



Securing Our Future

Supporting Our Students.

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sowashco.org/facilityplanning



South Washington County Schools



OVERVIEW

- The second largest employer in Washington County
- The sixth largest school district in the state
- Nearly 4,000 employees
- Approximately 18,700 K-12 students
- Provide programming for students of all ages: birth, Early Childhood, K-12 and Adult Education



South Washington County Schools



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SCHOOLS

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SCHOOLS

SoWashCo Schools District Boundaries:

- Cottage Grove in the South
- Grey Cloud Island, St. Paul Park and Newport in the West
- Woodbury (South of Tamarack Road) in the North
- Parts of Afton and Denmark Township in the East

Who are We? 2022: 18,994 Students

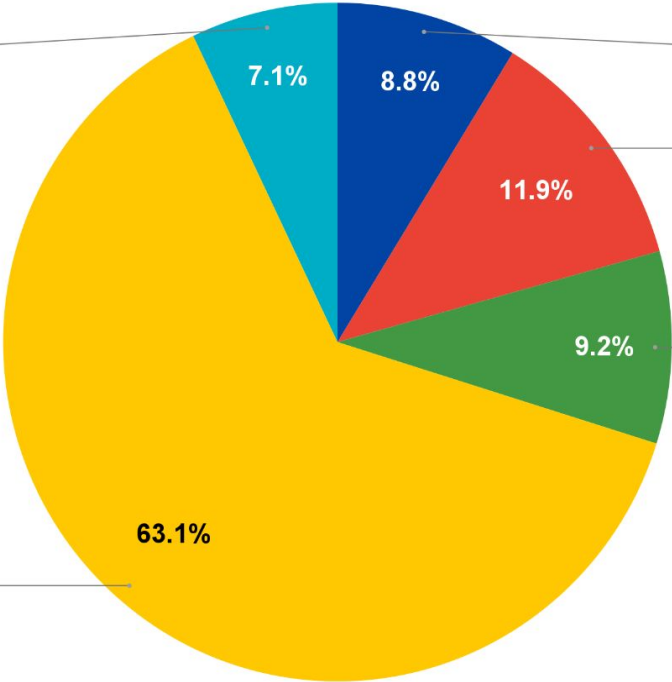
Two or more races
7.1%

Hispanic or Latino
8.8%

Asian
11.9%

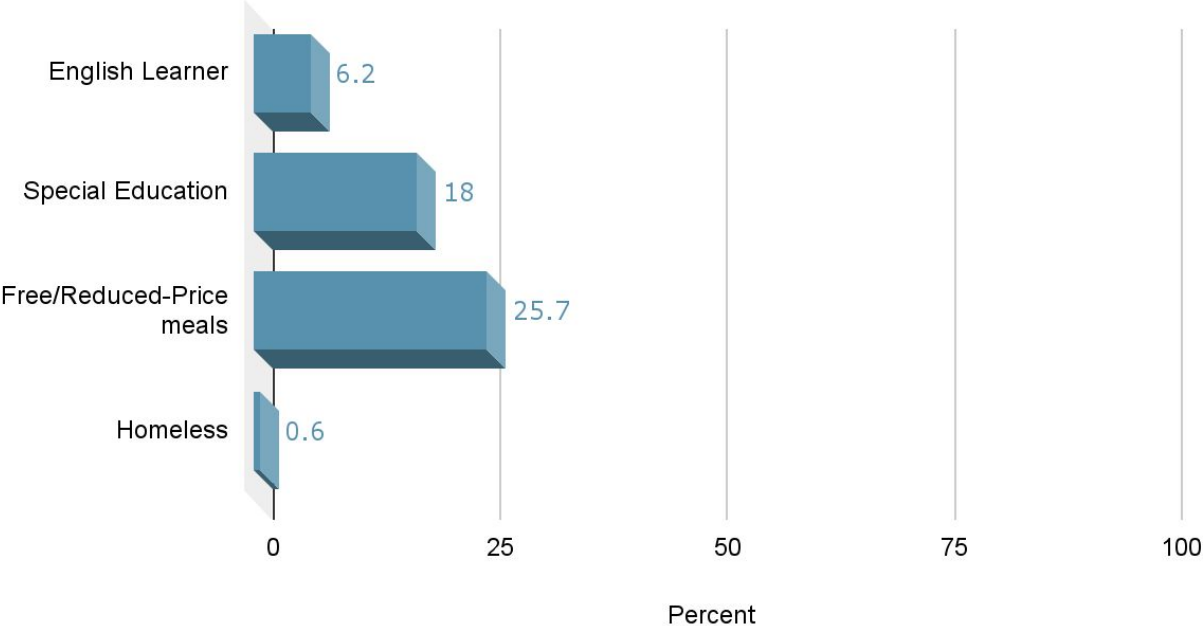
Black or African American
9.2%

White
63.1%



Note: Data are reported by fiscal year based on October 1 enrollment for the most recent year available.
The fiscal year is the year in which the school year ends (e.g., 2017 is the 2016-2017 school year).

Enrollment by Other Criteria



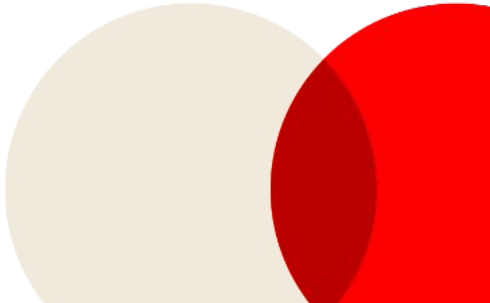
Note: Data are reported by fiscal year based on October 1, 2022 enrollment.

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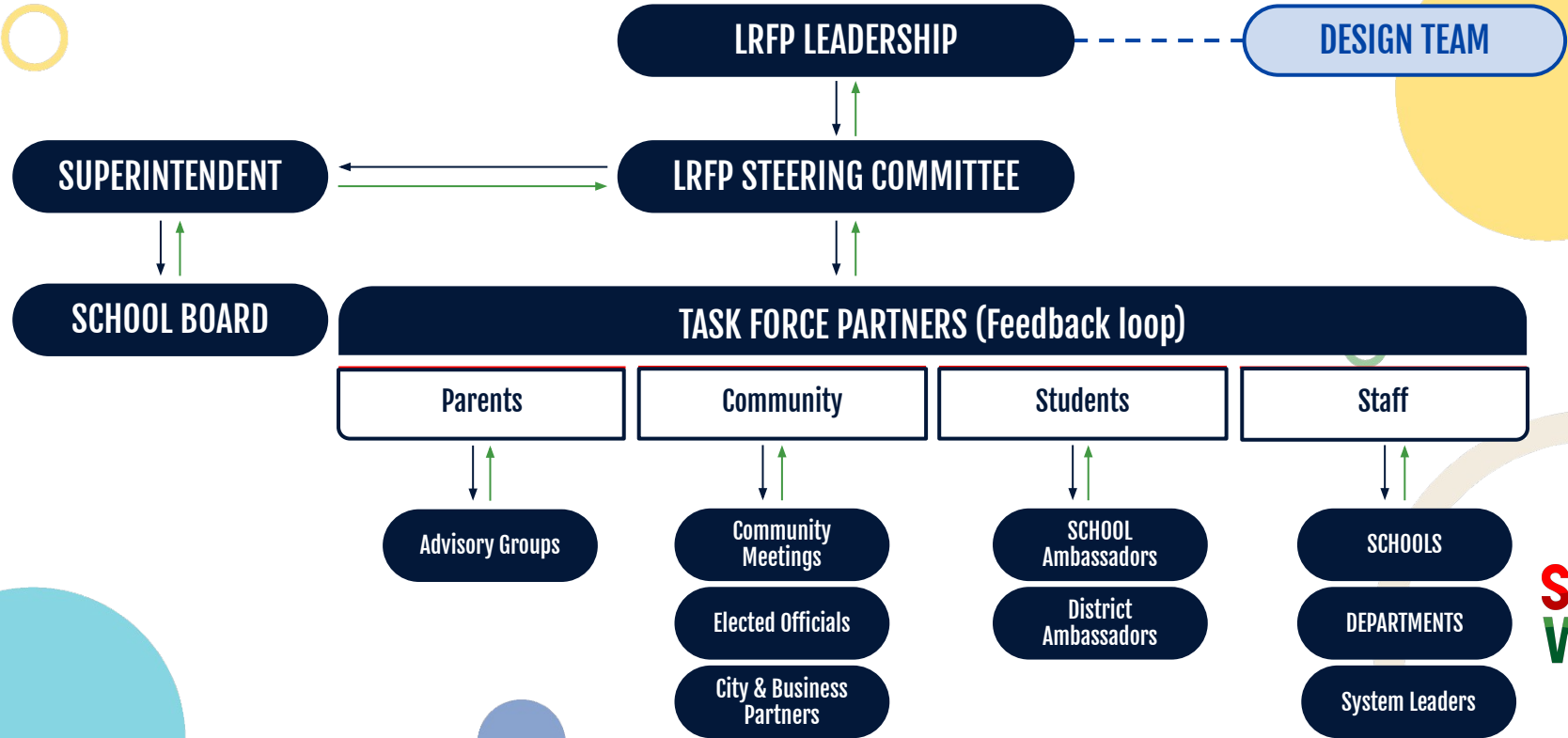
2022 Bond Referendum

In August 2022, SoWashCo Schools asked voters to consider approval of a \$462.6 million bond for construction, renovations and additions to meet the needs of our growing community.

The request included:

- Expansion of early learning programs and services
 - Construction of two elementary schools
 - Expansion of three high schools
 - Improvements to facilities districtwide
 - Purchase of land for future growth
 - Accommodate early learning, special education and community education programming
 - Minimal changes to attendance boundaries
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- Two large, overlapping circles are located in the bottom right corner of the slide. The left circle is a light beige color, and the right circle is a vibrant red color.

LONG RANGE FACILITY PLANNING (LRFP) PROCESS



Long-Range Facility Plan Guiding Change Document

GUIDING CHANGE Long-Range Facility Planning Process

This document serves to bring clarity to the roles of school board governance and administrator management. It clearly defines: the current reality of where we are at, the results of where we want to be and the unacceptable means – our values and principles that will not be infringed upon during the planning process.

The Current Reality	Unacceptable Means	Results
<ol style="list-style-type: none"> 1. In 2015, the bond question for improvements at the high schools and elementary schools failed. 2. In August 2022, the district was unsuccessful in gaining approval from the community for a \$463M bond referendum. As a result of the bond referendum in August 2022 not passing, unmet needs still need to be addressed in schools and buildings across the school district. 3. Following the referendum, eight community & staff listening sessions were held to gather feedback about the results. 4. The district commissioned a Community survey by Morris Leathem Company of 500 randomly selected homes in our school boundaries. That survey was completed December 2022. Respondents said any bond referendum package should prioritize safety and security and space needs at the district's middle and high schools. 	<ol style="list-style-type: none"> 1. We will not ignore the current economic conditions, input from community and staff, results of the community survey or the updated demographic report. 2. We will not bring forth a plan that closes any elementary school. 3. We will not bring multiple plans forward. 	<ol style="list-style-type: none"> 1. To utilize information from the demographic report and input from community and staff to create a 5-year facility plan that prioritizes the needs and takes into consideration the current economic conditions. The district may need to consider boundary changes and moving students in schools located outside the city where they live. 2. Creation of a funding plan to address the costs of the 5-year Facility Plan which will include Bonding, Lease Levies, and Long Term Facility Maintenance revenue.

- The guiding change document serves to bring clarity to the roles of school board governance and administrator management.
- The Guiding change document clearly defines:
 - The **current reality** of where we are at
 - The **results of where we want to be**
 - The **unacceptable means** – our values and principles that will not be infringed upon during the planning process.

Long-Range Facility Plan Guiding Change Document



Results

- Utilize information from the demographic report and input from community and staff to create a 5-year facility plan that prioritizes the needs and takes into consideration the current economic conditions.
- The district may need to consider boundary changes and moving students in schools located outside the city where they live.
- Create a funding plan to address the costs of the 5-year Facility Plan, which will include Bonding, Lease Levies, and Long Term Facility Maintenance revenue.

Long-Range Facility Plan Guiding Change Document

Unacceptable Means

- SoWashCo Schools will not ignore the current economic conditions, input from community and staff, results of the community survey or the updated demographic report.
- SoWashCo Schools will not bring forth a plan that closes any elementary school.
- SoWashCo Schools will not bring multiple plans forward.

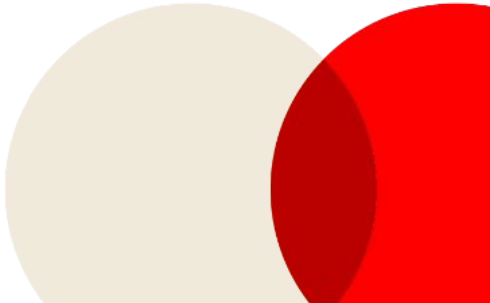
Community Survey

- Community Survey was conducted between Dec. 1-16, 2022.
- Random sampling of 500 households in South Washington County Schools boundary.

Takeaways from the Morris Leatherman Community Survey

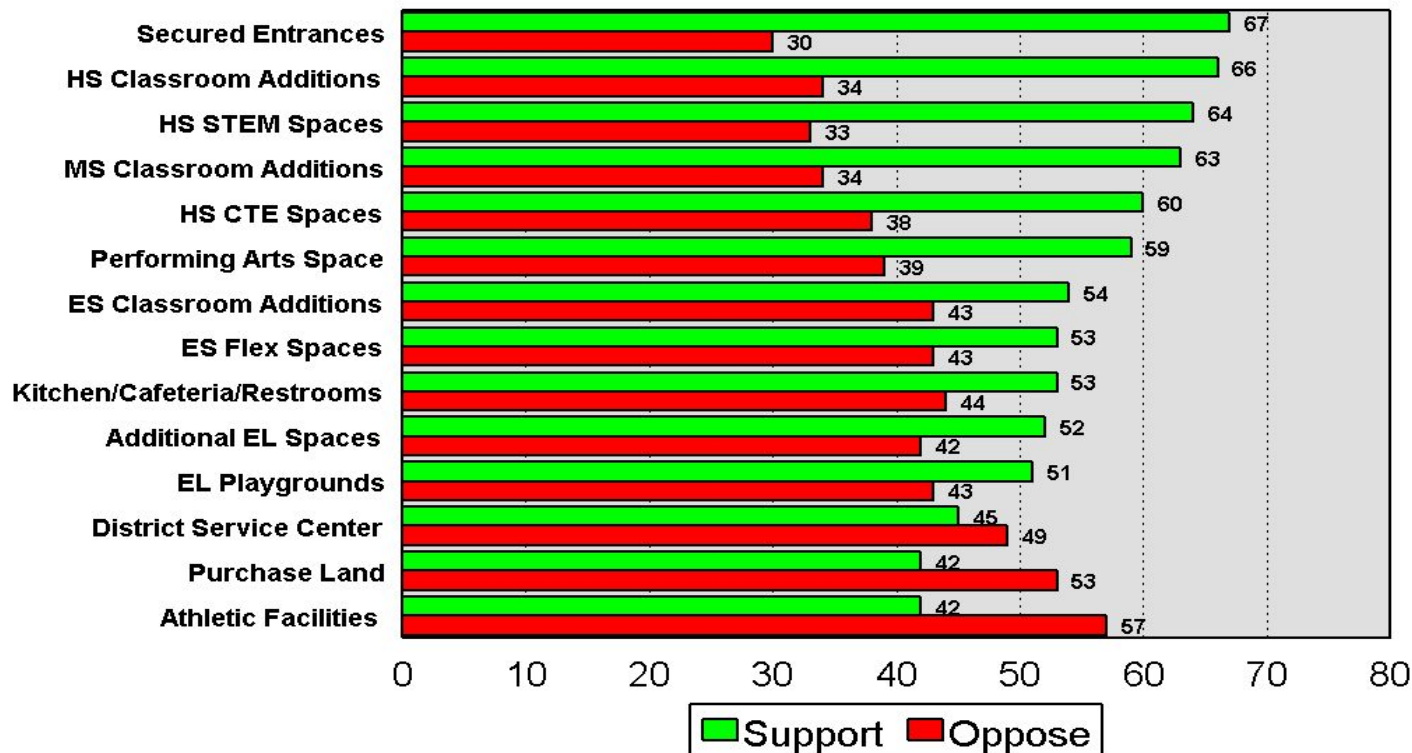
- While residents don't necessarily blame the School District, the property tax climate is very hostile.
- Very low level of residents felt informed about the bond referendum.
- The most common responses among parents that didn't vote were "too busy" or "forgot."

Three reasons for opposition:

- Pandemic/Economy/Property taxes.
 - Lack of a compelling need.
 - Disagreement about solution being offered.
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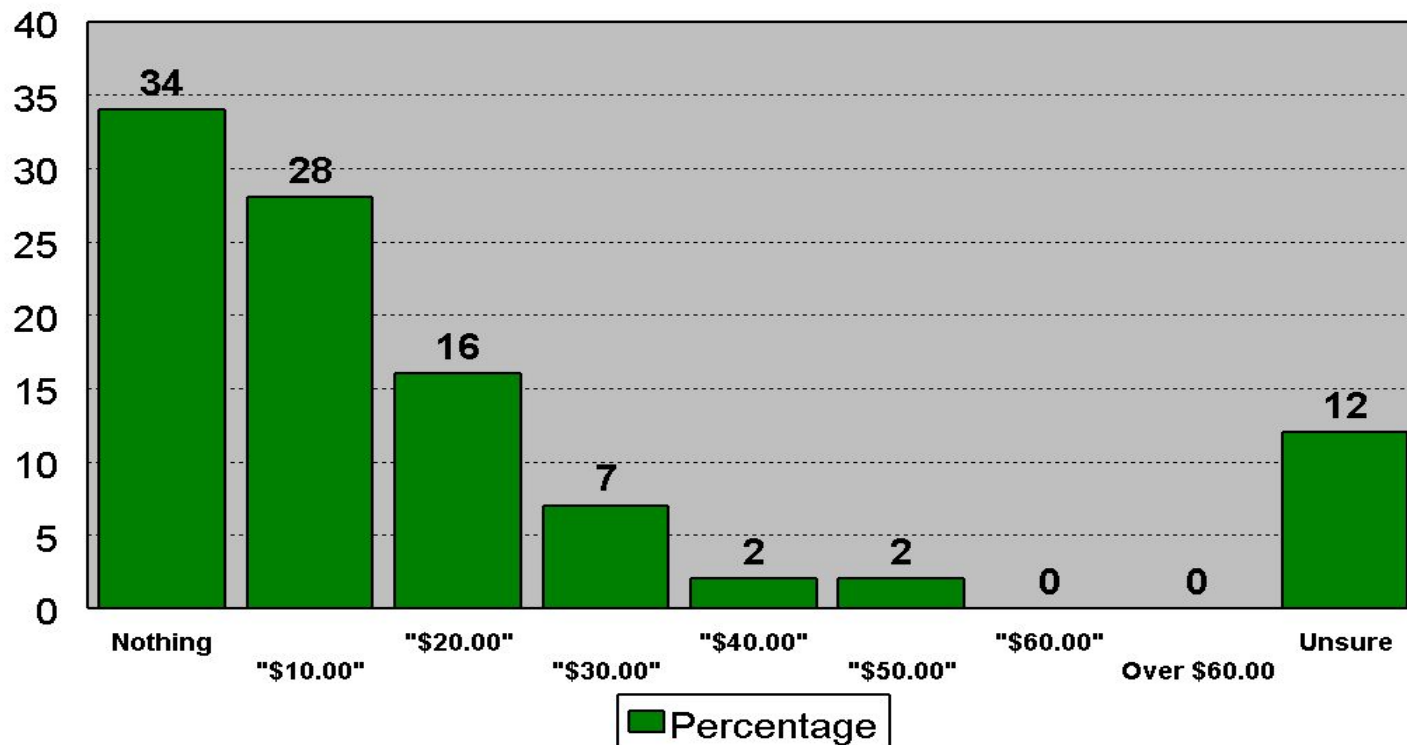
Property Tax Increase for....

2022 South Washington County Schools



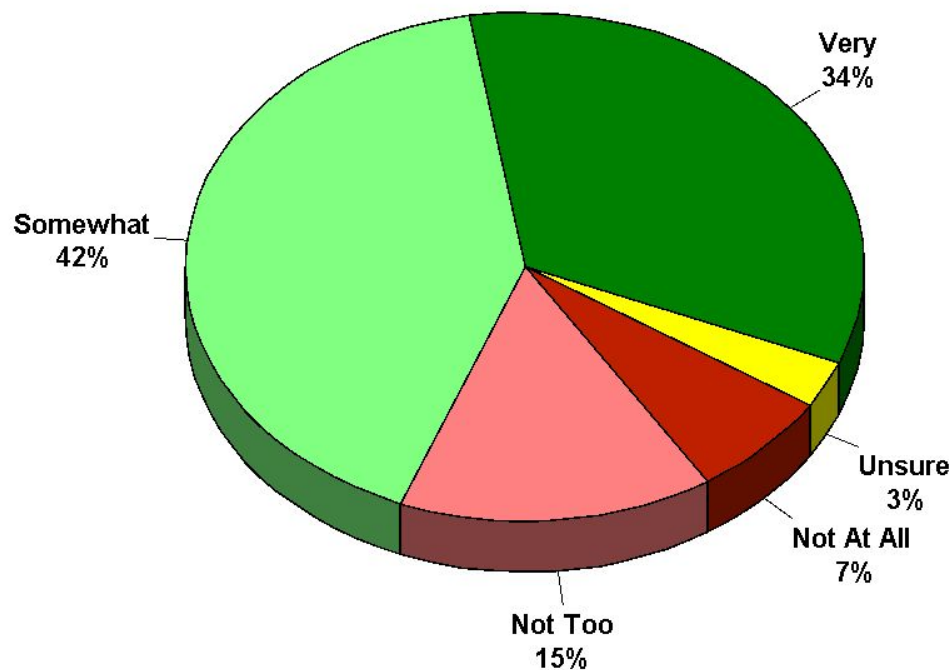
Property Tax Increase for Bond

2022 South Washington County Schools



Important to Limit Boundary Change Impacts

2022 South Washington County Schools





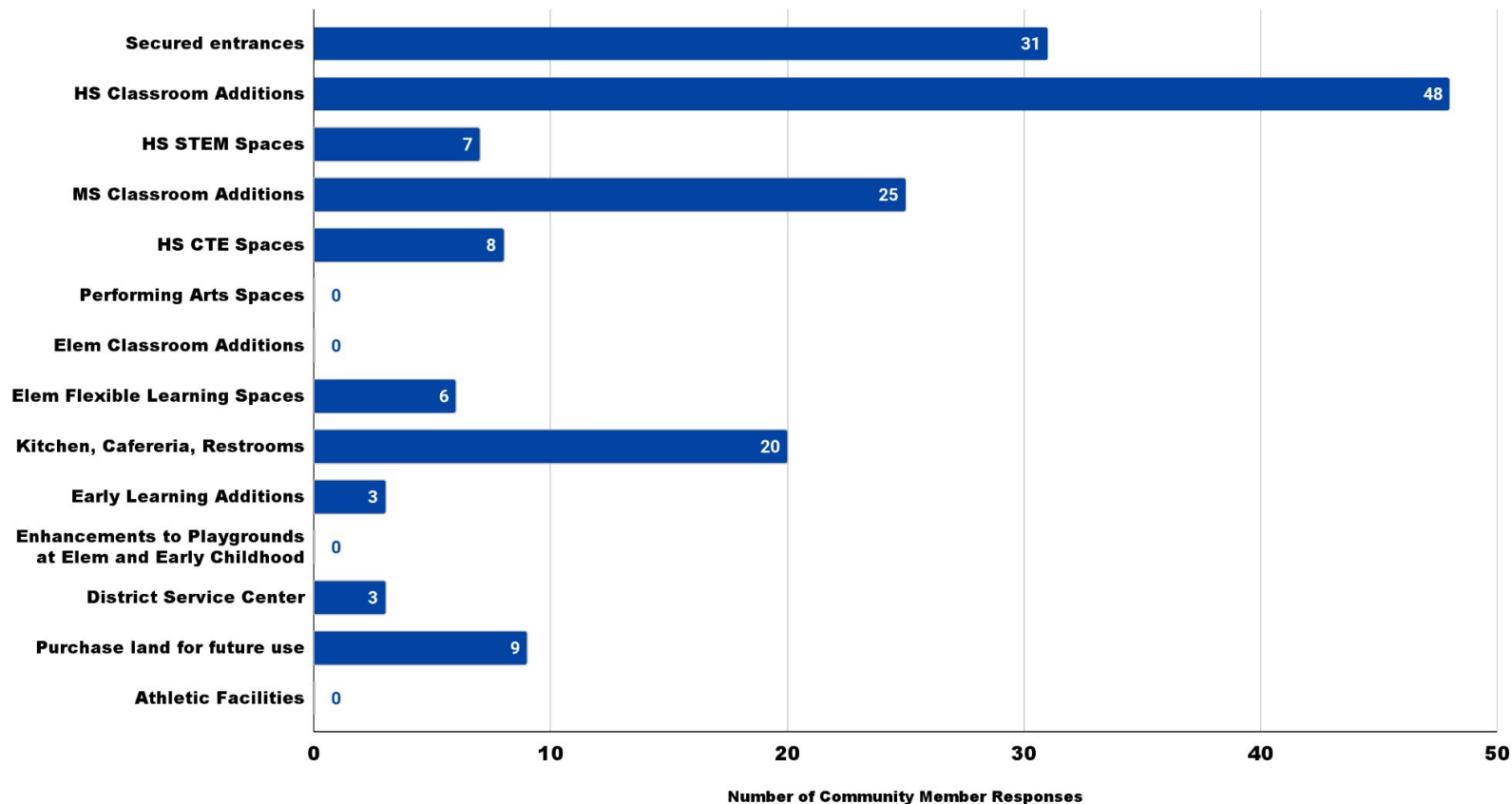
Demographic Study

- Demographic Study completed by Hazel Reinhardt looks at projections for the next 5 years (children are all born)
- The study focuses on fertility rate, cohort survival rate and housing data.
- Fertility rate decreasing in Minnesota and in the United States
 - 2020 saw the lowest birth rate in the United States since 1979.
- Decline in births in Washington County, and in Minnesota, will result in smaller kindergarten classes in the next several years.
- Demographer looked at the housing growth in SoWashCo Schools, but said the relationship between housing and K-12 enrollment is complex, noting it is difficult to determine how many students come out of new housing.

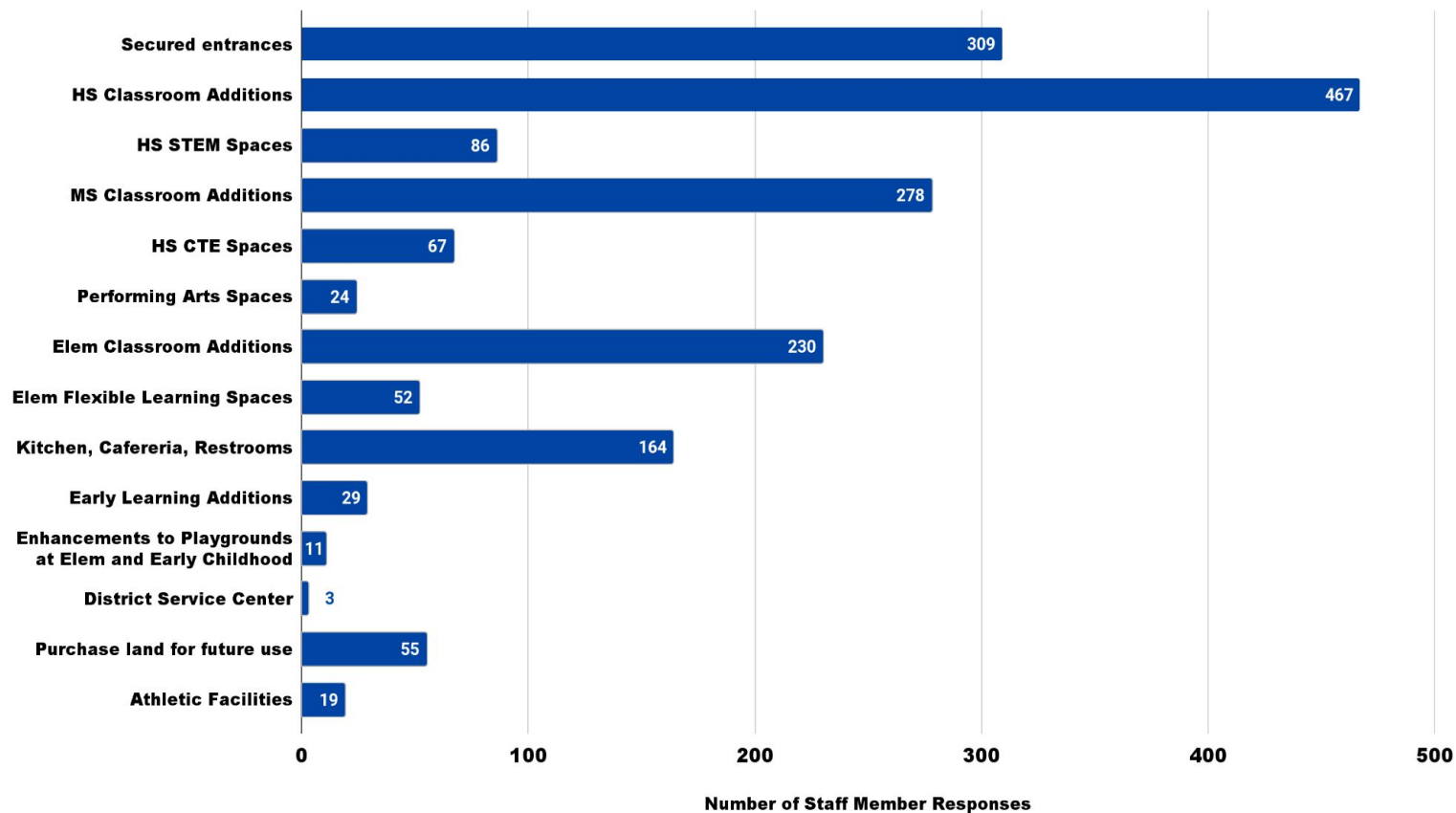
5-Year Projections

Currently Over Capacity	At or Over Capacity Within 5 Years	Within 5% of capacity within 5 years
<ul style="list-style-type: none">East Ridge High SchoolWoodbury High SchoolPine Hill ElementaryGrey Cloud Elementary	<ul style="list-style-type: none">East Ridge High SchoolOltman Middle SchoolPine Hill ElementaryGrey Cloud ElementaryBailey ElementaryLiberty Ridge ElementaryRed Rock Elementary	<ul style="list-style-type: none">Park High SchoolWoodbury High SchoolLake Middle School

Community Feedback



Staff Feedback


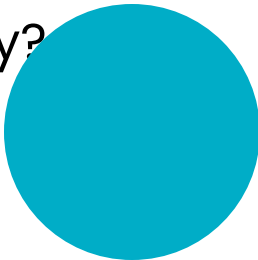


School Board Feedback

April 6, 2023 School Board Workshop

What would you prioritize in the
new Long-Range Facility Plan and
why?

How would you present these
priorities to the community?



School Board Summary



What would you prioritize in the new Long-Range Facility Plan and why?

During the April 6 school board workshop, School Board members agreed that the top three priorities in a new Long-Range Facility Plan are:

- Secured entrances in buildings where they are needed
- High School additions
- Middle School additions

School Board members discussed the possibility of building a Community Learning Center, serving Alternative High School students Next Steps and Pathways and some of our Early Learning programs.

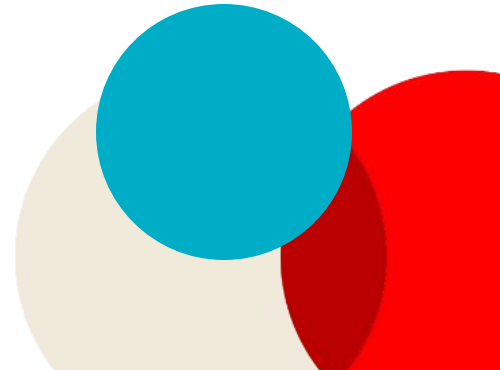
School Board Summary



What would you prioritize in the new Long-Range Facility Plan and why?

The School Board also discussed:

- Giving voters an option to weigh in on additions to elementary schools vs. boundary changes to fill open seats in less crowded elementary schools
- Prioritizing kitchens, cafeterias and restrooms in elementary schools
- Purchasing land as a means of controlling costs



School Board Summary

How would you present these priorities to the community?

The School Board discussed:

- Possibility of having multiple ballot questions:
 - Prioritizing needs in one question, and giving voters an option to vote on additions to elementary schools vs. making significant boundary changes in another.
- The need for detailing the boundary changes if a bond doesn't pass.
- The importance of clearly communicating the consequences if a ballot question fails.

LRFP Totals: Highest Priority Package

Approximately \$7 a month on median home value

High Priority Category	Approximate Cost Estimate
Secured entrances and enhanced safety measures at all sites	Included in costs below
Middle School Additions	\$41 Million
High School Additions	\$121 Million

Note: All construction costs are rough estimates, and will be updated as the plan is being finalized.

Middle School Overview

\$41 Million (approx.)

- **Construction of new secured entryways and relocated main offices**
 - Cottage Grove Middle School
 - Lake Middle School
 - Woodbury Middle School
- **Construction of *previously planned* Oltman Middle School expansion**
 - Classroom addition to approximately 1,300 student capacity
 - Expansion of cafeteria and kitchen serving areas
 - New STEM and special education spaces
- **Construction of needed improvements at Woodbury Middle School**
 - New road and bus lot for realignment of student drop-off and traffic patterns
 - Conversion of existing space into new third music room and special education space

High School Overview

Comprehensive High School Total: \$121 MILLION (approx.)

- **East Ridge High School**

- Classroom additions and cafeteria expansion
- Additional CTE/STEM space

- **Park High School**

- New cafeteria and kitchen
- Renovation of CTE/STEM space, construction of additional CTE space
- Realigned student services space for consolidation and security

- **Woodbury High School**

- New cafeteria and kitchen, new secure entry and student services wing
- Renovation of CTE/STEM space, construction of additional CTE space
- Renovation of media center and parking lot

Other Priorities to Consider (with approximate cost estimates)

Elementary School Additions (\$32 Million)	Land Purchase (\$7 million)
Elementary Bathrooms (\$7 million)	Space for SoWashCo Alternative High School
Lake Middle School Classroom Additions (\$2.6 million)	Space for Early Learning
Transportation and Operations (\$5 million)	Space for Next Step Transition Program
High School Multipurpose Practice Turf (\$6 million)	

About \$1 per month for every \$25 million on a median valued home \$409,000



Elementary School Additions

\$32 Million (approx.)

- Construction of classroom additions at schools projected to exceed capacity
 - Bailey, Grey Cloud, Pine Hill, and Red Rock Elementary Schools
- Construction of new cafeteria and kitchen at schools projected to exceed 700 students, but have only two usable gym spaces when third is used as cafeteria
 - Bailey and Grey Cloud Elementary Schools

Without this construction, extensive boundary changes at elementary schools will occur.



School Capacity and Projected Enrollment Without Boundary Adjustments

Grade Level	Current Capacity	Current Open Seats	Projected Open Seats (5 yr)
Elementary School	9,989	1,663	1,388 Across 16 Elementary Schools
Middle School	4,574	414	60 Across 4 Middle Schools
High School	5,696	-249	-298 Across 3 High Schools

Capacity is calculated based on the utilization of space for the 2022-23 school year.

Other Priorities

- **Purchase of property for expansion of transportation facility \$5 Million**
 - Relocation of buildings and grounds, warehouse and facilities staff
 - Expansion of available bus parking area
- **Classroom Addition at Lake Middle School \$2.6 Million**
 - Lake Middle School is projected to be within 5 percent of capacity within five years.
- **Land purchase \$7 Million**
 - A means to control cost and purchase land for future needs while it is still available.

Other Priorities



Elementary Bathrooms \$7 Million

- Construction of additional bathrooms at schools only containing a single set
 - Crestview, Hillside, Pullman, and Royal Oaks Elementary Schools (Pine Hill Included in new addition)

High School Athletics \$6 Million

- Artificial practice turf for multipurpose athletic fields at all 3 high schools

Other Priorities



- **Space for the SoWashCo Alternative High School**
 - CTE Space, gym, kitchen and cafeteria
 - Need space for additional students
- **Space for the Next Step Transition Program (students age 18–21)**
 - Currently leasing space located in two separate strip mall locations (Cottage Grove and Woodbury)
 - Need space for additional students
 - Combine two locations into one
- **Early Learning space (Birth to age 5)**
 - Need for space continues to grow
 - Centralized learning spaces to promote inclusion in all Early Learning Programs
 - Cost-efficient for staffing and transportation purposes

Opportunity for Feedback



High Priority (\$162 Million)

Secured entrances and enhanced safety measures at all sites (Included in costs below)

High School additions (\$121 million)

Middle School additions (\$41 million)

Where do these items fit?

High Priority? Secondary Priority? Needed, but not yet? Not needed?

- Elementary School Additions (\$32 Million)
- Transportation Center Expansion (\$5 million)
- Land Purchase (\$7 million)
- Space for the Next Step Transition Program
- Lake Middle School addition (\$2.6 million)
- Practice turf fields at high schools (\$6 million)
- Elementary Bathrooms (\$7 million)
- Space for the SoWashCo Alternative High School
- Early Learning space

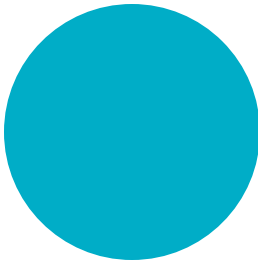

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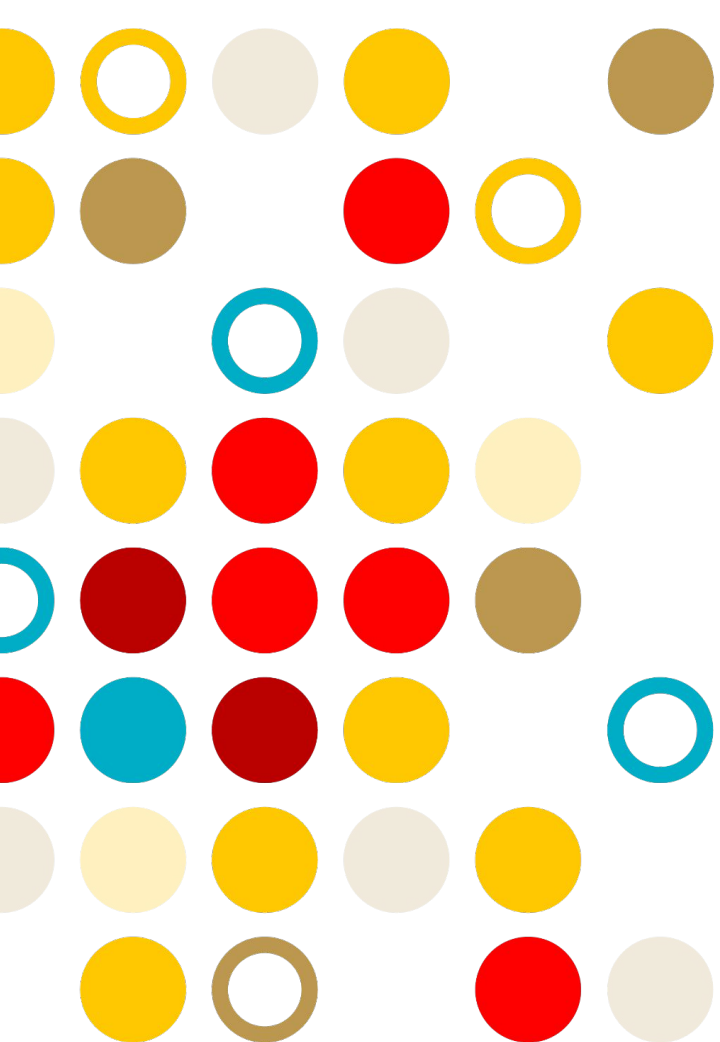
Upcoming Meetings

Advisory Meeting

- Monday, May 15 at Woodbury High School

Community Meetings

- Tuesday, April 25 at Oltman Middle School
 - Tuesday, May 23 at East Ridge High School
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Next Steps



- Continuing to gather feedback on this preliminary plan from staff and families.
- Will present information we have gathered with the School Board during the School Board Workshop on Thursday, May 4.
- A final plan will be shared with the School Board on Thursday, May 18.
- Review the final plan with the School Board during School Board Workshop meeting on June. 1
- Final approval of the plan, with review and comment during June 15 School Board meeting.



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