Edina Public Schools
DEFINING EXCELLENCE

Edina Public Schools
Independent School District #273

2027 Referendum

REVIEW AND COMMENT SUBMITTAL

Presented to:

Minnesota Department of Education

Wold

DRAFT November 6, 2026

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(Letter from Dr. Bittman)

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Introduction

In accordance with Minnesota Statute 123B.71, Independent School District 273 (Edina Public Schools) submits the following educational facilities proposal for review and comment. Edina Public Schools (EPS) has worked closely for the better part of a year with stakeholders including parents, students, staff, community members, and leadership to learn about space constraints and challenges; study possible solutions; test solution ideas against budgets and ability to solve challenges; and finally recommend a package of projects that will best address needs:

- **Safety & Security:** Prioritize comprehensive infrastructure enhancements, specialized staffing for behavioral and crisis support, and site-specific improvements at Creek Valley ES and Kuhlman Stadium.
- **Capital Technology Levy:** Invest in updated security systems and dedicated staffing for student wellness, emergency preparedness, and crisis response. Additionally, secure technical personnel for cybersecurity, ongoing monitoring, and professional development.
- **Instructional Capacity**: Expand instructional space through high-priority projects at South View MS, Creek Valley ES, and Valley View MS. Complete previously deferred enhancements at Concord ES.
- **Strategic Land Acquisition:** Acquire land for future development to address long-term enrollment strategies ensuring the district is positioned for future growth.

Project Financing

Funding for the projects will be provided by general obligation bonds and capital project levy and the district intends to seek voter approval in a referendum on May 4, 2027.

Detailed financing information is available in section 6 of this review and comment.

Proposal Considerations

On November X, 2026, the Board of Edina Public Schools approved consideration for funding this initiative through voter approved bond financing in an election to be held on May 4, 2027. The district's leadership team and School Board have determined this plan to be in the best interest of the district through study, public listening, and discussion.

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Key Information

- Address: **Independent School District #273**
  Edina Public Schools
  5701 Normandale Road
  Edina, Minnesota 55424
  Contact: Dr. Daniel Bittman, Superintendent
  Email: Daniel.Bittman@edinaschools.org
  Phone: (952) 848-4000

- School Board: Karen Gabler, Chair
  Cheryl Barry, Vice-Chair
  Jennifer Huwe, Treasurer
  Elliot Mann, Assistant Treasurer
  Erica Allenburg, Clerk
  Dan Arom, Assistant Clerk
  Michael Birdman, Assistant Clerk

- Financing: **Revoke and Replace Capital Project Levy;**
  General Obligation Bonds

- Referendum: **May 4, 2027**

- Architect/Engineer: **Wold Architects and Engineers**
  Suite 2250, 50 South 6th Street
  Minneapolis, Minnesota 55402
  Contact: Sal Bagley
  sbagley@woldae.com; (612) 772-9025 ext 2091

- Fiscal Consultant: **Ehlers**
  3060 Centre Pointe Drive
  Roseville, Minnesota 55113
  Contact: Matthew Hammer
  MHammer@ehlers-inc.com; (651) 697-8592

- Bond Counsel:

- Construction Manager: **Kraus-Anderson**
  501 South Eighth Street
  Minneapolis, MN 55404
  Contact: John Huenink
  john.huenink@krausanderson.com; (612) 332 8940

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1. The Geographic Area and Population to be Served

a) Preschool through Grade 12 Student Enrollments for the Past Five Years,
b) Current Year Student Enrollment and Student Enrollment Projections for the Next Five Years.

Geographic Area to be Served

Edina Public Schools (ISD #273) is located within the west-metro first ring suburb of Edina. A map of the district is available in Appendix A, including locating its schools within the district boundary.

Neighboring school districts with contiguous borders include:

- SSD # 1 Minneapolis
- ISD # 270 Hopkins
- ISD # 271 Bloomington
- ISD # 272 Eden Prairie
- ISD # 280 Richfield
- ISD # 283 St. Louis Park

More information about the district's facilities can be found in section 2, with a short summary below:

- 1 early learning and family center
- 6 elementary schools (kindergarten to grade 5)
- 2 middle schools (grades 6-8)
- 1 high school (grades 9-12)

Population to be Served

The populations to be served by this project are the students, staff, and community members throughout the entire district.

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1. The Geographic Area and Population to be Served

a) Preschool through Grade 12 Student Enrollments for the Past Five Years,

b) Current Year Student Enrollment and Student Enrollment Projections for the Next Five Years.

Enrollment History and Projections, 2012 – 2035

Edina Public Schools has experienced steady enrollment growth over the past decade, recovering from a COVID-related dip in FY2021 to reach 8,711 students in FY2025. Projections hold enrollment flat at approximately 8,796 students from FY2026 through FY2030, reflecting stable grade-level cohort sizes across the district. Additionally, the District regularly analyzes the capacity of its facilities and a copy of the District's capacity analysis can be found in Appendix B. The chart below outlines enrollment history and projection for the next several years.

Enrollment History and Projections

Projections are based on cohort survival analysis, which tracks the ratio of students progressing from one grade to the next. Kindergarten enrollment is assumed flat, while grade-to-grade progression ratios are derived from weighted 3-year and 5-year historical averages.

District-Wide Enrollment — FY2016 through FY2030

Grade	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030
PK	58	55	57	54	58	48	63	75	86	80	70	70	70	70	70
KG	514	565	539	567	577	592	611	608	580	582	580	580	580	580	580
1	588	579	626	587	593	584	622	642	621	608	605	605	605	605	605
2	634	612	595	621	594	592	626	642	640	641	621	621	621	621	621
3	615	653	615	605	628	588	606	643	646	664	657	657	657	657	657
4	632	626	667	630	612	622	611	617	637	658	670	670	670	670	670
5	664	635	631	662	652	598	653	632	622	654	673	673	673	673	673
6	679	679	668	657	681	658	623	667	655	669	689	689	689	689	689
7	693	682	686	657	638	681	667	628	680	663	678	678	678	678	678
8	677	684	690	680	655	631	685	676	646	695	679	679	679	679	679
9	689	670	672	662	700	661	665	716	694	697	733	733	733	733	733
10	678	688	676	681	657	687	650	672	699	710	700	700	700	700	700
11	675	668	690	653	655	650	655	666	661	706	712	712	712	712	712
12	633	683	653	696	667	649	626	695	675	684	729	729	729	729	729
TOTAL	8,429	8,479	8,464	8,412	8,365	8,242	8,364	8,580	8,541	8,711	8,796	8,796	8,796	8,796	8,796

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2. A List of Existing School Facilities

a) by year constructed,
b) their uses, and
c) an assessment of the extent to which alternate facilities are available within the school district boundaries and in adjacent school districts.

Description of Existing Facilities/Utilization

Edina Public Schools operates 6 elementary schools, 2 middle schools, and 1 high school for K-12 programming. The Edina Community Center houses the Early Learning and Family Center as well as District Offices, Community Education, and Normandale Elementary School. Additionally, the District has a Transportation / Maintenance Facility on the south side of the district. Below is a list of the facilities including building names, addresses, years built, and square feet.

Building Name	Address			Year Built	SF
Concord Elementary School	5900 Concord Avenue	Edina	55424	1950	40,340
				1952	28,000
				2002	11,900
				2014	3,477
				2017	4,466
				Concord ES Total	**88,183**
Cornelia Elementary School	7000 Cornelia Drive	Edina	55435	1959	63,878
				1999	4,800
				2014	2,377
				2017	8,632
				Cornelia ES Total	**79,687**
Countryside Elementary School	5701 Benton Ave. S.	Edina	55436	1962	63,878
				1999	4,800
				2014	2,377
				2017	1,956
				2023	18,650
				Countryside ES Total	**91,661**
Creek Valley Elementary School	6401 Gleason Avenue	Edina	55439	1968	77,118
				2018	1,340
				Creek Valley ES Total	**78,458**
Highlands Elementary School	5505 Doncaster Way	Edina	55436	1956	63,538

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				2001	5,000
				2018	4,664
				Highlands ES Total	**73,202**
Valley View Middle School	6750 Valley View Road	Edina	55439	1964	190,573
				2006	10,000
				Valley View MS Total	**200,573**
South View Middle School	4725 South View Lane	Edina	55425	1954	131,248
				1993	24,100
				2006	57,435
				2012	5,660
				2018	1,419
				South View MS Total	**219,862**
Edina High School	6754 Valley View Road	Edina	55439	1972	298,886
				2006	112,831
				2017	142,900
				Edina High School Total	**554,617**
Edina Community Center *includes Early Learning and Family Center, District Offices, Community Education, and Normandale Elementary School*	5701 Normandale Road	Edina	55424	1948	128,000
				1952	108,000
				1964	92,118
				2006	56,964
				ECC Total	**385,082**
Edina Transportation Services	5201 West 76th Street	Edina	55439	2017	62,324
				2022	19,350
				Transportation Total	**81,674**

Available Alternate Facilities

There are no known available alternate facilities within district boundaries of appropriate size, location, or layout to support the desired programming. The budget for land acquisition could include existing alternate facilities if they were deemed suitable in part or in whole.

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3. A List of the Specific Deficiencies of the Facilities

a) Demonstrating Need
b) Process Used to Determine Deficiencies
c) List of How Deficiencies will be Addressed
d) Specific Benefits to Students, Teachers and Community

Demonstrating Need & Process Used to Determine Deficiencies

The administration and School Board of Edina Public Schools have dedicated time throughout 2026 to evaluate facilities needs to maximize the district's ability to meet its mission, vision and goals. The School Board discussed facility and programming needs and potential solutions across more than six months of meetings and work sessions throughout 2026, including but not limited to the below dates. Updates were provided at each meeting to refine and shape the final proposal, including concepts for options, potential budgets, pros and cons, etc.

- March 9, 2026
- March 24, 2026
- April 21, 2026
- June 26, 2026
- July 13, 2026
- July 21, 2026 (jointly with City of Edina City Council)
- August 10, 2026
- September 14, 2026
- October 12, 2026 (Community Survey Results)
- October 20, 2026
- November 9, 2026

Identified priorities through process

- **Safety & Security:** Prioritize comprehensive infrastructure enhancements, specialized staffing for behavioral and crisis support, and site-specific improvements at Creek Valley ES and Kuhlman Stadium.
- **Capital Technology Levy:** Invest in updated security systems and dedicated staffing for student wellness, emergency preparedness, and crisis response. Additionally, secure technical personnel for cybersecurity, ongoing monitoring, and professional development.
- **Instructional Capacity**: Expand instructional space through high-priority projects at South View MS, Creek Valley ES, and Valley View MS. Complete previously deferred enhancements at Concord ES.
- **Strategic Land Acquisition:** Acquire land for future development to address long-term enrollment strategies ensuring the district is positioned for future growth.

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Community Survey

The District commissioned a scientific community survey conducted by Morris-Leatherman; a copy of the presentation is included in Appendix C. In addition to assessing broader community perceptions of District spending, quality, and priorities, the survey gauged public support for the proposed facility projects. The results indicated strong support across all project categories. Peter Leatherman presented the findings to the School Board on October 12. The survey results informed the Board's deliberations and helped shape the proposed scope and final package.

Recommendations Summary

The proposed facility and infrastructure projects outlined as follows are aligned to the district's strategic mission to prepare every student to reach their full potential. To ensure fiscal transparency and operational sustainability, these investments have been categorized into three strategic pillars: Academic & Programming Capacity, Operational Excellence, and Safety & Security.

Enhancing Academic & Programming Capacity

Projects to meet the evolving needs of students would include**:**

- Early Learning & Family Center: Establishing a standalone center remains a priority to address the high demand for specialized early childhood education and childcare. However, given existing infrastructure constraints, land acquisition timelines and availability, and the need to finalize a long-term enrollment strategy, it was determined that the most prudent step at this time was to allocate funds for purchasing land for future development. This strategic investment secures a versatile asset, allowing the district to address early learning and/or other facility needs as long-term enrollment planning matures.
- Secondary School Capacity: Proposed targeted additions at South View and Valley View accommodate growth in French Immersion and Spanish Dual Language programs, as well as to provide adequate Special Education services. Renovations at Edina High School to address classroom needs.
- Flexible Learning: The proposed addition at Creek Valley addresses a critical lack of flexible learning space, ensuring more parity across the elementary sites while delivering essential campus safety and security enhancements.

3. A List of the Specific Deficiencies of the Facilities

a) Demonstrating Need
b) Process Used to Determine Deficiencies
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Operational Excellence & Facilities

Projects to address and maintain efficient stewardship of district assets include:

- Concord Elementary: The proposed addition fulfills previously deferred facility plans, increasing available instructional space while improving overall operational workflow, site logistics, and student security.
- Kuhlman Field: The proposed modernization of Kuhlman Stadium addresses long-standing safety accessibility, and sanitation deficiencies. A modern facility ensures extra-curricular programming meets the standards of a high-achieving district while providing basic amenities like indoor restrooms and secured access.

Safety, Security, & Technology

Projects to improve and enhance safety and security include:

- Infrastructure & Staffing: The proposed $15M investment in district-wide security will fund vital infrastructure upgrades and provide the dedicated staffing essential for maintaining both a secure digital environment and proactive behavioral support for students.
- Technology Sustainability: The proposed technology levy increase is a critical investment to bridge existing funding gaps, fortifying the digital ecosystem to protect student and family data against evolving cybersecurity threats.

Each of these initiatives is designed to deliver high-impact results for the students and families of Edina Public Schools, ensuring facilities remain conducive to learning and operational infrastructure remains sustainable for years to come.

Land Acquisition

Prior to considering whether a non-district-owned site was available for future building, construction on a district-owned property, as well as renovating and repurposing existing space at the Edina Community Center were considered. Of the district-owned properties reviewed, Cornelia Elementary and Creek Valley Elementary are the only sites with sufficient acreage to accommodate future development. Both sites have more than six acres of potentially developable land, with additional capacity possible through adjacent city-owned property. Creek Valley Elementary is not considered to be a viable option due to infrastructure constraints. City engineering staff have indicated that available sewer capacity in that area is extremely limited and insufficient to support a significant educational facility. Cornelia Elementary is a possibility but is not without its challenges for acreage and traffic.

3. A List of the Specific Deficiencies of the Facilities

a) Demonstrating Need
b) Process Used to Determine Deficiencies
c) List of How Deficiencies will be Addressed
d) Specific Benefits to Students, Teachers and Community

Land Acquisition cont.

There is an extreme lack of parcels available in the City of Edina large enough (more than 5 acres) to accommodate a new early learning facility. The administration reviewed more than 28 sites in coordination with the City, evaluating each for parcel size, level of difficulty, assessed valuation, and overall feasibility. The sites reviewed span all areas of Edina and include district-owned land, City-owned parcels, houses of worship, office buildings, and potential assemblies of residential properties. Following a comprehensive evaluation of potential sites, a committee, made up of school board members and administration, identified non-district-owned properties for further consideration.

District representatives are working closely with property owners, developers, city officials, architects, and engineers to evaluate the overall feasibility, including development requirements, infrastructure considerations, project costs, and long-term suitability. This collaborative process will help determine whether the properties can effectively support the district's educational and operational needs. This proposal includes funds for acquiring land for future development to address long-term enrollment strategies and early learning requirements, ensuring the district is positioned for future growth.

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3. A List of the Specific Deficiencies of the Facilities

a) Demonstrating Need
b) Process Used to Determine Deficiencies
c) List of How Deficiencies will be Addressed
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List of How Deficiencies will be Addressed:

Below is a list of the proposed scope by building / site. Conceptual diagrams for additions can be found in Appendix D.

- Safety & Security: $15M for safety and security physical improvements
- Concord Elementary School: 5,100 SF addition
- Creek Valley Elementary School: 9,000 SF addition
- South View Middle School: 23,000 SF addition
- Valley View Middle School: 7,800 SF addition
- Edina High School: Furniture, flexible learning and classroom conversions, City storm/sewer requirements
- Kuhlmann Stadium: Safety and infrastructure improvements, ticketing / storage / bathrooms facility
- Land Acquisition: $14M for land acquisition for future needs
- Capital Projects Levy: 1.4% to support ongoing safety & security software, hardware, and personnel needs.

Specific Benefits to Students, District Staff and Community

The proposed referendum will address programming needs, safety and security, activities / athletics, and learning spaces for students, staff, and community members throughout the district.

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4. *A Description of the Project including:*
- *a) Site and Outdoor Acreage*
- *b) Square Footage Allocations*
- *c) Estimated Expenditures*
- *d) Schedule*

Site and Outdoor Acreage

The site sizes for the buildings where additions are proposed are as follows:

- Concord Elementary – 9.8 Acres
- Creek Valley Elementary – 13.4 Acres
- South View Middle School – 35.42 Acres (shared with the Edina Community Center – Early Childhood, Normandale Elementary School, and District Offices)
- Valley View Middle School – 55.2 Acres (shared with Edina High School)

The majority of these sites are on the low end of the State Guidelines for construction. However, given Edina's location as a first ring suburban District available land is at a premium. The additions at all four facilities are relatively small in footprint and should be able to easily be accommodated on the land available. Many of these sites are also adjacent to city park areas, expanding the available green space for student use. There is not an expectation that any of the projects would demand additional parking or fields. Conceptual site diagrams showing "test fits" can be found in Appendix D.

The budgets have included land for complex stormwater management solutions as are required by these projects based on compliance with watershed requirements.

The market for land in Edina is extremely competitive, and site size would be a factor as the District compares potential properties that would be purchased with the land acquisition budget that this referendum would fund.

Square Footage Allocations

Square footage allocations were primarily developed through analysis of existing buildings and sites as additions are smaller in nature. Existing district standards around classroom sizes and security needs informed final recommendations.

For the proposed facility at Kuhlmann Field, the square footage allocation was developed through interviews with stakeholders of elements for inclusion (ticketing, restrooms, storage, etc.) both by quantifying any existing space as well as understanding the demand that is experienced during events.

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4. *A Description of the Project including:*

a) Site and Outdoor Acreage
b) Square Footage Allocations
c) Estimated Expenditures
d) Schedule

Estimated Operational Expenditures

It is not anticipated that any of the specific building additions would increase operational costs besides minor increases to supplies and utilities. No additional staffing is anticipated because of these projects.

The safety & security bond and accompanying capital projects levy increase would create additional operational costs: at least 4 to 6 additional FTE to manage the implementation and on-going operations of the new systems.

Preliminary Schedule

Design would begin immediately after a successful referendum and projects would be bid between late 2027 and throughout 2028. Construction of first projects would begin in summer 2028 and it is anticipated that all construction would be complete by 2030. Please note that this phasing is subject to change based on final designs.

Review and Comment Submittal to MDE	November 2026
Review and Comment MDE Review	November 2026 – January 2027
Referendum	May 4, 2027
Project Design	June 2027 – November 2028
Project Construction	June 2028 – August 2030
Occupancy	TBD, Fall 2029 / 2030
Project Completion	Fall 2030

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4. *A Description of the Project including:*

a) Site and Outdoor Acreage
b) Square Footage Allocations
c) Estimated Expenditures
d) Schedule

Estimated Expenditures

Concord Elementary Addition & Renovation	SF	Unit $	Cost
Classroom Addition & Supporting Spaces (difficult addition area)	5,100	$740	$3,776,244
Minor Classroom Remodel	1,000	$150	$149,800
Medium Classroom Remodel			
Heavy Remodel Areas			
Site Work, Paving and Landscaping	5,100	$525	$2,675,000
Misc. Demo and Building Tie-in	5,100	$105	$535,000
Code Upgrades from Addition Requirements	5,100	$52	$267,500
Storm Shelter Allowance at Converted High School	4,400	$107	$470,800
Contingencies	9%		$735,920
Sub-Total			**$8,610,264**
Permits/Fees/Services/ Construction Testing & Survey	15%		$1,291,540
FF&E / Technology / & Spec. Equipment	10%		$861,026
Commissioning, Owner Expenses and Insurances/Bonds	5%		$430,513
Planned Inflation	included	%	
Project Costs			**$11,193,343**
Land Cost & Building Costs	**NA**		**$0**
Project Grand Total			**$11,193,343**

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4. *A Description of the Project including:*

a) Site and Outdoor Acreage
b) Square Footage Allocations
c) Estimated Expenditures
d) Schedule

Estimated Expenditures

Creek Valley Elementary Addition & Renovation	SF	Unit $	Cost
Classroom Addition & Supporting Spaces (difficult addition area)	9,000	$526	$4,737,960
Minor Classroom Remodel			$0
Medium Classroom Remodel			
Heavy Remodel Areas			
Site Work, Paving and Landscaping	9,000	$238	$2,140,000
Misc. Demo and Building Tie-in	9,000	$89	$802,500
Code Upgrades from Addition Requirements	9,000	$30	$267,500
Storm Shelter Allowance at Converted High School	6,000	$107	$642,000
Contingencies	9%		$802,800
Sub-Total			**$9,392,760**
Permits/Fees/Services/ Construction Testing & Survey	15%		$1,408,914
FF&E / Technology / & Spec. Equipment	10%		$939,276
Commissioning, Owner Expenses and Insurances/Bonds	5%		$469,638
Planned Inflation	included	%	
Project Costs			**$12,210,588**
Land Cost & Building Costs	**NA**		**$0**
Project Grand Total			**$12,210,588**

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4. *A Description of the Project including:*

a) Site and Outdoor Acreage
b) Square Footage Allocations
c) Estimated Expenditures
d) Schedule

Estimated Expenditures

Security Upgrades - District Wide	SF	Unit $	Cost
Door upgrades, cameras, electronic devices & site line improvements	1,853,000	$7	$12,433,970
Contingencies	5%		$609,508
Sub-Total			**$13,043,479**
Permits/Fees/Services/ Construction Testing & Survey	15%		$1,956,522
FF&E / Technology / & Spec. Equipment			$0
Commissioning, Owner Expenses and Insurances/Bonds			$0
Planned Inflation	included	%	
Project Costs			**$15,000,000**
Land Cost & Building Costs	**NA**		**$0**
Project Grand Total			**$15,000,000**

Land Purchase for Future	SF	Unit $	Cost
Land Purchase for Future			$14,000,000

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4. *A Description of the Project including:*

a) Site and Outdoor Acreage
b) Square Footage Allocations
c) Estimated Expenditures
d) Schedule

Estimated Expenditures

Kuhlman Athletic Building, Plaza and Security Upgrades	**SF**	**Unit $**	**Cost**
Classroom Addition & Supporting Spaces (addition is between bldgs.)	10,000	$689	$6,890,000
Minor Classroom Remodel			
Medium Classroom Remodel			
Heavy Remodel Areas	1,000	$159	$159,000
Site Work, Paving and Landscaping			
Misc. Demo and Building Tie-in			
Code Upgrades from Addition Requirements			
Site Work, Paving, Landscaping and Below Grade Storm Water	30,000	$124	$3,710,000
Contingencies	7%		$812,000
Sub-Total			**$11,571,000**
Permits/Fees/Services/ Construction Testing & Survey	15%		$1,735,650
FF&E / Technology / & Spec. Equipment	10%		$1,157,100
Commissioning, Owner Expenses and Insurances/Bonds	5%		$578,550
Planned Inflation	included	%	
Project Costs			**$15,042,300**
Land Cost & Building Costs	**NA**		**$0**
Project Grand Total			**$15,042,300**

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4. *A Description of the Project including:*

a) Site and Outdoor Acreage
b) Square Footage Allocations
c) Estimated Expenditures
d) Schedule

Estimated Expenditures

South View Middle School Addition & Renovation	SF	Unit $	Cost
Classroom Addition & Supporting Spaces	23,400	$461	$10,789,740
Minor Classroom Remodel			
Medium Classroom Remodel			
Heavy Remodel Areas	3,000	$371	$1,113,000
Site Work, Paving and Landscaping	23,400	$113	$2,650,000
Misc. Demo and Building Tie-in	23,400	$45	$1,060,000
Code Upgrades from Addition Requirements	23,400	$11	$265,000
Storm Shelter Allowance at Converted High School	23,400	$106	$2,480,400
Contingencies	9%		$1,731,900
Sub-Total			**$20,090,040**
Permits/Fees/Services/ Construction Testing & Survey	15%		$3,013,506
FF&E / Technology / & Spec. Equipment	7%		$1,406,303
Commissioning, Owner Expenses and Insurances/Bonds	3%		$602,701
Planned Inflation	included	%	
Project Costs			**$25,112,550**
Land Cost & Building Costs	**NA**		**$0**
Project Grand Total			**$25,112,550**

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4. *A Description of the Project including:*

a) Site and Outdoor Acreage
b) Square Footage Allocations
c) Estimated Expenditures
d) Schedule

Estimated Expenditures

Valley View Middle School Addition & Renovation	SF	Unit $	Cost
Door upgrades, cameras, electronic devices & site line improvements	6,600	$461	$3,043,260
Minor Classroom Remodel			
Medium Classroom Remodel			
Heavy Remodel Areas	1,000	$371	$371,000
Site Work, Paving and Landscaping			$3,392,000
Misc. Demo and Building Tie-in	6,600	$80	$530,000
Code Upgrades from Addition Requirements	6,600	$40	$265,000
Storm Shelter Allowance at Converted High School	6,600	$106	$699,600
Contingencies	9%		$783,100
Sub-Total			**$9,083,960**
Permits/Fees/Services/ Construction Testing & Survey	15%		$1,362,594
FF&E / Technology / & Spec. Equipment	7%		$635,877
Commissioning, Owner Expenses and Insurances/Bonds	3%		$272,519
Planned Inflation	included	%	
Project Costs			**$11,354,950**
Land Cost & Building Costs	**NA**		**$0**
Project Grand Total			**$11,354,950**

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4. *A Description of the Project including:*

a) Site and Outdoor Acreage
b) Square Footage Allocations
c) Estimated Expenditures
d) Schedule

Estimated Expenditures

High School Renovation	SF	Unit $	Cost
Classroom Addition & Supporting Spaces			$0
Minor Classroom Remodel			
Medium Classroom Remodel			
Heavy Remodel Areas (structural changes significant)	15,000	$298	$4,464,930
Site Work, Paving and major city improvements for sewer & storm	1	LS	$3,670,000
Misc. Demo and Building Tie-in			
Code Upgrades from Addition Requirements	15,000	$33	$500,425
Storm Shelter Allowance at Converted High School	0		$0
Contingencies	9%		$807,043
Sub-Total			**$9,442,397**
Permits/Fees/Services/ Construction Testing & Survey	15%		$1,416,360
FF&E / Technology / & Spec. Equipment	10%		$944,240
Commissioning, Owner Expenses and Insurances/Bonds	3%		$283,272
Planned Inflation	included	%	
Project Costs			**$12,086,268**
Land Cost & Building Costs	**NA**		**$0**
Project Grand Total			**$12,086,268**

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4. *A Description of the Project including:*

a) Site and Outdoor Acreage
b) Square Footage Allocations
c) Estimated Expenditures
d) Schedule

Estimated Expenditures

SUMMARY			
Concord Elementary Addition & Renovation			$11,193,343
Creek Valley Elementary Addition & Renovation			$12,210,588
Security Upgrades - District Wide			$15,000,000
Kuhlman Athletic Building, Plaza and Security Upgrades			$15,042,300
South View Middle School Addition & Renovation			$25,112,550
Valley View Middle School Addition & Renovation			$11,354,950
Land Purchase for Future			$14,000,000
High School Renovation			$12,086,268
TOTAL			**$116,000,000**

Financing Cost Calculated Separately

Issuance and Finance Cost	$2,290,000
Referendum Question	**$118,290,000**

The School Board expects that any surplus from the mentioned projects (if any) will be allocated to deferred maintenance for current activity spaces, capital equipment related to the two projects, or potential space expansions associated with the projects.

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4. ***A Description of the Project including:***

a) Site and Outdoor Acreage
b) Square Footage Allocations
c) Estimated Expenditures
d) Schedule

Capital Project Levy

The following is a summary of the estimated annual budget for the renewed capital project levy.

Fiscal Year	Technology	Curriculum / Testing	Total
2029-2029			
2029-2030			
2030-2031			
2031-2032			
2032-2033			
2033-2034			
2034-2035			
2035-2036			
2036-2037			

As a part of the District's ongoing work, capital plans are reviewed regularly. Adjustments will be made to the proposed project budget as needed.

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5. ***A Description of Single User Facilities:***

a) A description of the project's plans for gender-neutral single-user restrooms, locker room privacy stalls, or other spaces with privacy features, including single-user shower stalls, changing stalls, or other single-user facilities.

Single user restrooms may be pursued to create compliant building additions which will have to be designed to the ICC 500 storm shelter code which require a certain number of bathrooms within storm shelters. Additionally, the building at Kuhlmann Field may include single-user restrooms if deemed appropriate during design.

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6. A Specification of the Source of Project Financing including:

a) applicable statutory citations,
b) the scheduled date for a bond issue or school board action,
c) a schedule of payments, including debt service equalization aid, and
d) the effect of a bond issue on local property taxes by property class and valuation

Edina Public Schools ISD No. 273 plans to seek voter approval on Tuesday, May 11, 2027, for a single ballot question related to the acquisition and betterment of school sites and facilities and capital project levy funding. The proposed funding will be requested pursuant to Minnesota Statutes Chapters 475 and 123B.63.

The question proposes the issuance of up to $118,290,000 in General Obligation School Building Bonds to fund acquisition and betterment of school sites and facilities. The underwriter's discount and costs of issuance are estimated at $1,047,036. The bond amount also includes $2,957,250 of capitalized interest for the estimated interest payment that would be due in Fiscal Year 2028, since the district would not be able to make a tax levy to fund that payment due to the timing of the levy process. The district anticipates earning approximately $1,714,286 in interest within the construction fund. The net amount expected to be available for construction projects is $116,000,000. The ballot question also requests voter approval to revoke the District's existing capital project levy of 5.932% of net tax capacity and replace that with authority of 7.332% of net tax capacity for a 10 year term to finance technology, curriculum, and other operating capital costs.

Financial schedules prepared by Ehlers are included on the following pages:

1. Estimated sources and uses of funds
2. Anticipated debt service schedule and the estimated annual property tax levies adjusted for the 105% levy requirement. The district does not qualify for debt service equalization aid.
3. An analysis of the estimated tax impact across various property classifications, including residential homestead, commercial/industrial, and apartments.

Note: The following information has been prepared by Ehlers.

6. A Specification of the Source of Project Financing (continued):

PRELIMINARY INFORMATION - FOR REVIEW AND COMMENT

Edina Public Schools, ISD 273 **October 28, 2026**
Estimated Sources and Uses
General Obligation Voter-Approved School Building Bonds
May 11, 2027 Election

Bond Amount	**$118,290,000**
Number of Years/Tax Levies	**20**
Dated/Closing Date	**8/1/2027**
Sources of Funds	
Par Amount	$118,290,000
Investment Earnings [1]	1,714,286
Total Sources	$120,004,286
Uses of Funds	
Underwriter's Discount [2]	$591,450
Capitalized Interest [3]	2,957,250
Legal and Fiscal Costs [4]	455,586
Net Available for Project Costs	**116,000,000**
Total Uses	$120,004,286
Initial Deposit to Construction Fund	**$114,285,714**

1 Estimated investment earnings are based on an average interest rate of 1.00%, and an average life of 18 months.

2 The underwriter's discount is an estimate of the compensation taken by the underwriter who provides the lowest true interest cost as part of the competitive bidding process and purchases the bonds. Ehlers provides independent municipal advisory services as part of the bond sale process and is not an underwriting firm.

3 Due to timing of the levy process, the District would not be able to make a tax levy to fund the interest payment due on the new bonds during fiscal year 2028, so that payment would be made from bond proceeds.

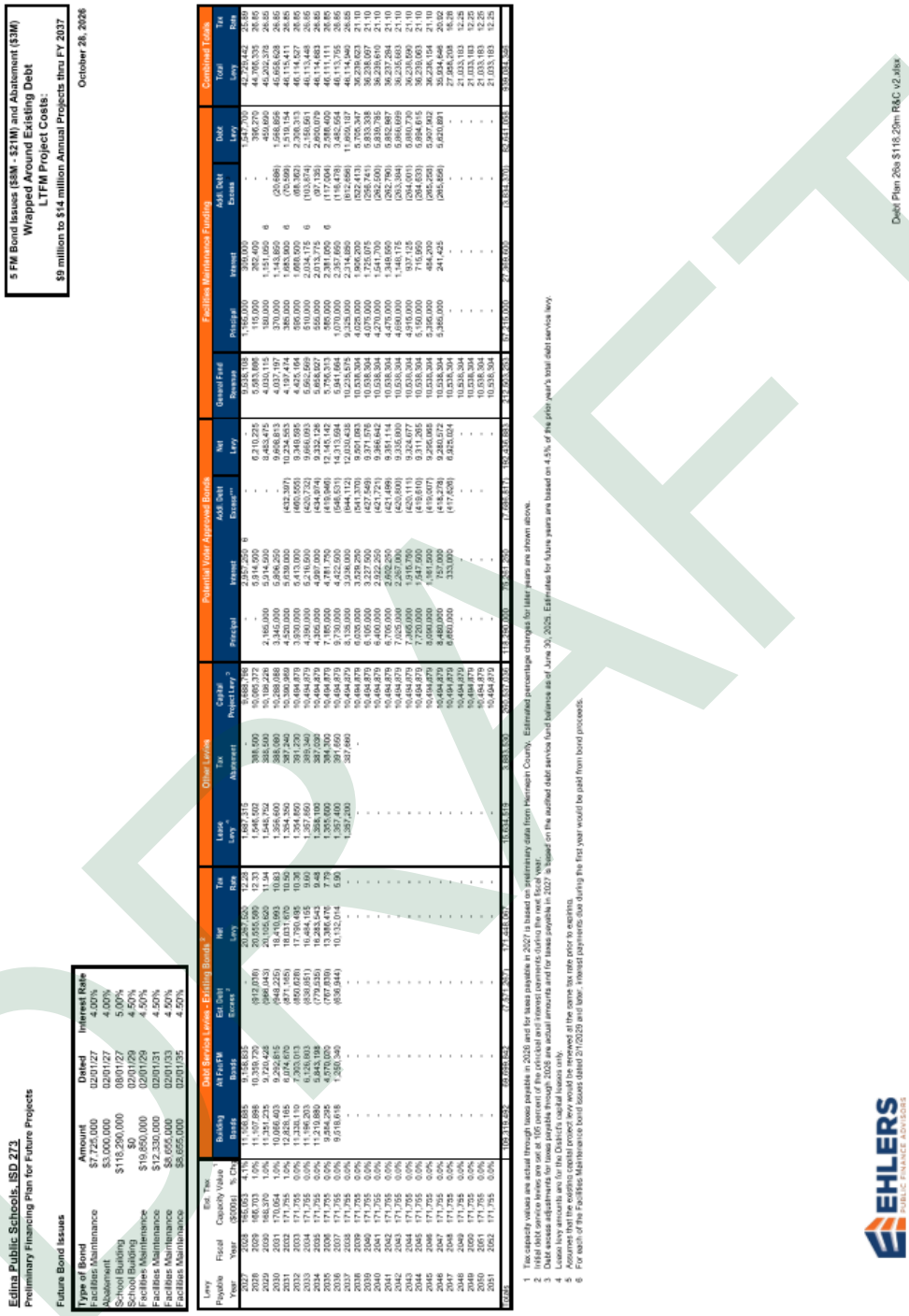
4 Includes fees for municipal advisor, bond counsel, rating agency, paying agent, and county certificate.

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Sources & Uses 26a - Edina R&C.xlsx

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6. A Specification of the Source of Project Financing (continued):



PRELIMINARY INFORMATION - FOR REVIEW AND COMMENT

Edina Public Schools, ISD 273
Preliminary Financing Plan for Future Projects

Future Bond Issues

Type of Bond	Amount	Dated	Interest Rate
Facilities Maintenance	$7,725,000	02/01/27	4.00%
Abatement	$3,000,000	02/01/27	4.00%
School Building	$118,290,000	08/01/27	5.00%
School Building	$0	02/01/29	4.50%
Facilities Maintenance	$19,850,000	02/01/29	4.50%
Facilities Maintenance	$12,330,000	02/01/31	4.50%
Facilities Maintenance	$8,655,000	02/01/33	4.50%
Facilities Maintenance	$8,655,000	02/01/35	4.50%

5 FM Bond Issues ($8M - $21M) and Abatement ($3M)
Wrapped Around Existing Debt
LTFM Project Costs:
$9 million to $14 million Annual Projects thru FY 2037

October 28, 2026

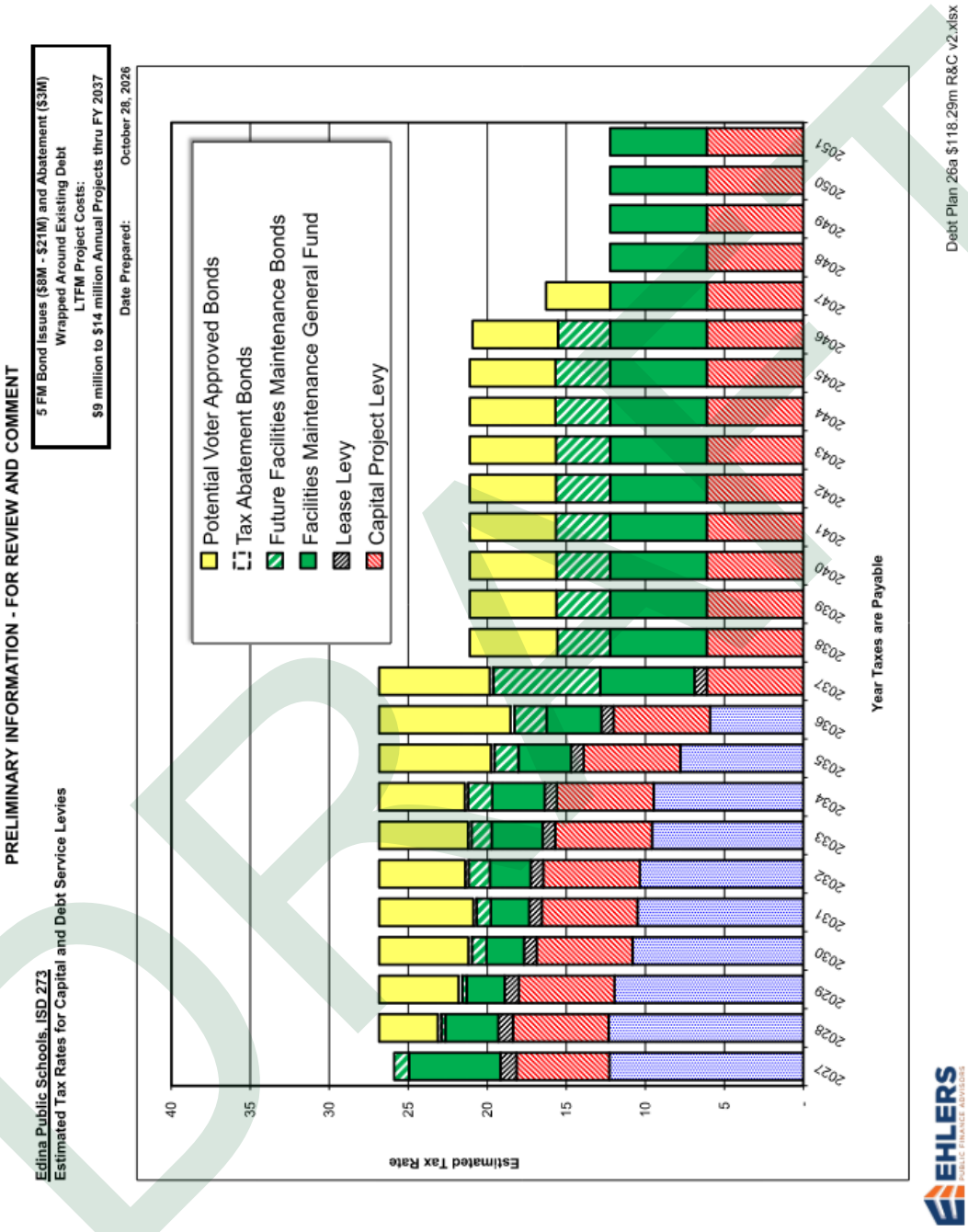
Levy Payable Year	Fiscal Year	Est. Tax Capacity Value [1]	% Chg	Debt Service Levies Existing Bonds [2]				Other Levies			Potential Voter Approved Bonds				Facilities Maintenance Projects				Combined Taxes	
				Building Bonds	All Fac/FM Bonds	Est. Debt Excess [3]	Net Levy	Tax Rate	Lease, Lease Purchase Levy	Tax Abatement	Capital Project Levy [4]	Principal	Interest	Add'l Debt Excess [5]	Net Levy	General Fund Revenue	Principal	Interest	Add'l Debt Excess	Debt Levy	Total Tax Rate
2027	2026	169,703,755	0.0%	11,558,825	11,558,825		11,558,825	12.33	2,329,755	388,500	10,494,879					5,155,000	2,380,000		1,555,000	42,276,459
2028	2028	169,703,755	1.0%	11,107,898	10,359,720	(812,078)	20,055,590	12.33	1,545,502	388,500	10,085,372	-	5,914,500	-	6,210,225	5,085,000	282,400	-	396,270	44,785,335
2029	2030	168,370,255	1.0%	11,351,235	9,720,428	(886,043)	20,105,620	11.94	1,548,752	388,500	10,189,226	2,165,000	5,914,500	-	8,483,475	4,030,115	183,000	6	459,690	45,202,376
2030	2031	170,064,255	1.0%	10,066,403	9,292,815	(848,226)	18,470,993	10.83	1,356,600	388,080	10,289,088	3,345,000	5,896,250	-	9,606,813	4,037,197	370,000	6 (20,686)	1,568,896	45,668,628
2031	2032	171,765,105	1.0%	12,826,165	11,074,670	(871,165)	18,031,670	10.50	1,354,350	387,240	10,380,889	4,520,000	5,639,000	(432,397)	10,234,553	4,197,474	385,000	6 (70,599)	1,510,154	46,115,411
2032	2033	173,482,755	1.0%	13,151,165	11,397,670	(897,230)	18,734,440	10.80	1,356,450	387,720	10,494,879	3,780,000	5,417,000	(443,955)	9,753,045	4,355,656	400,000	6 (69,252)	1,586,404	46,814,527
2033	2034	171,755,105	0.0%	11,196,203	6,126,903	(830,851)	16,484,155	9.60	1,357,850	389,340	10,494,879	4,390,000	5,216,500	(420,732)	9,966,093	5,662,566	510,000	6 (103,874)	2,104,175	46,113,448
2034	2035	171,755,105	0.0%	11,219,880	5,843,198	(779,636)	16,283,543	9.48	1,358,100	387,030	10,494,879	4,305,000	4,997,000	(434,974)	9,332,126	5,855,927	550,000	6 (97,195)	2,013,775	46,114,683
2035	2036	171,755,105	0.0%	9,364,295	4,570,000	(767,839)	13,366,476	7.78	1,355,600	384,300	10,494,879	7,185,000	4,781,750	(418,946)	12,145,142	5,756,313	585,000	6 (117,004)	2,388,400	46,111,111
2036	2037	171,755,105	0.0%	9,316,618	1,280,340	(638,944)	10,132,014	5.90	1,357,400	387,660	10,494,879	9,730,000	4,422,000	(544,531)	13,310,894	5,970,000	1,070,000	(116,478)	2,453,522	46,113,705
2037	2038	171,755,105	0.0%	-	-	-	-	-	1,357,400	387,660	10,494,879	9,730,000	3,934,000	(544,531)	13,077,348	9,230,000	2,354,650	(115,478)	4,469,172	46,114,348
2038	2039	171,755,105	0.0%	-	-	-	-	-	-	-	10,494,879	6,035,000	3,529,250	(541,370)	9,501,883	10,538,304	4,025,800	(522,413)	5,705,347	36,239,623
2039	2040	171,755,105	0.0%	-	-	-	-	-	-	-	10,494,879	6,105,000	3,227,500	(427,549)	9,371,576	10,538,304	4,075,000	(266,741)	5,833,338	36,238,097
2040	2041	171,755,105	0.0%	-	-	-	-	-	-	-	10,494,879	6,400,000	2,922,250	(421,721)	9,394,642	10,538,304	4,270,000	(262,500)	6,286,610	36,238,610
2041	2042	171,755,105	0.0%	-	-	-	-	-	-	-	10,494,879	6,705,000	2,602,000	(421,498)	9,361,114	10,538,304	4,475,000	(262,500)	6,136,665	36,237,284
2042	2043	171,755,105	0.0%	-	-	-	-	-	-	-	10,494,879	7,025,000	2,267,000	(420,893)	9,335,810	10,538,304	4,690,000	(263,394)	6,966,699	36,235,693
2043	2044	171,755,105	0.0%	-	-	-	-	-	-	-	10,494,879	7,365,000	1,915,750	(420,111)	9,324,677	10,538,304	4,915,000	(264,001)	6,880,730	36,236,590
2044	2045	171,755,105	0.0%	-	-	-	-	-	-	-	10,494,879	7,720,000	1,547,500	(419,810)	9,311,265	10,538,304	5,150,000	716,950	(264,633)	6,894,615	36,236,063
2045	2046	171,755,105	0.0%	-	-	-	-	-	-	-	10,494,879	8,080,000	1,161,000	(419,007)	9,295,066	10,538,304	5,395,000	484,200	(265,259)	6,907,902	36,236,154
2046	2047	171,755,105	0.0%	-	-	-	-	-	-	-	10,494,879	8,460,000	757,000	(418,278)	9,282,722	10,538,304	5,655,000	241,425	(265,866)	6,911,864	36,236,582
2047	2048	171,755,105	0.0%	-	-	-	-	-	-	-	10,494,879	8,850,000	353,000	(417,426)	9,825,024	10,538,304	-	-	-	20,363,328	27,945,208
2048	2049	171,755,105	0.0%	-	-	-	-	-	-	-	10,494,879	-	-	-	-	10,538,304	-	-	-	10,538,304	21,033,183
2049	2050	171,755,105	0.0%	-	-	-	-	-	-	-	10,494,879	-	-	-	-	10,538,304	-	-	-	10,538,304	21,033,183
2050	2051	171,755,105	0.0%	-	-	-	-	-	-	-	10,494,879	-	-	-	-	10,538,304	-	-	-	10,538,304	21,033,183
2051	2052	171,755,105	0.0%	-	-	-	-	-	-	-	10,494,879	-	-	-	-	10,538,304	-	-	-	10,538,304	21,033,183
Totals				109,319,680	69,648,623	7,852,307	177,468,303		16,602,519	3,881,530	205,157,055	118,460,000	59,541,000	7,408,171	185,410,693	143,655,000	27,344,600	13,814,309	28,513,909	599,044,456

1 Tax capacity values are actual through taxes payable in 2026 and for taxes payable in 2027 is based on preliminary data from Hennepin County. Estimated percentage changes for later years are shown above.
2 Initial debt service levies are set at 105 percent of the principal and interest payments during the next fiscal year.
3 Debt excess adjustments for taxes payable through 2026 are actual amounts and for taxes payable in 2027 is based on the audited debt service fund balance as of June 30, 2025. Estimates for future years are based on 4.5% of the prior year's total debt service levy.
4 Levy reduced by capitalized interest and bond premium.
5 Assumes that the positive debtal project levy would be removed at the same tax rate prior to abatting.
6 For each of the Facilities Maintenance bond issues dated 2/1/2029 and later, interest payments due during the first year would be paid from bond proceeds.

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Debt Plan 26a $118.29m R&C v2.xlsx

6. A Specification of the Source of Project Financing (continued):



6. A Specification of the Source of Project Financing (continued):

PRELMINARY INFORMATION - FOR REVIEW AND COMMENT

Edina Public Schools, ISD 273 **October 26, 2026**

Analysis of Tax Impact for Proposed Referendum
May 11, 2027 Election

Bond Issue Amount	$118,290,000
Number of Years/Debt Service Levies	20
Capital Project Levy - Increase in Annual Revenue	$2,373,089
Number of Years	10

Type of Property	Estimated Market Value	Estimated Impact for Taxes Payable 2028 Compared to 2027*	
		Annual	Monthly
Residential Homestead	$500,000	$95	$8
	600,000	120	10
	700,000	144	12
	800,000	168	14
	900,000	192	16
	1,000,000	216	18
	1,500,000	335	28
	2,000,000	455	38
Commercial/ Industrial #	$500,000	$116	$10
	750,000	178	15
	1,000,000	241	20
	2,000,000	752	63
	5,000,000	1,901	158
Apartments	$500,000	$120	$10
	750,000	180	15
	1,000,000	239	20
	2,000,000	479	40

* Estimated tax impact includes principal and interest payments on the new bonds. Amounts in the table are based on school district taxes for bonded debt and capital project 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 will change the net effect of the proposed bond issue for those property owners.

\# For commercial-industrial property, the estimates above are for property in the City of Edina. The tax impact for commercial-industrial property in other municipalities in the school district may be slightly different, due to the varying impact of the Fiscal Disparities program.

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7. Documentation

Attachment 1
Review and Comment
Section #6 Documentation
(as amended by the 2014 Legislature)

Documentation obligating the school district and contractors to comply with items (i) to (vii) in planning and executing the project:

(i) The school district will be in compliance with Minnesota Statutes, section 471.345, governing municipal contracts issued for this project.
(ii) The school district and the architects will include elements of sustainable design for this project.
(iii) If the project installs or modifies facility mechanical systems, the school district, architect/engineers and contractors will be in compliance with school facility commissioning under Minnesota Statutes, section 123B.72, certifying the plans and designs for the heating, ventilating, air conditioning and air filtration for an extensively renovated or new facility meet or exceed current code standards, including the ASHRAE air filtration standard 52.1.
(iv) If the project creates or modifies interior spaces, the district, architects/engineers and relevant contractors have considered the *American National Standards Institute Acoustical Performance Criteria, Design Requirements and Guidelines for Schools* on maximum background noise level and reverberation times.
(v) The project will be in compliance with Minnesota State Fire Code.
(vi) The project will be in compliance with Minnesota Statutes, chapter 326B, governing building codes.
(vii) The school district and the architects/engineers have been in consultation with affected government units about the impact of the project on utilities, roads, sewers, sidewalks, retention ponds, school bus and automobile traffic, access to mass transit and safe access for pedestrians and cyclists.

The school district and architect/engineers will maintain documentation showing compliance with these items upon, and subsequent to, project completion.

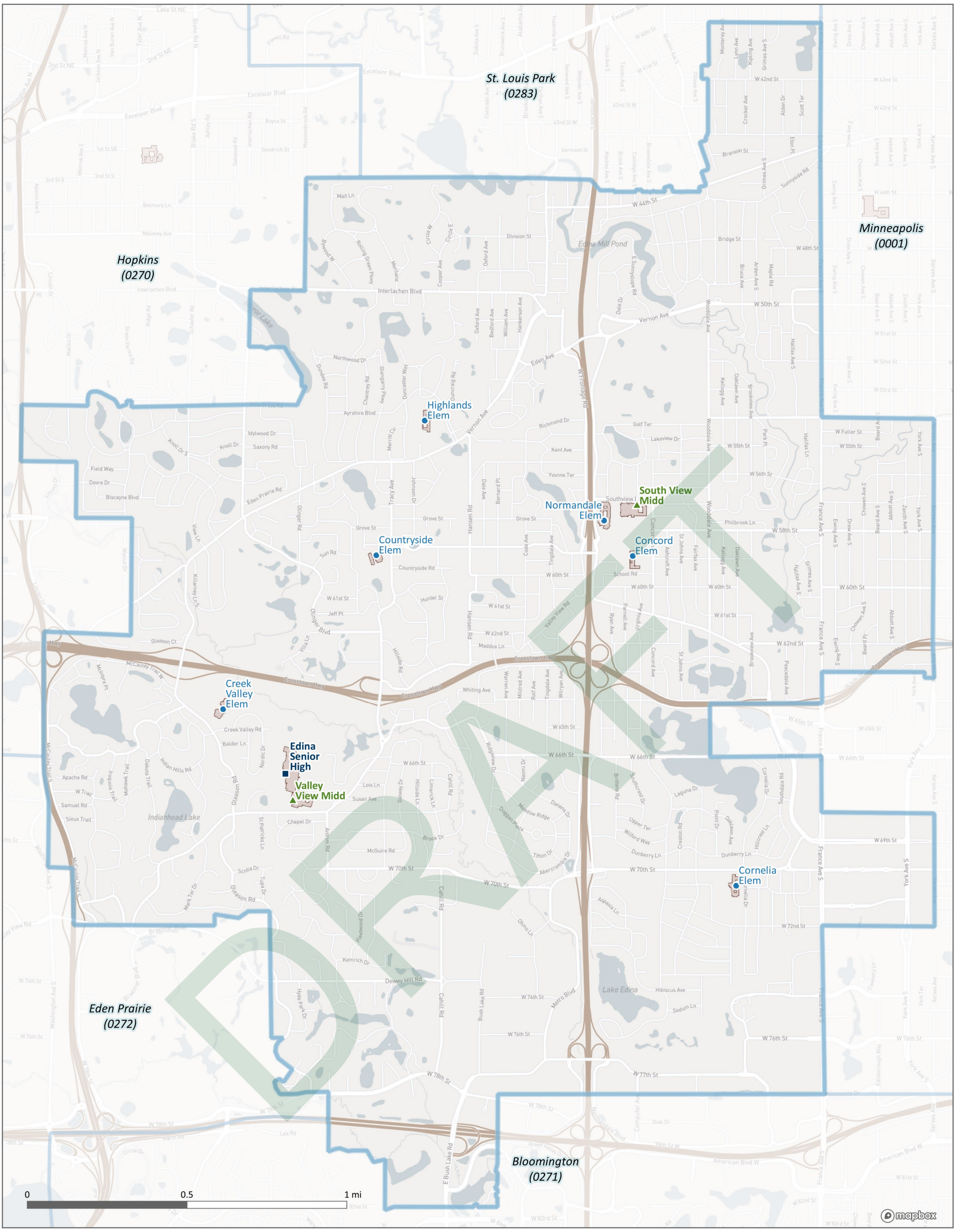
Superintendent signature	Date
Board chair signature	Date
Architect/engineer signature	Date

To be signed by Board Chair and Superintendent

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Appendix A:
District Map



Edina Public School District (0273-01)

District Boundaries and Program Locations

For a listing of public school programs within this school district, go to page 4. See pages 2-3 for additional maps of specific attendance areas.

This map is intended to display a single public school district and the pertinent public school locations. School locations are labeled if they are classified as elementary, middle, or high schools. The school district boundary appearing on the map does not necessarily represent the legal boundary of the district. It is a generalization of the boundary maintained by the Department of Education, based on land parcel information from Minnesota counties. Please contact your county auditor or assessor to obtain an accurate legal description of the boundary.

Liability Statement
The Minnesota Department of Education (MDE) does not warranty the results you may obtain by using this map. It is provided without express or implied warranties, including warranties of merchantability and fitness. In no event will MDE be liable for any consequential, incidental, or special damages, including any lost profits or lost savings, even if an MDE representative has been advised of the possibility of such damages or any other claim by any third party.

Created using QGIS Geographic Information System by the Open Source Geospatial Foundation Project.
Basemap Credits: © Mapbox, © OpenStreetMap.

For assistance with this map, contact:
Mike Dolbow : mike.dolbow@state.mn.us
Jake Stark : jake.stark@state.mn.us

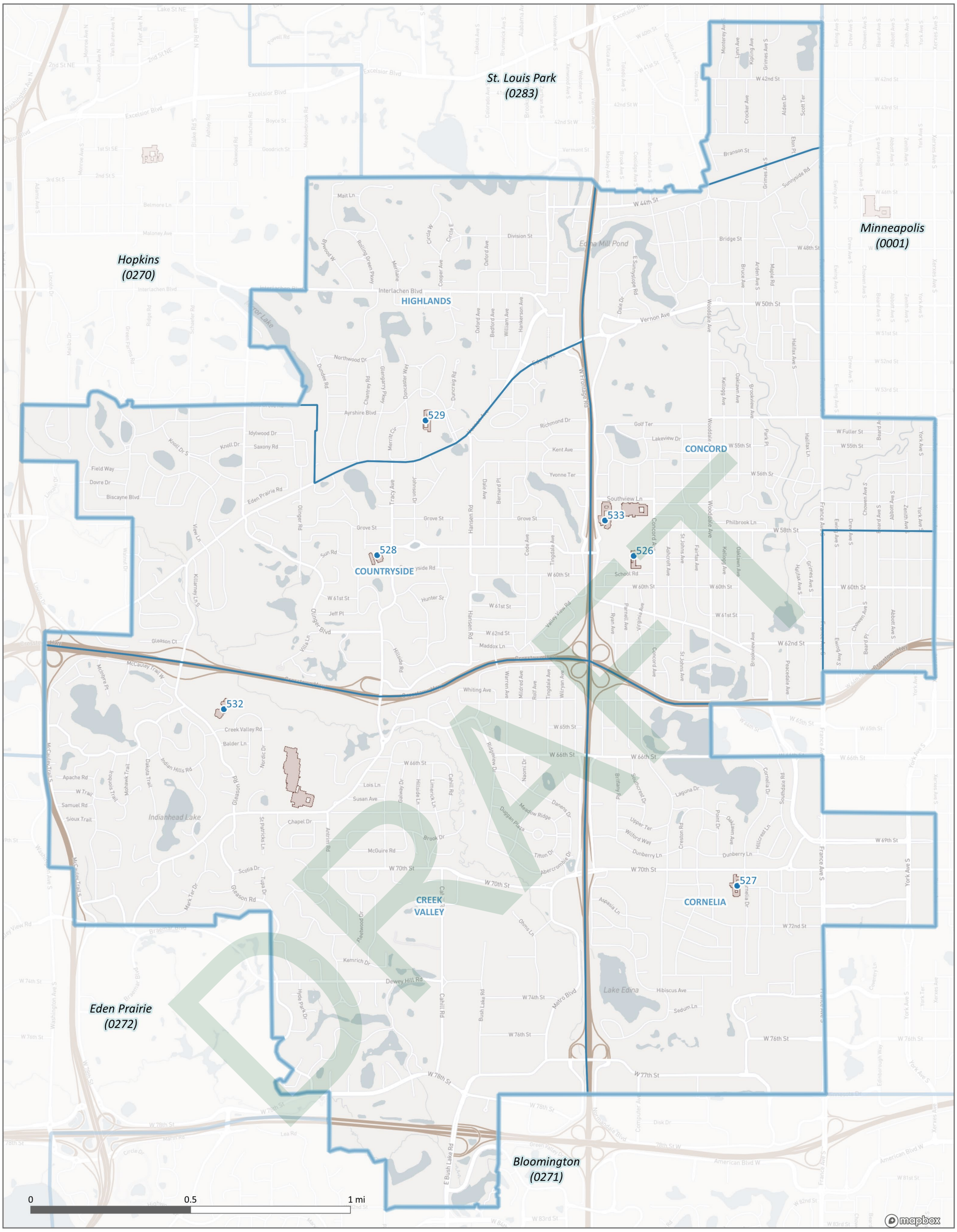
MN Department of Education
400 NE Stinson Blvd.
Minneapolis, MN, 55413
Last updated: 2025-11-13

Map Information

Public School Programs

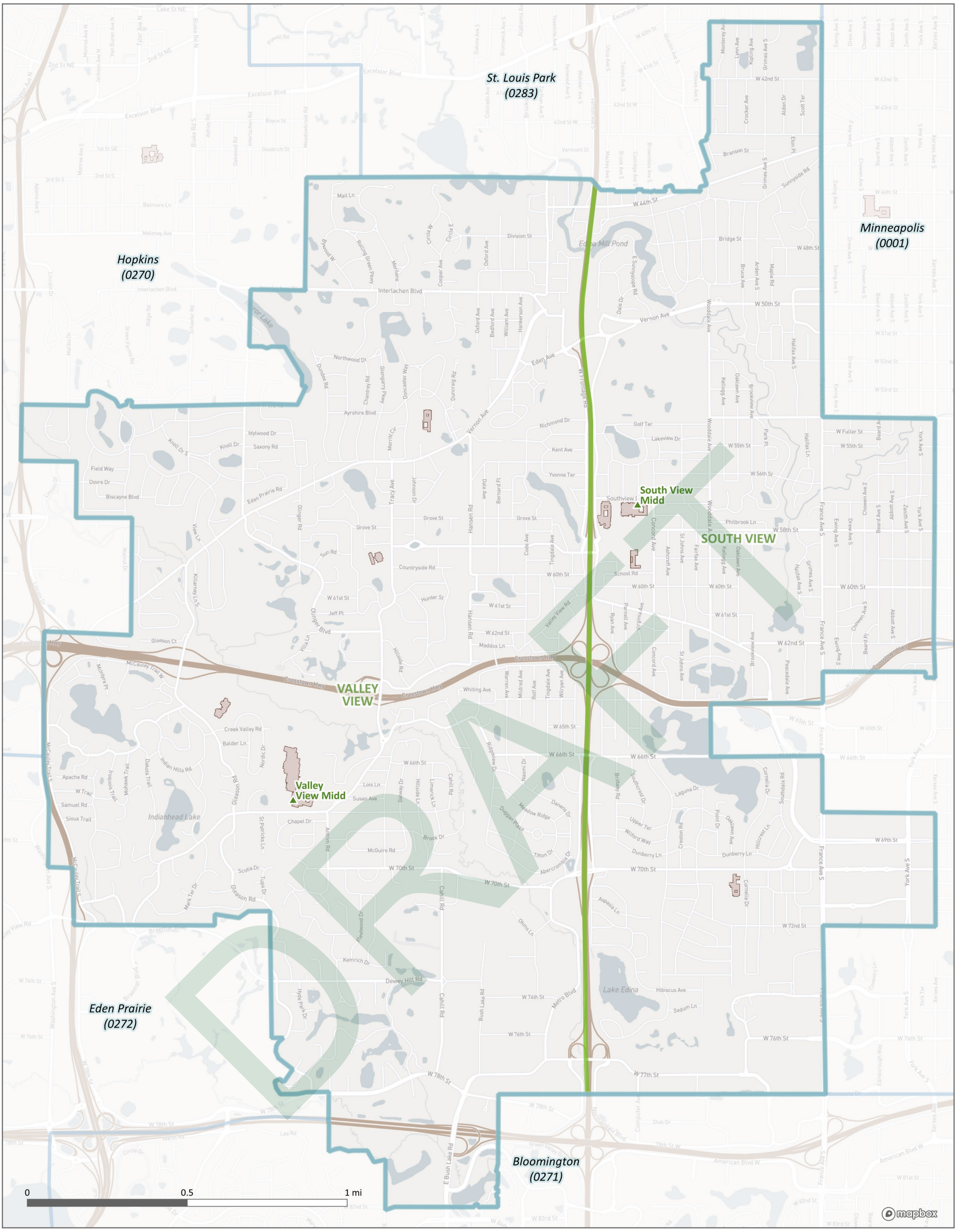
- Elementary
- Middle and Junior High
- Secondary
- Other

DEPARTMENT OF EDUCATION



Edina Public School District Elementary Schools and Attendance Areas

This map is intended to convey specific elementary attendance areas as defined by the school district. Those attendance areas are labeled in all caps, along the edge of the boundary if necessary. Actual elementary school locations are included, regardless of whether or not they have an assigned attendance area. In order to reduce overlapping labels in this map, elementary schools are labeled only with their school number. (See the school listing on page 4 for reference.) This map is informational only and may not be accurate; please note that it is not mandatory for districts to provide information on attendance areas to MDE, and each district determines their own rules on which students attend specific schools.


St. Louis Park
(0283)
Minneapolis
(0001)
Hopkins
(0270)
Eden Prairie
(0272)
Bloomington
(0271)
Edina Mill Pond
Indianhead Lake
Lake Edina
Mirror Lake
VALLEY VIEW
SOUTH VIEW
Valley View Midd
South View Midd
Interlachen Blvd
Excelsior Blvd
W 44th St
Vernon Ave
Eden Ave
Crosstown Hwy
Valley View Rd
Ayrshire Blvd
Northwood Dr
Richmond Dr
Kent Ave
Yvonne Ter
Golf Ter
Lakeview Dr
Philbrook Ln
School Rd
Countryside Rd
Hunter St
Jeff Pl
Maddox Ln
Whiting Ave
Creek Valley Rd
Balder Ln
Lois Ln
Susan Ave
Chapel Dr
McGuire Rd
Brook Dr
Scotia Dr
Kemrich Dr
Dewey Hill Rd
Aspasia Ln
Ohms Ln
Hibiscus Ave
Sedum Ln
Meadow Ridge
Duggan Plaza
Laguna Dr
Upper Ter
Wilford Way
Dunberry Ln
Titton Dr
Abercrombie Dr
Danens Dr
Naomi Dr
Ridgeview Dr
Southcrest Dr
Britany Rd
Cornelia Dr
Sunnyslope Rd
Bridge St
Branson St
Sunnyside Rd
Division St
Mait Ln
Belmore Ln
Maloney Ave
Northwood Dr
Duncraig Rd
Dundee Rd
Oxford Ave
Bedford Ave
William Ave
Hankerson Ave
Cooper Ave
Merlane
Rolling Green Pkwy
Glenberry Pkwy
Doncaster Way
Chantry Rd
Merritt Cir
Idylwood Dr
Saxony Rd
Knoll Dr
Knoll Dr S
Field Way
Dovre Dr
Biscayne Blvd
Eden Prairie Rd
Oliver Rd
Tracy Ave
Johnson Dr
Hansen Rd
Dale Ave
Bernard Pl
Code Ave
Tingdale Ave
Sun Rd
Grove St
Jeff Pl
Hillside Rd
Warren Ave
Mildred Ave
Rolf Ave
Wilcryan Ave
Ryan Ave
Parnell Ave
Virginia Ave
Concord Ave
Oakview Ave
St Johns Ave
Fairfax Ave
Ashcroft Ave
Kellogg Ave
Oaklawn Ave
Woodale Ave
Halifax Ave S
Grimes Ave S
Peacedale Ave
Crocker Ave
Aldan Dr
Scott Ter
Elon Pl
Monterey Ave
Lynn Ave
Kipling Ave
Grimes Ave S
Utica Ave S
Toledo Ave S
Oswego Ave S
Quentin Ave S
Yosemite Ave S
Xerxes Ave S
York Ave S
Zenith Ave S
Abbott Ave S
Beard Ave S
Chowen Ave S
Ewing Ave S
Drew Ave S
Park Pl
Fuller St
Cornelia Dr
Suburban Rd
Maple Rd
Arden Ave S
Bruce Ave
Brookview Ave
Kellogg Ave
Oaklawn Ave
Point Dr
Hillcrest Ln
Creston Rd
Naomi Dr
Ridgeview Dr
Southcrest Dr
Laguna

Edina Public School District Programs

All public school programs within the district are listed below. Corrections should be relayed to mde.school-verify@state.mn.us.

- **School District Office**: 5701 Normandale Rd, Edina, MN 55424-1599
- **019: South View Middle**: 4725 S View Ln, Edina, MN 55424 (Grades 6-8)
- **020: Valley View Middle**: 6750 Valley View Rd, Edina, MN 55439 (Grades 6-8)
- **021: Edina Senior High**: 6754 Valley View Rd, Edina, MN 55439 (Grades 9-12)
- **023: Edina Virtual Pathway**: 5701 Normandale Rd, Edina, MN 55424 (Grades 9-12)
- **300: Edina School Readiness Program**: 5701 Normandale Rd, Edina, MN 55424
- **310: Edina Early Childhood Family Education**: 5701 Normandale Rd, Edina, MN 55424
- **515: Special Ed-Non Public**: 5701 Normandale Rd, Edina, MN 55424-1599 (Grades KG-12)
- **516: Edina Extended School Year**: 5701 Normandale Rd, Edina, MN 55424 (Grades KG-12)
- **517: Project SEARCH**: 6401 France Ave S, Edina, MN 55435 (Grade 12)
- **526: Concord Elementary**: 5900 Concord Ave S, Edina, MN 55424 (Grades KG-5)
- **527: Cornelia Elementary**: 7000 Cornelia Dr, Edina, MN 55435 (Grades EC-5)
- **528: Countryside Elementary**: 5701 Benton Ave S, Edina, MN 55436 (Grades KG-5)
- **529: Highlands Elementary**: 5505 Doncaster Way, Edina, MN 55436 (Grades KG-5)
- **532: Creek Valley Elementary**: 6401 Gleason Rd, Edina, MN 55439 (Grades KG-5)
- **533: Normandale Elementary**: 5701 Normandale Rd, Edina, MN 55424 (Grades EC-5)
- **535: Early Childhood Special Ed**: 5701 Normandale Rd, Edina, MN 55424 (Grade EC+KG)
- **621: Options at Edina High School**: 6754 Valley View Rd, Edina, MN 55439 (Grades 10-12)

Spatial data for district boundaries and other layers are available for download at the Minnesota Geospatial Commons (https://gisdata.mn.gov). An interactive map of district boundaries, attendance boundaries, schools, and other useful layers is available in MDE's Education Mapper (https://pub.education.mn.gov/edmpr/).

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Appendix B:
Capacity Analysis

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Edina Public Schools

DEFINING EXCELLENCE

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ISD 273

Capacity Study

2023-2024

CAPACITY ANALYSIS
WHAT IS CAPACITY?

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

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

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Capacity Overview

- *A change in space use can change capacity.*
- *Assigning additional rooms to Computer Labs, Special Education, and Small Group spaces reduces the building capacity.*
- *Room assignments vary from year to year, and therefore capacity changes every year.*
- *Average number of seats per room is a fundamental component and has a large impact on building capacity.*

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District Class Sizes

- *Kindergarten: 24 students (20-24)*
- *1st Grade: 24 students (21-24)*
- *2nd Grade: 25 students (21-25)*
- *3rd Grade: 26 students (23-26)*
- *4th Grade: 27 students (24-27)*
- *5th Grade: 27 students (24-27)*
- *6th to 8th Grades: 28.15 students (28.15 per fte, 336 per grade level)*
- *9th to 12th Grades: 30.9 students (30.9 per fte, 680 per grade level)*

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CAPACITY ANALYSIS
SAMPLE EXERCISE

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Four Room Schoolhouse: **Elementary School**



Elementary Capacity
2 Classrooms x 26 Students/Classroom = **52** Student Capacity

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DEFINING EXCELLENCE

CAPACITY ANALYSIS
SAMPLE EXERCISE

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Four Room Schoolhouse: **Middle School**



Secondary School Capacity
4 Classrooms x 28.15 Students/Classroom = 112.6 Gross Capacity
x 75% Efficiency Factor = **84** Students Net Capacity

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CAPACITY ANALYSIS

DISTRICT-WIDE CAPACITY ANALYSIS

ELEMENTARY CAPACITY (Grades K-5)	Target Capacity - without potential	Target Capacity - with potential	Previous Study Capacity	Difference between 23-24 and 18-19
Concord Elementary	765	765	765	0
Cornelia Elementary	612	663	612	0
Countryside Elementary	776	776	594	182
Creek Valley Elementary	612	663	612	0
Highlands Elementary	573	573	606	-33
Normandale Elementary	687	687	660	27
Total	**4,025**	**4,127**	**3,849**	**176**

MIDDLE SCHOOL CAPACITY (Grades 6-8)	Target Capacity - 75%	Target Capacity - 80%	Previous Study Capacity	Difference between 23-24 and 18-19
South View Middle School	1,119	1,268	1,225	-106.0375
Valley View Middle School	1,161	1,316	1,248	-86.8125
Total	**2,280**	**2,584**	**2,473**	**-193**

HIGH SCHOOL CAPACITY (Grades 9-12)	Target Capacity - 85%	Target Capacity - 90%	Previous Study Capacity	Difference between 23-24 and 18-19
Edina High School	3,047	3,226	2,994	52.74
Total	**3,047**	**3,226**	**2,994**	**53**

District Wide Total	**9,352**	**9,937**	**9,316**	**36**

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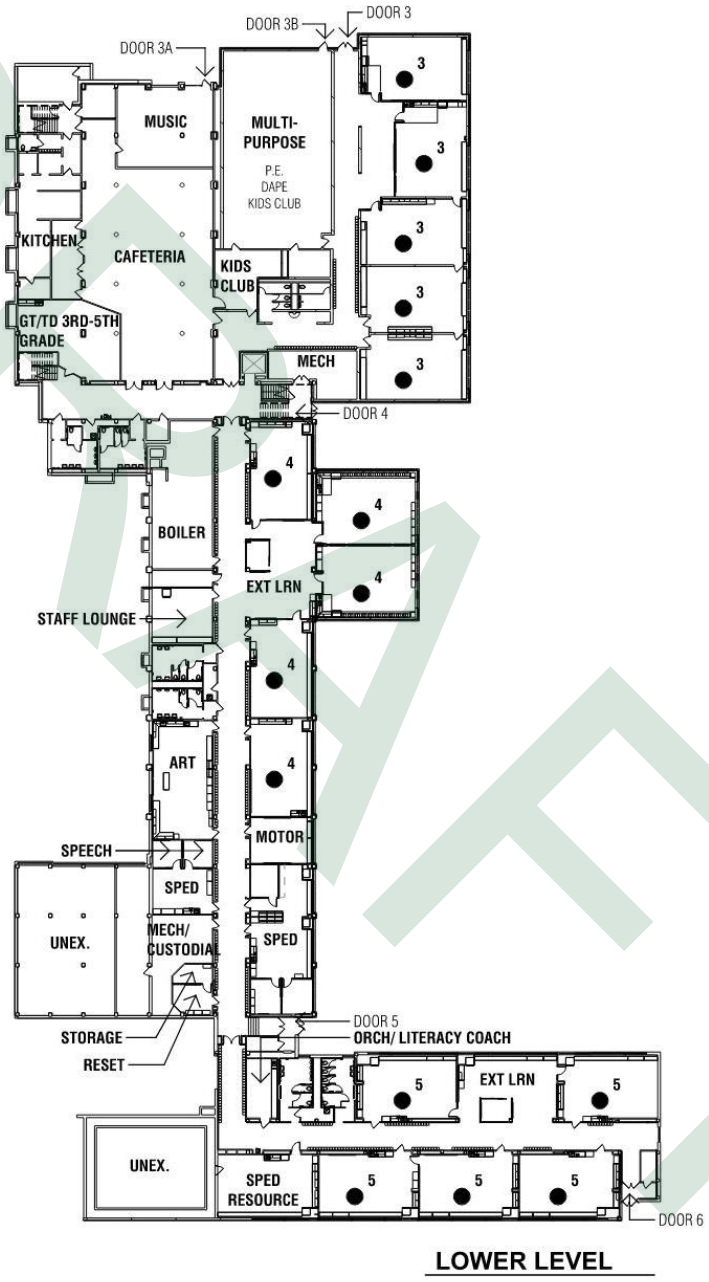
DEFINING EXCELLENCE

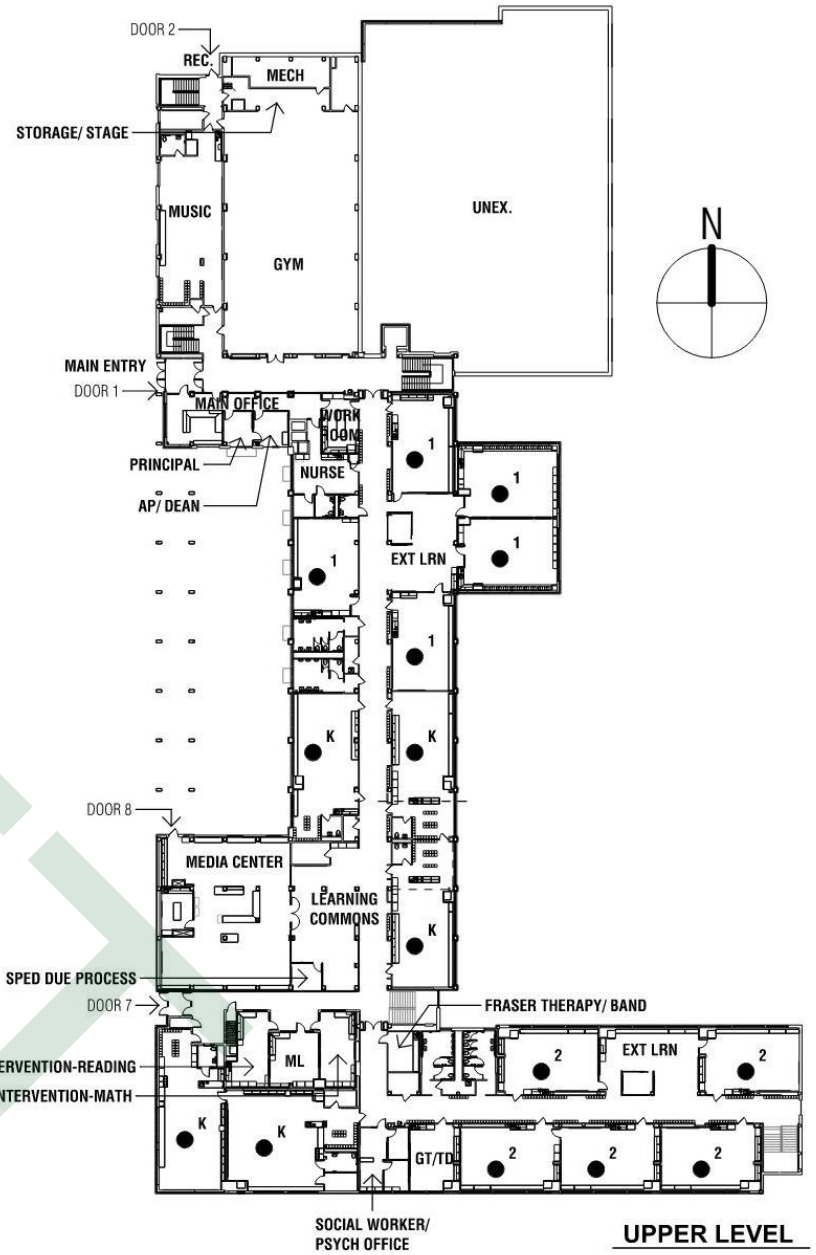
CONCORD ELEMENTARY SCHOOL CAPACITY

Kindergarten	(5) x 24 =	120
1st Grade	(5) x 24 =	120
2nd Grade	(5) x 25 =	125
3rd Grade	(5) x 26 =	130
4th Grade	(5) x 27 =	135
5th Grade	(5) x 27 =	135
Building Capacity		**765**

Top space needs:

- *No conference space*
- *Music is a pinch point – not enough space for practice or instruments*
- *No ramp on east side of building near SpEd spaces*
- *No loading dock / downstairs kitchen creates challenges*





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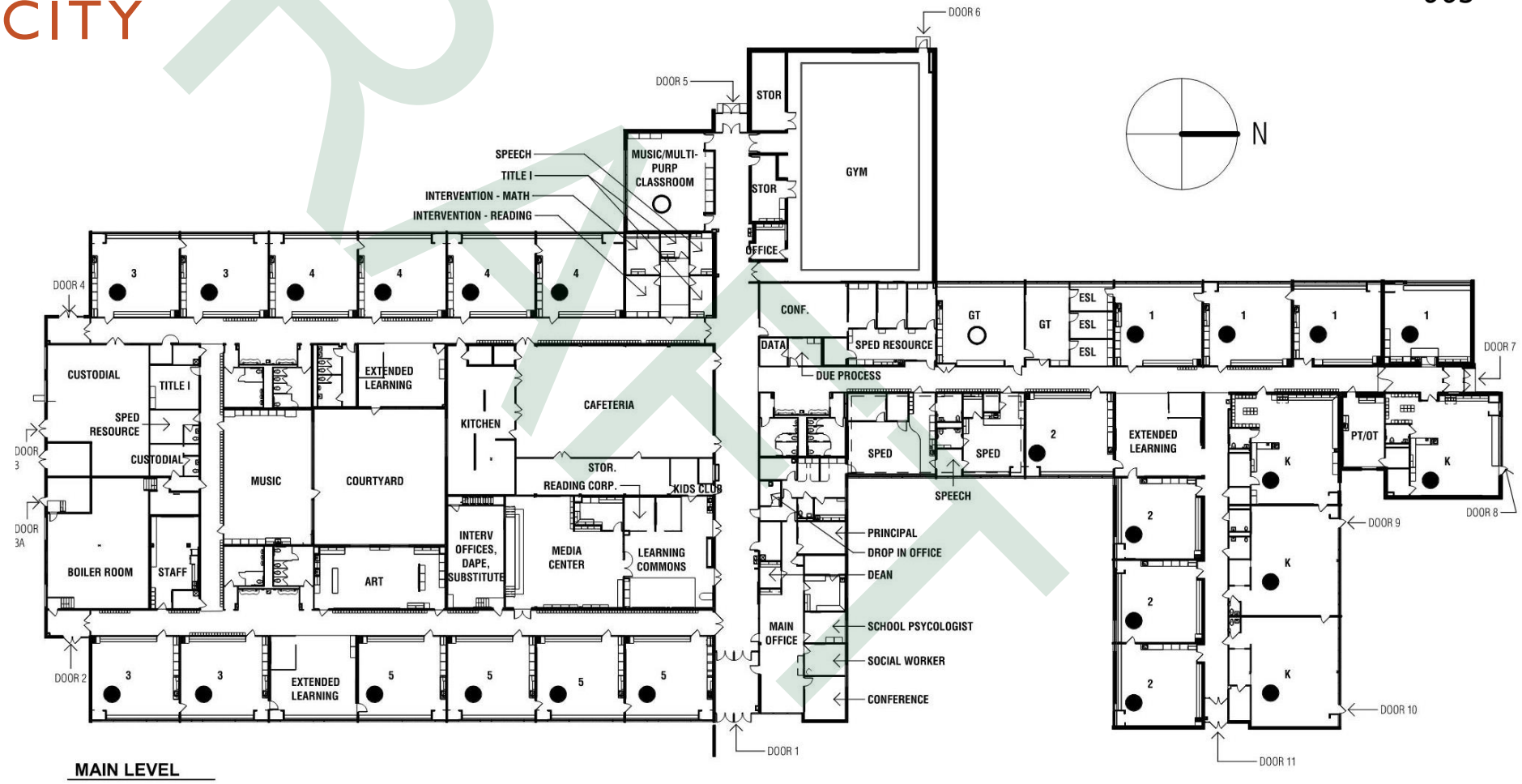
Edina Public Schools
DEFINING EXCELLENCE

CORNELIA ELEMENTARY SCHOOL CAPACITY

Kindergarten	(4) x 24 =	96
1st Grade	(4) x 24 =	96
2nd Grade	(4) x 25 =	100
3rd Grade	(4) x 26 =	104
4th Grade	(4) x 27 =	108
5th Grade	(4) x 27 =	108
Building Capacity		**612***
		**663*

Top space needs:

- *Space pressures mean GT and/or ESL might need to operate out of flex space*
- *Added SpEd resource space is far from others*
- *Music uses conference for lessons*
- *DCD space too small for group size*
- *Main office – poorly laid out work room, using vault as office*



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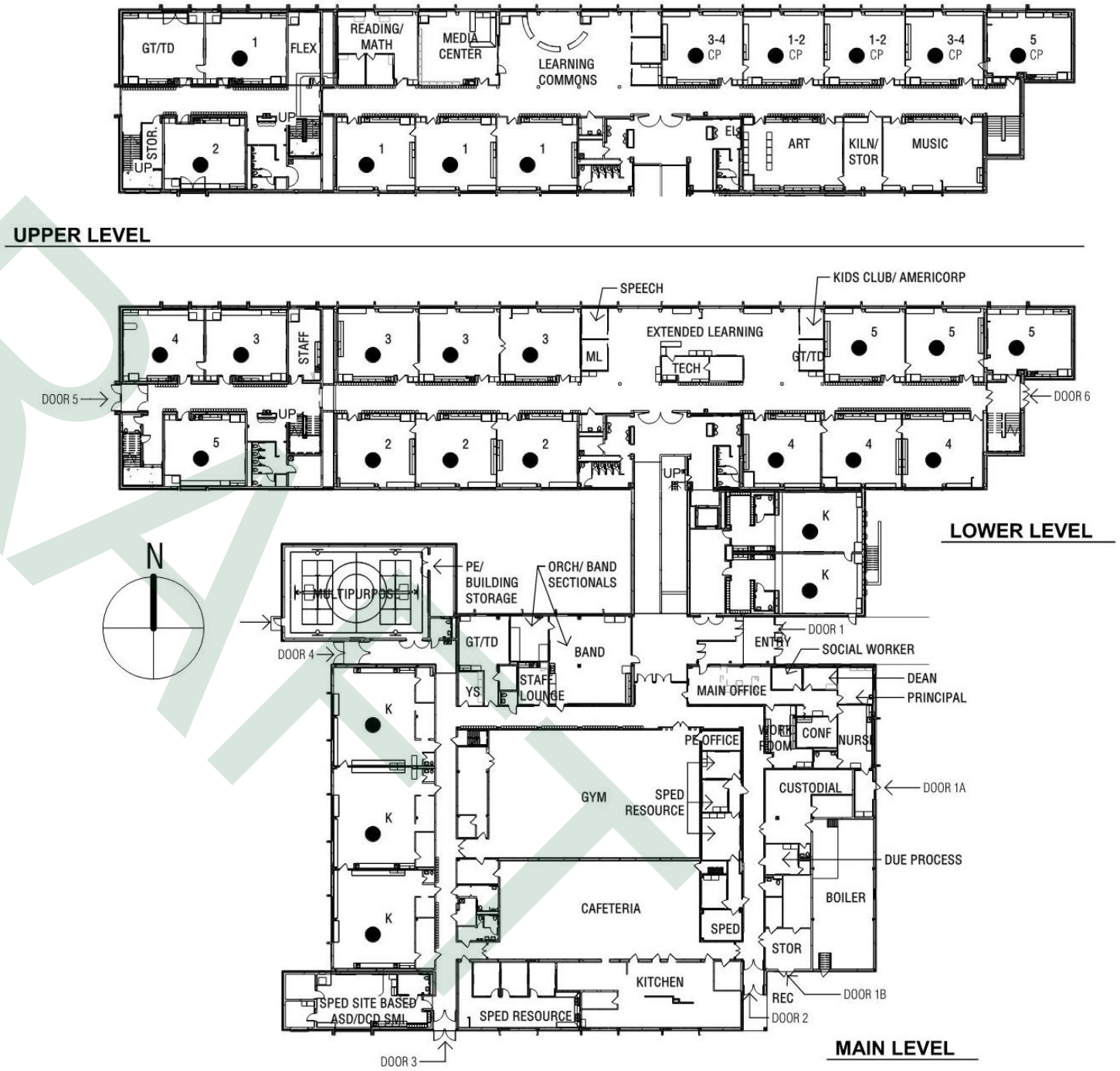
Edina Public Schools
DEFINING EXCELLENCE

COUNTRYSIDE ELEMENTARY SCHOOL CAPACITY

Kindergarten	(5) x 24 =	120
1st Grade	(4) x 24 =	96
2nd Grade	(4) x 25 =	100
3rd Grade	(4) x 26 =	104
4th Grade	(4) x 27 =	108
5th Grade	(4) x 27 =	108
CP	(5) x 28 =	140
Building Capacity		**776**

Top space needs:

- *Breakout / conference rooms around learning commons used as offices due to need*
- *Building organization / labels still being determined as addition is underway (note: addition is shown on these graphics and assumed in the above math)*



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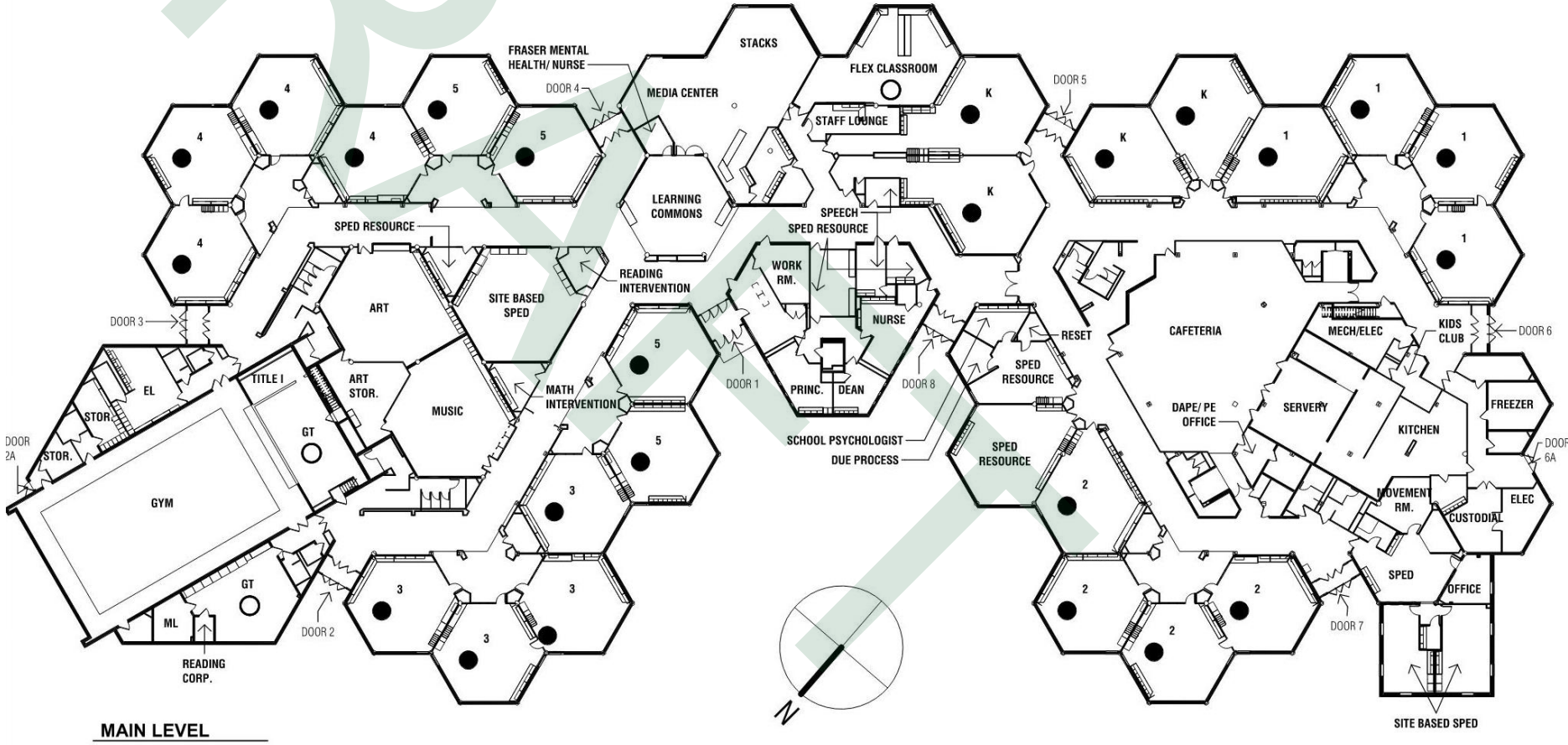
Edina Public Schools
DEFINING EXCELLENCE

CREEK VALLEY ELEMENTARY SCHOOL CAPACITY

Kindergarten	(4) x 24 =	96
1st Grade	(4) x 24 =	96
2nd Grade	(4) x 25 =	100
3rd Grade	(4) x 26 =	104
4th Grade	(4) x 27 =	108
5th Grade	(4) x 27 =	108
Building Capacity		**612***
		*663

Top space needs:

- *Staff lounge used for student programming at times*
- *No building conference room or 2nd music space/flex due to SpEd space growth*
- *Storage is a challenge*
- *Acoustics challenge in one of the SpEd spaces*



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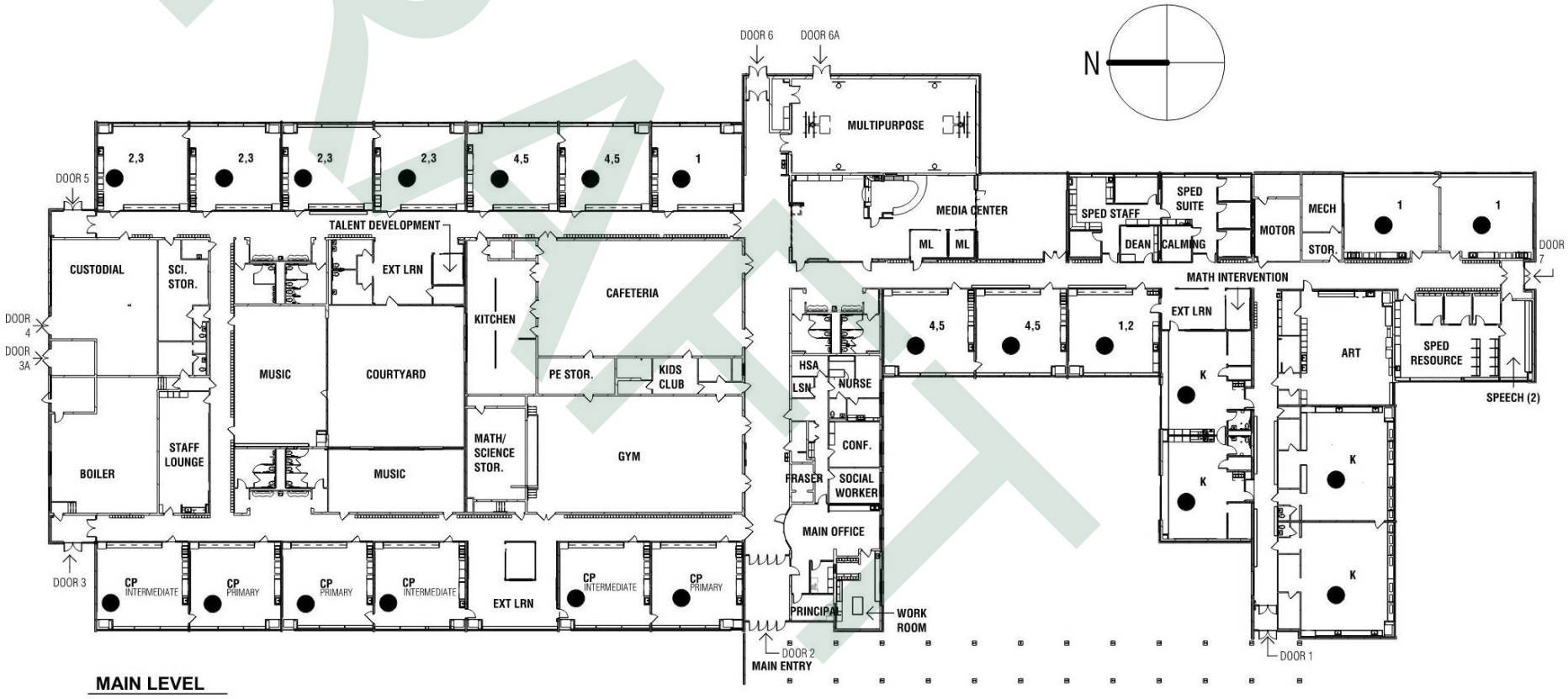
Edina Public Schools
DEFINING EXCELLENCE

HIGHLANDS ELEMENTARY SCHOOL CAPACITY

Kindergarten	(4) x 24 =	96
1st Grade	(3) x 24 =	72
1st - 2nd Grade	(1) x 25 =	25
2nd - 3rd Grade	(4) x 26 =	104
4th - 5th Grade	(4) x 27 =	108
CP	(6) X 28 =	168
Building Capacity		**573**

Top space needs:

- *Multipurpose too small for older grades*
- *SpEd space pressures – 8 case managers, not all spaces appropriate*
- *Interventionists using storage by custodial for programming*
- *Parking is a big challenge*



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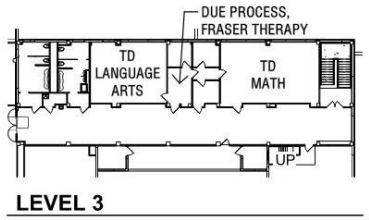
Edina Public Schools
DEFINING EXCELLENCE

NORMANDALE ELEMENTARY SCHOOL CAPACITY

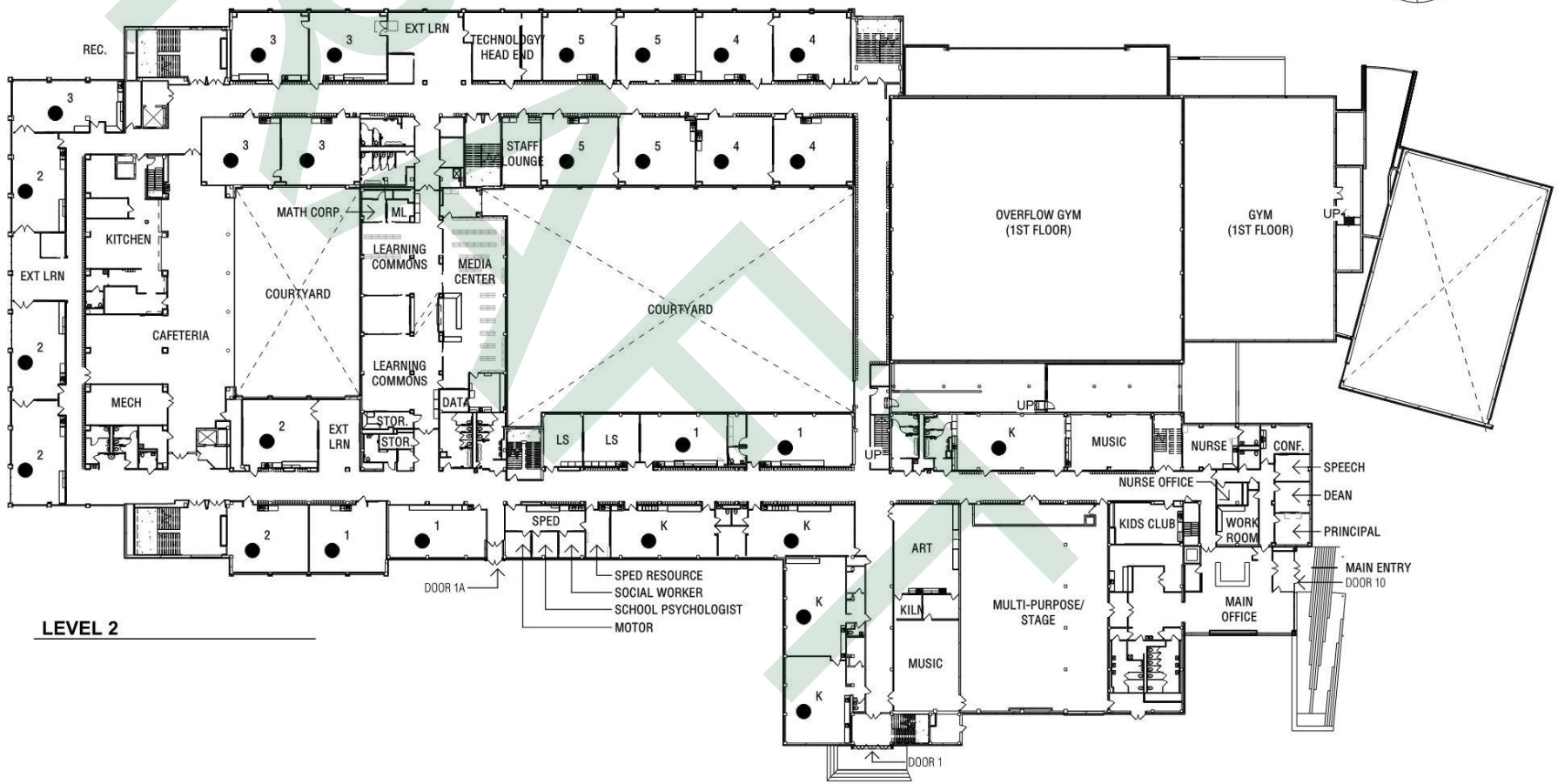
Kindergarten	(5) x 24 =	120
1st Grade	(4) x 24 =	96
2nd Grade	(5) x 25 =	125
3rd Grade	(5) x 26 =	130
4th Grade	(4) x 27 =	108
5th Grade	(4) x 27 =	108
Building Capacity		**687**

Top space needs:

- *Staff count makes lounge space tough (use 3rd floor too)*
- *SpEd space size difficult for group sizes needing to be served*
- *Bathrooms difficult for gym (outside lockdown line)*
- *Expansion into 3rd floor relieved some space pressure (and Countryside work)*



LEVEL 3



LEVEL 2

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Edina Public Schools
DEFINING EXCELLENCE

SOUTH VIEW MIDDLE SCHOOL CAPACITY

Current Schedule / Utilization

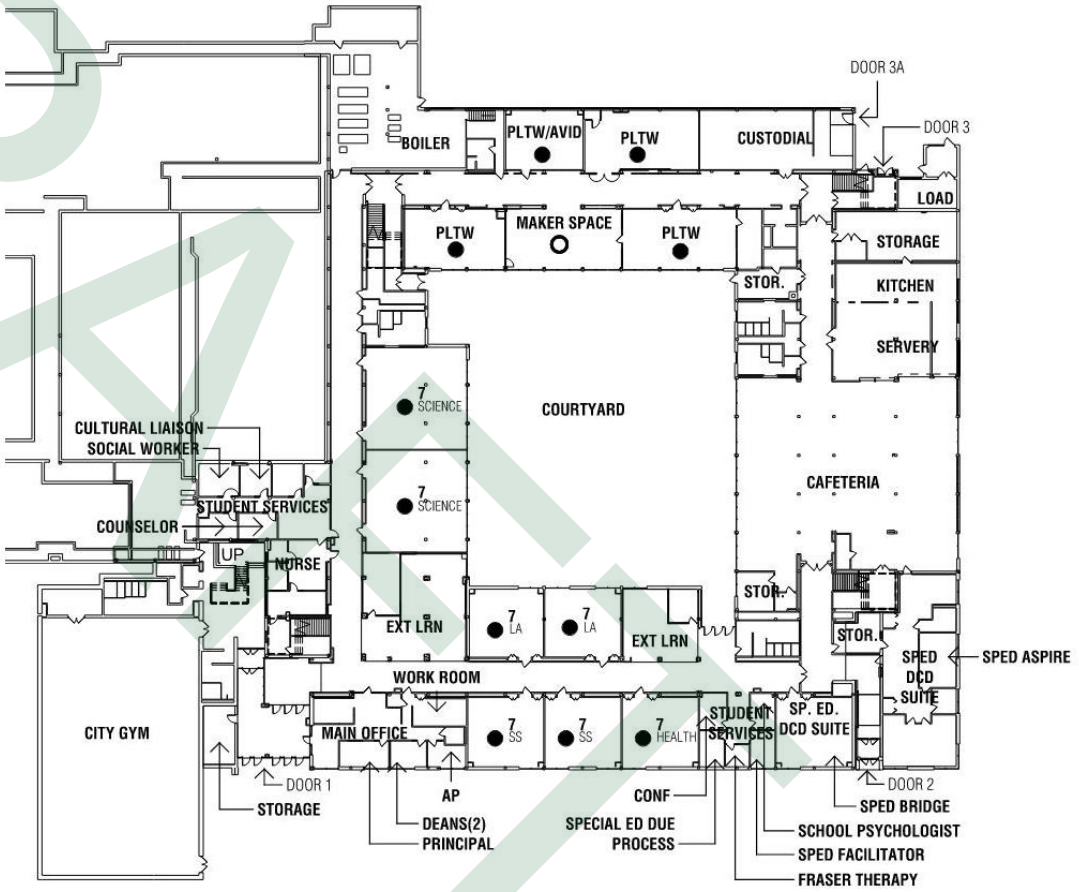
Teaching Stations	49
Potential Teaching Stations	4
Total Teaching Stations	53
x Students / Station	28.15
x % Utilization	75%
Building Capacity =	**1,119**

Alternate Utilization

Teaching Stations	49
Potential Teaching Stations	4
Total Teaching Stations	53
x Students / Station	28.15
x % Utilization	85%
Building Capacity =	**1,268**

Top space needs:

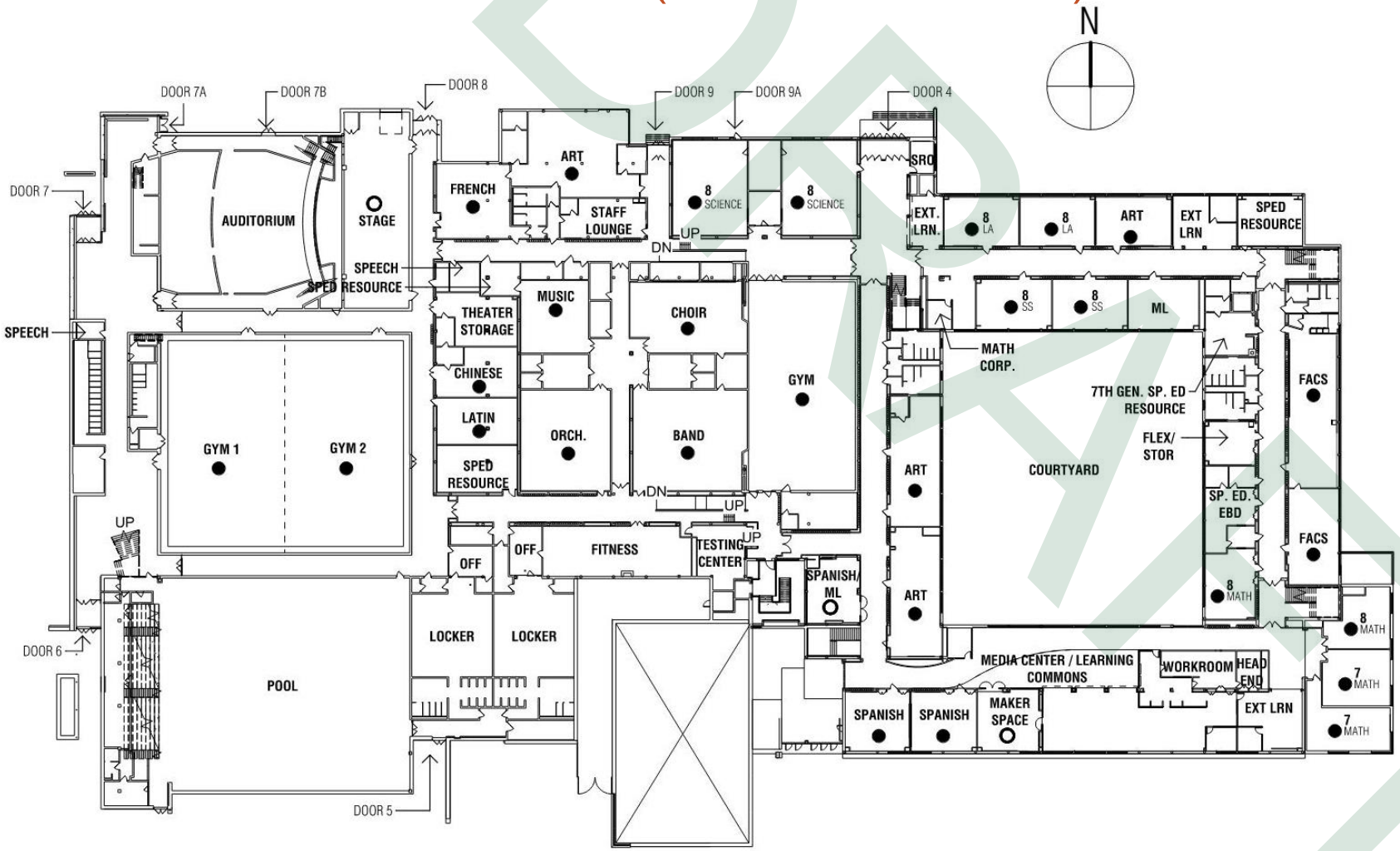
- *Ticket office used as office*
- *5 music teachers sharing 4 spaces – utilize theater stage*
- *18 students per advisory – have to use spaces not designed to accommodate*
- *New art programming (visual media arts) doesn't have dedicated art room to be scheduled into*



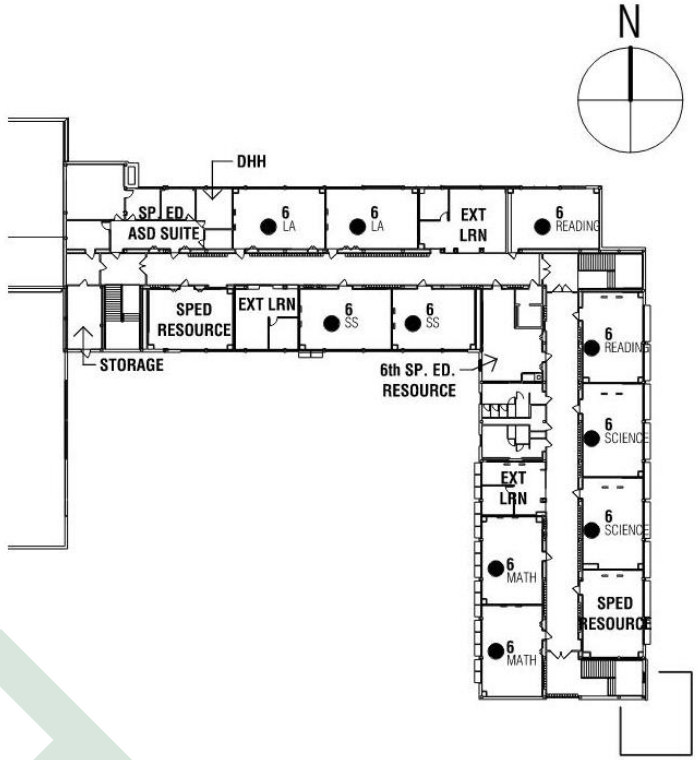
LOWER LEVEL

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SOUTH VIEW MIDDLE SCHOOL CAPACITY (CONTINUED)



MAIN LEVEL



UPPER LEVEL

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DEFINING EXCELLENCE

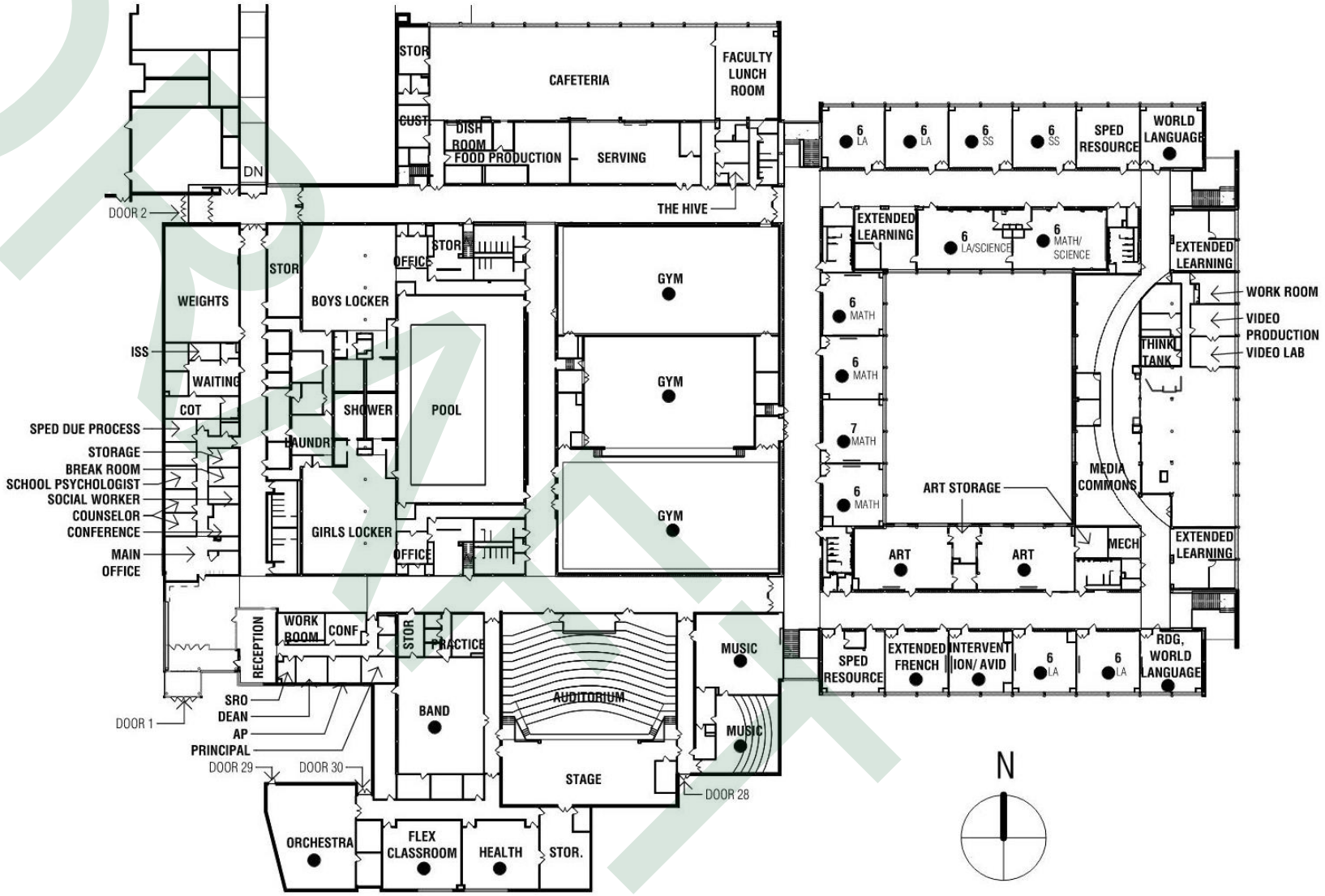
VALLEY VIEW MIDDLE SCHOOL CAPACITY

Current Schedule / Utilization

Teaching Stations	53
Potential Teaching Stations	2
Total Teaching Stations	55
x Students / Station	28.15
x % Utilization	75%
Building Capacity =	**1,161**

Alternate Utilization

Teaching Stations	53
Potential Teaching Stations	2
Total Teaching Stations	55
x Students / Station	28.15
x % Utilization	85%
Building Capacity =	**1,316**



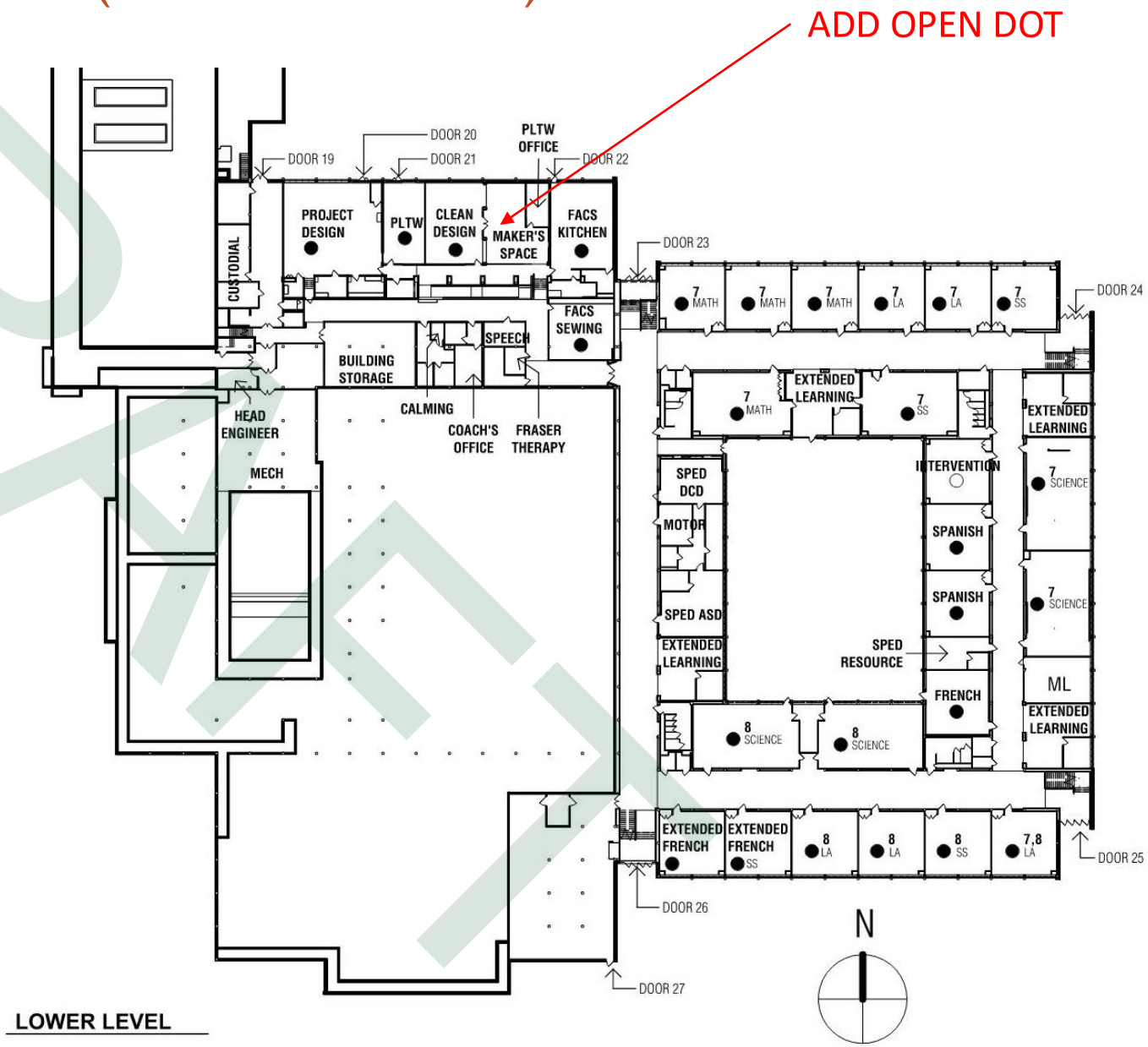
UPPER LEVEL

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VALLEY VIEW MIDDLE SCHOOL CAPACITY (CONTINUED)

Top space needs:

- *18 students per advisory – have to use spaces not designed to accommodate*
- *New art programming (visual media arts) doesn't have dedicated art room to be scheduled into*
- *Fabric design room layout difficult to fit 28 students*
- *Underutilized Hive space next to cafeteria*
- *Narrow hallway between SpEd rooms – want to change*
- *Raised center gym / operable walls can be challenging*



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Edina Public Schools

DEFINING EXCELLENCE

EDINA HIGH SCHOOL CAPACITY

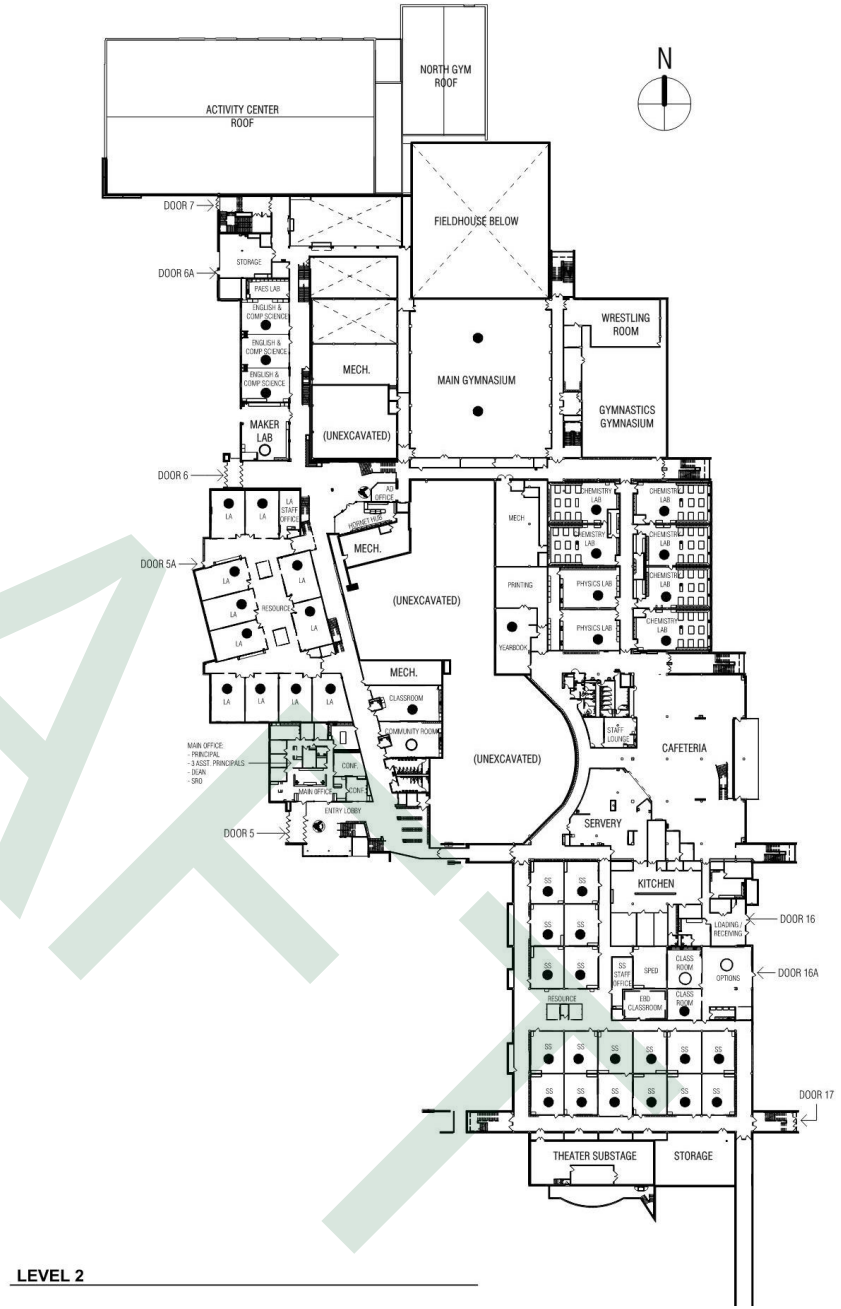
DRAFT

Current Schedule / Utilization

Teaching Stations	108
Potential Teaching Stations	8
Total Teaching Stations	116
x Students / Station	30.9
x % Utilization	85%
Building Capacity =	**3,047**

Alternate Utilization

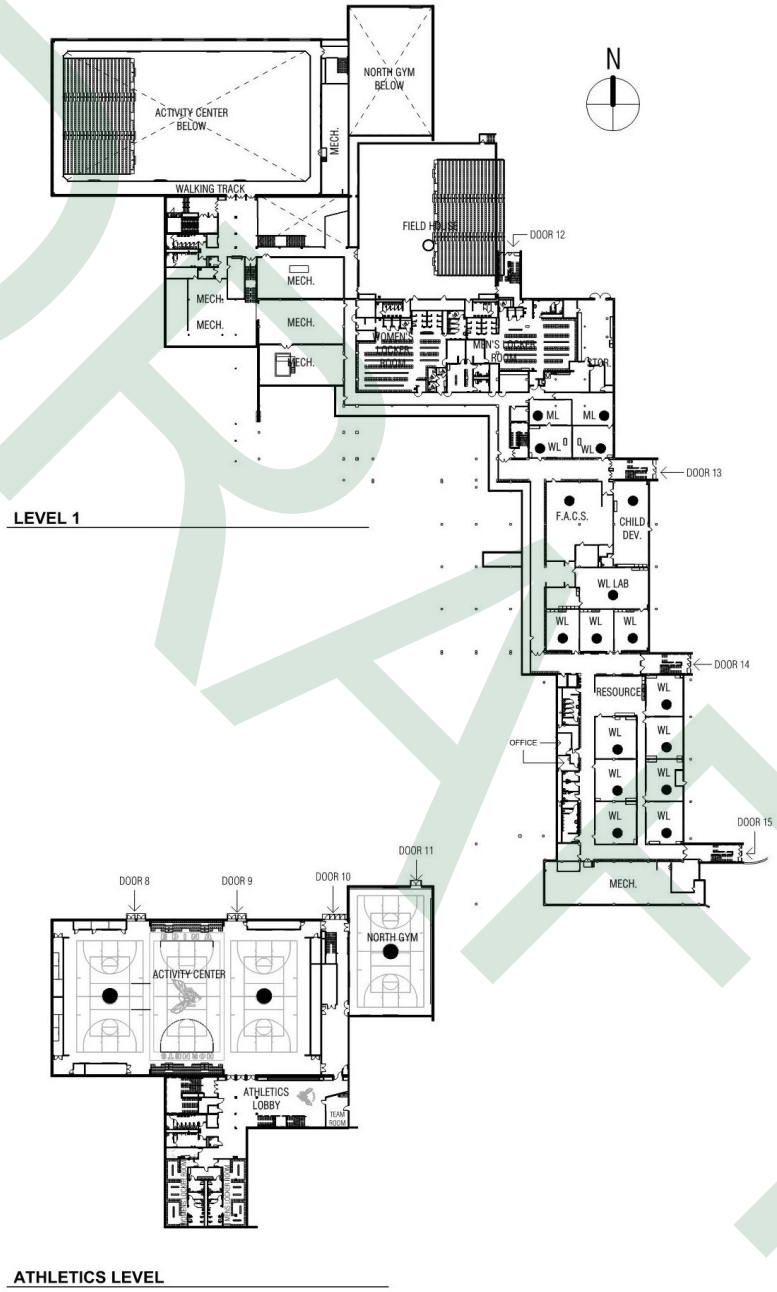
Teaching Stations	108
Potential Teaching Stations	8
Total Teaching Stations	116
x Students / Station	30.9
x % Utilization	90%
Building Capacity =	**3,226**

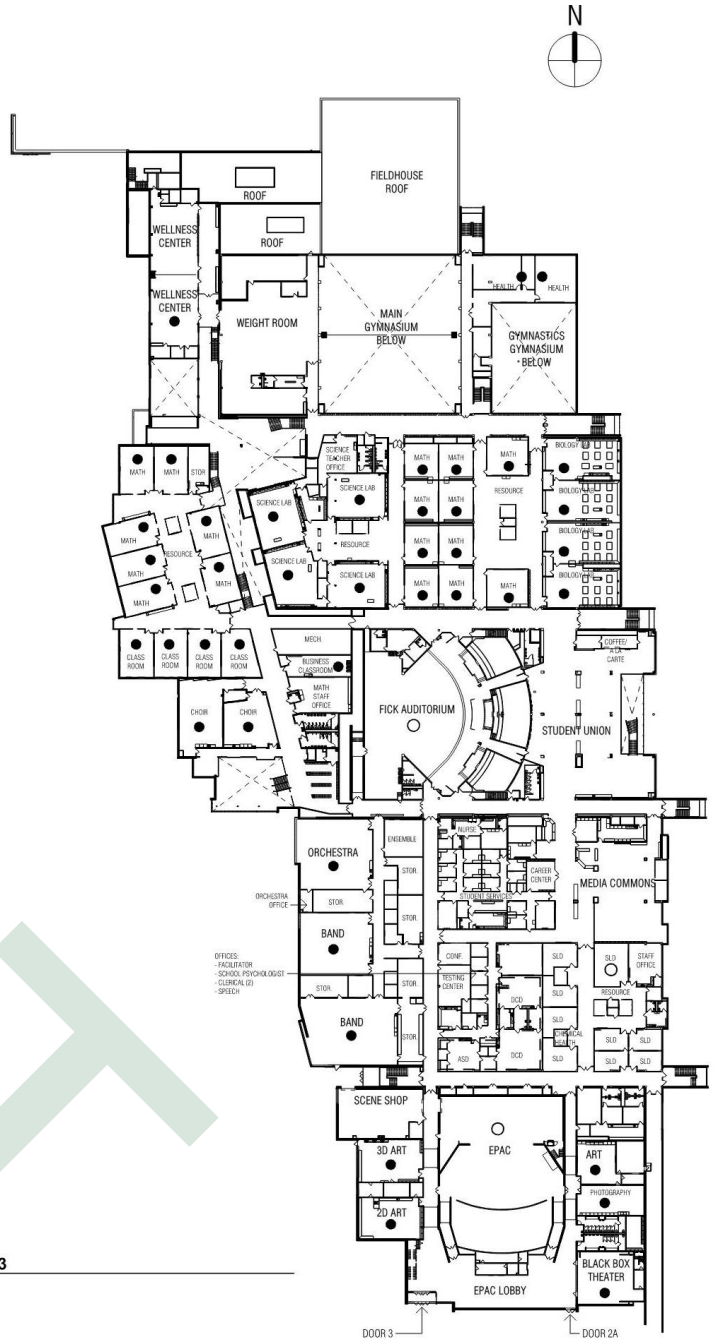


EDINA HIGH SCHOOL CAPACITY (CONTINUED)

Top space needs:

- *Need additional science space – potentially underutilized yearbook room to be converted*
- *FACS space does not meet current demand – may expand into WL Lab in future*
- *Options to increase teaching use of Fick still interesting*
- *Office space is at a premium (+5 counselors / social workers)*





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Appendix C:
Community Survey Results
(by Morris Leatherman)

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Edina Public School District

2026 Residential Survey

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Morris Leatherman Company

Survey Methodology

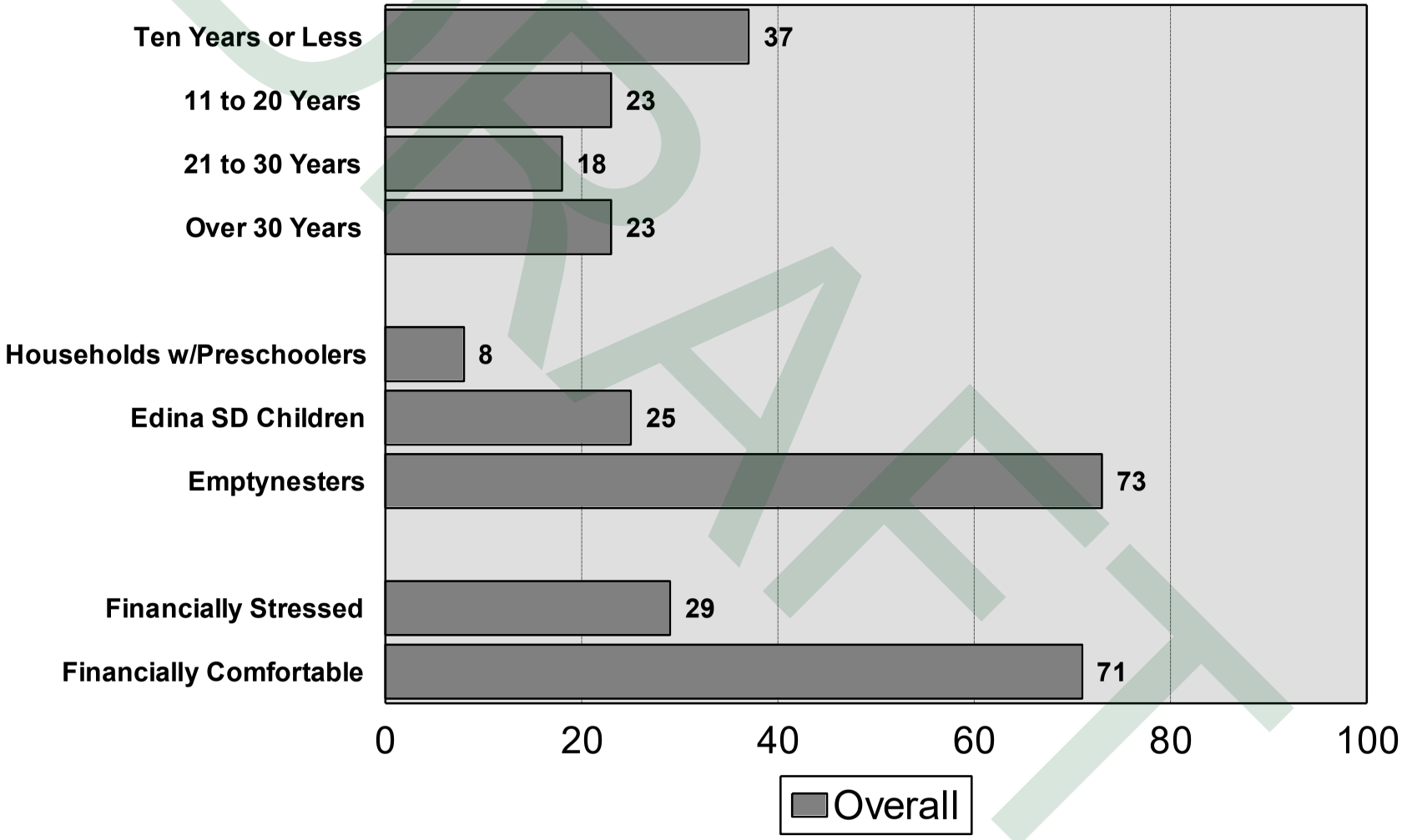
2026 Edina School District

- 400 random sample of Edina School District residents.
  - Results projectable within +/-5.0% in 95 out of 100 cases
- 250 random sample of Edina School District parents.
  - Results projectable within +/-6.3% in 95 out of 100 cases
- Average interview time of 15minutes
- Non-response level of 6.0%
- Telephone interviews conducted between August 20th and September 16th, 2026

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Demographics I

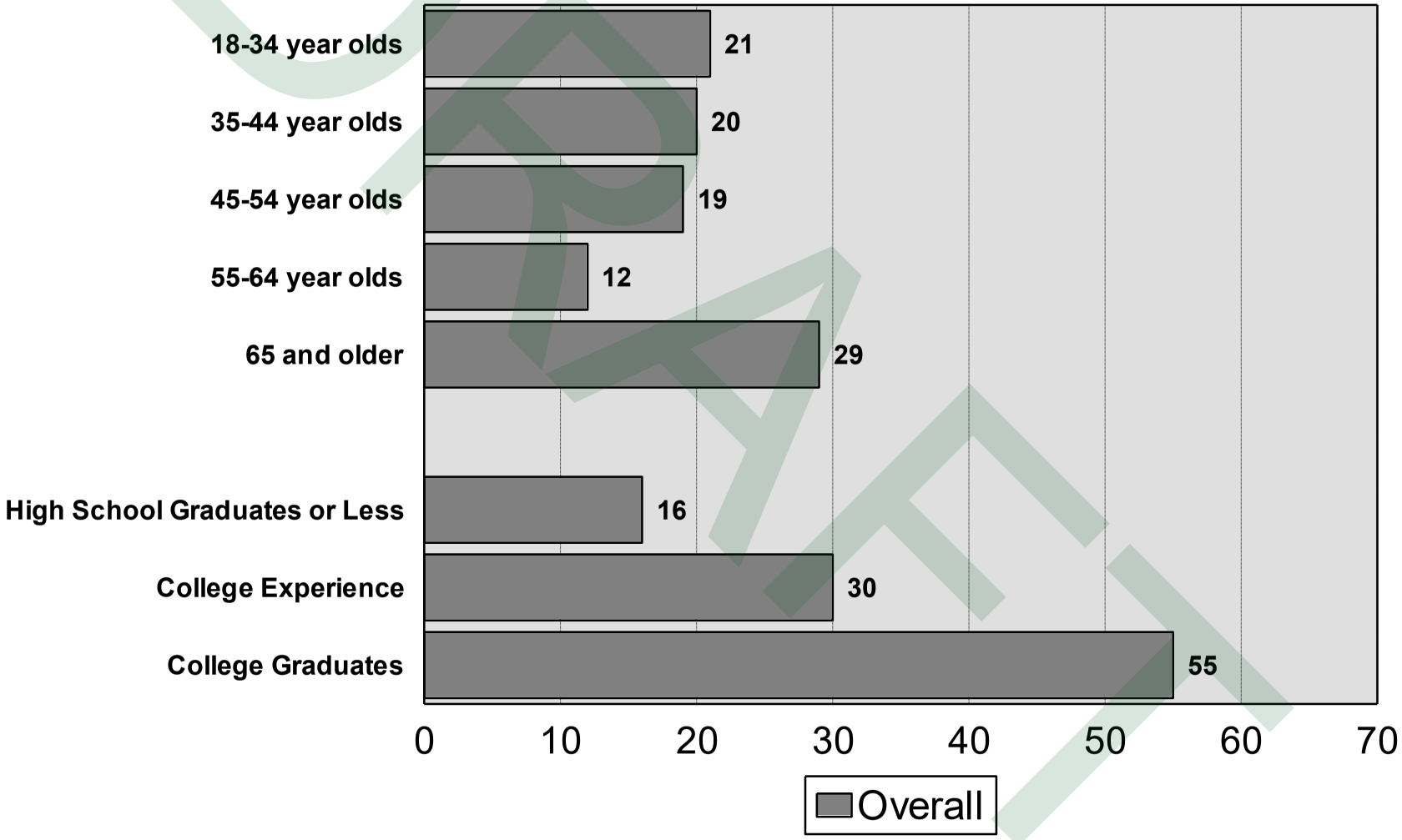
2026 Edina School District



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Demographics II

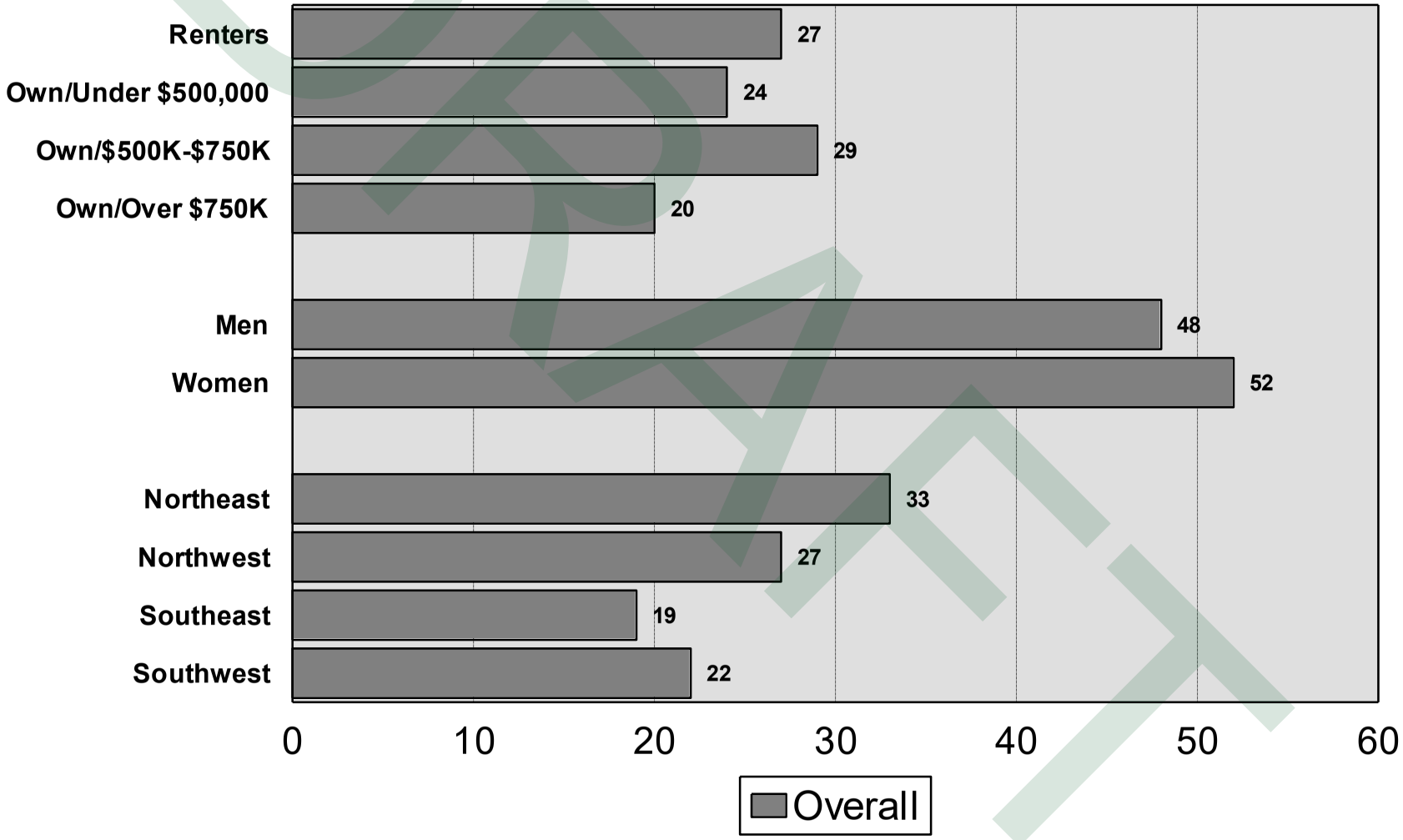
2026 Edina School District



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Demographics III

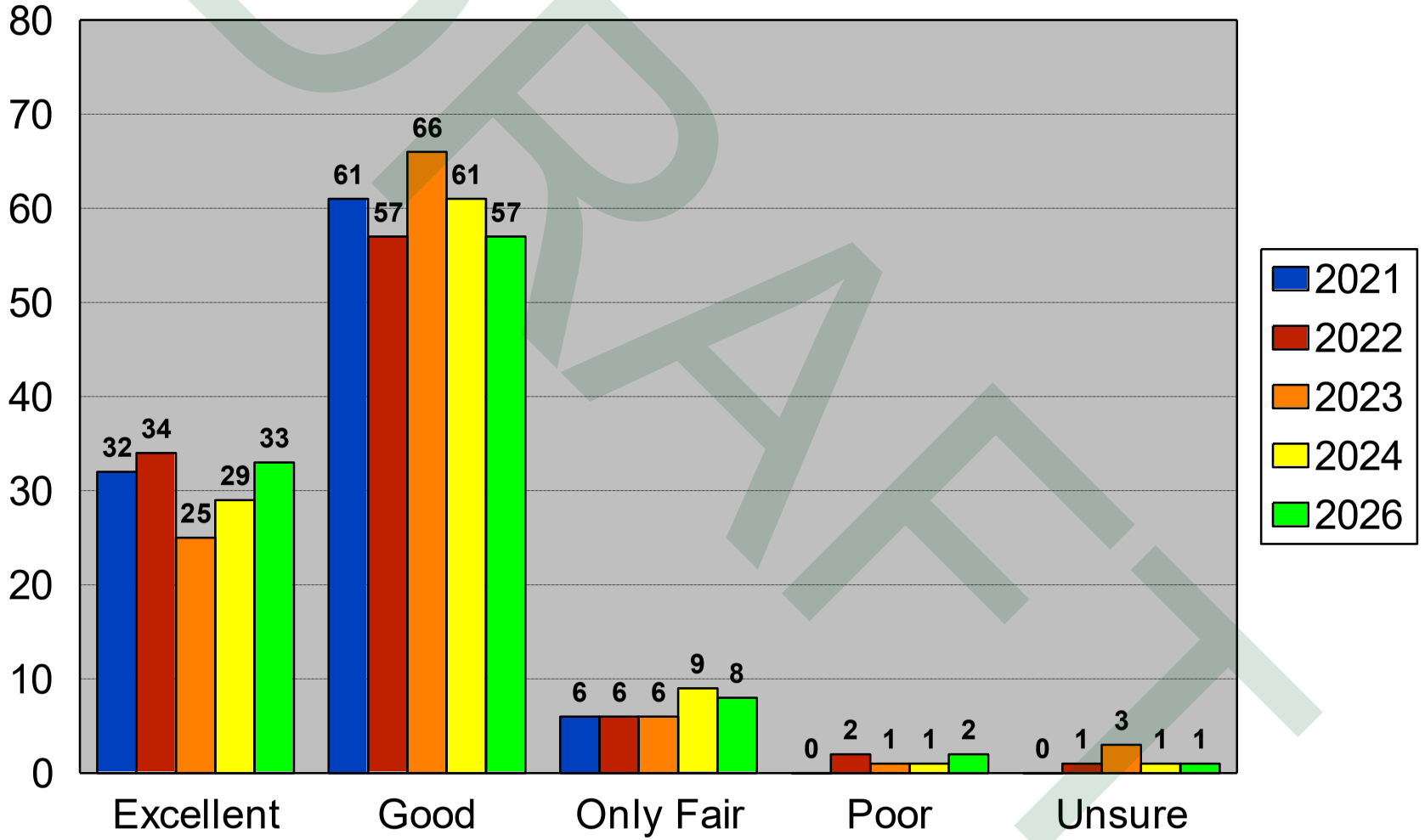
2026 Edina School District



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Quality of Public Schools

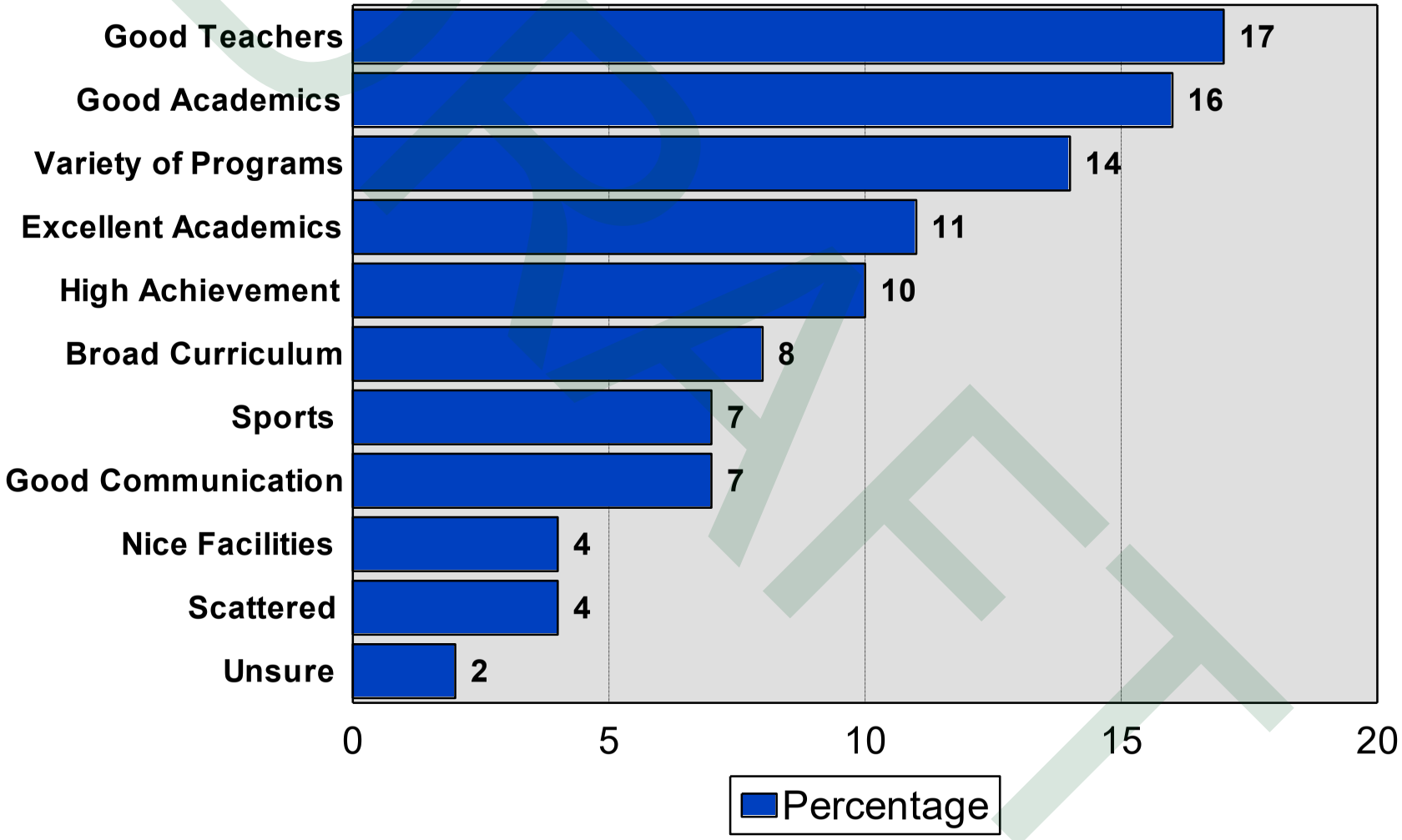
2026 Edina School District



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Like Most about Edina Public Schools

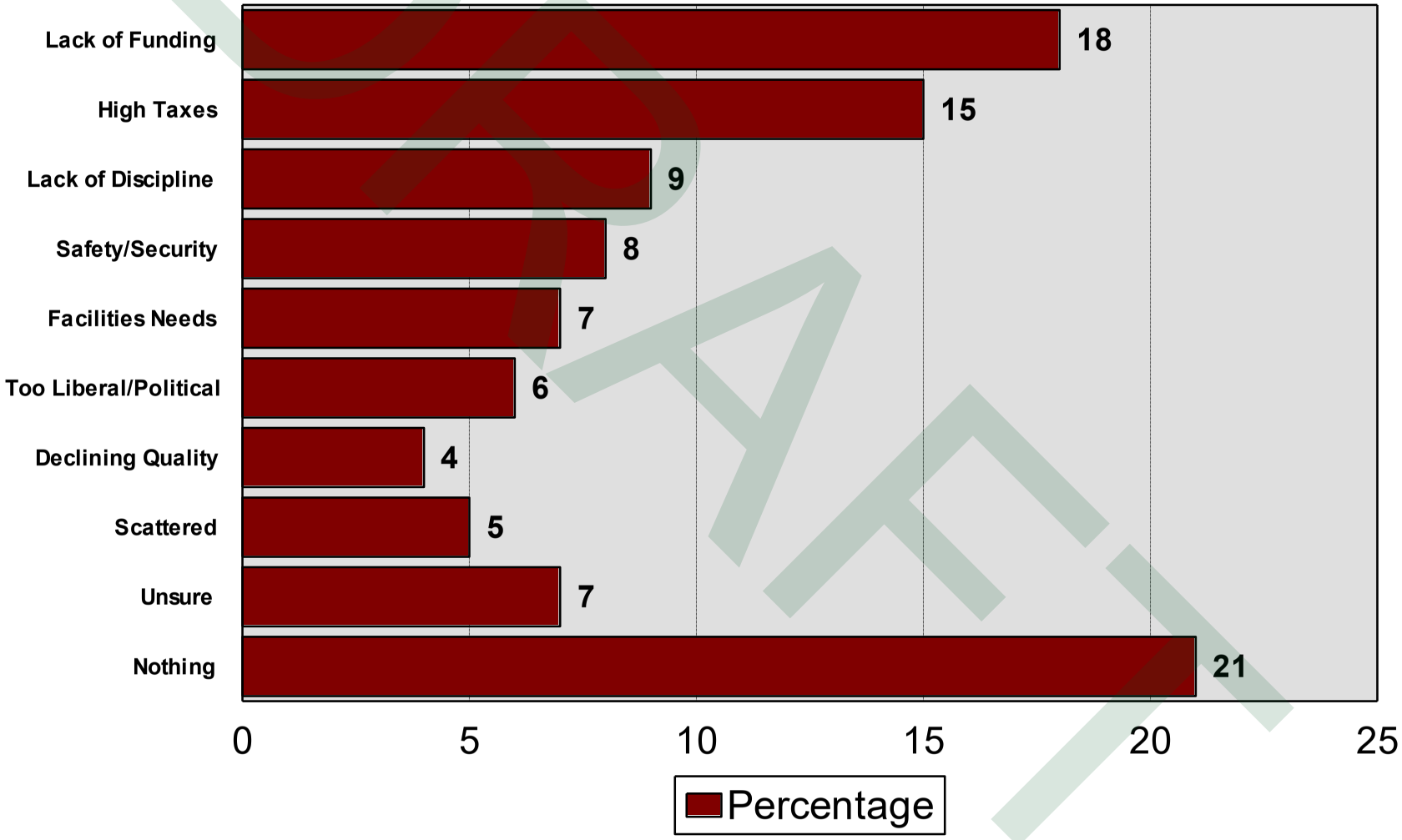
2026 Edina School District



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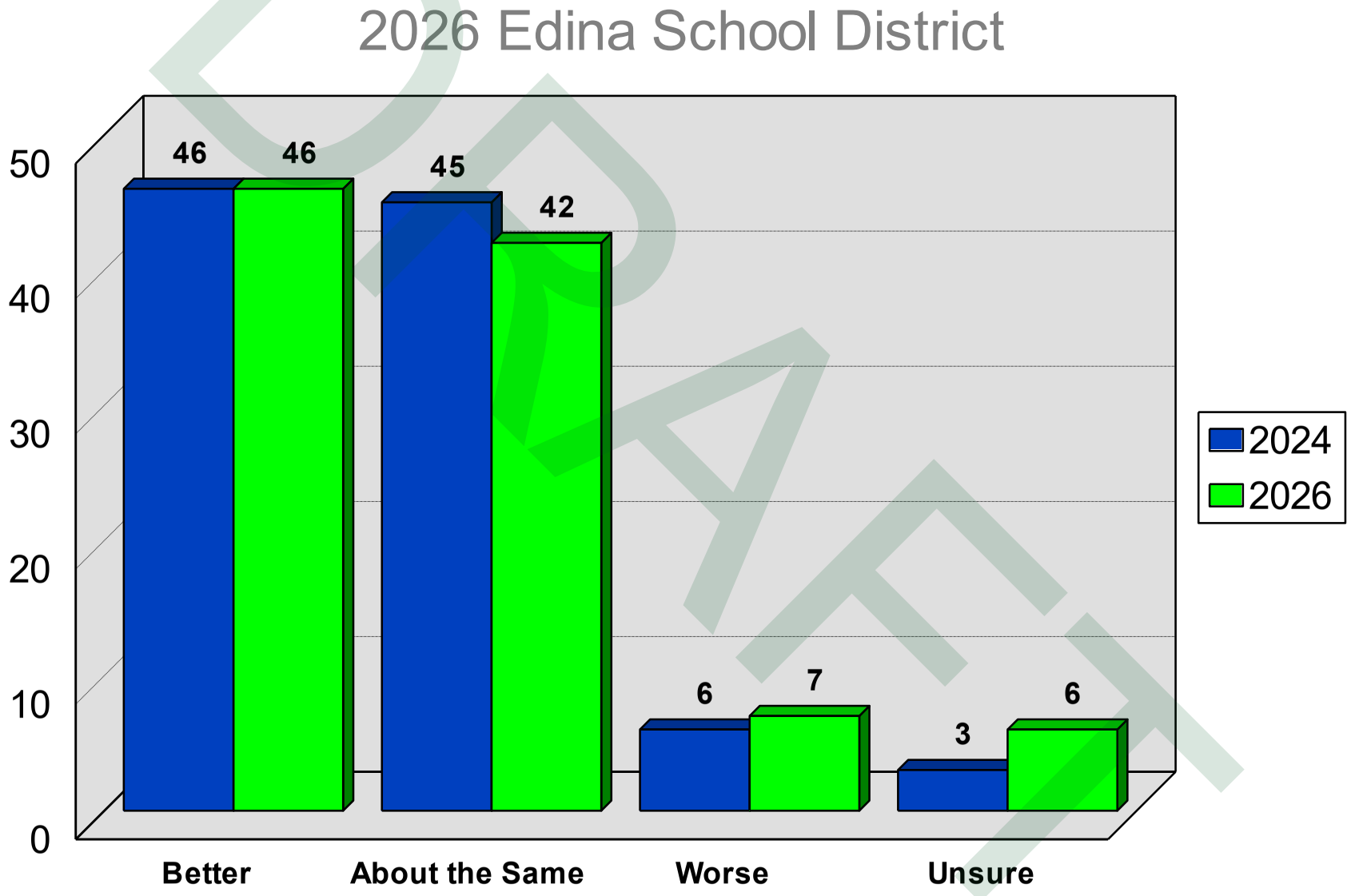
Most Serious Issue

2026 Edina School District



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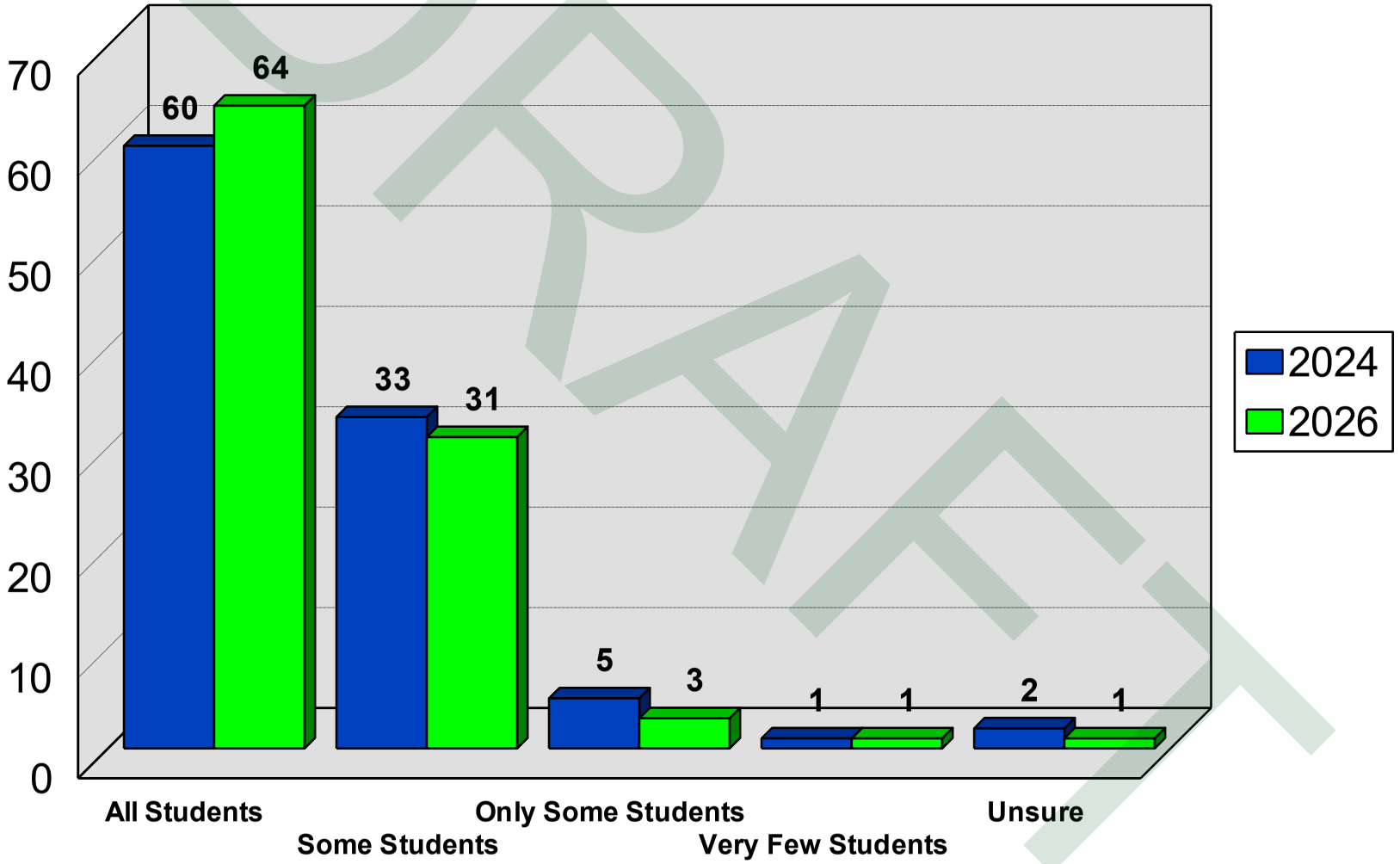
Quality Compared to Three Years Ago....



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Meet Learning Needs of....

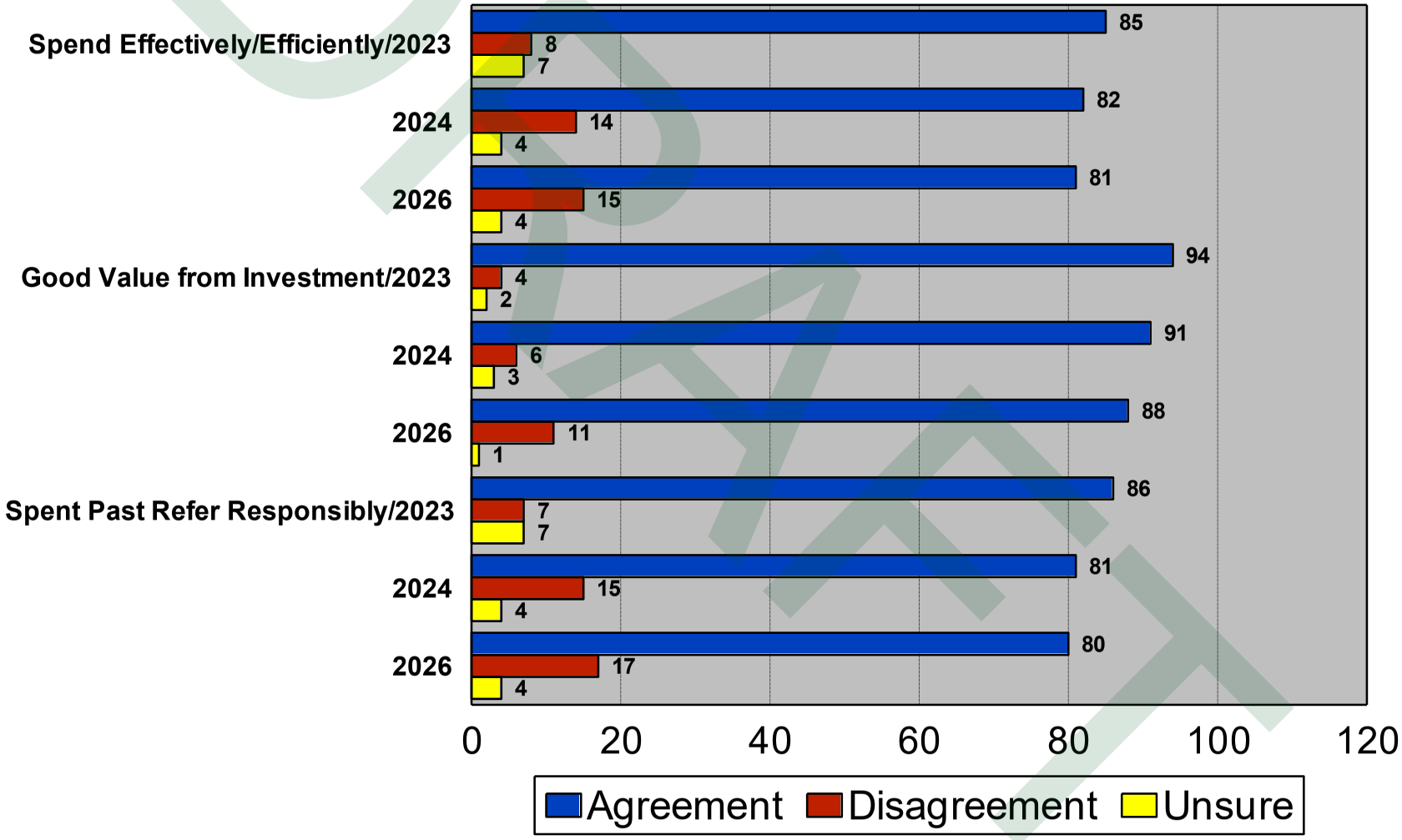
2026 Edina School District



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Specific District Perceptions I

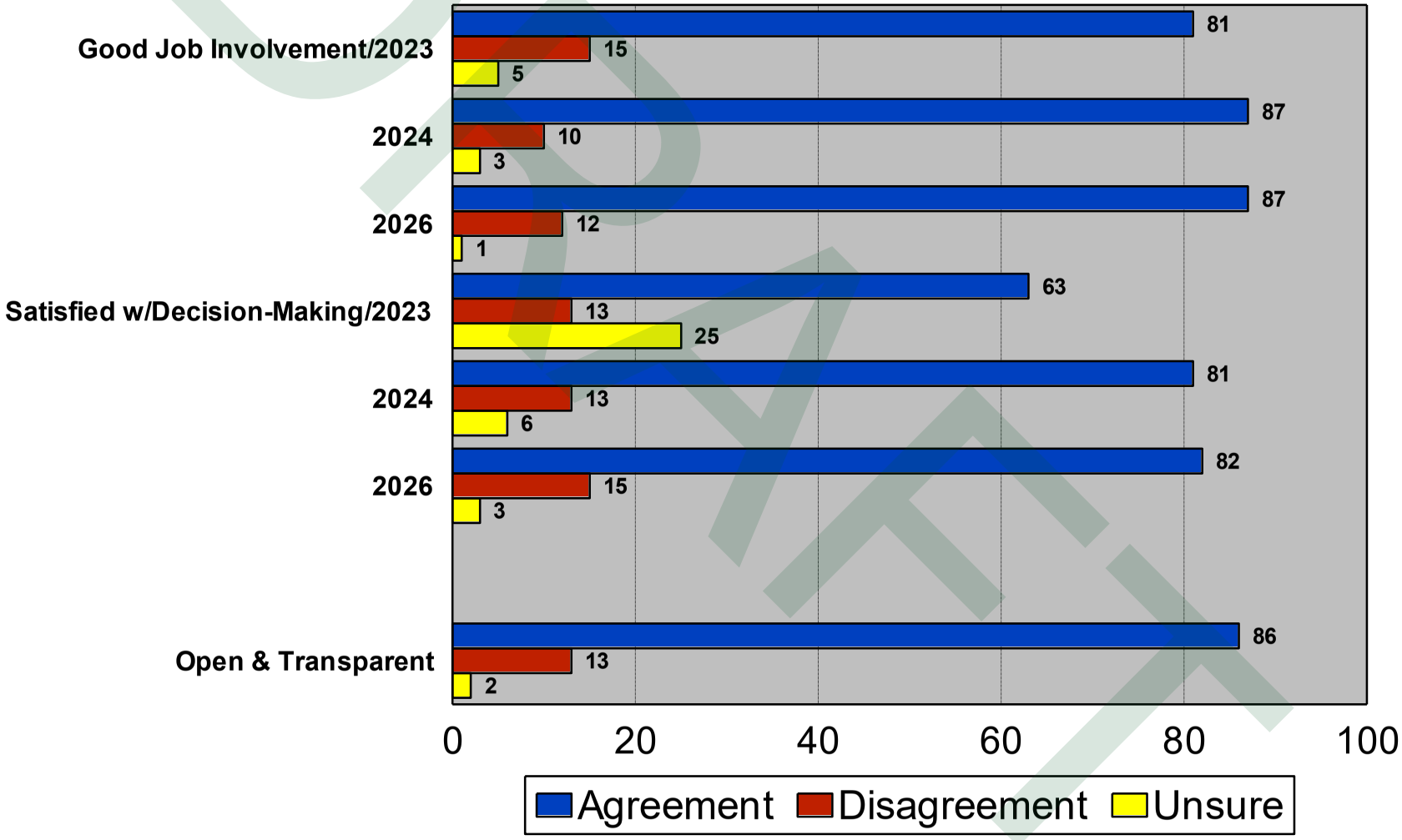
2026 Edina School District



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Specific District Perceptions II

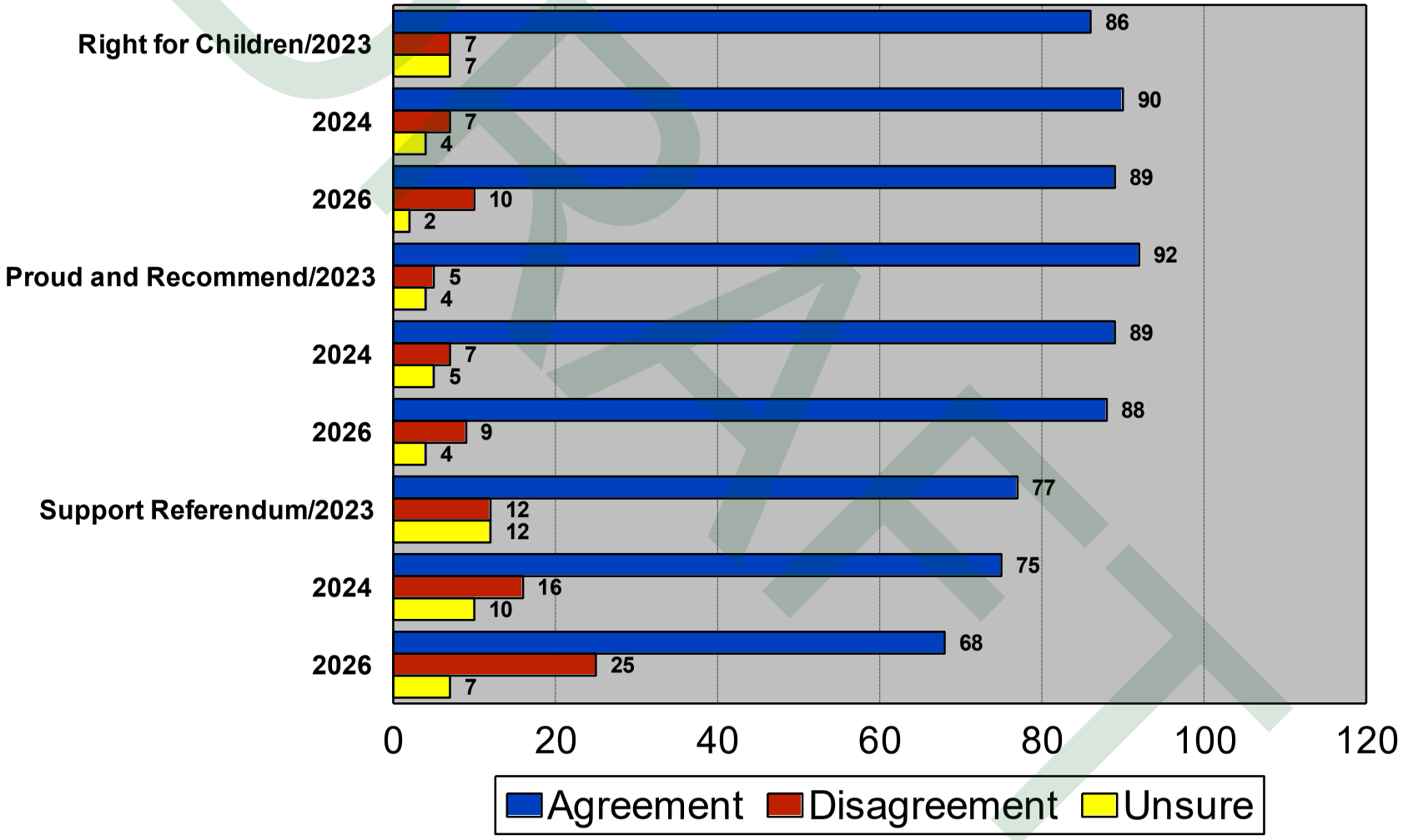
2026 Edina School District



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Specific District Perceptions III

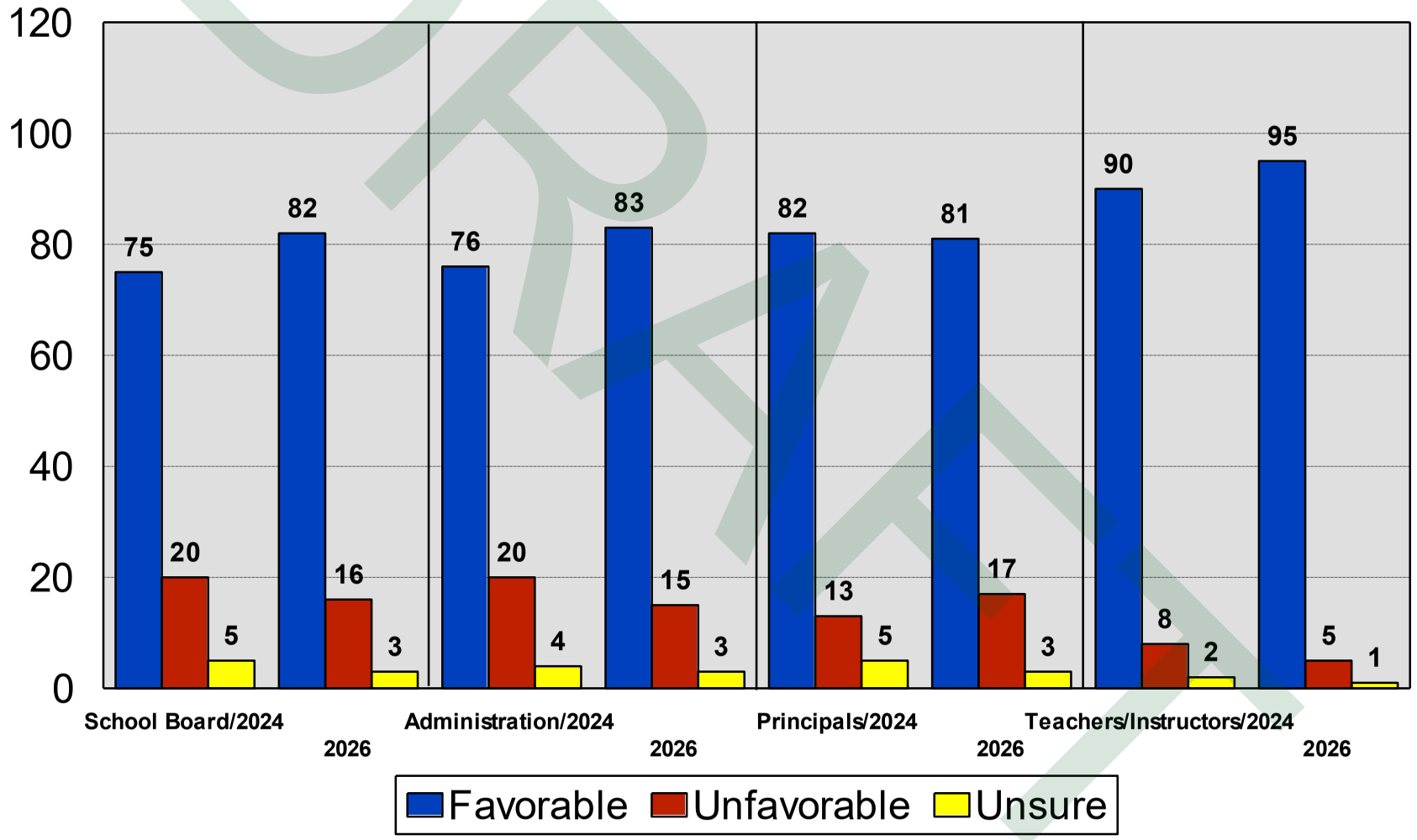
2026 Edina School District



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Job Performance Ratings

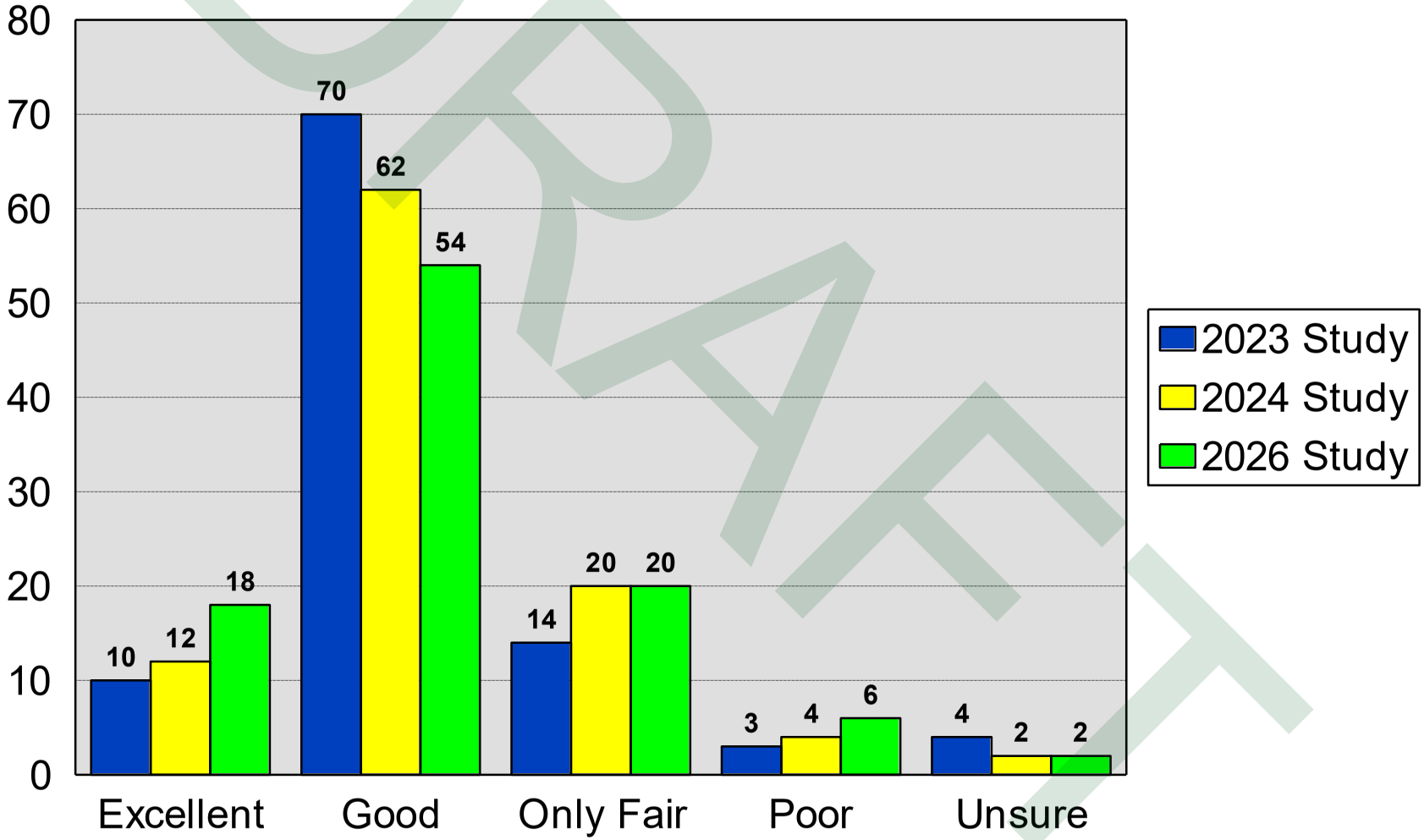
2026 Edina School District



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Financial Management

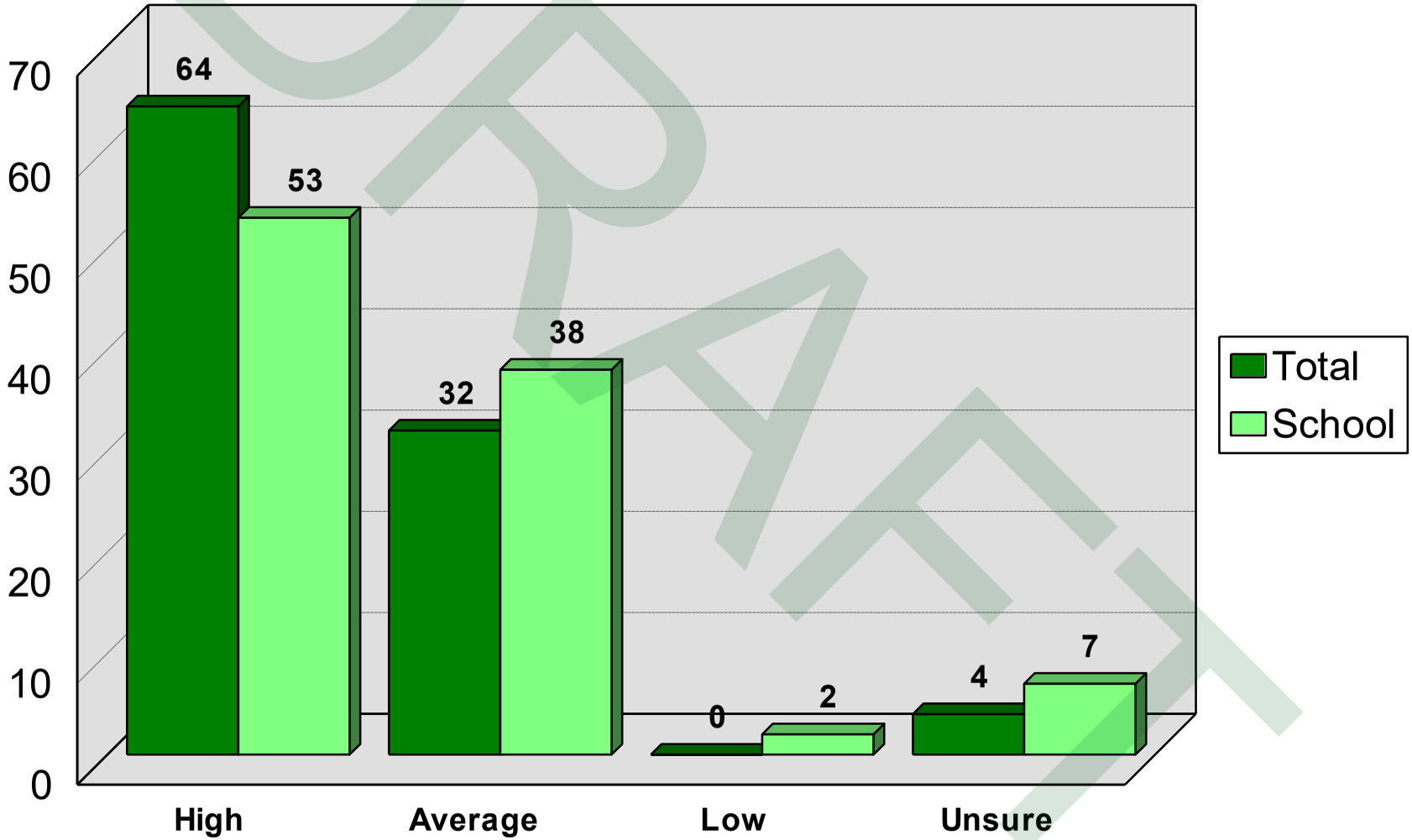
2026 Edina School District



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Property Taxes

2026 Edina School District

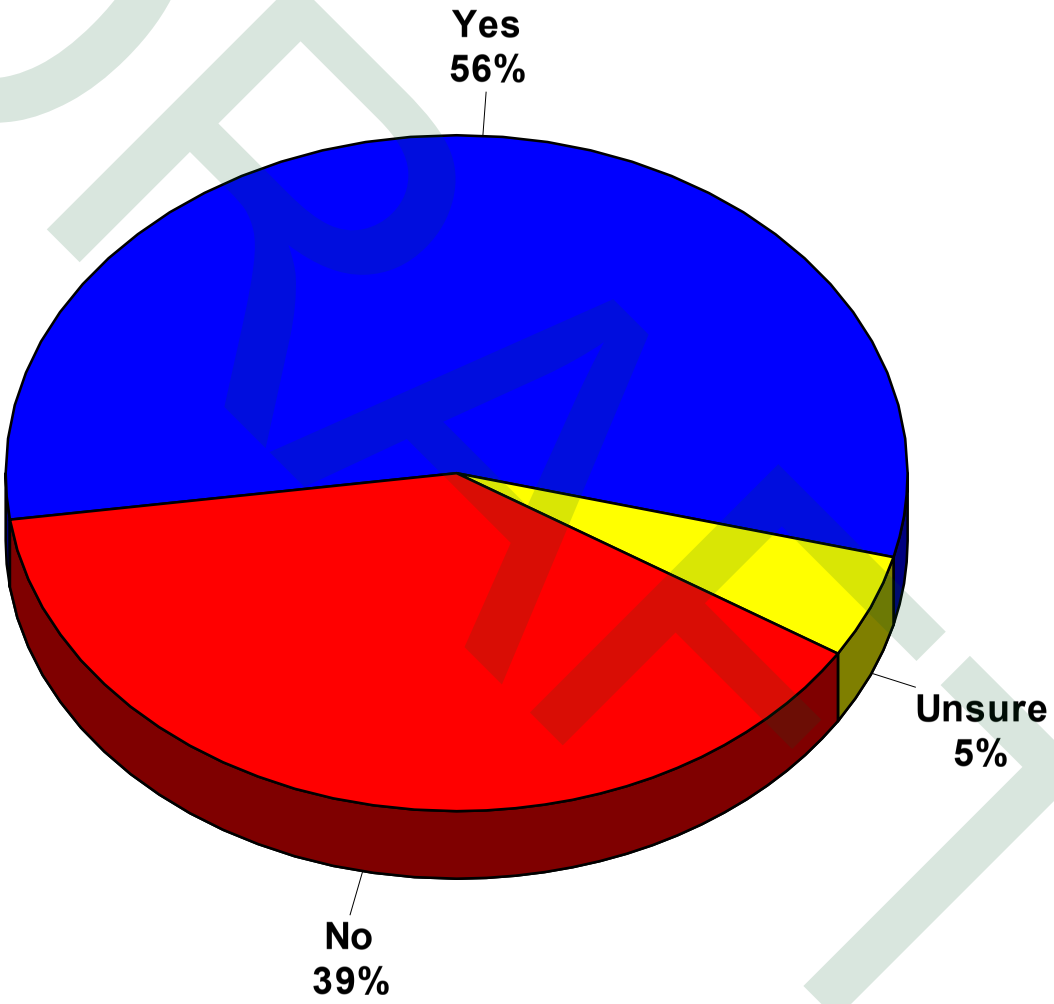


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Morris Leatherman Company

District Adequately Funded

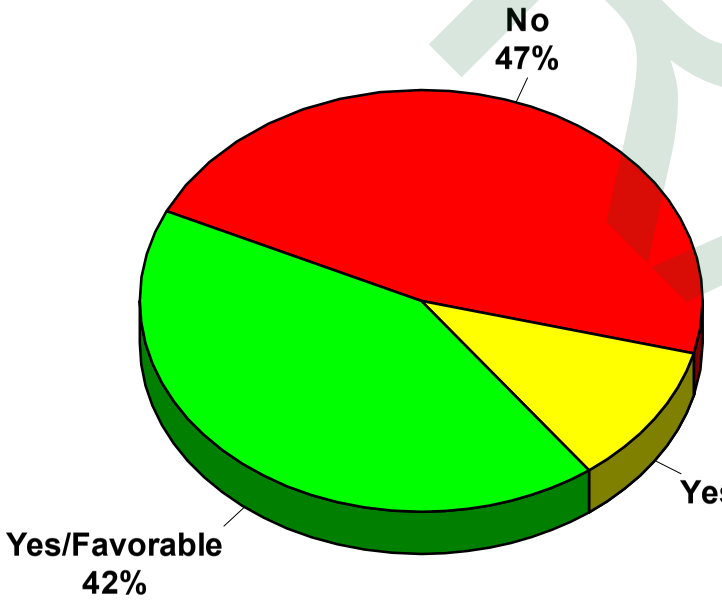
2026 Edina School District



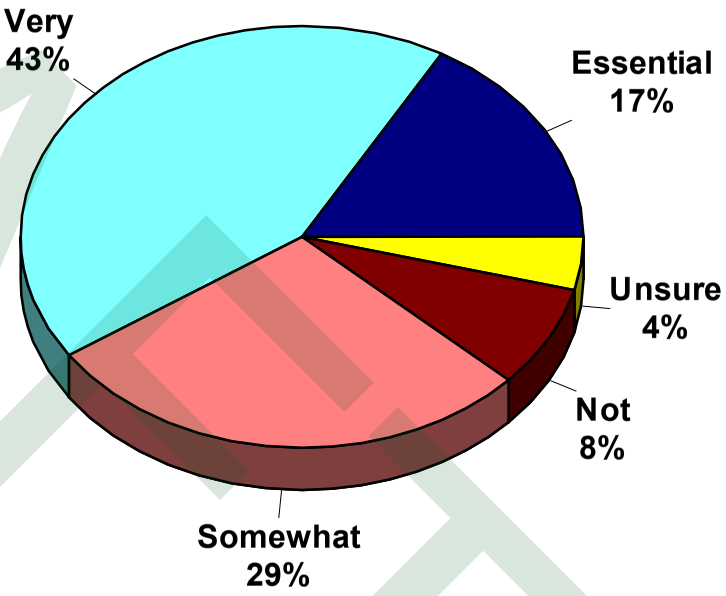
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Kuhlman Stadium

2026 Edina School District



Attended a game or event?
Rate current condition?



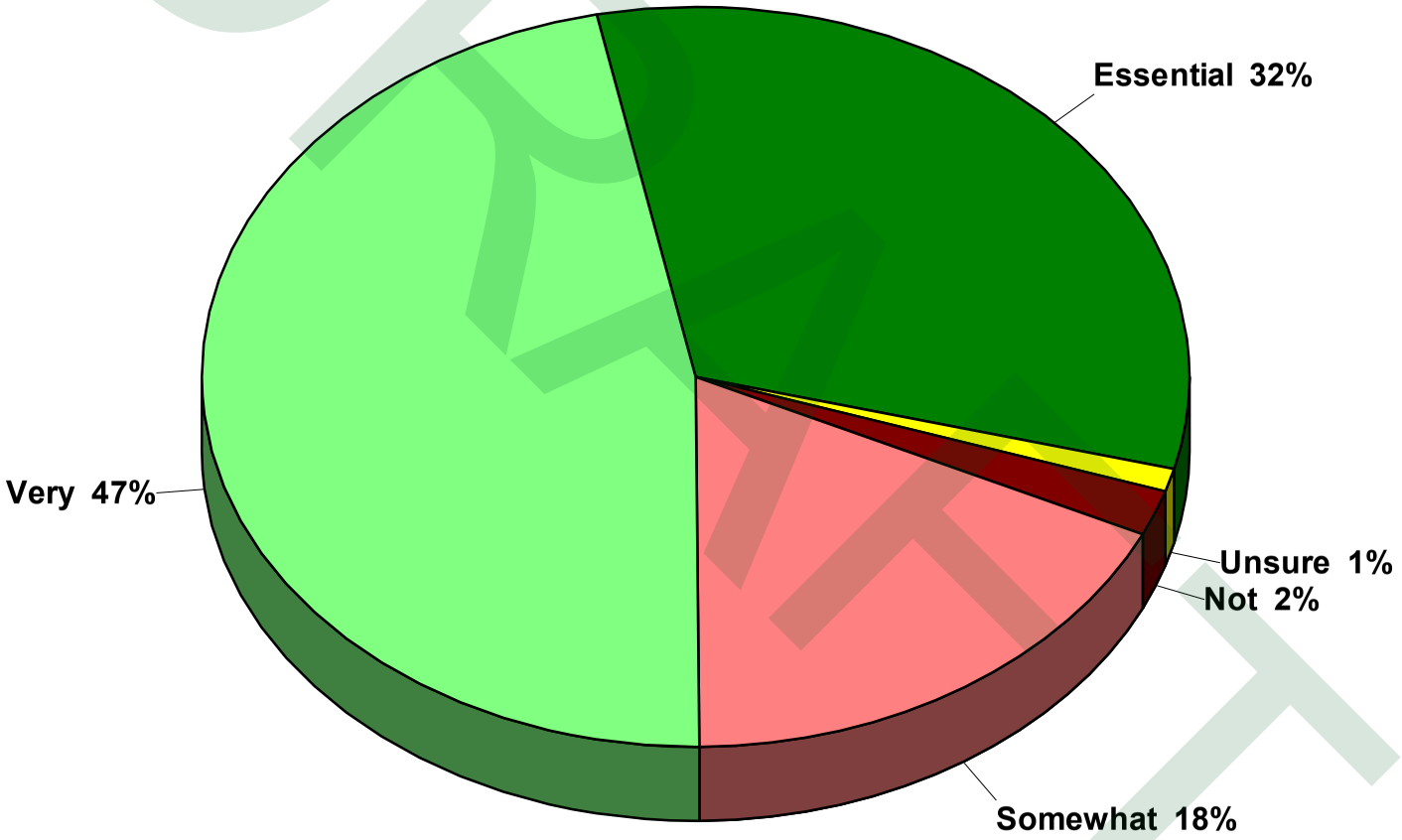
Important Asset

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Morris Leatherman Company

Importance of Early Learning Programs

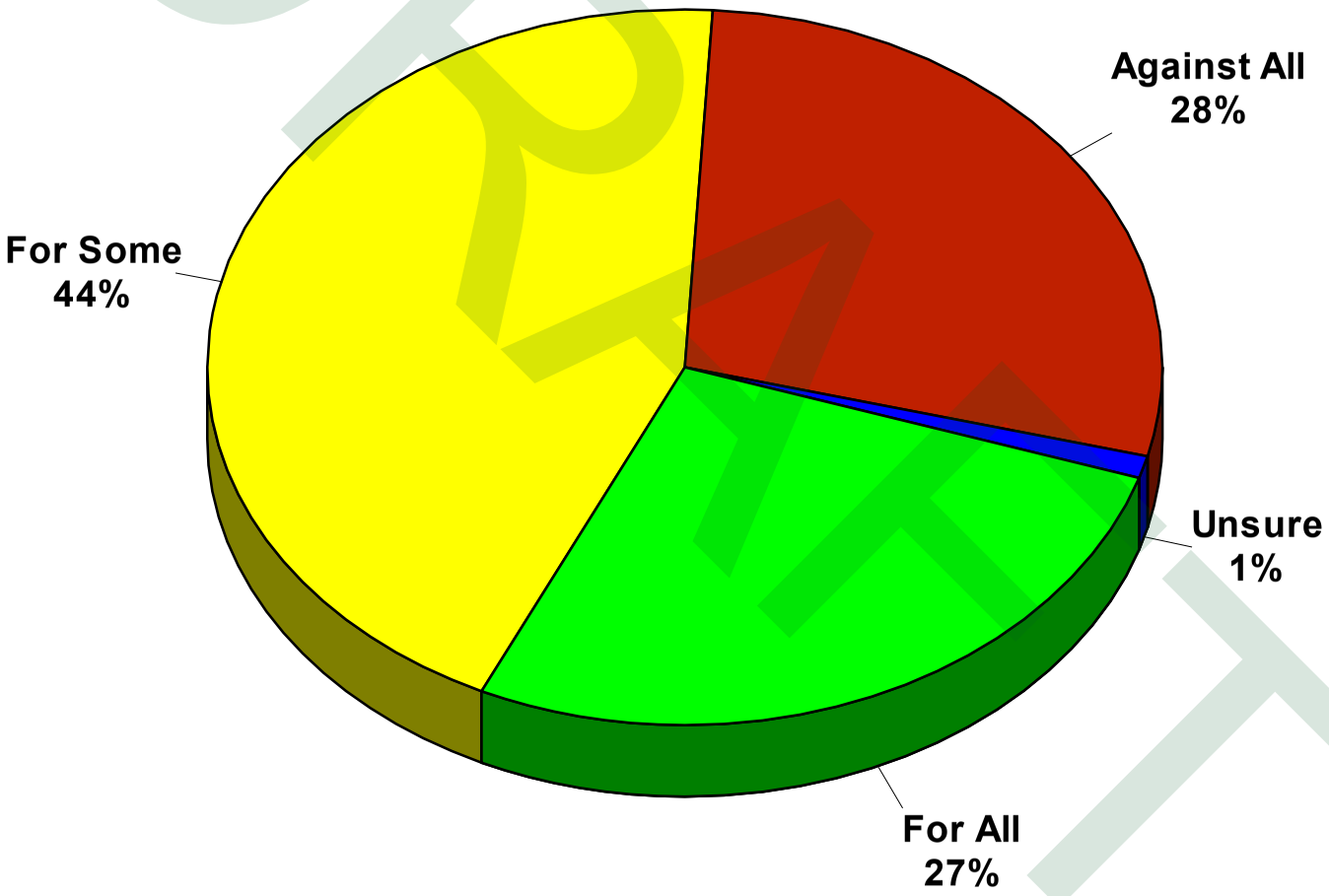
2026 Edina School District



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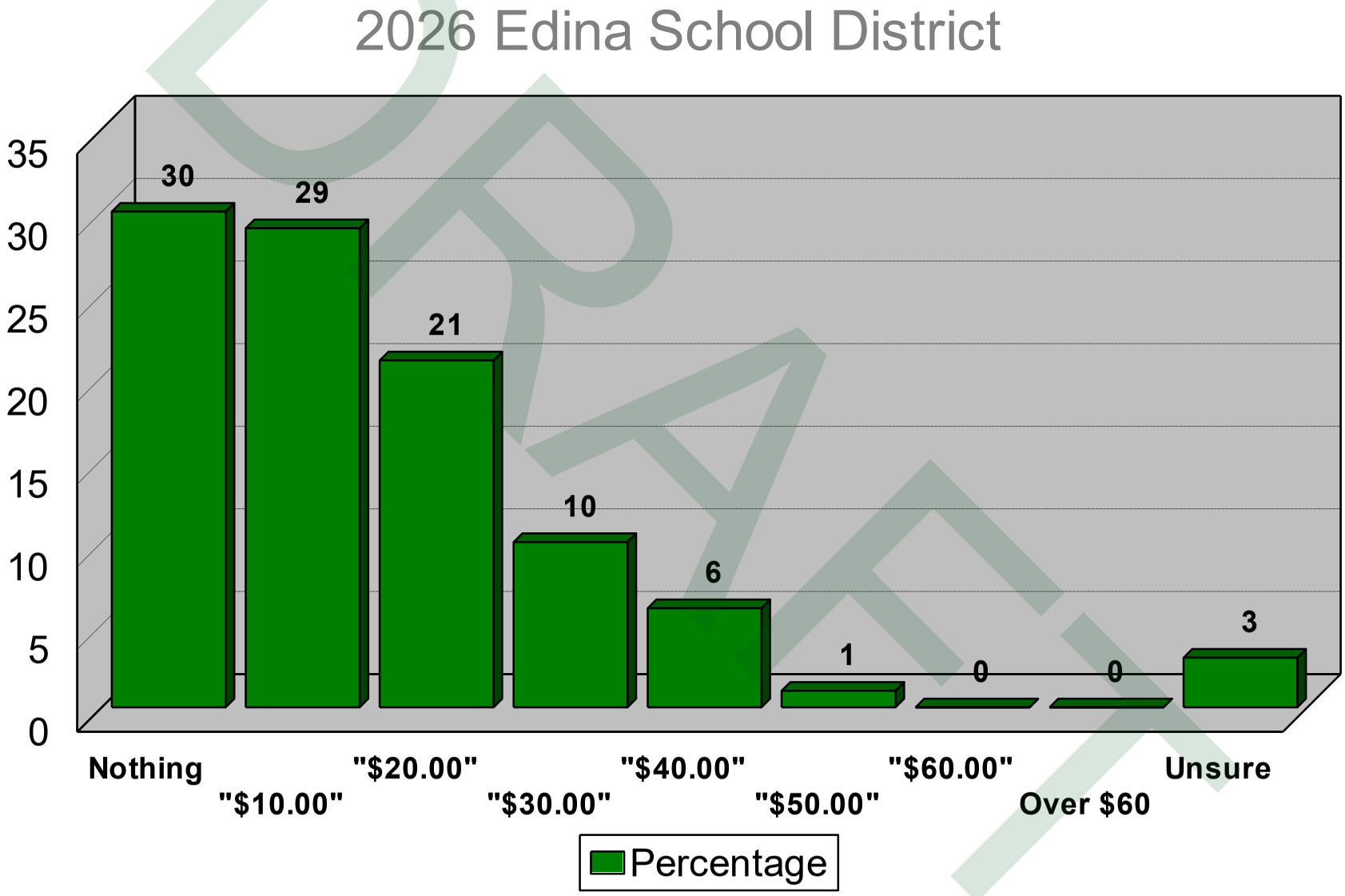
Tax Increase Predisposition

2026 Edina School District



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Tax Increase for Buildings and Facilities

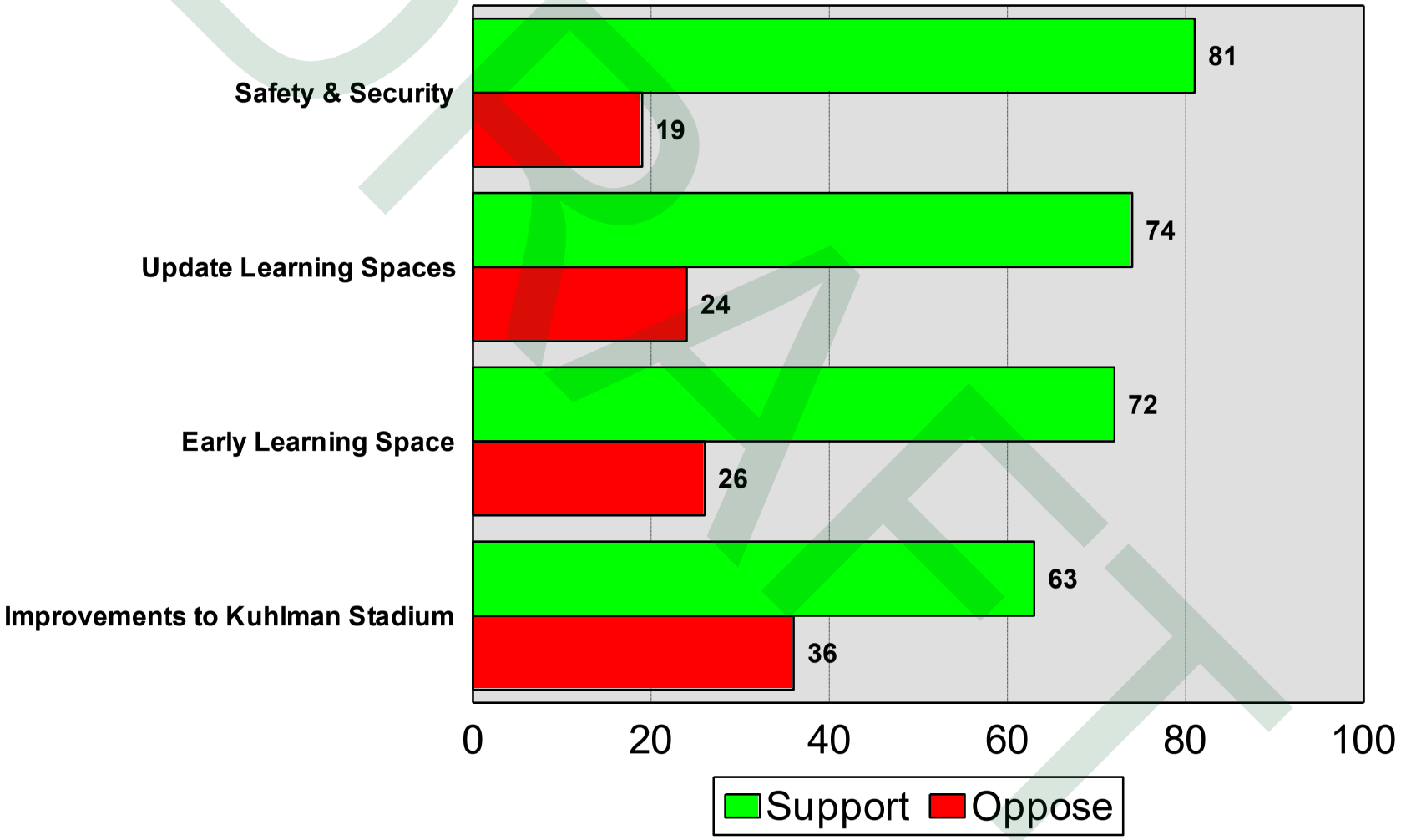


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Morris Leatherman Company

Property Tax Increase for....

2026 Edina School District

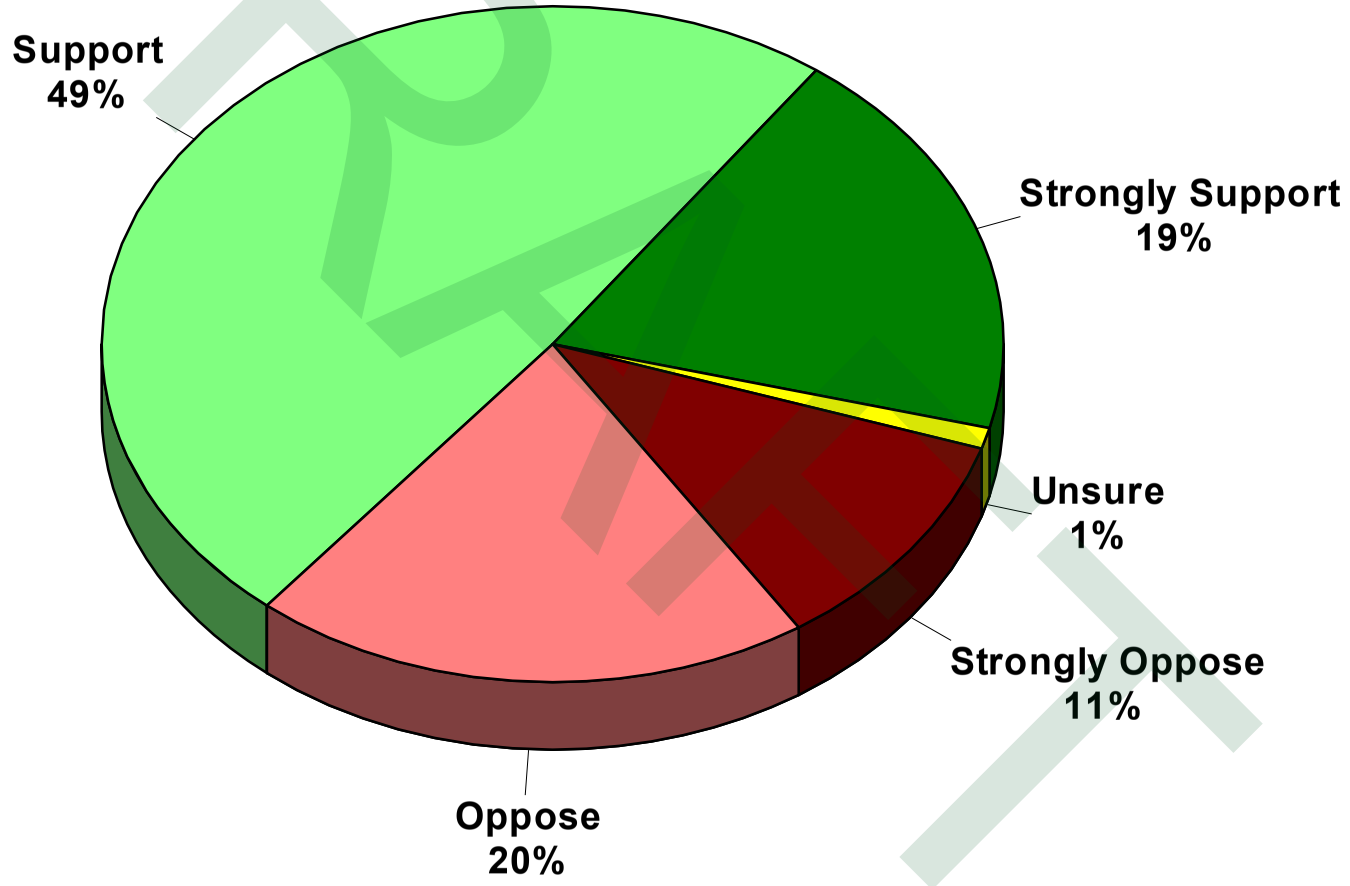


Morris Leatherman Company

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$300MM Bond Referendum

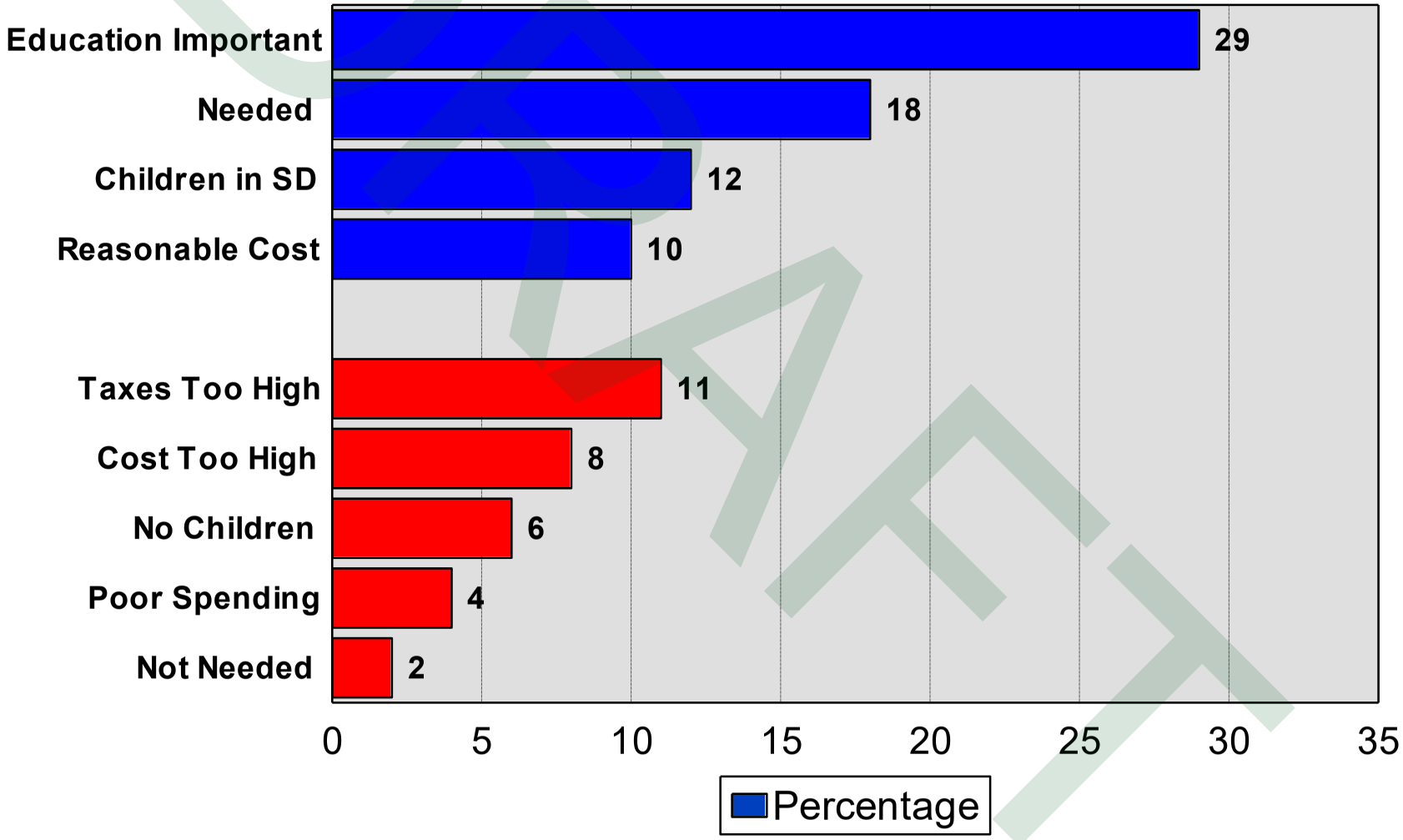
2026 Edina School District



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Reason for Decision

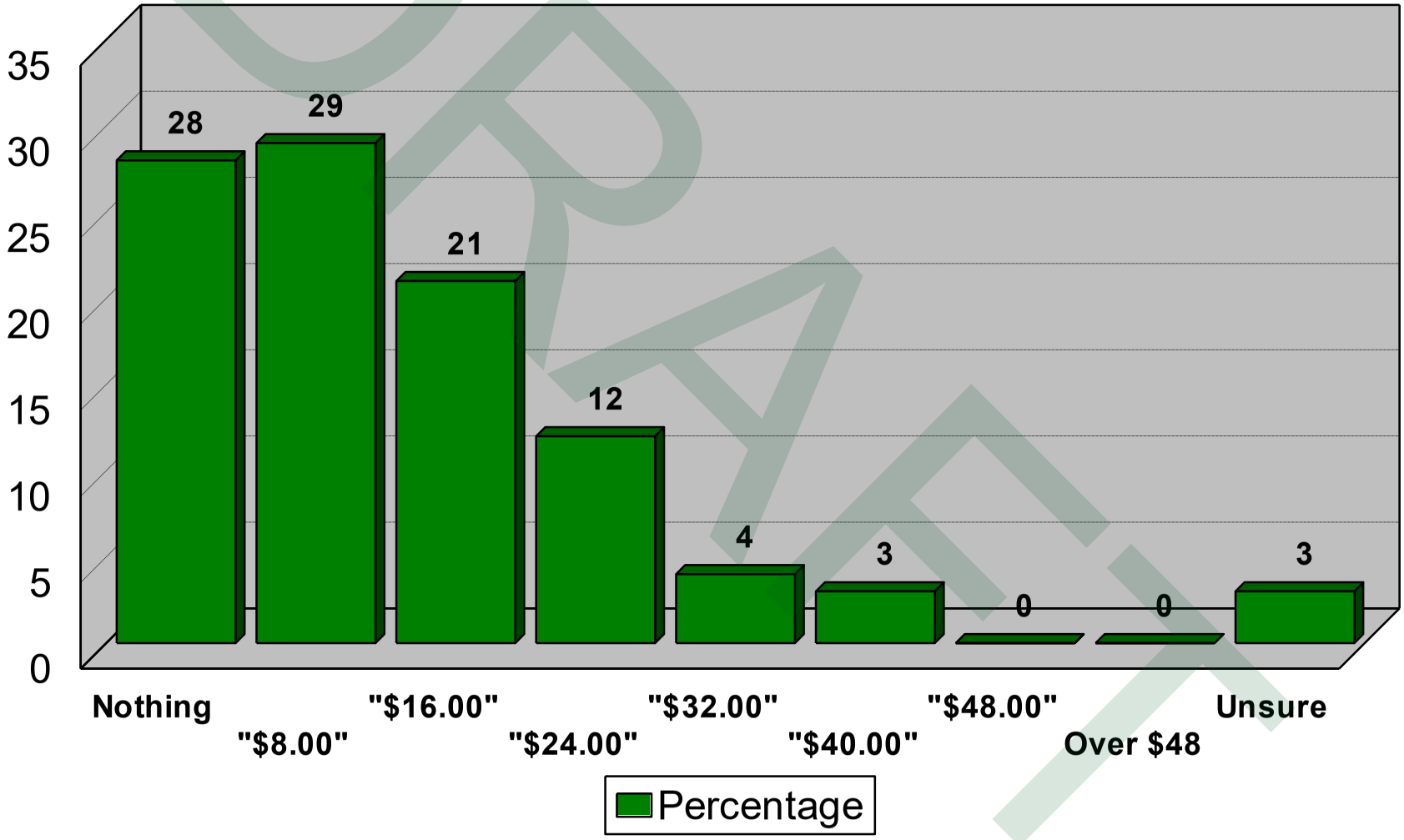
2026 Edina School District



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Tax Increase for Capital Projects

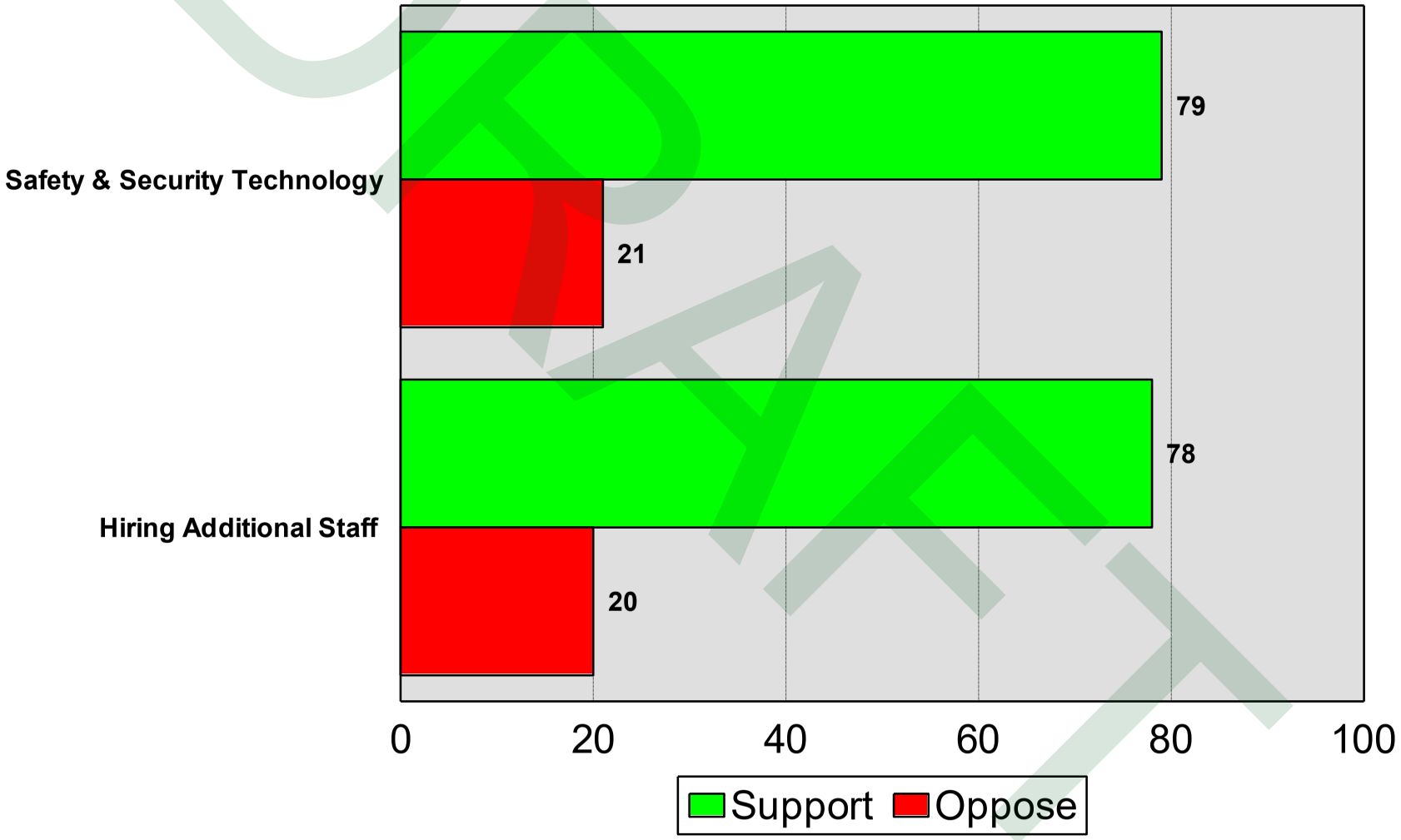
2026 Edina School District



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Property Tax Increase for....

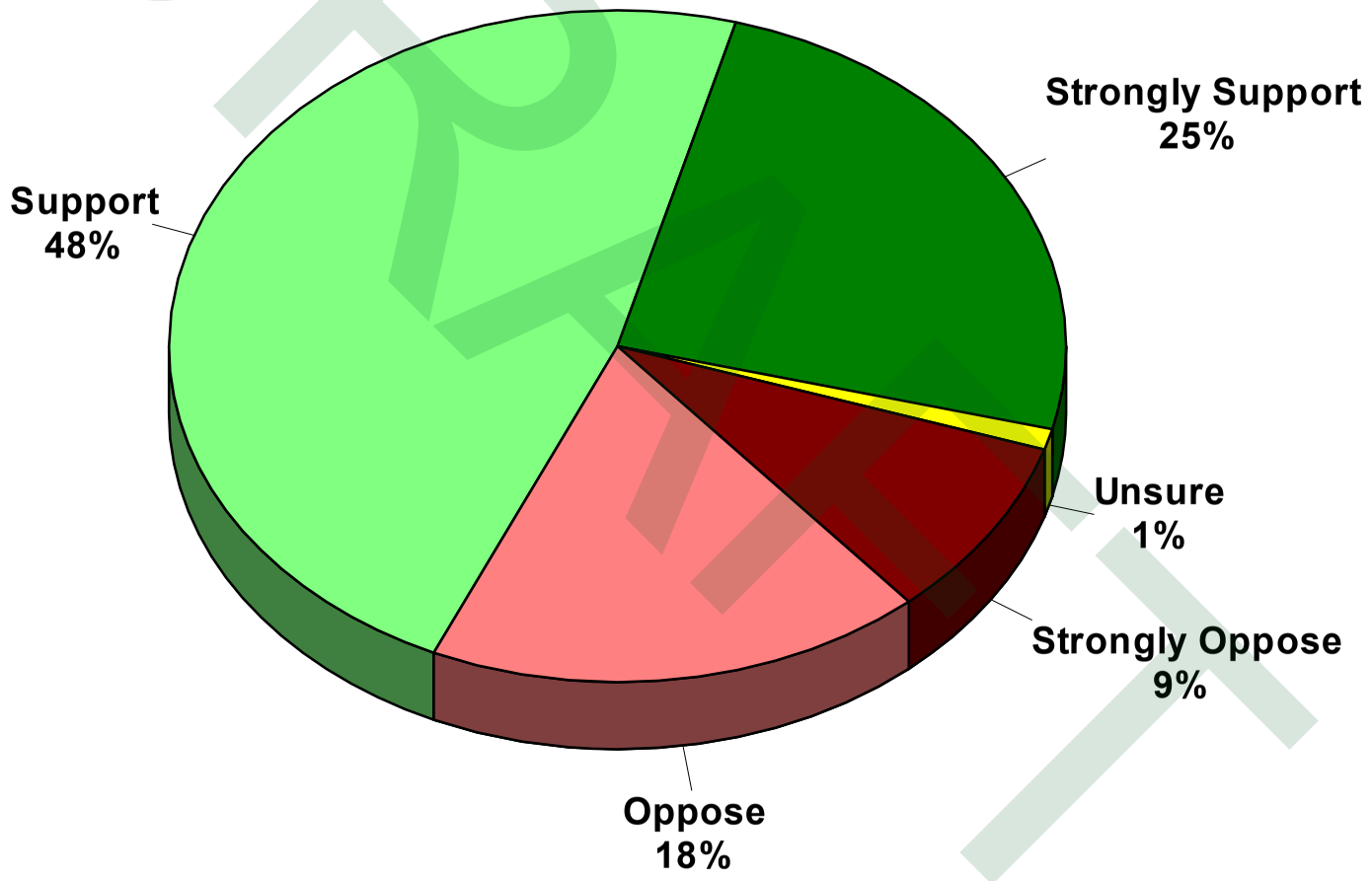
2026 Edina School District



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$3.4MM Capital Projects Levy

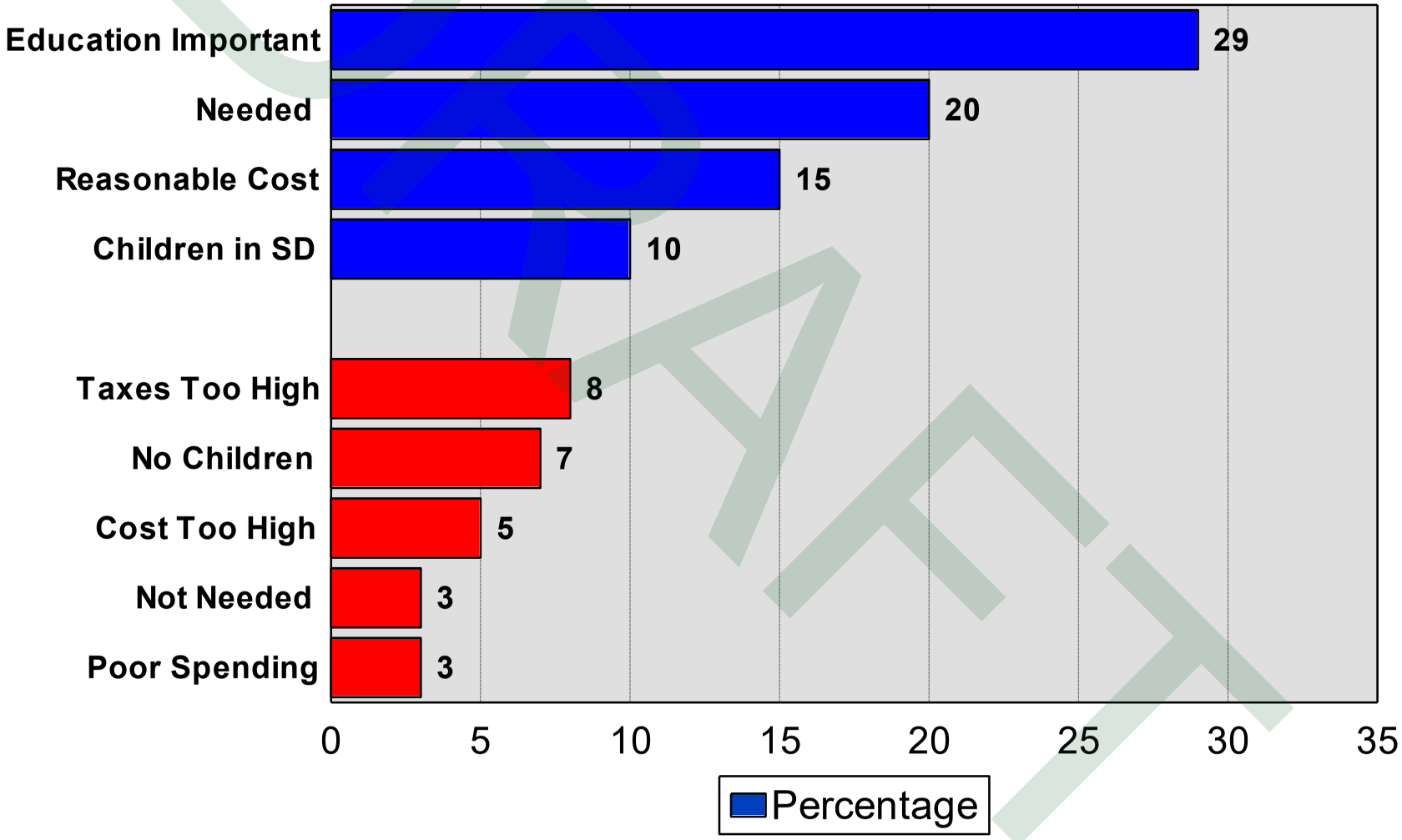
2026 Edina School District



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Reason for Decision

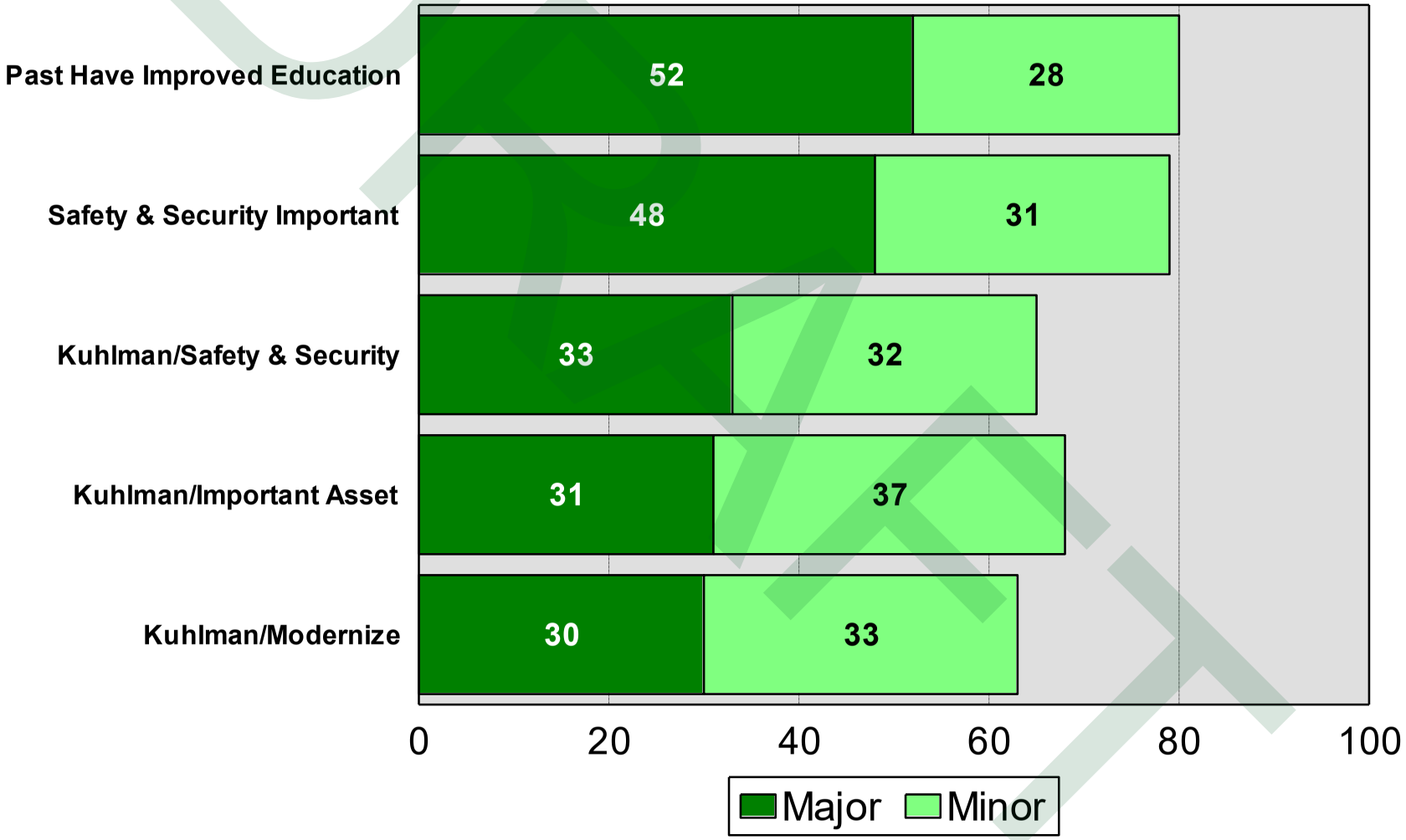
2026 Edina School District



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Arguments in Support

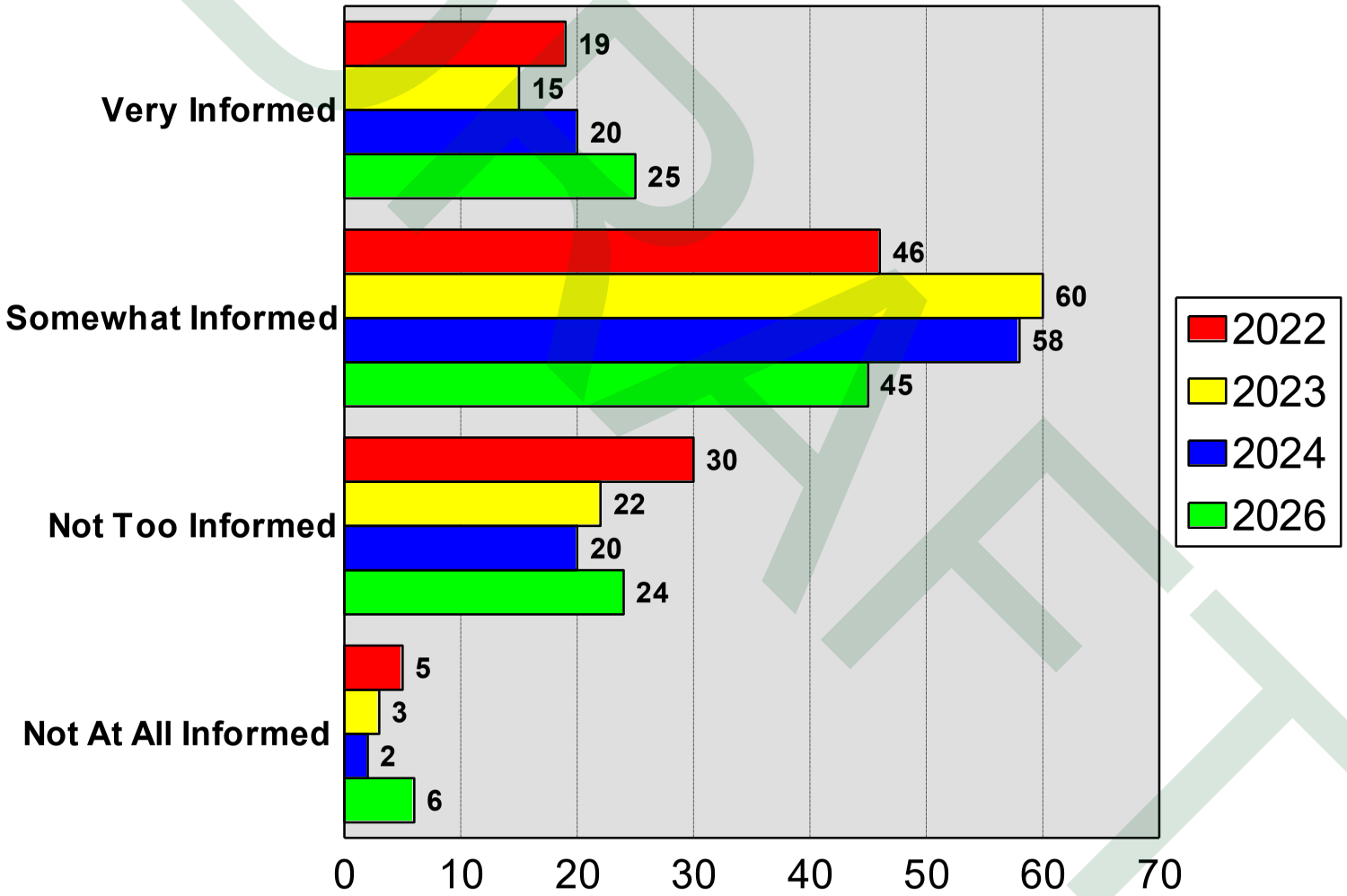
2026 Edina School District



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Informed about Decisions

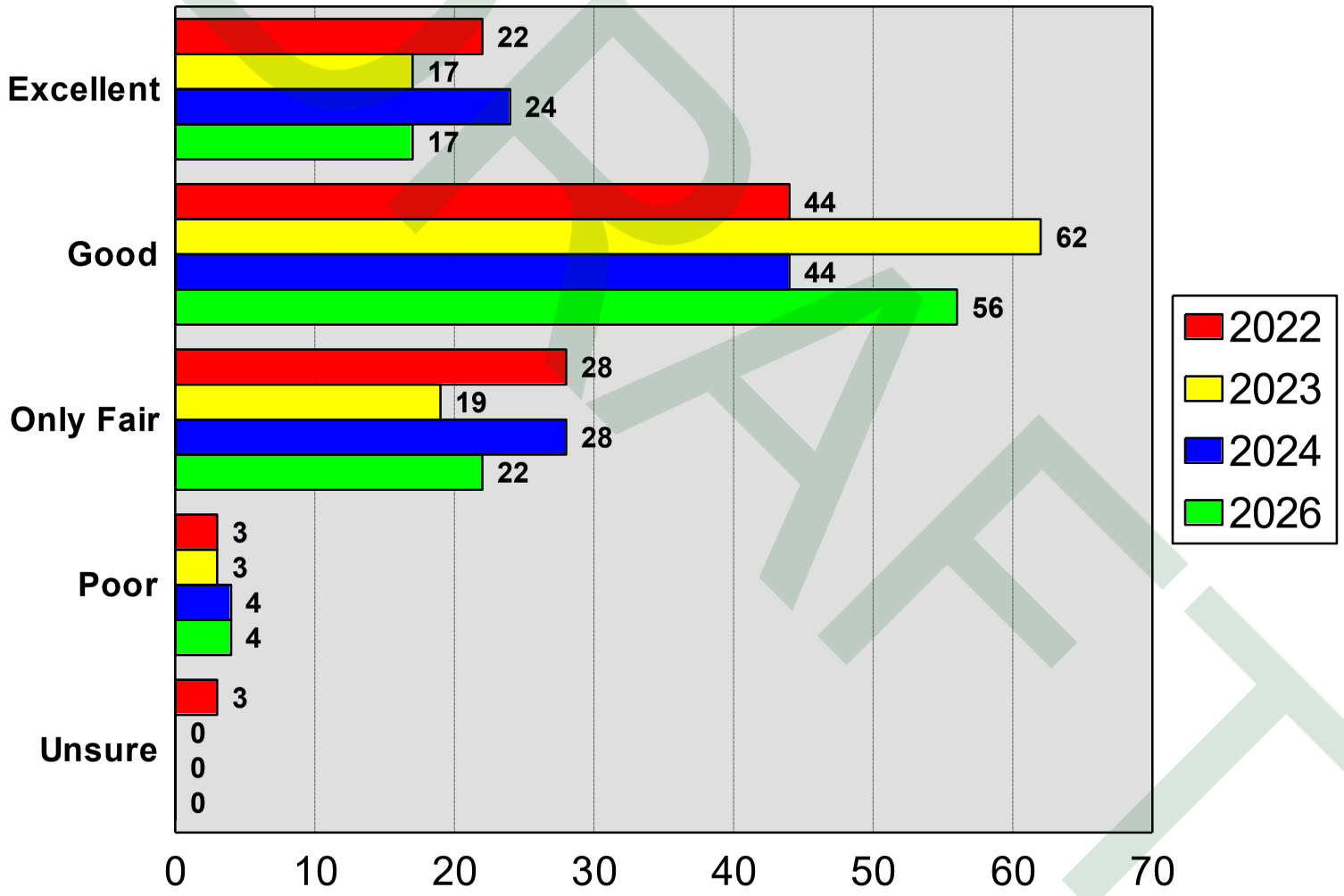
2026 Edina School District



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Informed in Timely Manner

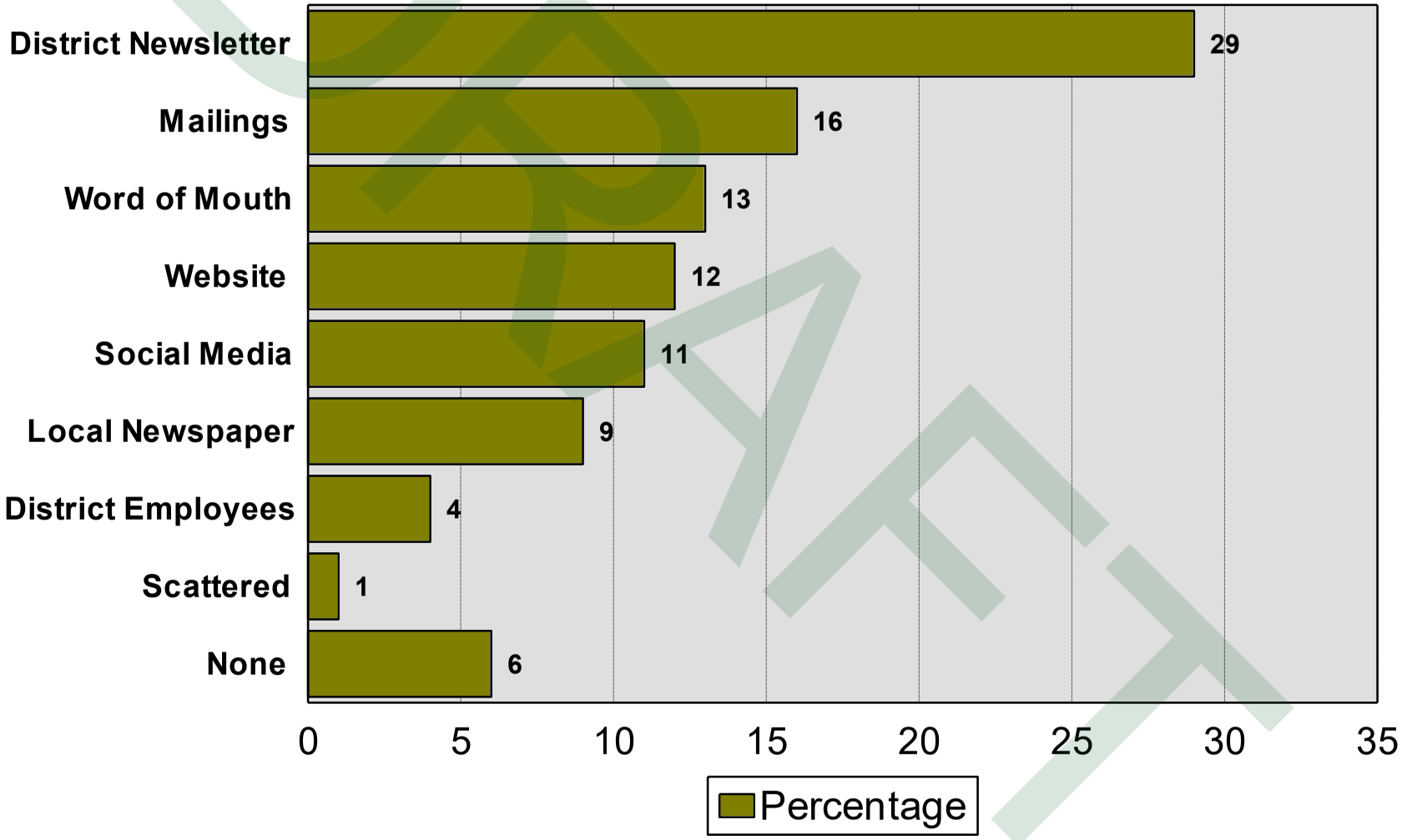
2026 Edina School District



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Principal Source of Information

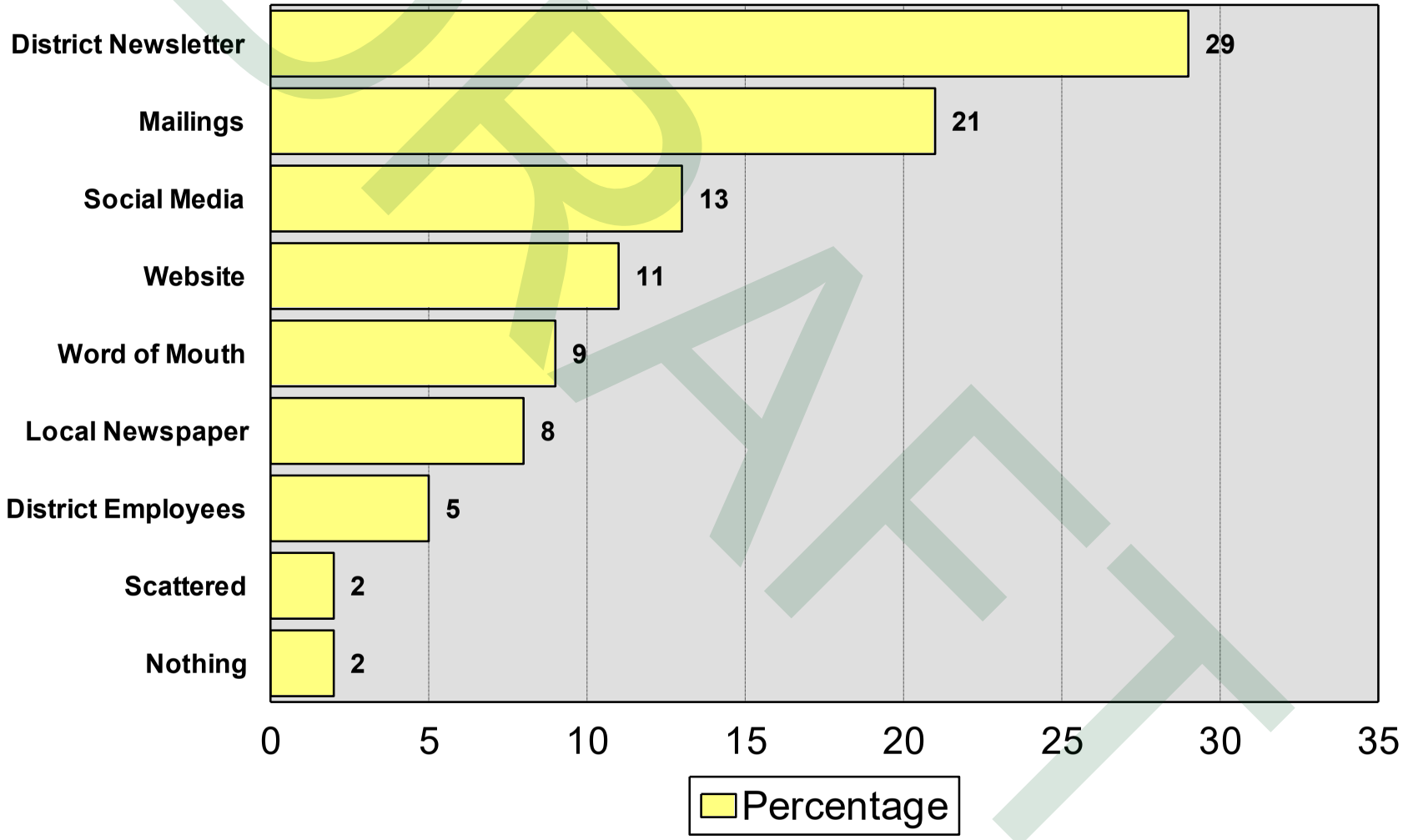
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Preferred Source of Information

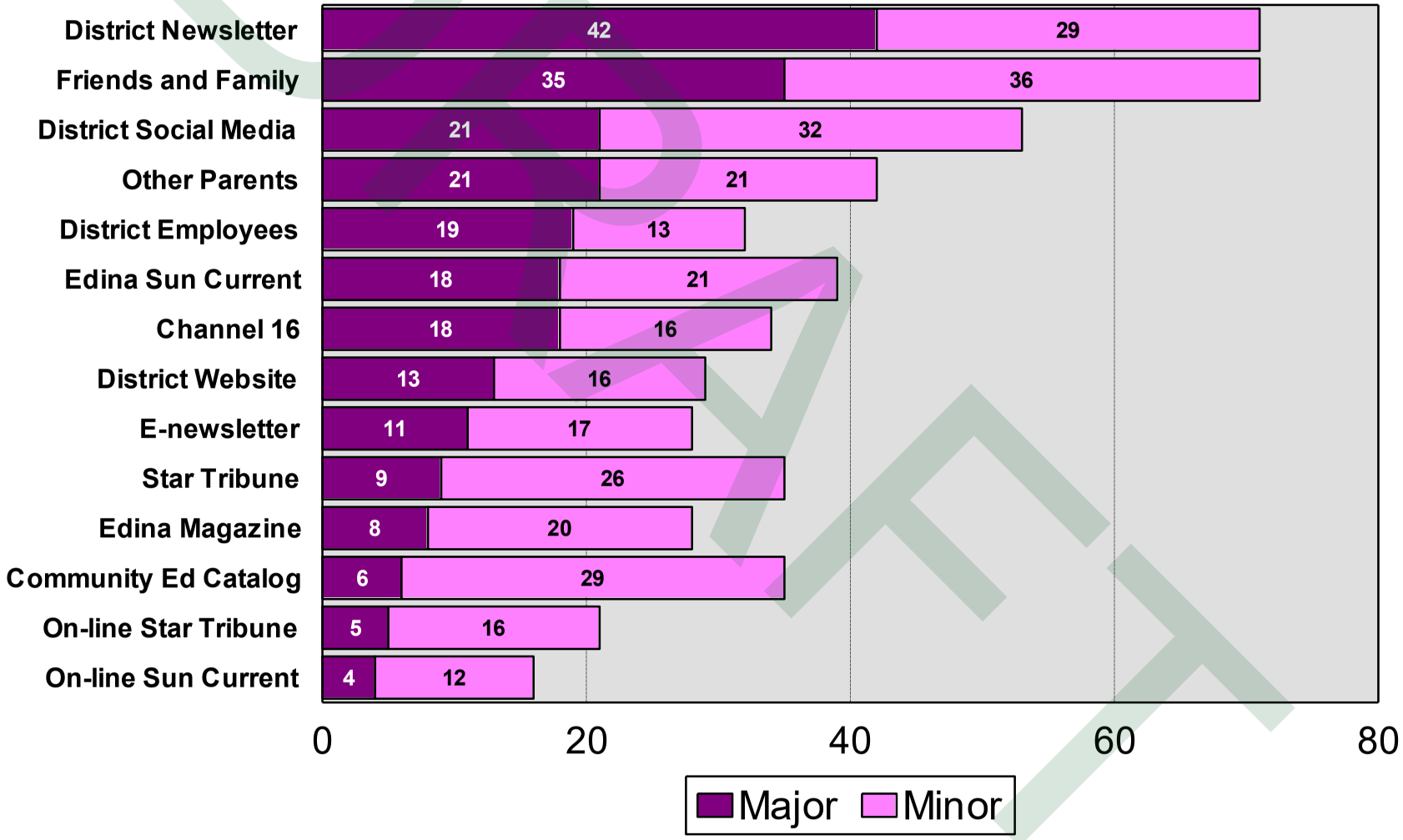
2026 Edina School District



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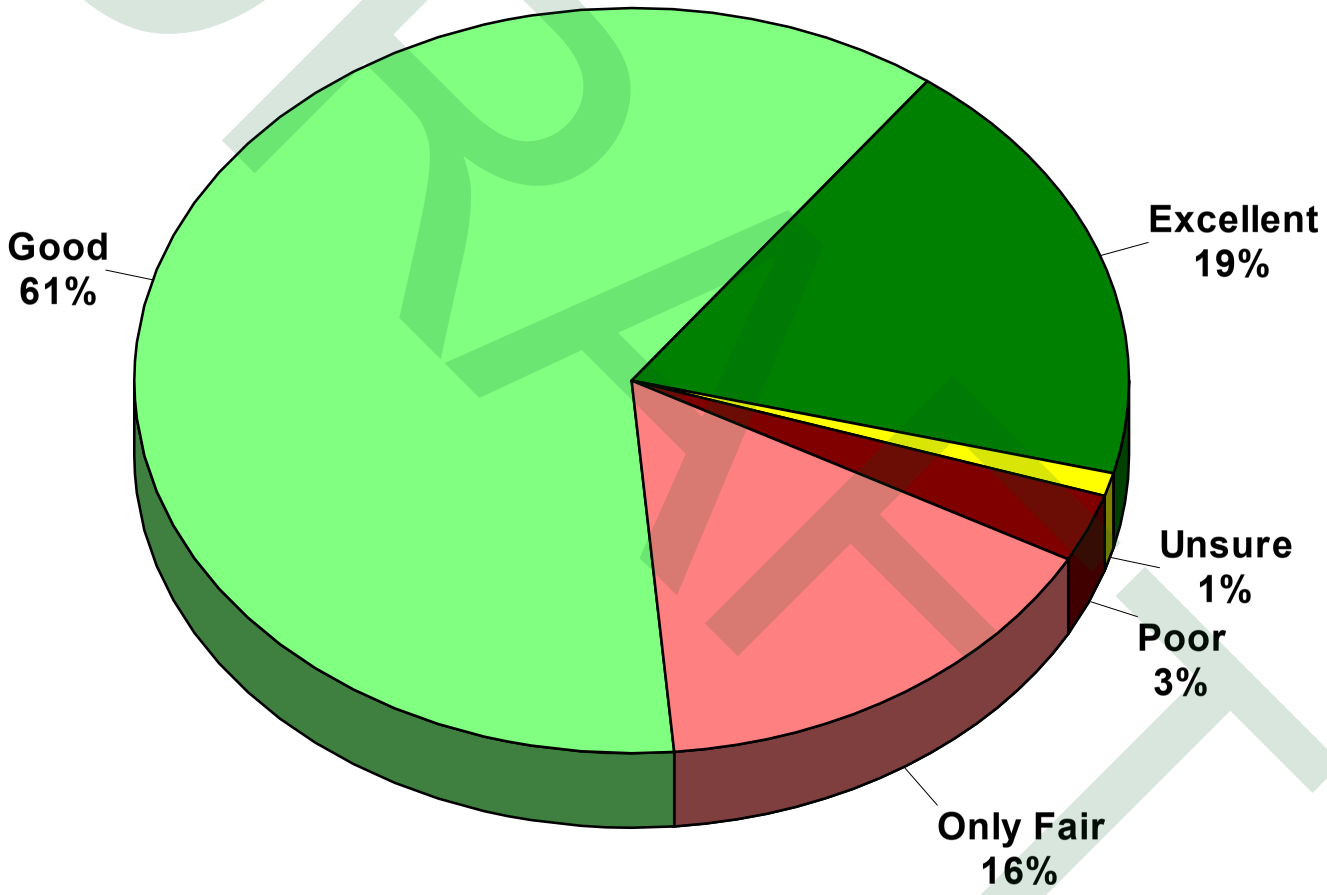
2026 Edina School District



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Transparency of Information

2026 Edina School District

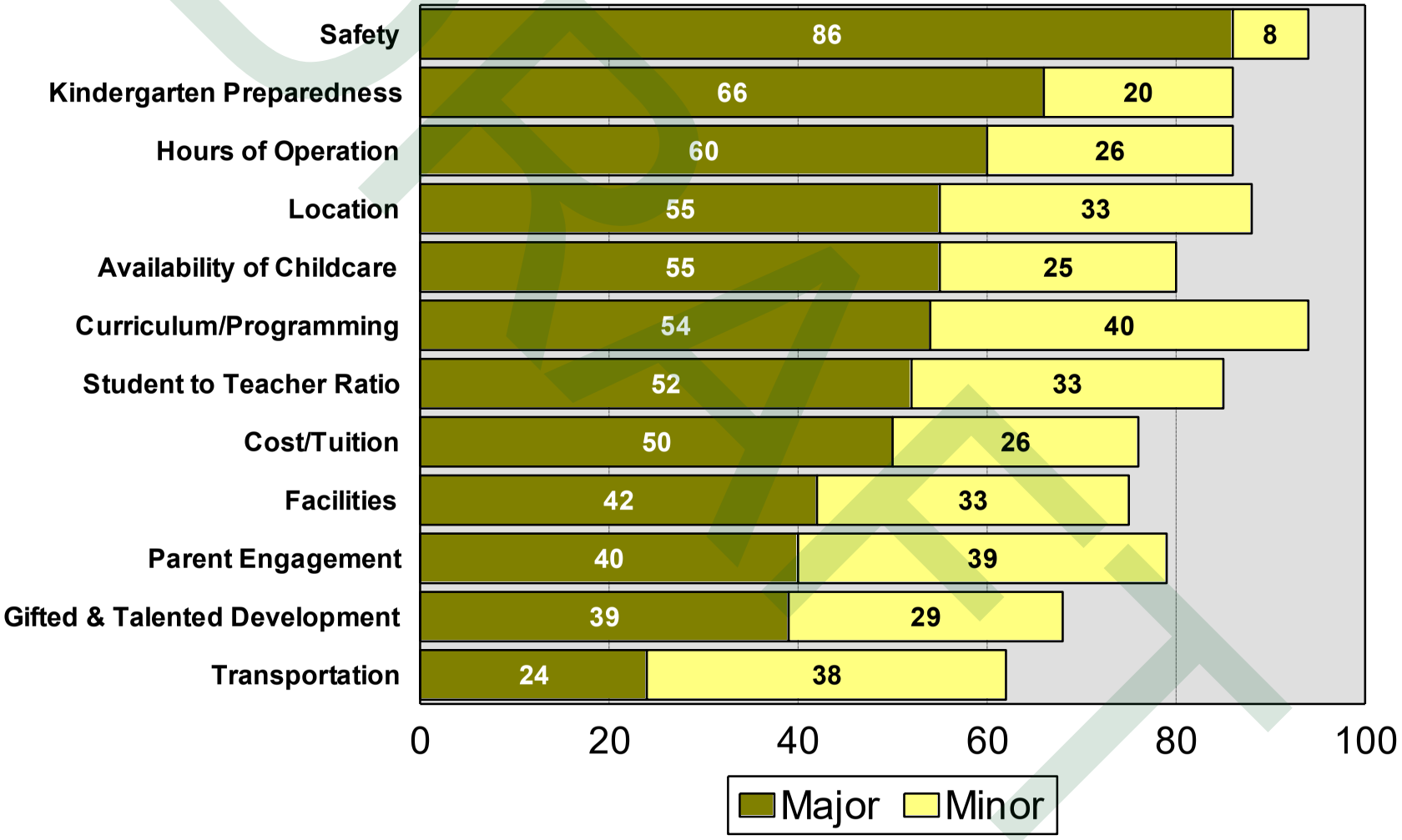


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Factors in Choosing Preschool Program

(Preschool Parents)

2026 Edina School District

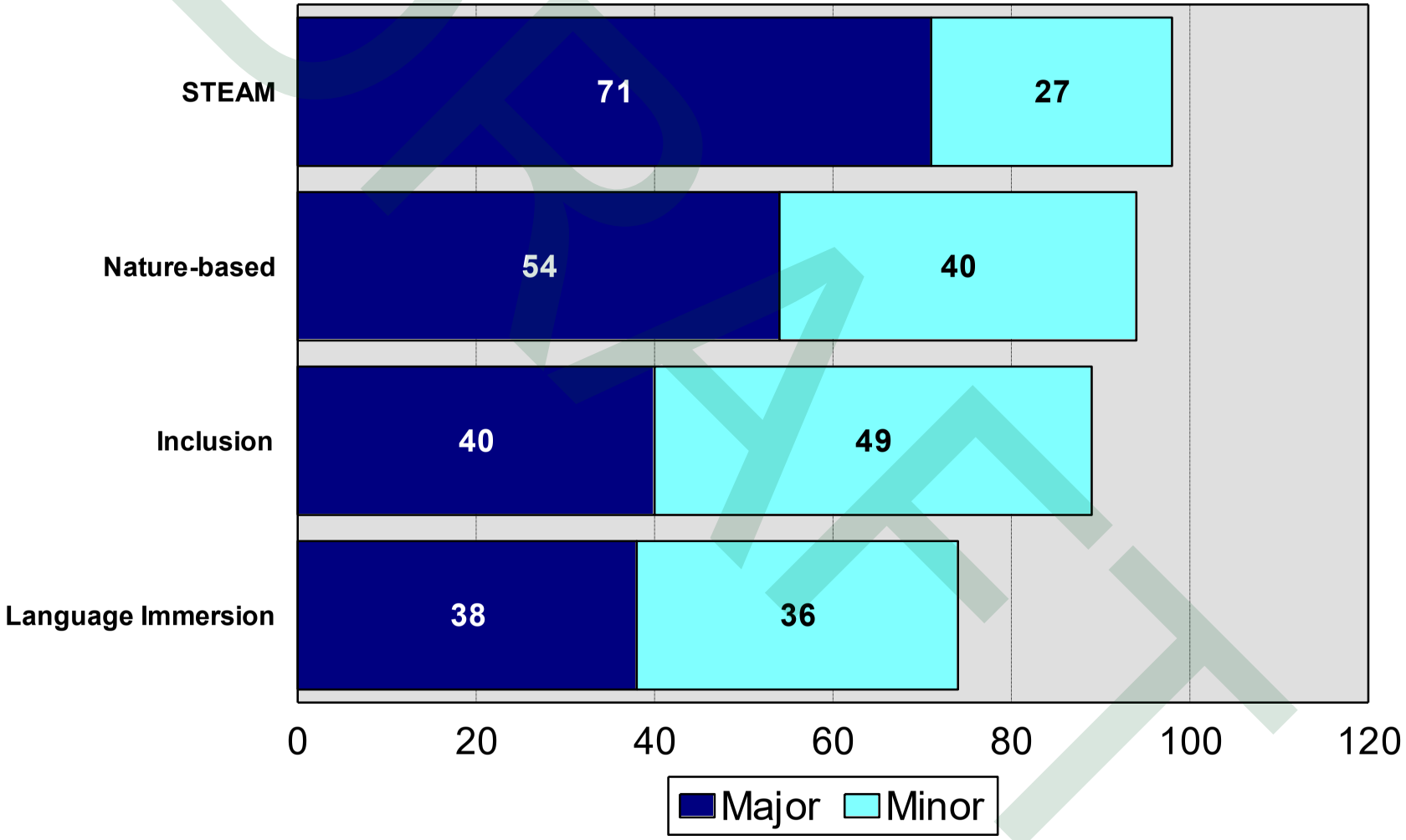


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Interest in Curriculum or Programs

(Preschool Parents)

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Appendix D:
Conceptual Diagrams

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Concord ES Site Plan



Creek Valley ES Site Plan



South View MS Site Plan



Valley View MS Site Plan