

WESTONKA'S COMPREHENSIVE FACILITIES PLAN

DISTRICT WIDE SAFETY AND SECURITY

Westonka's number one priority is to provide a safe and secure environment for students and staff. To enhance safety, a bond would fund the following security improvements:

- **Grandview's main entrance** will be relocated to the front of the building and **Mound Westonka's main entrance** will be redesigned. Both changes will increase supervision capabilities and control over who accesses the building.
- All schools will have the ability to go into a lockdown with **zone separation** at the press of a button.
- All schools will install **hardened glass** in main entrance areas to prevent authorized access.
- All schools will install **alarms and strobes** that are automatically activated when a locked door is propped open or not fully closed.

DISTRICT WIDE MAINTENANCE

Westonka Schools owns and operates four schools: Shirley Hills (1951), Grandview (1958), Hilltop (1964), and Mound Westonka HS (1971). Maintaining these aging facilities through a bond is essential to extending facility life and avoiding expensive and unexpected repairs. The Westonka School Board Facilities Committee has identified each building's top maintenance priorities that were not addressed in the 2011 bond. A few of the significant maintenance needs include:

- Piping replacement for water and sewer at all schools
- Boiler replacement at Hilltop and Mound Westonka
- Air handling unit replacement or additions at Hilltop, Grandview and Mound Westonka
- Electrical upgrades (panels, feeds, fans, etc.) at Hilltop, Mound Westonka and the transportation building
- MWHS track, tennis court, and athletic field replacement

REDESIGN OF MOUND WESTONKA HIGH SCHOOL

Mound Westonka High School is the most heavily used building and activity space in our community. The original design is over 50 years old and many of the classrooms are undersized, reflecting how teaching and learning looked decades ago. Renovations will enhance the learning environment of our students and increase functionality. The campus redesign will:

- Enlarge specific classrooms, including special education, allowing the spaces to work better for current needs.
- Expand vocational options to include machining and nursing/emergency response programs, and a carpentry extension to our current woods program. Increasing vocational options will provide more career opportunities for students and a trained workforce for local businesses.
- Consolidate mental health and student services into a new and appropriately private area.
- Enlarge the cafeteria and weight training areas which currently spills into the hallways
- Provide additional parking (located on current tennis courts) to improve the daily experience for students, staff and visitors.
- Build 12 tennis courts in a new location to accommodate program growth; the courts will also be lined for pickleball to support community interest.
- Reconstruct the track, install a synthetic turf field inside the track, and create a new stadium surrounding the track that will serve track, soccer, lacrosse, and football.

Contact Us

If you have other thoughts, ideas or questions about the facilities review process, please feel free to contact Superintendent Kevin Borg at borgk@westonka.k12.mn.us or (952) 491-8001.



ISD #277 - Westonka Public Schools
Pre-Referendum Planning budgets

Note: This report is a budget estimating tool for bond work. Budgets are developed based on conceptual scope and preliminary planning. This worksheet represents the intended scope of work and estimated budgets for the included items. Final project scope will vary based on design solutions developed after the referendum. All recommended amounts include contingencies and a projection for inflationary escalation. Individual line items are considered estimates and final costs may vary based on the construction market at the time of public bidding. Work will be awarded via sealed bids to lowest responsible bidder per the Mn State Statute 471.

	<u>Subtotal Budget</u>	<u>Category Budget</u>
EDUCATIONAL SPACE		
SECURITY		\$ 7,360,000
Early Childhood	\$ 84,000	
Door monitor		
Hardening Glass		
Zone Separation		
Alert Strobe		
Hilltop	\$ 249,000	
Door monitor		
Hardening Glass		
Zone Separation		
Alert Strobe		
Shirley Hills	\$ 238,000	
Door monitor		
Hardening Glass		
Zone Separation		
Alert Strobe		
Grandview	\$ 2,542,000	
Secure Entry		
Door monitor		
Hardening Glass		
Zone Separation		
Visual Alert Strobe		
High School	\$ 4,247,000	
Secure Entry (East and North)		
Door monitor		
Security Glass Upgrade		
Security Glass		
Security Film		
Zone Separation		
Alert Strobe		

MAINTENANCE/IMPROVEMENTS

\$ 37,023,000

Hilltop Maintenance

\$ 4,338,000

Areas to be addressed include:

Mill & Overlay North Shared Parking Lot

Replace Remaining Original Building Windows

Replace Carpet in Various Rooms not replaced in 2011

Replace Interior Doors & Hardware Throughout

Replace Existing Galvanized Steel Domestic Water Distribution Systems with New Copper Piping

Boiler Plant Piping Modifications & Labeling

Replace Existing Primary Boiler Plant with High Efficiency Condensing Boilers

Replace AHU-1

Replace AHU-2

Replace AHU-3

Replace MAU-1

Replace Remaining Transfer Fans and Exhaust Fans Past Usable Life

Add Dehumidification to Gym

Replace Electrical Service

Replace Electrical Panels (14 panels)

Resurface Hard Surface by Playground

Shirley Hills Maintenance

\$ 2,058,000

Areas to be addressed include:

Replace Interior Doors & Hardware Throughout

Exterior Façade Repairs

Replace Galvanized Domestic Hot and Cold Water Distribution Systems with New Copper Piping

Replace Underground Piping

Replace MAU-1

Replace CRAC Unit Serving Elevator Equip Room

Grandview Maintenance

\$ 3,775,000

Areas to be addressed include:

Replace Lockers Throughout

Replace Interior Doors & Hardware Throughout

Replace Small Gym Flooring

Entry Canopy & ADA Ramp Rebuild

Small Gym Renovations

Replace Display Cases with Cork Board

Replace Domestic Water Softener

Replace Galvanized Domestic Hot and Cold Water Distribution Systems with New Copper Piping

Provide AHU to Ventilate Kitchen

Remodel Media Center

Media Center and Flex Area Furniture

High School Maintenance Priorities	\$	16,067,000
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Areas to be addressed include:

Gym Roof Replacement

Replace Interior Doors & Hardware Throughout

Replace Gym Bleachers, Curtains, Sound System & Add School Pride, repaint

Provide Cooling Coil for Dehumidification in AHU S-1 (Pool Unit)

Replace Insulation on Outside Air Duct for AHU S-1 (Pool Unit)

Replace the Steam Plant with New High Efficiency Hot Water Plant

Replace Galvanized Domestic Hot and Cold Water Distribution with New Copper Piping

Replace All Aging Mechanical Equip Past Usable Life (Exhaust Fans, Transfer Fans, etc)

Replace AHU S-4 with Constant Volume Unit

Replace AHU-1

Replace AHU S-6

Replace AHU S-7

Replace AHU S-8

Replace AHU S-10

Replace AHU S-11

Replace AHU S-12

Replace AHU S-13

Replace Sewer Piping

Pool & WAC/PAC Condensing Boiler

Replace Final Phase of Electrical Upgrades (Panelboards and Feeders)

Bus Garage Maintenance	\$	218,000
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Areas to be addressed include:

Miscellaneous Tuckpointing

Bus Garage Site Lighting

Electrical Panel Replacement

Campus Maintenance

Tennis Court Rebuild	\$	2,568,000
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Update Field #12 to Stadium	\$	6,715,000
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Thaler Modifications	\$	709,000
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JV Baseball Field Upgrades	\$	575,000
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Note: See campus diagram for areas of renovation

High School Redesign

\$ 47,117,000

High School Remodel

\$ 47,117,000

ML Addition (14,800 sf)

Classrooms (Special Education, Regular Education, Circulation/Collaborative/Flex Space)

Vocational Space (Machining, Manufacturing)

Cafeteria

Secured Entrance Courtyard

Storage

LL Addition (18,250 sf)

Classrooms (Special Education, Regular Education, Circulation/Collaborative/Flex Space)

Vocational Space (Nursing, EMT)

Fitness/Athletic Storage/Circulation

Storage

ML Renovation (86,200 sf)

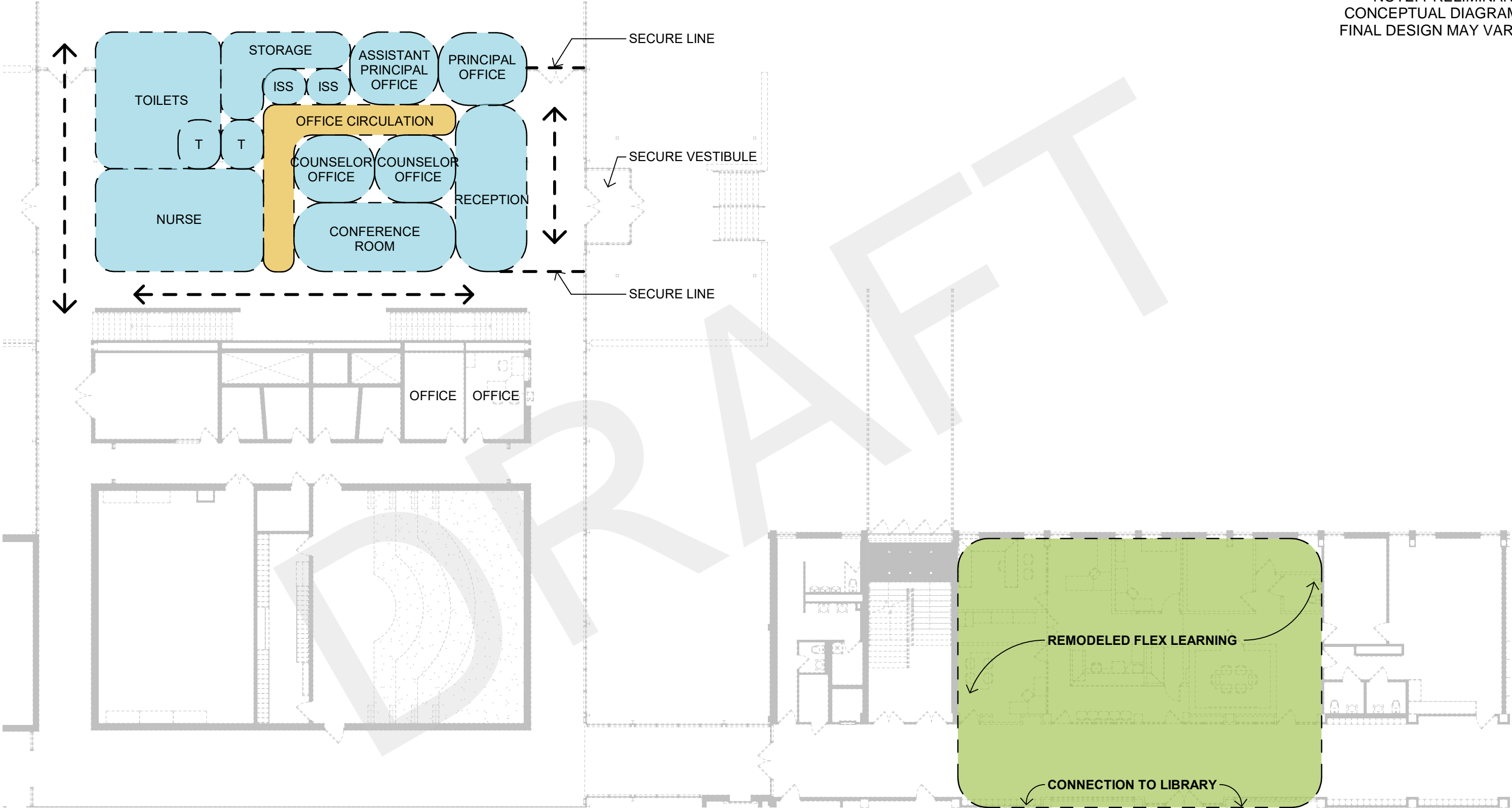
LL Renovation (63,500 sf)

Note: See diagram for areas of renovation

Grand Total: \$ 91,500,000 \$ 91,500,000



NOTE: PRELIMINARY
CONCEPTUAL DIAGRAM.
FINAL DESIGN MAY VARY



1 SECURE ENTRY BUBBLE DIAGRAM

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CONCEPTUAL DIAGRAM.
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12 TENNIS COURTS
40-60 PARKING SPOTS
SPECTATORS SEATING
LIGHTS AND STORAGE



RECONSTRUCTED TRACK
NEW SYNTHETIC TURF FIELD
NEW HOME BLEACHERS
NEW VISITOR BLEACHERS
NEW PRESS BOX
NEW SOUND SYSTEM
NEW LIGHTS

NEW SCOREBOARD
NEW GOAL POSTS
NEW FIELD EVENTS
NEW PLAZA
NEW STORAGE SHED
100-125 EXPANDED
PARKING SPOTS

STADIUM

STUDENT PARKING

ACCESS TO INDOOR
TOILET ROOMS AND
CONCESSIONS

THALER
ARENA

HIGH SCHOOL

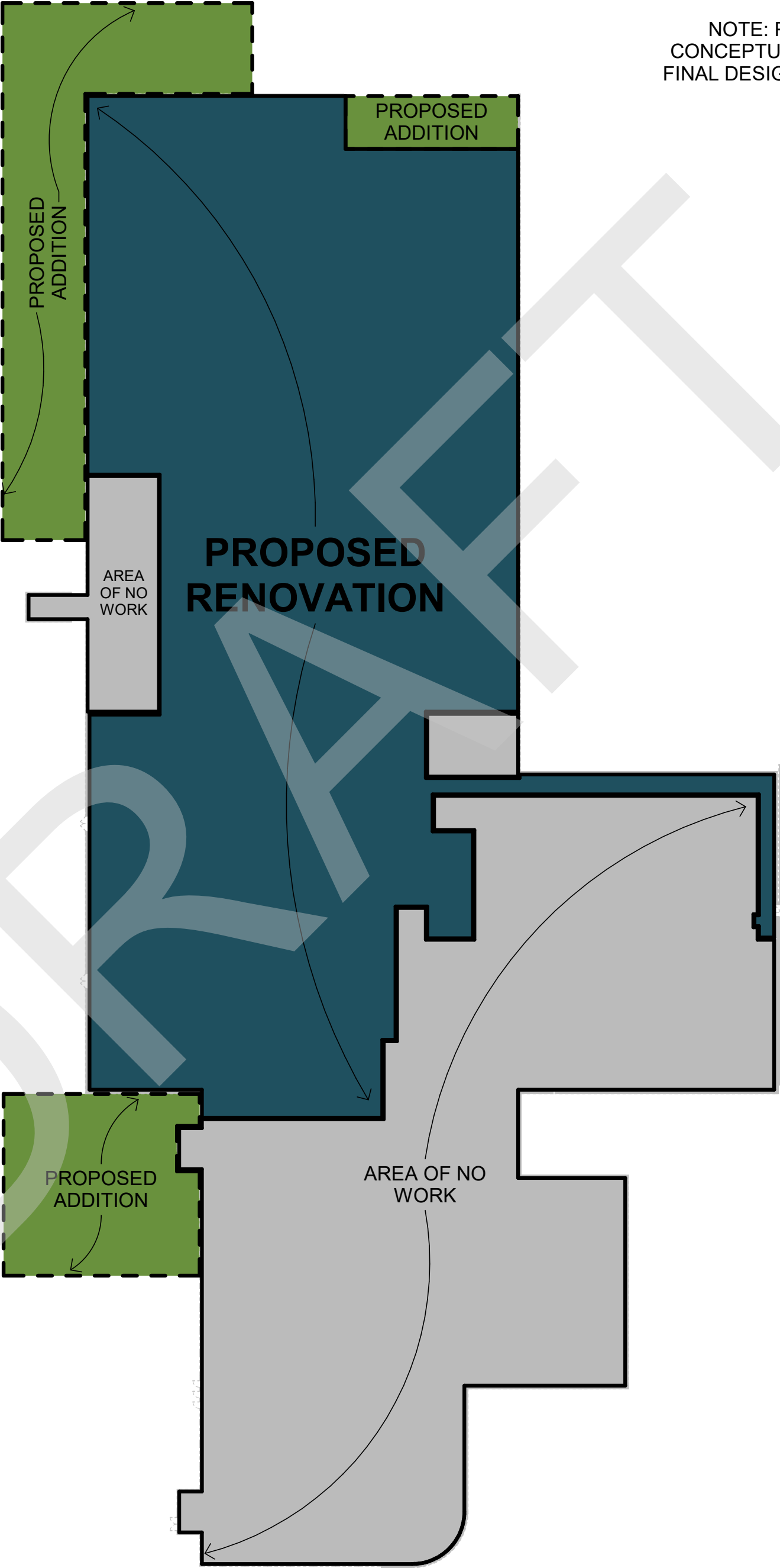
JV BASEBALL

HILLTOP

NEW IRRIGATION
NEW BACKSTOP
RECONSTRUCTED
INFIELD
GRASS OUTFIELD
REGRADE LEFT FIELD
ADA PATH TO FIELD



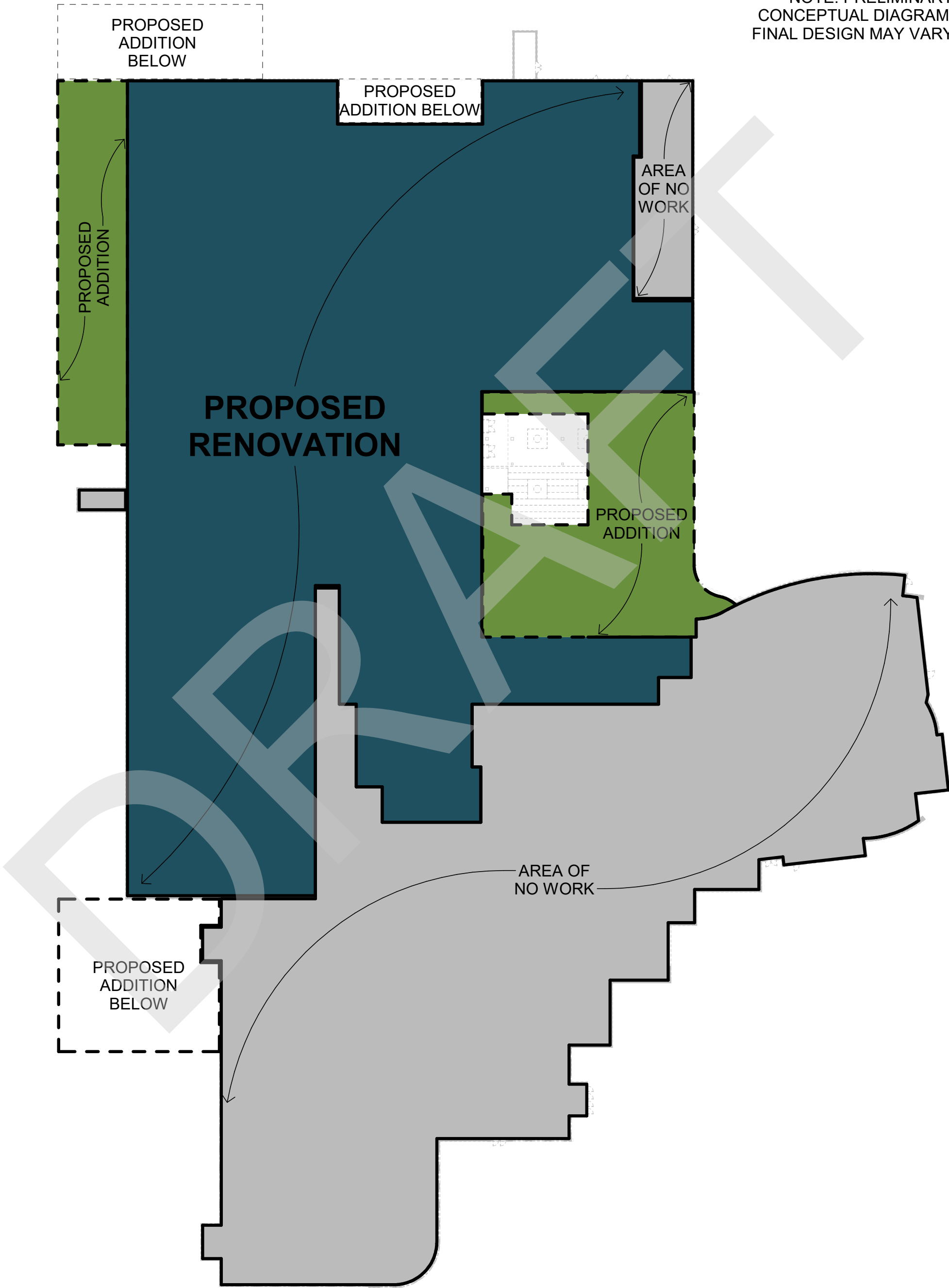
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LOWER LEVEL DIAGRAM



NOTE: PRELIMINARY
CONCEPTUAL DIAGRAM.
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MAIN LEVEL DIAGRAM