

August 1, 2018

Proposal for Review and Comment Submitted to:

Commissioner Dr. Brenda Cassellius

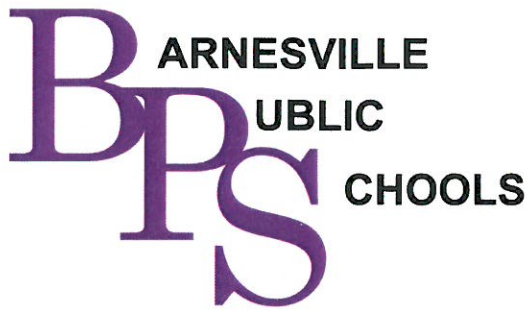
Minnesota Department of Education

**Barnesville
Public Schools**

Proposed Building Program

Barnesville Public School District
Independent School District No. 146
302 3rd St. SE
Barnesville, Minnesota 56514
Telephone: (218) 354-2217

☐ **Scott Loeslie**
Superintendent



INDEPENDENT SCHOOL DISTRICT #146

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"Commitment
To
Excellence"

August 1, 2018

Dr. Brenda Cassellius, Commissioner
Minnesota Department of Education
Room #I-18
1500 Highway 36 West
Roseville, MN 55113

Dear Dr. Cassellius:

In accordance with Minnesota Statute 123B.71, the Board of Education of the Independent School District #146, Barnesville Public Schools, submits the following educational facility proposal for Review and Comment.

It is the desire of the Board of Education to provide a facility improvement program to construct additions and renovations to all of the district's facilities. The proposed project includes the following work:

Florence Atkinson Elementary School Building:

- Classroom addition.
- Secure entrance/office addition.
- Accessibility, life-safety and deferred maintenance upgrades.
- HVAC upgrades

Barnesville High School Building:

- Gym, Locker Room, Auditorium, Music, and Commons addition.
- Science and Special Education renovation.
- Accessibility, life-safety and deferred maintenance upgrades.

Funding for the project will be by sale of \$26,000,000 of voter-approved general obligation bonds and \$500,000 of LTFM funds. The Barnesville Board of Education has approved a Bond Referendum election on November 6, 2018 to authorize sale of general obligation bonds not to exceed \$26,000,000.00, in anticipation of your favorable review.

Specific details regarding the project are included in the enclosed proposal for your review and comment. We thank you in advance for your cooperation and look forward to your response.

Sincerely,

Scott Loeslie, Superintendent
Barnesville Public Schools

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INTRODUCTION

The Board of Education of Barnesville Public Schools, after careful study, has decided to implement a facility program in the district consisting of upgrades to the existing Elementary School and High School facilities in Barnesville. The Board's decision was made in order to maintain a quality educational space into the future.

Facility Improvements:	Bond Referendum	\$26,000,000
	LTFM Funds	\$500,000

High School Building:

- Addition, including new Gymnasium, Auditorium, Locker Rooms, Music Suite, and Commons.
- Science Lab and Special Education renovations.
- Deferred maintenance upgrades, including new fire sprinkler system, accessibility, life-safety and finish improvements.

Elementary School Building:

- Classroom addition.
- Secure entrance/Office addition.
- Renovation of Office into Special Education space.
- Deferred maintenance upgrades, including new fire sprinkler system, roof replacement, HVAC upgrades, accessibility, life-safety and finish improvements.

Referendum Date: November 6, 2018

Funding: General Obligation Bonds

Completion:	August 2020	Elementary School
	December 2020	High School

Architect: Wendel

Construction Manager: R.A. Morton

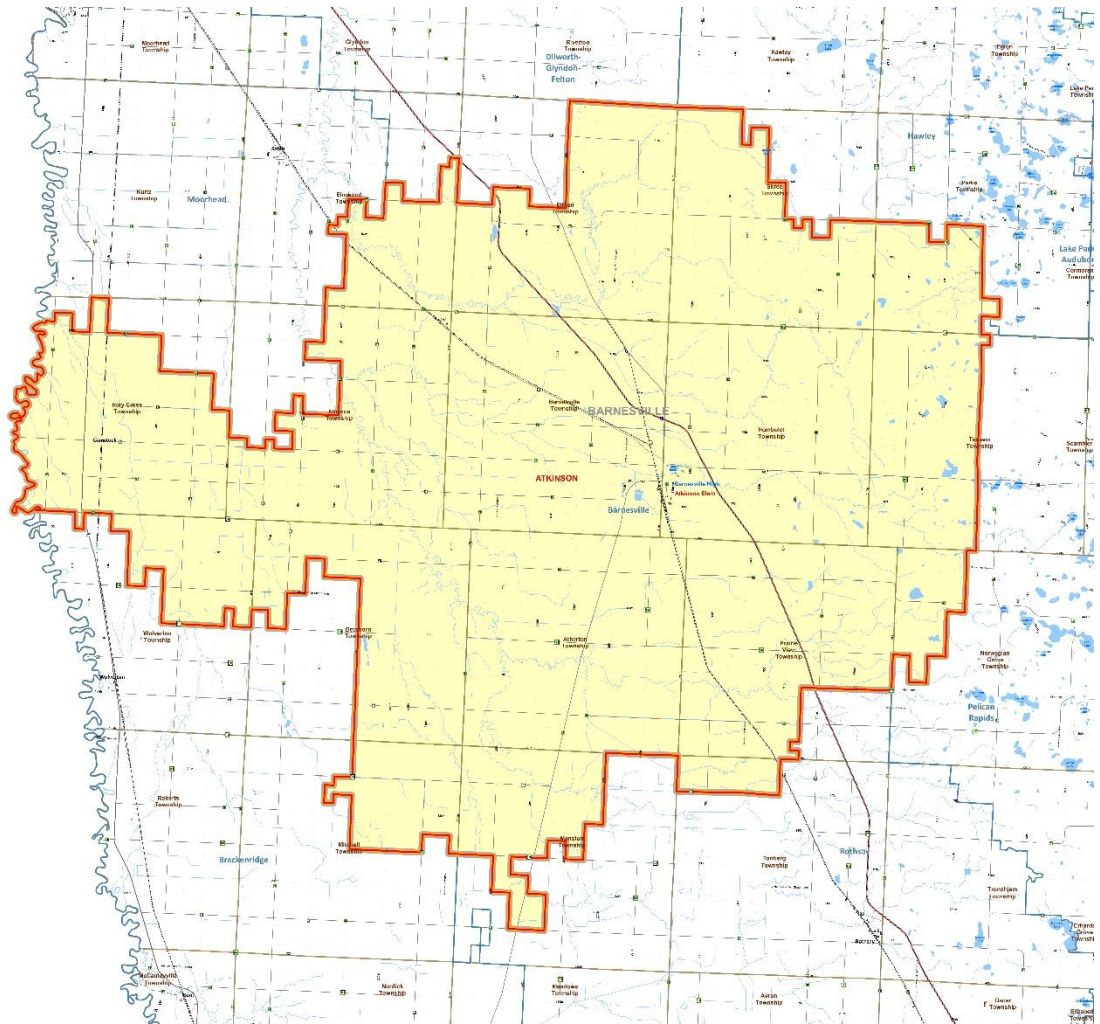
Fiscal Consultant: Ehlers

The District has explored various alternatives and combinations of construction and remodeling. The information presented in this text clearly documents the need for this building program. Particular thanks are due to the Barnesville Public Schools Board of Education and its Facilities and Task Force for their participation of this educational facility analysis and planning study, and the resulting facilities proposal.

1. GEOGRAPHIC AREA / POPULATION DATA

The Barnesville Public School District is located in Clay, Otter Tail and Wilkin Counties, 145 miles northwest of Saint Cloud, Minnesota. School Districts adjacent to Barnesville are Moorhead, Dilworth-Glyndon-Felton, and Hawley to the north, Pelican Rapids to the east, and Rothsay and Breckenridge to the south. The school district is approximately 344 square miles in area.

The Barnesville Public School District currently operates an Elementary School and High School in Barnesville. The school district offices are housed in the High School building.



The proposed building projects at Barnesville are predominantly to accommodate the educational needs of the school district, as well as to improve security and accessibility.

1. GEOGRAPHIC AREA / POPULATION DATA continued

- A. Table 1 depicts actual K-12 enrollment patterns for the Barnesville Public School District between 2013-2018, as provided by the School District.

□ **Table 1: Actual Past Enrollment 2010-2011 / 2015-2016**

	13-14	14-15	15-16	16-17	17-18	CURRENT 18-19
K	59	65	57	61	65	65
1	64	60	70	57	61	66
2	67	62	66	68	62	63
3	80	67	65	67	65	62
4	62	73	69	65	69	66
5	75	63	70	68	67	69
6	63	76	67	69	72	69
7	65	60	80	67	67	71
8	71	67	57	79	69	67
9	53	67	66	53	75	66
10	70	53	68	67	49	74
11	60	66	50	64	67	47
12	66	61	65	50	62	66
Total K-12	855	840	850	835	850	851

- B. Table 2 depicts enrollment projections for the Barnesville Public School District through 2023-2024, as provided by the School District. The incoming kindergarten enrollments are actual student counts.

□ **Table 2: Enrollment Projections**

	CURRENT					
	18-19	19-20	20-21	21-22	22-23	23-24
K	65	65	65	65	65	65
1	66	67	67	67	67	67
2	63	68	68	68	68	68
3	62	64	68	68	68	68
4	66	61	63	67	68	68
5	69	65	61	63	67	68
6	69	71	67	63	65	69
7	71	69	71	67	63	64
8	67	72	69	71	67	63
9	66	64	68	66	68	64
10	74	65	63	68	65	67
11	47	71	62	61	65	63
12	66	47	71	62	60	65
Total K-12	851	849	863	856	856	859

2. EXISTING SCHOOL FACILITIES / SPACE AND SERVICE ALTERNATIVES

The Barnesville Public School District currently operates two facilities: a K-5 Elementary School, and a 6-12 High School located in Barnesville, MN

Current K-5 Elementary School

Building Ages:	1955, 1968, 1989	
Building Areas:	Elementary Main Level	56,600 SF
	Elementary Media Mezzanine	1,300 SF
Total Building Area	57,900 SF	

Current 6-12 Junior/Senior High School

Building Ages:	1936, 1955, 1968, 1989	
Building Areas:	Main Level	93,100 SF
	Second Level	4,500 SF
	Third Level	3,400 SF
Total Building Area	101,000 SF	

3. FACILITY DEFICIENCIES / ANTICIPATED NEEDS / BENEFITS

Wendel Architecture has performed a comprehensive study of the district's two buildings. Both buildings are in need of educational upgrades as well as deferred maintenance improvements.

Atkinson Elementary School

- a. The following are recognized as deficiencies of the existing school facilities.
 - 1. 6th grade located in High School building due to lack of available space.
 - 2. Pre-School program located in High School building due to lack of available space. (Only one room available in High School; no windows, no toilet.)
 - 3. Gym space at capacity. No space available for other indoor activities.
 - 4. Shortage of Special Needs spaces.
 - 5. Administration location does not allow good supervision of main entry; building is difficult to secure.
 - 6. Shortage of toilet rooms, lack of accessibility.
 - 7. Most areas do not meet current IAQ standards.
 - 8. No fire sprinkler system.
 - 9. Miscellaneous accessibility, life-safety and deferred maintenance upgrades are needed.
- b. Benefits of proposed facility improvement for the Elementary School include:
 - 1. Additions will allow adequate space for classrooms, pre-school programs and Special Needs spaces.
 - 2. New administration area will be located adjacent to new main entry, greatly improving security and supervision.
 - 3. Toilets will be added and existing toilets upgraded for accessibility and appearance.
 - 4. New HVAC system will provide adequate fresh air.
 - 5. New fire sprinkler system will improve life-safety.
 - 6. Other upgrades will make the building compliant for accessibility and life-safety issues.
- c. Deficiencies that are not addressed by the proposed facility improvement program:
 - 1. None.

Barnesville High School

- a. The following are recognized as deficiencies of the existing High School facility.
 - 1. Auditorium/Gym/Lunchroom shares 3 functions, making it inadequate for all 3.
 - 2. Science labs are outdated and equipment is not adequate for teaching desired curriculum.
 - 3. Special Education space is inadequate.

4. Music spaces not adequate, not accessible.
5. Limited fire sprinkler system.
6. Miscellaneous accessibility and deferred maintenance upgrades are needed.

b. Benefits of proposed facility improvement project for the High School include:

1. New Gym and locker rooms provides adequate, dedicated space for physical education and activities.
2. New Auditorium provides dedicated space for concerts, plays, musicals, assemblies and other events, as well as enhanced opportunities for music, drama and other educational uses.
3. New Music suite provides adequate, accessible space adjacent to new Auditorium.
4. New Gym and Auditorium will allow existing Multi-Purpose Gym be used as a dedicated Cafeteria space.
5. Renovated Science Labs and Special Education spaces will be laid out and equipped for current educational needs.
6. New fire sprinkler system will improve life-safety.
7. Other upgrades will make the building compliant for accessibility and life-safety issues.

a. Deficiencies that are not addressed by the proposed facility improvement program:

1. None.

4. DESCRIPTION OF PROJECT

A. Barnesville Public Schools Sites

Barnesville Schools currently operates two sites, Atkinson Elementary School and Barnesville High School, which are one block apart. The Elementary site is approximately 17.5 acres, and includes the district's athletic fields. The current High School site is approximately 5 acres.

In anticipation of the proposed project, the district has acquired all but one lot on the block separating the Elementary School and High School. With the vacation of the street, this would add approximately 2.5 acres to the High School site, providing adequate space for the building addition.

Additionally, the school leases fields at Reed Park (baseball), Blue Eagle Park (softball), and Clay County Fairgrounds (football and golf practice). All of these spaces are within $\frac{3}{4}$ mile of the High School.

B. Barnesville Public Schools Building Programs

a) Florence Atkinson K-6 Elementary School Site

i. New Construction

• Classrooms	10,000 SF
• Flex/Commons	3,500 SF
• Administration	1,200 SF
• Toilets	<u>500 SF</u>

Net Area	15,200 SF
Net/Gross Factor 0.21	<u>3,200 SF</u>

Total Area of Addition **18,400 SF**

ii. Remodeling

• Special Ed	1,107 SF
• Hallway	<u>305 SF</u>

Total Area of Remodeling (net/gross factor included) **1,412 SF**

b) Barnesville 7-12 Junior/High School Site**i. New Construction**

• Gymnasium	11,600 SF
• Gym Storage	1,100 SF
• Locker Rooms	2,580 SF
• Auditorium	12,650 SF
• Music	4,600 SF
• Commons	8,000 SF
• Concessions	300 SF
• Receiving	500 SF
• Toilets	<u>750 SF</u>

Net Area	42,080 SF
Net/Gross Factor 0.17	<u>7,150 SF</u>

Total Area of Addition	49,230 SF
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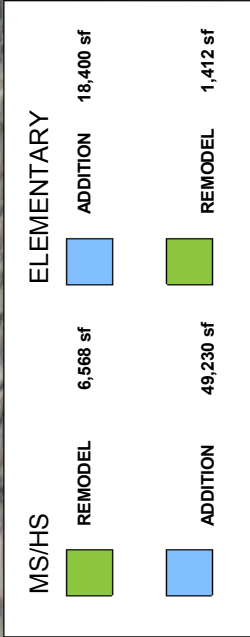
ii. Remodeling

• Science	4,610 SF
• Special Ed	<u>1,958 SF</u>

Total Area of Remodeling (net/gross factor included)	6,568 SF
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C. Barnesville Public Schools Site Plans and Floor Plans

Refer to following pages.



RAM
CONSTRUCTION MANAGERS



wendel

www.wendelcompanies.com

BARNESVILLE SCHOOLS

Proj. No.: 478201

Date: 07/27/18

Ref. DWG.: BAF

Sheet No.: MM03.1



BARNESVILLE PUBLIC SCHOOLS
Facilities Planning Budget - Review and Comment

8/6/2018	Work/Descriptive	S.F. / Unit	Cost per Sf/Unit Hard Costs	TOTAL ES & HS	
				A	
8/6/2018	ADA			\$ 1,172,556	
	ELEMENTARY SCHOOL			\$	
	Bathrooms - renovate / ADA accessibility	1	\$ 80,000.00	\$ 110,358	
	Locker Room Showers - renovate / ADA accessibility	1	\$ 80,000.00	\$ 110,358	
				\$	
	HIGH SCHOOL			\$	
	Bathrooms - renovate / ADA accessibility	2	\$ 80,000.00	\$ 220,716	
	Locker Room Showers - renovate / ADA accessibility	2	\$ 80,000.00	\$ 220,716	
	Accessible Stations at FACS, Art, Science	3	\$ 40,000.00	\$ 165,537	
	Elevator/Lift to Music Suite	1	\$ 250,000.00	\$ 344,870	
8/6/2018	FIRE MARSHAL / BUILDING CODE / LIFE SAFETY			\$ 651,114	
	ELEMENTARY SCHOOL			\$	
	Fire Sprinkle Remainder of Building	48,000	\$ 3.00	\$ 198,645	
	Electrical Panel Fire Separation	1	\$ 25,000.00	\$ 34,487	
				\$	
	HIGH SCHOOL			\$	
	Fire Sprinkle Remainder of Building	101,000	\$ 3.00	\$ 417,982	
	HVAC AIR QUALITY			\$ 4,163,127	
	ELEMENTARY SCHOOL			\$	
	Mechanical - Convert Stream to HW Unit Ventilators	43,500	\$ 52.00	\$ 3,120,379	
8/6/2018	Mechanical - Add Cooling to '89 Building	14,400	\$ 6.00	\$ 119,187	
	Mechanical Controls	57,900	\$ 5.00	\$ 399,359	
	Replace Ceilings / Lighting - with HVAC Upgrades	38,000	\$ 10.00	\$ 524,202	
	MAINTENANCE			\$ 424,980	
	ELEMENTARY SCHOOL			\$	
	Tuckpointing	2,985	\$ 25.00	\$ 102,944	
	Brick Replacement	750	\$ 35.00	\$ 36,211	
	Recauk Exterior Control Joints	700	\$ 4.00	\$ 3,863	
				\$	
	HIGH SCHOOL			\$	
8/6/2018	Tuckpointing	4,366	\$ 25.00	\$ 150,570	
	Brick Replacement	1,100	\$ 35.00	\$ 53,110	
	Recauk Exterior Control Joints	8,187	\$ 4.00	\$ 45,175	
	Sidewalk Repair	4,000	\$ 6.00	\$ 33,107	
	SPACE NEEDS			\$ 18,950,800	
	ELEMENTARY SCHOOL			\$	
	Additions			\$	
	Remodel	18,400	\$ 180.00	\$ 4,568,831	
		1,412	\$ 120.00	\$ 233,739	
				\$	
8/6/2018	HIGH SCHOOL			\$	
	Additions			\$	
	Auditorium	12,650	\$ 205.00	\$ 3,577,331	
	Music - Band, Choir, Support	4,600	\$ 165.00	\$ 1,047,024	
	Locker Rooms	2,580	\$ 227.00	\$ 807,905	
	Gym. & Gym Storage	12,700	\$ 170.00	\$ 2,978,293	
	Commons	8,000	\$ 180.00	\$ 1,986,448	
	Concessions	300	\$ 250.00	\$ 103,461	
	Receiving	500	\$ 180.00	\$ 124,153	
	Toilets	750	\$ 250.00	\$ 258,652	
8/6/2018	Circulation	7,150	\$ 135.00	\$ 1,331,541	
	Walking Track	5,280	\$ 50.00	\$ 364,182	
	Elevator Shafts and Stairs at High School	750	\$ 145.00	\$ 150,018	
	Elevator / Equipment - at High School	1	\$ 80,000.00	\$ 110,358	
	2nd level hallway for Walking Track	1,350	\$ 119.00	\$ 221,613	
				\$	
	Remodel	6,568	\$ 120.00	\$ 1,087,249	
	SITE DEVELOPMENT			\$ 1,116,687	
	ELEMENTARY SCHOOL			\$	
	Parking Lot & Sidewalks - New	37,500	\$ 7.00	\$ 362,113	
8/6/2018	Parking Lot - Repair	9,000	\$ 4.00	\$ 49,661	
				\$	
	HIGH SCHOOL			\$	
	Parking Lot & Sidewalks - New	73,000	\$ 7.00	\$ 704,913	
	FINANCE COSTS			\$ 20,736	
	Allowance for Discount Bidding	1	\$ 130,000.00	\$ 130,000	
	Legal and Fiscal Costs	1	\$ 105,950.00	\$ 105,950	
	Estimated Investment Earnings	1	\$ (214,700.00)	\$ (214,700)	
	Rounding	1	\$ (514.00)	\$ (514)	
8/6/2018	TOTAL BUDGET			\$ 26,500,000	
				\$	
	% of Project Total			72.4%	
	% of Hard Costs			3.50%	
				2.5%	
				8.00%	
				2.22%	
				1.6%	
				1.91%	
				5.8%	

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	ELEMENTARY SCHOOL			\$	
	Additions			\$	
	Remodel	18,400	\$ 180.00	\$ 4,568,831	
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8/6/2018	HIGH SCHOOL			\$	
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	Auditorium	12,650	\$ 205.00	\$ 3,577,331	
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	Remodel	6,568	\$ 120.00	\$ 1,087,249	
	SITE DEVELOPMENT			\$ 1,116,687	
	ELEMENTARY SCHOOL			\$	
	Parking Lot & Sidewalks - New	37,500	\$ 7.00	\$ 362,113	
8/6/2018	Parking Lot - Repair	9,000	\$ 4.00	\$ 49,661	
				\$	
	HIGH SCHOOL			\$	
	Parking Lot & Sidewalks - New	73,000	\$ 7.00	\$ 704,913	
	FINANCE COSTS			\$ 20,736	
	Allowance for Discount Bidding	1	\$ 130,000.00	\$ 130,000	
	Legal and Fiscal Costs	1	\$ 105,950.00	\$ 105,950	
	Estimated Investment Earnings	1	\$ (214,700.00)	\$ (214,700)	
	Rounding	1	\$ (514.00)	\$ (514)	
8/6/2018	TOTAL BUDGET			\$ 26,500,000	
				\$	
	% of Project Total			72.4%	
	% of Hard Costs			3.50%	
				2.5%	
				8.00%	
				2.22%	
				1.6%	
				1.91%	
				5.8%	

HARD COSTS / ESCALATION				SOFT COSTS			
Hard Costs	CM Fees	Escalation	Design Contingency	Construction Contingency	A/E Fees	Misc. Owner Expenses	Owner Contingency /Finance Costs
\$ 850,000	\$ 29,750	\$ 68,000	\$ 18,870	\$ 85,000	\$ 78,872	\$ 21,032	\$ 21,032
\$ 80,000	\$ 2,800	\$ 6,400	\$ 1,776	\$ 8,000	\$ 7,423	\$ 1,980	\$ 1,980
\$ 80,000	\$ 2,800	\$ 6,400	\$ 1,776	\$ 8,000	\$ 7,423	\$ 1,980	\$ 1,980
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\$ 160,000	\$ 5,600	\$ 12,800	\$ 3,552	\$ 16,000	\$ 14,846	\$ 3,959	\$ 3,959
\$ 160,000	\$ 5,600	\$ 12,800	\$ 3,552	\$ 16,000	\$ 14,846	\$ 3,959	\$ 3,959
\$ 120,000	\$ 4,200	\$ 9,600	\$ 2,664	\$ 12,000	\$ 11,135	\$ 2,969	\$ 2,969
\$ 250,000	\$ 8,750	\$ 20,000	\$ 5,550	\$ 25,000	\$ 23,198	\$ 6,186	\$ 6,186
\$ 472,000	\$ 16,520	\$ 37,760	\$ 10,478	\$ 47,200	\$ 43,797	\$ 11,679	\$ 11,679
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\$ 144,000	\$ 5,040	\$ 11,520	\$ 3,197	\$ 14,400	\$ 13,382	\$ 3,563	\$ 3,563
\$ 25,000	\$ 875	\$ 2,000	\$ 555	\$ 2,500	\$ 2,320	\$ 619	\$ 619
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\$ 303,000	\$ 10,605	\$ 24,240	\$ 6,727	\$ 30,300	\$ 28,101	\$ 7,497	\$ 7,497
\$ 3,017,900	\$ 105,627	\$ 241,432	\$ 66,927	\$ 301,790	\$ 280,031	\$ 74,675	\$ 74,675
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 2,820,000	\$ 79,170	\$ 180,960	\$ 50,216	\$ 226,100	\$ 209,891	\$ 55,971	\$ 55,971
\$ 86,400	\$ 3,024	\$ 6,912	\$ 1,918	\$ 8,640	\$ 8,017	\$ 2,138	\$ 2,138
\$ 289,000	\$ 20,133	\$ 23,160	\$ 6,427	\$ 28,900	\$ 26,863	\$ 7,163	\$ 7,163
\$ 380,000	\$ 13,300	\$ 30,400	\$ 8,436	\$ 38,500	\$ 35,260	\$ 9,403	\$ 9,403
\$ 308,073	\$ 10,783	\$ 24,646	\$ 6,839	\$ 30,807	\$ 28,586	\$ 7,623	\$ 7,623
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\$ 74,625	\$ 2,612	\$ 5,970	\$ 1,657	\$ 7,463	\$ 6,924	\$ 1,847	\$ 1,847
\$ 26,250	\$ 919	\$ 2,100	\$ 583	\$ 2,625	\$ 2,436	\$ 650	\$ 650
\$ 2,800	\$ 98	\$ 224	\$ 62	\$ 280	\$ 260	\$ 69	\$ 69
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\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 109,150	\$ 3,620	\$ 8,732	\$ 2,423	\$ 10,915	\$ 10,128	\$ 2,701	\$ 2,701
\$ 38,500	\$ 1,348	\$ 3,080	\$ 855	\$ 3,850	\$ 3,572	\$ 953	\$ 953
\$ 32,748	\$ 1,146	\$ 2,620	\$ 727	\$ 3,275	\$ 3,039	\$ 810	\$ 810
\$ 24,000	\$ 840	\$ 1,920	\$ 533	\$ 2,400	\$ 2,227	\$ 594	\$ 594
\$ 13,737,660	\$ 480,818	\$ 1,095,013	\$ 304,976	\$ 1,373,766	\$ 1,274,717	\$ 339,925	\$ 339,925
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 3,312,000	\$ 115,920	\$ 264,960	\$ 73,526	\$ 331,200	\$ 307,320	\$ 81,952	\$ 81,952
\$ 169,440	\$ 5,930	\$ 13,555	\$ 3,762	\$ 16,944	\$ 15,722	\$ 4,193	\$ 4,193
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 2,593,250	\$ 90,764	\$ 207,460	\$ 57,570	\$ 259,325	\$ 240,028	\$ 64,167	\$ 64,167
\$ 759,000	\$ 26,565	\$ 60,720	\$ 16,850	\$ 75,900	\$ 70,428	\$ 18,781	\$ 18,781
\$ 585,660	\$ 20,498	\$ 46,853	\$ 13,002	\$ 58,566	\$ 54,343	\$ 14,492	\$ 14,492
\$ 2,159,000	\$ 75,565	\$ 172,720	\$ 47,930	\$ 215,900	\$ 200,344	\$ 53,422	\$ 53,422
\$ 1,440,000	\$ 50,400	\$ 115,200	\$ 31,968	\$ 144,000	\$ 133,518	\$ 35,631	\$ 35,631
\$ 75,000	\$ 2,625	\$ 6,000	\$ 1,665	\$ 75,000	\$ 6,959	\$ 1,856	\$ 1,856
\$ 90,000	\$ 3,150	\$ 7,200	\$ 1,998	\$ 90,000	\$ 8,351	\$ 2,227	\$ 2,227
\$ 187,500	\$ 6,563	\$ 15,000	\$ 4,163	\$ 187,500	\$ 17,398	\$ 4,640	\$ 4,640
\$ 965,250	\$ 33,784	\$ 77,220	\$ 21,429	\$ 965,250	\$ 89,566	\$ 23,884	\$ 23,884
\$ 264,000	\$ 9,240	\$ 21,120	\$ 5,861	\$ 26,400	\$ 24,497	\$ 6,532	\$ 6,532
\$ 108,750	\$ 3,806	\$ 8,700	\$ 2,414	\$ 108,750	\$ 10,091	\$ 2,691	\$ 2,691
\$ 80,000	\$ 2,800	\$ 6,400	\$ 1,776	\$ 8,000	\$ 7,423	\$ 1,980	\$ 1,980
\$ 160,650	\$ 5,623	\$ 12,852	\$ 3,566	\$ 160,650	\$ 14,407	\$ 3,975	\$ 3,975
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 798,160	\$ 27,886	\$ 63,053	\$ 17,497	\$ 798,160	\$ 73,133	\$ 19,502	\$ 19,502
\$ 809,540	\$ 29,333	\$ 64,760	\$ 17,971	\$ 809,540	\$ 75,114	\$ 20,030	\$ 20,030
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 262,500	\$ 9,188	\$ 21,000	\$ 5,828	\$ 26,250	\$ 24,357	\$ 6,495	\$ 6,495
\$ 36,000	\$ 1,260	\$ 2,880	\$ 799	\$ 3,600	\$ 3,340	\$ 891	\$ 891
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 511,000	\$ 17,885	\$ 40,880	\$ 11,344	\$ 51,100	\$ 47,416	\$ 12,644	\$ 12,644
						\$ 20,736	
						\$ 130,000.00	
						\$ 105,950	
						\$ (214,700.00)	
						\$ (514.00)	
\$ 19,195,133	\$ 671,830	\$ 1,535,611	\$ 426,132	\$ 1,919,513	\$ 1,781,116	\$ 474,964	\$ 474,964

4. DESCRIPTION OF PROJECT continued**E. Schedule**

The following is a preliminary schedule for the planning, design and construction process for Barnesville Public Schools District:

Referendum Date November 6, 2018

Elementary School:

November 2018 – April 2019	Design/Construction Document preparation
May 2019	Bidding
Spring 2019 – August 2020	Elementary School Construction
August 2020	Elementary School Completion

High School:

November 2018 – April/June 2019	Design/Construction Document preparation
May/July 2019	Bidding
June 2019 – December 2020	High School Construction
December 2020	High School Completion

5. FINANCING

Barnesville School District No. 146 proposes to obtain financing from the sale of General Obligation bonds. The School District will seek voter approval of one ballot question on Tuesday, November 6, 2018, pursuant to Minnesota Statutes Chapter 475 which, if approved, would result in a \$26,000,000 bond issue. Costs of issuance and underwriter's discount are estimated at \$235,950. The difference between the amount requested to be authorized by the voters (plus estimated interest earnings in the construction fund of \$214,700) and estimated costs of issuing this debt equals \$25,978,750, the amount the District expects to need for construction projects.

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


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


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

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

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

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

Superintendent Signature:  Date 08-01-18

Board Chair Signature:  Date 08-01-18

Architect/Engineer Signature  Date 08-01-18

APPENDIX 1 – PROPERTY TAX IMPACT ANALYSIS

The following Property Tax Impact Analysis was prepared by Ehlers for the Barnesville Public Schools project.

PRELIMINARY INFORMATION - FOR REVIEW AND COMMENT

Barnesville Public Schools No. 146

Sources and Uses for General Obligation Bonds

August 3, 2018

Bond Issue Amount	\$26,000,000
Election Date	11/6/2018
Number of Years	20
Sources of Funds	
Par Amount of Bonds	\$26,000,000
<u>Estimated Investment Earnings*</u>	214,700
Total Sources	\$26,214,700
Uses of Funds	
Allowance for Discount Bidding **	\$130,000
Legal and Fiscal Costs #	105,950
Net Available for Project Costs	25,978,750
Total Uses	\$26,214,700

* Estimated investment earnings are based on an average interest rate of 1.0%, and an average life of 10 months for investments.

** The allowance for discount bidding is an estimate of the compensation taken by the underwriter who provides the lowest true interest cost as part of the competitive bidding process and purchases the bonds. Ehlers provides independent municipal advisory services as part of the bond sale process and is not an underwriting firm.

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

PRELIMINARY INFORMATION - FOR REVIEW AND COMMENT

Barnesville Public Schools No. 146

Estimated Payments and Tax Levies for Proposed New Debt

**\$26,000,000 Building Bond
November 2018 Election
20 Years**

Principal Amount: \$26,000,000
Dated Date: 2/1/2019
Average Interest Rate: 4.00%

August 3, 2018

Levy Pay. Year	Fiscal Year	Tax Capacity Value ¹ (\$000s)	Existing Commitments		Proposed New Debt				Combined Totals			
			Init Debt Levies ²	Tax Rate	Principal	Interest	Add'l. Debt Excess ⁴	Adjusted Levy ³	Adjusted Debt Levy ³	Net Levy	Tax Rate	
2018	2019	8,561	-	-	-	-	-	-	1,947,750	-	-	-
2019	2020	8,561	-	-	815,000	1,040,000	-	1,947,750	1,947,750	1,947,750	22.75	
2020	2021	8,561	-	-	845,000	1,007,400	-	1,945,020	1,945,020	1,945,020	22.72	
2021	2022	8,561	-	-	880,000	973,600	-	1,946,280	1,946,280	1,946,280	22.73	
2022	2023	8,561	-	-	990,000	938,400	(77,851)	1,946,969	1,946,969	1,946,969	22.74	
2023	2024	8,561	-	-	1,030,000	898,800	(77,879)	1,947,361	1,947,361	1,947,361	22.75	
2024	2025	8,561	-	-	1,070,000	857,600	(77,894)	1,946,086	1,946,086	1,946,086	22.73	
2025	2026	8,561	-	-	1,115,000	814,800	(77,843)	1,948,447	1,948,447	1,948,447	22.76	
2026	2027	8,561	-	-	1,160,000	770,200	(77,938)	1,948,772	1,948,772	1,948,772	22.76	
2027	2028	8,561	-	-	1,205,000	723,800	(77,951)	1,947,289	1,947,289	1,947,289	22.75	
2028	2029	8,561	-	-	1,250,000	675,600	(77,892)	1,943,988	1,943,988	1,943,988	22.71	
2029	2030	8,561	-	-	1,300,000	625,600	(77,760)	1,944,120	1,944,120	1,944,120	22.71	
2030	2031	8,561	-	-	1,355,000	573,600	(77,765)	1,947,265	1,947,265	1,947,265	22.74	
2031	2032	8,561	-	-	1,410,000	519,400	(77,891)	1,947,979	1,947,979	1,947,979	22.75	
2032	2033	8,561	-	-	1,465,000	463,000	(77,919)	1,946,481	1,946,481	1,946,481	22.74	
2033	2034	8,561	-	-	1,525,000	404,400	(77,859)	1,948,011	1,948,011	1,948,011	22.75	
2034	2035	8,561	-	-	1,585,000	343,400	(77,920)	1,946,900	1,946,900	1,946,900	22.74	
2035	2036	8,561	-	-	1,650,000	280,000	(77,876)	1,948,624	1,948,624	1,948,624	22.76	
2036	2037	8,561	-	-	1,715,000	214,000	(77,945)	1,947,505	1,947,505	1,947,505	22.75	
2037	2038	8,561	-	-	1,780,000	145,400	(77,900)	1,943,770	1,943,770	1,943,770	22.70	
2038	2039	8,561	-	-	1,855,000	74,200	(77,751)	1,947,909	1,947,909	1,947,909	22.75	
2039	2040	8,561	-	-	-	-	-	-	-	-	-	
Totals					26,000,000	12,343,200	(1,323,834)	38,936,526	38,936,526	38,936,526		

- 1 The estimated tax capacity value for taxes payable 2018 is the final value. Estimates for later years are based on annual percentage changes shown above.
- 2 Initial debt service levies are set at 105 percent of the principal and interest payments during the next fiscal year.
- 3 The adjusted debt levy is the initial debt service levy less the debt excess adjustment.
- 4 Debt excess adjustments are estimated as 4% of the prior year's initial debt levy.

PRELIMINARY ESTIMATES - FOR REVIEW AND COMMENT

Barnesville Public Schools No. 146

August 3, 2018

Analysis of Tax Impact for Potential Bond Issue

November 6, 2018 Election

Bond Issue Amount	\$26,000,000
Average Interest Rate	4.00%
Number of Years/Tax Levies	20

Type of Property	Estimated Market Value	Estimated Pay 2019 Tax Impact*	
		Annual	Monthly
Residential Homestead	\$50,000	\$68	\$6
	75,000	102	9
	100,000	163	14
	125,000	225	19
	150,000	287	24
	175,000	349	29
	200,000	411	34
	250,000	535	45
	300,000	659	55
	400,000	907	76
	500,000	1,138	95
Commercial/Industrial	\$50,000	\$171	\$14
	100,000	341	28
	250,000	967	81
	500,000	2,104	175
	1,000,000	4,379	365
Agricultural Homestead** (average value per acre of land & buildings)	\$2,000	\$1.37	\$0.11
	3,000	2.05	0.17
	4,000	2.73	0.23
	5,000	3.41	0.28
	6,000	4.10	0.34
	7,000	4.78	0.40
Agricultural Non-Homestead** (average value per acre of land & buildings)	\$2,000	\$2.73	\$0.23
	3,000	4.10	0.34
	4,000	5.46	0.46
	5,000	6.83	0.57
	6,000	8.19	0.68
	7,000	9.56	0.80

* Estimated tax impact includes principal and interest payments on the new bonds. The amounts in the table are based on school district taxes for bonded debt levies 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. Many owners of homestead property will qualify for a refund, based on their income and total property taxes. This will decrease the net effect of the proposed bond issue for many property owners.

** Estimated tax impact includes 40% reduction due to the School Building Bond Agricultural Credit. Average value per acre is the total assessed value of all land & buildings divided by total acres. Homestead examples exclude the house, garage, and one acre, which has the same tax impact as a residential homestead. If you own more than \$1.9 million of agricultural homestead property, call Ehlers at 1-800-552-1171 or email MNSchools@ehlers-