



**Eden Valley - Watkins Public Schools Task Force Meeting Notes
06/18/18**

Facilitators:

Preston Euerle – RA Morton

Jim Wilson – Wendel

Mark Messman – Superintendent EVW Schools

1. Introductions:

Attendees introduced themselves.

2. Review of June 6th meeting:

Preston asked for a show of hands of the attendees that were not at the June 6th meeting. Since there were a number of attendees who raised their hands, it was decided to review the concepts presented at the June 6th meeting. Preston also asked for any comments from the June 6th meeting.

- a. The published meeting notes are a fair representation of the meeting.
- b. Community members want to know what the plan is for the football field.
- c. There hasn't been many questions about the planning process yet.

3. Review of Concept Plan – Labeled on budget page as Project Option 3.A.

a. Eden Valley Elementary School – Areas of focus.

- a. Replace door/frame/hardware at door #10.
- b. Replace interior classroom doors/hardware.
- c. Upgrade bathrooms to comply with ADA.
- d. Replace 1978 roof.
- e. Replace sinks and countertops in classrooms.
- f. Addition for entry/admin security and toilets.
- g. Remodel admin office.
- h. Replace 1978 electrical panels.
- i. Replace HVAC units and ductwork.
- j. Add bus drive lane and student drop off. The drive lane was shown as an easement to the east residential property line.
- k. Repave parking lots.
- l. Add playground asphalt surface and green space. The green space was shown on city property.
- m. Anticipated Budget \$5.4M
 - Site \$1.2M
 - Mechanical / Electrical \$2.2M
 - Maintenance \$645K
 - Addition / Remodel \$1.4M

b. Watkins Elementary – Areas of focus.

- a. Replace interior classroom doors/hardware.
 - b. Upgrade locker room showers to comply with ADA.
 - c. Addition for entry/admin security and staff spaces.
 - d. Remodel admin office.
 - e. Replace HVAC units in classrooms and ceilings/lights.
 - f. Install fire sprinkler system throughout building.
 - g. Replace kitchen cabinets to comply with code.
 - h. Replace unit heater in storage.
 - i. Add sound attenuation in gym.
 - j. Replaced stoop at boiler room door.
 - k. Anticipated Budget \$1.4M
 - Mechanical / Electrical \$476K
 - Maintenance \$107K
 - Addition / Remodel \$796K
- c. High School – Areas of focus.
- a. Replace paving at receiving/district office.
 - b. Replace doors/frames/hardware at doors 7, 8 and 12
 - c. Tuckpointing – upper portions of 1927 building.
 - d. Plaster patching in 1927 hallways.
 - e. Lighting replacement in 1927.
 - f. Plumbing pipe replacement in 1927.
 - g. Correct roof drain discharge onto sidewalk at weight room wall.
 - h. Correct drainage at south rain garden.
 - i. Roof replacement.
 - j. HVAC replacement and add cooling.
 - k. 1927 remodel for flex/multipurpose spaces.
 - l. Anticipated Budget \$3.7M
 - Site \$.1M
 - Mechanical / Electrical \$1.6M
 - Maintenance \$.5M
 - Remodeling \$1.5M
- d. Activities Field. A task force member asked if a plan and budget was developed for the football field. A concept was developed as a potential 2nd question. Area of focus.
- a. Site placed on city owned property.
 - b. Football field only.
 - c. Install pavement over existing track for phy ed, training and community use.
 - d. Team rooms and concessions addition.
 - e. Anticipated budget \$1.9M
4. Answers to questions asked at the June 6th meeting.
- a. What is the cost of adding classrooms at Eden Valley Elementary to accommodate the kids from Watkins? This was presented as Project Option 2.B at \$9.3M



- b. What is the cost to build a new 7-12 building? This was presented as Project Option 2.A at \$35.9M (includes cost of \$1.9M for Activities Field).
 - c. What is the cost build a new PK-12 building? This was presented as Project Option 1.A at \$52.0M (includes cost of \$1.9M for Activities Field but does not include any land costs).
 - d. Would there be annual operating cost savings to reduce the number of buildings? There would be some savings but the District is operating very efficiently now with total square footage that is less than comparable districts. The added square footage for a new PK-12 or 7-12 building would offset most of the savings.
5. Group Views of Concept Plan and Budget
- a. Eden Valley Elementary School
 - a. The areas of focus covered the primary needs.
 - b. The bus drop off area would separate students riding the bus from parents/cars drop off area.
 - c. The project scope has changed since the last referendum. Additional changes to the parking lot have increased to accommodate increased safety in the parking lot and maintenance. The HVAC replacement has also increased to include replacing ductwork with insulated to accommodate cooling.
 - b. Watkins Elementary School
 - a. The areas of focus covered the primary needs.
 - c. High School
 - a. The areas of focus covered the primary needs.
 - b. Some attendees felt the renovation for flexible study spaces may be more of a want than a need.
 - c. The scope of the athletics portion has been reduced. The track has been eliminated and the concessions/team rooms have been reduced. This could be offered as a second ballot question.
6. General Comments and Questions.
- a. What is the percent of the project that the agricultural community would cover?
 - b. What are the percentages for deferred maintenance and security?
 - c. How can the project list be prioritized and reduced?
 - d. How has the scope changed since the last referendum?
 - e. What bonds are expiring? Is it possible to refinance the existing bonds?
 - f. Can the presented project list be divided into separate questions?
 - g. Should the question be capped at \$10M or less?
 - h. The District has a relatively small operating levy at approximately \$700/student. This is less than the surrounding districts.
 - i. It will be important to establish a Vote Yes group to highlight the benefits of the project. Include graphics, pictures and talking points.



7. Suggestions/Recommendations for the Board.
 - a. Fix the elementary schools as the highest priority.
 - b. Separate the athletics/activity field – either as a separate question or out of the project.
 - c. Review the project list to determine the primary needs. Can the list be reduced to get the project between \$8-\$10M?

8. Referendum Timing.
 - June – Provide options and budgets for task force and Board review
 - July – Board action on plan
 - August – MDE review and comment submittal
 - Sept. – Oct. Public comment/meetings, etc...
 - November 6, 2018 – General Election

EUW Task Force Meeting #2

6/18/18

Mark Messman

Preston Euerle

Cathy Wuertz

Jim Wilson

Blake Rasmussen

Michele Johnson-Amundson

Ross Amundson

Chad Kuechle

Shelby Wirz

Arno Johnson

Tyler Warren

Whitney Laughlin

Ralph Lambert

Lee Bautch

Arnie Gruenes

Kris Gruenes

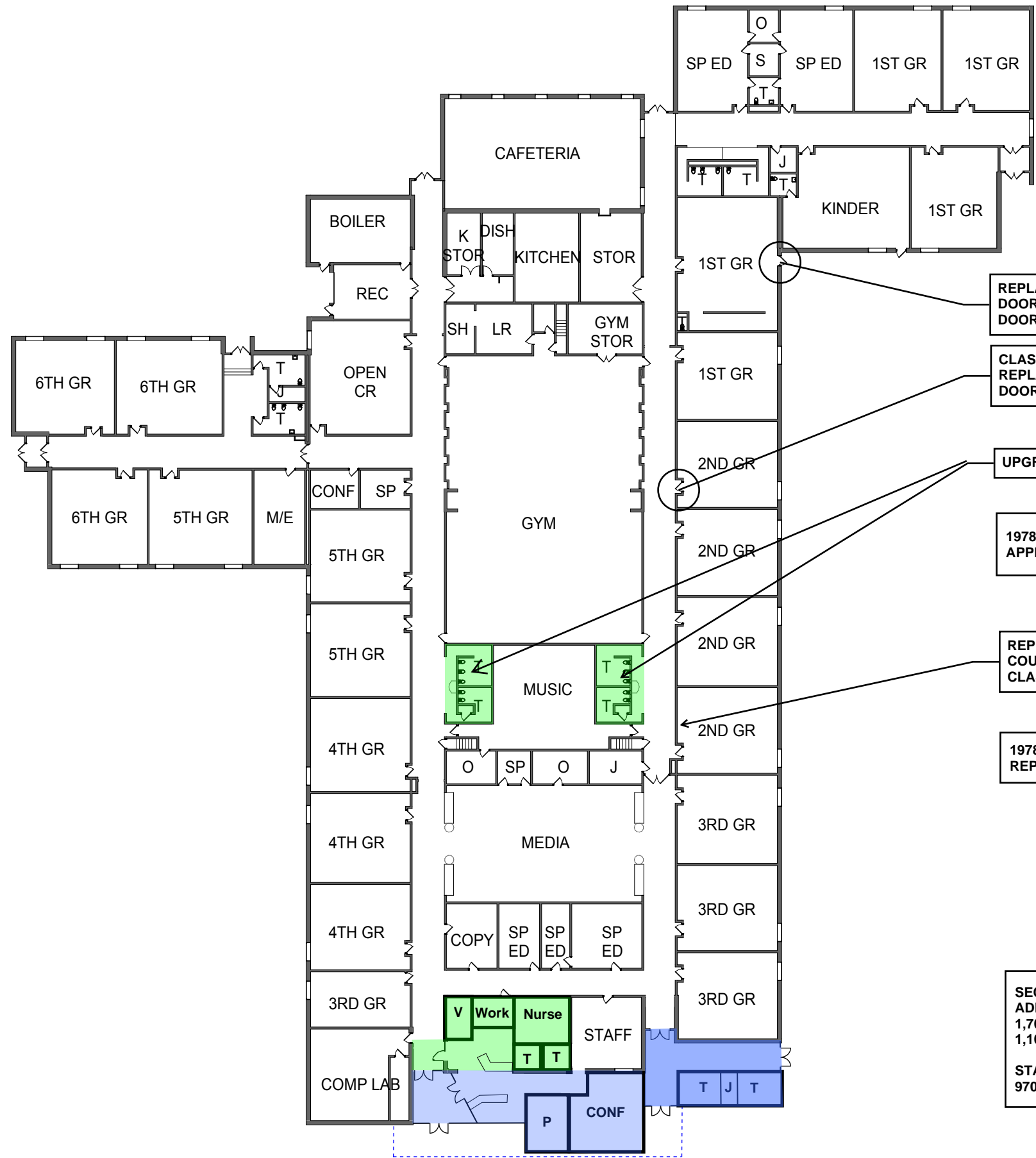
Lisa Ludwig

Lori Dockendorf

Jay Bravold

Ann Lemke

Steve Schmidt



REPLACE DOOR/FRAME/HARDWARE @ DOOR 10

CLASSROOM DOOR/HARDWARE REPLACEMENT, TYP. - APPROX 35 DOORS

UPGRADE RESTROOMS

1978 ROOF REPLACEMENT - APPROX 41,000 SF

REPLACE SINK AND COUNTERTOP, TYP. - 16 CLASSROOMS

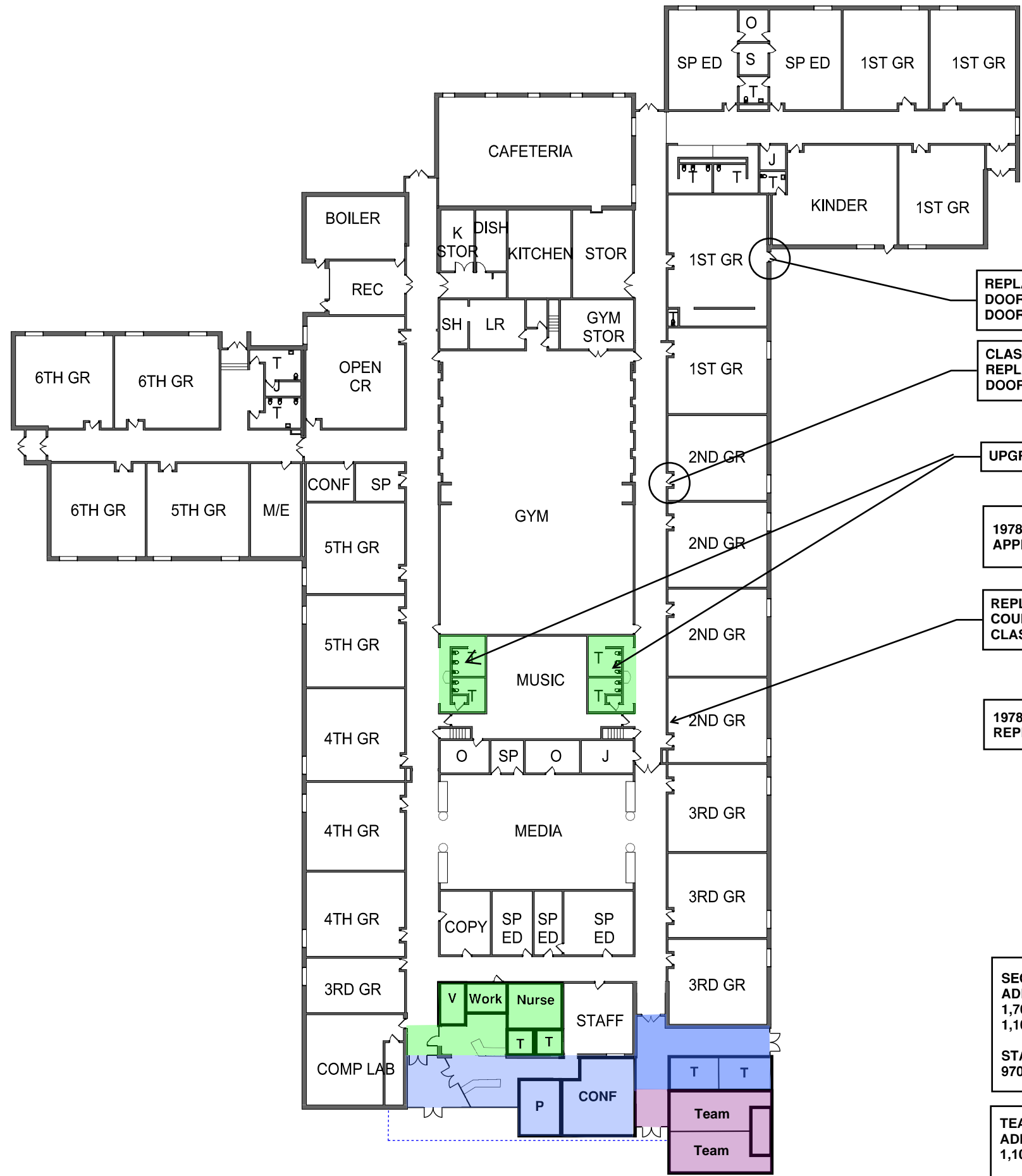
1978 ELECTRICAL PANEL REPLACEMENT

SECURE ENTRY / ADMIN ADDITION - 1,700 SF NEW CONSTRUCTION
1,100 SF REMODEL

STAFF TOILETS / HALL 970 SF NEW CONSTRUCTION

E-2A

1 FIRST FLOOR PLAN
1" = 40'-0"



REPLACE DOOR/FRAME/HARDWARE @ DOOR 10

CLASSROOM DOOR/HARDWARE REPLACEMENT, TYP. - APPROX 35 DOORS

UPGRADE RESTROOMS

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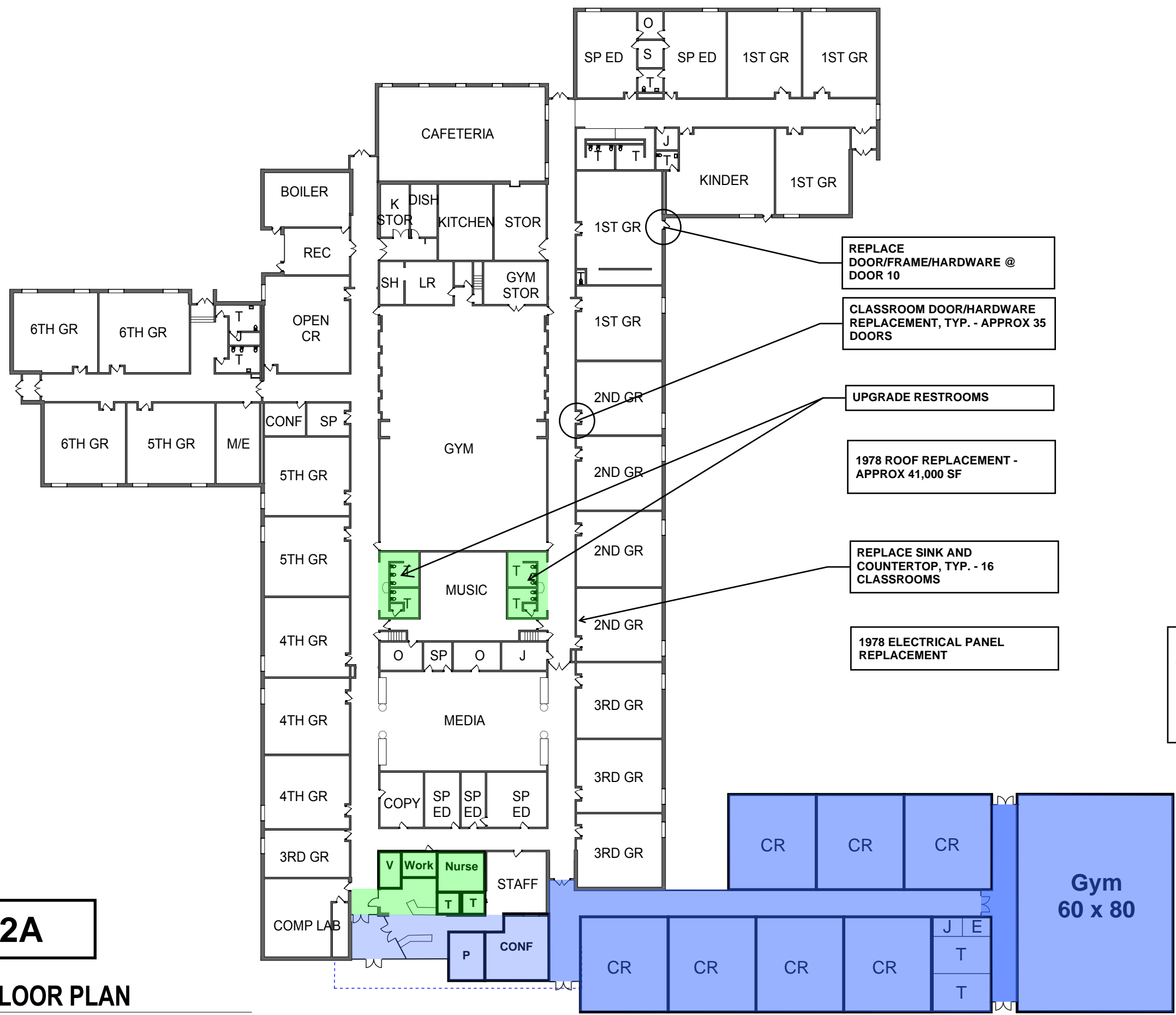
SECURE ENTRY / ADMIN ADDITION - 1,700 SF NEW CONSTRUCTION
 1,100 SF REMODEL

STAFF TOILETS / HALL 970 SF NEW CONSTRUCTION

TEAM ROOM / CONCESSION ADDITION 1,100 SF NEW CONSTRUCTION

E-2B

1 FIRST FLOOR PLAN
 1" = 40'-0"



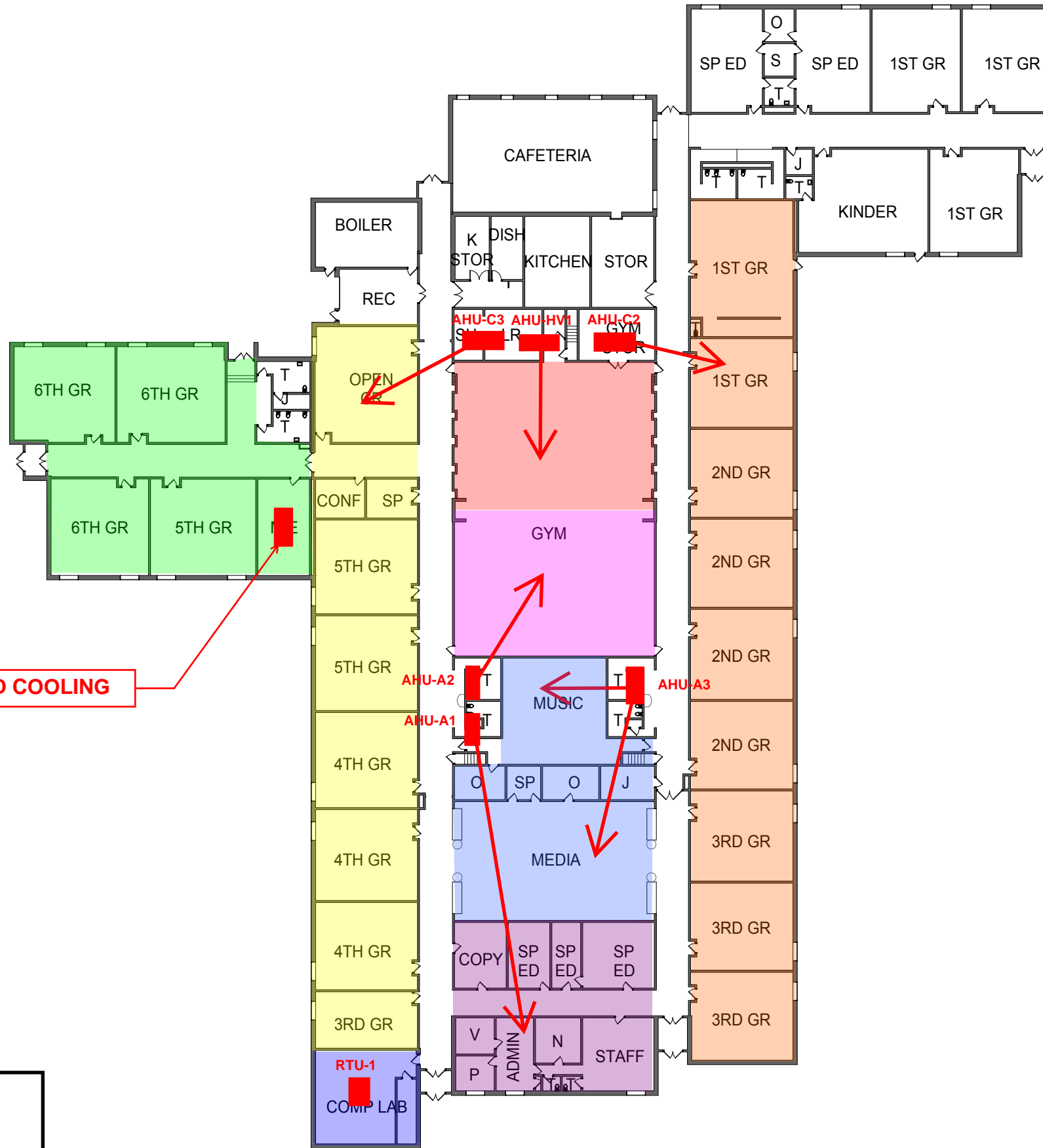
E-2A

1 FIRST FLOOR PLAN
 1" = 40'-0"

E-2-HVAC

1 FIRST FLOOR PLAN 1" = 40'-0"

AHU-C1. ADD COOLING

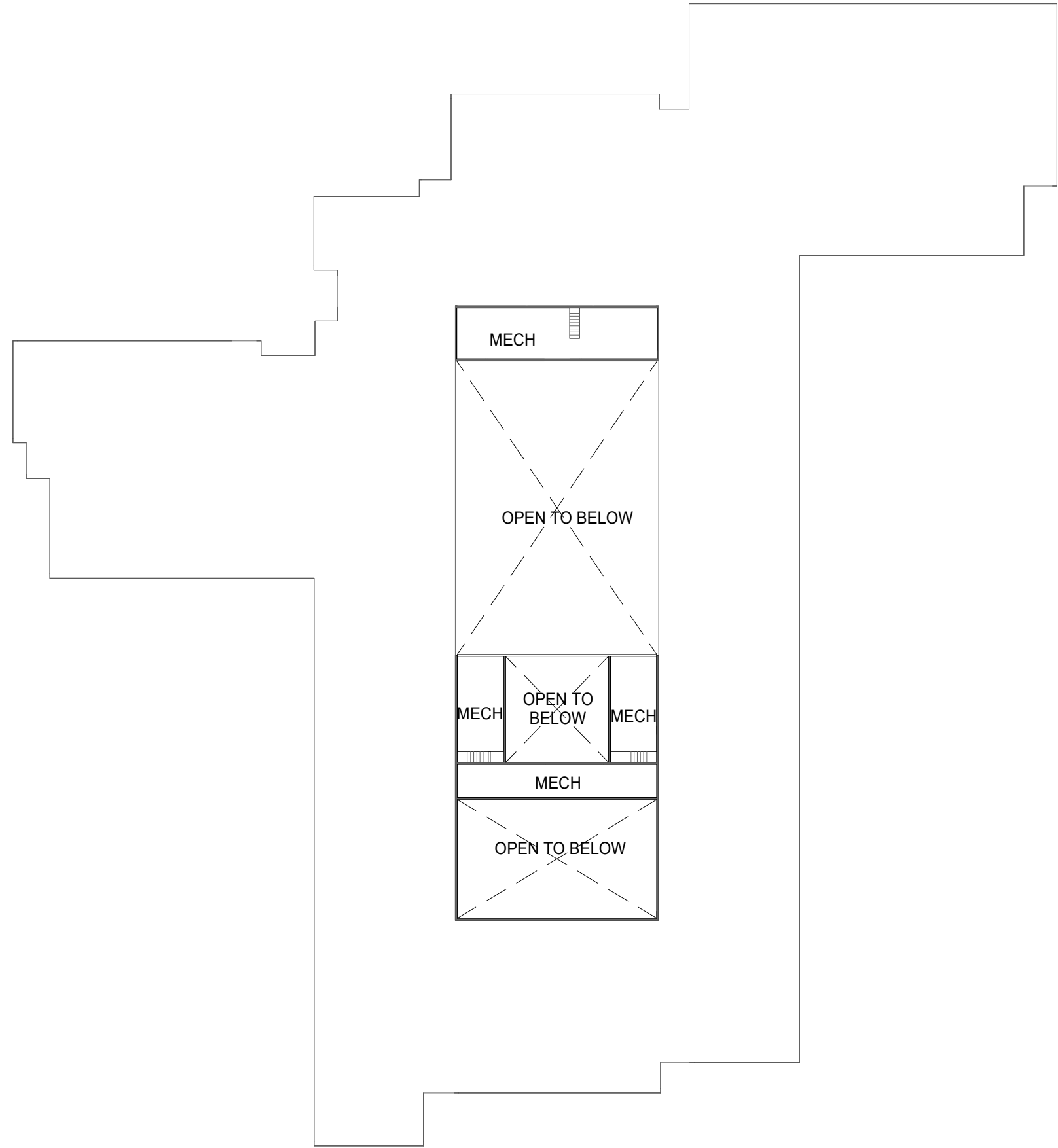


Proj. No.:	483901
Date:	04/05/18
Ref. DWG.:	
Sheet No.:	A002

EDEN VALLEY WATKINS
EDEN VALLEY ELEMENTARY



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1 SECOND FLOOR PLAN
1" = 40'-0"

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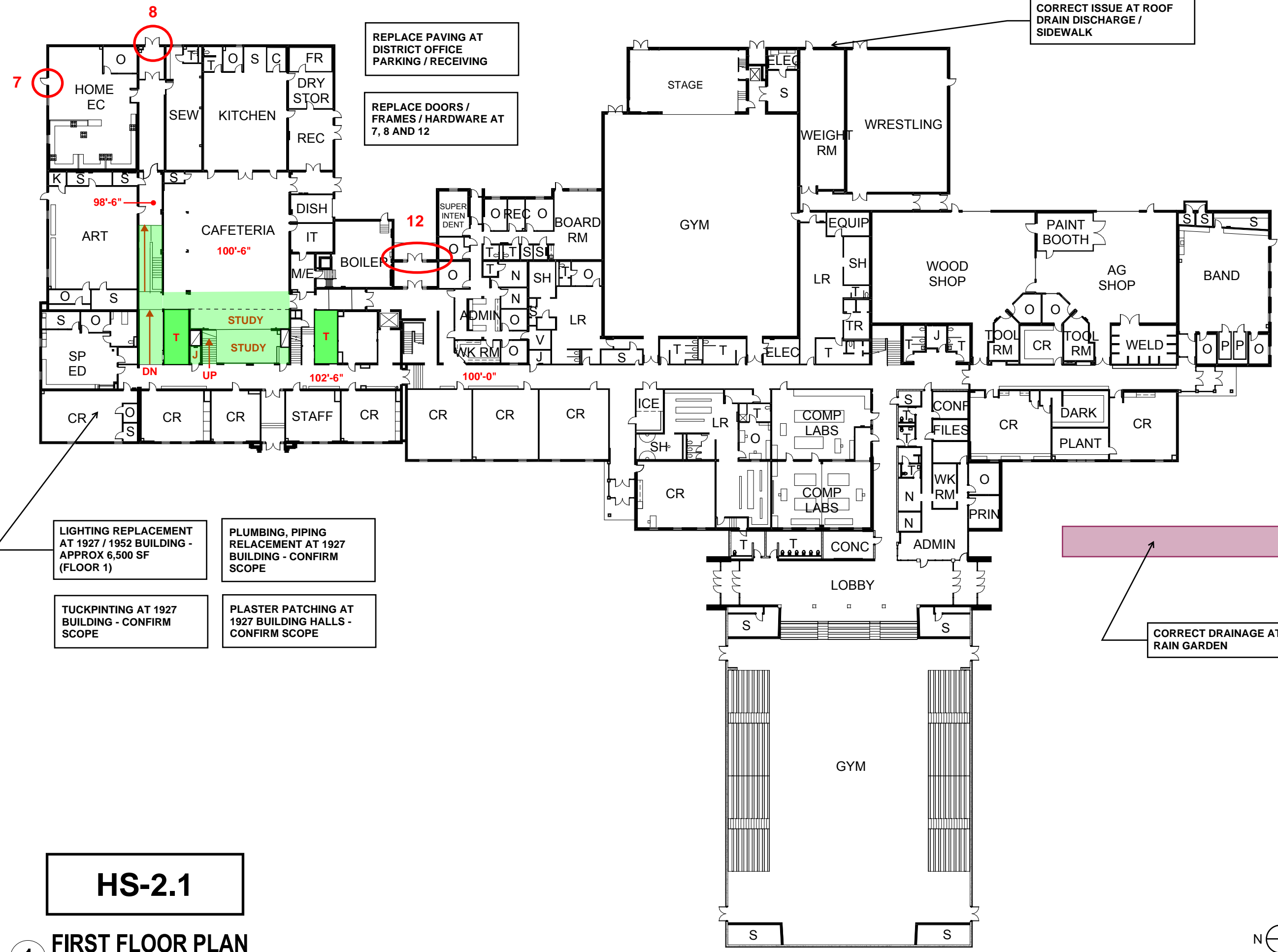
CORRECT ISSUE AT ROOF
DRAIN DISCHARGE /
SIDEWALK

REPLACE PAVING AT
DISTRICT OFFICE
PARKING / RECEIVING

REPLACE DOORS /
FRAMES / HARDWARE AT
7, 8 AND 12

Proj. No.:	483901
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Ref. DWG.:	
Sheet No.:	A002

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EDEN VALLEY AND WATKINS HIGH SCHOOL



LIGHTING REPLACEMENT
AT 1927 / 1952 BUILDING -
APPROX 6,500 SF
(FLOOR 1)

PLUMBING, PIPING
REPLACEMENT AT 1927
BUILDING - CONFIRM
SCOPE

TUCKPOINTING AT 1927
BUILDING - CONFIRM
SCOPE

PLASTER PATCHING AT
1927 BUILDING HALLS -
CONFIRM SCOPE



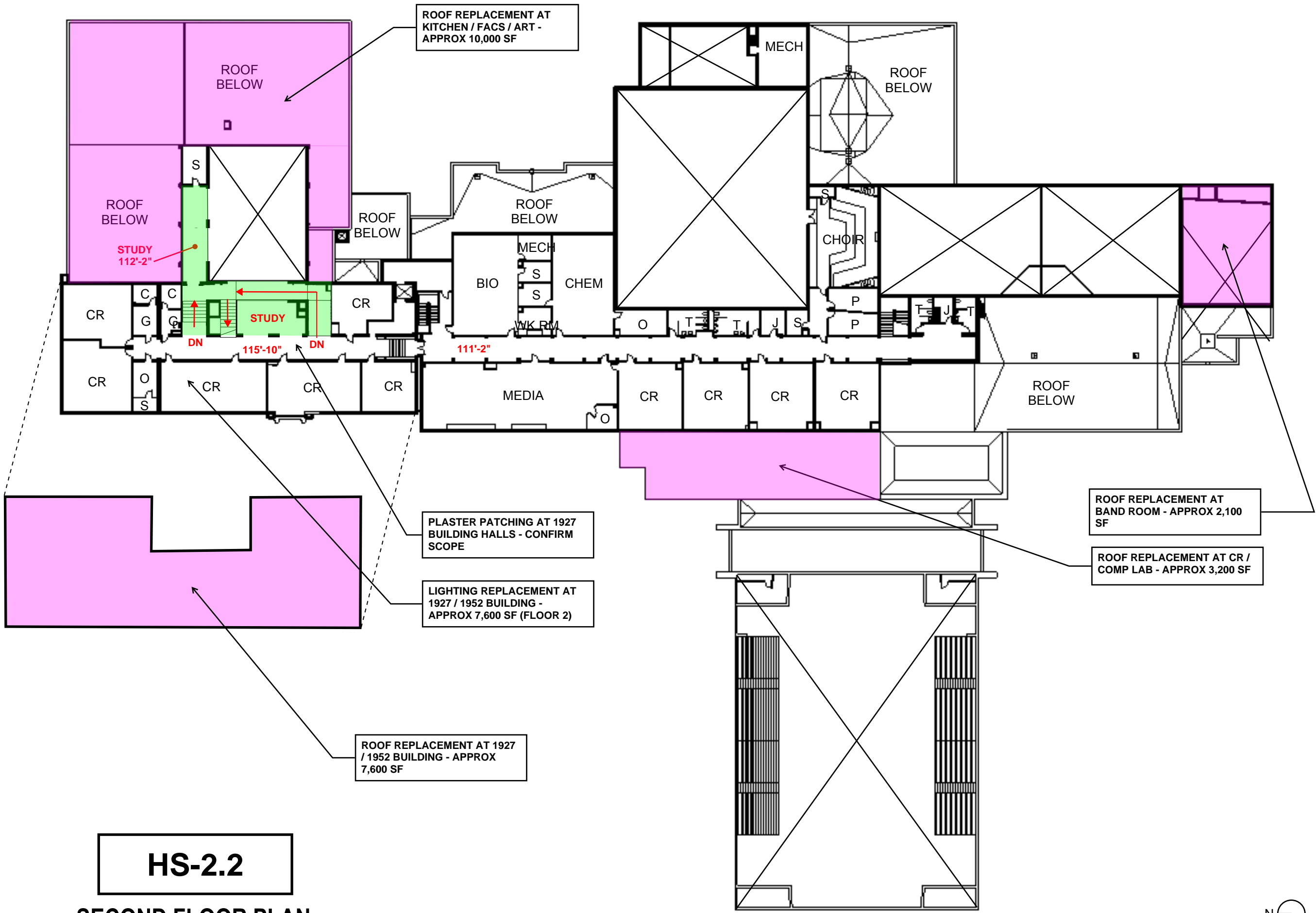
CORRECT DRAINAGE AT
RAIN GARDEN

HS-2.1

1 FIRST FLOOR PLAN

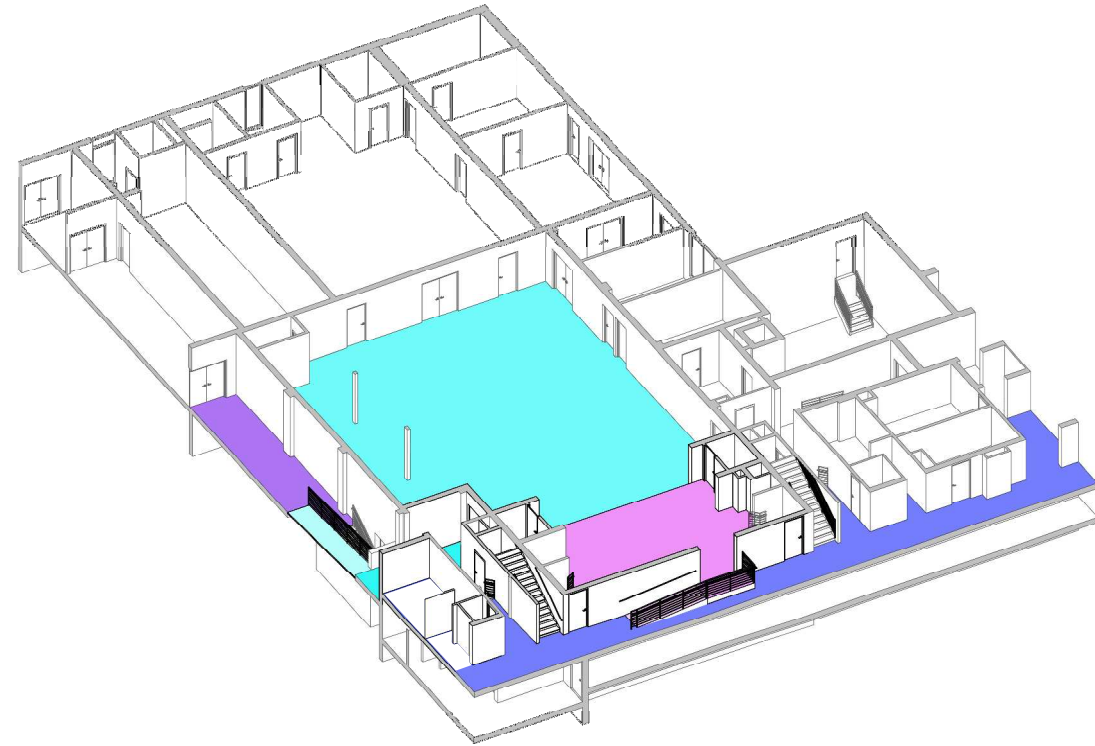
1" = 40'-0"



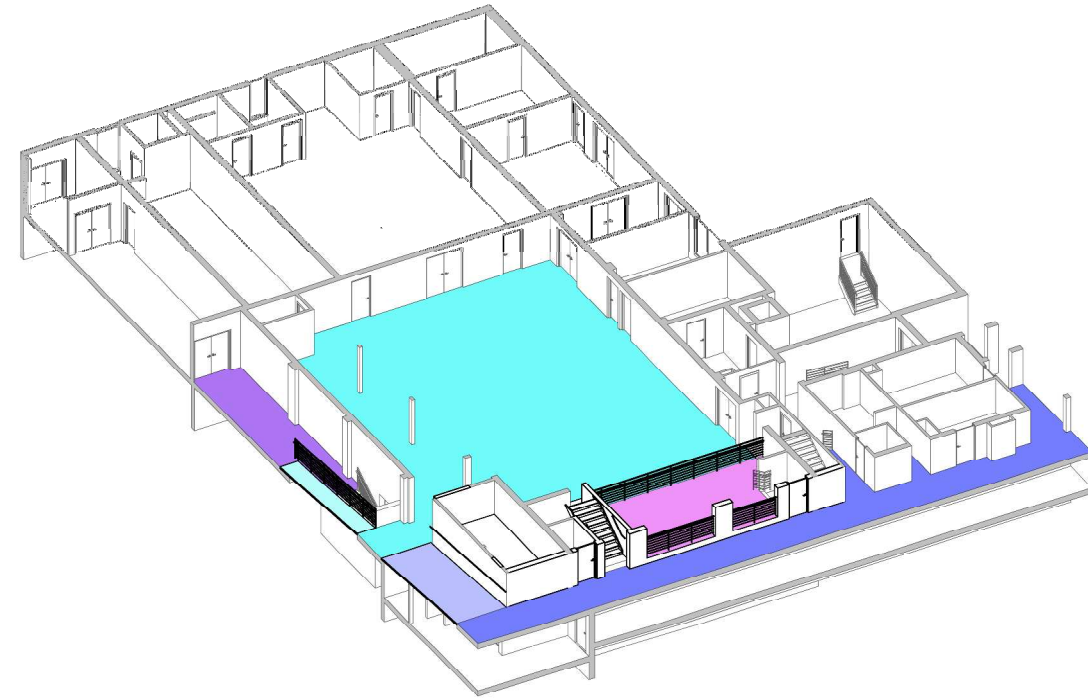


HS-2.2

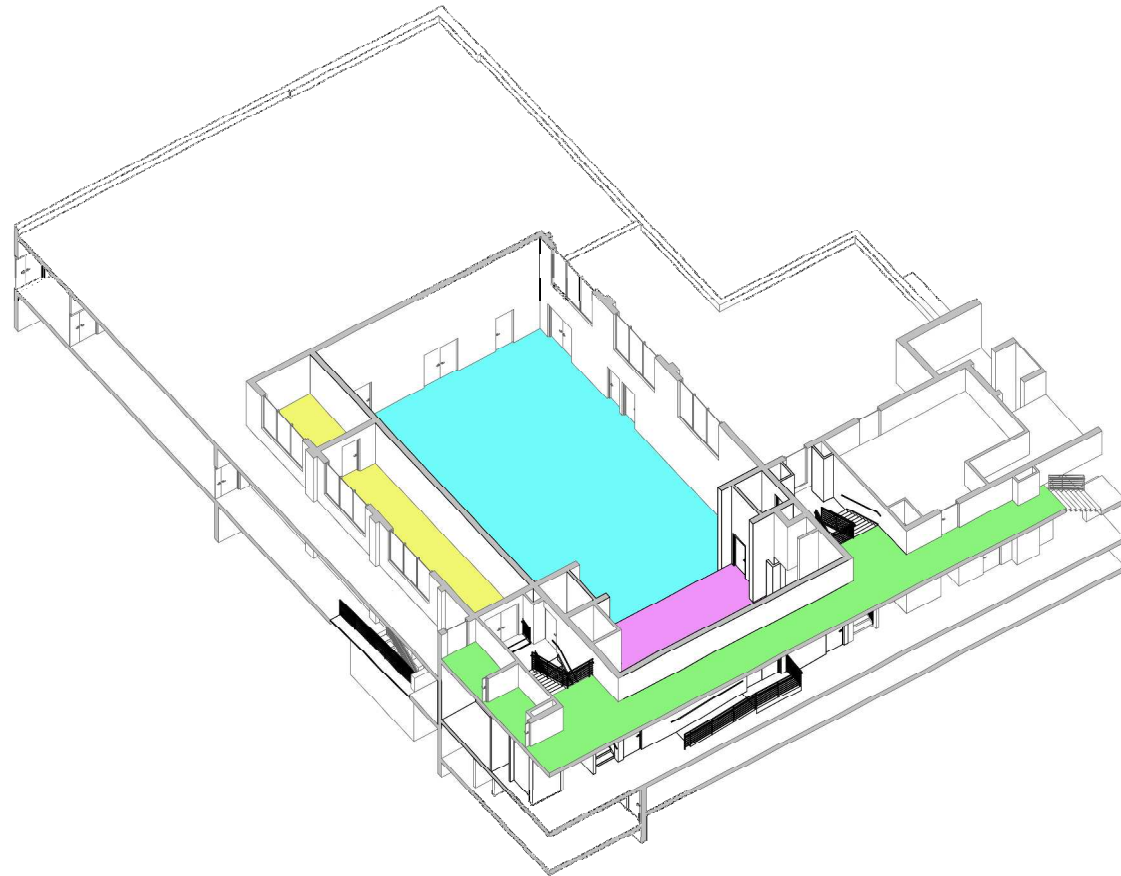
1 SECOND FLOOR PLAN
1" = 40'-0"



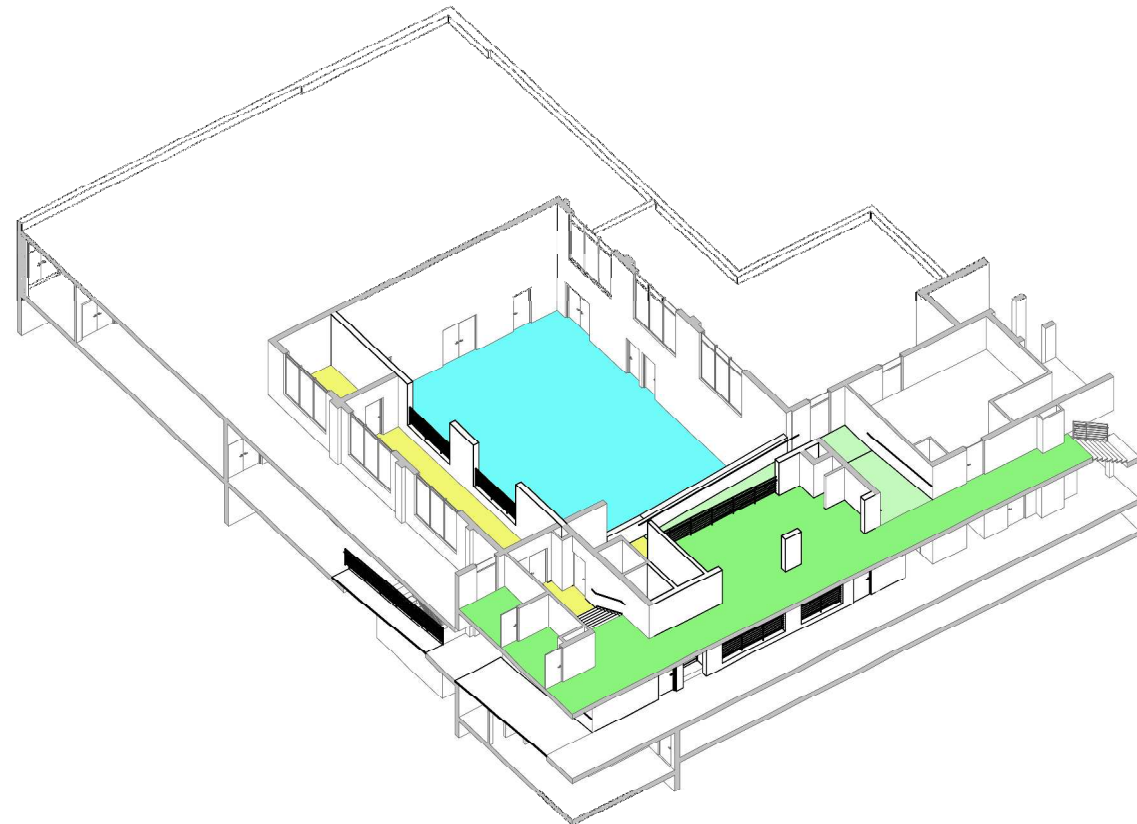
1 EXISTING BUILDING



2 REMODELED BUILDING



1 EXISTING BUILDING



2 REMODELED BUILDING

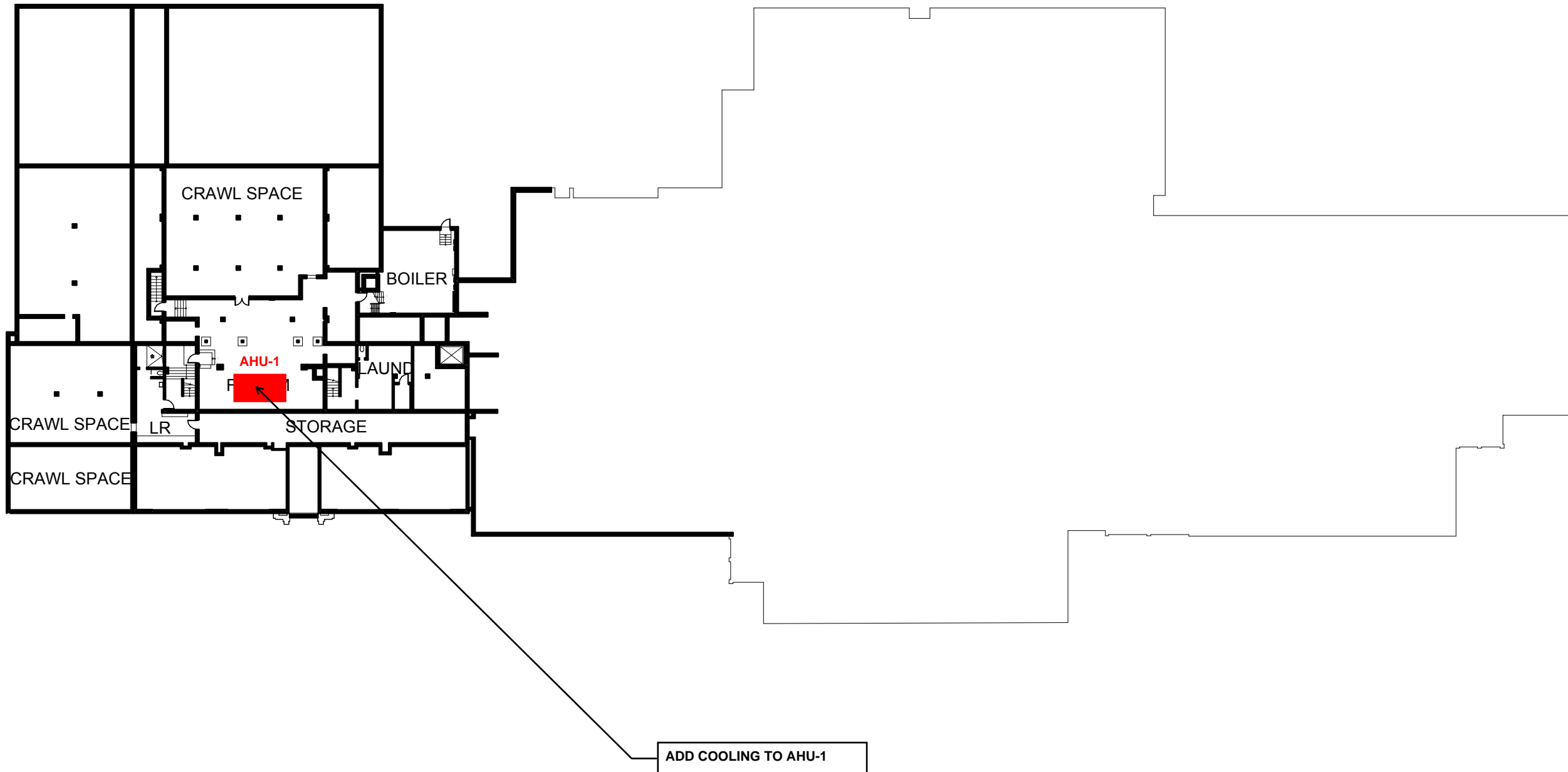
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NO.	REVISION	DATE

CIRCULATION



DATE	05/19/15
DESIGNER	Author
CHECKER	Author
PROJECT NO.	000000
DWG. NO.	



HS-2.0-HVAC

1 BASEMENT FLOOR PLAN
1" = 40'-0"



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ADD COOLING TO RTU-6

CHILLER - ADD SECTION FOR GYM / WRESTLING / WEIGHT RM

HS-2.1-HVAC

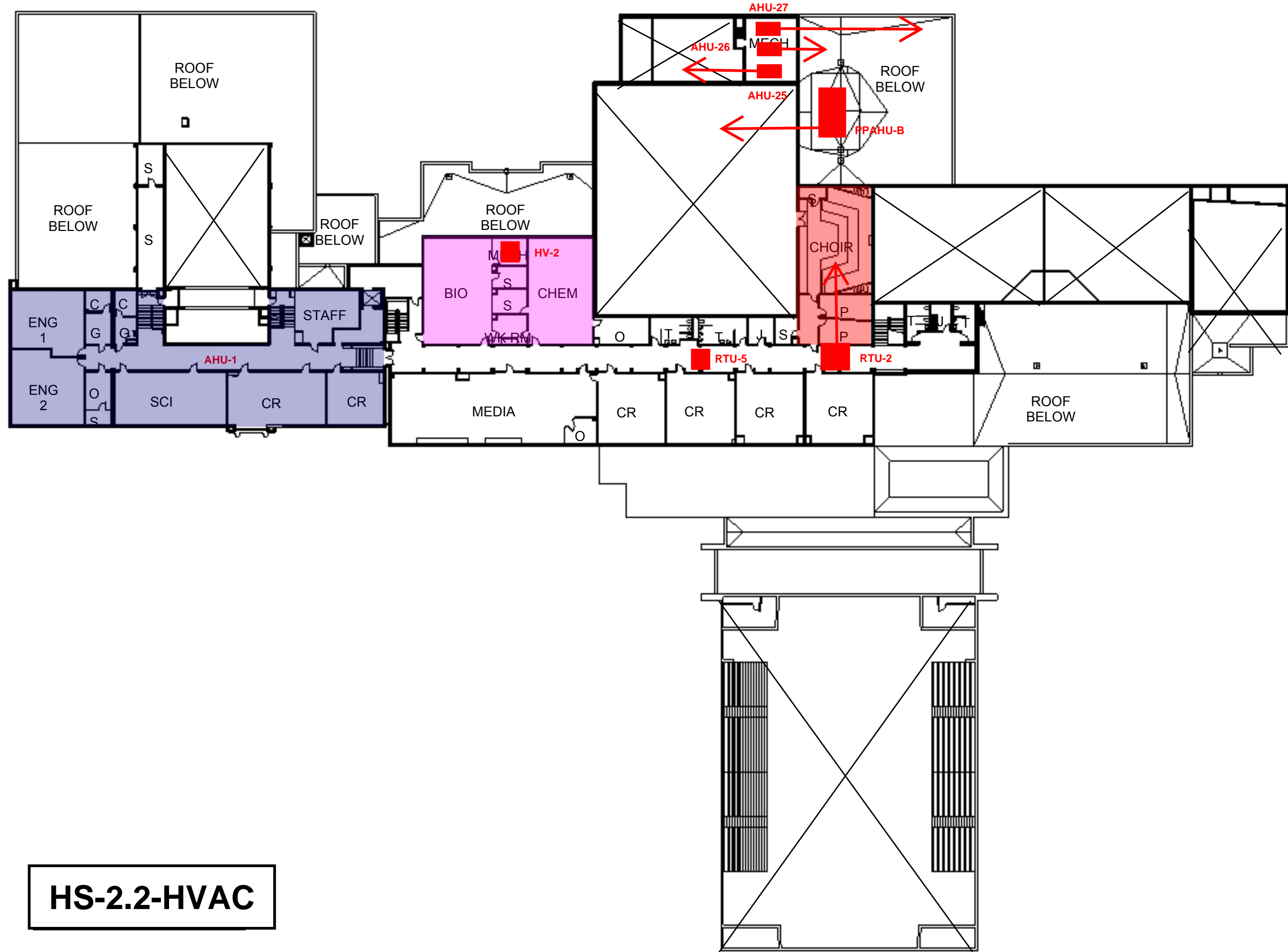
1 FIRST FLOOR PLAN
1" = 40'-0"



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HS-2.2-HVAC

1 SECOND FLOOR PLAN
1" = 40'-0"



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REPLACE STOOP

ADA SHOWER UPGRADE

REPLACE UPPER AND LOWER CABS AT KITCHEN

REPLACE UNIT HEATER

NEW FIRE SPRINKLER THROUGHOUT - APPROX 18,400 SF

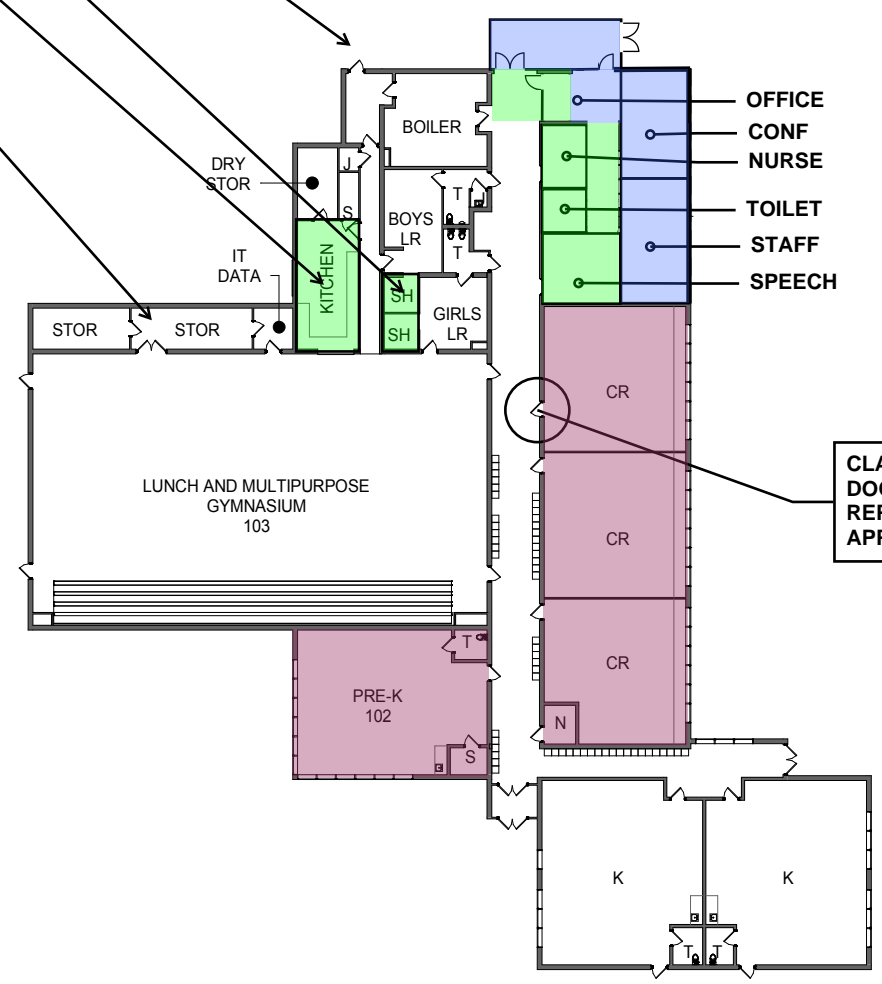
HVAC REPLACEMENT - 4 CLASSROOMS - APPROX 3,800 SF

CEILINGS/LIGHTING REPLACEMENT - 4 CLASSROOMS + HALL - APPROX 5,000 SF

HVAC UPGRADE AT GYM (NOISE ISSUE)

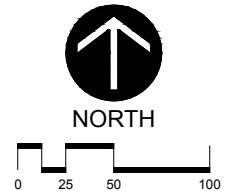
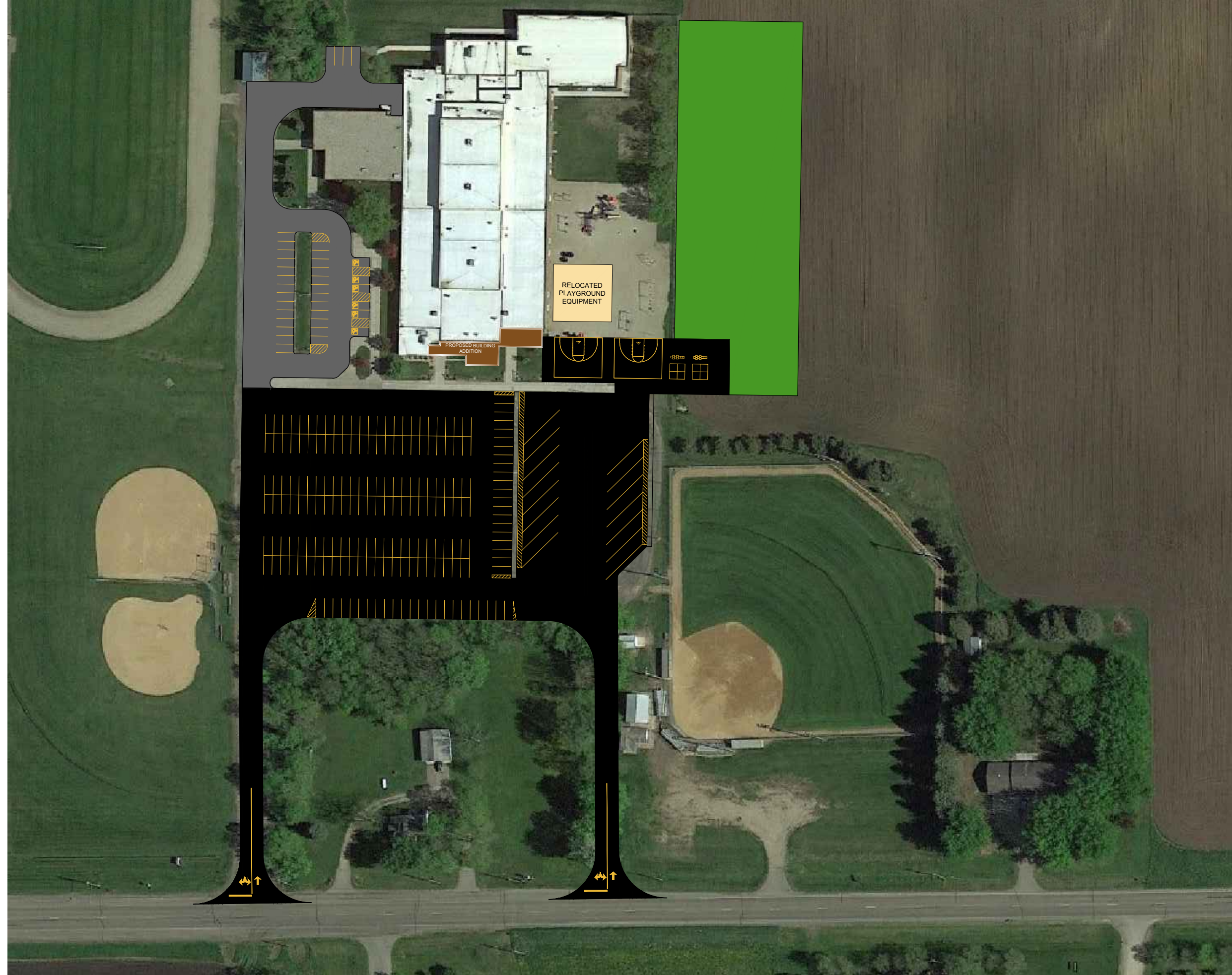
SECURE ENTRY / ADMIN /NURSE ADDITION - 1,200 SF NEW CONSTRUCTION 600 SF REMODEL

CLASSROOM DOOR/FRAME/HARDWARE REPLACEMENT, TYP. - APPROX 12 DOORS



W-1

1 FIRST FLOOR PLAN
1" = 40'-0"



Larson Engineering, Inc.
 3524 Labore Road
 White Bear Lake, MN 55110
 651.481.9120 (F) 651.481.9201
 www.larsonengr.com

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**EDEN VALLEY WATKINS
 PHASE 1**

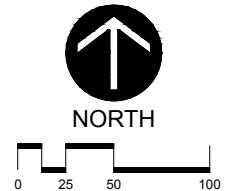
EDEN VALLEY ELEMENTARY

Proj. No.: 483901

Date: 06/06/18

Ref. DWG.:

Sheet No.: **C001**



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**EDEN VALLEY WATKINS
 PHASE 2**

EDEN VALLEY ELEMENTARY

Proj. No.: 483901

Date: 06/06/18

Ref. DWG.:

Sheet No.: **C002**



EDEN VALLEY-WATKINS PUBLIC SCHOOLS

6/18/2018

Planning Budget - OPTION RECAP

PROJECT OPTION	LTFM ONLY	One Building Options			Two Building Options			Three Building Options		
		1.A			2.A	2.B		3.A		
PROJECT COST	\$ 6.3	\$ 52.0	\$ -	\$ -	\$ 45.2	\$ 14.9	\$ -	\$ 12.4	\$ -	\$ -
EDEN VALLEY ELEMENTARY	GRADE CONFIGURATION	CLOSE			PK-6	PK-6		K-6		
	BUDGET	\$ 3.6	\$ -	\$ -	\$ 9.3	\$ 9.3	\$ -	\$ 5.4	\$ -	\$ -
	LTFM BASELINE	\$ 3.6								
	SITE				\$ 1.2	\$ 1.2		\$ 1.2		
	MECHANICAL / ELECTRICAL				\$ 2.2	\$ 2.2		\$ 2.2		
	DEFERRED MAINTENANCE				\$ 0.6	\$ 0.6		\$ 0.6		
	ADDITIONS/REMODEL				\$ 5.3	\$ 5.3		\$ 1.4		
WATKINS ELEMENTARY	GRADE CONFIGURATION	CLOSE			CLOSE	CLOSE		PK-K		
	BUDGET	\$ 0.6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1.4	\$ -	\$ -
	LTFM BASELINE	\$ 0.6								
	SITE							\$ -		
	MECHANICAL / ELECTRICAL							\$ 0.5		
	DEFERRED MAINTENANCE							\$ 0.1		
	ADDITIONS/REMODEL							\$ 0.8		
HIGH SCHOOL	GRADE CONFIGURATION	CLOSE			7-12	7-12		7-12		
	BUDGET	\$ 2.1	\$ -	\$ -	\$ -	\$ 3.7	\$ -	\$ 3.7	\$ -	\$ -
	LTFM BASELINE	\$ 2.1								
	SITE					\$ 0.1		\$ 0.1		
	MECHANICAL / ELECTRICAL					\$ 1.6		\$ 1.6		
	DEFERRED MAINTENANCE					\$ 0.5		\$ 0.5		
	ADDITIONS/REMODEL					\$ 1.5		\$ 1.5		
NEW LOCATION	GRADE CONFIGURATION	PK-12			7-12					
	BUDGET	\$ 52.0	\$ -	\$ -	\$ 35.9	\$ 1.9	\$ -	\$ 1.9	\$ -	\$ -
	NEW	\$ 45.0			\$ 29.1					
	AUDITORIUM	\$ 3.0			\$ 3.0					
	SITE IMPROVEMENTS	\$ 2.1			\$ 1.9					
	ATHLETIC FIELDS	\$ 1.9			\$ 1.9	\$ 1.9		\$ 1.9		
	LAND									

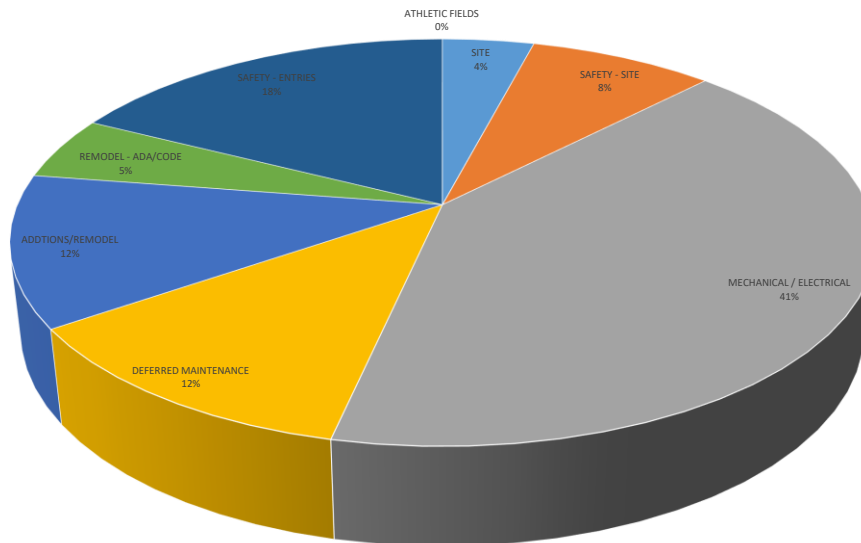
DST_NUM	DST_TYE	DST_NAM	TOTAL	Average # of Buildings	1 Building Districts		Multiple Building Districts	
					194,415 Current SF	242 SF / Student	248,846 Current SF	263 SF / Student
4027	7	HIGHER GROUND ACADEMY	754.53					
2448	1	MARTIN COUNTY WEST SCHOOL DISTRICT	755.23	4			211,055	279
2190	1	YELLOW MEDICINE EAST	756.30	2			244,393	323
2853	1	LAC QUI PARLE VALLEY SCHOOL DIST.	761.64	3			344,858	453
2365	1	G.F.W.	766.84	3			281,532	367
314	1	BRAHAM PUBLIC SCHOOL DISTRICT	783.49	2			208,405	266
91	1	BARNUM PUBLIC SCHOOL DISTRICT	788.08	2			172,096	218
2396	1	A.C.G.C. PUBLIC SCHOOL DISTRICT	802.01	3			295,366	368
2143	1	WATERVILLE-ELYSIAN-MORRISTOWN	803.18	3			225,464	281
2172	1	KENYON-WANAMINGO SCHOOL DISTRICT	810.72	2			242,118	299
213	1	OSAKIS PUBLIC SCHOOL DISTRICT	823.31	1	207,765	252		
4122	7	EAGLE RIDGE ACADEMY CHARTER SCHOOL	838.27					-
777	1	BENSON PUBLIC SCHOOL DISTRICT	840.51	3			236,056	281
139	1	RUSH CITY PUBLIC SCHOOL DISTRICT	857.74	2			240,414	280
146	1	BARNESVILLE PUBLIC SCHOOL DIST.	857.98	2			164,500	192
4199	7	PARNASSUS PREPARATORY CHARTER SCH	877.51					
881	1	MAPLE LAKE PUBLIC SCHOOL DISTRICT	877.74	1	246,865	281		
4116	7	LAKES INTERNATIONAL LANGUAGE ACADEM	878.69					
763	1	MEDFORD PUBLIC SCHOOL DISTRICT	882.91	1	140,422	159		
317	1	DEER RIVER PUBLIC SCHOOL DISTRICT	886.68					
2071	1	LAKE CRYSTAL-WELCOME MEMORIAL	888.65					
548	1	PELICAN RAPIDS PUBLIC SCHOOL DIST.	894.20					
23	1	FRAZEE-VERGAS PUBLIC SCHOOL DIST.	895.82	2			225,680	252
2174	1	PINE RIVER-BACKUS SCHOOL DISTRICT	900.33	1	187,257	208		
2168	1	NRHEG SCHOOL DISTRICT	907.22	2			210,170	232
4011	7	ATHLOS LEADERSHIP ACADEMY	908.48					
2753	1	LONG PRAIRIE-GREY EAGLE SCHOOL DIST	911.86	1	289,295	317		
4098	7	NOVA CLASSICAL ACADEMY	912.07					
227	1	CHATFIELD PUBLIC SCHOOLS	913.87	2	After Additions		216,210	237
741	1	PAYNESVILLE PUBLIC SCHOOL DISTRICT	932.58	2			285,810	306
2711	1	MESABI EAST SCHOOL DISTRICT	934.91	1	291,310	312		
2135	1	MAPLE RIVER SCHOOL DISTRICT	951.00	4			279,894	294
485	1	ROYALTON PUBLIC SCHOOL DISTRICT	951.72	2	Before Additions		187,824	197
150	1	HAWLEY PUBLIC SCHOOL DISTRICT	954.09	2			244,566	256
463	1	EDEN VALLEY-WATKINS SCHOOL DISTRICT	956.34	3			197,000	206
2165	1	HINCKLEY-FINLAYSON SCHOOL DISTRICT	965.20	3			251,636	261
840	1	ST. JAMES PUBLIC SCHOOL DISTRICT	972.27	3			274,342	282
2154	1	EVELETH-GILBERT SCHOOL DISTRICT	988.30					
858	1	ST. CHARLES PUBLIC SCHOOL DISTRICT	989.40	2			203,393	206
821	1	MENAHGA PUBLIC SCHOOL DISTRICT	993.08	1	155,748	157		
4181	7	COMMUNITY SCHOOL OF EXCELLENCE	994.81					
162	1	BAGLEY PUBLIC SCHOOL DISTRICT	995.69	2			254,542	256
116	1	PILLAGER PUBLIC SCHOOL DISTRICT	999.99	1	199,953	200		
690	1	WARROAD PUBLIC SCHOOL DISTRICT	1,003.56	2			295,928	295
2155	1	WADENA-DEER CREEK SCHOOL DISTRICT	1,007.16	2			307,459	305
108	1	CENTRAL PUBLIC SCHOOL DISTRICT	1,009.98	2			240,469	238
2397	1	LE SUEUR-HENDERSON SCHOOL DISTRICT	1,027.44	3			315,902	307
2769	1	MORRIS AREA PUBLIC SCHOOLS	1,028.02	2			255,388	248
743	1	SAUK CENTRE PUBLIC SCHOOL DISTRICT	1,029.00	3			287,579	279
4170	7	HIAWATHA ACADEMIES	1,037.81					
316	1	GREENWAY PUBLIC SCHOOL DISTRICT	1,046.34	3			254,831	244
177	1	WINDOM PUBLIC SCHOOL DISTRICT	1,046.47	3			296,891	284
738	1	HOLDINGFORD PUBLIC SCHOOL DISTRICT	1,047.76	2			248,800	237
182	1	CROSBY-IRONTON PUBLIC SCHOOL DIST.	1,061.76	2			317,914	299
361	1	INTERNATIONAL FALLS SCHOOL DISTRICT	1,084.75	3			191,431	176
2897	1	REDWOOD AREA SCHOOL DISTRICT	1,104.72	2			270,948	245
252	1	CANNON FALLS PUBLIC SCHOOL DISTRICT	1,124.99	3			347,166	309
484	1	PIERZ PUBLIC SCHOOL DISTRICT	1,125.44	2	After Additions		273,317	243
2687	1	HOWARD LAKE-WAVERLY-WINSTED	1,127.88					



EDEN VALLEY-WATKINS PUBLIC SCHOOLS 6/18/2018
 Planning Budget - BUDGET EXPENDITURES

PLANNING OPTION 3.A		EVES	WES	HS	TOTAL	
PROJECT COST		\$ 5.4	\$ 1.4	\$ 5.6	\$ 12.4	
QUESTION 1	GRADE CONFIGURATION	K-6	PK-K	7-12		% TO TTL
	BUDGET	\$ 5.4	\$ 1.4	\$ 3.7	\$ 10.5	
	SITE	\$ 0.3		\$ 0.1	\$ 0.4	4%
	SAFETY - SITE	\$ 0.9			\$ 0.9	8%
	MECHANICAL / ELECTRICAL	\$ 2.2	\$ 0.5	\$ 1.6	\$ 4.3	41%
	DEFERRED MAINTENANCE	\$ 0.6	\$ 0.1	\$ 0.5	\$ 1.3	12%
	ADDITIONS/REMODEL			\$ 1.3	\$ 1.3	12%
	REMODEL - ADA/CODE	\$ 0.3	\$ 0.1	\$ 0.2	\$ 0.5	5%
	SAFETY - ENTRIES	\$ 1.1	\$ 0.7		\$ 1.8	18%
	ATHLETIC FIELDS				\$ -	0%
QUESTION 2	GRADE CONFIGURATION					
	BUDGET	\$ -	\$ -	\$ 1.9	\$ 1.9	
	SITE				\$ -	
	MECHANICAL / ELECTRICAL				\$ -	
	DEFERRED MAINTENANCE				\$ -	
	ADDITIONS/REMODEL				\$ -	
	ATHLETIC FIELDS			\$ 1.9	\$ 1.9	

WHERE THE BUDGET IS ALLOCATED



EDEN VALLEY-WATKINS PUBLIC SCHOOLS
 Schedule of recorded building expenses

EXISTING BUILDING EXPENSES

	Electricity	Bldg Heat / Natural Gas	Water / Sewer	Custodial Wages / Benefits	Custodial Supplies	Custodial Repair / Supplies	Equipment	Repairs / Maintenance	Lawn / Snow	Total Utilities & Custodial	Cost per Square Foot	Building Square Footage
Projected Building Comparison	\$ 177,967.23	\$ 68,480.91	\$ 29,651.87	\$ 179,421.88	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 455,521.90	\$ 1.96	232,000
Weighted Factor	85.0%	85.0%	85.0%	80.0%	100.0%	100.0%	100.0%	100.0%	100.0%			
Cost per S.F.	\$ 0.77	\$ 0.30	\$ 0.13	\$ 0.77	\$ -	\$ -	\$ -	\$ -	\$ -			
Existing Building Expenses												
Elementary School - Watkins	\$ 12,614.15	\$ 7,138.56	\$ 2,466.88	\$ 22,641.60						\$ 44,861.19	\$ 2.49	18,000
Elementary School - Eden Valley	\$ 45,676.56	\$ 16,470.66	\$ 12,500.88	\$ 69,414.00						\$ 144,062.10	\$ 2.36	61,000
High School - Eden Valley	\$ 119,496.03	\$ 44,802.24	\$ 14,654.04	\$ 98,386.80						\$ 277,339.11	\$ 2.35	118,000
Total	\$ 177,786.74	\$ 68,411.46	\$ 29,621.80	\$ 190,442.40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 466,262.40	\$ 2.37	197,000
Cost per S.F.	\$ 0.90	\$ 0.35	\$ 0.15	\$ 0.97	\$ -	\$ -	\$ -	\$ -	\$ -			

Notes:

- 1 Existing information provided by District.
- 2 Items not expected to change with varied square footage or to see expected efficiencies were weighted
- 3

\$ 10,740.50 Potential Savings