



Excellence. For each and every student.

BOARD OF EDUCATION

Working Meeting - Monday, November 3, 2025 - 7:00 PM
Creekside
16000 41st Ave N.
Plymouth, MN 55446

Minutes of Work Session Meeting

A Work Session Meeting of the Board of Education of Wayzata Public Schools was held Monday, November 3, 2025, beginning at 7:00 PM in the Creekside 16000 41st Ave N. Plymouth, MN 55446.

1. ROLL CALL/CALL TO ORDER	2
A. Finance and Operation Reports	
1. Facilities Presentation	3
2. ADJOURN	83



Board of Education
Regular Meeting – November 3, 2025

AGENDA SECTION: Call to Order

ITEM: Roll Call Attendance

COMMENTS BY: Milind Sohoni, Board Chair

	PRESENT	ABSENT
Heidi Kader	_____	_____
Sheila Prior	_____	_____
Sarah Johansen	_____	_____
Paras Bhende	_____	_____
Valentina Eyres	_____	_____
Dan Ginestra	_____	_____
Milind Sohoni	_____	_____
Chace Anderson, ex-officio	_____	_____



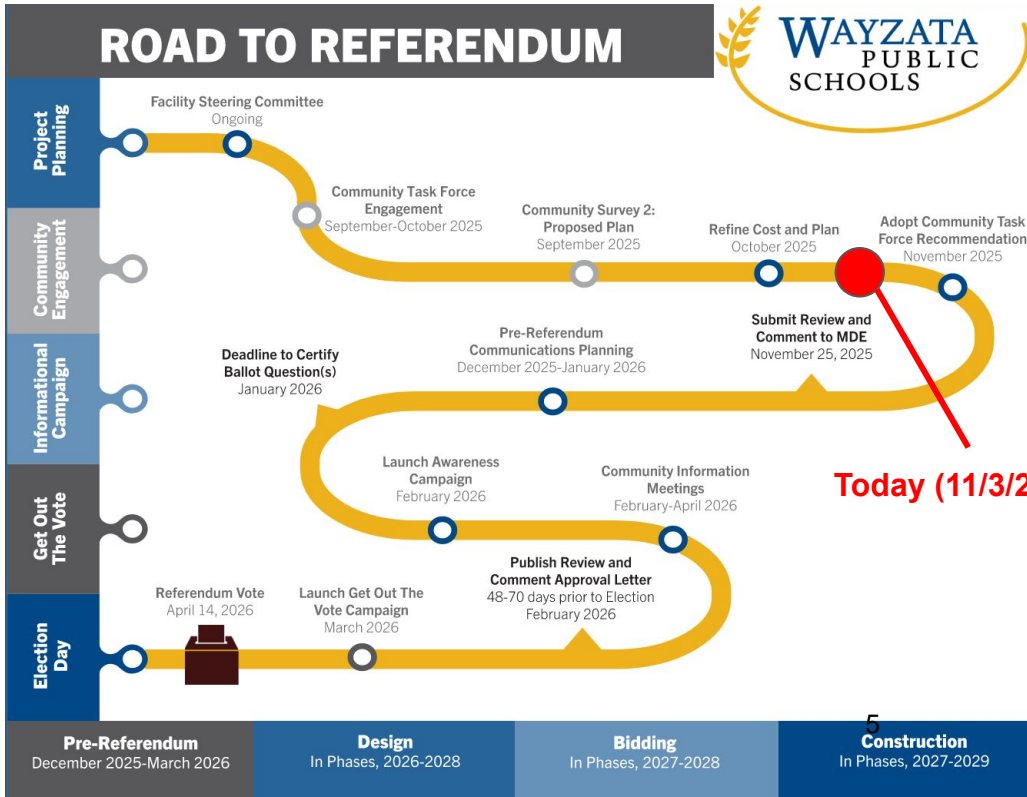
Facilities Update: Recommendation from Task Force & District Leadership

School Board Work Session
November 3, 2025

Planning Process & Timeline

- The Facilities Steering Committee and Strategy Leadership Team have been reviewing facilities needs related to projected enrollment growth for over a year, including intensively over the summer to prepare for Task Force
- Wold and Kraus-Anderson have been assisting with test-fits and concept budgets for ideas brainstormed thus far
- Updates to School Board occurred on June 23 and August 25

Planning Process & Timeline



- Review & Comment Period by MDE: 120 days = **Board action before submission on November 25, 2025**
- Design and construction would be phased - some projects are dependent on each other, and also to support operations / not having too many sites under construction at once

Facilities Process - Overview of SLT (pre-Task Force)

SLT has been having focused meetings over the course of summer 2025 to study enrollment projections, review available building capacity, and evaluate needs across all of the facilities of Wayzata Public Schools. Wold and Kraus-Anderson have been attending as resources to inform building solutions and recommended budgets / timelines.

Meeting Dates & Focused Agenda Items

- June 24, 2025 - Review enrollment projections and determine planning targets, recap Community Survey from Spring 2025
- July 15, 2025 - Discuss solutions to address capacity challenges based on enrollment projections and create decision-making model
- July 29, 2025 - Review of solutions ideas to address capacity challenges, consideration of other educational adequacy topics that have been identified
- August 14, 2025 - Evaluation of solutions ideas against decision-making model, early cost estimates review, preparation of Board update & Task Force
- August 26, 2025 - Debrief Board Work Session and preparation for Task Force & upcoming community survey

Community Task Force on Facilities Charge

About the Community Task Force on Facilities

The Community Task Force on Facilities will review key data, explore potential options, and develop a recommendation for addressing the district's long-term facility needs. This recommendation will be presented to the Superintendent and will help inform a proposal to the Wayzata School Board.

Commitment & Timeline

The Task Force will meet on the following dates from 6:30 - 8 p.m. at the District Service Center:

Wednesday, September 17

Wednesday, October 1

Wednesday, October 8

Thursday, October 23

Goal

Submit a recommendation by late October 2025.

Support

Members will receive background materials and research. District staff, along with architects and construction partners from the District Facilities Steering Committee, will be present to facilitate the meetings and provide expertise and answer questions.



Community Task Force on Facilities - Goals

- 15–20 members representing a diverse cross-section of district perspectives.

Members drawn from:

- Citizens Finance Advisory Council
- Curriculum, Instruction & Technology Advisory Committee
- Community Ed Advisory Council
- District Liaison Committee
- Early Learning Parent Advisory Committee
- Special Education Advisory Council
- Wayzata Indigenous Advisory Committee

Community Task Force on Facilities

Heather Barghini

Kelley Barrett

Peter Bucka

Adrienne Burns

Diana Chauvin

Richard Duffy

Tony Engebretsen

Sarah Haag

Bonita Lucky

Marcus Magy

Renee Munoz

Muthu Periakaruppan

Rod Peterson

Casey Schleisman

Denise Silva

Jessie Sorensen

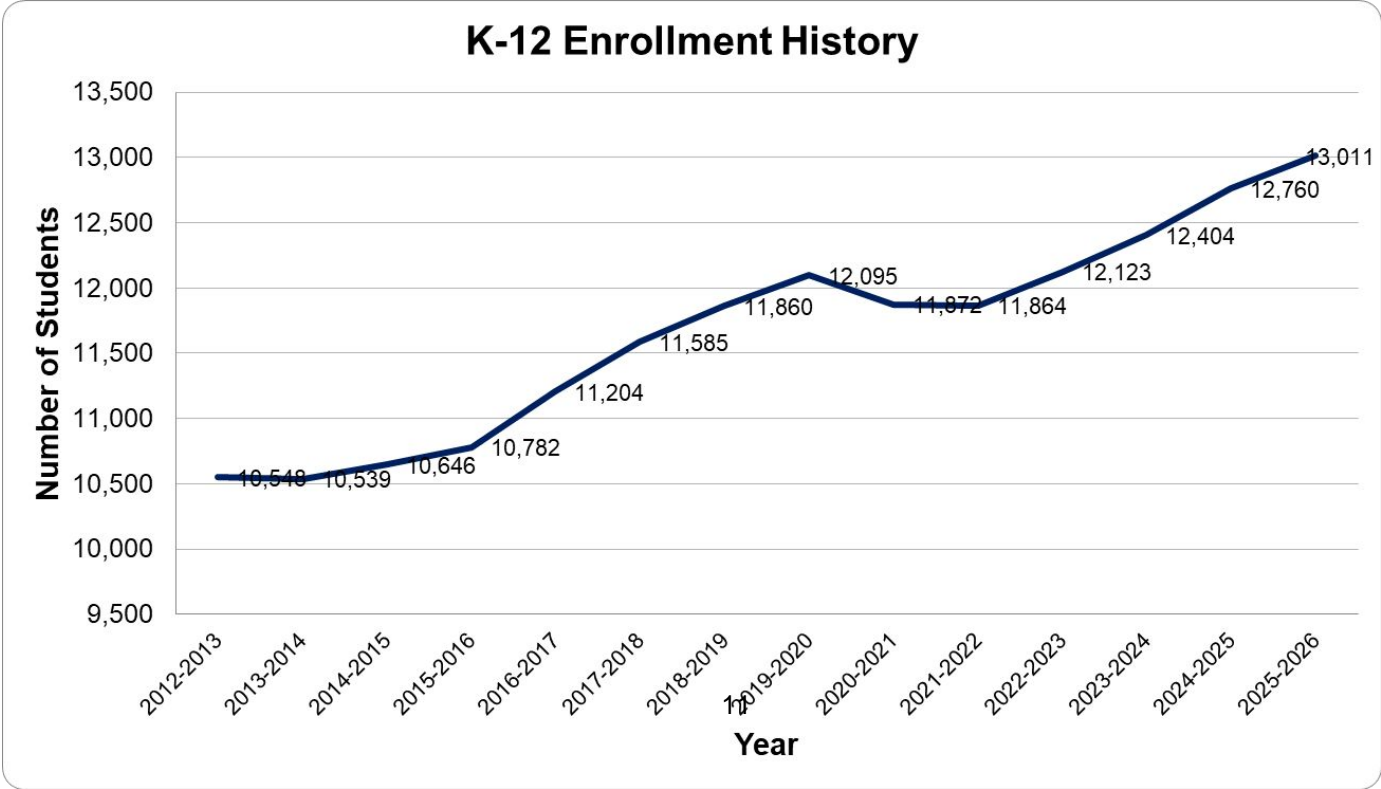
Allana Walsh

Peggy Weaver

Task Force Meeting #1 Agenda

- Introduction and Meeting Norms
- Overview of Planning Process & Timeline
- Overview of District Facilities (site plans, current enrollment, programs)
- Current Capacity of District Facilities
- Overview of District Enrollment History and Facilities Responses
- Enrollment Projections
- Questions & Discussion

District-wide K-12 Enrollment History



Major WPS Facilities Projects 2012 – Present

2013

- Additions to Oakwood, Sunset, and Greenwood Elementary Schools for all day kindergarten additions

2014

- Passage of Bond Referendum to fund Meadow Ridge Elementary School, addition to Wayzata High School & other various projects

2015

- Purchase of Elm Creek Building for Wayzata Transition

2016

- Early Learning School moves out of Central Middle School into leased space
- Teaching & Learning, Special Education, and Community Ed departments move out of Central Middle School into leased space on 16th Avenue in Plymouth
- Addition to Wayzata High School complete/opened
- Meadow Ridge Elementary School complete/opened, addition in progress

Major WPS Facilities Projects 2012 – Present

2017

- Passage of Bond Referendum to fund North Woods Elementary School, media center work, & site work
- Addition to Meadow Ridge Elementary School complete/opened

2018

- Purchase of land in Medina for future school needs

2019

- North Woods Elementary School completed/opened
- Purchase of Highway 55 Warehouse as districtwide storage, receiving, and Welcome Center
- Lease ends on 16th Avenue Building. Teaching & Learning, Special Education, and Community Ed departments moved to leased space on County Road 101

Major WPS Facilities Projects 2012 – Present

2020

- Early Learning School (addition to Oakwood Elementary School) complete/opened, eliminating all leased space in the District
- Teaching & Learning, Special Education, and Community Ed departments housed on second floor of Early Learning School

2021

- Adult Basic Education moves from leased space to the second floor of Early Learning School

2022

- Purchase of property north of Plymouth Creek Elementary School (Creekside building) for training space, School Board meetings, also served as temporary space for administration

Major WPS Facilities Projects 2012 – Present

2023

- Transition program moves into former District Administration Building
- Purchase of District Service Center with remaining bond funds, bringing all administration together to allow the Early Learning School, Wayzata Transition, and Central Middle School to grow

District-wide K-12 Capacity (2025-26)



Elementary Schools



Middle Schools

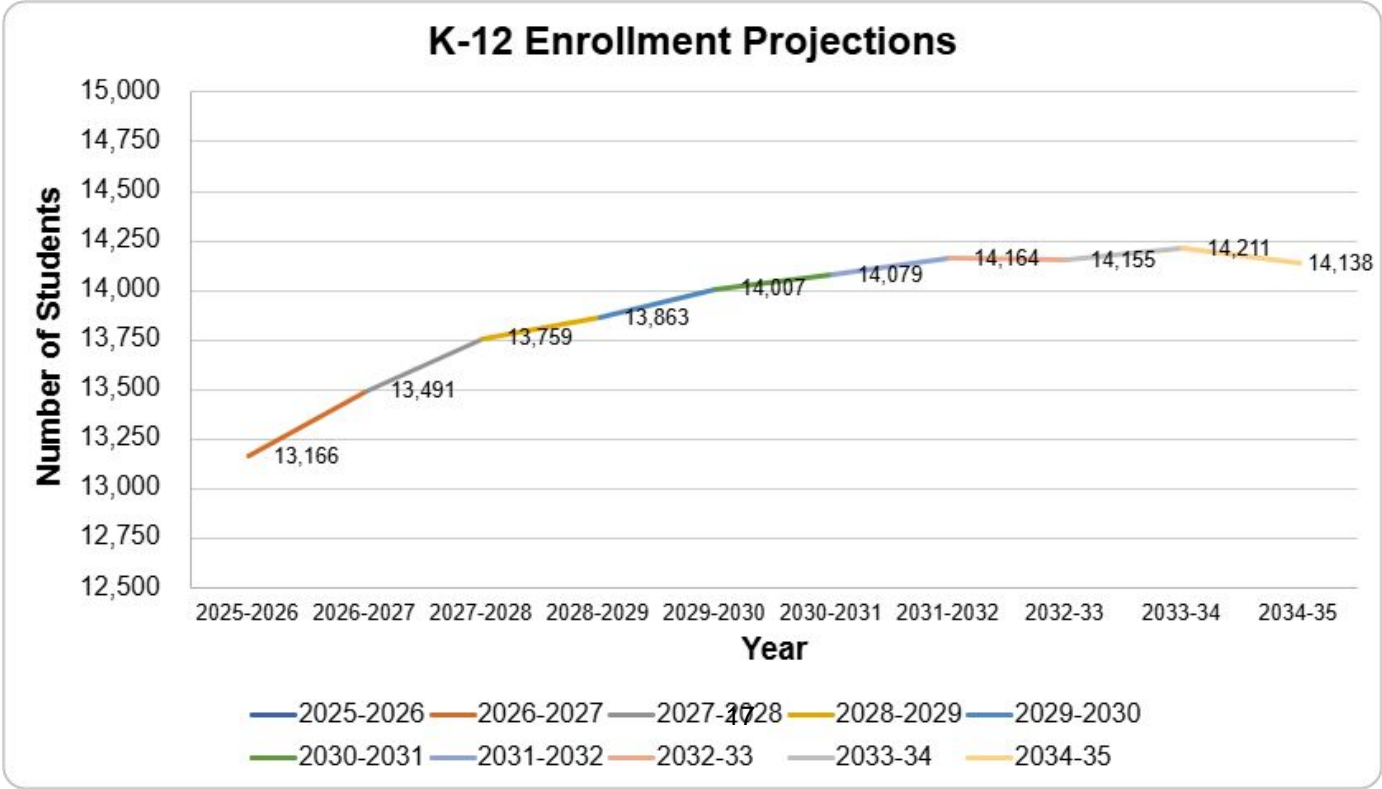


High School



Total

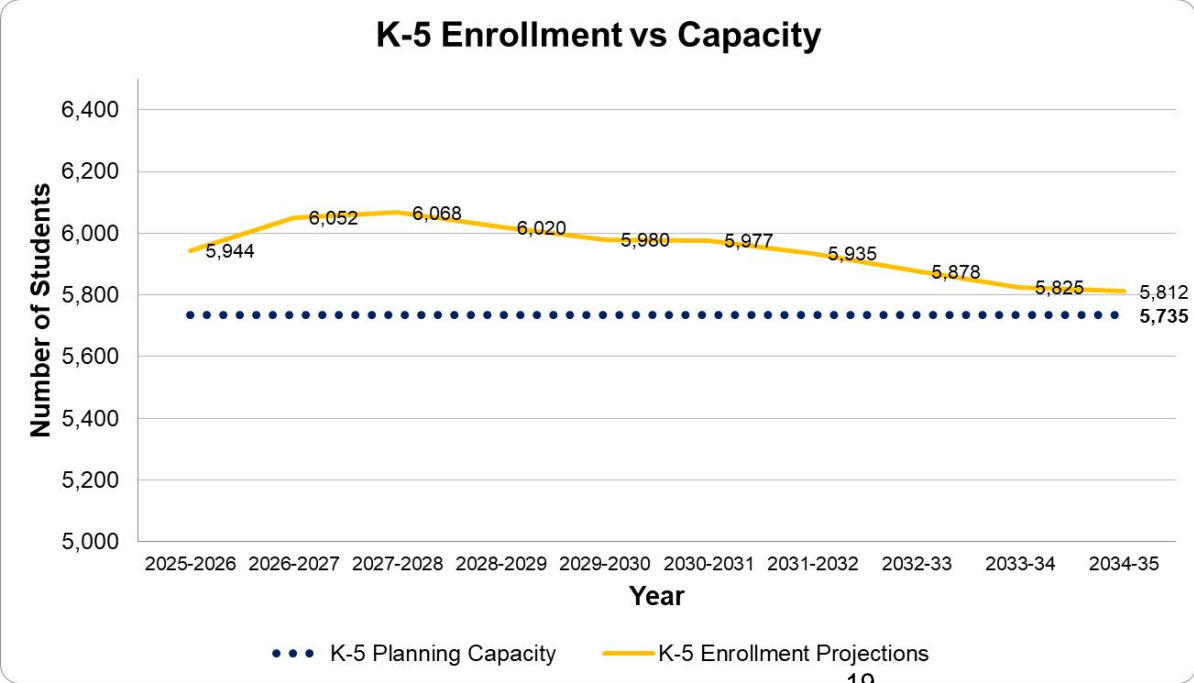
District-wide K-12 Enrollment Projections



WPS is projected to
exceed available
building capacity at
all grade levels by
2027-2028 school year

- District has conducted multiple enrollment projection studies and has used an average of all of their findings to plan around
- The District evaluates building capacity annually in collaboration with building principals and leadership

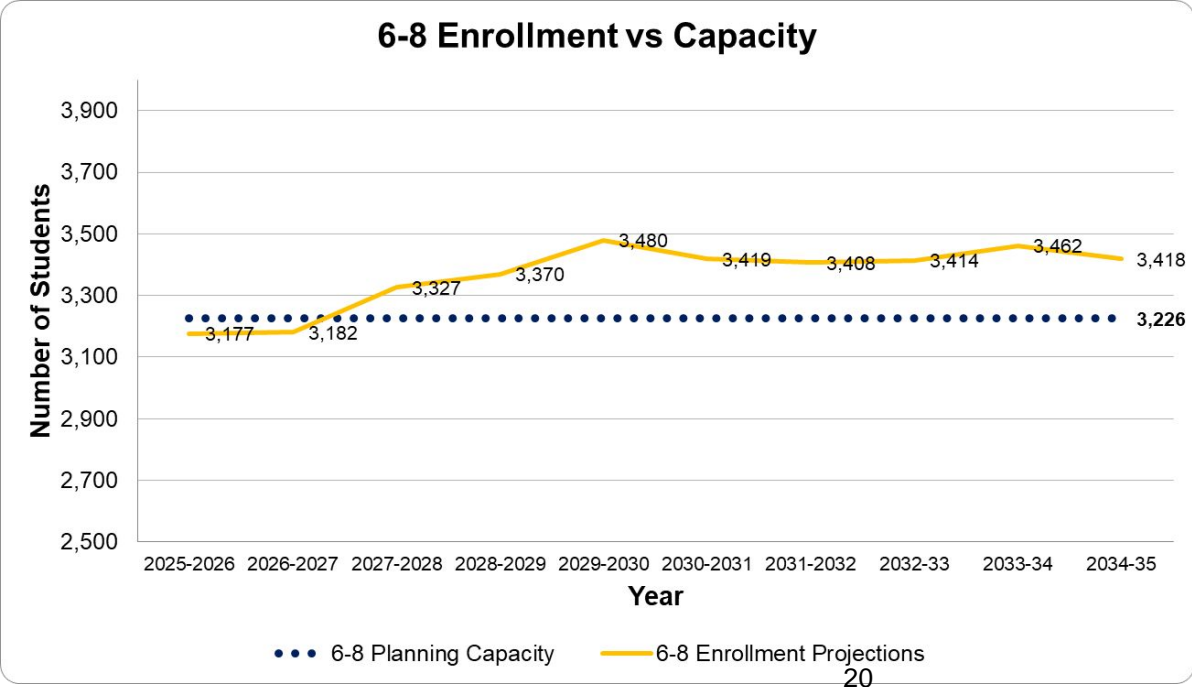
Enrollment vs Capacity - Elementary School Level



- Districtwide available capacity at 90% use is 5,735 students
- Average of enrollment projections shows K-5 enrollment ranging from 5,812 - 6,068 students
- 6,675 seats needed to support having 10% available capacity for programming and changes

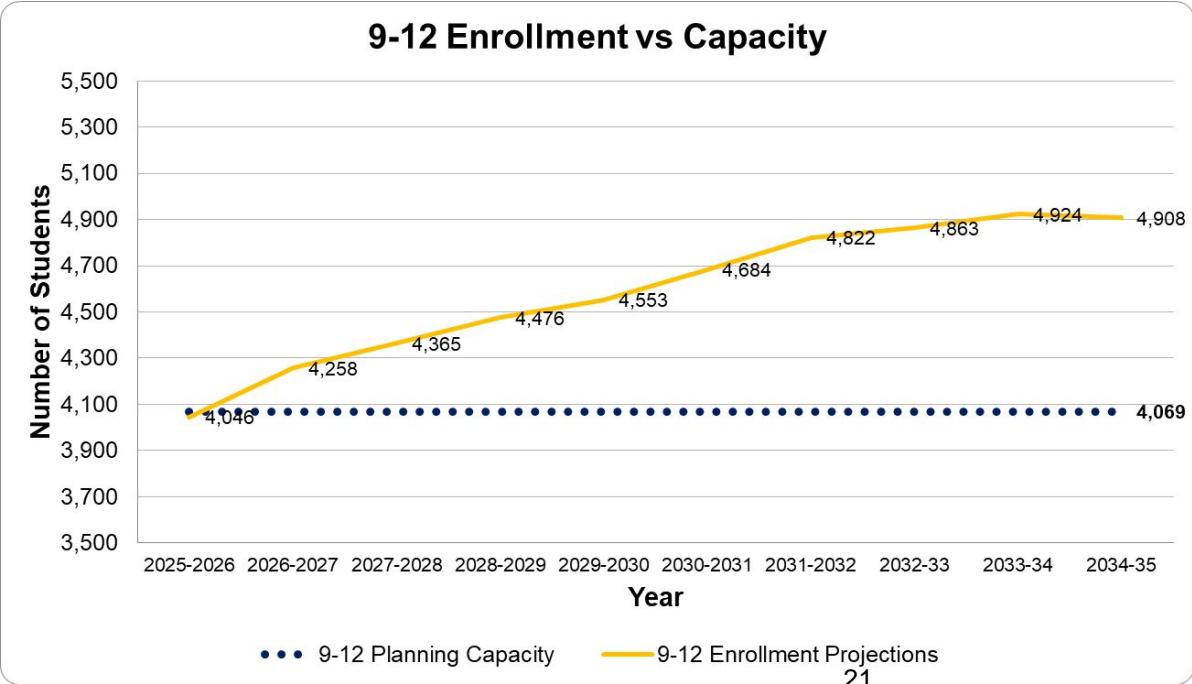


Enrollment vs Capacity - Middle School Level



- Districtwide available capacity at 87.5% use is 3,226 students
- Average of enrollment projections shows 6-8 enrollment ranging from 3,177-3,480 students
- CMS is over recommended maximum size (recommendation would be to reduce student enrollment to around 1,200)

Enrollment vs Capacity - High School Level



- Districtwide available capacity at 87.5% use is 4,069 students
- Average of enrollment projections shows 9-12 enrollment ranging from 4,046 - 4,924 students



Task Force Meeting #2 Agenda

- Thoughts Since Last Meeting?
- Safety and security needs
- Other needs as a growing school district
- Solutions to address growth needs
- Potential scope draft diagrams
- Next Steps

Safety and Security Needs

- Philosophy around security in Wayzata Public Schools
 - Hardware, software, supports, and action plans work together as a system
 - **Balance of warm/welcoming and secure/safe**
- There are always new options available with new features, and existing systems run out of useful life/ability to be supported
- The District Future-Focused Physical Security Framework Recommendations:
 1. Intelligent Access Control & Entry Screening
 2. Layered Building & Site Protection
 3. Site Unified Emergency Communication & Mass Notification

Intelligent Access Control & Entry Screening

Our goal is to maintain a single, secure point of entry at each school to ensure we know who is in our buildings at all times.

- **Digital Video Intercom System:** Installing high-definition video intercoms that allow office staff to visually identify and communicate with visitors before remotely unlocking the exterior door when needed.
- **Expanding Electronic Access Control:** Deploying and expanding the district-wide electronic access control system using key cards or mobile credentials for all staff.
- **Visitor Management System:** Updating the VMS system to check visitors against national databases, print identification badges, and provide accurate records of who is on campus.
- **Advanced Video Surveillance:** Continue upgrading and expanding the site's camera system with comprehensive coverage of exteriors, parking lots, and key interior hallways.

Layered Building & Site Protection

We will harden our facilities and leverage design principles to make our sites less of a target. Every classroom should be a safe haven. We will empower staff to secure their spaces instantly

- **Classroom Doors:** Updating classroom doors with code-compliant security locks that allow staff to secure the door from the inside, instantly, without a key or stepping into the hallway.
- **Instant Response Triggers:** Installing clearly marked duress buttons and lockdown buttons that integrate directly with the **Unified Communication System** to initiate building-wide security protocols.
- **Perimeter Security:** Installing physical deterrents to control campus access and protect building entrances.

Site Unified Emergency Communication & Mass Notification

Site Unified Emergency Communication & Mass Notification

This system connects our physical security measures to our staff and students, ensuring clear, timely, and accessible instructions during any event.

- **District-Wide IP Notification Platform:** Upgrading from outdated analog PA systems to a modern, network-based communication platform. This allows for instant, building-specific, or district-wide announcements and alerts from any authorized computer or phone.
- **Multi-Modal Alerting:** Ensuring emergency messages are broadcast through multiple channels simultaneously. This includes **audible** and **visual alerts**. This multi-modal approach is critical for reaching individuals who are deaf or hard of hearing and is an essential component of ADA compliance.
- **Seamless Systems Integration:** A communication platform that connects all our other security systems.

Classroom & Occupant Safety

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Plymouth Creek Site Safety



- District has relied on parking at Creekside to have adequate parking for staff and visitors
- Buses have to park on narrow fire lane behind building - different from all other buildings
- Land at Creekside makes creating a bus loop a possibility

Other Needs as a Growing School District

- Adequately sized kitchens to prepare and serve food for students
 - Requires off-site preparation and transportation
 - Desire for consistent experience across all buildings in menu offerings and quality
- Access to swimming pool facilities
 - Lease with Lifetime
- Flexible Learning Spaces with furniture replacement across Middle Schools
- Early Learning School Space

Which sites have inadequately sized kitchens?

- Birchview Elementary School
- Greenwood Elementary School
- Sunset Hill Elementary School
- East Middle School
 - *Cafeteria space undersized as well*

Inadequate Kitchen / Cafeteria - Comparison

Building	Current Kitchen Size	Recommended Size
Birchview ES	220 SF (spills into cafeteria space)	1,800 - 2,400 SF
Greenwood ES	400 SF (spills into cafeteria space)	1,800 - 2,400 SF
Sunset Hill ES	330 SF (spills into cafeteria space)	1,800 - 2,400 SF
East MS	700 SF (spills into cafeteria space)	3,100 - 4,600 SF



Inadequate Kitchen / Cafeteria - Comparison



East Middle School Current Cafeteria Size	East Middle School Recommended Size
2,300 SF (including the space taken up by kitchen equipment / A La Carte that does not fit inside kitchen)	4,000 SF (15 SF per person, MDE Guideline; 800 students divided by 3 lunches, x 15)

Access to Swimming Pool Facilities

- 40 Year Lease from the time the High School was constructed (1996 - 2036)
 - Extendability of lease is at Lifetime's discretion
- Existing district facilities are not suitable for High School competitions
 - Lack of adequate spectator seating space
 - Diving, number of lanes
 - Temperature requirements vs. other users
- East Middle School pool used predominantly for community programming
- West Middle School pool used predominantly for synchronized swimming
- Considerations
 - Temperature and ventilation of the pool and environment
 - Scheduling flexibility

Early Learning Programming

- Overview of how early learning programming supports student success
- Early Learning School is attached to Oakwood Elementary School, and there is a PreK room in each Elementary school at minimum
- Correlation between attendance at PreK and continuing in the school district



Early Learning - Rationale for Additional Space

- Increased Demand for Early Childhood Education
- Growing ECSE Needs
- Increased Demand for Adult Basic Education
- New VPK Funding Opportunities
- Alignment with Strategic Goals
- Optimal Use of Space
 - Early Learning School 2nd floor was master-planned to be expandable
- Community Impact

Middle School Flexible Learning Spaces

- Updating of classroom furniture to support flexible teaching and learning methods has been an ongoing goal and process
- Extensive process has been created to have consistency across buildings
- Has been implemented at the Elementary Schools, but not yet at Middle Schools comprehensively
- Much of the furniture across all of our Middle Schools is past useful life and inflexible



Heavy, inflexible, and not space efficient

Elementary School Level Capacity Needs - Solutions Studied

Potential Solution	Description	Notes / Considerations
New Elementary School #10	New Elementary School to be built on District-owned land in Medina Capacity: ~900 students (need to plan for 10% flexibility) - similar to Meadow Ridge / North Woods	Need 6,675 seats district-wide (assuming 90% utilization) Have 5,735 today
Expansion of current Elementary School facilities	Add onto existing Elementary School(s) to address capacity needs	No buildings with adequate site space that would not put the building over 1,000 students Attendance area considerations

Middle School Level Capacity Needs - Solutions Studied

Potential Solution	Description	Notes / Considerations
New Middle School #4	New Middle School to be built on District-owned land in Medina Capacity: ~800 students, expandable	East: 800 students West: 800 students Central: 1,200 students +4th new 800 students = 3,600 seats
Expansion of East MS and West MS to address capacity needs	Add onto East Middle School and West Middle School to address capacity needs	East: 1,200 students West: 1,200 students Central: 1,200 students = 3,600 seats

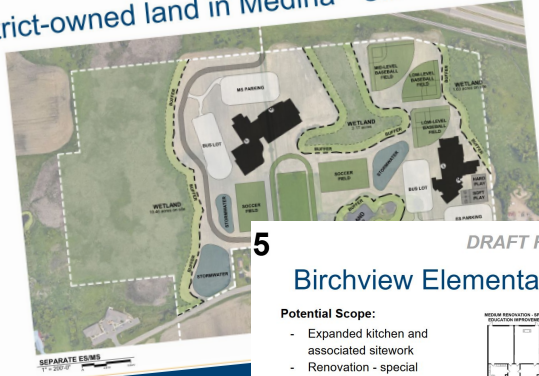
High School Level Capacity Needs - Solutions Studied

Potential Solution	Description	Notes / Considerations
Expansion of Wayzata High School as an addition	Expansion of WHS including relevant teaching spaces, specialized environments, dining, parking, etc. Additional capacity: 900 students	Discussion ongoing with City of Plymouth re: land
Expansion of Wayzata High School as a standalone building	Expansion of WHS including relevant teaching spaces, specialized environments, dining, parking, etc. Additional capacity: 900 students	Disconnected facility would mean security considerations and exposure to weather Discussion re: land would still apply

Potential Scope Diagrams

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DRAFT FOR TASK FORCE WORK District-owned land in Medina - Site Forces



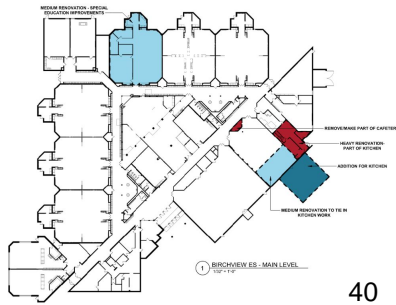
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DRAFT FOR TASK FORCE WORK Birchview Elementary School - Potential Scope

Potential Scope:

- Expanded kitchen and associated sitework
- Renovation - special education improvements
- Security and safety updates

RENOVATION/ADDITION SCOPE KEY	
	LIGHT RENOVATION: 0 SF TOTAL
	MEDIUM RENOVATION: 4,200 SF TOTAL
	HEAVY RENOVATION: 1,000 SF TOTAL
	ADDITION: 1,600 SF TOTAL

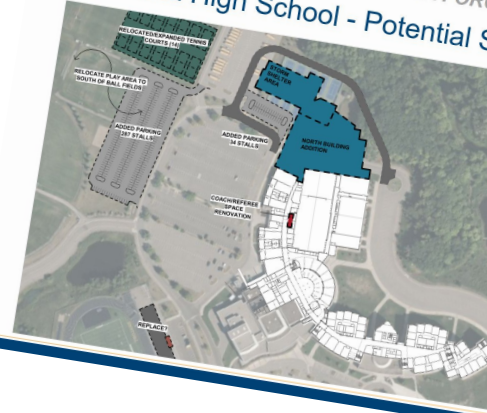


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DRAFT FOR TASK FORCE WORK Wayzata High School - Potential Scope



Potential Scope:

- Addition of classrooms and labs to support projected enrollment including sitework for parking, etc. - including COMPASS and advanced experiences
- Likely need additional land
- Renovations to modify current tech ed area, staff offices, media center, locker rooms, etc. to support additional students
- Renovation - special education improvements
- Security and safety updates
- Move and expand tennis courts (14)
- 8 lane pool with separate diving well



- All potential scope at each building was reviewed by Task Force

Small Group Exercise (in-person & digital)

Our group understands / recommends items for inclusion as presented

Our group has questions or needs more information on items for inclusion as presented

Our group has concerns or would struggle to recommend items for inclusion as presented

Task Force Meeting #3 Agenda

- Thoughts Since Last Meeting?
 - *Follow up topics*
- Community Survey Results: Morris-Leatherman Company
- Meeting 2 Small Group Activity / Digital Survey Follow Up
- Finances / Budgets
- Discussion
- Next Steps

Review of Meeting 2 Activity

- Task Force members in groups and individually asked questions about any proposed scope items that they wanted more information or clarification on, including:
 - SDC / Special Education renovations
 - Flexible learning spaces and importance of consistency across all Middle Schools
 - Overview of rationale for single High School
 - Storm Shelter requirements
 - Current facility usage for non K-12 schools



Creating the Overall Budgets



Wayzata Public Schools

DRAFT Overall Master Budget Spreadsheet

Assume 2027 Construction Start

10/7/2025	New Middle School		District Wide	Pool	Tennis	Transitions	High School	High School	High School	High School
Description	800 Students	New MS Traffic and Off-Site Improvements	Middle Schools FF&E	8 Lane	14 Courts	Restrooms at Transitions	CTE Spaces / Building	Open	Pressbox, 2000 Bleachers and RR at Athletic Fields	Parking Structure for Teachers
PROJECT REVENUE / FUNDING										
TOTAL PROJECT REVENUE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PROJECT AREA BREAKDOWN										# of Seats
New Construction GSF (New)	150,000					14	143,227			250
New Construction GSF (Additions)										
Storm Shelter (included in overall GSF above)	16,000			0	6		40,000			
New Construction										
New Construction (Pool, Kitchen, RR, specialized Space)				37,000			0		2,000	
Renovation GSF (Heavy)							200	29,212		
Renovation GSF (Medium)								0		
Renovation GSF (Light)								6,870		
Total SF	150,000	0	0	37,000	14	200	178,109	0	2,000	250
New	405			550	150,000		405	800	900	40,000
Heavy (or Storm)	100						500	100	225	225
Medium							125	125	150	
Light								75		
CONSTRUCTION COSTS										
New Construction (New)	\$ 80,750,000			\$ 20,350,000	\$ 2,100,000		\$ 58,008,930	\$ -	\$ 1,500,000	\$ 10,000,000
New Construction GSF (Additions)									\$ 1,800,000	
Storm Shelter	\$ 1,600,000						\$ 4,000,000			\$ -
Site Work - Mass Grading & Ponding or demo	\$ 4,000,000			\$ 2,500,000			\$ 5,000,000	\$ -	\$ 850,000	\$ 500,000
- New Roads 1/2 mile & Site Access	\$ 8,000,000						\$ 1,900,000			
- Parking and Walks (200,000 SF)	\$ 1,800,000				\$ 500,000		\$ 3,000,000			
- Play Fields & Tennis or Playground	\$ 6,000,000						\$ 6,100,000			
- Landscaping, irrigation & Fencing	\$ 1,300,000						\$ 800,000			
Renovation (Heavy)						\$ 700,000		\$ -	\$ -	\$ -
Renovation (Medium)							\$ 3,651,500		\$ -	\$ -
Renovation (Light)							\$ 833,750		\$ -	\$ -
Equipment for Kitchen Work or CTE or Ice							\$ 1,000,000			
Sustainability Enhancement (used 5% - could be 10)	\$ 6,875,000			\$ 2,285,000			\$ 5,800,994			
Deferred Maintenance / code upgrades / Tie-in							\$ -		\$ 2,000,000	
Value Engineering / Outsourcing Scopes of Work										
Owner Contingency	\$ 4,508,300	\$ -	\$ -	\$ 1,258,750	\$ 130,000	\$ 20,000	\$ 4,569,644		\$ 385,000	\$ 525,000
Remaining Contingency										
Pending Change Orders										
Executed Change Orders										
Construction Management										
General Conditions / Temp Conditions	\$ 3,605,040	\$ -	\$ -	\$ 1,005,400	\$ 78,000	\$ 8,000	\$ 3,655,710		\$ 118,500	\$ 315,000
CONSTRUCTION COSTS TOTAL	\$ 98,237,340	\$ -	\$ -	\$ 27,397,150	\$ 2,888,000	\$ 128,000	\$ 99,618,230	\$ -	\$ 4,463,500	\$ 11,340,000
SOFT COSTS	26%			25%	30%	40%	26%	25%	30%	25%

*Percent Face and Reimbursable

softed 1% for R&P

softed 1% for R&P

Overall Budget Process

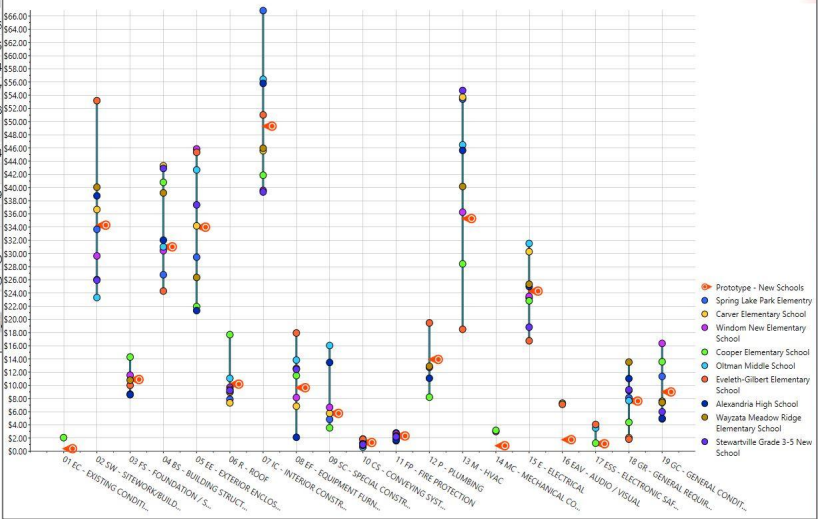
- Cost history...
 - Model-Logix software
- Based on site logistics and square footages
- Budgets include inflation

Examples of what is included project budgets

- Building costs & remodel costs
- Storm Shelter (if required)
- Mass grading, utilities and ponding (wetlands)
- Roads and Walks
- Playfields and landscaping
- Demolition for building tie-in
- Sustainable Design
- Contingencies
- Equipment, furniture and technology needs
- Testing and surveys
- Permits (State and Local)

Model-Logix for Estimating Tool (Cost History)

▼▲	Quantity	Total	Total Unit Cost	Quantity	Total	Total Unit Cost	Quantity	Total	Total Unit Cost	Quantity	Total	Total Unit Cost	Quantity	Total	Total Unit Cost	Quantity	Total	
1 - Cost of Work	120,000	\$33,591,805	\$279.93	97,500	\$27,070,606	\$277.65	112,000	\$30,991,091	\$276.71	77,090	\$22,075,363	\$286.36	94,000	\$25,585,835	\$272.19	207,800	\$60,446	
01 EC - EXISTING CONDITIONS	120,000	\$27,506	\$0.23							94,000	\$193,918	\$2.06						
02 SW - SITEWORK/BUILDING EARTHWORK	120,000	\$4,096,122	\$34.13	97,500	\$3,282,216	\$33.66	112,000	\$4,106,497	\$36.67	77,090	\$2,283,696	\$29.62	94,000	\$2,446,468	\$26.03	207,800	\$4,845	
03 FS - FOUNDATION / SOG	120,000	\$1,287,288	\$10.73	97,500	\$843,651	\$8.65				77,090	\$888,814	\$11.53	94,000	\$1,343,482	\$14.29			
04 BS - BUILDING STRUCTURE	120,000	\$3,701,435	\$30.85	97,500	\$2,609,169	\$26.76	112,000	\$4,849,354	\$43.30	77,090	\$2,345,411	\$30.42	94,000	\$3,833,994	\$40.79	207,800	\$6,442	
05 EE - EXTERIOR ENCLOSURE	120,000	\$4,059,762	\$33.83	97,500	\$2,869,823	\$29.43	112,000	\$3,827,682	\$34.18	77,090	\$3,534,770	\$45.85	94,000	\$2,062,269	\$21.94	207,800	\$8,867	
06 R - ROOF	120,000	\$1,202,360	\$10.02	97,500	\$768,298	\$7.88	112,000	\$821	\$0.00									
07 IC - INTERIOR CONSTRUCTION	120,000	\$5,898,052	\$49.15	97,500	\$6,516,081	\$66.83	112,000	\$5,106	\$0.00									
08 EF - EQUIPMENT FURNITURE	120,000	\$1,137,316	\$9.48				112,000	\$765	\$0.00									
09 SC - SPECIAL CONSTRUCTION	120,000	\$670,551	\$5.59	97,500	\$471,445	\$4.84	112,000	\$644	\$0.00									
10 CS - CONVEYING SYSTEMS	120,000	\$140,037	\$1.17	97,500	\$68,894	\$0.71	112,000	\$207	\$0.00									
11 FP - FIRE PROTECTION	120,000	\$259,793	\$2.16	97,500	\$270,630	\$2.78	112,000	\$176	\$0.00									
12 P - PLUMBING	120,000	\$1,652,206	\$13.77															
13 M - HVAC	120,000	\$4,216,616	\$35.14	97,500	\$5,207,783	\$53.41	112,000	\$6,014	\$0.00									
14 MC - MECHANICAL CONTROLS/INTEGRATED AUTOMATION	120,000	\$81,986	\$0.68															
15 E - ELECTRICAL	120,000	\$2,896,203	\$24.14	97,500	\$2,265,790	\$23.24	112,000	\$3,389	\$0.00									
16 EAV - AUDIO / VISUAL	120,000	\$192,100	\$1.60															
17 ESS - ELECTRONIC SAFETY & SECURITY	120,000	\$117,293	\$0.98															
18 GR - GENERAL REQUIREMENTS	120,000	\$894,673	\$7.46	97,500	\$790,463	\$8.11	112,000	\$230	\$0.00									
19 GC - GENERAL CONDITIONS	120,000	\$1,060,505	\$8.84	97,500	\$1,106,363	\$11.35	112,000	\$850	\$0.00									
2 - Markups	120,000	\$0	\$0.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	120,000	\$33,591,805	\$279.93	97,500	\$27,070,606	\$277.65	112,000	\$30,991,091										



Similar project experience and our technology, extensive cost database, trade partner relationships, and CM processes will help us establish a realistic budget for the District and manage it throughout the project

All Projects are Publicly Bid / Procured

Public Bidding

- Detailed work scopes for trade contractors
- Advertisements for bids
- Detailed plans and specifications
- Interview low-responsible bidders
- Recommend award of contracts to the administration team and school board

WS	Low Bid Contractor	Bid Amount			
01-J	Prime Construction	\$ 44,798			
03-A	Evenson Concrete Systems	\$ 794,000			
03-B	Wells Concrete	\$ 2,003,400	3-A/4-A	\$ 1,948,099	Axel Ohman Combined
04-A	J&K Masonry	\$ 830,000			
05-A	Construction Systems	\$ 362,583	Second low		
05-B	KMH Erectors	\$ 207,000			
06-A	Ebert	\$ 517,700			
07-F	Schwickerts	\$ 505,320			
07-H	Jackson & Associates	\$ 1,067,000			
08-A	Kendell	\$ 384,766			
08-D	No Bid	\$ 25,000			
08-F	Ford Metro	\$ 470,400			
09-A	Pietsch	\$ 359,615			
09-B	Commercial Flooring Services	\$ 348,722			
09-C	Palmer Soderberg	\$ 208,213			
09-D	Rickway	\$ 100,800			
09-F	H2I	\$ 91,160			
09-G	Wisconsin Terrazzo & Tile	\$ 191,720			
09-K	Admiral Coatings	\$ 318,980			
10-J	H&B Specialized Products	\$ 53,699	H2I	\$ 57,000	
11-K	H2I	\$ 94,000	H&B	\$ 97,600	
12-C	No Bid	\$ 180,000			
12-H	SAAFE	\$ 68,670			
13-A	Aqua Logic	\$ 3,215,000			
14-B	TK Elevator Corp	\$ 119,500			
21-A	Dynamic Fire Protection	\$ 114,850			
23-B	Javens Mechanical	\$ 4,471,500			
26-A	R&K Electrical	\$ 1,149,625	McMartin	\$ 1,334,000	
31-A	Dulas Excavating	\$ 519,500			
32-A	WW Blacktopping	\$ 84,677	Neilson (Combined)	\$ 229,000	32-A/32-B
32-B	Evenson Concrete Systems	\$ 75,000	Evenson	\$ 75,000	
32-F	Autumn Ridge Landscaping	\$ 59,596			
		\$ 19,036,794	\$ 22,230,372	\$ 3,193,578	Variance
			Estimate		

Between Meeting #3 and Meeting #4:

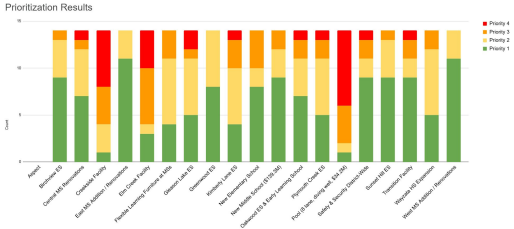
- Task Force members completed a prioritization exercise for potential scope items
- Request for input from Leadership Team about what to include
- Continued refinement of budgets & potential tax impact

Task Force Meeting #4 Agenda

- Thoughts Since Last Meeting?
 - *Follow up topics*
- Survey Results
 - Common themes with Leadership discussions
- Recommendation considerations from District Leadership
- Discussion
- Next Steps

Meeting #4 - Discussion Topics

- General consensus between Task Force and Leadership team about prioritization of projects
- Discussion about inclusion of pool as second question
- Any other potential funding sources / more cost effective ways to accomplish goals
- Pros/cons of a phased approach
- Importance of district-wide impacts
- Tax impact discussion



PRELIMINARY INFORMATION - FOR DISCUSSION ONLY

Wayzata School District, No. 284 October 28, 2023

Type of Priority	Proposed Cost	\$300,000		\$400,000		\$500,000		\$600,000		\$700,000		\$800,000	
		4.50%	4.75%	5.00%	5.25%	5.50%	5.75%	6.00%	6.25%	6.50%	6.75%	7.00%	7.25%
Residential	1,000,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Commercial	500,000	500	500	500	500	500	500	500	500	500	500	500	500
Industrial	200,000	200	200	200	200	200	200	200	200	200	200	200	200
Other	300,000	300	300	300	300	300	300	300	300	300	300	300	300
Total	2,000,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000

\$27.60 / month
\$35.25 / month
\$43 / month
\$50.75 / month

\$23.83 / month
\$27.33 / month
\$31.91 / month
\$38.58 / month

\$24.75 / month
\$29 / month
\$33.91 / month
\$39.25 / month



District Leadership & Task Force

- Adequate capacity for all students is a top priority
- Essential program or experience alignment = same experience for everyone
- Essential program or experience enhancement = an improvement that would level up everyone
- Goal to work on project scopes to accomplish as much as possible system-wide while staying within a reasonable tax impact
 - Recommendation discussed with Task Force to stay between \$25-\$30/month for average household

Recommendation Summary

Q1 - Renewal of Tech Levy (not discussed by Task Force)

Q2 - Bond Question 1

- Safety & Security District-wide
 - o Hardware & software improvements
 - o Plymouth Creek Site Safety
- Adequate Capacity at all grade levels
 - o Elementary School #10
 - o Middle School #4
 - o Wayzata HS Addition
 - o ELS Buildout
- Program / Experience Enhancements to create consistency across the District
 - o Flexible learning spaces at Middle Schools
 - o Adequate kitchen & cafeteria space
 - o Adequate gymnasium space
 - o Special Education renovations

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Q3 - Bond Question 2 (contingent on Bond Q1)

- 8 lane pool with separate diving well

**Q2 - Bond
Question 1
\$465M**

**Q3 - Bond
Question 2
\$31.2M**

Estimated Tax Impact from Proposed Projects



Tax Impact 26a - Wayzata.xlsx

Wayzata Public School District No. 284

Analysis of Tax Impact for Potential School Building Bond Issue
April 2026 Election

October 29, 2025

Authorized Bond Issue Amount		Question 1 \$465,000,000		Question 2 \$31,000,000		Both Questions \$496,000,000	
Type of Property	Estimated Market Value	Estimated Impact on Annual Taxes Payable 2027 compared to 2026*					
		Annual	Monthly	Annual	Monthly	Annual	Monthly
Residential Homestead	\$200,000	\$87	\$7	\$12	\$1	\$99	\$8
	300,000	142	12	20	2	162	14
	400,000	197	16	27	2	224	18
	500,000	252	21	35	3	287	24
	550,000	285	24	39	3	324	27
	600,000	316	26	44	4	360	30
	650,000	348	29	48	4	396	33
	700,000	380	32	53	4	433	36
	800,000	443	37	61	5	504	42
	900,000	506	42	70	6	576	48
1,000,000	569	47	79	7	648	54	
Residential Non-Homestead Multi Unit and Apartments	\$500,000	\$316	\$26	\$44	\$4	\$360	\$30
	1,000,000	633	53	88	7	720	60
	2,000,000	1,265	105	175	15	1,440	120
	3,000,000	1,898	158	263	22	2,160	180
	5,000,000	3,163	264	438	36	3,600	300
Commercial/ Industrial #	\$500,000	\$292	\$24	\$40	\$3	\$332	\$27
	1,000,000	607	51	84	7	691	58
	2,000,000	1,237	103	171	14	1,408	117
	5,000,000	3,129	261	473	36	3,561	297

* Estimated tax impact includes principal and interest payments on the new bonds. The amounts in the table are based on school district taxes for bonded debt 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 Wayzata. 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.

Average Value Home:
\$650,000

Bond Q1
\$465M

\$348 / year \$29 / month

Bond Q2
\$31M (contingent on Q1)

\$48 / year \$4 / month

Both Bond Q1 and Q2
\$496M

\$396 / year \$33 / month



Proposed Scope Diagrams by Building / Site

*Draft - Scope diagram only
Design process after a
potential referendum*

District-owned land in Medina - Proposed New ES #10 and New MS #4

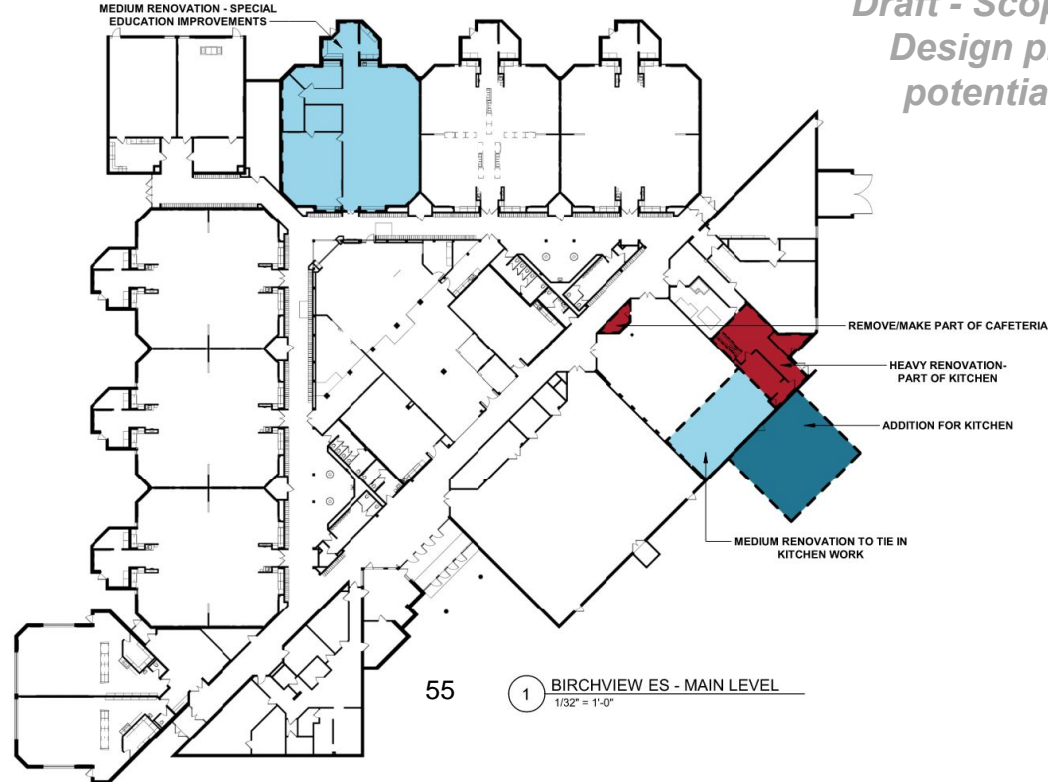
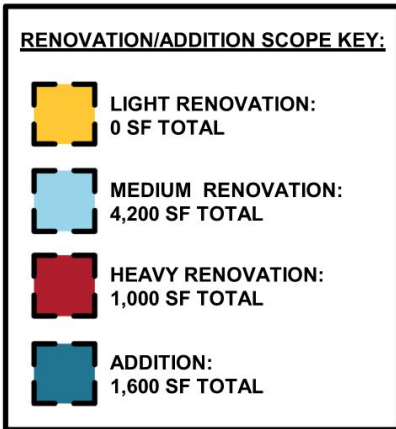


Birchview Elementary School - Proposed Scope

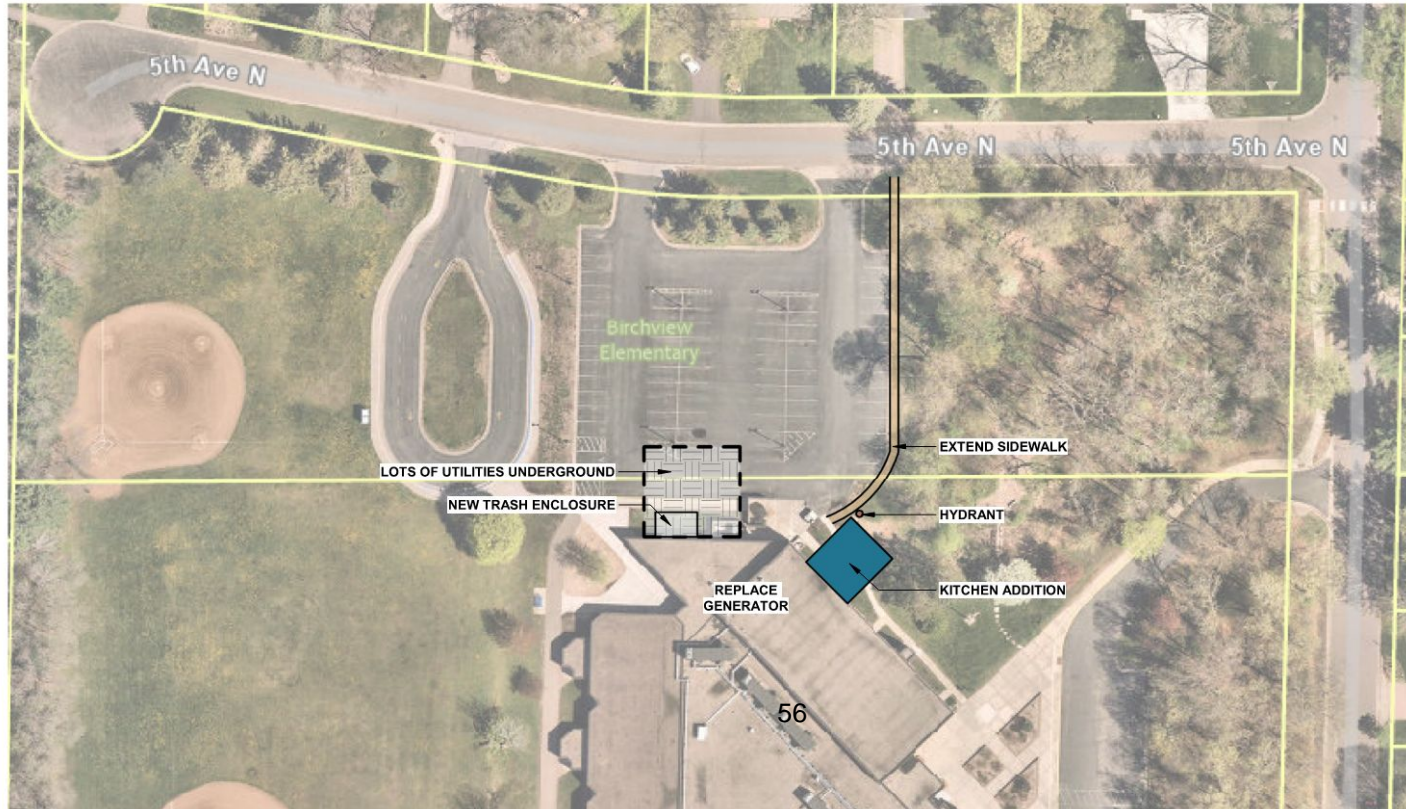
Proposed Scope:

- Expanded kitchen and associated sitework
- Renovation - special education improvements
- Security and safety updates

*Draft - Scope diagram only
Design process after a
potential referendum*







Birchview Elementary School - Proposed Scope

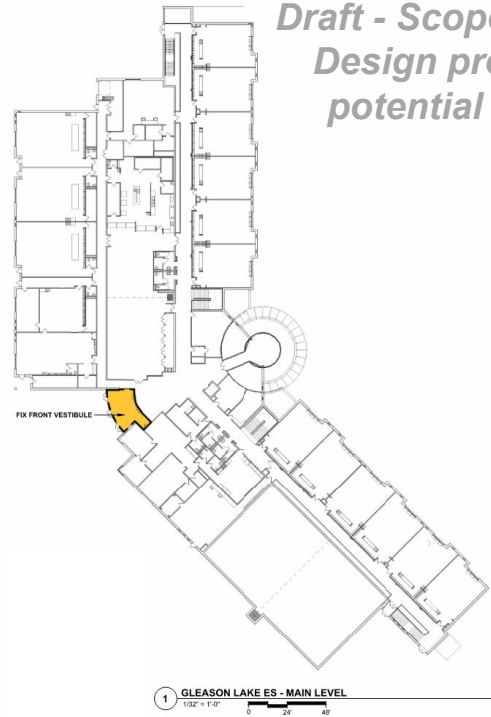
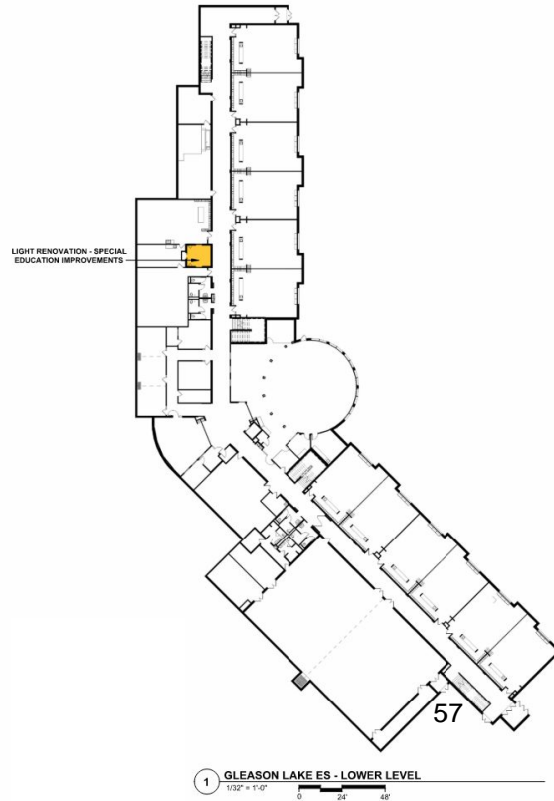


Gleason Lake Elementary School - Proposed Scope

Proposed Scope:

- Renovation - special education improvements
- Security and safety updates

RENOVATION/ADDITION SCOPE KEY:	
	LIGHT RENOVATION: 600 SF TOTAL
	MEDIUM RENOVATION: 0 SF TOTAL
	HEAVY RENOVATION: 0 SF TOTAL
	ADDITION: 0 SF TOTAL



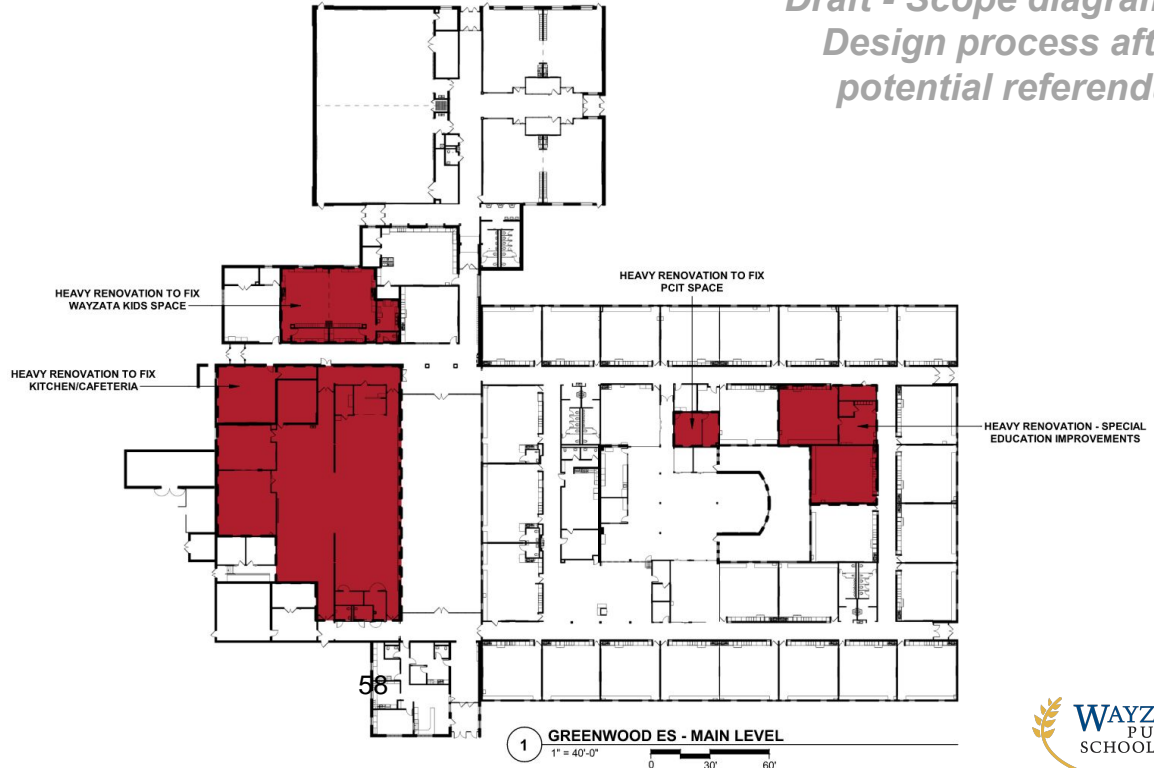
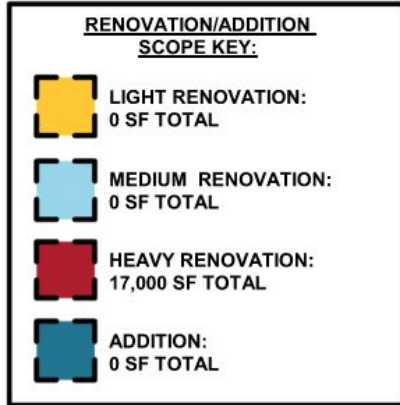
*Draft - Scope diagram only
Design process after a
potential referendum*

Greenwood Elementary School - Proposed Scope

Proposed Scope:

- Renovation - special education improvements
- Expanded kitchen / cafeteria
- Security and safety updates





*Draft - Scope diagram only
Design process after a
potential referendum*

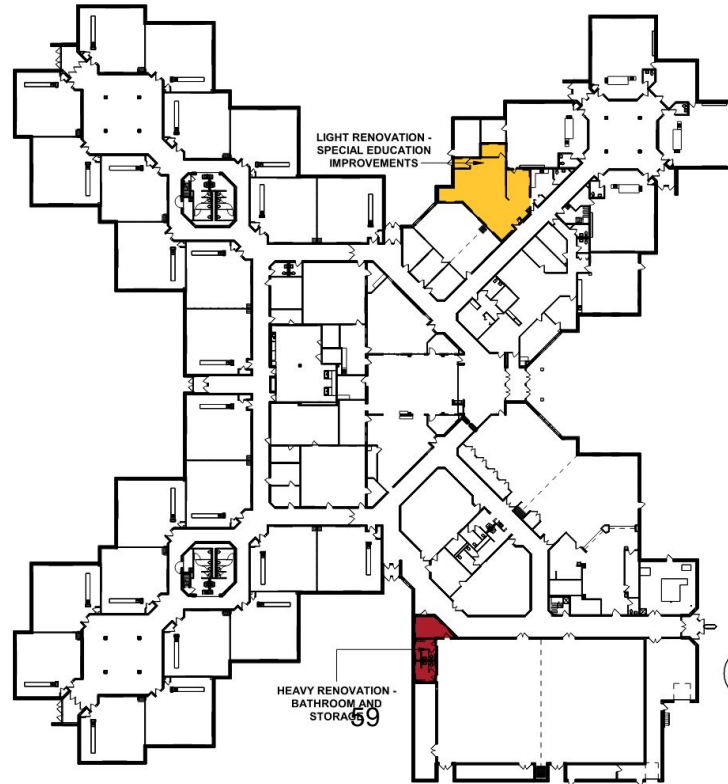


Kimberly Lane Elementary School - Proposed Scope

Proposed Scope:

- Renovation - special education improvements
- Security and safety updates

<u>RENOVATION/ADDITION</u> <u>SCOPE KEY:</u>	
	LIGHT RENOVATION: 1,300 SF TOTAL
	MEDIUM RENOVATION: 0 SF TOTAL
	HEAVY RENOVATION: 600 SF TOTAL
	ADDITION: 0 SF TOTAL



*Draft - Scope diagram only
Design process after a
potential referendum*

1 KIMBERLY LANE ES - MAIN LEVEL
1" = 40'-0"



Meadow Ridge Elementary School & North Woods Elementary Schools - Proposed Scope

Proposed Scope:

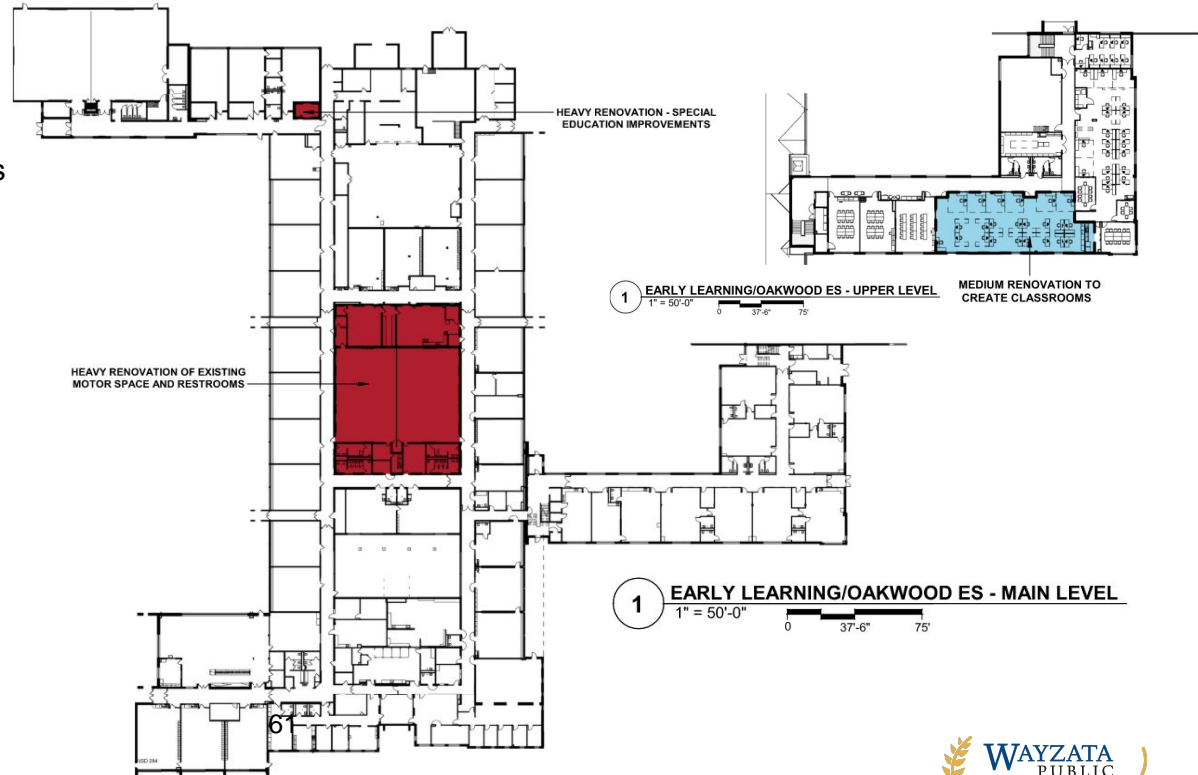
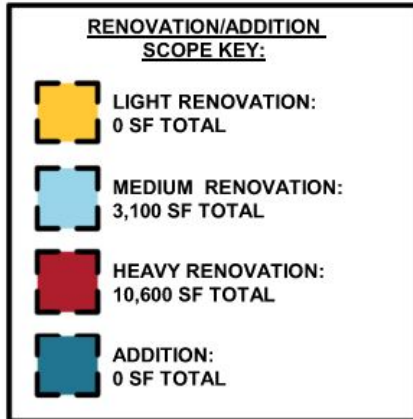
- Security and safety updates



Oakwood Elementary School & Early Learning School - Proposed Scope

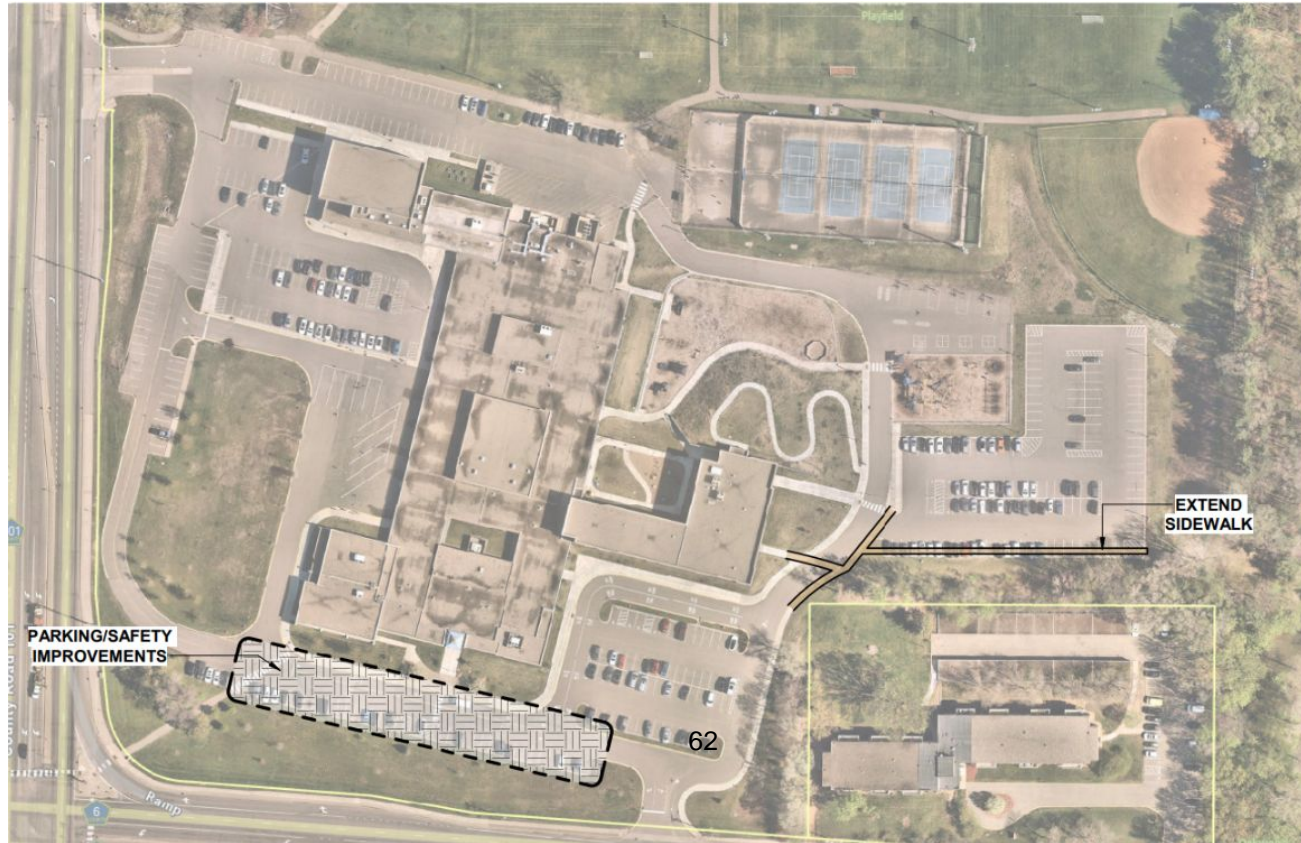
Proposed Scope:

- Buildout of 2nd floor for additional classrooms
- Modifications to traffic / entry procedures
- Renovation - special education improvements
- Security and safety updates



Draft - Scope diagram only
Design process after a potential referendum

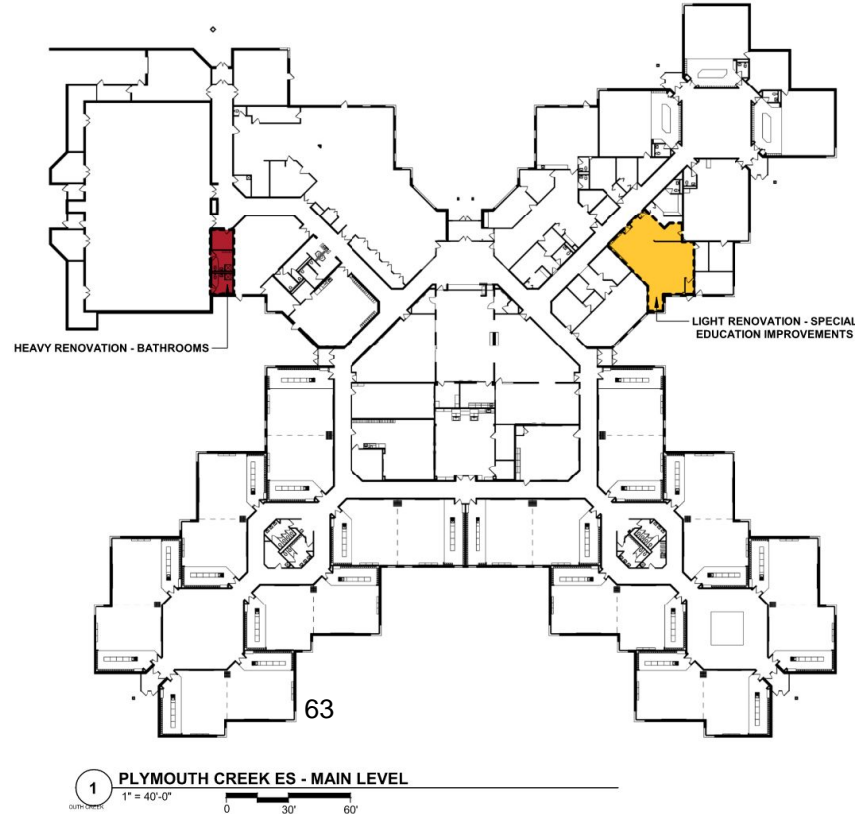
Oakwood Elementary School & Early Learning School - Proposed Scope



Plymouth Creek Elementary School - Proposed Scope

Proposed Scope:

- Site safety (buses)
- Renovation - special education improvements
- Security and safety updates



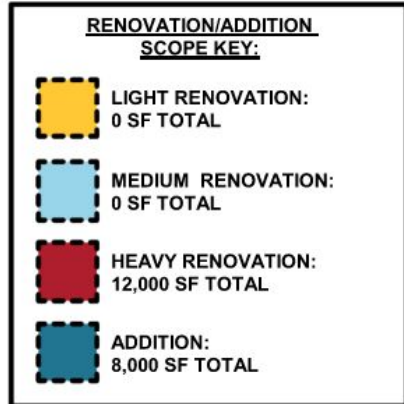
Plymouth Creek Elementary School - Proposed Scope



Sunset Hill Elementary School - Proposed Scope

Proposed Scope:

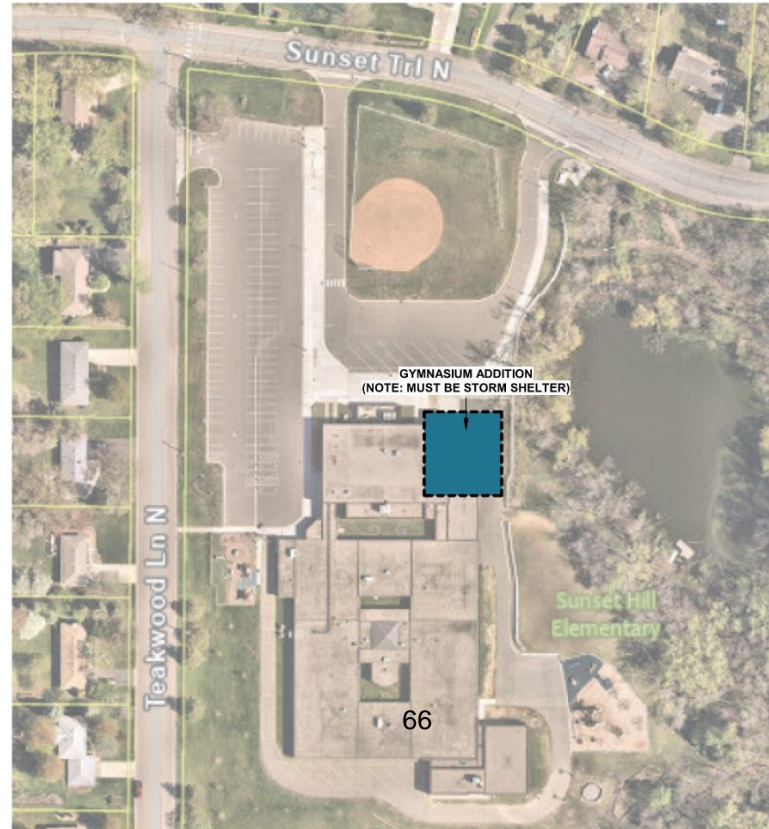
- Expanded kitchen / cafeteria
- Gymnasium expansion
- Renovation - special education improvements
- Security and safety updates



65

1 SUNSET HILL ES - MAIN LEVEL
1" = 40'-0"

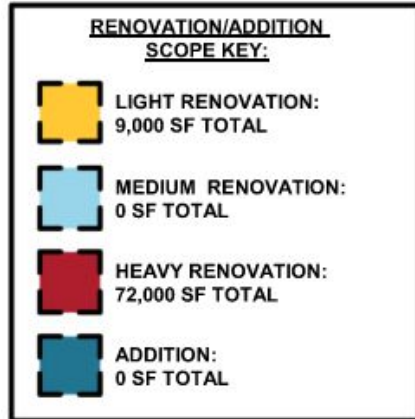
Sunset Hill Elementary School - Proposed Scope



Central Middle School - Proposed Scope

Proposed Scope:

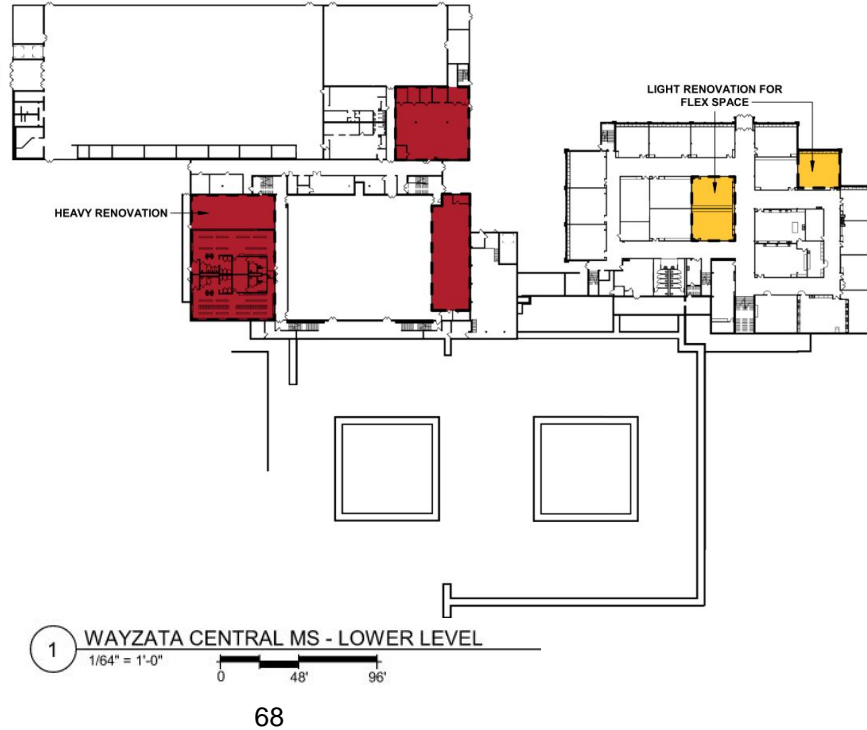
- Renovations to update building for flexible learning
- Replacement of classroom furniture
- Renovation - special education improvements
- Security and safety updates



Central Middle School - Proposed Scope

Proposed Scope:

- Renovations to update building for flexible learning
- Replacement of classroom furniture
- Renovation - special education improvements
- Security and safety updates



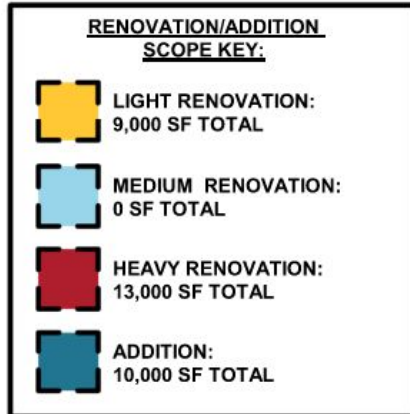
Central Middle School - Proposed Scope



East Middle School - Proposed Scope

Proposed Scope:

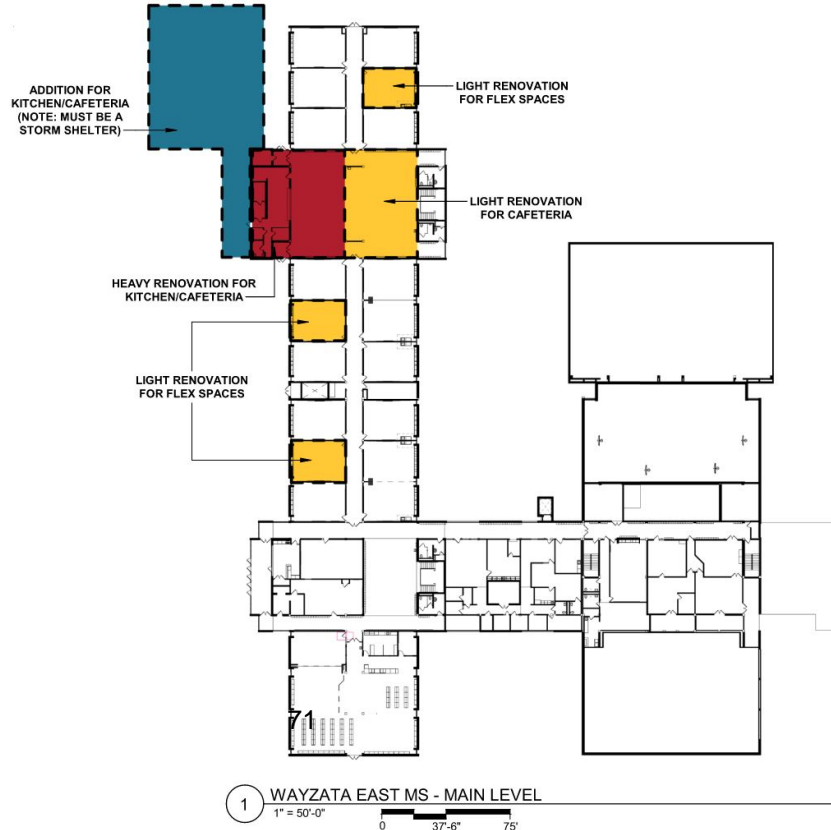
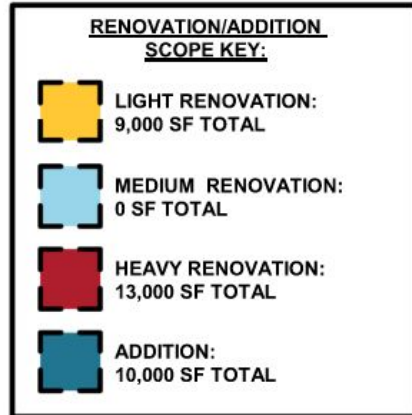
- Expand kitchen / cafeteria
- Renovations to update building for flexible learning
- Replacement of classroom furniture
- Renovation - special education improvements
- Security and safety updates



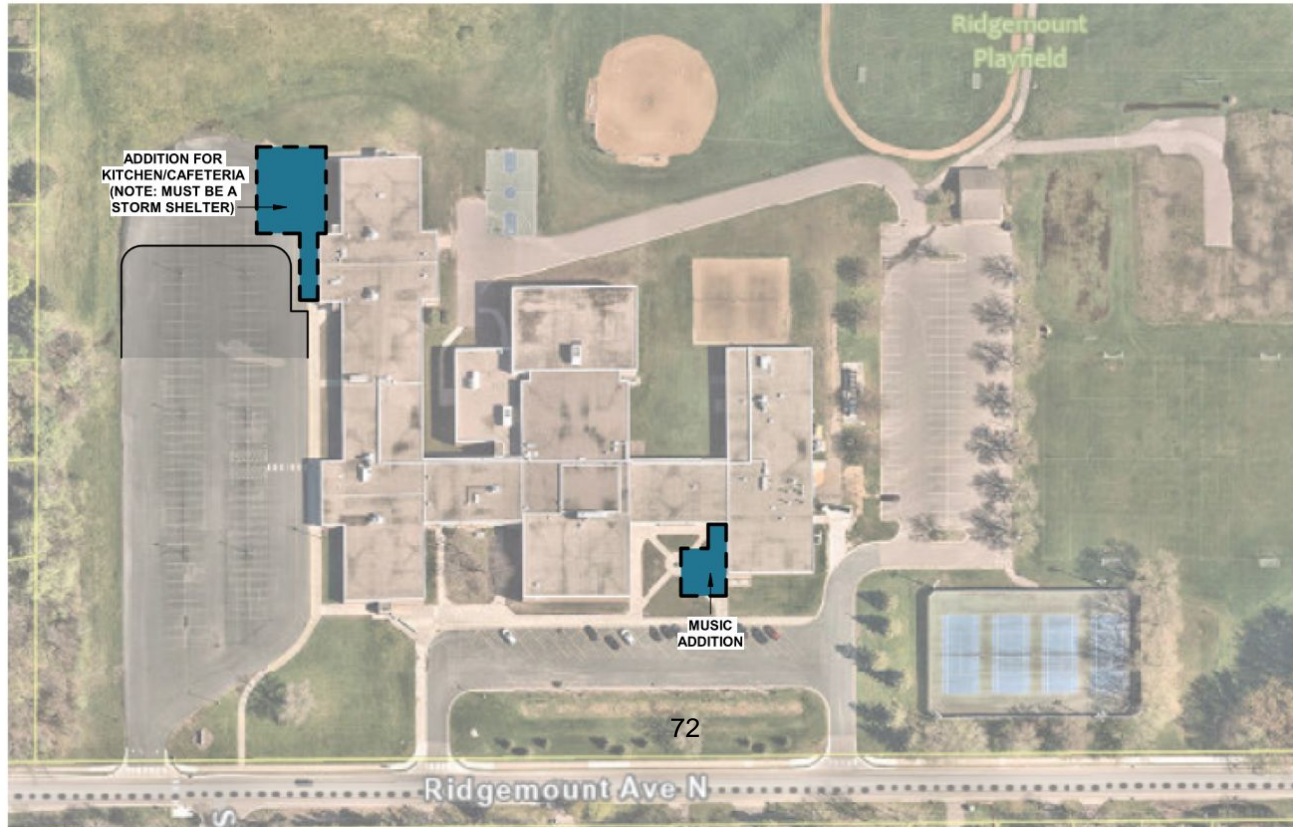
East Middle School - Proposed Scope

Proposed Scope:

- Expand kitchen / cafeteria
- Renovations to update building for learning
- Replacement of classroom furniture
- Renovation - special education improvements
- Security and safety updates







East Middle School - Proposed Scope

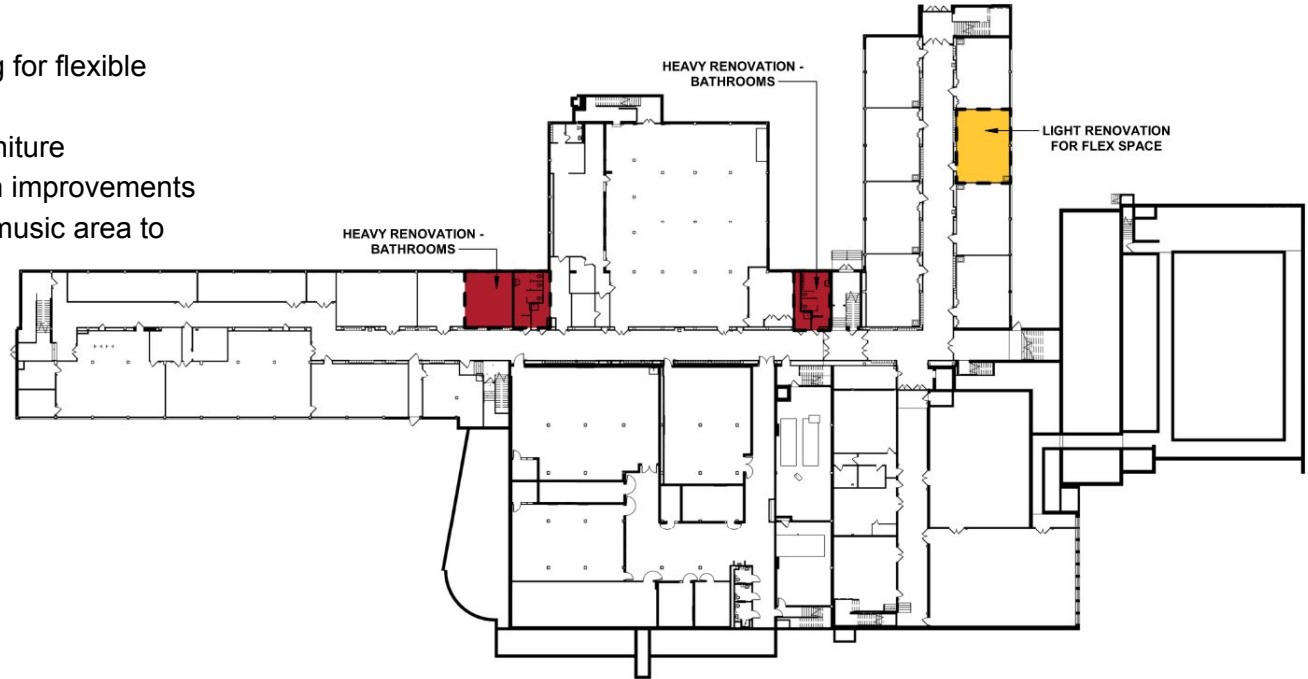


West Middle School School - Proposed Scope

Proposed Scope:

- Renovations to update building for flexible learning
- Replacement of classroom furniture
- Renovation - special education improvements
- Renovation to convert former music area to additional classrooms
- Security and safety updates

RENOVATION/ADDITION SCOPE KEY:	
	LIGHT RENOVATION: 4,000 SF TOTAL
	MEDIUM RENOVATION: 0 SF TOTAL
	HEAVY RENOVATION: 9,000 SF TOTAL
	ADDITION: 11,500 SF TOTAL



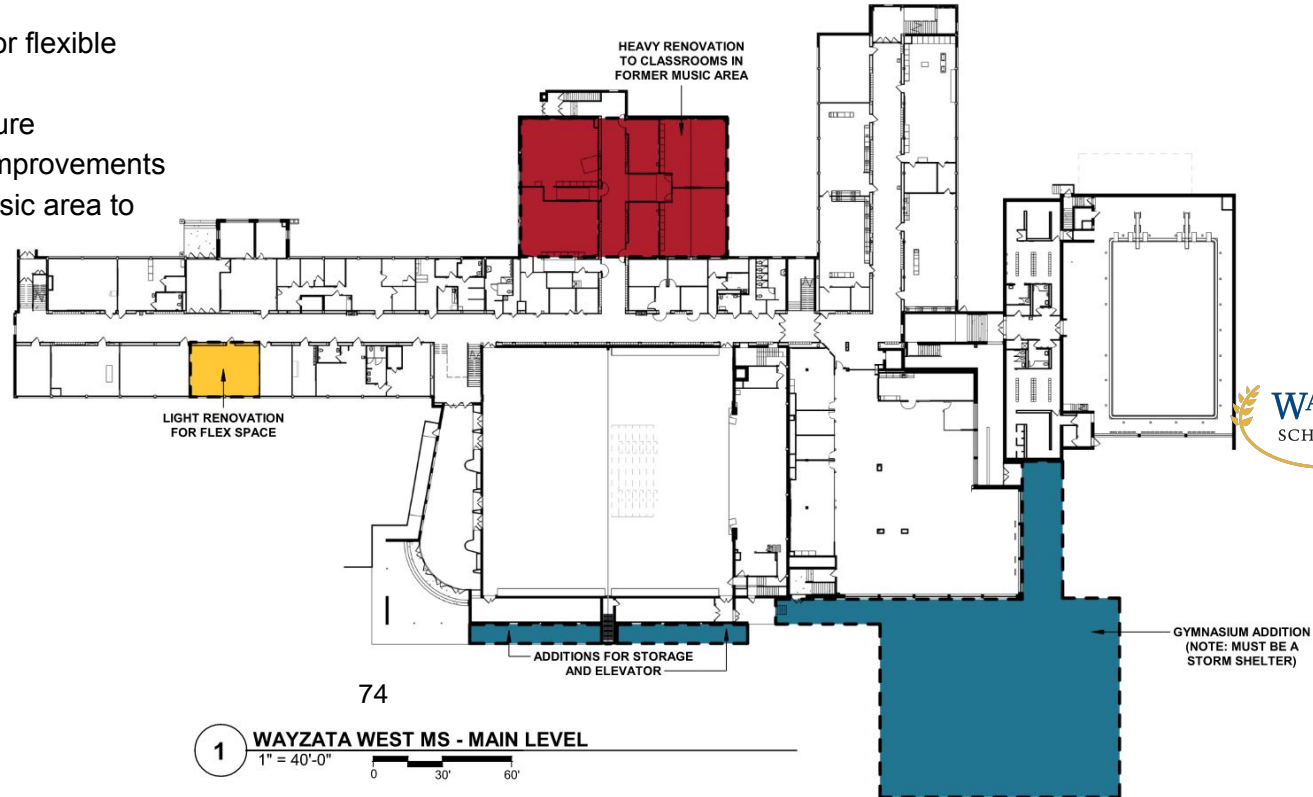
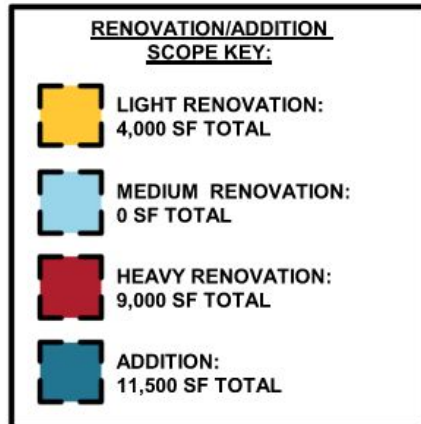
73

1 WAYZATA WEST MS - LOWER LEVEL
1" = 40'-0"
0 30' 60'

West Middle School - Proposed Scope

Proposed Scope:

- Renovations to update building for flexible learning
- Replacement of classroom furniture
- Renovation - special education improvements
- Renovation to convert former music area to additional classrooms
- Security and safety updates







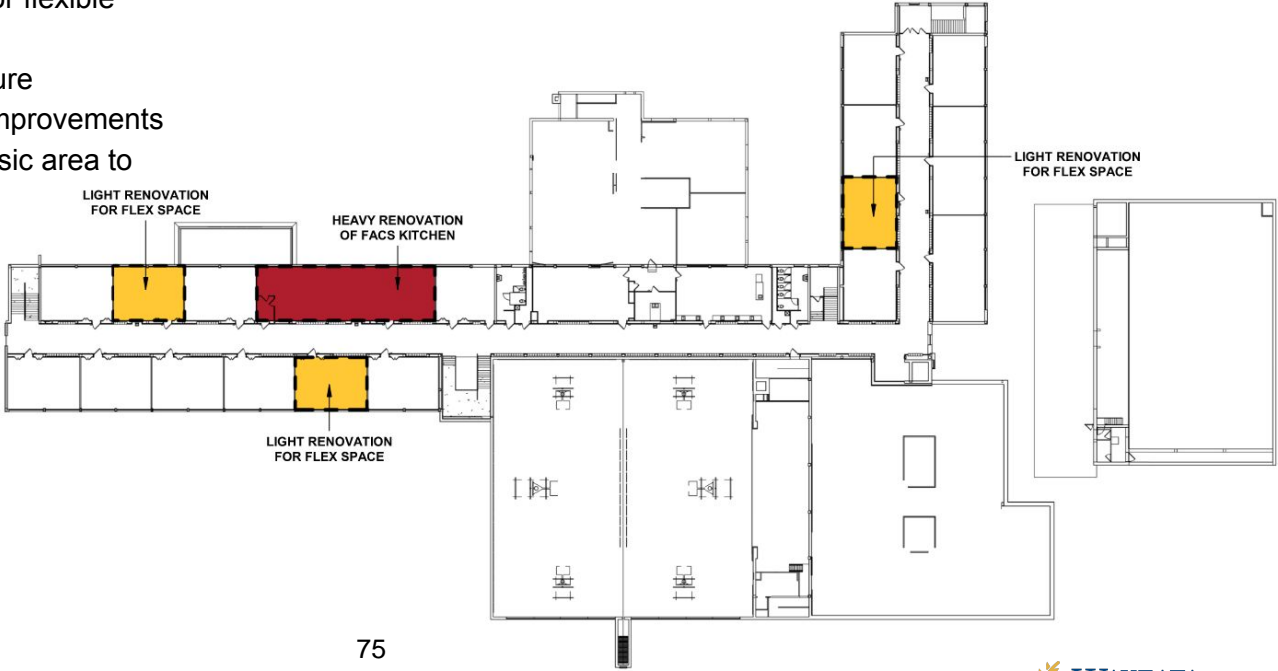
West Middle School - Proposed Scope

Proposed Scope:

- Renovations to update building for flexible learning
- Replacement of classroom furniture
- Renovation - special education improvements
- Renovation to convert former music area to additional classrooms
- Security and safety updates

RENOVATION/ADDITION SCOPE KEY:

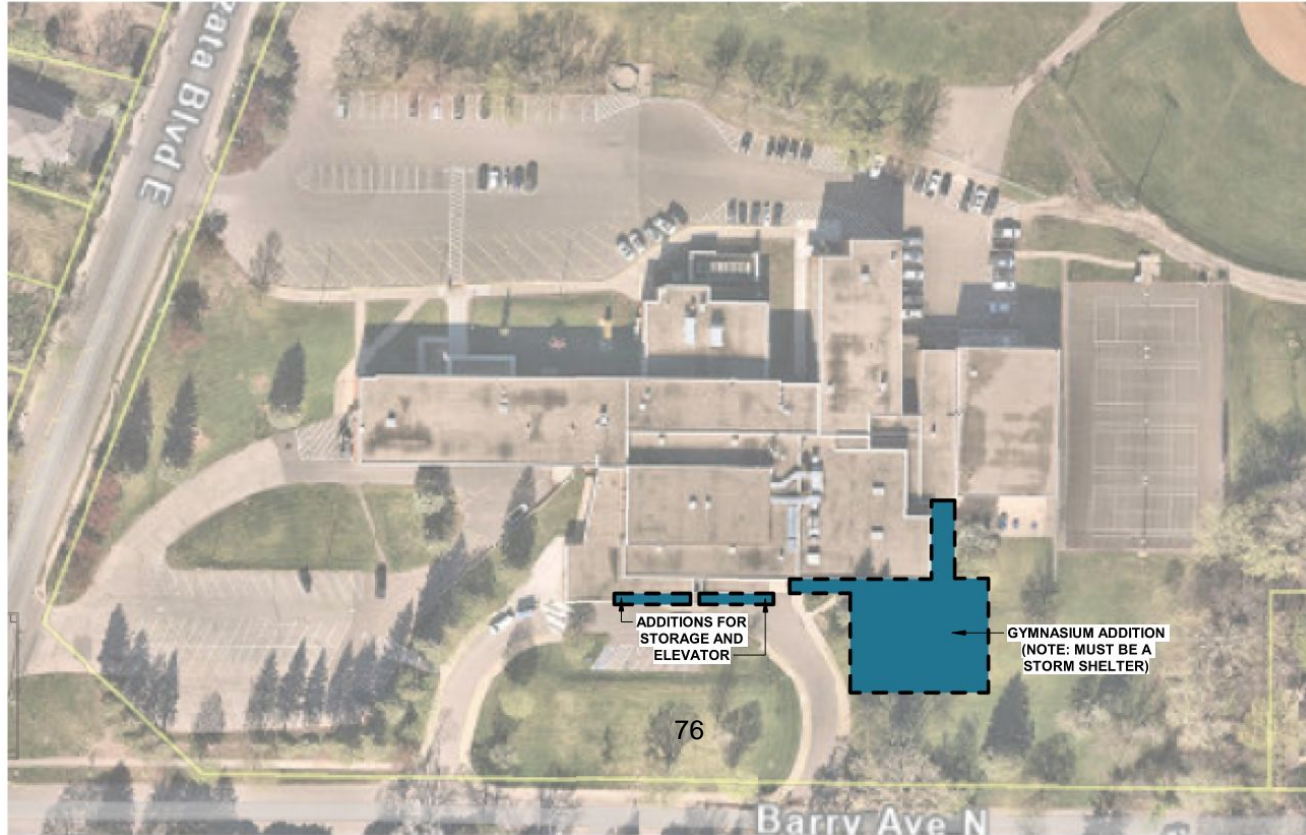
-  LIGHT RENOVATION: 4,000 SF TOTAL
-  MEDIUM RENOVATION: 0 SF TOTAL
-  HEAVY RENOVATION: 9,000 SF TOTAL
-  ADDITION: 11,500 SF TOTAL



1 WAYZATA WEST MS - UPPER LEVEL
1" = 40'-0"
0 30' 60'

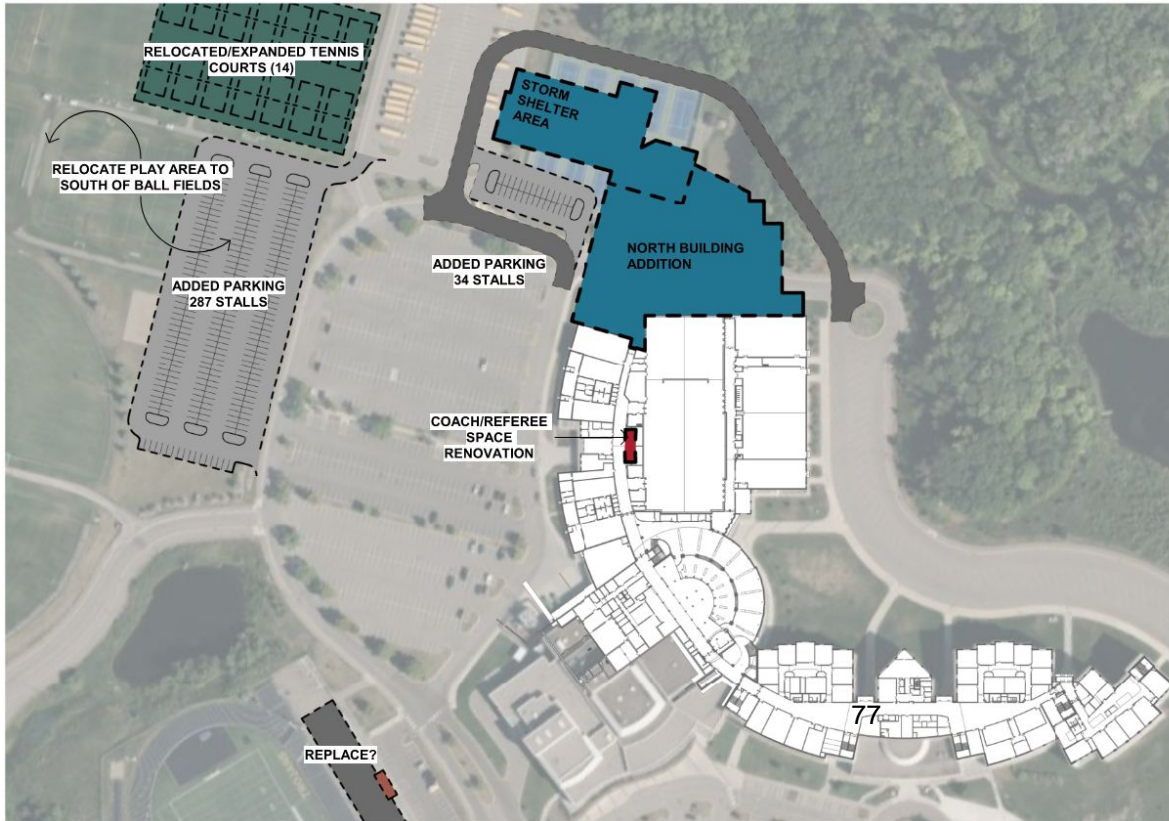
West Middle School - Proposed Scope

*Draft - Scope diagram only
Design process after a
potential referendum*



Wayzata High School - Proposed Scope

*Draft - Scope diagram only
Design process after a
potential referendum*

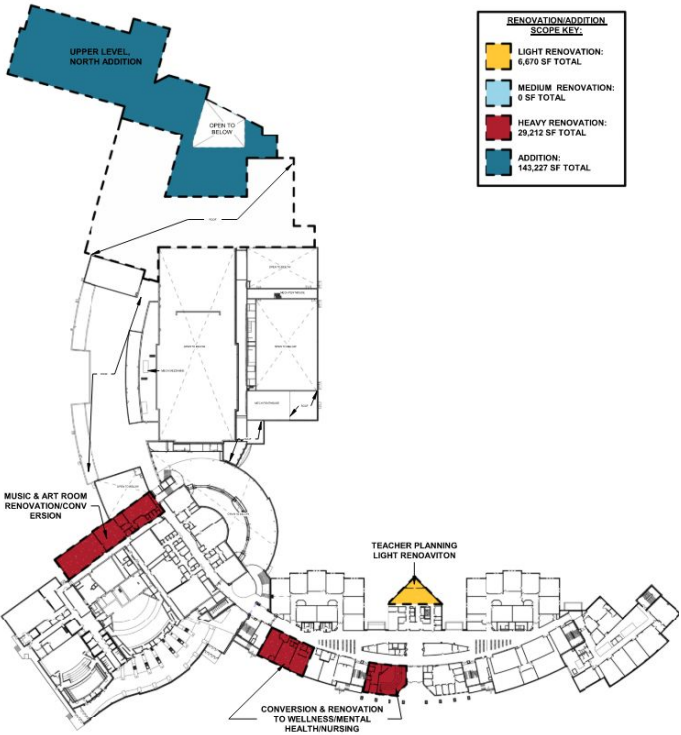


Proposed Scope:

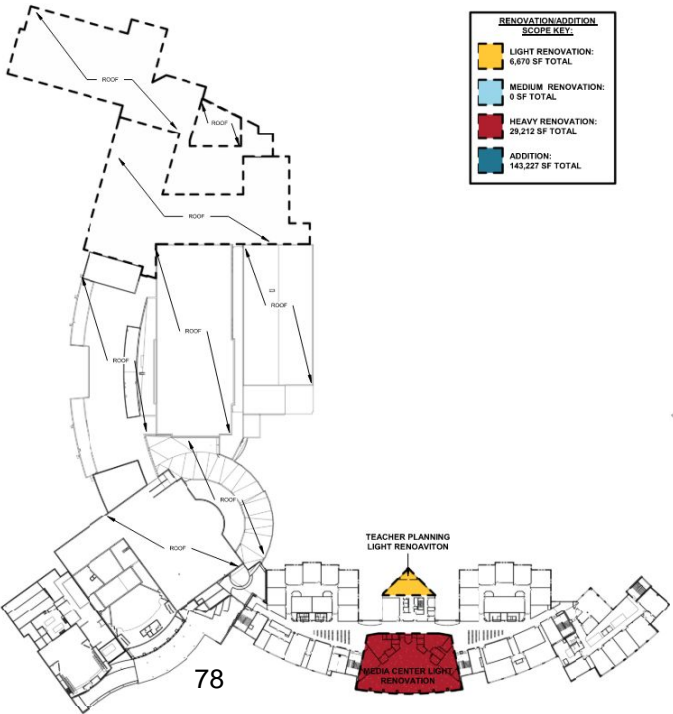
- Addition of classrooms and labs to support projected enrollment including sitework for parking, etc. - including for COMPASS and advanced experiences
- Renovations to modify current tech ed area, staff offices, media center, locker rooms, etc. to support additional students
- Renovation - special education improvements
- Security and safety updates
- Move and expand tennis courts (14)
- **Question 2: 8 lane pool with separate diving well**

Draft - Scope diagram only
 Design process after a
 potential referendum

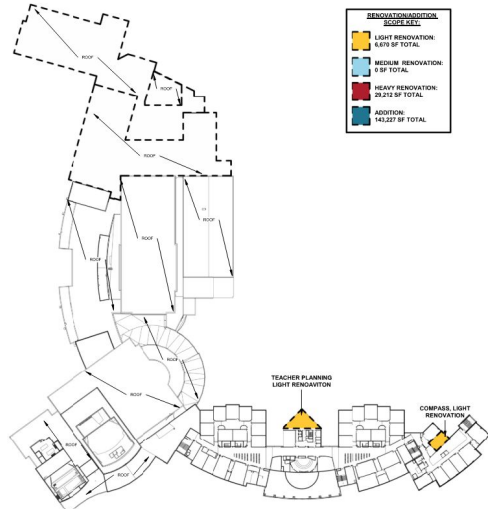
Wayzata High School - Proposed Scope



1 WAYZATA HS - SECOND LEVEL
 1" = 100'-0"



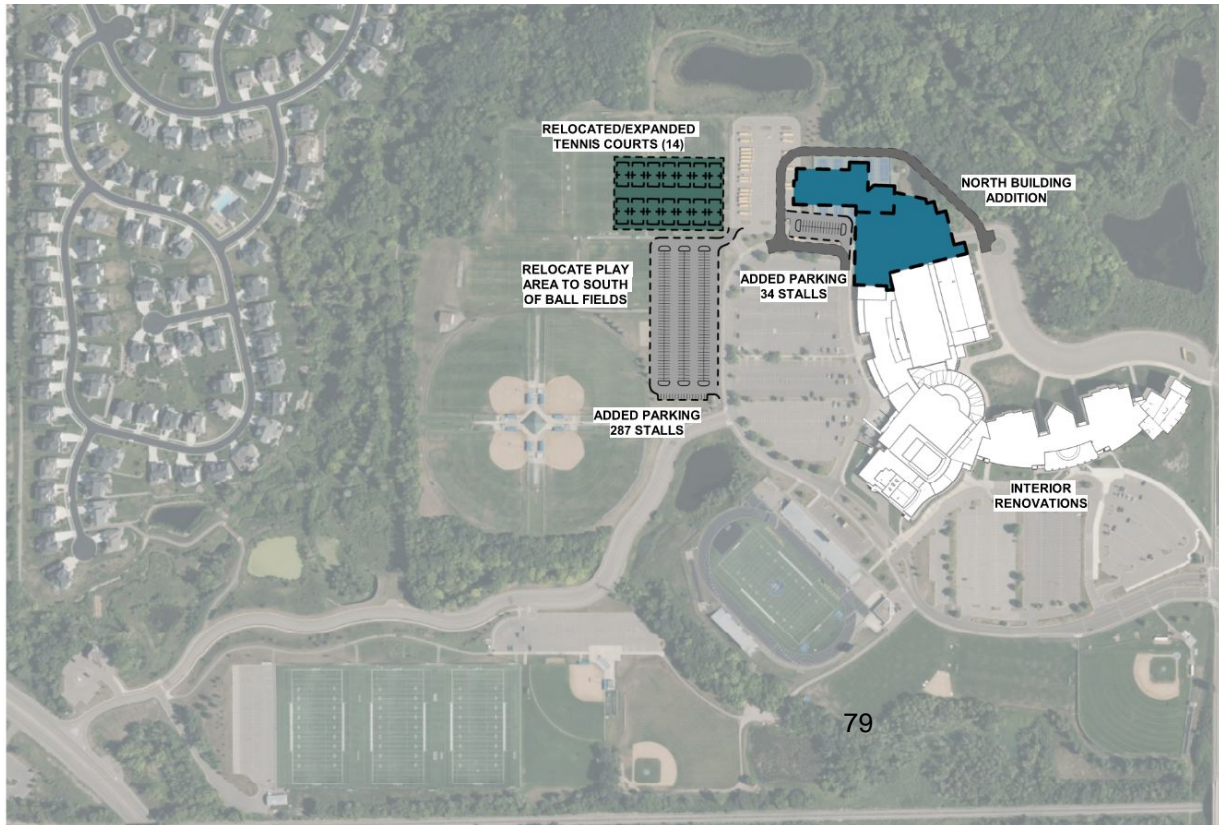
1 WAYZATA HS - THIRD LEVEL
 1" = 100'-0"



1 WAYZATA HS - FOURTH LEVEL
 1" = 100'-0"



Wayzata High School - Proposed Scope



*Draft - Scope diagram only
Design process after a potential referendum*





Note: land discussions with City of Plymouth ongoing

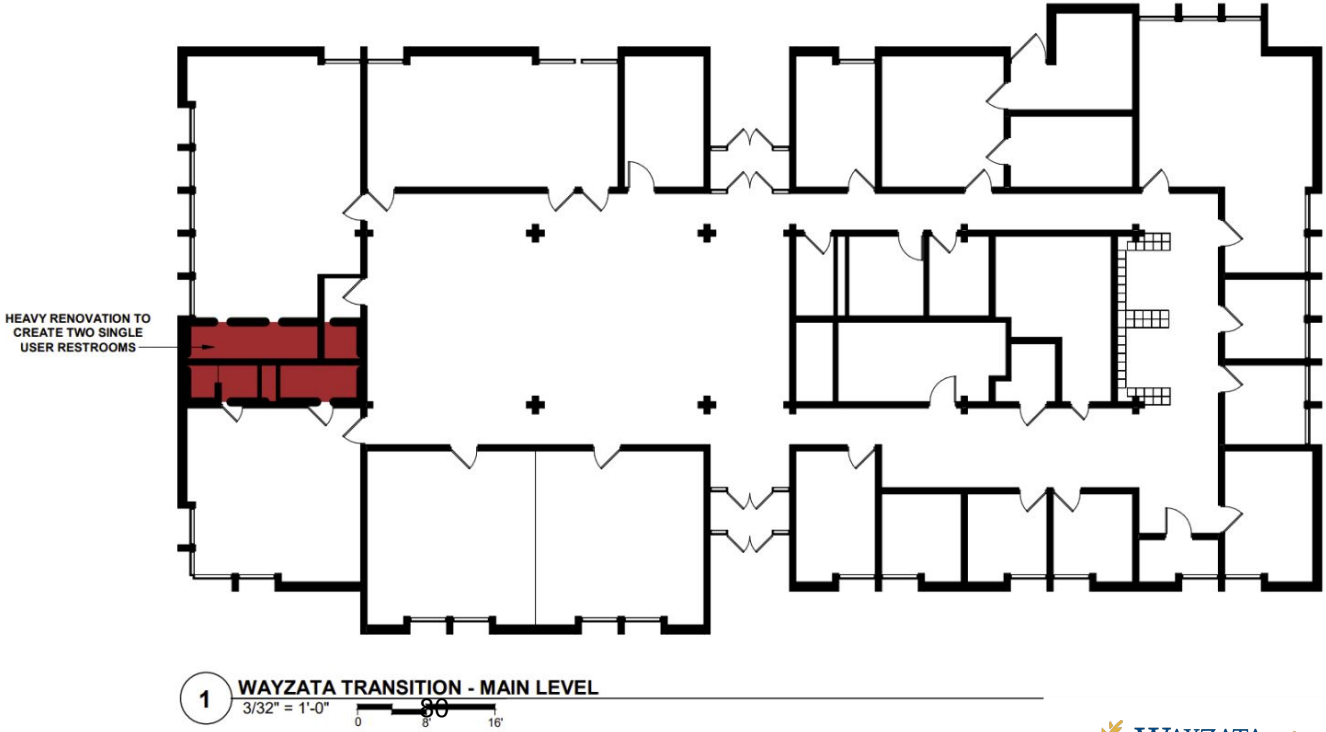
Transition Building - Proposed Scope

Proposed Scope:

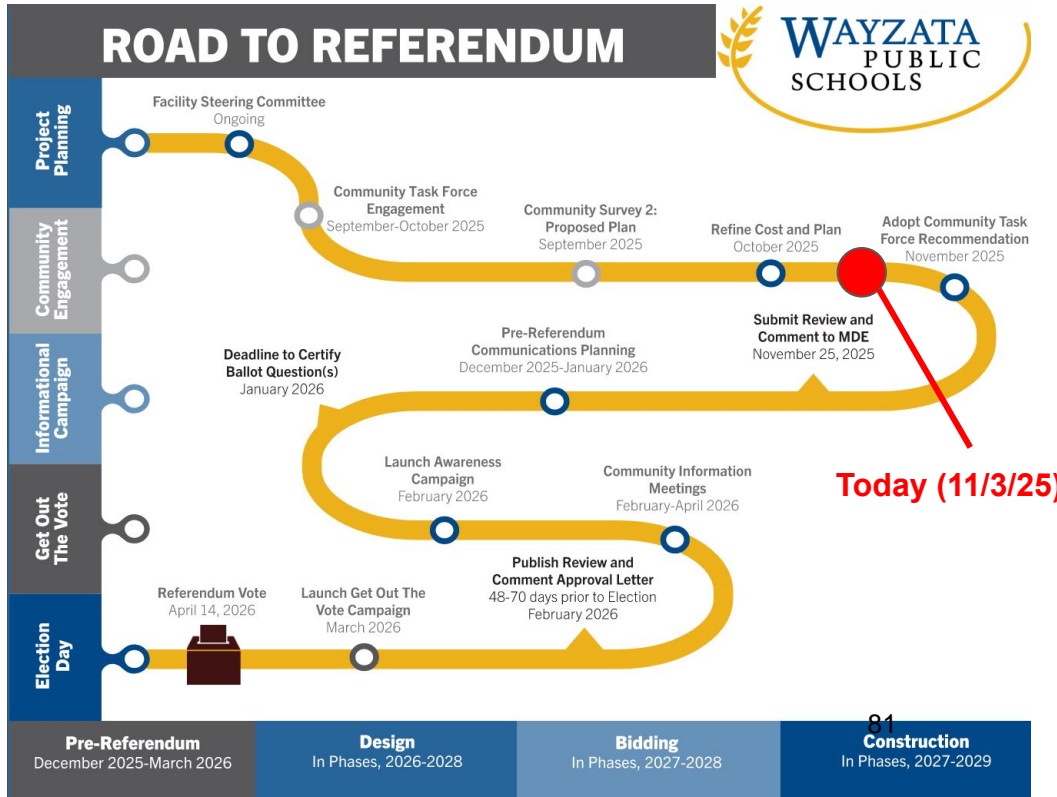
- Renovation for more single-user restrooms

**RENOVATION/ADDITION
SCOPE KEY:**

	LIGHT RENOVATION: 0 SF TOTAL
	MEDIUM RENOVATION: 0 SF TOTAL
	HEAVY RENOVATION: 200 SF TOTAL
	ADDITION: 0 SF TOTAL



Next Steps



- Nov 10, 2025 - continued discussion
- Nov 24, 2025 - discussion, authorization to submit R&C (if determined)
- Review & Comment Period by MDE: 120 days = **Board action before submission on November 25, 2025**

Questions & Discussion



Board of Education
Regular Meeting – November 3, 2025

AGENDA SECTION: Adjourn

ITEM: Adjourn

COMMENTS BY: Milind Sohoni, Board Chair

This agenda item brings closure to the School Board meeting.

Recommended Action: Call the meeting to a close.

Motion by: _____ **Yes:** _____ **Passed:** _____

Second by: _____ **No:** _____ **Failed:** _____

Time of Adjournment: _____ 83 _____