

Task Force Committee

Meeting No. 7

West Central Area School District

Location: Secondary School Media Center

Date: March 10, 2025

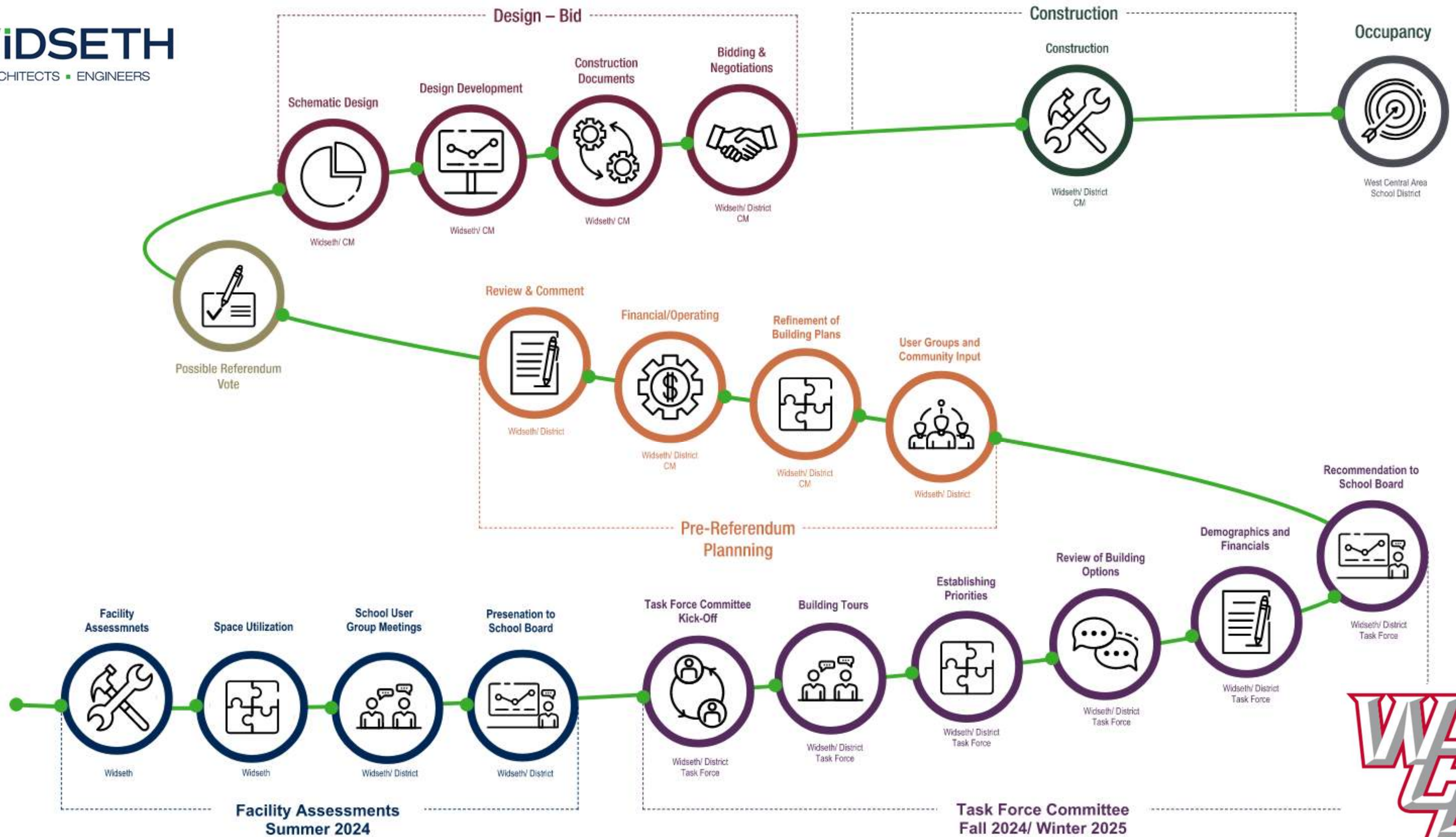
WIDSETH
ARCHITECTS • ENGINEERS



A group of children in a classroom setting. Two girls stand in the back row holding a large sign that says 'Good Luck'. Several other children are sitting or standing in front, many holding basketballs. The background shows classroom shelves with books and a calendar.

Meeting No. 7 Agenda

- Review of process moving forward after tonight
 - Discussion on consensus
 - Building options
 - Cost estimates
 - Additional information from Ehlers
 - Review and comment



Mentimeter

Establishing What Is Group Consensus

Meeting Engagement

Go to
www.menti.com

Enter the code
2634 8709



Or use QR code



Review of Building Options



Option 1A

Maintain All Three Facilities



North Elementary



South Elementary



Secondary School

*Improvements to all three facilities based on the 2024 facility assessment.
(No change in district square footage)

Option 1B

Modernize & Update All Three Facilities



North Elementary

- Playground and outdoor improvements
- Improving space utilization



South Elementary

- Address SPED & Preschool space deficiencies
- Address kitchen and cafeteria space deficiencies
- Improve playground security



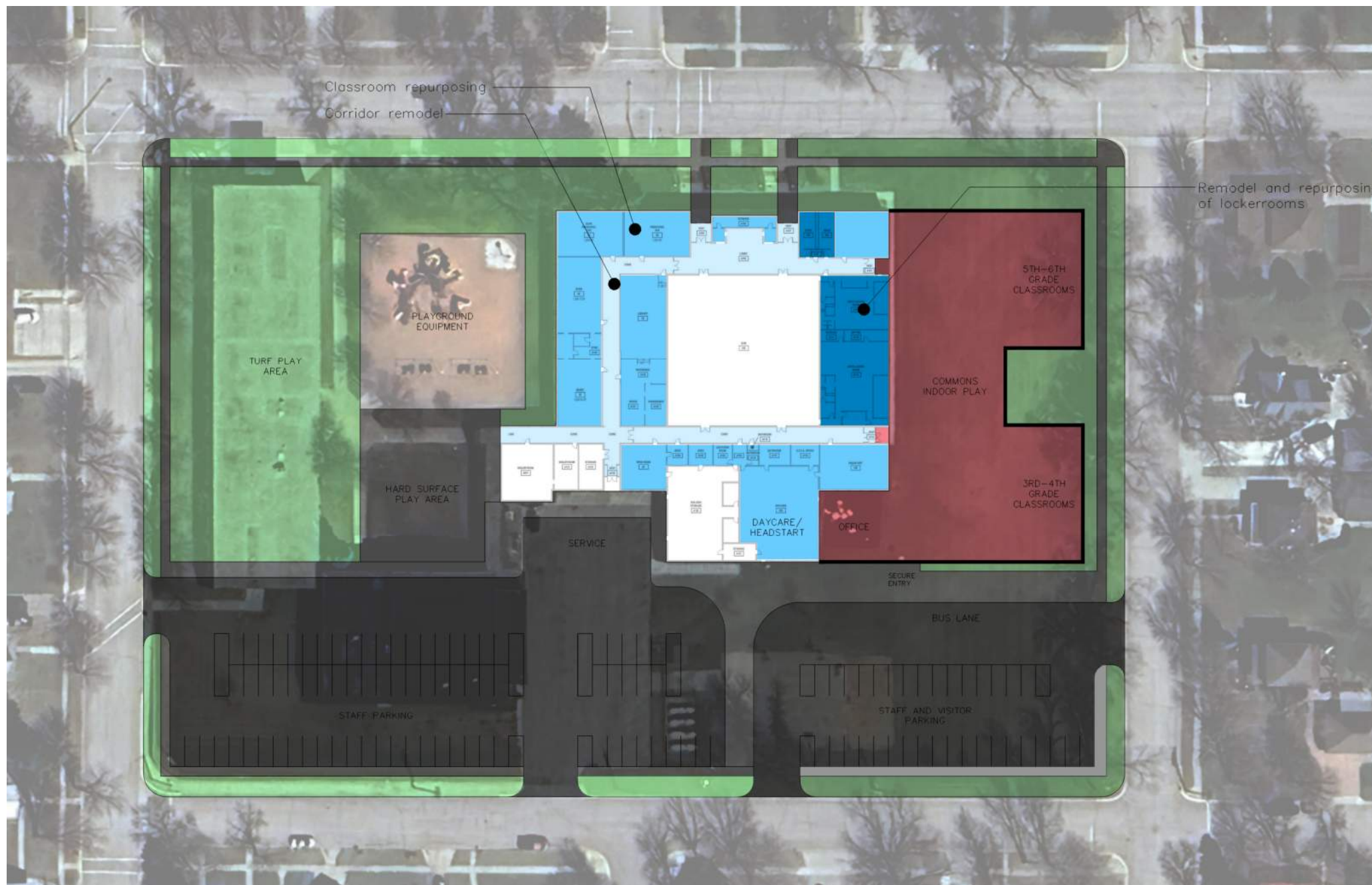
Secondary School

- Address lack of SPED & breakout space
- Improve Ag program
- Provide running track
- Replace ballfield fencing
- Rebuild tennis courts
- Provide restrooms at football field
- Addressing wrestling and fitness room
- Update cafeteria commons seating

*Net square footage change to district: +11,800 SF

Option 2

Two Site Concept: Elbow Lake and Barrett



North Elementary (Grades 3-6)

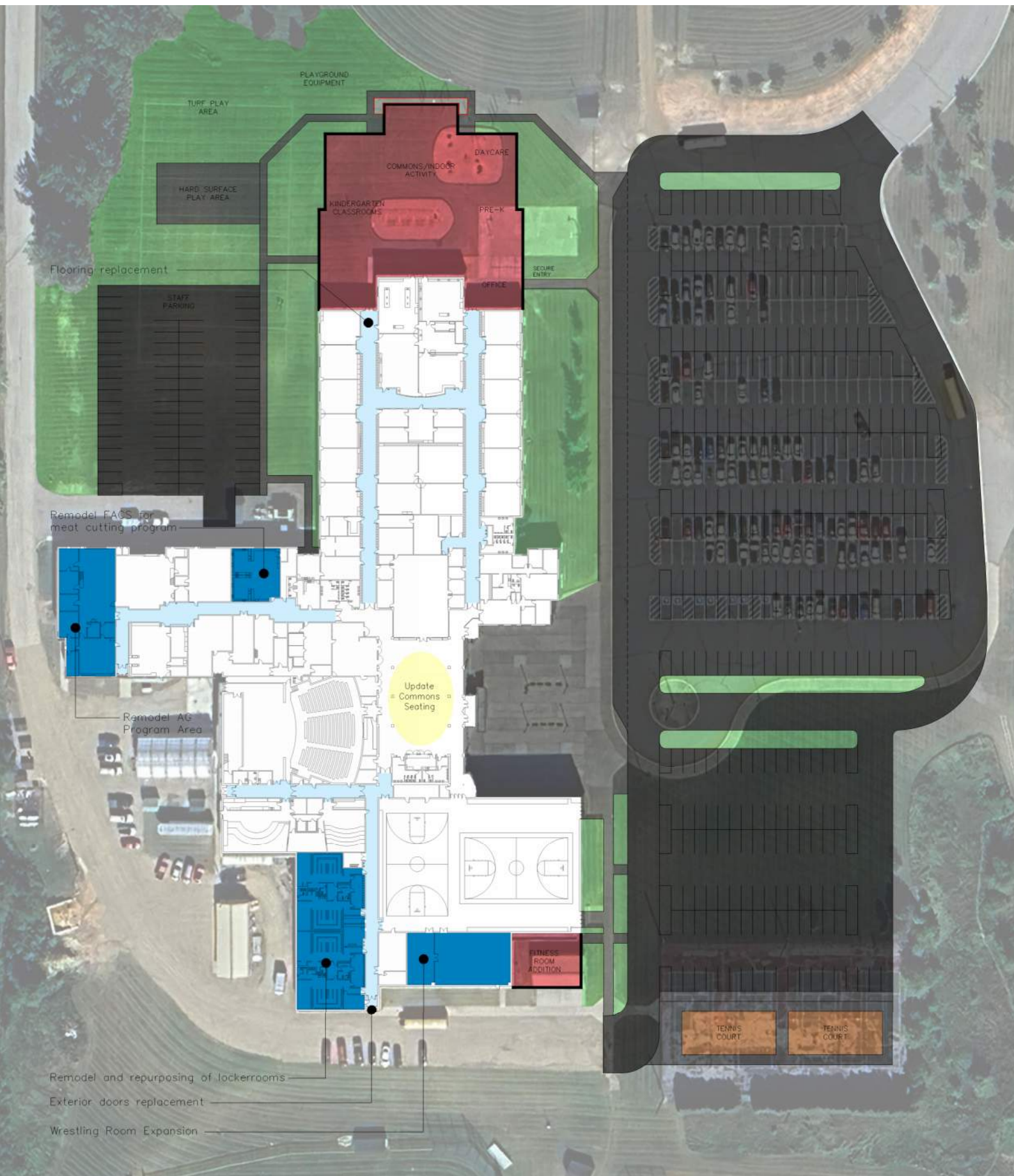
- Redesigned site for bus loop, staff parking and visitor parking.
- New playground and green space.
- Repurposing of existing East half of building, including gymnasium.
- Updates to existing classrooms and corridors.
- Heavy remodel of existing locker rooms.
- Building addition:
 - Main entrance and office.
 - Commons/ indoor play area
 - 3rd & 4th grade classroom wing
 - 5th & 6th grade classroom wing
 - Kitchen & cafeteria

Option 2

Two Site Concept: Elbow Lake and Barrett

Secondary School (Grades PreK- 2 & 7-12)

- Redesigned site for bus loop, staff parking and visitor parking.
- New playground and green space.
- Improvements to existing building:
 - Locker rooms
 - Wrestling room expansion
 - Ag remodel
 - Meat cutting remodel
 - Corridor and commons updates
- Building addition:
 - Daycare
 - Pre-k and K classrooms
 - Commons and indoor play space
 - Fitness center
- Site improvements:
 - Running track
 - Football field restrooms
- Net square footage change to district: -19,586 SF



Option 3

One Site Concept: Barrett

Secondary School (Grades PreK-12)

- Redesigned site for bus loop, staff parking and visitor parking.
- New playground and green space.
- Improvements to existing building:
 - Locker rooms
 - Wrestling room expansion
 - Ag remodel
 - Meat cutting remodel
 - Corridor and commons updates
- Building addition:
 - Daycare
 - Pre-k and K classrooms main level
 - 1st – 4th grade classrooms second level
 - Commons and indoor play space
 - Fitness center
- Site improvements:
 - Running track
 - Football field restrooms
- Net square footage change to district: -42,310 SF



Questions/ Comments On Building Options



Review of Building Cost Estimates

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Option 1A Cost Estimate

Maintain All Three Facilities

Option 1a - Maintain all Three Facilities		Total Project Cost \$22,580,898	
		\$91.15 /sf	\$31,362.36 /student
North Elementary		\$12,163,519	\$13,379,871
Roof Replacement	\$3,749,760	\$177.97 /sf	
HVAC Improvements	\$2,505,387	\$96,955.59 /student	
Plumbing Improvements	\$827,838		
Electrical Improvements	\$552,699		
Window & Exterior Doors Replacement	\$470,282		
Exterior Wall Maintenance	\$254,671		
Accessibility Upgrades	\$742,140		
Exterior Site Improvements	\$624,960		
Life Safety Improvements	\$820,260		
Interior Finishes	\$420,286		
Asbestos Abatement	\$468,720		
Restroom Facility Upgrades for ADA	\$726,516		
South Elementary		\$6,261,392	\$6,887,531
Roof Replacement	\$1,751,138	\$192.91 /sf	
Window Replacement	\$359,352	\$59,891.58 /student	
HVAC Improvements	\$1,902,378		
Plumbing Improvements	\$478,563		
Electrical Improvements	\$360,211		
Exterior Wall Maintenance	\$59,371		
Accessibility Upgrades	\$293,731		
Exterior Site Improvements	\$124,992		
Life Safety Improvements	\$390,444		
Interior Finishes	\$512,467		
Addressing Foundation Moisture Issue at Gym	\$28,745		
Secondary School		\$2,103,178	\$2,313,496
Improving Exterior Look (Branding)	\$597,462	\$16.91 /sf	
Providing Additional Storage	\$1,015,560	\$4,953.95 /student	
Replace Flooring in Corridors	\$253,109		
Exterior Door Replacement	\$218,736		
Remodeling FACS Lab to allow for Meat Cutting	\$18,311		

North Elementary

- 75,181 square feet
- Pre-K through 4th grade

South Elementary

- 35,704 square feet
- Pre-K through 4th grade

Secondary Building

- 130,000 square feet
- 5th – 12th grade

Total Project Cost Estimate:\$22,580,898

Option 1b - Modernize and update all three facilities		Total Project Cost	\$35,799,165
			\$144.50 /sf
			\$49,721.06 /student
North Elementary		\$14,190,733	\$15,609,806
Roof Replacement		\$3,749,760	\$207.63 /sf
HVAC Improvements		\$2,505,387	\$113,114.54 /student
Plumbing Improvements		\$827,838	
Electrical Improvements		\$552,699	
Window & Exterior Doors Replacement		\$470,282	
Exterior Wall Maintenance		\$254,671	
Accessibility Upgrades		\$742,140	
Exterior Site Improvements		\$624,960	
Life Safety Improvements		\$820,260	
Interior Finishes		\$420,286	
Asbestos Abatement		\$468,720	
Restroom Facility Upgrades for ADA		\$726,516	
Playground & Outdoor Area Improvements		\$328,104	
Improving Space Utilization		\$1,699,110	
South Elementary		\$8,421,410	\$9,263,551
Roof Replacement		\$1,751,138	\$259.45 /sf
Window Replacement		\$359,352	\$80,552.62 /student
HVAC Improvements		\$1,902,378	
Plumbing Improvements		\$478,563	
Electrical Improvements		\$360,211	
Exterior Wall Maintenance		\$59,371	
Accessibility Upgrades		\$293,731	
Exterior Site Improvements		\$124,992	
Life Safety Improvements		\$390,444	
Interior Finishes		\$512,467	
Addressing Foundation Moisture Issue at Gym		\$28,745	
Addressing SPED and Preschool Space Deficiencies		\$800,730	
Addressing Kitchen and Cafeteria Space Deficiencies		\$1,343,664	
Improving Playground Security		\$15,624	
Secondary School		\$9,932,552	\$10,925,807
Improving Exterior Look (Branding)		\$597,462	\$79.84 /sf
Providing Additional Storage		\$1,015,560	\$23,395.73 /student
Replace Flooring in Corridors		\$253,109	
Exterior Door Replacement		\$218,736	
Remodeling FACS Lab to allow for Meat Cutting		\$18,311	
Addressing Lack of Space for SPED and Breakout Area		\$1,523,340	
Improve Ag Program		\$1,828,008	
Providing Running Track		\$1,367,100	
Replacing Chain-Link Fencing at Ballfields		\$145,491	
Rebuild Tennis Courts		\$312,480	
Provide Restrooms at Football Field		\$914,004	
Addressing Lack of Space at Wrestling and Fitness Room		\$1,413,972	
Update Cafeteria to provide Alternate Seating		\$324,979	

Option 1B Cost Estimate

Modernize & Update All Three Facilities

North Elementary

- Update existing building per recommendations in 2024 facility study.
- Playground and outdoor improvements
- Improving space utilization

South Elementary

- Update existing building per recommendations in 2024 facility study
- Address SPED & Preschool space deficiencies
- Address kitchen and cafeteria space deficiencies
- Improve playground security

Secondary Building

- Update existing building per recommendations in 2024 facility study
- Address lack of SPED & breakout space
- Improve Ag program
- Provide running track
- Replace ballfield fencing
- Rebuild tennis courts
- Provide restrooms at football field
- Addressing wrestling and fitness room
- Update cafeteria commons seating

Total Project Cost Estimate: \$35,799,165

Option 2 - Two Site Concept

Total Project Cost				\$ 37,561,291
Approximate Cost per SF		\$	150 /sf	250,433 sf
Approximate Cost per Student		\$	52,168 /student	720 students total

North Elementary				
	Qty	Unit \$	Unit	Sub-Cost
Partial Building Demolition	625,000	\$ 0.51	cf	\$ 318,750
Roof Replacement	45,360	\$ 35	sf	\$ 1,587,600
Light Remodel	6,750	\$ 125	sf	\$ 843,750
Moderate Remodel	16,500	\$ 175	sf	\$ 2,887,500
Heavy Remodel	5,000	\$ 250	sf	\$ 1,250,000
Building Addition	21,000	\$ 300	sf	\$ 6,300,000
Asbestos Abatement				\$ 300,000
Site Work	1,000,000	\$ 1	unit	\$ 1,000,000
Construction Total				\$ 14,487,600
Soft Costs (FFE, A/E, CM, Commissioning, Permits, Special Inspections, Geotech.)				\$ 2,154,805
10% Contingency				\$ 1,879,721
North Elementary Project Cost				\$ 18,522,126
Approximate Cost per SF		\$	252 /sf	73,379 sf
Approximate Cost per Student		\$	79,837 /student	232 students total

South Elementary				
	Qty	Unit \$	Unit	Sub-Cost
Building Demolition	325,000	\$ 0.51	cf	\$ 165,750
Site Restoration	100,000	\$ 1	unit	\$ 100,000
Construction Total				\$ 265,750
Soft Costs (A/E, CM, Permits)				\$ 29,923
10% Contingency				\$ 32,358

South Elementary Project Cost \$ 328,031

Secondary School				
	Qty	Unit \$	Unit	Sub-Cost
Exterior Look (Branding)				\$ 382,400
Provide Running Track				\$ 1,100,000
Replacing Chain-Link Fencing at Ballfields				\$ 93,120
Provide Restrooms at Football Field				\$ 585,000
Exterior Door Replacement				\$ 140,000
Replace Flooring in Corridors				\$ 162,000
Ag Area Reconfiguration	5,000	\$ 250	sf	\$ 1,250,000
Lockerroom Repurposing	7,400	\$ 250	sf	\$ 1,850,000
Wrestling Room Reconfiguration	3,500	\$ 125	sf	\$ 437,500
Building Addition	24,900	\$ 300	sf	\$ 7,470,000
Site Work	1,500,000	\$ 1	unit	\$ 1,500,000
Construction Total				\$ 14,970,020
Soft Costs (FFE, A/E, CM, Commissioning, Permits, Special Inspections, Geotech.)				\$ 2,276,837
7.5% Contingency				\$ 1,464,277

Secondary School Project Cost \$ 18,711,134

Approximate Cost per SF	\$	106 /sf	177,054 sf
Approximate Cost per Student	\$	38,342 /student	488 students total

Total Project Cost				\$ 37,561,291
Approximate Cost per SF		\$	150 /sf	250,433 sf
Approximate Cost per Student		\$	52,168 /student	720 students total

Option 2 Cost Estimate

Two Site Concept: Elbow Lake and Barrett

North Elementary (Grades 3-6)

- Redesigned site for bus loop, staff parking and visitor parking.
- New playground and 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

Secondary School (Grades PreK- 2 & 7-12)

- Redesigned site for bus loop, staff parking and visitor parking.
- New playground and green space.
- Improvements to existing building:
 - Locker rooms
 - Wrestling room expansion
 - Ag remodel
 - Meat cutting remodel
 - Corridor and commons updates
- Building addition:
 - Daycare
 - Pre-k and K classrooms
 - Commons and indoor play space
 - Fitness center
- Site improvements:
 - Running track
 - Football field restrooms

Total Project Cost Estimate: \$37,561,291

Option 3 - One Site Concept

Total Project Cost \$ 32,921,946
Approximate Cost per SF \$ 160 /sf 205,427 sf
Approximate Cost per Student \$ 45,725 /student 720 students total

North Elementary				
	Qty	Unit \$	Unit	Sub-Cost
Building Demolition	1,323,400	\$ 0.51	cf	\$ 674,934
Site Restoration	150,000	\$ 1	unit	\$ 150,000
Construction Total				\$ 824,934
Soft Costs (A/E, CM, Permits)				\$ 92,888
10% Contingency				\$ 100,444
North Elementary Project Cost				\$ 1,018,266

South Elementary				
	Qty	Unit \$	Unit	Sub-Cost
Building Demolition	325000	\$ 0.51	cf	\$ 165,750
Site Restoration	100000	\$ 1	unit	\$ 100,000
Construction Total				\$ 265,750
Soft Costs (A/E, CM, Permits)				\$ 29,923
10% Contingency				\$ 32,358
South Elementary Project Cost				\$ 328,031

Secondary School				
	Qty	Unit \$	Unit	Sub-Cost
Exterior Look (Branding)				\$ 382,400
Provide Running Track				\$ 1,100,000
Replacing Chain-Link Fencing at Ballfields				\$ 93,120
Provide Restrooms at Football Field				\$ 585,000
Exterior Door Replacement				\$ 140,000
Replace Flooring in Corridors				\$ 162,000
Ag Area Reconfiguration	5,000	\$ 250	sf	\$ 1,250,000
Lockerroom Repurposing	7,400	\$ 250	sf	\$ 1,850,000
Wrestling Room Reconfiguration	3,500	\$ 125	sf	\$ 437,500
Building Addition	60,000	\$ 300	sf	\$ 18,000,000
Site Work	1,000,000	\$ 1	unit	\$ 1,000,000
Construction Total				\$ 25,000,020
Soft Costs (FFE, A/E, CM, Commissioning, Permits, Special Inspections, Geotech.)				\$ 4,087,502
7.5% Contingency				\$ 2,488,127
Secondary School Project Cost				\$ 31,575,649
Approximate Cost per SF				\$ 154 /sf 205,427 sf
Approximate Cost per Student				\$ 43,855 /student 720 students total

Option 3 Cost Estimate

One Site Concept: Barrett

Secondary School (Grades PreK-12)

- Redesigned site for bus loop, staff parking and visitor parking.
- New playground and green space.
- Improvements to existing building:
 - Locker rooms
 - Wrestling room expansion
 - Ag remodel
 - Meat cutting remodel
 - Corridor and commons updates
- Building addition:
 - Daycare
 - Pre-k and K classrooms main level
 - 1st – 4th grade classrooms second level
 - Commons and indoor play space
 - Fitness center
- Site improvements:
 - Running track
 - Football field restrooms

Total Project Cost Estimate: \$32,921,946

Summary of Building Options, Cost Estimates, Square Footage

	Option 1A	Option 1B	Option 2	Option 3
North Elementary	\$13,379,871 (\$177 /sf)	\$15,609,806 (\$207 /sf)	\$18,522,126 (\$252 /sf)	\$1,018,266
South Elementary	\$6,887,531 (\$192 /sf)	\$9,263,551 (\$259 /sf)	\$328,031	\$328,031
Secondary School	\$2,313,496 (\$16 /sf)	\$10,925,807 (\$79 /sf)	\$18,711,134 (\$106 /sf)	\$31,575,649 (\$154 /sf)
OPTION TOTALS	\$22,580,898 (\$91 /sf)	\$35,799,165 (\$144 /sf)	\$37,561,291 (\$150 /sf)	\$32,921,946 (\$160 /sf)
Net change in District SF	No Change	+11,800 SF	-19,586 SF	- 42,310 SF



PRELIMINARY INFORMATION - FOR DISCUSSION ONLY

Option 1A:

- Maintain All Three
- \$22,580,898

Option 1B:

- Modernize & Update All Three
- \$25,799,165

Option 2:

- Two Site Concept
- \$37,561,291

Option 3:

- One Site Concept
- \$32,911,946

West Central Area Schools, ISD 2342

Analysis of Tax Impact for Potential Bond Issue

Bond Issue Amount Average Interest Rate Number of Years		\$22,600,000 5.00% 20 Tax Levies	\$32,000,000 5.00% 20 Tax Levies	\$35,800,000 5.00% 20 Tax Levies
Type of Property	Estimated Market Value	Estimated Impact on Annual Taxes Payable in 2026*		
Residential Homestead	\$50,000	\$29	\$41	\$46
	100,000	60	85	95
	150,000	113	159	178
	200,000	165	233	261
	250,000	217	307	344
	300,000	270	381	427
	400,000	375	530	592
Commercial/Industrial	500,000	480	678	758
	\$50,000	\$72	\$102	\$114
	100,000	144	204	228
	250,000	409	578	646
	500,000	890	1,258	1,407
Agricultural Homestead** (average value per acre of land & buildings)	1,000,000	1,852	2,618	2,928
	\$3,000	\$0.43	\$0.61	\$0.68
	4,000	0.58	0.82	0.91
	5,000	0.72	1.02	1.14
	6,000	0.87	1.22	1.37
	7,000	1.01	1.43	1.60
Agricultural Non-Homestead** (average value per acre of land & buildings)	8,000	1.15	1.63	1.83
	\$3,000	\$0.87	\$1.22	\$1.37
	4,000	1.15	1.63	1.83
	5,000	1.44	2.04	2.28
	6,000	1.73	2.45	2.74
	7,000	2.02	2.86	3.19
	8,000	2.31	3.26	3.65

Review and Comment



Identification of Guiding Pinnacles

Task Force Guiding Pinnacle Suggestions:



1. Future Focused Education

2. Operational Sustainability

3. One WCA Community

