

Northfield Public Schools

Independent School District #659



Review and Comment Submittal

To Minnesota Department of Education

August 3, 2017

Submittal for the following Projects:

- **New Elementary School**
- **New High School**
- **Bridgewater Elementary School - Addition/Alterations**
- **Sibley Elementary School - Additions/Alterations**
- **Greenvale Park School – Repurpose to Early Childhood / Community Ed.**
- **Longfellow School – Repurpose for District Administrative Offices**

Submittal Compiled by ATS&R Planners/Architects/Engineers

Table of Contents

1. Superintendent Letter	3
2. Sample Ballot	5
3. The geographic area and population to be served	7
4. Existing Facilities	9
5. Specific Deficiencies of Current Facilities	11
6. Project Description	17
7. Specification of the Source of Financing the Project	30
8. Documents	32
i) Governing Municipal Contracts	
ii) Sustainable Design	
iii) School Facility Commissioning	
iv) American National Standards Institute Acoustical Performance Criteria	
v) State Fire Codes	
vi) Governing Building Codes	
vii) Consultation with Affected Governing Codes	
9. Attachment 1 – New Greenvale Park Elementary Space Program.....	35
10. Attachment 2 – New Northfield High School Space Program.....	37

August 3, 2017

Commissioner Brenda Casselius
Minnesota Department of Education
1500 Highway 36 West
Roseville, Minnesota 55113

Dear Commissioner Casselius:

I am pleased to submit the following proposal on behalf of Northfield Public Schools for Review and Comment.

Northfield Public Schools is committed to prepare every student for lifelong success within a world-class learning environment with a commitment to community partnerships and sustainability. Over a two-year period, the District completed both a master facilities plan and a new strategic plan. The master facilities plan development process included demographic and facilities studies, more than two dozen stakeholder meetings and multiple online engagement opportunities using the ThoughtExchange platform. Our strategic planning process confirmed the main needs identified in the master facilities plan: spaces that are modern, innovative, creative and flexible.

As a result of these exhaustive processes, Northfield Public Schools plans to ask the voters for authority to sell \$109 million in bonds to finance the following construction projects:

- Construction of a new 600 student elementary school and repurpose the current Greenvale Park Elementary School as an early childhood center that will also house community education programming. The current Greenvale Park Elementary School was originally constructed as an 'open school' floor plan. While there have been modifications to the building over the years, it is unable to support the flexible instructional spaces required to meet the needs of today's learners. In addition, our current early childhood programming is split across two facilities. The limited space in these two facilities is a significant barrier in serving the growing number of children interested in our licensed day care facility, pre-school, and early childhood special education programs. This project is focused on ensuring our students are ready for Kindergarten by providing the ability expand our early childhood services. We believe this is the most effective way to eliminate the achievement/opportunity gap -- addressing it before students enter the K-12 system.
- Construction of a new 1,500 student high school and the razing of the current high school. Northfield High School has served students in six different decades. The District projects more than \$14 million in age-related deferred maintenance over the next decade and has identified numerous security and educational adequacy issues with the facility. Construction of a new high school will allow the District to create a facility consistent with our strategic plan focusing on

instructional spaces that equitably support all career and college pathways, including career and technical education opportunities.

- A main office addition at Bridgewater Elementary School that will create a secure entrance and recapture the current main office area for additional instructional space.
- Two additions at Sibley Elementary to relieve space constraints for child nutrition services, media center, music, and other instructional needs.
- Repurposing of Longfellow School, our oldest school building, to house district administrative offices.

These projects implement the main projects associated with the Master Facilities Plan, directly support our strategic plan's vision and near-term priorities, as well as providing facilities that will provide E-12 programming in alignment with the goals of the World's Best Workforce.

Contingent upon favorable review and comment by the Department of Education, the District will fund the projects through a proposed bond referendum for \$109 million (including bond issuance and related financing costs) on November 7, 2017. In order to ensure Northfield Public Schools is able to sustain the high quality programming our community has come to expect, there will be also be a ballot question revoking the District's current operating levy and replacing it with an increased operating levy of \$470.15 per pupil for 10-years with a built-in inflationary factor. The single bond question will be contingent upon the passage of the operating levy question. A copy of a sample ballot follows this introductory letter.

The Board of Education unequivocally supports this project. The Board unanimously voted to approve combined polling places, ballot language for the referendum, and the submission of this Review and Comment document on July 24, 2017

Thank you in advance for your consideration of this proposal.

Sincerely,



Matthew J. Hillmann, Ed.D.

Superintendent of Schools

Special Election Ballot
Independent School District No. 659
(Northfield Public Schools)
November 7, 2017

Instructions to Voters:

To vote, completely fill in the oval(s) next to your choice(s) like this: 

To vote for a question, fill in the oval next to the word "Yes" on that question.

To vote against a question, fill in the oval next to the word "No" on that question.

School District Question 1

**Revoking Existing Referendum Revenue Authorization;
Approving New Authorization**

The board of Independent School District No. 659 (Northfield Public Schools) has proposed to revoke the school district's existing referendum revenue authorization of \$1,497.17 per pupil and to replace that authorization with a new authorization of \$1,967.32 per pupil. The school district's actual referendum revenue authorization for any year shall not exceed the statutory maximum for that year. The proposed new referendum revenue authorization would increase each year by the rate of inflation and be applicable for ten years, beginning with taxes payable in 2018, unless otherwise revoked or reduced as provided by law.

Yes

Shall the school district's existing referendum revenue authorization be revoked and the increase in the revenue proposed by the board of Independent School District No. 659 be approved?

No

**BY VOTING "YES" ON THIS BALLOT QUESTION, YOU
ARE VOTING FOR A PROPERTY TAX INCREASE.**

School District Question 2

Approval of School District Bond Issue

If School District Question 1 is approved, shall the board of Independent School District No. 659 (Northfield Public Schools) also be authorized to issue its general obligation school building bonds in an amount not to exceed \$109,000,000 to provide funds for the acquisition and betterment of school sites and facilities, including the construction and equipping of a new high school facility and the demolition of the current facility; the construction and equipping of a new elementary school facility; the construction of additions to and renovations of the Bridgewater and Sibley Elementary school sites and facilities; the construction of renovations and improvements to the Longfellow School; and the construction of renovations and improvements to the Greenvale Park Elementary School to convert that facility for use as an early childhood center?

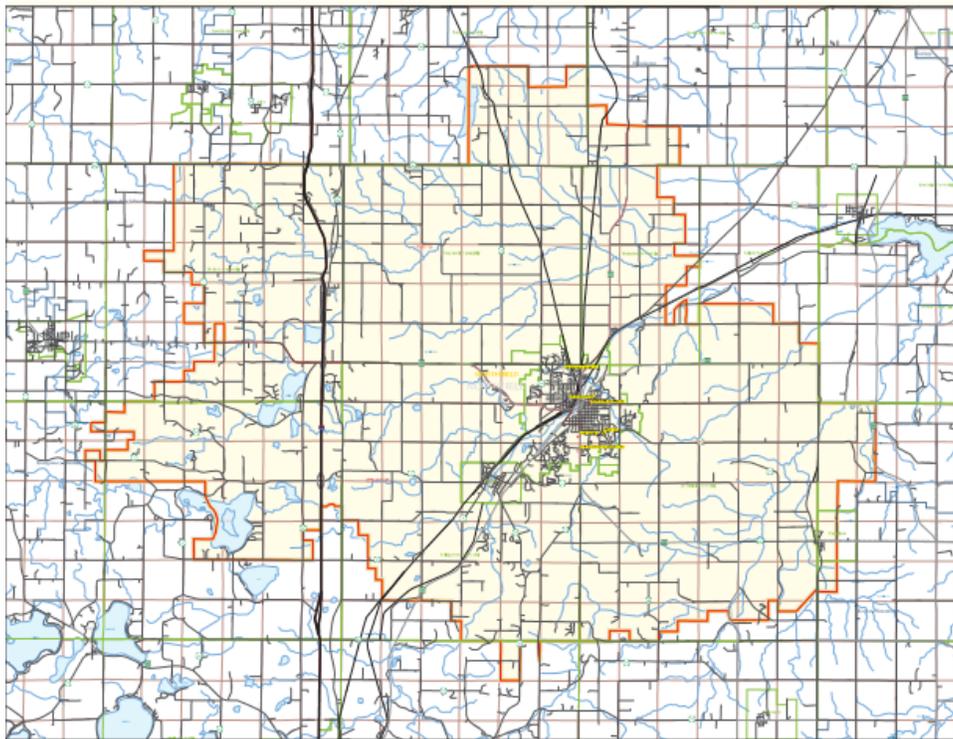
Yes

No

**BY VOTING "YES" ON THIS BALLOT QUESTION, YOU
ARE VOTING FOR A PROPERTY TAX INCREASE.**

1. The Geographic Area and Population to be Served

Northfield Public School District #659 serves approximately 4,000 students in its grades pre-k through 12 programs living in the community of Northfield and surrounding area. In addition to the community of Northfield, the district serves the communities of Dundas, Cannon City, Dennison and Castle Rock (Note: as shown below). The district covers an area of approximately 180 square miles and serves 27,800 people within the school district boundaries.



Two prestigious liberal arts colleges anchor Northfield: Carleton College and St. Olaf College. In addition, Northfield Hospital and Clinics provides excellent medical care and is a significant employer within the region. Businesses such as Post, Multek, and McLane are key employers, community assets, and provide a strong foundation for commercial and manufacturing growth.

The arts play a significant role in Northfield's sense of community. Music and theatre programs offered at one of the colleges or the school district add depth to the options presented by the Northfield Arts Guild, Vintage Band Festival, and the Riverwalk Market Fair. The town's commitment to the arts draws many people for intellectual and artistic stimulation.

Northfield is home to the annual Defeat of Jesse James Days, one of the largest all-volunteer community celebrations in Minnesota. Re-enactments of that fateful day in September of 1876 and the associated activities draw tens of thousands to the city each fall.

These facets are just a few reasons Northfield has routinely been rated as one of the best small towns in America, one of the best places to raise a family, and one of the best places to retire.

Over the past five years, the District's enrollment has increased in the number of students. The District anticipates that the total number of students will continue to increase slightly over the next couple of years. The October 1, 2016 enrollment numbers were included with historical data to calculate the current enrollment forecast which was prepared using the traditional cohort survival technique and weighting these results to favor more recent years. The following table includes historical enrollment counts and the longer-range forecast for additional context.

Year	PK	HK	KG	1	2	3	4	5	6	7	8	9	10	11	12	Total PK-12	Total K-12
11-12	39.68	19.71	236.24	254.08	282.68	273.29	265.67	309.76	265.36	305.14	294.42	313.01	303.79	323.49	311.99	3798.31	3758.63
12-13	40.13	14.16	253.41	268.72	249.35	278.15	266.88	266.77	341.49	271.50	310.92	318.82	309.92	298.79	328.50	3817.51	3777.38
13-14	30.12	19.51	204.12	300.97	266.62	259.29	279.02	279.64	294.39	343.44	271.97	331.62	323.37	306.66	308.13	3818.87	3788.75
14-15	24.53	36.04	230.33	253.50	289.83	272.66	264.87	284.24	313.80	302.18	343.12	294.09	331.03	316.16	312.93	3869.31	3844.78
15-16	32.33	23.37	226.83	278.20	269.87	293.65	284.14	269.46	311.85	317.92	299.57	361.73	305.65	330.02	317.75	3922.34	3890.01
16-17	37.38	38.53	207.68	265.05	283.86	276.60	308.49	299.51	299.78	322.91	338.00	316.14	365.80	306.08	321.40	3987.21	3949.83
17-18	38.20	37.22	200.58	264.24	269.30	290.30	287.47	320.75	329.93	307.71	335.47	357.21	320.42	364.14	303.28	4026.22	3988.02
18-19	35.19	36.27	195.52	256.32	267.90	275.72	300.95	299.30	352.12	338.96	318.47	354.77	361.58	318.70	361.73	4073.50	4038.31
19-20	34.80	31.59	170.28	250.10	259.99	274.31	286.15	313.02	329.73	361.46	350.26	337.36	359.13	359.76	316.50	4034.44	3999.64
20-21	28.77	29.65	159.87	219.36	253.72	266.31	284.69	297.96	344.09	338.78	373.21	369.99	341.64	357.35	357.38	4022.77	3994.00

2. Existing Facilities

The Northfield Public School District owns and operates six (6) educational facilities. It also provides special programming in a facility owned by the community of Northfield.

School Facilities and Capacities

1. Bridgewater Elementary School is the newest elementary school in the District. As shown below, it sits on an approximate ten (10) acre site located in the southeast quadrant of the community. The building was constructed in 1998. It is approximately 84,000 sq. ft. Like each of the other two (2) elementary schools in the district, Bridgewater is a K-5 school serving approximately 564 students. Each grade contains four (4) sections. Capacity for this school is estimated to be 600 students.
2. Greenvale Park Elementary School was constructed in 1970. It sits on a twenty-one (21) acre site located in the northwest quadrant of the community. It is approximately 67,000 sq. ft. Like each of the other two (2) elementary schools in the district, Greenvale Park is a K-5 school and serves approximately 478 students. Each grade contains four (4) sections. Capacity for this school is estimated to be 600.
3. Sibley Elementary School was constructed in 1962. Additions were added onto the building in 1976, 1990, 2003 and 2010. It sits on a twenty-one (21) acre site located in the northwest quadrant of the community. It is approximately 75,900 sq. ft. Like each of the other two (2) elementary schools in the district, Sibley Elementary is a K-5 school and serves approximately 580 students. Each grade contains four (4) sections. Capacity for this school is estimated to be 600.
4. The Longfellow Early Childhood/ALC School was constructed 1941 with an addition in 1962. As shown below, it sits on a 2.5 acre site located in the northwest quadrant of the community. It is approximately 52,800 sq. ft. Longfellow School is a learning center that serves two (2) separate and distinct programs; the District's Alternative Learning Center (serving secondary school students) and the community's Early Childhood Learning program (for pre-school aged children). There are approximately 100 students served in the various programs operating out of this school. The program areas are separate; providing maximum safety for students during the periods immediately before and after school. The size of the site provides for appropriate outdoor play and recreational space. Capacity for this school is estimated to be 600.

5. Northfield Middle School was constructed in 2004. As shown below, it sits on a sixty-one (61) acre site located in the northwest quadrant of the community. It is approximately 208,000 sq. ft. The middle school serves approximately 950 students in grades 6-8. The size of the site provides for optimal outdoor play and recreational space. Capacity for this school is estimated to be 1000.
6. Northfield High School was constructed in 1964 with additions in 1970, 1993, 1997, 1998, and 2002. It is approximately 265,000 square feet. The school sits on a thirty-six (36) acre site located in the east-central quadrant of the community. The senior high school serves approximately 1240 students in grades 9-12. The District Office is also located in this facility. Capacity for this school is estimated to be 1300.

Available alternate facilities

The District has reviewed the availability of other facilities within and outside of its boundaries. The District has assessed the enrollment areas and strategically identified the current schools that need additions and the proposed new schools based on needs and the growth in the respective attendance areas. The District has found no other available alternate facilities within or outside the District in the service locations that would accommodate needs and where the increased enrollment is occurring.

3. Specific Deficiencies of Current Facilities

In the spring of 2014, ATS&R, an architecture and engineering planning firm, was hired by Northfield Public Schools to conduct a comprehensive review of District facilities. The scope of the review was to include an architect and engineering analysis of the physical conditions of the buildings leading to the identification of repair and betterment needs that District Board and administration might consider addressing to ensure the continuing efficient operations of its buildings. The review was also to include a careful analysis of how effectively the buildings were supporting the educational programs and services provided within each; their educational adequacy. Below are summaries of the findings for each building.

Bridgewater Elementary: Architectural and Engineering Analysis-

- Significant tuck point and joint repair work should be planned.
- Roof repair work was completed FY'14, FY'15 and FY'17. Plans should be made to continue to monitor roof conditions and to repair as needed to avoid possible water penetration into the building.
- There is evidence of carpet wear throughout the building.
- Due to space limitations, Bridgewater converted rooms designed to serve as storage areas into small group learning areas. Repurposing rooms intended for storage into spaces used by students requires a different level of heating/cooling and air flow. The current HVAC system should be modified to provide proper circulation of air for students and staff in these converted spaces.
- There were inefficiencies found in our review of the electrical system. Those included the lack of a 50KW generator that could be used during possible emergency and/or safety situations.
- An inefficient and cost ineffective lighting system is currently in place; consideration should be given to installing occupancy sensors and LED lights

Bridgewater Elementary: Educational and Room Utilization Analysis-

- Lack of a 'controlled entry' for visitors to the school.
- Some rooms are too small to adequately support the instruction that takes place within them.
- Lack of needed space for storage of band instruments.
- Kindergarten rooms do not meet generally accepted size and do not contain private restrooms.
- Many of the spaces currently being used as offices by faculty were originally designed as storage areas. As a result, these spaces are excessively small and lack proper ventilation.

- The office space for the building administration and support staff is not strategically located in an area that helps to ensure student and staff safety. It is not immediately adjacent to the main entryway.
- Since the construction of this building, there have been many changes in programming at the school (i.e. RTI and 'Accelerate Northfield). These spaces require (use) small group and individualized instruction as an approach to the teaching/learning process. There are some spaces that are currently being utilized, (and are appropriate) for this kind of instruction, however there continues to be learning instruction that is taking place in the hallways and other less appropriate space.

Summary- Bridgewater Elementary is the newest elementary school building in the district. The architectural and engineering analysis found that the building has been well maintained and that there are no repair and betterment needs beyond what is expected to be normal and routine. Educationally, shortcomings already exist. This is most notable in the areas of special education. The need for a 'controlled' public entrance is a priority. The site, as currently planned, provides for an inadequate traffic flow; creating less than ideal safety conditions immediately before and after school.

Greenvale Park Elementary School: Architectural and Engineering Analysis -

- Limestone walls and exterior tuck point repair should be addressed as an immediate need to avoid possible moisture penetration into the interior walls of the building.
- Classroom sinks do not meet current code requirements and should be replaced.
- The repair and/or replacement of the entire HVAC (Heat, Ventilation and Air Conditioning) system should be given priority consideration by the District. This includes changing the existing steam to hot water conversion system to a HiEff condensing boiler system, the replacement of the existing MZ AHU A-1 system that serves the administrative area and the AHU A-2 system that serves the kindergarten/music areas and the AHU C-1 and C-2 that serves the classroom areas with VAV systems with energy recovery.
- All ductwork throughout the school should be cleaned and sealed.
- There is a need to replace old switchboards and panels with new more efficient models.
- An inefficient and cost ineffective lighting system is currently in place; consideration should be given to installing occupancy sensors and LED lights

Greenvale Park Elementary School: Educational and Room Utilization Analysis -

- Entryway into the building is not properly controlled; creating less than ideal safety conditions for students and staff.

- The 'open classroom' design does not provide proper lockdown conditions.
- There is a lack of natural lighting in many of the interior classrooms; research has shown that natural light to positively affect learning.
- The kindergarten rooms do not meet generally accepted size.

Summary- Greenvale Park Elementary School is a neighborhood school; accessible to many families via walking and/or biking. The architectural and engineering analysis has found that the building has been well maintained. However, there are repair and betterment needs, both short-term as well as long-term, that the District needs to address. Those include conducting repair work on the exterior envelope to prevent water intrusion into the building.

Educationally, shortcomings also exist in the building; created largely by the 'misalignment' of the open design of the original building with its more traditional approach to instruction used today. Providing needed upgrades in the HVAC system to more efficiently serve the instructional spaces- as used today is viewed to be relatively costly.

Sibley Elementary: Architectural and Engineering Analysis-

- Flooring is deteriorating in the 1992 addition and needs replacement.
- Exterior tuck point repair should be addressed as an immediate need to avoid possible moisture penetration into the interior walls of the building.
- Windows and the skylight need repair and/or replacement.
- Upgrades need to be made to the current HVAC system including replacing the air handling units in the east and west gymnasium, music room, the athletic office and storage rooms.
- The pneumatic actuators throughout the building should be changed or upgraded.
- The current bituminous surface in the parking area should be replaced.
- The existing parking lot should be expanded to accommodate at least twenty (20) more vehicles.

Sibley Elementary: Educational and Room Utilization Analysis-

- Lack of sufficient space for the orchestra/band program, including instrument storage.
- A lack of enough classroom space for the special education program.
- Insufficient space to properly conduct small group and individualized instruction for students in need of special assistance.
- The kindergarten rooms do not meet generally accepted size.

Summary- The architectural and engineering analysis at Sibley Elementary School found that the building has been well maintained. However, there are some repair and betterment needs, both short-term as well as long-term, that the District should consider addressing. Those include conducting repair work on the exterior envelope to prevent water intrusion into the building and upgrades to the existing

HVAC system. Educationally, the most significant shortcoming to this facility is the size of core areas such as the cafeteria and media center.

Longfellow Early Childhood and ALC: Architectural and Engineering Analysis-

- Exterior tuck point needs repair to avoid possible moisture penetration into the interior walls of the building.
- Exterior windows and doors need to be replaced in the 1941 and 1962 buildings to improve overall building efficiency.
- Pneumatic actuators need to be changed throughout the building.
- Occupancy sensors should be incorporated into interior lighting upgrades to improve overall operating efficiency.
- There is no emergency generator on site. A 50KW generator should be purchased and made available in case of a power failure to ensure the safety and well-being of the building occupants.
- Current bituminous surface areas should be replaced.

Longfellow Early Childhood and ALC: Educational and Room Utilization Analysis-

- Space limitations in the ECSE area limits the kind of programs that are available to serve students and parents involved in this program.
- The size of the building does not allow for the location of all the District's early childhood and adult basic education programs to be located on this site.
- The District volunteer coordinators office and the ALC director's office are not strategically located at the entrance of the building.
- Students toilets and an office space on the lower level are not handicap accessible.

Summary

The architectural and engineering analysis at Longfellow Early Childhood/ALC School found that the building has been well maintained. However, there are some repair and betterment needs that the District should consider as priorities. Those include conducting repair work on the exterior envelope to prevent water intrusion into the building and replacing windows in the 1941 and 1962 portions of the building.

Educationally, the school provides adequate space for the programs and services currently located within it. However, based upon the cited needs of key stakeholders, there is a strong desire to co-locate all of the District's EC programs as well as the community education programs. The Longfellow School site, and the building itself, would not properly support an addition to accommodate additional programs.

Northfield Middle School: Architectural and Engineering Analysis-

- The maintenance storage area is inadequate.
- A complete roof replacement will need to be considered within the next five (5) years.
- Exterior tuck point repair should be addressed as an immediate need to avoid possible moisture penetration into the interior walls of the building.
- The public address system needs to be upgraded to become compatible with the digital telephone system.
- There is no emergency generator on site. A 100KW generator should be purchased and made available in case of a power failure to ensure the safety and well-being of the building occupants.

Northfield Middle School: Educational and Room Utilization Analysis-

- The cafeteria is too small to comfortably serve the students. This creates challenges in scheduling students' lunch period with a minimum disruption of classroom instructional time.
- There are not adequate spaces in the sixth grade 'houses' to support the science curriculum.

Summary

Northfield Middle school is the newest school building in the District. The architectural and engineering analysis at Middle School found that the building has been well maintained and that there were no repair and betterment concerns beyond those ordinarily found in buildings of that age. Educational shortcomings do exist such as a cafeteria/lunchroom area that is deemed to be too small and the lack of appropriate science classrooms/labs co-located in the 6th grade houses. However, when considering the educational needs of this building within the framework of District needs, these shortcomings are considered at a lower level of priorities.

Northfield High School: Architectural and Engineering Analysis-

- Roof replacement over the media center and locker room areas should be given consideration soon.
- Exterior tuck point and wall repair are immediate needs to avoid possible moisture penetration into the interior walls of the building. Areas needing special consideration/attention include the gymnasium and music areas as well as the east and west courtyards, auditorium, cafeteria and the H, S and D wings.
- Wear and deterioration of the windows is evident. Replacement of window treatments should be considered in the D, H and S wings of the building.
- Air handling units (AHU) need to be replaced in the north and south gymnasiums as well as the music area to improve efficiency.
- Pneumatic actuators throughout the building need to be changed and/or upgraded.
- The current bituminous surface areas should be replaced.

Northfield High School: Educational and Room Utilization Analysis-

- There is a lack of sufficient storage throughout the building; this is especially problematic in the physical education/activities area.
- Band, orchestra and choir are three (3) programs essentially sharing a two (2) program spaces.
- Locker rooms do not 'lend themselves' to easy supervision.
- There are not enough instructional spaces to accommodate the physical education program.
- There is a shortage of lab space in the science area.
- Some special education programs do not have spaces designed to accommodate their needs.
- There is 'uneven' temperature control throughout the building.
- There are no flexible spaces able to accommodate small group instruction or collaborative learning opportunities for students.
- There are too few conference rooms to meet the needs of service providers.
- The commons area is too small.
- School entrances lack identity and sufficient levels of security.

Summary

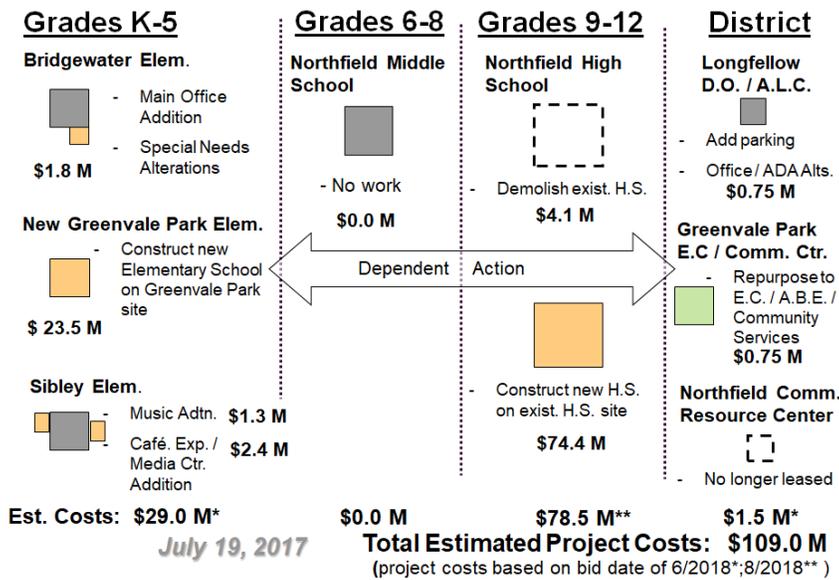
Northfield High School has undergone many updates and expansions. The architectural and engineering analysis at the School found that the building has been well maintained. However, there are many repair and maintenance needs that need to be attended to in the immediate future. Those needs include monitoring and patching the roof as needed to prevent water penetration, replacing windows in certain areas of the building to improve operating efficiency and upgrading the HVAC system to better insure even distribution of air throughout the building.

Educationally, there are numerous shortcomings. Those include a cafeteria that is too small, the lack of a student commons area, and a lack of appropriate space to properly accommodate either the music and/or physical education programs. Suggested solutions to address these issues are presented in Section 8 of this report.

4. Project Description

In developing its plan to be presented to the school community at a November 7, 2017 special school election, the Board considered numerous options before making the final decision related to the scope of the project. The community was provided many opportunities to share its views as well through a series of public listening sessions as well as the use of a special communication tool known as the “Thought Exchange Process.” A summary of the entire project and related costs and timelines can be seen in the tables below.

Pathway Four: District-wide Educational Adequacy - New Elem. / New H. S.



Northfield Public Schools - I.S.D. # 659		ATS&R Planners/Architects/Engineers	
District-wide Facilities Master Plan - SUMMARY of Estimated Probable Project Costs		7/20/2017	
Location	Description	Construction Cost	Project Cost
Bridgewater Elem.	Secure entry / main office adtn., alterations for spec. ed./student support spaces	\$ 1,362,000.00	\$ 1,800,000.00
Sibley Elem.	Music/Spec. Ed. and Media Ctr./Comp. Lab adtns.; alterations to expand cafeteria	\$ 2,800,000.00	\$ 3,700,000.00
New Greenvale Park Elem.	New 600 student capacity, grades K-5 elementary school	\$ 18,707,000.00	\$ 23,500,000.00
Greenvale Park E.C. / Comm. Ctr.	Alterations to repurpose exist. facility for early childhood and adult basic ed.	\$ 557,000.00	\$ 750,000.00
Longfellow D.O. / A.L.C.	Alterations to repurpose portion of exist. facility for district office / staff devel.	\$ 559,000.00	\$ 750,000.00
New Northfield High School	New 1,500 student capacity, grades 9 - 12 high school	\$ 59,662,000.00	\$ 78,500,000.00
Total Probable Costs		\$ 83,647,000.00	\$ 109,000,000.00
NOTES:			
1. Construction Cost does not include contingency			
2. Costs do not include financing costs.			

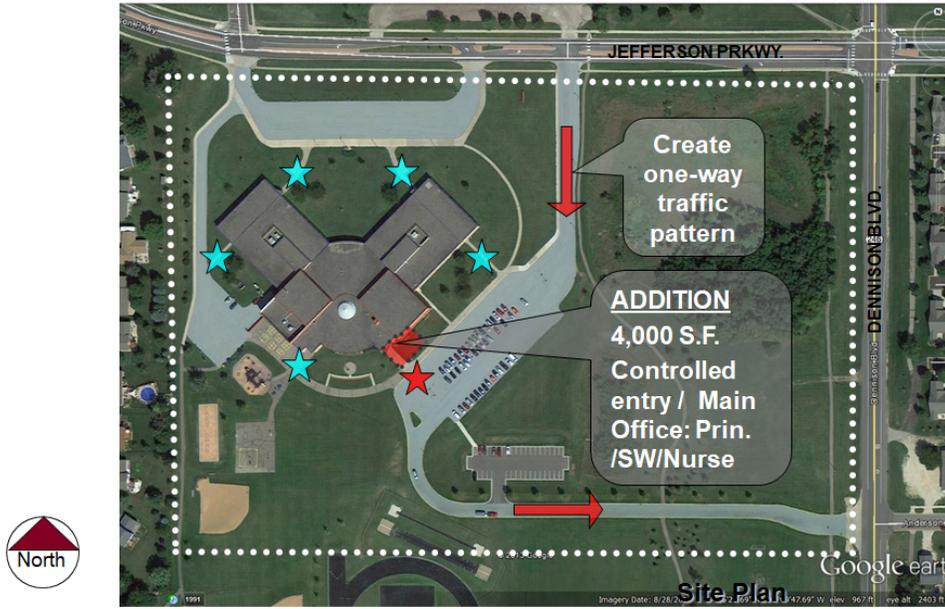
The preliminary project schedule is as follows:

Submittal of Review and Comment to MDE	August 4, 2017
Inform/Educate Public	August - Nov. 2017
Public Vote	November 7, 2017
Design Phase of the Projects	
a. New Northfield High School	Nov. 2017 – July 2018
b. New Greenvale Park Elem.	Nov. 2017 – May 2018
c. Bridgewater Elem., Sibley Elem., Greenvale Park E.C.,	
5. Longfellow D.O. / A.L.C - Additions / Alterations	May - Oct. 2018
Bidding and Award	
a. New Northfield High School	August 2018
b. New Greenvale Park Elementary	June 2018
c. Bridgewater Elem., Sibley Elem., Greenvale Park E.C.,	
6. Longfellow D.O. / A.L.C - Additions / Alterations	November 2018
Construction	
a. New Northfield High School	Sept. 2018 – July 2020
b. New Greenvale Park Elementary	July 2018 – July 2019
c. Bridgewater Elem., Sibley Elem., Greenvale Park E.C.,	
7. Longfellow D.O. / A.L.C - Additions / Alterations	March – July 2019
Occupancy	
a. New Northfield High School	July 2020
b. New Greenvale Park Elem.	July 2019
c. Bridgewater Elem., Sibley Elem., Greenvale Park E.C.,	
8. Longfellow D.O. / A.L.C - Additions / Alterations	August 2019

Building by building changes and associated costs are described in the following paragraphs and shown in illustrations and tables intended to bring clarity to each project.

Bridgewater Elementary School – Bridgewater is one of the District’s newest schools. As noted in Section 3 above, the areas of greatest need are the creation of appropriately sized learning spaces for their special needs programs and relocation of the school offices to provide improved security measures. Traffic flow patterns will be considered and potentially modified as part of the renovation.

Bridgewater Elem. School



ADDITION
4,000 S.F.
Controlled entry / Main Office: Prin. /SW/Nurse

Create one-way traffic pattern

July 19, 2017

Bridgewater Elem. School



Anticipated Project Costs (Note: Bid dates and completion dates are shown in the table)-

ATS&R Planners, Architects, Engineers

Northfield - Bridgewater Elementary - Controlled Entry Addition and Alterations

Statement of Probable Project Costs

4/19/17	7/20/17	Compl.	Aug 2019	BID Date	Nov, 2018
Construction Costs					
					\$ -
					\$ 1,000,000
			4,000 sf	250.00	\$ 231,000
			1,750 sf	132.00	\$ -
					\$ 131,000
Construction Subtotal					\$ 1,362,000
Other Costs					
					\$ 171,000
				5%	\$ 68,000
				5%	\$ 68,000
				10%	\$ 131,000
Other Cost Subtotal					\$ 438,000
Total Project Costs					\$ 1,800,000

Other Factors to Consider:

- Hazardous Material Clean-up Costs
- Legal / Interest Costs, and Special Construction Services

Greenvale Park Elementary School- As described in Section 3 above, Greenvale Park Elementary has significant needs related to how its current design aligns with the instructional practices now in place in the Northfield Elementary schools' instructional programs. When coupled with current and anticipated student growth, the decision made by the Board is to re-purpose the school to accommodate programs currently located at Longfellow school and construct a new K-5 elementary school on the current site. Plans for the repurposing of the school as well as the location of the new school are shown below.

**Greenvale Park – Conversion to E.C. / Community Center
New Elementary School**

**NEW
ELEMENTARY
SCHOOL**

90,000 s.f.
600 Stud. (K-5)
150 sf / student
21 Acres
Estimated cost
\$ 23.5 M

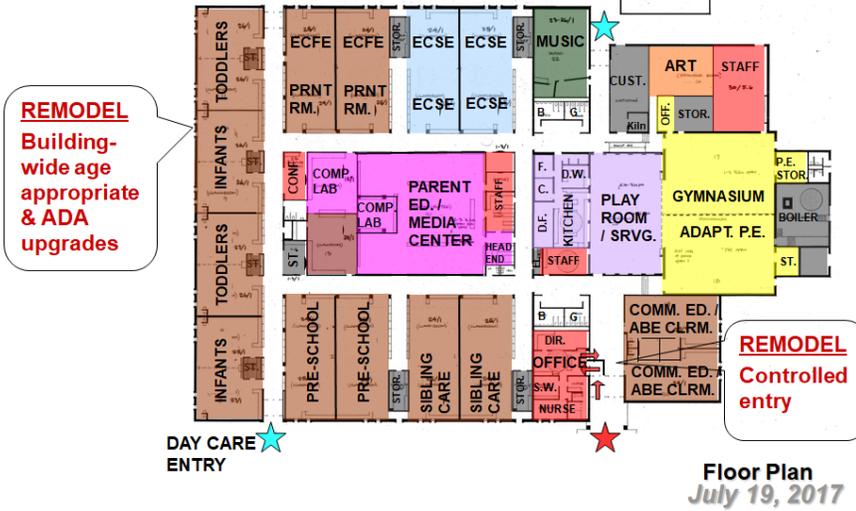


Concept Site Plan

July 19, 2017

Greenvale Park – Conversion to E.C. / Community Center

**+/- \$0.75 M
Project Cost**



**Floor Plan
July 19, 2017**

Anticipated Project Costs (Note: Bid dates and completion dates are shown in the table)-

ATS&R Planners, Architects, Engineers

Northfield - Greenvale Park - Early Childhood / Community Center - Alterations

Statement of Probable Project Costs

4/19/17	7/20/17	Compl.	Aug 2019	BID Date	Nov, 2018
Construction Costs					
					\$ -
					\$ -
			- sf		\$ -
			8,500 sf	63.88	\$ 543,000
					\$ -
					\$ 14,000
Construction Subtotal					\$ 557,000
Other Costs					
					\$ 76,000
				5%	\$ 28,000
				5%	\$ 28,000
				11%	\$ 61,000
Other Cost Subtotal					\$ 193,000
Total Project Costs					\$ 750,000
Other Factors to Consider:					
Hazardous Material Clean-up Costs					
Legal / Interest Costs, and Special Construction Services					

ATS&R Planners, Architects, Engineers

Northfield - New Elementary School K-5 (600 students)

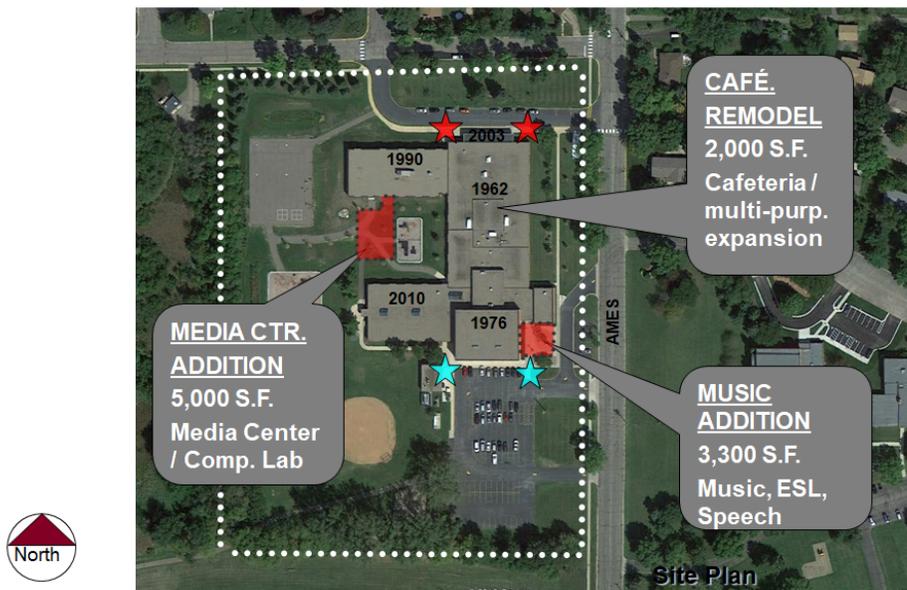
Statement of Probable Project Costs

4/19/17	7/20/17	Compl.	Aug 2019	BID Date	Jun, 2018
Construction Costs					
			90,000 sf	184.27	\$ 16,584,000
					\$ -
					\$ -
					\$ -
					\$ 2,123,000
Construction Subtotal					\$ 18,707,000
Other Costs					
					\$ 1,983,000
				5%	\$ 935,000
				5%	\$ 935,000
				5%	\$ 940,000
Other Cost Subtotal					\$ 4,793,000
Total Project Costs					\$ 23,500,000
Other Factors to Consider:					
Hazardous Material Clean-up Costs					
Legal / Interest Costs, and Special Construction Services					

(Note: The New Greenvale Park Elementary School Space Program is included as Attachment 1 to the Review and Comment.)

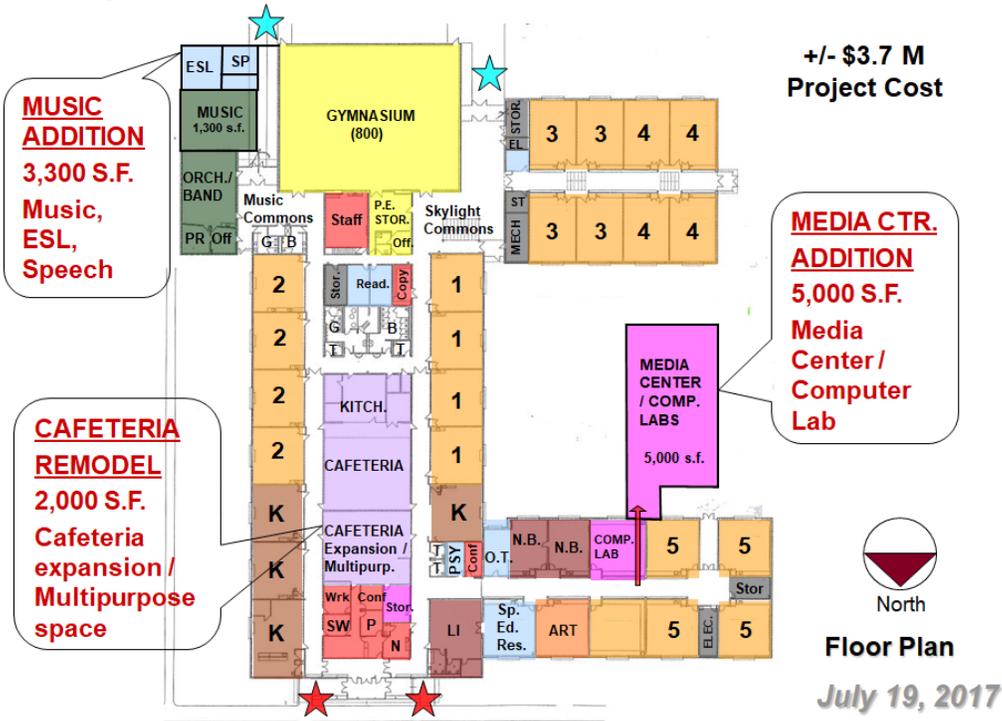
Sibley Elementary School- As noted in Section 3 of this report, Sibley Elementary's current layout does not provide adequate space for its music program. In addition, the current location of its kitchen and cafeteria are inefficient. The media center is inadequate in size for its current multiple uses including the incorporation of technology. The additions and alterations will address these deficiencies as well as provide additional instructional space for special education and English learners. Below are illustrations that show the intended modifications that will be made to this school as a result of a successful bond levy.

Sibley Elem. School



July 19, 2017

Sibley Elem. School



Anticipated Project Costs (Note: Bid dates and completion dates are shown in the table)-

ATS&R Planners, Architects, Engineers

Northfield - Sibley Elementary - Music / Media Center Additions and Cafeteria Alterations

Statement of Probable Project Costs

4/19/17 7/20/17

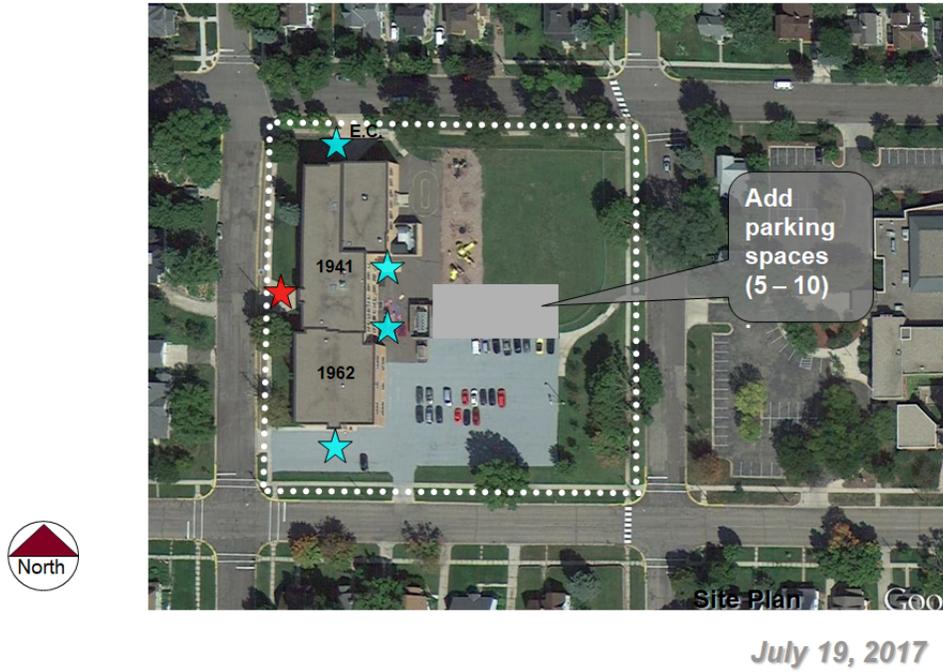
	Compl.	Aug 2019	BID Date	Nov, 2018
Construction Costs				
Construction - New Building			\$	-
Construction - Addition		8,300 sf	250.12	\$ 2,076,000
Alterations / Upgrades		2,900 sf	132.07	\$ 383,000
Deferred Maintenance - HVAC			\$	-
Site Development			\$	341,000
Construction Subtotal			\$	2,800,000
Other Costs				
Services / Fees / Testing / Permits			\$	335,000
Furniture Fixtures Equipment			5%	\$ 140,000
Technology (Infra structure / Equipment)			5%	\$ 140,000
Contingency			10%	\$ 285,000
Other Cost Subtotal			\$	900,000
Total Project Costs			\$	3,700,000

Other Factors to Consider:

- Hazardous Material Clean-up Costs
- Legal / Interest Costs, and Special Construction Services

Longfellow School- As noted in this section's description of the Greenvale Park Elementary School's repurposing plan, all programs currently using the Long Fellow space will be located in the renovated Greenvale Park school. Longfellow School will be repurposed to accommodate the district office that is currently located in the High School. The ALC will remain in Longfellow, but in upgraded spaces. The illustrations below show the nature and scope of the planned renovations.

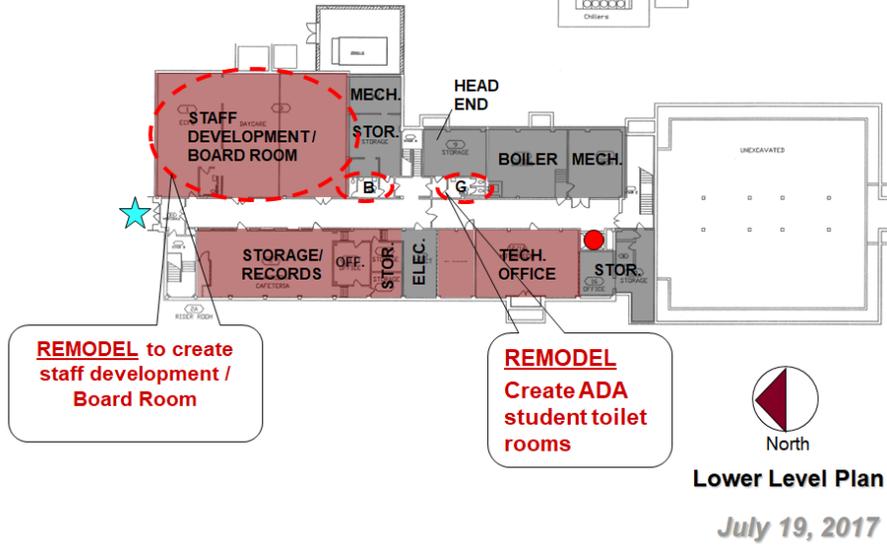
Longfellow - District Office / ALC



Longfellow – District Office / ALC

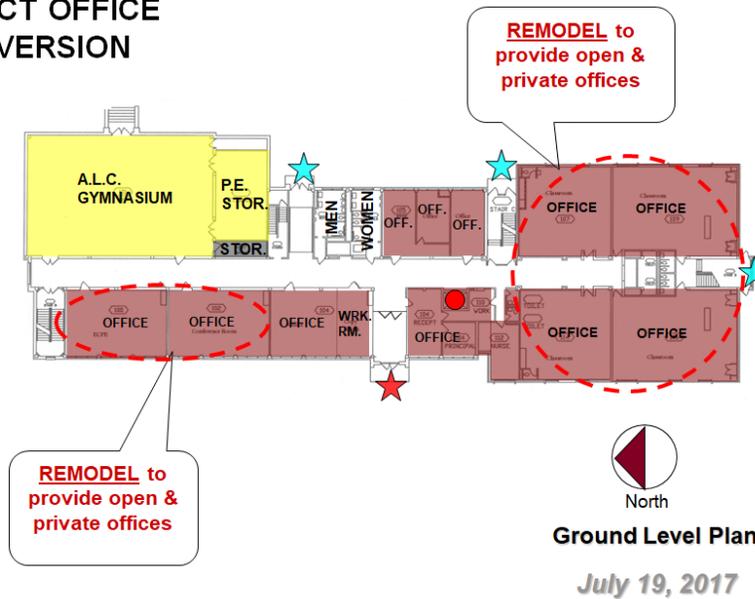
DISTRICT OFFICE
CONVERSION

+/- \$0.75 M
Project Cost



Longfellow – District Office / ALC

DISTRICT OFFICE
CONVERSION



Anticipated Project Costs (Note: Bid dates and completion dates are shown in the table)-

Longfellow District Office / A.L.C.

Remodel to staff offices, staff development, ADA student toilets / add parking and bus drop-off 28-Oct-14
Statement of Probable Project Costs

Construction Costs				
Construction - Addition	-	sf		0
Alterations / Upgrades	550	sf	-	0
Demolition				0
Mechanical				0
Electrical				0
Technology				0
Food Service Equipment				0
Site Development				0
Construction Cost Subtotal	-			-
Design Contingency	#DIV/0!	0	#DIV/0!	53,000
Total Construction Costs	-			53,000
				13.18
Total Project Costs				698,366

Other Factors to Consider:

- Hazardous Material Clean-up Costs
- Legal / Interest Costs, and Special Construction Services

New Northfield High School- The proposal that will be presented to the public in November calls for a new high school; located on the current high school campus. Following completion of the high school, the existing school will be demolished and outdoor spaces will be created to accommodate the physical education and athletic programs.

(Note: The New Northfield High School Space Program is included as Attachment 2 to the Review and Comment.)

New Proposed Northfield High School

NEW HIGH SCHOOL

- 255,000 sf
- 1,500 Stud. (9-12)
- 170 sf / student
- 36 Acres
- No Synthetic turf field
- Demolish existing high school
- Estimated Cost
\$78.5 M



Concept Site Plan

July 19, 2017



Anticipated Project Costs (Note: Bid dates and completion dates are shown in the table)-

ATS&R Planners, Architects, Engineers

Northfield - New High School 9-12 (1,500 students)

Statement of Probable Project Costs

4/19/17 7/20/17

	Compl.	Aug 2020	BID Date	Aug, 2018
Construction Costs				
Construction - New Building		255,000 sf	204.80	\$ 52,224,000
Construction - Addition				\$ -
Alterations / Upgrades				\$ -
Deferred Maintenance - HVAC				\$ -
Site Development				\$ 7,438,000
Construction Subtotal				\$ 59,662,000
Other Costs				
Services / Fees / Testing / Permits				\$ 9,437,000
Furniture Fixtures Equipment			5%	\$ 3,132,000
Technology (Infra structure / Equipment)			5%	\$ 3,132,000
Contingency			5%	\$ 3,137,000
Other Cost Subtotal				\$ 18,838,000
Total Project Costs				\$ 78,500,000

Other Factors to Consider:

- Hazardous Material Clean-up Costs
- Legal / Interest Costs, and Special Construction Services

Operating Costs

This project proposal calls for additional square footage in the form of one new elementary school, one new high school, and additions to Bridgewater and Sibley Elementary Schools. The proposed project also includes the demolition of the aging existing 265,000 S.F. high school with significant deferred maintenance needs, as well as the relocation of Early Childhood and Adult Basic Education programs from a leased facility to the repurposed Greenvale Park Early Childhood / Community Center. Operating costs for heating, cooling, electrical operations, etc. and maintenance costs have been analyzed and estimated for the proposed projects by District administration and the architects/engineers. The change in yearly operating costs to the District are calculated based on historical/projected costs per square foot and District policy for maintenance personnel salaries and summarized in estimates below:

Operating Costs Summary Estimate

New Greenvale Park Elementary 90,000 SF x \$4.50/SF	= \$405,000
New Northfield High School 255,000 SF (new) – 265,000 SF (exg.) = 10,000 SF of reduced space x \$4.50/SF	= (\$ 45,000)
Bridgewater Elementary School 4,000 SF addition x \$4.50/SF	= \$18,000
Sibley Elementary School 8,300 SF addition x \$4.50/SF	= <u>\$37,350</u>
Subtotal addition in operating expenses	= \$415,350
Existing Northfield High School (demolish) Reduction of Priority / Consideration Level 1 deferred maintenance items Identified in the District-wide Facilities Master Plan	= <u>(\$3,120,000)</u>
Subtotal reduction in operating expenses	<u>(\$3,120,000)</u>
Total overall reduction in operating expenses (\$3,120,000 – \$415,350)	= (\$2,704,650)

The anticipated impact on the District's taxpayers is shown below

Northfield School District No. 659
Analysis of Tax Impact for Proposed Ballot Questions
November 2017 Election

July 17, 2017

Referendum Authority per Pupil	Question 1			Question 2	Total
	Operating Referendum - Revoke and Replace			Bond Issue	
	Revoked Authority -\$1,497.17	Proposed Authority \$1,967.32	Net Change \$470.15	\$109 Million 25 Years	

Type of Property	Estimated Market Value	Estimated Tax Impact, Payable 2018*				
Residential Homestead	\$100,000	-\$264	\$359	\$95	\$90	\$185
	125,000	-330	449	119	125	244
	150,000	-396	538	142	159	301
	175,000	-463	628	165	193	358
	200,000	-529	718	189	227	416
	250,000	-661	897	236	296	532
	300,000	-793	1,077	284	364	648
	350,000	-925	1,256	331	433	764
	400,000	-1,057	1,436	379	502	881
	500,000	-1,322	1,795	473	629	1,102
Commercial/Industrial +	600,000	-1,586	2,154	568	786	1,354
	\$250,000	-\$661	897	\$236	\$535	771
	500,000	-1322	1,795	473	1,163	1,636
	1,000,000	-2643	3,589	946	2,421	3,367
Apartments	2,000,000	-5,286	7,178	1,892	4,936	6,828
	\$200,000	-\$529	718	\$189	\$314	\$503
	500,000	-1,322	1,795	473	786	1,259
	1,000,000	-2,643	3,589	946	1,572	2,518
Agricultural Homestead **	2,000,000	-5,286	7,178	1,892	3,144	5,036
	\$500,000	-\$396	538	\$142	\$291	\$433
	750,000	-396	538	142	385	527
	1,000,000	-396	538	142	480	622
Agricultural Non-Homestead (dollars per acre) **	2,000,000	-396	538	142	857	999
	\$4,000	\$0.00	\$0.00	\$0.00	\$3.02	\$3.02
	5,000	0.00	0.00	0.00	3.77	3.77
	6,000	0.00	0.00	0.00	4.53	4.53
	7,000	0.00	0.00	0.00	5.28	5.28
	8,000	0.00	0.00	0.00	6.04	6.04

* The estimated tax impact includes principal and interest payments on the new bonds. The figures in the table are based on school district taxes for operating referendum and bonded debt levies only, and do not include tax levies for other purposes. Tax increases shown above are gross increases, not including the impact of the state Property Tax Refund ("Circuit Breaker") program. Many owners of homestead property will qualify for a refund, based on their income and total property taxes. This will decrease the net effect of the proposed bond issue and operating referendum for many property owners.

+ For commercial-industrial property, the tax impact estimates above are for property in Rice and Goodhue counties. For commercial-industrial property in Dakota county, the tax impact of the bond issue would be less than shown above, due to the impact of the Twin Cities Fiscal Disparities program.

** Tax impact estimates for all agricultural property include the impact of the newly approved School Building Bond Agricultural Credit. For agricultural homestead property, a value of \$150,000 was assumed for the house, garage, and one acre.

6. Documentation of District Compliance

i) Governing Municipal Contracts

The Independent School District #659 and the District's professional service provider ATS&R Planners/Architects/Engineers recognize and are bound by all applicable provisions set forth in Minnesota Statute 471.345 Minnesota Uniform Contracting Law through all phases of this project.

ii) Sustainable Design

The Northfield Public School District and its administration are strongly committed to incorporating renewable resources and innovative, sustainable design concepts into the design of this project.

In order to follow through on this commitment, the District expects to implement a design process that requires innovative thought from conception through construction. Subsequently, the proposed project scope will include materials and systems that are energy efficient, environmentally responsible, and economically affordable.

Over the course of the project, the following design concepts and strategies will be utilized by ATS&R architects and engineers as a means of ensuring the attainment of sustainability and environmental goals.

1. Conserve Energy and Natural Resources- With the systems to be incorporated into the new building, and material and system choices selected for other project scope components, the project team will seek to enhance the indoor environment, conserve energy and make use of renewable resources through the use of new technology. Specially, the new buildings will use energy efficient systems and components for the HVAC and Electrical (lighting and controls) systems. In addition, consideration will be given to the implementation of other 'green and lean' design concepts. Finally, for all other building components, selection of materials and system will be based upon life-cycle cost analysis.
2. Minimize Project Construction Waste- Following standards set forth by agencies such as the USGBC, contractors for the proposed project will be asked to follow guidelines to minimize construction related waste. This will include sorting and recycling appropriate materials and waste, designing toward balanced sites, and minimizing process-related environmental waste.
3. Optimize Maintenance and Operating Costs- Through the implementation, use, and integration of new technologies and materials, the project team will work to minimize the operational requirements of new systems while maximizing efficiencies. Systems and

material choices will be based upon life-cycle payback to include evaluation of first costs, operating and maintenance costs, and life expectancy.

The Northfield School District and its architects and engineers will strive to utilize the above noted strategies in their commitment to fully utilize environmentally sustainable school facility design concepts whenever possible and appropriate for this project.

iii) School Facility Commissioning Related to HVAC and ASHRAE Standards

As architects and engineers for this project, ATS&R ensures that the design of the ventilation system for the project will meet and/or exceed current building code requirements and ASHRAE standards for indoor air quality as well as filtration. The project design will also incorporate a means to monitor outdoor air and total airflow of all ventilation systems. In addition, all systems will be commissioned as required under M.S. 123B.72 School Facility Commissioning.

iv) American National Standards Institute Acoustical Performance Criteria

ATS&R's architects and engineers will consider the American National Standards Institute's S12.60 Classroom Acoustics Standards in the design of the new EC-12 school building for maximum background and noise levels and reverberation times. To this end, it will be their intention to include the following design concepts into the proposed project.

- Building enclosures, interior partition walls, and doors and window systems will be designed to provide appropriate sound isolation from both exterior and adjacent spaces.
- The design and installation of mechanical and electrical system will be completed in such a manner to ensure that recommended ambient noise levels are not exceeded throughout the various frequency ranges.
- The design and installation of interior finishes and acoustical treatments as appropriate will be completed in such a manner that ensures low sound reverberation levels while increasing speech clarity.

v) State Fire Codes

The Northfield Public Schools and the District's professional service provider ATS&R recognize and are bound by the applicable provisions set forth by the International Fire Code adopted by the International Code Council and those applicable provisions found in Minnesota Rules Chapter 7511.

vi) Governing Building Codes

The Northfield Public Schools and the District's professional service provider ATS&R recognize, and are bound by, all applicable provisions set forth in Minnesota Statute 326B Construction Codes and Licensing through all phases of this project.

vii) Consultation with Affected Governing Codes

The District has been working collaboratively with the community of Northfield to ensure all facility modifications and new facilities can be supported by the existing infrastructure. Because the project is both additions to, and modifications of, the existing school buildings, it is already supported by nearby local infrastructure (roads and utilities). Both new buildings will be constructed on existing school sites; requiring no significant infrastructure change. However, it should be noted that the total cost allocated for this project includes allowances for expenses such as the construction of drives, sidewalks and other possible access requirements as deemed necessary.

Attachment 1

New Greenvale Park Elementary School Space Program

This Page is Blank on Purpose

Northfield Public Schools - I.S.D. #659
New Greenvale Park Elementary School - 600 Student Capacity

SPACE PROGRAM		23 Classrooms	5 Kindergarten			148 S.F./Student
		No. of rooms	Planning Criteria	Total Net SF	New	
CLASSROOMS						
19 Pre K (all day)	-	1,200	-			grade K 95
19 Pre K (1/2 day)	-	1,200	-			grade 1 105
19 Kindergarten Rooms (all day)	5	900	4,500			grade 2 105
19 Kindergarten Rooms (1/2 day)	-	900	-			grade 3 105
21 Classrooms (grades 1 - 3)	15	900	13,500			grade 4 100
25 Classrooms (grades 4 and 5)	8	900	7,200			grade 5 100
Cluster FTLA Areas (Flexible Teaming Areas)	4	800	3,200			
Cluster Staff Planning Areas	4	200	800			
Cluster Storage Supplies	4	100	400			
			<u>29,600</u>	29,600		610 Students
SUPPORT SPACES						
Media Center	1	3,000	3,000			
Support / Technology Head end room	1	200	200			
Computer Lab	2	800	1,600			
Administration / Nurse / Prin. / S.W.	1	2,500	2,500			
Conference Room	1	300	300			
Staff Dining / Workroom	1	800	800			
Art	1	1,000	1,000			
Art Storage	1	200	200			
Music	1	1,000	1,000			
Music Office	1	150	150			
Band	1	1,300	1,300			
Band Office / Practice (small group)	2	125	250			
Cafeteria	1	3,050	3,050	15	3,050	203
Kitchen / Prep	1	1,000	1,000			
Kitchen Support	1	800	800			
Receiving Area / Storage	1	500	500			
Large Group Meeting (share with cafe if avail)	-	1,200	-			
Before / After School Office	-	150	-			
Before / After School Storage	-	200	-			
			<u>17,650</u>	17,650		
P.E. GYMNASIUM						
P.E. Gymnasium	2	4,000	8,000	50 x 70 = 3500 sf		
Bleachers (200 seats)	-	300	-			
P.E. storage	1	400	400			
P.E. Office	1	150	150			
			<u>8,550</u>	8,550		
SPECIAL SERVICES						
Math Corp	1	200	200			
Read 180	1	450	450			
Reading Corp	1	200	200			
Psych / OT / Counselor	3	150	450			
LD classroom (Resource) - 1 teacher	1	450	450			
LD classroom (Resource) - 2 teachers	-	900	-			
Title I / Basic Skills	4	450	1,800			
Speech	1	150	150			
ESL	1	200	200			
DHH	1	300	300			
Conference Room / Small Group	-	300	-			
EBD Classroom	-	900	-			
			<u>4,200</u>	4,200		
			<u>-</u>	60,000		
Circulation/Structure/ Mechanical/Toilets/Other		1.5		90,000	148	sf/st

Attachment 2

New Northfield High School Space Program

This Page is Blank on Purpose

SPACE PROGRAM
New Northfield High School - 1500 Student Capacity

ATS&R Project 14008.1
 02-Aug-17

1500 Students (6.00 / 7.00)

	TEACH.		SUB		TOTAL
	STN.	QNTY.	SQ.FT.	TOTAL	
Space Allocation Program					
ART					
MULTI-PURPOSE ART LAB	1	1	1,400		1,400
STORAGE		1	100		100
DRAWING / PAINTING LAB	1	1	1,400		1,400
STORAGE		1	100		100
3D CERAMICS LAB	1	1	1,400		1,400
CLAY		1	150		150
KILN		1	150		150
PRINTING LAB	1	1	1,400		1,400
STORAGE		1	100		100
STAFF PLANNING / OFFICES		1	300		300
	4			3.7%	6,500
AUDITORIUM					
AUDITORIUM		800 SEATS @		8.50 SF / SEAT	
SEATING / THRUST STAGE	1	1	6,800		6,800
STAGE		1	2,500		2,500
LIGHT / SOUND BOOTH		1	150		150
PIANO STORAGE					
SCENE SHOP / STORAGE		1	500		500
DRESSING ROOMS		2	150		300
TOILETS		2	50		100
MAKE-UP AREA		1	200		200
COSTUME STORAGE		1	200		200
TICKET BOOTH		1	50		50
CONCESSIONS					
BLACKBOX / CLASSROOM / REHEARSAL	0	0	2,000		0
	1			6.1%	10,800
BUSINESS EDUCATION					
BUSINESS COMPUTER LAB	2	2	1,200		2,400
BUSINESS CLASSROOM		0	900		0
STAFF PLANNING		0	180		0
SCHOOL STORE		0	400		0
STORAGE		0	100		0
	2			1.4%	2,400
CLASSROOMS - CORE					
LANGUAGE ARTS	10	10	900		9,000
READING (see Special Services)					
JOURNALISM / TECHNICAL WRITING		0	1,200		0
YEAR BOOK STORAGE		1	150		150
WORLD LANGUAGE	8	8	900		7,200
KITCHEN					
SOCIAL STUDIES	10	10	900		9,000
SOCIAL STUDIES / MATHEMATICS					
MATHEMATICS	10	10	900		9,000
HEALTH	1	1	900		900
DRIVER EDUCATION		0	900		0
STUDY HALL	2	2	900		1,800
FTLA AREAS		6	1,200		7,200
STORAGE		4	200		800
STAFF PLANNING		0	480		0
CONFERENCE / SMALL GROUP		4	120		480
	41			25.7%	45,530
FAMILY CONSUMER SCIENCE					
FOODS LAB	1	1	1,400		1,400
STORAGE ROOM		1	150		150
FASHION LAB / MULTI-PURPOSE CLASSROOM		0	1,200		0
STORAGE ROOM		0	100		0
CHILD DEVELOPMENT LAB / DAY CARE		0	800		0
CLASSROOM		0	900		0
STAFF PLANNING / OFFICES		1	150		150
	1			1.0%	1,700
INDUSTRIAL TECHNOLOGY					
CAREER & TECH. ED. LAB	5	5	2,000		10,000
STORAGE		5	200		1,000
		0	300		0
STAFF PLANNING		0	200		0
CONFERENCE		0	150		0
	5			6.2%	11,000
LARGE GROUP INSTRUCTION					
FORUM ROOM					

	TEACH. STN.	QNTY.	SQ.FT.	SUB TOTAL	TOTAL
Space Allocation Program					
	0			0.0%	0
MEDIA / INFORMATION CENTER					
ENTRANCE / READING / RESEARCH		1	5,500	5,500	
CHECKOUT / CIRCULATION / STAFF (2)		0	300	0	
MEDIA OFFICE		1	150	150	
PERIODICAL STORAGE					
MEDIA WORKROOM / STAFF (2) / PERIODICAL		1	700	700	
MEDIA TECH. REPAIR / A/V STORAGE / STAFF		0	700	0	
A/V STORAGE					
CONFERENCE / SMALL GROUP		1	200	200	
COMPUTER RESOURCE		0	1,000	0	
VIDEO STUDIO		0	500	0	
CONTROL / WORKROOM		0	200	0	
HEADEND - VIDEO		0	100	0	
VIDEO / TECH. OFFICE		0	100	0	
HEAD END ROOM - PHONE / DATA		0	100	0	
	0			3.7%	6,550
MUSIC					
BAND REHEARSAL ROOM / INSTR. STOR.	1	1	2,100	2,100	
BAND UNIFORM STORAGE		1	200	200	
INSTRUMENT STORAGE					
CHORAL REHEARSAL ROOM	1	1	1,600	1,600	
ROBE STORAGE		1	120	120	
ORCHESTRA REHEARSAL ROOM / INSTR. STOR.	1	1	1,900	1,900	
ORCHESTRA INSTRUMENT STORAGE					
PRACTICE ROOMS - SMALL	2	2	70	140	
PRACTICE ROOMS - MID	2	2	150	300	
PRACTICE ROOMS - LARGE	2	2	230	460	
TECH. / RECORDING ROOM	0	0	400	0	
GENERAL MUSIC CLASSROOM	0	0	1,100	0	
STAFF PLANNING / OFFICES	4	4	150	600	
	3			4.2%	7,420
P.E. / PHYSICAL FITNESS / WELLNESS					
GYMNASIUM	2	2	7,000	14,000	
BLEACHER STORAGE		1	800	800	
GYM STORAGE		3	300	900	
WRESTLING / AEROBICS	1	1	3,600	3,600	
WEIGHTS / FITNESS / OFFICE	1	1	3,500	3,500	
AUXILLARY GYM	1	1	5,000	5,000	
BOY'S P.E. LOCKER ROOM		1	1,000	1,000	
SHOWERS		1	100	100	
TOILET		1	150	150	
MEN'S P.E. STAFF OFFICE		1	150	150	
STAFF LOCKER / SHOWER / TOILET		1	100	100	
GIRL'S P.E. LOCKER ROOM	1	1	1,000	1,000	
SHOWERS		1	100	100	
TOILET		1	150	150	
WOMEN'S P.E. STAFF OFFICE		1	150	150	
STAFF LOCKER / SHOWER / TOILET		1	100	100	
BOY'S TEAM LOCKER ROOM	1	1	1,600	1,600	
SHOWERS		1	150	150	
TOILET		1	100	100	
MENS COACHES OFFICE		1	180	180	
STAFF LOCKER / SHOWER / TOILET		1	100	100	
GIRL'S TEAM LOCKER ROOM	1	1	1,600	1,600	
SHOWERS		1	150	150	
TOILET		1	100	100	
WOMENS COACHES OFFICE		1	180	180	
STAFF LOCKER / SHOWER / TOILET		1	100	100	
TRAINING ROOM (BOY'S / GIRL'S)		1	250	250	
OFFICIAL'S DRESSING ROOM					
ATHLETIC EQUIPMENT ISSUE ROOM		0	800	0	
LAUNDRY					
CONCESSION STAND / STORAGE		1	150	150	
OUTDOOR EQUIPMENT STORAGE					
P.E. / ATHLETIC CLASSROOM	0	0	900	0	
STUDENT EQUIPMENT STORAGE					
	5			20.0%	35,460
SCIENCE					
BIOLOGY LECTURE / LAB	3	3	1,400	4,200	
PREP ROOM		3	200	600	
STORAGE					
PLANT ROOM					

	TEACH.			SUB	TOTAL
	STN.	QNTY.	SQ.FT.	TOTAL	
Space Allocation Program					
ANIMAL ROOM					
CHEMISTRY LECTURE / LAB	3	3	1,400	4,200	
PREP ROOM		3	200	600	
STORAGE		0	150	0	
PHYSICS LECTURE / LAB	1	1	1,200	1,200	
PHYSICAL SCIENCE LECTURE / LAB	2	2	1,400	2,800	
PREP ROOM		3	200	600	
STORAGE		1	200	200	
ADVANCED PROJECTS		0	150	0	
STAFF PLANNING		0	900	0	
	9			8.1%	14,400
SPECIAL SERVICES					
SPECIAL ED. CLASSROOM (full size)	3	3	900	2,700	
SPECIAL ED. CLASSROOM (half size)	5	5	450	2,250	
EBD CLASSROOM	1	1	900	900	
READING CLASSROOM	2	2	900	1,800	
KITCHEN		1	200	200	
LAUNDRY		1	120	120	
TOILET / CHANGING / SHOWER		1	200	200	
SENSORY		1	50	50	
ELL CLASSROOM	2	2	900	1,800	
SPEECH OFFICE		1	100	100	
STAFF PLANNING		0	900	0	
CONFERENCE ROOM		1	100	100	
ASSESSMENT ROOM		1	100	100	
STORAGE / FILES		1	100	100	
	13			5.9%	10,420
ADMINISTRATION					
CENTRAL ADMINISTRATION					
GREETER / RECEPTION / WAITING		1	300	300	
GENERAL OFFICE		1	300	300	
PRINCIPAL OFFICE		1	200	200	
HEAD SECRETARY		1	80	80	
ASSISTANT PRINCIPAL		2	150	300	
SECRETARIAL AREA		2	50	100	
ACTIVITIES DIRECTOR		1	150	150	
SECRETARY		1	80	80	
REGISTRAR OFFICE		1	120	120	
ITINERANT OFFICES		1	80	80	
POLICE LIAISON OFFICE		1	100	100	
CONFERENCE ROOM		1	250	250	
WORKROOM / VOLUNTEER WORKSPACE		1	300	300	
RECORDS STORAGE		1	100	100	
TOILET		1	50	50	
GUIDANCE SERVICES					
RECEPTION / WAITING		1	200	200	
GENERAL OFFICE		1	250	250	
SECRETARIAL AREA		1	150	150	
COUNSELOR OFFICES		4	120	480	
ITINERANT OFFICES		1	80	80	
PSYCHOLOGIST OFFICE		1	100	100	
STUDENT ADVOCATE OFFICE		0	100	0	
CONFERENCE ROOM		1	300	300	
RECORDS STORAGE		1	100	100	
TOILET		1	50	50	
CAREERS CLASSROOM	1	1	900	900	
SPECIAL EDUC. DEPT. LEADER OFFICE		1	120	120	
HEALTH SERVICES					
NURSE OFFICE		1	120	120	
COT AREA (4)		1	200	200	
PRIVATE COT (1) / EXAM ROOM		1	60	60	
STORAGE CLOSET		1	40	40	
TOILET		1	50	50	
STAFF SUPPORT					
STAFF LOUNGE / WORKROOM / DINING		1	800	800	
VOLUNTEER WORK AREA					
COPY CENTER		1	300	300	
COMMUNITY EDUCATION					
OFFICE / STORAGE		0	150	0	
IN SCHOOL SUSPENSION		0	400	0	
	1			3.8%	6,810
FOOD SERVICES					
CAFETERIA / COMMONS			375 SEATS @	13.00 SF / SEAT	

	TEACH.		SUB		
	STN.	QNTY.	SQ.FT.	TOTAL	TOTAL
Space Allocation Program					
STUDENT DINING / MULTI-USE		1	4,875	4,875	
TABLE STORAGE		1	200	200	
KITCHEN		1	1,700	1,700	
SERVING AREA		1	1,200	1,200	
DISH WASH		1	300	300	
FREEZER		1	400	400	
COOLER		1	200	200	
DRY FOOD STORAGE		1	400	400	
OFFICE		1	100	100	
LOCKERS / STAFF AREA		1	120	120	
TOILET		1	50	50	
		0		5.4%	9,545
BUILDING SERVICES					
STUDENT TOILETS		1	4,000	4,000	
CUSTODIAL CLOSETS		4	100	400	
RECEIVING		1	500	500	
CUSTODIAL OFFICE		1	150	150	
CUSTODIAL WORK		1	300	300	
BUILDING STORAGE		1	500	500	
CUSTODIAL LOCKERS / STAFF		1	120	120	
TOILET		1	50	50	
LOADING DOCK (OVERHANG AT 1/2 sf)		1	200	200	
YARD STORAGE					
BOILER ROOM		1	2,000	2,000	
ELECTRIC ROOM		1	328	328	
		0		4.8%	8,548
NET EDUCATIONAL AREA	85				177,083
CIRCULATION / STRUCTURE			40.0%		70,833
MECHANICAL / ELECTRICAL SPACES			4.0%		7,083
OVERHANGS / CANOPIES (1/2 sf)					
GROSS BUILDING AREA					255,000
GROSS AREA PER STUDENT			1500		170
NET AREA PER STUDENT					118
		typical classroom SF	900		typic