



**Roseville Area Schools
ISD #623**

**2017 Referendum
District Wide
Additions &
Renovations**

**REVIEW
AND
COMMENT
SUBMITTAL**

Presented to:

**Minnesota Department of
Education**

July 20, 2017



July 19, 2017

Brenda Cassellius, Ed.D., Commissioner
Minnesota Department of Education
1500 Highway 36 West
Roseville, Minnesota 55113-4266

Re: Independent School District #623
Roseville Area Schools
Proposed Referendum Project

Dear Commissioner Cassellius:

In accordance with M.S. 123B.71, Roseville Area Schools, Independent School District #623, is submitting this Review and Comment document for review for proposed referendum projects. The projects would include a significant expansion at the high school campus through additions and renovations, renovations and/or additions at all district buildings to accommodate personalized and extended learning environments and additional capacity need, activity field improvements at multiple sites, and district wide security enhancements at offices and entries. These items were identified through a long range planning process over the spring and summer of 2016-17, and voted on by the Board of Education at the June 27, 2017 board meeting. The proposed referendum is November 7, 2017.

The cost of the proposed work is \$144,000,000, and it will be funded through voter approved Bonding Authority through a single ballot question. Additional specific details involving the need for these projects are furnished in the report. We appreciate your review and subsequent comments on this important proposal and look forward to your reply.

Sincerely,



Aldo Sicoli, Superintendent

cc: ISD #623 School Board
Shari Thompson, Director of Operations and Business Services

Roseville Area School District is an equal opportunity/affirmative action educator and employer, committed to a culturally diverse workforce.

*District Center • 1251 County Road B2 West • Roseville, MN 55113
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In accordance with Minnesota Statute 123B.71 (2000) the School Board of Independent School District #623 Roseville Area Schools submits the following educational facility proposal for Review and Comment. The projects presented are the result of extensive District and Community review of facility conditions, capacity of buildings compared to enrollment projections, and program initiatives and equity within the District. The specific information is as follows:

Key Information:

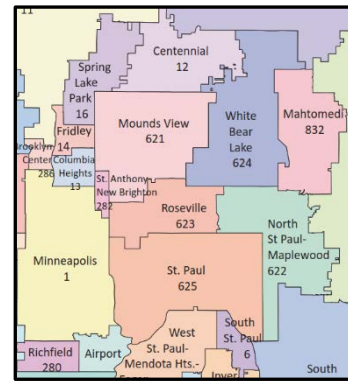
- Address: **Independent School District #623
Roseville Area Schools**
1251 County Road B2 W
Roseville, MN 55113
Contact: Aldo Sicoli, Superintendent of Schools
aldo.sicoli@isd623.org
Phone: (651) 635-1600
Fax: (651) 635-1659
- School Board: Mark Traynor, Chair
Kitty Gogins, Clerk
Frank Shaw, Treasurer
Todd Anderson, Director
Erin Azer, Director
Mike Boguszewski, Director
- Financing: **\$ 144,000,000** General Obligation Bonds in one question
- Referendum: November 7, 2017
- Architect/Planner: **Wold Architects and Engineers**
332 Minnesota Street, Suite W2000
St. Paul, Minnesota 55101
Contact: Vaughn Dierks, AIA
vdierks@woldae.com
Phone: (651) 227-7773
- Fiscal Consultant: **Ehlers**
3060 Centre Pointe Drive
Roseville, MN 55113-1105
Contact: Gary Olsen
Phone: (651) 697-8572
Fax: (651) 697-8555
- Legal Consultant: **Kennedy & Graven**
470 US Bank Plaza
200 South 6th St,
Minneapolis, MN 55402
Contact: Martha Ingram
Phone: (612) 337-9300

I. The Geographic Area and Population to be Served

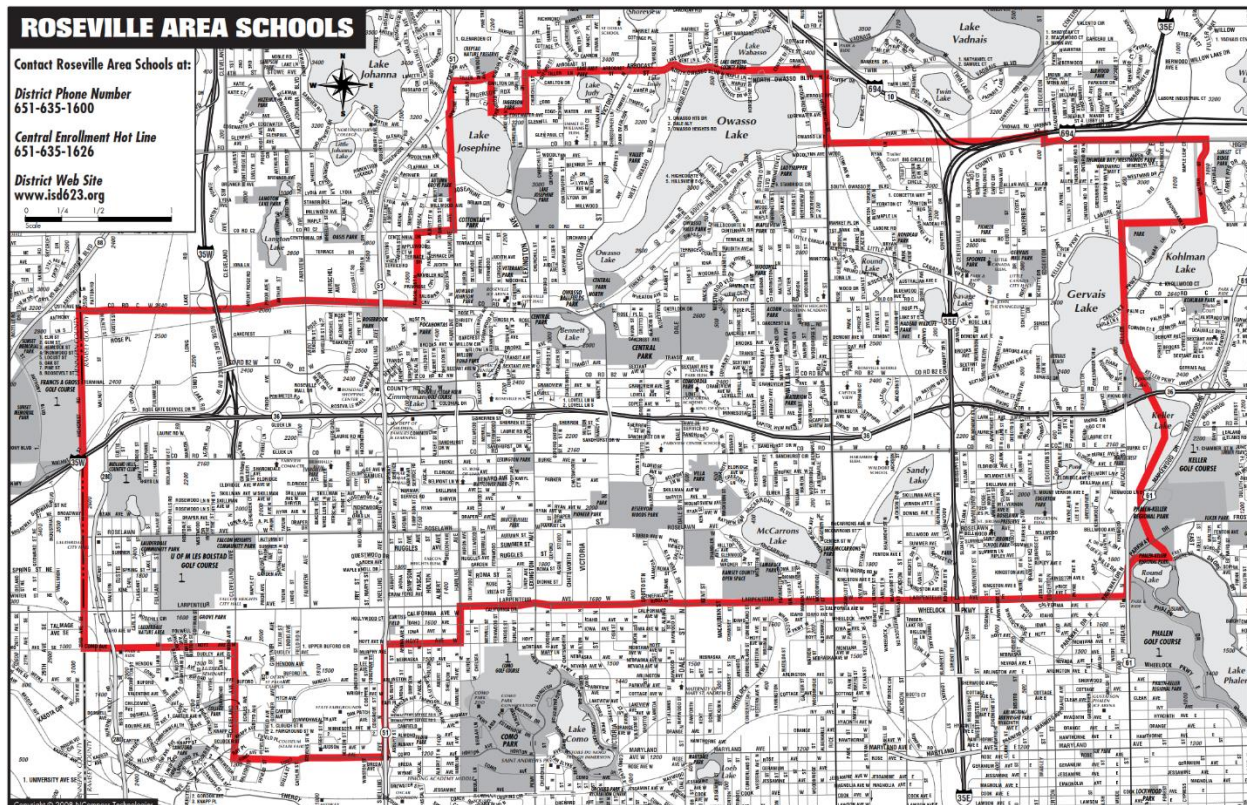
- a. **Preschool Through Grade 12 Student Enrollments for the Past Five Years,**
- b. **Current Year Student Enrollment and Student Enrollment Projections for the Next Five Years.**

Geographic Area to be served

- Independent School District #623 is located in the middle of the Twin Cities metro area. The Roseville Schools serve an area of approximately 23 square miles. The district is located in Ramsey County.
- The school districts bordering Roseville include: Minneapolis (SSD #1), St. Paul (ISD #625), North St. Paul-Maplewood (ISD #622), White Bear Lake (ISD #624), Mounds View (ISD #621) and St. Anthony-New Brighton (ISD #282).



Map of ISD #623



I. The Geographic Area and Population to be Served (continued)**Population to be Served**

- The District serves residents in all or portions of seven communities within the District boundaries: Arden Hills, Falcon Heights, Little Canada, Lauderdale, Maplewood, Roseville, and Shoreview.
- K-12 student population in the Roseville Area Schools has grown in recent years, most significantly with the addition of Harambee Elementary School in 2013. Even without Harambee, the District population has continued to increase, and is expected to continue to grow at a rate of approximately 1.5% annually. Currently the (K-12) enrollment is 7,590 students, projected to be as large as 8,127 students by the 2021-22 school year.
- In 2016, Roseville Area Schools worked with Hazel Reinhardt Consulting Services to conduct a demographic and enrollment study. The projections are based on a number of factors including resident births, single-family housing turnover, and growth momentum in current enrollment.

Enrollment History and Projections

	History					Current	Projections				
	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
K	567	509	583	578	564	574	601	612	605	606	614
1	483	575	591	601	564	581	570	610	616	609	610
2	503	501	653	577	610	560	594	572	618	624	617
3	516	502	584	627	588	601	560	596	587	635	641
4	479	519	591	576	641	587	605	560	610	601	649
5	508	493	588	581	566	642	588	605	564	614	605
6	491	496	569	562	586	547	631	591	607	566	616
Total K-6	3,547	3,595	4,159	4,102	4,119	4,092	4,149	4,146	4,207	4,254	4,351
7	485	500	528	517	546	573	529	640	602	618	576
8	472	509	524	546	502	553	579	532	646	607	624
Total 7-8	957	1,009	1,052	1,063	1,048	1,126	1,108	1,172	1,247	1,225	1,200
9	543	533	553	558	611	586	586	602	585	710	667
10	575	559	541	556	563	613	584	585	607	589	715
11	551	580	549	547	557	564	620	581	578	600	582
12	543	601	617	605	608	571	565	612	610	607	610
Total 9-12	2,212	2,273	2,260	2,266	2,339	2,334	2,355	2,380	2,380	2,505	2,575
Total K-12	6,716	6,877	7,471	7,431	7,506	7,552	7,612	7,698	7,834	7,985	8,127

➡ Includes Harambee Elementary

% Change	2.40%	8.64%	-0.54%	1.01%	0.61%	0.79%	1.13%	1.77%	1.93%	1.77%
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I. The Geographic Area and Population to be Served (continued)

ENROLLMENT PROJECTIONS				
Year	Low K Low Mig	High K Low Mig	Low K High Mig	High K High Mig
2015-16	7,506	7,506	7,506	7,506
2016-17	7,563	7,572	7,668	7,677
2017-18	7,722	7,740	7,874	7,892
2018-19	7,821	7,849	8,088	8,116
2019-20	7,904	7,943	8,253	8,292
2020-21	8,103	8,152	8,492	8,541
2021-22	8,256	8,315	8,673	8,733
2022-23	8,374	8,444	8,799	8,870
2023-24	8,501	8,582	8,961	9,043
2024-25	8,555	8,648	9,018	9,112
2025-26	8,657	8,761	9,140	9,247

*Excludes Early Childhood and ALC**Areas in red indicate District Facilities reaching Capacity*

ENROLLMENT PROJECTIONS				
	K-6	7-8	9-12	Total
2015-16	4,119	1,048	2,339	7,506
2020-21				
Low K/Low Mig	4,279	1,314	2,510	8,103
High K/Low Mig	4,328	1,314	2,510	8,152
Low K/High Mig	4,331	1,317	2,843	8,492
High K/High Mig	4,381	1,317	2,843	8,541
2025-26				
Low K/Low Mig	4,633	1,338	2,685	8,657
High K/Low Mig	4,705	1,360	2,696	8,761
Low K/High Mig	4,693	1,365	3,081	9,140
High K/High Mig	4,767	1,387	3,093	9,247

Excludes Early Childhood and ALC

District Capacity:	15-16 Enrollment	2020-21	2025-26
K-6: 4,367	4,116	4,279 – 4,381	4,633 – 4,767
7-8: 1,272 +	1,048	1,314 – 1,317	1,338 – 1,387
9-12: 2,200	2,339	2,510 – 2,843	2,685 – 3,093

2. A List of Existing School Facilities

- a. *by year constructed,*
- b. *their uses, and*
- c. *an assessment of the extent to which alternate facilities are available within the school district boundaries and in adjacent school districts.*

Description of Existing Facilities/Utilization

- The District's educational programs are housed in (7) K-6 Elementary Schools, (1) K-8 School, (1) 7-8 Middle School, (1) High School and a Community Center which houses an Alternative high school, some of the Early Childhood Programming and Community Education spaces. The District Center also houses Administration.
- The schools are located throughout the District to serve respective populations.

Schools	Grade Org.	Original Building	Additions	Site Size in Acres	Adjacent Public Land	Building Area SF
Brimhall Elementary	K - 6	1957	1957, 1958, 1959, 1972, 1994	16.80	Evergreen Park	100,199
Central Park Elementary	K - 6	1966	1968, 1996	9.40	Harriet Alexander Nature Center	68,678
Edgerton Elementary	K - 6	1952	1955, 1961, 1967, 1969, 1996, 2004	13.00	Edgerton Park and Heritage Center Park	84,422
Falcon Heights Elementary	K - 6	1951	1952, 1961, 1969, 1995, 1998, 2015	8.80	NA	73,226
Harambee Elementary	K - 6	1996	NA	27.30	NA	76,530
Little Canada Elementary	K - 6	1968	1989, 1995	16.00	Spooner Park	78,949
ED Williams Elementary	K - 6	1963	1966, 1969, 1997	13.60	NA	75,268
Parkview School	K-8	1967	1969, 1975, 1997	26.30	NA	164,669
Roseville Area Middle School (RAMS)	7-8	1963	1966, 1970, 1972, 1975, 1990, 2004	41.00	Nadeau Wildlife Area	240,747
Roseville Area High School (RAHS)	9-12	1952	1962, 1969, 1970, 1975, 1985, 1993-1996, 2003-2005	40.00	NA	402,293

2. A List of Existing School Facilities (Continued)

District Support Facilities	Grade Org.	Original Building	Additions	Site Size in Acres	Adjacent Public Acres	Building Area SF
Fairview Community Center (FVCC)	NA	1956	1957, 1969, 1973	21.70	NA	171,170
District Center	NA	1968	NA	5.00	NA	16,952

2016-17 Capacity Updates

	K	1	2	3	4	5	6	Functional Capacity	Potential Rooms	Potential Capacity
Brimhall Elementary	5	5	3	3	4	3	3	660	4	760
Central Park Elementary	3	3	3	2	3	2	3	487	5	612
Edgerton Elementary	3	3	3	3	3	3	3	540	0	540
Falcon Heights Elementary	3	3	3	3	3	3	2	512	0	512
Harambee Elementary	3	3	2	3	2	2	2	431	1	456
Little Canada Elementary	4	4	4	4	4	3	2	636	0	636
ED Williams Elementary	3	3	3	3	2	3	3	512	1	537
Parkview Center School	4	3	3	3	3	3	4	589	3	664
								4,367		4,717

Range

K	21	20-25
1st	25	25-27
2nd	25	25-30
3rd	25	25-30
4th	28	28-34
5th	28	28-34
6th	28	28-34
7th-8th	32	32-35
9th-12th	32	32-35

Other Potential Rooms counted as 25 Students

K-12 (No FAHS):	7,841
K-6:	4,367
7-8	1,272
9-12	2,202

	Stations	Students / Station	Utilization Rate	Functional Capacity	Potential Stations	Potential Capacity	Maximum Utilization	Maximum Capacity	Maximum (w/ Potent.)
PCS	10	32.0	71%	227	2	273	85%	272	326
RAMS	46	32.0	71%	1,045	10	1,272	85%	1,251	1,523
RAHS	86	32.0	80%	2,202	9	2,432	88%	2,422	2,675
FAHS	10	20.0	80%	160	0	160	88%	176	176

Available Alternate Facilities

The current facilities within the District are at capacity at this time and some will be stretched beyond the maximum within two years due to enrollment increases. The district has reviewed the availability of other facilities both within and outside of the School District. No other facilities of significant size and adequate function have been identified to meet the needs of the District and/or to be available for use.

Brimhall Elementary School

2. A List of Existing School Facilities (Continued)

Brimhall Elementary School

Brimhall Elementary School

- Classroom
- Potential Station
- ▽ Special Education Space

Capacity Analysis:

K: 5 x 21 Students = 105
 1: 5 x 25 Students = 125
 2: 3 x 25 Students = 75
 3: 3 x 25 Students = 75
 4: 4 x 28 Students = 112
 5: 3 x 28 Students = 84
 6: 3 x 28 Students = 84
 ES Student Capacity: 660

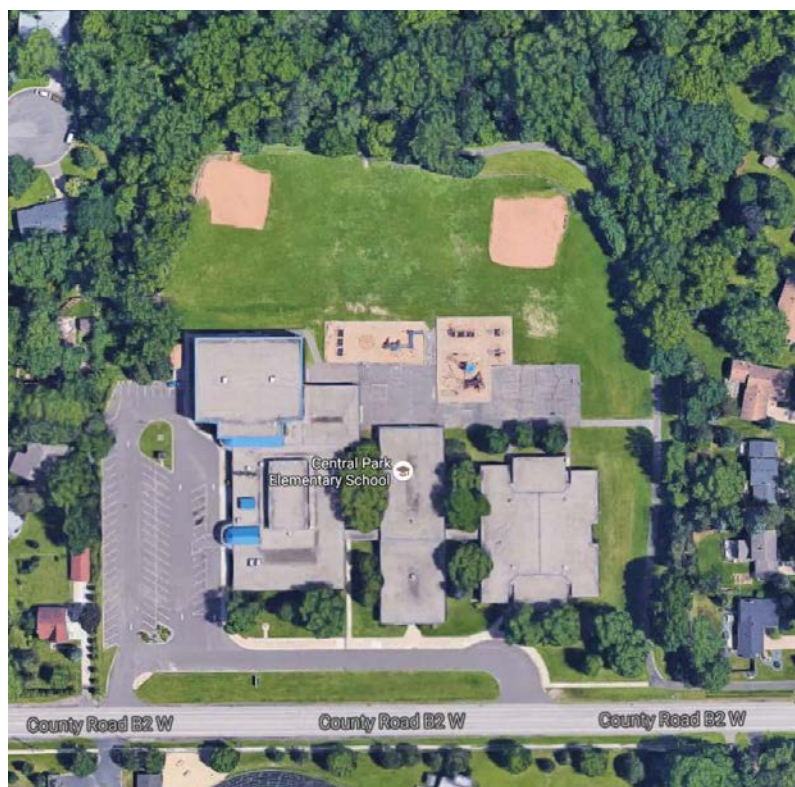
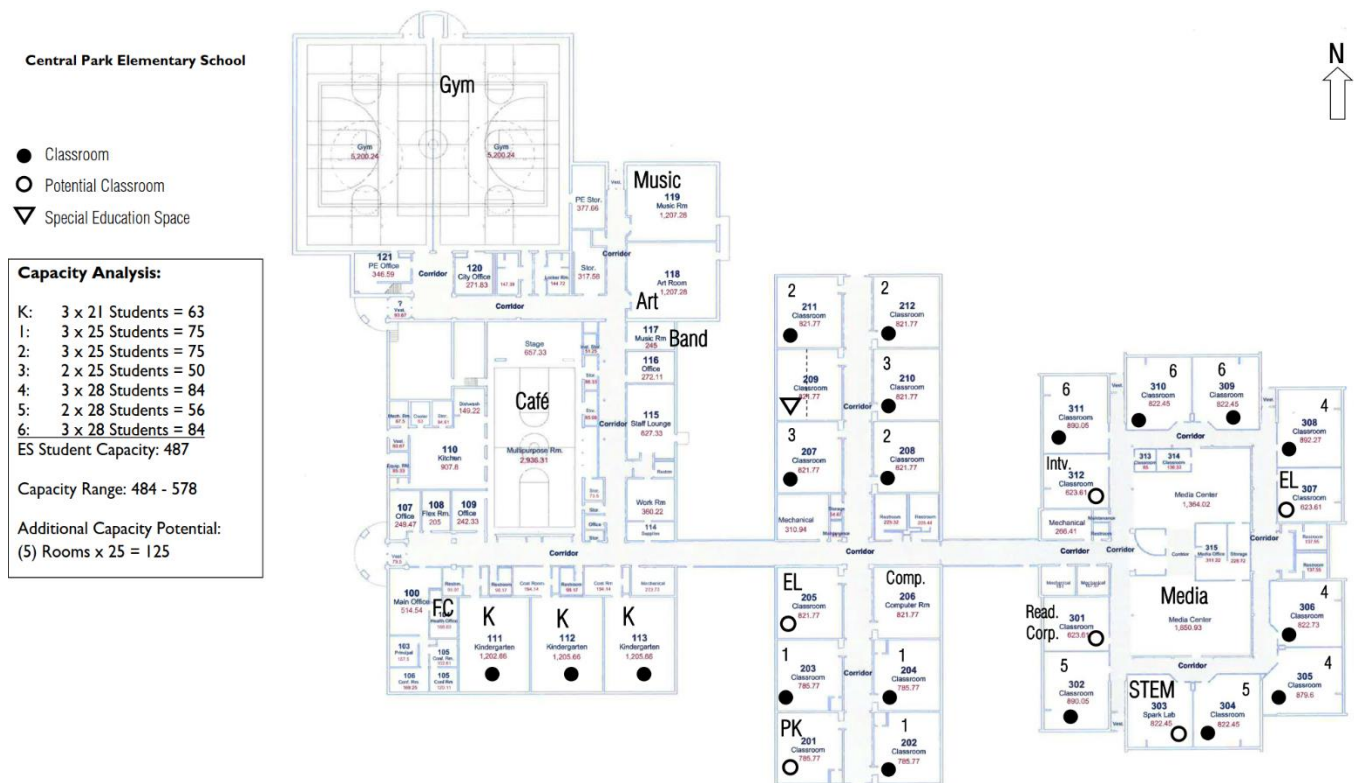
Capacity Range: 655-780

Additional Capacity Potential:
 (4) Rooms x 25 = 100



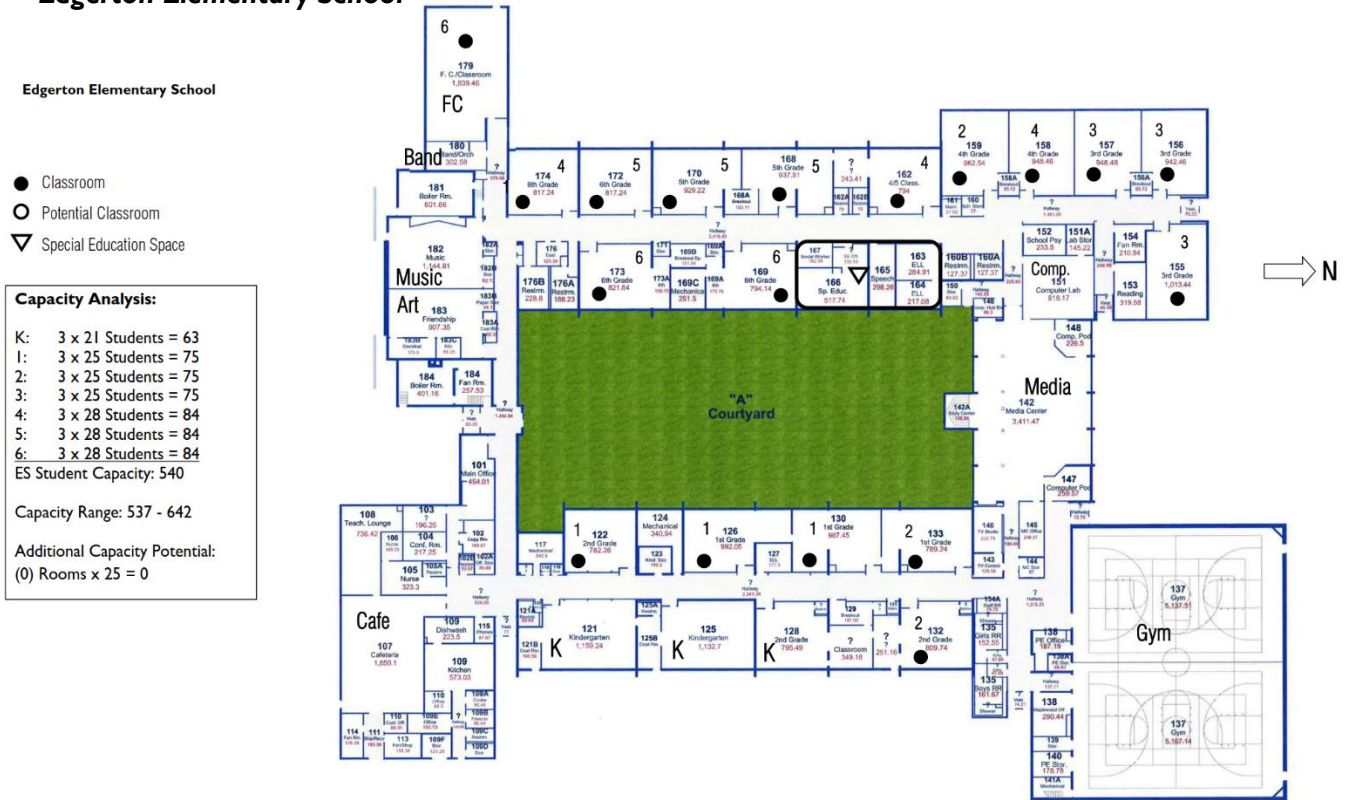
2. A List of Existing School Facilities (Continued)

Central Park Elementary School



2. A List of Existing School Facilities (Continued)

Edgerton Elementary School



2. A List of Existing School Facilities (Continued)

Falcon Heights Elementary School

Falcon Heights Elementary School

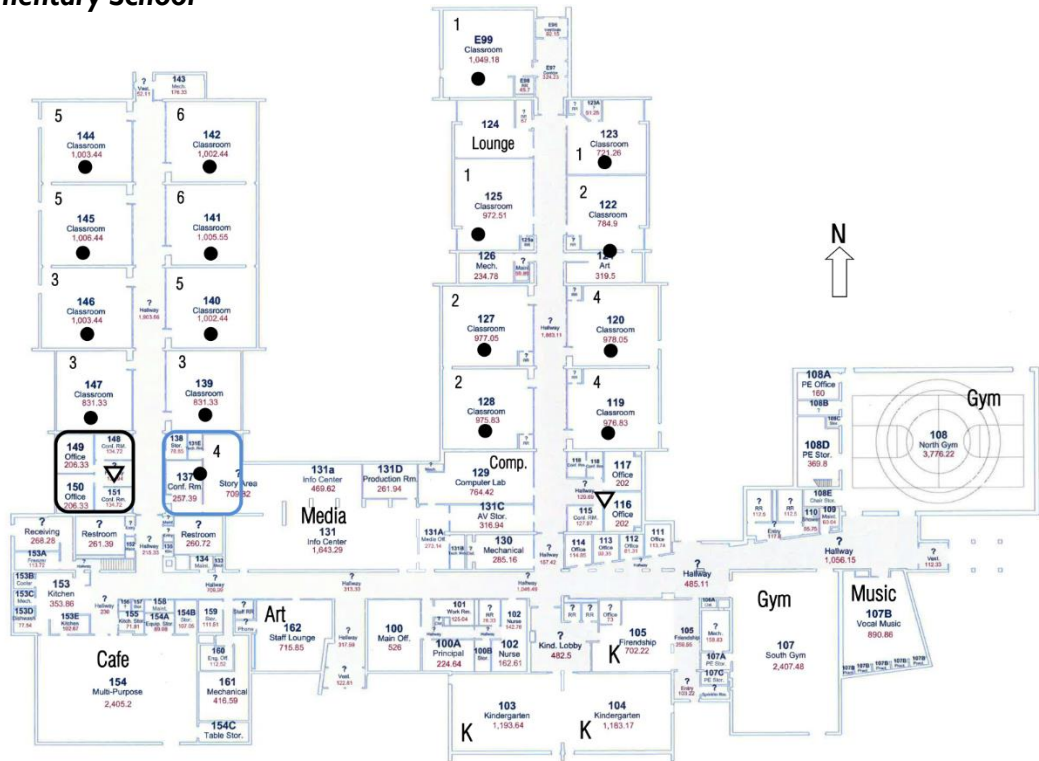
- Classroom
- Potential Classroom
- ▽ Special Education Space

Capacity Analysis:

K: 3 x 21 Students = 72
 1: 3 x 25 Students = 81
 2: 3 x 25 Students = 81
 3: 3 x 25 Students = 81
 4: 3 x 28 Students = 96
 5: 3 x 28 Students = 96
 6: 2 x 28 Students = 64
 ES Student Capacity: 512

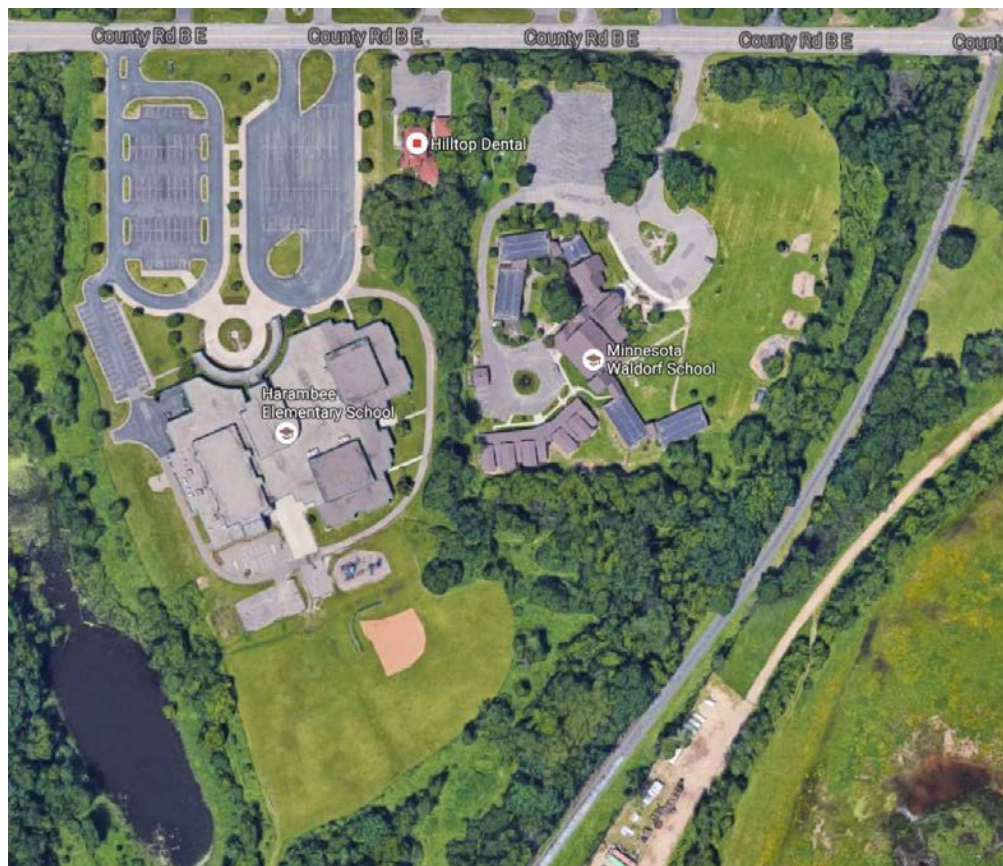
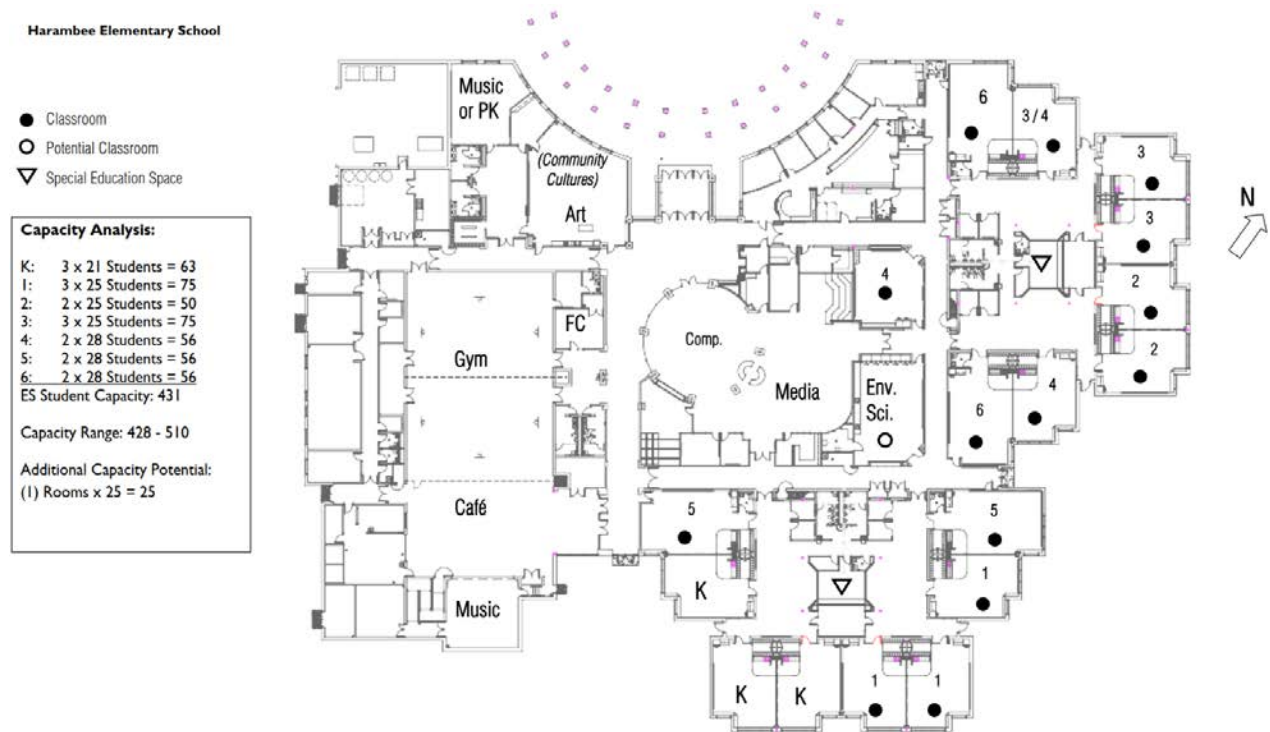
Capacity Range: 509 - 608

Additional Capacity Potential:
 (0) Rooms x 25 = 0



2. A List of Existing School Facilities (Continued)

Harambee Elementary School



2. A List of Existing School Facilities (Continued)

Little Canada Elementary School

Little Canada Elementary School

- Classroom
- Potential Station
- ▽ Special Education Space

Capacity Analysis:

K: 4 x 21 Students = 84
 1: 4 x 25 Students = 100
 2: 4 x 25 Students = 100
 3: 4 x 25 Students = 100
 4: 4 x 28 Students = 112
 5: 3 x 28 Students = 84
 6: 2 x 28 Students = 56
 ES Student Capacity: 636

Capacity Range: 632 - 754

Additional Capacity Potential:
 (0) Rooms x 25 = 0



2. A List of Existing School Facilities (Continued)

Emmet D Williams Elementary School



2. A List of Existing School Facilities (Continued)

Parkview Center School

Parkview Center School
First Floor

- Teaching Station
- Potential Station
- ▽ Special Education Space

Capacity Analysis:

(10) Teaching Stations (7-8)
x (32) Students / Station
x 71% Utilization (5/7 Periods)
= 227 MS Student Capacity

K: 4 x 21 Students = 84
1: 3 x 25 Students = 75
2: 3 x 25 Students = 75
3: 3 x 25 Students = 75
4: 3 x 28 Students = 84
5: 3 x 28 Students = 84
6: 4 x 28 Students = 112

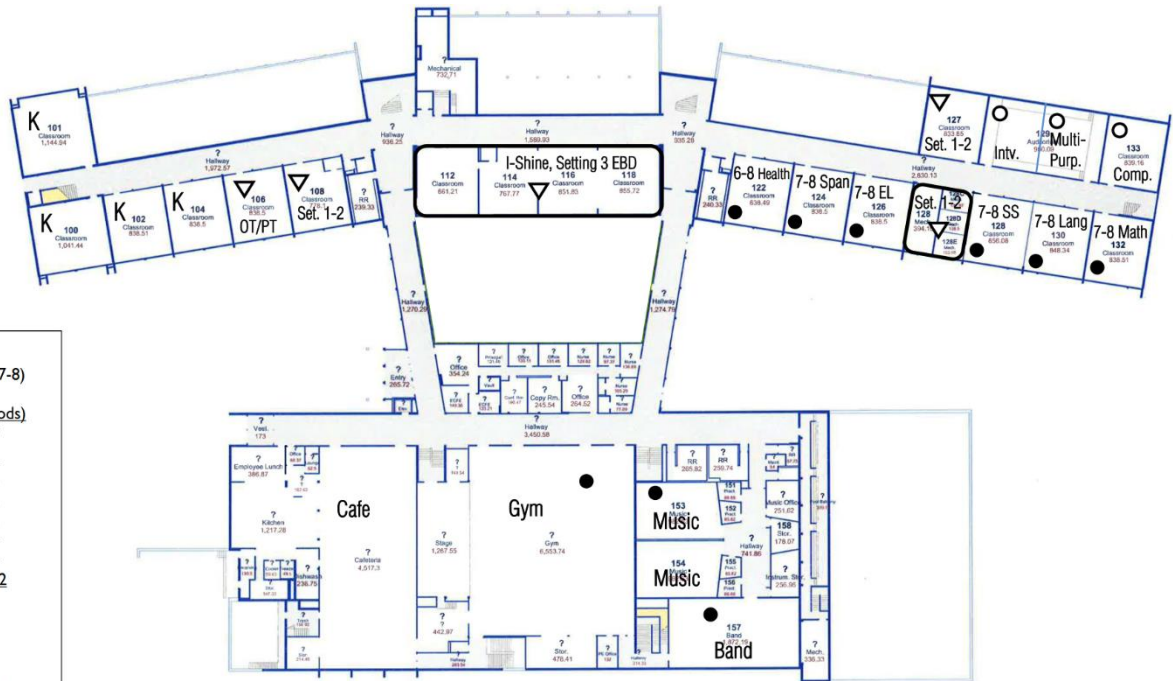
ES Student Capacity: 589

Total K-8 Capacity: 816

Capacity Range: 784 - 932

Additional Capacity Potential:

(3) Rooms x 25 = 75



Parkview Center School
Second Floor



2. A List of Existing School Facilities (Continued)

Parkview Center School

Parkview Center School
Lower Level

- Teaching Station
- Potential Station
- ▽ Special Education Space

Capacity Analysis:

(10) Teaching Stations (7-8)
x (32) Students / Station
x 71% Utilization (5/7 Periods)
= 227 MS Student Capacity

K: 4 x 21 Students = 84
1: 3 x 25 Students = 75
2: 3 x 25 Students = 75
3: 3 x 25 Students = 75
4: 3 x 28 Students = 84
5: 3 x 28 Students = 84
6: 4 x 28 Students = 112

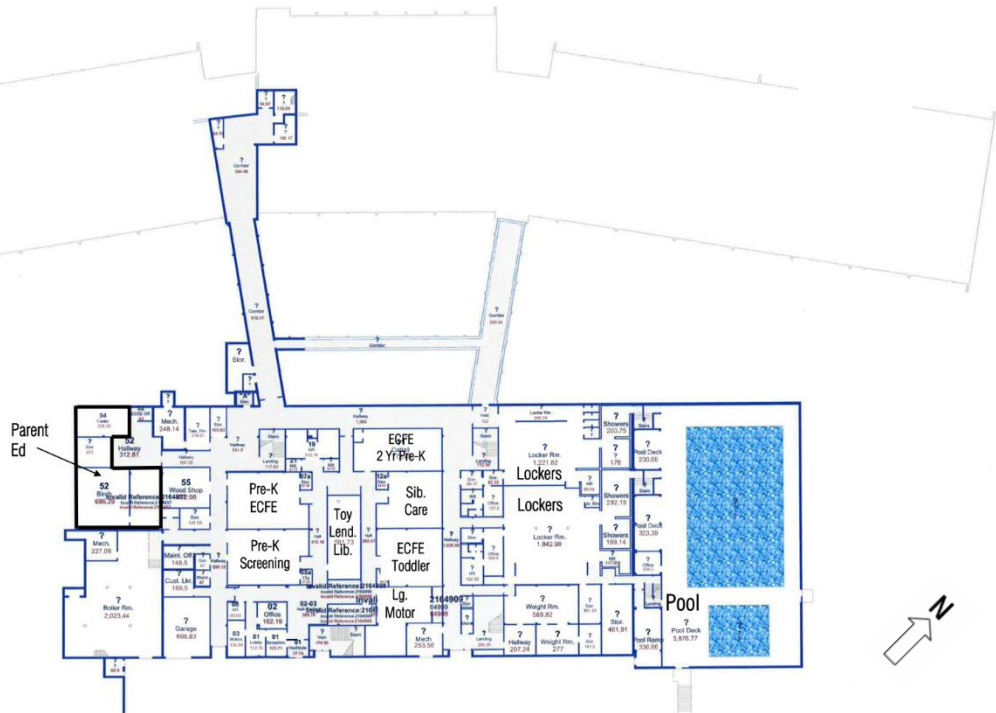
ES Student Capacity: 589

Total K-8 Capacity: 816

Capacity Range: 784 - 932

Additional Capacity Potential:

(3) Rooms x 25 = 75



2. A List of Existing School Facilities (Continued)

Roseville Area Middle School (RAMS)

Roseville Area Middle School
Lower Level (North)

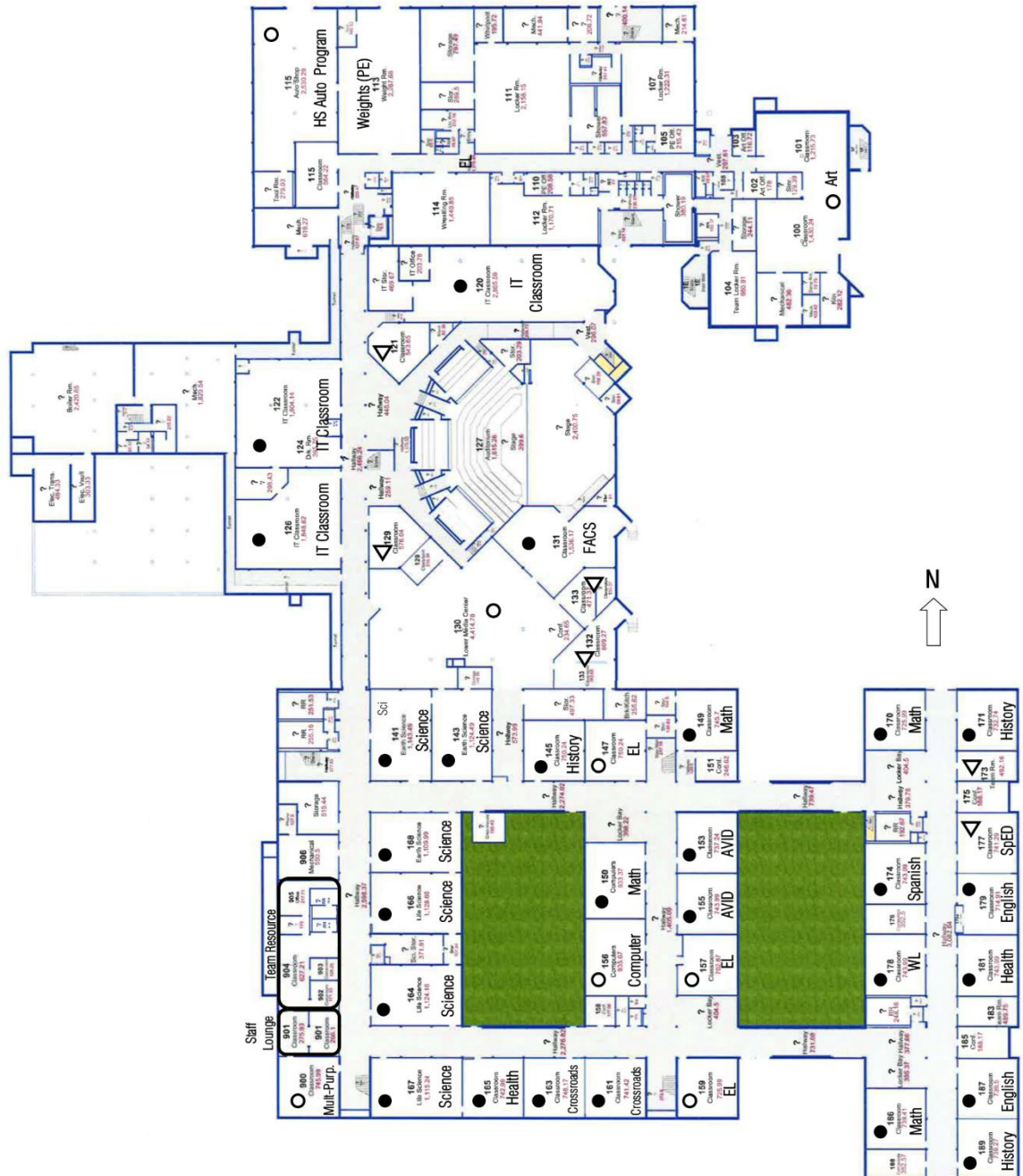
- Teaching Station
- Potential Station
- ▽ Special Education Space

Capacity Analysis:

(46) Teaching Stations
x (32) Students / Station
x 71% Utilization
= 1,045 Student Capacity

Capacity Range (28-35)
= 915-1,145 Students

Additional Capacity Potential:
(10) Stations / (227) Students

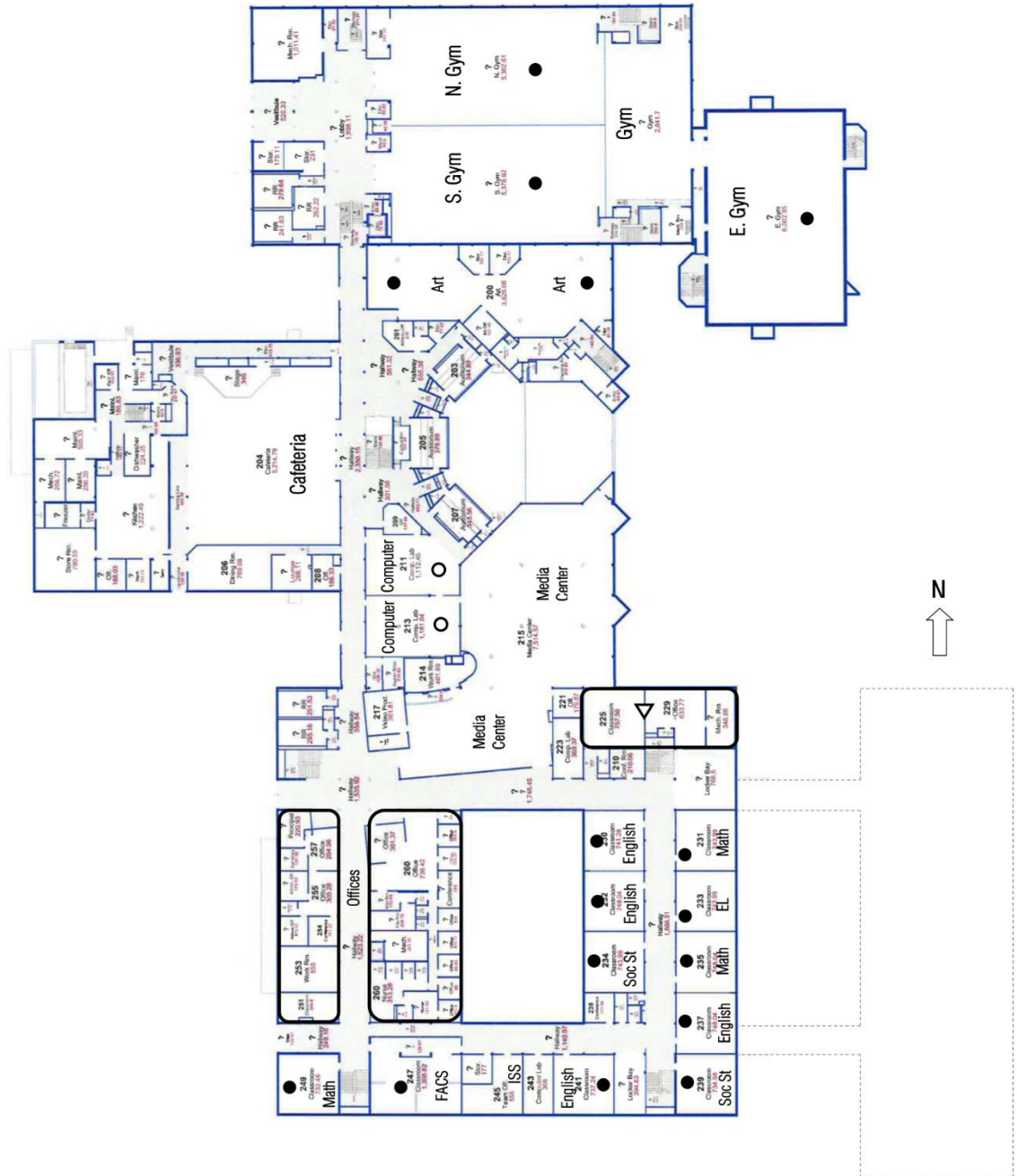


Roseville Area Middle School (RAMS)

- Teaching Station
- Potential Station
- ▽ Special Education Space

$$\begin{aligned} & (46) \text{ Teaching Stations} \\ & \times (32) \text{ Students / Station} \\ & \times \underline{71\% \text{ Utilization}} \\ & = 1,045 \text{ Student Capacity} \end{aligned}$$

Additional Capacity Potential:
(10) Stations / (227) Students



2. A List of Existing School Facilities (Continued)

Roseville Area Middle School (RAMS)

Roseville Area Middle School
Second Level (North)

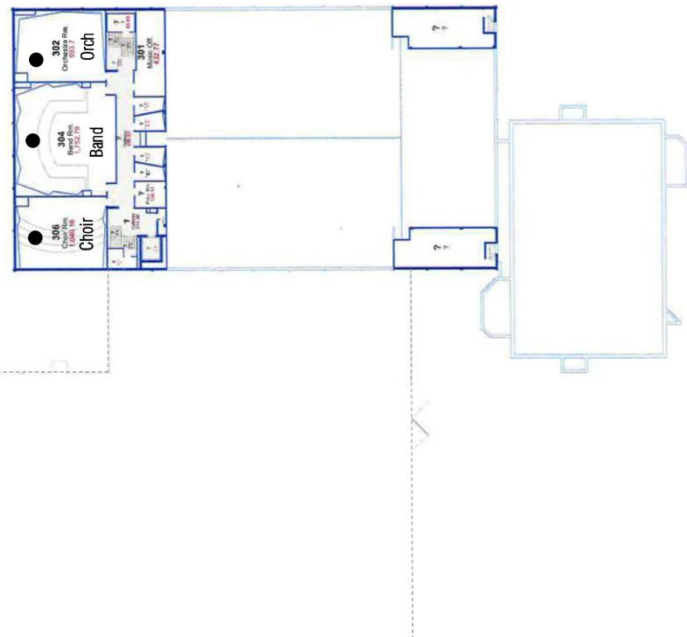
- Teaching Station
- Potential Station
- ▽ Special Education Space

Capacity Analysis:

(46) Teaching Stations
x (32) Students / Station
x 71% Utilization
= 1,045 Student Capacity

Capacity Range (28-35)
= 915-1,145 Students

Additional Capacity Potential:
(10) Stations / (227) Students

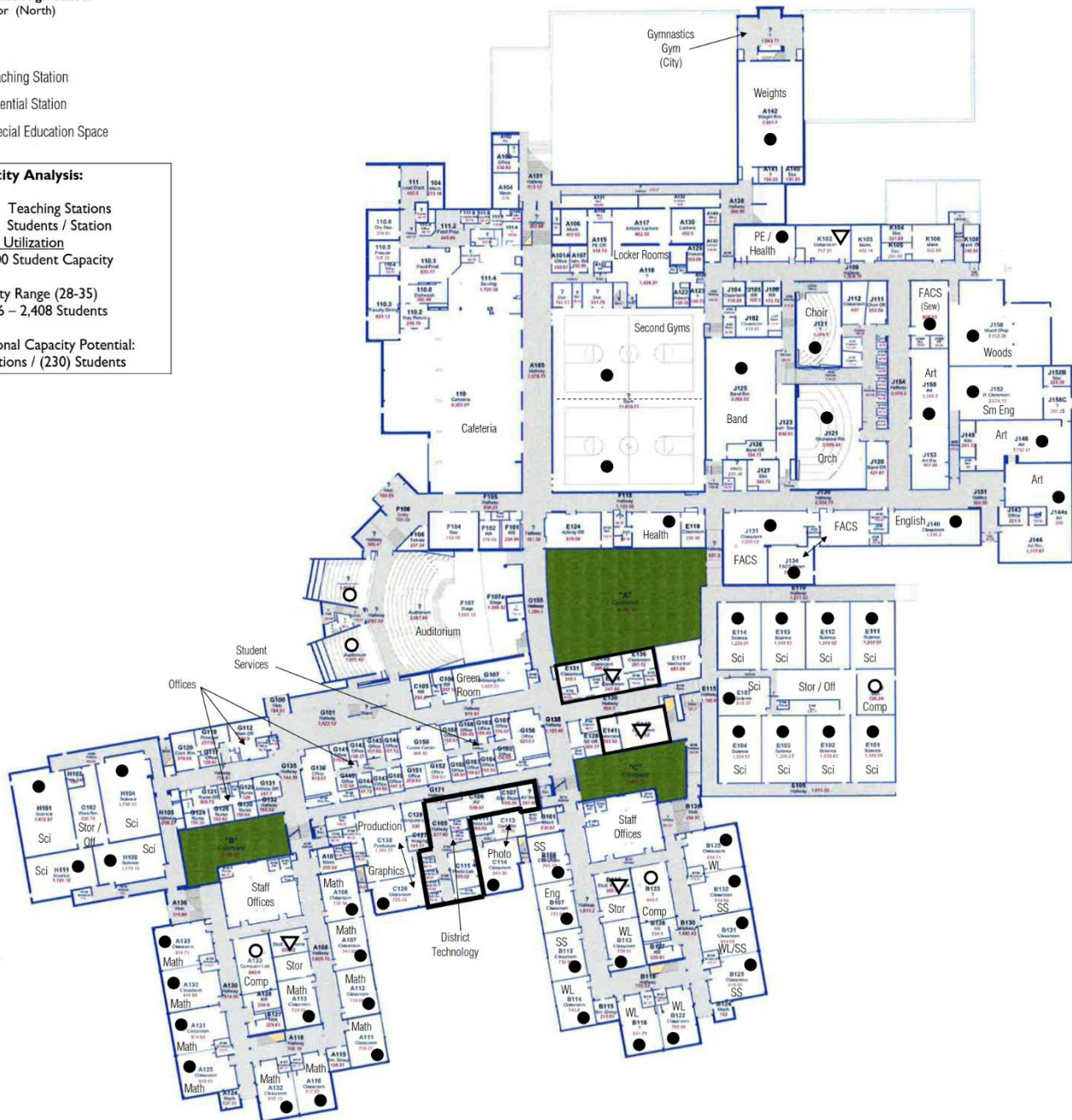


Roseville Area High School (RAHS)

- Teaching Station
- Potential Station
- ▽ Special Education Space

$$\begin{aligned} & (86) \text{ Teaching Stations} \\ & \times (32) \text{ Students / Station} \\ & \times \underline{80\% \text{ Utilization}} \\ & = 2,200 \text{ Student Capacity} \end{aligned}$$

Additional Capacity Potential:
(9) Stations / (230) Students



2. A List of Existing School Facilities (Continued)

Roseville Area High School (RAHS)

Roseville High School 2nd Floor (South)

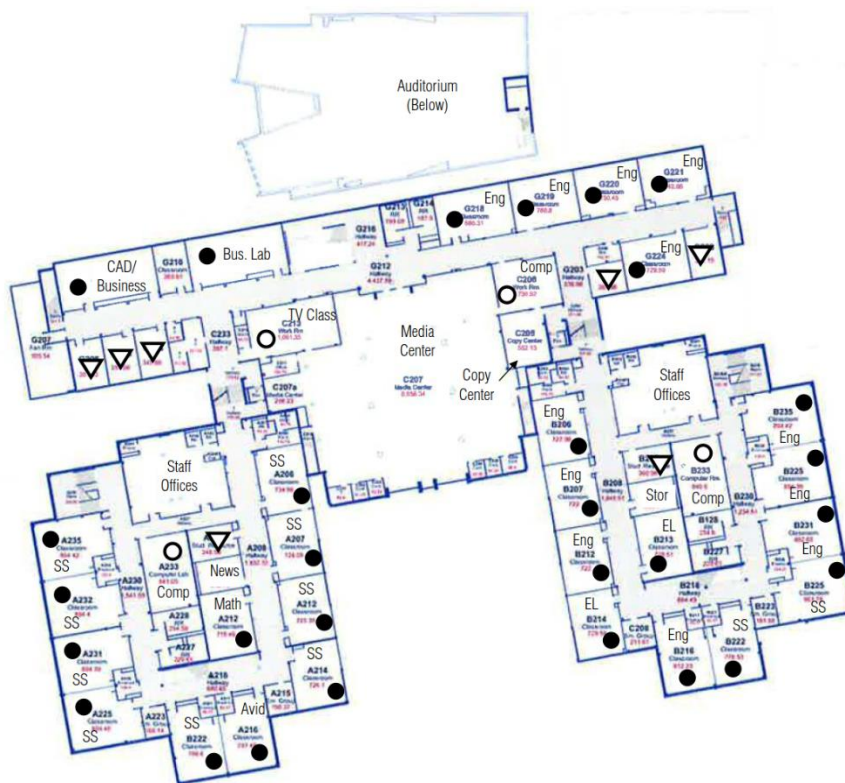
- Teaching Station
- Potential Station
- ▽ Special Education Space

Capacity Analysis:

(86) Teaching Stations
x (32) Students / Station
x 80% Utilization
= 2,200 Student Capacity

Capacity Range (28-35)
= 1,926 – 2,408 Students

Additional Capacity Potential:
(9) Stations / (230) Students



2. A List of Existing School Facilities (Continued)

Roseville Area High School (RAHS)



Fairview Community Center (FVCC)

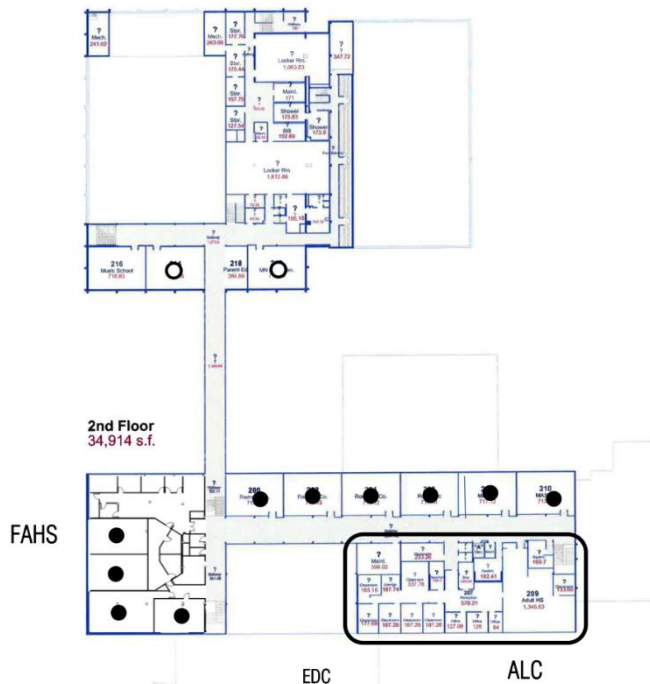
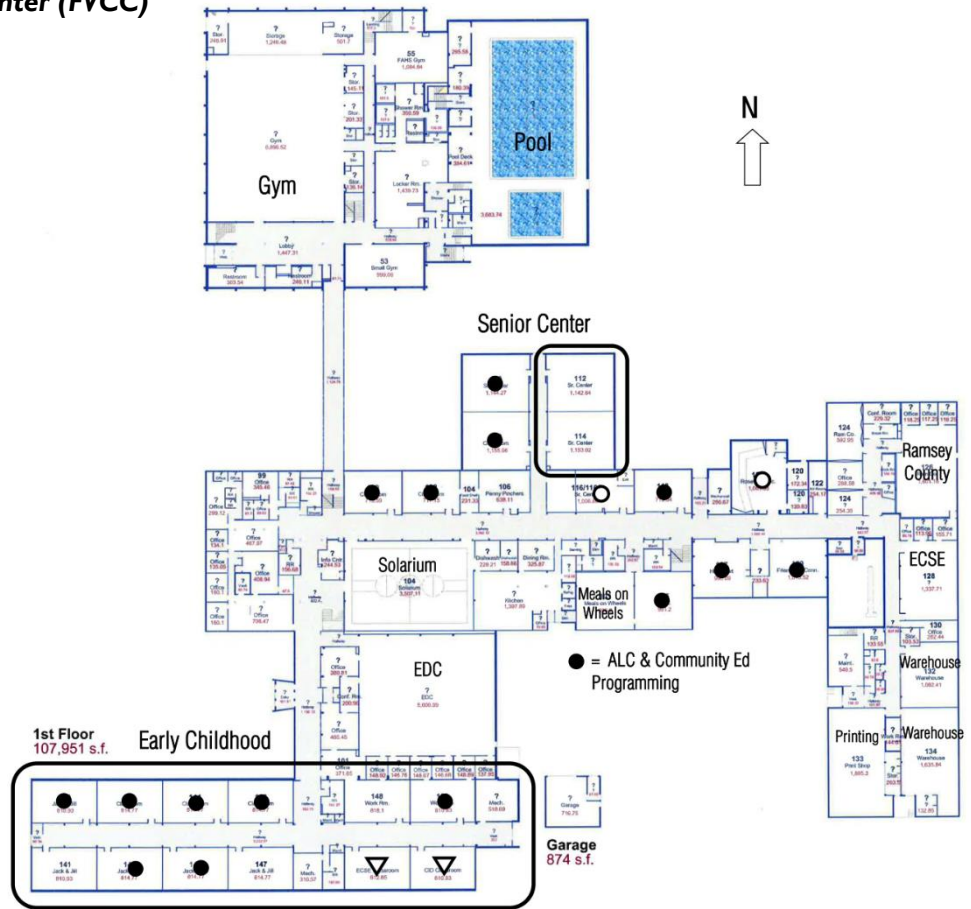


2. A List of Existing School Facilities (Continued)

Fairview Community Center (FVCC)

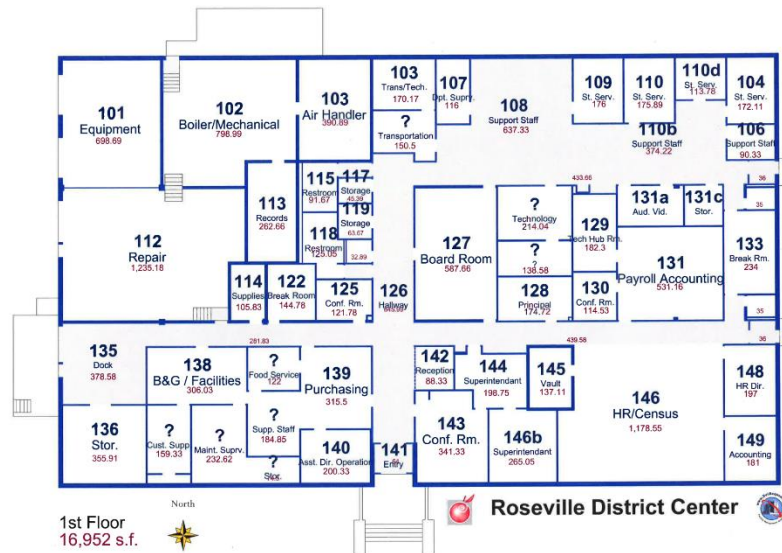
Fairview Community Center

- Classroom
- Potential Station
- ▽ Special Education Space



2. A List of Existing School Facilities (Continued)

District Center



3. A List of the Specific Deficiencies of the Facilities

- a) Demonstrating Need
- b) Process Used to Determine Deficiencies
- c) List of How Deficiencies will be Addressed
- d) Specific Benefits to Students, Teachers and Community

Process

As part of an on-going examination of District alignment with strategic goals, the District is continuously studying necessary facility improvements. Over the past four years, several key areas of study have looked at ways that facility improvements could enhance the educational experience, including:

- 2013 District Develops Strategic Plan as part of its “World’s Best Workforce” alignment. Plan includes four major guideposts for action:
 - *Equity Vision*: Our commitment to ensuring an equitable and respectful educational experience for every student, family, and staff member
 - *Commitment*: What we intend to create
 - *Core Values*: What drives our words and actions
 - *Focus Areas*: Our focused allocation of resources
- 2014 District begins focus in each of the areas as they relate to student achievement and District progress. Annual assessment and adjustments have been made since that time.
- 2016 District commissions World Architects and Engineers to conduct a Facility Inventory to build a database of physical conditions and needed improvements, and to engage the Community in a Long Range Planning process to determine ways of addressing facility needs.
 - 2 and 10 year Facility Plan developed to address significant maintenance needs through Alternative Facilities (LTFM) bonding and levy.
 - District convenes several Community Committees in August to begin a broad based community input process on facilities.
 - (3) Committees comprised of over 90 members including current students, staff, school-age parents, alumni and community members developed Criteria (Needs) to be resolved as part of the process. Meetings took place from September through November, and culminated in a Community Meeting to review developed needs and seek input on any additional information needed.
 - January of 2017 a 59 member Options Committee to work with the Criteria developed by the first committees and determine Options to best address those needs.
 - 2nd Community Meeting held in March to review outcomes of Options Committee and seek additional input.
 - Report and recommendations presented to the Board.
- 2017 Board discussion and additional study through work sessions and stakeholder dialogues to consider recommendations and potential referendum question to address needs.
 - Board holds 3rd Community Meeting as potential approach to a Referendum is developed.
 - At the June 27 Board meeting the Board unanimously approves the Facilities Concept Plan and a resolution to bring Facility Proposal forward as a November 7, 2017 referendum vote.

___ 3. A List of the Specific Deficiencies of the Facilities (Continued)**Criteria / Needs****Overview: Roseville is an Older Infrastructure District:**

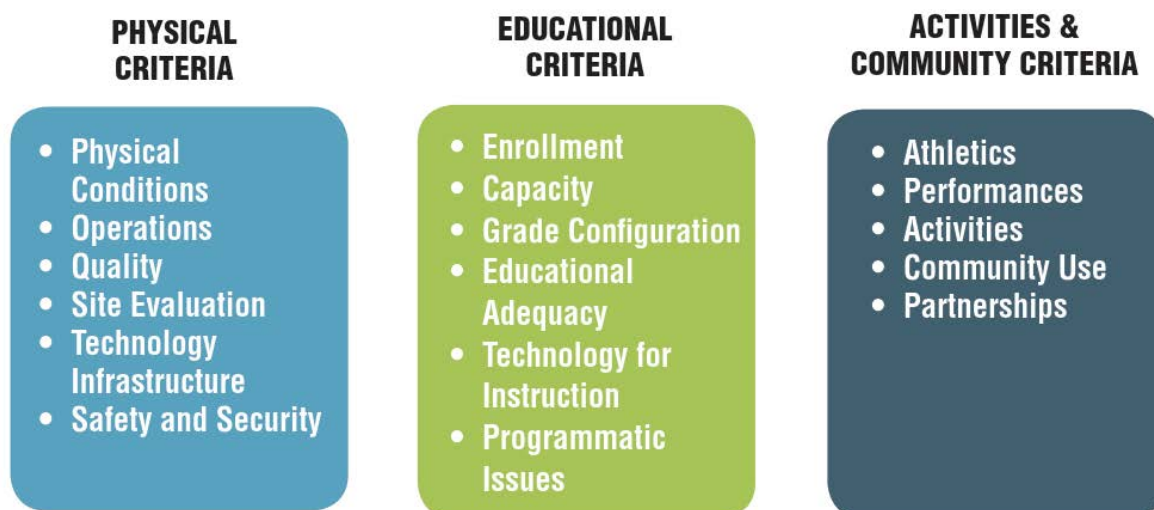
- Last major renovation was over 20 years ago (1992 Referendum)
- Almost every building built in the 1950's-60's and are now 50-60 years old at the core.
- Harambee Elementary is the "newest" – 20 years old
- Parts of the Community Center are in extremely tough condition
- Different issues than a suburban growth district

The Schools were built in the 50's and 60's, designed by people who went to school in the 30's & 40's based on ideas from those times. Even the newest renovations reflect 20 year old approaches.

Facility Inventory Outcomes:

- District has kept up-to-date on Roofs & Paving
- Mechanical Overwhelming Issue:
 - Every building had issues with temperature control
 - Pneumatic controls out of date
 - Tunnel based ventilation doesn't meet ventilation standards
 - Tremendous potential for efficiency
 - Dehumidification needs to be discussed
- Finishes are Showing Life Cycle
- Fairview Needs Reinvestment Decision
- **Approach – District Development 2 & 10 Year LTFM Plans to significantly address many of these needs. Committees directed to consider what additional needs would be required for implementation.**

(3) Criteria Committees developed the list of Needs focused on:



The following sections include the summary of the criteria developed as part of their work which addresses the specific deficiencies of the District Facilities to be addressed. A comprehensive list of the criteria is available on the District website.

___ 3. A List of the Specific Deficiencies of the Facilities (Continued)**Physical Conditions Criteria Committee**

Areas Studied:

- How do Physical Conditions impact learning?
- What are Physical Standards for Today?
 - Dehumidification (Air Conditioning)
 - Energy Efficiency & Performance
 - Safety & Security for Students, Staff & Community
 - Accessibility
- Maintenance vs. Aesthetics
- Sustainability

Criteria Summary:

- Occupied & Educational areas must meet baseline standards for occupant comfort, safety & accessibility
- Critical maintenance issues must be addressed
- A Cohesive approach to aesthetics is necessary
- Energy efficiency needs to be considered – common sense approach
- Sustainable design needs to be considered – common sense approach
- District needs to continue to plan and invest in maintenance
- Discuss District goals with municipalities to look for solutions that would reduce the amount of built solutions needed (better partnership arrangements)

Educational Criteria Committee

Areas Studied:

- Grade Configuration & Capacity
- Spaces Specific to the Needs of Learners
 - Special Needs
 - English Learners
 - All Levels and Types of Learning
- Types of Spaces Needed for Future
 - What is Outdated?
 - Project Based and Flexible Options
 - Furniture in lieu of Architecture
- Continued Support of Options / Choices, including Early Childhood

Criteria Summary:

- Capacity of schools is an immediate priority and Options must provide space at any building requiring additional capacity over the next ten years
- Grade Structures, choices & options must be maintained in any Options explored
- 9-12 must be at a single campus
- Flexible & appropriate instruction spaces are needed at all buildings. Options must address
 - Special Needs Areas
 - Specialized Labs and Instruction Areas
 - Spaces that need to be re-imagined
- Early Childhood Programming Needs additional space, and capacity needs to be accounted for in any Options developed

___ 3. A List of the Specific Deficiencies of the Facilities (Continued)**Activities and Community Criteria Committee****Areas Studied:**

- Before & After School Programming
- Role & Balance of Education vs. Community
 - E-12 Students Top Priority
 - Maintaining Safety & Security
 - Community programs provide important feeders
- Realistic approach to using land available
- Need for on-going discussions with Cities
- Quantification of space needs

Criteria Summary:

- While community needs are important, E-12 student needs should be top priority
- Realize the limitations of available sites, so Options will need to address this creatively
- Do not want to see opportunities decreased
 - Activity Areas including Pools, Gyms
 - Theater and Performance Programming
 - Community Center Focus
 - Specialized and available space for Community Education
- Continued dialogue and evaluation with City partnerships is needed for best building utilization

Several of the needs identified by the Committees were overlapping with each other, representing alignment and shared need:

- Safety & Security
- Dehumidification of Utilized Spaces
- E-12 Student Prioritization
- Continued Commitment to Investment
- Desire to Work with City Partners
- Commitment to District Mission & Goals
- Need for multi-use and flexible space
- Desire to Continue Options, Opportunities and Programs that benefit all
- Additional Space Required to Accommodate Needs

The District has further summarized these needs as they relate to the proposed Referendum as three challenges to address:

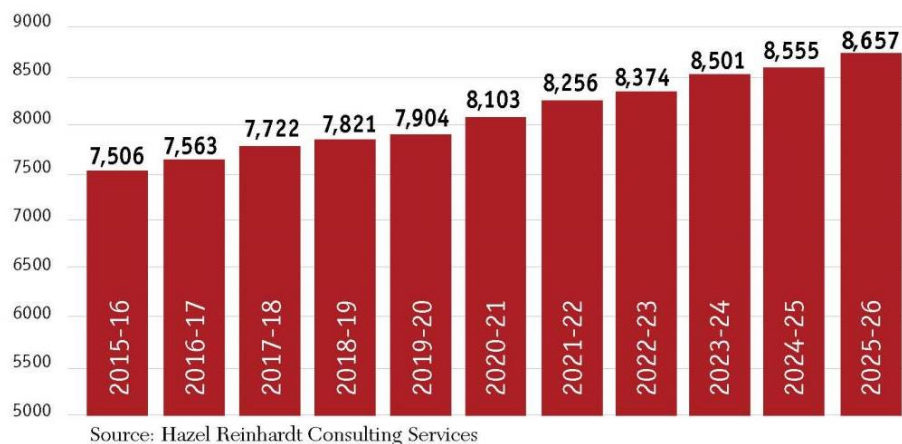
1. Growing Enrollment
2. Outdated Classrooms and Community Spaces
3. Aging Buildings

___ 3. A List of the Specific Deficiencies of the Facilities (Continued)

Challenge #1: Growing Enrollment

Unlike many Minnesota school districts, Roseville Area Schools' student enrollment is growing. The District is very fortunate that young families want to raise their children in the school district. But an overall lack of space—especially at Roseville Area High School—will only get worse as enrollment is expected to continue to grow.

- **Highest Enrollment:** Today our schools have the highest enrollment since 1983.
- **Historical Growth:** Student enrollment has grown 18.4% since 2006.
- **Projected Growth:** Conservative estimates have student enrollment growing another 15.3% over the next 10 years.
- **Student Numbers:** 7,552 students attended Roseville Area Schools during the 2016-2017 school year. The projected enrollment for the 2025-2026 school year is 8,657 students.



Challenge #2: Outdated Classrooms and Community Spaces

What students learn and the way they learn has changed significantly since most of our schools were built in the 1950s and 1960s. Today's students are experiencing a greater emphasis on collaboration, technology, and individualized instruction. We need to make sure schools meet the needs of our kids.

- **Improved Safety & Security:** We must ensure that all buildings have controlled access at main entrances, centralized video security, safe student pick-up and drop-off areas, and sprinkler systems.
- **Career & College Readiness:** We are preparing students for college and the world of work. We need to modernize classroom spaces built in the 1950s and 1960s to make sure they will prepare our students for life after high school today.
- **Modern Science Labs:** We must update science labs at Roseville Area Middle School and Roseville Area High School as well as provide a science lab for students who attend Fairview Alternative High School.
- **Updated Athletic Facilities:** The district's two pools and the Roseville Area Middle School football field and track are examples of athletic spaces that are showing significant deterioration. Beyond the RAHS swimming/diving teams, 1,591 community adults and youth enrolled in swimming lessons and exercise classes during the 2016-2017 school year.
- **Auditorium:** The Roseville Area High School auditorium is unable to accommodate the number of requests both by school-based and community groups.

___ **3. A List of the Specific Deficiencies of the Facilities (Continued)**

Challenge #3: Aging Buildings

Despite diligent work by the school district's maintenance team, time has definitely taken its toll. We have reached a point where we must address significant needs at every building.

- **Routine Wear and Tear:** With the exception of Harambee Elementary, all of our schools are more than 50 years old.
- **Extensive Use:** Our schools are no longer used just during the school day. In summer 2017 alone, Community Education offered more than 100 summer youth enrichment classes, 441 students received summertime child care, 173 students participated in extended school year classes, 173 students took band camp, and 352 students took summer courses at Roseville Area High School.
- **Outdated Mechanical Systems:** Many of our schools have outdated heating, ventilation, and plumbing systems made up of parts that are difficult (if not impossible) to replace.
- **Poor Air Quality:** Due to the age of mechanical systems, many of our schools struggle with poor indoor air quality, which can impact student attendance and student/staff performance as well as accelerate the deterioration of buildings.

Approach to Address Needs

As the Options were developed, discussed, presented to the Community, and considered by the Board through multiple work sessions, a two pronged approach was developed to address the needs. First, a comprehensive LTFM plan was developed to specifically update mechanical systems and continue investments in exterior envelope and site improvements at all buildings. Second, a referendum approach to address the remaining needs was developed.

Ballot Question:

Shall the school board of Independent School District No. 623 (Roseville Area Schools) be authorized to issue general obligation school building bonds in an amount not to exceed \$144,000,000 to provide funds for the repair, upgrade, and construction of improvements and additions to various school sites and facilities districtwide, including without limitation improving safety and security, addressing aging buildings, adding space to accommodate increasing student enrollment, updating learning spaces, and enhancing community resources?

Details outlining the specifics of the proposed work is included in Section 4 of this Review & Comment.

Benefits to Students, Teachers and Community:

- Capacity to handle all of the District population as it continues to grow
- Greater focus on a personalized learning approach to support a wider variety of instructional delivery, as well as spaces appropriate to current learning methodology
- Equity in programming in all areas of the District
- Expanded Early Childhood programming will offer greater opportunities throughout the District
- Expanded extra-curricular spaces with multi-purpose activity based additions at both elementary and secondary levels will support students during the school hours and community throughout the year
- Continued investment in District quality of life, commitment to educational endeavors, and greater ability for community use of facilities at all age levels.

4. A Description of the Project including:

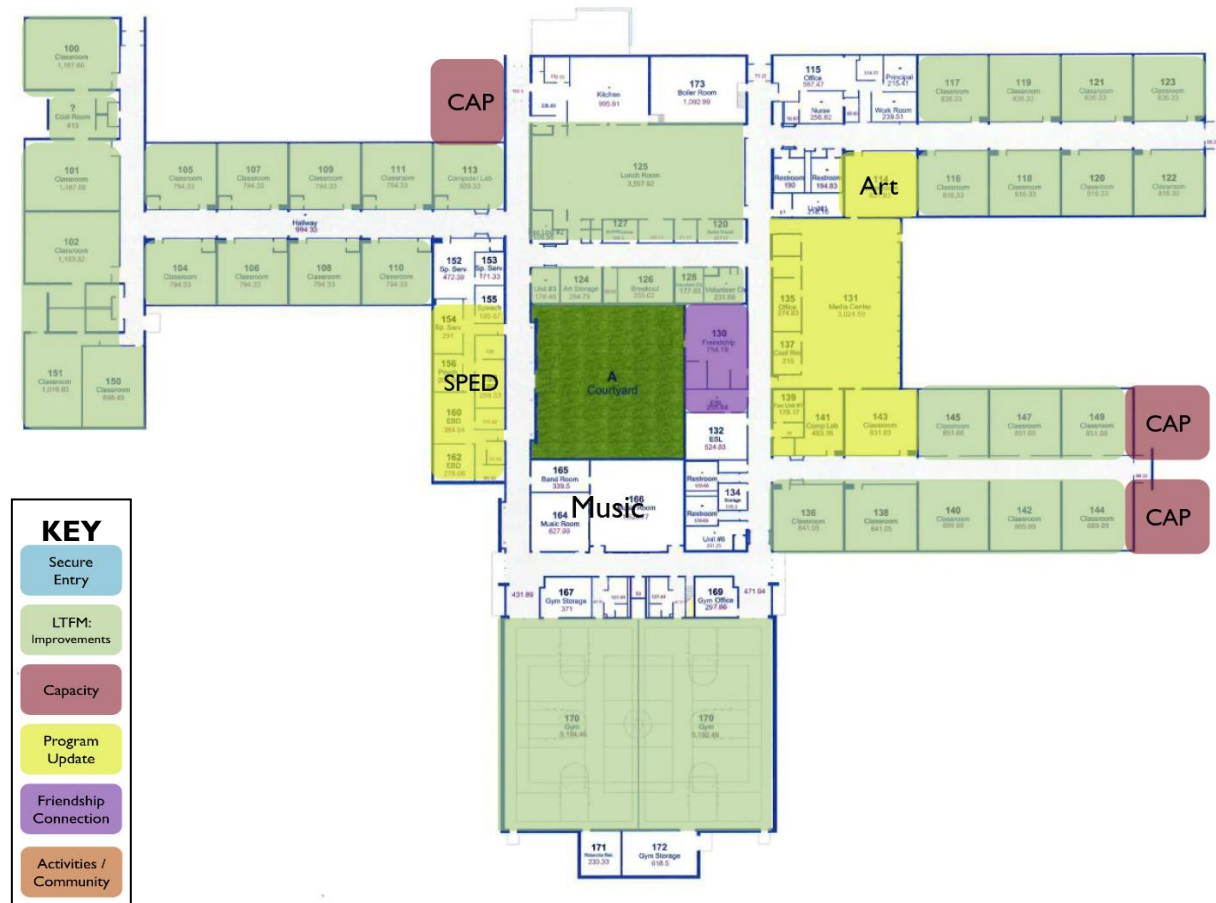
- a) Site and Outdoor Acreage
- b) Square Footage Allocations
- c) Estimated Expenditures
- d) Schedule

Overview:

The following diagrams illustrate work to occur at each building as part of the referendum. This work will occur in conjunction with on-going LTFM work occurring over the next decade. As part of the referendum none of the building sites will be expanded, although building footprints will change in some cases.

4. A Description of the Project (Continued)

Brimhall Elementary School



Brimhall Elementary School

	SF	Budgets
Capacity Additions		\$ 910,000
Classrooms / Learning	2,850	\$ 910,000
Friendship Connection	exist	\$ -
Renovations		\$ 1,807,000
Flex Learning Areas (Media+Art+Comp)	6,700	\$ 1,227,000
Special Education	3,200	\$ 580,000
Site Projects		\$ 720,000
Traffic Issues	allowance	\$ 720,000
		\$ 3,437,000
Contingency		\$ 175,000
Fees / Testing / Services		\$ 510,000
FF&E		\$ 228,000
		\$ 4,350,000

4. A Description of the Project (Continued)

Brimhall Elementary School



Central Park Elementary School



4. A Description of the Project (Continued)

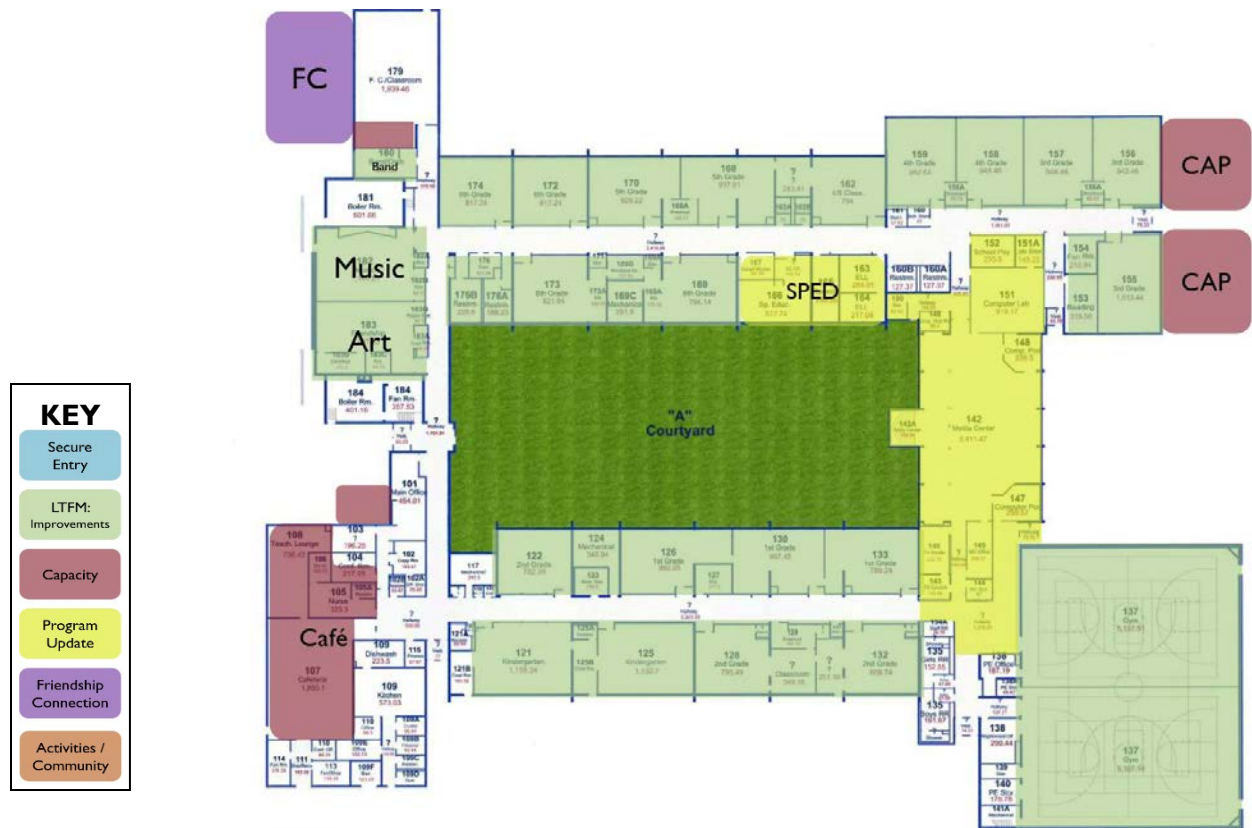
Central Park Elementary School



Central Park Elementary School	SF	Budgets
Capacity Additions		\$ 1,085,000
Classrooms / Learning	2,550	\$ 813,000
Friendship Connection	850	\$ 272,000
Renovations		\$ 1,597,000
Flex Learning Areas (Media+STEM+)	6,500	\$ 1,175,000
Special Education	2,000	\$ 362,000
Secure Vestibule	allowance	\$ 60,000
Site Projects		\$ 60,000
(2) Softball Fields (improvements)	allowance	\$ 60,000
		\$ 2,742,000
Contingency		\$ 140,000
Fees / Testing / Services		\$ 410,000
FF&E		\$ 228,000
		\$ 3,520,000

4. A Description of the Project (Continued)

Edgerton Elementary School



Edgerton Elementary School

SF

Budgets

Capacity Additions		\$	940,000
Classrooms / Learning	2,000	\$	638,000
Friendship Connection	950	\$	302,000
Renovations		\$	2,411,000
Flex Learning Areas (Media+Comp+)	6,000	\$	1,084,000
Special Education	2,000	\$	362,000
Office + Cafeteria	3,200	\$	965,000
Site Projects		\$	-
None		\$	-
		\$	3,351,000
Contingency		\$	170,000
Fees / Testing / Services		\$	498,000
FF&E		\$	281,000
		\$	4,300,000

4. A Description of the Project (Continued)

Edgerton Elementary School

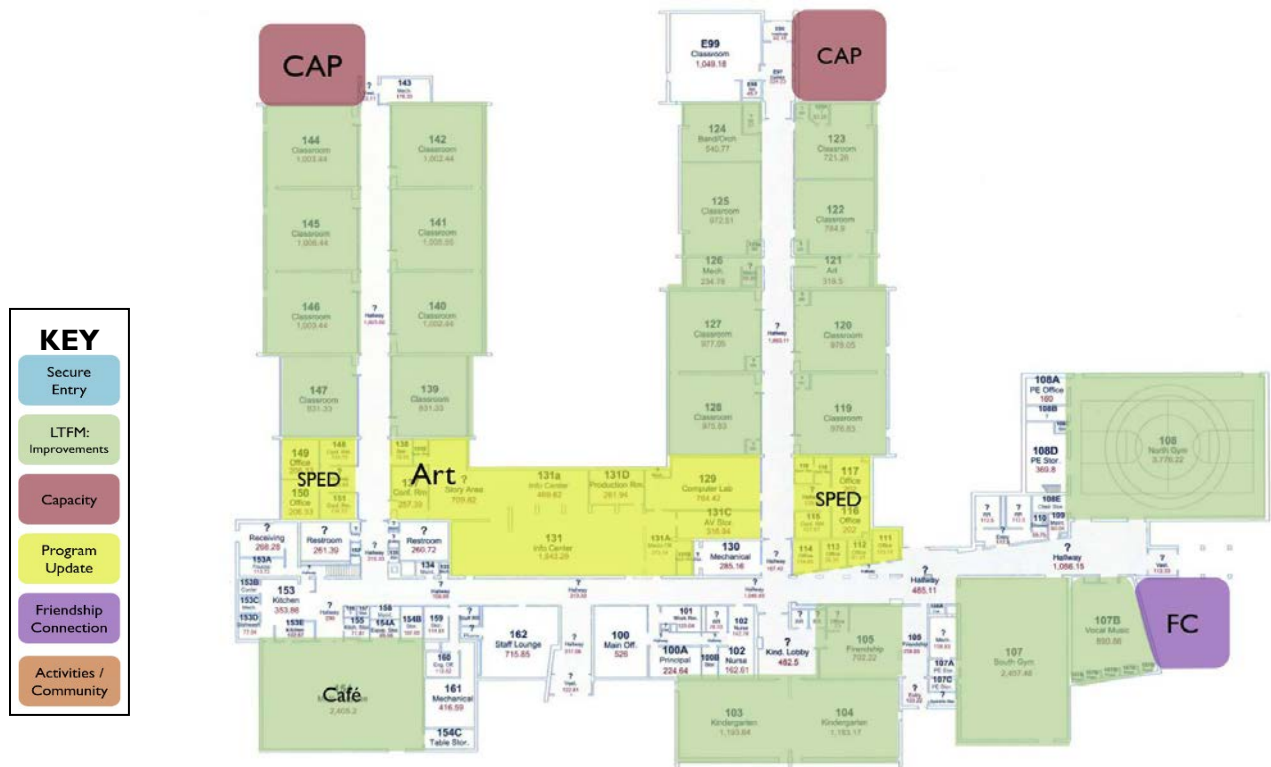


Falcon Heights Elementary School



4. A Description of the Project (Continued)

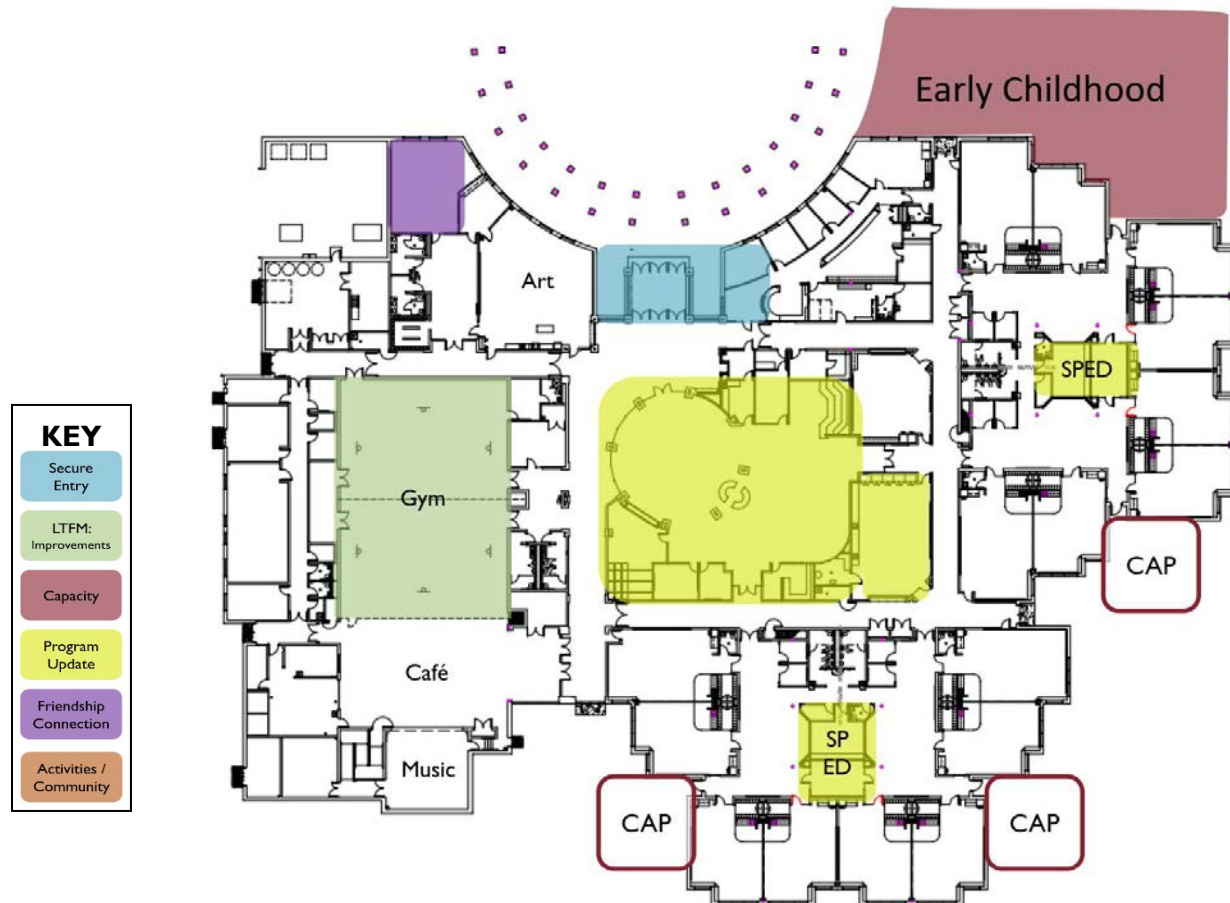
Falcon Heights Elementary School



Falcon Heights Elementary School		SF	Budgets	
Capacity Additions			\$	940,000
Classrooms / Learning	2,100		\$	668,000
Friendship Connection	850		\$	272,000
Renovations			\$	1,337,000
Flex Learning Areas (Media+Comp+Art)	5,200		\$	940,000
Special Education	2,200		\$	397,000
Site Projects			\$	60,000
(2) Softball Fields (improvements)	allowance		\$	60,000
			\$	2,337,000
			Contingency	\$ 123,000
			Fees / Testing / Services	\$ 348,000
			FF&E	\$ 192,000
			\$	3,000,000

4. A Description of the Project (Continued)

Harambee Elementary School



Harambee Elementary School	SF	Budgets
Capacity Additions		\$ 575,000
Classrooms / Learning	1,800	\$ 575,000
Friendship Connection	exist	\$ -
Renovations		\$ 1,514,000
Flex Learn. Areas (Media+Comp+Music)	8,200	\$ 845,000
Special Education	1,200	\$ 215,000
Office Addition / Renovation	1,500	\$ 454,000
Site Projects		\$ -
None		\$ -
		\$ 2,089,000
	Contingency	\$ 105,000
	Fees / Testing / Services	\$ 312,000
	FF&E	\$ 174,000
		\$ 2,680,000

4. A Description of the Project (Continued)

Harambee Elementary School

Early Childhood Center @ Harambee	SF	Budgets
Classrooms / Educational Space	8,500	\$ 2,710,000
Modifications to Existing		\$ 605,000
		\$ 3,315,000
Contingency		\$ 305,000
Fees / Testing / Services		\$ 498,000
FF&E		\$ 282,000
		\$ 4,400,000



4. A Description of the Project (Continued)

Little Canada Elementary School



Little Canada Elementary School	SF	Budgets
Capacity Additions		\$ 1,470,000
Classrooms / Learning	4,600	\$ 1,470,000
Friendship Connection	exist	\$ -
Renovations		\$ 1,267,000
Flex Learning Areas (Media+Comp+)	4,000	\$ 724,000
Special Education	3,000	\$ 543,000
Site Projects		\$ -
None		\$ -
		\$ 2,737,000
Contingency		\$ 140,000
Fees / Testing / Services		\$ 408,000
FF&E		\$ 235,000
		\$ 3,520,000

4. A Description of the Project (Continued)

Little Canada Elementary School



E D Williams Elementary School



E D Williams Elementary School



E D Williams Elementary School	SF		Budgets
Capacity Additions			\$ 1,034,000
Classrooms / Learning	2,400		\$ 764,000
Friendship Connection	850		\$ 270,000
Renovations			\$ 2,599,000
Flex Learning Areas (Media+)	2,500		\$ 452,000
Special Education	3,880		\$ 702,000
Gym / Multi-Purpose Expansion	4,500		\$ 1,445,000
Site Projects			\$ 60,000
(2) Softball Fields (improvements)	allowance		\$ 60,000
			\$ 3,693,000
		Contingency	\$ 189,000
		Fees / Testing / Services	\$ 552,000
		FF&E	\$ 306,000
			\$ 4,740,000

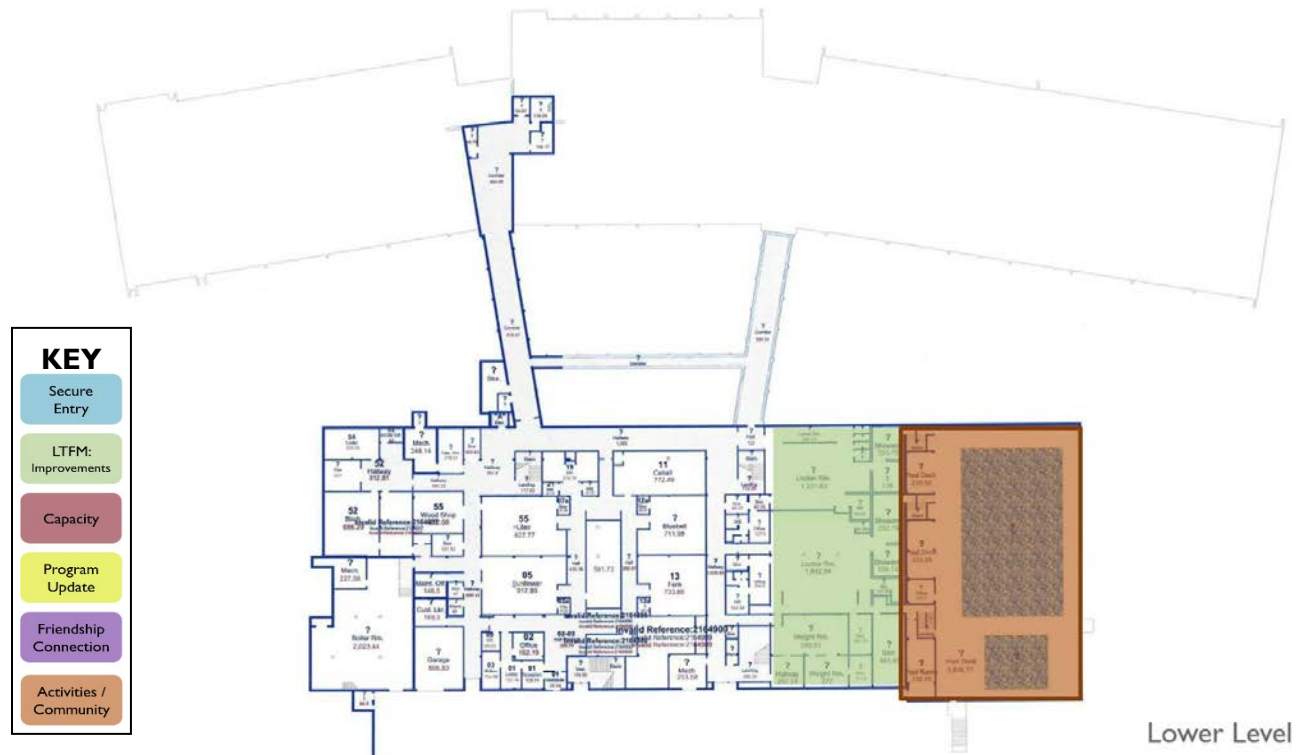
4. A Description of the Project (Continued)

Parkview Center School



4. A Description of the Project (Continued)

Parkview Center School



Parkview Center School		SF	Budgets	
Capacity Additions			\$	800,000
Classrooms / Learning	see below		\$	-
Move Office / New Entry	2,500		\$	800,000
Renovations			\$	7,216,000
Flex Learning Areas (Media+Comp+)	8,300		\$	1,498,000
Special Education	10,250		\$	1,847,000
Renovate Previous Office Area	2,800		\$	625,000
Music Areas	6,000			LTFM
Pool	4,000		\$	2,886,000
Locker Rooms	3,000		\$	360,000
Site Projects			\$	870,000
Renovate Soccer Fields			\$	144,000
Remove Tennis Courts			\$	6,000
Traffic Issues	allowance		\$	720,000
			\$	8,886,000
Contingency			\$	450,000
Fees / Testing / Services			\$	1,332,000
FF&E			\$	402,000
			\$	11,070,000

4. A Description of the Project (Continued)

Parkview Center School

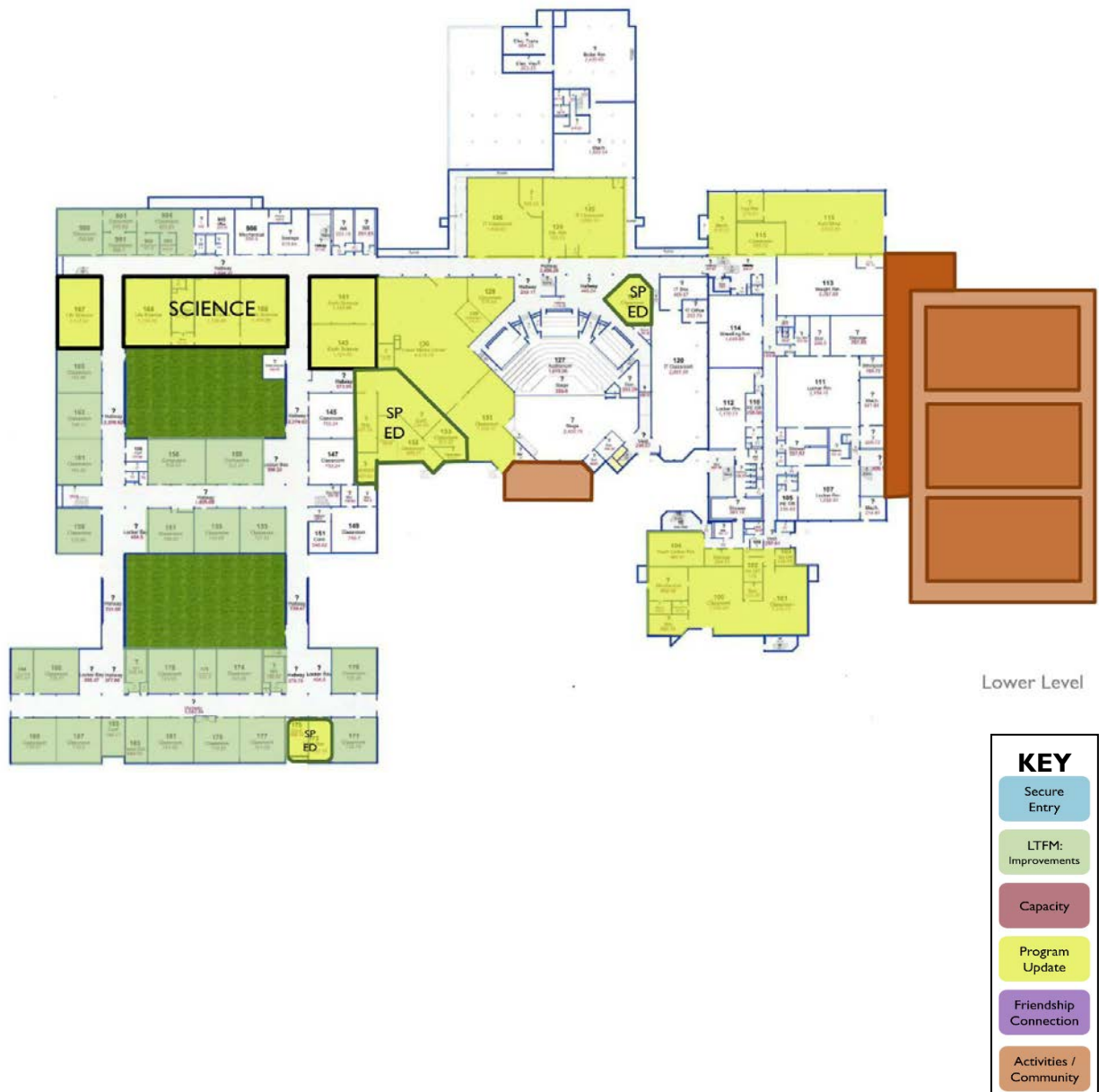


Roseville Area Middle School (RAMS)



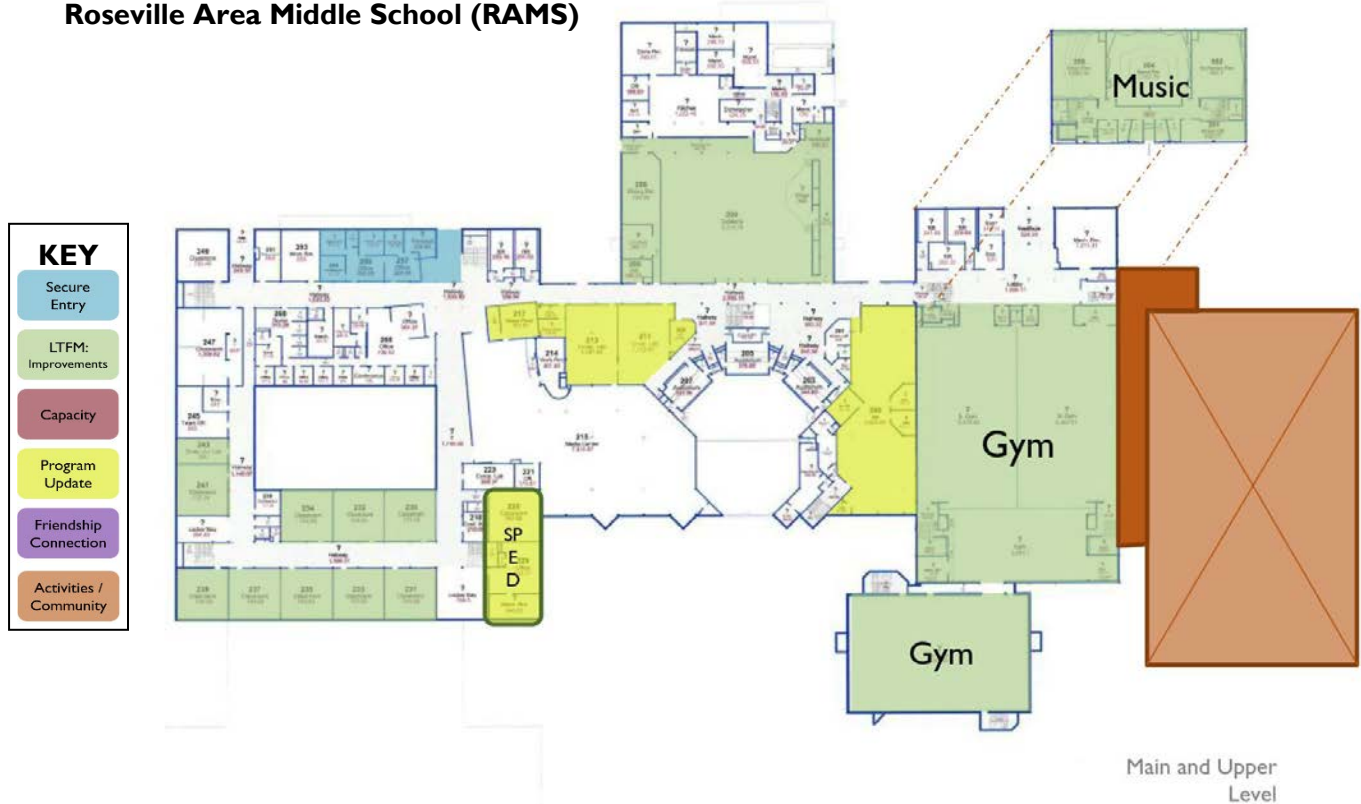
4. A Description of the Project (Continued)

Roseville Area Middle School (RAMS)



4. A Description of the Project (Continued)

Roseville Area Middle School (RAMS)









Roseville Area Middle School (RAMS)		SF	Budgets	
Capacity Additions			\$	7,480,000
Scene Shop	1,000		\$	320,000
Gym (3 Courts)	22,500		\$	7,160,000
Renovations			\$	8,330,000
Flex Learning Areas (Maker Lab+)	7,500		\$	1,355,000
Science Labs	6,370		\$	1,535,000
Special Education	6,700		\$	1,205,000
Office / Entry Modifications	2,000		\$	445,000
IT / Pre-CTE Area	7,500		\$	1,355,000
Lower Flex Classroom / Lab Area	5,500		\$	990,000
Digital Studio Area	3,600		\$	650,000
Art Labs	4,400		\$	795,000
Site Projects			\$	2,544,000
Track & Field			\$	2,400,000
Soccer Renovations			\$	144,000
Traffic Issues	current		\$	-
			\$	18,354,000
			Contingency	\$ 920,000
			Fees / Testing / Services	\$ 2,748,000
			FF&E	\$ 738,000
			\$	22,760,000

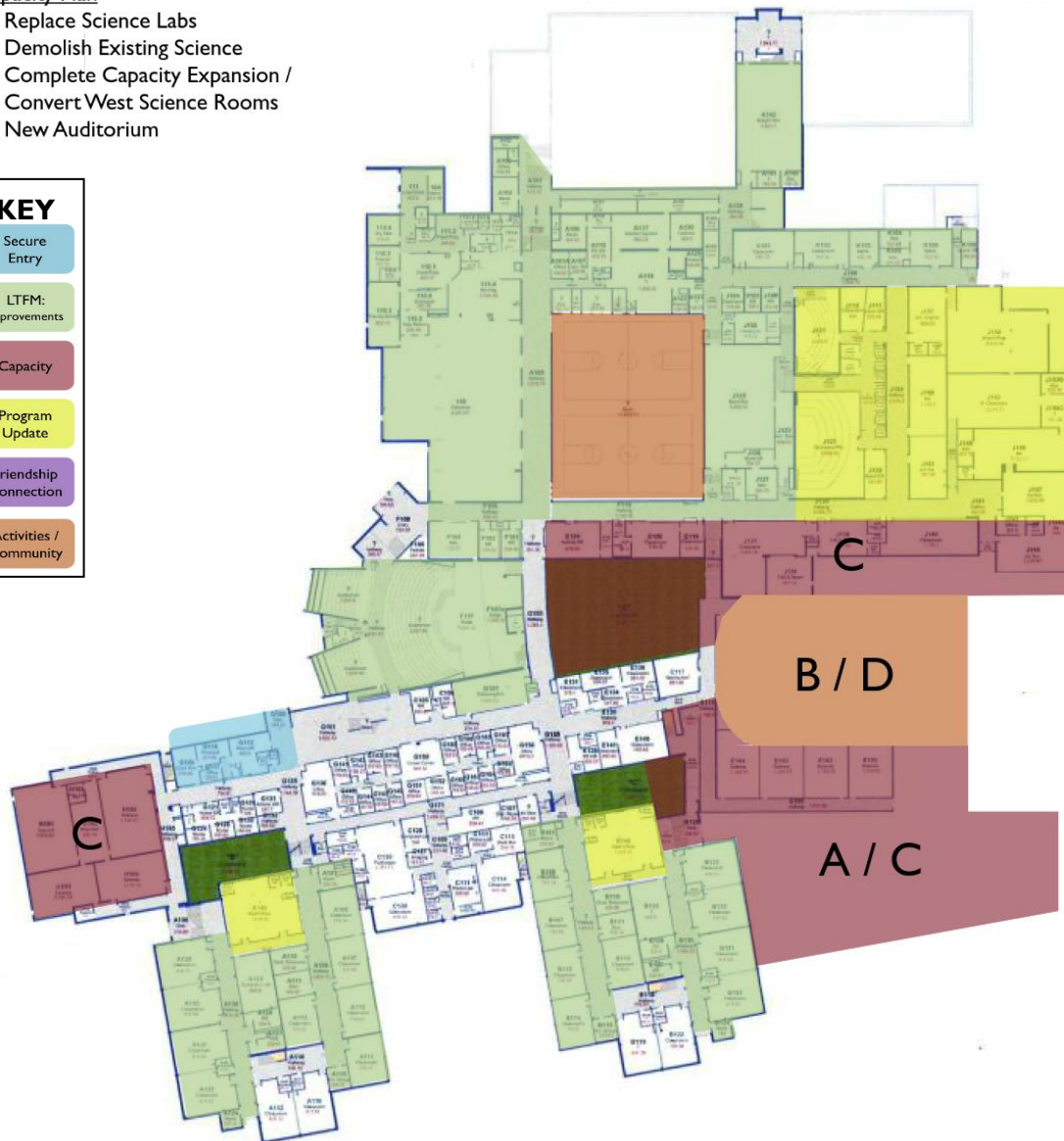
4. A Description of the Project (Continued)

Roseville Area High School (RAHS)

Capacity Plan

- A. Replace Science Labs
- B. Demolish Existing Science
- C. Complete Capacity Expansion /
Convert West Science Rooms
- D. New Auditorium

KEY	
	Secure Entry
	LTFM: Improvements
	Capacity
	Program Update
	Friendship Connection
	Activities / Community



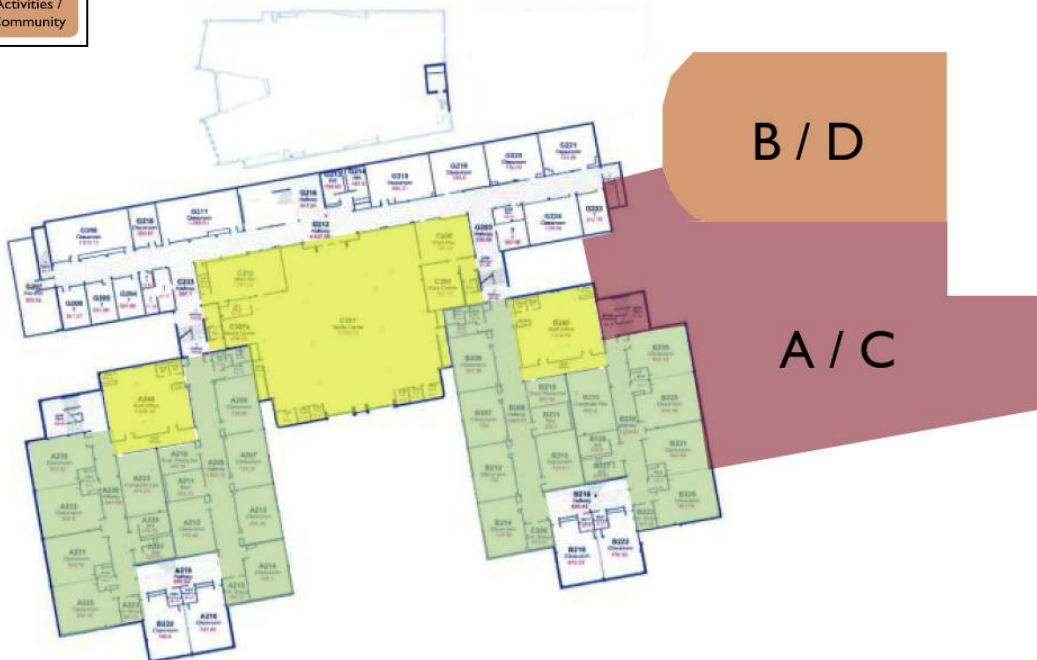
Main Level

Roseville Area High School (RAHS)

- A. Replace Science Labs
- B. Demolish Existing Science
- C. Complete Capacity Expansion / Convert West Science Rooms
- D. New Auditorium



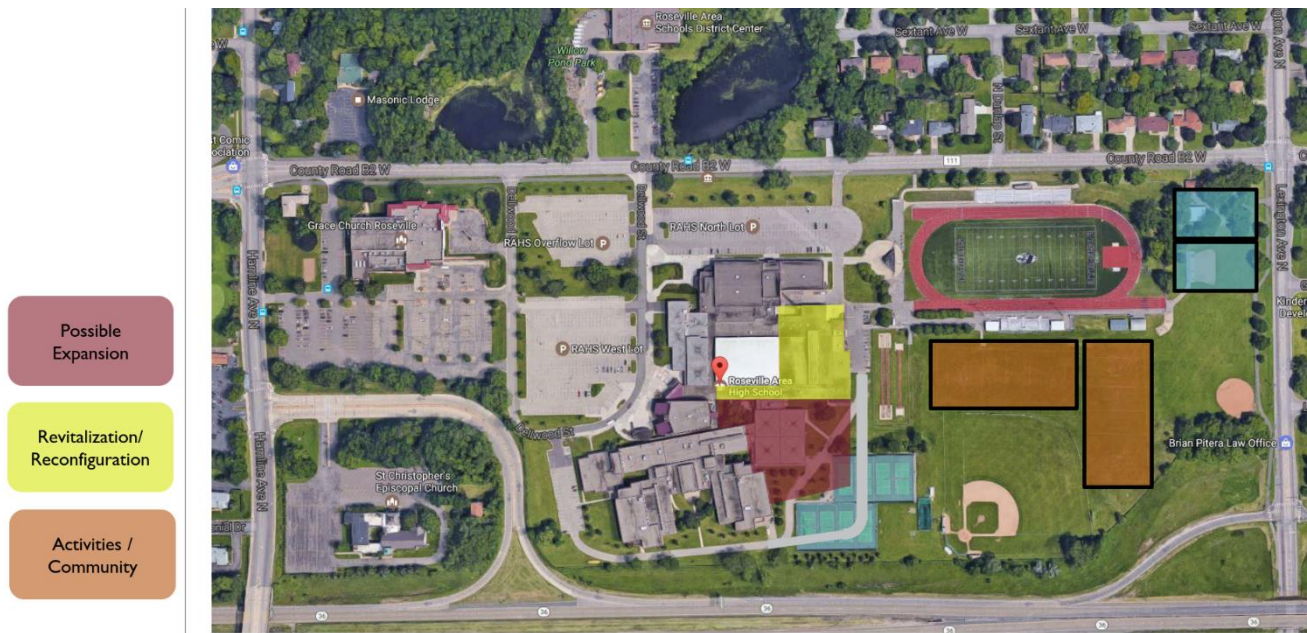
Lower Level



Upper Level

4. A Description of the Project (Continued)

Roseville Area High School (RAHS)



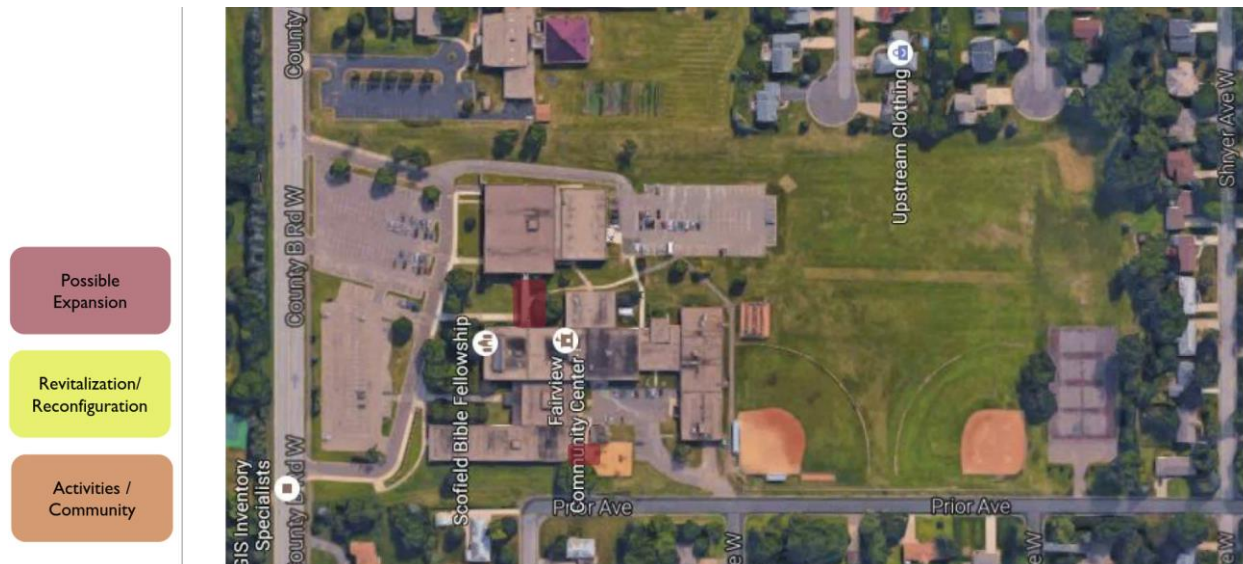
Roseville Area High School (RAHS)		SF	Budgets	
Capacity Additions			\$	33,370,000
(2) Story Classroom / Lab	72,000		\$	22,930,000
Demo Science / Phasing Work			\$	1,200,000
Auditorium + Support Spaces	22,000		\$	9,240,000
Renovations			\$	13,860,000
Flex Learning Areas (Media+Classrooms)	14,000		\$	2,525,000
Science Lab Conversions	8,000		\$	1,925,000
CTE & Music (Area D)	30,800		\$	6,845,000
Office / Entry Modifications	1,800		\$	405,000
Existing Auditorium			\$	720,000
Special Ed & Learning Support	8,000		\$	1,440,000
Site Projects			\$	4,505,000
(2) Synthetic Fields			\$	2,400,000
Relocate (8) Tennis Courts (Lights, Fencing, etc.)			\$	1,440,000
Demo House / New Storage	allowance		\$	240,000
Modify Parking / Drives	allowance		\$	425,000
			\$	51,735,000
Contingency			\$	2,590,000
Fees / Testing / Services			\$	7,752,000
FF&E			\$	4,598,000
			\$	66,675,000

Fairview Community Center (FVCC)



4. A Description of the Project (Continued)

Fairview Community Center (FVCC)



Fairview Community Center		SF	Budgets
Additions			\$ 2,582,000
Early Childhood Expansion	2,100	\$	670,000
Secure Offices	4,000	\$	1,275,000
Community Ed Space / Lobby	2,000	\$	637,000
Renovations			\$ 7,195,000
FAHS Science Lab	1,500	\$	365,000
EDC	7,300	\$	1,446,000
Special Ed & Learning Support	1,200	\$	218,000
Gym	8,500	\$	1,530,000
Pool	4,000	\$	2,886,000
Locker Rooms	5,000	\$	750,000
Site Projects			\$ 720,000
Modify Parking / Drives	allowance	\$	720,000
			\$ 10,497,000
		Contingency	\$ 526,000
		Fees / Testing / Services	\$ 1,572,000
		FF&E	\$ 390,000
			\$ 12,985,000

4. A Description of the Project (Continued)**Budget Summary:**

Brimhall Elementary School	\$	4,350,000
Central Park Elementary School	\$	3,520,000
Edgerton Elementary School	\$	4,300,000
Falcon Heights Elementary School	\$	3,000,000
Harambee Elementary School	\$	2,680,000
Early Childhood Center @ Harambee	\$	4,400,000
Little Canada Elementary School	\$	3,520,000
E D Williams Elementary School	\$	4,740,000
Parkview Center School	\$	11,070,000
Roseville Area Middle School (RAMS)	\$	22,760,000
Roseville Area High School (RAHS)	\$	66,675,000
Fairview Community Center	\$	12,985,000
	\$	144,000,000

Note: *It is anticipated by the School Board that any surplus from the above noted projects (if any) will be used for yet unidentified capital expenditures for technology and/or equipment, or space expansion as the need may arise.*

Note: *Legal and Fiscal Costs, Capitalized Interest and Estimated Earnings outlined in Section 5 are all calculated within interest earnings and discount bidding assumptions, and will not decrease noted Project Costs outlined in Section 4 of the Review & Comment. Total Project Costs remain \$144,000,000.*

Estimated Operational Expenditures:

The District has reviewed the impact of the proposed additional square feet to buildings in relation to utility and facility expenses, operational staffing expense and any additional equipment required for the project not allocated within the construction budgets. Anticipated costs include:

• Custodial staff – 2 custodians	\$	160,000
• Utilities	\$	65,000
• Supplies	\$	10,000
• Equipment not included in project cost (one time cost)	\$	100,000

Additional teacher FTE will be added annually to the budget as enrollment increases, as is our current practice within our annual budgeting process. The District has a renewal Levy pending and will be reviewing all District costs and expenditures at that time.

___ 4. A Description of the Project (Continued)

Schedule:

Review and Comment Submittal to MDE
 Review and Comment MDE Review
 Referendum

July 2017
 August-September 2017
 November 7, 2017

This is a major project with multiple years of construction and occupancy. As such, all design, construction and occupancy will be done in phases and will be adjusted based on market conditions and other factors as work proceeds.

Project Design & CD Preparation
 Project Construction Documents Issue
 Project Construction
 Occupancy
 Project Completion

December 2017 – August 2019
 May 2018 - December 2019
 June 2018 - July 2020
 Fall 2018, 2019, 2020 and 2021
 Fall for School Years 2018-2021

___ **5. A Specification of the Source of Project Financing including:**

- a) Applicable Statutory Citations
- b) Scheduled Date and Required Notice
- c) Schedule of Bond Payments
- d) Property Tax Input

Availability and Manner of Financing

Roseville School District, ISD #623 proposes to obtain financing from the sale of General Obligation bonds. The School District will seek voter approval of one ballot question on Tuesday, November 7, 2017, pursuant to Minnesota Statutes Chapter 475 which, if approved, would result in a \$144,000,000 bond issue. Costs of issuance and underwriter's discount are estimated at \$645,097. The difference between the amount requested to be authorized by the voters (plus estimated interest earnings in the construction fund of \$645,097) and estimated costs of issuing this debt equals \$144,000,000, the amount the District expects to need for construction projects. Ehlers has prepared the following schedules which have been included as attachments within this document:

- 1. Estimated sources and uses of funds for the proposed bond issue
- 2. Estimated debt payment structure for the anticipated bond issue and estimated annual debt service property tax levies after accounting for the 105% levy requirement (the district does not qualify for debt service equalization aid under current law)
- 3. An analysis of the estimated tax impact on various values of residential, commercial, and apartment properties for the proposed bond issue

Attachment I:

Sources and Uses for the Bonds

Roseville School District No.623

July 20, 2017

Sources and Uses of Funds for Proposed Building Bonds

Bond Issue Amount	\$144,000,000
Election Date	November 7, 2017
Sources of Funds	
Par Amount of Bonds	\$144,000,000
Estimated Investment Earnings*	645,097
Total Sources	\$144,645,097
Uses of Funds	
Allowance for Discount Bidding	\$360,000
Legal and Fiscal Costs#	285,097
Net Available for Project Costs	144,000,000
Total Uses	\$144,645,097

* Estimated investment earnings are based on an average interest rate of 0.30%, and an average life of 18 months

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



The following information has been prepared by Ehlers whom the District is utilizing to prepare financial information and acquisition of funds

5. A Specification of the Source of Project Financing (continued):

**Attachment 2:
Debt Payment Structure For
The Anticipated Bond Issue**

**\$144,000,000 Building Bonds
November 2017 Election
20 Year Repayment
Wrapped Around Existing Debt**

July 20, 2017

The following information has been prepared by Ehlers whom the District is utilizing to prepare financial information and acquisition of funds



**Roseville School District No. 623
Preliminary Financing Plan for Potential Building Bond and Future Facilities Maintenance Projects**

Levy Pay. Fiscal Year			Tax Capa- city Value ¹ (\$000s)	Debt Service Levies - Existing Bonds ²										Other			Potential 2018 Building Bonds					Future Facilities Maintenance Bond Issues																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
				Building Bonds	AFFM Bonds	OPFB Bonds	Est. Debt Excess ³	Net Levy	Tax Rate	Lease Levy ⁴	Principal	Interest	Add. Debt Excess ³	Debt Levy	Principal	Interest	Add. Debt Excess ³	Debt Levy	Principal	Interest	Add. Debt Excess ³	Debt Levy																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
2016	2016	55,349	2.8%	3,017,595	-	-	1,422,627	(189,791)	4,250,431	7.68	-	244,304	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

1 Tax capacity estimates are final values for taxes payable in 2016 and 2017. Estimates for future years are based on the percentage changes for later years as shown above.
2 Initial debt service levies are set at 105 percent of the principal and interest payments during the next fiscal year.
3 The debt excess adjustments for taxes payable in 2016 and 2017 are the actual amounts. For taxes payable in 2018, the estimate is based on actual fund balances. Estimates for future years are based on 4.5% of the prior years' total debt service levy.
4 Lease levy amounts for Fiscal Years 2017 and 2018 are based on actual payments. Future lease levy amounts are assumed to stay constant.

___ 5. A Specification of the Source of Project Financing (continued):

Attachment 2

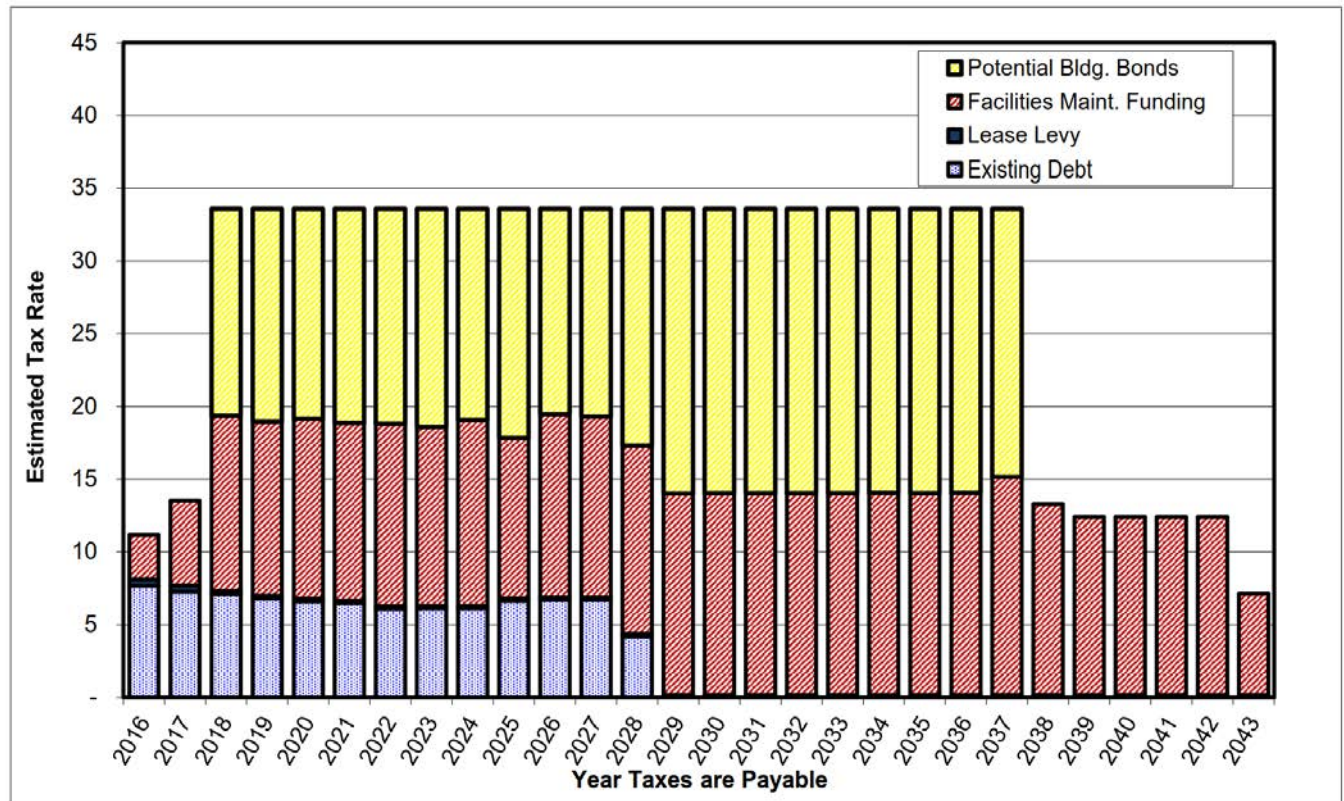
Estimated Annual Debt Service Property Tax Levies
(After Accounting For The 105% Levy Requirement)

Roseville School District No. 623

Estimated Tax Rates for Capital and Debt Service Levies

**\$144,000,000 Building Bonds
20 Year Repayment
Wrapped Around Existing Debt**

Date Prepared: July 20, 2017



The following information has been prepared by Ehlers whom the District is utilizing to prepare financial information and acquisition of funds

___ 5. A Specification of the Source of Project Financing (continued):

**Attachment 3:
Estimated Tax Impact**

Roseville School District No.623

July 20, 2017

Estimated Tax Impact for Potential Building Bond Option

School Building Bond Issue	\$144,000,000
Election Date	November 7, 2017
Number of Years (No. of Tax Levies)	20
Estimated Increase in Pay 2018 Tax Capacity Rate Due to Debt Service Levy for New Bonds*	14.24%

Type of Property	Estimated Market Value	Estimated ANNUAL Impact*	Estimated MONTHLY Impact*
Residential Homestead	\$75,000	\$64	\$5
	100,000	102	9
	150,000	180	15
	200,000	257	21
	250,000	335	28
	300,000	413	34
	350,000	490	41
	400,000	568	47
	450,000	641	53
	500,000	712	59
Commercial/ Industrial**	\$200,000	\$311	\$26
	500,000	885	74
	750,000	1,363	114
	1,000,000	1,841	153
	1,500,000	2,797	233
Apartments	\$200,000	\$356	\$30
	500,000	890	74
	1,000,000	1,780	148
	2,000,000	3,560	297

* The figures in the table are based on school district taxes for proposed school building bonds, facilities maintenance projects and other capital levies, and do not include tax levies for other purposes. Tax increases shown above are gross increases, not including the impact of the state 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 tax impact for many property owners.

** For commercial-industrial property, the estimates above are for property in the City of Roseville. 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 Twin Cities Fiscal Disparities program.



The following information has been prepared by Ehlers whom the District is utilizing to prepare financial information and acquisition of funds


___ 6. Documentation:

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:  Date 7-19-17

Board Chair Signature:  Date 7/17/17

Architect/Engineer Signature:  Date 7.19.17