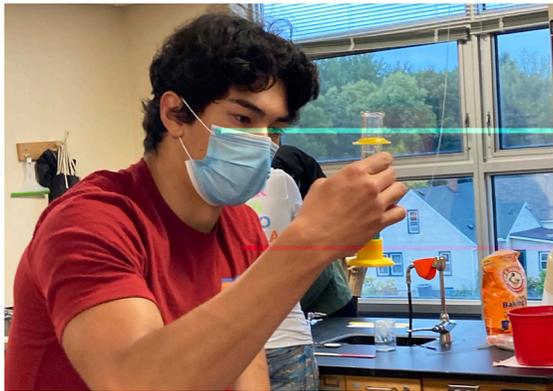


St. Louis Park Public Schools

# Proposal

## for Review and Comment



April 2022



*Achieving success, one student at a time!*

April 12, 2022

Heather Mueller Ed. D., Commissioner  
Minnesota Department of Education  
400 Stinson Blvd.  
Minneapolis, MN 5541

Subject: **Proposal for Review and Comment**  
**St. Louis Park Public Schools – ISD 283**

Dear Commissioner Mueller:

In accordance with Minnesota Statute 123B.71, St. Louis Park Public Schools, ISD 283, hereby submits this proposal for review and comment of the proposed referendum projects. St. Louis Park Public Schools is well-known for its “Park Pride”, quality staff, quality programs, and its commitment to “putting children first”. The intent of this request is to maintain and build upon this excellence with regard to its facilities.

The proposed improvements are intended to complete the scope of work from the previous referendum due to rising construction costs as well as new projects to more equitably improve the quality of the learning environments district-wide. The District recently completed its 2020-25 Strategic Plan for Racial Equity Transformation with a new Mission Statement. The goal of this referendum is to provide the District with physical environments that enable them to live out their Mission to the fullest.

**Mission Statement**

*St. Louis Park Public Schools sees, inspires, and empowers each learner to live their brilliance in an environment that centers student voice and experience to create racially equitable learning that energizes and enhances the spirit of our community.*

The District embarked on a planning process before making recommendations to the Board. At their April 12<sup>th</sup> Board meeting these recommendations were reviewed, refined and prioritized into the list summarized in this proposal. The proposed work would be phased at multiple school sites, beginning construction Summer of 2022 and be completed by the start of school in the Fall 2025.

The District is looking for approval of a ballot question to seek approval of \$135,000,000 in bond authority in a referendum to be held on August 9, 2022. The proceeds from the sale of the bonds, along with estimated interest earnings, would provide financing for estimated project costs in the amount of \$136,000,000. The wording of the ballot question is as follows:

**Special Election Ballot  
School District Ballot  
Independent School District No. 283  
(St. Louis Park Public Schools), Minnesota**

**August 9, 2022**

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**Instructions to Voters**

To vote, completely fill in the oval(s) next to your choice(s) like this: 

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To vote for a question, fill in the oval next to the word "Yes" for that question.

To vote against a question, fill in the oval next to the word "No" for that question.

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**School District Question 1  
Approval of Capital Project Levy for Technology**

The board of Independent School District No. 283 (St. Louis Park Public Schools), Minnesota has proposed a capital project levy authorization for technology in the maximum amount of 4.287% times the net tax capacity of the school district. A portion of this new authorization, \$3,063,578, would replace the school district's existing authorization which is scheduled to expire after taxes payable in 2023, would raise approximately \$3,563,578 for taxes first levied in 2022, payable in 2023, and would be authorized for ten (10) years. The estimated total cost of the projects to be funded over that time period is approximately \$35,635,780. The proposed authorization will provide funds for the acquisition, installation, support and maintenance of software, technology, technology systems and infrastructure, and to pay the costs of technology related personnel and training.

- YES**    Shall the capital project levy authorization to fund technology proposed by the  
 **NO**      board of Independent School District No. 283 (St. Louis Park Public Schools),  
Minnesota be approved?

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

**School District Question 2  
Approval of General Obligation School Building Bonds**

- YES**    Shall the board of Independent School District No. 283 (St. Louis Park Public  
 **NO**      Schools), Minnesota be authorized to issue general obligation school building  
bonds in an aggregate amount not to exceed \$136,000,000 for the acquisition and  
betterment of school sites and facilities?

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

**St. Louis Park Public Schools – District #283**

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## **Introduction – Guiding Framework**

In accordance with Minnesota Statute 123B.71, the Board of Education of District #283 submits the following educational facilities proposal for review and comment. These recommendations resulted from the District’s 2020-2025 Strategic Plan for Racial Equity Transformation, and the role facilities can play in response to the key question that drove this Strategic Plan...

***What is needed for the thorough and dramatic change of Racial Equity Transformation to occur in St. Louis Park Public Schools; where current, racist systems are abolished to build new, anti-racist systems and structures with all community stakeholders to create student-centered schools with inspired and empowered outcomes regardless of race and accountability measures for students and adults by the end of 2025?***

The Core Planning Team consisting of more than 35 stakeholders; including students, parents/guardians, teachers & staff, District and School Leaders, and community members worked together virtually from August 2020-January 2021 in a series of seven Zoom meetings to learn and grow in racial consciousness and competence to complete the Strategic Plan. The District recognizes it has a tremendous responsibility to provide the kinds of environments that support racially equitable learning that energize and support the spirit of its community.

Elements of the 2020-2025 Strategic Plan include:

### **Mission Statement**

St. Louis Park Public Schools sees, inspires, and empowers each learner to live their brilliance in an environment that centers student voice and experience to create racially equitable learning that energizes and enhances the spirit of our community.

### **Vision Statement**

St. Louis Park Public Schools – Where students are seen and valued and become their best selves as racially conscious, globally minded contributors to society.

### **Core Values**

We believe in:

- **The brilliance of ourselves and others.** Everyone has the capacity and responsibility to foster the growth and brilliance of others.
- **Authentic community engagement.** Engaging and supporting our employees, families, and communities will enhance the healthy development of each learner.
- **High expectations.** Instilling and upholding high expectations empowers students and staff to higher levels of achievement.
- **Collective responsibility.** Embodying the collective and urgent responsibility of anti-racist practices enriches a work and learning environment and community.
- **Persistent effort.** Through persistent effort we will create anti-racist schools and academically successful learners.
- **Racial consciousness and cultural competence.** Racial consciousness and cultural competence are essential to each person’s ability to be a catalyst for change.
- **Advocacy for equity.** Everyone has equal intrinsic worth and we will advocate for the historically marginalized.

**Summary of Proposed Projects:**

**Final Approved School Board Proposal**

**Remaining Projects for Completing Referendum Scope of Work**

- |       |   |
|-------|---|
| 19.4M | • HS Kitchen Renovation and Addition    |
| 3.6M  | • HS Classroom Upgrades (10 Classrooms) |
| 3.9M  | • HS Media Center Renovation            |
| 8.2M  | • HS Student Commons                    |

**35.1 M**

**New Projects**

- |       |   |
|-------|---|
| 6M    | • Renovation of High School Music Areas including Orchestra, Vocal and Band Rooms                                       |
| 13M   | • Replacement of High School Track and Artificial Turf along with other Sitework and Stormwater Management Requirements |
| 3M    | • Install storm shelter and storage at High School Stadium  |
| 10.5M | • HS Classroom Renovation (Balance of remaining classrooms)   |
| 5.5ML | • HS Storm Shelter  |
| 7M    | • Central Gym, Locker Room, Pool Modifications  |
| 14.9M | • Security and Data Center  |

**59.9 M**

**Enhancements**

- |     |  |
|-----|--|
| 22M | • Roofs, Façade, Parking Lots, Boiler Replacements, Mechanical Upgrades (District Wide); Middle School Locker Room   |
| 5M  | • Security camera, door card reader addition/replacements (District Wide)  |
| 6M  | • Relocate Data Center from HS and Technology Team to Central Back-up power supply, data center infrastructure/HVAC/redundant electronics  |
| 2M  | • Resilient internet connection  |
| 5M  | • Additional Deferred Maintenance <ul style="list-style-type: none"> <li>○ Lenox Updates (1M)</li> <li>○ Aquila Teaching Spaces</li> <li>○ PSI Playgrounds</li> <li>○ Central Playgrounds</li> </ul> |

**40.0 M**

**135 M**

**Total Cost**

**St. Louis Park Public Schools – District #283**

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<b>2022 School Board:</b>	Anne Casey, Chair Heather Wilsey, Vice Chair C. Colin Cox, Clerk Kenneth Morrison, Treasurer Abdihakim Ibrahim, Director Sarah Davis Virginia Mancini	<a href="mailto:casey.anne@slpschools.org">casey.anne@slpschools.org</a> <a href="mailto:wilsey.heather@slpschools.org">wilsey.heather@slpschools.org</a> <a href="mailto:cox.colin@slpschools.org">cox.colin@slpschools.org</a> <a href="mailto:morrison.kenneth@slpschools.org">morrison.kenneth@slpschools.org</a> <a href="mailto:ibrahim.abdihakim@slpschools.org">ibrahim.abdihakim@slpschools.org</a> <a href="mailto:davis.sarah@slpschools.org">davis.sarah@slpschools.org</a> * <a href="mailto:mancini.virginia@slpschools.org">mancini.virginia@slpschools.org</a> * *will be formally seated April 12
<b>Method of Financing:</b>	General Obligation Bonds	<b>\$ 136,000,000 General Obligation Bonds</b>
<b>Milestone Dates:</b>	Review and Comment Bond Referendum Design Phase(s) Bid and Award Phase(s) Construction Phase(s) Occupancy	April 12, 2022 (submittal) August 9, 2022 September 2022 – February 2025 (see schedule) September 2022 – March 2025 May 2022 – October 2025 (Phased) All Complete Fall 2025
<b>Project Team:</b>	Construction Manager	Tom Bravo
	Architects:	Cunningham: Heidi Neumueller, AIA, LEED AP <a href="mailto:hneuemueller@cunningham.com">hneuemueller@cunningham.com</a> 292 Design Group: Pam Anderson, AIA, LEED AP <a href="mailto:panderson@292designgroup.com">panderson@292designgroup.com</a> ATS&R: David Maroney, AIA, NCARB <a href="mailto:dmaroney@atsr.com">dmaroney@atsr.com</a>
	Financial Consultant:	Ehlers, Inc.: Jodie Zesbaugh PH: (651) 697-8526

**Geographic Area and Student Population**

*Geographic area and population to be served, preschool through grade 12 and student enrollments for the past five years, and student enrollment projects for the next five years.*

The district is in a period of enrollment recovery following the COVID pandemic and a build-out of single-family housing and aging in place. The November 4, 2021 enrollment was 4,529 students, district-wide, down from approximately 4,700 students 5 years ago and up from approximately 4,480 students 10 years ago. Conservative projections indicate a decline to 4,300 students in 5 years (2027), and a more aggressive projection holds enrollment around 4,500 students.

Elementary K-5 Enrollment: (11/4/2021) 2,005; this is up from 1,960 5 years ago and down from 2,131 10 years ago. K-5 enrollment is anticipated to level remain level at 1,965.

Middle 6-8: (11/4/2021) 992; this is down from 1,027 5 years ago, but up from 924 10 years ago. 6-8 enrollment is anticipated to decline to approximately 925 students in 5 years.

High School 9-12: (11/4/2021) 1,528, or roughly 382 per grade. This is up from 1,486 5 years ago and 1,394 10 years ago. The population at the high school is anticipated to decline to 1,412 in 5 years.

These projections are based on past trends and could increase if housing turnover increases, if efforts to attract and retain resident students are successful, and if the district continues to accept students through open enrollment.

*A map of the school district is included in **Appendix A** of this document.*

*Included in **Appendix B** of this document is the current year enrollment, along with the past 5-year history, and the projected enrollment for the next 5 years.*

## St. Louis Park Public Schools – District #283

### FACILITIES

*A list of existing school facilities by year constructed, their uses, and an assessment of the extent to which alternate facilities are available within the school district boundaries and in adjacent school districts.*

Students who attend St. Louis Park Public Schools are served in the following grade level configuration:

- **Elementary School:** Kindergarten through Grade 5
- **Middle School:** Grades 6 through 8
- **High School:** Grades 9 through 12

Name of School	Square Footage	School Type
Aquila Elementary	66,400	Boundary
Peter Hobart Elementary	74,784	Boundary
Susan Lindgren Elementary	75,729	Boundary
Park Spanish Immersion Elementary	78,447	District-Wide
St. Louis Park Middle School	219,828 sf*	District-Wide
St. Louis Park High School	343,143	District-Wide

\*Increased by 28,700 sf from FY 2021 due to media center and classroom addition

**Central Community Center** (183,997 sf) houses the following programs:

- Early Childhood Special Education
- Early Childhood Family Education
- Early Learning Programs
- Kids Place Preschool Childcare
- Aquatics
- Central Clinic, a free, walk-in clinic for children from birth through high school who live in or go to school in the St. Louis Park or Hopkins school districts
- Adult Education Programs; GED, Career Pathways, Adult English as a Second Language (previously in Adult Options Education Center)

**Lenox Community Center** (56,973 sf) houses the following programs:

- Transition Plus, a joint program with Hopkins Public Schools (Minnetonka Public Schools left the consortium at the end of FY 2021) that works with young adults with disabilities (ages 18 to 21).
- Community Education Senior and Adult Programs
- 9-12 Program, a setting four high school special education program

The **District Office** is a leased 17,775 sq. foot building (located at 6311 Wayzata Boulevard) which houses the centralized administrative services of the district which are a part of the Superintendent’s cabinet as listed above, with the exception of Information Services and the Athletic Director, which are housed at St. Louis Park High School. Beginning in FY2024, the district offices will be moved into Central Community Center, moving the district out of its last leased space.

The **Melrose Center**, St. Louis Park, houses an eating disorder treatment program. St. Louis Park Public Schools provides a teacher for this Park Nicollet program because it is a care and treatment facility that falls within school district boundaries.

Other Community Education classes such as Adult Programs, Youth Enrichments, and Kids Place (before and after school care) are held in district school facilities and in locations throughout the City of St. Louis Park.

**St. Louis Park Public Schools – District #283**

Below is a summary of the current District-owned buildings:

Note: *Enrollment is the projected Fall 2022 enrollment for each program/building as of 11/4/2021*

<b>Facility</b>	<b>Grades Housed</b>	<b>FY 2022 Enrollment</b>	<b>Year Built</b>	<b>Year of Major Addn's</b>	<b>Site Acreage</b>	<b>Total Square Footage</b>
Aquila	K-5	527	1957	1967, 1993, 2015	8.76	66,400
PSI School	K-5	528	1956	1993, 2020	12.1	78,447
Peter Hobart	K-5	509	1966	1988, 1993, 2014, 2015	29.74	74,784
Susan Lindgren	K-5	441	1967	2015	7.4	75,729
St Louis Park Middle School	6-8	996	1958	1967, 1993, 2020	28.19	219,828
St Louis Park High School	9-12	1528	1955	1962, 1967, 1993, 2020	21.38	343,143
Central (Early Childhood)	0-K	300	1937	1941, 1945, 1952, 1963, 1967, 2021	10.95	183,997
Lenox Community Center	N/A	0	1928	1947	2.58	56,973

## **Anticipated Needs for Facilities**

*A list of the specific deficiencies of the facility that demonstrate the need for a new or renovated facility to be provided, and a list of the specific benefits that the new or renovated facility will provide to the students, teachers, and community users served by the facility.*

### **Specific Deficiencies:**

The District's facilities have 55-year-old switch gear, plumbing, HVAC system, low voltage wiring, energy management programs. We need to replace with high efficiency quality products and materials that will ensure compliance of regulatory codes.

### **Specific Benefits:**

#### **Educational Learning Benefits**

Grounded in our Mission, we focus on learning by fostering every student's ability to learn the knowledge and skills necessary to develop a meaningful academic identity. We enhance the spirit of learners and adults by framing learning opportunities that are meaningful, culturally relevant, rigorous, and aligned with our Core Values. The upcoming referendum and bond funds will provide St. Louis Park Schools with the funds necessary to expand the important work of both maintaining and enhancing the educational opportunities for our students to fulfill our mission.

Alongside our community, we share a common vision for academic excellence and creating flexible and dynamic learning environments for all learners from early childhood through adults. When we invest in our schools, we invest in the future of education in meaningful ways. With new learning spaces, class sizes and class structures can be more flexible and determined by the learning outcome rather than the physical space. Students will have access to new learning resources that provide engaging and challenging experiences. In addition, our community will have better access to district resources for lifelong learning. Teachers and leaders will have access that supports rich, rigorous instruction aligned to district standards while also addressing individual learning styles.

Next century learning does not displace the traditional, core learning of reading, writing, and arithmetic, but rather, engages learners in a more deeply engaging environment with relevant tools, technologies, and methodologies to meet the needs of college and career readiness. Providing the right kind of learning spaces is important to college and career preparedness. Our buildings were constructed in a time where chairs in rows with every student facing the front of the classroom was the norm. That is no longer the case. Spaces for small group learning and independent learning are just as necessary as whole class settings. As our community continues to grow and evolve, so should our schools. After all, our learners are our future.

**Music Area** – Improvements will benefit students in Music and the Performing Arts. Several areas are not accessible; these will be modified to meet ADA requirements. Improvements will also be made to acoustics and instrument storage.

**Track and Turf** – Replacement of track to address safety concern from uneven surfaces and installation of artificial turf inside the track to reduce maintenance and create a safer practice surface for students.

St. Louis Park High School will benefit educationally from the installation of synthetic turf on the field inside our track and installation of a new track in numerous ways. Currently our physical education classes are not using the field as it is worn down and the unevenness of the surface is a safety concern. Our track has numerous surface faults that make it not the best for having a physical education class utilize it. If our physical education classes need outdoor field space for instruction, currently they walk to our stadium (which is off campus). This is problematic as at least 10 minutes of instructional time is lost walking to and

## St. Louis Park Public Schools – District #283

from the stadium and two streets need to be crossed so there is worry over students safety crossing the streets with cars. Having an outdoor, on campus space to properly have physical education classes would be of great benefit to our school, most importantly, the educational experience of our students.

### **Community Benefits**

The proposed project(s) will benefit the community by:

- Promoting lifelong learning and wellness through improved facilities for our community of learners at **Central Community Center**.
  - Creating age and size appropriate gymnasium space for early childhood students and families.
  - Creating size appropriate space for gymnastics students and community.
  - Improved indoor pool conditions will support access and inclusion for people with disabilities.
  - Improved indoor pool conditions will increase opportunities for exposure to swim and water safety.
  - Creating indoor opportunities for family aquatics.
  - Creating increased opportunities for exposure to swim and water safety.
- Increase ease of access for community use at **Lenox Community Center** through:
  - secure and welcoming entry into building.
  - ability to get around within the building.
  - improved learning spaces for both senior program and community members.
  - improved theater space and appropriate seating that supports community arts and exposure.

### **Operational Benefits**

The proposed projects would bring St Louis Park facilities to a level that would enable them to operate in an energy efficient manner by providing a maintainable and repairable structure. We would be able to provide a safer and more secure environment which would be in line with the mandatory guidelines and standards in the regulatory codes.

- Lighting infrastructure will focus on energy-efficient lighting technologies and components and the use of daylight to further conserve energy when addressing lighting requirements.
- Power, security and technology infrastructure will provide all users access and safety to meet the next century learning goals.
- Air side ventilation systems are very important in that they influence air quality and energy efficiency, and proper ventilation controls odors and inhibits the spread of respiratory diseases. Ventilation air is critical in educational facilities.
- Water side air conditioning systems will directly impact the quality of performance for our students. Studies have shown that children’s academic performance declines in higher temperatures, and with the school year edging earlier in the calendar, this is vital for our community.

## **Construction Project Description**

*Provide a narrative description of the project, including the specification of site and outdoor space, acreage and footage allocations for new and converted classrooms, labs, and support spaces. Include a floor plan of the project, if applicable. Specify estimated expenditures for the major portions of the project, as well as estimated changes in facility operating costs. Provide dates the project will begin and be completed.*

*For the cost breakdown of major portions of the project as described above, please refer to the “Introduction” section above.*

### **High School**

The primary Scope of Improvements at the High School include:

- **Construct an expanded dining and food service space to create an expanded commons area for the high school. ( 15,490 sf addition / 10,000 sf remodel)** Provide alterations to existing food service area to comply with current codes, replace worn equipment, provide equipment to meet the goal of 60% scratch food production, and provide equipment and spaces to become a centralized food service facility for the District.
- **Remodel classrooms and/or labs to support next century learning, accommodate a wider variety of instructional styles, and incorporate personalized learning environments, with flexible furniture and enhanced technology. (70,500 sf)** The classrooms being upgraded in this phase will include some general classroom spaces, Flexible Technology / Science Classrooms, Chemistry Lab classrooms and Flexible Bio Classrooms. Leverage furniture’s role in educational spaces to easily transform a space from a lecture based format to small group activities, seminar discussion, or presentation style learning. Provide power and data to support today’s educational experiences enhanced by personal electronic devices (laptops and tablets).
- **Add to and remodel existing media center to create a new learning commons, consolidating academic support in one location. ( 15,030 sf)** Shift from a media ‘retrieval’ mode to media ‘creation’ with increased areas for independent, small group activity and learning space, consistent with personalized learning and other district initiatives and goals. Improve flexibility for use by learners and community with efficient book storage space. The media center will include small group rooms, a computer lab office/ staff workroom, a career center, a maker space a writing lab and math lab space. The media center is also designed to open onto the Student commons space to expand its use and flexibility.
- **Create a commons space to support students personalized learning goals and support socialization. (10,050 sf)** The new student commons space is a previous outdoor open air courtyard space, enclosed on all sides by each wing of the school. This reclaimed space will be enclosed with a roof and connect to the new cafeteria level with stairs down and a learning stair within the space that also connects to Level 2 of the A wing and directly connects to the media center level of the C wing. It also has a connection to the main corridor of the B wing and adjacent to the new School Store location.
- **Update Music Areas to accommodate growing music programs (13,700 sf)** and meet the academic needs for music and performing arts including rehearsal spaces for orchestra, vocal and band. The renovation will address code and accessibility issues, improve acoustics, correct issues with water infiltration, and expand areas for practice and instrument storage.
- **Replace Running Track and install artificial turf to improve safety and reduce maintenance. ( 1.5 acres)** The project will include sitework improvements and installation of stormwater management features required by the watershed district. In order to meet MWSO and City Requirements, several underground

## St. Louis Park Public Schools – District #283

water tanks and filtration system control will need to be added to the HS Track and Field Project. This will fulfil the regulatory needs and requirements. Parking and bus drop off is also included in scope.

- **Install storm shelter and storage at High School Stadium** is a building to provide: a safe place for sports players in case of severe thunderstorms and team meetings during half time for coaches and players for multiple sports.
- **Storm Shelter: (6,965 sf)** The new storm shelter is located on the basement level of the school and is designed per the code requirements in this region of the country to accommodate the code required occupants of the new additions being added to the school. This space will include 3 unisex restrooms a separate mechanical and electrical service and back up generators in case of emergency.
- **Other deferred maintenance at High School for mechanical and electrical systems and building envelope.** Equipment and exterior doors/windows are old and in need of critical maintenance upgrades that remain outside the district's deferred maintenance plan.

### ***Central Community Center***

The primary Scope of Improvements at the Central Community Center include:

- **Central Building- Gymnastics, School Gym, Teaching/Training, and Pool Modifications: (21,161 Gym/School Gym/Teach/Train; 13,083 Pool sf = 34,244sf)** The scope of this project will address accessibility and deferred maintenance issues. This project includes renovating the existing small gym into a multipurpose gym with a new gym floor striped for multiple sport courts, new lighting and mechanical systems. The large gym will convert  $\frac{3}{4}$ 's of the space into a gymnastics gym and  $\frac{1}{4}$  of the space will be designed as a training room and school board meeting room space. The pool locker rooms and shower rooms will be renovated to make them ADA accessible as well as have ADA access to the pool deck from the locker room level. All new pool mechanical filtration systems will be replaced along with adding a boiler system dedicated to the pool.

### ***District Wide Improvements:***

The primary Scope of Improvements at the District Wide include:

- **Security and Data Center: ( 11,344 sf)** The Data Center is a new office building being added next to the district maintenance building. This building will include a receiving bay with floor lift, storage and staging space for I.T. deliveries, an I.T. repair shop, main data server room for the district and offices for the entire district wide I.T. staff. This building will be the data hub for the entire district and will also have backup power in case of emergency.
- **Middle School renovate locker rooms to meet Title IX and accessibility requirements (9,260 sf)** and meet the physical education and activity needs of the students. The renovated space would provide additional lockers for more athletic participants, improve safety, address privacy concerns, and make all areas accessible.
- **Other deferred maintenance at the Middle School** for mechanical and electrical systems and building envelope. Equipment and exterior doors/windows are old and in need of critical maintenance upgrades that remain outside the district's deferred maintenance plan.

*Please refer to **Appendix D** for further concept diagrams of the project components at each school site.*

**St. Louis Park Public Schools – District #283**

**Preliminary Project Schedule Dates:**

*For additional detail and preliminary schedule for each building, please refer to the bar schedule following.*

Review and Comment	April 12, 2022 (submittal)
Bond Referendum	August 9, 2022
Design Phase(s)	September 2022 – February 2025 (see schedule)
Bid and Award Phase(s)	September 2022 – March 2025
Construction Phase(s)	May 2022 – October 2025
Occupancy	(Phased) All Complete Fall 2025



**Operating Cost Impact**

The District is intending on maintaining operating costs with the addition of space, as well as the building upgrades. Any addition of custodial costs will be determined based on the District’s needs, as well as the creation of workload efficiencies. A solution for the changes in transportation needs to be discussed further to fully understand the solution, as well as discuss the solution with all stakeholders. It is anticipated that all energy savings that will be generated through new mechanical and electrical equipment will offset the additional costs of adding space. We will be working with an independent agency, Willdan, to gain any energy savings and rebates.

**Financing/Tax Impact**

St. Louis Park Public Schools ISD #283 proposes to obtain financing from the sale of General Obligation bonds. The School District would seek voter approval of a single ballot question on Tuesday, August 9, 2022, pursuant to Minnesota Statutes Chapter 475 which, if approved, would result in a bond issue totaling \$136,000,000. Underwriter’s discount and cost of issuance are estimated at \$1,067,466. The difference between the amount requested to be authorized by the voters, plus the estimated interest earnings in the construction fund of \$67,466 and less estimated costs of issuing this debt equals \$135,000,000, the amount the District expects to need for construction projects.

Ehlers has prepared the following schedules which have been included in the **Appendix** of 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 and (the district does not qualify for debt service equalization aid)
- 3) An analysis of the estimated tax impact on various values of residential, commercial, and apartments/residential non-homestead properties for the proposed bond issue

**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:

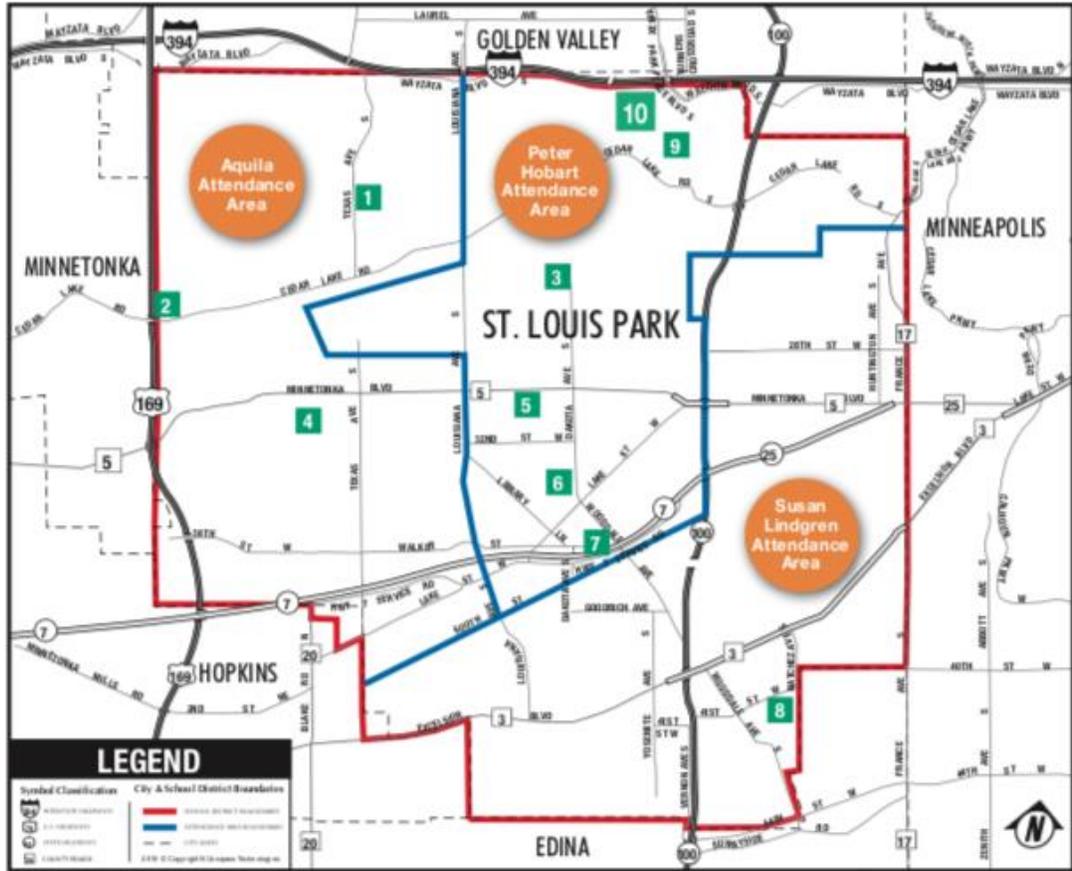
- (i) The school district will be in compliance with Minnesota Statutes, section 471.345, governing municipal contracts issued for this project.
- (ii) The school district and the architects will include elements of sustainable design for this project.
- (iii) If the project installs or modifies facility mechanical systems, the school district, architect/engineers and contractors will be in compliance with school facility commissioning under Minnesota Statutes, section 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 Statutes, chapter 326B, governing building codes.
- (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
Board chair signature	Date
Architect/engineer signature	Date

**Appendix A:  
Public School District Attendance Areas and Educational Facility Locations**

**Schools & Centers  
Attendance Boundaries**



Last updated: August 2019

- |  |  |  |   |
|--|--|--|---|
| <p><b>1 St. Louis Park Middle School</b><br/>Grades 6-8<br/>2025 Texas Avenue South<br/>St. Louis Park, MN 55426<br/>School Hours: 7:33 a.m.-2:15 p.m.<br/>Office: 928-6300<br/>Attendance: 928-6394</p>                         | <p><b>3 Peter Hobart Elementary School</b><br/>Kindergarten-Grade 5<br/>6500 West 26th Street<br/>St. Louis Park, MN 55426<br/>School Hours: 9:15 a.m.-3:45 p.m.<br/>Office: 928-6600<br/>Attendance: 928-6604</p> | <p><b>6 St. Louis Park High School</b><br/>Grades 9-12<br/>6425 West 33rd Street<br/>St. Louis Park, MN 55426<br/>School Hours: M/W/F:<br/>8:20 a.m.-3:10 p.m.<br/>T/TH: 8:40 a.m.-3:10 p.m.<br/>Office: 928-6100<br/>Attendance: 928-6045</p>   | <p><b>8 Susan Lindgren Elementary School</b><br/>Kindergarten-Grade 5<br/>4801 West 41st Street<br/>St. Louis Park, MN 55416<br/>School Hours: 9:20 a.m.-3:50 p.m.<br/>Office: 928-6700<br/>Attendance: 928-6693</p>          |
| <p><b>2 Park Spanish Immersion Elementary School (PSI)</b><br/>Kindergarten-Grade 5<br/>9400 Cedar Lake Rd.<br/>St. Louis Park, MN 55426<br/>School Hours: 8:25 a.m.-2:55 p.m.<br/>Office: 928-6555<br/>Attendance: 928-6570</p> | <p><b>4 Aquila Elementary School</b><br/>Kindergarten-Grade 5<br/>8500 West 31st Street<br/>St. Louis Park, MN 55426<br/>School Hours: 9:15 a.m.-3:45 p.m.<br/>Office: 928-6500<br/>Attendance: 928-6507</p>       | <p><b>7 Central Community Center</b><br/>6300 Walker Street<br/>St. Louis Park, MN 55416<br/>Hours: M-F 6:30 a.m. - 10 p.m.<br/>SAT. 8 a.m. - 4 p.m.<br/>Early Childhood Family Education (ECFE): 928-6763<br/>Early Childhood Special Education (ECSE): 928-6741<br/>Kids Place Child Care: 928-6764<br/><br/><i>NOTE: Early Childhood programs and Kids Place are co-located within the Central Community Center building.</i></p> | <p><b>9 Adult Options in Education Learning Center</b><br/>1342 Colorado Avenue South<br/>St. Louis Park, MN 55416<br/>Office: 988-5343</p>   |
|  | <p><b>5 Lenox Community Center</b><br/>6715 Minnetonka Boulevard<br/>St. Louis Park, MN 55426<br/>Senior Program: 928-6444</p>   |  | <p><b>10 St. Louis Park Public Schools District Office</b><br/>6311 Wayzata Blvd.<br/>St. Louis Park, MN 55416<br/>Office: 928-6000<br/>Fax: 928-6020<br/>Web: <a href="http://www.slpschools.org">www.slpschools.org</a></p> |

*All phone numbers are 952 area code unless otherwise noted.*

**Appendix B:**  
**School District Enrollment for Current Year**  
**Past Five Year History Enrollment by Grade**

	<b>Enrollment History - FALL ENROLLMENT DATA</b>					
	<b>2016-17</b>	<b>2017-18</b>	<b>2018-19</b>	<b>2019-20</b>	<b>2020-21</b>	<b>2021-22</b>
<b>EC</b>	102	96	115	136	99	99
<b>K</b>	343	362	332	391	302	360
<b>1</b>	356	345	351	329	384	319
<b>2</b>	374	346	333	338	319	371
<b>3</b>	362	360	355	334	325	317
<b>4</b>	359	355	357	346	322	322
<b>5</b>	336	363	359	347	345	318
<b>6</b>	351	334	356	358	323	336
<b>7</b>	338	344	323	357	340	333
<b>8</b>	347	349	340	333	338	332
<b>9</b>	365	403	392	370	374	392
<b>10</b>	372	350	390	380	366	383
<b>11</b>	371	361	337	378	356	350
<b>12</b>	353	372	374	339	388	390
<b>K-12</b>	<b>4,627</b>	<b>4,644</b>	<b>4,599</b>	<b>4,600</b>	<b>4,482</b>	<b>4523</b>
<b>Pre K-12</b>	<b>4,729</b>	<b>4,740</b>	<b>4,714</b>	<b>4,736</b>	<b>4,581</b>	<b>4,622</b>
<b>% Change Pre K-12</b>		<b>0.23%</b>	<b>-0.55%</b>	<b>0.47%</b>	<b>-3.27%</b>	<b>0.90%</b>

**Appendix B:  
Enrollment Projections for the Next Five Years**

	<b>Enrollment Projections - FALL ENROLLMENT DATA</b>				
	<b>2022-23</b>	<b>2023-24</b>	<b>2024-25</b>	<b>2025-26</b>	<b>2026-27</b>
<b>EC</b>	113	117	114	88	83
<b>K</b>	345	357	348	319	302
<b>1</b>	362	346	359	350	320
<b>2</b>	309	350	335	347	338
<b>3</b>	366	305	345	330	342
<b>4</b>	310	358	298	338	323
<b>5</b>	319	307	355	295	334
<b>6</b>	310	311	300	346	288
<b>7</b>	333	308	308	297	343
<b>8</b>	329	329	304	305	294
<b>9</b>	378	375	375	346	347
<b>10</b>	387	373	370	370	342
<b>11</b>	367	371	358	355	355
<b>12</b>	363	381	385	371	368
<b>K-12</b>	<b>4,477</b>	<b>4,470</b>	<b>4,438</b>	<b>4,367</b>	<b>4,295</b>
<b>Pre K-12</b>	<b>4,590</b>	<b>4,587</b>	<b>4,552</b>	<b>4,455</b>	<b>4,379</b>
<b>% Change Pre K-12</b>		<b>-0.06%</b>	<b>-0.77%</b>	<b>-2.14%</b>	<b>-1.71%</b>

**Appendix C:  
Financial Analysis and Tax Impact Information**

**PRELIMINARY INFORMATION - FOR REVIEW AND COMMENT**

**St. Louis Park School District No. 283**

March 24, 2022

Estimated Sources and Uses of Funds  
Possible General Obligation School Building Bonds  
August 2022 Election

<b>Bond Amount</b>	<b>\$136,000,000</b>
<b>Estimated Project Costs</b>	<b>\$135,000,000</b>
<b>Number of Years (Tax Levies)</b>	<b>20</b>
<b>Election Date</b>	<b>8/9/2022</b>
<b>Estimated Dated Date</b>	<b>11/1/2022</b>
<b>Sources of Funds</b>	
Par Amount	\$136,000,000
Investment Earnings <sup>1</sup>	67,466
<b>Total Sources</b>	<b>\$136,067,466</b>
<b>Uses of Funds</b>	
Allowance for Discount Bidding <sup>2</sup>	\$680,000
Legal and Fiscal Costs <sup>3</sup>	387,466
<b>Net Available for Project Costs</b>	<b>135,000,000</b>
<b>Total Uses</b>	<b>\$136,067,466</b>
<b>Deposit to Construction Fund</b>	<b>\$134,932,534</b>

<sup>1</sup> Estimated investment earnings are based on an average interest rate of 0.10% and an average life of 6 months.

<sup>2</sup> 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.

<sup>3</sup> Includes fees for municipal advisor, bond counsel, rating agency, paying agent and county certificates.



Sources & Uses 22 R&C St. Louis Park

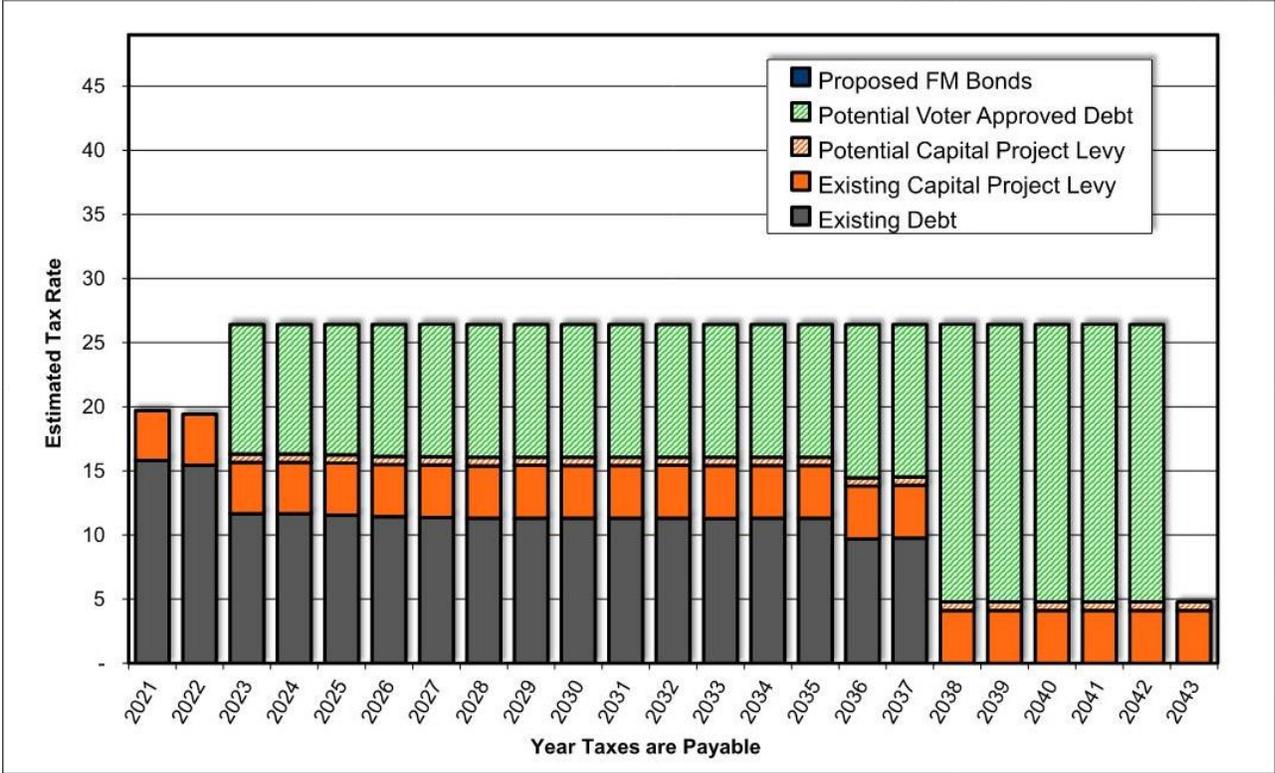


**PRELIMINARY INFORMATION - FOR REVIEW AND COMMENT**

**St. Louis Park School District No. 283**  
 Estimated Tax Rates for Capital and Debt Service Levies  
 Existing Commitments and Proposed New Debt

**\$136,000,000 Bond Issue**  
 20 Years, Wrapped Around Existing Debt  
 August 9, 2022 Election

Date Prepared: March 24, 2022



**PRELIMINARY ESTIMATES - FOR REVIEW AND COMMENT**

**St. Louis Park School District No. 283**

March 24, 2022

**Estimated Tax Impact of Potential Referendum Questions  
August 2022 Election**

<b>Description</b>		<b>\$136,000,000</b> <b>Building Bond</b>
<b>Annual Revenue</b>		
<b>Type of Property</b>	<b>Estimated Market Value</b>	<b>Estimated Change in Taxes from 2022 to 2023 *</b>
Residential Homestead	\$150,000	\$81
	200,000	116
	250,000	151
	300,000	186
	331,800	209
	400,000	256
	500,000	321
	600,000	402
	700,000	482
	800,000	563
Commercial/ Industrial +	900,000	643
	1,000,000	723
	\$250,000	\$172
	500,000	374
	750,000	577
Apartments and Residential Non-Homestead	1,000,000	779
	2,000,000	1,588
	\$200,000	\$161
	500,000	402
	1,000,000	804
	2,000,000	1,607

\* Amounts are based on school district taxes for proposed bond issue only, and do not include tax levies for other purposes. Tax increases shown above are gross increases, not including impact of homeowner's Homestead Credit Refund ("Circuit Breaker") program. Some owners of homestead property may qualify for a refund, based on their income and total property taxes. This would decrease the tax impact for those property owners.

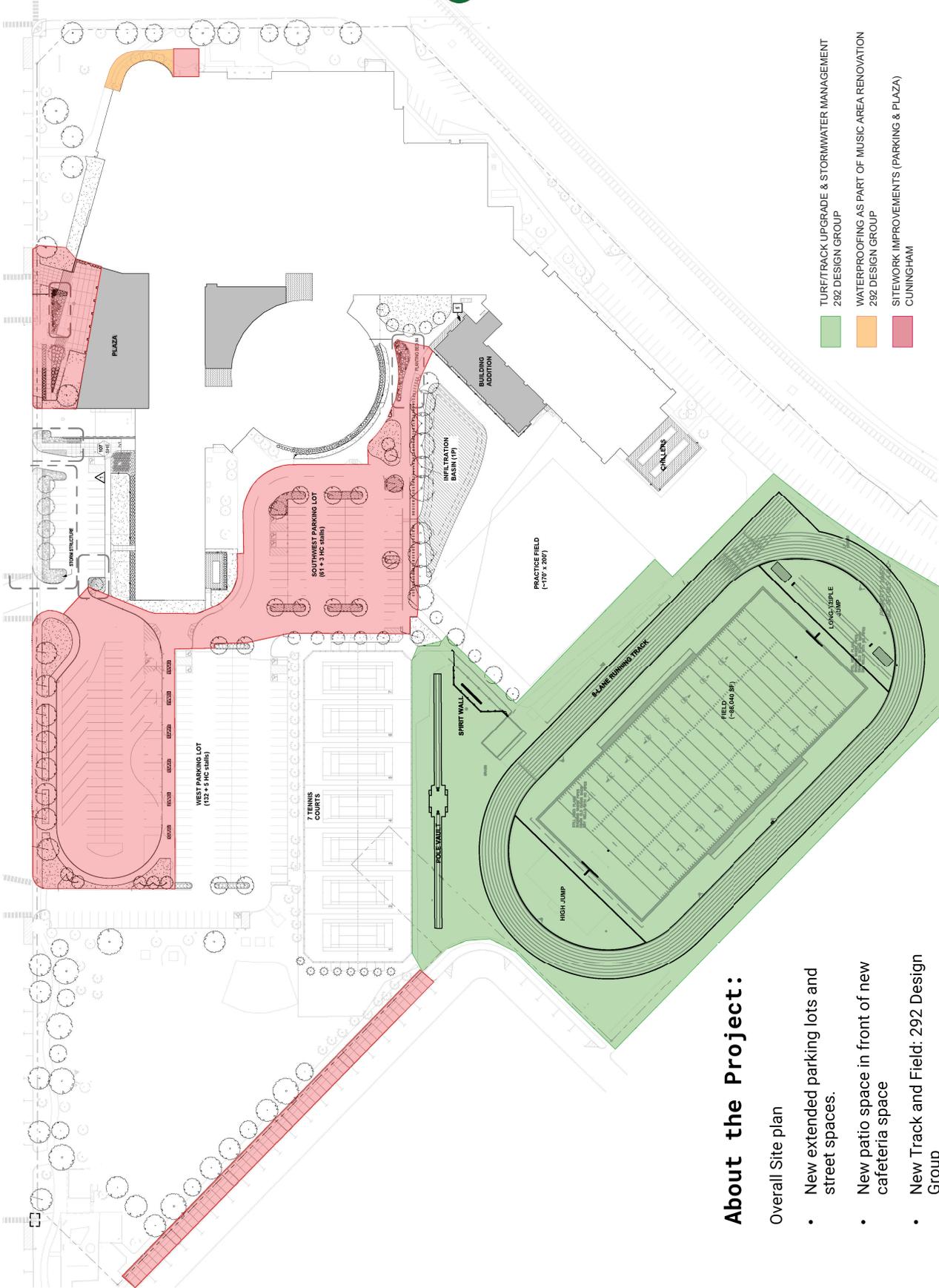
+ For commercial-industrial property, estimates above are for property in City of St. Louis Park. Tax impact for commercial-industrial property in other municipalities in the school district may be slightly different, due to varying impact of Twin Cities Fiscal Disparities program.



**Appendix D:  
Updated Building Capacities and Project Component Concepts**

**Enlarged Capacity**

- Capacity at High school is being increased by relocation of District Office to the Central Building. This relocation provides 5 classrooms, 2 science lab/classrooms and several informal learning areas. Core spaces such as the kitchen, cafeteria, media center and the new Commons/ Link area are also being up-sized to support the larger enrollments projected.
- The New Data Center will also house all of the IT staff offices and repair spaces. This will also free up space in the High school for remodeling and added support spaces for larger enrollments projected.



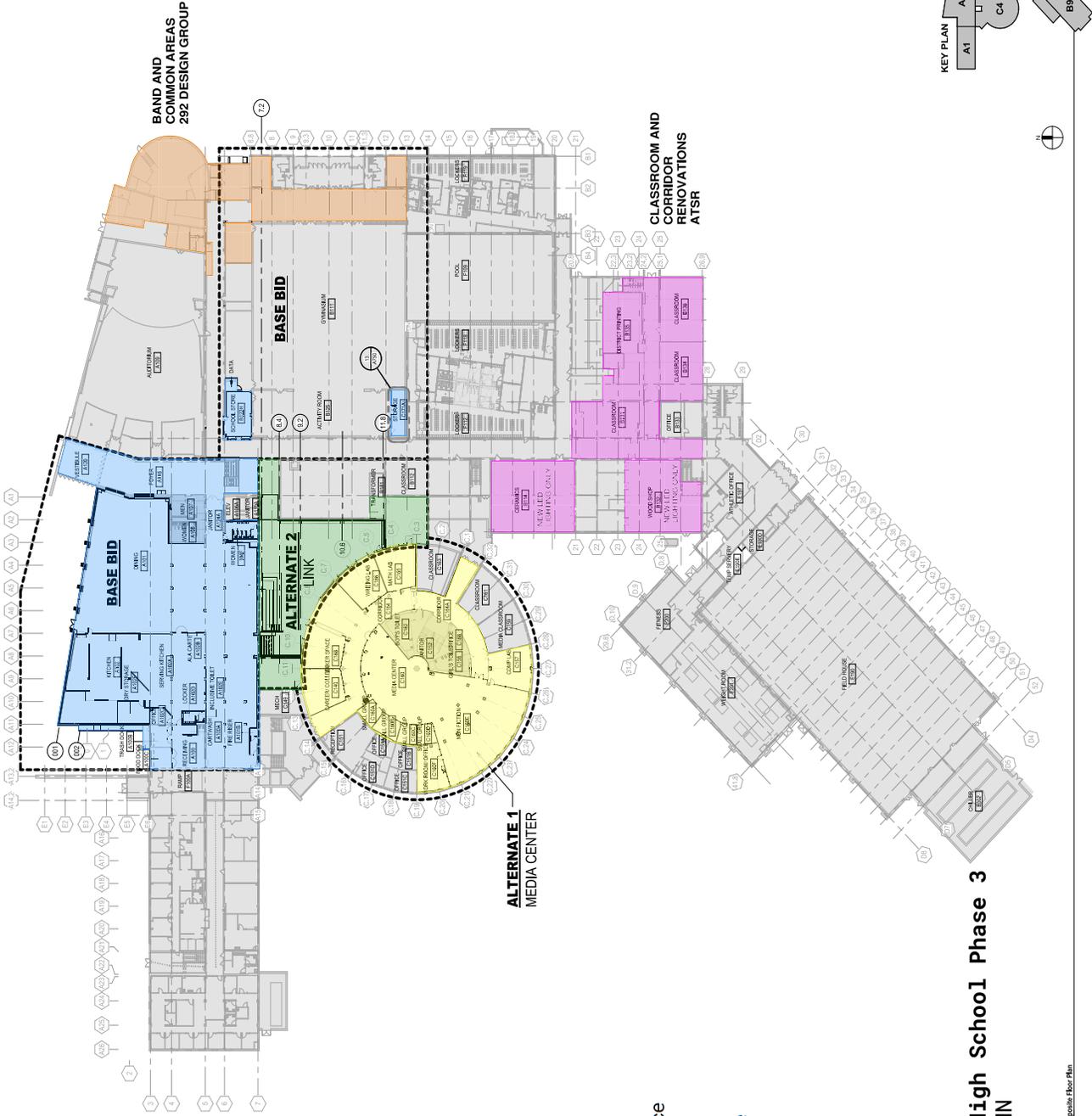
- TURF/TRACK UPGRADE & STORMWATER MANAGEMENT  
292 DESIGN GROUP
- WATERPROOFING AS PART OF MUSIC AREA RENOVATION  
292 DESIGN GROUP
- SITEWORK IMPROVEMENTS (PARKING & PLAZA)  
CUNNINGHAM

**About the Project:**

- Overall Site plan
- New extended parking lots and street spaces.
  - New patio space in front of new cafeteria space
  - New Track and Field: 292 Design Group

**ST. LOUIS PARK HIGH SCHOOL**

**Cunningham**



## About the Project:

### Overall Level 1 Plan

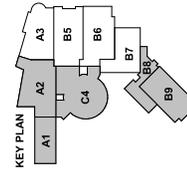
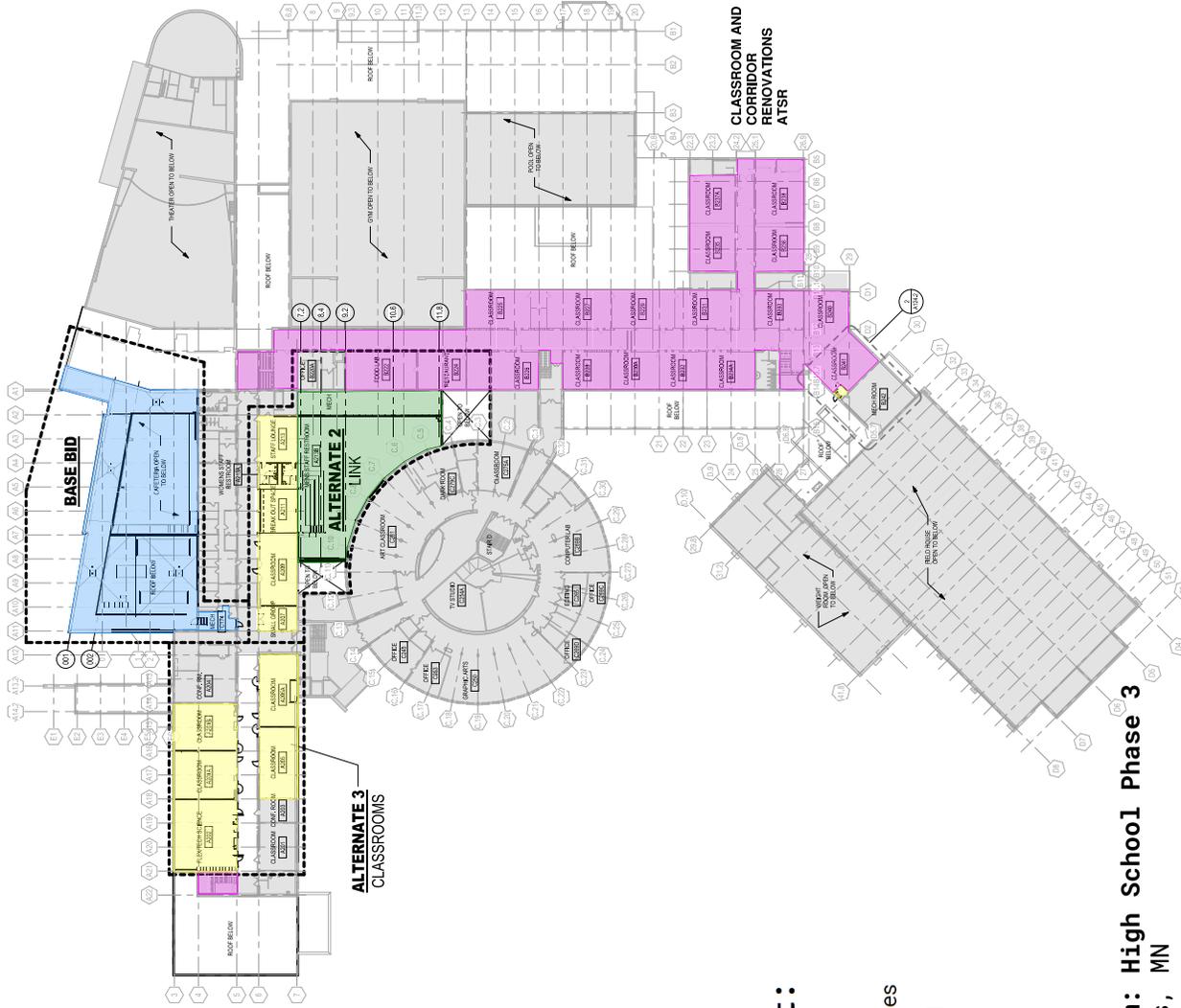
- New Kitchen and Cafeteria space
- New Commons Link space
- Remodeled Media Center space
- New School Store space
- Band and Common Corridor space: 292 Design Group
- Classrooms and Corridor renovations: ATSR

**August 2022 Referendum: High School1 Phase 3**  
 St. Louis Park Schools, MN

Level 1 Composite Floor Plan  
 11/13/2021

**ST. LOUIS PARK HIGH SCHOOL**

**Cunningham**



### About the Project:

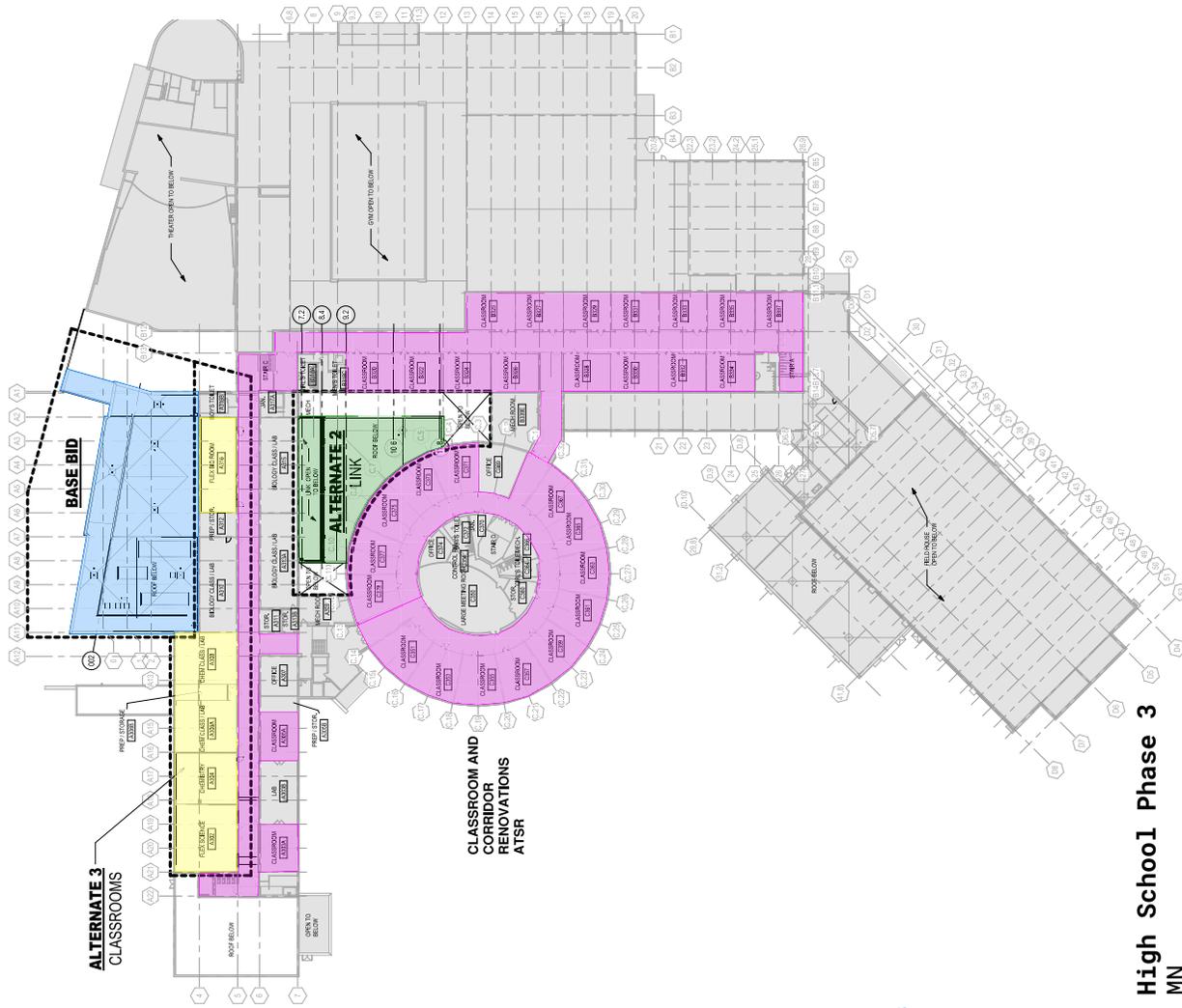
Overall Level 2 Plan

- Renovated Classroom spaces
- Renovated Classrooms and Corridor spaces: ATSR

**August 2022 Referendum: High School 1 Phase 3**  
 St. Louis Park Schools, MN



**ST. LOUIS PARK HIGH SCHOOL**



### About the Project:

Overall Level 3 Plan

- Renovated Classroom spaces
- Renovated Classrooms and Corridor spaces: ATSR

**August 2022 Referendum: High School 1 Phase 3**  
 St. Louis Park Schools, MN

Level 3 Complete Floor Plan  
 11-2021

**ST. LOUIS PARK HIGH SCHOOL**

**Cunningham**

## About the Project:

Kitchen Cafeteria Addition Exterior Plaza



St. Louis Park High School Addition & Remodel

June 15, 2022

CUNINGHAM  
S N O U P

**August 2022 Referendum: High School Phase 3**

St. Louis Park Schools, MN

**Cuningham**

**ST. LOUIS PARK HIGH SCHOOL**



**About the Project:**

Cafeteria Interior

**August 2022 Referendum: High School Phase 3**  
St. Louis Park Schools, MN

**Cunningham**



**About the Project:**

Cafeteria Interior

**August 2022 Referendum: High School Phase 3**  
St. Louis Park Schools, MN

**Cunningham**

**ST. LOUIS PARK HIGH SCHOOL**

**About the Project:**

Commons Link Space Interior



**August 2022 Referendum: High School Phase 3**

St. Louis Park Schools, MN

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**About the Project:**

Commons Space Interior



**August 2022 Referendum: High School Phase 3**

St. Louis Park Schools, MN

**Cunningham**

**ST. LOUIS PARK HIGH SCHOOL**



**About the Project:**  
Commons Link Space Interior

**August 2022 Referendum: High School Phase 3**  
St. Louis Park Schools, MN

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**About the Project:**  
Media Center Genius Bar



**August 2022 Referendum: High School Phase 3**  
St. Louis Park Schools, MN

**Cunningham**

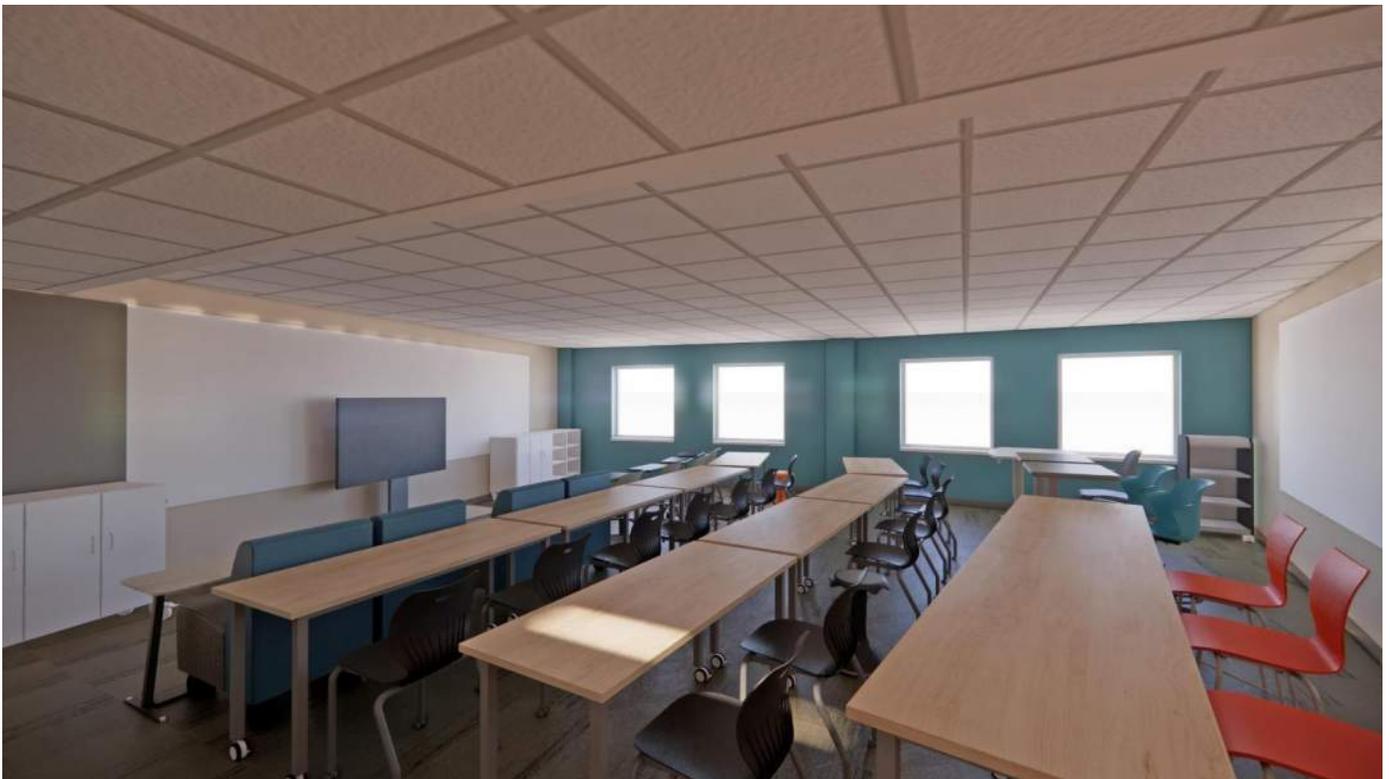
**ST. LOUIS PARK HIGH SCHOOL**



## About the Project

HS Classroom Updates

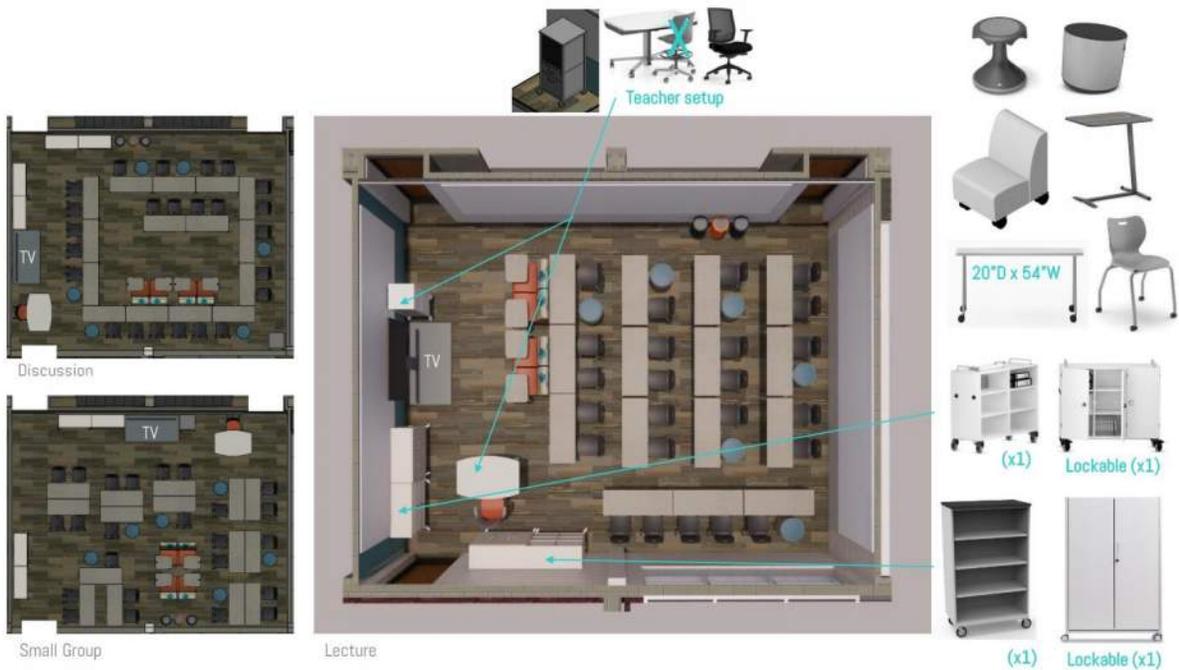
ATS&R



ST. LOUIS HIGH SCHOOL CR UPGRADES- ATS&R

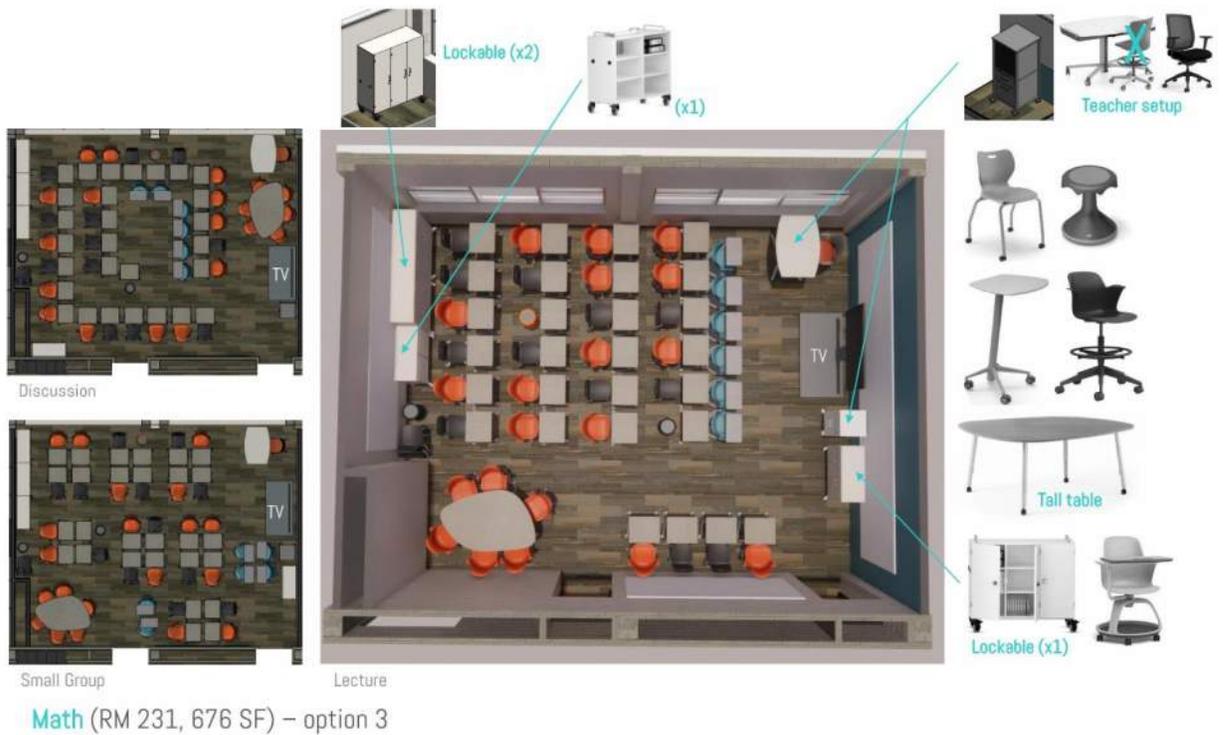
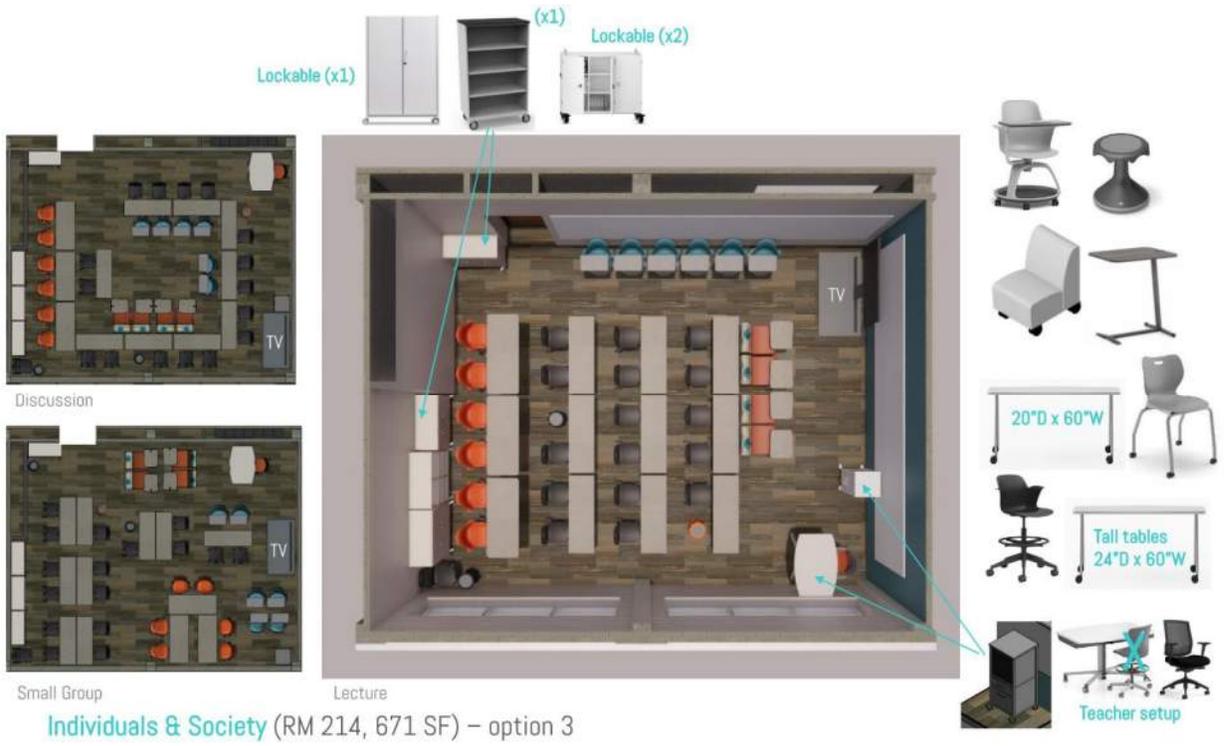


Language & Literature (RM102, 664 SF) – option 3



World Language (RM 150, 677 SF) – option 3

**ST. LOUIS HIGH SCHOOL CR UPGRADES- ATS&R**



**ST. LOUIS HIGH SCHOOL CR UPGRADES– ATS&R**



**August 2022 Referendum: New Data Center Site Plan**  
 St. Louis Park Schools, MN

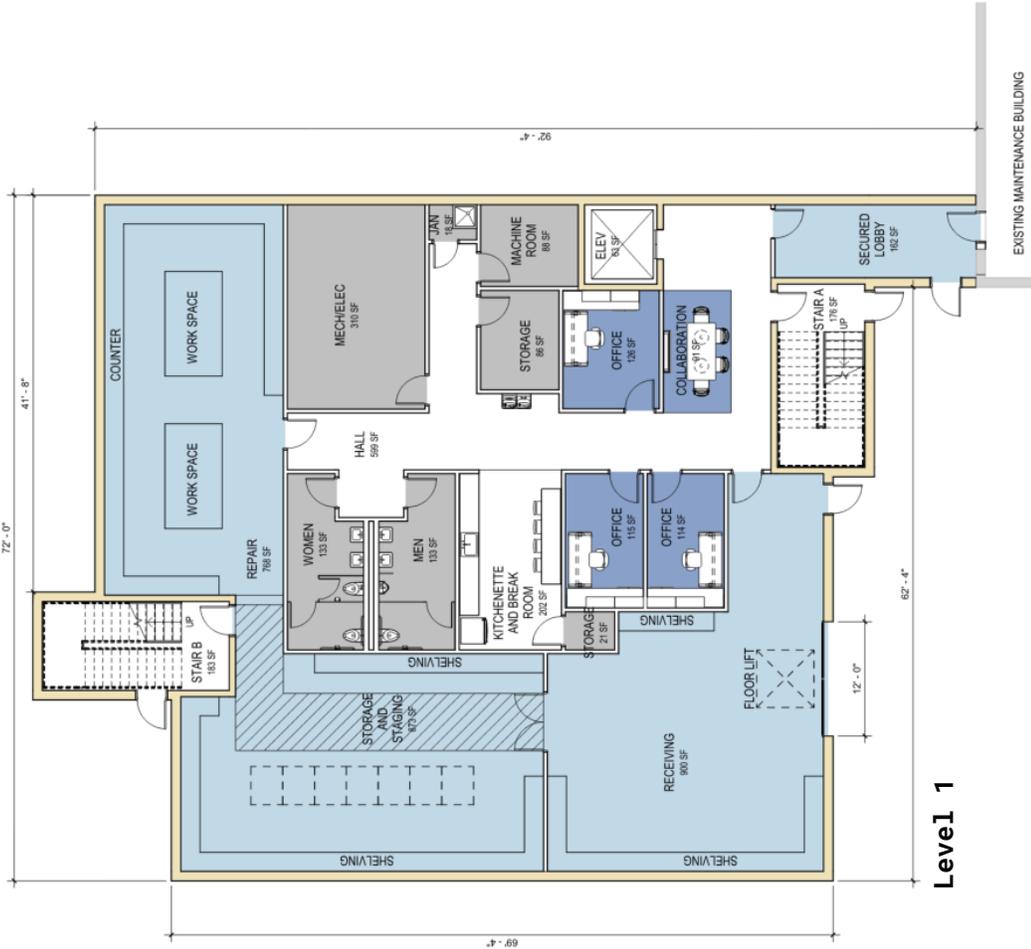
**About the Project:**

Overall Site plan

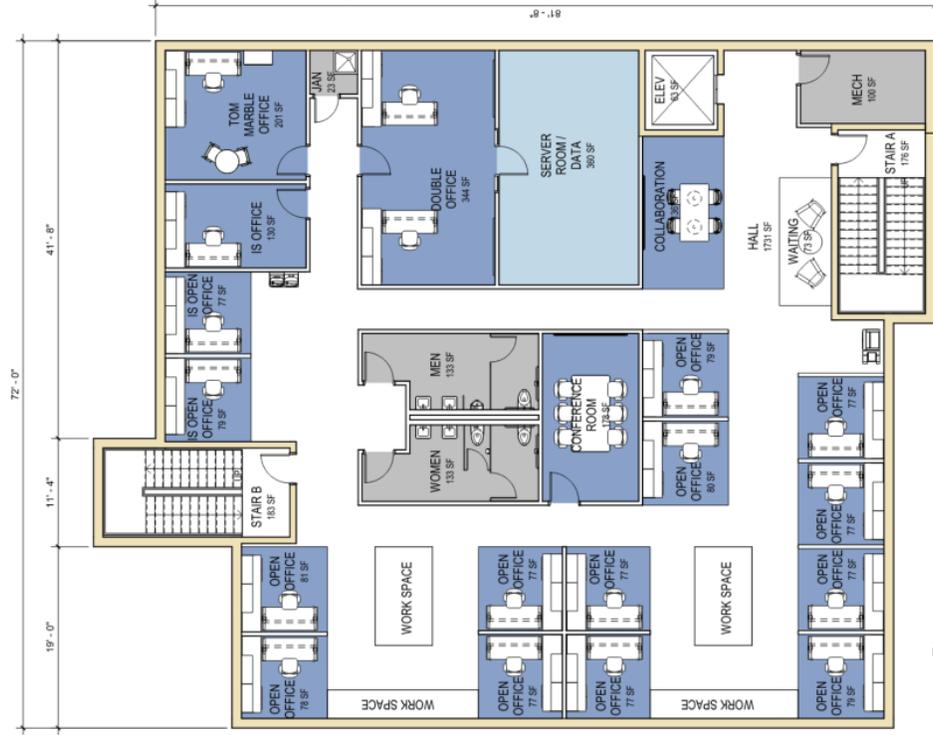
- New Data Center for Districtwide I.T. Staff and Server Hub

**ST. LOUIS PARK NEW DATA CENTER**

**Cunningham**



**Level 1**



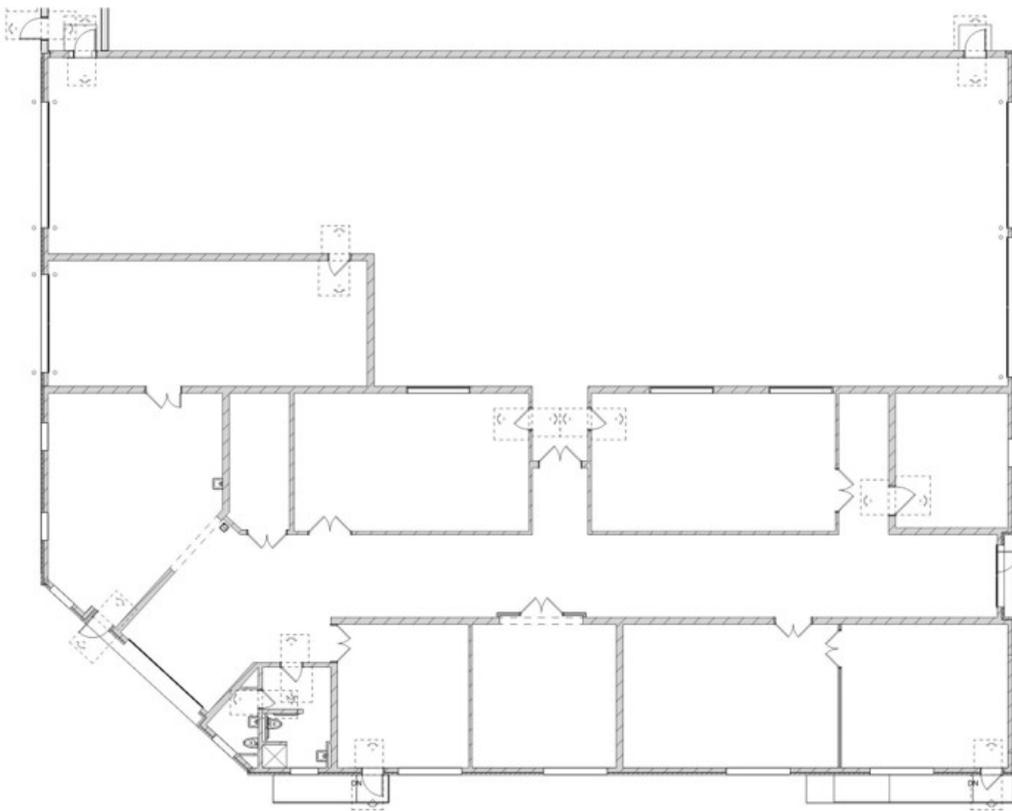
**Level 2**

**August 2022 Referendum: New Data Center**  
 St. Louis Park Schools, MN

GROSS BUILDING AREA	
AREA	SF
LEVEL 1 - DATA CENTER	5726 SF
LEVEL 2 - DATA CENTER	5618 SF
	11344 SF

**About the Project:**

- New Building Adjacent to Existing Maintenance Building
- New Data Center for Districtwide I.T. Staff and Server Hub



**About the Project:**

Renovations to Existing Building

- Existing exterior brick to be tuckpointed
- Replace existing glazed block windows with new windows lintels and sills
- Replace exterior overhead doors
- Replace existing single exterior doors
- Replace existing interior light fixtures
- New Air Handling Units

**August 2022 Referendum: Maintenance Building Renovations**  
St. Louis Park Schools, MN



**About the Project:**

Exterior Aerial Image with Existing Maintenance Building

- New Data Center for Districtwide I.T. Staff and Server Hub

ST. LOUIS PARK PUBLIC SCHOOL DISTRICT | NEW DATA CENTER  
ST. LOUIS PARK, MN March 19, 2022

SW AERIAL VIEW



**August 2022 Referendum: New Data Center**  
St. Louis Park Schools, MN



**ST. LOUIS PARK NEW DATA CENTER**

**About the Project:**

Exterior Image

- New Data Center for Districtwide I.T. Staff and Server Hub



ST. LOUIS PARK PUBLIC SCHOOL DISTRICT | NEW DATA CENTER  
ST. LOUIS PARK, MN    March 14, 2022

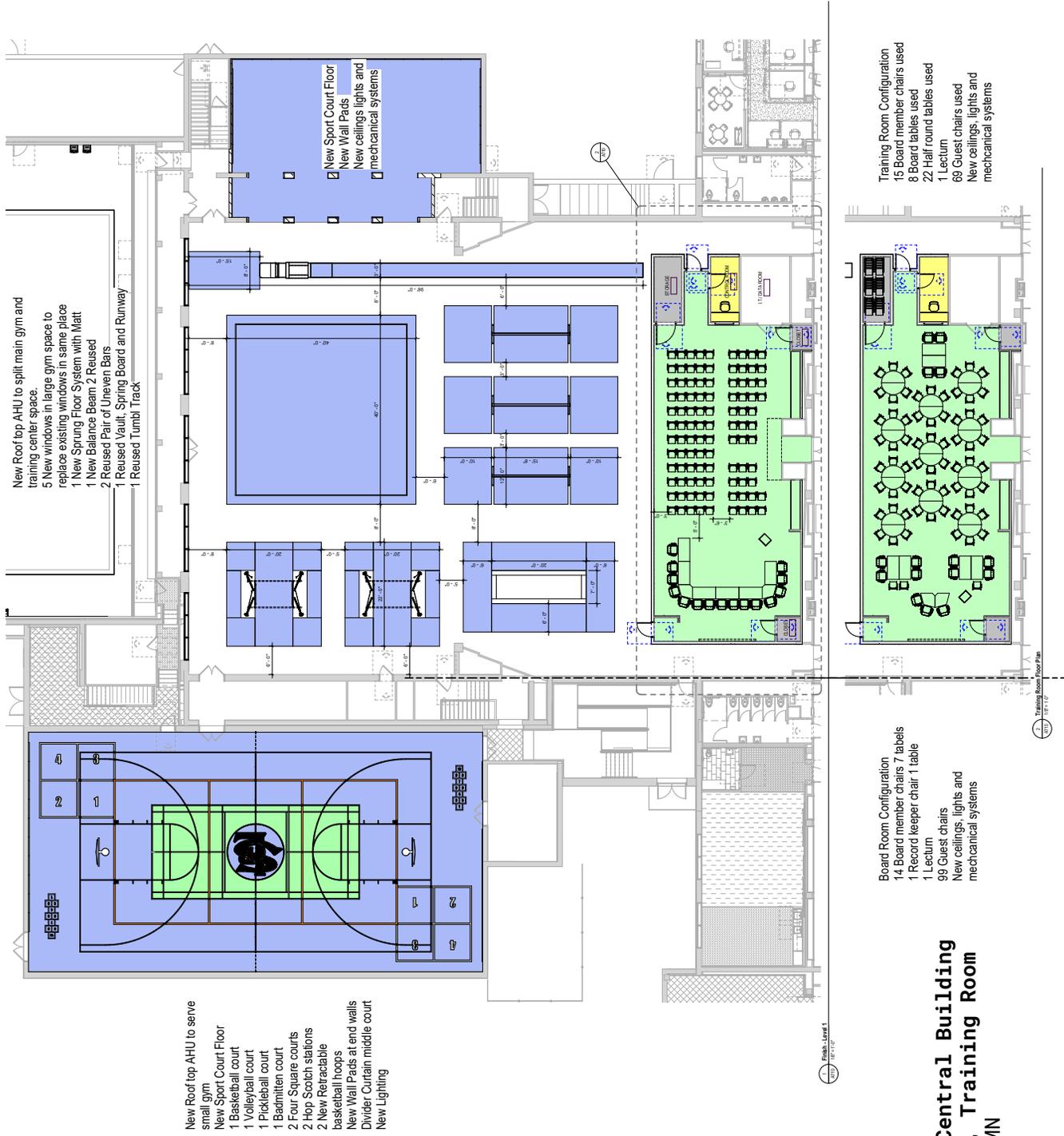
DESIGN CONCEPT

**Cunningham**

**August 2022 Referendum: New Data Center**  
St. Louis Park Schools, MN



**ST. LOUIS PARK NEW DATA CENTER**



New Roof top AHU to serve small gym  
 New Sport Court Floor  
 1 Basketball court  
 1 Volleyball court  
 1 Pickleball court  
 1 Badminton court  
 2 Four Square courts  
 2 Hop Scotch stations  
 2 New Retractable basketball hoops  
 New Wall Pads at end walls  
 Divider Curtain middle court  
 New Lighting

New Roof top AHU to split main gym and training center space.  
 5 New windows in large gym space to replace existing windows in same place  
 1 New Sprung Floor System with Matt  
 1 New Balance Beam 2 Reused  
 2 Reused Pair of Uneven Bars  
 1 Reused Vault, Spring Board and Runway  
 1 Reused Tumb Track

New Sport Court Floor  
 New Wall Pads  
 New ceilings lights and mechanical systems

Board Room Configuration  
 14 Board member chairs 7 tables  
 1 Record keeper chair 1 table  
 1 Lectum  
 99 Guest chairs  
 New ceilings lights and mechanical systems

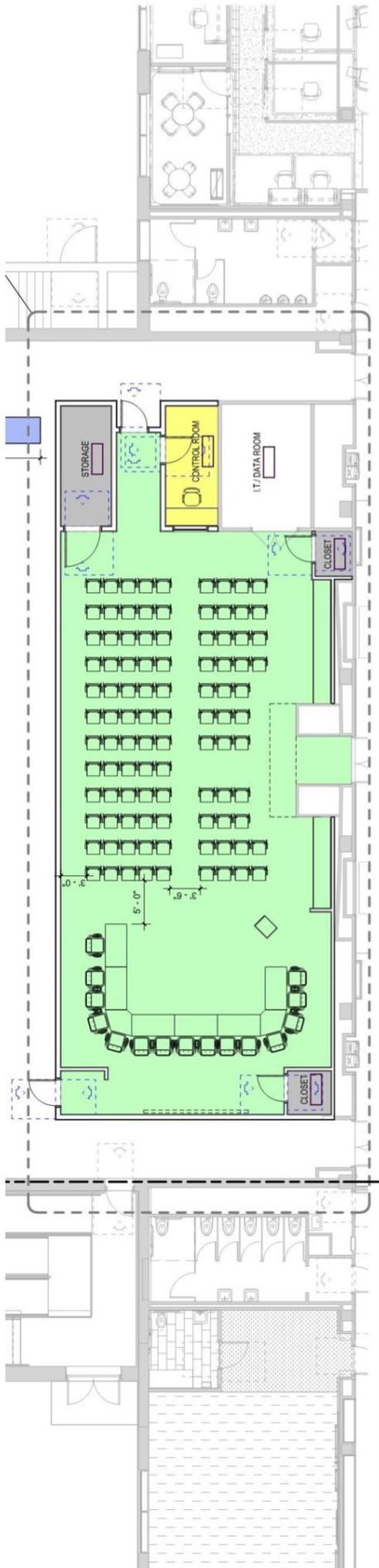
Training Room Configuration  
 15 Board member chairs used  
 8 Board tables used  
 22 Half round tables used  
 1 Lectum  
 69 Guest chairs used  
 New ceilings lights and mechanical systems

**About the Project:**

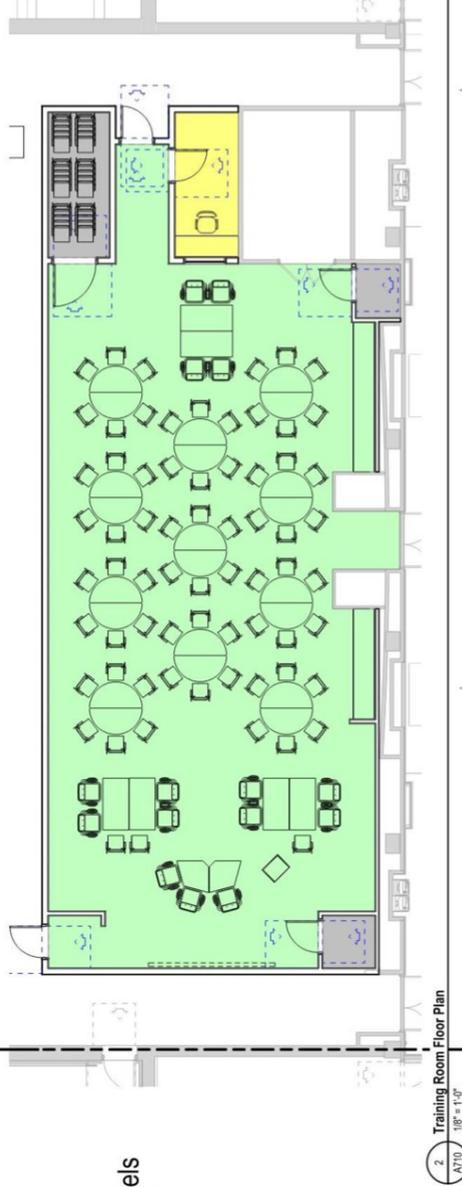
- Small Multi-Purpose Gym
- New Sport Court flooring
- New basketball hoops
- New wall padding
- New rooftop air handling units
- New lighting

**August 2022 Referendum: Central Building Pool, Locker Rooms, Gyms, Training Room**  
 St. Louis Park Schools, MN





**Board Room Configuration**  
 14 Board member chairs 7 tables  
 1 Record keeper chair 1 table  
 1 Lecturn  
 99 Guest chairs  
 New ceilings, lights and mechanical systems



**Training Room Configuration**  
 15 Board member chairs used  
 8 Board tables used  
 22 Half round tables used  
 1 Lecturn  
 69 Guest chairs used  
 New ceilings, lights and mechanical systems

2 Training Room Floor Plan  
 A710  
 1/8" = 1'-0"

**About the Project:**

- New Training Room Space
- Option 1 Board Room Configuration
- Option 2 Training Room Configuration

**August 2022 Referendum: Central Building  
 Pool, Locker Rooms, Gyms, Training Room  
 St. Louis Park Schools, MN**

**WOMENS LOCKER ROOM AND SHOWERS**  
 NEW ADA ACCESSIBLE ENTRY INTO LOCKER ROOM SPACE  
 2 NEW SINGLE USE UNISEX RESTROOMS  
 1 NEW 2 PERSON RESTROOM IN SHOWER AREA  
 1 NEW FAMILY SHOWER ROOM  
 1 NEW SINGLE USE ADA SHOWER STALL  
 8 NEW SINGLE USE SHOWER STALLS  
 NEW POURED FLOORING THROUGHOUT LOCKER ROOM AND SHOWER AREA  
 PAINT AND REFURBISH EXISTING LOCKERS  
 COMMON ADA ACCESSIBLE LIFT TO POOL DECK  
 NEW CEILINGS AND LIGHTING

NEW POOL CHEMICAL STORAGE ROOMS  
 NEW POOL BOILER  
 NEW EXTERIOR BOILER ROOM DOOR  
 REFURBISHED POOL IN SLAB WATER TANK  
 NEW POOL SAND FILTER SYSTEM

**MENS LOCKER ROOM AND SHOWERS**  
 NEW ADA ACCESSIBLE ENTRY INTO LOCKER ROOM SPACE  
 1 NEW SINGLE USE UNISEX RESTROOM  
 1 NEW 2 PERSON RESTROOM IN SHOWER AREA  
 1 NEW FAMILY SHOWER ROOM  
 1 NEW SINGLE USE ADA SHOWER STALL  
 9 NEW SINGLE USE SHOWER STALLS  
 NEW POURED FLOORING THROUGHOUT LOCKER ROOM AND SHOWER AREA  
 PAINT AND REFURBISH EXISTING LOCKERS  
 COMMON ADA ACCESSIBLE LIFT TO POOL DECK  
 NEW CEILINGS AND LIGHTING



**About the Project:**

Locker Rooms, Shower Rooms, Pool

- Men's and Women's Locker Room renovations
- Individual shower stalls
- Single use restrooms
- Pool renovations
- Pool pump and filtration room renovations

**August 2022 Referendum: Central Building**  
**Pool, Locker Rooms, Gyms, Training Room**  
 St. Louis Park Schools, MN

**ST. LOUIS PARK CENTRAL BUILDING**

**Cunningham**

**About the Project:**

Exterior Image

- New Playground



**August 2022 Referendum: Central Playground**  
St. Louis Park Schools, MN

**Cunningham**

**ST. LOUIS PARK CENTRAL BUILDING**

**About the Project:**

Exterior Image

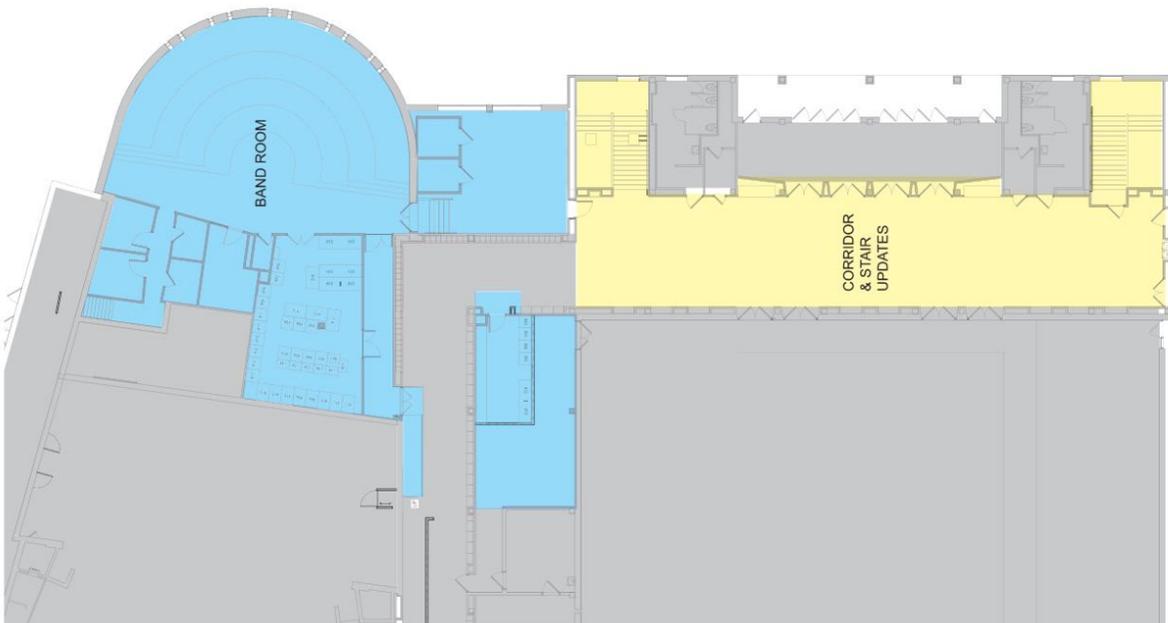
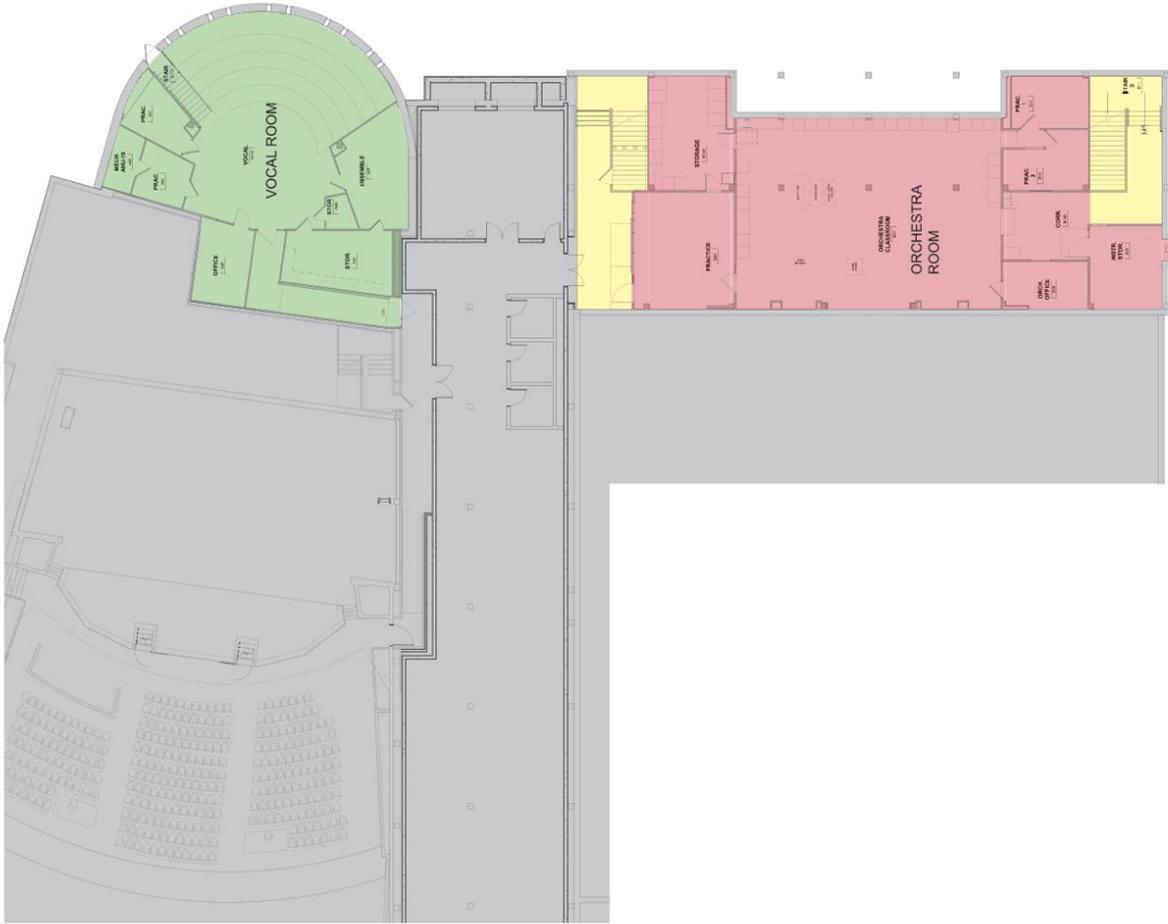
- New Playground



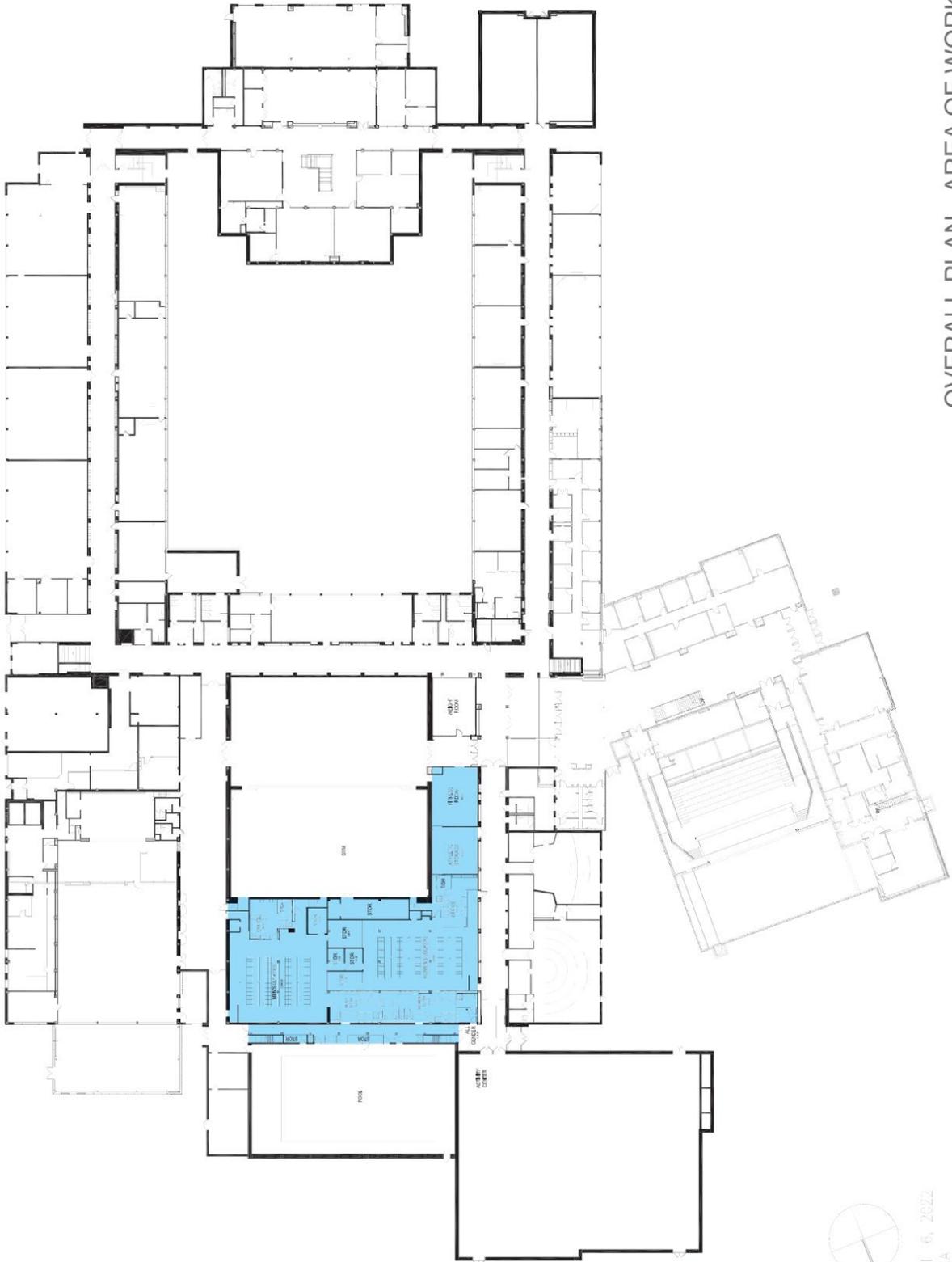
**August 2022 Referendum: PSI Playground**  
St. Louis Park Schools, MN

**Cunningham**

**ST. LOUIS PARK PSI PLAYGROUND**



ST. LOUIS PARK MIDDLE SCHOOL



OVERALL PLAN - AREA OF WORK



MARCH 6, 2022  
NO. SCA

ST. LOUIS PARK MIDDLE SCHOOL



ST. LOUIS PARK MIDDLE SCHOOL