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WARREN-ALVARADO-OSLO COMMUNITY COMMITTEE MEETING

Date: 3/10/2022

Time: 5:30 p.m. – 7 p.m.

Purpose: Kickoff Community Committee Meeting

Location: WAO High School, Multipurpose Room

Present:

Kyle Kvamme – ICON

Todd Blixt – ICON

Emily Huso – ICON

WAO Community Committee Members

Ashley Stroble

Molly Fridstrom

Amber Schoepp

Ally Linder

Jen Nelson

Mark Jones

Nick Syverson

Natasha Kotowicz

Denise Olson

Mike Cheney

Brent J. Monroe

JJ Johnson

Tim Finseth

Kevin Johnson

Ben Miska

Darby Boe

Scott Oberg

Jake Reinier

Bob Wimpfheimer

ICON Project Number: 21-020

Discussion Items

- I. Overview of the Facility Assessments
 - Elementary School
 - ICON believes the elementary school is in overall good condition and has been well maintained
 - The building as a small amount of code issues that need to be addressed
 - Estimated capital maintenance budget = \$963,564, a fairly low amount
 - Estimated cost of a brand new building = \$12,752,300
 - A main concern is the lack of learning space to accommodate for a growing enrollment
 - High School
 - Overall the high school is in fair condition
 - Mechanical systems are old, a point of concern for mechanical consultants
 - The high school currently does not have sprinkler system

- Finishes are pushing 70 years old such as windows, doors, flooring, etc.
 - Throughout, the building is missing several handicap accessibility entrances, ramps, etc.
 - Several classrooms have no exterior windows
 - Estimated capital maintenance = \$11,011,752
 - Estimated cost of a brand new building = \$32,790,450
- II. A Closer Look at the Facility Assessments (All committee members received a copy of the facility assessments created by ICON and were encouraged to share with community members.)
- Elementary School – Main Highlights
 - Plumbing fixtures - round communal sinks are not handicap accessible
 - Air conditioning system – there have been complaints in the summer from staff and teachers, the system is not able to keep up on the really hot days of the year
 - Electrically, LED bulbs good shape
 - Electrical services are in overall good shape
 - Temperature controls are located in janitors closet which is not uncommon to see, but good to have temperature controls/server rack outside of janitor closet and away from liquids
 - Some bathrooms are not handicap accessible
 - Gym bleachers are not accessible
 - Note: The room labeled as the kindergarten area is actually for preschool students
 - High School
 - Mechanical system is very old – steam system
 - Mechanical systems require work
 - No ventilation in music room, and it can get very hot
 - There is no AC, which has been a common complaint from staff, teachers, and students
 - The steam piping is past its life expectancy
 - From looking at the building and estimating various maintenance costs, ICON believes neither building needs to be torn down and built new.
- III. Enrollment Discussion
- Five years of steady increase in enrollment
 - Classes are growing in the elementary school
 - Immediate need – elementary school classrooms
- IV. Considering Facility Improvements that are Worth Presenting to the Community
- There is an immediate need for items that are hitting the end of their life such as mechanical, finishes, etc.
 - Asking the committee – what are things you'd like us to explore?
 - ICON and committee has presented the data, what are things that you want us to focus on?
 - Throughout this process, ICON asks the committee to give us ideas and ICON will look closer into the feasibility of these ideas and assist in find accurate cost estimates for each
 - The committee will explore tax impact options
 - The idea is to have discussions with community committee first and then bring it to the full community
- V. Tax Impact
- An example tax impact was provided by Elhers, an independent financial consultant, the example is not representative of any project, but meant to give committee members an idea of a relevant tax impact
 - Once project options are identified, example tax impacts will be provided

VI. Discussion with the Committee – What are concerns that you feel need to be addressed?

- The elementary school is adding sections continuously every year
- There are immediate special education needs, there are early childhood/special ed staff in storage closets
- 3rd grade, 4th grade, and 5th grade are currently 2 sections, and will be growing and will need to add classrooms
- Look at high school space, there would be future enrollment concerns, and consider growth that elementary is having and how it will affect high school
- Not just classroom spaces that we need, we need individual workspace, 6 kids go to SMART space
- School psychologist is working out of an old, non-functioning bathroom
- Smaller spaces for kids to work in, currently they work in the cafeteria, entryway, library, etc.
- Education is not what it was back then, kids are so different, more 1 to 1 teachers to students time
- Not just a want, but a state mandatory to provide these services
- Finding state numbers for classrooms and bring back to the group, find correct amount elementary classrooms based on square footage
- Numbers aren't always the answer, in response to how many students should there to be per teacher/instructor?
- Kids needs are different today, not just number of kids in the classroom, but what are their needs? Some have greater needs to get the best learning experience
- Hard to spread kids out who have higher needs
- Question was asked: What is the ideal number for kids in a class? Response: 18 for elementary 20 for high school
- Example from committee member, 8 special needs kids in class – full time para with each, can get crowded in the classroom
- Some students need physical space
- Special education students are in classrooms, not a separate area
- Best practices = smaller classrooms = better results
- Gym space at elementary
- Don't use elementary for games due to the lack of space for spectators
- Indoor recess days – need more space to accommodate
- 4th and 5th grade are coming to HS, but the school will have to figure out what to do with them during the musical and prom, may have to use REC center space
- Capital improvement for high school is hot button
- Costs for capital maintenance have been increasing
- There is a current budget set for maintenance
- Big ticket items on capital improvement
- Question was asked: How would a change in the mechanical systems affect code compliance?
- Question was asked by ICON: Is the AC addition necessary to explore? Consensus answer: Yes
- Ideas: Address both schools together, possible addition between the elementary and higher school, major renovations on HS, small gym addition, easier to park, safety, all guests enter through one door, administrative staff in one space, join cafeterias, use big cafeteria for commons area, other spaces would be used
 - Addition between schools is common idea throughout community
- Adding classrooms between buildings
- Hard to put visiting teams in locker rooms
- Can be a nightmare to go from one school to the other, daily 200 students, staff, teachers, paras, etc. walk between schools, sometimes in blizzard conditions
- MCA tests are not performing well, could be due to size of classrooms, no windows, hard to focus without windows, unable to perform up-to-date labs for science, sometimes we can only show a video, not hands on, not producing students the way we would like to
- Specialty rooms could major renovations such as FACS, music, CTE, etc.
- Awesome music department with horrible space

- The District is adding ag program next year
- Question was asked: How big of renovation would it take for sprinkler system to be added to be in compliance with current code issues? What would trigger it? ICON answers: It's dependent on building official, each one may have a different decision
 - ICON answer: Technically, for any updates or renovations, you would have to bring everything up to code, however it is open for interpretation of the building code officials
- If we are already going to replace boilers, furnaces, etc., why not do sprinkler systems? It would be easy to do sprinkler systems
- What is code for being close to a highway? Possible addition, could we add space to the North?
- Can we add levels to each building?
- Specialty rooms are priority

Coordination / Action Items

- School District will identify required classrooms needed to maintain current student population, assuming flat growth after 23-24 school year
- ICON will provide approximate square footage sizes for needed classrooms
- ICON will provide preliminary cost examples
- Elhers, if able, will provide tax impact for preliminary cost examples for future meeting
- WAO School Board/Administration will provide annual budget for maintenance

Milestone Dates

Next Meeting March 17, 2022 at 7 p.m.