

Task Force Committee

Meeting No. 8

West Central Area School District

Location: Secondary School Media Center
Date: June 18, 2025

WIDSETH
ARCHITECTS ■ ENGINEERS



A group of approximately ten children are gathered in a classroom. In the center, a boy holds a large sign that says 'Good Luck' with 'Knights' written below it. Several children are holding basketballs. Two girls in the foreground are holding large red pom-poms. The background shows classroom shelves with books and papers.

Meeting No. 8 Agenda

- Review of Past Meeting Minutes
- Goals for Task Force Meeting
 - Progress update
- Review of Building Options and Cost Estimates
- Updated Tax Impact from Ehlers
- Open Discussion

A group of eight children are posed in a classroom. In the back row, two girls stand on the left and right, each holding a large bouquet of red flowers. Between them, two boys stand behind a large, hand-drawn sign that says "Good Luck" in a stylized font. The sign also features two basketballs. In the front row, four children are seated or kneeling. From left to right: a boy holding a basketball, a girl holding a basketball, a boy holding a basketball, and a girl holding a basketball. The background shows classroom shelves with books and a calendar on the wall.

Review and approval of previous meeting minutes

A group of nine children are posed in a classroom. In the back row, four children stand: a girl on the left holding a large bouquet of red flowers, a boy in the center, another boy to his right, and a girl on the far right also holding a bouquet of red flowers. They are holding a large, hand-drawn sign that says "Good Luck" in large, cursive letters. In the front row, five children are seated or kneeling. Three of them are holding basketballs on sticks. The background shows a classroom setting with a calendar on the wall and various items on a desk to the right. The entire image is overlaid with a semi-transparent red filter.

Goals for Task Force Meeting

Progress Updates

The District team has reviewed the following:

- Review of comments submitted by Task Force members.
- Vetting of alternate design options brought forth by Task Force members.
- Enrollment projections
- Tax impact on building options
- Staffing and transportation scenarios
- MN Department of Education Space Guidelines
 - 125 – 155SF per Student MN Department of Education Guideline Comparison



Progress Updates

The High School team has reviewed the following:

- Existing classroom utilization
- Enrollment projections
- Anticipated student body by year 2028/2029
- Circulation of younger and older students within the building.
- Anticipated parking peaks
- MN Department of Education Space Guidelines
 - 200 – 320 SF per Student MN Department of Education Guideline Comparison



Review of Building Options 1C & 3B



Option 1C

Modernize and Update All Three Facilities

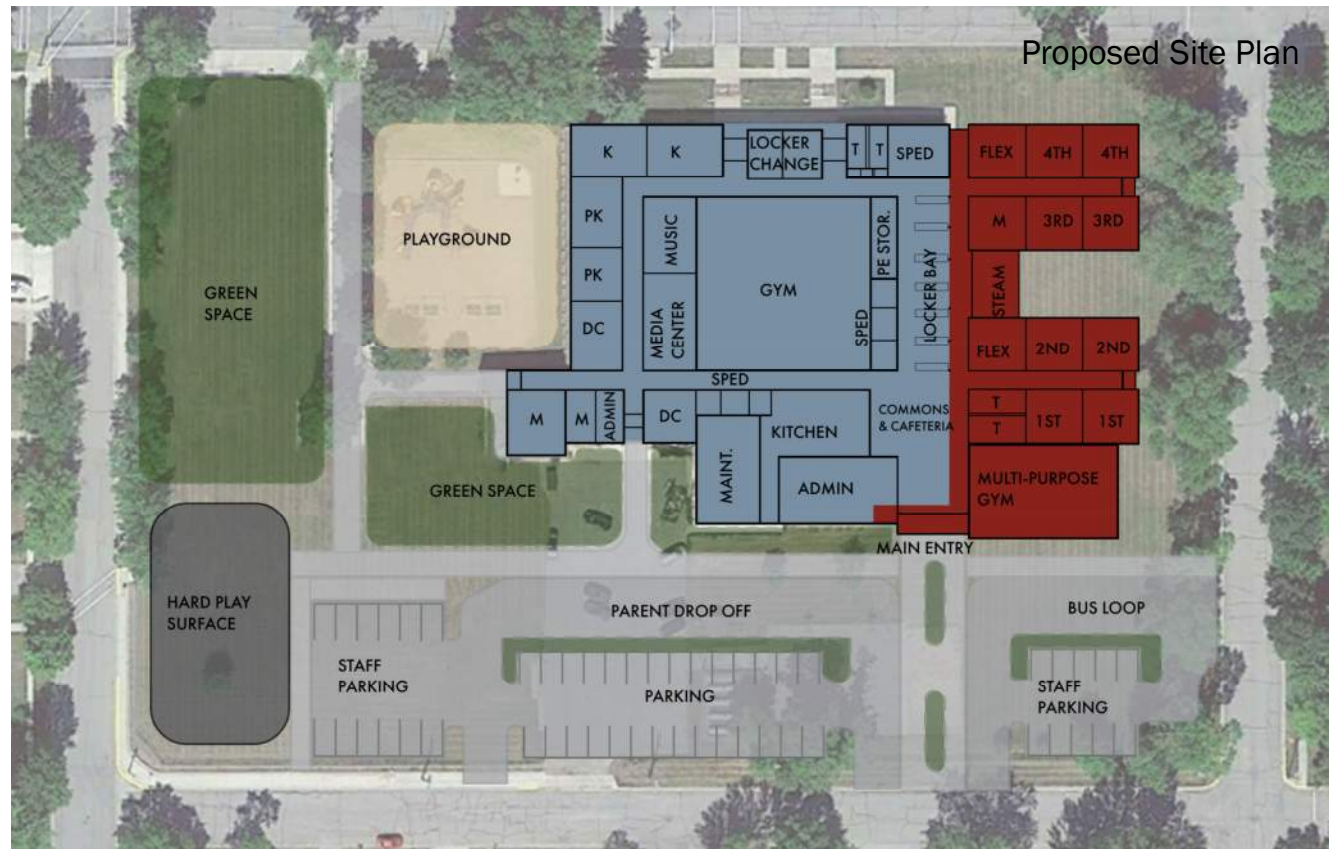


Option 1C: Modernize & Update Existing Buildings

North Elementary Concept Plan

North Elementary (PreK – 4th)

- Redesigned site
 - Bus loop
 - Staff parking
 - Visitor parking.
 - Revised playground
 - Green space
- Repurposing of existing East half of building, including gymnasium.
- Updates to existing classrooms and corridors.
- Heavy remodel of existing locker rooms.
- Building addition:
 - Main entrance and office.
 - Commons/ indoor play area
 - 3rd & 4th grade classroom wing
 - 5th & 6th grade classroom wing
 - Kitchen & cafeteria
- Reduction in building square footage: 2,735 SF

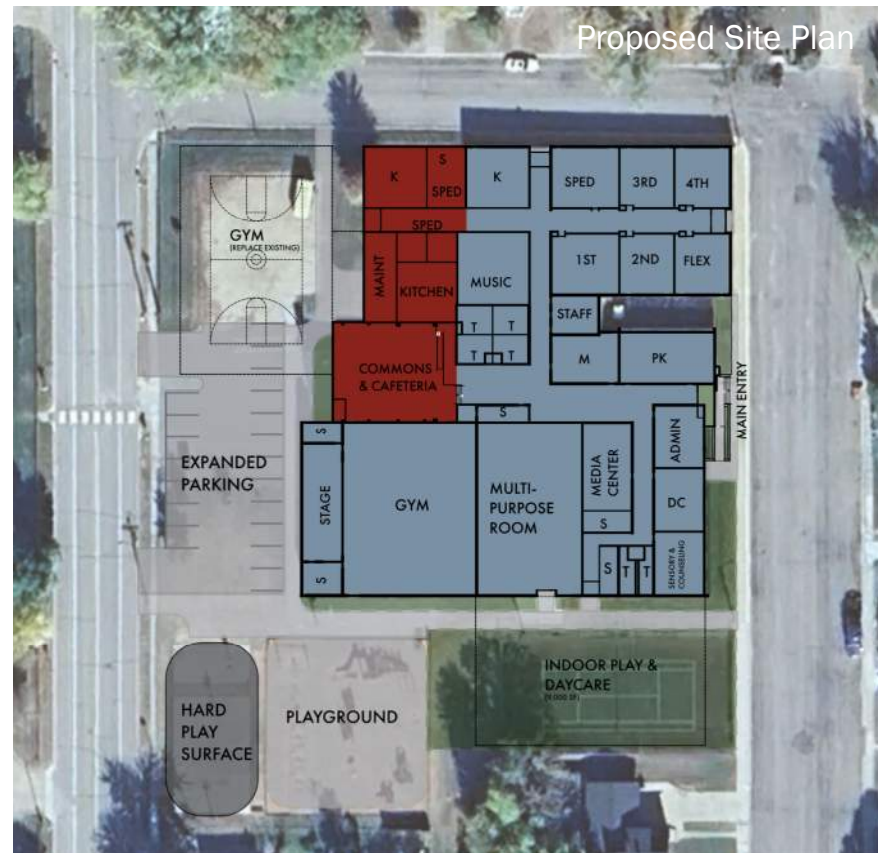


Option 1C: Modernize & Update Existing Buildings

South Elementary Concept Plan

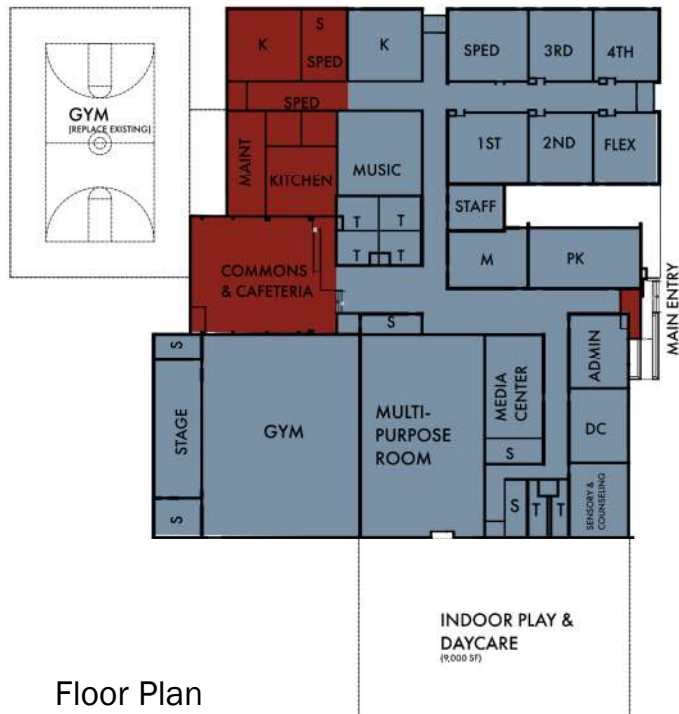
South Elementary (PreK – 4th)

- Redesigned site parking
- Updates to existing classrooms and corridors.
- Inclusion of multipurpose room
- Modifications to gym basement/ infill
- Building addition:
 - Commons & cafeteria
 - New kitchen and servery
 - Kindergarten and special education classrooms
- Future expansion opportunities:
 - Additional gym
 - Indoor play space & daycare
- **Increase in building square footage: 8,000 SF**
 - This does not include future gym or indoor play space/daycare. That would be an additional 16,500 SF



Option 1C: Modernize & Update Existing Buildings

South Elementary Concept Rendering



Option 1C: Modernize & Update Existing Buildings

South Elementary Concept Rendering



Cafeteria Commons



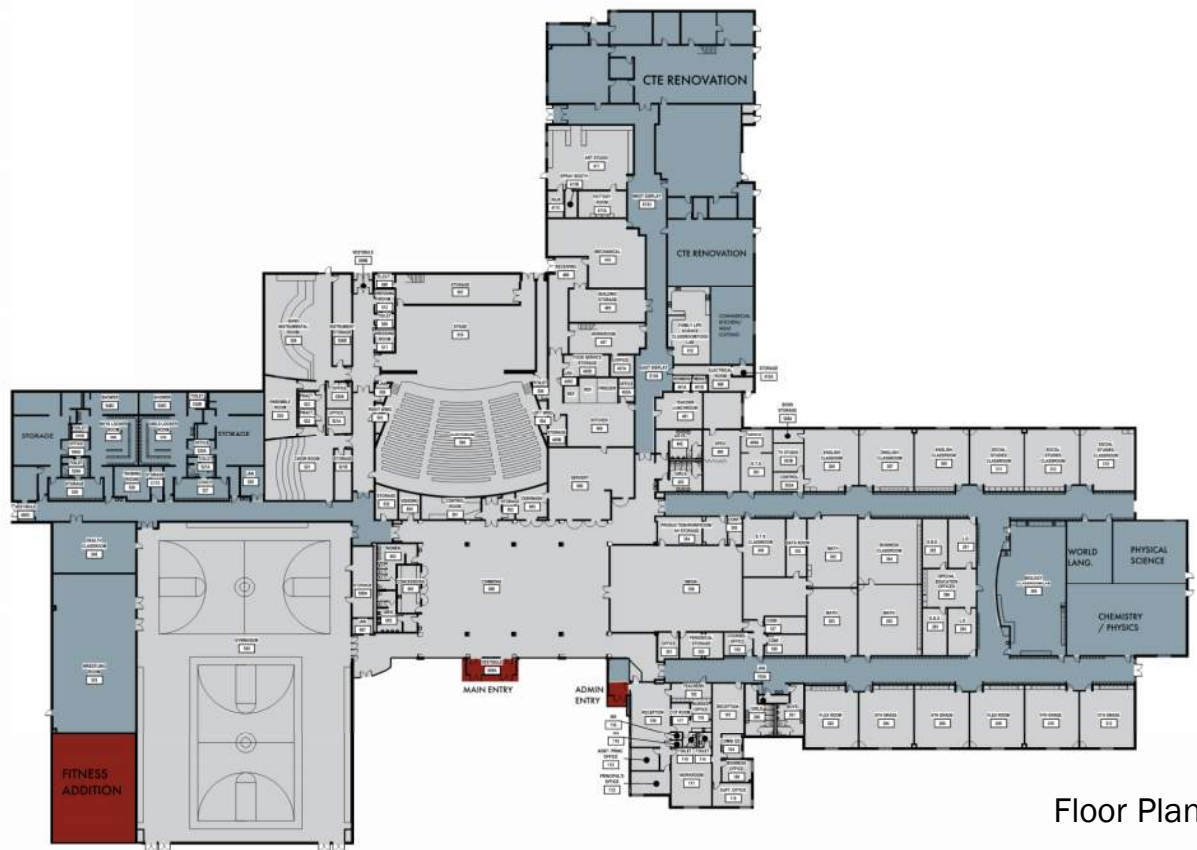
Cafeteria Commons

Option 1C: Modernize & Update Existing Buildings

Secondary School Concept Plan

Secondary School (5th – 12th)

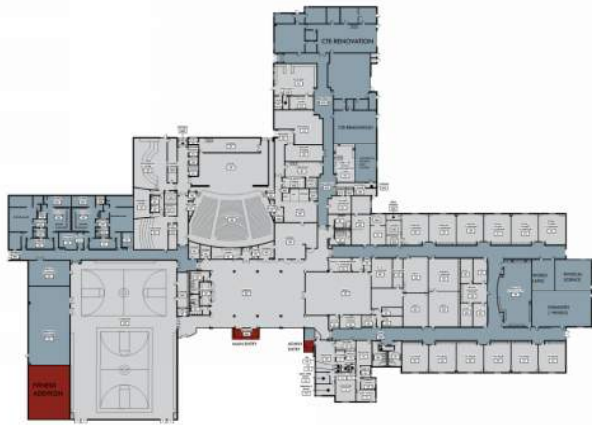
- Addresses lack of SPED and breakout space through improved space utilization
- Interior remodel of corridors and science suite
- CTE renovation
- Provide running track
- Replace ballfield fencing
- Rebuild tennis courts
- Restrooms for exterior events
- Addressing wrestling and fitness rooms
- Update cafeteria commons seating
- Addresses underutilized locker room space for building storage
- Building cladding and main entrance updates.
- **Increase in building square footage: 2,350 SF**



Floor Plan

Option 1C: Modernize & Update Existing Buildings

North Elementary Concept Rendering



Floor Plan



Enhanced Main Entrance

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**



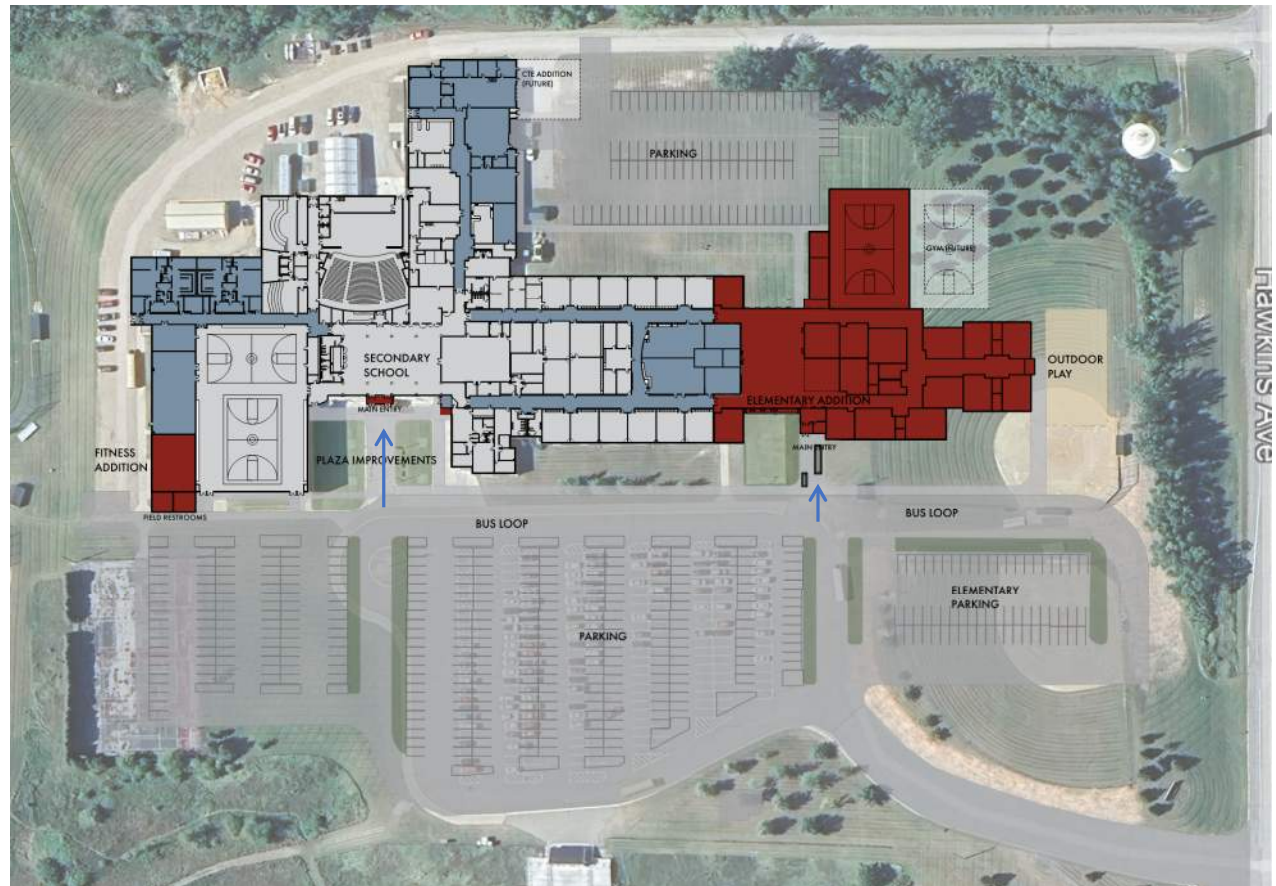
Floor Plan

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

One Campus Concept Renderings



Elementary Commons & Cafeteria

Open Discussion On Building Options



Review of Building Cost Estimates



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Option 1C Cost Estimate

Modernize and Update All Three Facilities

North Elementary		
	Partial Building Demolition	\$318,750
	Roof Replacement	\$1,587,600
	Replace existing AHU's	\$550,000
	Light Remodel (CR, Custodial, staff lounge)	\$843,750
	Moderate Remodel (PreK, SPED, Changing)	\$2,180,500
	Heavy Remodel (K, toilets)	\$2,390,750
	Building Addition	\$6,300,000
	Asbestos Abatement	\$300,000
	Site Work	\$1,000,000
	Subtotal (w/ soft costs)	\$19,924,415
	Multi-purpose Gym	\$1,818,730
	Project Total w/ Gym	\$21,743,144



North Elementary Project Cost: \$21,743,144

Approximate Cost Per SF: \$300/ SF
 Current Student Enrollment: 188 Students (PreK – 4)
 Building size: 72,446 SF

125 – 155SF per Student MN Department
 of Education Guideline Comparison 385 SF/ Student

Option 1C Cost Estimate

Modernize and Update All Three Facilities

South Elementary		
	Building Addition	\$2,400,000
	Heavy Remodel	\$375,000
	Moderate Remodel	\$840,000
	Light Remodel	\$2,625,000
	Facility Maintenance Projects	\$4,146,213
	Exterior Site Improvements	\$98,349
	Subtotal (w/ soft costs)	\$12,373,765
	Daycare/Indoor Play Addition	\$3,709,266
	New Gymnasium Addition	\$2,324,208



South Elementary Project Cost: \$12,373,765

Approximate Cost Per SF: \$283/ SF
 Current Student Enrollment 147 Students (PreK – 4)

Building size: 43,704 SF

125 – 155SF per Student MN Department
 of Education Guideline Comparison 297 SF/ Student

Option 1C Cost Estimate

Modernize and Update All Three Facilities

Secondary School		
	Exterior Building Updates	\$822,252
	CTE Renovation	\$2,099,337
	Locker-room Re-purposing	\$425,335
	Science Area Remodel	\$2,248,083
	Exterior Improvements (Running track, fencing, restrooms, concessions)	\$2,161,834
	Westling room and Fitness	\$1,461,976
	Rebuild Tennis Courts	\$314,140
	Update Cafeteria seating	\$318,598
	Remodel to add SPED and Breakout areas	\$307,321
	Project Total (w/ soft costs)	\$10,158,876



Secondary School Project Cost: \$10,158,876

Approximate Cost Per SF: \$77/ SF

Current Student Enrollment 450 Students
Building Size: 130,000 SF

200 – 320 SF per Student
MN Department of Education
Guideline Comparison 288 SF/ Student

Option 1C Cost Estimate

Modernize and Update All Three Facilities



North Elementary



South Elementary



Secondary School

North Elementary Project Cost: \$21,743,144

South Elementary Project Cost: \$12,373,765

Secondary School Project Cost: \$10,158,876

Total Project Cost: \$44,275,784

Approximate Cost Per SF:

\$178/ SF

Approximate Total SF:

248,500 SF

Current Student Enrollment:
(PreK – 12)

785 Students

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

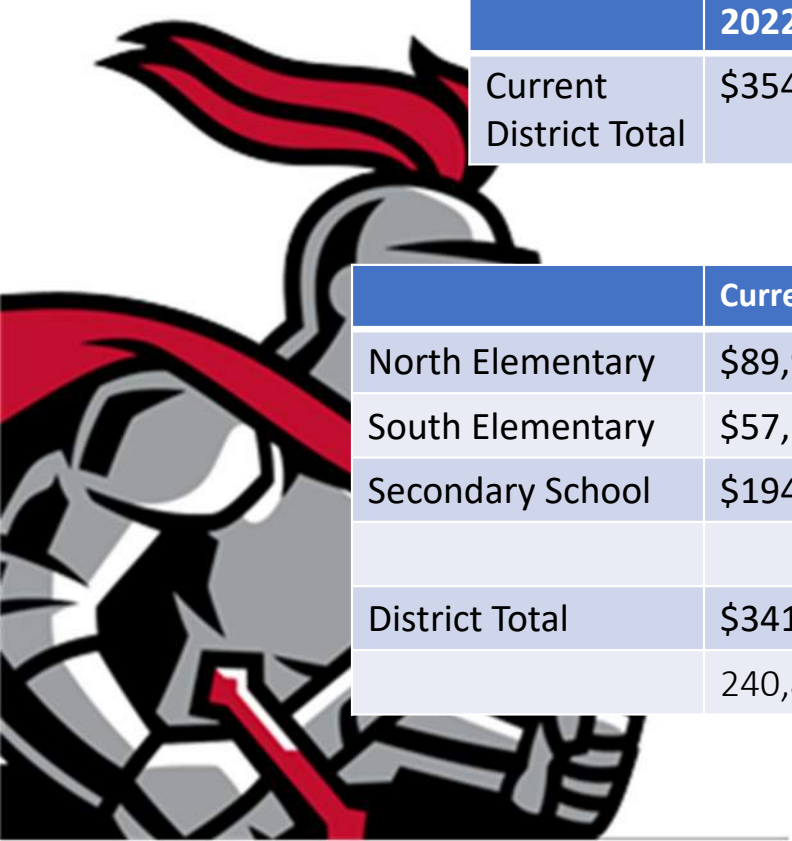
Option 2B:

- 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



Open Discussion On Building Estimate and Tax Impact



Mentimeter



Who Can Vote?

Superintendent and School Board Members are advisory to this task force group and will abstain from voting.

All Task Force members are invited to vote.



Guiding Pinnacles

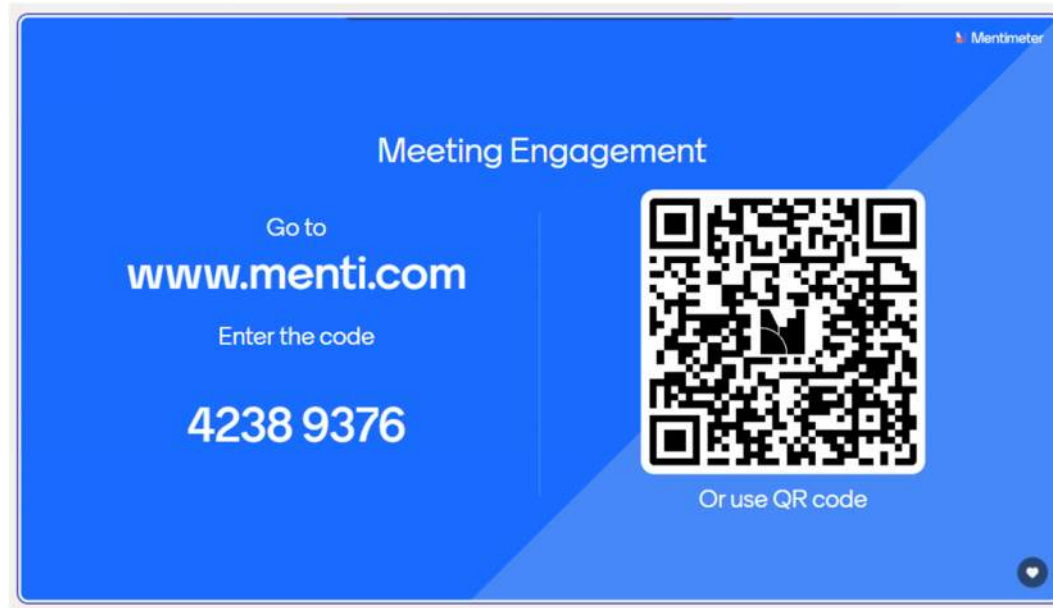
1. Future Focused Education

2. Operational Sustainability

One WCA Community



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?

Results Discussion



Proposed 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.”



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.”

