



August 6, 2019

Mary Cathryn Ricker, Commissioner
Minnesota Department of Education
1500 Highway 36 West
Roseville, MN 55113-4266

**RE: Review & Comment Submittal for Bond Referendum
Sauk Rapids-Rice Public Schools, ISD# 47**

Dear Commissioner Ricker,

In accordance with MN Statute 123B.17, Sauk Rapids-Rice Public Schools, Independent School District #47, hereby submits the following proposed facility improvements throughout the district for review and comment by Minnesota Department of Education (MDE).

The Sauk Rapids-Rice Board of Education has directed district administration to present a bond issue to voters on November 5, 2019 as a single ballot question, which if approved would result in a \$37,125,000 bond issue. Amount includes bond issuance and related financing costs.

Ballot Question will address the replacement of the Pleasantview Elementary on the existing school site. The proposed ballot language is as follows:

**School District Question
Approval of School Building Bonds**

- ☐ **Yes** Shall the School Board of Independent School District No. 47 (Sauk Rapids-Rice), Minnesota, be authorized to issue general obligation school building bonds in an amount not to exceed \$37,125,000 for acquisition and betterment of school facilities, including the construction of a new elementary school to replace Pleasantview Elementary School in its current location?
- ☐ **No**

**BY VOTING “YES” ON THIS BALLOT QUESTION, YOU ARE VOTING
FOR A PROPERTY TAX INCREASE**

Specific details regarding the district, individual facility needs, the project scope and cost, and the plan of finance are included in the enclosed proposal for your review and comment.



I can be reached directly at (320) 258-1801 or email aaron.sinclair@isd47.org if you require additional information or have further questions. We are excited and believe this project will greatly enhance the quality of education for students in the Sauk Rapids-Rice community for decades to come. We appreciate your review and comment on this important matter.

Sincerely,

A handwritten signature in cursive script that reads "Aaron Sinclair".

Aaron Sinclair
Superintendent of Schools

Independent School District #47

REVIEW AND COMMENT

Introduction

In accordance with Minnesota Statute 123B.71 (2014), the School Board submits the following information to the Commissioner of Education for review and comment. The information is organized in the outline format as shown in the Department of Education's "Review and Comment Checklist" updated in 2014.

District Information:

Independent School District # 47 Sauk Rapids-Rice Public Schools 1833 Osauka Road NE Sauk Rapids, MN 56379	Aaron Sinclair Superintendent aaron.sinclair@isd47.org Phone: 320 253-4703
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School Board	
Chair:	Ryan L. Butkowski
Vice-Chair:	Jan K. Solarz
Treasurer:	Robyn L. Holthaus
Clerk:	Lisa J. Braun
Director:	Mark M. Hauck
Director:	Lisa K. Loidolt
Director:	Tracy L. Morse

Financing Information:

Question \$ Amount	Funding Source
\$37,125,000	20-year General Obligation Bonds (includes issuance & financing costs)

Fiscal Consultants	Project Consultants	
Ehlers, Inc. Contact: Jeff Seeley jseeley@ehlers-inc.com Phone : (651) 697-8585	ICS Consulting, Inc. 3890 Pheasant Ridge Drive NE, Suite 180 Blaine, MN 55449 Contact: Dave Bergeron dave.bergeron@ics-consult.com Phone: (701) 371-2948	Wold Architects & Engineers 332 Minnesota Street Suite W2000 St. Paul, MN 55101 Contact: Sal Bagley, AIA sbagley@woldae.com Phone: (612) 227-7773

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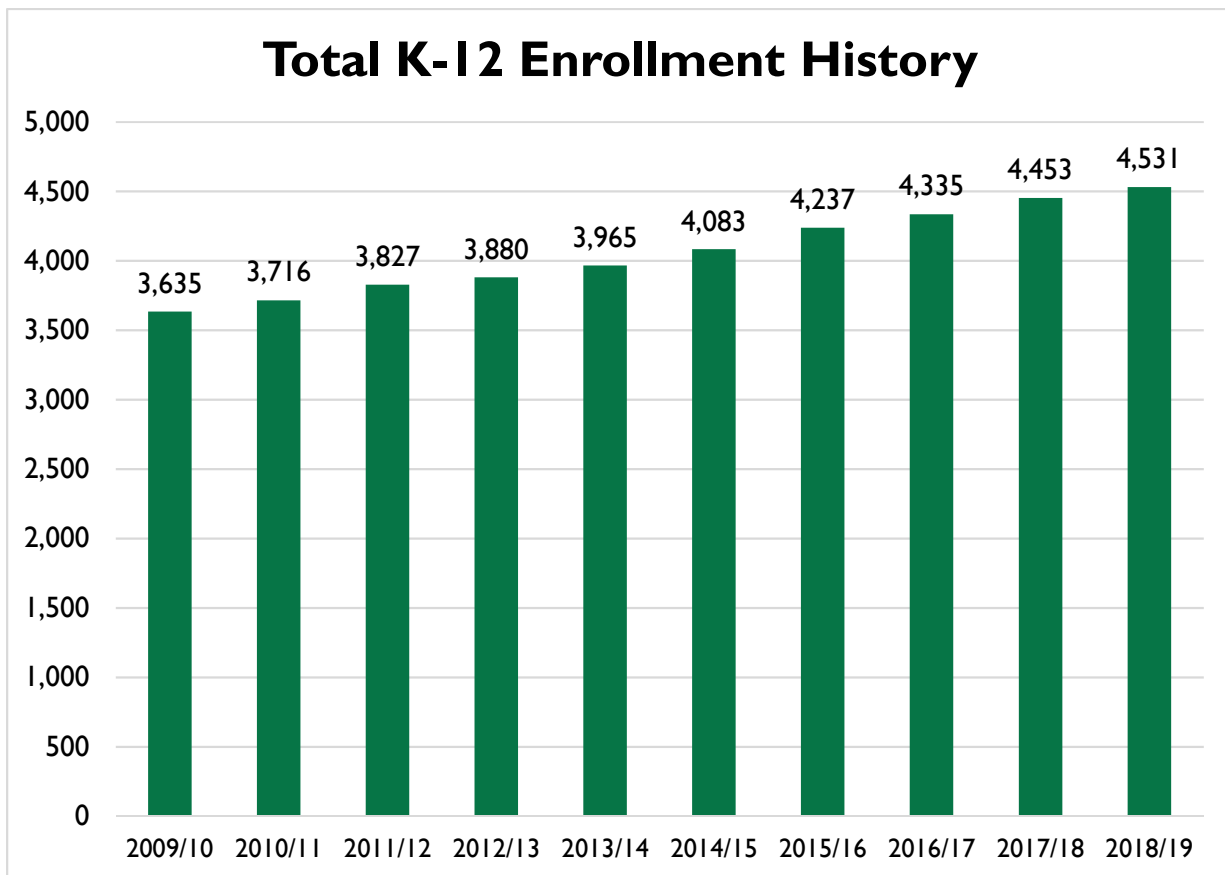
1. The geographic area and population to be served,

- a) preschool through grade 12 student enrollment for the past five years, and
- b) student enrollment projections for the next five years.

Independent School District #47 is located mainly in the western third of Benton County in Central Minnesota. It is located near the St. Cloud Metro area and approximately 60 miles northwest of Minneapolis. The District covers about 135 square miles and serves approximately 23,500 residents including 4,500+ students currently.

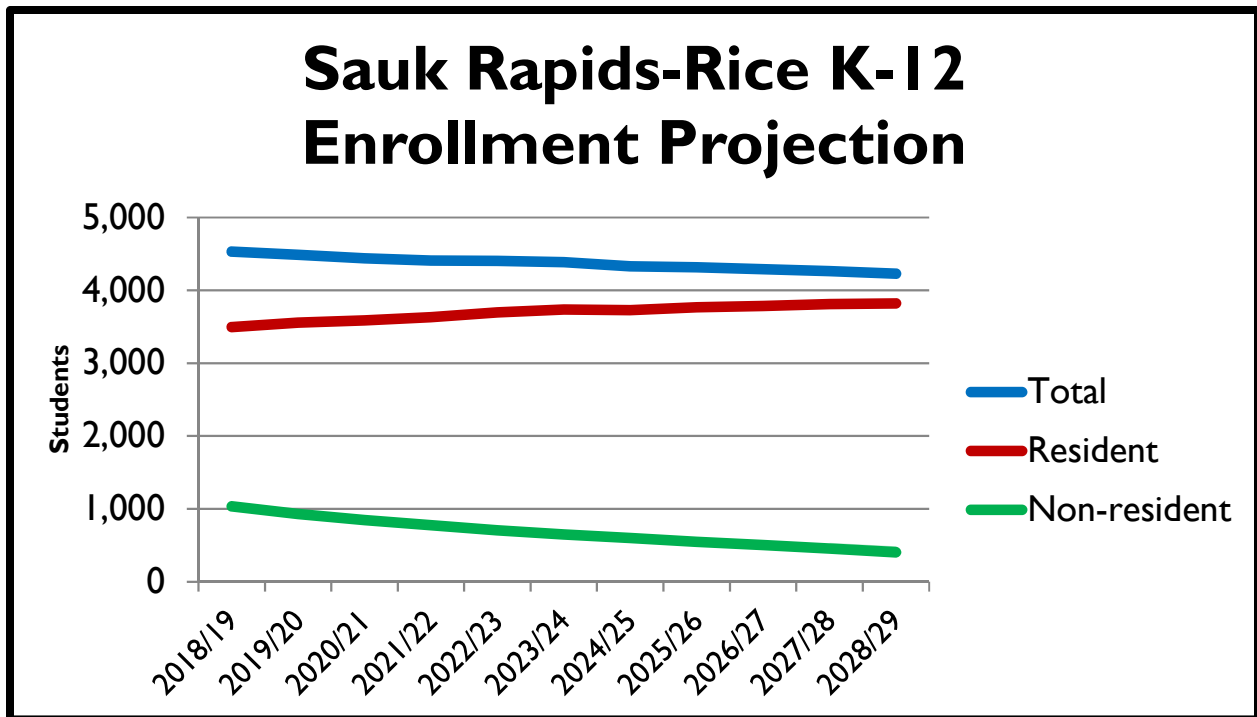
A District Boundary Map is included in **Appendix A** of this submittal.

Past enrollment history is as follows.



During past referendum processes, the District's long-range planning process included a demographic study by Dr. Hazel Reinhart. The District recently (8/20/18) adjusted their open enrollment policy. This will result in a slow reduction in the overall student population over time. The District, along with Applied Insights North, updated the projections (see below) based on the new open enrollment policy.

The full Enrollment Projection report is available from the District upon request.



Average Grade Size by Grade Group

	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
K – 5	351	347	339	331	323	313	303	302	305	305	303
6 – 8	354	359	352	364	375	381	382	364	344	329	333
9 - 12	341	333	338	333	336	342	341	353	358	362	352

2. A list of existing school facilities

- by year constructed,
- their uses, and an assessment of the extent to which alternate facilities are available within school District boundaries and in adjacent school District's.

Independent School District #47 currently has a total of six (6) educational facilities, three elementary schools, one middle school, one high school and an Early Childhood / Adult Education site. The schools serve a PK-12 student population and a variety of community activities.

Independent School District # 47

	Addition	SQFT
Hillside (Early Childhood / Adult Ed.)	1928	24,000
30 4th Avenue South	1978	17,000
Sauk Rapids, MN 56376	1986	2,000
(5 acres)		43,000

	Addition	SQFT
Rice Elementary (PK-5)	1957	9,032
200 3rd Ave. N.E.	1963	2,275
Rice, MN 56367	1970	13,311
(9.89 acres)	1974	1,722
	1977	2,580
	1980	13,088
	1985	1,241
	1994	9,520
	1995	6,745
		59,514

	Addition	SQFT
Pleasantview Elementary (K-5)	1969	76,759
1009 6th Avenue North	1973	1,000
Sauk Rapids, MN 56379	1992	4,000
(11.2 acres)	1992	825
		82,584

	Addition	SQFT
Sauk Rapids - Rice Middle School (6-8)	1959	65,898
901 1st Street South	1966	61,725
Sauk Rapids, MN 56379	1967	4,657
(35 acres)	1969	6,976
	1970	1,000
	1978	6,256
	1987	103,000
	2004	1,937
	2004	1,020
		252,469

	Addition	SQFT
Mississippi Heights Elementary (K-5)	1995	119,200
1003 S. 4th Street	2000	6,048
Sauk Rapids, MN 56379		125,248
(36.12 acres)		

	Addition	SQFT
Sauk Rapids-Rice High School (9-12)	2003	362,000
1835 Osauka Road NE		362,000
Sauk Rapids, MN 56379		
(130.2 acres)		

The District has explored other potential sites and currently, no suitable alternative facilities are available within the District boundaries or in adjacent Districts.

3. A list of specific deficiencies of the facility

- a) *demonstrating the need for a new or renovated facility to be provided,*
 - b) *the process used to determine the deficiencies,*
 - c) *a list of those deficiencies that will and will not be addressed by the proposed projects,*
 - d) *a list of specific benefits that the new or renovated facility will provide to students, teachers, and community users served by the facility.*
-

Including the past two referendum attempts, the District has been analyzing its facilities and long-range plan over the past three plus years. Beginning in 2018, the District revitalized this process. This involved both internal and external stakeholder input and analysis. This included:

- **20 Community Conversations Meetings**
- **29 Facilities Listening Session Meetings**
- **3 Listening Session Results Meetings**
- **3 Facilities Open House/Ice Cream Social Meetings**
- **On-line Survey**
- **Mail in Survey**
- **Demographic Study and Update**
- **District Financial Review**
- **Detailed Facility Assessment**
- **Educational Adequacy Assessment**

All the assessments and listening sessions outlined above aided the District in identifying, quantifying and prioritizing facility and educational needs. The proposed referendum improvements have been developed to address the most critical and urgent needs within the District's facilities.

Throughout the entire process the District understood that not everything can be fixed, repaired or replaced with this long-range plan. The focus has always been on the needs first versus the wants and wishes. Prioritization and consideration of the tax impact means some items/projects will need to be deferred and addressed at a later date.

SUMMARY OF LISTENING SESSIONS

The 29 Facility Listening Sessions were designed to effectively gain input on facility and District issues.

A series of questions are asked (one by one) to the group and they are asked to respond by writing on a "Post-it" note. After each question, the "Post-it" notes are gathered, read out loud and discussed (as needed) and placed on a large sheet of paper representing the question asked. All responses are documented and tabulated to identify common themes and issues. Below are the common issues from the listening sessions and this became a key component used in the development of the District's long range facility plan.

TOP FACILITY ISSUES FROM COMMUNITY LISTENING SESSIONS	TOP FACILITY ISSUES FROM NEIGHBORHOOD LISTENING SESSIONS	TOP FACILITY ISSUES FROM INTERNAL DISTRICT STAKEHOLDERS LISTENING SESSIONS
<ul style="list-style-type: none">• Do something with Pleasantview• Utilize current land and building spaces• Transportation issues: (Traffic flow, parent pick-up and drop-off, younger students and after school activities)• More Elementary space• Evaluate Early Childhood space• Evaluate need for athletic facilities at high school• Create long-term facilities plan for District	<ul style="list-style-type: none">• Do something with Pleasantview• Get most out of current building spaces• Need for more Elementary classroom space• Practical improvements – Needs vs. Wants• Better utilization of space	<ul style="list-style-type: none">• Do something with Pleasantview• More classroom/flexible learning spaces• Need for more Elementary classroom space• Improved/additional Special education and calming spaces• Address Middle School pool• More Early Childhood space• Improve traffic flow and pick-up/drop-off

Top Facility Issues from Listening Sessions:

- ***Do Something with Pleasantview***
- ***More Elementary Space***
- ***More Early Childhood Space***
- ***Address Traffic Flow / Pick Up – Drop Off***
- ***Get Most Out of Current Building and Land Spaces***

The full Listening Session report is available from the District upon request.

SUMMARY OF EXISTING FACILITIES

The District took an in-depth look at the deficiencies within its educational facilities from primarily two points of view. The first focused on educational adequacy and the second was the facility and site itself – what needs to be repaired/replaced.

Educational Adequacy – Review the physical layout of the facility comparing it to MDE’s guidelines (Guide for Planning School Construction). Combine this data with the current/future educational trends and staff input to rate each space category as either Adequate, Questionable Adequacy or Inadequate.

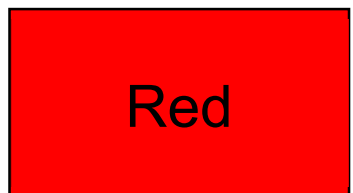
Based on all the review and analysis the educational consultants and administration then assigned a “color” rating to each category based on the following:



Adequate – Meets most of the Analysis Criteria – including MDE Guidelines for School Educational Adequacy.



Questionable Adequacy – Meets some of the Analysis Criteria, but may be considered adequate based upon current programming/enrollment and/or size of area.



Inadequate – Meets 1 or none of the Analysis Criteria – Is perceived as a significant need by staff.

The category and results of the analysis are shown below in table form for all the facilities.

CATEGORY		Hillside EC	Hillside ABE	Rice	Mississippi	Pleasantview	Middle	High School
1	Classroom Size and Suitability	R	R	R	Y	R	R	Y
2	Cafeteria/Kitchen/Serving	NA	NA	R	G	R	G	Y
3	Security and Supervision	R	R	R	R	R	R	R
4	Main Office/Nurse/Support Services	Y	R	Y	G	R	G	G
5	Science Classrooms/Labs	NA	NA	Y	G	R	Y	G
6	Art Classrooms/Labs						G	G
7	Music Classrooms/Practice Areas/Etc.	NA	NA	Y	R	Y	G	G
8	Staff Lounge/Collaborative Planning Areas	R	R	Y	G	R	G	G
9	Student Commons/Break-Out Areas	NA	NA	Y	Y	R	G	G
10	Phy Ed./Athletics/Gym/Locker Rooms/Pool Etc.	Y	NA	Y	G	G	G	G
11	Site Suitability: Fields/Green Space/ Storage Etc.	G	G	Y	Y	Y	G	R
12	Parking/Bus Drop-Off: Staff/Students/Parents	R	G	R	Y	R	Y	Y
13	Technology	G	Y	G	G	Y	G	G
14	Library/Media Center: Location/Size/Layout	NA	NA	G	G	R	G	G
15	Special Education/Support Services	R	NA	R	R	R	G	R
16	Auditoriums/Performing Arts Spaces	NA	NA	NA	NA	NA	G	G
17	Career and Technical Education	NA	NA	NA	NA	NA	G	G
18	Hallways/Lockers/Washrooms/Maint. space	R	R	R	R	R	Y	G

Note: The analysis was done regardless of any remodeling/changes already planned by the District. Already in progress this summer is the implementation of controlled entrance modifications to each facility. This should change category three (3) above to Green or at least Yellow for all the facilities.

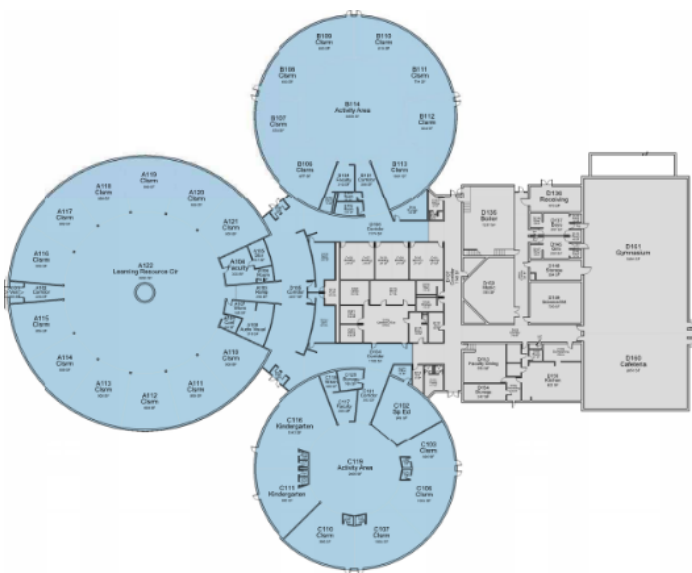
The full Educational Adequacy report is available from the District upon request.

Deficiencies of Pleasantview Elementary School:

Pleasantview elementary is a K-5 elementary school surrounded by residential streets and housing on all sides. There is some greenspace, but the slope and drainage results in limited use. Inadequate parking often requires staff and visitors to park on the streets pending time of day and larger events. There are safety concerns with the parent and bus pick-up/drop-off.

The main office is undersized and is currently located in the middle of the building. This limits ability to monitor anyone entering the building. Construction of a controlled entrance and office area at the main entrance is currently underway which will improve safety.

This facility was originally designed with “open concept” instructional spaces so there are limited walls, lack of storage and noise transfer is a big concern. Classrooms are located in three (3) round pods. Temporary classrooms were added in the early 90’s and were still in use until a fire this past winter took them out of use. Replacement portables are being installed this summer. The continued lack of space has resulted in constant conversion of any and every available space into educational and support space. This has resulted in almost every space (classrooms, special education, media center, office, staff lounge, breakout, etc.) being undersized and lacking proper function.



Deficiencies throughout the other Schools:

Going into this process the District's focus has centered around the Pleasantview Elementary. However, the District did not want to lose sight of any other needs throughout the District and wanted to make sure any other pressing needs (not part of the referendum) will be planned for and addressed through other funding sources. A complete facility assessment was conducted on all the schools in the District to identify current and future needs. These needs were then evaluated and prioritized as a 1, 2 or 3. The more major items are listed out for each priority below and following pages.

Red

Priority 1 Needs: (address in next 1-2 Years)

Roofing Replacements: A full assessment of the roofs in the District was conducted. The roofs that are past/at/or near life expectancy and showing wear were classified as a priority 1. Main concern is the roof over the 1978 addition at the Hillside School and sections of Mississippi Elementary.

Parking Lot Replacements: A full assessment of the parking lots in the District was conducted. The lots that are past/at/or near life expectancy and showing significant deterioration were classified as a priority 1.

Heating Plants: A full assessment of the heating plants at each school was conducted.

- *Replacing mud legs at Mississippi Heights Elementary School*
- *Full replacements of old or failing heating equipment at the Middle and the High School*

Building Envelope: The building exteriors were evaluated at each school.

- *There are brick repair and tuckpointing needs at Rice Elementary School*
- *Large skylight is leaking at the Middle School and needs replacement*

Other Priority 1 items:

- *Improving energy efficiency by converting and updating older lighting to LED and adding motion sensing*
- *Addressing the Make Up Air (MUA) units in the Mississippi Heights Elementary kitchen*
- *Replacing outdated building controls and control systems*
- *The carpet in the 1987 addition at the Middle school is very old*
- *The running track surface needs substantial repairs or complete replacement*

Yellow

Priority 2 Needs: (address in next 3-10 Years)

Roofing Replacements: A full assessment of the roofs in the District was conducted. The roofs that will be past/at/or near life expectancy in the next 3 to 10 years were considered a priority 2.

Parking Lot Replacements: A full assessment of the parking lots in the District was conducted. The lots that will be past/at/or near life expectancy in the next 3 to 10 years were considered a priority 2.

Heat Plants: A full assessment of the heating plants at each school was conducted.

- *Combine the two Rice Elementary School boiler plants (original) into one with redundancy*
- *Upgrade Domestic Hot Water heating at Mississippi Heights Elementary*

Building Envelope: The building exteriors were evaluated at each school.

- *There are original windows at Hillside Early Childhood and Rice Elementary School*
- *There are original exterior doors at several facilities (Rice/Mississippi Heights/Middle) that will need replacement*

Other Priority 2 items:

- *Upgrade original ventilation systems at Rice Elementary School for improve indoor air quality*
- *Upgrade/replace Personal Address (PA) systems at Hillside and all the Elementary Schools*
- *Replace outdated building controls at the Middle School*
- *The flooring (carpet, VCT and some asbestos tile) will need to be addressed*
- *There is a need for updated and expanded bleachers for the football / running track*
- *High School pool equipment will need upgrades*

Roofing Replacements: A full assessment of the roofs in the District was conducted. The roofs that will be past/at/or near life expectancy in the next 10+ years were considered a priority 3.

Parking Lot Replacements: A full assessment of the parking lots in the District was conducted. The lots that will be past/at/or near life expectancy in the next 10+ years were considered a priority 3.

Heat Plants: A full assessment of the heating plants at each school was conducted.

- *The main heating plant at Mississippi Heights Elementary and the High School (standard efficiency) will be nearing end of life cycle*
- *The Fulton boilers at the Middle School will be nearing end of life cycle*

Building Envelope: The building exteriors were evaluated at each school.

- *There are single pane original windows at Hillside Early Childhood and Rice Elementary School*
- *There are original exterior doors at several facilities (Rice/Mississippi Heights/Middle) that will need replacement*

Other Priority 3 items:

- *Paint the exterior of the 1978 addition at Hillside Early Childhood*
- *Mississippi Heights hallway carpeting replacement with a more durable surface*
- *Address aging interior finishes throughout all facilities*
- *Update track lighting to LED*
- *Replace auditorium seating at the Middle School*
- *Address Middle School roof top ventilation units (RTU's)*
- *Add dehumidification to AHU#21 at the Middle School*

The District will annually re-evaluate / update their facility needs and re-prioritize as needed.

PROJECT SUMMARY AND IMPACT:

Specific benefits of the plan for a new Pleasantview Elementary School include:

- Additional instructional spaces for subjects currently being taught in hallways, stairwells and other inadequate locations
- Improved instructional spaces for health and wellness, art, science, and technology
- Improved safety and security for students, staff, and visitors
 - School occupants are more protected during emergency situations with controlled entrances
 - Pick-up/drop-off areas are arranged to decrease the mixing of vehicle, bus, and pedestrian traffic in crowded or non-existent parking lots
 - Students, staff, and visitors with disabilities will be able to access every facility according to current federal disability access law
 - New and modern ventilation systems will improve Indoor Air Quality
- Flexible space for collaborative student and staff work
- Improved technology integration into every classroom and space throughout each building
- Learning spaces designed for integration of students with special needs
- Spaces designed to respond to a variety of learning styles/approaches
- Improved efficiency and reliability of facility infrastructure
- Improved facility that complies with applicable codes and regulations

Updated Educational Adequacy chart based on a new Pleasantview:

CATEGORY		EXISTING	NEW
1	Classroom Size and Suitability	R	G
2	Cafeteria/Kitchen/Serving	R	G
3	Security and Supervision	R	G
4	Main Office/Nurse/Support Services	R	G
5/6	Science & Art Class/labs	R	G
7	Music Classrooms/Practice Areas/Etc.	Y	G
8	Staff Lounge/Collaborative Planning Areas	R	G
9	Student Commons/Break-Out Areas	R	G
10	Physical Ed./Athletics/Gym/Locker Rooms/Pool Etc.	G	G
11	Site Suitability: Fields/Green Space/ Storage Etc.	Y	G
12	Parking/Bus Drop-Off: Staff/Students/Parents	R	G
13	Technology	Y	G
14	Library/Media Center: Location/Size/Layout	R	G
15	Special Education/Support Services	R	G
16	Auditoriums/Performing Arts Spaces	NA	NA
17	Career and Technical Education	NA	NA
18	Hallways/Lockers/Washrooms/Maintenance space	R	G

4. A description of the project including:

- a) *specifications of site and outdoor space acreage,*
 - b) *square footage allocations for classrooms, laboratories and support spaces,*
 - c) *estimated expenditures for major portions of the project,*
 - d) *dates the project will begin and be completed.*
-

The top facility issues from listening sessions were as follows:

- 1. *Do Something with Pleasantview***
- 2. *More Elementary Space***
- 3. *More Early Childhood Space***
- 4. *Address Traffic Flow / Pick Up – Drop Off***
- 5. *Get Most Out of Current Building and Land Spaces***

The District has decided on a phased approach to addressing the top facility issues from the listening sessions by focusing first on addressing items 1 and 2 above. If the referendum is successful, it is the District's intent to continue to address items 3 through 5 along with the pressing maintenance needs as identified earlier through alternative funding sources. If the referendum should fail, the funds planned for items 3 through 5 will need to be redirected to fix and repair the existing Pleasantview Elementary.

Below and the following page (along with supporting documentation in **Appendix B**) further describes the scope of the ballot question in greater detail.

BALLOT QUESTION DETAILS:

New Pleasantview Elementary School:

The project consists of the construction of a new K-5 facility on the current Pleasantview site with a total design capacity of 800 students (6 Kindergarten sections and 5 sections per grade 1-5). The proposed spaces include general classrooms, specialist spaces for art, STEAM and music, special education spaces, collaboration areas, media center/learning commons, a gymnasium, and kitchen/cafeteria space as well as space for administration and other support staff. Site features will include separated pick up and drop off areas for buses and cars as well as both hard surface and green field play space. The building envelope (exterior) will be designed to comply with the State Energy Code and the systems will improve energy efficiency and create an improved environment for learning.

See **Appendix B** for a preliminary space program of the items described above.

See **Appendix C** for a preliminary site layout on the existing Pleasantview site.

Note: *Continued input from staff and community will further refine and enhance the final design of the new facility and site.*

Estimated Expenditures:

During the development of this plan, the District and the financial consultants took an in depth look at the Districts current financial situation along with the funding mechanisms and approaches available to the District. The District will be funding this first phase of the project through General Obligation Bonds (voter approved authority, direct tax impact) to achieve a sound financial plan moving forward keeping in mind the tax impact.

Estimated Expenditures: Summary

Category	Amount
Project Costs	\$36,504,831
Financial Costs	\$891,917
Investment Earnings	-\$271,748
Total Bond Amount	\$37,125,000

Additional breakout and details of each total project cost is provided in **Appendix D** of this document.

The District has and will continue to engage the community and organizations for partnerships to further enhance and grow the project, but no such funding is included or planned for at this time.

Operating Cost Impacts:

Implementation of the proposed improvement projects is anticipated to have a minimal impact on overall District operating costs. While there will be a reduction in deferred maintenance resulting from the proposed demolishing of older, existing square footage, there will be a slight increase in the square footage the District will need to operate and maintain. The District intends to take this opportunity to analyze its current staffing structure to identify any potential efficiencies. The additional operating costs have been allocated within the District's annual operating budget without a negative impact.

Preliminary Project Schedule Milestone Dates:

The project identified will have various requirements for design and end user input. Design, bidding and construction will all be phased according to the needs of the project and the ability to be implemented with little to no impact to the District's typical school schedules.

Bond Referendum:	November 5, 2019
Design Phase:	November 2019 – August 2020
Bidding Phase:	September 2020
Construction Phase:	October 2020 – July 2022
Occupancy:	August 2022

5. A specification of the source of project financing including:

- a) *applicable statutory citations,*
 - b) *the scheduled date for a bond issue or school board action,*
 - c) *a schedule of payments, including debt service equalization aid, and*
 - d) *the effect of a bond issue on local property taxes by property class and valuation.*
-

Sauk Rapids-Rice Public Schools, ISD #47 proposes to obtain financing from the sale of General Obligation bonds. The School District would seek voter approval of one ballot question on Tuesday, November 5, 2019, pursuant to Minnesota Statutes Chapter 475 which, if approved, would result in a \$37,125,000 bond issue. Costs of issuance are estimated at \$140,480. Due to the timing of the election and to keep the debt levy consistent with later years, a portion of the bond proceeds (estimated at \$473,000) would be used to make the interest payments due on the bonds during fiscal year 2021. The difference between the amount requested to be authorized by the voters (plus estimated interest earnings in the construction fund of \$271,748) and estimated costs of issuing this debt equals \$36,504,831, the amount the District expects to need for construction projects.

Ehlers has prepared the following schedules which have been included in the **Appendix E** of this document:

- ***The sources and uses of funds for the borrowing***
- ***The estimated debt structure for the anticipated borrowing and the net tax levy after accounting for the 105% levy and State aid***
- ***An analysis of the tax impact on varied values of residential, commercial and agricultural properties for the proposed bond issue***

6. Documentation obligating the School District and contractors to comply with the following items:

- a) *section 471.345 governing municipal contracts,*
 - b) *sustainable design,*
 - c) *school facility commissioning under section 123B.72, certifying the plans and designs for heating, ventilating, air conditioning and air filtration for an extensively renovated or new facility meet or exceed current code standards, including ASHRAE air filtration standard 52.1 and*
 - d) *ANSI acoustical performance criteria, design requirements and guidelines for schools on maximum background noise levels and reverberation times,*
 - e) *State fire code,*
 - f) *chapter 326B governing building codes, and*
 - g) *consultation with affected government units about the impact of the project on utilities, roads, sewers, sidewalks, retention ponds, school bus and automobile traffic, access to mass transit and safe access for pedestrians and cyclists.*
-

See the following page for **Attachment 1**.

Attachment 1
Review and Comment
Section #6 Documentation
(as amended by the 2014 Legislature)

Documentation obligating the School District and contractors to comply with items (i) to (vii) in planning and executing the project:

- (i) The School District will be in compliance with Minnesota Statute 471.345 governing municipal contracts issued for this project;
- (ii) The School District and the architects will include elements of sustainable design for this project;
- (iii) If the project installs or modifies facility mechanical systems, the School District, architect/engineers and contractors will be in compliance with school facility commissioning under Minnesota Statute 123B.72 certifying the plans and designs for the heating, ventilating, air conditioning, and air filtration for an extensively renovated or new facility meet or exceed current code standards, including the ASHRAE air filtration standard 52.1;
- (iv) If the project creates or modifies interior spaces, the District, architects/engineers and relevant contractors have considered the American National Standards Institute Acoustical Performance Criteria, Design Requirements and Guidelines for Schools on maximum background noise level and reverberation times;
- (v) The project will be in compliance with Minnesota State Fire Code;
- (vi) The project will be in compliance with Minnesota Statute chapter 326B governing building codes; and
- (vii) The School District and the architects/ engineers have been in consultation with affected government units about the impact of the project on utilities, roads, sewers, sidewalks, retention ponds, school bus and automobile traffic, access to mass transit, and safe access for pedestrians and cyclists.

The School District and architect/engineers will maintain documentation showing compliance with these items upon and subsequent to project completion.

Superintendent Signature: Aaron Sinclair Date 8/6/19
Board Chair Signature: B2B Date 8/6/19
Architect/Engineer Signature: Samh Khuy Date 8/6/19

APPENDIX

Appendix A: District Boundary Map:

Appendix B: Pleasantview Elementary Space Program

Appendix C: Pleasantview Elementary Preliminary Site Plan

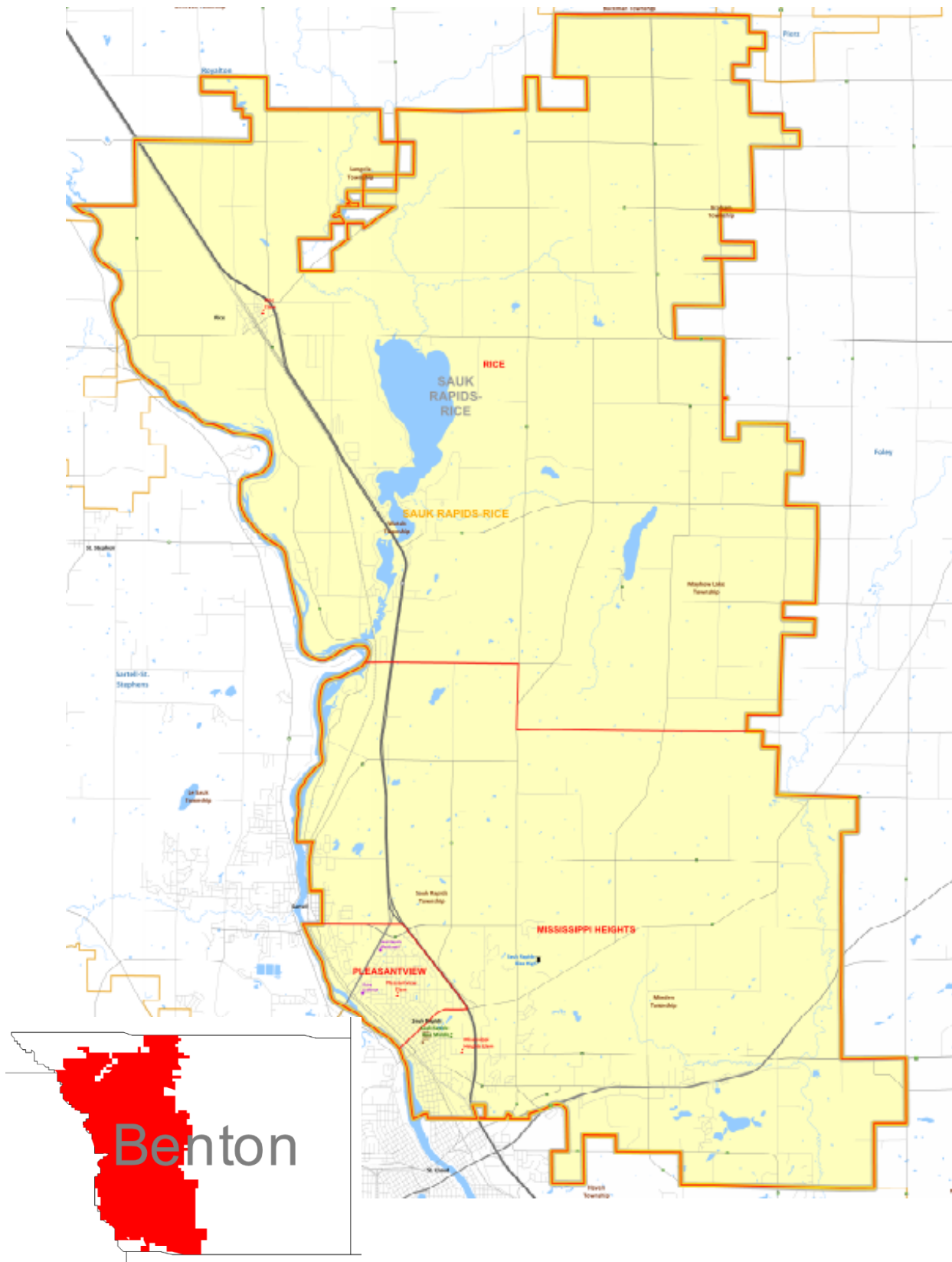
NOTE: Space Program and Layout shown is Preliminary. Continued input from staff and community will further refine and enhance the final design for the new building and spaces.

Appendix D: Budget Breakdown

Appendix E: Financial Documents:

- *The estimated sources and uses of funds*
- *The estimated debt structure and tax levies for the bonds*
- *The estimated tax impact of the proposed bonds on various types and values of property*

Appendix A: District Boundary Map:



Appendix B: New Pleasantview Elementary Preliminary Space Program



2019 Referendum
New Pleasantview Elementary School
Space Summary

Independent School District #47
 Sauk Rapids - Rice Public Schools
 DRAFT July 22, 2019

June 2019

PreDesign

ADMINISTRATION

General Office/Waiting	600 S.F.
Principal Office	200 S.F.
Conference	300 S.F.
Workroom/Copy Room/Mail/Volunteer Room	360 S.F.
Files Storage Room	60 S.F.
Behavior Interventionist	180 S.F.
Social Worker	180 S.F.
Parent Liaison	180 S.F.
Flex Office	160 S.F.
Staff Restroom	64 S.F.
Lead Sp.Ed.	180 S.F.
	2,464 S.F.

HEALTH SECRETARY

Cot Room (3 cots, incl. nurse exam / desk)	400 S.F.
Health Office	120 S.F.
Toilet	64 S.F.
	584 S.F.

CLASSROOMS

1st - 5th Grade Classrooms	25 @ 900	22,500 S.F.
Team Storage	5 @ 120	600 S.F.
Collaboration/Conference Rooms	5 @ 300	1,500 S.F.
Learning Commons	5 @ 1100	5,500 S.F.
		30,100 S.F.

KINDERGARTEN

Classrooms	6 @ 1200	7,200 S.F.
Resource Area	1 @ 1100	1,100 S.F.
Team Storage	1 @ 120	120 S.F.
Collaboration/Conference Rooms	1 @ 300	300 S.F.
		8,720 S.F.

SPECIALIST SPACES

Art Classroom	1 @ 1000	1,000 S.F.
STEAM Classroom	1 @ 1000	1,000 S.F.
Music Classroom (incl. storage)	1 @ 1000	1,000 S.F.
Music Storage		200 S.F.
		3,200 S.F.



Appendix B: New Pleasantview Elementary Preliminary Space Program



2019 Referendum New Pleasantview Elementary School Space Summary

Independent School District #47

Sauk Rapids - Rice Public Schools

DRAFT July 22, 2019

June 2019

PreDesign

STUDENT SERVICES

Center-Based Classroom (EBD/ASD)	2 @ 900	1,800 S.F.
Restroom (with changing capacity)		100 S.F.
Sensory Room (ASD)		80 S.F.
Sensory Room (EBD)		80 S.F.
Resource Room	1 @ 700	700 S.F.
Special Ed Related Services (Sm Group)		100 S.F.
Quiet / De-Escalation Room		50 S.F.
ADSI Office		140 S.F.
Title Classrooms	5 @ 140	700 S.F.
Mental Health Office		140 S.F.
Intervention Rooms	4 @ 200	800 S.F.
SEL Offices (2 people)		200 S.F.
Speech Office (3 people)		240 S.F.
School Psych		140 S.F.
		5,270 S.F.

LEARNING COMMONS

Circulation / Distribution / Stacks / Storage		1,850 S.F.
Independent Study Area/Reading		
Area/Flexible Computer Space		<i>Incl. above</i>
Media Workroom with AV Storage		180 S.F.
Large Group Room		700 S.F.
Instructional Coaches		200 S.F.
Conference Room (Small)		120 S.F.
Storage/Professional and Curriculum Library		200 S.F.
		3,250 S.F.

PHYSICAL EDUCATION

Gymnasium (1 court, 8 ft around)	6,600 S.F.
Office ((2) Staff and (1) Adaptive)	120 S.F.
DAPE Gym	400 S.F.
Storage	750 S.F.
	7,870 S.F.

KIDSTOP

Office	140 S.F.
Storage	300 S.F.
	440 S.F.

Appendix B: New Pleasantview Elementary Preliminary Space Program



2019 Referendum
New Pleasantview Elementary School
Space Summary

Independent School District #47
Sauk Rapids - Rice Public Schools
DRAFT July 22, 2019

June 2019

PreDesign

STAFF SPACE

Faculty Dining	700	S.F.
Toilets	6 @ 65	390 S.F.
	1,090	S.F.

CAFETERIA

Cafeteria (265 students x 3 lunch shifts)	4,571	S.F.
Table Storage	250	S.F.
	4,821	S.F.

KITCHEN/FOOD SERVICES

Kitchen / Prep	800	S.F.
Dry Food Storage	200	S.F.
Serving Lines	450	S.F.
Dish Wash Area	300	S.F.
Office/Lockers/Toilet/Mop Area	170	S.F.
Refrigerator and Freezer	200	S.F.
	2,120	S.F.

RECEIVING/CENTRAL SUPPLY/STORAGE

Receiving	500	S.F.
Building Storage	750	S.F.
Workroom/Office	100	S.F.
Outdoor Storage	280	S.F.
	1,630	S.F.

SUPPORT

Toilet Rooms/Custodial	Incl.
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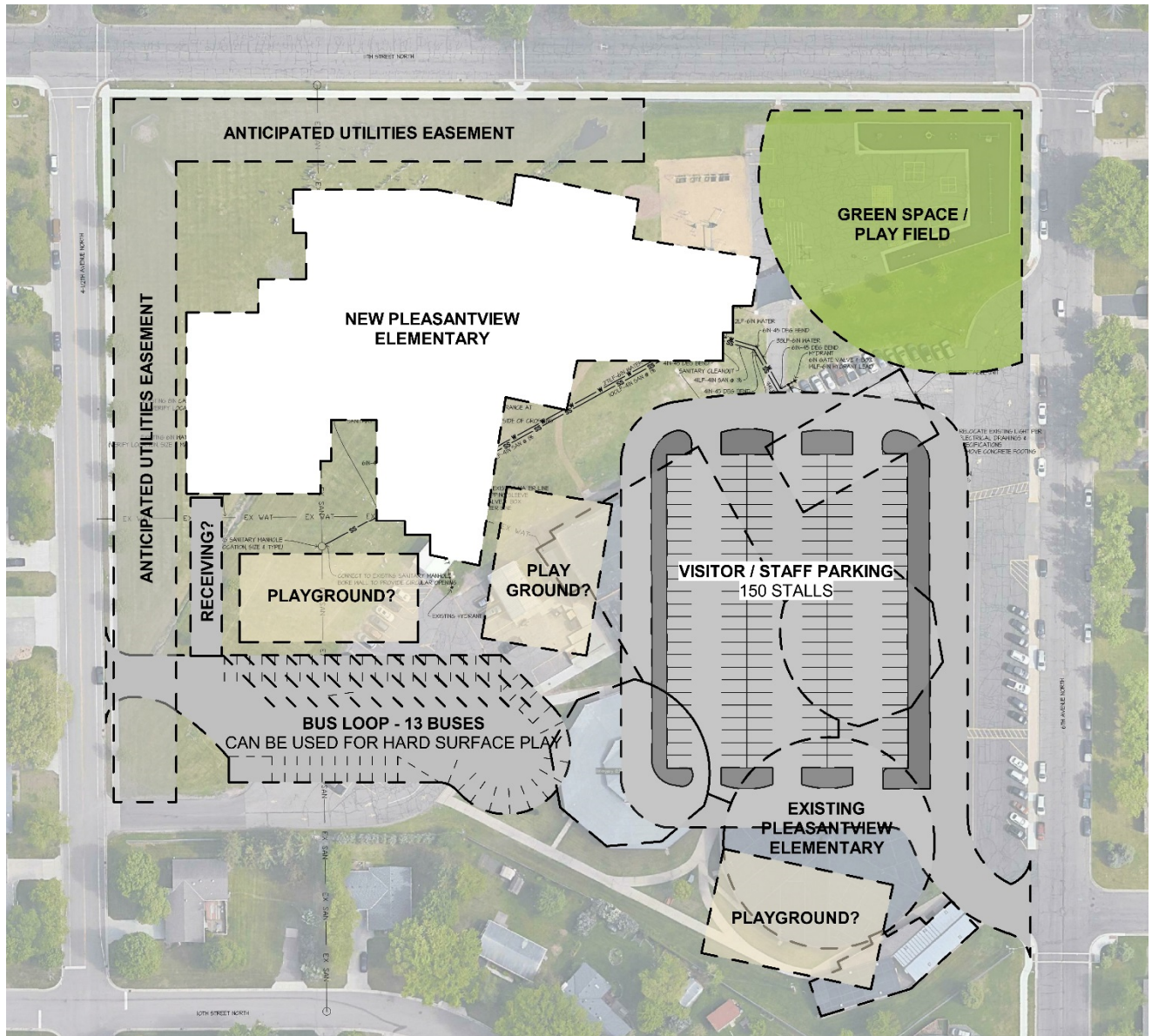
TOTAL NET SQUARE FOOTAGE 71,559 S.F.

NET/GROSS FACTOR 1.50

TOTAL GROSS SQUARE FOOTAGE 107,339 S.F.



Appendix C: New Pleasantview Elementary Preliminary Site Plan



NOTE: Preliminary layout shown. Continued input from staff and community will further refine and enhance the final design for remodeled and new spaces.

Appendix D: Budget Breakdown

FACILITY / ITEM DESCRIPTION <i>(assumes 2019 Construction costs)</i>	New Elementary
New Elementary:	
Construct New Elementary	\$24,151,275
Site (Utilities/Parking Lots/Restoration/Demo)	\$2,550,000
Construction Total:	\$26,701,275
Furniture, Fixtures & Equipment	
Furnishings	\$900,000
Equipment (includes playground)	\$450,000
Technology / Security	\$500,000
Soft Costs	
Design/CM/Site & Job Supt./Testing/Permits/General Cond./Misc.	\$5,672,204
City Est. Fees (Development, SAC/WAC, Other)	\$450,000
Owner Costs	
Financial (Issuance/Interest/Int. Earnings)	\$620,169
Moving Costs (Instructional/Equipment)	\$29,000
Contingency	\$1,335,080
Escalation	\$467,272
Project Cost Total:	\$37,125,000

Appendix E: Financial Documents: The estimated sources and uses of funds

Sauk Rapids-Rice School District No.47

Estimated Sources and Uses of Funds

November 2019 Election

July 26, 2019

Bond Amount	\$37,125,000
Project Amount Financed by Bond Proceeds	\$36,500,000
Election Date	November 5, 2019
Dated/Closing Date	February 1, 2020
Number Tax Levies	20
Sources of Funds	
Par Amount	\$37,125,000
Estimated Premium	0
Investment Earnings ¹	271,748
Total Sources	\$37,396,748
Uses of Funds	
Allowance for Discount Bidding ²	\$278,438
Capitalized Interest ³	473,000
Legal and Fiscal Costs ⁴	140,480
Net Available for Project Costs	36,504,831
Total Uses	\$37,396,748
Net Deposit to the Construction Fund	\$36,233,083

1 Estimated investment earnings are based on an average interest rate of 1.0% with a project duration of 1 and 1/2 years.

2 The allowance for discount bidding is an estimate of the compensation taken by the underwriter who provides the lowest true interest cost as part of the competitive bidding process and purchases the bonds. Ehlers provides independent municipal advisory services as part of the bond sale process and is not an underwriting firm.

3 In order to keep the debt levy consistent with later years, a portion of the interest payments due during fiscal year 2021 will also be made from funds on hand or bond proceeds.

4 Includes estimated fees for municipal advisor, bond counsel, rating agency, paying agent and county certificates.



Sources and Uses 19c RC.xlsb.xlsx



Appendix E: Financial Documents: The estimated debt structure and tax levies for the bonds

PRELIMINARY INFORMATION - FOR REVIEW AND COMMENT

Sauk Rapids-Rice School District No. 47

Analysis of Possible Structure for Capital and Debt Levies

November 2019 Election

**\$37,125,000 Bond Issue
20 Tax Levies
Wrapped Around Existing Debt**

July 26, 2019

Principal Amount:	\$37,125,000
Dated Date:	2/1/2020
Avg. Interest Rate:	3.75%

Levy Pay Year	Fiscal Year	Tax Capacity Value ¹ (\$000s)	% Chg	Existing Commitments			Proposed New Debt			Combined Totals			Net Levy	Tax Rate
				Building Bonds ²	Est. Debt Excess ³	State Debt Aid	Principal	Interest	Est. Debt Excess ³	Adjusted Debt Levy	Other Levies	State Aid		
2018	2019	18,394	4.4%	5,204,640	(348,844)	(307,742)	-	-	-	-	4,855,796	(307,742)	4,548,054	24.73
2019	2020	19,518	6.1%	5,205,428	(303,312)	(270,778)	-	-	-	-	4,902,116	(270,778)	4,631,337	23.73
2020	2021	19,713	1.0%	5,207,790	(356,052)	(270,496)	-	1,392,188	4	965,147	5,816,885	(270,496)	5,546,389	28.14
2021	2022	19,910	1.0%	5,205,953	(208,312)	(267,669)	-	1,392,188	-	1,461,797	6,459,438	(865,696)	5,603,741	28.14
2022	2023	20,109	1.0%	5,204,903	(208,238)	(263,080)	-	1,392,188	-	1,461,797	6,458,461	(830,527)	5,627,934	27.99
2023	2024	20,109	0.0%	5,219,865	(208,196)	(266,960)	-	1,392,188	(58,472)	1,403,325	6,414,994	(792,222)	5,622,772	27.96
2024	2025	20,109	0.0%	5,223,278	(208,795)	(287,739)	-	1,392,188	(56,133)	1,405,664	6,420,147	(828,287)	5,591,860	27.81
2025	2026	20,109	0.0%	5,236,140	(208,931)	(310,145)	-	1,392,188	(56,227)	1,405,570	6,432,779	(868,045)	5,564,734	27.67
2026	2027	20,109	0.0%	-	-	-	1,995,000	1,392,188	(56,223)	3,500,324	3,500,324	(25,590)	3,474,734	17.28
2027	2028	20,109	0.0%	-	-	-	2,145,000	1,317,375	(140,013)	3,495,481	3,495,481	(24,625)	3,470,856	17.26
2028	2029	20,109	0.0%	-	-	-	2,230,000	1,236,938	(139,819)	3,500,465	3,500,465	(25,618)	3,474,847	17.26
2029	2030	20,109	0.0%	-	-	-	2,310,000	1,153,313	(140,019)	3,496,460	3,496,460	(24,820)	3,471,640	17.26
2030	2031	20,109	0.0%	-	-	-	2,400,000	1,066,688	(139,858)	3,500,163	3,500,163	(25,558)	3,474,605	17.26
2031	2032	20,109	0.0%	-	-	-	2,480,000	976,688	(140,007)	3,500,015	3,500,015	(25,529)	3,474,487	17.26
2032	2033	20,109	0.0%	-	-	-	2,580,000	883,313	(140,001)	3,498,478	3,498,478	(24,823)	3,471,654	17.26
2033	2034	20,109	0.0%	-	-	-	2,680,000	786,563	(139,859)	3,500,032	3,500,032	(25,532)	3,474,500	17.26
2034	2035	20,109	0.0%	-	-	-	2,780,000	686,063	(140,001)	3,499,364	3,499,364	(25,399)	3,473,966	17.28
2035	2036	20,109	0.0%	-	-	-	2,885,000	581,813	(139,975)	3,500,179	3,500,179	(25,561)	3,474,617	17.28
2036	2037	20,109	0.0%	-	-	-	2,990,000	473,625	(140,007)	3,496,799	3,496,799	(24,887)	3,471,912	17.27
2037	2038	20,109	0.0%	-	-	-	3,105,000	361,500	(139,872)	3,499,953	3,499,953	(25,516)	3,474,437	17.28
2038	2039	20,109	0.0%	-	-	-	3,220,000	245,063	(139,998)	3,498,318	3,498,318	(25,190)	3,473,127	17.27
2039	2040	20,109	0.0%	-	-	-	3,315,000	124,313	(139,933)	3,471,345	3,471,345	(19,812)	3,451,533	17.16
2040	2041	20,109	0.0%	-	-	-	-	-	-	-	-	-	-	-
2041	2042	20,109	0.0%	-	-	-	-	-	-	-	-	-	-	-
Totals				41,707,995	(2,050,679)	(2,244,610)	37,125,000	19,638,563	(2,046,415)	57,058,675	96,715,991	(5,372,256)	91,343,735	

1 Tax capacity value for taxes payable in 2018 and 2019 are the actual final values. Estimates for future years are based on the percentage changes as shown above.

2 Initial debt service levies (prior to subtracting debt equalization aid) are set at 105 percent of the principal and interest payments during the next fiscal year.

3 Debt excess adjustment for taxes payable in 2018 is the actual amount. Debt excess for future years is estimated at 4% of the prior year's initial debt service levy.

4 In order to keep the debt levy consistent with later years, a portion of the interest payments due during fiscal year 2021 estimated at \$473,000, will also be made from bond proceeds.

Appendix E: Financial Documents: The estimated tax impact of the proposed bonds on various types and values of property

Sauk Rapids-Rice School District No. 47
Analysis of Tax Impact for Possible Bond Issue
November 5, 2019 Election

July 26, 2019

Bond Issue Amount	\$37,125,000
Project Cost	\$36,500,000
Average Interest Rate	3.75%
Number of Years (No. of Tax Levies)	20 Years
Capitalized Interest	475,000
Total State Aid	3,127,646
Total Estimated Levy Over Bond Term	53,931,030

Type of Property	Estimated Market Value	Estimated Tax Impact Pay 2020*
Residential Homestead	\$50,000	\$15
	75,000	22
	100,000	35
	125,000	49
	150,000	62
	182,000	79
	200,000	89
	250,000	115
	300,000	142
	350,000	169
Commercial/Industrial	400,000	195
	\$100,000	\$74
	250,000	208
	500,000	453
	750,000	698
Agricultural Homestead** (average value per acre of land & buildings)	1,000,000	943
	\$2,000	\$0.25
	2,500	0.31
	3,000	0.37
	4,000	0.49
	5,000	0.61
Agricultural Non-Homestead** (average value per acre of land & buildings)	6,000	0.74
	\$2,000	\$0.49
	2,500	0.61
	3,000	0.74
	4,000	0.98
	5,000	1.23
Seasonal Recreational Residential	6,000	1.47
	\$50,000	\$25
	75,000	37
	100,000	49
	150,000	74
	200,000	98
	400,000	196

* Estimated tax impact includes principal and interest payments on the new bonds. The figures 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. Many owners of homestead property will qualify for a refund, based on their income and total property taxes. This will decrease the net effect of the proposed bond issue for many property owners.

** Estimated tax impact includes 50% reduction due to the School Building Bond Agricultural Credit in Pay 2020. Average value per acre is the total assessed value of all land & buildings divided by total acres. Homestead examples exclude the house, garage, and one acre, which has the same tax impact as a residential homestead.



Tax Impact 19c RC.xlsx

