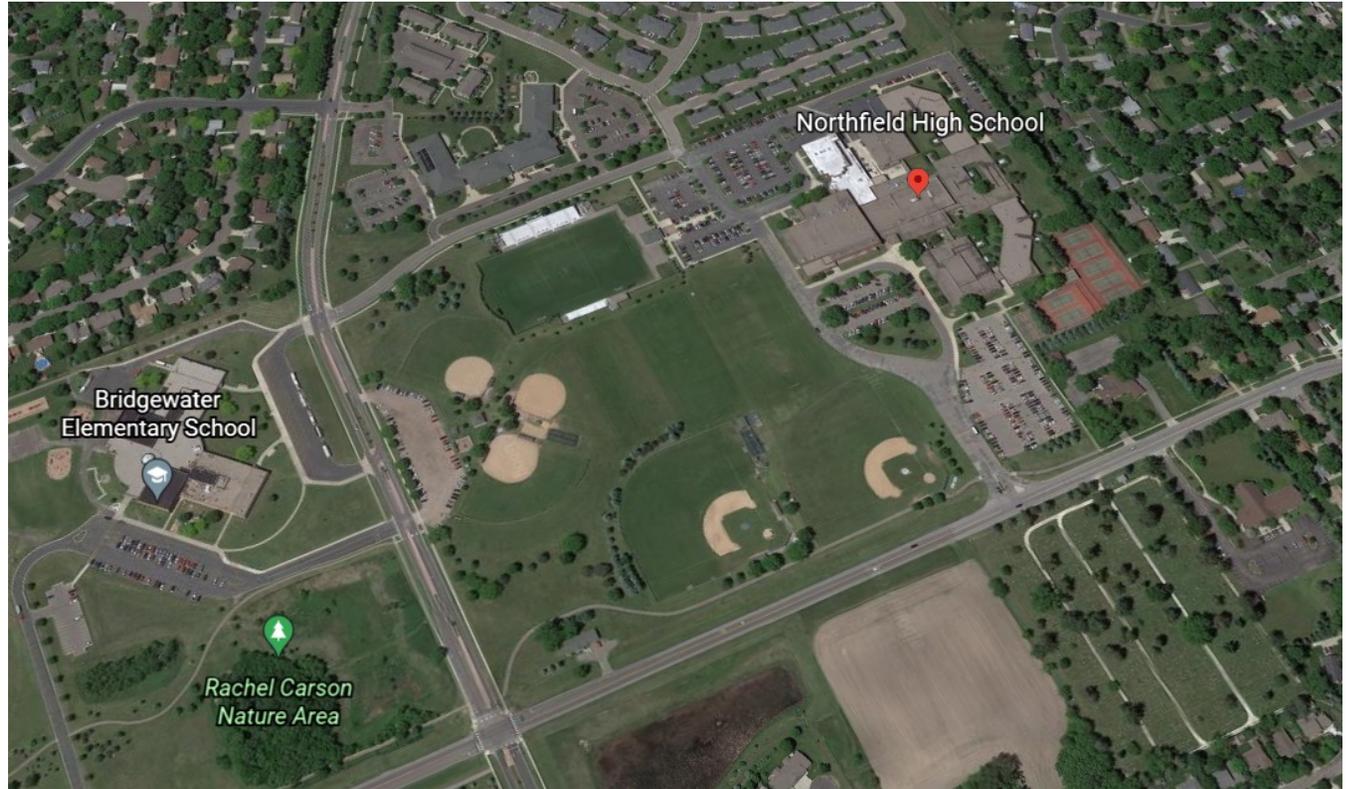




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# NORTHFIELD HIGH SCHOOL Task Force Master Plan Recommendation



SCHOOL BOARD MEETING | JUNE 13, 2022



# Northfield High School Master Planning Process





## NHS MASTER PLAN TASK FORCE OVERVIEW AND PURPOSE

**A Task Force is being formed to study Northfield High School and make a recommendation for a Facility Master Plan. The District has been studying the needs at Northfield High School and the Task Force will be asked to assess and prioritize the identified needs and make a recommendation to the School Board as to how to best address them.**

**The Northfield High School Master Plan recommendation will be based on building capacity, current and projected enrollment, educational needs of the School District, alignment with the District's Strategic Plan, safety and security, community recreation, and financial stewardship.**





## NHS MASTER PLAN TASK FORCE CHARGE AND GUIDING PRINCIPLES

### **Develop a Facilities Master Plan for Northfield High School for recommendation to the School Board that will:**

- *Best serve the School District's educational goals*
- *Be financially attainable and sustainable*
- *Reflect the values and priorities of the communities of Northfield Public Schools*
- *Accommodate the District's 9-12 enrollment and programs hosted*
- *Cover anticipated needs for the next 20 years, as well as recognize major issues beyond that time frame*
- *Be consistent with the School District's Strategic Plan*
- *Recommend optimal use of facilities, accommodate projected enrollment and support educational delivery along with the rationale for the recommendations*





## NHS MASTER PLAN TASK FORCE CHARGE AND GUIDING PRINCIPLES

### **To do this, the Task Force will analyze data in order to:**

- *Understand and quantify building capacity for Northfield High School, including relevant Community Education or community programming*
- *Understand facility maintenance needs and recommend priorities to the District*
- *Address both capital costs and operational costs*

**The Task Force recommendation should reflect optimal use of the District's facilities and cover anticipated future needs, as well as any topics requiring further study.**





## NHS MASTER PLAN TASK FORCE OUTCOME

**Northfield Public Schools will have a recommendation from the Task Force for Northfield High School to accommodate educational needs, enrollment and programs over the next 20 years that is financially sustainable.**



# NHS MASTER PLANNING PLANNING PROCESS





# NHS MASTER PLAN TASK FORCE

## TASK FORCE MEMBERSHIP

Adam Karsko, Custodial/Facilities Staff  
Andy Richardson, Teacher  
Angelica Linder, Community Member/Parent  
Bob Gregory Bjorklund, Community Member  
Bubba Sullivan, Teacher  
Cece Green, Child Nutrition  
Chris Kennelly, Community Member/Parent  
George Zuccolotto, Community Member  
Janet Smith, Athletics  
Jeff Quinnell, Board Member  
Kevin Dahle, Teacher  
Lee Runzheimer, Facilities Advisory Committee  
Liam Fischer, High School Staff Member  
Mark Lancaster, Community Member/Parent  
Mari Hanson, Student  
Mimi Keita, Student  
Nahal Javan, Teacher  
Nate Knutson, Network Manager

Paul Eddy, Athletics  
Rebecca Glassing, Teacher  
Ricky Livingston, Community Member/Parent  
Robert Coleman, Parent  
Ryan Turnquist, Counselor  
Shari Karlsrud, Teacher  
Tom Baraniak, Board Member  
Tracy Closson, Custodial/Facilities Staff  
Cheryl Hall, Administration  
Cole Nelson, Administration  
Erin Bailey, Administration  
Joel Leer, Administration  
Joel Olson, Administration  
Matt Hillmann, Administration  
Nancy Veverka, Administration  
Rico Bohren, Administration  
Sara Pratt, Administration  
Val Mertesdorf, Administration

**Facilitators:**

Sal Bagley, Wold Architects and Engineers  
Katelyn Chambers, Wold Architects and Engineers  
Josh Cooper, Knutson Construction  
Keane McWaters, Knutson Construction





# Meeting I Overview

*March 17, 2022*





# 2019 REFERENDUM PROJECTS UPDATE

## PLANNING TIMELINE

### **Greenvale Park New Elementary School**

- January 2019 - Fall 2020

### **Bridgewater Elementary School**

- February 2019 - Spring 2020

### **Spring Creek Elementary School**

- April 2019 - Fall 2020

### **Northfield Community Education Center**

- September 2019 - Fall 2020

### **District Office**

- September 2019 - January 2021



**Capacity is the ability of a school facility to house K-12 student programs.**

- *Capacity Analysis attempts to quantify the amount of capacity.*
- *Useful when compared to “Head Count” number of students.*
- *Sets a standard for a fully functioning school that accommodates anticipated programs.*

# CAPACITY ANALYSIS

## NORTHFIELD HIGH SCHOOL

62 x 32 students x 86%  
 (6 out of 7 periods) =  
**1,706 student capacity**



1 UPPER LEVEL CAPACITY DIAGRAM  
 1" = 60'-0"  
 0 45' 90'



1 MAIN LEVEL CAPACITY DIAGRAM  
 1" = 60'-0"  
 0 45' 90'

# NORTHFIELD PUBLIC SCHOOLS

## ISD #659

ENROLLMENT PROJECTIONS

Hazel H. Reinhardt

January 24, 2022

# ENROLLMENT PROJECTIONS

Year	K-5	6-8	9-12	Total
<b>2021-22</b>	<b>1,491</b>	<b>921</b>	<b>1,398</b>	<b>3,810</b>
<b>2026-27</b>				
Low K/Low Mig	1,432	823	1,330	3,586
Low K/High Mig	1,454	833	1,292	3,579
High K/Low Mig	1,458	823	1,330	3,611
High K/High Mig	1,481	833	1,292	3,605
<b>2031-32</b>				
Low K/Low Mig	1,401	781	1,214	3,396
Low K/High Mig	1,422	801	1,202	3,425
High K/Low Mig	1,430	797	1,221	3,449
High K/High Mig	1,452	818	1,209	3,480



# CAPACITY VS ENROLLMENT

## CAPACITY OF FACILITY VS. PROJECTED ENROLLMENT

Year	Capacity	Actual	Low K	Low K	High K	High K	% Full
			Low Mig	High Mig	Low Mig	High Mig	
2011-12	1706	1,218					71%
2012-13	1706	1,242					73%
2013-14	1706	1,237					73%
2014-15	1706	1,239					73%
2015-16	1706	1,292					76%
2016-17	1706	1,290					76%
2017-18	1706	1,328					78%
2018-19	1706	1,371					80%
2019-20	1706	1,336					78%
2020-21	1706	1,370					80%
2021-22	1706	1,275					75%
2026-27	1706		1330	1292	1,330	1292	76%
2031-32	1706		1214	1202	1,221	1209	71%

5-year projection

10-year projection



## NHS MASTER PLANNING PLANNING PROCESS

- **Listening Sessions Held**
  - *Instructional Services: February 2*
  - *Child Nutrition: February 2*
  - *Special Education: February 2*
  - *Technology/IT: February 2*
  - *Activities: February 2*
  - *All-Staff: February 7*
  - *Finance Advisory Committee: February 7*
  - *Department Heads: February 8*
  - *Facilities Team: February 14*
  - *All-Staff Options: February 18 or 24*
  - *Community Education: February 21*
  - *Drama/Music: February 21*
  - *District Youth Council: February 23*





## STAFF INPUT THEMES – BUILDING CHALLENGES

### EDUCATIONAL ADEQUACY

- *General wayfinding / organization (confusing, pinch points for circulation) – being spread out difficult for collaboration*
- *Many outside doors / lack of clear entry*
- *Lack of flexible breakout spaces and small group meeting rooms near classrooms (variety of space sizes and types)*
- *Setup of Special Education space (amount, space relationships, amenities)*
- *Not enough music rehearsal space and lack of relationship to auditorium; practice rooms not sound-proofed; storage of music equipment (not enough space, very tight)*
- *Some spaces without natural daylight*
- *Lack of staff restrooms and single-user restrooms*
- *Locker rooms difficult to supervise, poor ventilation*
- *Not enough physical education space for daytime activities or before/after school activities*
- *Cafeteria – long lines, low ceiling, loud*
- *Accessibility challenges across levels, especially to activities spaces / weight room area*
- *Comfort in spaces (too hot, too cold, unpredictable)*
- *Design of FACS and science labs does not align with current teaching practices and class sizes*
- *Need better supervision relationships between T&E labs*
- *No staff collaborative space*
- *Commons is not welcoming*



## EDUCATIONAL ADEQUACY

### STAFF INPUT THEMES – BUILDING SUCCESSES

- *Greenspace around building / courtyards are nice (but do not utilize for fire code)*
- *Media center – welcoming environment, natural daylight, flexibility, spacious feeling*
- *Flexible seating around the building in a few spots (S Wing, M Wing)*
- *Art Rooms (layout, natural daylight)*
- *Ability to eat in areas beyond the cafeteria (related to a “least favorite”)*
- *S120 room (dedicated flexible space)*



## STUDENT INPUT THEMES – BUILDING CHALLENGES

### EDUCATIONAL ADEQUACY

- Locker rooms are not inviting or comfortable, lack of privacy
- Path to get to the weights/fitness area for those with mobility challenges is roundabout / loses important time
- General temperature control – some rooms hot, some cold, on the same day
- Athletic storage is undersized, and scattered
- Music area – tight, not enough / inappropriate size practice rooms, getting instruments difficult
- Layout / wayfinding is confusing and can create anxiety (cannot see around corners, not sure where to go in emergency sometimes if in hallways)
- Not enough student toilets around the building, especially with privacy
- Finishes in poor condition in music area and around the gym
- Cafeteria is crowded and serving lines weave between tables – “someone standing over your shoulder while you eat”
- General concerns with security – lack of sightlines
- Lockers – not located in convenient areas (by buses, etc) and few students use them

### STUDENT INPUT THEMES – BUILDING SUCCESSES

- *Courtyards are nice – controlled way to be outside*
- *Seating areas in M and S wing for flexible furniture*
- *Art Suite – nice space to share student work, natural daylight*
- *Media Center – spacious, seating options, access to computers*
- *The small offices between classrooms – nice for meetings, flex, etc.*
- *Taking out lockers to create flex spaces – few students use them*

# EDUCATIONAL ADEQUACY PHOTOS - BUILDING CHALLENGES



Single-story cafeteria



Tiered music without daylight



Locker rooms – supervision & layout challenges



Former locker room used as a classroom

# EDUCATIONAL ADEQUACY PHOTOS – BUILDING SUCCESSES



*Art classrooms / suite – daylight, enough space, gathering area*



*Views to exterior / nature*



*Daylight, flexibility, welcoming atmosphere of media center*



- *Additions and improvements over time feel ad hoc – need a holistic end solution*
- *Provide tours and photos for general public*
- *Need clear, justifiable narrative for the solution*
- *Consider flexibility for the future – currently trying to run a flexible day in an inflexible building*
- *Include student input and spaces for student choice and a variety of learning styles*
- *Promote inclusion of the community*



# Meeting 2 Overview

*March 31, 2022*





## NHS MASTER PLANNING MEETING 2 INTRO

- Interested Task Force members went on a tour of the building prior to meeting #2, which lasted about one hour and included all areas/zones of the facility
- Valori Mertesdorf (ISD 659) and Shelby McQuay (Ehlers) presented to the Task Force about school finance in general, as well as the funding sources available to do capital improvements

- *There are only 2 rehearsal spaces for 3 full time instructors – need a third rehearsal space*
- *Rehearsal spaces have built-in tiers that limit flexibility and are not accessible*
- *Storage space for instruments is claustrophobic and challenging to access as students enter/exit the music area*
- *Practice rooms are too small and not soundproofed (should have 3)*
- *Ensemble spaces are too small and not soundproofed (should have 2-3)*
- *Practice and Ensemble rooms should be able to be supervised*

## EDUCATIONAL ADEQUACY

### MUSIC / DRAMA NEEDS INPUT

- *Orchestra room and storage does not have appropriate humidity control*
- *Music suite struggles with climate control in general (does not have AC)*
- *Storage needs: sheet music, uniforms, robes, chairs, stairs, portable risers*
- *Rehearsal spaces should be near and ideally on same level as auditorium / first floor for loading of equipment*
- *Sound systems in rehearsal spaces are poor quality*

## MUSIC / DRAMA NEEDS INPUT CONTINUED

### EDUCATIONAL ADEQUACY

- *Fly space for the stage is tight (budget cuts at the time of construction)*
- *The building would benefit from having a multipurpose space (like a black box) for performances that do not need the entire auditorium or when it is full / has sets on the stage for longer periods of time*
- *There is no green room for the auditorium, only gender-specific dressing rooms that have no connectivity to stage (hard for cues, etc)*
- *Difficult to get large equipment in/out of auditorium (doors not wide enough or have to take a winding path)*
- *The technology and systems of the auditorium are outdated including: non-LED lighting, sound system / enough microphones, ability to record/livestream, etc.*
- *Theater seats are due for replacement*
- *Rigging system is in poor condition and needs replacement / repairs*

## EDUCATIONAL ADEQUACY ACTIVITIES / ATHLETICS NEEDS INPUT

- *There is not enough gymnasium space. Daytime use would recommend at least four courts that are not overlapping to support PE, and after-school activities use all available space and push into other buildings*
- *Any new space (fieldhouse, etc) would not be recommended to be the game gym – current space works (with some enhancements like sound system)*
- *Any future courts should be considered to have a small amount of seating for spectators for tournaments, etc. and should consider a variety of features like alternate surfaces, batting cages, etc. to be multi-purpose*
- *A walking track would be ideal for phy ed (and potentially community use) – currently use the general school hallways*
- *Locker rooms are in poor condition and locker sizes do not work well for equipment and team sizes*
- *Locker rooms serve as pass-through spaces (or have to walk through the gym) there are no hallways on the sides of the gym*
- *Need 2-3 classrooms for health and PE instruction in the general activities area – currently utilizing old locker room, etc.*
- *Storage is fragmented and irregular in shape/size (underneath bleachers, etc)*
- *Athletic training room is undersized and in poor condition*



## ACTIVITIES / ATHLETICS NEEDS INPUT CONTINUED

- *Some specialized sports are located off-site, such as gymnastics, hockey, clay trap, bowling, fishing, golf, and dance team*
- *The District leases space at the Dundas dome and will likely continue to do so*
- *Youth Associations use available gym space across the District, and oftentimes this is until 9:00 PM which can be challenging for younger children*
- *Soccer fields built at Spring Creek which works well*
- *Tennis layout is challenging – 2 and 5 courts separated by a drainage area; 8-10 courts located together would be ideal*

## EDUCATIONAL ADEQUACY

- *Onsite fields: 3 practice football / lacrosse (not lit); two baseball fields (one practice, one competition, neither lit); two softball fields (one practice, one competition, neither lit); Memorial Field (used for games only to let natural turf rest and establish)*
- *There is no track onsite at the High School – utilize the MS which leads to 200+ athletes using same space, and MS does not have any spectator seating for the track*
- *Only fields that are fenced are varsity baseball / softball*
- *The weight room is appropriately sized*

## EDUCATIONAL ADEQUACY COMMUNITY EDUCATION NEEDS INPUT

- *Gym spaces are used by a variety of groups for volleyball, basketball, etc – adjustable features are good to support wide range of age groups*
- *Dance performances utilize the gymnasium / theater*
- *Several classroom spaces are used for community education, including Art, FACS, and general classrooms*
- *Other uses of NHS by groups: Sports team banquets, faculty meetings, driver's education, children's theater, concerts, youth choir, etc.*
- *The building has community members walking in the mornings*
- *Would be ideal if community-use spaces were easy to find (near an entry) and rest of building is able to be secured*

- **Secure Vestibule at All Facilities**
  - Direct connection to main office
    - All sites (including improvements planned at NHS)
- **Security Cameras**
  - Ability to view from centralized location
  - Improve coverage and camera quality
  - Integration with other systems (Visitor Management System)
- **Building Access Control (card readers)**
  - Integration with other systems (Visitor Management System)
  - Video phones at loading docks, main entry and other high-use doors (i.e. extended day or activities)

- **Communications**
  - Public Announcement systems - areas of coverage (both inside and outside)
  - Visual messages/notifications for loud areas and accessibility purposes
- **Lockdown procedures**
  - Tools to improve communication
  - Classroom locks
  - Creating zones within the building



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# FUTURE-READY LEARNING ENVIRONMENTS

## KEY CONCEPTS



**Learning spaces need to adapt to meet the needs of every individual student – today and in the future**

- Learning can happen anywhere – not limited to the classroom
- Flexibility for the future to meet unique needs is essential
- Every student has their own path to success – career readiness
- Facilities need to be flexible and dynamic to empower learners and educators
- What type of spaces are needed for hybrid/self-paced work?



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# FUTURE-READY LEARNING ENVIRONMENTS

## FLEXIBLE LEARNING ENVIRONMENT



**Before**



**After**



# Small Group Activity

*What do the families of Northfield Public Schools expect out of the High School facility?*

*What are the critical features of our High School master plan / what must our plan address?*



# Meeting 3 Overview

*April 14, 2022*





# FACILITY MASTER PLAN SOLUTIONS

## MASTER PLAN CATEGORIES

### Categories:

Building Condition

Programming & Future Readiness

Performance, Activities & Community Spaces

Wayfinding & Safety





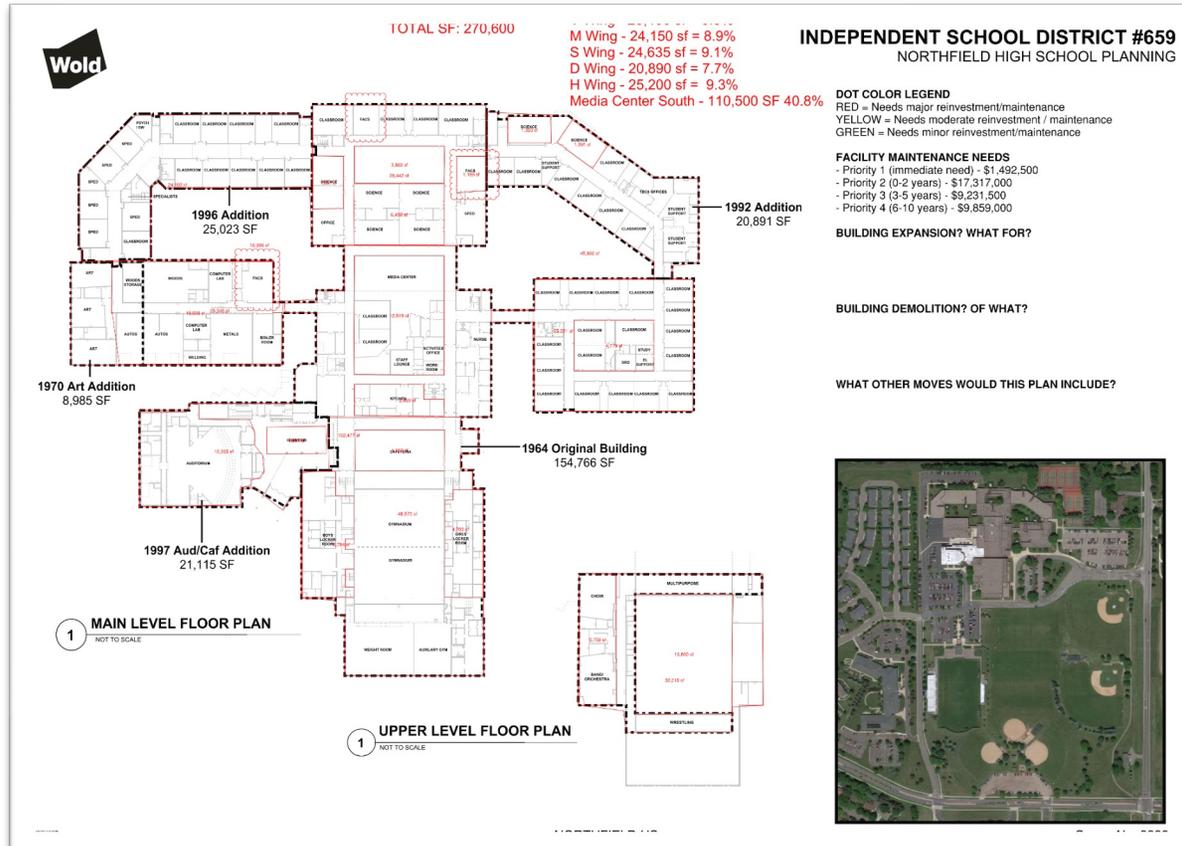
## Small Group Activity

***What are your ideas for the master plan?***

*As a Task Force, what will we be expected to have studied?*

# FACILITY MASTER PLAN SOLUTIONS

## MASTER PLAN IDEATION







# Meeting 4 Overview

*April 28, 2022*





## MASTER PLAN DEVELOPMENT WHERE ARE WE AT IN THE PROCESS?

- While they differed in implementation, most groups had nearly identical thoughts in regards to the master plan main components – there appears to be agreement in regards to what areas are in need of reinvestment
  - *Differences were in “how” (renovate vs replace) and in some instances level of investment*
- We need to establish needs and their solutions but do not need to design the project (that comes after funding and takes about a year for a high school)
- We need to prioritize the needs to ensure that our recommendation can be aligned to available funding



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# MASTER PLAN DEVELOPMENT

## MASTER PLAN CONCEPTS FROM MEETING 3

### DOT COLOR LEGEND

- RED = Needs major reinvestment/maintenance
- YELLOW = Needs moderate reinvestment / maintenance
- GREEN = Needs minor reinvestment/maintenance

### FACILITY MAINTENANCE NEEDS

- Priority 1 (immediate need) - \$1,492,500
- Priority 2 (0-2 years) - \$17,317,000
- Priority 3 (3-5 years) - \$9,231,500
- Priority 4 (6-10 years) - \$9,859,000

### BUILDING EXPANSION? WHAT FOR?

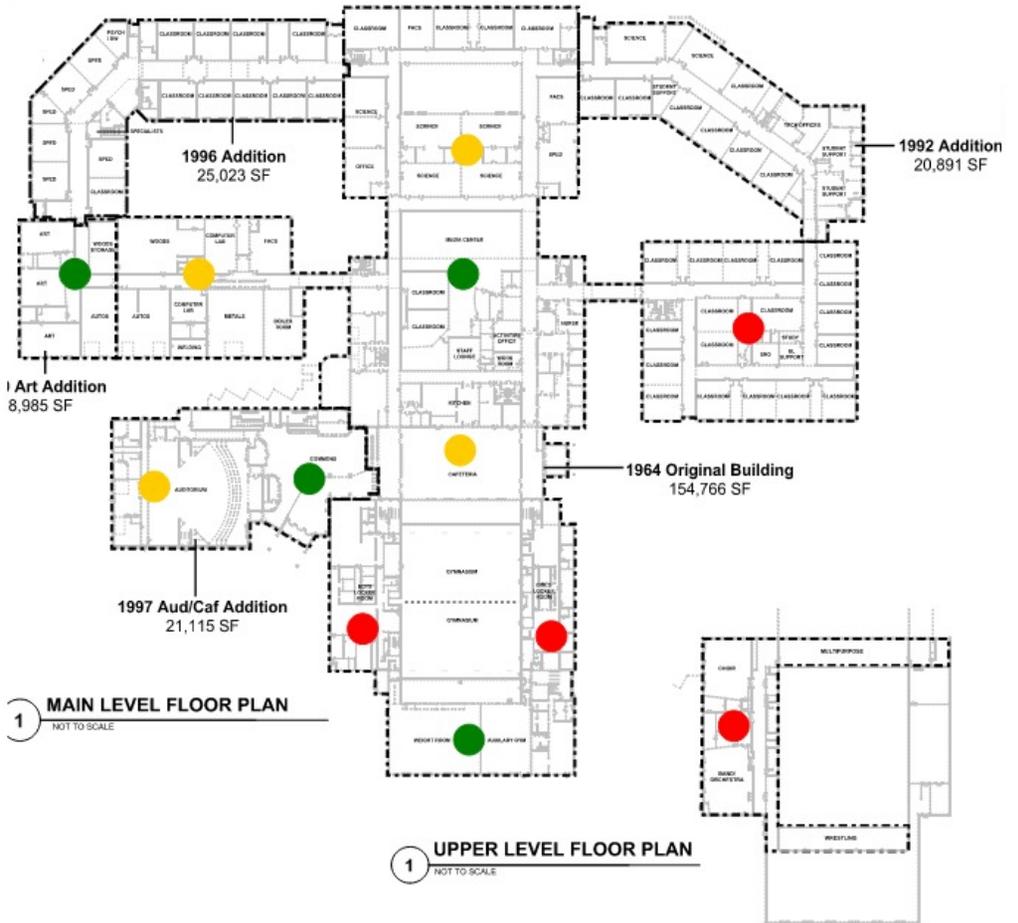
- FIELDHOUSE / ADDITIONAL GYMNASIUM SPACE
- ADDITIONAL / NEW MUSIC CLASSROOMS

### BUILDING DEMOLITION? OF WHAT?

- D OR H WING

### WHAT OTHER MOVES WOULD THIS PLAN INCLUDE?

- FLEXIBLE SPACE AROUND THE BUILDING



## MASTER PLAN DEVELOPMENT BUILDING CONDITION FINDINGS

- *Northfield High School was originally built in 1964 and has been added onto several times, including in 1970, 1992, 1996, and 1997. While upgrades have been done to the buildings' systems over time (including large mech/elec renovation in 2002), many of the systems and components throughout the building are past their useful life.*
- *Occupants of the building report uneven heating and cooling, including areas without cooling.*
- *The building envelope requires improvements for insulation and water intrusion, including waterproofing, tuckpointing, roof work, and windows.*
- *The restrooms and locker room areas are in poor condition.*
- *There are elements of the High School that are not in compliance with the ADA (Americans with Disabilities Act), and occupants with mobility needs report challenges with some of the level changes in the building.*
- *Needs anticipated in the next 10+ years are around \$38M (in 2022 dollars).*



## MASTER PLAN DEVELOPMENT

### BUILDING CONDITION NEEDS STATEMENTS / RUBRIC

- *The systems of Northfield High School should provide an environment that is safe, healthy, and encourages learning, including appropriate and reliable temperature and indoor air quality.*
- *The Master Plan should address all known maintenance needs for the facility.*
- *All buildings need to meet accessibility codes to support all those who use the buildings, including students, staff, and the community. The buildings should be designed with universal access to all spaces.*
- *The Master Plan should prioritize sustainability and energy efficiency with a focus on lowering operating costs.*
- *The Master Plan should prioritize access to improved lighting, including interior lighting upgrades and access to natural daylight.*

#### **Solutions:**

- ✓ Address critical maintenance & accessibility needs
- ✓ Prioritize access to natural daylight

## MASTER PLAN DEVELOPMENT PROGRAMMING & FUTURE READINESS FINDINGS

- *Special education programming has changed significantly since the time the building was built, and there are layout/configuration challenges.*
- *Specialized environments, like FACS, Science, and T&E do not have appropriate provisions, including adequate lab space, equipment, and space relationships.*
- *The music wing struggles with inaccessible tiered floors, being on a different level from the auditorium, and inadequate space. Practice rooms, instrument storage, and enough rehearsal spaces are needed.*
- *The building has a small amount of flexible learning space, which has been embraced and building users highly value. In general, much of the NHS facility is inflexible.*



## MASTER PLAN DEVELOPMENT PROGRAMMING & FUTURE READINESS NEEDS STATEMENTS / RUBRIC (1 of 2)

- *Northfield High School should be designed to support the mission and vision of the District, including community expectations and current/future programming.*
- *The Master Plan should include flexible/multiuse, welcoming spaces for students and staff.*
- *The Master Plan should update hands-on spaces, such as FACS, Science, and T&E to match current and future programming and provide spaces for all students to succeed.*
- *The Master Plan should include flexible furniture throughout the facility to support adaptability and choice.*
- *The Master Plan should include appropriate spaces for special education.*
- *The Master Plan should include adequate space for music rehearsals that is accessible and includes appropriate practice and storage space.*

### **Solutions:**

- ✓ Renovation of FACS, Science, T&E
- ✓ Additional Music rehearsal space
- ✓ Improve flexibility / welcoming feeling

## MASTER PLAN DEVELOPMENT PROGRAMMING & FUTURE READINESS NEEDS STATEMENTS / RUBRIC (2 of 2)

- *Northfield High School should be designed to support the mission and vision of the District, including community expectations and current/future programming.*
- *The Master Plan should include flexible/multiuse, welcoming spaces for students and staff.*
- *The Master Plan should update hands-on spaces, such as FACS, Science, and T&E to match current and future programming and provide spaces for all students to succeed.*
- *The Master Plan should include flexible furniture throughout the facility to support adaptability and choice.*
- *The Master Plan should include appropriate spaces for special education.*
- *The Master Plan should include adequate space for music rehearsals that is accessible and includes appropriate practice and storage space.*

### **Solutions:**

- ✓ Updates for special education
- ✓ Flexible furniture and renovations for adaptability and flexibility

## MASTER PLAN DEVELOPMENT PERFORMANCE, ACTIVITIES, AND COMMUNITY SPACES FINDINGS

- *Physical education offerings during the day do not have enough space, leading to scheduling challenges and classes being held in inappropriate environments like hallways.*
- *The type and quantity of activities offerings has increased significantly since the building was built, and there is not enough space at the high school. This leads to scheduling challenges and practices occurring late in the evening.*
- *The locker rooms are in poor condition and are not comfortable for users.*
- *The outdoor fields require constant maintenance and are oftentimes inaccessible for use due to drainage and the wear/tear from high demand.*
- *Storage is scattered throughout the building and undersized, including lockers.*
- *The technology/systems of the auditorium require replacement, including lighting, sound systems, rigging, and seats.*

## MASTER PLAN DEVELOPMENT PERFORMANCE, ACTIVITIES, AND COMMUNITY SPACES NEEDS STATEMENTS / RUBRIC (1 of 2)

- *The High School should have adequate on-site space to support daytime physical education needs as well as before/after school activities. The Master Plan should work to minimize the use of offsite facilities and ensure high utilization of onsite amenities.*
- *The locker rooms should support supervision and user comfort as well as accommodate the variety of groups that may need to access the space at the same time.*
- *The Master Plan should address the lack of circulation around the gymnasium to avoid having to walk through spaces to access others.*

### **Solutions:**

- ✓ Fieldhouse addition
- ✓ Fix circulation problems around gym
- ✓ Renovate locker rooms
- ✓ Add artificial turf to Memorial Field



## MASTER PLAN DEVELOPMENT PERFORMANCE, ACTIVITIES, AND COMMUNITY SPACES NEEDS STATEMENTS / RUBRIC (2 of 2)

- *The systems and technology in the auditorium and gymnasium should support demands for both District and community use.*
- *The Master Plan should include a flexible performance space (Black Box or similar) to accommodate a range of performance and meeting space demands.*
- *The Master Plan should include accessible and attractive common spaces for both daytime and community use.*

### **Solutions:**

- ✓ Black Box Addition or Renovation
- ✓ Cafeteria / Commons / Kitchen Work



## MASTER PLAN DEVELOPMENT WAYFINDING AND SAFETY FINDINGS

- *Northfield High School has many exterior doors which are difficult to control.*
- *The overall layout of the building can be confusing to visitors and disorienting to users.*



## MASTER PLAN DEVELOPMENT

### BUILDING CONDITION NEEDS STATEMENTS / RUBRIC

- *The design of Northfield High School should support the District's safety and security standard, including screening visitors before entering the building and creating secure zones within the facility. The design of security systems should be seamless with the building environment.*
- *The Master Plan should provide for safe and efficient exterior traffic flow for students, staff, buses, drop-off/pick-up vehicles, bicycles, and pedestrians.*
- *The building should be safe and welcoming for students, staff, and the community.*

#### **Solutions:**

- ✓ Reconstruct pick up / drop off / general site traffic
- ✓ Building flow and function should be improved

## Small Group Activity

*How do the identified needs rank in regard to priority?*

*How should our recommendation be shaped to align with financial parameters we were asked to work within?*



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1 = TOP PRIORITY  
10 = NOT A PRIORITY

# MASTER PLAN DEVELOPMENT

## MASTER PLAN PRIORITIZATION

Master Plan Component	Group 1	Group 2	Group 3	Group 4	Average	Estimated Budget
Maintenance Needs	1	1	1	1	1	\$28,567,500
Renovate Specialized Environments (Science, FACS, T&E)	1	1	1	1	1	\$10,619,340
Locker Rooms Renovation	1	1	1	1	1	\$4,824,540
Address Kitchen/Cafeteria Needs	1	1	1	1	1	\$4,084,375
Storm Shelter	1	1	1	1	1	\$1,875,000
Updates for Special Education	1	1	1	2	1.25	\$2,160,000
Flexible Furniture	1	1	2	1	1.25	\$1,725,000
Improve Building Flexibility	1	1	2	2	1.5	\$3,650,250
Fieldhouse Addition	2	3	1	1	1.75	\$18,170,000
Address Music Needs	2	2	1	3	2	\$6,329,521
Auditorium Updates	2	3	1	2	2	\$2,130,000
Update Classroom Technology	1	4	3	2	2.5	\$875,000
Add Turf to Memorial Stadium	10	10	1	4	6.25	\$2,000,000
<b>ALL MASTERPLAN COMPONENTS</b>						<b>\$87,010,526</b>





## MASTER PLAN DEVELOPMENT SUMMARY AND TIMELINES

Master Plan Scenario	Maintenance / Minor Renovation	Moderate Renovation Options	All Master Plan Priorities
Reinvest in Current HS	\$40M	Ranges – the Task Force considered \$55M / \$70M tax impacts; maintenance varies with other choices	\$87M
Replacement Facility	\$118M-\$120M		

- *Task Force Master Plan recommendation can be used to guide investment based on tax impact*
- *Cost estimates relevant for 2022 election / 2023 bidding*
- *Election dates in MN: February, April, May, August, **November***





PRELIMINARY ESTIMATES - FOR DISCUSSION ONLY

**Northfield Public Schools - ISD #659**  
 Analysis of Tax Impact for Potential Bond Issue  
 November 8, 2022 Election

June 7, 2022

Bond Issue Amount	\$120,000,000	\$120,000,000
Average Interest Rate	4.50%	4.80%
Number of Years	20	25

Type of Property	Estimated Market Value	Estimated Change in Annual Taxes from 2022 to 2023*	
Residential Homestead	\$100,000	\$122	\$100
	125,000	168	137
	150,000	214	175
	175,000	261	213
	200,000	307	251
	250,000	399	326
	300,000	492	402
	350,000	584	478
	400,000	677	553
	500,000	849	694
Commercial/Industrial #	600,000	1061	867
	\$100,000	\$255	\$208
	250,000	721	590
	500,000	1,570	1,283
Agricultural Homestead** (average value per acre of land & buildings)	1,000,000	3,267	2,671
	1,500,000	4,965	4,058
	\$4,000	\$0.71	\$0.52
	5,000	0.89	0.66
Agricultural Non-Homestead** (average value per acre of land & buildings)	6,000	1.07	0.79
	7,000	1.24	0.92
	8,000	1.42	1.05
	\$4,000	\$1.42	\$1.05
Agricultural Non-Homestead** (average value per acre of land & buildings)	5,000	1.78	1.31
	6,000	2.13	1.57
	7,000	2.49	1.84
	8,000	2.84	2.10

# EDUCATIONAL ADEQUACY TAX IMPACT

PRELIMINARY ESTIMATES - FOR DISCUSSION ONLY

**Northfield Public Schools - ISD #659**  
 Analysis of Tax Impact for Potential Bond Issue  
 November 8, 2022 Election

May 26, 2022

Bond Issue Amount	\$40,000,000	\$55,000,000	\$70,000,000	\$110,000,000
Average Interest Rate	4.50%	4.50%	4.50%	4.80%
Number of Years	20	20	20	25

Type of Property	Estimated Market Value	Estimated Change in Annual Taxes from 2022 to 2023*			
Residential Homestead	\$100,000	\$5	\$28	\$50	\$87
	125,000	6	38	70	120
	150,000	8	48	89	153
	175,000	10	59	108	186
	200,000	11	69	127	219
	250,000	15	90	165	285
	300,000	18	111	204	351
	350,000	22	132	242	417
	400,000	25	153	280	483
	500,000	32	192	352	605
Commercial/Industrial #	600,000	40	240	440	756
	\$100,000	\$10	\$58	\$106	\$182
	250,000	27	163	299	514
	500,000	59	355	651	1,120
Agricultural Homestead** (average value per acre of land & buildings)	1,000,000	122	738	1,354	2,330
	1,500,000	185	1,121	2,057	3,540
	4,000	-0.27	-0.08	0.11	0.42
	5,000	-0.34	-0.10	0.14	0.52
Agricultural Non-Homestead** (average value per acre of land & buildings)	6,000	-0.40	-0.12	0.17	0.63
	7,000	-0.47	-0.14	0.20	0.73
	8,000	-0.54	-0.16	0.23	0.84
	4,000	-0.54	-0.16	0.23	0.84
Agricultural Non-Homestead** (average value per acre of land & buildings)	5,000	-0.67	-0.19	0.29	1.05
	6,000	-0.81	-0.23	0.34	1.26
	7,000	-0.94	-0.27	0.40	1.46
	8,000	-1.08	-0.31	0.46	1.67

\* Estimated tax impact includes principal and interest payments on the new bonds. The amounts in the table are based on school district taxes for 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 homeowner's Homestead Credit Refund ("Circuit Breaker") program. Owners of homestead property may qualify for a refund, based on their income and total property taxes. This may change the net effect of the proposed bond issue for those 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 would be less than shown above, due to the impact of the Twin Cities Fiscal Disparities program.

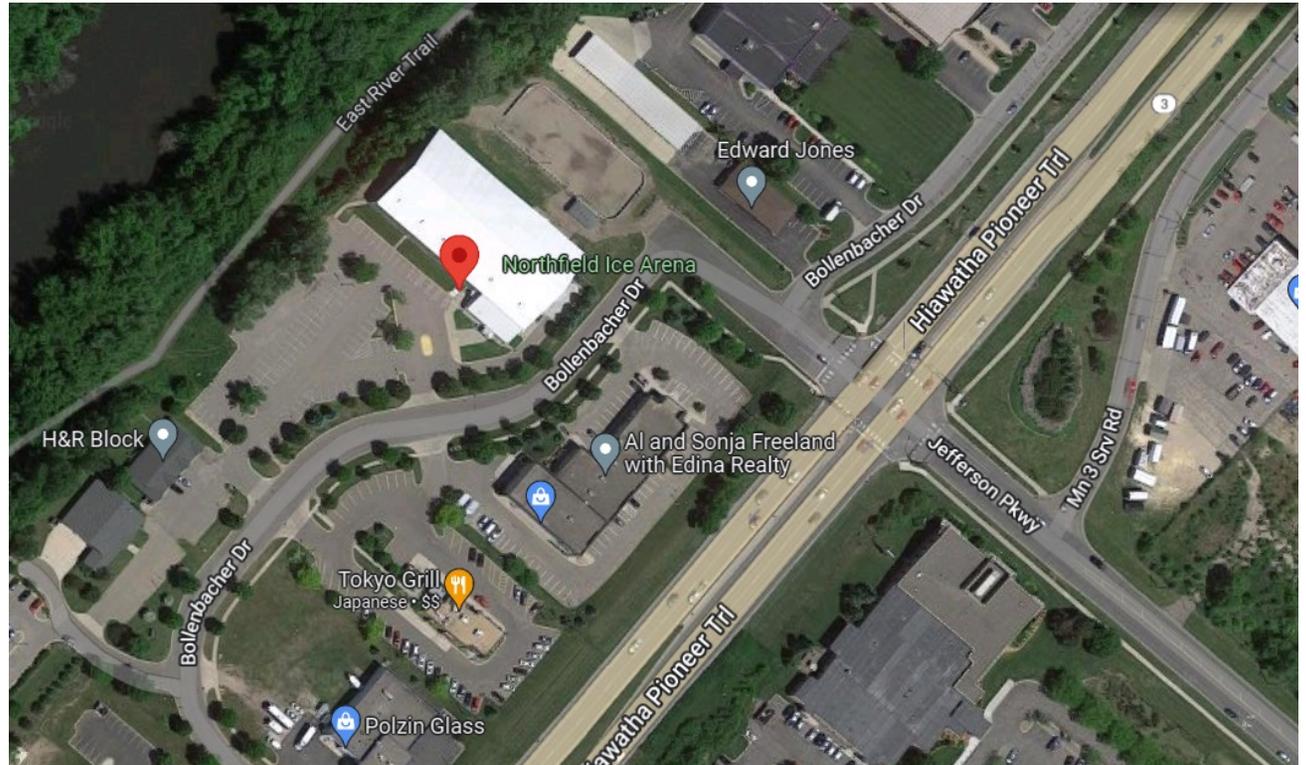
\*\* For all agricultural property, estimated tax impact for 2022 includes a 60% reduction and for 2023, a 70% reduction due to the School Building Bond Agricultural Credit. Under current law, the School Building Agricultural Credit will remain at that higher level. Average value per acre is the total estimated market value of all land & buildings divided by total acres. If the property includes a home, then the tax impact on the house, garage, and one acre of land will be calculated in addition to the taxes per acre, on the same basis as a residential homestead or non-homestead property. If the same property owner owns more than approximately \$1.9 million of agricultural homestead land and buildings, a portion of the property will be taxed at the higher non-homestead rate.



**Thank you to the Task Force!**

**Questions & Discussion**





# NORTHFIELD ICE ARENA Facility Information

SCHOOL BOARD MEETING | JUNE 13, 2022

# NORTHFIELD ICE ARENA PHOTOS - BUILDING CHALLENGES



*Narrow Hallway*



*Existing Exterior*

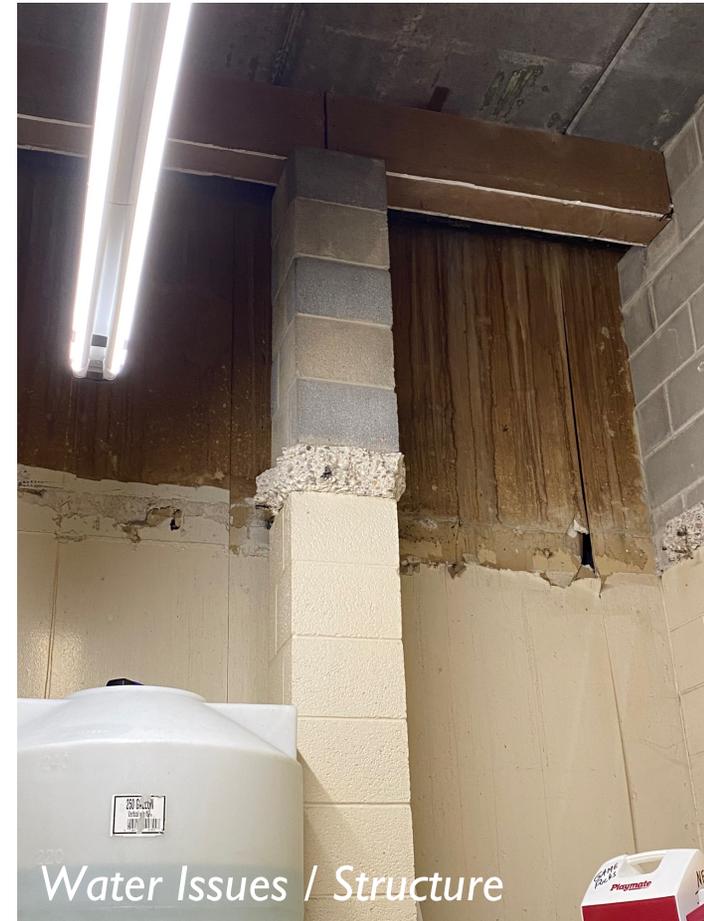
## NORTHFIELD ICE ARENA LOCATION AND STATUS

- *Ice Arena located at 1280 Bollenbacher Dr, Northfield, MN 55057*
- *Building has a series of deficiencies:*
  - *Code (energy, fire, accessibility)*
  - *Maintenance needs were identified to be over \$7M in 2017 per City info*
  - *Insufficient locker room space*
  - *Ice-making equipment no longer allowed and has mandatory replacement date approaching*
- *2019 request by City of Northfield not successful (55% no)*

# NORTHFIELD ICE ARENA PHOTOS - BUILDING CHALLENGES

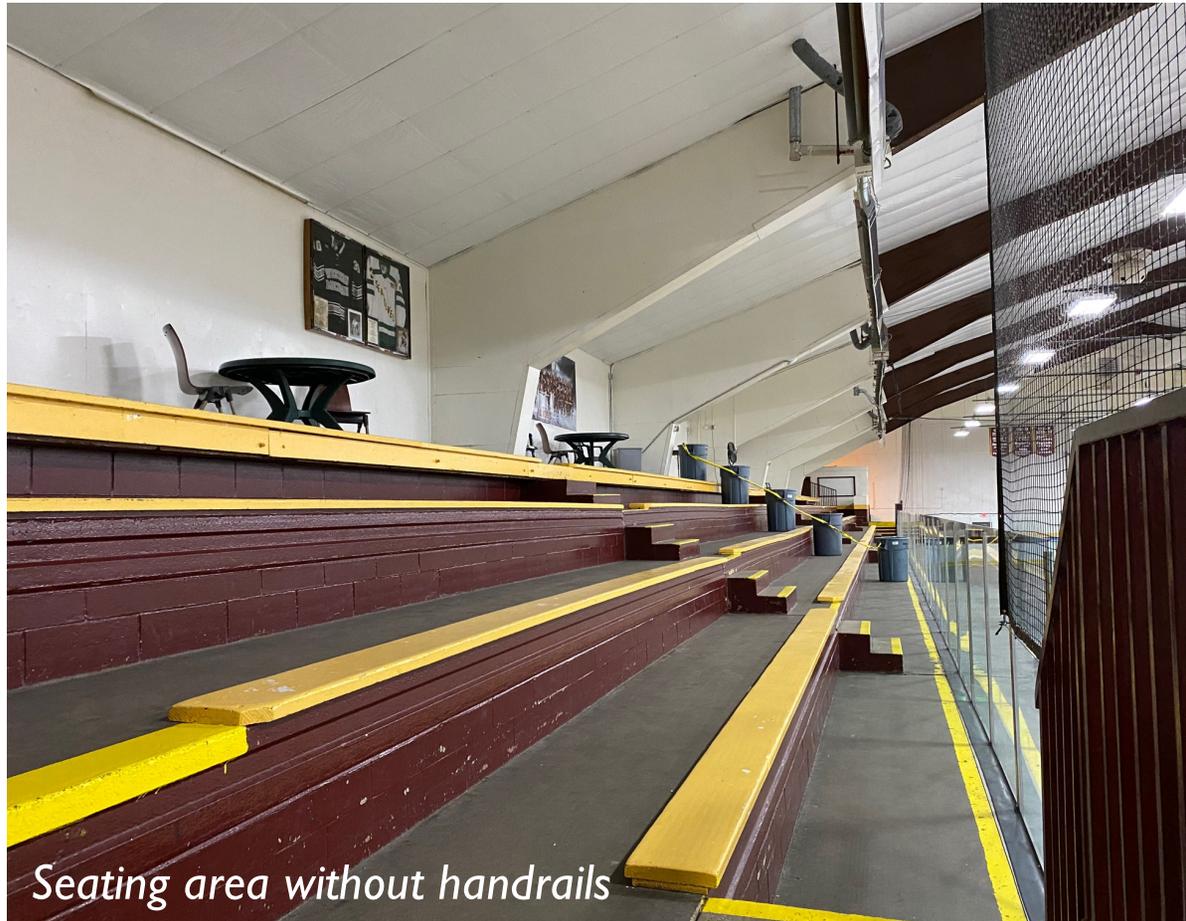


View of Overall Arena

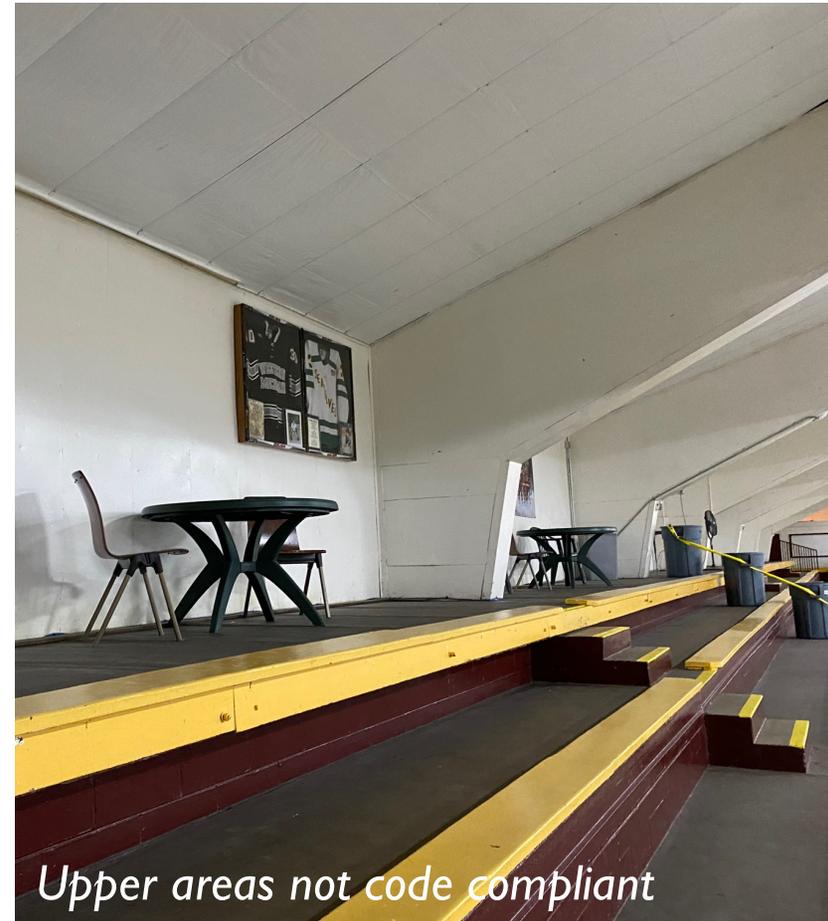


Water Issues / Structure

# NORTHFIELD ICE ARENA PHOTOS - BUILDING CHALLENGES

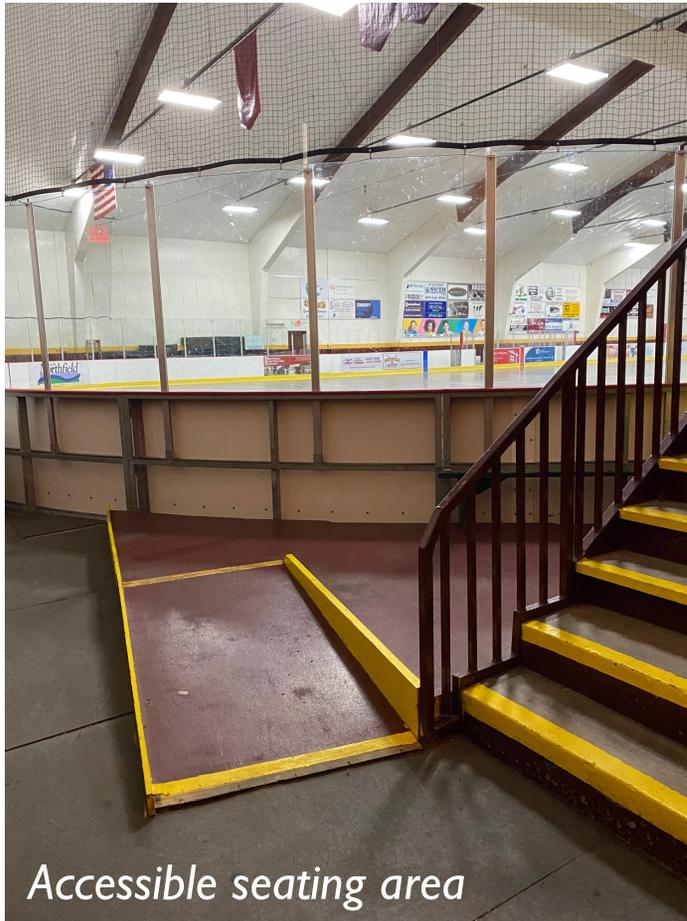


*Seating area without handrails*

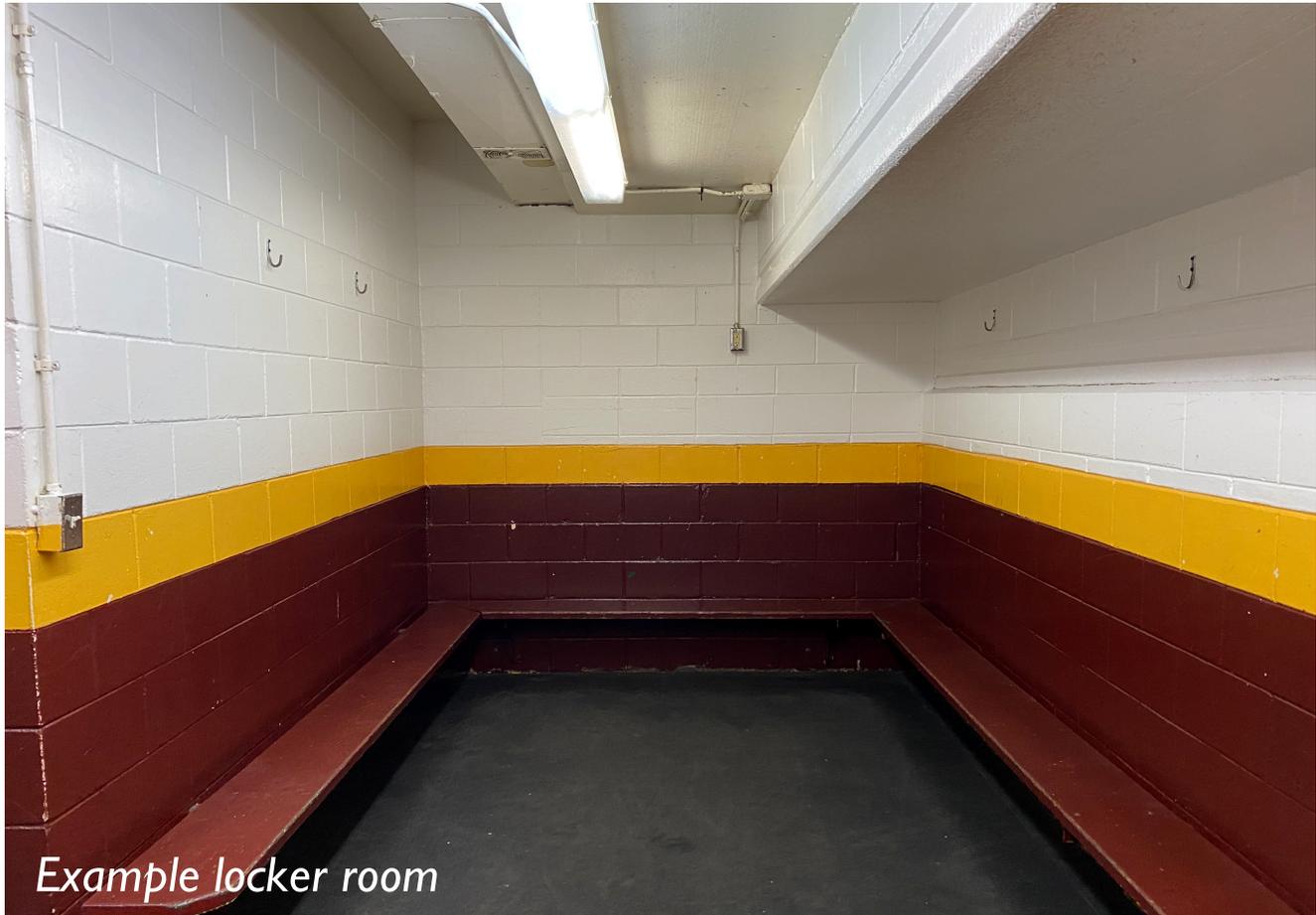


*Upper areas not code compliant*

# NORTHFIELD ICE ARENA PHOTOS - BUILDING CHALLENGES

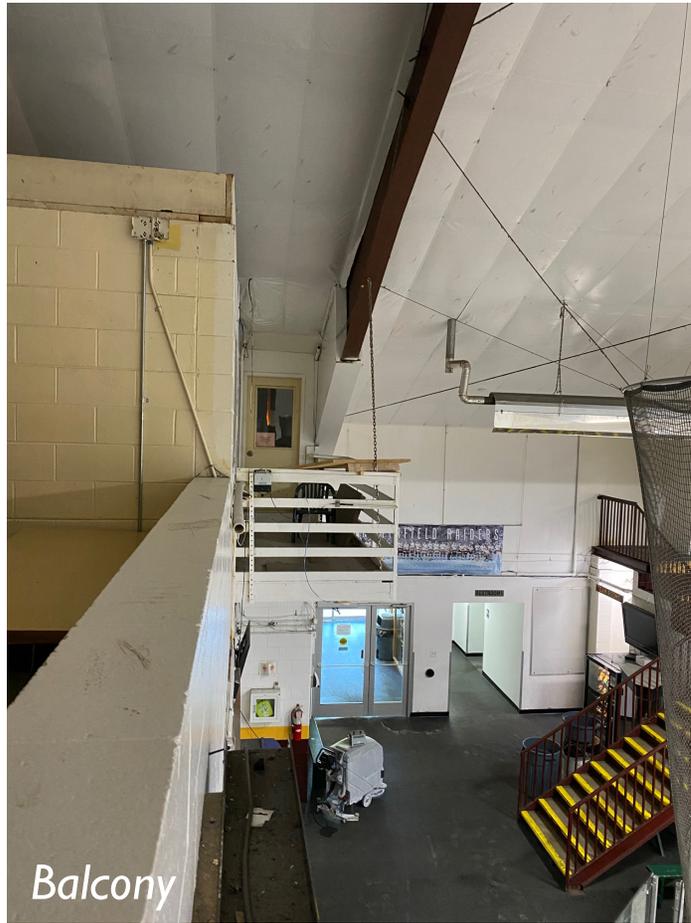


*Accessible seating area*

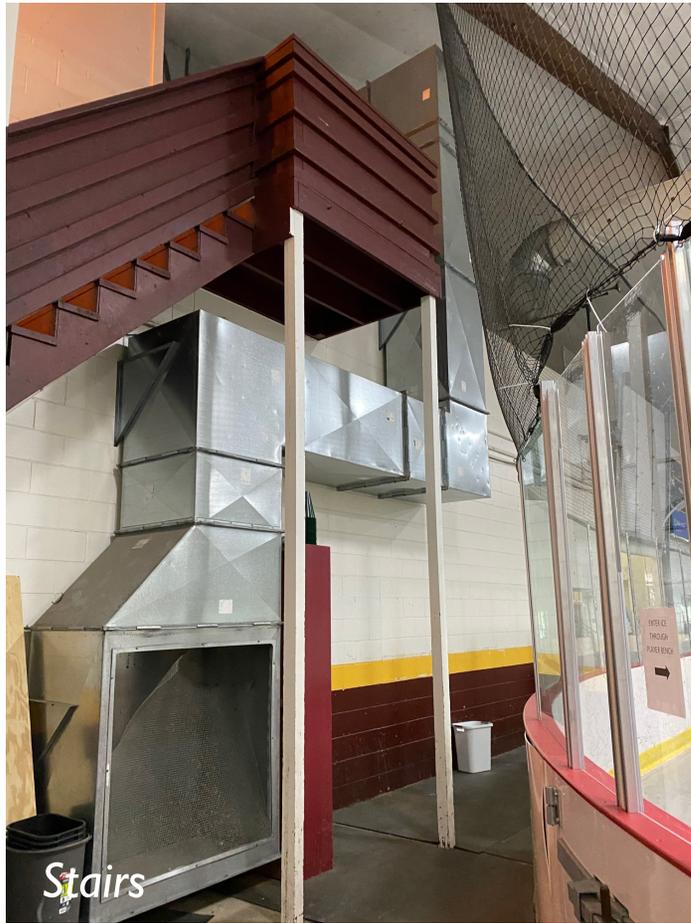


*Example locker room*

# NORTHFIELD ICE ARENA PHOTOS - BUILDING CHALLENGES



Balcony



Stairs



Lack of Clearance / Storage

## NORTHFIELD ICE ARENA REPLACEMENT COST

- *While it varies by site and amenities, a replacement facility with a single sheet of ice would likely cost ~\$20M*
- *There is land that was donated to the Northfield Hockey Association that would be an option for location, along with other options*