

**BLOOMING PRAIRIE PUBLIC SCHOOLS**  
BLOSSOMING INTO LEARNERS AND LEADERS



**ISD #756**  
**BLOOMING PRAIRIE**  
**PUBLIC SCHOOLS**

# **2021 Referendum Projects**

## **REVIEW AND COMMENT SUBMITTAL**

**Presented to:**

**Minnesota Department of  
Education**

**August 18, 2021**



# Blooming Prairie Public Schools

Independent School District No. 756

202 4<sup>th</sup> Avenue NW

Blooming Prairie, MN 55917

High School Phone #507-583-4426; Fax #507-583-7952

Elementary School Phone #507-583-6615; Fax #507-583-4415

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August 16, 2021

Dr. Heather Mueller, Commissioner  
Minnesota Department of Education  
1500 Highway 36 West  
Roseville, Minnesota 55113-4266


Re: Independent School District #756  
Blooming Prairie Public Schools  
2021 Referendum

Dear Commissioner Mueller:

In accordance with M.S. 123B.71, Independent School District #756 is submitting this Review and Comment document for review for a proposed referendum project. The proposed work would provide additions and renovations at the High School, and renovations at the Elementary School. These items were identified and developed through a community focused Long Range Planning effort during the fall and winter of 2020-21. The referendum will be 2 questions, with the majority of proposed work in question 1, and a gymnasium addition at the High School in question 2. The direction to proceed with the referendum was approved by the Board at the August 16<sup>th</sup> Board meeting. The proposed referendum is November 2, 2021.

The total cost of the proposed work for both questions is \$33,990,000 and it will be funded through voter approved bonding authority. Additional specific details involving the need for these projects is furnished in this report. We appreciate your review and subsequent comments on this important proposal and look forward to your reply.

Sincerely,



Chris Staloch, Superintendent

cc: ISD #756 Board of Education

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**Administration:** Chris Staloch, Superintendent      Jake Schwarz, Elementary Principal      John Worke, High School Principal  
Alison Mach, Pre-K – 12 Associate Principal/Activities Director

**School Board:** Rodney Krell, Chair      Jenny Thurnau, Vice Chair      Pam Hameister, Clerk      Jon Sunde, Treasurer  
Kelly Braaten, Director      Melissa Stoen, Director      Dean Meshke, Director

"An Equal Opportunity Employer"

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In accordance with Minnesota Statute 123B.71, (2000) the School Board of Independent School District #756 Blooming Prairie Public Schools submits the following educational facility proposal for Review and Comment. The projects presented are the result of extensive District and Community review of facility conditions, capacity of buildings compared to enrollment projections, program initiatives, and equity within the District. The specific information is as follows:

**Key Information:**

- Address: **Independent School District #756**  
**Blooming Prairie Public Schools**  
202 4<sup>th</sup> Avenue NW  
Blooming Prairie, Minnesota 55917-1129  
Contact: Chris Staloch, Superintendent of Schools  
[CStaloch@blossoms.k12.mn.us](mailto:CStaloch@blossoms.k12.mn.us)  
Phone: (507) 583-4426  
Fax: (507) 583-7952
  
- School Board  
Rod Krell, Chair  
Jenny Thurnau, Vice-Chair  
Jon Sunde, Treasurer  
Pam Hameister, Secretary  
Kelly Braaten  
Dean Meshke  
Melissa Stoen
  
- Financing: Q1: **\$27,590,000 General Obligation Bonds**  
Q2: **\$6,400,000 General Obligation Bonds**
  
- Architect/Planner: **Wold Architects and Engineers**  
332 Minnesota Street, Suite W2000  
St. Paul, MN 55101  
Contact: Vaughn Dierks, AIA  
[vdierks@woldae.com](mailto:vdierks@woldae.com)  
Phone: (651) 227-7773
  
- Fiscal Consultant: **Baird Public Finance**  
7755 3<sup>rd</sup> Street North, Suite 400  
Saint Paul, MN 55128  
Contact: Michael Hoheisel  
[MHoheisel@rwbaird.com](mailto:MHoheisel@rwbaird.com)  
Phone: (651) 365-2582

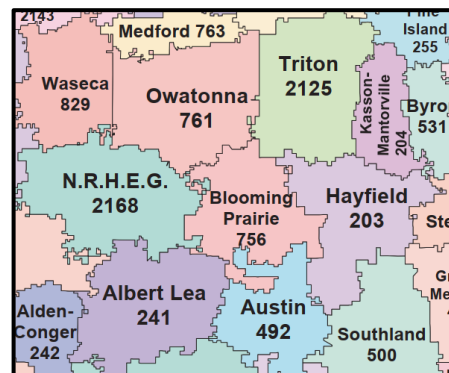
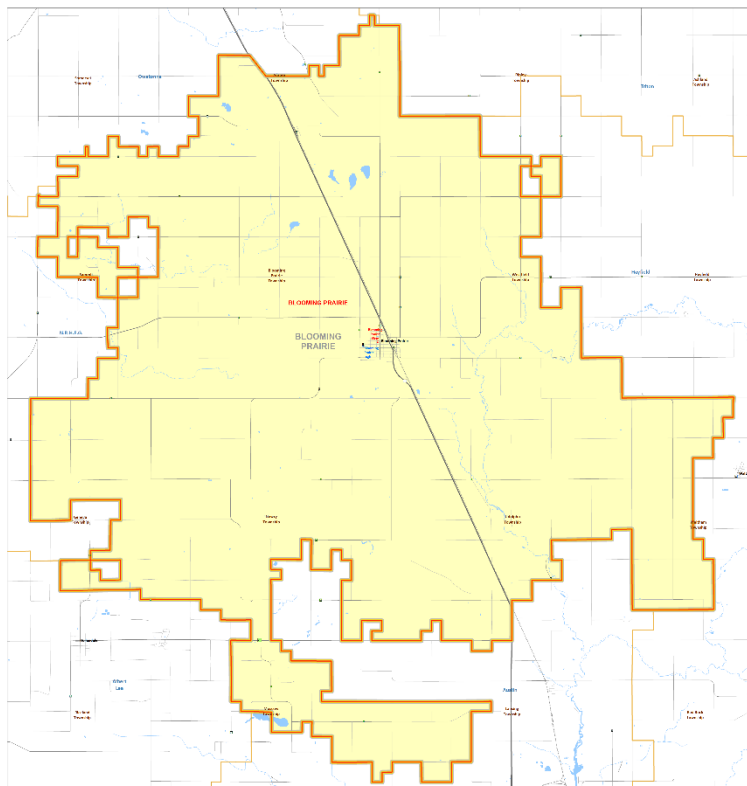
- I. The Geographic Area and Population to be Served**
  - a. Preschool Through Grade 12 Student Enrollments for the Past Five Years,**
  - b. Current Year Student Enrollment and Student Enrollment Projections for the Next Five Years.**

**Geographic Area to be Served**

Blooming Prairie Public Schools, ISD 756, consists of approximately 178 square miles and is home to approximately 800 Kindergarten to 12<sup>th</sup> grade students and their families. The District is located approximately 20 miles south of Owatonna, and at the intersection of Dodge, Mower, Freeborn and Steele Counties, with a population of approximately 4,200 people. The population to be served by this project are the students, staff and associated community in the Blooming Prairie School District attendance area.

**Map of ISD #756**

<https://www.mngeo.state.mn.us/maps/SchoolDistricts2016/sd0756.pdf>



Neighboring School Districts with contiguous borders include:

ISD 761	Owatonna
ISD 2125	Triton
ISD 203	Hayfield
ISD 492	Austin
ISD 241	Albert Lea
ISD 2168	N.R.H.E.G.

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

**Population to be Served: Enrollment History & Projections**

ENROLLMENT HISTORY										
Grade	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-2021
K	64	60	59	48	58	56	59	66	69	76
1	58	62	61	55	50	59	57	62	68	56
2	52	58	64	58	55	52	60	56	62	62
3	56	53	54	67	62	59	55	60	56	64
4	49	62	57	53	66	62	56	56	59	54
5	46	48	63	59	55	66	64	54	55	62
6	52	45	48	69	61	56	67	60	52	51
7	60	52	47	46	73	59	59	68	62	56
8	46	63	48	44	47	70	58	59	71	64
9	69	49	61	49	42	48	66	59	59	75
10	46	66	41	59	46	43	49	65	58	61
11	43	46	59	32	54	39	32	47	58	57
12	56	40	41	53	30	51	33	32	47	60
<b>Total</b>	<b>697</b>	<b>704</b>	<b>703</b>	<b>692</b>	<b>699</b>	<b>720</b>	<b>715</b>	<b>744</b>	<b>776</b>	<b>798</b>

The District has grown steadily by about 4% annually over the past 5 years. Even during the COVID pandemic of 2020-21, the District still experienced almost 1% growth compared to the slight decline many other Districts saw. Based on a demographics study conducted by Hazel Reinhardt, it is projected that the District will continue to grow in the future at the K-6 grade levels, while the 7-12 grade levels will remain stable.

ENROLLMENT PROJECTIONS				
Year	Low K Low Mig	Low K High Mig	High K Low Mig	High K High Mig
<b>2020-21</b>	<b>798</b>	<b>798</b>	<b>798</b>	<b>798</b>
2021-22	804	801	811	808
2022-23	802	797	815	810
2023-24	794	793	813	811
2024-25	785	788	810	813
2025-26	790	797	821	828
2026-27	797	809	835	848
2027-28	810	827	855	873
2028-29	815	835	867	888
2029-30	829	849	888	910
2030-31	833	856	899	924

*Excludes Early Childhood*

*(Excerpt from Demographics Report)*

*The projections from 2020-21 to 2030-31 reflect the following changes in the components of enrollment change. The Blooming Prairie Public Schools will experience **natural increase**, that is, the incoming Kindergarten classes will be larger than the previous years' Grade 12. This is a continuation of the pattern of the past ten years. In the past ten years natural increase averaged 18 students per year. In the next ten years, natural increase averages 8 to 14 students per year in the low kindergarten projections and 15 to 20 per year in the high kindergarten projections.*

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

ENROLLMENT PROJECTIONS			
	K-6	7-12	Total
<b>2020-21</b>	<b>425</b>	<b>373</b>	<b>798</b>
<b>2025-26</b>			
Low K/Low Mig	453	337	790
Low K/High Mig	466	331	797
High K/Low Mig	484	337	821
High K/High Mig	498	331	828
<b>2030-31</b>			
Low K/Low Mig	469	365	833
Low K/High Mig	482	375	856
High K/Low Mig	516	383	899
High K/High Mig	531	394	924

*Excludes Early Childhood*

*Looking at the projections based on the elementary and high school grades is instructive. In the first five projection years, K-6 enrollment is from 28 to 73 students higher than today. In ten years, K-6 enrollment ranges from 44 to 106 students higher than today. For the first five projection years, the kindergarten students have already been born. In all four projections, elementary enrollment increases.*

*In the first five projection years, high school enrollment is lower than it is today by 36 to 42 students. In the second five projection years, high school enrollment ranges from 8 students lower than today to 21 students higher than today. The high school projections are almost totally a result of the migration assumptions. The kindergarten assumptions have only a small effect on the high school projections.*

A full copy of the demographic study can be found on the District’s website here:

[https://www.blossoms.k12.mn.us/sites/blossoms.k12.mn.us/files/files/Private\\_User/evigeland/Blooming%20Prairie%20Enrollment%20Projections%202021.pdf](https://www.blossoms.k12.mn.us/sites/blossoms.k12.mn.us/files/files/Private_User/evigeland/Blooming%20Prairie%20Enrollment%20Projections%202021.pdf)

**2. A List of Existing School Facilities**

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

**Description of Existing Facilities/Utilization**

The Blooming Prairie Public School District is currently operating an elementary school for grades K-6 as well as Early Childhood, and a high school for grades 7-12 as well as the District Office.

<b>Schools</b>	<b>Grade Org.</b>	<b>Original Building</b>	<b>Additions</b>	<b>Site Size in Acres</b>	<b>Adjacent Public Acres</b>	<b>Building Area SF</b>
<i>Elementary School</i>	<i>PK - 6</i>	<i>1962</i>	<i>1988, 1994</i>	<i>2.95</i>	<i>2.73</i>	<i>63,105</i>
<i>High School</i>	<i>7 - 12</i>	<i>1956</i>	<i>1962, 1972, 1994, 2008</i>	<i>26.79</i>	<i>10.17</i>	<i>216,260</i>
<i>District Owned Land</i>	<i>NA</i>	<i>NA</i>	<i>NA</i>	<i>10.0</i>	<i>0</i>	<i>NA</i>

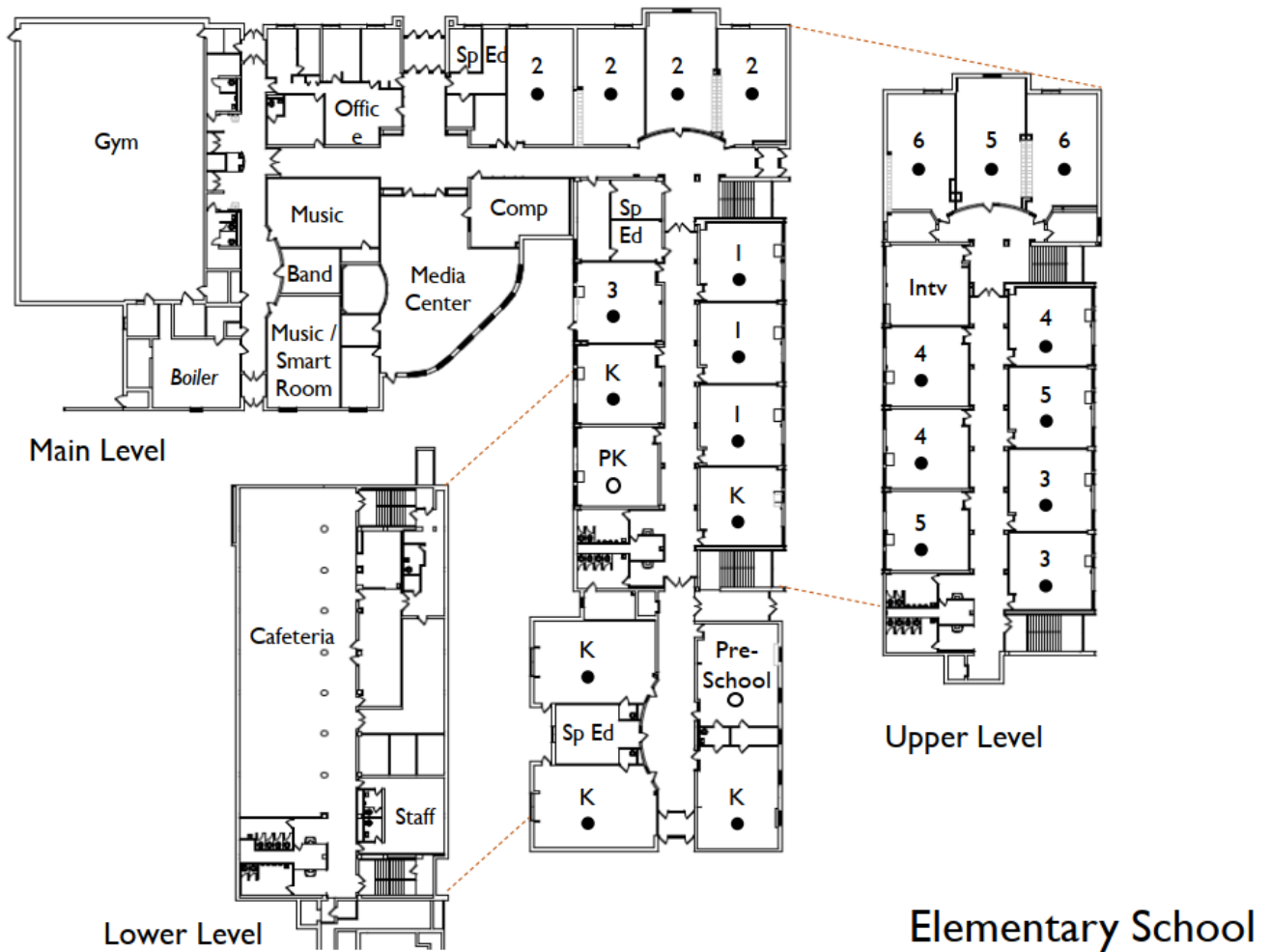
The location of the Elementary School within the boundary of the City is an extremely small site compared to MDE guidelines. While there is an adjacent City park, it is across a street, and of a similar size to the Elementary site. The High School site has a larger city park with ballfields directly adjacent to the south, and the District owns farmland that could be developed adjacent to the west.

**Available Alternate Facilities**

The current facilities within the District are at capacity at this time and cannot accommodate the additional student population. The district has reviewed the availability of other facilities both within and outside of the School District. No other facilities of significant size and adequate function have been identified to meet the needs of the District and/or to be available for use.



2. A List of Existing School Facilities (Continued)



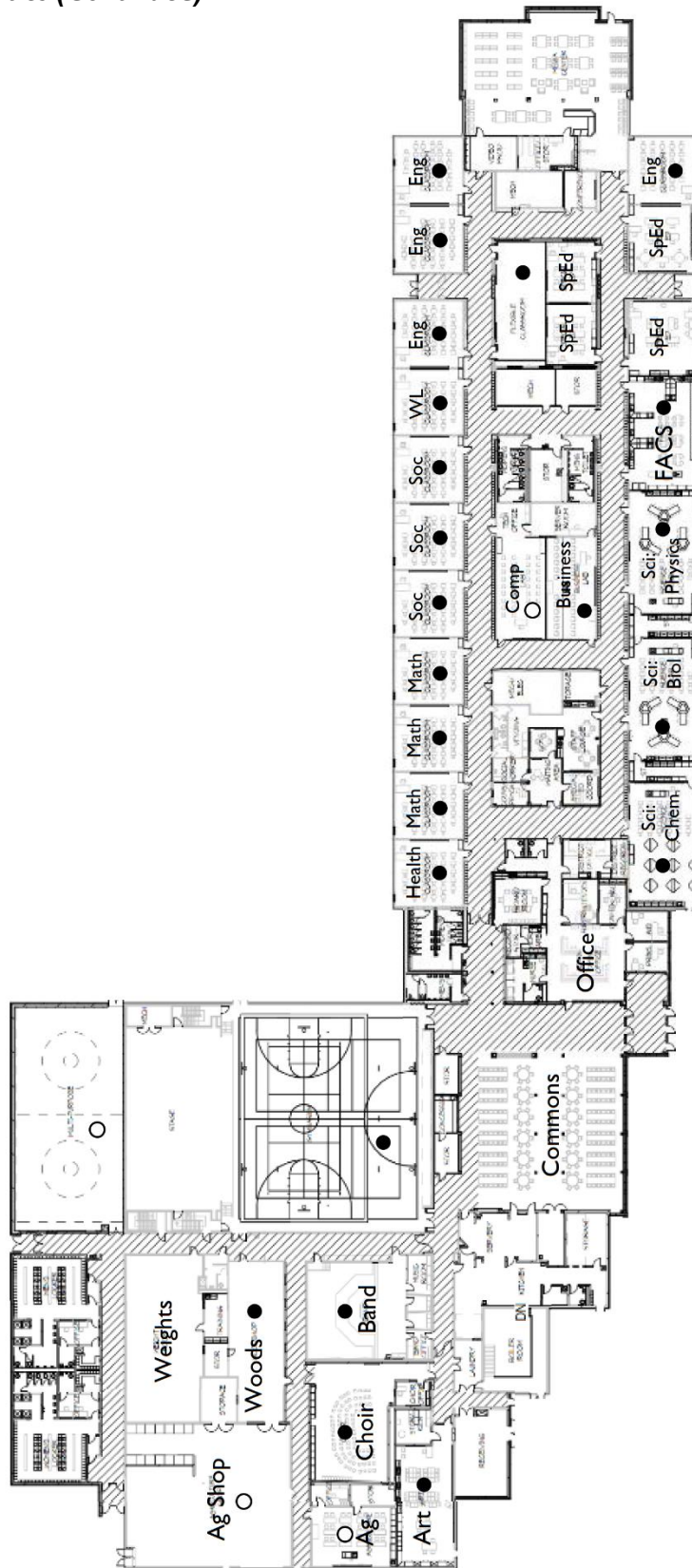
Kindergarten	(5) x 20 =	100
1 <sup>st</sup> Grade	(3) x 20 =	60
2 <sup>nd</sup> Grade	(4) x 20 =	80
3 <sup>rd</sup> Grade	(3) x 20 =	60
4 <sup>th</sup> Grade	(3) x 24 =	72
5 <sup>th</sup> Grade	(3) x 24 =	72
6 <sup>th</sup> Grade	(2) x 24 =	48
<b>Capacity</b>		<b>438</b>
<i>(Note: 3 Section School = 456)</i>		



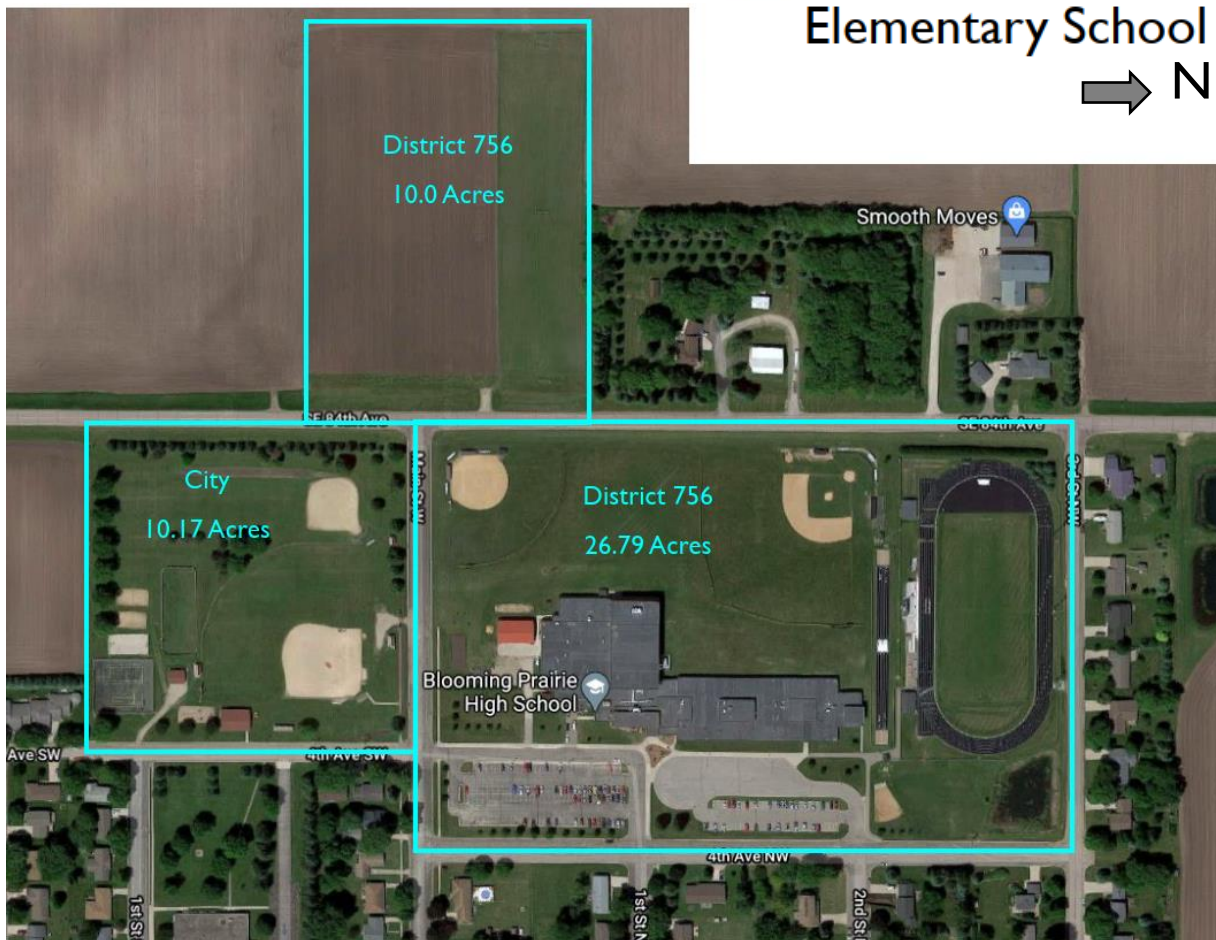
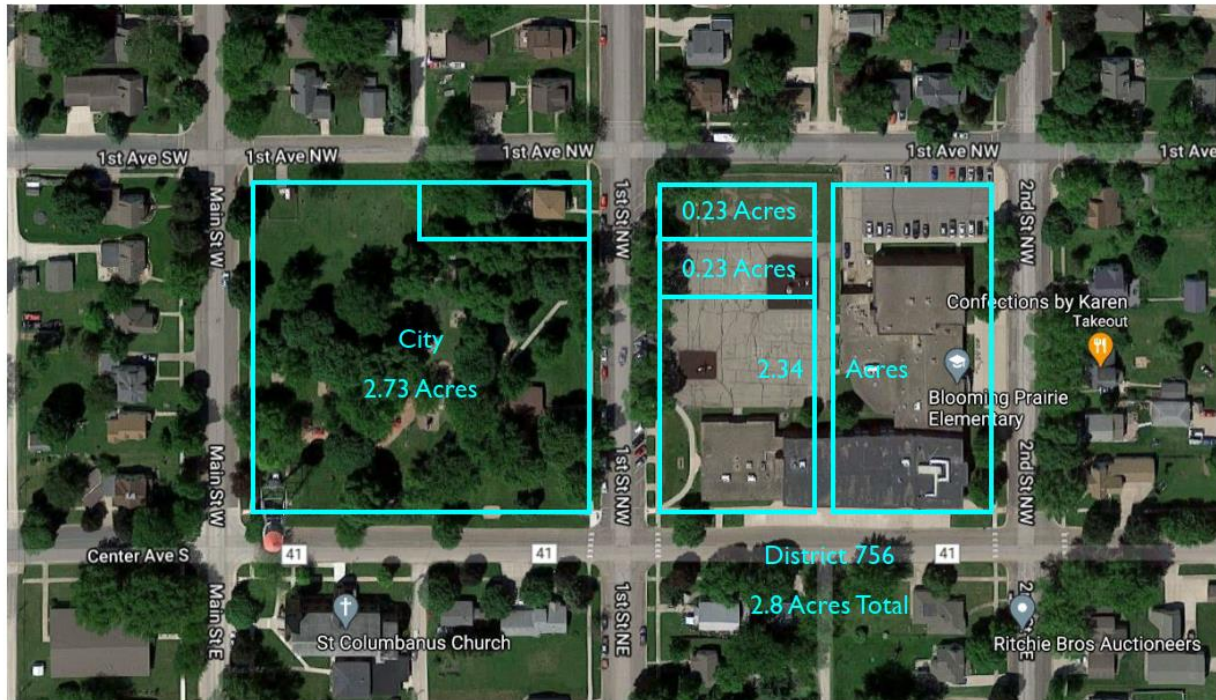
2. A List of Existing School Facilities (Continued)

N  
 ↑ High School

Stations	23
x Students / Station	24
x % Utilization	80%
Capacity =	441
<i>Additional Potential:</i>	
Stations	4
x Students / Station	24
x % Utilization	80%
Additional Capacity =	77
Total Potential Capacity	518



2. A List of Existing School Facilities (Continued)



Elementary School  
➔ N

High School

### 3. A List of the Specific Deficiencies of the Facilities

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

#### **Process Used to Determine Deficiencies**

The District has had a working relationship with Wold Architects and Engineers since 2001 including the 2007 referendum. Since that time, Wold has helped the District study the impact of annual enrollments, security improvements, potential locations for additions, and other minor projects. As the enrollment has continued to increase, the District decided to establish a Community Task Force to assist in determining appropriate strategic direction for their facilities, including how best to meet the pending immediate capacity needs. In March of 2021, Wold was engaged as the facilitator of the meetings.

The planning began immediately, with Wold preparing a Capacity Analysis, as well as Facility Analysis to document and understand pending maintenance needs of the buildings. Hazel Reinhardt was engaged to develop a Demographics Report and Enrollment Projections (see section 2). With data prepared, community task forces were convened to develop criteria and review issues for prioritization and assessment in determining next steps. Items the group reviewed included:

- Physical Conditions (*LTFM vs. an additional investment*)
- Enrollment vs. Capacity
- Educational Programming
- Building Security
- Extra-Curricular Use (*amenities and access*)
- Community Use (*amenities and access*)

The Community Task Force met (4) times in April and May, with a recommendation to the Board in June. With a recommendation determined, the District engaged Morris-Leatherman to conduct a community survey to better understand support for the potential referendum components before determining the final approach outlined within this Review and Comment. Copies of all of the meeting minutes as well as the Committee recommendation to the Board can be found on the District's website here:

<https://www.blossoms.k12.mn.us/page/4446>

The criteria outlining the deficiencies of the buildings to be addressed is included on the following pages.

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

#### Physical Conditions / Facility Analysis Deficiencies Overview:

- Elementary School
  - Mechanical
    - Steam heating system is inefficient, problematic (ideally would be Hot Water)
    - DDC Controls have issues, near end of useful life
    - Water heaters / systems have surpassed useful life
    - No dehumidification at Gym, Cafeteria
  - Electrical
    - PA System problematic – possibly original?
    - Fire Alarm system outdated, has issues
    - Have been replacing clocks with battery powered
    - Could upgrade lighting controls from manual
    - Generator undersized – should include life safety items and critical loads
  - Site
    - Paving issues to address
  - Exterior
    - Roof due for replacement
    - Brick repairs, tuckpointing
    - Replacement of metal doors
  - Interior
    - Finishes – updates as needed
  - Accessibility
    - Freight elevator needs ADA upgrade, replacement
    - Minor issues at restrooms, cabinets
- High School
  - Mechanical
    - Multiple areas with ventilation issues
    - Water heaters / systems inefficient, poor condition
    - Problems with Unit ventilators and heaters
    - Former locker rooms below stage problematic
  - Electrical
    - PA System problematic – possibly original?
    - Fire Alarm system outdated, has issues
    - Some remaining lights to upgrade (Minor)
    - Could upgrade lighting controls from manual
    - Generator undersized – should include life safety items and critical loads
  - Site
    - Paving issues to address
  - Exterior
    - Some repairs needed due to deterioration
    - Brick repairs, tuckpointing
    - Operable windows older, security risk
    - Replacement of metal doors
  - Interior
    - Finishes – updates as needed
    - ACT ceilings warped in some areas
  - Accessibility
    - No elevator to Lower Level

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

Total Potential Physical Conditions Costs and Prioritization

Elementary School LTFM: Sum of Total Project Cost at Year of Construction					
Category	Priority				
	1	2	3	4	5
Mechanical		\$ 317,000	\$ 3,724,500		
Electrical		\$ 254,500	\$ 89,500		
Exterior		\$ 1,145,500	\$ 143,500		
Interior		\$ 131,500		\$ 254,000	\$ 7,000
Accessibility	\$ 13,500	\$ 1,409,500	\$ 367,500		
Site			\$ 208,500		
<b>Priority Totals</b>	<b>\$ 13,500</b>	<b>\$ 3,258,000</b>	<b>\$ 4,533,500</b>	<b>\$ 254,000</b>	<b>\$ 7,000</b>

High School LTFM: Sum of Total Project Cost at Year of Construction					
Category	Priority				
	1	2	3	4	5
Mechanical	\$ 110,000	\$ 954,500	\$ 3,118,500	\$ 55,500	
Electrical	\$ 98,500	\$ 263,000	\$ 140,500		
Exterior		\$ 89,000	\$ 87,000	\$ 220,000	
Interior		\$ 89,000			\$ 10,500
Accessibility		\$ 7,000			
Site		\$ 328,500			
<b>Priority Totals</b>	<b>\$ 208,500</b>	<b>\$ 1,731,000</b>	<b>\$ 3,346,000</b>	<b>\$ 275,500</b>	<b>\$ 10,500</b>

Summary:

- Overall, buildings are in good physical condition
- District has invested in repairs and maintenance as needed
- Biggest issue to address: converting steam to hot water for mechanical systems
- Will need to plan for and budget larger pending projects (roofs, paving, etc.)

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

**Capacity vs. Enrollment Deficiencies Overview:**

ES Capacity: 438		<b>16-17</b>	<b>17-18</b>	<b>18-19</b>	<b>19-20</b>	<b>20-21</b>	<b>21-22</b>
HS Capacity: 518	<b>K-6</b>	404	408	404	405	426	442
	<b>7-12</b>	317	305	335	364	376	366
Enrollment History:	<b>Total</b>	<b>721</b>	<b>713</b>	<b>739</b>	<b>769</b>	<b>802</b>	<b>808</b>

**Since 2010-11**

- District’s school population increased by 80 students (10.8%)
- Blooming Prairie Public Schools’ enrollment (excluding Early Childhood) increased by 114 students (16.7%)
- Resident enrollment (excluding Early Childhood) increased by 60 students (9.7%)
- Nonresidents make up 14.8% of total enrollment in 2020-21
- The District had a net gain of 44 students (public options) in 2020-21

**In ten years (2030-31)**

- District enrollment (excluding EC) projected to range from 833 to 924 (4.4% -15.8%) more than the 2020-21 enrollment (798 students)
- Kindergarten is projected to be larger than the previous year’s Grade 12, which is a continuation of the pattern of the past ten years
- Modest net out migration is projected to continue driven by the loss of students between Grade 10 and Grade 12

**In five years (2025-26)**

- K-6 enrollment projected to be 28 to 73 students larger than in 2020-21
- High school enrollment (7-12) will decrease

**Summary:**

- Enrollment growing – will require (4) sections K-3, (3) section 4-6
  - Currently (2) rooms displaced at ES
  - Future (2-3) additional rooms displaced
- Current enrollment increases impacting other programming:
  - Music – sharing with SMART Room
  - Art – moved down to cafeteria
  - Interventionists – replaced one Computer Lab (Could be a STEM Space)
  - Title I on a cart in 2021-22
- Early Childhood / Pre-K programming limited by capacity
  - No way to set up for Toddler / ECFE (Ideal: Dedicated Space)
  - No afternoon options for PK, 3 Year Old
  - Need to use rooms with no toilets (#1 issue)
  - Parent pick-up / drop-off challenging on the East
- Special Education needs (3) rooms for future (currently 2)
  - Space designed appropriate to student needs
- Even though HS will decline slightly over next 5-Years, it will return to current enrollment levels in the following 5-Years. (No additional capacity available)
- The limited size of the Elementary site (less than 3 acres) offers no ability for a building addition to address capacity issues

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

#### Educational Programming / Functional Deficiencies Overview:

##### Elementary School

- Based on capacity issues (see above), spaces appropriate to function have been relocated to other rooms, or displaced entirely
- Special Education needs (3) rooms for future (currently 2)
  - Spaces need to be designed appropriate to student needs
- Because of building layout, it is difficult to keep grade levels together / adjacent to each other

##### High School

- Available Options for students (languages, electives, etc.) mean not all classes will be (24) students per room
- Career & Tech Education: High demand programs – but spaces don't reflect contemporary needs, layout, etc.
- Band – original space, but making it work
- Little to no “Personalized Learning Space” or Flex Space
  - Small group, independent study or coursework
  - Direct support adjacent to learning areas
  - Opportunity to address in Media Center (common approach by other Districts)
- Gym space impacted by Performing Arts needs
  - When performances are scheduled, because the stage is in the gym, PE classes have to be modified to accommodate limited gym use
- Special Education needs (4) rooms for future (current)
  - Space designed appropriate to student needs
  - Greater accessibility by staff to students

#### Security Deficiencies Overview:

- In general, the District has security protocols in place that meet or exceed other Districts, in part based on receiving a state security grant for funding
  - Both buildings have secure vestibules requiring all visitors to pass through the offices before entering buildings
  - Building clocks and emergency address systems replaced as part of grant
- There are operable windows at both buildings that could be replaced with fixed windows to reduce potential threats



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

#### Activities, Extra-Curricular and Community Use Deficiencies Overview:

- Locker rooms are in acceptable condition – need additional Coach Space
- Activities Scheduling issues:
  - Winter: 9-12 Early / Late, w 7-8 @ ES (Similar with VB in Fall)
  - Spring: BB / SB Scheduling issue with Practice
  - No Youth programming until after 7 pm
  - Weather can force practices inside
- Stage is a significant scheduling issue:
  - Shared with Gym – acoustic challenge
  - Robotics on stage, build in shop
  - Spring & Fall musicals force PE out of Gym
  - Choir – off site for concerts (acoustics)
- Storage – always a concern
- Community Use:
  - Not as many Community Education offerings as in the past
    - Classrooms / Educational use is good
    - Lots of Athletic use / demand
  - Stadium amenities for community (concessions, bathrooms, tickets) needed
  - Just For Kicks Dance in ES Cafeteria
  - Youth Wrestling
    - (5) Months in the Winter
    - 2x / Week (M/W) 5:30-7:00
    - Not enough space to have overlapping programs
  - No Free Gym Time

**Based on the deficiencies defined, the Community Task Force began their discussion on how to best establish Criteria with the following focus:**

- Physical Conditions - Need to continue to invest (to what level?)
  - Protect Assets
  - Look for Operational Efficiency
- Capacity vs. Enrollment - Need space to accommodate students
  - Elementary currently experiencing issues – likely to continue
- Safety & Security - Additional steps to take?
- Programming & Functionality - Strategic Alignment
  - Conversion to meet today's students & needs
  - Equity
  - New or pending Initiatives
- Extra-Curricular & Community - Finding Support
  - Scheduling Impacts
  - Overlap of Use

**The Criteria established by the Community Task Force is as follows:**

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

**Physical Conditions Criteria:**

- Continue to make an investment in Long Term Facilities Maintenance [LTFM] Plan (*Roofs, Mechanical, Parking lots, Lighting, Other*)
- If there are Operational Efficiencies to be gained (with a ROI under 10 years) they should strongly be considered
- ADA, functionality, and other compounded factors should be considered when developing maintenance approaches
- At this time, the District should consider addressing all Priority 1-3 items to minimize upcoming LTFM expenses, and address maintenance items that exist in any renovated program areas

Priority	High School	Elementary School
1	\$ 208,500	\$ 13,500
2	\$ 1,642,000	\$ 3,258,000
3	\$ 3,435,000	\$ 4,533,500
4	\$ 275,500	\$ 254,000
5	\$ 10,500	\$ 7,000

**Capacity & Enrollment Criteria:**

- Must continue to provide capacity to meet District Enrollment, and maintain current class sizes
- The Elementary School cannot support the current or pending enrollment. This needs to be addressed.
  - Based on projections, (2) full grades must be accommodated in new spaces
- Acceptable Grade Structures:
  - PK-6, 7-12
  - PK-5, 6-12
  - PK-4, 5-12 (5-8 / 9-12)
  - PK-12? 5-8?
- Unacceptable Grade Structures:
  - PK-1, 2-6, 7-12
  - 2-6, PK-1 / 7-12
  - PK, K-5, 6-12
- Student experience should be appropriate to age
- Core Capacity (cafeteria, lockers, etc.) of any building must accommodate students

**Educational Programming Criteria:**

- Appropriate spaces for Specialty Programming should be provided at each school (Art, Music, electives, etc.)
  - Where possible, similar programs should be located adjacent to each other for efficiency
- Early Childhood programming (PK-K) should be located in appropriate rooms and spaces, and be located in the Elementary School to provide a contiguous program
  - Toilet rooms should be provided in these areas
- Special Education enrollment and function should be accommodated in appropriate spaces
- CTE spaces and programming should reflect the current market need to better prepare students, and remain flexible to accommodate future needs
  - The outdoor areas related to construction, agriculture, etc. for CTE should be maintained
  - Specialized CTE programs that can be provided more effectively in relevant spaces at Riverland or other partners should continue to be part of the educational approach
- If relocated to the HS, 5<sup>th</sup> and 6<sup>th</sup> Grade should be adjacent to each other, and in a location that makes travel to specialty and common areas of the building easy to access

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

*(Educational Programming Criteria continued)*

- Daylight and views are important for all educational rooms, and should be preserved whenever possible
- Spaces for independent, flexible and personalized learning approaches should be part of any option at the High School, with a greater focus on access by upper level grades
- The HS Media Center should reflect and adapt to today's educational needs

#### **Safety & Security Criteria:**

- Parent Pick-Up and Drop Off at the ES needs to be improved, especially for Early Childhood
- At such a time as windows are due for life-cycle replacement, operable windows should be replaced with fixed windows for increased security.

#### **Activities & Community Use Criteria**

- Options should address scheduling conflicts for activities (Gyms, Fields)
  - (2) Additional Courts
  - (1) Each: Baseball & Softball
  - Flexible Activity Space
- Options should address conflicts between athletics use and performing arts use
  - This means moving Performances to new location
- Student activities are a priority, but Options should consider increased community access to spaces as a result
- Spaces the public interacts with (stadium, games, performances, etc.) should have amenities that accommodate needs (toilets, concessions, tickets, etc.)
  - Game and Performance venues should be adjacent and accessible to the commons

***Utilizing this Criteria, the Community Task Force considered how to best resolve the issues with the proposed options development.***

#### **Deficiencies that will be Addressed:**

- Investing in larger maintenance projects now will allow the District to allocate future LTFM funds across the District to address physical needs
- Capacity issues can be addressed if grade structure can be aligned to a larger site
- Secondary spaces can be updated to reflect current educational needs and pedagogy
- Scheduling activities can be addressed through a Performing Arts addition, which also resolves a long term need and on-going discussion within the community

#### **Benefits to Students, Teachers and Community:**

- Equity in programming in all areas of the District
- Expanded extra-curricular spaces both internally and externally for all to use (including community)
- Improved physical conditions including indoor air quality for all building users

**4. A Description of the Project including:**

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

**a) Sites and Outdoor Acreage**

- Site acreage for both District properties, as well as Site Plans of the (2) buildings are included in Section 2 of this Review and Comment.
- Elementary School (2.8 Acres)
  - Based on minimal site size (less than 3 acres), no expansion of the Elementary was planned
- High School (36.79 acre campus + 10.17 acre adjacent City property)
  - The building additions are primarily focused on the area directly west of the existing building.
  - The commons expansion to the east of the building is accommodated within the space between the building and the parking, with no impact to traffic patterns or flow
  - The ballfields to be developed on the 10 acre parcel across 84<sup>th</sup> avenue are currently farm land and easy to develop
  - All additions have been master planned for the site as part of and since the 2007 referendum.

**b) Square Footage Allocations (High School)**

AREA	Unit Size	#	Addition	Stations	Unit Size	#	Renovation	Stations	Comments
<b>Classrooms</b>									
Classrooms (General)	800	6	4,800 SF	6					
Support Spaces									
Group Areas / Flex Learning	1,000	1	1,000 SF		4		1,400 SF		
Conference Rooms	200	2	400 SF						
<b>Subtotal</b>			<b>6,200 SF</b>				<b>1,400 SF</b>		
<b>Art</b>									
Labs	1,400	2	2,800 SF	2					<i>CTE Class? Receiving?</i>
Kiln / Storage	400	1	400 SF						
<b>Subtotal</b>			<b>3,200 SF</b>						
<b>Music</b>									
General Purpose					1,250	1	1,250 SF		<i>CTE Class? Receiving?</i>
Choir					1,715	1	1,715 SF	1	
Band					1,645	1	1,645 SF	1	
Instrument Storage					155	1	155 SF		
Choir Office					145	2	290 SF		
Band Office					115	1	115 SF		
Practice					65	2	130 SF		
<b>Subtotal</b>							<b>4,050 SF</b>		

4. A Description of the Project (continued)

b) Square Footage Allocations (continued)

AREA	Unit Size	#	Addition	Stations	Unit Size	#	Renovation	Stations	Comments
<b>CTE</b>									
Ag Lab					3,985	1	3,985 SF	1	
Woods					1,465	1	1,465 SF		
Classroom					850	1	850 SF		
<b>Subtotal</b>							<b>6,300 SF</b>		
<b>Physical Education</b>									
Auxiliary Gymnasium	7,000	2	14,000 SF	1					
Fitness / Cardio / Flex					3,035	1	3,035 SF		
<b>Subtotal</b>			<b>14,000 SF</b>				<b>3,035 SF</b>		
<b>Learning Commons / Media Center</b>									
Collection / Stacks / Secure (TBD)							2,345 SF		
Flex Learning (TBD)							1,935 SF		
<b>Subtotal</b>							<b>4,280 SF</b>		
<b>Cafeteria / Commons</b>									
Expansion			1,155 SF						
<b>Subtotal</b>			<b>1,155 SF</b>						
<b>Receiving / Building Storage</b>									
Receiving							770 SF		
<b>Subtotal</b>							<b>770 SF</b>		
<b>Performing Arts</b>									
Stage			3,000 SF						
House / Seating (450)	15	450	6,750 SF						
Dressing Rooms							3,035 SF		
Make-up Room							incl SF		
Toilets							incl SF		
Scene Shop / Storage			800 SF						
Control Room			225 SF						
Lighting Platform			200 SF						
Concessions / Tickets			200 SF						
Lobby			1,000 SF						
<b>Subtotal</b>			<b>12,175 SF</b>						

Note: Proposed work at the Elementary Schools renovates existing rooms without changing footprint of building, or room definitions. No Space Program has been developed as a result.

4. A Description of the Project (continued)

Elementary School:

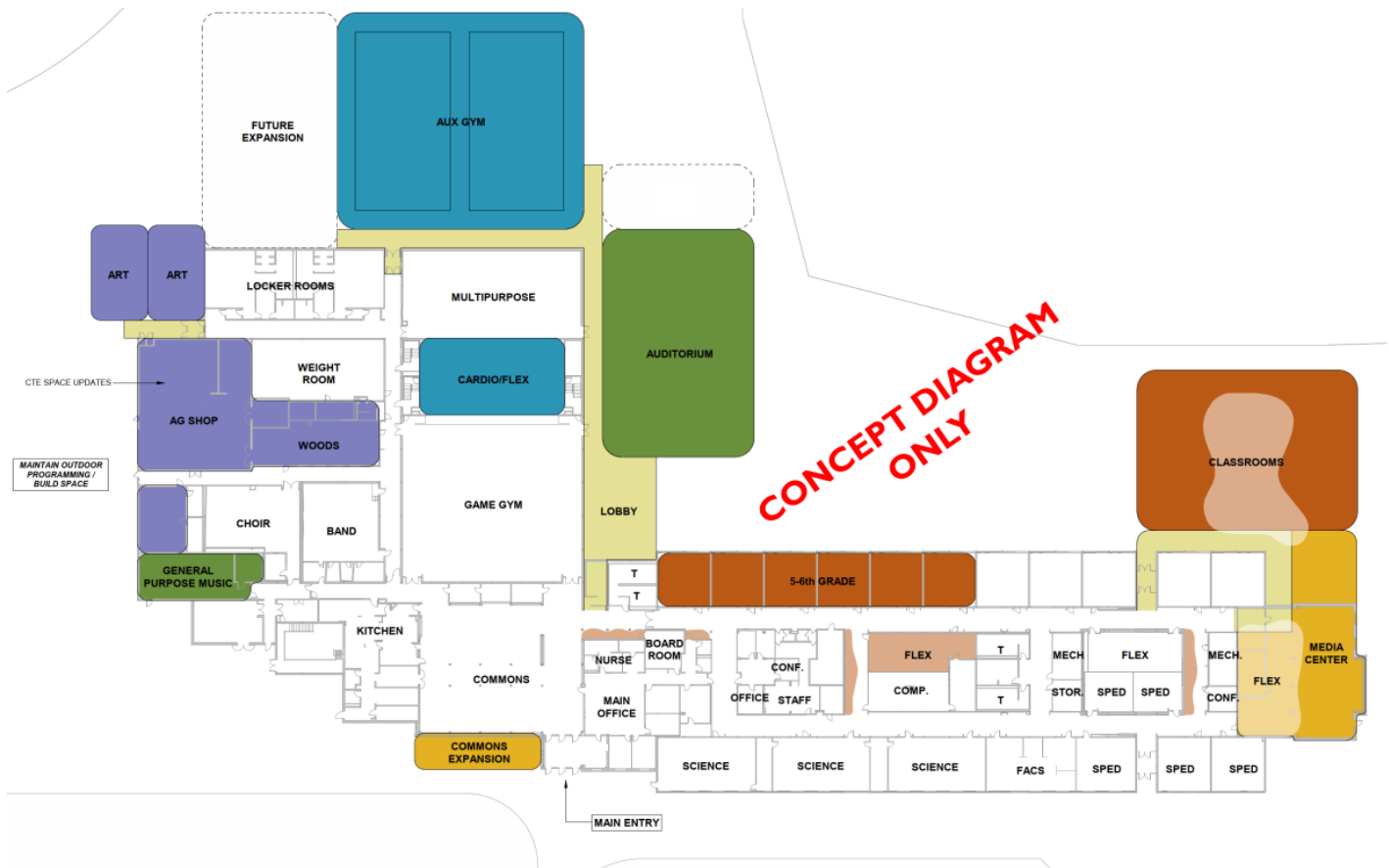
- Add Toilets to Kindergarten Rooms
- Renovate Special Education Rooms as needed
- Relocate Art adjacent to Media
- Accommodate Computer Lab within building



4. A Description of the Project (continued)

High School:

- (6) Classroom + Flexible Learning Space Addition
- Renovate Media Center
- New fields to the west
- Convert Art to Music
- (2) Lab Art Addition
- Commons Expansion
- CTE Physical Upgrades
- Performing Arts Addition
  - Convert Stage to Cardio
  
- (2) Gym Addition  
(Question 2 Only)



**4. A Description of the Project (continued)**

**c) Estimated Expenditures**

The total expenditures for the project will be asked in (2) Questions, with the bulk of the work at the High School and all of the work at the Elementary School in the first Question, and the Gym addition at the High School in the second Question (contingent on Question 1 passing).

**Question 1**

**High School**

Relocate 5th-6th Grade

Addition	\$	3,200,000
Media	\$	800,000
Art-Music	\$	2,000,000
	\$	<u>6,000,000</u>

CTE Upgrades	\$	850,000
Commons Expansion	\$	565,000
Flex Learning Areas	\$	275,000
Performing Arts Addition	\$	12,850,000
Cardio Flex (Convert stage)	\$	300,000
New Ballfields	\$	250,000
LTFM Projects	\$	2,000,000
	\$	<u>23,090,000</u>

**Elementary**

Toilets at Kindergarten	\$	200,000
Special Education	\$	200,000
Art Modifications	\$	100,000
LTFM Projects	\$	4,000,000
	\$	<u>4,500,000</u>

**TOTAL: Q1** \$ **27,590,000**

**Question 1**

Gymnasium Addition	\$	6,400,000
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**TOTAL: Q1+Q2** \$ **33,990,000**

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



**4. A Description of the Project (continued)**

**Operational Expenditures:**

The anticipated increase in the gross square footage (both Questions) for the High School is approximately 48,200 SF. As such the proposed project will have a minimal increase to the general fund operational costs for the District:

Anticipated Utility Costs	\$	1.20 /sf
	x	48,200 sf
	\$	57,840 Annual Impact

It is anticipated that this cost, if realized, will be calculated and absorbed into the District’s operating budget beginning the 2023-24 school year.

No additional FTE for Administrators or Teachers are anticipated with this work. Currently, the District staffs 4.5 custodial staff members. Increasing that to 5.0 custodial staff may be considered, but this would be evaluated after occupancy, and if necessary built into the District’s operating budget at that time. Because much of the total square feet being proposed are both large volume spaces and event based (Performing Arts & Gymnasium), the need for additional custodial staff may be absorbed by the current District staffing.

**d) Schedule**

Review and Comment Submittal to MDE	August 2021
Review and Comment MDE Review	August - September 2021
Project Design & CD Preparation	November 2021 – August 2022
Project Construction Documents Issue	Summer 2022
Project Construction	September 2022 – August 2024
Project Completion	Fall for School Years 2023 & 2024

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

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

**Availability and Manner of Financing**

ISD 756, Blooming Prairie Public Schools intends to ask voters to authorize two school building bond requests with a referendum to be held on Tuesday, November 2, 2021 as follows:

**Ballot Question #1**

*Shall the board of Independent School District No. 756 (Blooming Prairie), Minnesota be authorized to issue general obligation school building bonds in an amount not to exceed \$27,590,000 for acquisition and betterment of school sites and facilities including, but not limited to, construction to relocate 5th and 6th grade to the high school, additional high school facility improvements including performing arts addition and elementary facility improvements?*

**Ballot Question #2**

*If School District Question 1 is approved, shall the board of Independent School District No. 756 (Blooming Prairie), Minnesota be authorized to issue general obligation school building bonds of the School District in an aggregate amount not to exceed \$6,400,000 for acquisition and betterment of school sites and facilities including, but not limited to, construction of an additional gymnasium facility at the High School?*

Voter approved bonds will provide the source of the financing authorized under Minnesota Statutes section 123B.02 and Chapter 475 to pay for the project improvements along with the costs of issuing the debt. Although the voter approved bonds will qualify for debt equalization, the district does not anticipate it will receive any State aid under the current formula.

Based on the requested data per Minnesota Statute, the District has had Baird include the following information for review:

- 1) Existing Debt Information
- 2) Sources, Uses and Bond Statistics of the Voter Approved Bonds
- 3) Aggregate Debt Service Payments
- 4) Debt Structure of Each Voter Approved Question with 105% Levy
- 5) MDE Ag2School Credit Assist Chart
- 6) Estimated Tax Impact.

*1) Existing Debt Information*

Period Ending	Deferred Maintenance	Health and Safety	Aggregate Debt Service	Series 2013A	VA GO		H&S Bond Levy @ 100%	Existing Debt Levy	Debt Levy @ 105%
				Refunding Debt	H&S Levy	Est Aid Offset			
2/1/2022	27,825.00	116,550.00	144,375.00	1,067,310.00	116,550.00	51,464.82	65,085.18	1,132,395.18	1,189,014.93
2/1/2023	27,325.00	115,050.00	142,375.00	1,068,410.00	115,050.00	50,802.47	64,247.53	1,132,657.53	1,189,290.40
2/1/2024	26,825.00	113,550.00	140,375.00	1,069,110.00	113,550.00	50,140.12	63,409.88	1,132,519.88	1,189,145.88
2/1/2025	26,287.50	111,937.50	138,225.00	1,064,410.00	111,937.50	49,428.09	62,509.41	1,126,919.41	1,183,265.38
2/1/2026	25,750.00	110,325.00	136,075.00	1,064,410.00	110,325.00	48,716.06	61,608.94	1,126,018.94	1,182,319.89
2/1/2027		133,075.00	133,075.00	1,067,990.00	133,075.00	58,761.75	74,313.25	1,142,303.25	1,199,418.42
2/1/2028		115,075.00	115,075.00		115,075.00	50,813.51	64,261.49	64,261.49	67,474.56
2/1/2029		117,525.00	117,525.00		117,525.00	51,895.35	65,629.65	65,629.65	68,911.13
2/1/2030		119,825.00	119,825.00		119,825.00	52,910.96	66,914.04	66,914.04	70,259.74
2/1/2031		116,975.00	116,975.00		116,975.00	51,652.49	65,322.51	65,322.51	68,588.63
2/1/2032		119,125.00	119,125.00		119,125.00	52,601.86	66,523.14	66,523.14	69,849.29
2/1/2033		116,125.00	116,125.00		116,125.00	51,277.16	64,847.84	64,847.84	68,090.23
2/1/2034		117,375.00	117,375.00		117,375.00	51,829.12	65,545.88	65,545.88	68,823.18
2/1/2035		118,437.50	118,437.50		118,437.50	52,298.29	66,139.21	66,139.21	69,446.18
2/1/2036		119,312.50	119,312.50		119,312.50	52,684.66	66,627.84	66,627.84	69,959.23
	134,012.50	1,760,262.50	1,894,275.00	6,401,640.00	1,760,262.50	777,276.71	982,985.79	7,384,625.79	7,753,857.07

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

2) Sources, Uses and Bond Statistics of the Voter Approved Bonds

<b>SOURCES AND USES OF FUNDS</b>			
<b>ISD No. 756, Blooming Prairie Public Schools G.O. School Building Bonds, Series 2022A</b>			
<i>Sources:</i>	<i>Q1 GO SBB, Series 2022A</i>	<i>Q2 GO SBB, Series 2022A</i>	<i>Total</i>
<b>Bond Proceeds:</b>			
Par Amount	27,590,000.00	6,400,000.00	33,990,000.00
Premium	418,277.75	86,696.30	504,974.05
	<u>28,008,277.75</u>	<u>6,486,696.30</u>	<u>34,494,974.05</u>
<b>Uses:</b>			
<b>Project Fund Deposits:</b>			
Project Fund	27,590,000.00	6,400,000.00	33,990,000.00
<b>Delivery Date Expenses:</b>			
Cost of Issuance	72,590.00	6,400.00	78,990.00
Underwriter's Discount	344,875.00	80,000.00	424,875.00
	<u>417,465.00</u>	<u>86,400.00</u>	<u>503,865.00</u>
<b>Other Uses of Funds:</b>			
Additional Proceeds	812.75	296.30	1,109.05
	<u>28,008,277.75</u>	<u>6,486,696.30</u>	<u>34,494,974.05</u>

<b>BOND SUMMARY STATISTICS</b>			
<b>ISD No. 756, Blooming Prairie Public Schools G.O. School Building Bonds, Series 2022A</b>			
	<i>Q1 GO SBB, Series 2022A</i>	<i>Q2 GO SBB, Series 2022A</i>	<i>Aggregate</i>
Dated Date	02/01/2022	02/01/2022	02/01/2022
Delivery Date	02/01/2022	02/01/2022	02/01/2022
Last Maturity	02/01/2047	02/01/2047	02/01/2047
Arbitrage Yield	2.864249%	2.864249%	2.864249%
True Interest Cost (TIC)	2.966343%	2.990941%	2.971037%
Net Interest Cost (NIC)	2.970745%	2.990316%	2.974495%
All-In TIC	2.987474%	2.998848%	2.989646%
Average Coupon	2.987174%	2.996640%	2.988987%
Average Life (years)	16.194	16.546	16.260

Note: Illustration purposes only. Significant changes in market conditions may require adjustments to current illustration.

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

3) *Aggregate Debt Service Payments*

**AGGREGATE DEBT SERVICE**

**ISD No. 756, Blooming Prairie Public Schools  
G.O. School Building Bonds, Series 2022A**

<i>Period Ending</i>	<i>Q1 GO SBB, Series 2022A</i>	<i>Q2 GO SBB, Series 2022A</i>	<i>Other D/S</i>	<i>Aggregate Debt Service</i>
02/01/2023	884,944.00	231,889.00	1,132,657.53	2,249,490.53
02/01/2024	882,944.00	235,139.00	1,132,519.88	2,250,602.88
02/01/2025	935,944.00	248,139.00	1,126,919.41	2,311,002.41
02/01/2026	936,744.00	245,389.00	1,126,018.94	2,308,151.94
02/01/2027	922,344.00	247,639.00	1,142,303.25	2,312,286.25
02/01/2028	1,998,344.00	249,639.00	64,261.49	2,312,244.49
02/01/2029	1,996,144.00	246,389.00	65,629.65	2,308,162.65
02/01/2030	1,797,144.00	398,139.00	66,914.04	2,262,197.04
02/01/2031	1,758,444.00	442,139.00	65,322.51	2,265,905.51
02/01/2032	1,754,041.50	445,896.50	66,523.14	2,266,461.14
02/01/2033	1,757,214.00	443,914.00	64,847.84	2,265,975.84
02/01/2034	1,757,964.00	441,374.00	65,545.88	2,264,883.88
02/01/2035	1,756,548.00	438,350.00	66,139.21	2,261,037.21
02/01/2036	1,753,249.50	439,920.00	66,627.84	2,259,797.34
02/01/2037	1,823,622.00	436,085.00		2,259,707.00
02/01/2038	1,820,606.00	442,013.00		2,262,619.00
02/01/2039	1,821,175.50	437,410.00		2,258,585.50
02/01/2040	1,820,302.00	437,594.50		2,257,896.50
02/01/2041	1,822,969.50	437,417.00		2,260,386.50
02/01/2042	1,823,865.50	436,838.00		2,260,703.50
02/01/2043	1,823,115.50	435,888.00		2,259,003.50
02/01/2044	1,820,858.50	439,600.50		2,260,459.00
02/01/2045	1,822,085.50	437,822.50		2,259,908.00
02/01/2046	1,821,469.50	440,662.50		2,262,132.00
02/01/2047	1,824,162.00	438,005.00		2,262,167.00
	<b>40,936,244.50</b>	<b>9,573,291.50</b>	<b>6,252,230.61</b>	<b>56,761,766.61</b>

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

4) *Debt Structure of Each Voter Approved Question with 105% Levy*

Estimated debt service schedule(s) utilize non-bank qualified borrowing rates plus 60 basis points or 0.60% above current tax-exempt market conditions.

**Bond Debt Service**

**ISD No. 756, Blooming Prairie Public Schools**

**Q1 GO SBB, Series 2022A**

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Debt Service</i>	<i>Levy @ 105%</i>
2/1/2023	50,000	4.000%	834,944.00	884,944.00	929,191.20
2/1/2024	50,000	4.000%	832,944.00	882,944.00	927,091.20
2/1/2025	105,000	4.000%	830,944.00	935,944.00	982,741.20
2/1/2026	110,000	4.000%	826,744.00	936,744.00	983,581.20
2/1/2027	100,000	4.000%	822,344.00	922,344.00	968,461.20
2/1/2028	1,180,000	4.000%	818,344.00	1,998,344.00	2,098,261.20
2/1/2029	1,225,000	4.000%	771,144.00	1,996,144.00	2,095,951.20
2/1/2030	1,075,000	3.600%	722,144.00	1,797,144.00	1,887,001.20
2/1/2031	1,075,000	2.270%	683,444.00	1,758,444.00	1,846,366.20
2/1/2032	1,095,000	2.450%	659,041.50	1,754,041.50	1,841,743.58
2/1/2033	1,125,000	2.600%	632,214.00	1,757,214.00	1,845,074.70
2/1/2034	1,155,000	2.720%	602,964.00	1,757,964.00	1,845,862.20
2/1/2035	1,185,000	2.810%	571,548.00	1,756,548.00	1,844,375.40
2/1/2036	1,215,000	2.850%	538,249.50	1,753,249.50	1,840,911.98
2/1/2037	1,320,000	2.880%	503,622.00	1,823,622.00	1,914,803.10
2/1/2038	1,355,000	2.910%	465,606.00	1,820,606.00	1,911,636.30
2/1/2039	1,395,000	2.930%	426,175.50	1,821,175.50	1,912,234.28
2/1/2040	1,435,000	2.950%	385,302.00	1,820,302.00	1,911,317.10
2/1/2041	1,480,000	2.980%	342,969.50	1,822,969.50	1,914,117.98
2/1/2042	1,525,000	3.000%	298,865.50	1,823,865.50	1,915,058.78
2/1/2043	1,570,000	3.010%	253,115.50	1,823,115.50	1,914,271.28
2/1/2044	1,615,000	3.020%	205,858.50	1,820,858.50	1,911,901.43
2/1/2045	1,665,000	3.040%	157,085.50	1,822,085.50	1,913,189.78
2/1/2046	1,715,000	3.050%	106,469.50	1,821,469.50	1,912,542.98
2/1/2047	1,770,000	3.060%	54,162.00	1,824,162.00	1,915,370.10
	<b>27,590,000</b>		<b>13,346,244.50</b>	<b>40,936,244.50</b>	<b>42,983,056.73</b>

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

4) *Debt Structure of Each Voter Approved Question with 1.05% Levy (continued)*

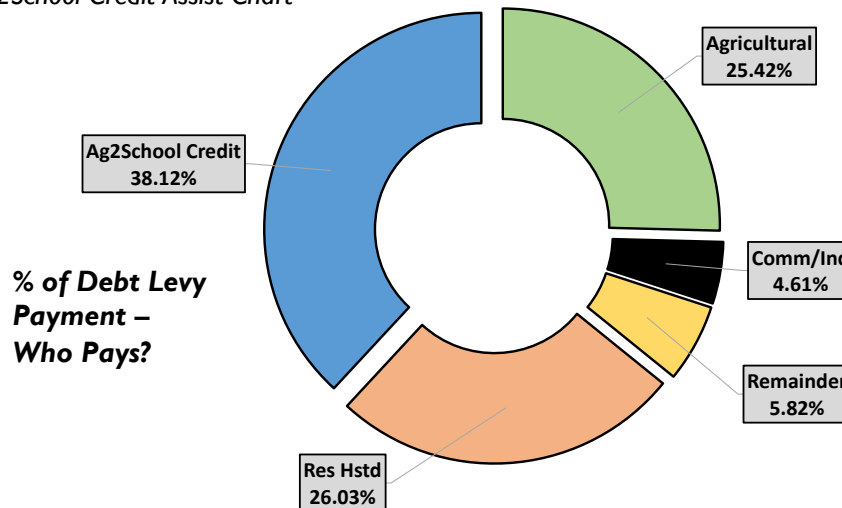
Estimated debt service schedule(s) utilize non-bank qualified borrowing rates plus 60 basis points or 0.60% above current tax-exempt market conditions.

**Bond Debt Service**  
**ISD No. 756, Blooming Prairie Public Schools**  
**Q2 GO SBB, Series 2022A**

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Debt Service</i>	<i>Levy @ 105%</i>
2/1/2023	35,000	5.000%	196,889.00	231,889.00	243,483.45
2/1/2024	40,000	5.000%	195,139.00	235,139.00	246,895.95
2/1/2025	55,000	5.000%	193,139.00	248,139.00	260,545.95
2/1/2026	55,000	5.000%	190,389.00	245,389.00	257,658.45
2/1/2027	60,000	5.000%	187,639.00	247,639.00	260,020.95
2/1/2028	65,000	5.000%	184,639.00	249,639.00	262,120.95
2/1/2029	65,000	5.000%	181,389.00	246,389.00	258,708.45
2/1/2030	220,000	5.000%	178,139.00	398,139.00	418,045.95
2/1/2031	275,000	2.270%	167,139.00	442,139.00	464,245.95
2/1/2032	285,000	2.450%	160,896.50	445,896.50	468,191.33
2/1/2033	290,000	2.600%	153,914.00	443,914.00	466,109.70
2/1/2034	295,000	2.720%	146,374.00	441,374.00	463,442.70
2/1/2035	300,000	2.810%	138,350.00	438,350.00	460,267.50
2/1/2036	310,000	2.850%	129,920.00	439,920.00	461,916.00
2/1/2037	315,000	2.880%	121,085.00	436,085.00	457,889.25
2/1/2038	330,000	2.910%	112,013.00	442,013.00	464,113.65
2/1/2039	335,000	2.930%	102,410.00	437,410.00	459,280.50
2/1/2040	345,000	2.950%	92,594.50	437,594.50	459,474.23
2/1/2041	355,000	2.980%	82,417.00	437,417.00	459,287.85
2/1/2042	365,000	3.000%	71,838.00	436,838.00	458,679.90
2/1/2043	375,000	3.010%	60,888.00	435,888.00	457,682.40
2/1/2044	390,000	3.020%	49,600.50	439,600.50	461,580.53
2/1/2045	400,000	3.040%	37,822.50	437,822.50	459,713.63
2/1/2046	415,000	3.050%	25,662.50	440,662.50	462,695.63
2/1/2047	425,000	3.060%	13,005.00	438,005.00	459,905.25
	<b>6,400,000</b>		<b>3,173,291.50</b>	<b>9,573,291.50</b>	<b>10,051,956.08</b>

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

5) MDE Ag2School Credit Assist Chart



6) Estimated Tax Impact

	Q1	Q2	Q1 & Q2 TOTAL
Est. Borrowing Amount	27,590,000	6,400,000	33,990,000
Est. Project Amount	27,590,000	6,400,000	33,990,000
Est Total P&I	40,936,245	9,573,292	50,509,536
True Interest Cost %	2.96634%	2.99094%	2.97104%
Final Maturity Year	2047	2047	2047
Requested Payment Change @ 100%	884,944	231,889	1,116,833
Requested Levy Change @ 105%	929,191	243,483	1,172,675
Est. Pay 2022 NTC uses Final Pay 2021 NTC	7,993,141	7,993,141	7,993,141
Est. NTC Tax Rate	11.625%	3.046%	14.671%

Type of Property	Estimated Market Value
Residential Homestead	50,000
	100,000
	150,000
	200,000
	250,000
	300,000
	400,000
	500,000
	1,000,000
Commercial/Industrial	100,000
	250,000
	500,000
Ag Homestead* (average value per acre)	6,000
	6,500
	7,000
Ag Non-Homestead** (average value per acre)	6,000
	6,500
	7,000

Q1	Q2	Q1 & Q2 TOTAL
<b>Proposed Annual Property Tax Impact</b>	<b>Proposed Annual Property Tax Impact</b>	<b>Proposed Annual Property Tax Impact</b>
34.87	9.14	44.01
83.47	21.87	105.34
146.82	38.47	185.29
210.18	55.07	265.25
273.53	71.68	345.21
336.89	88.28	425.17
463.60	121.48	585.08
581.24	152.31	733.55
1,307.80	342.69	1,650.49
174.37	45.69	220.06
494.06	129.46	623.52
1,075.30	281.77	1,357.07
1.39	0.37	1.76
1.51	0.40	1.91
1.63	0.43	2.06
2.79	0.73	3.52
3.02	0.79	3.81
3.25	0.85	4.10

\* Ag Homestead examples exclude the house, garage and one acre which has the same tax impact as a residential homestead property

\*\* The Ag2School Property Tax relief bill passed in May 2019 provides debt service tax relief of levy payments of 55% in 2021, 60% in 2022 and 70% for taxes payable in 2023 and beyond for qualifying agricultural and timber properties

6. Documentation:

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

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

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

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

Superintendent Signature: [Signature] Date 8/18/21
Board Chair Signature: [Signature] Date 8/18/21
Architect/Engineer Signature: [Signature] Date 8.18.21