elementary and is added to Bailey Elementary



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Cottage Grove Elementary – Projects



Construction of a new classroom addition

BOARD-APPROVED GOALS ADDRESSED

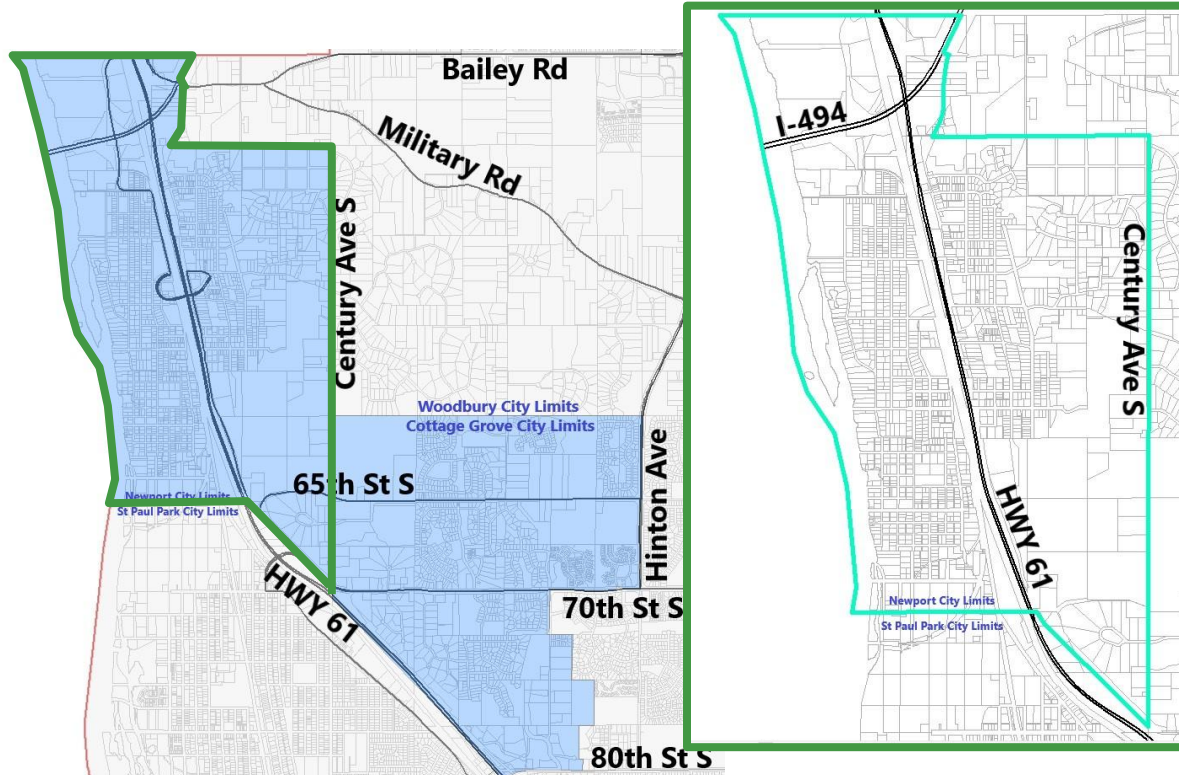


- Modernization of classroom space
- Creation of learning spaces that support:
 - College and career ready students by providing flexible, adaptive spaces for learning
 - Environments that inspire social interactions
 - Diverse instructional styles and accommodate multiple forms of collaboration



2025 Building our Future

Cottage Grove Elementary – Attendance Boundaries



Attendance boundary is removed from Newport Elementary and is added to Cottage Grove Elementary



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Grey Cloud Elementary – Projects



Construction of new classroom addition

Construction of new special education classrooms

Construction of a new larger cafeteria and kitchen

BOARD-APPROVED GOALS ADDRESSED



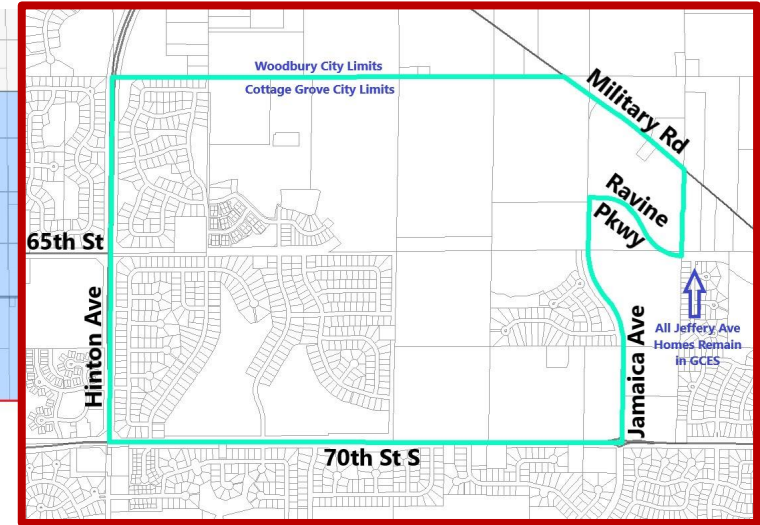
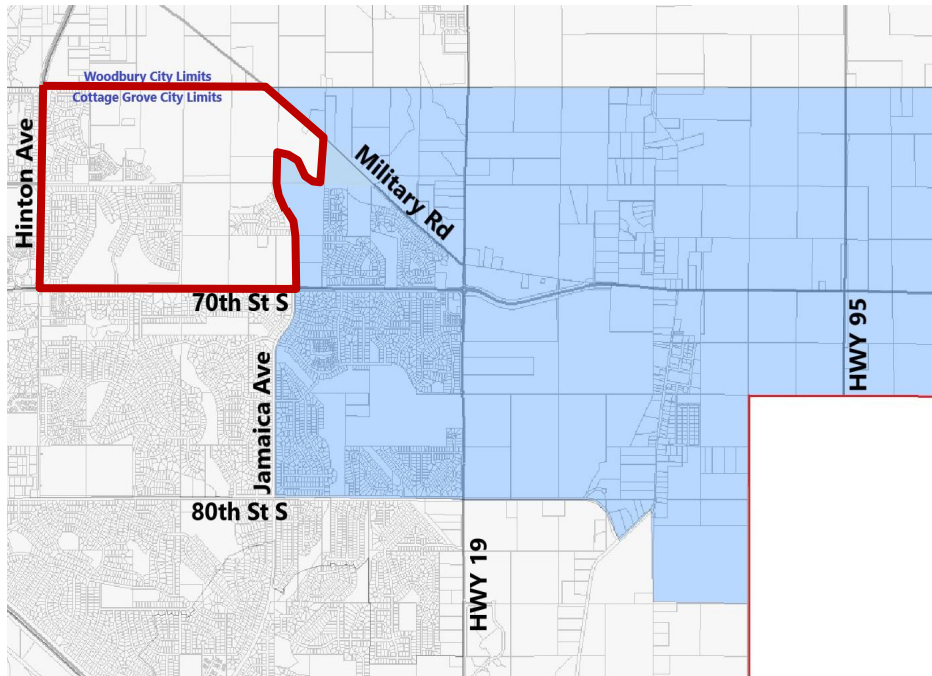
- Modernization of classroom space
- Needed renovations (such as bathrooms, kitchens, cafeterias, etc.)
- Curriculum and/or Instructional delivery methods
- Special education programming
- Creation of learning spaces that support:
 - College and career ready students by providing flexible, adaptive spaces for learning
 - Environments that inspire social interactions
 - Diverse instructional styles and accommodate multiple forms of collaboration



2025 Building our Future

Grey Cloud Elementary – Attendance Boundaries

so
Wash
CO
SCHOOLS



Attendance boundary is removed from Grey Cloud Elementary and moves to Crestview Elementary



Building our Future²⁰²⁵

Hillside Elementary – Projects



Construction of new bathrooms

Renovation of early learning and special education spaces

Renovation to create shared learning space

Renovation of kitchen

BOARD-APPROVED GOALS ADDRESSED



- Modernization of classroom space
- Needed renovations (such as bathrooms, kitchens, cafeterias, etc.)
- Curriculum and/or Instructional delivery methods
- Early learning programming
- Special education programming
- Creation of learning spaces that support:
 - College and career ready students by providing flexible, adaptive spaces for learning
 - Environments that inspire social interactions
 - Diverse instructional styles and accommodate multiple forms of collaboration



Building our Future²⁰²⁵

Liberty Ridge Elementary – Projects



Construction of a new classroom addition

BOARD-APPROVED GOALS ADDRESSED



- Modernization of classroom space
- Creation of learning spaces that support:
 - College and career ready students by providing flexible, adaptive spaces for learning
 - Environments that inspire social interactions
 - Diverse instructional styles and accommodate multiple forms of collaboration



Building our Future²⁰²⁵

Middleton Elementary – Projects



Renovation of early learning and special education spaces

BOARD-APPROVED GOALS ADDRESSED



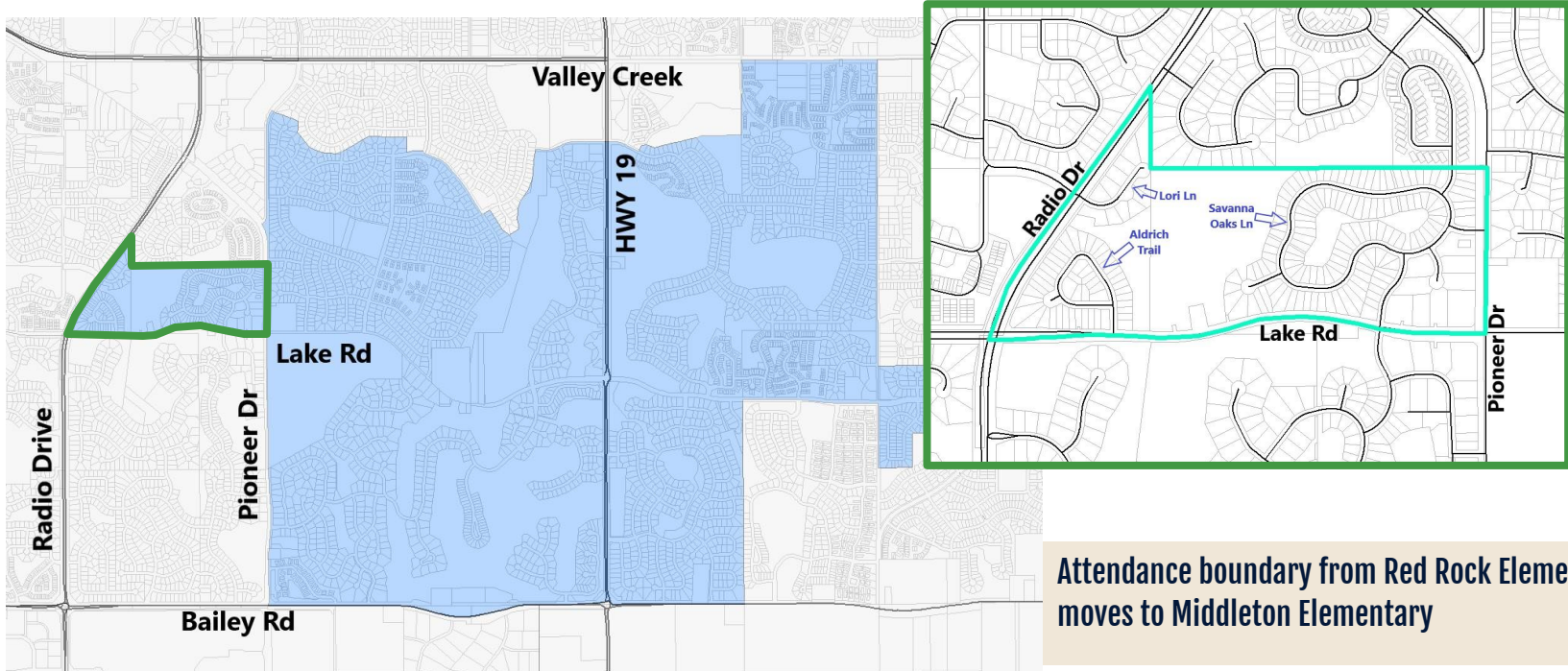
- Curriculum and/or Instructional delivery methods
- Early learning programming
- Special education programming
- Creation of learning spaces that support:
 - College and career ready students by providing flexible, adaptive spaces for learning
 - Environments that inspire social interactions
 - Diverse instructional styles and accommodate multiple forms of collaboration



2025 Building our Future

Middleton Elementary – Attendance Boundaries

so
Wash
CO
SCHOOLS



Attendance boundary from Red Rock Elementary
moves to Middleton Elementary



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Nuevas Fronteras Spanish Immersion – Projects



General maintenance projects



Building our Future²⁰²⁵

Pine Hill Elementary – Projects



Replace current building with a new **Pine Hill Elementary** (850 seats) on site

BOARD-APPROVED GOALS ADDRESSED



- Modernization of classroom space
- Needed renovations (such as bathrooms, kitchens, cafeterias, etc.)
- Curriculum and/or Instructional delivery methods
- Early learning programming
- Special education programming
- Creation of learning spaces that support:
 - College and career ready students by providing flexible, adaptive spaces for learning
 - Environments that inspire social interactions
 - Diverse instructional styles and accommodate multiple forms of collaboration



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Pullman Elementary – Projects



Construction of new bathrooms

Renovation of early learning and special education spaces

Renovation to create shared learning space

Renovation of kitchen

BOARD-APPROVED GOALS ADDRESSED



- Modernization of classroom space
- Needed renovations (such as bathrooms, kitchens, cafeterias, etc.)
- Curriculum and/or Instructional delivery methods
- Early learning programming
- Special education programming
- Creation of learning spaces that support:
 - College and career ready students by providing flexible, adaptive spaces for learning
 - Environments that inspire social interactions
 - Diverse instructional styles and accommodate multiple forms of collaboration



Building our Future²⁰²⁵

Red Rock Elementary – Projects



Renovation of kindergarten and special education spaces

BOARD-APPROVED GOALS ADDRESSED

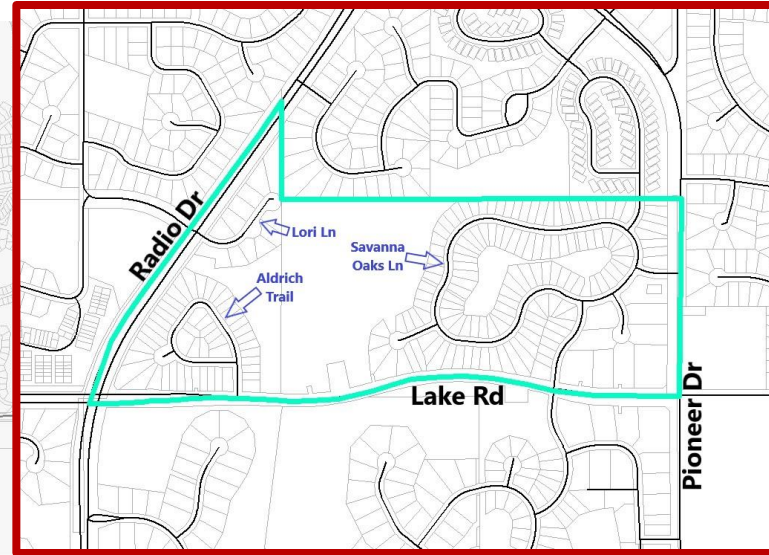
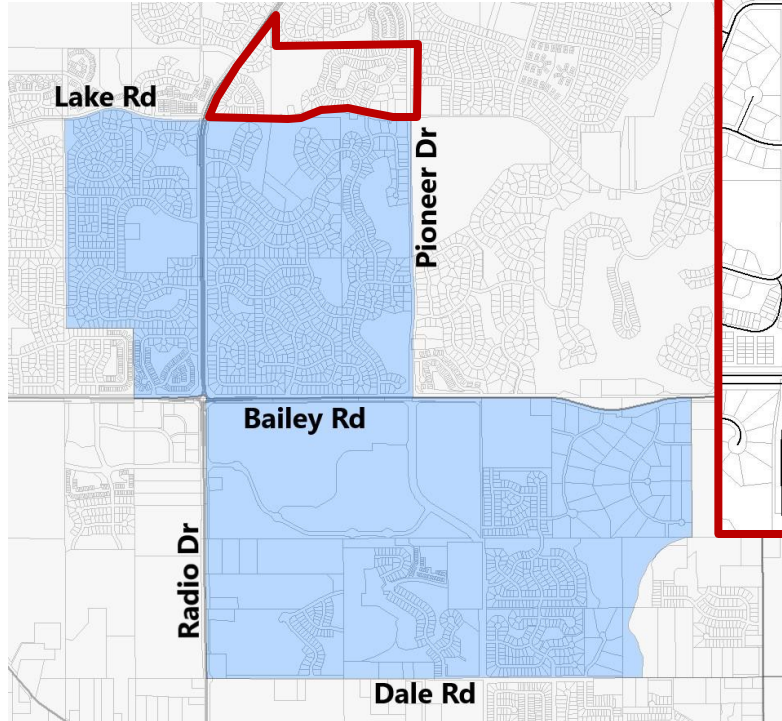


- Modernization of classroom space
- Special education programming
- Creation of learning spaces that support:
 - College and career ready students by providing flexible, adaptive spaces for learning
 - Environments that inspire social interactions
 - Diverse instructional styles and accommodate multiple forms of collaboration



2025 Building our Future

Red Rock Elementary – Attendance Boundaries



Attendance boundary is removed from Red Rock Elementary and moves to Middleton Elementary



Building our Future²⁰²⁵

Royal Oaks Elementary – Projects



Construction of additional new bathrooms

Renovation of early learning and special education spaces

Renovation to create shared learning space

Renovation of kitchen

BOARD-APPROVED GOALS ADDRESSED



- Modernization of classroom space
- Needed renovations (such as bathrooms, kitchens, cafeterias, etc.)
- Curriculum and/or Instructional delivery methods
- Early learning programming
- Special education programming
- Creation of learning spaces that support:
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 - Diverse instructional styles and accommodate multiple forms of collaboration



Building our Future²⁰²⁵

Valley Crossing Elementary – Projects



General maintenance projects



Building our Future²⁰²⁵

Woodbury Elementary – Projects



Renovation to create shared learning space

Renovation of early learning and special education spaces

Renovation of kitchen

BOARD-APPROVED GOALS ADDRESSED

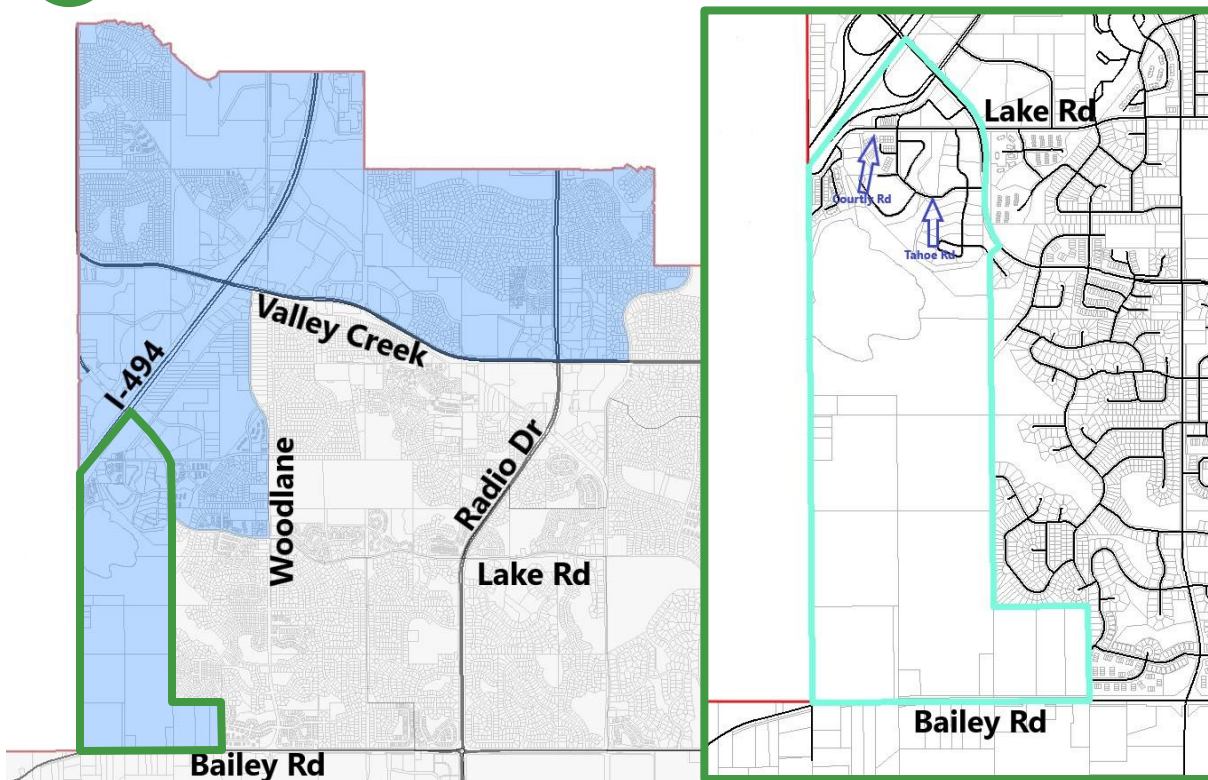


- Modernization of classroom space
- Needed renovations (such as bathrooms, kitchens, cafeterias, etc.)
- Curriculum and/or Instructional delivery methods
- Early learning programming
- Special education programming
- Creation of learning spaces that support:
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 - Environments that inspire social interactions
 - Diverse instructional styles and accommodate multiple forms of collaboration



2025 Building our Future

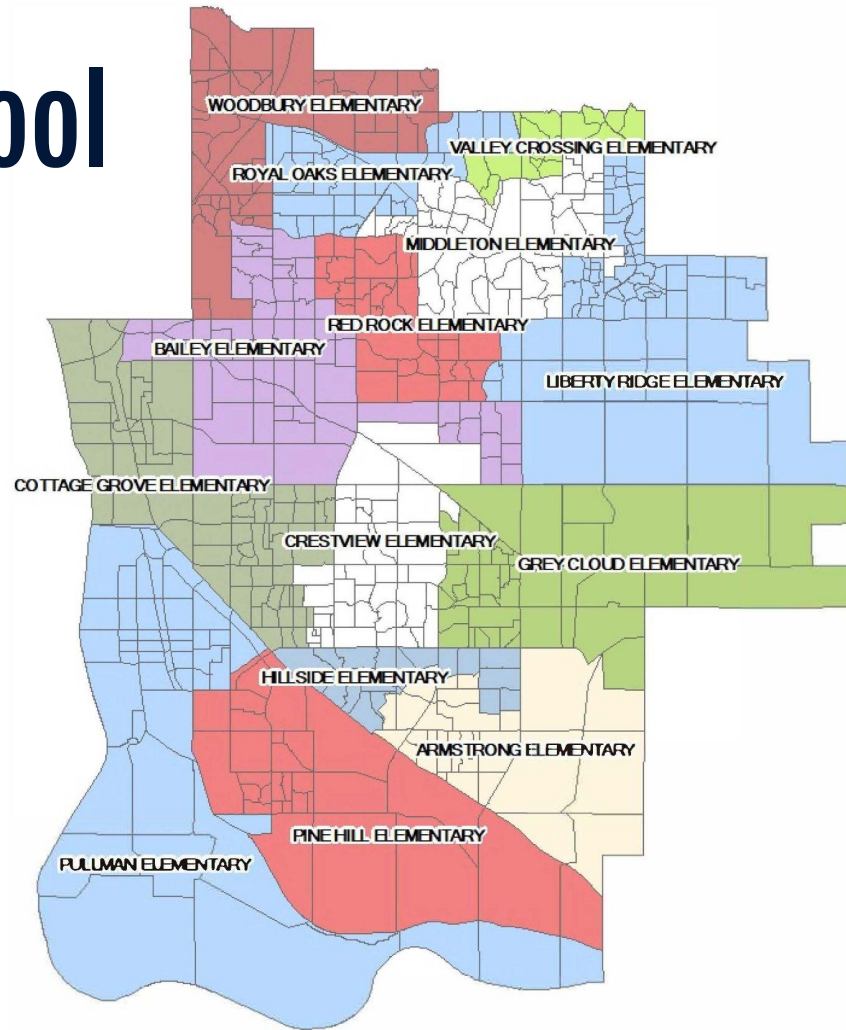
Woodbury Elementary – Attendance Boundaries



Attendance boundary from Newport Elementary School moves to Woodbury Elementary School

Elementary School

Attendance Boundaries



The background is white and filled with numerous circles of two colors: bright yellow and a muted brown. The circles are of varying sizes and are scattered across the entire page. Some circles are solid, while others are semi-transparent, creating a layered effect. The text "Early Learning" is centered in the middle of the page in a dark blue, serif font.

Early Learning



Building our Future²⁰²⁵

Early Learning Centers – Projects



Existing **Liberty Ridge Site II** continues as an early learning center

Newport Elementary School building converted to an early learning center

BOARD-APPROVED GOALS ADDRESSED



- Modernization of classroom space
- Early learning programming
- How buildings/schools will be repurposed
- Creation of learning spaces that support:
 - College and career ready students by providing flexible, adaptive spaces for learning
 - Environments that inspire social interactions
 - Diverse instructional styles and accommodate multiple forms of collaboration

Discussion

The background is white and decorated with numerous circles in three colors: dark blue, teal, and beige. Some circles are solid, while others are overlapping, creating a pattern of different shades and sizes. The circles are scattered across the entire page, with a higher density around the central text.

Middle Schools



Building our Future²⁰²⁵

Cottage Grove Middle School – Projects



Construction of a new classroom addition

Construction of a new secure entry

Renovation of kitchen serving line

Student capacity approximately 1,400

BOARD-APPROVED GOALS ADDRESSED



- Modernization of classroom space
- Needed renovations (such as bathrooms, kitchens, cafeterias, etc.)
- Creation of learning spaces that support:
 - College and career ready students by providing flexible, adaptive spaces for learning
 - Environments that inspire social interactions
 - Diverse instructional styles and accommodate multiple forms of collaboration



Building our Future²⁰²⁵

Lake Middle School – Projects



Construction of a new classroom addition

Construction of a new secure entry

Renovation of kitchen serving line

Student capacity approximately 1,400

BOARD-APPROVED GOALS ADDRESSED



- Modernization of classroom space
- Needed renovations (such as bathrooms, kitchens, cafeterias, etc.)
- Creation of learning spaces that support:
 - College and career ready students by providing flexible, adaptive spaces for learning
 - Environments that inspire social interactions
 - Diverse instructional styles and accommodate multiple forms of collaboration



Building our Future²⁰²⁵

Oltman Middle School – Projects



Construction of a new classroom addition (originally built for expansion)

Expansion of cafeteria (originally built for expansion)

Student capacity approximately 1,400

BOARD-APPROVED GOALS ADDRESSED

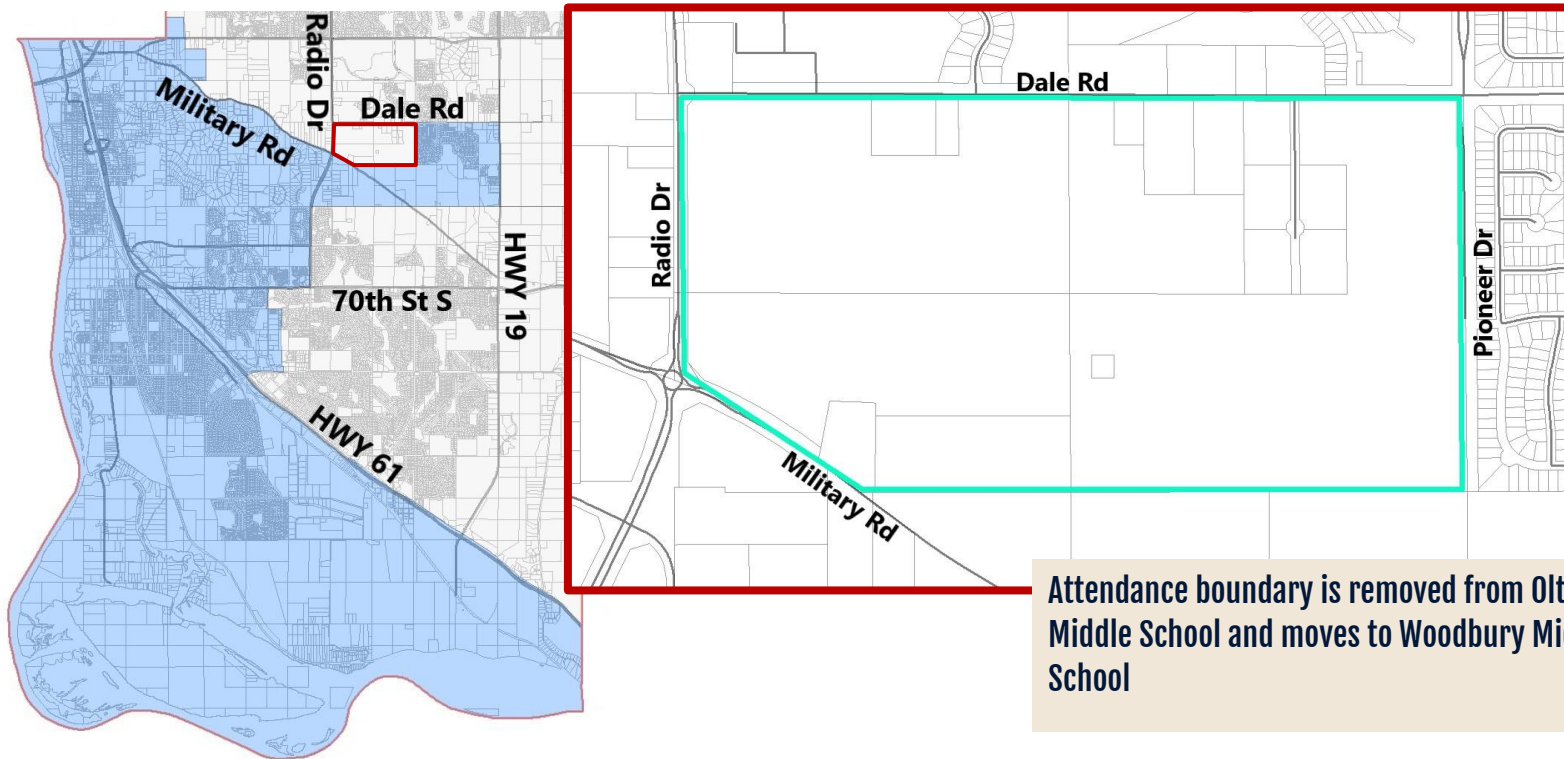


- Modernization of classroom space
- Needed renovations (such as bathrooms, kitchens, cafeterias, etc.)
- Creation of learning spaces that support:
 - College and career ready students by providing flexible, adaptive spaces for learning
 - Environments that inspire social interactions
 - Diverse instructional styles and accommodate multiple forms of collaboration



2025 Building our Future

Oltman Middle School – Attendance Boundaries



Attendance boundary is removed from Oltman Middle School and moves to Woodbury Middle School



Building our Future²⁰²⁵

Woodbury Middle School – Projects



Construction of a new music room

Construction of a new secure entry

Renovation of existing space to expand capacity, including new art and Science, Technology, Engineering and Math (STEM) classrooms

Expansion of kitchen serving area

Student capacity approximately 1,400

BOARD-APPROVED GOALS ADDRESSED

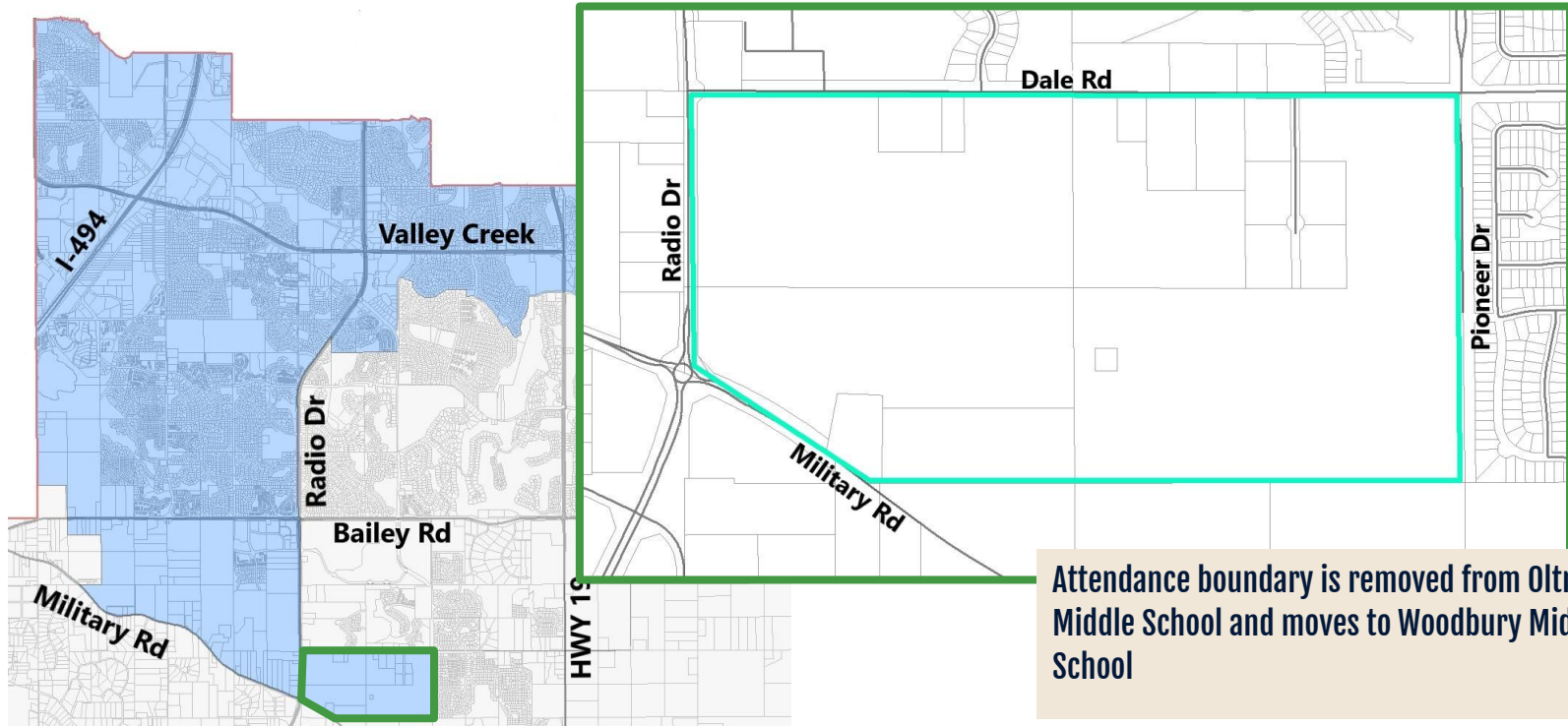


- Modernization of classroom space
- Needed renovations (such as bathrooms, kitchens, cafeterias, etc.)
- Curriculum and/or Instructional delivery methods
- Creation of learning spaces that support:
 - College and career ready students by providing flexible, adaptive spaces for learning
 - Environments that inspire social interactions
 - Diverse instructional styles and accommodate multiple forms of collaboration



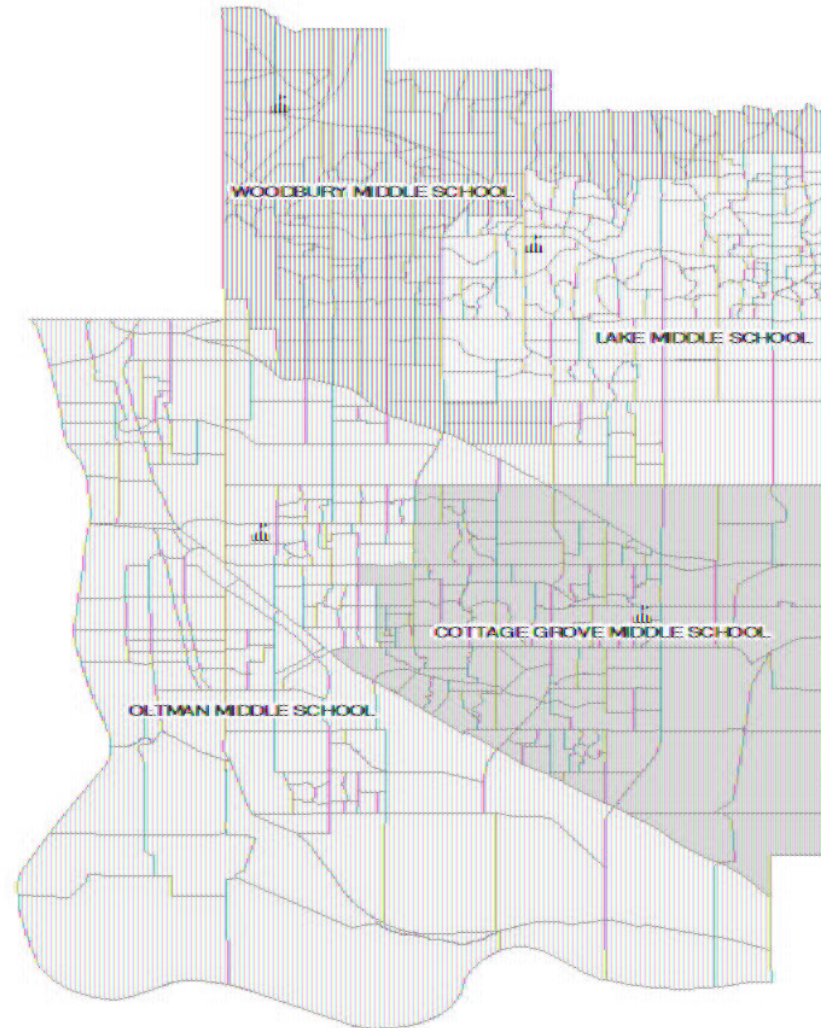
2025 Building our Future

Woodbury Middle School – Attendance Boundaries



Middle School

Attendance Boundaries



Discussion

The background is white and decorated with numerous circles of two colors: a vibrant green and a light beige. These circles are scattered across the page, with some appearing as single dots and others as overlapping pairs. The circles vary in size and are positioned around the central text, creating a modern, abstract pattern.

High Schools



Building our Future²⁰²⁵

East Ridge High School – Projects



Construction of a new classroom addition (originally built for expansion)

Expansion of the cafeteria and kitchen serving area

Construction of additional spaces for Career and Technical Education (CTE) and Science, Technology, Engineering and Math (STEM), including robotics space

Creation of a multipurpose space for online learning

Student capacity approximately 2,400 with potential for future expansion

BOARD-APPROVED GOALS ADDRESSED



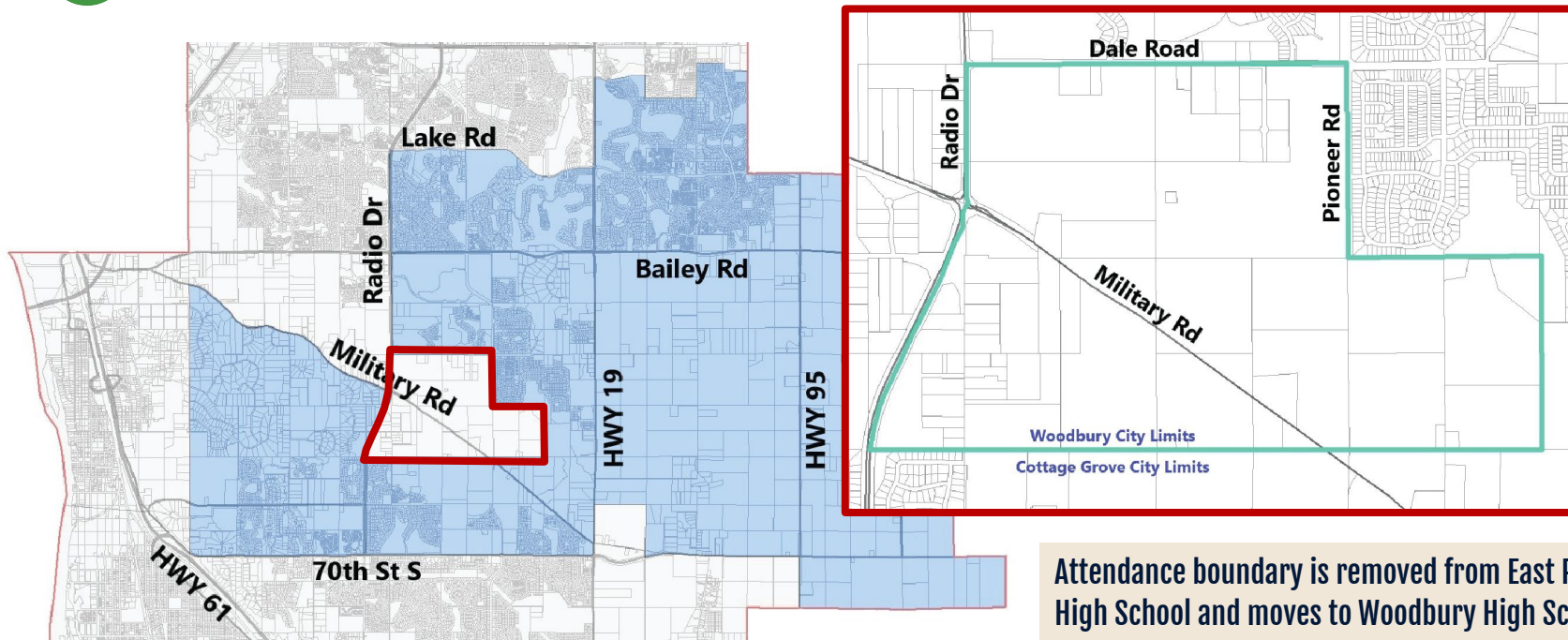
- Modernization of classroom space
- Needed renovations (such as bathrooms, kitchens, cafeterias, etc.)
- Curriculum and/or Instructional delivery methods
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 - Diverse instructional styles and accommodate multiple forms of collaboration



2025 Building our Future

East Ridge High School – Attendance Boundaries

SO
Wash
CO
SCHOOLS



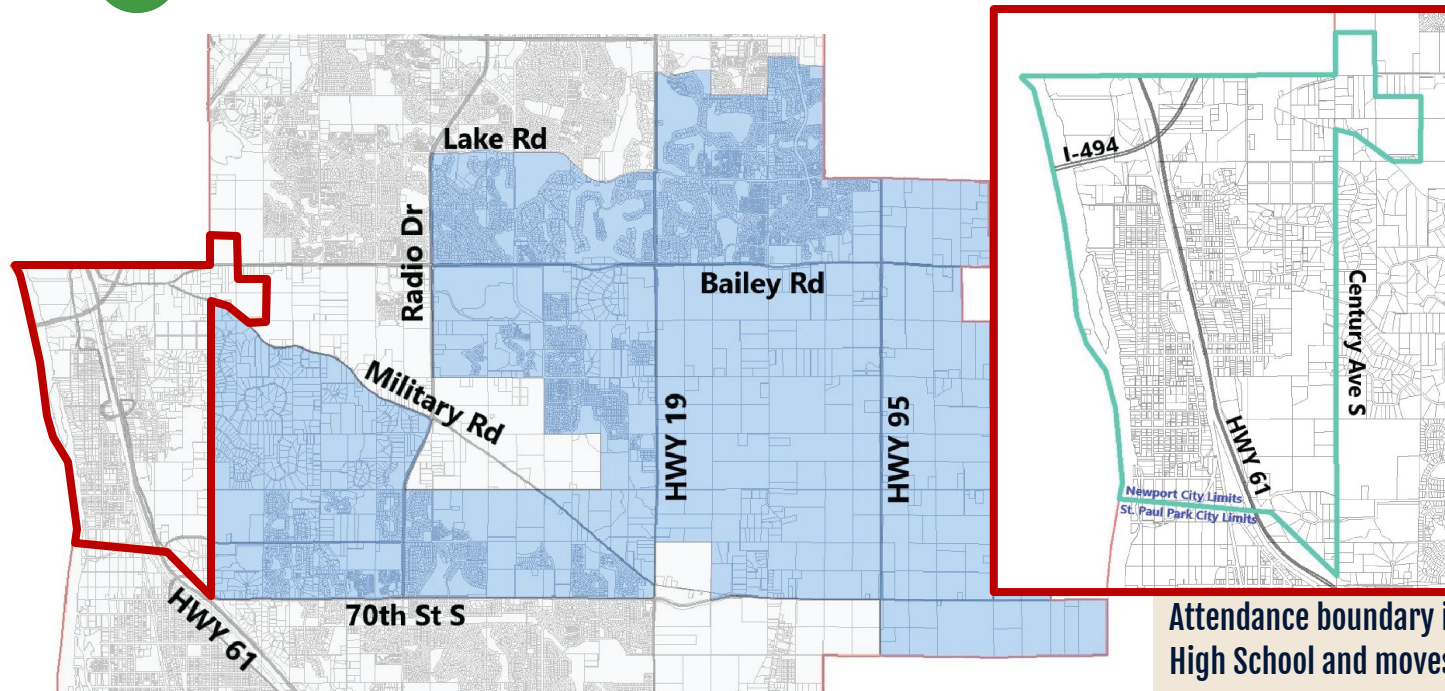
Attendance boundary is removed from East Ridge High School and moves to Woodbury High School



2025 Building our Future

East Ridge High School – Attendance Boundaries

so
Wash
CO
SCHOOLS



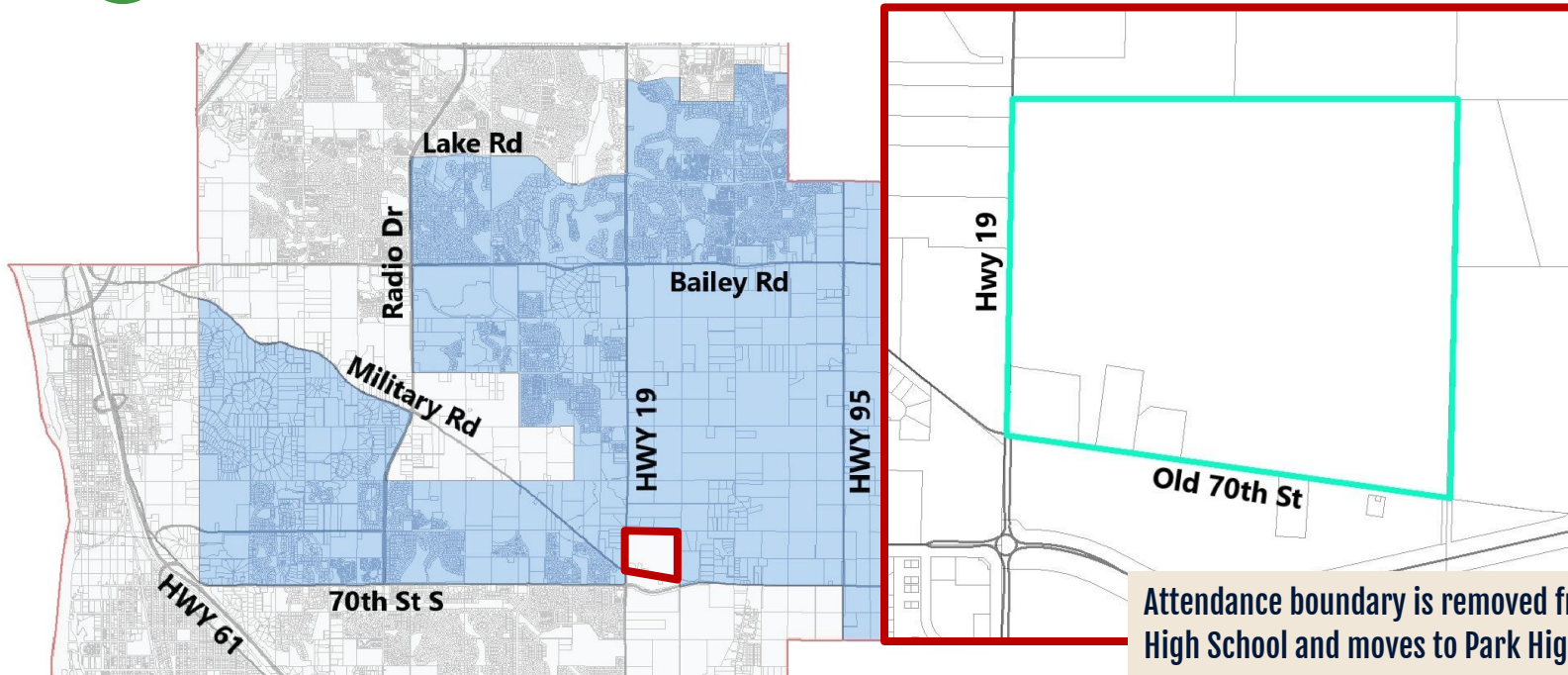
Attendance boundary is removed from East Ridge High School and moves to Woodbury High School



2025 Building our Future

East Ridge High School – Attendance Boundaries

so
Wash
CO
SCHOOLS



Attendance boundary is removed from East Ridge High School and moves to Park High School



2025 Building our Future

Park High School – Projects



BOARD-APPROVED GOALS ADDRESSED



Construction of a new classroom addition

Construction of a new cafeteria and kitchen

Renovation and expansion of Career and Technical Education (CTE) and Science, Technology, Engineering and Math (STEM), including robotics space

Renovation to create a centralized student services area

Creation of a multipurpose space for online learning

Complete site redesign to form a larger campus with additional parking, improved athletic fields, increased greenspace, improved traffic flow and increased pedestrian safety

Student capacity approximately 2,400 with potential for future expansion

- Modernization of classroom space
- Needed renovations (such as bathrooms, kitchens, cafeterias, etc.)
- Curriculum and/or Instructional delivery methods
- Creation of learning spaces that support:
 - College and career ready students by providing flexible, adaptive spaces for learning
 - Environments that inspire social interactions
 - Diverse instructional styles and accommodate multiple forms of collaboration

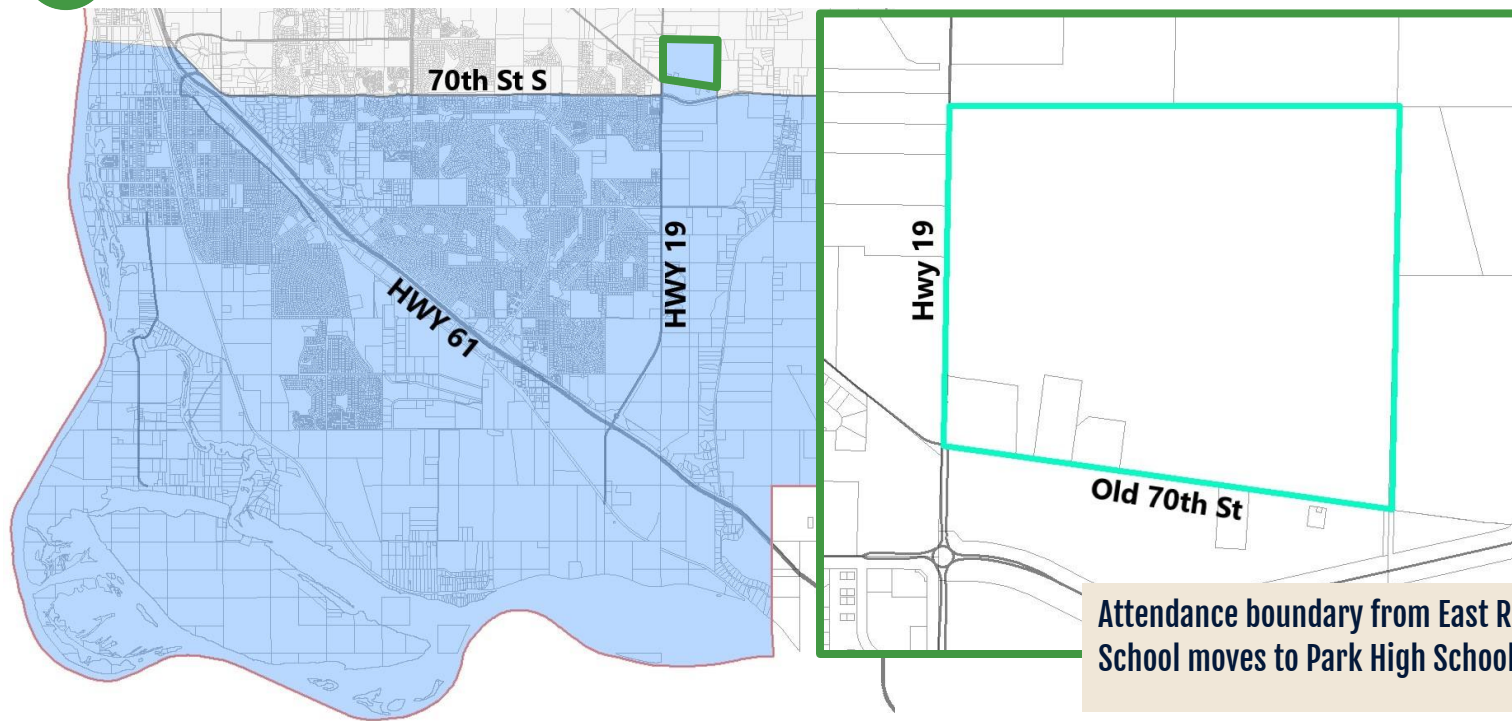


2025

Building our Future

Park High School – Attendance Boundaries

so
wash
co
SCHOOLS





2025 Building our Future

South Washington Alternative High School – Projects



Renovate existing **Crestview Elementary** building into the new **South Washington Alternative High School**

Allows expansion of **Park High School** campus to work with the new **South Washington Alternative High School** campus

Construction of Career and Technical Education (CTE) and Science, Technology, Engineering and Math (STEM) spaces

Provides access to athletic fields and outdoor greenspace

BOARD-APPROVED GOALS ADDRESSED



- Modernization of classroom space
- Needed renovations (such as bathrooms, kitchens, cafeterias, etc.)
- Curriculum and/or Instructional delivery methods
- Alternative high school space
- How buildings/schools will be repurposed
- Creation of learning spaces that support:
 - College and career ready students by providing flexible, adaptive spaces for learning
 - Environments that inspire social interactions
 - Diverse instructional styles and accommodate multiple forms of collaboration



Building our Future²⁰²⁵

Woodbury High School – Projects



BOARD-APPROVED GOALS ADDRESSED



Construction of a new classroom addition

Construction of a new cafeteria and kitchen

Renovation and expansion Career and Technical Education (CTE) and Science, Technology, Engineering and Math (STEM), including robotics space

Construction of new secure front entry and student services area

Creation of a multipurpose space for online learning

Building redesign, renovation and classroom/department realignment to reduce hallway crowding and increase building flow

Complete site redesign to improve traffic flow and increased pedestrian safety

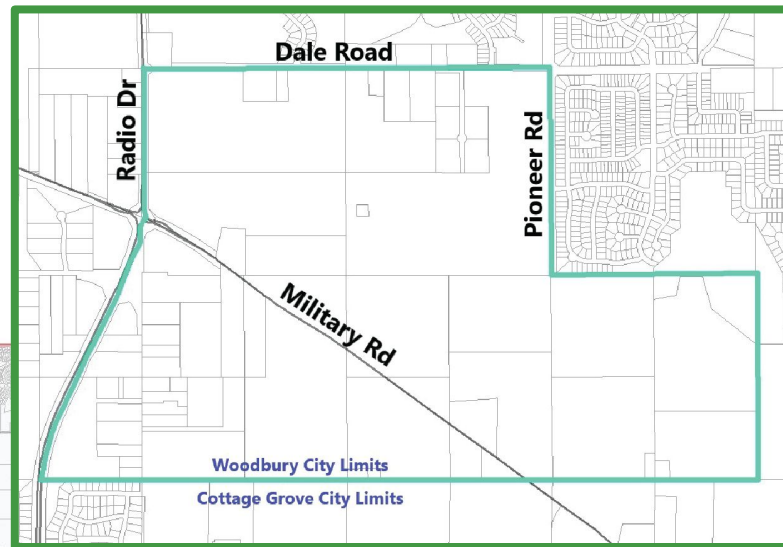
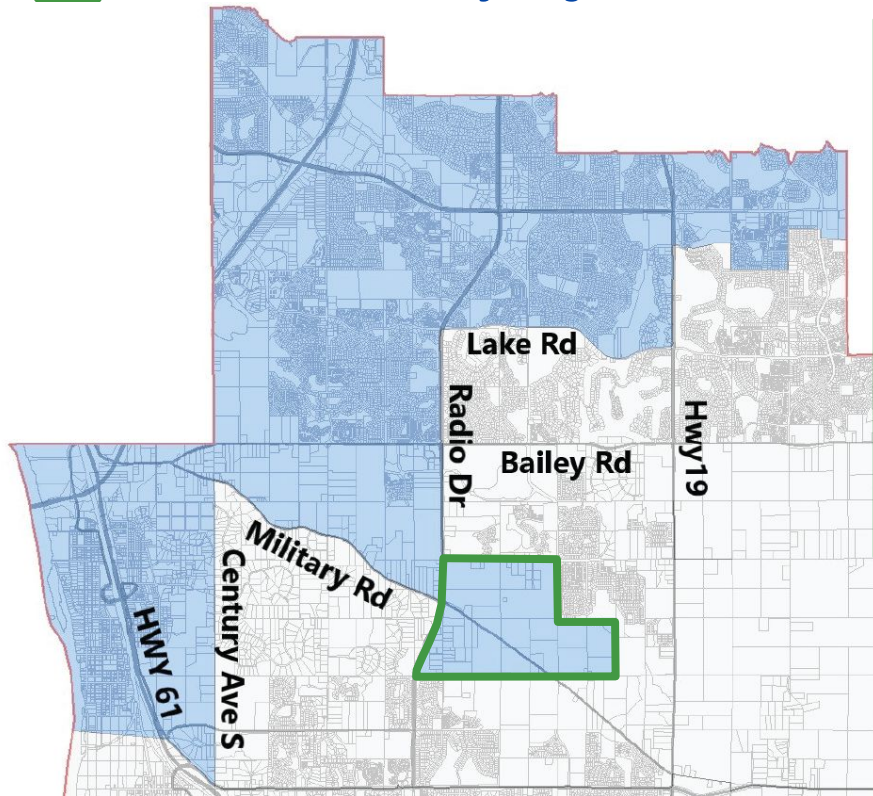
Student capacity approximately 2,400 with potential for future expansion

- Modernization of classroom space
- Needed renovations (such as bathrooms, kitchens, cafeterias, etc.)
- Curriculum and/or Instructional delivery methods
- Early learning programming
- Special education programming
- Creation of learning spaces that support:
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 - Diverse instructional styles and accommodate multiple forms of collaboration



Building our Future²⁰²⁵

Woodbury High School – Attendance Boundaries



Attendance boundary moves from East Ridge High School to Woodbury High School

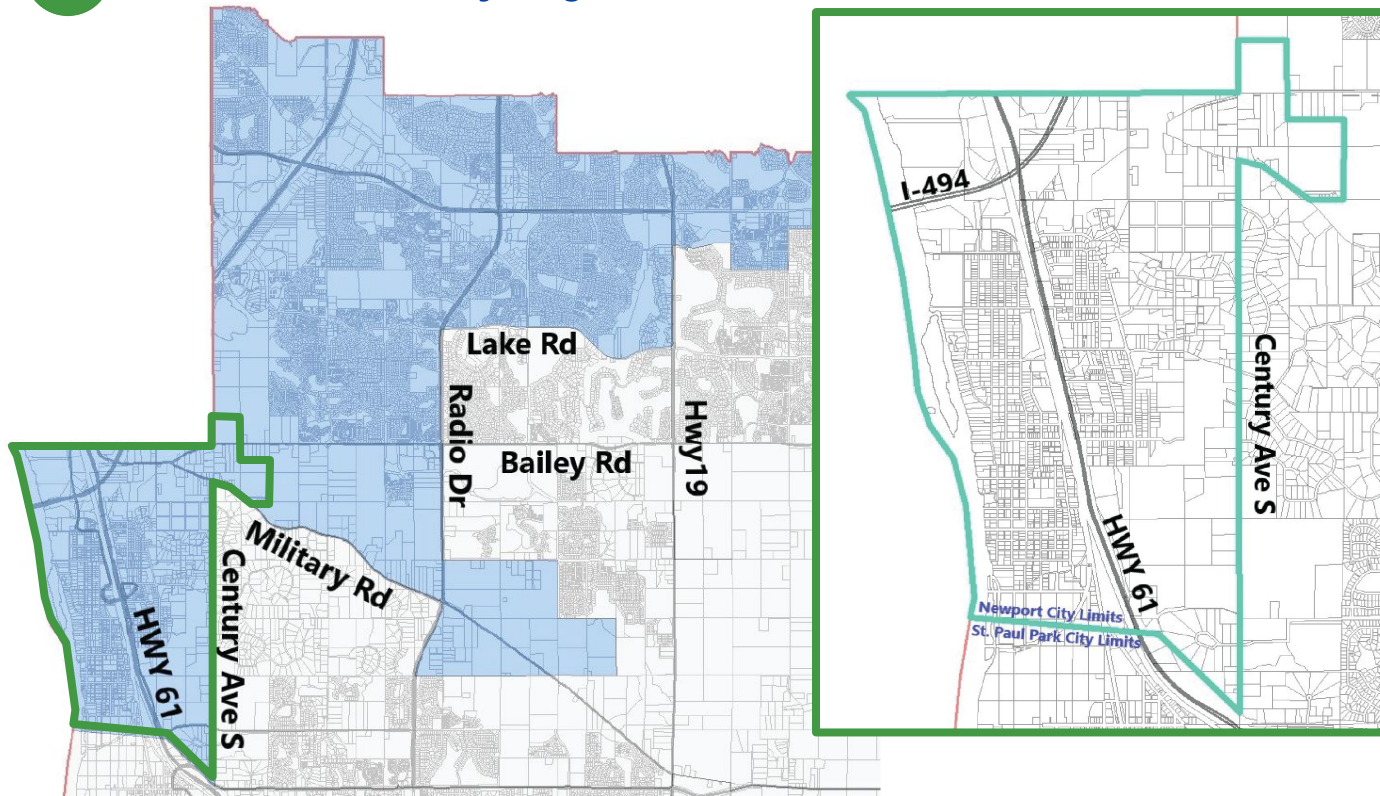


2025

Building our Future

Woodbury High School – Attendance Boundaries

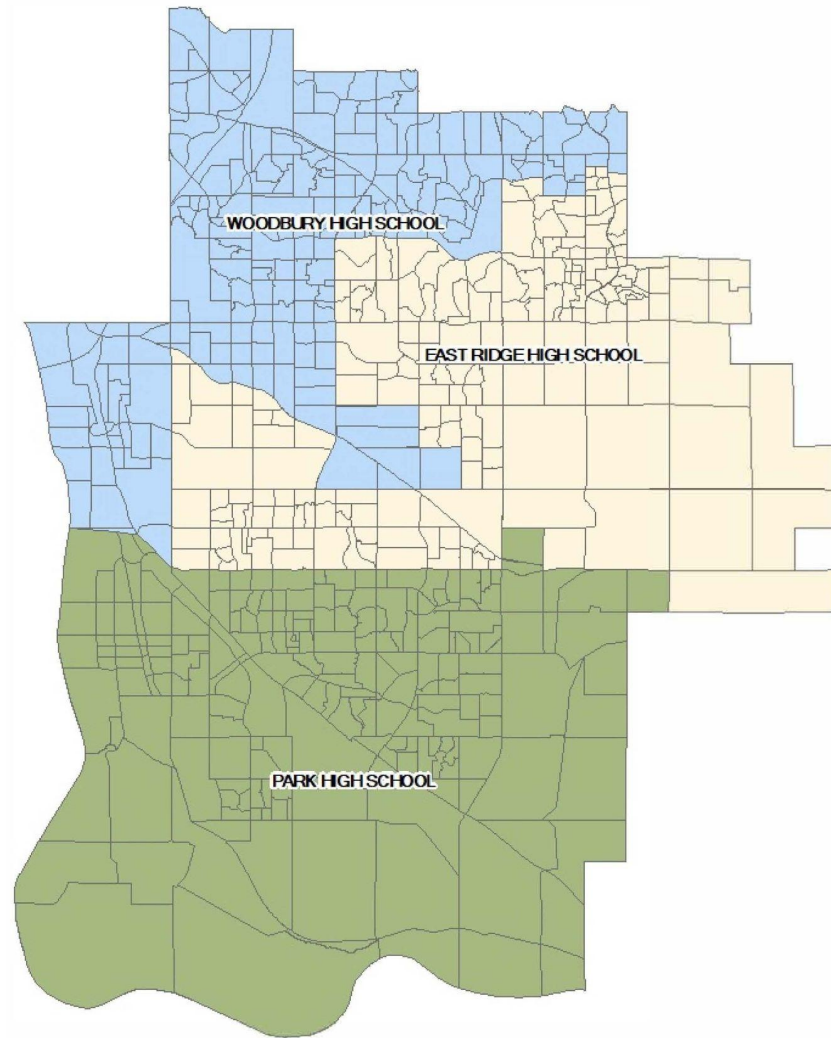
so
Wash
CO
SCHOOLS



Attendance boundary
moves from East Ridge
High School to Woodbury
High School

High School

Attendance Boundaries



Discussion

Special Education and Support Sites



Building our Future²⁰²⁵

District Program Center – Projects



Sell building

BOARD-APPROVED GOALS ADDRESSED



- Alternative high school space



Building our Future²⁰²⁵

District Service Center – Projects



Construction of a centrally-located **District Service Center** on new **Crestview Elementary** campus to consolidate support staff, community education, enrollment services and space for meetings and professional development

Renovate current building to retain operational facilities (warehouse, storage, etc.)

Renovate current building for **Next Step and Pathways** transition programming (18-21) to remain near business and commerce

BOARD-APPROVED GOALS ADDRESSED



- Modernization of classroom space
- Needed renovations (such as bathrooms, kitchens, cafeterias, etc.)
- Curriculum and/or Instructional delivery methods
- Operational facility needs
- Special education programming
- How buildings/schools will be repurposed
- Creation of learning spaces that support:
 - College and career ready students by providing flexible, adaptive spaces for learning
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 - Diverse instructional styles and accommodate multiple forms of collaboration



Building our Future²⁰²⁵

Rental Spaces – Projects



Renovate **Central Park** for use by SoWashCo Online, adult basic education and special education

Non-renewal of lease for **Next Step** transition program and relocate program to renovated District Service Center building

Non-renewal of lease for **Pathways** transition program and relocate program to renovated District Service Center building

BOARD-APPROVED GOALS ADDRESSED



- Modernization of classroom space
- Needed renovations (such as bathrooms, kitchens, cafeterias, etc.)
- Curriculum and/or Instructional delivery methods
- Special education programming
- How buildings/schools will be repurposed
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Transportation – Projects



Current transportation site remains

Construction of a satellite transportation space for additional school bus parking

BOARD-APPROVED GOALS ADDRESSED



- Transportation facility needs
- Operational facility needs



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Land Purchase



Purchase 120–160 acres of land for future use

BOARD-APPROVED GOALS ADDRESSED

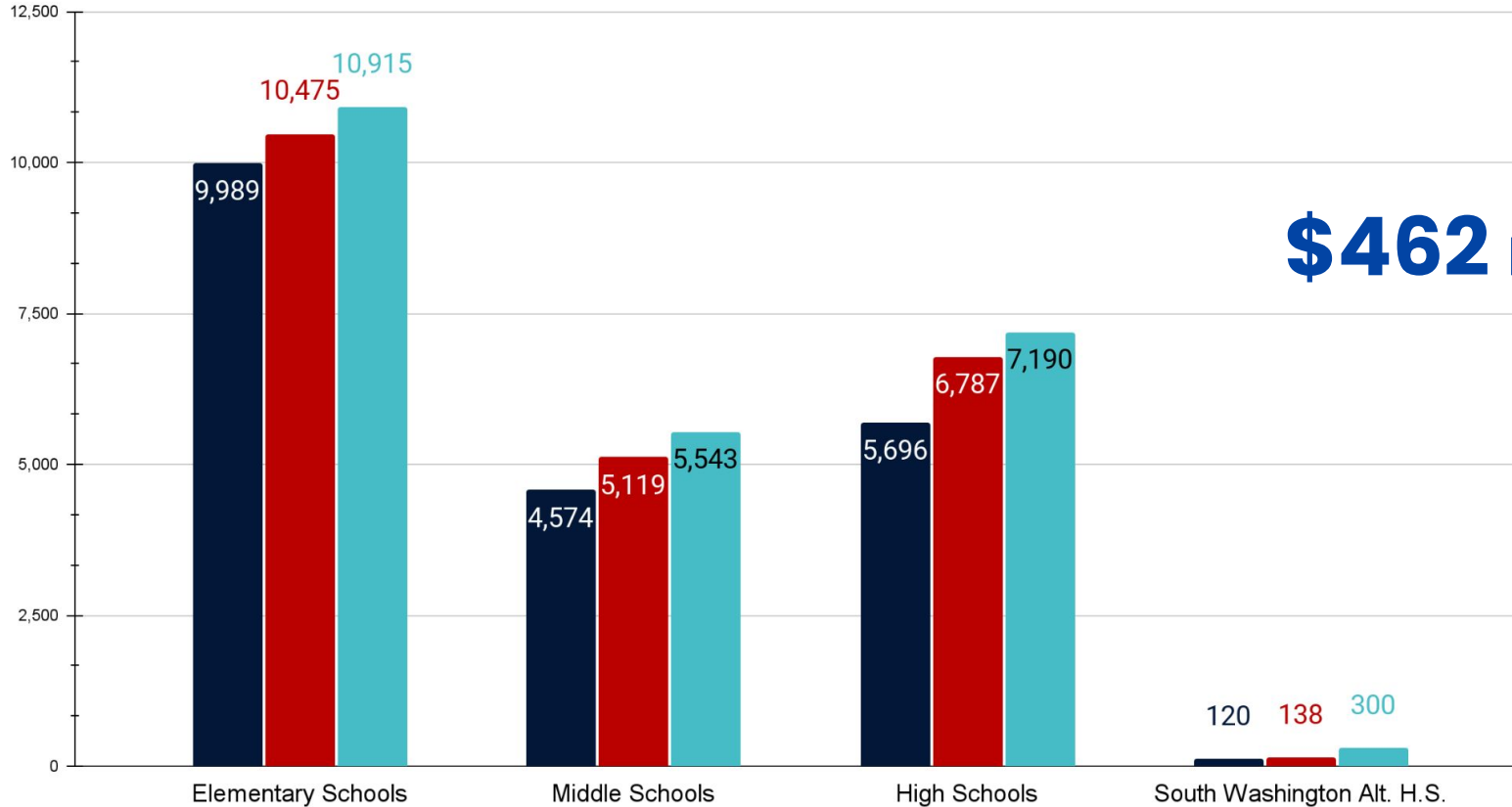


- Enrollment increases from new home construction or changing of boundaries

Discussion

Package Total

■ Current Capacity ■ Projected Enrollment ■ Proposed Capacity

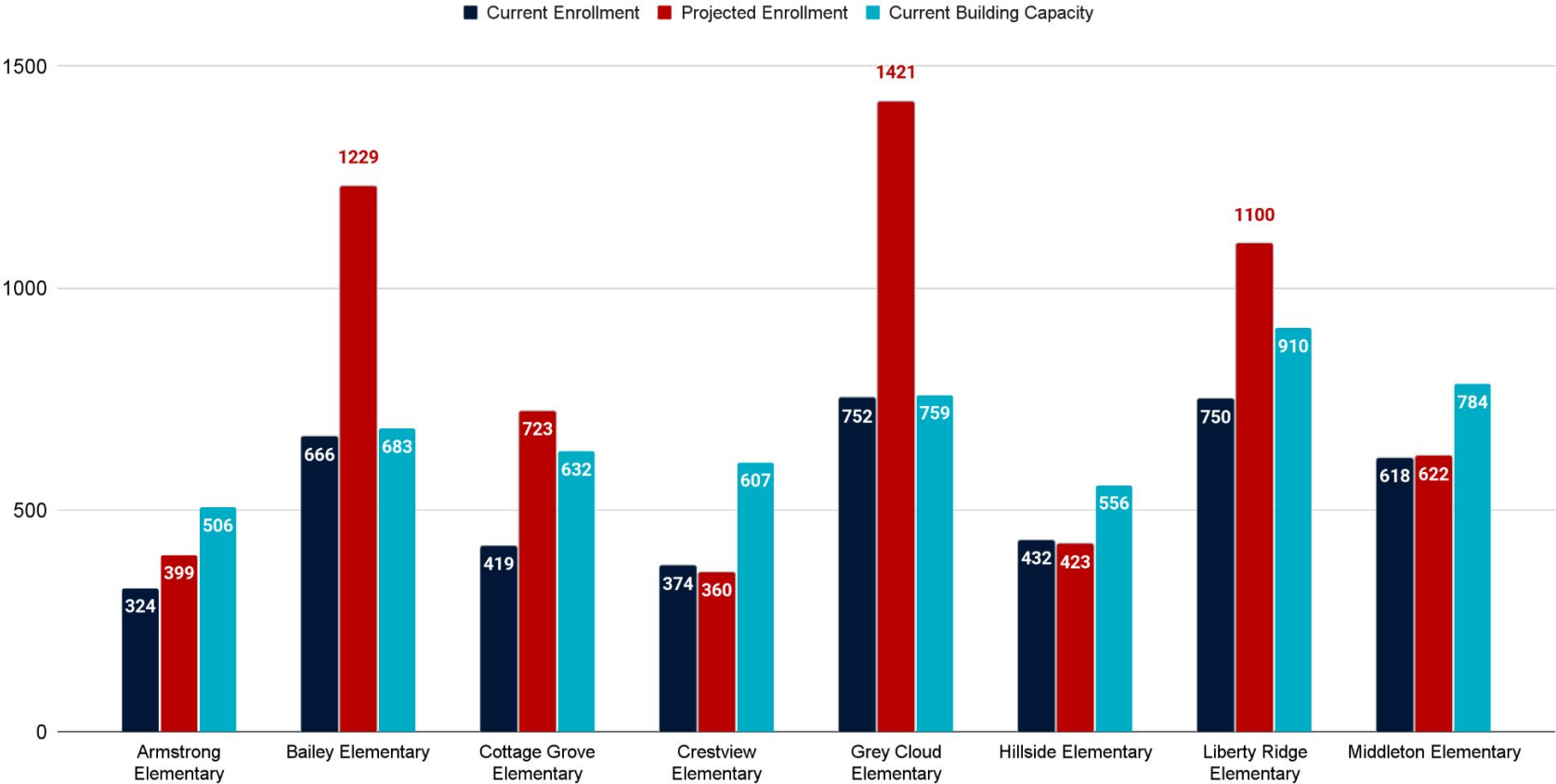


\$462 million



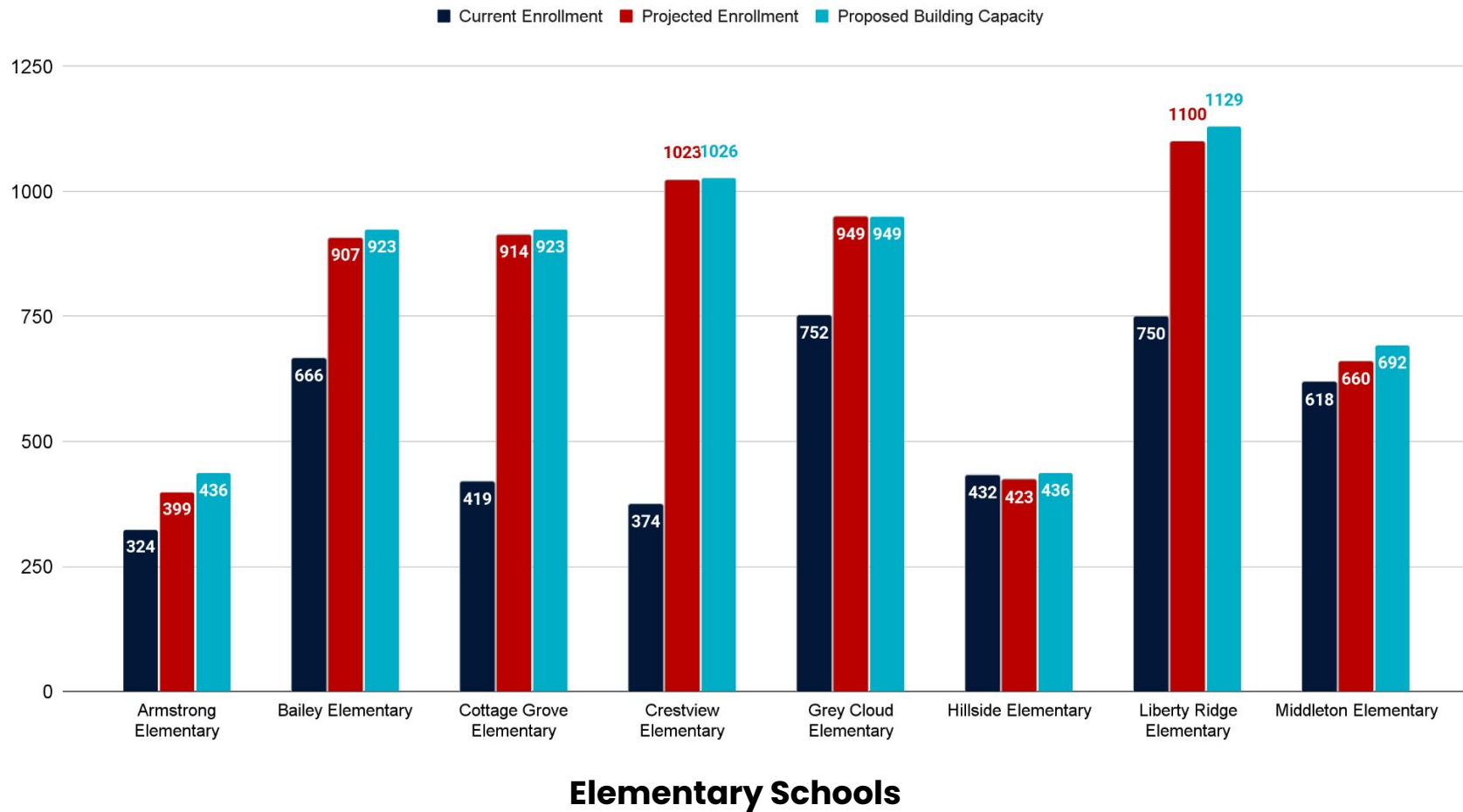
Projected Enrollment and Capacity

If We Did Nothing – 10-year Projected Student Enrollment

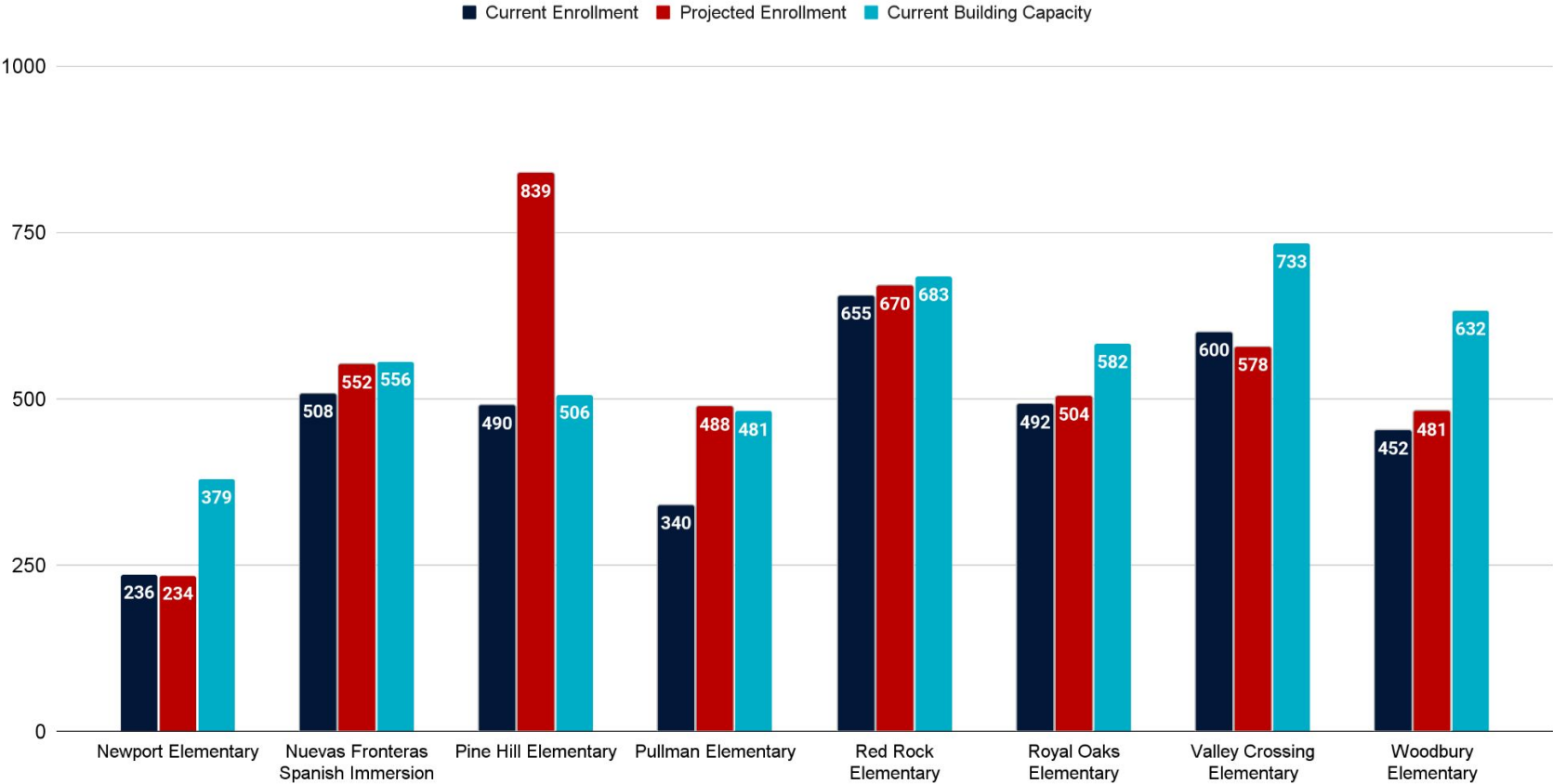


Elementary Schools

If Approved – 10-year Projected Student Enrollment and Capacity

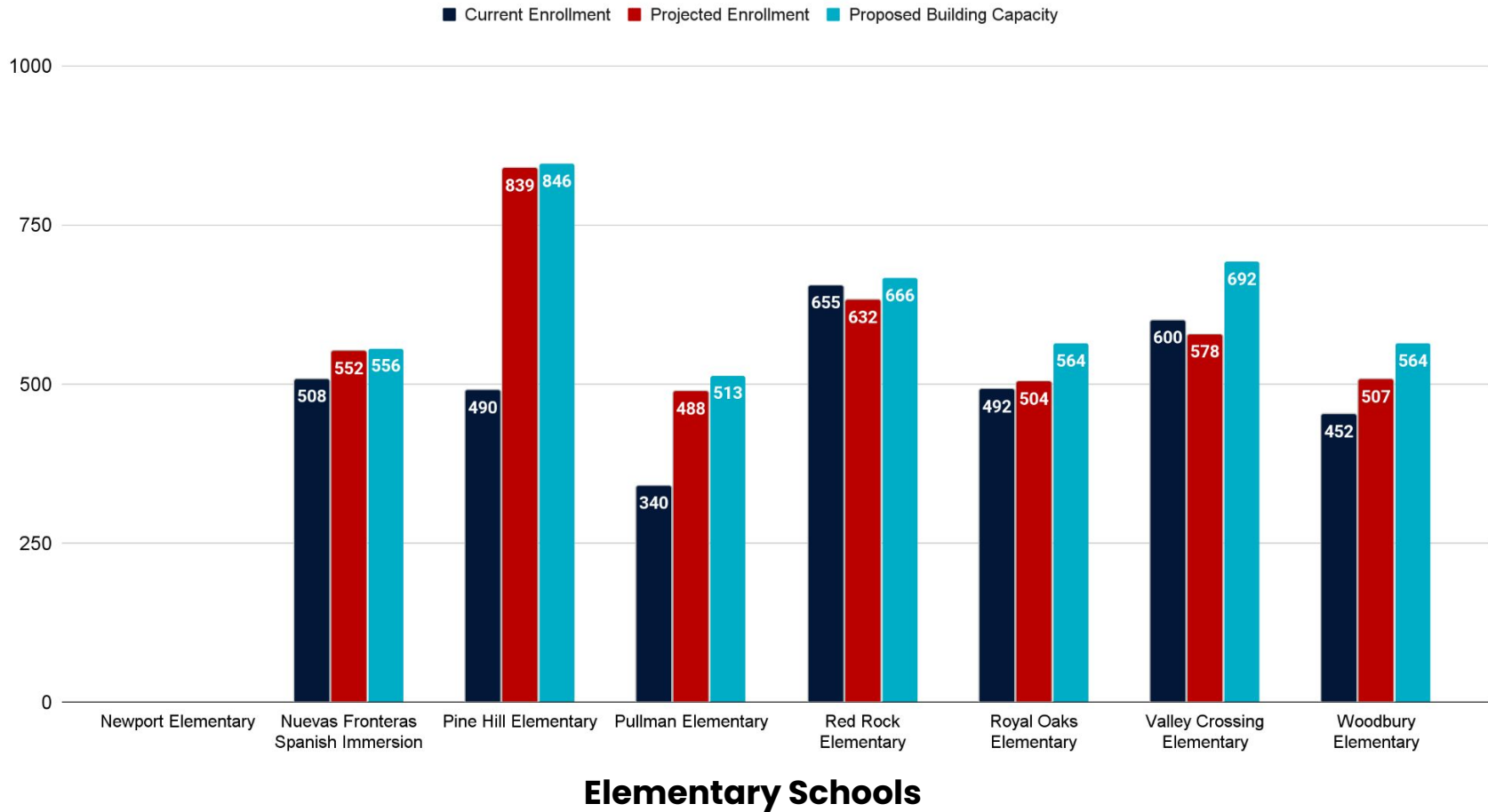


If We Did Nothing – 10-year Projected Student Enrollment

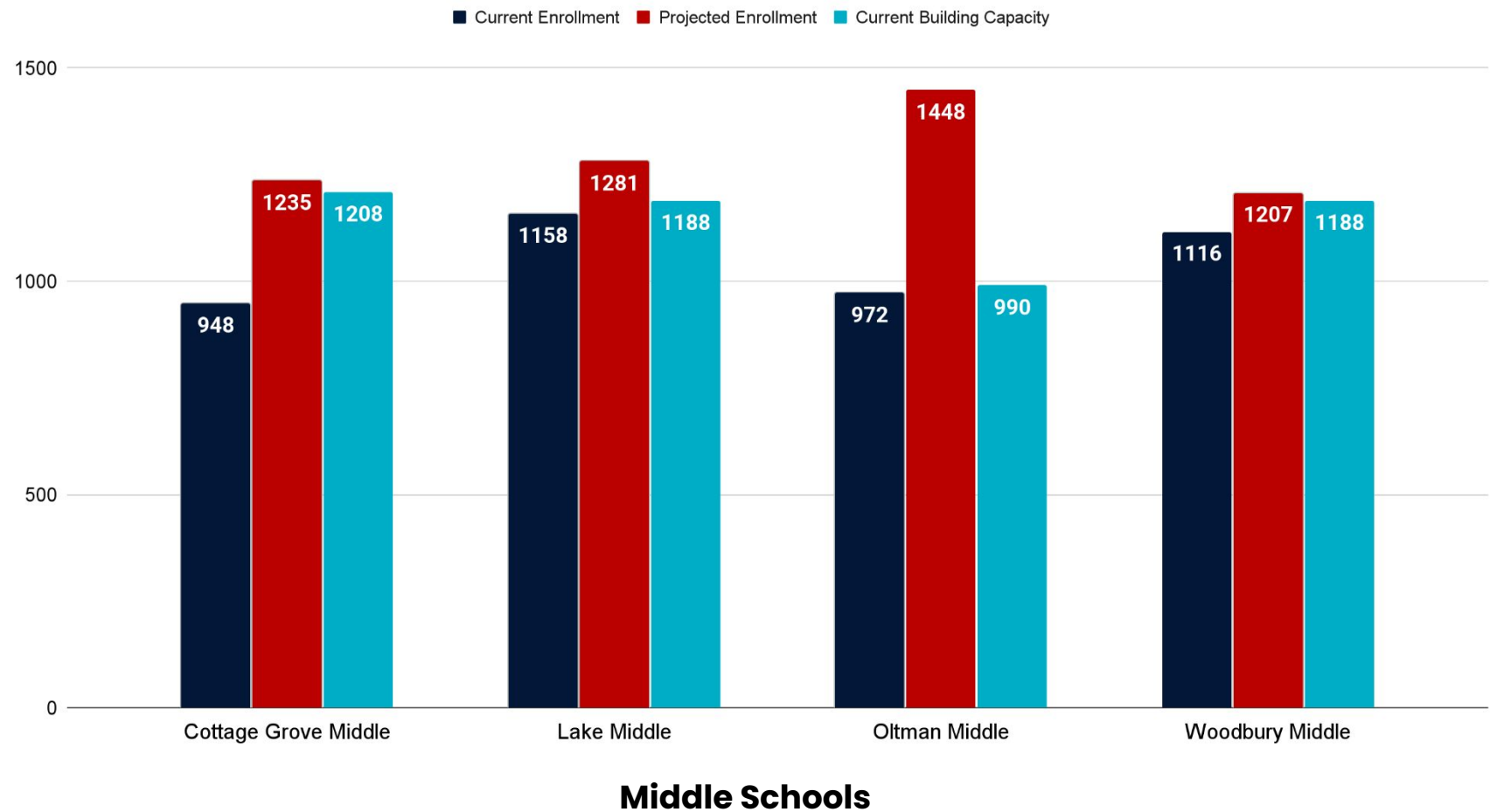


Elementary Schools

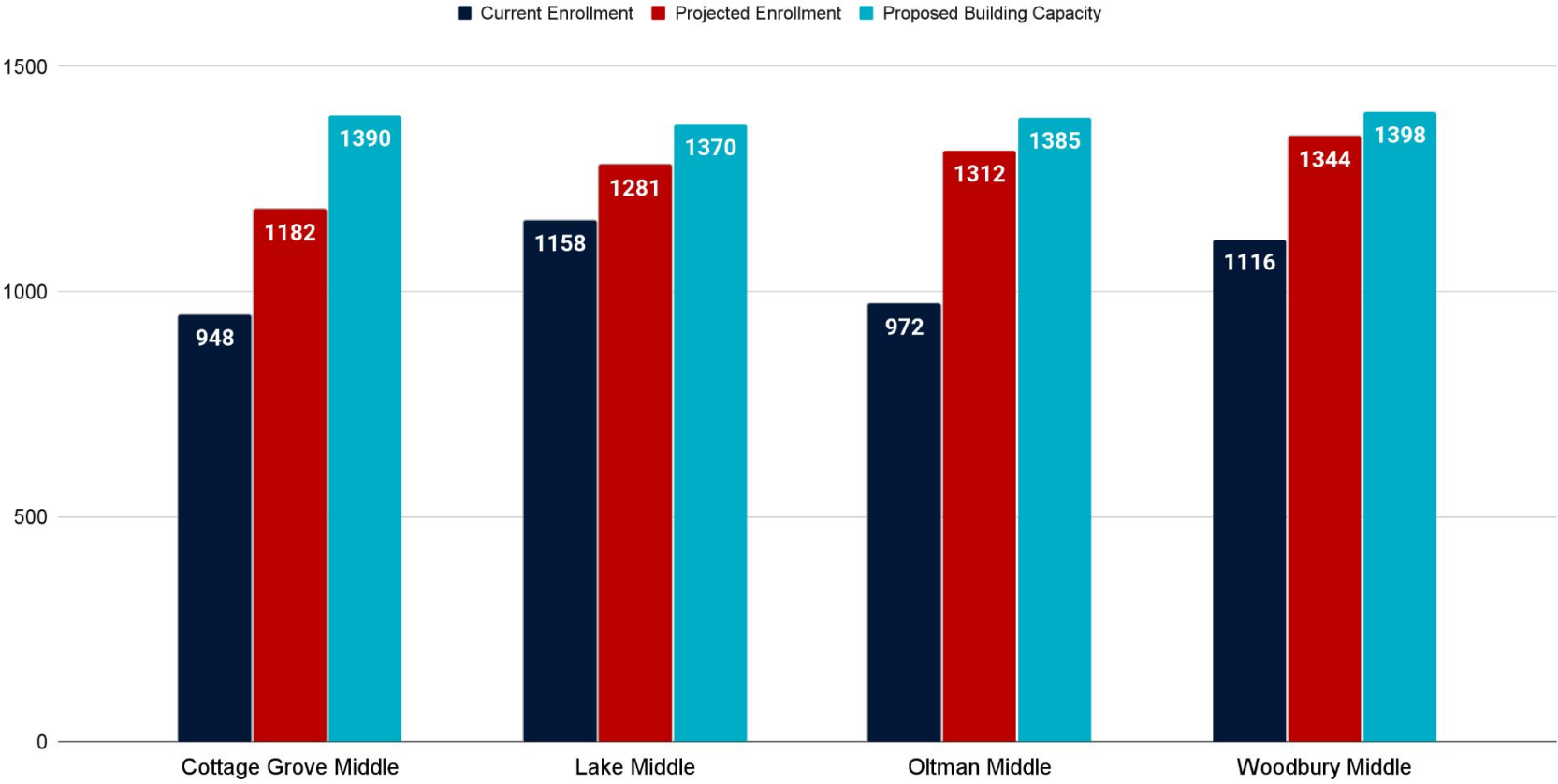
If Approved – 10-year Projected Student Enrollment and Capacity



If We Did Nothing – 10-year Projected Student Enrollment

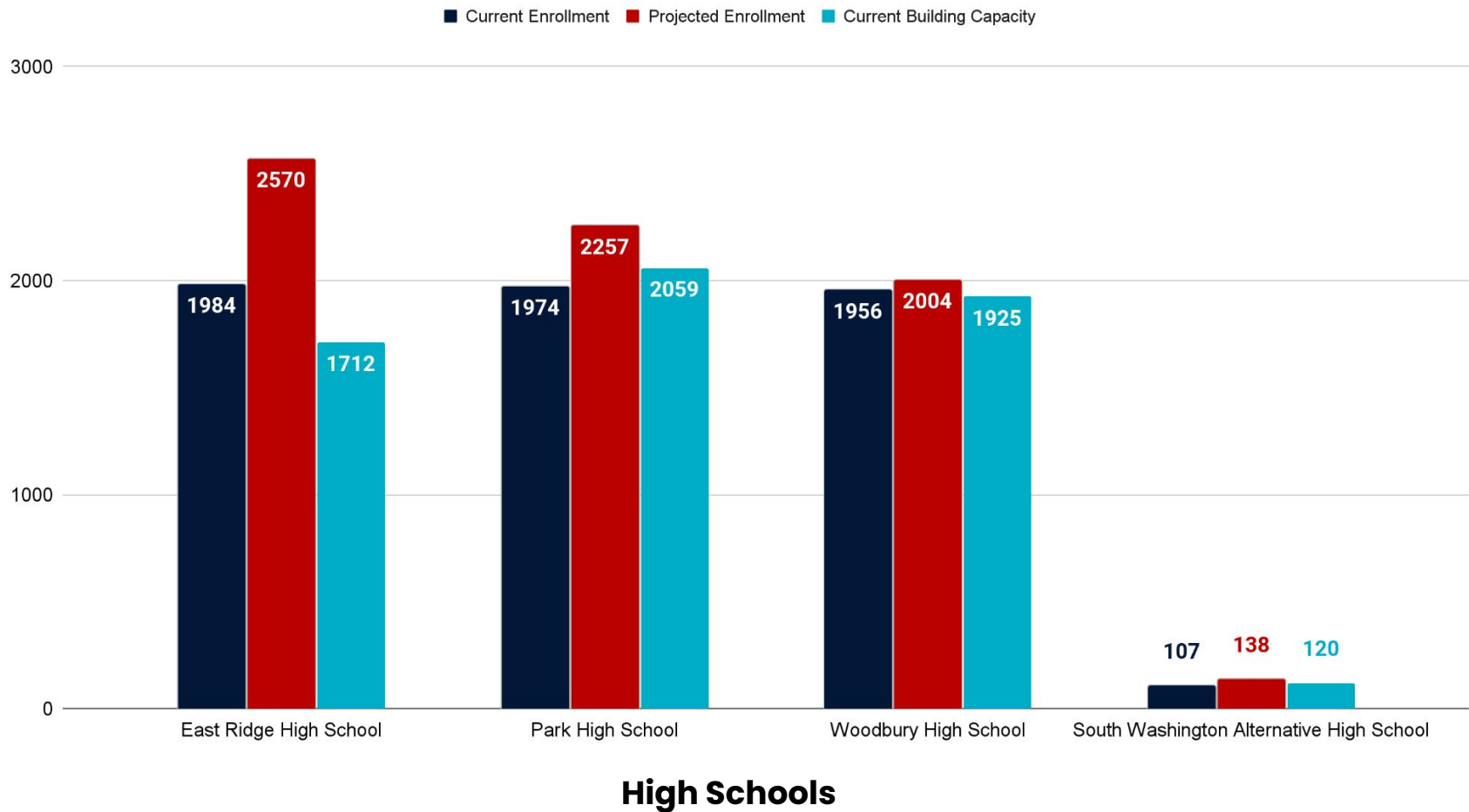


If Approved – 10-year Projected Student Enrollment and Capacity

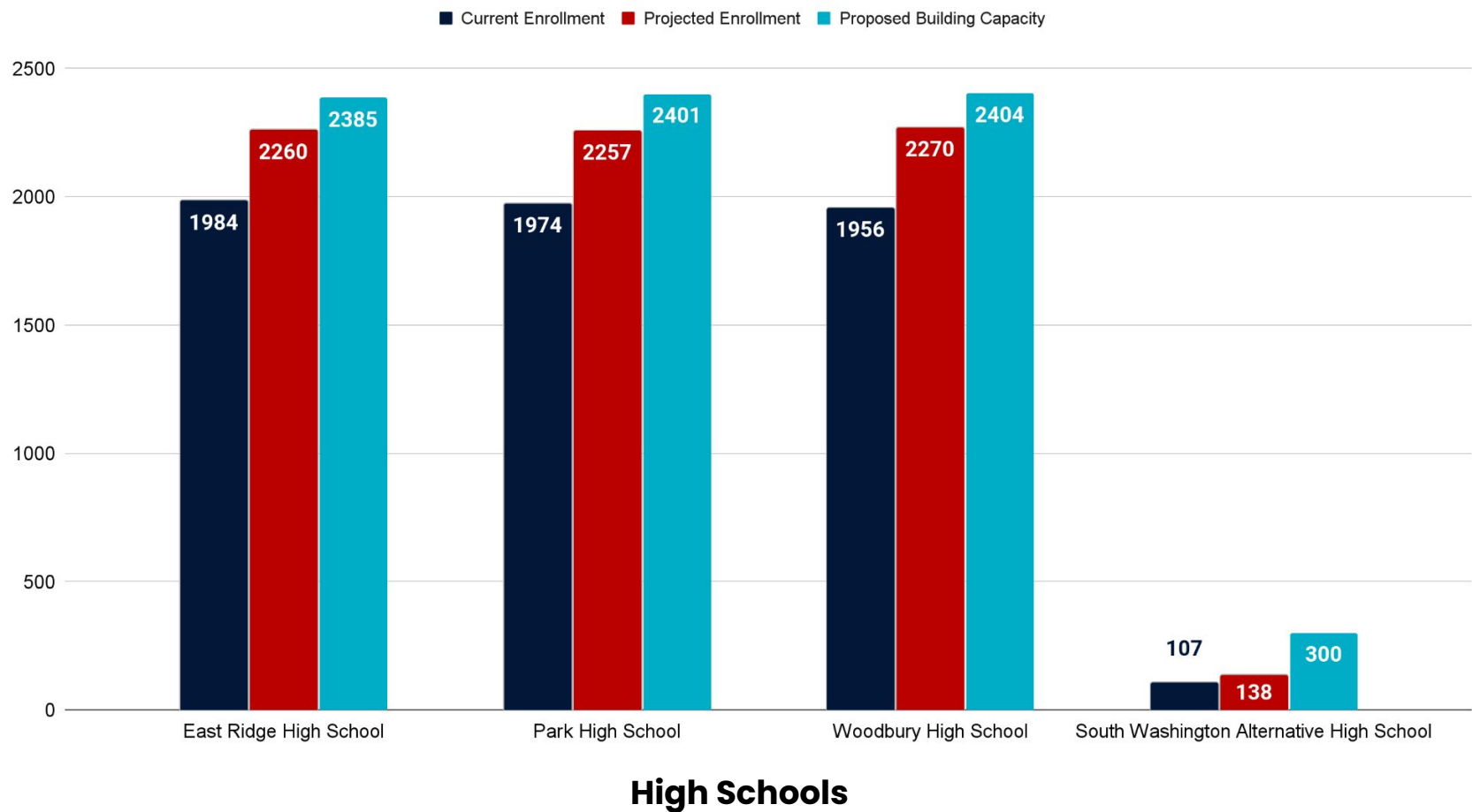


Middle Schools

If We Did Nothing – 10-year Projected Student Enrollment



If Approved – 10-year Projected Student Enrollment



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Construction Funding

Thank You Voters

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Bonds for Buildings



A bond referendum gives voters the opportunity to decide if South Washington County Schools should be authorized to raise construction funding through the sale of bonds.

Bonds allow the District to borrow money that it then pays back over time.

This is the only method to raise enough funds for new construction.

Election proposed for Aug. 9, 2022

BOARD-APPROVED GOALS ADDRESSED



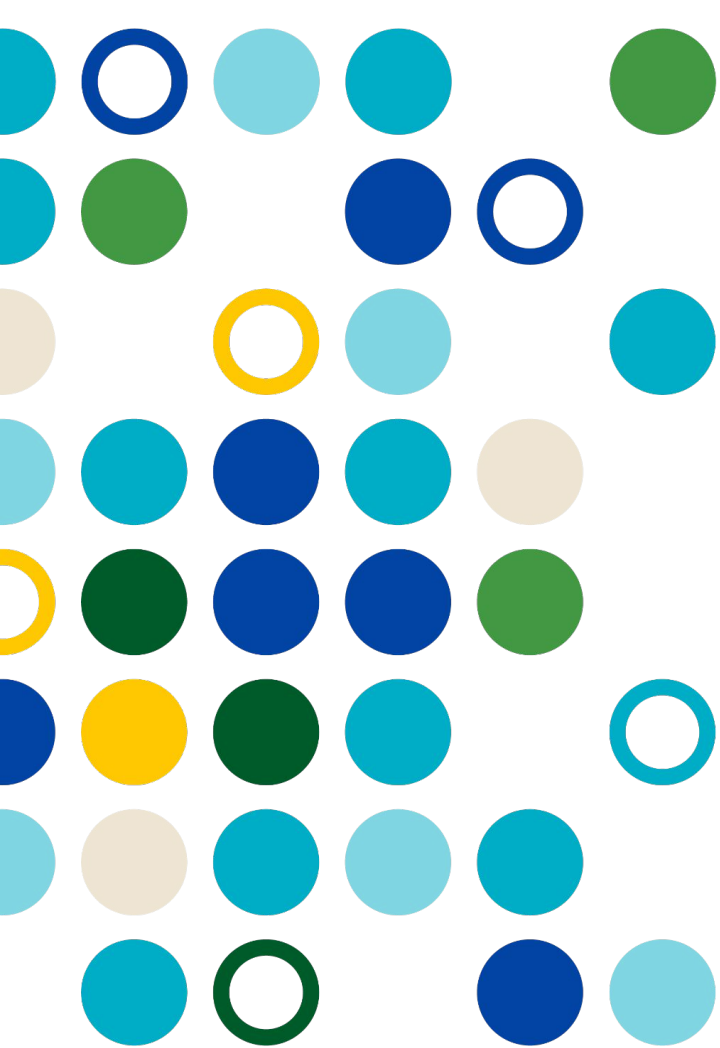
- Creation of a funding plan to address the costs of the 10-year facility plan which will include bonding, lease levies and long-term facility maintenance revenue.

Tax Impact \$462 Million

Estimated Tax Impact		
Home Value	Monthly	Annually
\$200,000	\$15	\$175
\$250,000	\$19	\$227
\$300,000	\$23	\$280
\$350,000	\$28	\$333
\$400,000	\$32	\$386
\$500,000	\$40	\$484

The average value home in the district is approximately \$300,000.

Construction funding
does not take money
away from
education funding.



What if the Bond Does Not Pass?

AUG. 9, 2022




- Earliest election to return to voters is Feb. 2023
- Moderate to extensive attendance boundary changes prior to 2025
- Explore temporary portable trailers at some school sites
- Consider alternative scheduling options for high schools
- Review grade configurations at all levels
- Increase rental space for learning and instruction
- Higher than average class sizes remain in overcrowded schools
- Begin alternative long-range facility planning

The background of the slide is white and decorated with numerous circles of three colors: yellow, red, and beige. These circles are scattered across the slide, with some appearing as single dots and others as overlapping pairs. The text "Next Steps" is centered in a dark blue, sans-serif font.

Next Steps



Next Steps

- Gather feedback from the long-range facility task force
 - Hold community and staff information sessions
 - Gather feedback from district advisory groups
 - Present final plan for approval in April
- 

Information Sessions



COMMUNITY INFORMATION SESSIONS

- **In-person:**
 - 6–7:30 p.m., March 15
 - Oltman Middle School
 - 6625 Goodview Ave. S., Cottage Grove
- **Virtual:** 5:30–7 p.m., March 17

STAFF INFORMATION SESSIONS

- **Virtual:** 12–1:30 p.m., March 14
- **Virtual:** 5:30–7 p.m., March 22



[**sowashco.org/facilityplanning**](https://sowashco.org/facilityplanning)



Questions?



iii: Concept Floor Plans & Program Areas

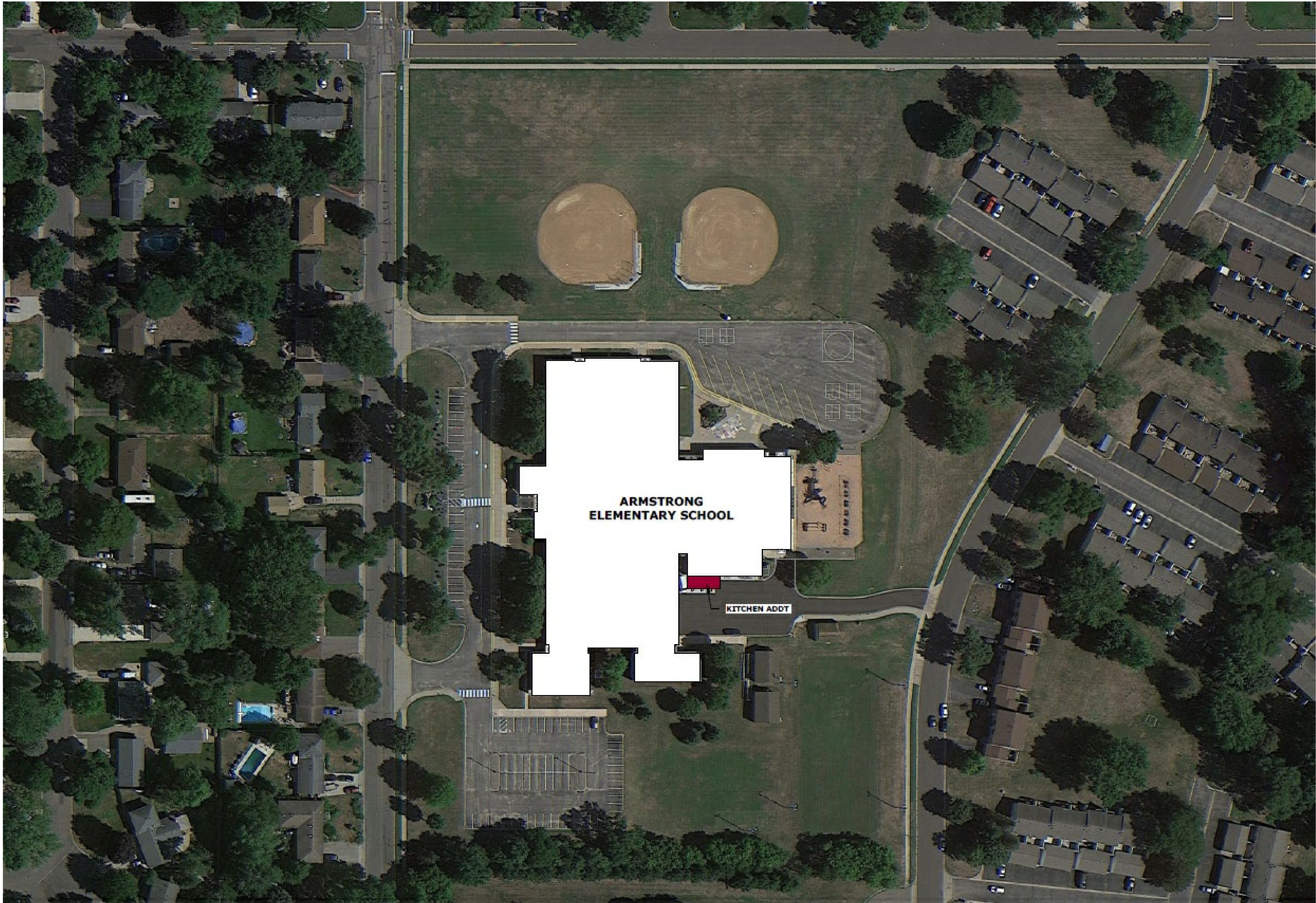


Building our Future²⁰²⁵

Community • Growth • Student Success

DRAFT

**Campus & Site Plan
Concepts**



DRAFT

- New Construction
- Future Construction
- Asphalt/Concrete Construction
- Athletic/Greenspace Construction
- Storm Water Pond Construction
- Playground Relocation

AES - SITE PLAN

ARMSTRONG ELEMENTARY SCHOOL
RENOVATIONS & ADDITIONS - RA10
8858 INWOOD AVE S
COTTAGE GROVE, MN 55016



PROJECT: SWCS 2021 LRFP
DRAWN BY:
CHECKED BY:
DATE: 02/04/2022
REVISIONS:

CONCEPT
REVISION:
NOT FOR
CONSTRUCTION



DRAFT

- New Construction
- Future Construction
- Asphalt/Concrete Construction
- Athletic/Greenspace Construction
- Storm Water Pond Construction
- Playground Relocation



BES - SITE PLAN

BAILEY ELEMENTARY SCHOOL
RENOVATIONS & ADDITIONS - RA10
4125 WOODLANE DRIVE
WOODBURY, MN 55129

PROJECT: SWCS 2021 LRFP
DRAWN BY:
CHECKED BY:
DATE: 02/04/2022
REVISIONS:

CONCEPT
REVISION:
NOT FOR
CONSTRUCTION



DRAFT

- New Construction
- Future Construction
- Asphalt/Concrete Construction
- Athletic/Greenspace Construction
- Storm Water Pond Construction
- Playground Relocation

CGES - SITE PLAN

**COTTAGE GROVE ELEMENTARY SCHOOL
RENOVATIONS & ADDITIONS - RA10**
7447 65TH STREET S
COTTAGE GROVE, MN 55016



PROJECT: SWCS 2021 LRFP
DRAWN BY:
CHECKED BY:
DATE: 02/04/2022
REVISIONS:

CONCEPT
REVISION:
NOT FOR
CONSTRUCTION



DRAFT

- New Construction
- Future Construction
- Asphalt/Concrete Construction
- Athletic/Greenspace Construction
- Storm Water Pond Construction
- Playground Relocation



GCES - SITE PLAN

GREY CLOUD ELEMENTARY SCHOOL
RENOVATIONS & ADDITIONS - RA10
9525 INDIAN BLVD S
COTTAGE GROVE, MN 55016

PROJECT: SWCS 2021 LRFP
DRAWN BY:
CHECKED BY:
DATE: 02/04/2022
REVISIONS:

CONCEPT
REVISION:
NOT FOR
CONSTRUCTION



DRAFT

- New Construction
- Future Construction
- Asphalt/Concrete Construction
- Athletic/Greenspace Construction
- Storm Water Pond Construction
- Playground Relocation

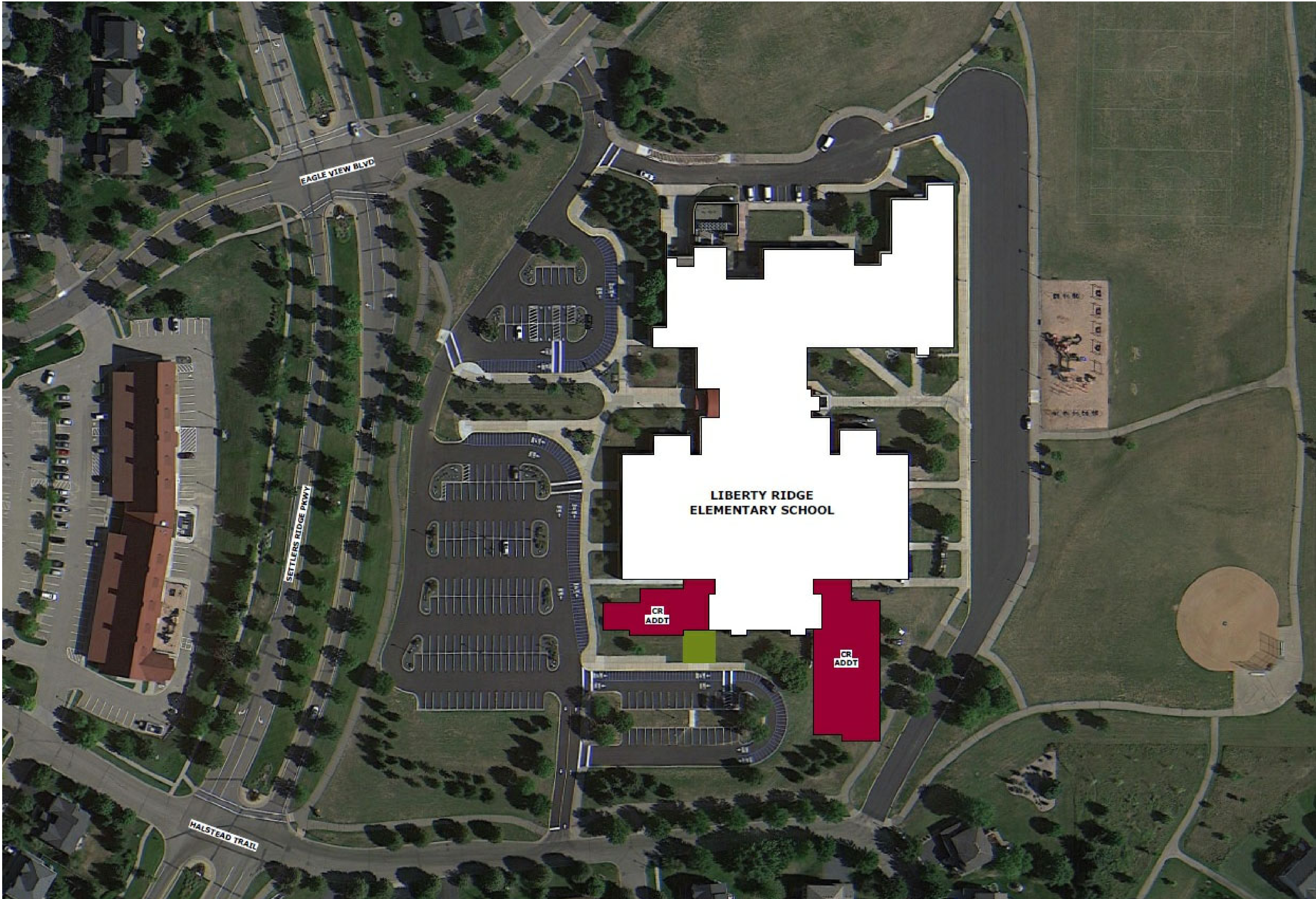


HES - SITE PLAN

HILLSIDE ELEMENTARY SCHOOL
RENOVATIONS & ADDITIONS - RA10
8177 HILLSIDE TRAIL S
COTTAGE GROVE, MN 55016

PROJECT: SWCS 2021 LRFP
DRAWN BY:
CHECKED BY:
DATE: 02/04/2022
REVISIONS:

CONCEPT
REVISION:
NOT FOR
CONSTRUCTION



DRAFT

- New Construction
- Future Construction
- Asphalt/Concrete Construction
- Athletic/Greenspace Construction
- Storm Water Pond Construction
- Playground Relocation

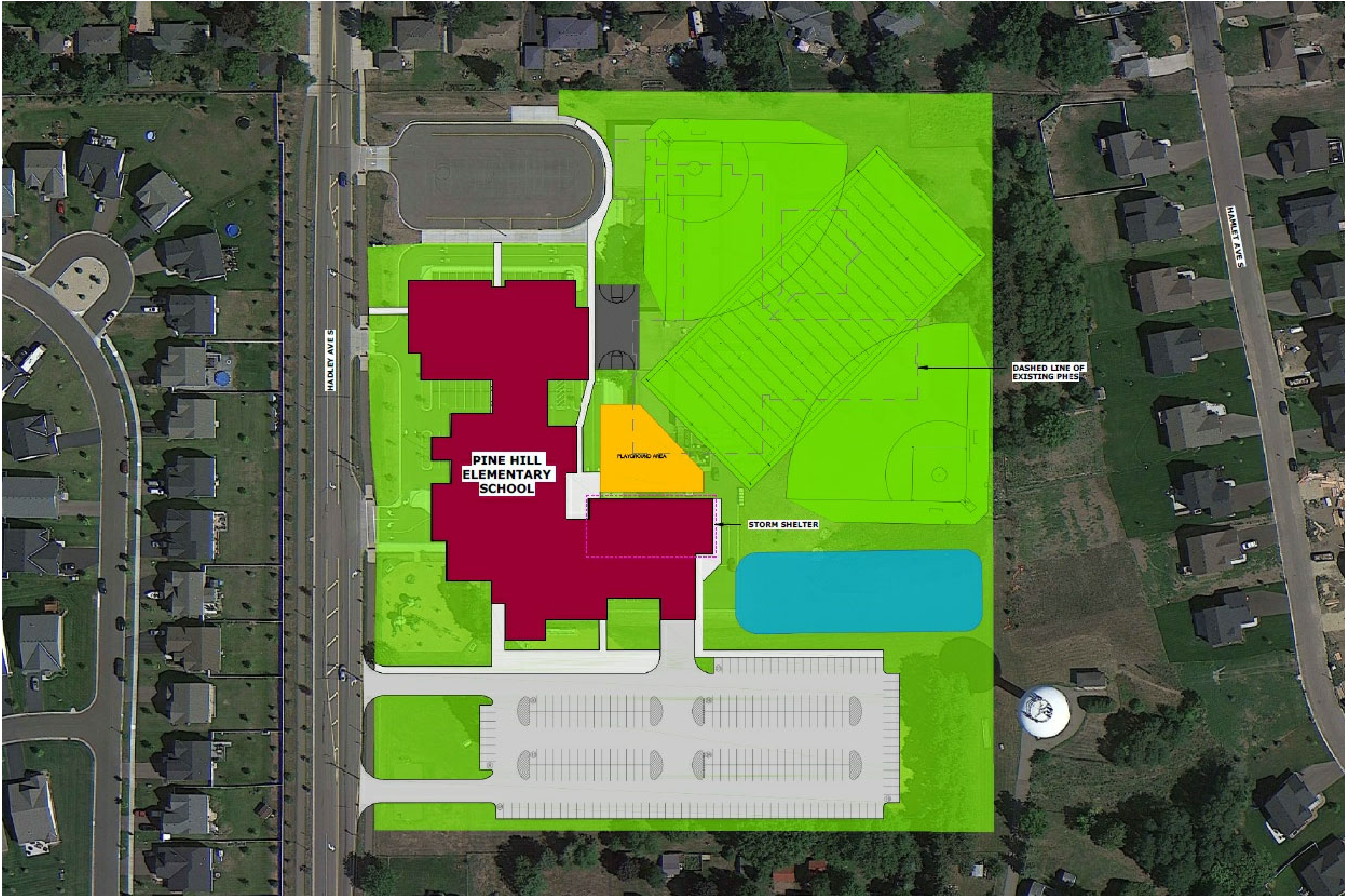
LRES - SITE PLAN

LIBERTY RIDGE ELEMENTARY SCHOOL
RENOVATIONS & ADDITIONS - RA10
11395 EAGLE VIEW BLVD
WOODBURY, MN 55129



PROJECT: SWCS 2021 LRFP
DRAWN BY:
CHECKED BY:
DATE: 02/22/2022
REVISIONS:

CONCEPT
REVISION:
NOT FOR
CONSTRUCTION



DRAFT

- New Construction
- Future Construction
- Asphalt/Concrete Construction
- Athletic/Greenspace Construction
- Storm Water Pond Construction
- Playground Relocation

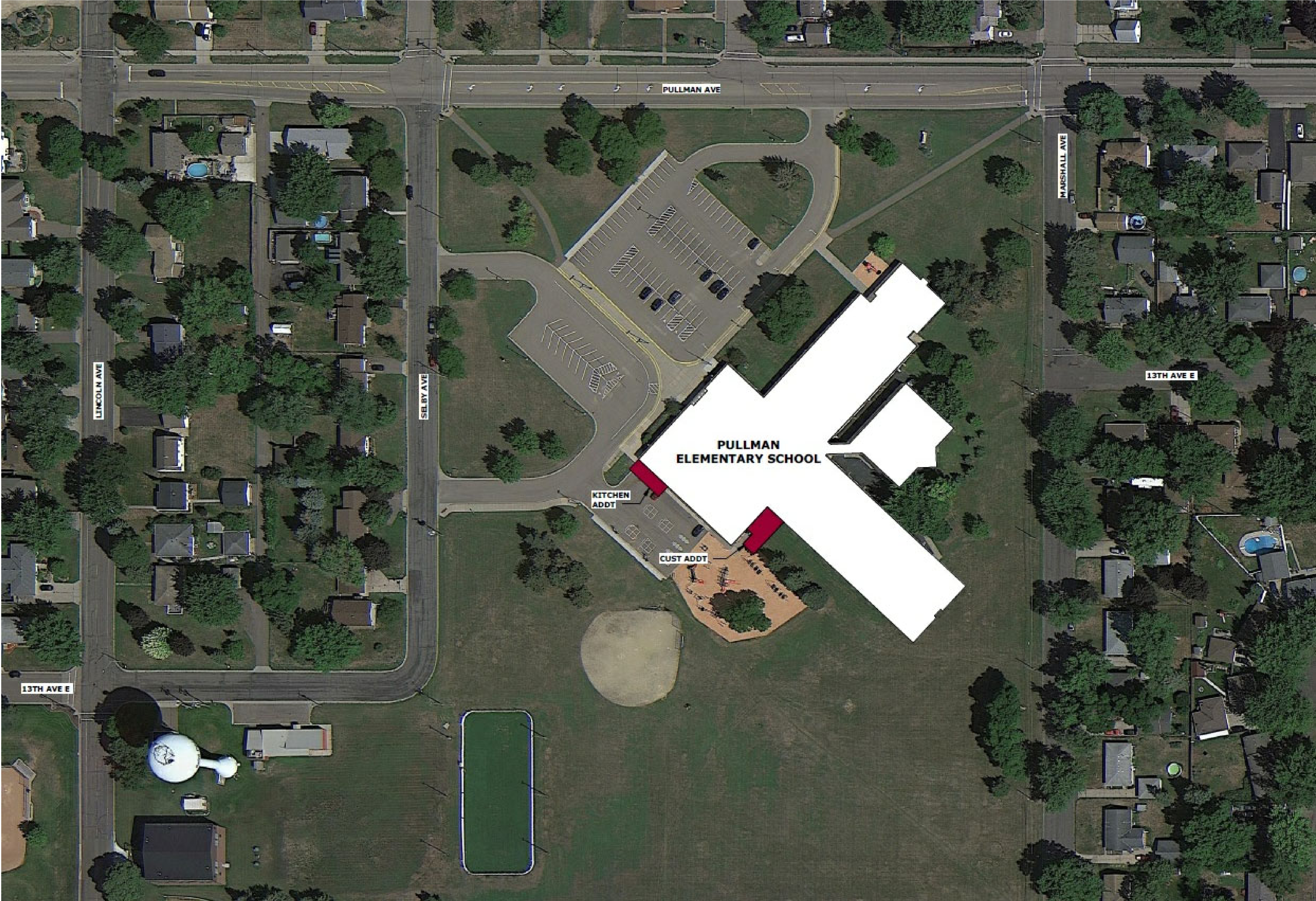


PHES - SITE PLAN

PINE HILL ELEMENTARY SCHOOL
RENOVATIONS & ADDITIONS - RA10
9015 HADLEY AVE S
COTTAGE GROVE, MN 55016

PROJECT: SWCS 2021 LRFP
DRAWN BY:
CHECKED BY:
DATE: 02/10/2022
REVISIONS:

CONCEPT
REVISION:
NOT FOR
CONSTRUCTION



DRAFT

- New Construction
- Future Construction
- Asphalt/Concrete Construction
- Athletic/Greenspace Construction
- Storm Water Pond Construction
- Playground Relocation



PES - SITE PLAN

PULLMAN ELEMENTARY SCHOOL
RENOVATIONS & ADDITIONS - RA10
1260 SELBY AVE
ST PAUL PARK, MN 55071

PROJECT: SWCS 2021 LRFP
DRAWN BY:
CHECKED BY:
DATE: 02/04/2022
REVISIONS:

CONCEPT
REVISION:
NOT FOR
CONSTRUCTION

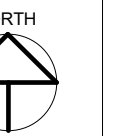


DRAFT

- New Construction
- Future Construction
- Asphalt/Concrete Construction
- Athletic/Greenspace Construction
- Storm Water Pond Construction
- Playground Relocation

ROES - SITE PLAN

ROYAL OAKS ELEMENTARY SCHOOL
RENOVATIONS & ADDITIONS - RA10
7335 STEEPVIEW RD
WOODBURY, MN 55125



PROJECT: SWCS 2021 LRFP

DRAWN BY:

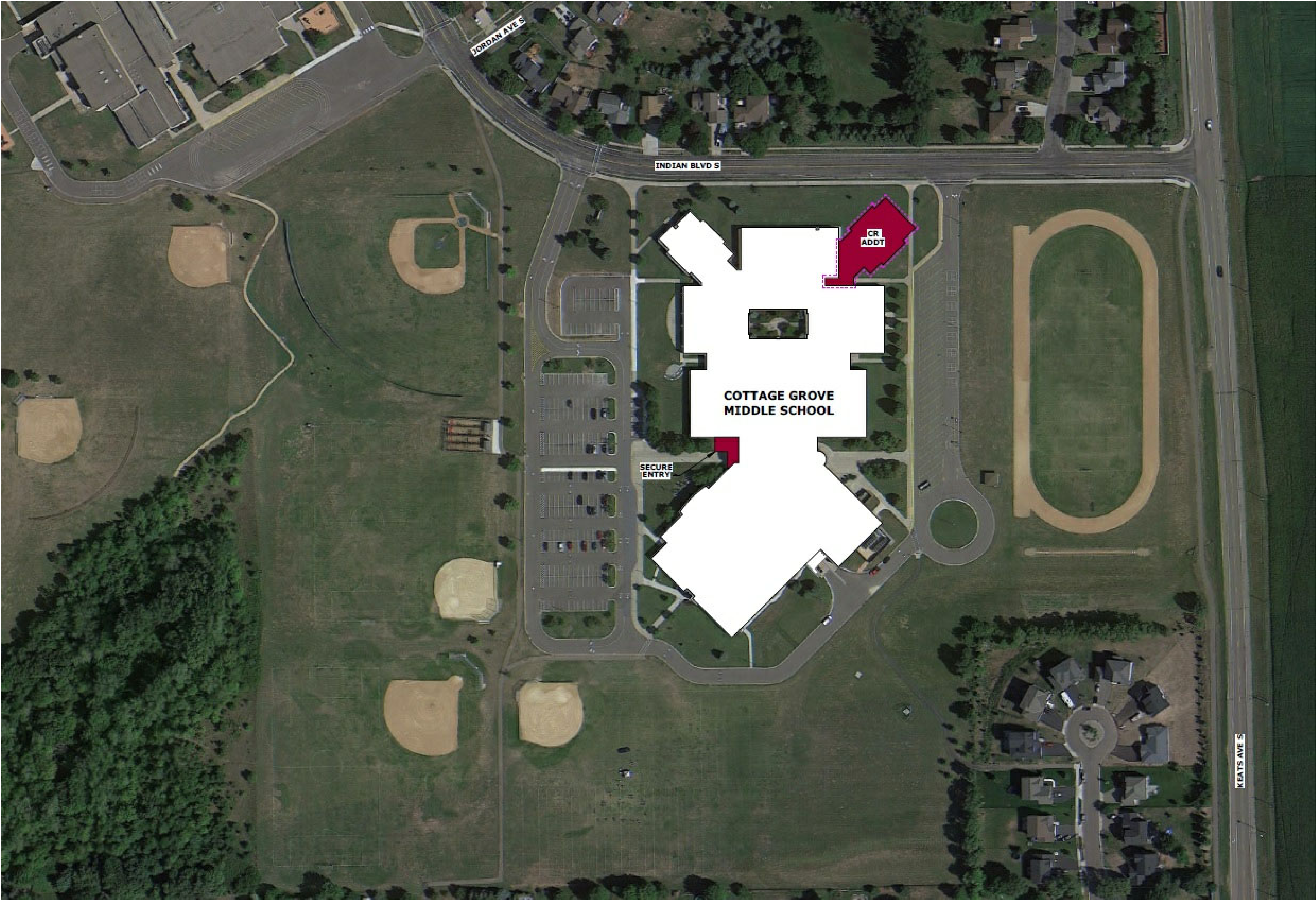
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DATE: 02/20/2022

REVISIONS:

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A9



DRAFT

- New Construction
- Future Construction
- Asphalt/Concrete Construction
- Athletic/Greenspace Construction
- Storm Water Pond Construction
- Playground Relocation



CGMS - SITE PLAN

COTTAGE GROVE MIDDLE SCHOOL
RENOVATIONS & ADDITIONS - RA10
9775 INDIAN BLVD S
COTTAGE GROVE, MN 55016

PROJECT: SWCS 2021 LRFP
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DRAFT

- New Construction
- Future Construction
- Asphalt/Concrete Construction
- Athletic/Greenspace Construction
- Storm Water Pond Construction
- Playground Relocation

LMS - SITE PLAN

LAKE MIDDLE SCHOOL
RENOVATIONS & ADDITIONS - RA10
3133 PIONEER DRIVE
WOODBURY, MN 55125

PROJECT: SWCS 2021 LRFP
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DATE: 02/04/2022
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REVISION:
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DRAFT

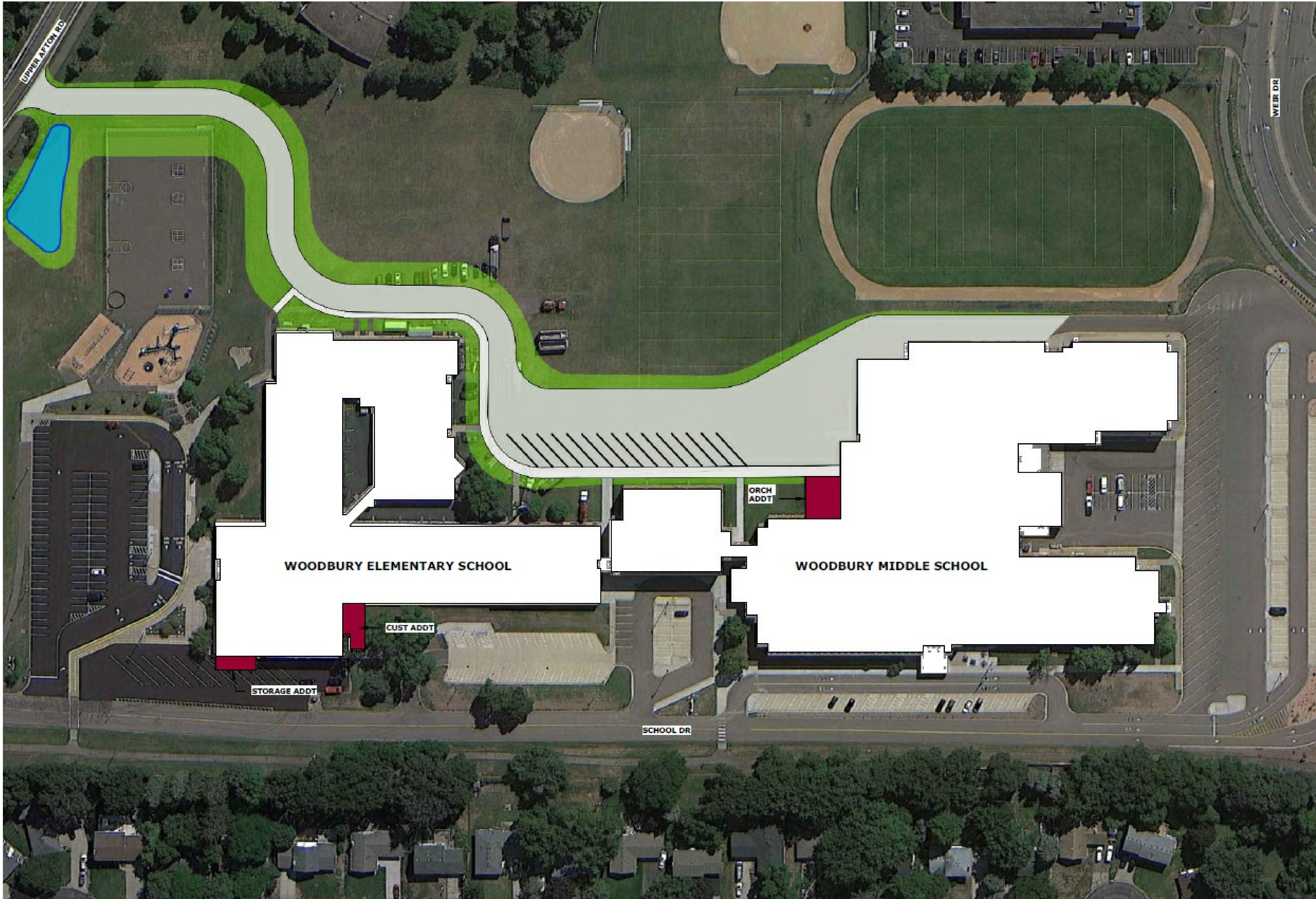
- New Construction
- Future Construction
- Asphalt/Concrete Construction
- Athletic/Greenspace Construction
- Storm Water Pond Construction
- Playground Relocation

OMS - SITE PLAN

OLTMAN MIDDLE SCHOOL
RENOVATIONS & ADDITIONS - RA10
6625 GOODVIEW AVE S
COTTAGE GROVE, MN 55016

PROJECT: SWCS 2021 LRFP
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DRAFT

- New Construction
- Future Construction
- Asphalt/Concrete Construction
- Athletic/Greenspace Construction
- Storm Water Pond Construction
- Playground Relocation

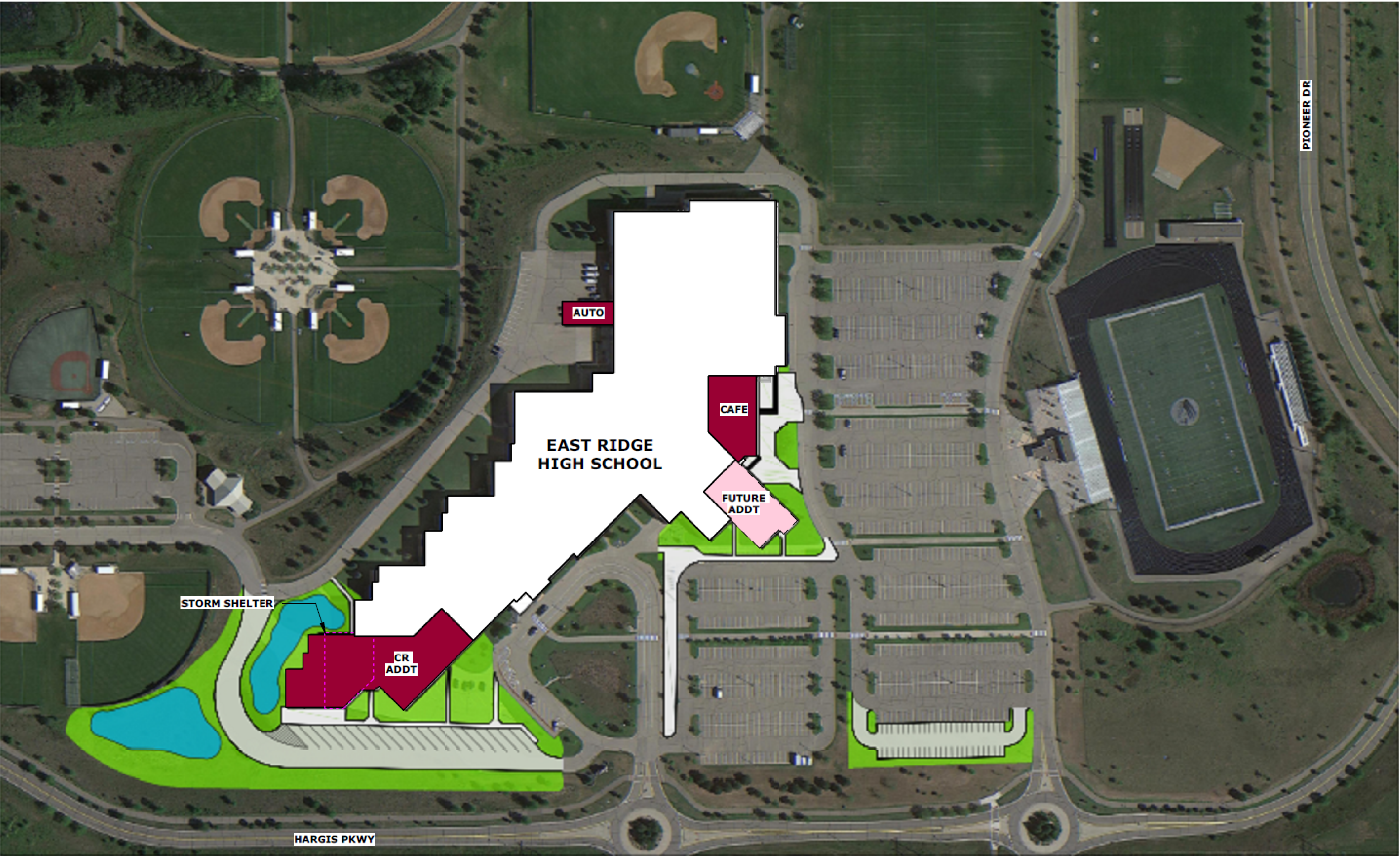
WES / WMS - CAMPUS

WOODBURY MIDDLE SCHOOL
RENOVATIONS & ADDITIONS - RA10
1425 SCHOOL DRIVE
WOODBURY, MN 55125



PROJECT: SWCS 2021 LRFP
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CONSTRUCTION



DRAFT

- New Construction
- Future Construction
- Asphalt/Concrete Construction
- Athletic/Greenspace Construction
- Storm Water Pond Construction
- Playground Relocation



ERHS - SITE PLAN

EAST RIDGE HIGH SCHOOL
RENOVATIONS & ADDITIONS - RA10
4200 PIONEER DRIVE
WOODBURY, MN 55129

PROJECT: SWCS 2021 LRFP
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CONCEPT
REVISION:
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CONSTRUCTION



DRAFT

- New Construction
- Future Construction
- Asphalt/Concrete Construction
- Athletic/Greenspace Construction
- Storm Water Pond Construction
- Playground Relocation



ALC / PHS CAMPUS

PARK HIGH SCHOOL
RENOVATIONS & ADDITIONS - RA10
8040 80TH STREET SOUTH
COTTAGE GROVE, MN 55016

PROJECT: SWCS 2021 LRFP
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DATE: 02/20/2022
REVISIONS:

CONCEPT
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CONSTRUCTION

A15



DRAFT

- New Construction
- Future Construction
- Asphalt/Concrete Construction
- Athletic/Greenspace Construction
- Storm Water Pond Construction
- Playground Relocation



WHS - SITE PLAN

WOODBURY HIGH SCHOOL
RENOVATIONS & ADDITIONS - RA10
2665 WOODLANE DRIVE
WOODBURY, MN 55125

PROJECT: SWCS 2021 LRFP
DRAWN BY:
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DATE: 02/10/2022
REVISIONS:

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CONSTRUCTION



SOUTH WASHINGTON COUNTY SCHOOLS
ISD #833
7362 East Point Douglas Road S
Cottage Grove, MN 55016