

**MACCRAY ISD 2180
Clara City, MN 56222
Special School Board Meeting
High School Commons
Monday, July 6, 2020
6:00 pm**

TENTATIVE AGENDA

- 1.0 Call to Order
- 2.0 Pledge of Allegiance
- 3.0 Approval of the Agenda/Additions/Deletions
- 4.0 Public Comment
- 5.0 Business items – Action Required
 - 5.1 Resolution to approve Design Development of the building project and move forward into Construction Documents phase.
- 6.0 Upcoming Meetings
 - 6.1 Regular Board Meeting, Monday, July 13, HS Commons, 6pm.
- 7.0 Adjournment



ISD #2180 – MACCRAY PUBLIC SCHOOLS BOND IMPROVEMENTS

Design Development Approval
July 6, 2020

Agenda:

Organizational Structure

Communication & Decision-Making Structure

Design Process

Site Plan

Existing Floor Plan

Overall Floor Plan

Enlarged Floor Plans

Exterior Images

Interior Finishes / Interior Images

Design Development Estimate

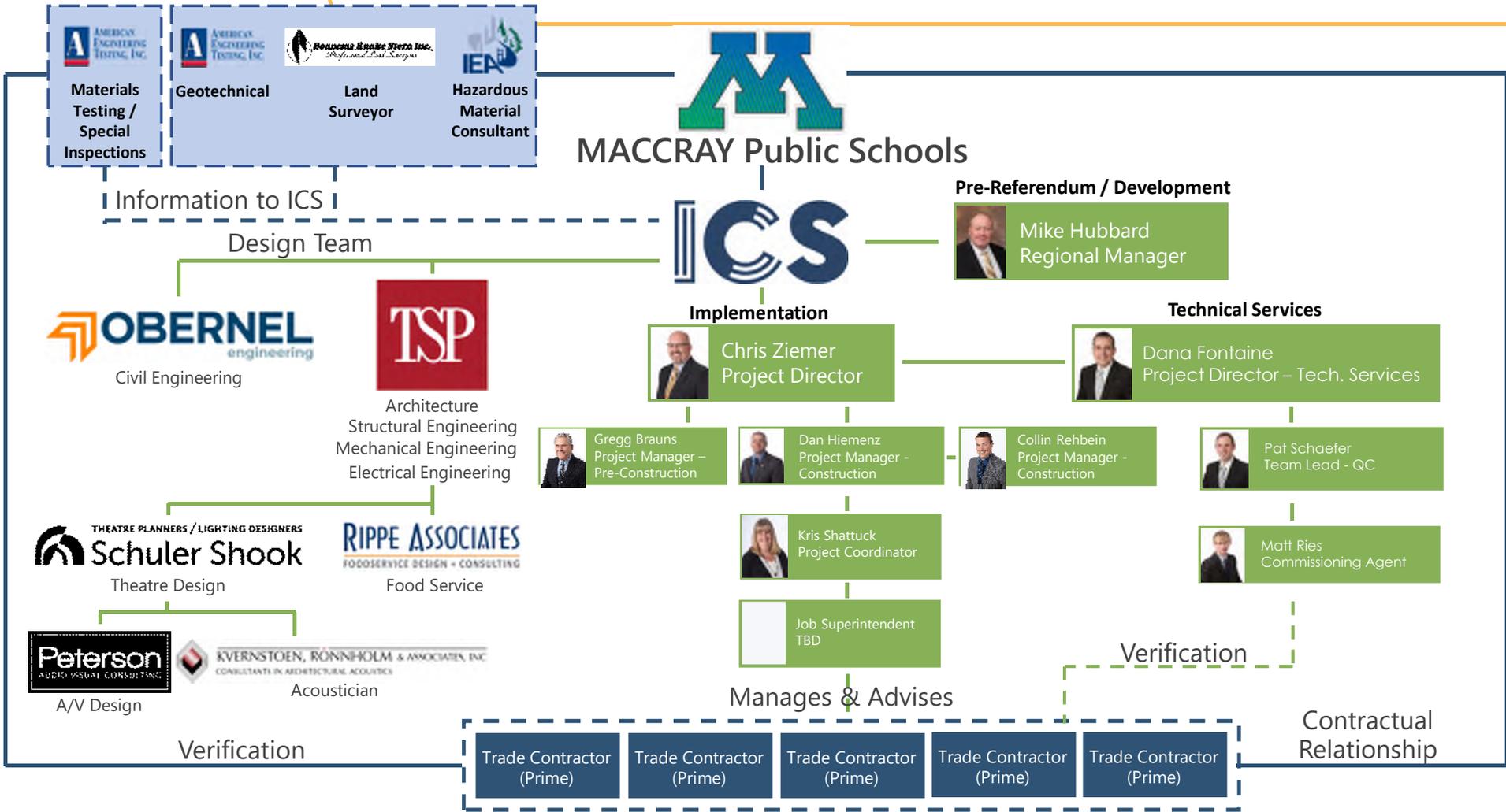
Overall Budget

Schedule

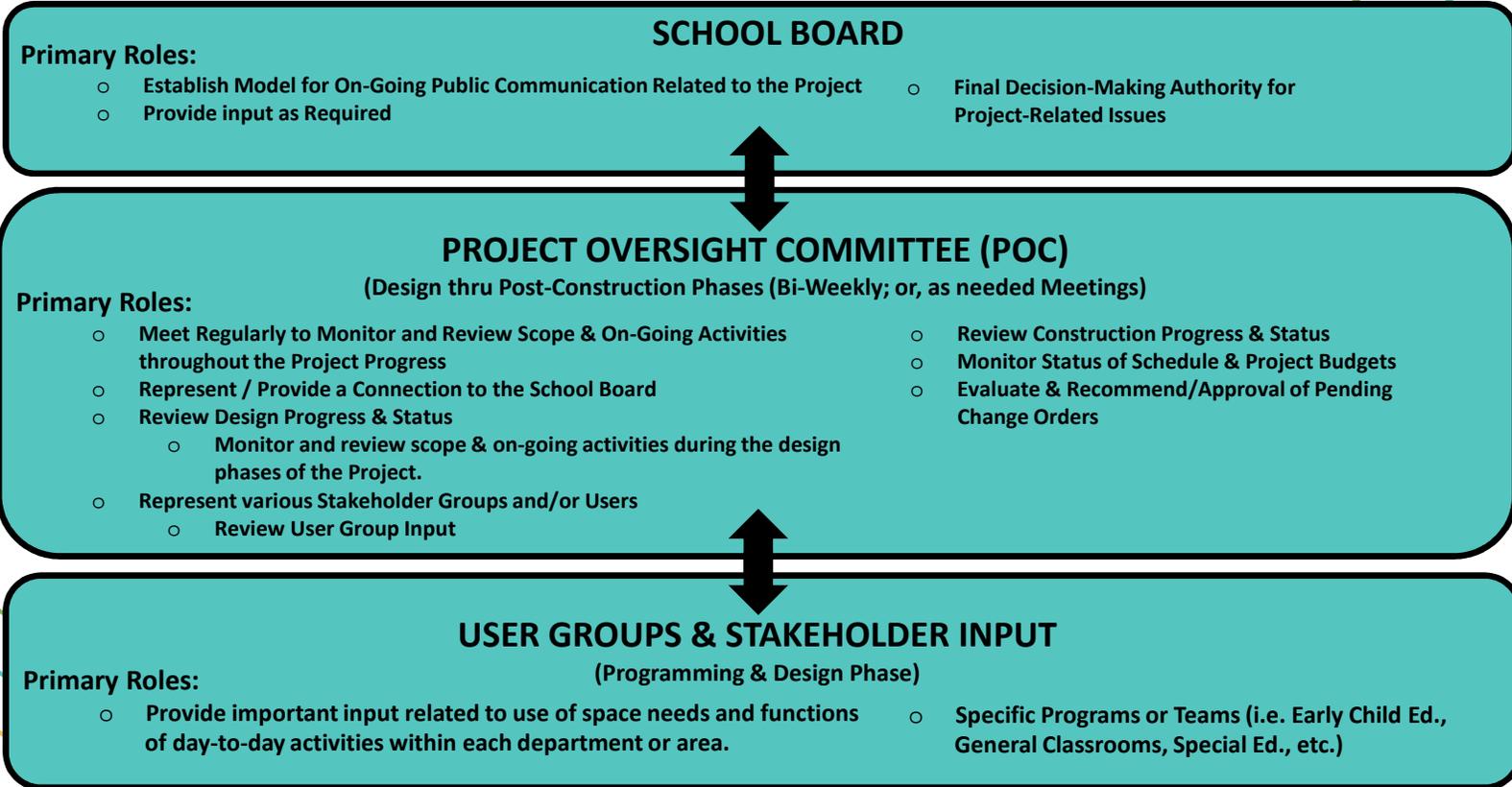
What's Next?

Q&A

The Team:



Communication & Decision-Making Structure:



Design Process:

← PLANNING | PRE-CONSTRUCTION | CONSTRUCTION →

**BOND
REFERENDUM
PASSES**
11/5/19

SCHEMATIC DESIGN
12/3/19 – 4/6/20

- Kick-Off Meeting 12/3/19
- POC #1 Meeting 12/18/19
- POC #2 Meeting 1/13/20
- POC #3 Meeting 2/3/20
- POC #4 Meeting 2/17/20
- M/E/IT Meeting 2/28/20
- Food Service Meeting 3/5/20
- POC #5 Meeting 3/16/20
- POC #6 Meeting /
Recommendation of Schematic Design 3/3/20
- Update to School Board /
Approval of Schematic Design 4/6/20

**DESIGN
DEVELOPMENT**
4/7/20 – 7/6/20

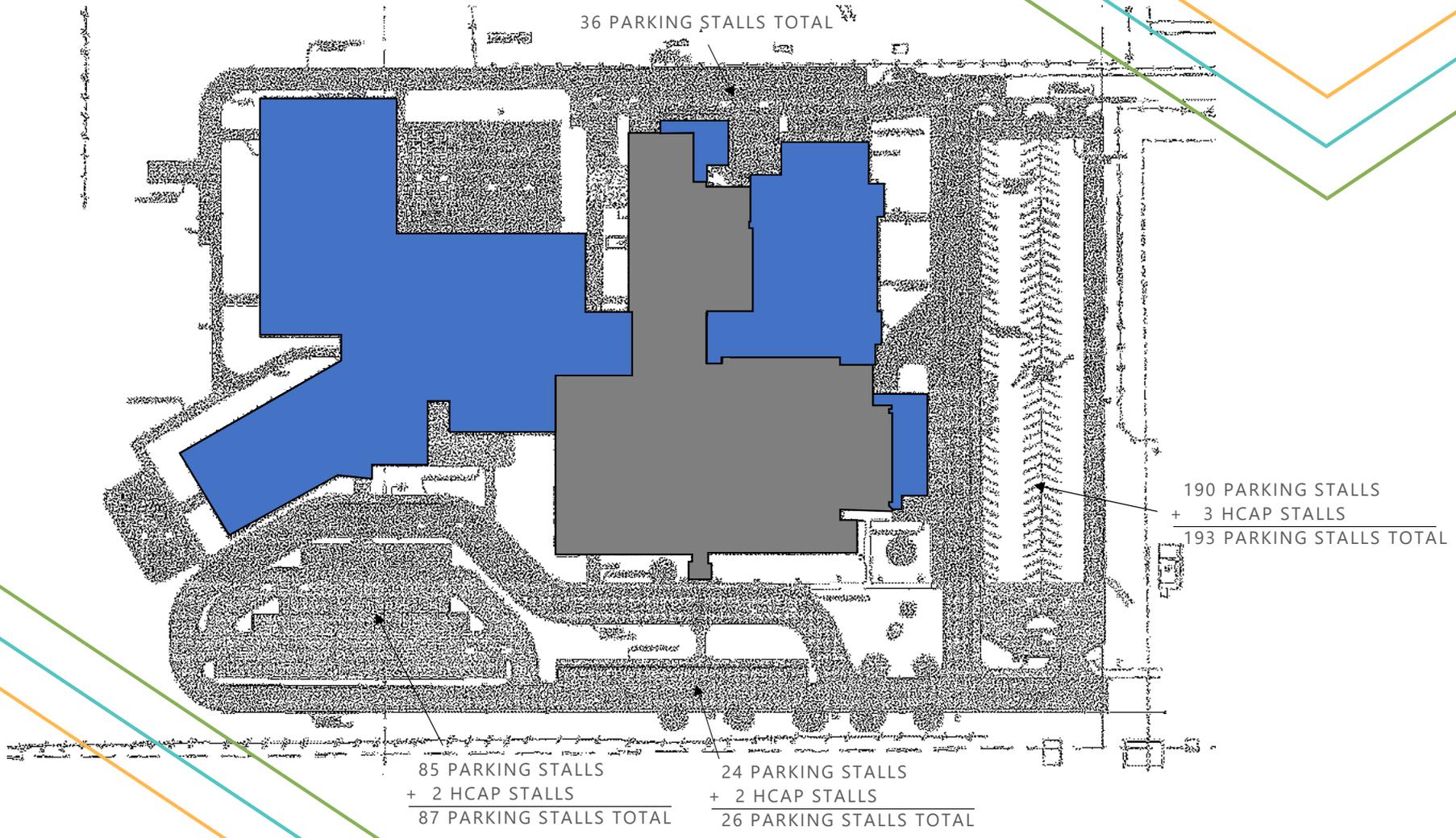
**CONSTRUCTION
DOCUMENTS**
7/7/20 – 11/9/20

BID
11/10/20 –
1/11/21

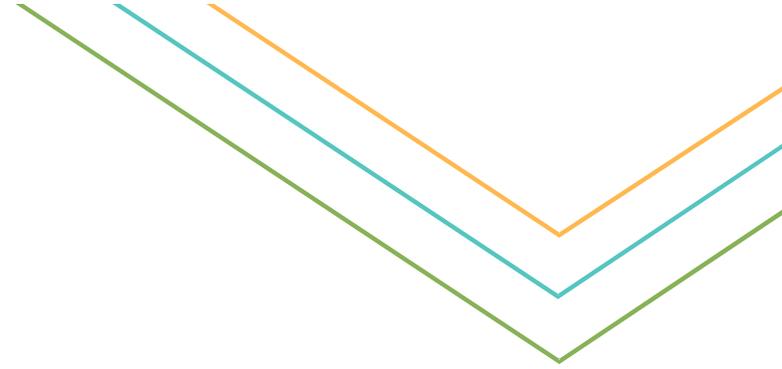
CONSTRUCTION

- POC Meeting #7 / User Groups 4/20/20
- User Groups 5/11/20
- POC Meeting #8 / User Groups 5/18/20
- Xcel EDA Kick-Off Meeting 5/19/20
- POC Meeting #9 6/1/20
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- POC Meeting #11 6/22/20
- DD Approval at Board Meeting 7/6/20

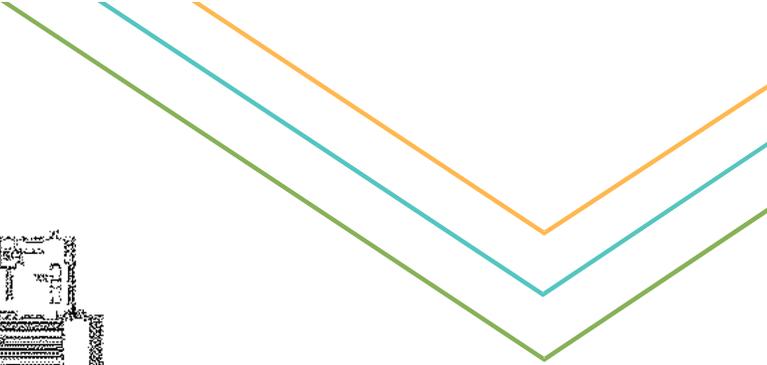
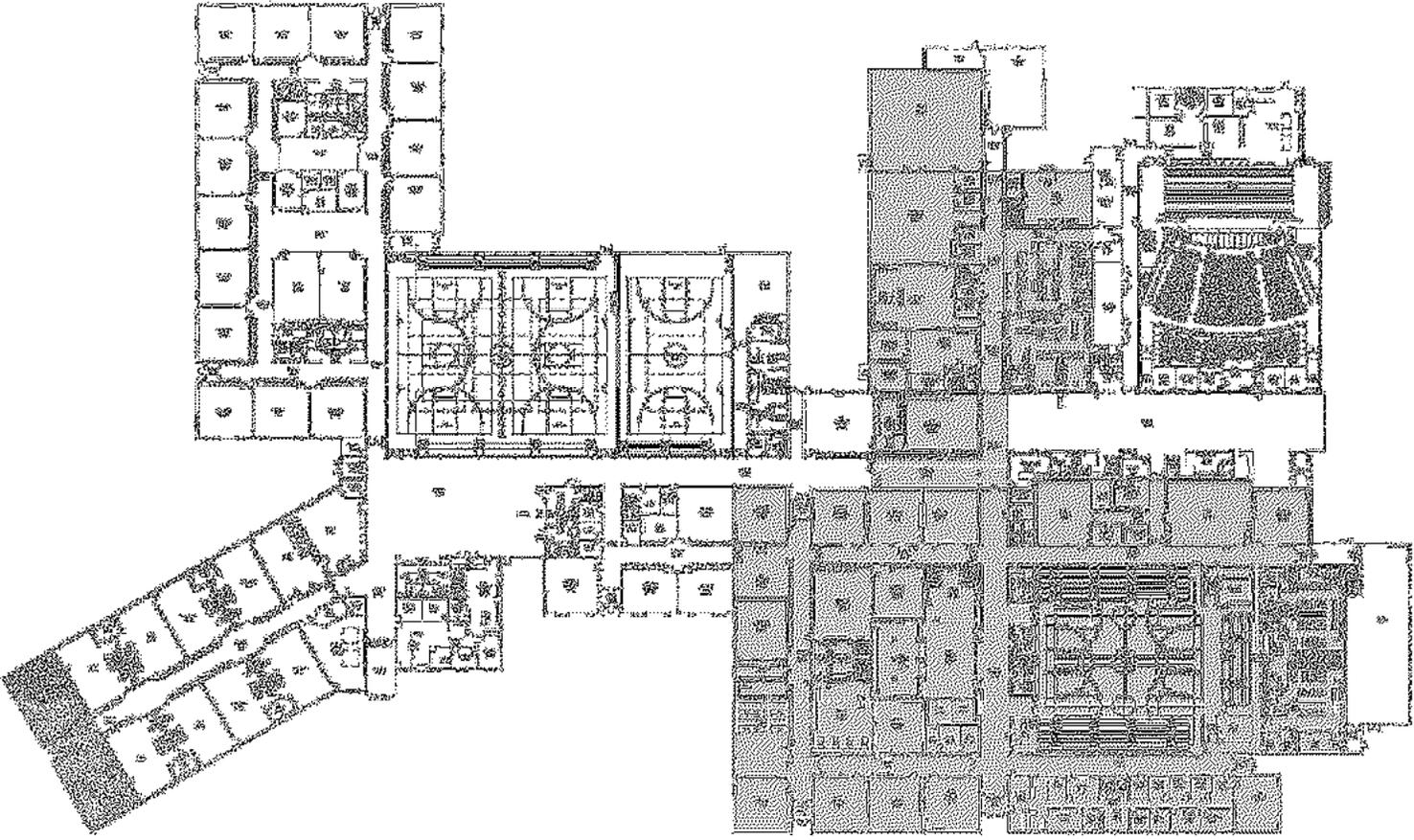
Site Plan:



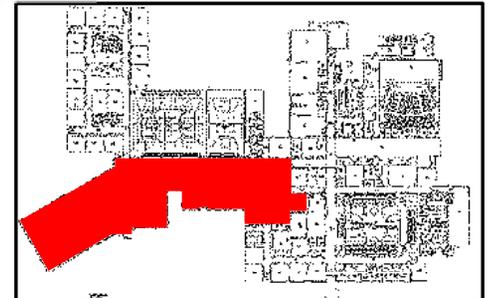
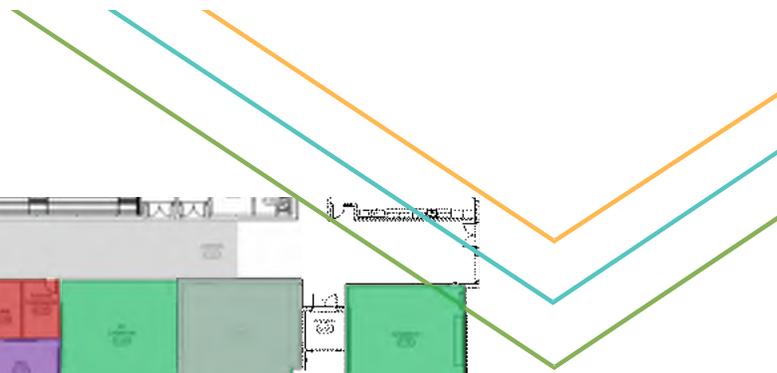
Existing Floor Plan:



Overall Floor Plan:

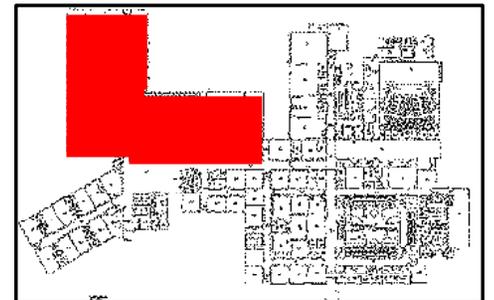
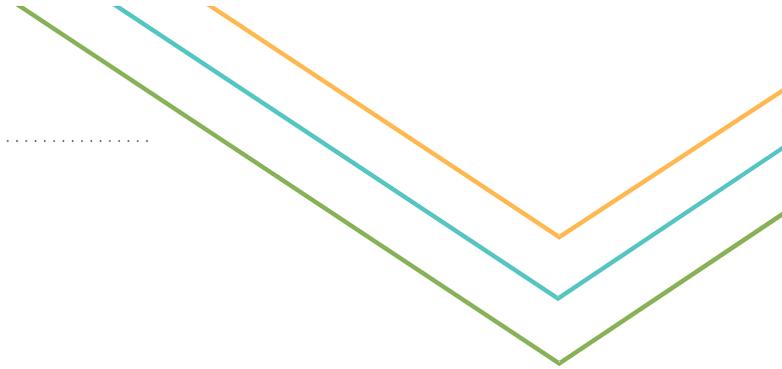
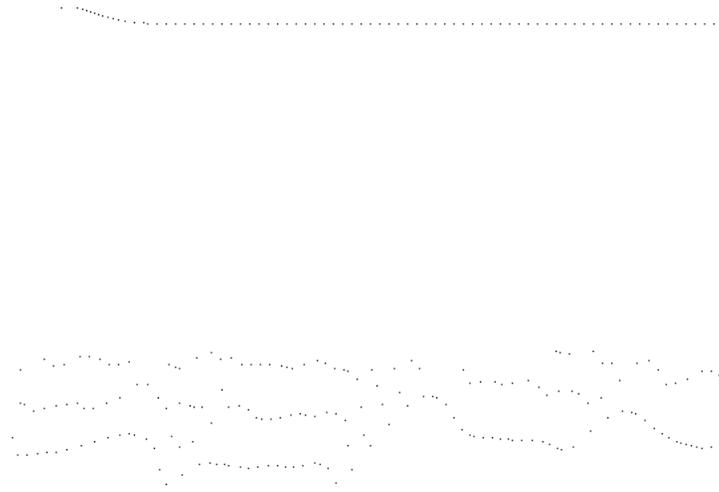


Enlarged Floor Plan:



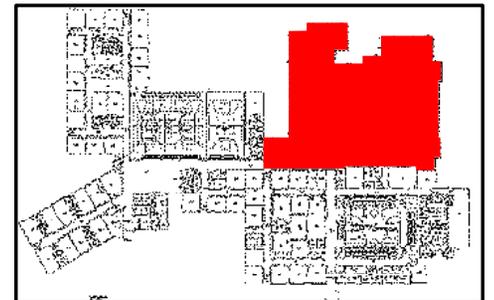
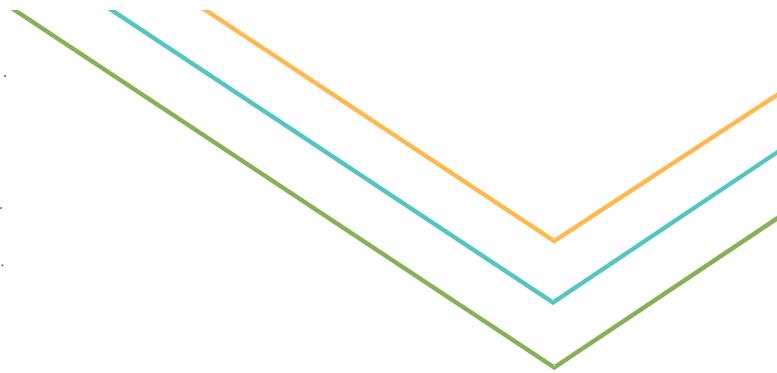
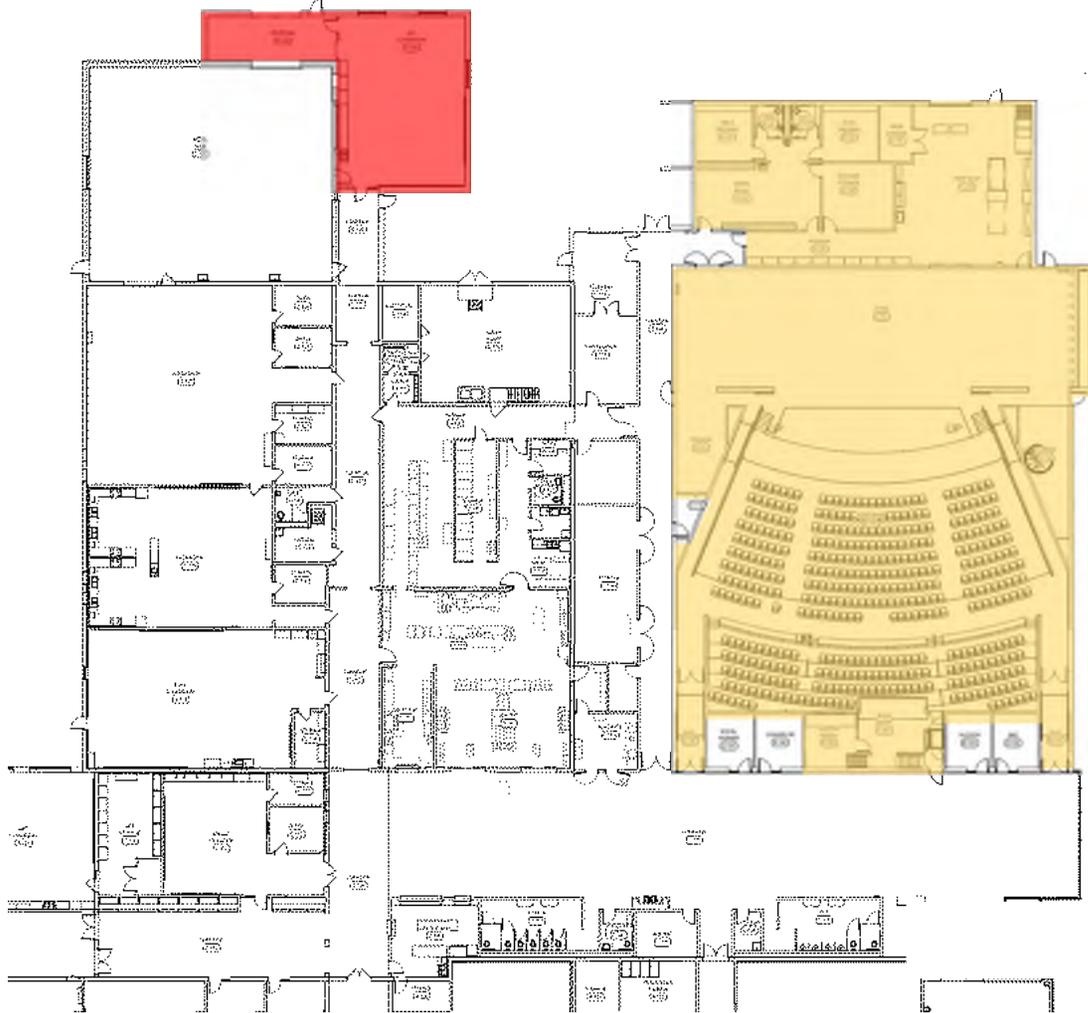
LOCATION OF IMPROVEMENTS

Enlarged Floor Plan:



LOCATION OF IMPROVEMENTS

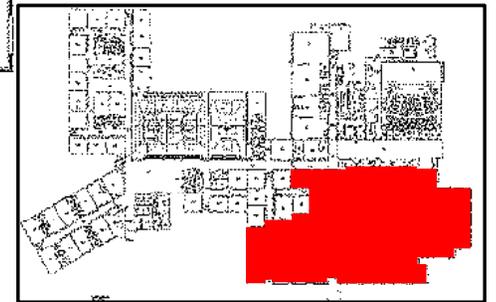
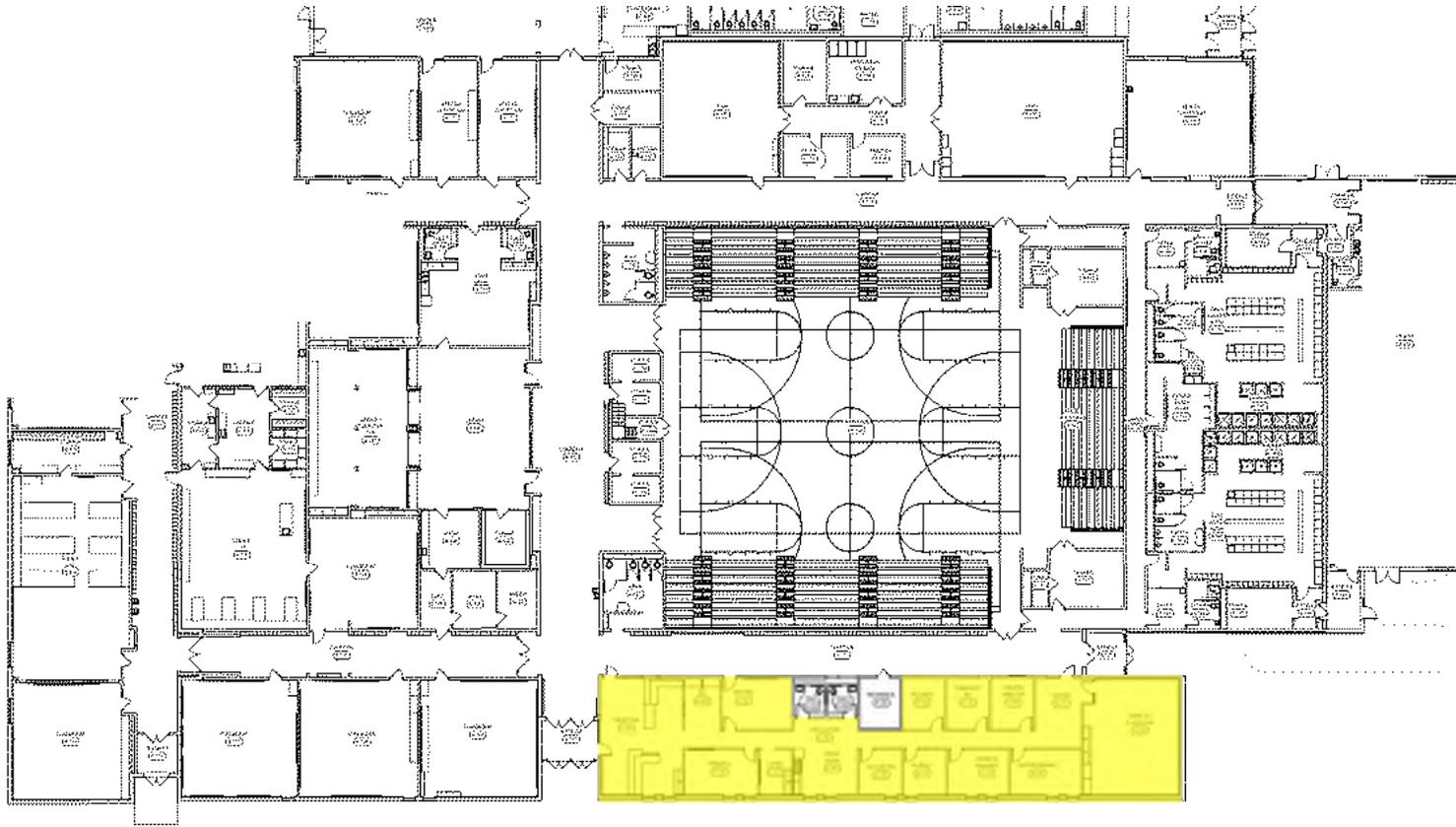
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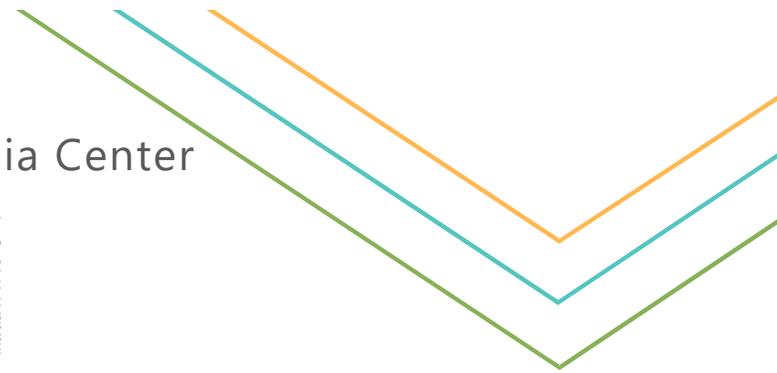
LOCATION OF IMPROVEMENTS

Enlarged Floor Plan:

Admin. Offices / Locker Rooms / Fitness / Choir/Band / Media Center

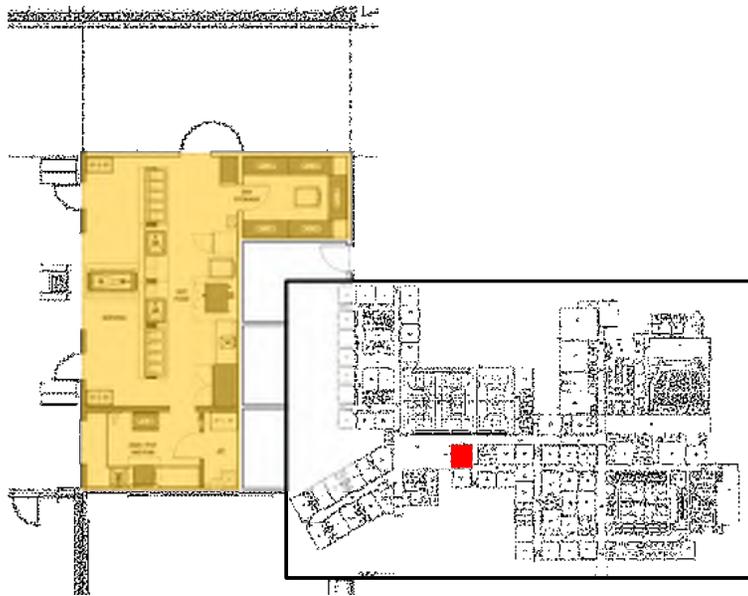


LOCATION OF IMPROVEMENTS



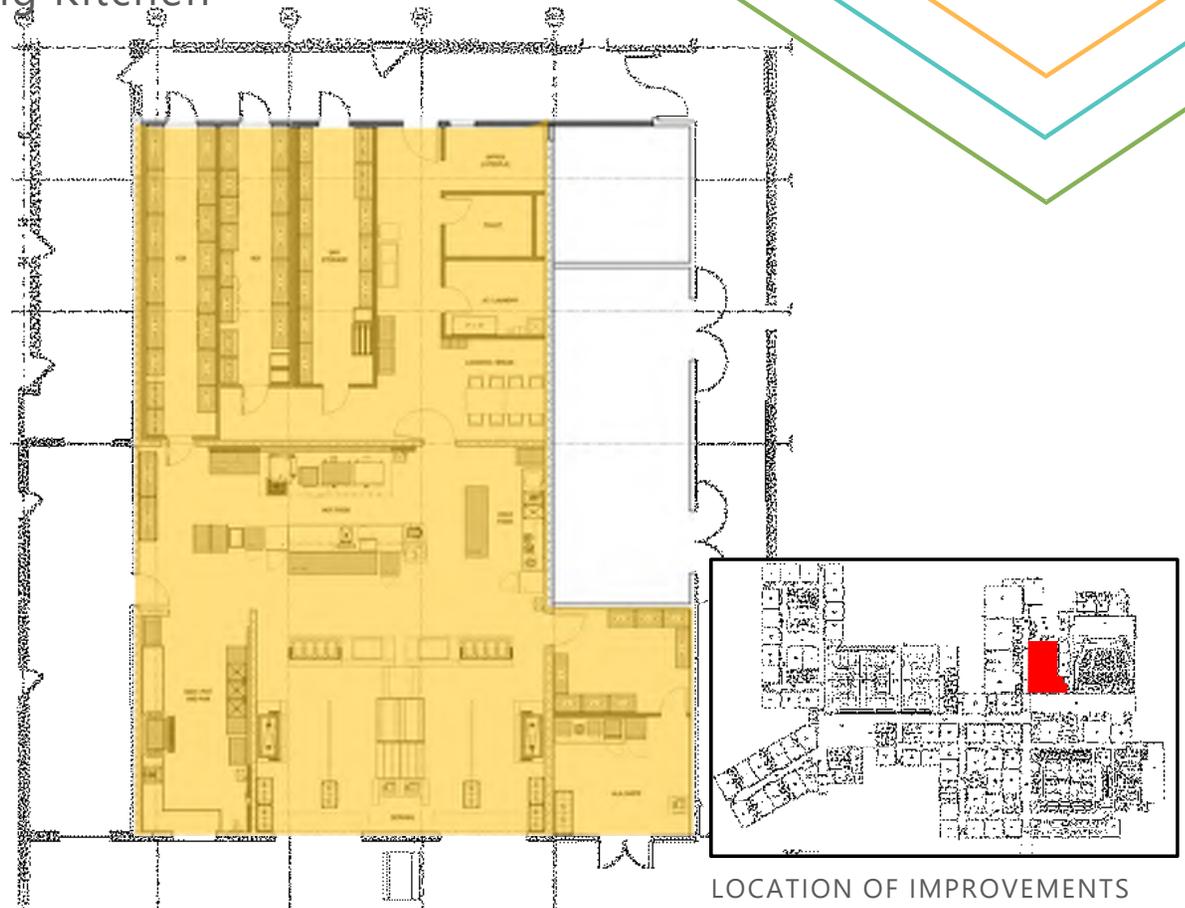
Enlarged Floor Plans:

HS / MS Kitchen & Elementary Serving Kitchen



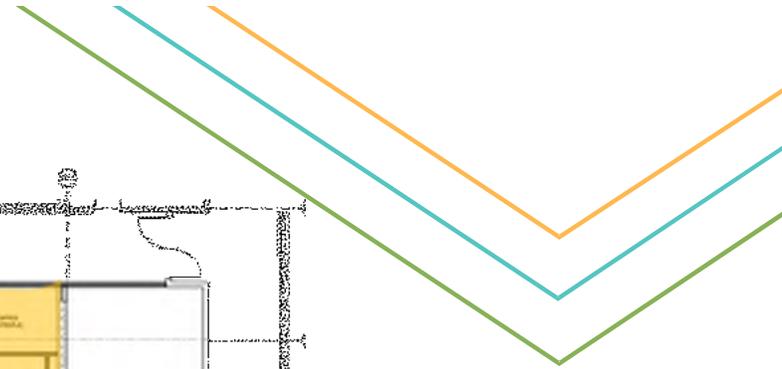
LOCATION OF IMPROVEMENTS

Serving Kitchen @ Elementary



LOCATION OF IMPROVEMENTS

New Kitchen, Ala Carte & Servery



Exterior Images:

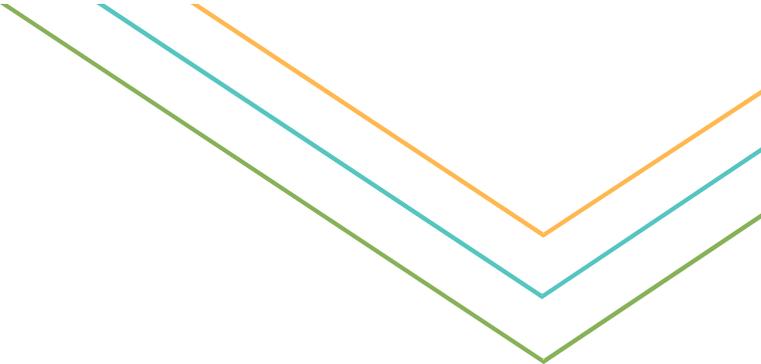


**View of Elementary Addition
from the Southwest**



View of Elementary Entry

Exterior Images:



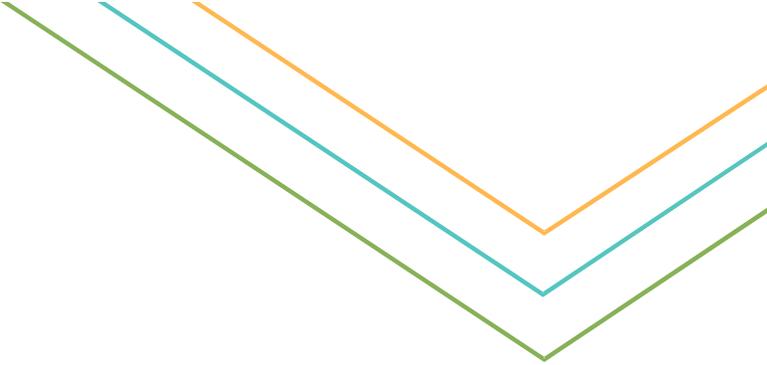
View of Elementary Addition from the South



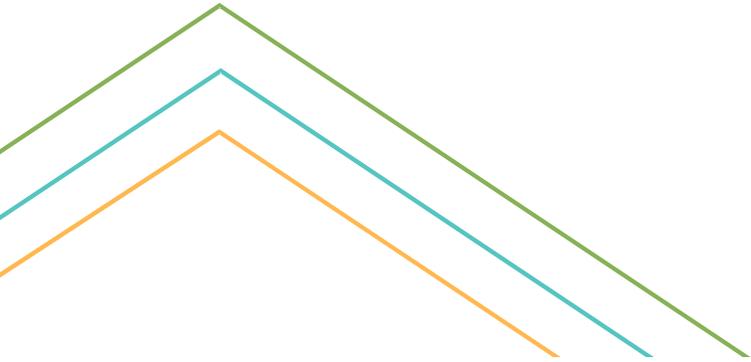
Exterior Images:



**View of Elementary Addition
from the Southeast**



**View of Elementary Addition
from Southwest**



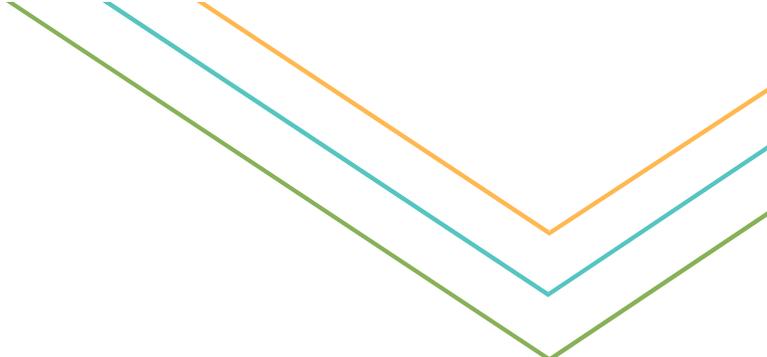
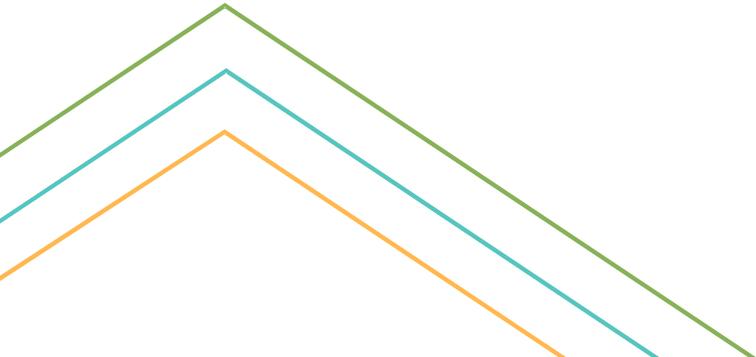
Exterior Images:



View of Elementary Addition from the South

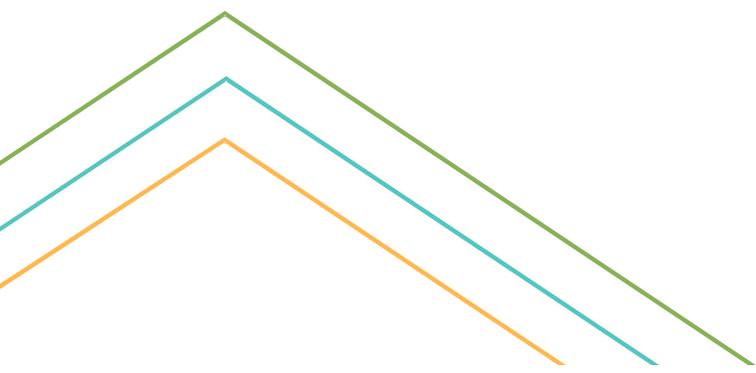
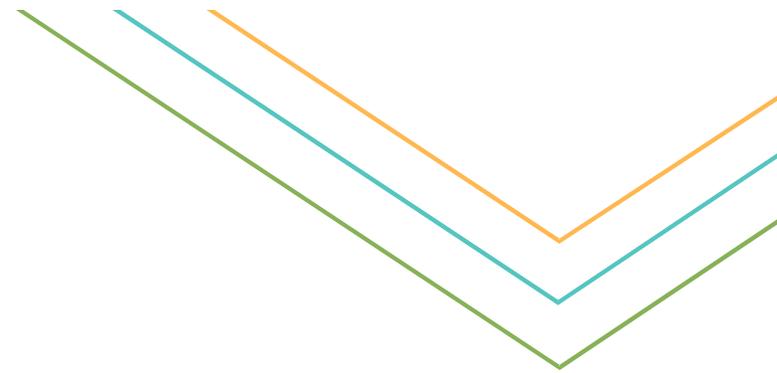
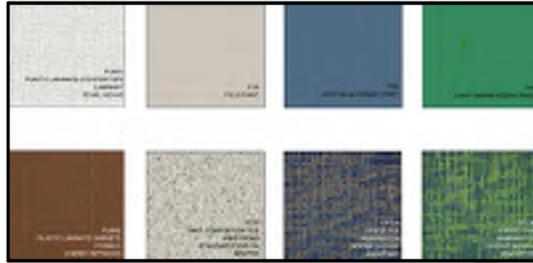
Interior Finishes:

Pre-K & Kindergarten Classrooms



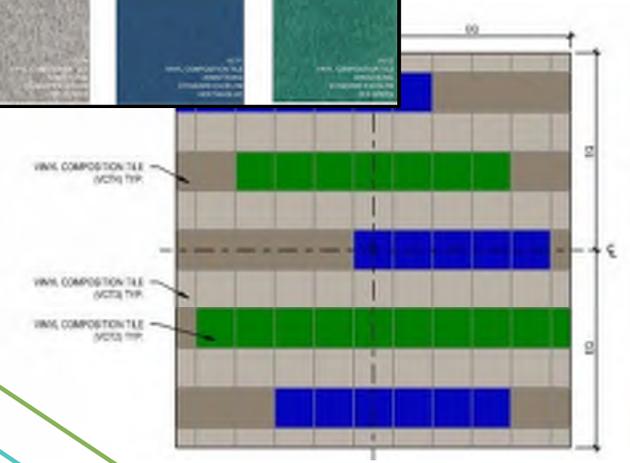
Interior Finishes:

Elementary (Grades 1 – 5) Classrooms



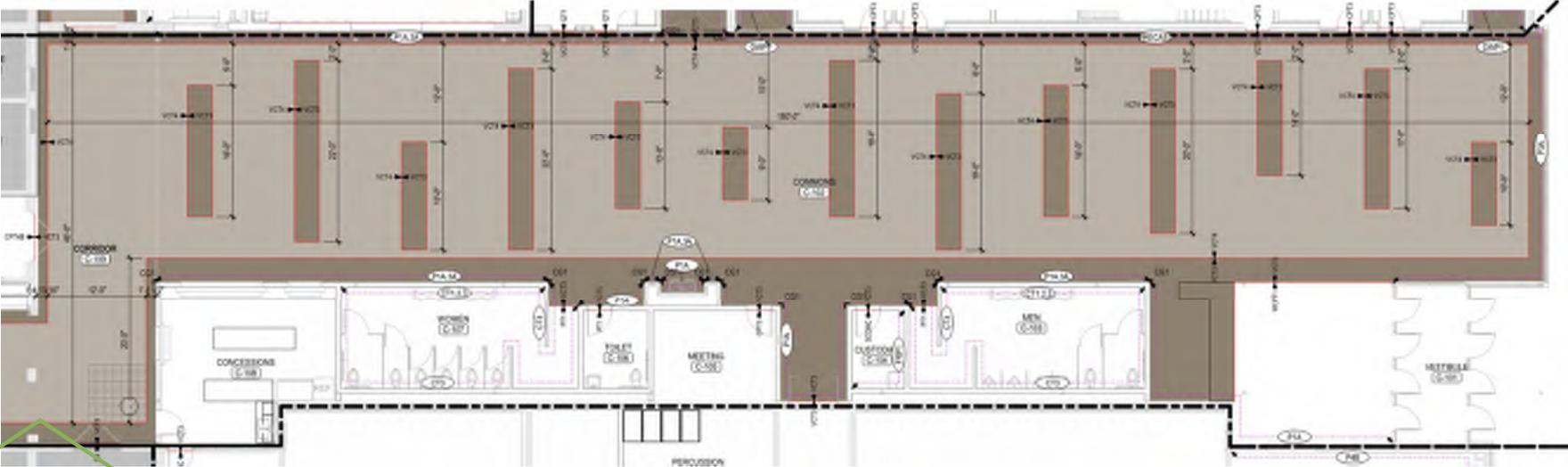
Interior Finishes:

SPED Classrooms / MS Classrooms / Administrative Offices



Interior Finishes:

High School Commons / Student Dining



Interior Images:



Elementary Commons / Student Dining

Interior Images:



Elementary Commons / Student Dining

Interior Images:



Elementary Commons adjacent to STEM & Media Center

Exterior Images:



View of High School Building Addition from the Southeast



View of High School / Main Entry

Exterior Images:



View of High School Fitness Addition, Main Entry & Theater Addition

Exterior Images:



View of High School Entry



View of Theater & Ag. Classroom

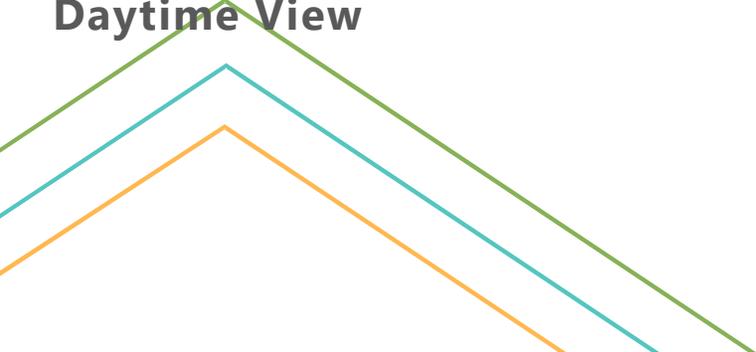
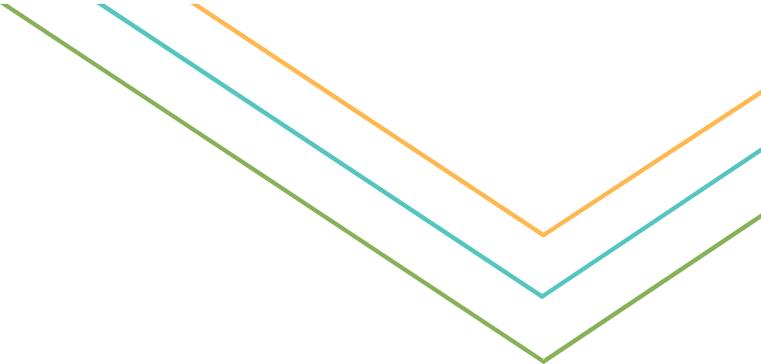
Interior Images:



High School Commons looking East – Daytime View



High School Commons looking East – Evening View



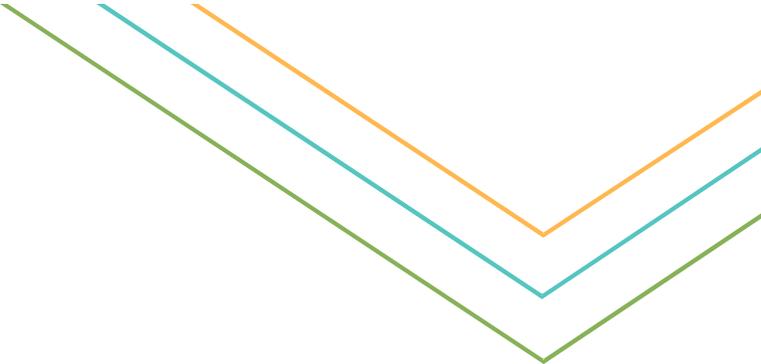
Interior Images:



High School Commons looking West



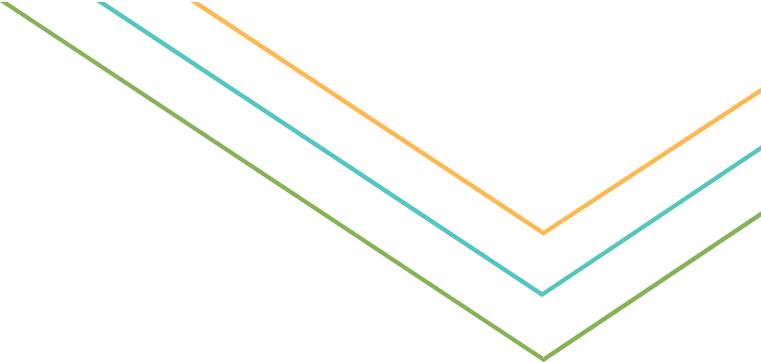
High School Commons looking at Auditorium



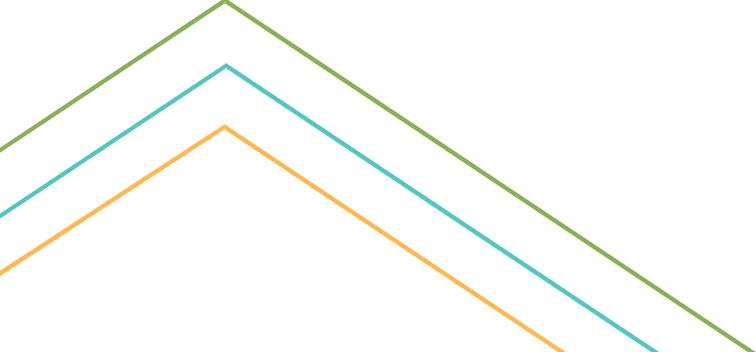
Interior Images:



Theater looking at Stage



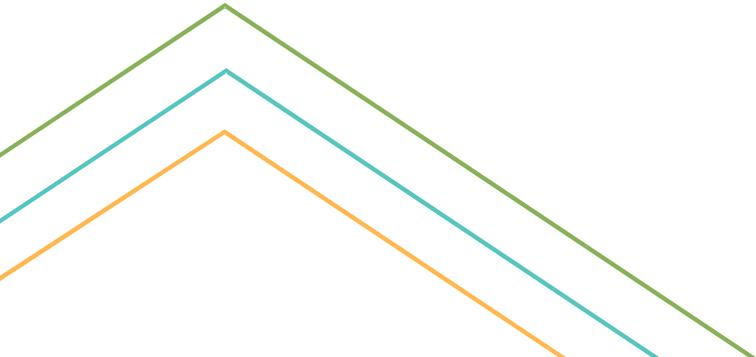
Theater looking from Stage



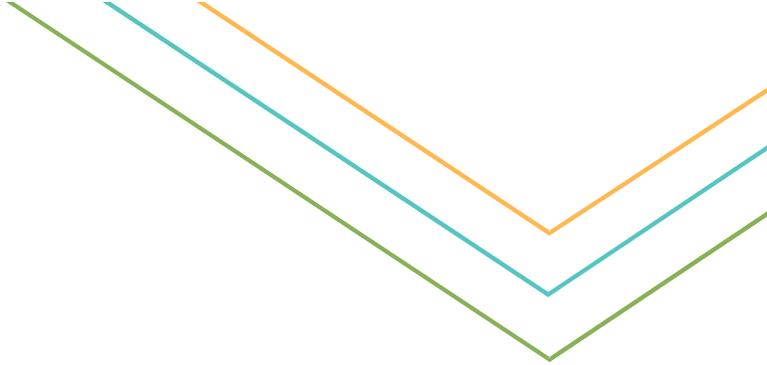
Interior Images:



Weight / Fitness Room looking North



Weight / Fitness Room looking South



Design Development Estimate:

Building Demolition	\$	219,321.00
Building Structure	\$	6,859,016.00
Exterior Entrance – Shell	\$	3,191,935.00
Interior Construction	\$	4,667,345.00
Equipment & Furnishings	\$	694,950.00
Special Construction	\$	1,040,278.00
Conveying Systems	\$	35,000.00
Mechanical	\$	6,056,065.00
Electrical	\$	3,148,450.00
Sitework	\$	3,001,462.00
Winter Conditions / Miscellaneous	\$	\$175,000

SUBTOTAL \$ 29,088,822.00

Overhead & Profit (3%)	\$	872,665.00
Estimating Contingency (1.5%)	\$	436,332.00
Site Services (ICS)	\$	500,000.00
General Conditions (ICS)	\$	250,000.00

TOTAL \$ 31,147,819.00

CONSTRUCTION BUDGET \$ 30,850,000.00

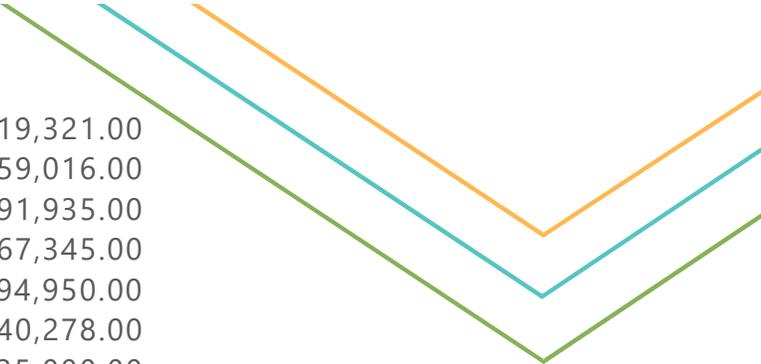
VARIANCE \$ 297,819.00 * 0.97%

***Items Contributing to Overage:**

Upgrade to Full Kitchen Renovation (Option #2)	\$	250,000.00
Storm Shelter Upgrades (not figured into Bond)	\$	600,000.00

Wants (Figured into Estimate Above as Directed by District)

Upgrade Length of N/S New Gym Courts to 84'-0", in lieu of 74'-0"	\$	325,000.00
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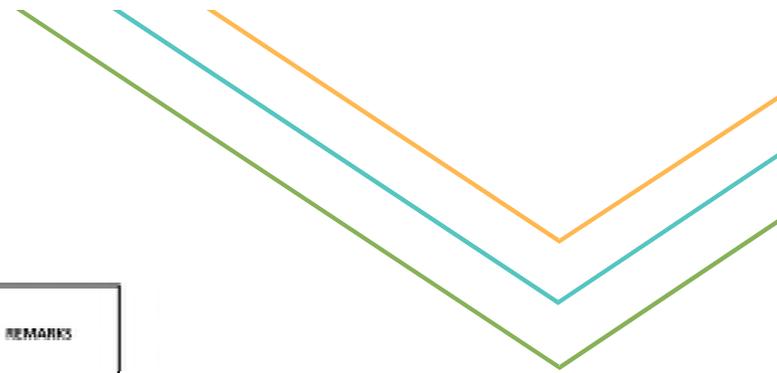


Overall Budget:

ISD #2180 - MACCRAY Public Schools
 2019 Bond Budget Status
 July 6, 2020

OVERALL PROJECT SUMMARY

	ORIGINAL BUDGET	ADJUSTMENT \$	REVISED BUDGET WITH ADJUSTMENT \$	COSTS / COMMITMENTS TO DATE	PENDING COSTS / COMMITMENTS TO DATE	BUDGETED COST TO COMPLETE	REMARKS
1. FUNDING							
1.01 2019 Bond Proceeds	\$ 40,758,738	\$ -	\$ 40,758,738	\$ -	\$ -	\$ 40,758,738	Total Proceeds Based on Bond Sale
1.02 Fund Balance (Capital)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
1.03 LTFM (Fiscal Year 2021)	\$ 175,000	\$ -	\$ 175,000	\$ -	\$ -	\$ 175,000	
1.04 LTFM (Fiscal Year 2022)	\$ 275,000	\$ -	\$ 275,000	\$ -	\$ -	\$ 275,000	
1.05 2019 Bond Interest Earnings (To Date)	\$ 178,754	\$ -	\$ 178,754	\$ -	\$ -	\$ 178,754	
1.06 Utility Rebates	\$ 100,327	\$ -	\$ 100,327	\$ -	\$ -	\$ 100,327	
TOTAL REVENUE	\$ 41,485,829	\$ -	\$ 41,485,829	\$ -	\$ -	\$ 41,485,829	
2. PERMITS/OWNER COSTS/OFF-SITE COSTS							
2.01 Permits/Owner Costs/Off-Site Costs	\$ 775,000	\$ -	\$ 775,000	\$ -	\$ -	\$ 775,000	
SUBTOTAL	\$ 775,000	\$ -	\$ 775,000	\$ -	\$ -	\$ 775,000	
3. FEES/SERVICES							
3.01 Fees/Services	\$ 6,194,872	\$ -	\$ 6,194,872	\$ 869,388	\$ -	\$ 5,325,484	Includes Bond Issuance Costs
SUBTOTAL	\$ 6,194,872	\$ -	\$ 6,194,872	\$ 869,388	\$ -	\$ 5,325,484	
4. FURNITURE/EQUIPMENT/TECHNOLOGY							
4.01 Furnishings	\$ 225,000	\$ -	\$ 225,000	\$ -	\$ -	\$ 225,000	
4.02 Equipment	\$ 75,000	\$ -	\$ 75,000	\$ -	\$ -	\$ 75,000	
4.03 Playgrounds	\$ 275,000	\$ -	\$ 275,000	\$ -	\$ -	\$ 275,000	
4.04 Technology	\$ 200,000	\$ -	\$ 200,000	\$ -	\$ -	\$ 200,000	
4.05 Security	\$ 225,000	\$ -	\$ 225,000	\$ -	\$ -	\$ 225,000	
SUBTOTAL	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -	\$ -	\$ 1,000,000	
5. CONSTRUCTION COSTS							
5.01 Pre-K - 12 Single Campus	\$ 30,100,000	\$ -	\$ 30,100,000	\$ -	\$ -	\$ 30,100,000	
5.02 Decommission East and West ES	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -	\$ -	\$ 1,000,000	
5.03 ICS - Site Services	\$ 500,000	\$ -	\$ 500,000	\$ -	\$ -	\$ 500,000	
5.04 ICS - General Conditions	\$ 250,000	\$ -	\$ 250,000	\$ -	\$ -	\$ 250,000	
SUBTOTAL	\$ 31,850,000	\$ -	\$ 31,850,000	\$ -	\$ -	\$ 31,850,000	
6. CONSTRUCTION CONTINGENCY							
6.01 Pre-K - 12 Single Campus	\$ 1,475,000	\$ -	\$ 1,475,000	\$ -	\$ -	\$ 1,475,000	5% of Construction Cost
6.02 Decommission East and West ES	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ -	\$ 50,000	5% of Construction Cost
6.03 Owner Contingency (Unallocated)	\$ 45,119	\$ -	\$ 45,119	\$ -	\$ -	\$ 45,119	Unallocated Funds
SUBTOTAL	\$ 1,570,119	\$ -	\$ 1,570,119	\$ -	\$ -	\$ 1,570,119	
TOTAL COSTS	\$ 41,389,991	\$ -	\$ 41,389,991	\$ 869,388	\$ -	\$ 40,520,603	





What's next?

- Construction Documents effort begins 7/7/20
 - Refinement of Details and Finishes
 - Creation of the Bidding Documents
 - Board Presentation & Approval of Construction Document Phase and Approval to Bid 11/9/20



DRAFT
Q&A



DRAFT



ISD #2180 – MACCRAY PUBLIC SCHOOLS BOND IMPROVEMENTS

Design Development Approval
July 6, 2020

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Organizational Structure

Communication & Decision-Making Structure

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Existing Floor Plan

Overall Floor Plan

Enlarged Floor Plans

Exterior / Interior Images

Schematic Design Estimate

List of Potential Alternates

Overall Budget

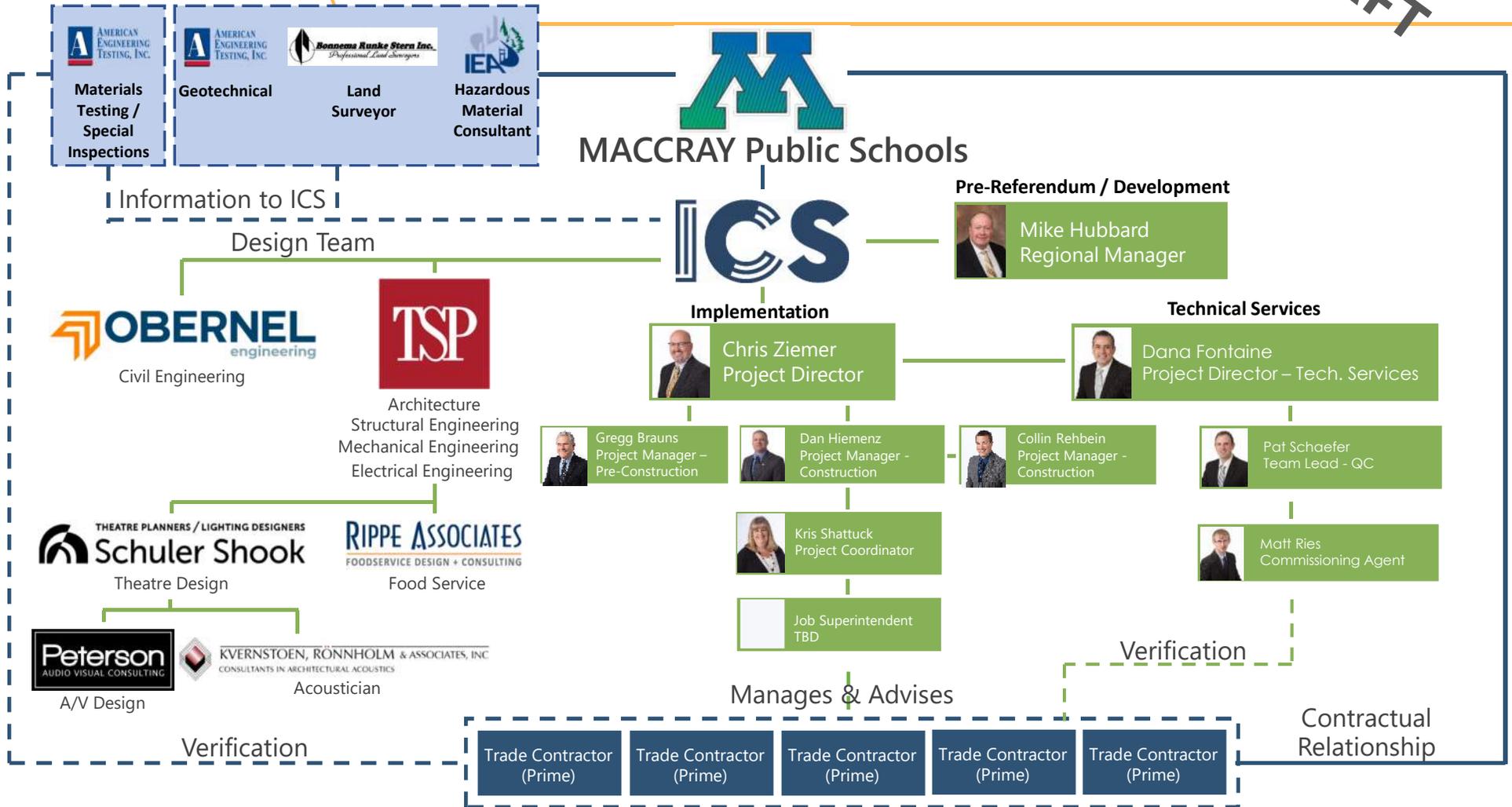
Schedule

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Q&A

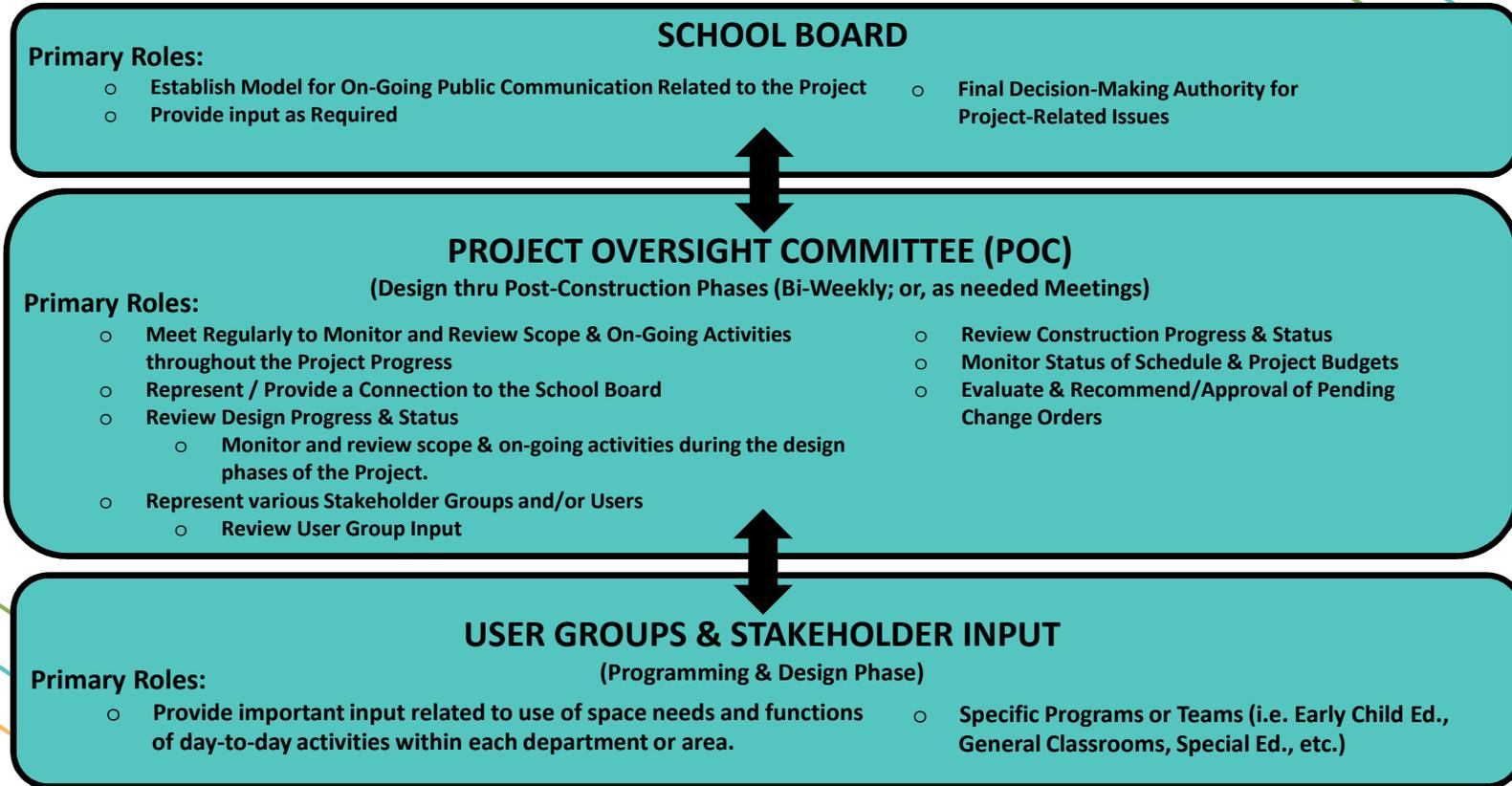
The Team:

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Communication & Decision-Making Structure:

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Design Process:

← PLANNING

PRE-CONSTRUCTION

CONSTRUCTION →

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CONSTRUCTION

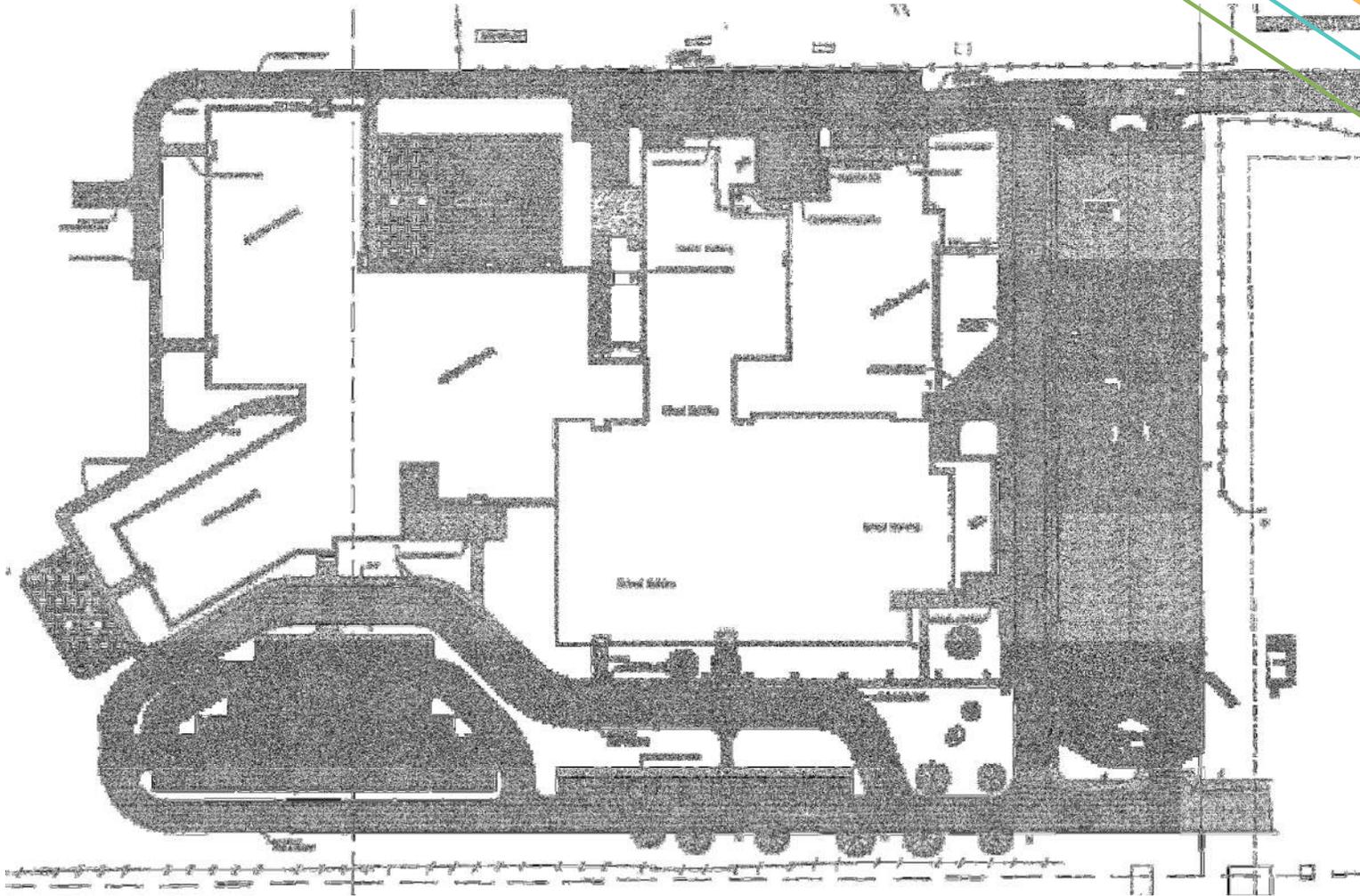
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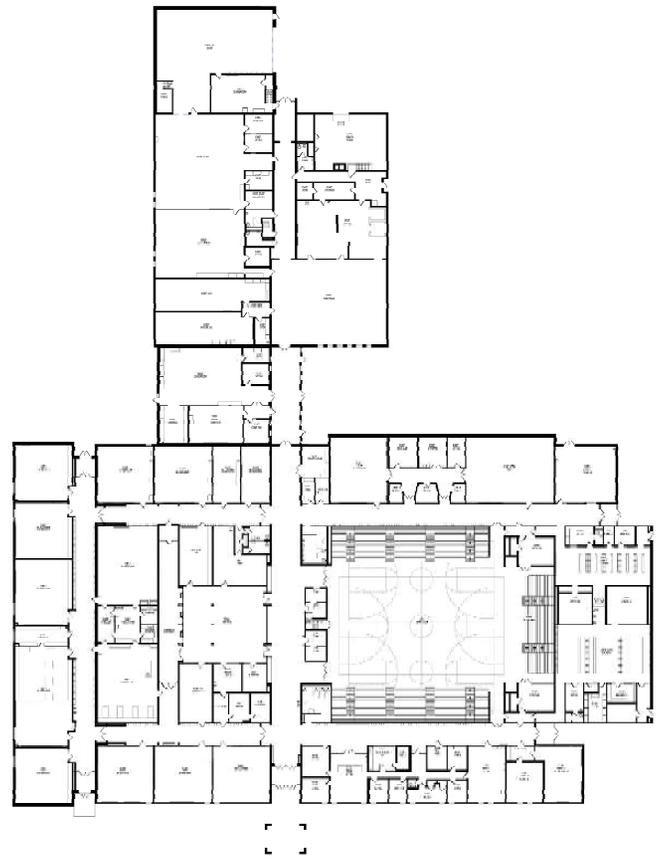
Site Plan:

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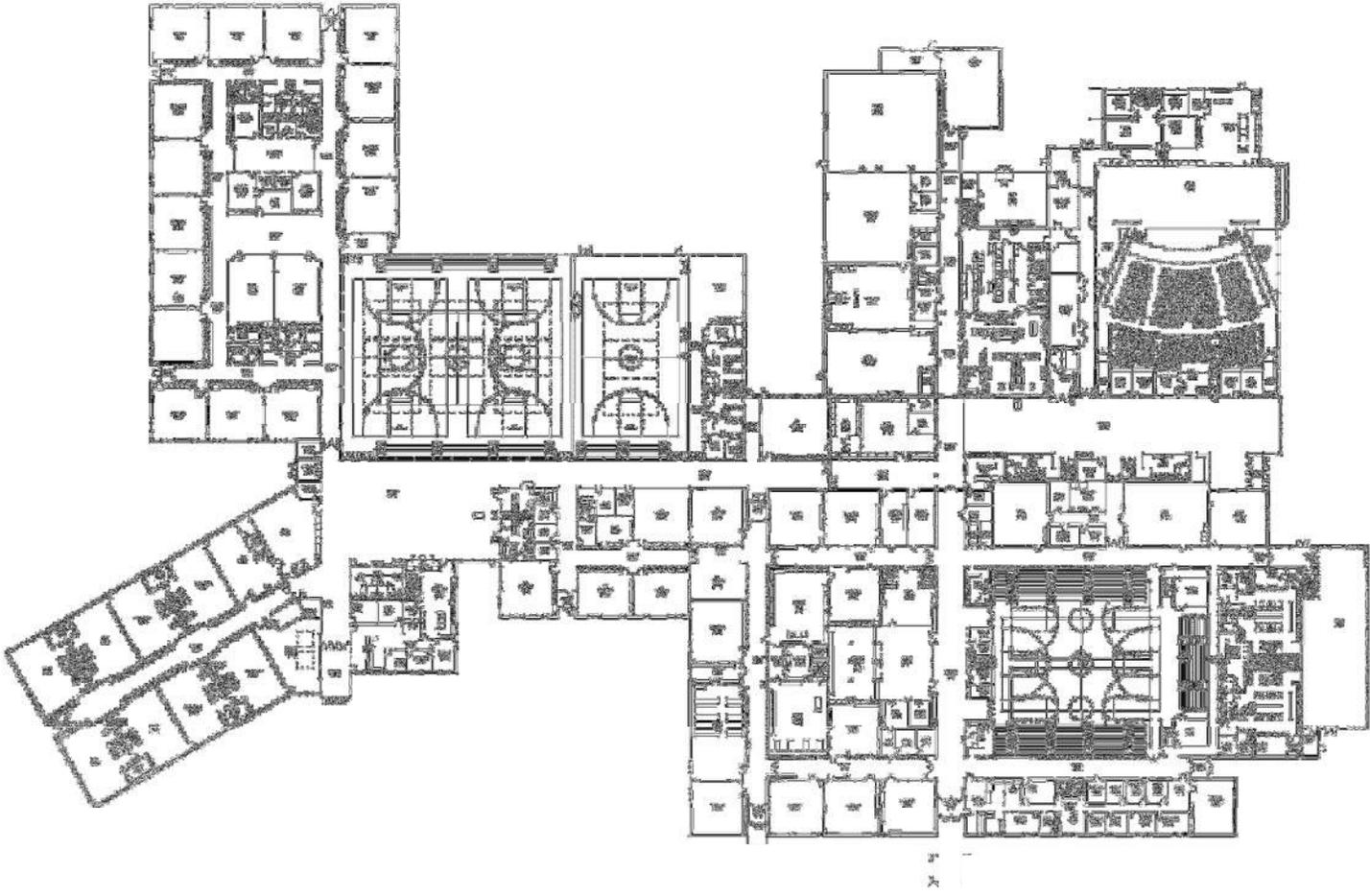
Existing Floor Plan:

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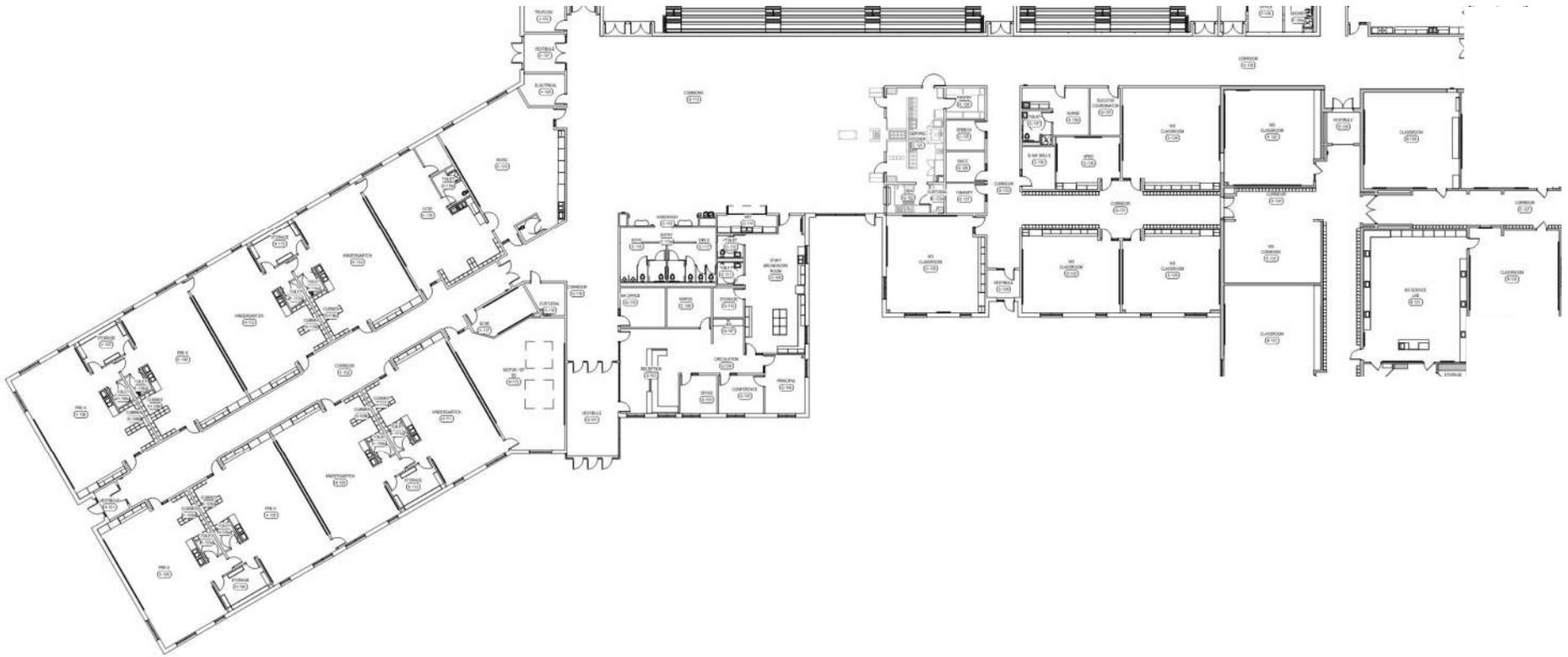
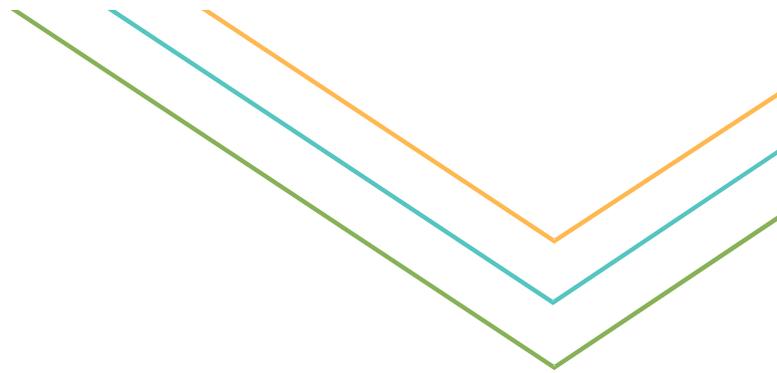
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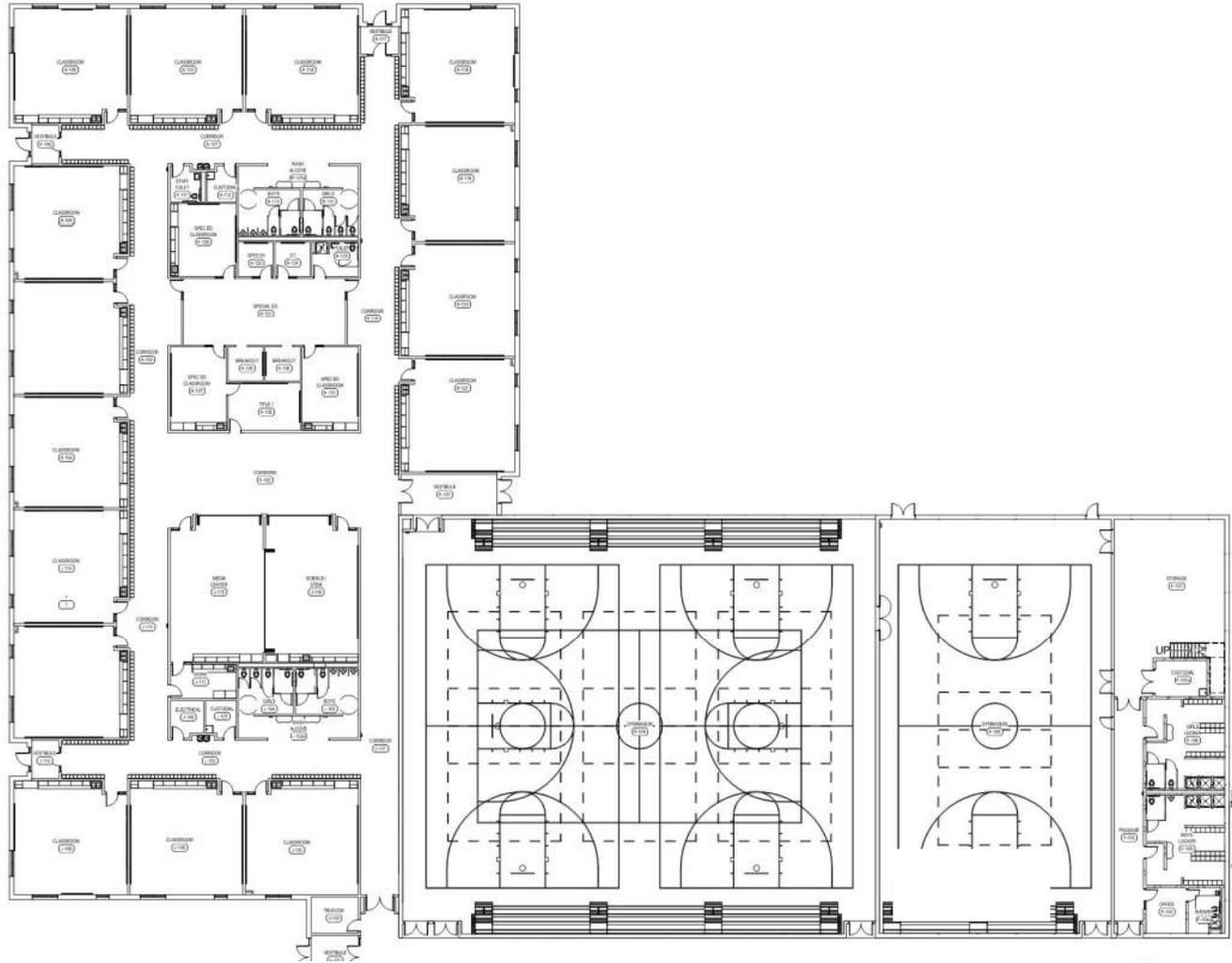


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Enlarged Floor Plan:

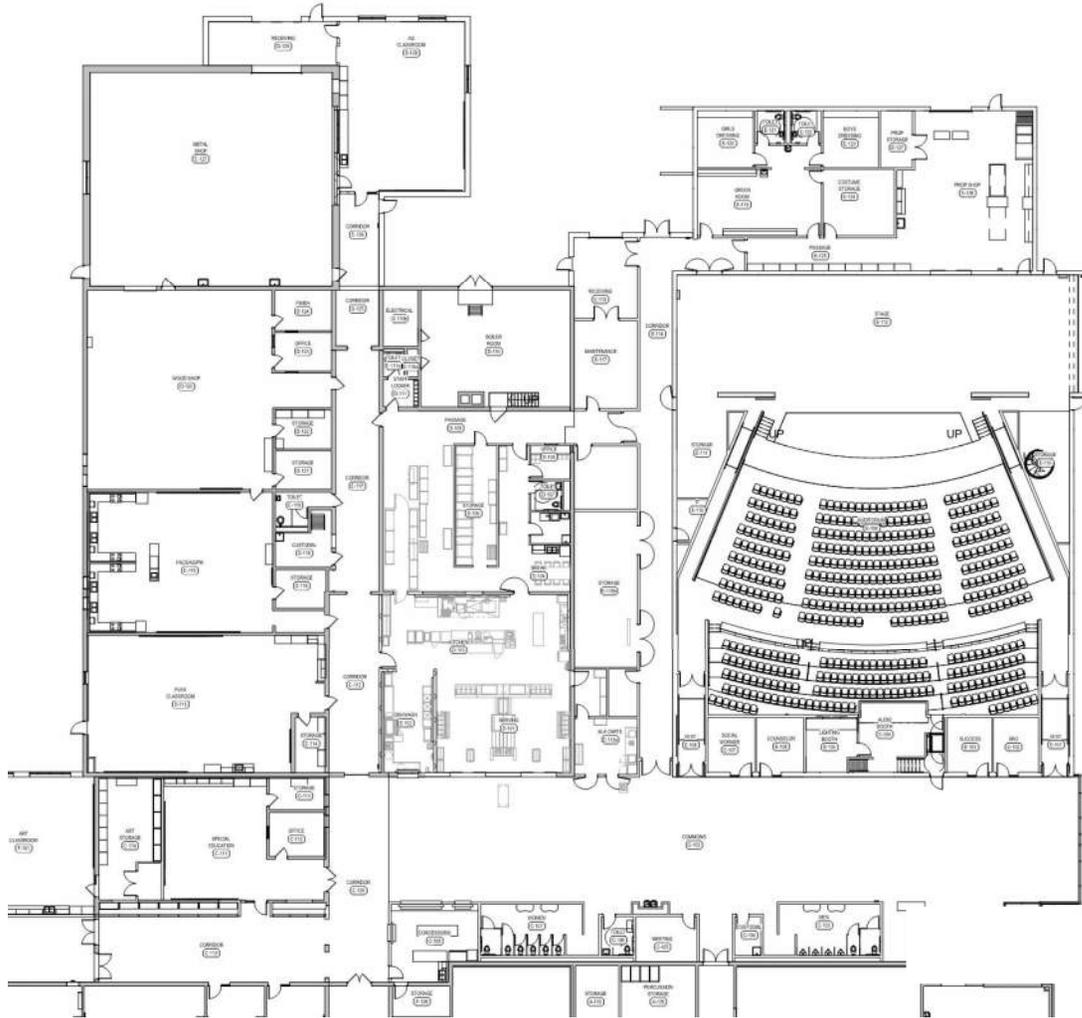


Enlarged Floor Plan:



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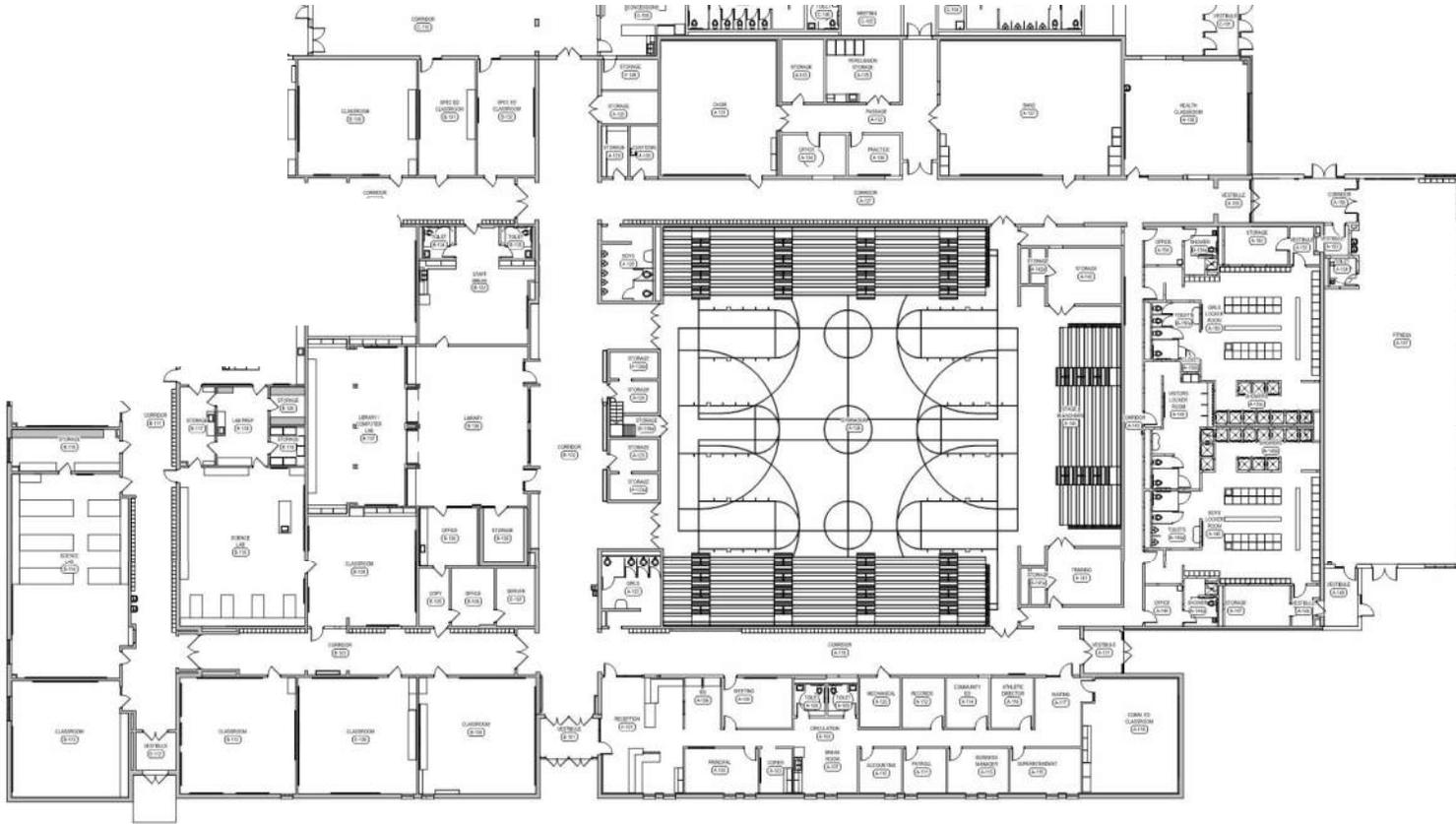
Enlarged Floor Plan:



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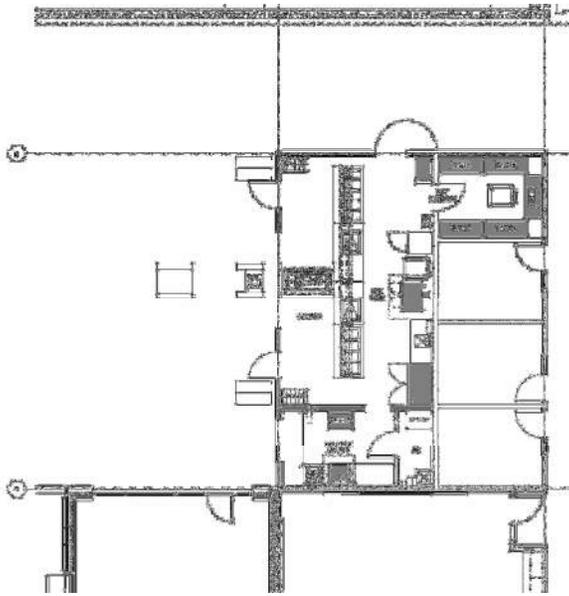
Enlarged Floor Plan:

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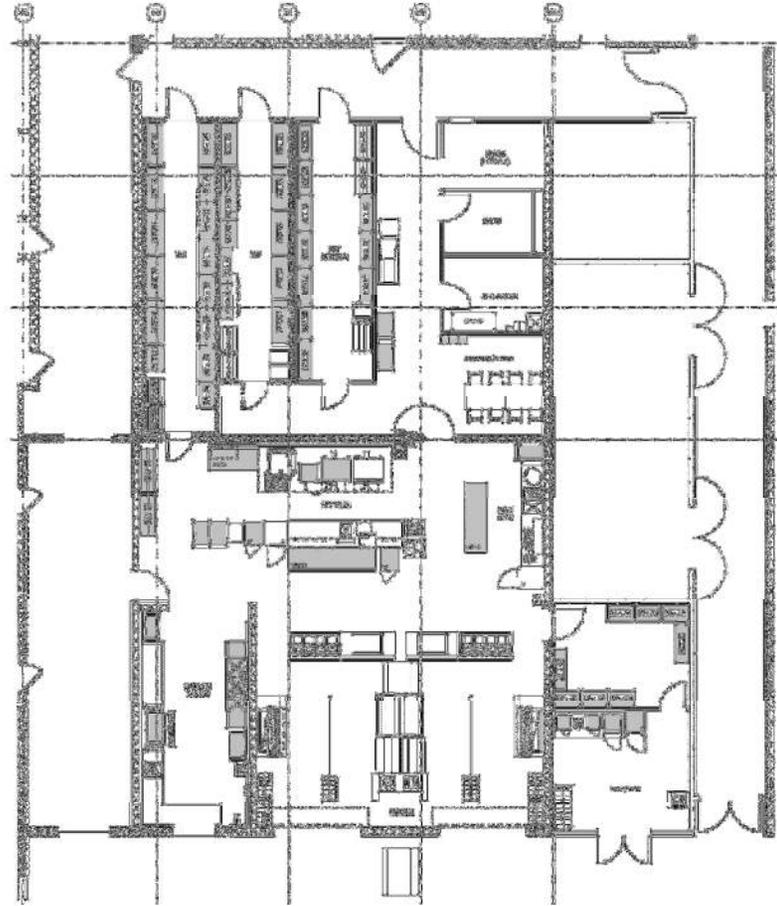


Enlarged Floor Plan:

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Serving Kitchen @ Elementary



New Kitchen, Ala Carte & Servery

Exterior Images:

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View of Elementary Addition from the Southwest



View of Elementary Entry



Exterior Images:

DRAFT



View of Elementary Addition from the South

Interior Images:

DRAFT



Elementary Commons / Student Dining

Interior Images:

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Elementary Commons / Student Dining

Interior Images:

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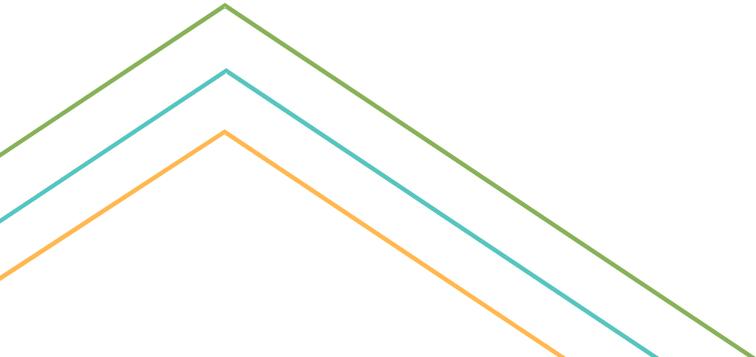
Elementary Commons adjacent to STEM & Media Center

Exterior Images:

DRAFT



View of High School Building Addition from the Southeast



View of High School / Main Entry

Exterior Images:

DRAFT



View of High School Fitness Addition, Main Entry & Theater Addition

Interior Images:

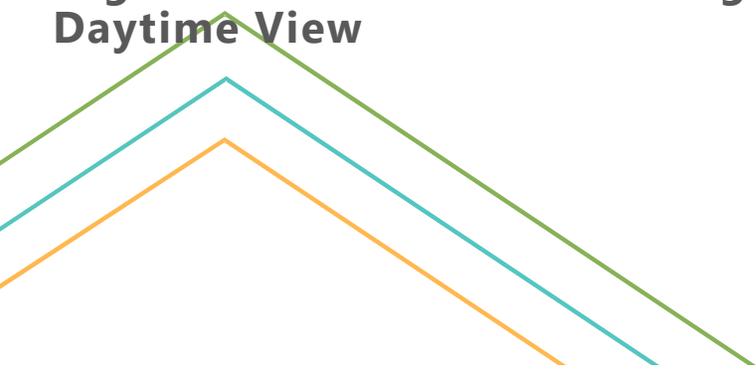
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High School Commons looking East – Daytime View



High School Commons looking East – Evening View



Interior Images:

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**High School Commons
looking West**



High School Commons looking at Auditorium



Interior Images:

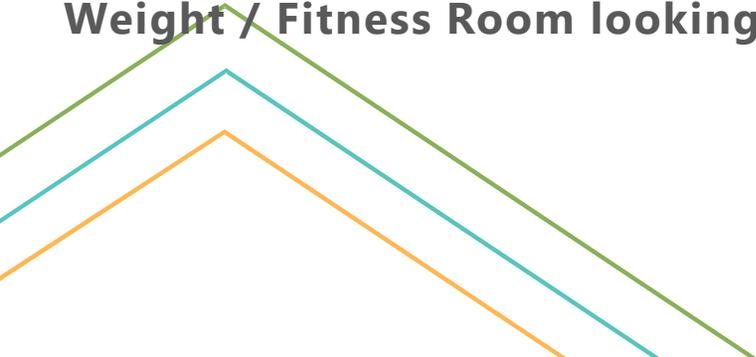
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Weight / Fitness Room looking North



Weight / Fitness Room looking Southwest



Overall Budget:

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ISD #2180 - MACCRAY Public Schools
2019 Bond Budget Status



OVERALL PROJECT SUMMARY

	ORIGINAL BUDGET	ADJUSTMENTS	REVISED BUDGET WITH ADJUSTMENTS	COSTS / COMMITMENTS TO DATE	PENDING COSTS / COMMITMENTS TO DATE	BUDGETED COST TO COMPLETE	REMARKS
1 FUNDING							
1.01 2019 Bond Proceeds	\$ 40,758,738	\$ -	\$ 40,758,738	\$ -	\$ -	\$ 40,758,738	Total Proceeds Based on Bond Sale
TOTAL REVENUE	\$ 40,758,738	\$ -	\$ 40,758,738	\$ -	\$ -	\$ 40,758,738	
2 PERMITS/OWNER COSTS/OFF-SITE COSTS							
2.01 Permits/Owner Costs/Off-Site Costs	\$ 775,000	\$ -	\$ 775,000	\$ -	\$ -	\$ 775,000	
SUBTOTAL	\$ 775,000	\$ -	\$ 775,000	\$ -	\$ -	\$ 775,000	
3 FEES/SERVICES							
3.01 Fees/Services	\$ 6,194,872	\$ -	\$ 6,194,872	\$ 544,016	\$ -	\$ 5,650,856	Includes Bond Issuance Costs
SUBTOTAL	\$ 6,194,872	\$ -	\$ 6,194,872	\$ 544,016	\$ -	\$ 5,650,856	
4 FURNITURE/EQUIPMENT/TECHNOLOGY							
4.01 Furnishings	\$ 225,000	\$ -	\$ 225,000	\$ -	\$ -	\$ 225,000	
4.02 Equipment	\$ 75,000	\$ -	\$ 75,000	\$ -	\$ -	\$ 75,000	
4.03 Playgrounds	\$ 275,000	\$ -	\$ 275,000	\$ -	\$ -	\$ 275,000	
4.04 Technology	\$ 200,000	\$ -	\$ 200,000	\$ -	\$ -	\$ 200,000	
4.05 Security	\$ 225,000	\$ -	\$ 225,000	\$ -	\$ -	\$ 225,000	
SUBTOTAL	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -	\$ -	\$ 1,000,000	
5 CONSTRUCTION COSTS							
5.01 Pre-K - 12 Single Campus	\$ 29,500,000	\$ -	\$ 29,500,000	\$ -	\$ -	\$ 29,500,000	
5.02 Decommissioning of East and West ES	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -	\$ -	\$ 1,000,000	
5.03 ICS - Site Services	\$ 500,000	\$ -	\$ 500,000	\$ -	\$ -	\$ 500,000	
5.04 ICS - General Conditions	\$ 250,000	\$ -	\$ 250,000	\$ -	\$ -	\$ 250,000	
SUBTOTAL	\$ 31,250,000	\$ -	\$ 31,250,000	\$ -	\$ -	\$ 31,250,000	
6 CONSTRUCTION CONTINGENCY							
6.01 Pre-K - 12 Single Campus	\$ 1,475,000	\$ -	\$ 1,475,000	\$ -	\$ -	\$ 1,475,000	5% of Construction Cost
6.02 Decommissioning of East and West Elem	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ -	\$ 50,000	5% of Construction Cost
6.03 Owner Contingency (Unallocated)	\$ 13,866	\$ -	\$ 13,866	\$ -	\$ -	\$ 13,866	Unallocated Funds
SUBTOTAL	\$ 1,538,866	\$ -	\$ 1,538,866	\$ -	\$ -	\$ 1,538,866	
TOTAL COSTS	\$ 40,758,738	\$ -	\$ 40,758,738	\$ 544,016	\$ -	\$ 40,214,722	

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What's next?

- Construction Documents effort begins 7/7/20
 - Creation of the Bidding Documents
 - Board Presentation & Approval of CD 11/9/20



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Q&A

