



LAKE SUPERIOR SCHOOL DISTRICT: SILVER BAY CITY PRESENTATION

05-20-2022



Planning Process Outcome



/ COMMUNITY & STAKEHOLDER INPUT

Stakeholder Listening Sessions

/ SPACE NEEDS

Demographics








/ EDUCATION NEEDS

Educational Adequacy & Technology

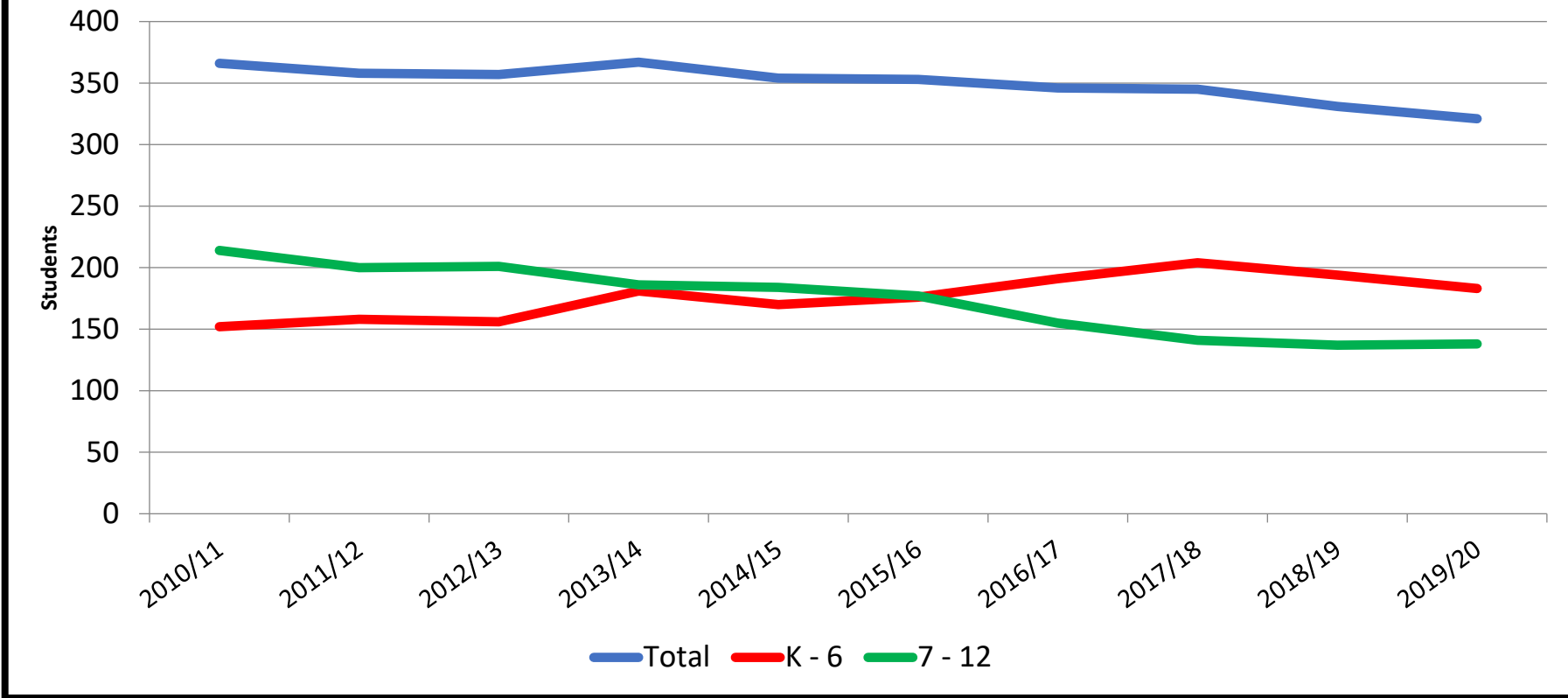
/ FACILITY NEEDS

Facility Assessment

Summary of Top Facility Issues From ALL Listening Sessions:

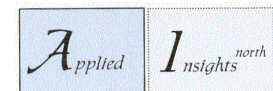
EXTERNAL STAKEHOLDERS		INTERNAL STAKEHOLDERS
Secure entrances at both locations		Secure entrance at all buildings
General classroom and building updates at WK and Minnehaha		Classroom updates at Minnehaha and WK with plumbing and electrical
ADA access issues		ADA access issues at WK and TH
Outdoor classroom learning space		Outdoor classroom space at WK and TH Middle school
HVAC updates at TH and WK		HVAC issues at Minnehaha, TH high school and WK
Lack of parking at Minnehaha		Parking safety concerns at WK and lack of parking at Minnehaha
Updates to track and FB fields at WK, and add Turf to field		Turf football field at both locations
Updates to Science and tech labs at WK		Energy efficiency updates at all buildings
Common space for collaborative learning and intergenerational learning		Remove or relocate locker bays
		New Minnehaha, K-12 campus

William M. Kelley School K-12 Enrollment, 2010/11— 2019/20

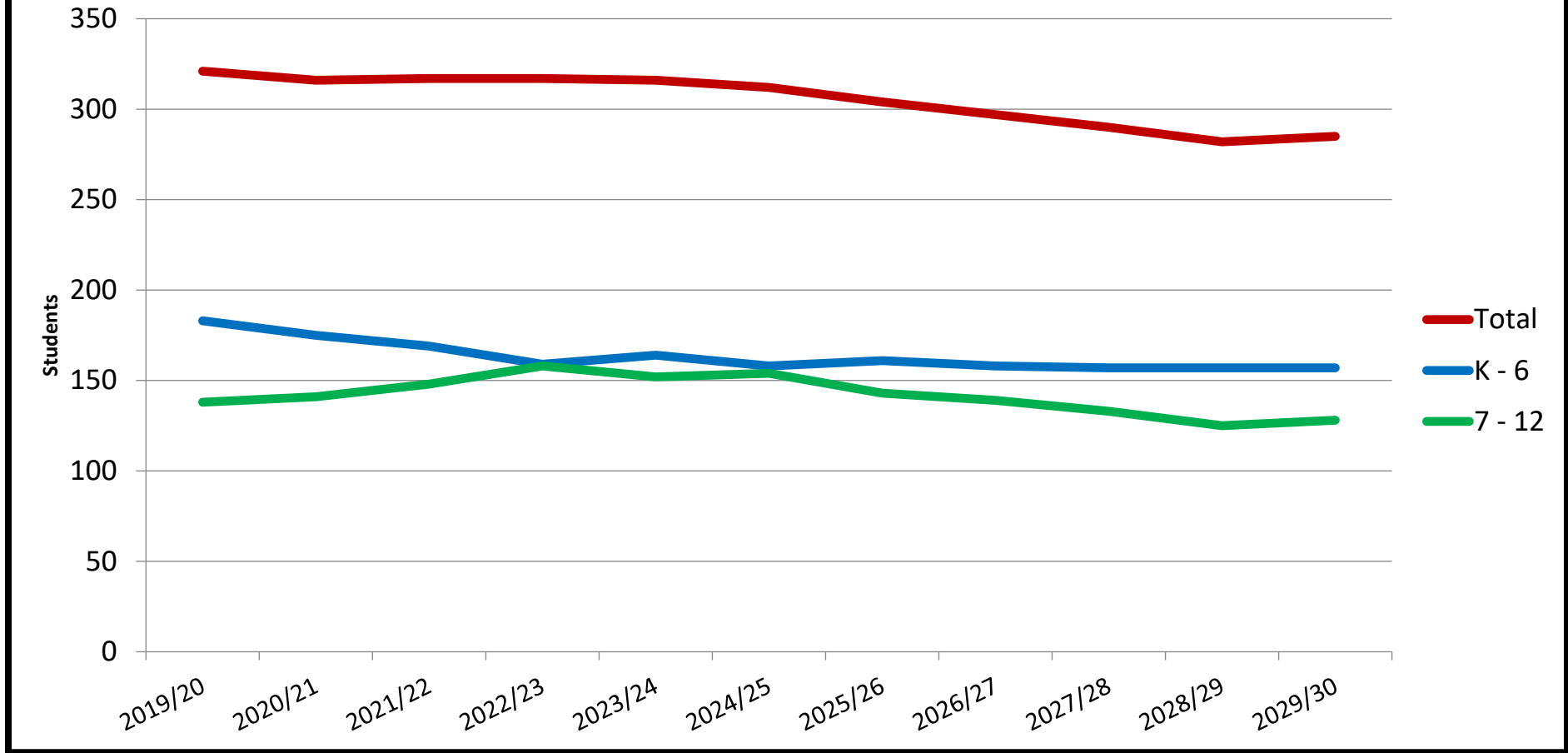


	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
K - 6	152	158	156	181	170	176	191	204	194	183
7 - 12	214	200	201	186	184	177	155	141	137	138
Total	366	358	357	367	354	353	346	345	331	321

Source: MDE, district.



William M. Kelley K-12 Enrollment Projection to 2029/30



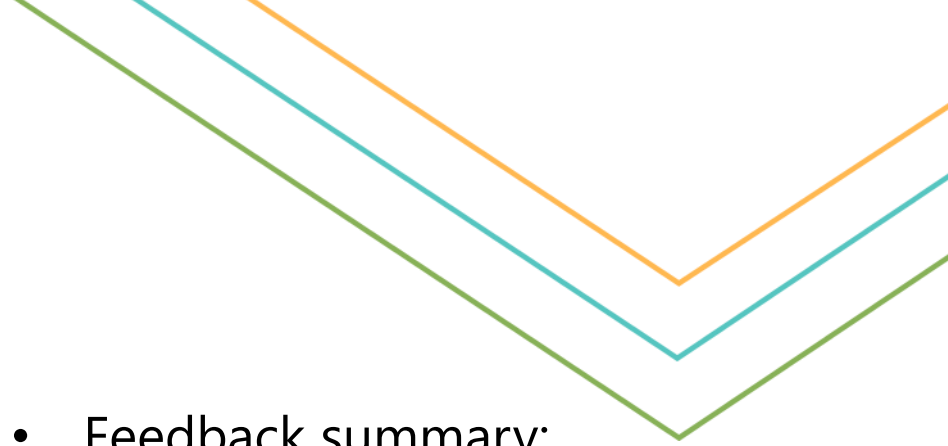
	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
K - 6	183	175	169	159	164	158	161	158	157	157	157
7 - 12	138	141	148	158	152	154	143	139	133	125	128
Total	321	316	317	317	316	312	304	297	290	282	285

2020/21
310

5



William Kelley School Input / Feedback



CATEGORY	William Kelley			
	HS Current	HS Proposed	ES Current	ES Proposed
1 Classroom Size and Suitability	R	G	R	G
2 Cafeteria/Kitchen/Serving	Y	G	Y	G
3 Security and Supervision	R	G	R	G
4 Main Office/Nurse/Support Services	R	G	R	G
5 Science Classrooms/Labs	R	G	NA	NA
6 Art Classrooms/Labs	R	G	NA	NA
7 Music Classrooms/Practice Areas/Etc.	R	G	G	G
8 Staff Lounge/Collaborative Planning Areas	Y	Y	Y	Y
9 Student Commons/Break-Out Areas	Y	Y	Y	Y
10 Physical Education/Athletics/Locker Rooms Etc.	Y	G	Y	Y
11 Site Suitability: Fields/Green Space/Storage Etc.	G	G	Y	Y
12 Parking/Bus Drop-Off: Staff/Students/Parents	Y	Y	Y	Y
13 Technology	Y	G	Y	G
14 Library/Media Center	R	R	G	G
15 Special Education/Support Services	Y	G	Y	Y
16 Auditoriums/Performing Arts Spaces	G	G	NA	NA
17 Career and Technical Education	G	G	NA	NA
18 Hallways/Lockers/Washrooms/Maintenance space	G	G	G	G

- Feedback summary:
 - Needs are clear for those familiar with the building
 - Some concerns about prioritizing educational/facility needs over athletics improvements
 - Positive reaction to potential City partnership
 - Messaging around enrollment projections and space needs

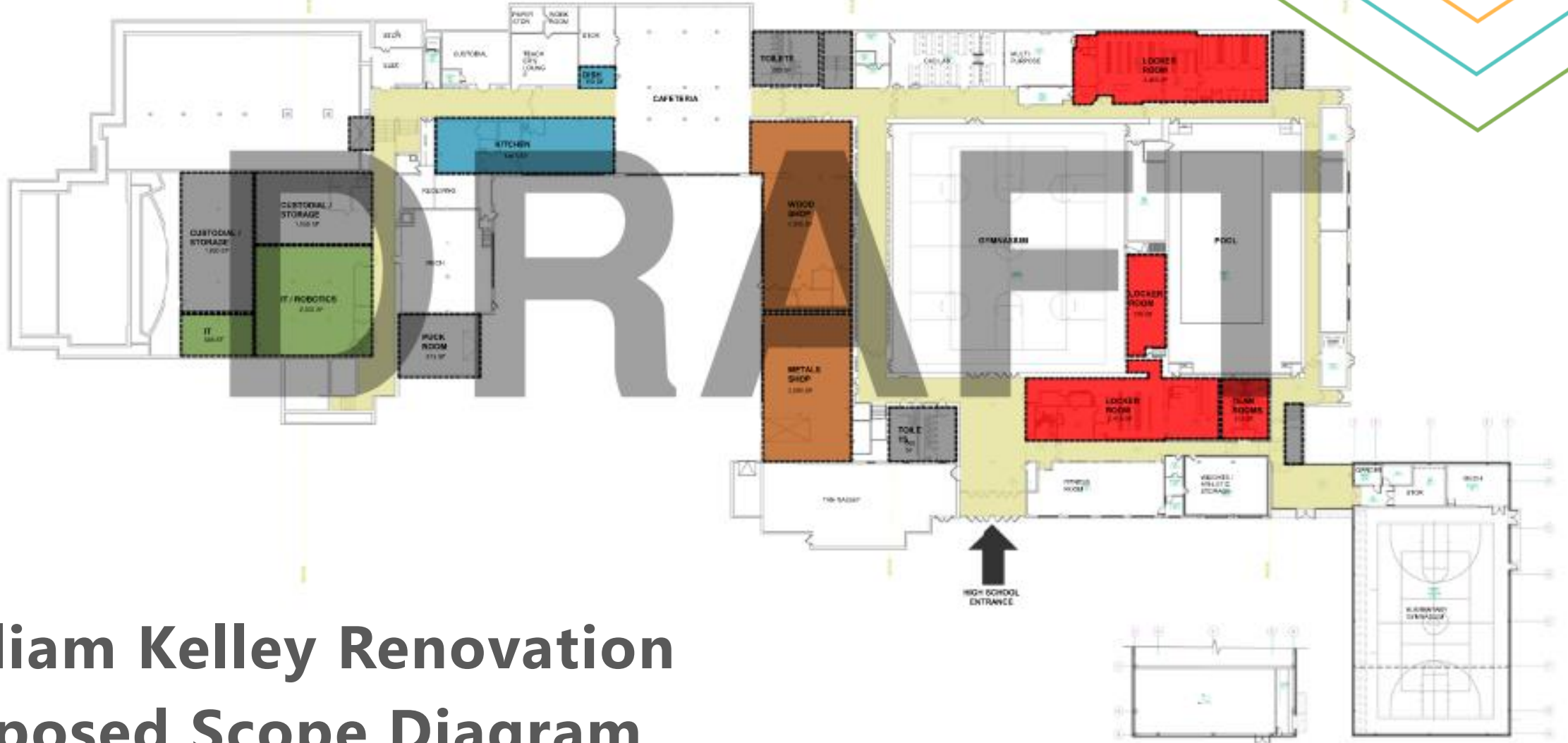


William Kelley

Proposed Scope Summary

- Safety & Security:
 - Controlled entrance – new main office with secure vestibule, add doors for security zones inside building
- Educational Adequacy:
 - Replace specialist spaces with new addition in place of current music wing (music, art, science, FACS)
 - Utilize current art, science, FACS for elementary / daycare demand
 - Renovate locker rooms & team rooms
 - Update kitchen equipment
 - Replace flooring and cabinets in rooms not renovated in last project
- Building Condition:
 - Finishes updates
 - ADA upgrades
 - Life Safety
 - Mech / Ventilation / IAQ
 - Building Envelope Upgrades
 - Update to LED Lighting
- Exterior Site / Athletics:
 - Turf Field (currently grass) with sound system & LED Lighting
 - Rotate Baseball & Softball Field
 - All-weather track

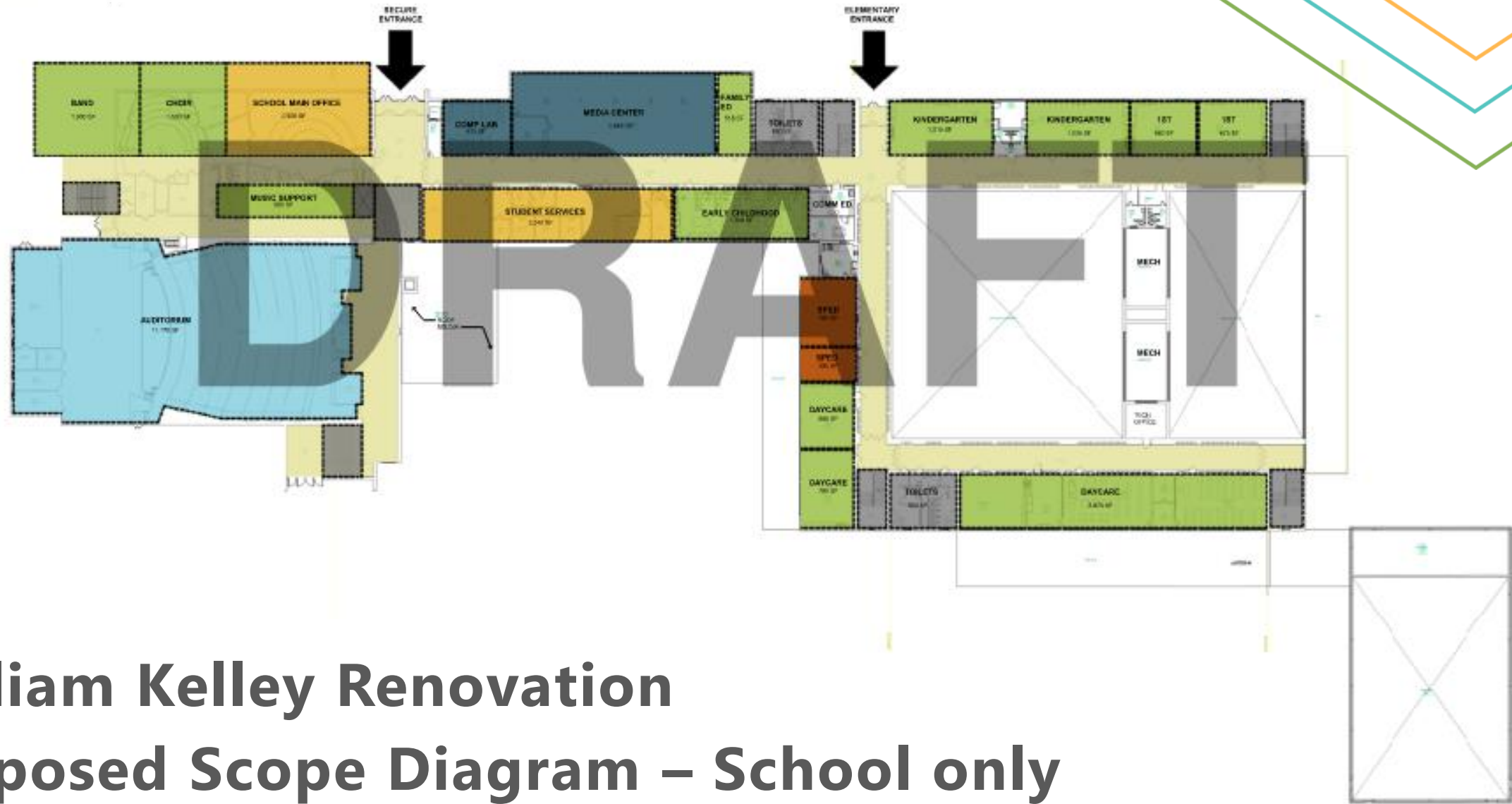
NOTE: ALL PROPOSED SCOPE IS TO BE DETERMINED BY THE BOARD OF EDUCATION.



William Kelley Renovation

Proposed Scope Diagram

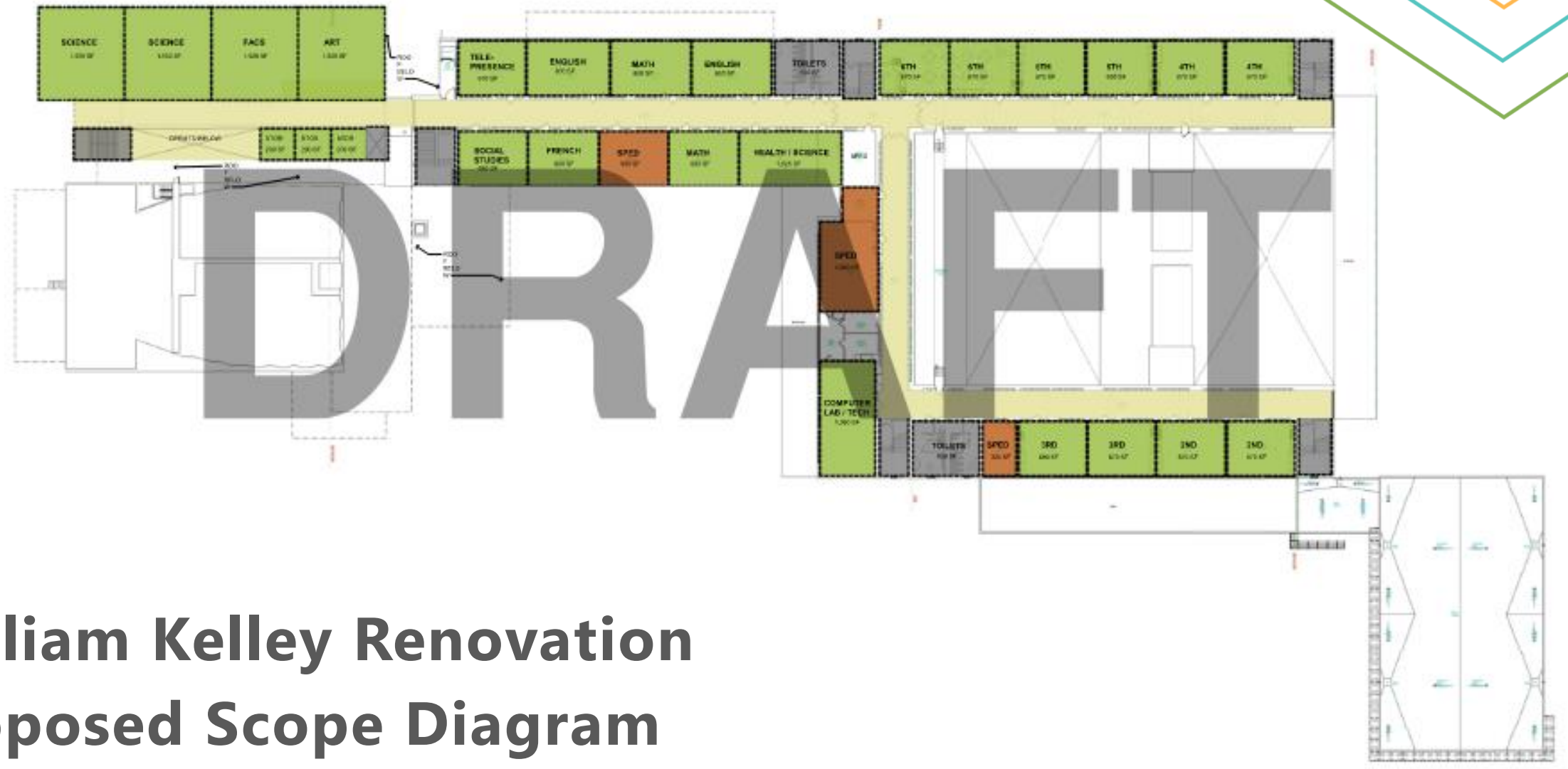
Lower Level



William Kelley Renovation

Proposed Scope Diagram – School only

Main Level



William Kelley Renovation

Proposed Scope Diagram

Upper Level



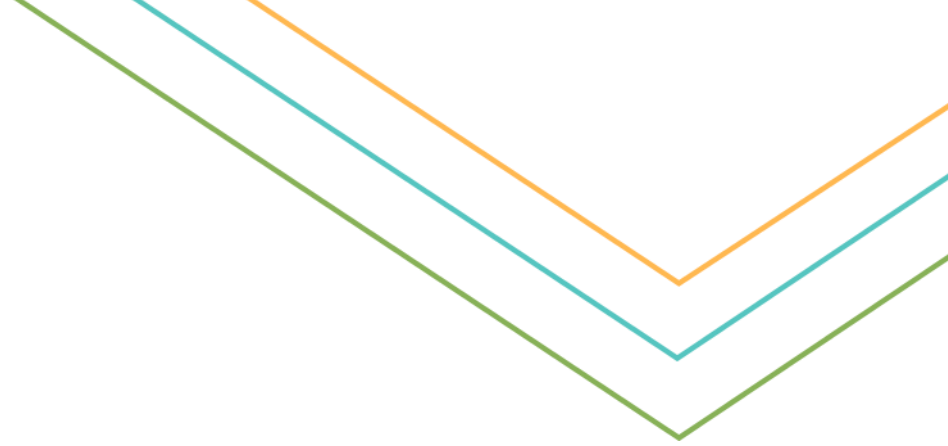
Budget Estimates for Proposed Scope – William Kelley *(athletics on next slide)*

		Project Cost	
New Addition - Office and Classrooms	\$	6,703,125	
Demolish Existing Music	\$	180,000	
Building Tie-In Allowance	\$	150,000	
Heavy Renovation - Locker Rooms	\$	1,800,000	
Heavy Renovation	\$	700,000	
Medium Renovation	\$	-	
Light Renovation (Flooring, Painting, Cabinets)	\$	1,672,250	
Light Renovation (Flooring only)	\$	110,088	
New Team Room Lockers	\$	28,800	
Add Doors to Create Security Zones	\$	60,000	
Replace Corridor Lockers (Approx 900)	\$	270,000	
Replace Pink Hallway Tile	\$	579,600	
Replacement Furniture	\$	951,400	
ADA Upgrades - Bathrooms	\$	120,000	
ADA Upgrades - Level Issues	\$	150,000	
ADA Upgrades - Doors / HW	\$	450,000	
ADA Upgrades - Handrails	\$	170,000	
ADA Upgrades - Auditorium	\$	75,000	
Asbestos Abatement	\$	500,000	
Security / Life Safety	\$	388,000	
Mech / Ventilation / IAQ	\$	2,766,300	
Building Envelope Upgrades	\$	425,500	
Parking Lots & Sidewalks	\$	191,300	
LED Lighting	\$	839,200	
Electrical	\$	25,000	
			\$ 19,305,563

**NOTE: THESE ARE BUDGETARY ESTIMATES THAT ASSUME BIDDING IN 2022.
ESTIMATES SHOULD BE REVISED IF SCHEDULE CHANGES.**



Bus Garages Proposed Scope and Budget Summary



- Two Harbors:
 - Replace facility on District-owned land south of the HS Campus
- Silver Bay:
 - Replace facility on current site
 - Still exploring possibility of partnership with City on a co-located site

	Project Cost
Silver Bay - Maintenance	\$ 430,313
Silver Bay - Storage	\$ 1,258,125
Silver Bay - Site Development	\$ 150,000
Two Harbors - Maintenance	\$ 860,625
Two Harbors - Storage	\$ 2,186,250
Two Harbors - Site Development	\$ 150,000
	\$ 5,035,313

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NOTE: ALL PROPOSED SCOPE IS TO BE DETERMINED BY THE BOARD OF EDUCATION.



Budget Estimates for Proposed Scope – Summary

Levy-Neutral: \$42,450,000 (for projects)

No Exterior Athletics	Project Cost	Add Exterior Athletics	Total Project Cost
William Kelley	\$ 19,305,563	\$ 3,490,000	\$ 22,795,563
Minnehaha	\$ 15,548,475		\$ 15,548,475
THHS	\$ 2,736,775	\$ 3,738,500	\$ 6,475,275
Bus Garages	\$ 5,035,313		\$ 5,035,313
Total	\$ 42,626,125	\$ 7,228,500	\$ 49,854,625

Can utilize LTFM to make levy-neutral

NOTE: THESE ARE BUDGETARY ESTIMATES THAT ASSUME BIDDING IN 2022. ESTIMATES SHOULD BE REVISED IF SCHEDULE CHANGES.

William Kelley Proposed Site Plan





Budget Estimates for Proposed Scope – William Kelley Exterior Athletics

WK Exterior Athletic Scope

	Project Cost
Concessions / Bathroom Building	\$ 300,000
Reconstruct Softball Field	\$ 400,000
Reconstruct Baseball Field	\$ 450,000
All-Weather Track	\$ 500,000
Artificial Turf Field	\$ 1,500,000
Site Fencing	\$ 25,000
New Sound System	\$ 15,000
New LED Lighting	\$ 300,000
	\$ 3,490,000

NOTE: THESE ARE BUDGETARY ESTIMATES THAT ASSUME BIDDING IN 2022. ESTIMATES SHOULD BE REVISED IF SCHEDULE CHANGES.

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Great Discussions with the City of Silver Bay:

Library

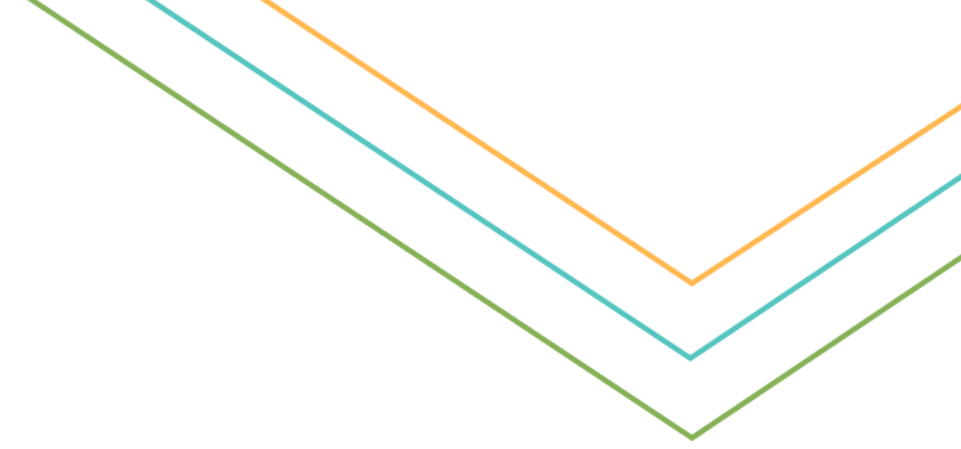
Bus Garage

Other spaces within William Kelley

2 Biggest Concerns:

Construction Costs

Housing





Q & A

