



## BRECKENRIDGE ISD 846 Project Background



Updated September 16, 2021

### FACILITY PLANNING & IMPROVEMENT HISTORY

In 2013 the Breckenridge ISD #846 passed an Operating Levy to support district educational and building infrastructure needs. While Operating Levies are not traditionally used by MN school districts to address facility needs, the ISD 846 School Board elected to choose this route as it, at the time, had the least financial impact to the district's farming community, which represents 69% of the district's population. While taking this funding route limited facilities improvements, it enabled the district to address the most immediate needs.

Soon after the successful election, in 2014, the district completed a comprehensive facility study and approved a number of projects at both the high school and elementary school which were executed over the next two years. In assessing the future of the district, the ISD 846 School Board elected to implement more improvements at the high school (1969 construction) as the facility would benefit from infrastructure upgrades. However, as the elementary showed more need (1934, 1949, 1957, 1996, 1998 build years), the district made a calculated decision to only address the highest priorities with a plan to re-evaluate in the next 5-10 years for either further investment or replacement.

- **Elementary Investments:**

Some of the highest priority needs that were completed to keep the elementary from further deterioration included: building exterior, gym floor replacement, front parking reconstruction, and minor space remodels to create updated educational space. To increase security, a new secured office was created in existing space at the former main entrance.

- **High School Investments:**

At the high school, the office was also remodeled to increase security in the building as well as many improvements to keep the building viable, from a pure infrastructure stand point. These improvements include roofing refurbishment, mechanical system replacement, electrical system upgrades, data backbone upgrade, rear parking area reconstruction, and group restroom remodel.

### PROCESS

In anticipation of the current Operating Levy expiring, the ISD 846 School Board, staying true to its commitment, gave approval in 2019 for district administrators to work with consultants and financial advisors to revisit the 2014 comprehensive facility study and walk through another process to identify both current facilities challenges and operating needs. The following facility vision was established to help guide and frame discussion throughout the process: ***"The Breckenridge Public School facility vision is to provide a student-focused, innovative educational environment for our future learners."***

The planning process included:

- updating the district's facilities infrastructure and conducting an educational adequacy assessment conducted by professional firms with expertise in education and educational infrastructure (Firms include: MLA Architects, MBN Engineering, InSpec, and Larson Engineering)
- obtaining input from students, staff, administration and the community through facilitated small-group and public engagement meetings;
- working with the board and administration to review all deficiencies;
- engaging community through community engagement meetings to review facility and educational deficiencies and potential solutions;
- working with a community task force to review identified needs and proposed solutions;



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Given both the subjective and objective data collected during the process, the administration and school board:

1. prioritized deficiencies;
2. reviewed potential solutions and several project options, including but not limited to renovating both Breckenridge Elementary and Breckenridge High School or closing the existing elementary and adding on to the existing high school for a single site and;
3. conducted and reviewed the results of a scientific survey, which tested potential options with the community

In evaluating building deficiencies, ISD 846 studied two options in addition to building a new Pre-K facility. The **first option**, "Option A", was to invest in both the existing elementary and high school.

Total required investment at the existing elementary was identified to be \$20,642,929. This investment is approximately 79% of the cost of building a new elementary facility at \$26,250,000 (75,000sf \* \$350/sf). The total investment at the high school was identified to be \$22,773,012. A summary of costs for both attendance centers are outlined by deficiency category in the charts below.

INCLUDED SCOPE - ELEMENTARY (OPTION A)				
Category	PRIORITY			Sum
	1	2	3	
Mechanical	\$ 9,516,578	\$ -	\$ -	\$ 9,516,578
Plumbing	\$ 26,880	\$ -	\$ -	\$ 26,880
Building Envelope	\$ 3,081,018	\$ 1,286,051	\$ -	\$ 4,367,068
Electrical/Technology	\$ 502,950	\$ 229,688	\$ -	\$ 732,638
Life Safety & Security	\$ 116,025	\$ -	\$ -	\$ 116,025
Site Work	\$ 437,441	\$ 140,306	\$ 71,531	\$ 649,278
Interior Conditions	\$ 2,928,674	\$ -	\$ 171,281	\$ 3,099,956
ADA	\$ 69,234	\$ -	\$ -	\$ 69,234
Abatement	\$ 93,240	\$ -	\$ -	\$ 93,240
Educational Adequacy	\$ 1,972,031	\$ -	\$ -	\$ 1,972,031
<b>Totals:</b>	<b>\$ 18,744,072</b>	<b>\$ 1,656,044</b>	<b>\$ 242,813</b>	<b>\$ 20,642,929</b>

IDENTIFIED SCOPE - HIGH SCHOOL (OPTION A)				
Category	PRIORITY			Sum
	1	2	3	
Mechanical	\$ -	\$ -	\$ -	\$ -
Plumbing	\$ 153,694	\$ -	\$ -	\$ 153,694
Building Envelope	\$ 378,774	\$ 200,904	\$ -	\$ 579,679
Electrical/Technology	\$ 141,094	\$ -	\$ -	\$ 141,094
Life Safety & Security	\$ 98,438	\$ -	\$ -	\$ 98,438
Site Work	\$ 340,463	\$ 572,499	\$ -	\$ 912,962
Interior Conditions	\$ 2,524,904	\$ -	\$ -	\$ 2,524,904
ADA	\$ 148,969	\$ -	\$ -	\$ 148,969
Abatement	\$ -	\$ -	\$ -	\$ -
Bus Garage	\$ -	\$ 2,175,000	\$ -	\$ 2,175,000
Educational Adequacy	\$ 16,038,274	\$ -	\$ -	\$ 16,038,274
<b>Sum:</b>	<b>\$ 19,824,608</b>	<b>\$ 2,948,404</b>	<b>\$ -</b>	<b>\$ 22,773,012</b>



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In addition to the infrastructure costs outlined in the charts above, educational adequacy costs outlined to keep both buildings (Option A) include:

Renovating the following areas at the Elementary School:

- Media Center
- Studio Classroom (Grade 5 and 6)

Renovating the following areas at the High School:

- Science Classrooms
- Enlarge Art Room
- Update Industrial Tech Shops
- Enlarge Middle School Classroom and Renovate Existing SPED spaces in former FACS room
- Enlarge existing High School Classrooms
- Create dedicated Cafeteria
- Renovate Media Center and Student "Gathering" Areas

Additions to the Existing High School Building:

- Add 2 Middle School classrooms to allow existing to be enlarged
- Add separate space at the building exterior for the Valley Lake Program
- Add High School Classrooms and Small Group Spaces to allow existing Classrooms to be enlarged and create Flex Classroom
- Add Gym Stations, Visitor Lockers, Storage, Fitness Room, and Restrooms at the south end of the building

**In analyzing the viability of Option A, the school board considered:**

1. Investment amount of \$20,642,929 for addressing existing elementary needs
2. Cost of \$26,250,000 (75,000sf \* \$350/sf) for building a new elementary
3. The cost of addressing existing needs relative to building new: renovating will be 79% of cost to build new
4. The total investment of \$43,415,941 to address needs in both buildings
5. The increased operating costs from excess square footage in the elementary
6. Community feedback. The community did not support investing in either building (via scientific survey and other engagement)

The new Pre-K building will be a reduction in the district's total square footage.



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The **second option** studied by the board, "Option B", proposed closing the existing elementary and adding a new elementary to the existing high school, while also addressing the infrastructure and space needs of the high school. The cost of adding a new elementary to the existing high school is 75.8% to that of a new Pre-K building with a bus garage at \$79,035,165. This drops to 71% if the existing debt of \$4,880,000 is included.

INCLUDED SCOPE - ADD ELEMENTARY TO HIGH SCHOOL (OPTION B)				
Category	PRIORITY			Sum
	1	2	3	
Mechanical	\$ -	\$ -	\$ -	\$ -
Plumbing	\$ 153,694	\$ -	\$ -	\$ 153,694
Building Envelope	\$ 378,774	\$ 200,904	\$ -	\$ 579,679
Electrical/Technology	\$ 141,094	\$ -	\$ -	\$ 141,094
Life Safety & Security	\$ 98,438	\$ -	\$ -	\$ 98,438
Site Work	\$ 340,463	\$ 572,499	\$ -	\$ 912,962
Interior Conditions	\$ 1,343,568	\$ -	\$ -	\$ 1,343,568
ADA	\$ 57,094	\$ -	\$ -	\$ 57,094
Abatement	\$ -	\$ -	\$ -	\$ -
Bus Garage	\$ -	\$ 2,175,000	\$ -	\$ 2,175,000
Educational Adequacy	\$ 54,431,321	\$ -	\$ -	\$ 54,431,321
<b>Total:</b>	<b>\$ 56,944,445</b>	<b>\$ 2,948,404</b>	<b>\$ -</b>	<b>\$ 59,892,848</b>

In addition to the infrastructure costs outlined in the charts above, educational adequacy costs outlined to close the existing elementary and add a new elementary to existing high school (Option B) include:

Renovating the following areas:

- Science Classrooms; Enlarge Art Room; Update Industrial Tech Shops
- Enlarge Middle School Classroom and Renovate Existing SPED in former FACS room
- Enlarge existing High School Classrooms; Renovate Media Center and Student "Gathering" Areas
- Remodel existing Music into Fitness Room
- Renovate Kitchen

Adding to the Existing High School Building:

- Add Elementary and District Offices to existing High School
- Add Middle School classroom to allow existing to be enlarged
- Add separate space at the building exterior for a new Valley Lake Program Addition
- Add High School Classrooms and Small Group Spaces to allow existing Classrooms to be enlarged and create Flex Classroom
- Add Gym Stations, Visitor Lockers, Storage, and Restrooms at the south end of the building
- Add addition gym space for walking track that can also be used for community walkers
- Add 500 seat Auditorium with support spaces
- Add a Student Commons/Cafeteria; Add new Music Addition
- Purchase agricultural lot to the east and relocate fields for Additions



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### For Option B, the school board considered:

1. The investment amount of \$59,892,848 to add a new elementary to the high school
2. The cost of \$79,035,165 with a bus garage for a new pre-K facility
3. Adding an elementary to the high school and renovating high school would be 75.8% of the cost to build new
4. The existing high school site does not have space for a sheet of ice which is needed for our high school hockey programs

Based on the considerations outlined, the board selected to close both the existing Breckenridge Elementary School and Breckenridge High School and consolidate all educational space into a new single site PreK- 12 building for \$83,290,000 (includes bonding costs and existing debt). This will result in a 3 question ballot for voters on November 2, 2021:

**Question one**, proposes to renew the district's current referendum revenue authorization of \$519.62 per pupil unit, which is scheduled to expire in fiscal year 2022, plus propose an increase of \$150.65 per pupil unit, totaling \$670.27 per pupil. The proposed referendum revenue authorization would be applicable for ten years.

**Question two**, totaling \$83,920,000, including bonding costs, will propose a new PreK-12 building in Breckenridge, MN.

**Question three**, totaling \$11,290,000, including bonding costs, proposes a single sheet ice arena to be connected to the new PreK-12 facility and will be contingent on question two passing.

### THE PLAN: QUESTIONS 2 & 3

**Question #2** of our proposed project will ask for a new single PreK-12 building and be designed to meet MDE guidelines for square footage allocations. It will include a new bus garage as well to be located on the same site. Our proposed new facility will also include community use space in the form of a larger gym with a walking track that can be used by community of all ages during non-school hours.

The existing buildings are located on a total of 34.4 acres, 8.4 at the Elementary and 26.1 at the High School. The current elementary site is landlocked. The high school site includes a football/track stadium, Varsity and JV softball, Varsity and JV baseball and football practice/PE fields. Both existing sites are below the MDE guidelines of a minimum of 40 acres for a combined K-12 site. After receiving feedback from our community, the district is evaluating several site options for the new school.

The district is also in talks with entities for the purchase of our high school and if our election is successful, will need to go through a bidding process for the sale.

**Question #3** will ask for a new single-sheet ice arena. The arena will be used educationally for students in physical education classes across all grades. The district currently sponsors a MSHSL boy's hockey program and a girl's MSHSL program will be added for the 2021-2022 school year. Ice time will be made available to local hockey associations when not in use by the district.

Specific benefits of the board adopted plan (questions 2 & 3) will include:

- a "right-sized" facility that will shed excess classroom square footage
- flexibility to change course offerings as the future unfolds



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- increased security
- upgraded Elementary General and Special Education spaces
- flexibility for community use and many different school activities
- improved accessibility
- adequate onsite parking
- 8-lane track that will allow the district to host meets
- improved operational efficiencies
- a sheet of ice on site and additional gym space for physical education classes, practices for district athletic groups and community use