



Robbinsdale Area Schools School Board Meeting Agenda

Tuesday, May 13, 2014 at 6:00 PM

Special Meeting

New Hope City Hall, 4401 Xylon Avenue North, New Hope, MN 55428

The Robbinsdale Area Schools Board of Education has been invited to attend this New Hope City Council Work Session.

1. New Hope City Council Work Session Agenda

2

The agenda for this meeting is located in the agenda packet.



**NEW HOPE
CITY COUNCIL WORK SESSION
WITH ROBBINSDALE SCHOOL BOARD**

New Hope City Hall, P & R Conference Room
4401 Xylon Avenue North

Tuesday, May 13, 2014
5:30 p.m. – light dinner
6:00 p.m. – meeting

- 1. Call to Order**
- 2. Roll Call**
- 3. Introductions**
- 4. Update by city of New Hope on redevelopment**
 - Kmart/Wells Fargo Bank site
 - Potential future phases (Winnetka Shopping Center and city hall site)
 - Winnetka Learning Center site – Centra Homes
 - Compass Pointe
- 5. Update by city of New Hope on space needs study**
 - Options for existing site
 - Options for joint facility
- 6. Review School District's long-terms administration/transportation facility needs**
 - Update on District 281 space needs study
 - Transportation facility needs
- 7. Potential benefit/cost-savings for both entities to consider shared use facility**
 - Joint meetings rooms, public space, mechanical, janitorial, etc.
- 8. Future Steps/Meetings**
 - Form a committee with representatives from both entities to further pursue joint facility concept, financing/ownership options, etc.
- 9. Other Business**
- 10. Adjournment**

Attachments:

Redevelopment site plans/concepts

Excerpts of city space needs assessment



Request for Action

Originating Department	Approved for Agenda	Agenda Section
Community Development	May 13, 2014	Work Session
By: Jeff Sargent, CD Specialist Curtis Jacobsen, Director of CD	By: Kirk McDonald, City Manager	Item No. 4

Update on redevelopment projects

Requested Action

Staff would like to provide the Council and Robbinsdale School Board with an update on current redevelopment projects.

Policy/Past Practice

It is a past practice of the staff to provide periodic updates to the Council on development/redevelopment projects.

Background

City Center (Kmart Shopping Center)

In January, 2014, three developers presented concepts for the redevelopment of the former Kmart site in New Hope's City Center area. The City Council favored the proposal from Anderson Companies for a grocery store on the site. On March 17, the City Council entered into a Preliminary Development Agreement with Hy-Vee, which allowed the city to begin negotiations exclusively with Hy-Vee for a six-month period.

On April 17, Hy-Vee conducted an open house for the public to present their site plan, floor plan, and amenities that the store will offer. Some key points include:

- A 90,000 square foot building located on the north end of the site.
- A 4,500 square foot convenience store, with a major coffee chain, and a gas station located on the south end of the site adjacent to 42nd Avenue.
- A 9,200 square foot retail/medical office building along 42nd Avenue.
- Some of the store amenities include:

_____ Second by _____

To: _____

- 65,000 square feet of conventional grocery shopping
- A full-service sit-down restaurant
- A full wine and spirits section featuring periodic wine tastings
- A deli with a large selection of specialty cheeses
- A bakery with artisan breads
- A pharmacy
- A health and beauty area
- A flower shop
- A large organic food section

The open house was well attended and the city received over 100 completed surveys with a vast majority of residents supporting the Hy-Vee proposal. The city is currently conducting an on-line survey for residents that did not attend the open house.

Winnetka Learning Center

The City's Economic Development Authority purchased the property from Independent School District #281 on November 6, 2013, with the intent of redeveloping the property into single family homes. After hearing proposals from two different housing developers, the City Council chose Centra Homes as the preferred developer for the property. The Centra Homes proposal provides for 34 single family homes and 27 detached townhomes, with a "move-up" housing price point that is not currently offered in New Hope.

On January 13, 2014, the City Council awarded Landwehr Construction as the demolition contractor for the site. Complete demolition is anticipated by May 15, 2014, at which time Centra Homes could begin the installation of the streets and utilities.

Compass Pointe

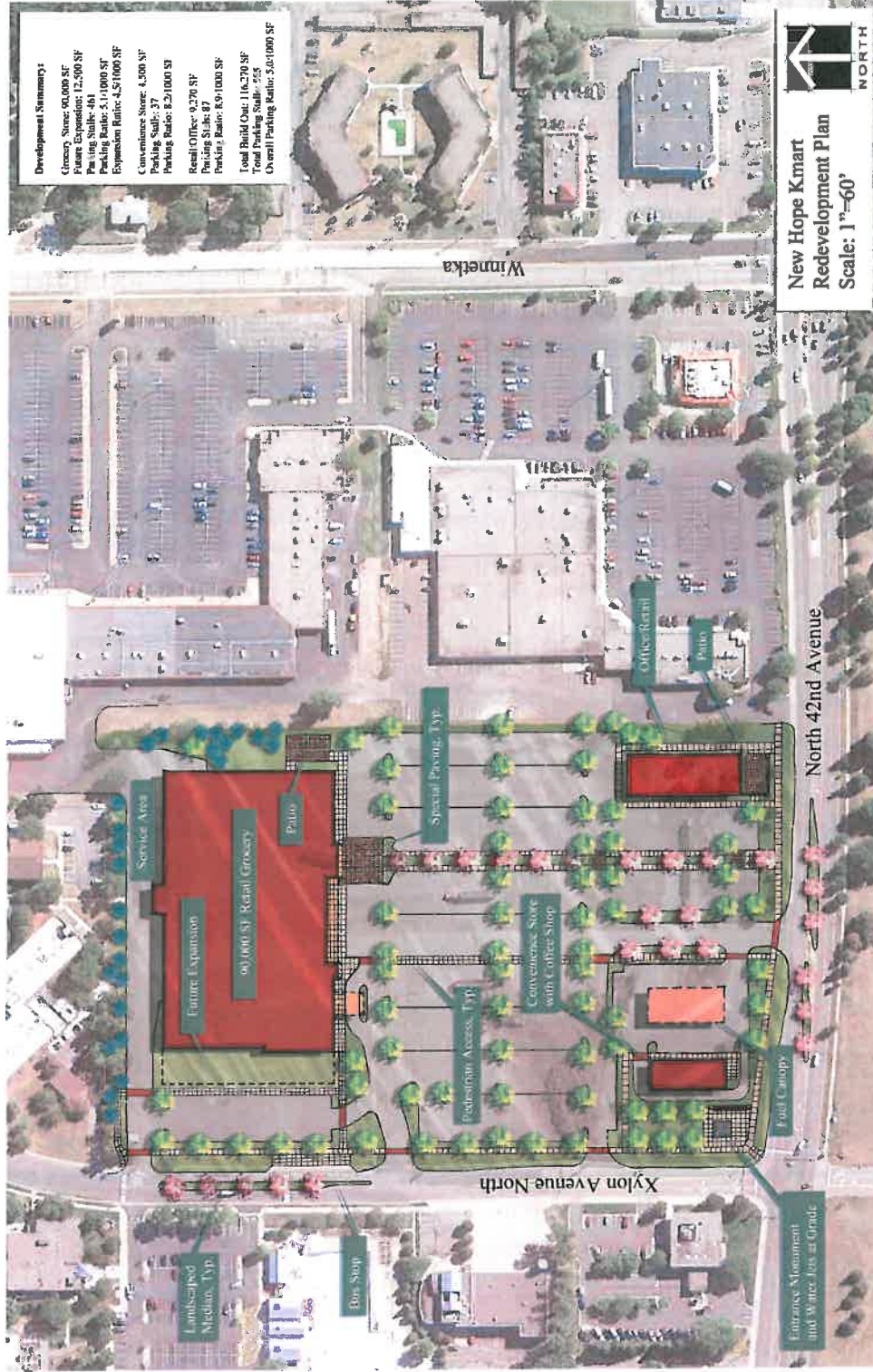
This project was initially brought to the city in November of 2012; however, the applicant/developer was not funded for the tax credits needed to fund the project. On November 7, 2013, the applicant was awarded tax credits in the current cycle and began the application process with the city. On February 24, 2014 the City Council approved the project for the construction of a 68-unit apartment building located on the southwest corner of 62nd Avenue and West Broadway. The developer is currently working on site preparations and anticipates construction to begin by late spring.

Attachments

- Hy-Vee plans
- Centra Homes plans
- Compass Pointe plans

City Center Hy-Vee Proposal

MASTER SITE PLAN



HyVee®

**ANDERSON
COMPANIES**

GROUND VIEW



HyVee[®]

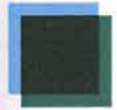
 **ANDERSON
COMPANIES**

AERIAL VIEW



HuyVee®

**ANDERSON
COMPANIES**

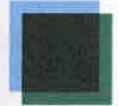


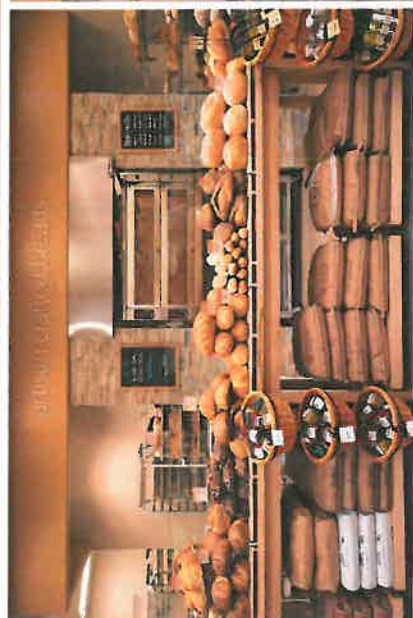
FLOOR PLAN



HyVee[®]

**ANDERSON
COMPANIES**





HuyFoe®

**ANDERSON
COMPANIES**



HyVee®

**ANDERSON
COMPANIES**



WELLNESS AREA





Mark Millspaugh © 2013

Huylco®

**ANDERSON
COMPANIES**





Sprouts Programs

Kindergarten through 2nd grade
3rd through 5th grade

60-minute weekly sessions 90-minute weekly sessions

Sessions include:

- Organic gardening with a focus on cancer-fighting fruits and vegetables
- Making healthy choices fun through cooking and educational activities kids will enjoy
- Teaching children to enjoy and explore food that protects their health
- Fostering family connections with garden-fresh produce sent home each week with a recipe and the goal of cooking a healthy recipe in the kitchen together

Each week, families will receive an email with the Sprouts Recipe of the Week along with information on that day's program. Recipes are also posted to the blog and on Facebook. Our 10-week summer session runs from June to August.

**ANDERSON
COMPANIES**

HyVee®

Winnetka
Learning
Center
Centra Homes
Proposal

CONCEPT SKETCH PLAN

CONCEPT DATA

Gross Site Area: 16.0 ac
 Proposed Single Family: 34 lots
 65' wide x 135'-140' deep typical
 Proposed Det. Townhomes: 27 homes
 40' wide x 125'-130' deep typical lot
 Total Residential Homes: 61 Homes
 Gross Density: 3.8 um/ac



CENTRA HOMES LLC



55TH & WINNETKA

NEW HOPE, MN

Chelsea



Two-story
Single-family Home

Approx. 2,585 FSF

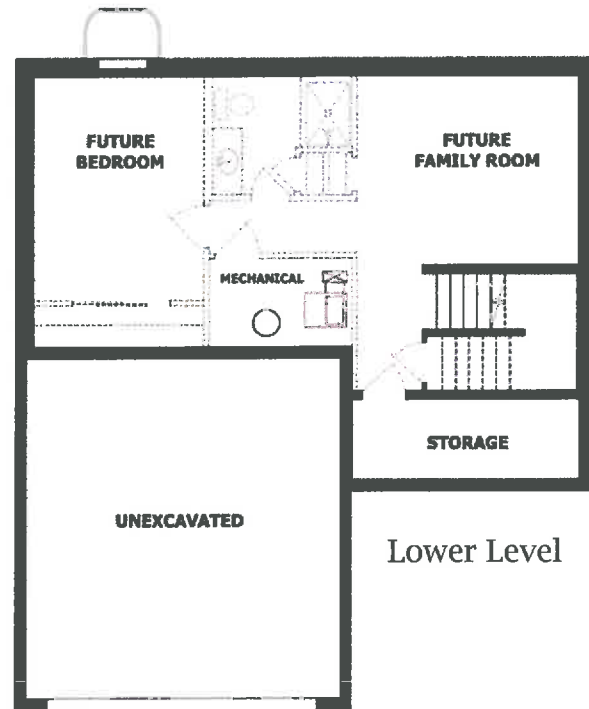
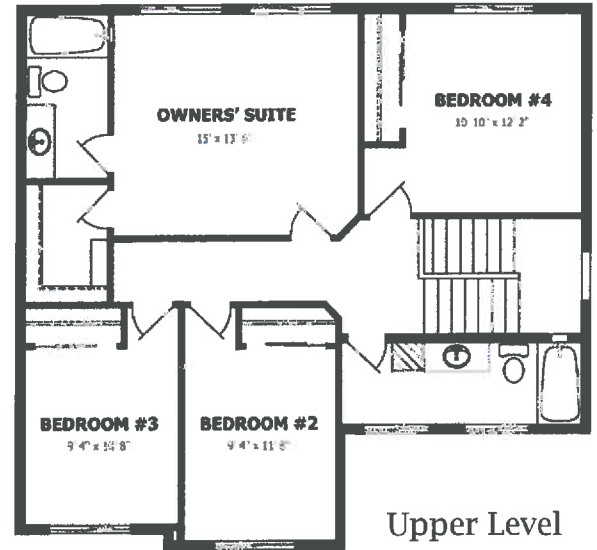
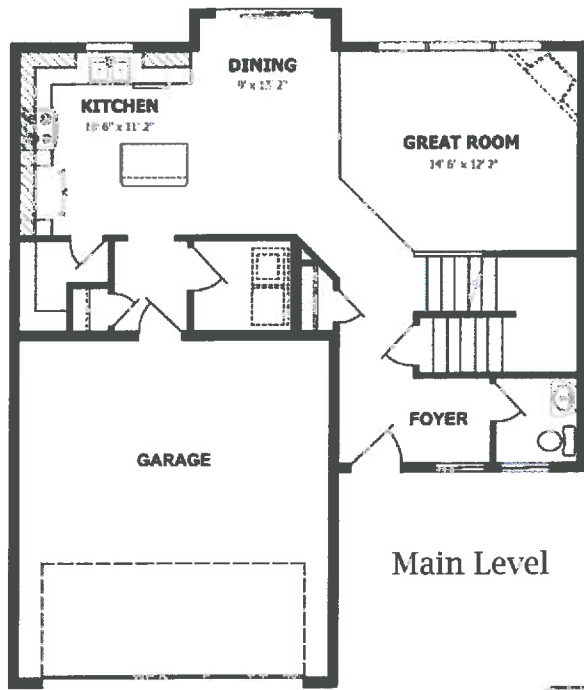
4 Bedrooms

2 ½ Baths

3-bay Garage

CENTRA HOMES LLC

Chelsea



APPROX. SQUARE FEET	
Finished	1,813
Unfinished	772
Total	2,585

Ask your Centra Homes Sales Associate how to personalize your new home!

CENTRA HOMES LLC

CentraHomes.com



Seller reserves the right to make changes or modifications to plans, maps, specifications, materials, features and colors without notice. Prices are subject to change without notice. Maps, plans and landscaping and elevation renderings are artist's concepts, are not to scale and may not accurately depict the homes or home sites as they are built. These illustrations may depict options and features that are not standard on all homes. Optional features may be included at additional cost and are subject to construction schedule deadline. All references to square footage are approximate and may vary with elevation. Dimensions and square footage calculations are made using architectural measurements. Home site fencing and walls may not be included in the purchase, and if included, will vary according to the size and location of the home site. Exterior treatments, window locations and room configurations may vary with elevation. Model interior decorating, landscaping, fencing and other amenities are for display purposes only. This ad is for illustrative purposes only and is not part of a legal contract. Please also ask sales associate for complete details. Copyright 2011 Centra Homes, LLC. MN Builder License #BC638832. 1/2011. Equal Housing Opportunity.

Eastchester



Elevation A



Elevation B



Elevation C

Two-story
Single-family Home

Approx. 2,377 FSF

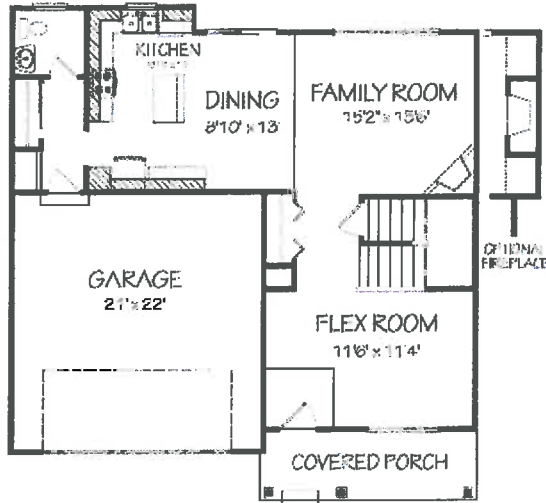
4 Bedrooms

2 ½ Baths

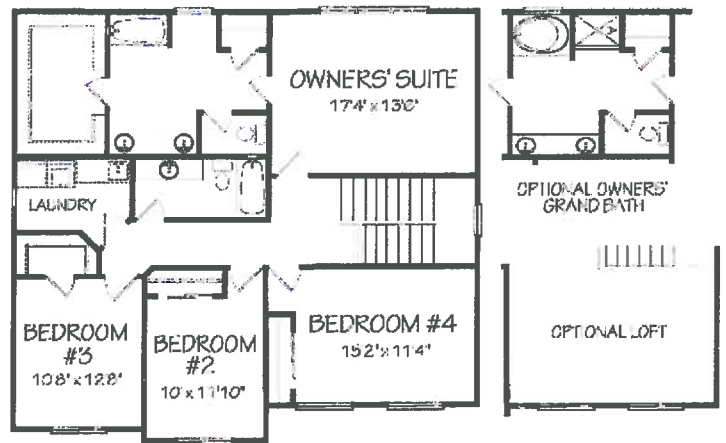
2-bay Garage

CENTRA HOMES LLC

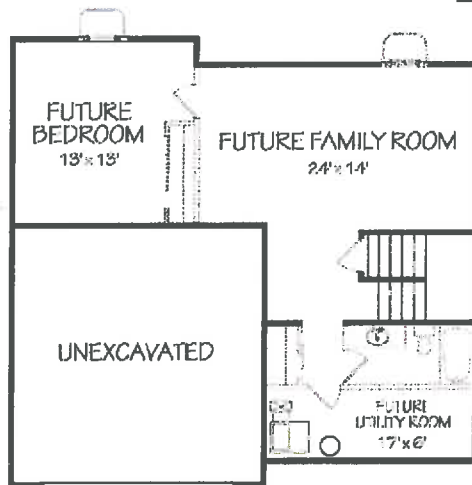
Eastchester



Main Level



Upper Level



Lower Level

APPROX. SQUARE FEET	
Finished	2,377
Unfinished	962
Total	3,339

Ask your Centra Homes Sales Associate how to personalize your new home!

CENTRA HOMES_{LLC}

CentraHomes.com



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Birch



Elevation A



Elevation B

Two-story
Single-family Home

Approx. 2,119 FSF

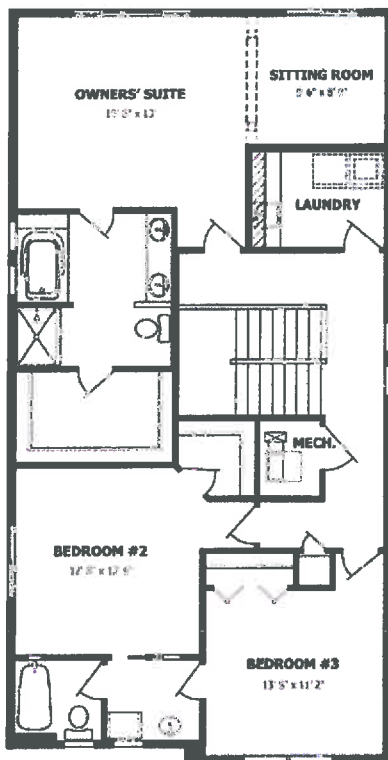
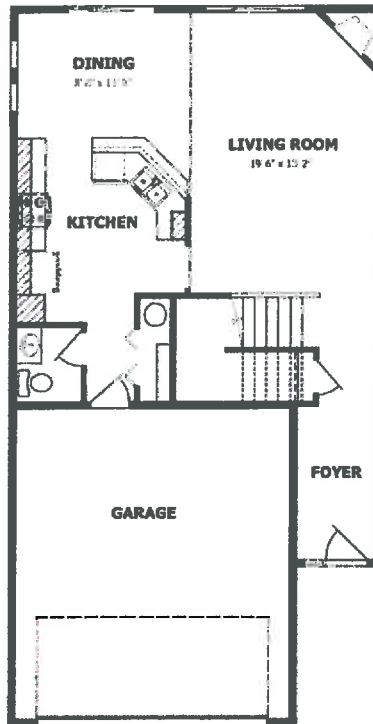
2 or 4 Bedrooms (per plan)

2 ½ Baths

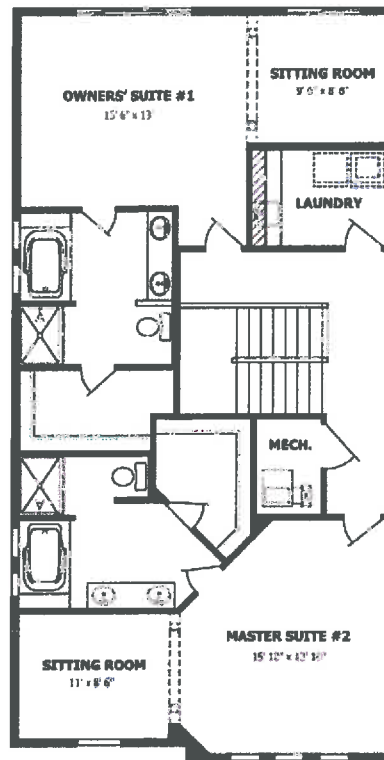
3-bay Garage

CENTRA HOMES LLC

Birch



Upper Level



Upper Level Option

Dual Owners' Suites

Ask your Centra Homes Sales Associate how to personalize your new home!

CENTRA HOMES LLC

CentraHomes.com



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Compass Pointe



62nd Ave N & West Broadway - New Hope, MN

scale: 1" = 40'





City of New Hope
Space Needs Study
Update



City of New Hope
SPACE NEEDS STUDY
APRIL 21, 2014

City of New Hope Space Needs Study





**ADDITION/REMODEL SITE
OPTION**

**PARK SITE
OPTION**

**SCHOOL DISTRICT
SITE OPTION**



ADDITION/REMODEL SITE OPTION

1. SUMMARY

- RE-MODEL EXISTING BUILDING FOR CITY HALL USE
- 2 STORY ADDITION FOR POLICE
- DEMOLITION OF 'PARKS AND RECREATION' ADDITION INCLUDING POLICE GARAGE
- OPTIONAL ADDED PROGRAM OF GYMNASTICS GYM IS POSSIBLE
- THIS SITE IS NOT RECOMMENDED FOR A TENANT DUE TO INSUFFICIENT PARKING

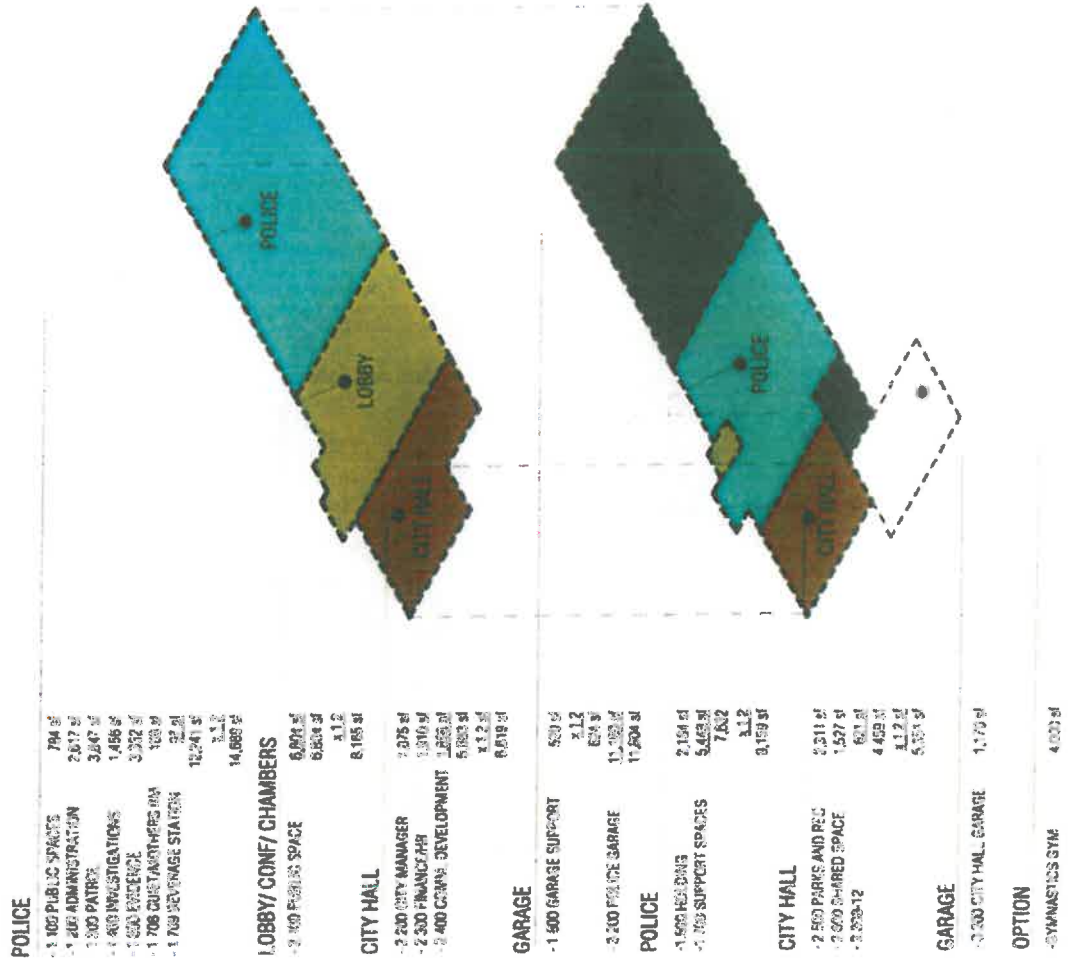
ADDITION/REMODEL SITE OPTION



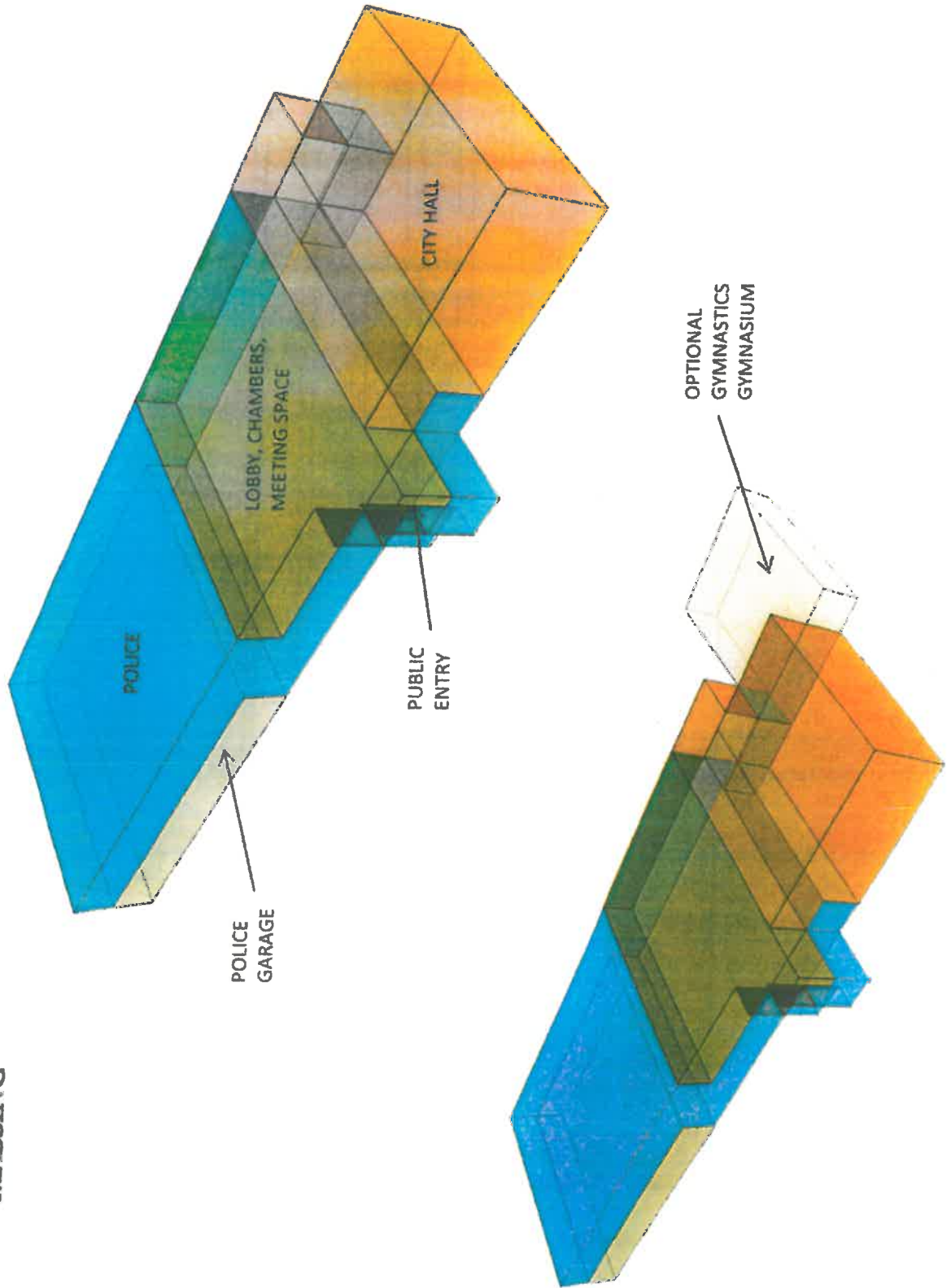
1 EXISTING BUILDING SITE PLAN
1" = 160'-0"
0 120' 240'



ADDITION/REMODEL SITE OPTION STACKING DIAGRAM



ADDITION/REMODEL SITE OPTION
MASSING





2. COSTS

BASE PROJECT	ADDITION/REMODEL SITE
NEW ADDITIONS	40,000 SF x \$220 SF = \$8,800,000
REMODEL AREA	18,000 SF x \$80 SF = \$1,440,000
DEMOLITION	\$45,000
SITE DEVELOPMENT	50 Stalls x \$4,000/Stall = \$200,000
MAINTENANCE	18,000 SF x \$80 SF = \$1,440,000
EST. CONSTRUCTION COST	\$11,925,000
EST. PROJECT COST	\$11,295,000 x .35 = \$4,175,000
TOTAL PROJECT COST	\$16,100,000*

*PARK FUNCTION RELOCATION COSTS NOT INCLUDED



City of New Hope
SPACE NEEDS STUDY
APRIL 21, 2014

ADDITIONAL PROGRAM – GYMNASTICS GYM	ADDITION/REMODEL SITE
NEW ADDITIONS	
EST. CONSTRUCTION COST	4,000 SF x \$200 SF = \$800,000
EST. PROJECT COST	\$800,000
TOTAL PROJECT COST	\$800,000 x .35 = \$280,000
	\$1,080,000

ADDITIONAL PROGRAM – EXPANDED KITCHEN	ADDITION/REMODEL SITE
NEW ADDITIONS*	
EST. CONSTRUCTION COST	450 SF x \$200 SF = \$99,000
EST. PROJECT COST	\$99,000
BASE PROJECT	\$99,000 x .35 = \$35,000
	\$134,000

*TOTAL KITCHEN WOULD BE 630 SF. 150 SF IS INCLUDED IN THE BASE PROJECT



3. ADVANTAGES/DISADVANTAGES

ADVANTAGES
- UTILIZE EXISTING BUILDING
- TAKE ADVANTAGE OF EXISTING PARKING
- CREATES CAMPUS OF CITY BUILDINGS
- KEEPS PROMINENT FRONTAGE

DISADVANTAGES
-REQUIRES RELOCATION OF SOME PARK FUNCTIONS (THEATER ETC.)
- SOME DISRUPTION TO CITY DEPARTMENTS DURING CONSTRUCTION
-SHORT RELOCATION OF CITY HALL DURING REMODEL



PARK SITE OPTION

1. SUMMARY

CONSTRUCT A NEW BUILDING WITH TWO VIABLE FUNCTIONAL ORGANIZATIONS

OPTION A: TUCK UNDER GARAGE

OPTION B: TWO LEVEL POLICE

NEW BUILDING WOULD BE LOCATED WEST OF THE EXISTING CITY HALL/POLICE STATION

OPTIONAL ADDED PROGRAM OF GYMNASISTICS GYM IS POSSIBLE

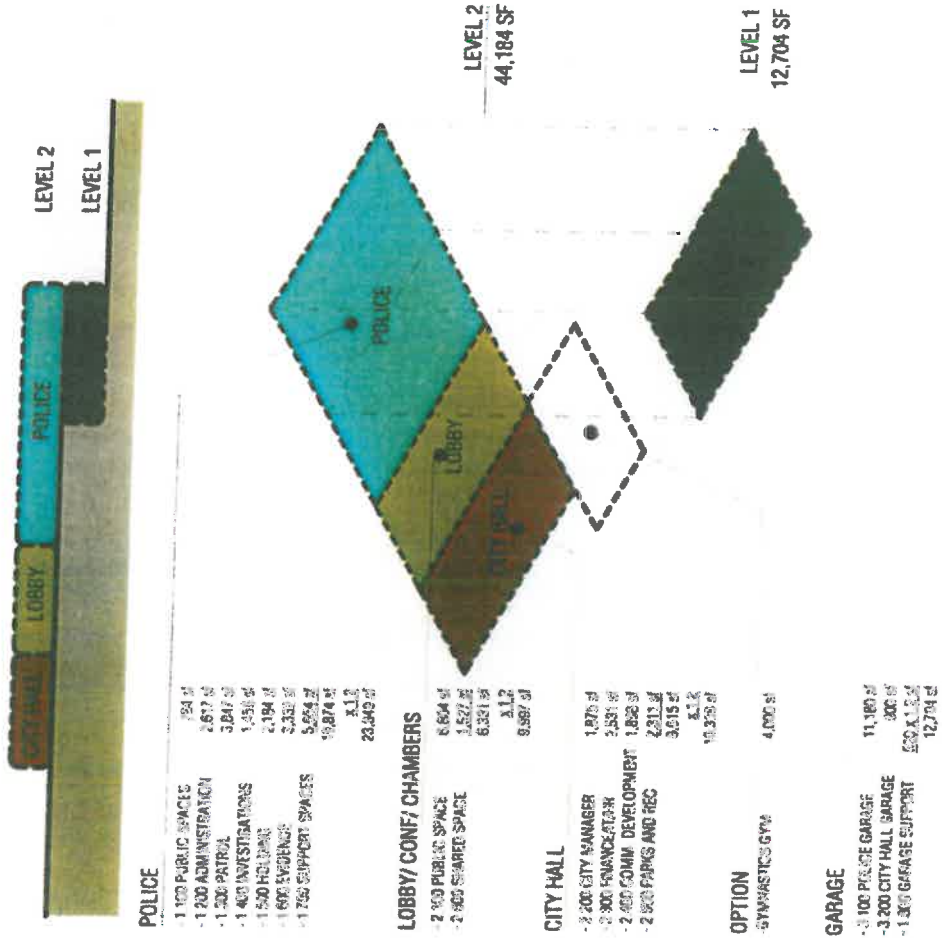
THIS SITE IS NOT RECOMMENDED FOR A TENANT DUE TO INSUFFICIENT PARKING

PARK SITE OPTION



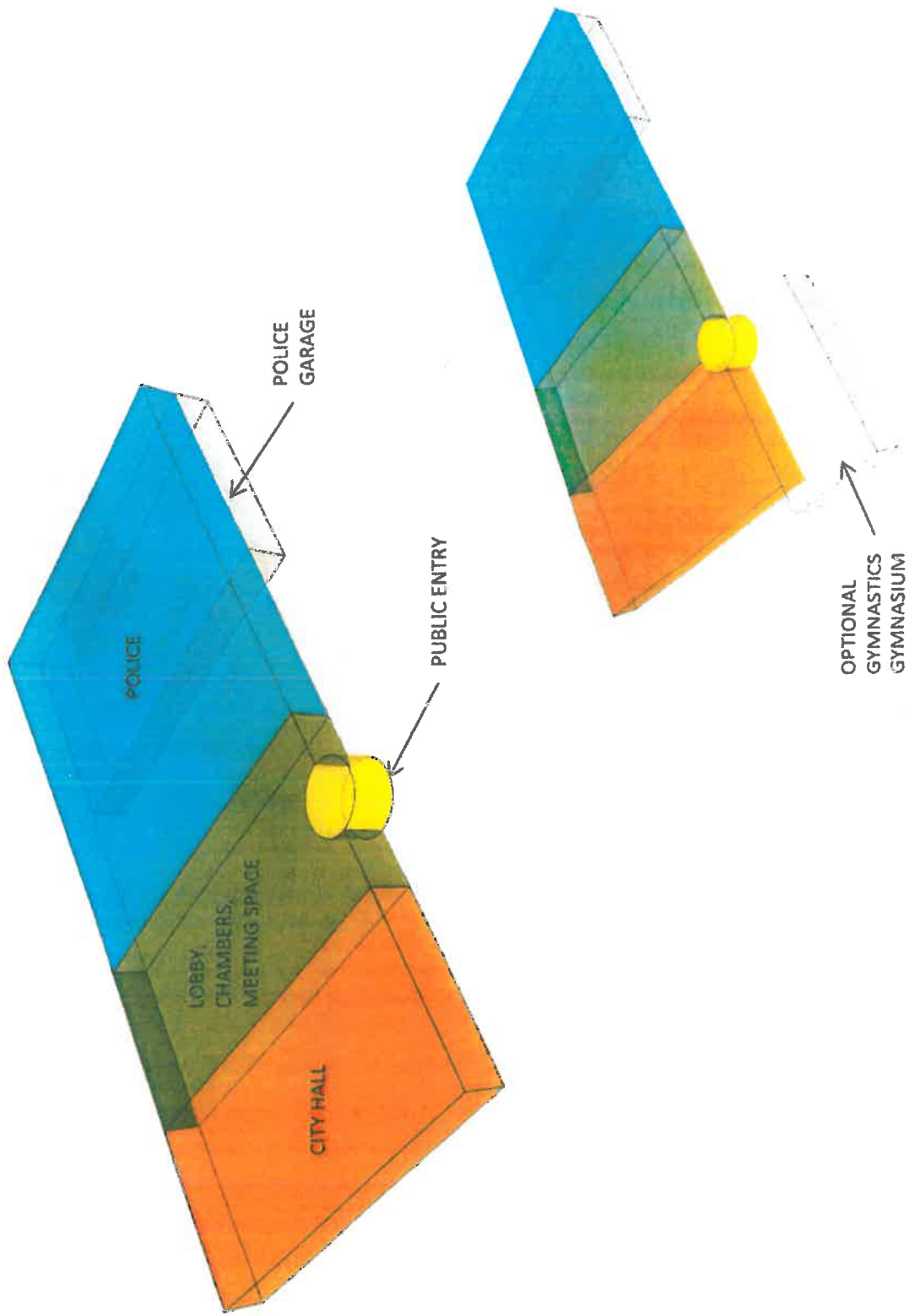
1 PARK OPTION SITE PLAN - TUCK UNDER GARAGE
1" = 160'-0" 120' 240'

PARK SITE OPTION
TUCK UNDER GARAGE STACKING DIAGRAM

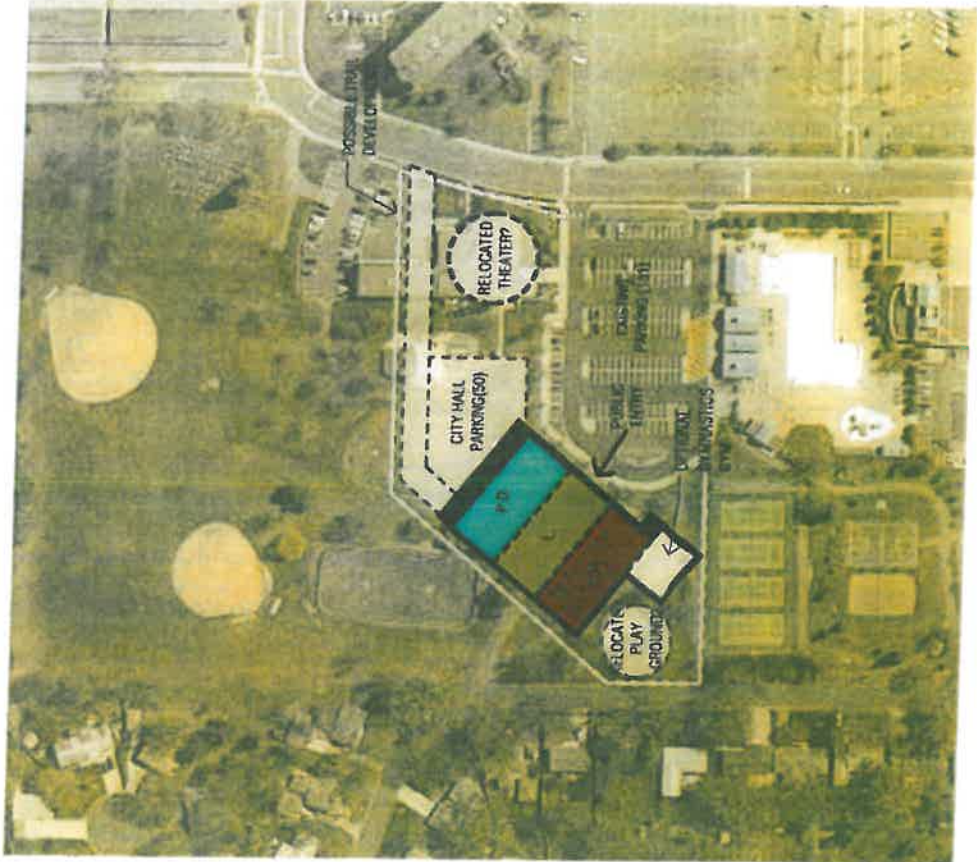


PARK SITE OPTION

TUCK UNDER GARAGE MASSING



PARK SITE OPTION



1 PARK OPTION SITE PLAN - TWO LEVEL POLICE

PARK SITE OPTION

TWO LEVEL POLICE STACKING DIAGRAM



POLICE

- 1 100 PUBLIC SPACES 784 SF
- 1 200 ADMINISTRATION 2,837 SF
- 1 300 PATROL 2,897 SF
- 1 400 INVESTIGATION 1,458 SF
- 1 500 8,174 SF
- 1 600 8,174 SF
- 1 700 10,445 SF

LOBBY/ CONF/ CHAMBERS

- 2 100 PUBLIC SPACE 8,834 SF
- 1 200 1,922 SF
- 1 300 8,331 SF
- 1 400 1,112 SF
- 1 500 8,987 SF

CITY HALL

- 2 200 CITY MANAGER 1,875 SF
- 2 300 FINANCE/TREAS 2,521 SF
- 2 400 COMM. DEVELOPMENT 1,838 SF
- 2 500 PARKS AND REC 2,332 SF
- 2 600 5,815 SF
- 2 700 1,112 SF
- 2 800 10,238 SF

OPTION

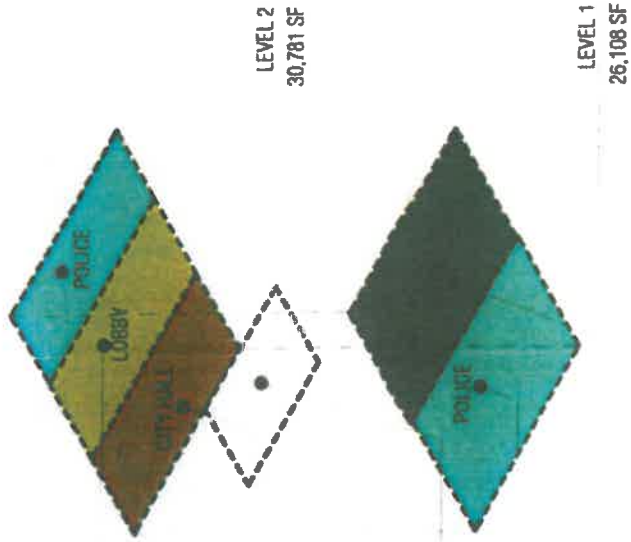
- GYMNASIUMS GYM 4,000 SF

POLICE

- 1 600 HOLDINGS 2,194 SF
- 1 700 EXPERIENCE 2,322 SF
- 1 800 SUPPORT SPACES 5,054 SF
- 1 900 11,170 SF
- 2 000 1,112 SF
- 2 100 13,404 SF

GARAGE

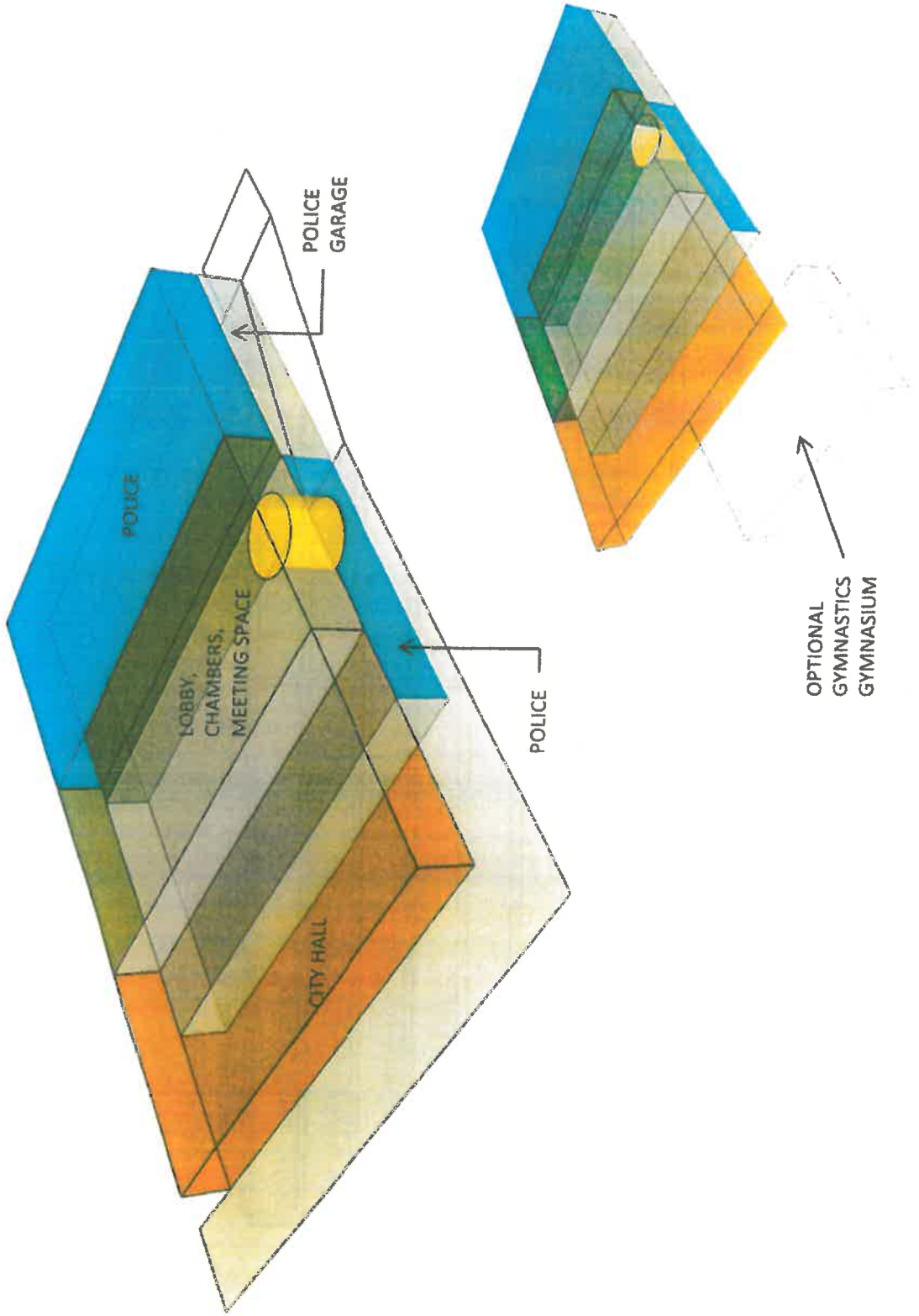
- 3 100 POLICE GARAGE 11,180 SF
- 3 200 CITY HALL GARAGE 900 SF
- 3 300 284 SF
- 3 400 GARAGE SUPPORT 12,774 SF



LEVEL 2
30,781 SF

LEVEL 1
26,108 SF

PARK SITE OPTION
TWO LEVEL POLICE MASSING





2. COSTS

	PARK SITE
BASE PROJECT	
NEW ADDITIONS	57,000 SF x \$220 SF = \$12,540,000
REMODEL AREA	0 SF x \$80 SF = \$0
DEMOLITION	\$150,000
SITE DEVELOPMENT*	50 Stalls x \$4,000/Stall = \$200,000
EST. CONSTRUCTION COST	\$12,890,000
EST. PROJECT COST	\$12,890,000 x .35 = \$4,512,000
TOTAL PROJECT COST	\$17,402,000

*ACTUAL SITE PLAN MAY REQUIRE RE-BUILDING OF SOME PARK AMENITIES THAT ARE DISPLACED BY THE NEW BUILDING. THESE COSTS ARE NOT INCLUDED IN SITE DEVELOPMENT.



City of New Hope
SPACE NEEDS STUDY
APRIL 21, 2014

ADDITIONAL PROGRAM – GYMNASTICS GYM	ADDITION/REMODEL SITE
NEW ADDITIONS	
EST. CONSTRUCTION COST	4,000 SF x \$200 SF = \$800,000
EST. PROJECT COST	\$800,000
TOTAL PROJECT COST	\$800,000 x .35 = \$280,000
	\$1,080,000

ADDITIONAL PROGRAM – EXPANDED KITCHEN	ADDITION/REMODEL SITE
NEW ADDITIONS*	
EST. CONSTRUCTION COST	450 SF x \$200 SF = \$99,000
EST. PROJECT COST	\$99,000
TOTAL PROJECT COST	\$99,000 x .35 = \$35,000
	\$134,000

*TOTAL KITCHEN WOULD BE 600 SF. 150 SF IS INCLUDED IN THE BASE PROJECT

3. ADVANTAGES/DISADVANTAGES

ADVANTAGES
<ul style="list-style-type: none">- BUILDING FOOTPRINT IS SMALLER- NO DISRUPTION TO CITY DEPARTMENTS DURING CONSTRUCTION- TAKES ADVANTAGE OF EXISTING PARKING- CREATES CAMPUS OF CITY BUILDINGS

DISADVANTAGES
<ul style="list-style-type: none">- SOME GRADING TO MAKE WORK- REQUIRES SOME RELOCATION OF PARK FUNCTIONS (THEATER ETC.)- SITS BACK IN SITE NEAR NEIGHBORHOOD

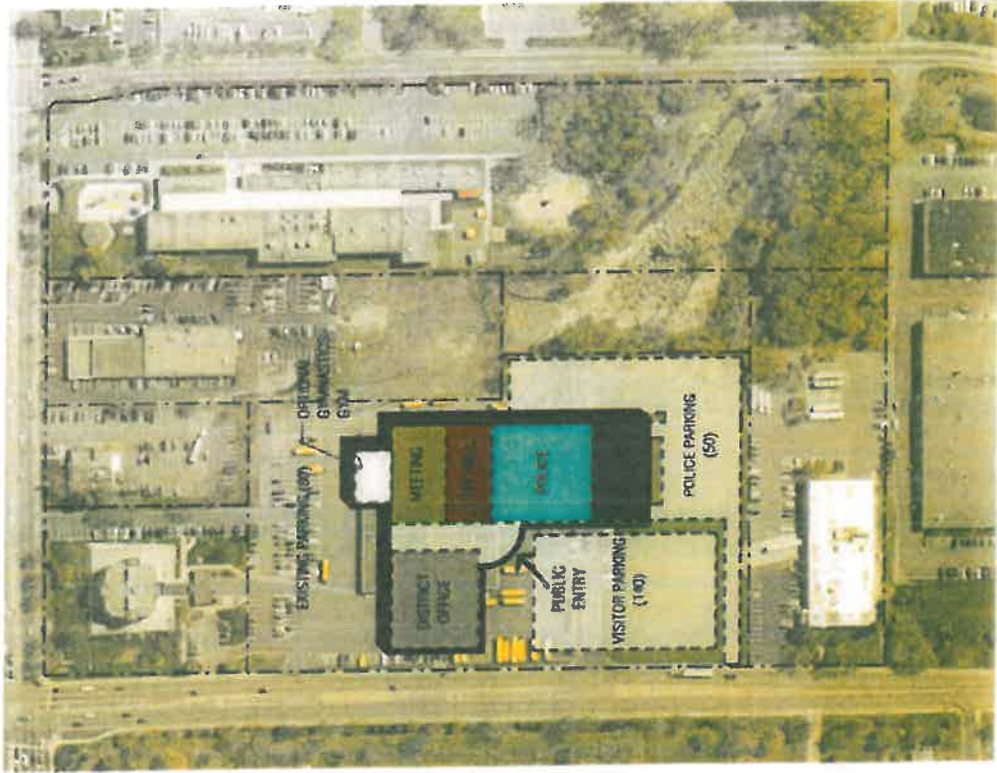


SCHOOL DISTRICT SITE OPTION

1. SUMMARY

- NEW BUILDING OPTION ON SITE OF CURRENT BUS GARAGE. ENOUGH SPACE TO ACCOMMODATE CITY HALL, POLICE, AND DISTRICT OFFICE
- SHARED PUBLIC MEETING SPACES AND CENTRAL PLANT INFRASTRUCTURE REDUCE COSTS.

SCHOOL DISTRICT SITE OPTION

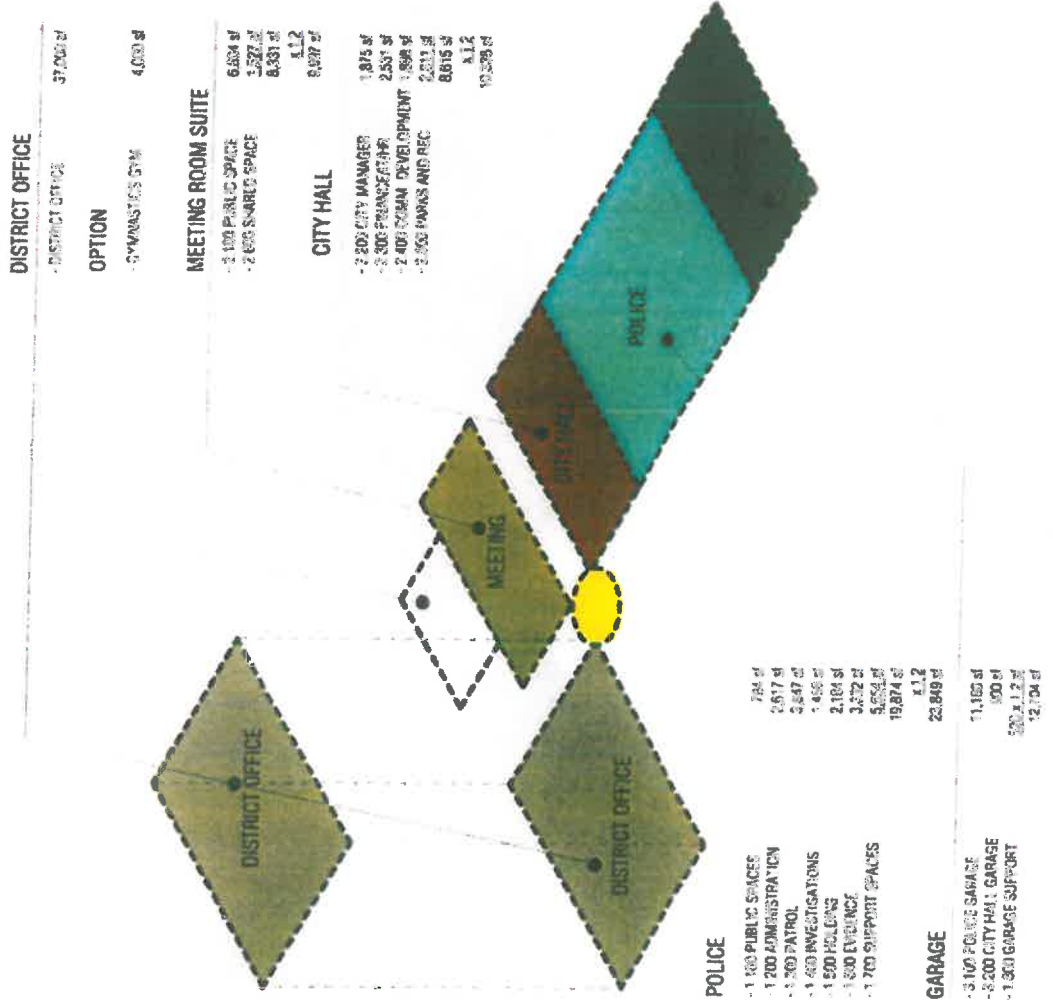


1 SCHOOL DISTRICT SITE - SITE PLAN

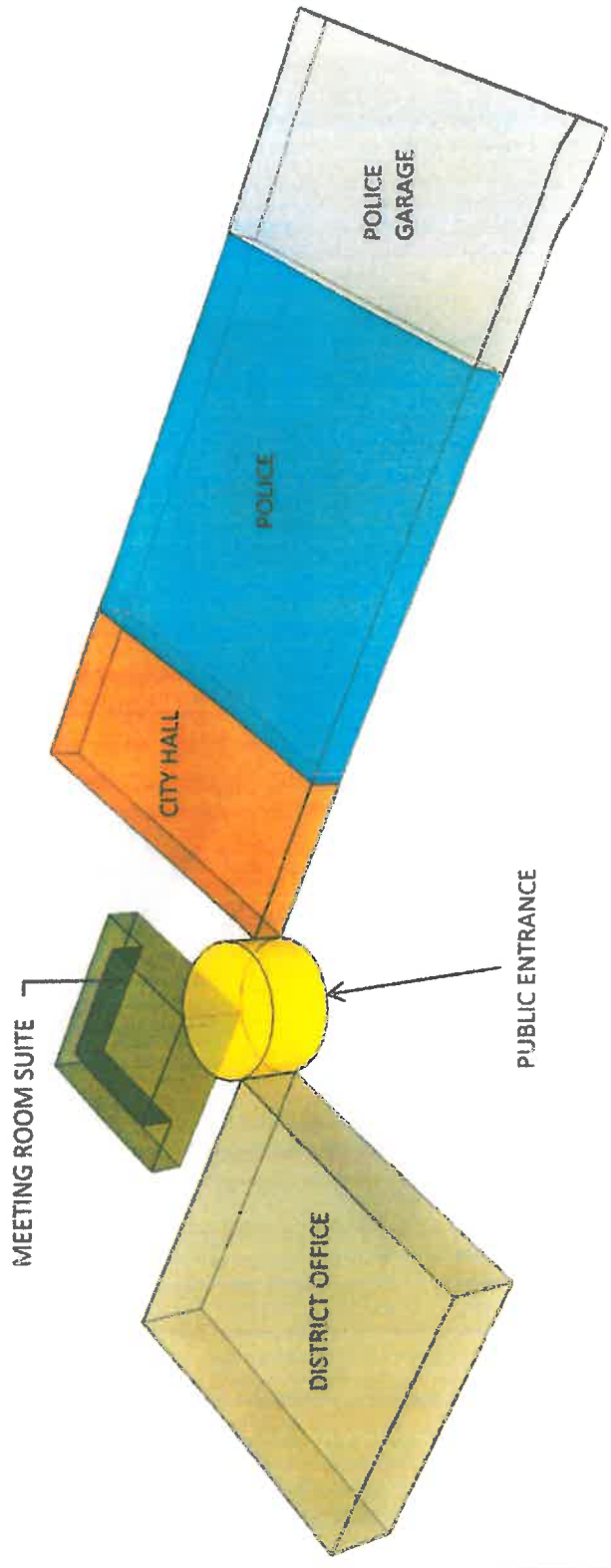
1" = 200'-0"
0 150' 300'



SCHOOL DISTRICT SITE OPTION
STACKING DIAGRAM



SCHOOL DISTRICT SITE OPTION
MASSING





2. COSTS

CITY HALL/POLICE	SCHOOL DISTRICT SITE
NEW ADDITIONS*	54,000 SF x \$220 SF = 11,880,000
REMODEL AREA	0 SF x \$80 SF = \$0
DEMOLITION**	\$100,000
SITE DEVELOPMENT***	143 Stalls x \$4,000/Stall = \$572,000
EST. CONSTRUCTION COST	\$12,552,000
EST. PROJECT COST	\$12,552,000 x .35 = \$4,393,000
TOTAL PROJECT COST	\$16,945,000

*ASSUMES 3000 SF OF PROGRAMMATIC SAVINGS

**ASSUMES DEMOLITION OF BUS GARAGE ONLY

***ASSUMES REUSE OF ABOUT 40 EXISTING PARKING SPACES



ADDITIONAL PROGRAM -- ISD 281 DIST. OFFICE	SCHOOL DISTRICT SITE
NEW ADDITIONS	34,000 SF x \$220 SF = \$7,480,000
REMODEL AREA	0 SF x \$80 SF = \$0
DEMOLITION	\$0
SITE DEVELOPMENT*	73 Stalls x \$4,000/Stall = \$292,000*
EST. CONSTRUCTION COST	\$7,772,000
EST. PROJECT COST	\$7,772,000 x .35 = \$2,720,000
TOTAL PROJECT COST	\$10,492,000

*ASSUMES RE-USE OF ABOUT 40 EXISTING PARKING SPACES



City of New Hope
SPACE NEEDS STUDY
APRIL 21, 2014

ADDITIONAL PROGRAM – GYMNASTICS GYM	SCHOOL DISTRICT SITE
NEW ADDITIONS	
EST. CONSTRUCTION COST	4,000 SF x \$200 SF = \$800,000
EST. PROJECT COST	\$800,000
TOTAL PROJECT COST	\$800,000 x .35 = \$280,000
	\$1,080,000

ADDITIONAL PROGRAM – EXPANDED KITCHEN	SCHOOL DISTRICT SITE
NEW ADDITIONS*	
EST. CONSTRUCTION COST	450 SF x \$200 SF = \$99,000
EST. PROJECT COST	\$99,000
TOTAL PROJECT COST	\$99,000 x .35 = \$35,000
	\$134,000

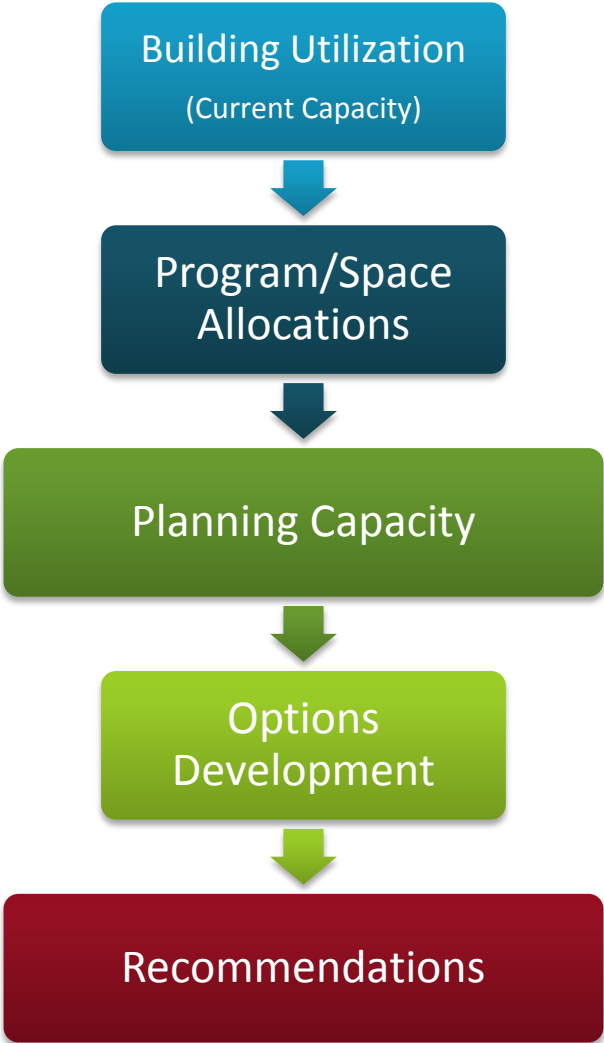
*TOTAL KITCHEN WOULD BE 600 SF. 150 SF IS INCLUDED IN THE BASE PROJECT



2014 Facilities Study

Planning Update

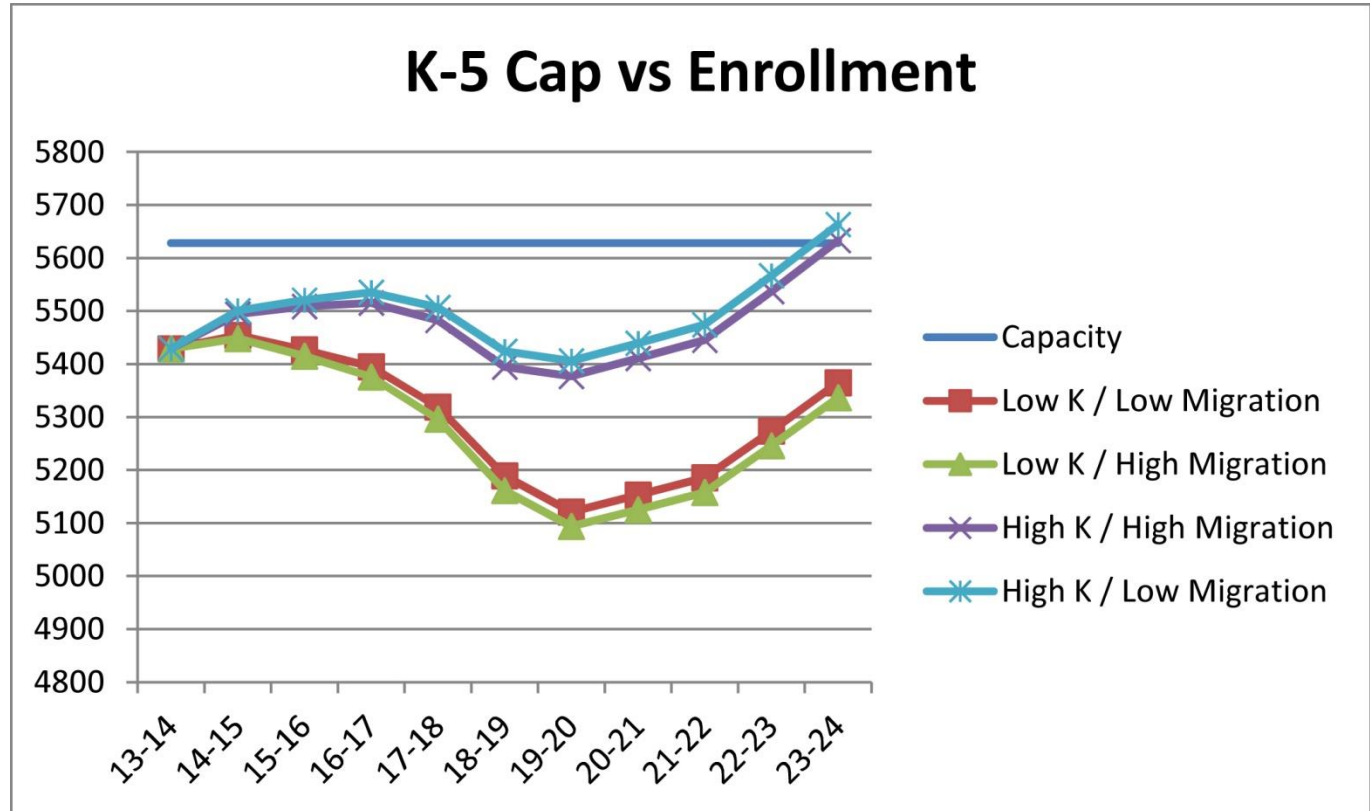
Study Process



The District commissioned a demographic study and 10 year enrollment projection.

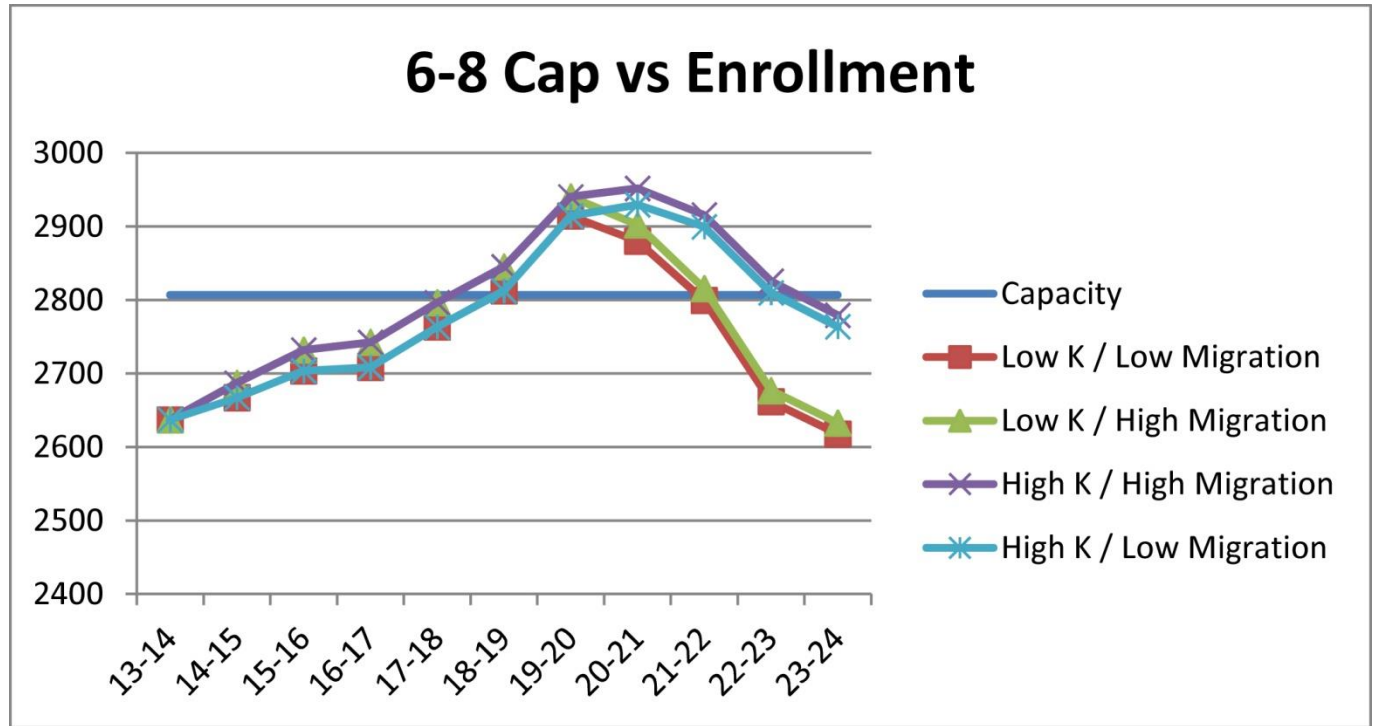
- Conducted by Hazel Reinhardt Consulting
- Looked at factors throughout District
- Utilizes factors such as development, birth rates, and school district history
- Did 10 year projections District Wide
- 5 year projections for each elementary

Capacity vs. Enrollment



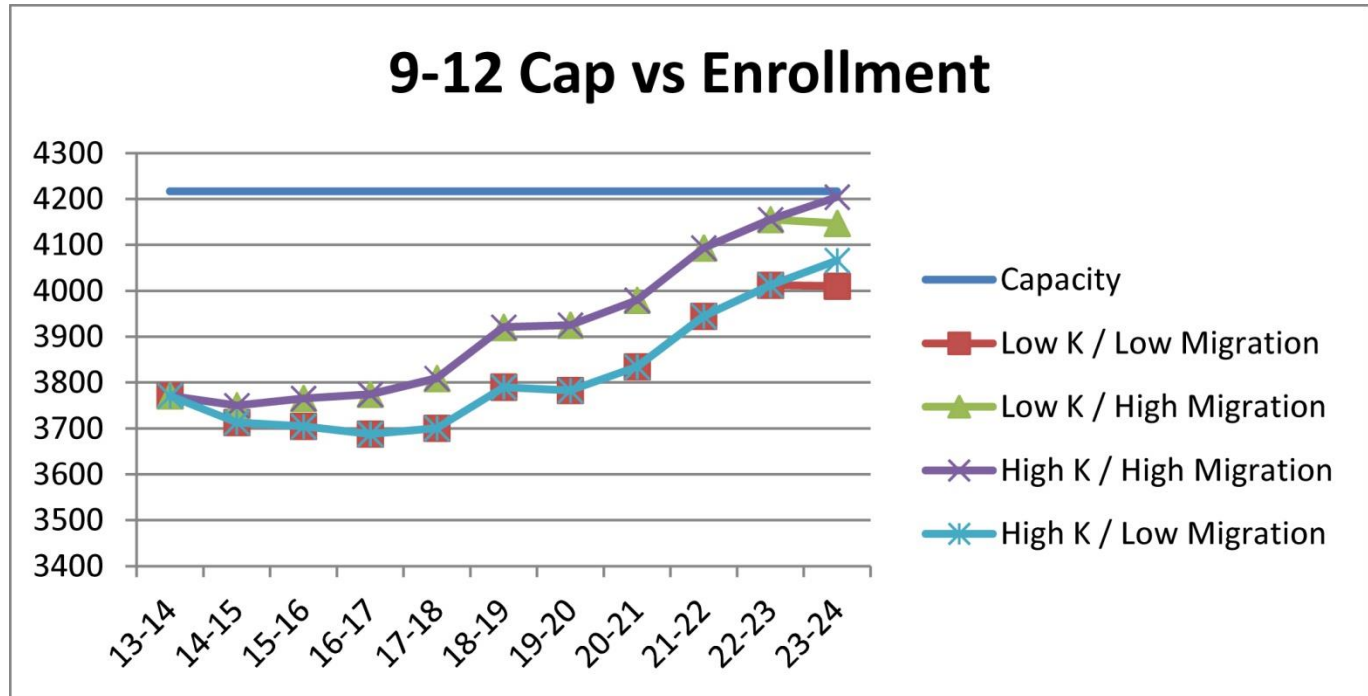
Capacity vs. Enrollment

67



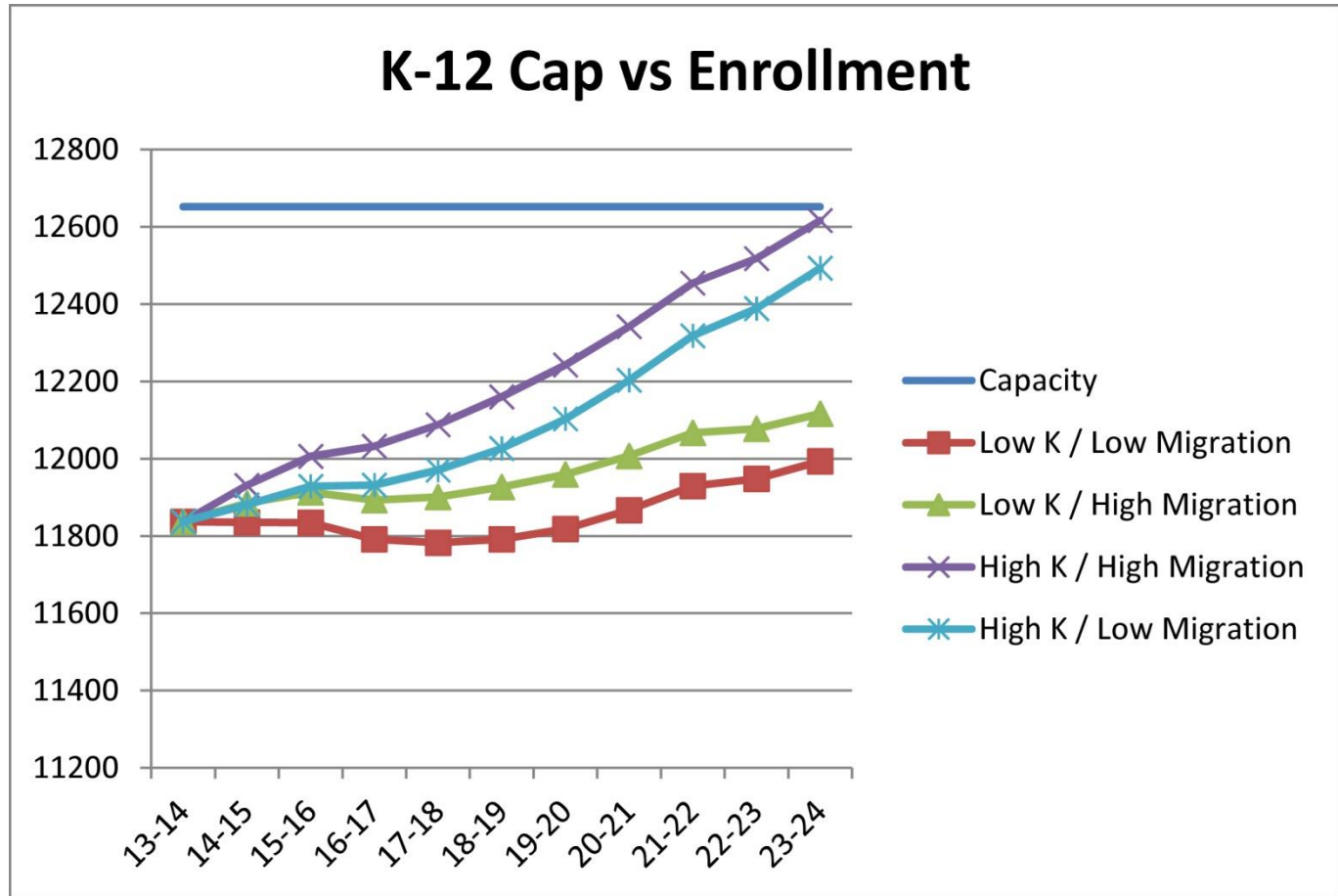
Capacity vs. Enrollment

89



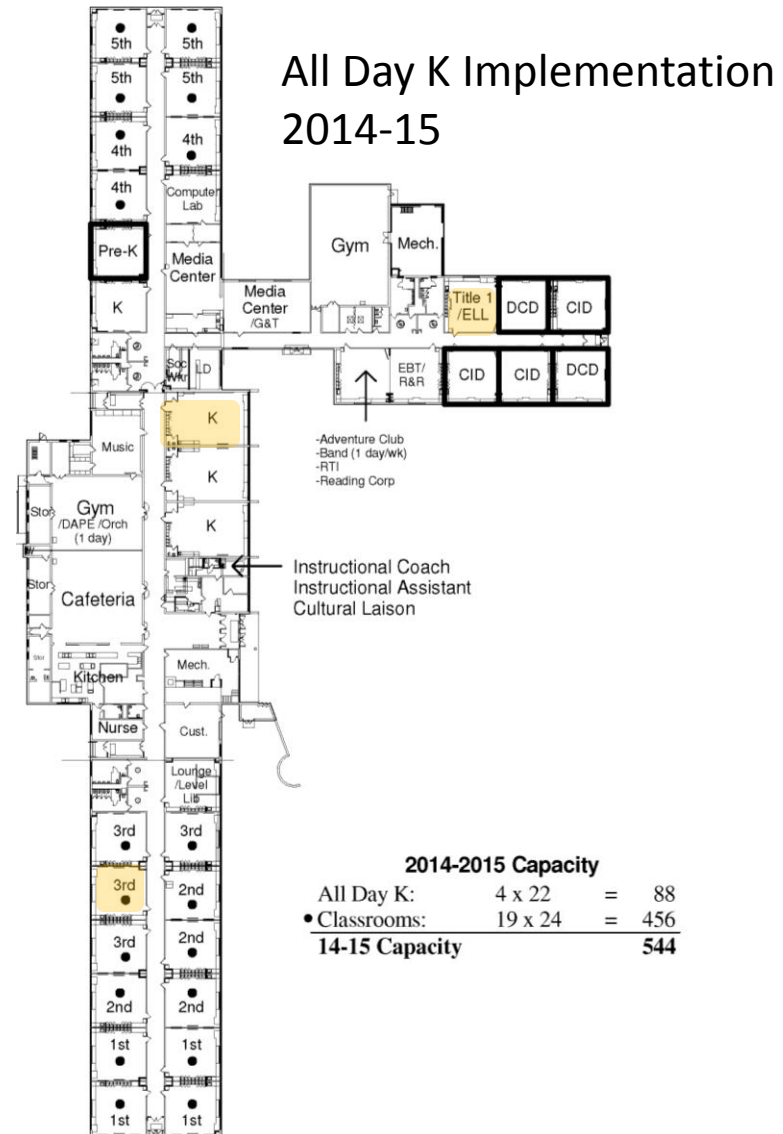
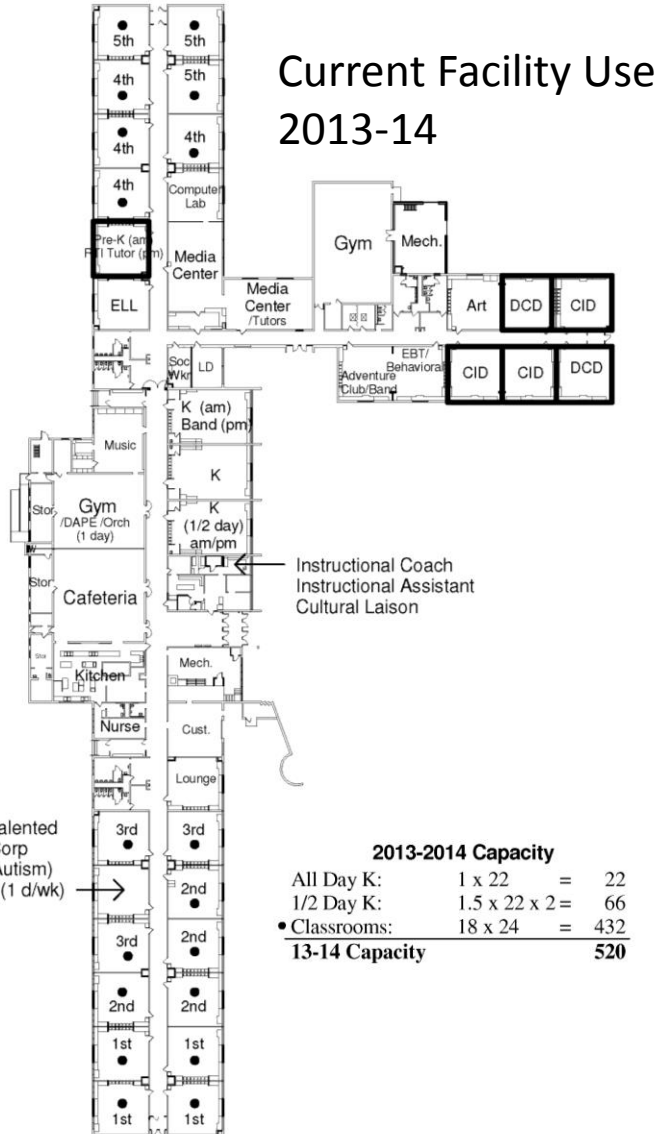
Capacity vs. Enrollment

69



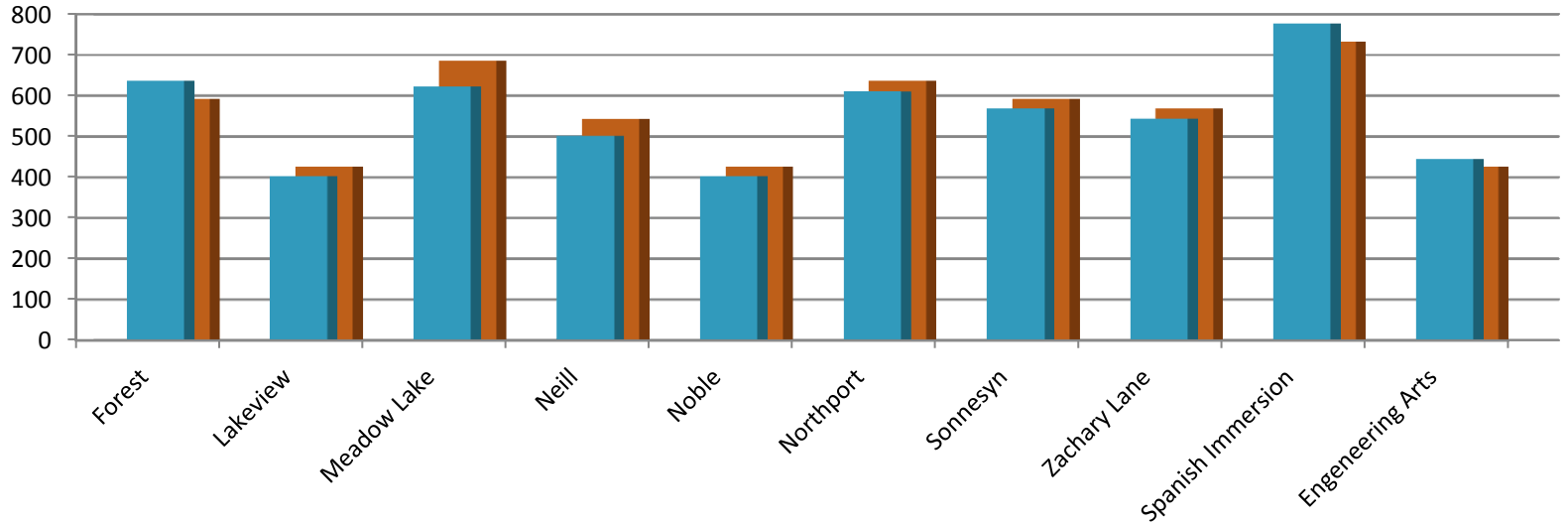
Example: Neill Elementary

:Changes from 2013-14 to 2014-15



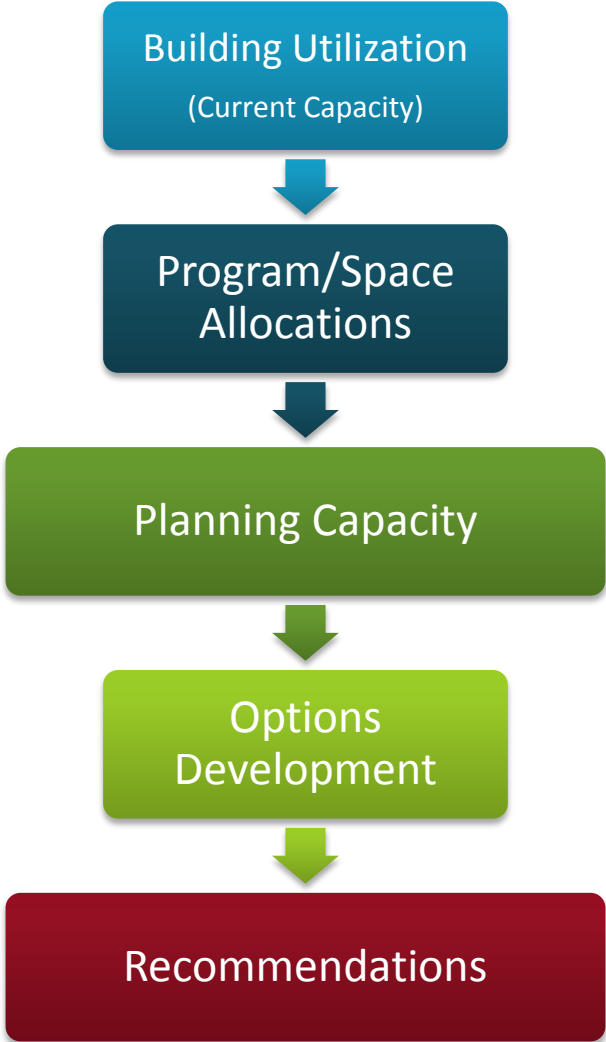


2014-15 Utilization vs Capacity



	Forest	Lakeview	Meadow Lake	Neill	Noble	Northport	Sonnesyn	Zachary Lane	Spanish Immersion	Engineering Arts
Fall 2014 Projection	637	403	622	502	402	610	568	544	777	444
Capacity	592	426	686	544	426	636	592	568	732	426

Study Process



**Currently
Examining
Program needs**

For:

- Capacity
- Art
- Science
- Special Ed.
- Music/Band/Orch
- Preschool
- Support Staff
- ELL
- Sped

Next Steps in District wide facilities study:

- Finalize program needs discussion
- Determine future planning capacities
- Develop long range plan options
- Fall 2014 plans are being implemented
- Additional steps may be needed in 2015 and beyond



Educational Service Center
Space Needs Study Summary

In the fall of 2013 the District examined the space use of the ESC

- Existing building is 37,250 square feet
- Analysis determined that the existing functions could be accommodated in approximately the same square footage (37,500 sf)



ESC Space Study

ISD #281 District Office Space Program Summary

<u>Department</u>	<u>Proposed Allocation</u>
Superintendent	400 s.f.
Human Resources	1,150 s.f.
Business Services	4,500 s.f.
Technology	2,440 s.f.
Academics and Elementary Schools	3,410 s.f.
Integration, Equity and American Indian Ed	200 s.f.
Marketing and Communications	3,020 s.f.
Conference and Board Room	5,386 s.f.
Miscellaneous	6,300 s.f.
District Office Net Area Total:	26,806 s.f.
Net to Gross Factor (Includes sbuilding structure, circulation, mechanical spaces)	1.40
Total Gross Building Area	37,528 s.f.

Transportation Center

- We currently lease the bus garage to our contractor (First Student)
- Garage is a single level general purpose building which contains 48,843 sq ft
- Garage is situated on a parcel of land containing 348,688 sq ft or 8 acres
- We estimate adding between 300k to 450k to our annual transportation contract if the contractor is required to provide a location

Further Study:

- Does not include any growth
- Does not include any additional centralization of administration
- Additional study of best practices should be undertaken before finalizing program
- Location and funding solutions for new transportation center