

## ADMINISTRATIVE REPORT

**DATE:** May 23, 2024  
**TOPIC:** #8.2 – Submission of Review and Comment to the Minnesota Department of Education  
**PRESENTER:** Dan Pyan, Executive Director of Finance and Operations  
**REFERENCE TO POLICY/STATUTE:** Policy 701

### A. PURPOSE OF REPORT

- a. South Washington County Schools offers a Special Education Transitions program for 18 to 22 year old students. The transitioning program and staff of 10 Transition teachers, four work coordinators, five job coaches and eight paraprofessional supports approximately 100 students who are in need of additional services to learn and demonstrate life skills after high school which includes planning for post-secondary education or training, employment and independent living.
- b. Presently, the program is administered at two sites: Valley Creek Mall in Woodbury and near the district service center at 7155 80<sup>th</sup> Street South. Those spaces are leased from private landlords and funded using lease levy.
- c. Administration is recommended the purchase of Light the Way church at 7000 Jamaica Ave S, Cottage Grove, Mn. The building and site will be remodeled and an additional 10,000 square feet of learning space will be added.
- d. Total costs, including the purchase, are estimated to be \$9,191,607.
- e. The district is required to submit a school board approved review and comment to the Minnesota Department of Education prior to soliciting bids, or issuing Certificates of Participation for a project. Attached is the required review and comment for the project.
- f. Included in the Review and Comment are the project details, a narrative demonstrating the need and benefit, cost estimates, and an analysis of the tax



impact and an estimated schedule of payments and tax levies prepared by financial consultants, Ehlers and Associates.

**B. RECOMMENDATION**

- a. Administration is requesting a motion for approval of and for the submission of the review and comment document to MDE.

**C. CONNECTION TO STRATEGIC PRIORITY**

- a. Student Experience
- b. Mastery of Learning and Expectations
- c. Student Pathways and Systemic Supports
- d. Operations, Staffing and Finance





May 24, 2024

Mr. Willie Jett  
Commissioner of Education  
Minnesota Department of Education  
400 Stinson Blvd NE  
Minneapolis, MN 55413

Subject: Proposal for Review and Comment  
South Washington County Schools, ISD #833 – Special Education Transition Program – Capital Lease Levy

Dear Commissioner Jett:

In accordance with Minnesota Statutes 123B.71 and 126C.40, subdivision 1, South Washington County (SoWashCo) Schools, ISD #833, is hereby submitting this proposal for improvements to district sites and facilities for your review and comment and your approval of lease levy authority to cover payments on proposed Certificates of Participation issued to finance the project.

The SoWashCo Schools Board of Education at its regular business meeting on May 23, 2024, agreed with this plan and directed administration to prepare and submit the project proposal for review and comment to the Department of Education.

The Transition Program adult students are taught marketable employment skills, independent living skills and are supported in their efforts to find meaningful employment along with exploration of post-secondary training opportunities.

SoWashCo Schools has been experiencing increased needs in our special education transition program along with State mandates to include 22-year-olds in this program. In light of these needs, the district has two existing leases that are about to expire, and it is time to combine our transition programs for efficiencies both in staffing and consistency reasons. An opportunity has presented itself to purchase an existing church located in Cottage Grove, MN that is in a convenient location and well suited for this program.

The district would issue Certificates of Participation to finance the purchase of and renovations and additions to the facility (estimated total project cost of \$9,191,607), along with financing costs. In addition to our request for your review and comment related to the project, we are requesting lease levy authority to finance the payments due on the Certificates of Participation. We have sufficient capacity within our regular annual lease levy limit to cover the estimated payments. Further details are included in the financing schedules (see Appendix A).

Specific details regarding the district background, facility needs, project scope, budgets, and financing plans are included in the enclosed proposal for your review and comment.

For additional information or any questions, please feel free to contact me at your earliest convenience. On behalf of SoWashCo Schools, we thank you in advance for your consideration of this proposal, and we look forward to your response.

Sincerely,

Julie Nielsen  
Superintendent

South Washington County Schools, ISD #833  
7362 East Point Douglas Road South  
Cottage Grove, MN 55016-3025  
651-425-6300

**South Washington County Schools – ISD #833**

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- A. Financial Information

# South Washington County Schools – ISD #833

## INTRODUCTION

South Washington County (SoWashCo) Schools has expiring existing leases located at Valley Creek Mall in Woodbury and near our District Service Center at 7155 80<sup>th</sup> St South in Cottage Grove. The district vision is to improve our Special Education Transitions Program for 18 to 22 year-old students. To help do this, the district has the opportunity to purchase the Light the Way Church (Managed by Park Grove Christian Center Inc.), P.O. Box 216 in Cottage Grove MN 55016. This building is located in an excellent area for this Special Education Transition Program and the owner is a willing seller.

The transition programming and staff of 10 Transition Teachers, 4 work coordinators, 5 job coaches, and 8 paraprofessionals supports approximately 100 students ages 18-22 who are in need of additional services to learn and demonstrate life skills after high school that includes planning for postsecondary education or training, employment and independent living. At this time, we are across two locations to serve our growing community of learners at this level. This makes it challenging to apply basic program management, oversight, supervision, crisis intervention, and intentional grouping to maximize learning.

## SUMMARY OF PROPOSED PROJECT

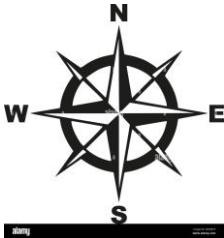
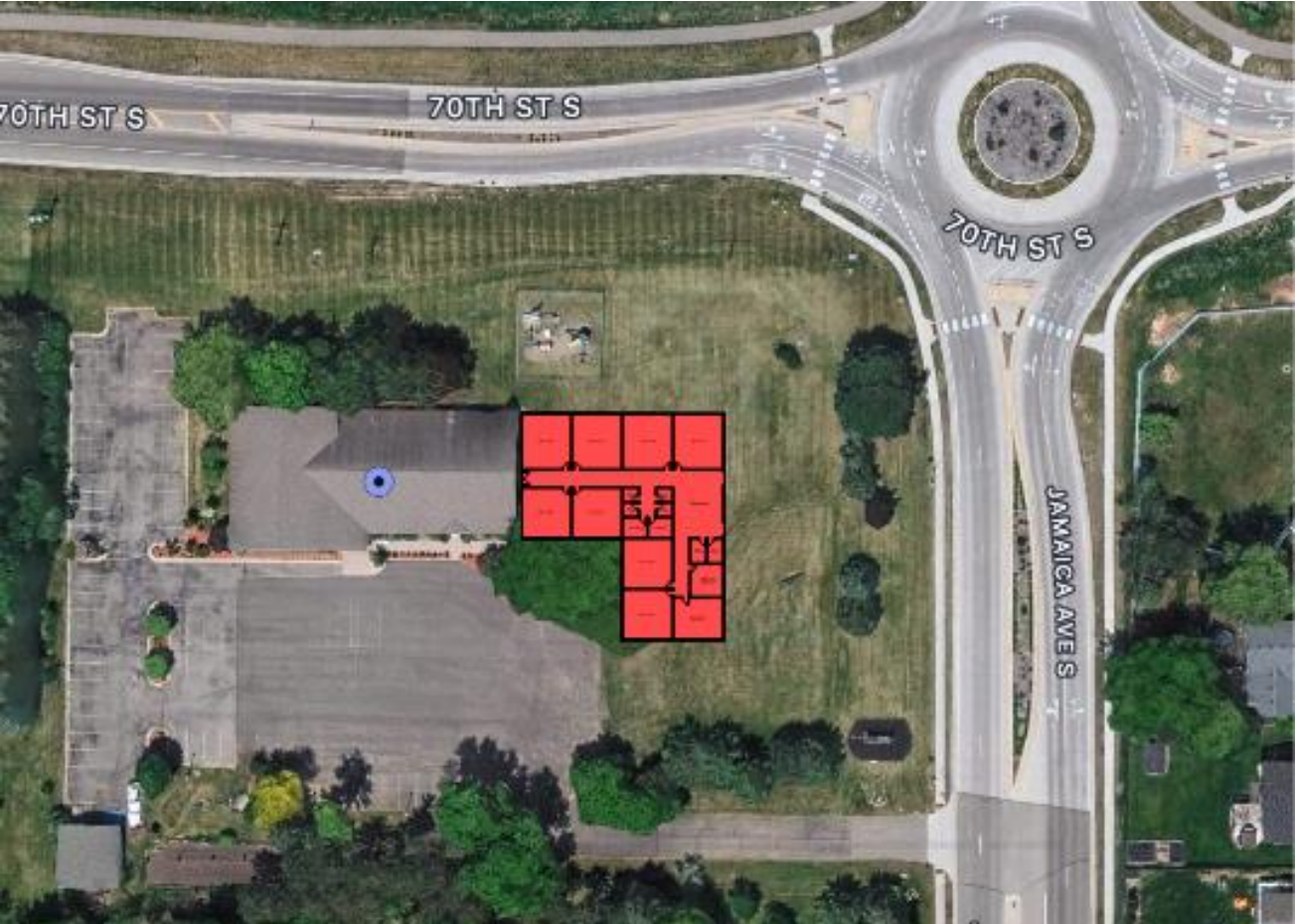
- 120 transition students will be served in this facility
- 3,000 SF of medium remodel of support space (blue area)
  - Support spaces
- 1,900 SF of heavy remodel to kitchen and nursing area (orange area)
  - Kitchen, serving and nursing area
- 9,000 SF classroom addition (red area)
  - Nine classrooms
  - Break-out area (flex learning)
  - Restrooms
- Maintenance to bring existing building up to code for an educational facility

## POTENTIAL FLOOR PLAN



**South Washington County Schools – ISD #833**

**POTENTIAL SITE PLAN**



# **South Washington County Schools – ISD #833**

**DISTRICT CONTACTS:** South Washington County Schools  
ISD #833  
7362 E Point Douglas Road South  
Cottage Grove, MN 55016-3025

Julie Nielsen 651-425-6201  
Superintendent

**SCHOOL BOARD:** Sharron Van Leer 651-425-6300  
Patricia Driscoll 651-425-6300  
Ryan Clarke 651-425-6300  
Simi Patnaik 651-425-6300  
Katie Schwartz 651-425-6300  
Eric Tessmer 651-425-6300  
Melinda Dols 651-425-6300

**METHOD OF FINANCING:** Certificates of Participation/  
Lease Levy See Appendix A

**MILESTONE DATES:** Board Approves RnC May 23, 2024  
MDE Approval of RnC Late August, 2024  
Design and Bidding August 2024 to April 2025  
Permitting and Lead Times May 2025 to August 2025  
Construction Phase August 2025 to July 2026

**PROJECT TEAM:** Construction Manager: John Huenink  
Kraus-Anderson Construction  
VP, National Director of K12  
PH: 612-747-6258

Architect/Engineer: TBD

Financial Consultant: Jodie Zesbaugh, CIPMA  
Ehlers, Inc.  
Senior Municipal Advisor  
PH: 651-697-8526



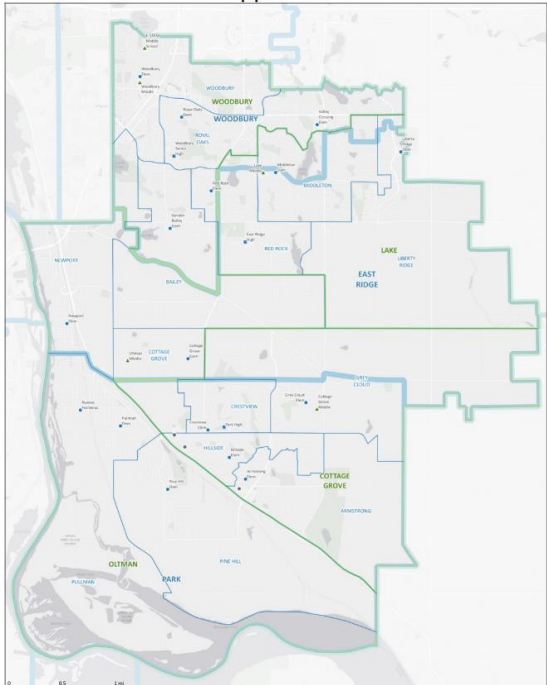
# South Washington County Schools – ISD #833

## 1. 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 PROJECTIONS FOR THE NEXT FIVE YEARS.

South Washington County Schools, ISD #833, is located approximately 12 miles east of the St. Paul metro area, ranging from State Highway 94 to 494 to Co. Rd. 61 in the cities of Cottage Grove and Woodbury, MN. ISD #833 currently serves approximately 20,000 students in its K-12 grade learning programs.

*A school district map is included below:*



Name	Address	City	Zip	Grades
Armstrong Elementary School	8855 Inwood Avenue South	Cottage Grove	55016	EC-5
Gordon Bailey Elementary School	4125 Woodlane Drive	Woodbury	55129	KG-5
Cottage Grove Elementary School	7447 65th Street South	Cottage Grove	55016	KG-5
Crestview Elementary School	7830 80th Street South	Cottage Grove	55016	KG-5
Grey Cloud Elementary School	9525 Indian Blvd South	Cottage Grove	55016	KG-5
Hillside Elementary School	8177 Hillside Trail South	Cottage Grove	55016	EC-5
Liberty Ridge Elementary School	11395 Eagle View Blvd	Woodbury	55129	KG-5
Middleton Elementary School	9105 Lake Road	Woodbury	55125	PK-5
Newport Elementary School	851 6th Avenue	Newport	55055	PK-5
Nuevas Fronteras	1020 3rd Street	Saint Paul Park	55071	KG-5
Pine Hill Elementary School	9015 Hadley Avenue South	Cottage Grove	55016	KG-5
Pullman Elementary School	1260 Selby Avenue	Saint Paul Park	55071	KG-5
Red Rock Elementary School	3311 Commonwealth Avenue	Woodbury	55125	KG-5
Royal Oaks Elementary School	7335 Steepleview Road	Woodbury	55125	KG-5
Valley Crossing Elementary School	Hidden Lake Drive	Woodbury	55125	KG-5
Woodbury Elementary School	1251 School Drive	Woodbury	55125	KG-5
Early Childhood	8400 East Point Douglas Road South	Cottage Grove	55016	EC
Cottage Grove Middle School	9775 Indian Blvd South	Cottage Grove	55016	6-8
Lake Middle School	3133 Pioneer Drive	Woodbury	55125	6-8
Oltman Middle School	6625 Goodview Avenue South	Cottage Grove	55016	6-8
Woodbury Middle School	1425 School Drive	Woodbury	55125	6-8
East Ridge High School	4200 Pioneer Drive	Woodbury	55129	9-12
Park High School	8040 80th Street South	Cottage Grove	55016	9-12
Woodbury High School	2665 Woodlane Drive	Woodbury	55125	9-12
Transitions	7155 80th Street South	Cottage Grove	55016	12
South Washington Alternative High School	8400 East Point Douglas Road South	Cottage Grove	55016	8-12
Access	8400 East Point Douglas Road South	Cottage Grove	55016	10-12
School District Office	7362 East Point Douglas Road South	Cottage Grove	55016	N/A



## South Washington County Schools – ISD #833

According to a recent demographic study (by Hazel Reinhardt Consulting Services), South Washington County Schools is projected to have significant growth in student enrollment over the next 5 to 10 years, but with some geographic shifting in student population location.

*District enrollment:*

<b>South Washington County SY2023-24 Enrollment</b>			
<b>School</b>	<b>CAP</b>	<b>CAP%</b>	<b>Stu. Total</b>
Armstrong Elementary School	506	63%	358
Bailey Elementary School	683	98%	676
Cottage Grove Elementary School	632	67%	427
Crestview Elementary School	607	62%	438
Grey Cloud Elementary School	759	102%	780
Hillside Elementary School	556	76%	527
Liberty Ridge Elementary School	917	89%	819
Middleton Elementary School	759	77%	588
New port Elementary School	379	68%	284
Nuevas Fronteras	556	98%	546
Pine Hill Elementary School	506	101%	515
Pullman Elementary School	481	75%	399
Red Rock Elementary School	658	97%	641
Royal Oaks Elementary School	582	82%	481
Valley Crossing Elementary School	733	100%	734
Woodbury Elementary School	632	74%	468
<b>Elementary (PK-5) Total:</b>	9946	85%	8681
Cottage Grove Middle School	1208	81%	989
Lake Middle School	1188	98%	1166
Oltman Middle School	990	100%	994
Woodbury Middle School	1188	93%	1109
<b>Middle School (6-8) Total:</b>	4574	93%	4258
East Ridge High School	1712	118%	2033
Park High School	2059	93%	1931
South Washington County Online	-	-	36
Woodbury High School	1925	101%	1946
<b>Senior High (9-12) Total:</b>	5696	104%	5946
South Washington Alternative High School	120	90%	108
Next Step/Pathw ays	90	96%	86
<b>Total Students:</b>	20426	93%	19079

# **South Washington County Schools – ISD #833**

## **2. EXISTING 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.**

- ISD #833 currently owns and operates 27 buildings that serve its PK-12 learning programs and district operations.
- The district is configured as three (3) 9-12 grade high schools, four (4) 6-8 grade middle schools, and sixteen (16) K-6 elementary schools.
- Below is a summary of the current District-owned facilities with the educational configurations and building sizes:

# South Washington County Schools – ISD #833

Building	Cal. Yr Comp/Occ	Bldg Sq. Footage
<b>Armstrong</b>	1969	62,318
2 Dist.Own. Prtbls	1987	1,760
2 std. Classrooms	2001	6,408
mech	2012	1,303
		<b>71,789</b>
<b>Bailey</b>	1991	88,707
storage	1992	761
8 c-rms,1 multi rm	2000	17,515
Security/Spec Ed Addition	2015	4,662
HVAC Upgrade	2016	
		<b>111,645</b>
<b>Cottage Grove Elem</b>	2002	98,562
Security Entrance with Offices	2016	1,783
		<b>100,345</b>
<b>Cottage Grove Middle</b>	1995	178,408
2 autism rooms	2005	3,945
8 Class/Weight rooms	2008	11,398
Classrooms	2018	6,479
		<b>200,230</b>
<b>Crestview</b>	1963	58,659
	1970	5,004
	1990	4,896
	1999	5,877
Media	2001	7,332
		<b>81,768</b>
<b>East Ridge HS</b>	2009	374,653
Black Box	2013	3,756
		<b>378,409</b>
<b>Grey Cloud</b>	1991	88,700
storage	1992	624
2 clm w/bathroom: autism	2001	3,711
K add'l'n, 6 classrooms, mech	2009	12,844
Security/Spec Ed Addition	2015	8,353
HVAC Upgrade	2016	
		<b>114,232</b>
<b>Hillside</b>	1963	58,778
	1970	4,840
	1990	4,913
Media	2001	7,310
HVAC Upgrade	2010	
		<b>75,841</b>
<b>Lake Middle School</b>	1995	181,445
	2005	3,511
	2018	6,394
		<b>191,350</b>
<b>Liberty Ridge</b>	2003	112,042
Security Entrance with Offices	2016	1,930
		<b>113,972</b>

<b>Liberty Ridge Site II</b>	2006	10,278
	2012	12,535
		<b>22,813</b>
<b>Middleton</b>	1991	88,649
storage	1992	624
5 classrm,1 multi purpose rm	1999	17,969
Security/Spec Ed Addition	2015	4,658
HVAC Upgrade	2016	
		<b>111,900</b>
<b>Newport</b>	1955	48,195
	1970	16,701
	1990	15,313
HVAC Upgrade	2010	
		<b>80,210</b>
<b>Nuevas Fronteras Spanish</b>	1951	16,799
<b>Immerson (old Oltman)</b>	1960	77,116
	1965	2,261
	1973	19,020
	1974	6,190
sci rms & media	1995	3,123
gym & mech.mezz	2002	21,646
HVAC Upgrade	2010	
		<b>146,155</b>
<b>Oltman Middle School</b>	2018	203,645
new school construction		
		<b>203,645</b>
<b>Park HS</b>	1964	250,330
	1971	50,357
boys varsity locker room	1973	6,210
	2002	60,060
green house	2003	1,390
sports/grounds storage, etc.	2007	16,693
wrestling	2008	4,538
N & Front mech,Fr Entry,Group rm	2009	15,698
		<b>405,276</b>
<b>Pine Hill</b>	1960	51,746
	1966	7,940
	1970	6,395
Media	2001	7,269
		<b>73,350</b>
<b>Pullman</b>	1960	58,848
	1970	4,800
Media	2001	7,309
		<b>70,957</b>
<b>Red Rock</b>	2002	98,541
Security Entrance with Offices	2016	1,690
		<b>100,231</b>
<b>Royal Oaks</b>	1966	58,780
	1970	4,837
	1990	4,914
Media	2001	7,306
		<b>75,837</b>

<b>Valley Crossing</b>	1996	133,665
		<b>133,665</b>
<b>Woodbury Elem</b>	1960	52,159
	1963	7,930
	1970	4,755
	1989	5,835
	1990	4,687
	1999	12,140
Media	2001	8,062
		<b>95,568</b>
<b>Woodbury Middle</b>	1969	151,476
	1989	717
new ad'l'n & mech mez	2002	21,382
BoilerMez. E Mech, Main Mech	2009	3,978
Classrooms	2018	27,586
		<b>205,139</b>
<b>Woodbury HS</b>	1974	227,610
field house,rooms,gym,cafe,ath stor	2002	101,858
gymnas,lect,2bath,entry,stor,mech	2008	25,839
BoilerMez. E Mech, Main Mech	2009	9,340
		<b>364,646</b>
<b>Program Center</b>	1980	56,371
		<b>56,371</b>
<b>Service Center</b>	1972	51,332
		<b>51,332</b>
<b>Transp. Garage</b>	1977	34,576
		<b>34,576</b>
<b>Trans. Maintenance</b>	1971*	4,275
wash bay/store room	1977	1,737
add'n	2002	1,806
		<b>7,818</b>
<b>Transp. Office</b>	2002	3,906
		<b>3,906</b>
<b>DISTRICT TOTAL</b>		<b>3,682,976</b>

## 3. 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:

- Need for additional Special Ed Transitions Program
- Break out learning spaces
- Opportunity to save dollars on existing leases
- Lack of efficiencies being in multiple buildings

## **South Washington County Schools – ISD #833**

### **SPECIFIC BENEFITS:**

Transition services include students aged 18 through 22 who have a variety of settings that provide post-secondary education, independent living skills, and employment opportunities to assist students with the transition to life as a young adult. Students are taught marketable employment skills and are supported in their efforts to find meaningful competitive or supportive employment along with exploration of post-secondary training opportunities.

### **EDUCATIONAL LEARNING BENEFITS**

- Appropriate spaces provided for transition students
- Better flexible learning spaces and environment
- Saving on operational dollars
- Staff efficiencies and better collaboration

### **COMMUNITY BENEFITS**

- Better location for many students
- Easy access for parents and students

### **BUILDING MAINTENANCE NEEDS:**

ISD #833 has always diligently cared for its school buildings and sites. Included in the proposed plan and project budgets is improving or bringing up to code. Following is a summary of work to be completed:

- Indoor air quality (HVAC) upgrades
- Piping retrofit
- Plumbing fixtures
- Electrical and lighting
- ADA doors and hardware
- Low voltage
- Security upgrades

## **4. CONSTRUCTION PROJECT DESCRIPTION**

**PROVIDE A NARRATIVE DESCRIPTION OF THE PROJECT, INCLUDING THE SPECIFICATION OF SITE AND OUTDOOR SPACE ACREAGE AND SQUARE 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.**

### **SUMMARY OF PROPOSED PROJECT:**

The following is a breakdown by building, project, and associated costs:

**South Washington County Schools – ISD #833**



**Review And Comment Budgets**  
5/14/2024

<b>SPED for 18- 22 year olds</b>			
Medium Remodel	3,000	175	\$525,000
Heavy Remodel	1,900	250	\$475,000
Additions	9,000	350	\$3,150,000
In-Door Air Quality (HVAC) & Electrical Upgrades, Fire Protection, Fire Alarm, Network Cabling, Plumbing Fixtures, Water Heaters, Piping Replace	10,000		\$1,000,000
Site Work - Minimal			\$650,000
Storm Shelter (Not needed for 18-22 yr old program)	-	0	\$0
Contingency	5%		\$291,607
Permits/Fees/Services/Testing			\$1,400,000
FF&E / Technology	separate		\$0
Subtotal			
Planned Inflation			included
<b>Project Costs</b>			<b>\$7,491,607</b>
<b>Land Cost &amp; Building Costs</b>			<b>\$1,700,000</b>
<b>Deposit for Construction Funds</b>			<b>\$9,191,607</b>

Not including Issuance Cost. See Appendices "A"

**PRELIMINARY PROJECT SCHEDULE DATES:**

- Board Approves RnC May 23, 2024
- MDE Approval of RnC Late August, 2024
- Design and Bidding August 2024 to April 2025
- Permitting and Lead Times May 2025 to August 2025
- Construction Phase August 2025 to July 2026
- Staff Move-In August 2026

**OPERATING COST IMPACT:**

The district anticipates there will not be additional teachers and support staff. It is possible this opportunity to combine spaces to one building will result in operational savings by helping us reduce duplicated staffing services.

In our current space the landlord provides custodial services. Therefore, we are expecting to hire one custodian for approx. \$65,000 per year.

Projected yearly maintenance supply cost is 20,000 SF times .50 cents = \$10,000 / year.

## South Washington County Schools – ISD #833

Energy and Utility Cost per year is estimated at 20,000 SF times \$1.5 = \$30,000 / year.

### 5. FINANCING / TAX IMPACT

#### **A SPECIFICATION OF THE SOURCE OF PROJECT FINANCING, INCLUDING:**

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

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

- 1) Estimated Sources and uses of funds for the proposed Certificates of Participation
- 2) Estimated debt service schedule for the proposed Certificates of Participation
- 3) An analysis of the estimated tax impact on various values of residential homesteads for the proposed Certificates of Participation

### 6. DOCUMENTATION OBLIGATING DISTRICT COMPLIANCE

#### **PROVIDE EVIDENCE OF UNDERSTANDING AND INTENT FOR COMPLIANCE WITH MINNESOTA STATUTES, STATE CODE REQUIREMENTS, AND DESIGN STANDARDS FOR THE ANTICIPATED PROJECT WORK.**

ISD #833 understands its obligation under Minnesota statutes governing municipal and public sector work, including the requirement to comply with applicable codes. It will also ensure that its project architect, engineers, and contractors understand this obligation.

- i) **Governing Municipal Contracts** – ISD #833 and its architect recognize and will be bound by all applicable provisions set forth in Minnesota Statute 471.345 governing public and municipal contracts issued for this project.
- ii) **Sustainable Design** – ISD #833 will consider and include elements of sustainable design for this project, including but not limited to *Conserving Energy & Natural Resources* through systems design and material selections; *Minimization and Management of Construction Waste*; and *Optimizing Maintenance & Operating Costs* through careful selection of operating systems, infrastructure components, and exterior and interior finish materials.
- iii) **Facility Commissioning Related to HVAC and ASHRAE Standards** – the architects and engineers for the projects will design ventilation systems that meet or exceed current building codes, as well as ASHRAE standards for indoor air quality and air infiltration. Furthermore, the district ensures that its systems will be commissioned as required under M.S. 123B.72 governing School Facility Commissioning. The architects certify that the systems designed will meet or exceed current code standards, including the ASHRAE air filtration standard 52.1.
- iv) **American National Standards Institute Acoustical Performance Criteria** – the architects for the projects will consider the American National Standards Institute's

**South Washington County Schools – ISD #833**

S12.60 Classroom Acoustics Standards in the design of the project for addressing background noise levels and reverberation times. Meeting these acoustical standards will include consideration of enclosures, partition walls, doors, window systems, as well as the design and installation of mechanical and electrical systems, so that recommended ambient noise levels are not exceeded throughout the various frequency ranges. Interior acoustical treatments will also be used to address low sound reverberation levels and increase speech clarity.

- v) **State Fire Code** – ISD #833 and its architect recognize and are bound by all applicable code provisions set forth in the International Fire Code as adopted by the International Code Council, including those provisions found in Minnesota Rules Chapter 7511.
- vi) **Chapter 326B Building Codes** – ISD #833 and its architect recognize and will comply with all applicable provisions set forth in Minnesota Statute 326B Construction Codes and Licensing governing the design and construction of this project.
- vii) **Consultation with Appropriate Governing Agencies Related to Project Impact on Utilities, Roads, Etc.** – ISD #833 and design teams will be in consultation with government units about the impact in regards to utilities, roads, sewer and water, sidewalks, improved trails, school bus and automobile traffic access, and safe access for pedestrians and cyclists. The other facilities in the project scope all sit on existing sites. Furthermore, any necessary planning and approvals will be coordinated with the local municipalities, counties, and the appropriate state agencies.

The School District, ISD #833, will maintain record documentation showing compliance with the above items upon and subsequent to project completion.

Superintendent Signature: \_\_\_\_\_ Date \_\_\_\_\_  
Julie Nielsen, Superintendent of Schools

Board Chair Signature: \_\_\_\_\_ Date \_\_\_\_\_  
Sharon Van Leer, Board Chair

Construction Manager Signature:  \_\_\_\_\_ Date May 23, 2024  
H. John Huenink, Vice President



**South Washington County Schools – ISD #833**

**Photos of existing spaces at Light the Way Church**



**South Washington County Schools – ISD #833**





**South Washington County Schools – ISD #833**



# Appendix "A"

## PRELIMINARY INFORMATION - FOR REVIEW AND COMMENT

### South Washington County School District No. 833

\$9,115,000 Certificates of Participation, Series 2024

Dated: October 1, 2024

#### Sources & Uses

Dated 10/01/2024 | Delivered 10/01/2024

##### Sources Of Funds

Par Amount of Bonds	\$9,115,000.00
Reoffering Premium	338,332.15
<b>Total Sources</b>	<b>\$9,453,332.15</b>

##### Uses Of Funds

Total Underwriter's Discount (1.500%)	136,725.00
Costs of Issuance	125,000.00
Deposit to Project Construction Fund	9,191,607.15
<b>Total Uses</b>	<b>\$9,453,332.15</b>

**PRELIMINARY INFORMATION - FOR REVIEW AND COMMENT**

**South Washington County School District No. 833**

\$9,115,000 Certificates of Participation, Series 2024

Dated: October 1, 2024

**Debt Service Schedule**

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
10/01/2024	-	-	-	-	-
10/01/2025	-	-	436,137.50	436,137.50	-
04/01/2026	225,000.00	5.000%	218,068.75	443,068.75	879,206.25
10/01/2026	-	-	212,443.75	212,443.75	-
04/01/2027	455,000.00	5.000%	212,443.75	667,443.75	879,887.50
10/01/2027	-	-	201,068.75	201,068.75	-
04/01/2028	480,000.00	5.000%	201,068.75	681,068.75	882,137.50
10/01/2028	-	-	189,068.75	189,068.75	-
04/01/2029	500,000.00	5.000%	189,068.75	689,068.75	878,137.50
10/01/2029	-	-	176,568.75	176,568.75	-
04/01/2030	525,000.00	5.000%	176,568.75	701,568.75	878,137.50
10/01/2030	-	-	163,443.75	163,443.75	-
04/01/2031	555,000.00	5.000%	163,443.75	718,443.75	881,887.50
10/01/2031	-	-	149,568.75	149,568.75	-
04/01/2032	580,000.00	5.000%	149,568.75	729,568.75	879,137.50
10/01/2032	-	-	135,068.75	135,068.75	-
04/01/2033	610,000.00	5.000%	135,068.75	745,068.75	880,137.50
10/01/2033	-	-	119,818.75	119,818.75	-
04/01/2034	640,000.00	5.000%	119,818.75	759,818.75	879,637.50
10/01/2034	-	-	103,818.75	103,818.75	-
04/01/2035	675,000.00	5.000%	103,818.75	778,818.75	882,637.50
10/01/2035	-	-	86,943.75	86,943.75	-
04/01/2036	705,000.00	5.000%	86,943.75	791,943.75	878,887.50
10/01/2036	-	-	69,318.75	69,318.75	-
04/01/2037	740,000.00	4.250%	69,318.75	809,318.75	878,637.50
10/01/2037	-	-	53,593.75	53,593.75	-
04/01/2038	775,000.00	4.250%	53,593.75	828,593.75	882,187.50
10/01/2038	-	-	37,125.00	37,125.00	-
04/01/2039	805,000.00	4.500%	37,125.00	842,125.00	879,250.00
10/01/2039	-	-	19,012.50	19,012.50	-
04/01/2040	845,000.00	4.500%	19,012.50	864,012.50	883,025.00
<b>Total</b>	<b>\$9,115,000.00</b>	<b>-</b>	<b>\$4,087,931.25</b>	<b>\$13,202,931.25</b>	<b>-</b>

**Yield Statistics**

Bond Year Dollars	\$87,192.50
Average Life	9.566 Years
Average Coupon	4.6883978%
Net Interest Cost (NIC)	4.4571771%
True Interest Cost (TIC)	4.4028659%
Bond Yield for Arbitrage Purposes	4.1522042%
All Inclusive Cost (AIC)	4.5851693%

**IRS Form 8038**

Net Interest Cost	4.1705350%
Weighted Average Maturity	9.511 Years

**PRELIMINARY INFORMATION - FOR REVIEW AND COMMENT**

**South Washington County Schools, ISD 833**

May 13, 2024

**Analysis of Estimated Tax Impact for Possible Lease Levy for Transition Program  
Issuance of Certificates of Participation for Purchase & Remodeling of Building**

<b>Amount Available for Project Costs</b>	<b>\$9,190,000</b>
<b>Term/Number of Lease Levies</b>	<b>15</b>
<b>True Interest Cost</b>	<b>4.40%</b>
<b>Closing Date</b>	<b>10/1/2024</b>
<b>Pay 2025 Lease Levy</b>	<b>\$879,206</b>

<b>Type of Property</b>	<b>Estimated Market Value</b>	<b>Estimated Annual Tax Impact Taxes Payable in 2025*</b>
	\$100,000	\$3
Residential	250,000	10
Homestead	400,000	18
	500,000	23
	750,000	38

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