



Aquila Building Capacity

April 30, 2024 School Board Meeting

Mission

St. Louis Park Public Schools sees, inspires, and empowers each learner to live their brilliance in an environment that centers student voice and experience to create racially equitable learning that energizes and enhances the spirit of our community.



Outcomes

School board members will be prepared to:

- Direct staff to proceed with the construction project using designated bond funds, including a resolution of intent to issue certificates of participation for lease purchasing; and
- Allow staff to place open enrolled students at selected grades at Aquila.

Elementary Capacity & Enrollment Background



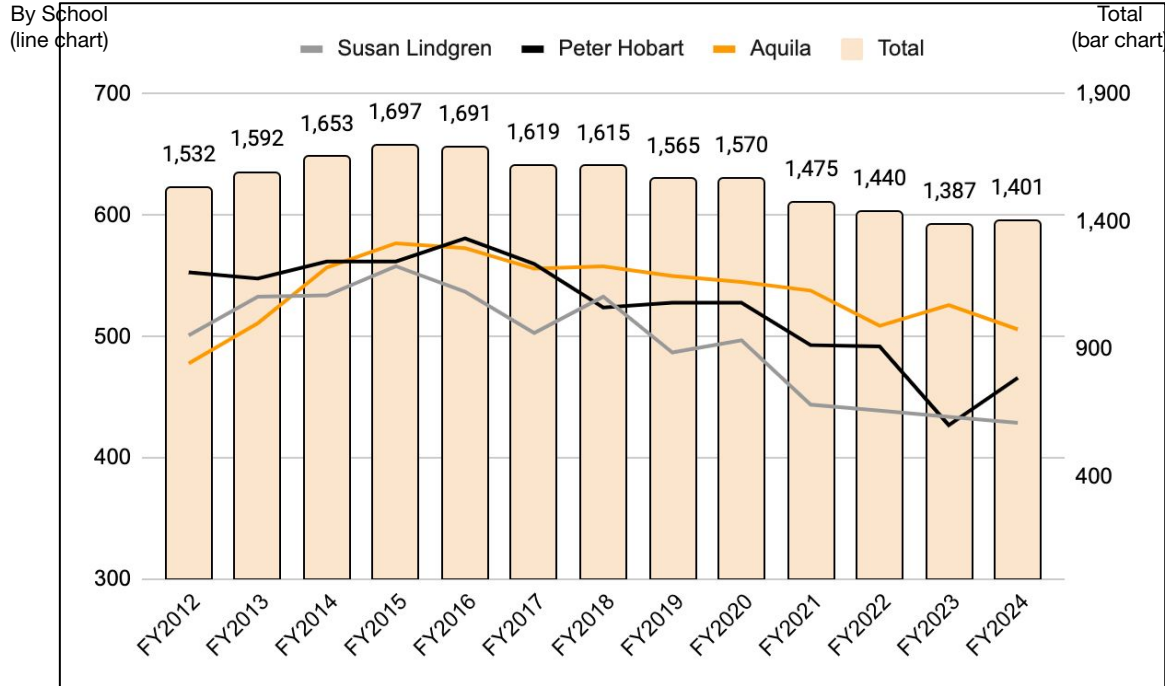
Current estimated building capacity (Square Footage-SF)

	Aquila	Peter Hobart	Susan Lindgren	Park Spanish
Total Classroom Count	30	30	27	30
Total Building Square Footage	67,405	73,076	77,896	79,589
EST Classroom Square Footage (900 sf per classroom)	27,000	27,000	24,300	27,000
Non-Classroom Square Footage (gyms, libraries, corridors, small group space, admin offices)	40,405 60%	46,076 63%	53,596 69%	52,589 66%

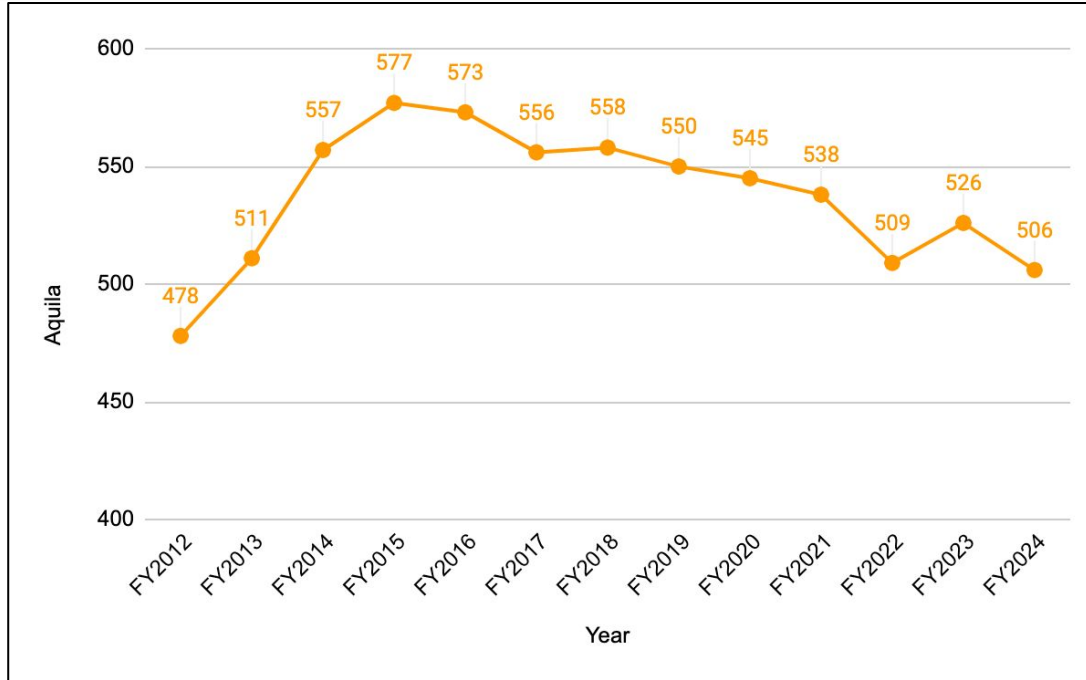
CORRECTED: Current estimated building capacity

		Aquila	Peter Hobart	Susan Lindgren	Park Spanish
A	Current Enrollment	506	466	429	521
B	Total Classroom Count	30	30	27	30
C	Ideal # K-5 Sections (after removing reserved spaces)	19	22	21	21
D	Current # of K-5 Sections	24	21	19	21
E	Available Classrooms (C-D)	-5	1	2	0
F	Average Class Size	21	22	23	25
G	Student Capacity Variance (E x F)	-105	22	46	0

Enrollment History: Boundary Schools

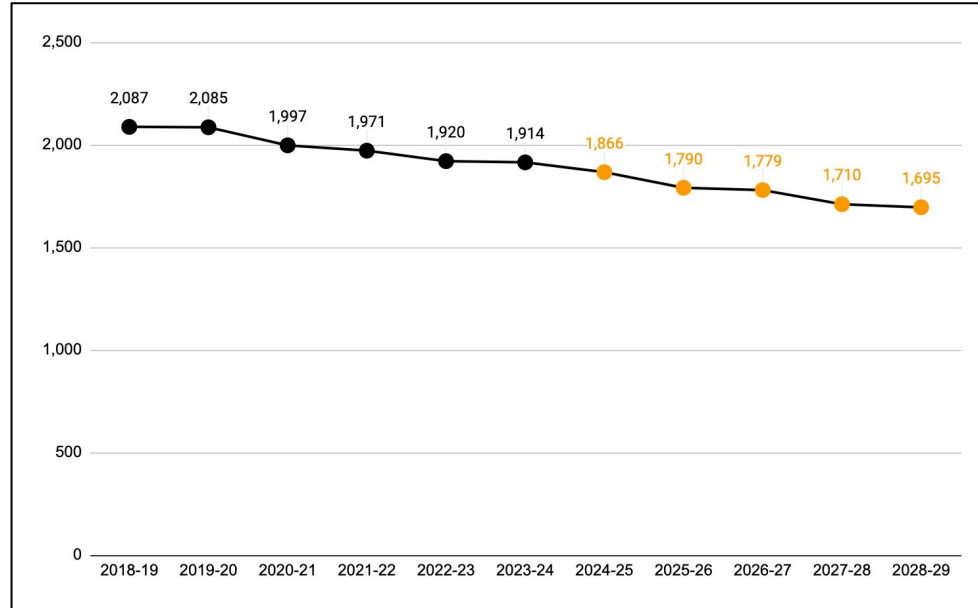


Aquila boundary area student population



Projected Elementary (grades K-5) Enrollment Trends

October 1 data



Current Enrollment

As a part of this process we study enrollment data at all elementary schools to understand the historical pattern of enrollment at each site. We also study patterns of student enrollment at each site in the area of Special Education as specialized programming in this area has implications for needs at sites.

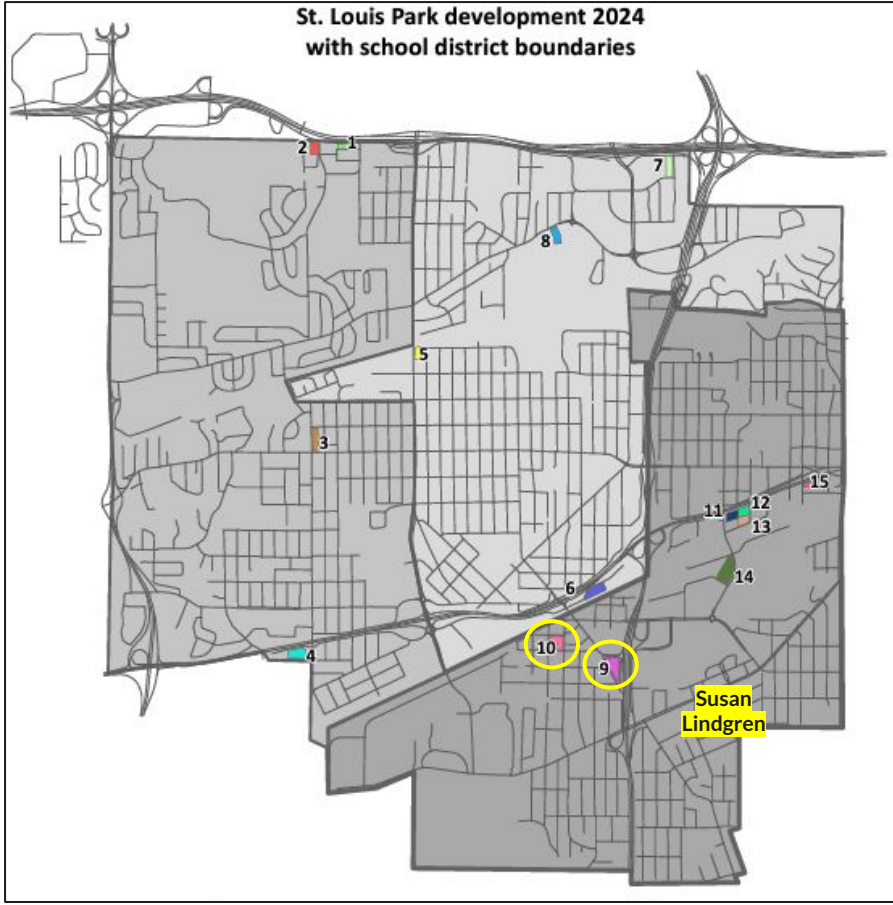
Class Size Target					
K	1	2	3	4	5
23	23	24	26	28	29

FY2024 Current Class Size						
School	K	1	2	3	4	5
Aquila	21.25	20.25	22.00	18.50	23.25	21.25
Peter Hobart	21.25	18.33	24.67	23.00	24.25	21.50
Susan Lindgren	24.00	23.00	22.75	20.67	23.33	21.67
Park Immersion	22.25	22.50	23.00	27.33	27.33	28.67

FY2024 Class Size Variance from Target						
School	K	1	2	3	4	5
Aquila	(1.75)	(2.75)	(2.00)	(7.50)	(4.75)	(7.75)
Peter Hobart	(1.75)	(4.67)	0.67	(3.00)	(3.75)	(7.50)
Susan Lindgren	1.00	- .00	(1.25)	(5.33)	(4.67)	(7.33)
Park Immersion	(0.75)	(0.50)	(1.00)	1.33	(0.67)	(0.33)



**St. Louis Park development 2024
with school district boundaries**



Aquila

- 1** Arlington Row East: 27 units
- 2** Arlington Row West: 34 units
- 3** Volo at Texa-Tonka: 112 units
- 4** Rise on 7: 120 units

Peter Hobart

- 5** 2625 Louisiana Avenue: 57 units
- 6** Via Sol: 217 units
- 7** Caraway: 207 units
- 8** Achromatic 6013: 36 units

Susan Lindgren

- 9** Arbor House: 114 units
- 10** Union Park Flats: 60 units
- 11** Beltline Building 1: 152 units
- 12** Beltline Building 2: 82 units
- 13** Beltline Building 3: 146 units
- 14** Corsa: 250 units
- 15** Parkway Plaza: 100 units



**St. Louis Park
Public Schools**

Estimated Student Count in Future Development

- Arbor Courts and Union Park Flats are both in the Susan Lindgren boundary
- By July 2025 these developments are anticipated to produce between 23 and 54 students in the next 1-2 years

Comparable Existing Development	Students per Unit	Upcoming Developments		
		Arbor House (August 2024)	Union Park Flats (July 2025)	Total Average
Rise on 7	0.13	15	8	23
Oak Park Village	0.20	23	12	35
Louisiana Courts	0.31	36	19	54

FY2024 Boundary Elementary Enrollment (as of 4.30.2024)

9/6/2023

FY 2024 (Fall 2023) Actual Enrollment

School	K	1	2	3	4	5	K-5
Aquila	80	76	91	76	96	87	506
Peter Hobart	79	53	70	67	96	89	454
Susan Lindgren	63	67	90	59	71	61	411
Total	222	196	251	202	263	237	1,371

4/30/2024

FY 2024 Actual Enrollment

School	K	1	2	3	4	5	K-5
Aquila	86	83	89	75	94	85	512
Peter Hobart	84	54	72	68	97	87	462
Susan Lindgren	73	70	91	63	70	66	433
Elem Total	243	207	252	206	261	238	1,407



FY2024 Change in Boundary Elementary Enrollment

9/6/2024 vs. 4/30/2024							
School	K	1	2	3	4	5	K-5
Aquila	6	7	(2)	(1)	(2)	(2)	6
Peter Hobart	5	1	2	1	1	(2)	8
Susan Lindgren	10	3	1	4	(1)	5	22
Elem Total	21	11	1	4	(2)	1	36

Capacity Mitigation Strategies

The background image shows the exterior of Aquila Elementary School. The building is constructed of red brick with a modern design featuring large glass windows and a flat roof. A sign on the right side of the building reads "Welcome AQUILA ELEMENTARY SCHOOL". A smaller sign in the window on the left says "WELCOME AQUILA FAMILIES!". A "SAFE SCHOOL ZONE" sign is visible on the brick wall near the bottom right. The sky is blue with some clouds.

Short-Term Strategies

- Assigned new developments to other schools
- Close to open enrollment
- Allowed voluntary transfers out of Aquila



Assign Rise on 7 development to the Susan Lindgren attendance area

- ✓ The school board took action, at its June 27, 2023 meeting to specifically assign all addresses contained within Rise on 7 to Susan Lindgren as of July 1, 2023.
- ✓ This assignment should be reviewed at least annually to determine whether it should continue.



Close Open Enrollment

- ✓ Aquila Elementary School remains closed to open enrollment students.
- ✓ Students are not allowed to remain open enrolled after the school year in which they move out of the attendance area.
- ✓ Exceptions for siblings or students of staff members not allowed under open enrollment.

Note: *Open enrolled students, including students of staff members, who live outside of the Aquila attendance area who were enrolled as of 6/30/2023 were allowed to remain enrolled at Aquila.*



Allow voluntary transfers

- ✓ Since July 2023, families are allowed to voluntarily transfer to Peter Hobart and Susan Lindgren.
- ✓ As of January 2023, transportation is no longer offered
- ✓ Students enrolled in Kids Place child care maintain their child care enrollment at their new school

As of October 5, 2023:

- 5 students have voluntarily transferred from the Aquila boundary area to Susan Lindgren



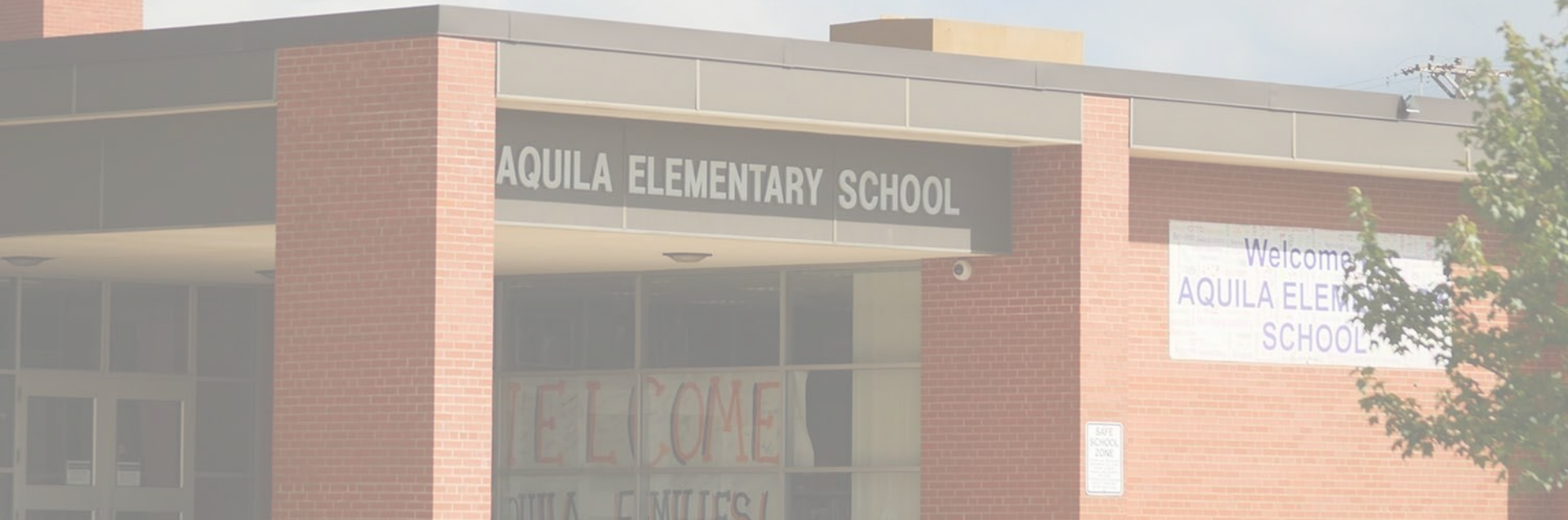
Long-Term Strategies

- Boundary change
- Facility addition



Boundary Change

Studied during Spring 2023



What we heard spring 2023...

The majority of parents/caregivers who participated in the information/listening sessions:

- love the Aquila school community and do not want to change schools;
- recommended District administration consider other mitigation strategies (instead of making boundary changes);
- recommended taking action that leads to sustained building capacity relief and does not create capacity issues at other sites; and
- recommended that if changes are made that we implement strategies that allow for a successful transition.
- shared their belief in the long term success and growth of the district and that PH and SL will revive and we may need to keep changing boundaries. New, more nimble, strategies need to be implemented.



Boundary Change Impact

93 students

K=23

1=14

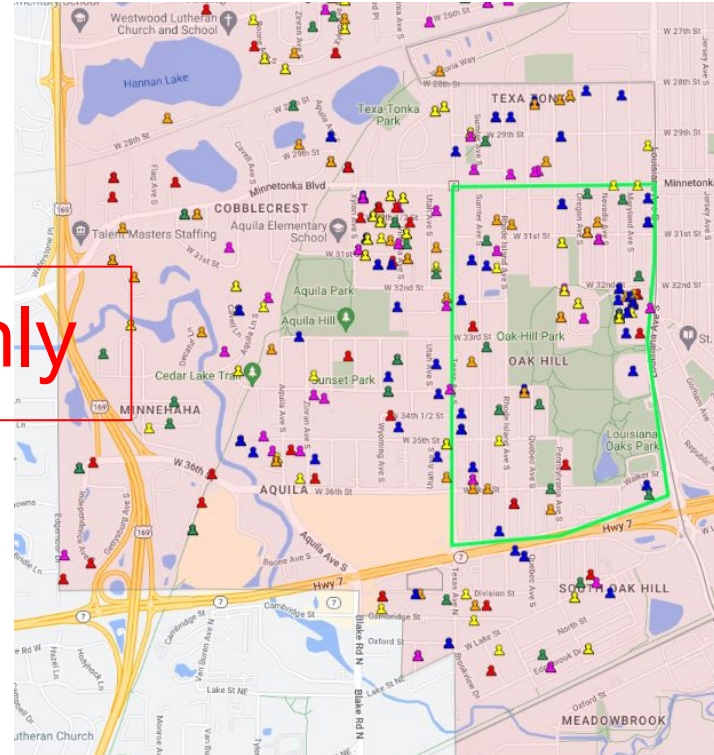
2=12

3=9

4=17

5=18

Concept Only

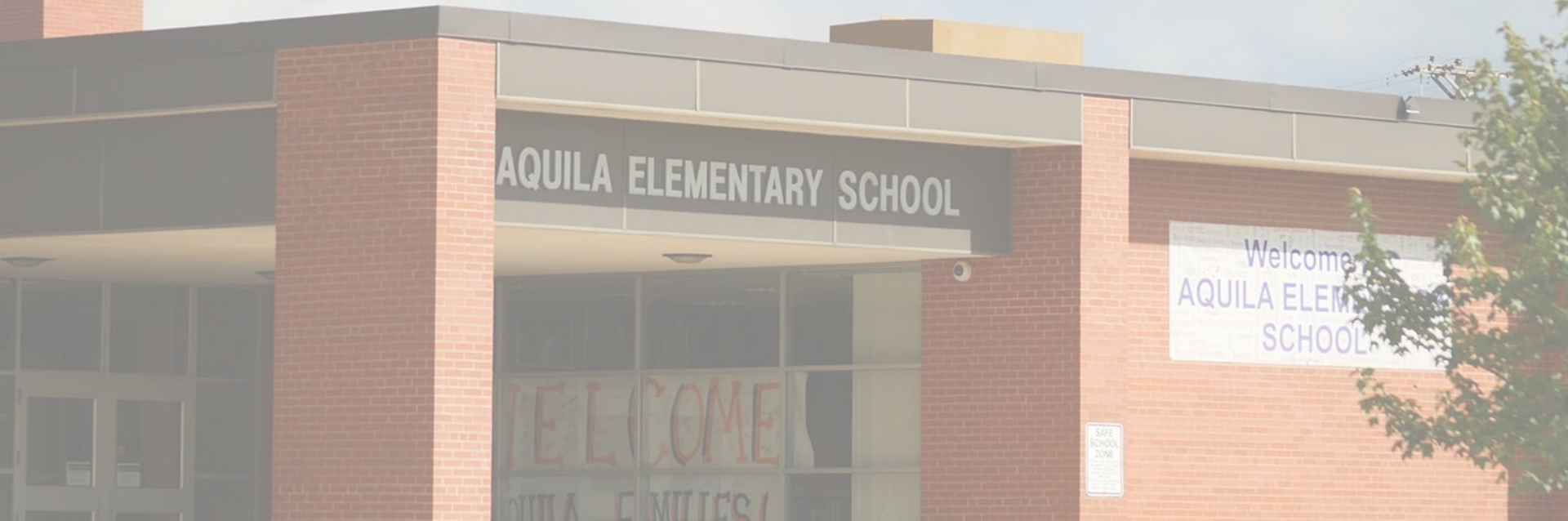


CORRECTED: Current estimated building capacity

		Aquila	Peter Hobart	Susan Lindgren	Park Spanish
A	Current Enrollment	413 506	512 466	477 429	521
B	Total Classroom Count	30	30	27	30
C	Ideal # K-5 Sections (after removing reserved spaces)	19	22	21	21
D	Post Boundary Change # of K-5 Sections	19 24	23 24	20 19	21
E	Available Classrooms (C-D)	0 -5	-1 4	1 2	0
F	Average Class Size	22 24	23 22	24 23	25
G	Student Capacity Variance (E x F)	0 -105	-22 22	23 46	0

Facility Addition

Studied Spring 2024



Study potential facilities addition

- Potential funding sources
 - Fall 2022 bond funds (deferred maintenance/interest earnings)
 - Lease purchase
- Knutson Construction and Cunningham Group partnered to create project budget and timeline
- Fall 2025 - construction substantial completion



Perspective from Aquila leaders:

Design features which improve the learning and work environment

- Larger kindergarten spaces
- Dual purpose room to serve as an art/makerspace during the school day and Kids Place after school
- Large calming space so that students do not feel too enclosed when they are already frustrated
- Large flex space (storm shelter) for DAPE which can be used for grade-level IB meetings and student meetings

Perspective from Aquila leaders:

Design features which improve the learning and work environment

- Increased number (3) of small group spaces that can be used for MLL & other small groups
- Increased restroom options for students and staff
- Dedicated lactation room
- Increased storage, which is useful for Every Meal, curricular materials, etc.

Perspective from architects:

Design features which improve the learning and work environment

- Right-sizing classrooms per Department of Education guidelines; new kindergarten classrooms are 1250 sf in lieu of 810 sf
- Provide storm shelter per current code requirements
- Provide spaces for collaboration and small group pull-out instruction
- Provide larger cafeteria space with improved acoustics and lighting, and multiple choices for eating areas (quiet seating area, outdoor seating area)
- Improve restroom facilities and accessibility
 - 2 additional staff restrooms
 - Updated sp.ed. restroom with space for hoist lift and changing table
 - Implementation of inclusive restrooms
 - Inclusion of 1 dedicated lactation room

Perspective from architects:

Design features which improve the learning and work environment

- Implementation of Trauma-Informed Design principles to improve staff and student wellbeing
 - Dignity & Self Esteem
 - Stress Management
 - Beauty & Meaning
 - Security, Privacy and Personal Space
 - Empowerment & Personal Control
- Replacement of boilers and 2 air handling units to improve heating and cooling
- Exterior updates to include outside classroom/ teaching space, relaxation space, get-the-wiggles-out space, raised planter/garden beds, outside dining space
- Resurfacing aging asphalt, replacement of basketball hoops, and restriping of recess play areas (four square, etc)
- Additional green space and storm water control on site, in compliance with Minnehaha Creek Watershed District requirements

Construction Financing

	Funds Available	Aquila Project	Other Projects
Original Bond (includes bond premium)	\$140,894,160	\$3,725,000	\$137,169,160
<i>Deferred Maintenance & Other (fees,mobilization,contingencies,staff salaries)</i>	<i>\$22,500,000</i>	<i>\$3,725,000</i>	<i>\$18,775,000</i>
<i>Projects Completed and Bid to Date</i>	<i>\$106,000,000</i>	<i>\$0</i>	<i>\$106,000,000</i>
<i>Stadium Shelter</i>	<i>\$6,500,000</i>	<i>\$0</i>	<i>\$6,500,000</i>
<i>Lenox</i>	<i>\$1,000,000</i>	<i>\$0</i>	<i>\$1,000,000</i>
<i>Bond Funds Delta (high school restrooms would be funded here)</i>	<i>\$4,894,160</i>	<i>\$0</i>	<i>\$4,894,160</i>
Interest Earned (net of arbitrage)	\$10,400,000	\$10,400,000	\$0
Lease Purchase (classroom addition only)	\$6,000,000	\$6,000,000	\$0
Total	\$157,294,160	\$20,125,000	\$137,169,160



Lease Purchase

- Under Minnesota Statutes 2021, section 126C.40, subdivision 1, school districts may apply for levy authority for the cost to rent or lease space any instructional purposes
- Requires an extensive approval process through MN Department of Education
- Financed through Certificates of Participation paid back over 10 year period of time (via lease levy)

Estimated Home Value	Annual Tax Impact
\$200,000	\$11
\$250,000	\$14
\$300,000	\$17
\$350,000	\$21
\$400,000	\$24
\$500,000	\$31
\$600,000	\$39



Staff Recommendation

Move forward with the Aquila facility
addition option



Next Steps

- April 30 School Board Meeting
 - School Board action to:
 - Direct staff to proceed with the construction project using designated bond funds (including a resolution of intent to issue certificates of participation for lease purchasing); and
 - Allow staff to place open enrolled students at selected grades at Aquila
- April/May
 - Aquila Community Engagement to
 - Keep community informed
 - Create community vision to refer back to throughout the project

Action Items this evening

- RESOLUTION RELATING TO SCHOOL DISTRICT PROPERTY AND IMPROVEMENTS AND THE FINANCING THEREOF; SETTING PARAMETERS FOR THE AWARD OF A LEASE-PURCHASE AGREEMENT AND THE SALE OF CERTIFICATES OF PARTICIPATION THEREIN; AND ESTABLISHING COMPLIANCE WITH REIMBURSEMENT BOND REGULATIONS UNDER THE INTERNAL REVENUE CODE OF 1986.
- Resolve to open Aquila Elementary School to open enrolled students at selected grade levels on a space available basis

