

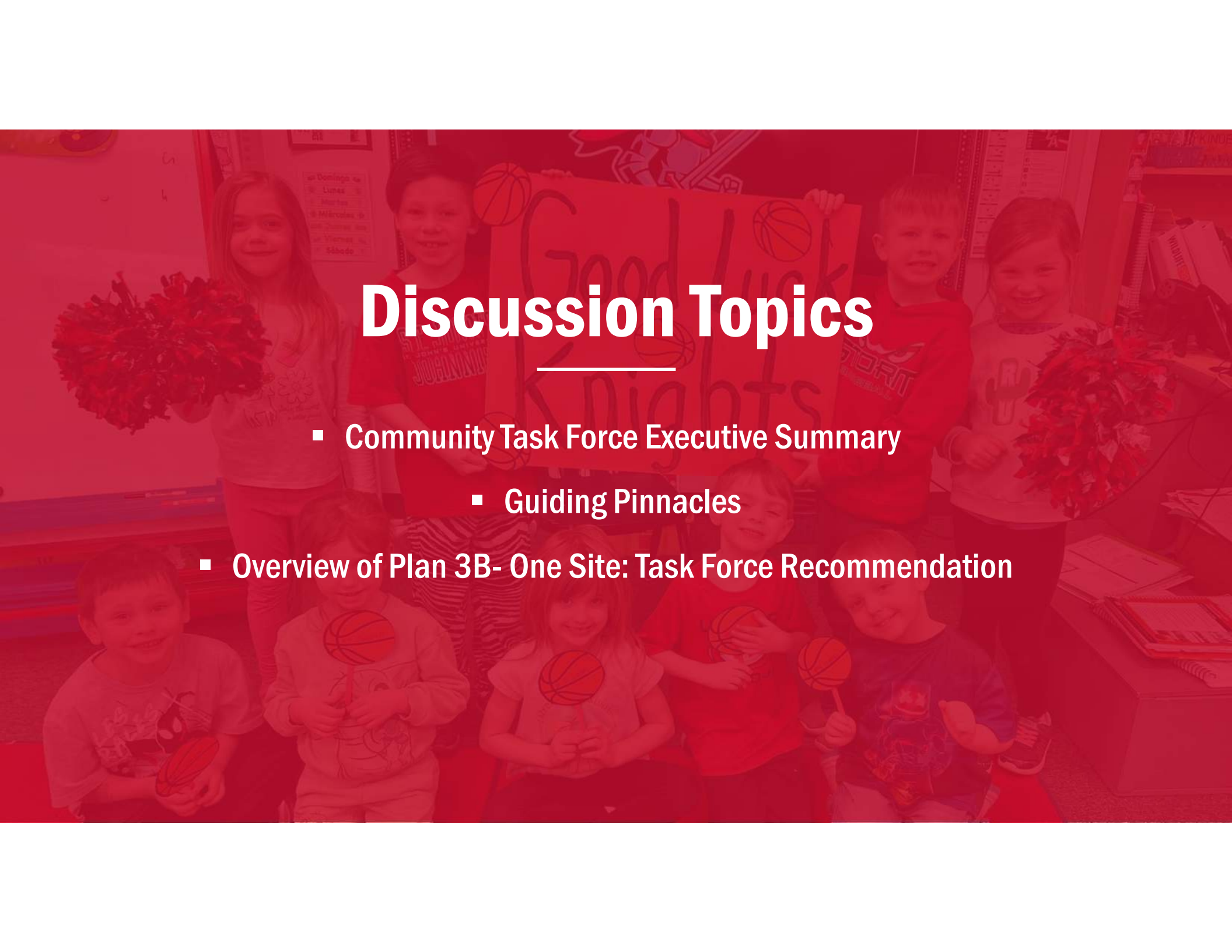
Task Force Executive Summary

West Central Area School District School Board Special Meeting

Location: Secondary School Media Center
Date: August 27, 2025

WIDSETH
ARCHITECTS ■ ENGINEERS



A group of approximately ten children are gathered in a classroom. In the background, a large sign reads 'Good Luck' with 'K nights' written below it. Several children are holding basketballs. Two girls in the front row are holding large red pom-poms. The entire image is overlaid with a semi-transparent red filter.

Discussion Topics

- Community Task Force Executive Summary
 - Guiding Pinnacles
- Overview of Plan 3B- One Site: Task Force Recommendation

A group of nine children are posed in a classroom. In the back row, four children stand behind a large, hand-drawn sign that says "Good Luck" in a stylized font. The sign also features two basketballs. The child on the far left of the back row holds a large bouquet of red and white flowers. The child on the far right of the back row also holds a similar bouquet. In the front row, five children are seated or kneeling. Three of them are holding basketballs. The child on the far right of the front row is holding a small trophy or award. The background shows a typical classroom setting with a calendar on the wall and various items on a desk to the right.

Community Task Force Executive Summary

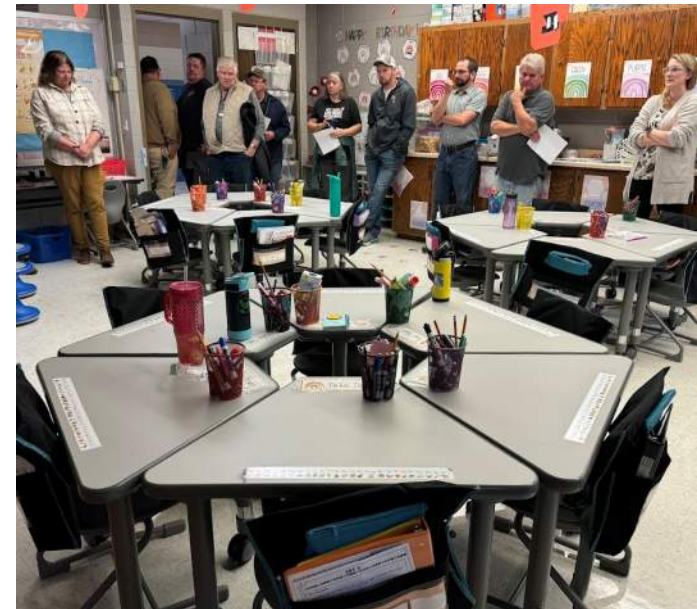
October 30, 2024

-
- An aerial photograph of the Westwood Elementary School campus. The main school building is a large, L-shaped structure with a grey roof and red brick walls. To the left of the building is a large, open grassy field. In the center of the campus is a playground with colorful equipment, surrounded by trees with yellow and orange autumn foliage. A parking lot with several cars is located to the right of the main building. The school is situated on a street corner, with residential houses and trees visible in the background.

[illegible]

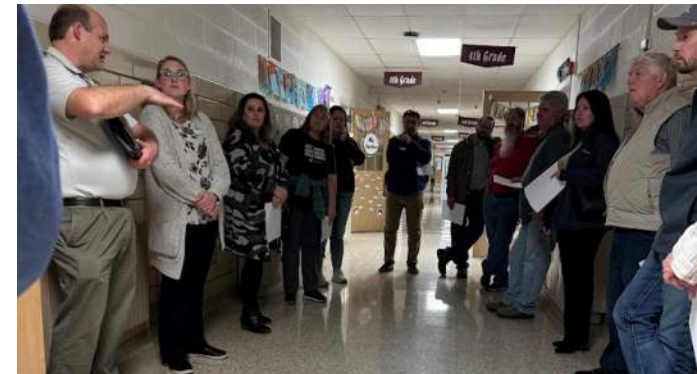
Task Force Building Tours

November 4, 2024



Building Tour Schedule

- 8:00 – 10:00 AM: Secondary School
- 10:30 AM – Noon South Elementary
- Lunch- South Elementary
- 1:30 – 3:00 PM North Elementary



Task Force Meeting #2 and #3

November 20, 2024

- Summary of building tours
- Survey on what stood out to task force
- Survey on each building's priorities
- Cost estimates for each building

Secondary School - Rank the items by percentage of importance.



SECONDARY SCHOOL

Exterior Look (Branding)	\$597,462
Replacing metal panels and addressing "green" look	
Providing Additional Storage	\$1,015,560
Addressing Lack of Space for SPED and Breakout Area	\$1,523,340
Improve Ag Program	\$1,828,008
Similar to 2021 referendum request	
Provide Running Track	\$1,367,100
8-lane running track	
Replacing Chain-Link Fencing at Ballfields	\$145,491
Rebuild Existing Tennis Courts	\$312,480
Provide Restrooms at Football Field	\$914,004
Addressing Lack of Space at Wrestling and Fitness Room	\$1,413,972
Replace Flooring in Corridors	\$253,109
Does not include commons	
Exterior Door Replacement	\$218,736
Remodeling FACS Lab to allow for Meat Cutting	\$18,311
Update Cafeteria to provide alternate seating	\$324,979

Sub-Total	\$9,932,552	Total	\$10,925,807
26' Constructions Inflation Adjustment	\$993,255		\$63/sf

Task Force Meeting #4

January 8, 2025

- Educational trends across greater Minnesota
- District's strategic road map
- Strategic Directions

Join at menti.com | use code **3636 5344** Mentimeter

What improvements could be made to the district's facilities to better support the mission statement? Think BIG- all ideas are welcome!

More CET spaces and programs	Elementary school facilities need to be modernized to engage our new and young families	Day care in school buildings
Love the dedicated CTE area idea to encourage trade careers.	More STEM programs in our elementary	Play based learning spaces for elementary students. (Like in presentation.)
More space, up to date equipment and learning space, bringing in state of the art learning, increase technology, middle school high school	We focus a lot on just keeping going as a district and have not been very strong on future student needs	Outdoor turf would be ideal at Elbow after touring the school and hearing those complaints.

West Central Area Schools STRATEGIC ROADMAP February 1, 2023

Mission Statement *Our Core Purpose*

To challenge and support our students, staff, and families in each person's growth as a lifelong learner and a successful and engaged citizen of our community



Vision Statement *What We Intend to Create*

Working together to be a magnet school that develops each student's full potential

Core Values *Drivers of Our Words and Actions*

Collaboration	We all do better when we work together
Excellence	Doing our best in all we do
Commitment	Keeping promises and exceeding expectations
Learning	Embracing change, challenge, and growth
Integrity	Having the courage to do the right thing

Strategic Directions *Focus of Our Continuous Improvement*

- Enhancing and aligning curriculum and instruction to improve student outcomes
- Developing and implementing a comprehensive facility plan to support learning and growth
- Communicating effectively to improve family and community engagement
- Providing innovative programming to attract students and improve student readiness
- Investing in and attracting staff to create a collaborative environment that supports personal and professional growth



Task Force Meeting #5

January 22, 2025

- Strategic Directions Cont.
- Group Presentations
- Guiding Pinnacle Development



⑤ What is the workforce of your communities → How can WCA prepare students for the workforce?



Guiding Pinnacles

- Safety & Security
- Collaboration
- Cost
- Student Equity
- Creative Education
- New updated/facilities
- Career Focused.
- Community Pride
- Efficiency
- Unity
- Student Success
- One Vision



E. Staff

- + proximity
- + Collaboration
- + Access to Resources
- + Facility Updates
- + Profession Support Spaces
Lactation, break
- + Breakout Rooms & Network for Staff
- + Teams calls / Designated meeting time
- + Salary / contracts, for staff

Task Force Meeting #6

February 3, 2025

- Demographics Presentation
- District Financials Presented by Ehlers
- Identification of Guiding Pinnacles
- Next steps... What to do with the facilities

Guiding Pinnacles Options

Improves Educational Experience

Improves Safety and Security

Cost-Effective

Reflective of Enrollment

Community

*Are any others needed? Let's Define!

Estimated Tax Impact - Hypothetical Examples

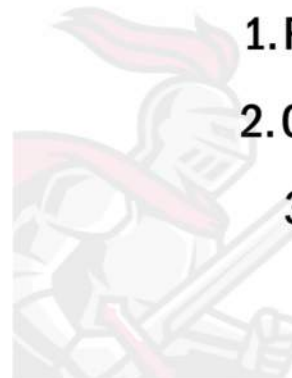
Bond Issue Amount Average Interest Rate Number of Years		\$25,000,000 5.00% 20 Tax Levies	\$40,000,000 5.00% 20 Tax Levies
Type of Property	Estimated Market Value	Estimated Impact on Annual Taxes Payable in 2026*	
Residential Homestead	\$50,000	\$32	\$51
	100,000	66	106
	150,000	124	198
	200,000	181	290
	250,000	239	382
	300,000	296	474
	400,000	412	658
Commercial/ Industrial	500,000	527	843
	\$50,000	\$79	\$127
	100,000	159	254
	250,000	449	719
	500,000	978	1,564
	1,000,000	2,035	3,255

Guiding Pinnacles

1. Future Focused Education

2. Operational Sustainability

3. One WCA Community

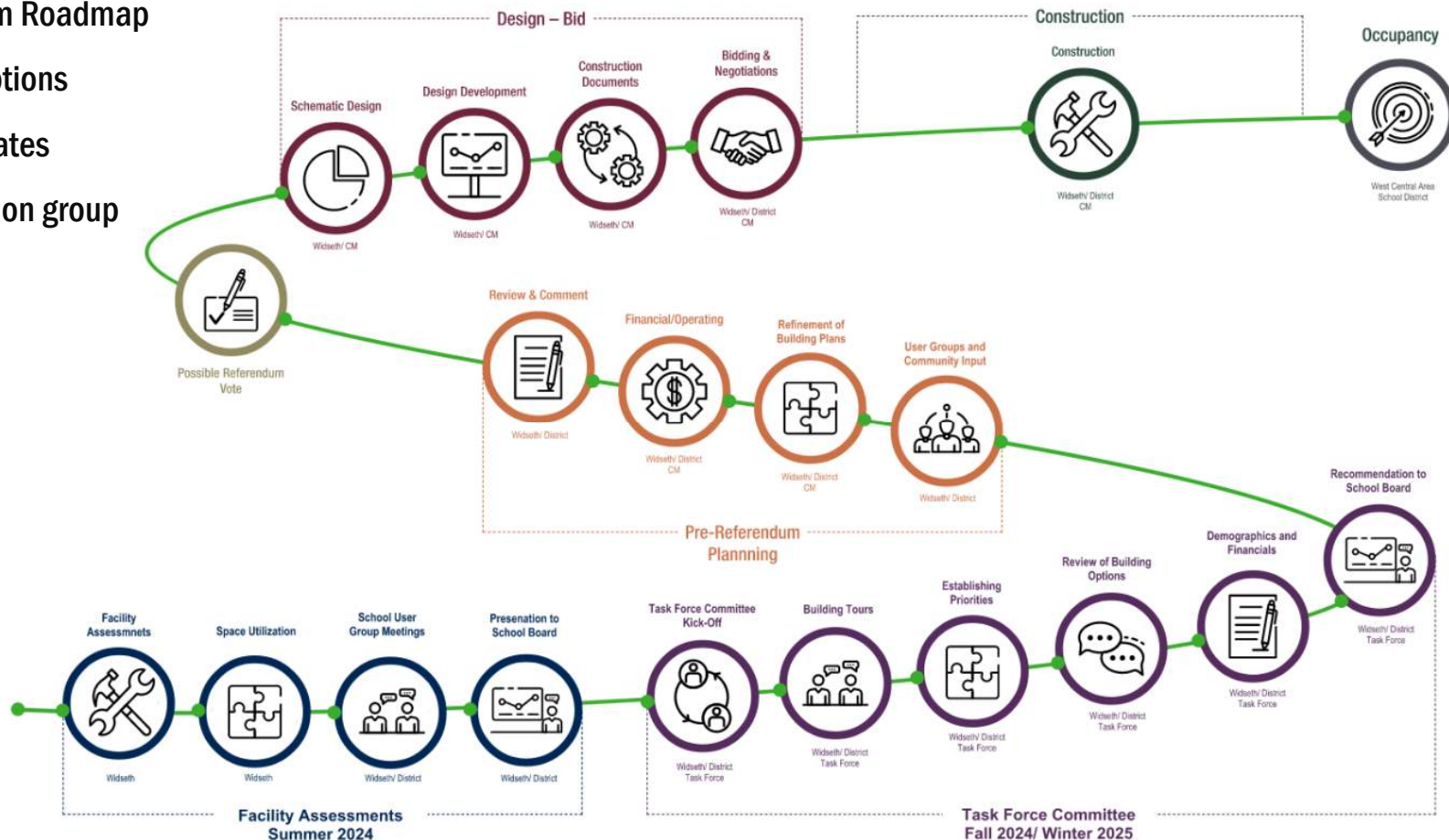


Task Force Meeting #7

March 10, 2025

Roadmap to Referendum Project

- Referendum Roadmap
- Building options
- Cost estimates
- Discussion on group consensus



Task Force Meeting #8

June 18, 2025

Option 3B One Campus Plan



Option 3B

One Campus Concept Floor Plan

One Campus Plan (PreK – 12th)

- Improvements to Secondary School as listed in Option 1C
- High school wing, middle school wing, elementary addition
- Future expansion of CTE
- **Increase to building square footage: 47,150 SF**
- **Reduction of 63,735 SF District overall**



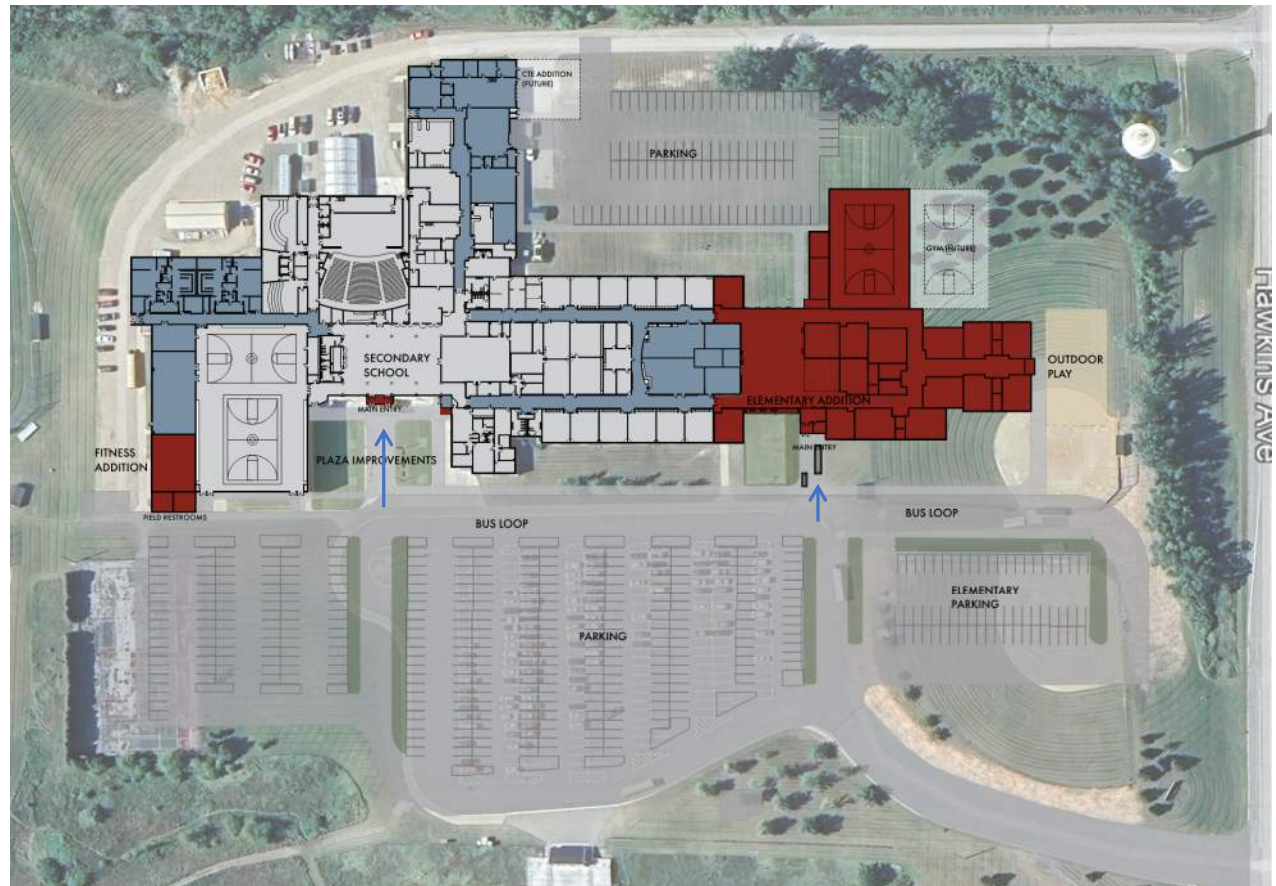
Floor Plan

Option 3B

One Campus Concept Site Plan

One Campus Plan (PreK – 12th)

- Increased parking lot capacity
- Replacement of running track
- Removal of tennis courts
- Restrooms for exterior activities
- New softball fields
- Elementary outdoor play area
- Future gym addition



Option 3B

One Campus Concept Renderings



Floor Plan



HS Entrance



Elementary Entrance

Option 3B Cost Estimate

One Site Concept

One Site		
North Elementary	Demolition and site restoration	\$1,023,215
South Elementary	Demolition and site restoration	\$329,626
Secondary School	Exterior Building Updates Exterior Door Replacement Flooring Replacement in Corridors Classroom Addition Site Work	\$19,261,860
	CTE Renovation	\$2,099,337
	Locker-room Re-purposing	\$425,335
	Science Area Remodel	\$2,152,677
	Exterior Improvements (Running track, fencing, restrooms)	\$1,925,461
	Westling room and Fitness	\$1,461,976
	Softball Fields	\$1,026,582
	Playground Equipment	\$221,450
	Total Project (w/ soft costs)	\$29,927,519

One Site Alternates		
	Second Gym at Secondary School	\$2,477,143
	CTE Addition	\$1,375,600

One Site Project Cost: \$29,927,519

Approximate Cost Per SF: \$169/ SF
 Current Student Enrollment 785 Students
 Building Size 177,150 SF

200 – 320 SF per Student
 MN Department of Education
 Guideline Comparison 225 SF/ Student



Elementary Entrance



Secondary Entrance



PRELIMINARY INFORMATION - FOR DISCUSSION ONLY

West Central Area Schools, ISD 2342

June 17, 2025

Analysis of Tax Impact for Potential Bond Issue

Bond Issue Amount		\$21,595,000	\$31,450,000	\$35,485,000	\$46,480,000	\$52,810,000
Average Interest Rate		5.00%	5.00%	5.00%	5.00%	5.00%
Capitalized Interest +		\$810,563	\$1,179,750	\$1,331,063	\$1,743,375	\$1,980,375
Number of Years		20 Tax Levies	20 Tax Levies	20 Tax Levies	20 Tax Levies	20 Tax Levies
Type of Property	Estimated Market Value	Estimated Impact on Annual Taxes Payable in 2027*				
Residential Homestead	\$50,000	\$27	\$39	\$44	\$57	\$65
	100,000	56	81	91	120	136
	150,000	104	152	171	224	255
	200,000	153	222	251	328	373
	250,000	201	293	330	433	492
	300,000	250	364	410	537	611
Commercial/Industrial	400,000	347	505	569	746	848
	500,000	444	646	729	955	1,086
	\$50,000	\$67	\$97	\$110	\$144	\$163
	100,000	134	195	219	287	327
	250,000	378	551	621	814	926
Agricultural Homestead** (average value per acre of land & buildings)	500,000	823	1,200	1,352	1,771	2,015
	1,000,000	1,713	2,497	2,814	3,686	4,193
	\$3,000	\$0.40	\$0.58	\$0.66	\$0.86	\$0.98
	4,000	0.53	0.78	0.88	1.15	1.31
	5,000	0.67	0.97	1.10	1.44	1.63
	6,000	0.80	1.17	1.32	1.72	1.96
Agricultural Non-Homestead** (average value per acre of land & buildings)	7,000	0.93	1.36	1.54	2.01	2.29
	8,000	1.07	1.56	1.75	2.30	2.61
	\$3,000	\$0.80	\$1.17	\$1.32	\$1.72	\$1.96
	4,000	1.07	1.56	1.75	2.30	2.61
	5,000	1.34	1.95	2.19	2.87	3.27
	6,000	1.60	2.33	2.63	3.45	3.92
	7,000	1.87	2.72	3.07	4.02	4.57
	8,000	2.14	3.11	3.51	4.60	5.23

Note: bond amounts for each option has been sized to include the 1st interest payment that would be due in fiscal year 2026-27.

Option 1C:

- Modernize & Update All Three
- \$44,375,784

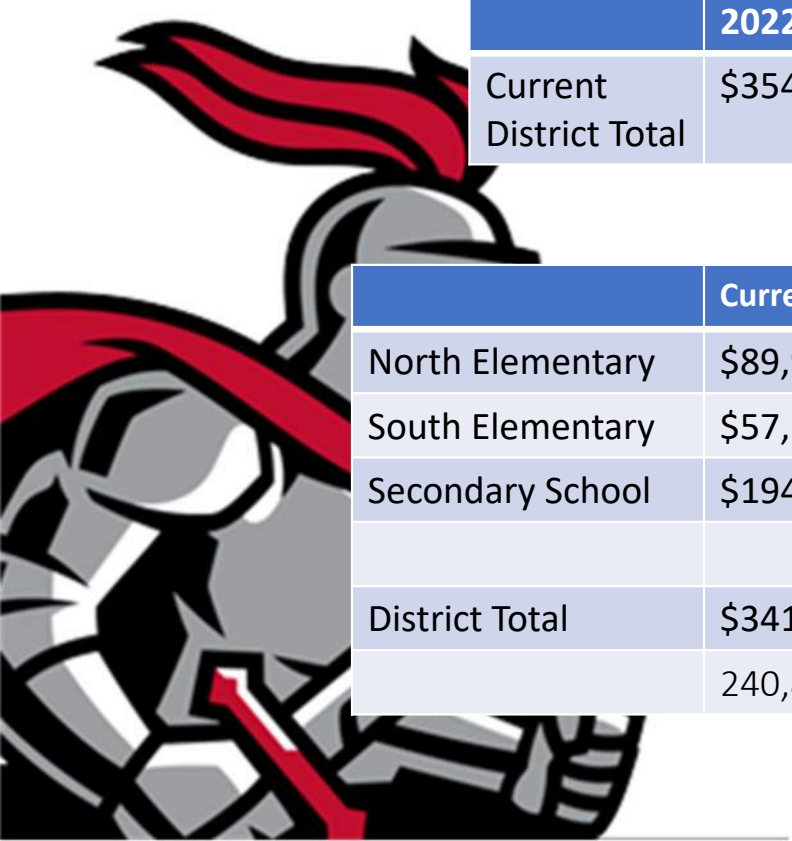
Option 2B:

- One Site Concept
- \$29,927,116



Operational Costs

Projected Utility Costs



	2022	2023	2024	Average
Current District Total	\$354,373	\$343,460	\$326,690	\$341,507

	Current Average	Option 1C Projection	Option 3B Projection
North Elementary	\$89,979	\$99,594	\$0
South Elementary	\$57,100	\$80,285	\$0
Secondary School	\$194,428	\$252,182	\$329,145
District Total	\$341,507	\$432,062	\$329,145
	240,885 SF	248,500 SF	177,150 SF



Questions for Review

Option 1C Question:

As a member of the WCA Task Force, do you approve of Option 1C- Modernize and Update all facilities as presented?



Option 3B Question:

As a member of WCA Task Force, do you approve of Option 3B- One Campus as presented?

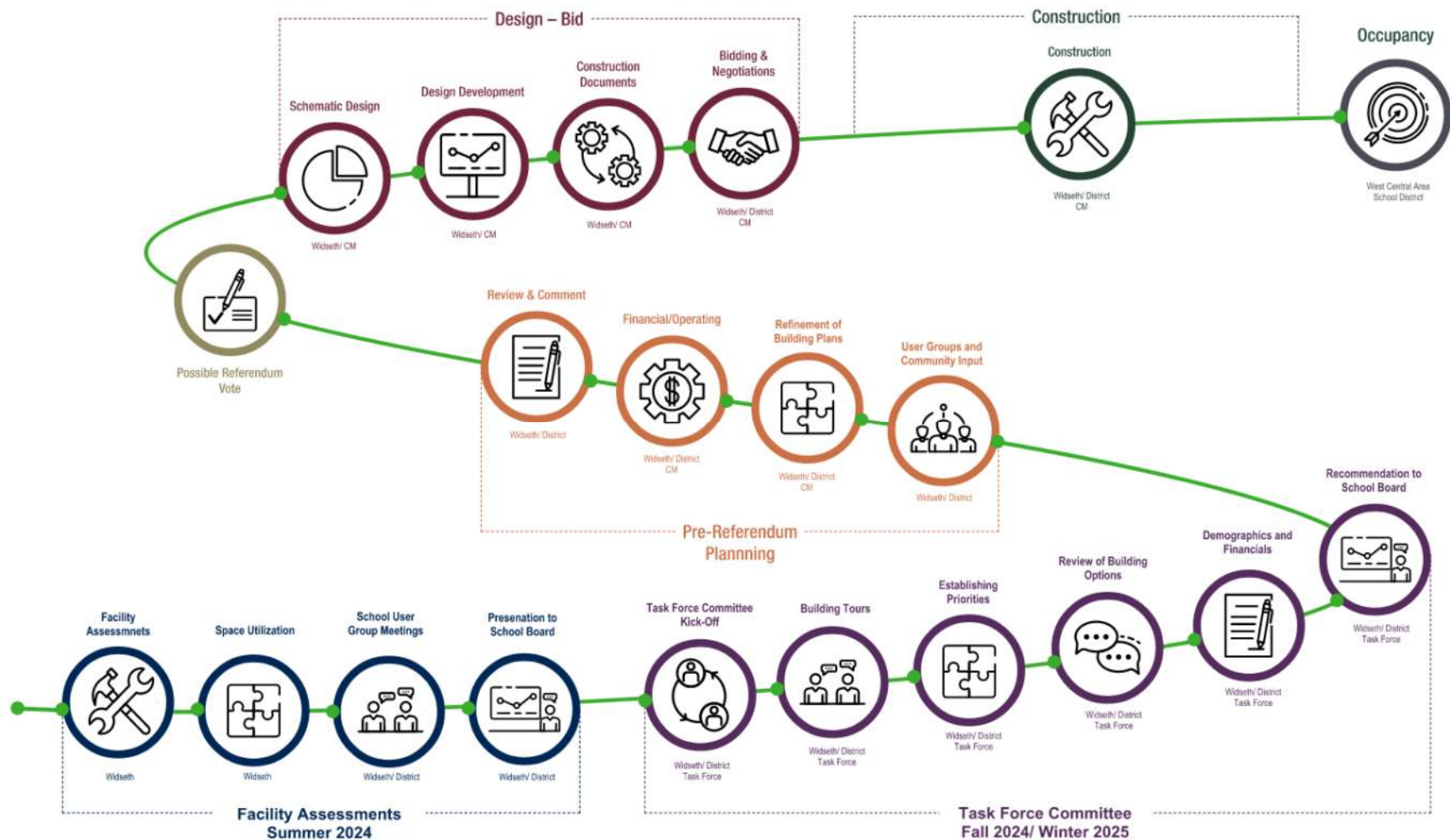


Recommendation to School Board

“After extensive review and discussion, the West Central Area Schools Task Force recommends the school board move forward with Option 3B One Site as presented at Task Force meeting #8. This direction reflects a commitment to addressing current facility needs while honoring the values and priorities expressed throughout the task force process. As implementation planning moves forward, the task force recommends the school board continue to engage the community to ensure transparency, gather feedback on specific design and programming elements, and foster support for the project. The task force further recommends that the board remain guided by the following core pinnacles throughout the process: Future-Focused Education, Operational Sustainability, and One WCA Community.”



Roadmap to Referendum Projects



Timeline for Special Elections

<u>DRAFT TIMELINE FOR SPECIAL ELECTION DATED</u>	<u>February 10, 2026</u>	<u>April 14, 2026</u>	<u>May 12, 2026</u>	<u>August 11, 2026</u>	<u>November 3, 2026</u>
	<u>To Be Completed Prior To:</u>				
Confirm combined polling places are accurate. If changes are needed a resolution updating the polling places must be adopted by the earlier of 90 days prior to the election or December 31 of the prior calendar year. Combined polling place must be currently designated as a polling place for the county or another municipality. ** †	November 12, 2025	December 31, 2025	December 31, 2025	December 31, 2025	December 31, 2025
Notify County Auditor within 30 days of establishment of combined polling places	Within 30 days of Board Adopting Combined Polling Resolution				
Finalize scope of project					
Determine financing details					
Submit Review & Comment application materials to Commissioner of Education (school board must approve application prior to submission)*	<u>September 23, 2025</u>	<u>November 25, 2025</u>	<u>December 23, 2025</u>	<u>March 24, 2026</u>	<u>June 16, 2026</u>
Receive Review and Comment by	December 12, 2025	February 13, 2026	March 13, 2026	June 12, 2026	September 4, 2026
Adopt formal Resolution Calling the Election (resolution contains form of election notice and ballot - adopt at least 84 days prior to election)**	November 18, 2025	January 20, 2026	February 17, 2026	May 19, 2026	August 11, 2026
Furnish ballot to each County Auditor in which the District lies at least 84 days prior to election**	November 18, 2025	January 20, 2026	February 17, 2026	May 19, 2026	August 11, 2026
Furnish ballot or notice of special election to Commissioner of Education at least 74 days prior to election**	November 28, 2025	January 30, 2026	February 27, 2026	May 29, 2026	August 21, 2026
(1) A mailed notice of new/combined polling places to registered voters is required at least 25 days prior to election** † -OR-	January 16, 2026	March 20, 2026	April 17, 2026	July 17, 2026	October 9, 2026
(2) If previously established combined precincts to be used, 14 days mailed notice of polling places to every affected household with at least 1 registered voter (exceptions if election falls on date of certain other elections)** †	January 27, 2026	March 31, 2026	April 28, 2026	July 28, 2026	October 20, 2026
Appoint election judges at least 25 days prior to election**	January 16, 2026	March 20, 2026	April 17, 2026	July 17, 2026	October 9, 2026
Publish Review and Comment (at least 48 days but no more than 70 days prior to election date)**	December 2, 2025 December 24, 2025	February 3, 2026 February 25, 2026	March 3, 2026 March 25, 2026	June 2, 2026 June 24, 2026	August 25, 2026 September 16, 2026
Hold School Board public meeting to discuss MDE Commissioner's Review & Comment response **	Prior to election, after receipt of MDE response				
Publish election notice (publish twice at least one week before election)**	February 3, 2026	Twice by April 7, 2026	May 5, 2026	Twice by August 4, 2026	October 27, 2026
Post election notice at the administrative offices of the district at least ten days prior to election date **	January 31, 2026	April 4, 2026	May 2, 2026	August 1, 2026	October 24, 2026
Post sample ballot (at the administrative offices at least four days prior to election; and at each polling place on the date of election)**	February 6, 2026	April 10, 2026	May 8, 2026	August 7, 2026	October 30, 2026
Distribute informational material					
Hold special election	February 10, 2026	April 14, 2026	May 12, 2026	August 11, 2026	November 3, 2026
Provide written notice of certified vote totals to Commissioner of Education in a timely fashion after the election**					

* Commissioner has up to 60 days from date material is received to complete the Review and Comment process and send comment to the District. Additional time should be allotted in the case of questions from the Commissioner, and to ensure the publication and public meeting requirements are able to be met.

** Time frame shown here is a legal requirement.

† These steps are not required if the District's election is being held in conjunction with a federal or statewide election.