



Aquila Building Capacity

March 26, 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:

1. review previous Aquila capacity mitigation research and work;
2. understand available building capacity mitigation strategies; and
3. provide direction regarding the staff recommendation for action in order to feel prepared for future board decision making.

Background



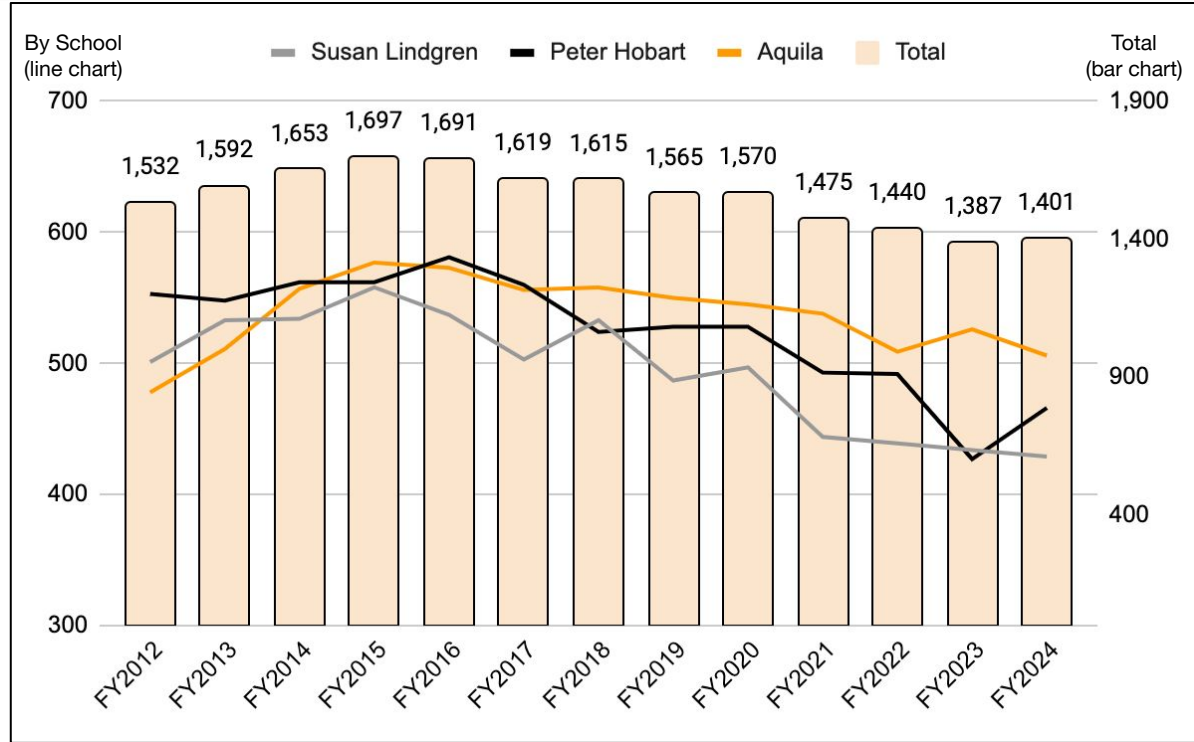
Goal of Capacity Planning

Balance enrollment with the capacity of the school while considering:

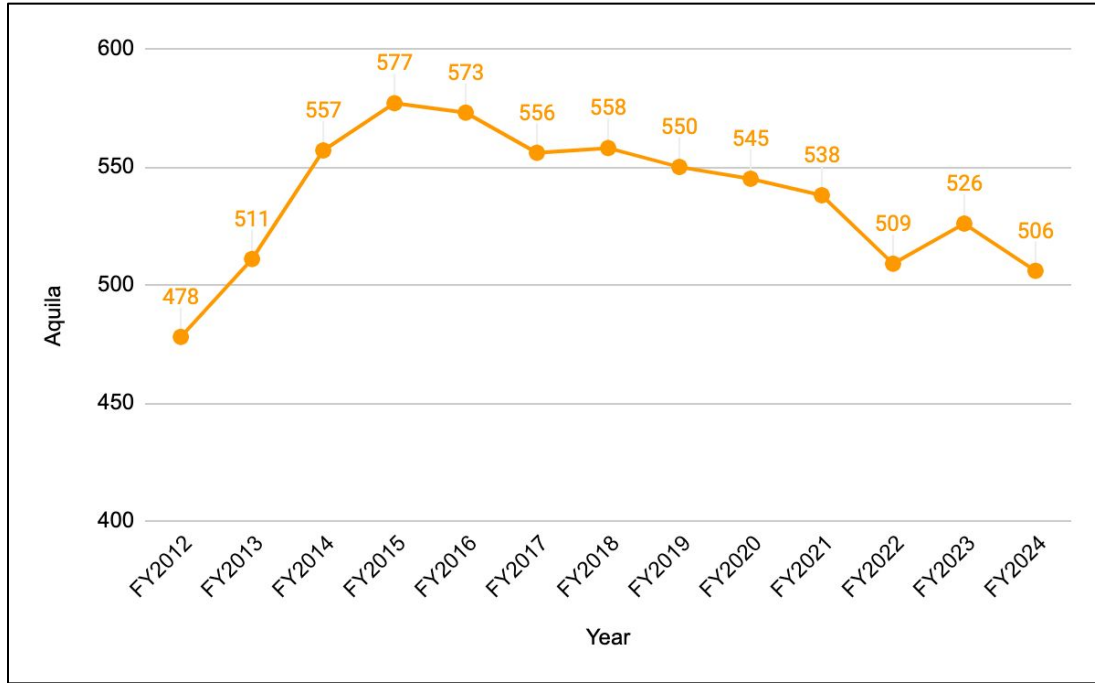
- Academic needs (i.e. multilingual, special education)
- Socioeconomic Status (free/reduced lunch percentage of students)
- Cost implications (i.e. transportation, support for students, programming,)
- Anticipate future neighborhood growth



Enrollment History: Boundary Schools



Aquila boundary area student population



Aquila's enrollment coupled with increased programming needs have created constraints with the existing building capacity.



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%

Determining building capacity

Classroom Count

Each elementary floorplan was studied to determine spaces that could be assigned as rooms for K-5 regular instruction. This means that the space is of sufficient size (900 sf) and is not a specialty classroom constructed for a specific purpose (i.e. art rooms with sinks, music rooms with acoustic panels).

Reserved Classrooms

Next, we identified classrooms needed to support specific student and curricular needs (i.e. talent development, music, special education). In some cases, spaces that would not qualify as a capacity classroom are available for these purposes.

Example: a school may have a space that is smaller than 900 square feet that can be used to serve multilingual (ML) students. Where these specialized spaces are not present, capacity classrooms must be reserved for these student and curricular needs.

Ideal Number of K-5 Sections

The remaining **capacity classrooms** are available to be used for K-5 regular instruction. This number is compared to the current number of K-5 sections to determine the number of **available classrooms**.
a

Student Capacity Variance

An average class size (**for each school**) is multiplied by the available classrooms to approximate an ideal student capacity for each school. In other words, the number of students assigned to a school that would allow sufficient spaces for regular K-5 instruction as well as specific student and curricular needs.

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	19	20	21
E	Available Classrooms (C-D)	-5	3	1	0
F	Average Class Size	21	22	23	25
G	Student Capacity Variance (E x F)	-105	66	23	0

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)



Development

As a part of this process we work with the City of St. Louis Park to understand and plan for development that has occurred and will be occurring across the district.

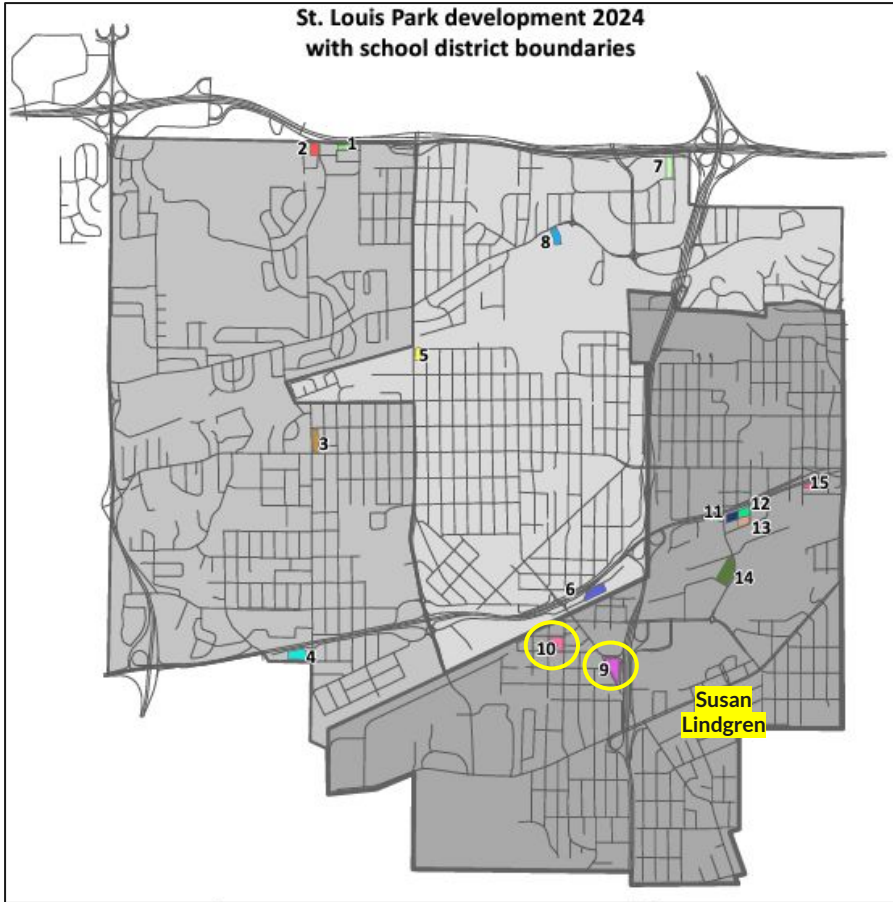


Estimated Student Count in Future Development

- 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

**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**



Spring 2023 Information/ Listening Sessions

Welcome
AQUILA ELEMENTARY
SCHOOL

SAFE
SCHOOL
ZONE

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.



The background image shows the exterior of Aquila Elementary School, a brick building with large windows. A sign above the entrance reads "AQUILA ELEMENTARY SCHOOL". A banner on the right side of the building says "Welcome AQUILA ELEMENTARY SCHOOL". A small sign near the bottom right corner of the building reads "SAFE SCHOOL ZONE".

Fall 2023 Recommended Aquila Capacity Mitigation Strategies

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



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



Study Potential Facility Additions

The background image shows the exterior of Aquila Elementary School. The building is constructed of red brick with a grey horizontal band across the upper section. A large glass entrance is visible on the left. A sign above the entrance reads "AQUILA ELEMENTARY SCHOOL". To the right, a white banner with blue text says "Welcome AQUILA ELEMENTARY SCHOOL". A small white sign on the brick wall reads "SAFE SCHOOL ZONE". The sky is blue with light clouds.

Options

Do Nothing	Boundary Change	Construction
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Implications of Options

	Do Nothing	Boundary Change	Construction
Addresses space concern		?	X
Improves Student Learning Environment			X
Improves Staff Work Environment			X
Minimizes Family Disruption	?		X
Minimizes Add'l Construction Cost	X	X	

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
construction option



Next Steps

- April 16 School Board Meeting
 - Provide additional information to school board
- 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

**What do school board
members need to feel
prepared for decision making
in late April or early May?**

