

# North St. Paul-Maplewood-Oakdale School District 622

## REVIEW AND COMMENT

February 28, 2019







# School District 622

NORTH ST. PAUL | MAPLEWOOD | OAKDALE

*Ready for tomorrow*

February 28, 2019

Mary Cathryn Ricker, Commissioner  
Minnesota Department of Education  
1500 Highway 36 West  
Roseville, MN 55113

Dear Commissioner Ricker:

Pursuant to M.S. 123B.71, Subd. 9, the School Board, Superintendent, staff and communities of Independent School District No. 622 (North St. Paul-Maplewood-Oakdale) are pleased to submit the following proposal for review by the Minnesota Department of Education (MDE).

ISD 622 proposes to utilize General Obligation Bonds to address safety, security, maintenance and the programmatic needs of its aging facilities. After over 40 community and staff presentations and workshops, the School Board identified \$325,000,000 of projects to be completed with voter approved General Obligation Bonds attributing \$275,000,000. A complete list of these projects is included in the attached document.

The District's project team includes:

Architectural and engineering services are provided by LHB,  
Construction Management services are provided by Adolfson & Peterson, and  
Financial consulting services are provided by Ehlers and Associates.  
Legal counsel provided by Tom Deans, Knutson, Flynn & Deans

Contingent upon a favorable review by MDE, the District proposes an election with one question. The ballot language is as follows:

## SCHOOL DISTRICT BALLOT QUESTION 1

### APPROVAL OF CAPITAL PROJECTS BOND AUTHORIZATION

Shall the school board of Independent School District No. 622 (North St. Paul-Maplewood-Oakdale) be authorized to issue its general obligation school building bonds in an amount not to exceed \$275,000,000 to provide funds for the acquisition and betterment of school sites and facilities, including the possible acquisition of land; the construction and equipping of two new elementary school facilities; the renovation, upgrading, equipping and the construction of additions and improvements to various elementary schools, middle schools and high schools; the demolition of school facilities; the acquisition and installation of furniture and equipment at school sites and facilities districtwide; the repayment of the

Capital Facilities portion of the District's Series 2018B General Obligation Bonds; and the construction of secure entrances and security and safety improvements at various school sites and facilities?

At their February 26, 2019 school board meeting, the Board of Education unanimously passed a resolution relating to the issuance of \$275,000,000 in school building bonds and calling for an election on May 14, 2019.

ISD 622 would like to thank District residents and staff for their thoughtful input and vision for the proposed facility improvements which will ensure that the District's facilities continue to be safe and comfortable learning environments that serve the educational and community needs of its constituents for the foreseeable future.

Sincerely,



Christine Osorio  
Superintendent

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# 1. GEOGRAPHIC AREA AND POPULATION

## 1a. The Geographic Area Served by ISD 622

North St. Paul-Maplewood-Oakdale School District 622 provides life-long educational opportunities for residents of all ages. Encompassing 42-square miles, the District includes all or portions of seven communities within the Twin Cities metropolitan area; North St. Paul, Maplewood, Oakdale, Lake Elmo, Landfall, Pine Springs and Woodbury.

Serving more than 82,540 residents, the District includes nine elementary schools (PK-5), three middle schools (6-8), two high schools (9-12), one school (Post Grade 12) for a special needs transition program, a school (Kindergarten through Grade 12) for students with special needs and adult basic education, and a learning center dedicated to senior learning and early childhood students. In addition to learning spaces, the District also operates two ice arenas, a District Education Center, and a Transportation Center

Refer to Page 2 for the District Boundary Map.

## 1b. Five Years Historical and Five Years of Projected Enrollments

After a 1.25 percent increase in enrollment from 2016-17, the District's enrollment is expected to remain fairly constant over the next several years. What information enrollments do not provide, is the understanding of changing demographics and the growing needs of the students including: special needs, free and reduced financial support, English language learners etc. The changes are all indicators that the number of square feet per student should also be increasing. Other impacts to the elementary schools include the addition of four-year old kindergarten and various community education and social services delivered/coordinated through the schools. Currently there is too little space for elementary and high schools, but the middle schools have too many square feet.

Other notable changes expected to impact enrollments within the District include:

**Oakdale** is expecting the development of over 1,000 housing units over the next 2 to 4 years. Construction is expected to have the impact to the schools on the District's east side, adding to the already crowded conditions.

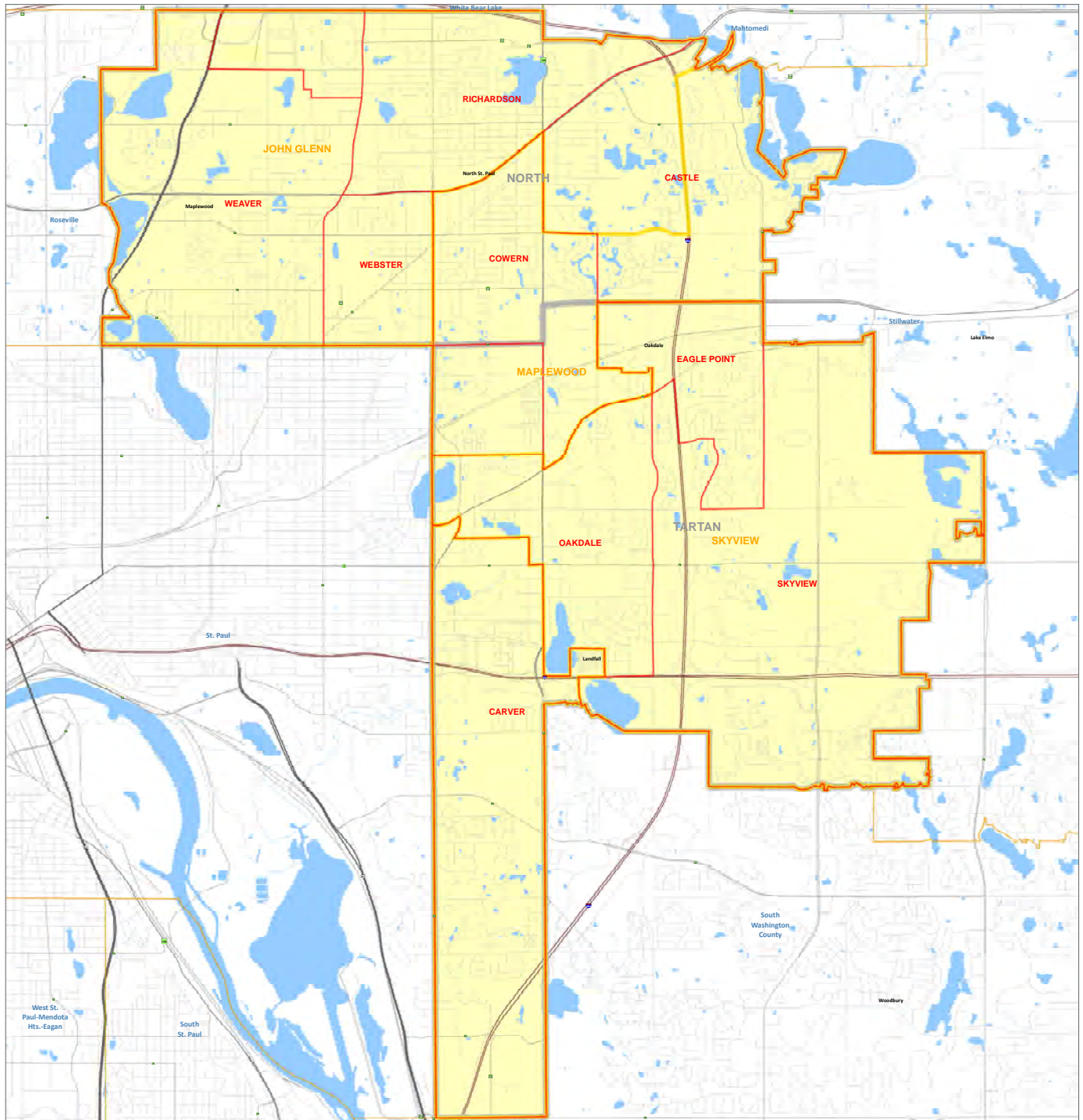
**Maplewood** and **North St. Paul** neighborhoods are continuing to "turn-over" from longtime residents (empty nesters) to providing affordable housing to a younger and more diverse population. This is and will continue to contribute to a small increase in the elementary school populations.

Refer to Page 3 for Enrollment Data.

# Public School District Attendance Areas and Educational Facility Locations

**North St. Paul-Maplewood  
622**

Map 1 of 1



## Public Educational Facilities or Programs

- Elementary school
- Middle / Junior high school
- High / Secondary school
- School District Office
- Non-Public school
- Public Charter school
- Other School Program (examples)
- Area Learning Center (ALC)
- Area Learning Program (ALP)
- Targeted Services
- College/University
- Correctional
- Secondary Education

## Public School Attendance Areas

- Elementary School Attendance Area **ELEM**
- Middle School Attendance Area **MIDD**
- High School Attendance Area **HIGH**

## Public School Districts

- School District
- Adjacent School District
- INSET - SEE MAP 2 OF 2 (if applicable)

## Other Features

- Interstate Highway
- U.S. Highway
- State Highway
- County Highway
- Road/Street
- Railroad
- Stream
- Levee/Canal
- Minor Civil Division (Cities, Townships and Unorganized areas)
- Public Land Survey Township / Range
- Public Land Survey Section

## Data Sources:

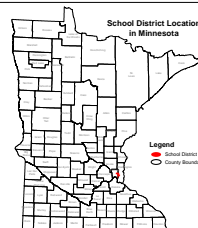
1. Minnesota Department of Education, IT Division, 2010
2. Minneapolis Council, 2010, Minnesota Department of Transportation, 2004
3. Minnesota Geographic Information Office
4. U.S. Bureau of the Census, Minnesota Legislative GIS Office (modified to include annexations filed with Minnesota Board through May 2010)
5. Minnesota Department of Natural Resources

## Special Note:

The school district boundary appearing on this map does not necessarily represent the legal boundary of the district. It is a generalization of boundaries drawn or made in the late 1970s by county officials and modified by the U.S. Bureau of the Census, most recently for Census 2000. Since 2000, district boundaries have been modified by the Dept. of Education based on completed County Parcel Information. Please contact your county auditor or assessor to obtain an accurate legal description of the boundary.

## Liability Statement:

The Minnesota Department of Education does not warrant the results you may obtain by using this map. This map is provided without express or implied warranties, including warranties of merchantability and fitness. In no event will MDE be liable for any consequential, incidental or special damages, including any lost profits or lost savings, even if MDE representatives have been advised of the possibility of such damages or any other claim by any third party.



## School District Location in Minnesota

Legend

- School District
- County Boundary

1 : 17,810

For further assistance with this map, contact:

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Mn Department of Education  
Division of Information Technology  
2200 Highway 35 Street  
Roseville, MN 55113

Minnesota Department of  
**Education**

**SCHOOL DISTRICT 622 ENROLLMENT PROJECTION**

<b><u>ADJUSTED AVERAGE DAILY MEMBERSHIP (ADM'S)</u></b>							<b>As of February 4, 2019</b>							
	ADJ ADM	ADJ ADM	ADJ ADM	ADJ ADM	ADJ ADM	ADJ ADM	ADJ ADM	ADJ ADM	ADJ ADM	ADJ ADM	ADJ ADM	ADJ ADM	ADJ ADM	ADJ ADM
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
<b>GRADE</b>														
<b>ECSE</b>	91.43	88.24	84.90	92.85	100.19	105.20	127.71	146.18	140.91	143.54	149.21	149.17	148.71	148.62
<b>Pre-K</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31.57	97.38	101.84	31.84	31.84	31.84	31.84
<b>Handicapped K</b>	78.21	78.43	91.34	77.93	88.85	96.58	93.41	95.97	114.31	112.85	117.23	126.31	132.43	136.28
<b>Regular K</b>	619.22	595.86	671.49	688.57	662.05	641.20	625.10	569.58	594.81	614.27	609.31	605.09	599.12	595.05
<b>Total K</b>	697.43	674.29	762.83	766.50	750.90	737.78	718.51	665.55	709.12	727.13	726.54	731.40	731.54	731.33
<b>Grade 1</b>	749.04	717.77	688.32	798.46	780.85	762.35	744.84	692.81	673.35	741.88	726.17	725.42	730.09	729.94
<b>Grade 2</b>	706.27	724.00	726.26	693.54	774.41	760.98	773.07	727.88	700.91	665.44	746.91	731.15	731.12	735.92
<b>Grade 3</b>	692.29	712.90	725.79	743.13	688.35	766.91	777.79	760.39	761.67	693.98	680.46	763.12	746.99	746.78
<b>Total 1 - 3</b>	2,147.60	2,154.67	2,140.37	2,235.13	2,243.61	2,290.24	2,295.70	2,181.08	2,135.93	2,101.30	2,153.54	2,219.69	2,208.21	2,212.64
<b>Grade 4</b>	738.66	706.40	726.53	740.45	758.32	703.32	772.68	773.25	767.11	763.03	699.34	685.98	770.21	754.29
<b>Grade 5</b>	745.98	754.39	722.32	751.58	745.55	764.43	705.90	755.85	789.80	784.40	767.13	701.79	689.17	775.50
<b>Grade 6</b>	756.19	772.85	744.81	724.73	751.74	738.70	759.80	720.16	783.12	784.59	802.14	786.88	722.35	708.49
<b>Total 4 - 6</b>	2,240.83	2,233.64	2,193.66	2,216.76	2,255.61	2,206.45	2,238.38	2,249.26	2,340.03	2,332.01	2,268.61	2,174.65	2,181.73	2,238.27
<b>Grade 7</b>	804.77	776.95	797.18	785.58	744.48	783.11	766.91	791.47	751.70	795.54	799.63	832.40	817.27	750.21
<b>Grade 8</b>	823.52	833.22	795.73	804.33	793.19	774.36	800.68	771.50	804.33	740.21	808.97	795.33	844.33	828.27
<b>Grade 9</b>	977.19	938.59	938.86	926.48	901.23	897.04	855.10	899.74	867.99	905.52	825.17	895.67	893.10	933.81
<b>Grade 10</b>	1,009.09	983.47	954.24	976.80	938.75	905.97	902.05	894.37	915.66	873.83	930.11	850.71	921.71	920.96
<b>Grade 11</b>	1,039.13	1,031.28	1,006.63	949.01	965.37	946.12	897.06	886.29	880.36	845.88	850.06	902.95	825.47	887.26
<b>Grade 12</b>	1,241.08	1,264.14	1,210.17	1,158.83	1,033.73	1,068.39	1,066.84	963.41	993.73	957.46	944.25	951.59	1,013.61	939.23
<b>Total 7 - 12</b>	5,894.78	5,827.65	5,702.81	5,601.03	5,376.75	5,374.99	5,288.64	5,206.78	5,213.77	5,118.44	5,158.19	5,228.66	5,315.49	5,259.75
<b>Total K-12</b>	10,980.64	10,890.25	10,799.67	10,819.42	10,626.87	10,609.46	10,541.23	10,302.67	10,398.85	10,278.88	10,306.88	10,354.39	10,436.98	10,441.99
<b>Total Students</b>	11,072.07	10,978.49	10,884.57	10,912.27	10,727.06	10,714.66	10,668.94	10,480.42	10,637.14	10,524.26	10,487.93	10,535.40	10,617.52	10,622.46
<b>Percentage Inc/Dc</b>	-2.57%	-0.85%	-0.86%	0.25%	-1.70%	-0.12%	-0.43%	-1.77%	1.50%	-1.06%	-0.35%	0.45%	0.78%	0.05%



## 2. EXISTING SCHOOL FACILITIES

### 2a. List of School Building and Site Data

Refer to Pages 6-9 for Building and Site Data.

### 2b. List of Traditional Educational Buildings and the Grades Served

Refer to Page 10 for Building Capacities

### 2c. Availability of Alternative Facilities

ISD 622 offers something for everyone, and staff members work hard to help each student find success. Staff members work with families and teachers to choose the most appropriate school programs and settings. High Potential students are identified through parental input, teacher referral and standardized test scores. Special Services provides support for children with special needs. Extracurricular academic and athletic activities for students of all ages help enrich the educational experience.

ISD 622 work with the community at a variety of level and continues to work hard to collaborate with all interested to use, share or jointly develop facilities and programs. Current relationships include:

- A. Shared fields for athletics, parks and recreation facilities with the communities of North St Paul, Oakdale, Maplewood
- B. Space provided to the local Meals on Wheels program
- C. Provide Community Education for all residents within the school district.
- D. Member of the Northeast Metro Intermediate District 916 and works with them to provide a variety of student, staff and community services and support. And
- E. Exploring the construction of a shared maintenance facility with a city within the District

### 2d. LTFM Summary

ISD 622 has made a concerted effort to utilize funds to;

- A. Complete projects which would not be undone by District efforts to modernize buildings in the future.
- B. Utilize all funding options available to complete entire building maintenance and modernization. To date, the District has or is in the process of completing three such projects: Beaver Lake Early Learning Center, Castle Elementary School, Richardson Elementary School, and Polar Arena.
- C. Refer to Page 11 for Existing 10-year LTFM Maintenance Summary:
  - The needs originally established in 2017,
  - The needs established in 2019, and
  - The anticipated remaining needs in 2022.

## 2A.1 Existing Building and Site Data

### Elementary Schools

#### Carver Elementary School

Address	2680 Upper Afton Road Maplewood MN 55119
Site Size	9.95 acres
Building Data	67,691 total sq ft
Original	1958 year 21,510 sq ft
Addition 1	1960 year 20,400 sq ft
Addition 2	1996 year 24,000 sq ft
Addition 3	2000 year 1,781 sq ft

#### Castle Elementary School

Address	6675 50th Street North Oakdale MN 55128
Site Size	9.96 acres
Building Data	57,710 total sq ft
Original	1969 year 35,560 sq ft
Addition 1	1988 year 3,030 sq ft
Addition 2	1988 year 19,120 sq ft
Addition 3	year sq ft

#### Cowern Elementary School

Address	2131 North Margaret Street North St Paul MN 55109
Site Size	8.04 acres
Building Data	51,283 total sq ft
Original	1953 year 18,560 sq ft
Addition 1	1958 year 13,440 sq ft
Addition 2	1962 year 10,330 sq ft
Addition 3	2004 year 8,953 sq ft

#### Eagle Point Elementary School

Address	7850 15th Street North Oakdale MN 55128
Site Size	20.3 acres
Building Data	53,904 total sq ft
Original	1965 year 28,288 sq ft
Addition 1	1966 year 15,860 sq ft
Addition 2	2004 year 9,756 sq ft
Addition 3	year sq ft

#### Oakdale Elementary School

Address	821 Glenbrook Ave North Oakdale MN 55128
Site Size	4.99 acres
Building Data	63,550 total sq ft
Original	1967 year 25,500 sq ft
Addition 1	1970 year 20,000 sq ft
Addition 2	1990 year 7,460 sq ft
Addition 3	2000 year 10,590 sq ft

#### Richardson Elementary School

Address	2615 1st Street North North St Paul MN 55109
Site Size	7.97 acres
Building Data	65,217 total sq ft
Original	1954 year 40,800 sq ft
Addition 1	1966 year 13,300 sq ft
Addition 2	2004 year 11,117 sq ft
Addition 3	year sq ft

#### Weaver Elementary School

Address	2135 Birmingham Maplewood MN 55119
Site Size	11.27 acres
Building Data	44,850 total sq ft
Original	1967 year 32,850 sq ft
Addition 1	1969 year 12,000 sq ft
Addition 2	year sq ft
Addition 3	year sq ft

#### Webster Elementary School

Address	2170 East 7th Avenue North St Paul MN 55109
Site Size	8.36 acres
Building Data	43,775 total sq ft
Original	1964 year 34,075 sq ft
Addition 1	1966 year 9,700 sq ft
Addition 2	year sq ft
Addition 3	year sq ft

#### Skyview Elementary School

Address	1100 Heron Avenue North Oakdale MN 55128
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*See Skyview Middle School for Building Data*

## Middle Schools

### John Glenn Middle School

Address	1560 East County Road B Maplewood MN 55119
Site Size	15.67 acres
Building Data	137,084 total sq ft
Original	1962 year 120,210 sq ft
Addition 1	1967 year 6,660 sq ft
Addition 2	1977 year 1,350 sq ft
Addition 3	1988 year 8,864 sq ft

### Maplewood Middle School

Address	2410 Holloway Avenue Maplewood MN 55119
Site Size	17.42 acres
Building Data	113,400 total sq ft
Original	1961 year 106,740 sq ft
Addition 1	1967 year 6,660 sq ft
Addition 2	year sq ft
Addition 3	year sq ft

### Skyview Middle School

Address	1100 Heron Avenue North Oakdale MN 55128
Site Size	31.11 acres
Building Data	206,000 total sq ft
Original	1996 year 206,000 sq ft
Addition 1	year sq ft
Addition 2	year sq ft
Addition 3	year sq ft

## High Schools

### North High School

Address	2520 East 12th Avenue North St Paul MN 55109
Site Size	23.12 acres
Building Data	191,900 total sq ft
Original	1967 year 189,746 sq ft
Addition 1	1999 year 2,154 sq ft
Addition 2	year sq ft
Addition 3	year sq ft

### Tartan High School

Address	828 Greenway Avenue N Oakdale MN 55128
Site Size	58.49 acres
Building Data	259,700 total sq ft
Original	1971 year 257,497 sq ft
Addition 1	1976 year 2,203 sq ft
Addition 2	year sq ft
Addition 3	year sq ft

**Note: Does not include DCE square feet**

## Other District Facilities

### District Education Center

Address 2520 East 12th Avenue  
North St Paul MN 55109

*District Administrative Offices, Community Education, Student Services, North High School Science Department*

Site Size	1	acres
Building Data	0	total sq ft
Original		year sq ft
Addition 1		year sq ft
Addition 2		year sq ft
Addition 3		year sq ft

**Note: includes North High School square feet**

### Next Step Transition Program

Address 2586 East 7th Avenue  
North St Paul MN 55109

Site Size		acres
Building Data	0	total sq ft
Original		year sq ft
Addition 1		year sq ft
Addition 2		year sq ft
Addition 3		year sq ft

### Harmony Learning Center

Address 1961 East County Road C  
Maplewood MN 55119

*Adult Basic Education (ABE), Therapeutic Elementary Education Program (TEEP)*

Site Size	10	acres
Building Data	40,555	total sq ft
Original	1962	year sq ft
Addition 1	1992	year sq ft
Addition 2	2000	year sq ft
Addition 3		year sq ft

### Beaver Education Center

Address 1060 Sterling Street North  
Maplewood MN 55119

*Early Childhood Family Education (ECFE), Early Childhood Special Education (ECSE)*

Site Size	10.19	acres
Building Data	37,048	total sq ft
Original	1951	year sq ft
Addition 1	1962	year sq ft
Addition 2	2014	year sq ft
Addition 3		year sq ft

**Note: includes North High School square feet**

### Gladstone Community Center

Address 1945 Manton Street  
Maplewood MN 55119

*Early Childhood Family Education (ECFE), Senior Programming, Early Childhood Special Education (ECSE), Adult Basic Education (ABE),*

Site Size	2.01	acres
Building Data	43,803	total sq ft
Original	1951	year sq ft
Addition 1	1955	year sq ft
Addition 2	1957	year sq ft
Addition 3	1961	year sq ft

### Polar Arena

Address 2416 11th Avenue  
North St Paul MN 55109

Site Size		acres
Building Data	32,827	total sq ft
Original	1969	year sq ft
Addition 1	1970	year sq ft
Addition 2	1975	year sq ft
Addition 3		year sq ft

**Note: includes North High School square feet**

### Tartan Ice Arenas

Address 740 Greenway Avenue  
Oakdale MN 55128

Site Size		acres
Building Data	64,816	total sq ft
Original	1996	year sq ft
Addition 1	1996	year sq ft
Addition 2		year sq ft
Addition 3		year sq ft

### Operations and Maintenance Building

Address 6056 Upper 47th St N  
Oakdale MN 55128

Site Size		acres
Building Data	7,700	total sq ft
Original	1972	year sq ft
Addition 1		year sq ft
Addition 2		year sq ft
Addition 3		year sq ft

## Other District Facilities (Continued)

Transportation Building (Warehouse)			Transportation Building (Admin)			Bus Mechanics Garage		
Address	2225 McKnight Road North St Paul MN 55109		Address	2225 McKnight Road North St Paul MN 55109		Address	2245 McKnight Road North St Paul MN 55109	
Site Size	acres		Site Size	acres		Site Size	acres	
Building Data	10,047	total sq ft	Building Data	2,839	total sq ft	Building Data	7,533	total sq ft
Original	1988	year	Original	1988	year	Original	1997	year
	10,047	sq ft		2,839	sq ft		7,533	sq ft
Addition 1		year	Addition 1		year	Addition 1		year
		sq ft			sq ft			sq ft
Addition 2		year	Addition 2		year	Addition 2		year
		sq ft			sq ft			sq ft
Addition 3		year	Addition 3		year	Addition 3		year
		sq ft			sq ft			sq ft
<b>Note: includes North High School square feet</b>								

## Existing Building Capacities

Date: March 15th 2018

		Existing Organizational Structure and Building Capacities						
		Long Term Facility Maintenance Dollars Only						
		ECSE/ECFE	PK4 22 :1	K 24 :1	1/5 28 :1	6/8 28 :1	9/12 24 :1	4,349 students 16/17 School Year
<b>Carver Elementary School</b>	Number of Sections	0	0	4	20	0	0	\$3,110,835 : LTFM
	Planned Capacity	0	0	96	560	0	0	656 students
	Actual Enrollment	0	0	80	428	0	0	508 students
<b>Castle Elementary School</b>	Number of Sections	0	4	5	20	0	0	\$0 : LTFM
	Planned Capacity	0	88	120	560	0	0	768 students
	Actual Enrollment	0	0	66	370	0	0	436 students
<b>Cowern Elementary School</b>	Number of Sections	0	0	4	16	0	0	\$6,787,257 : LTFM
	Planned Capacity	0	0	96	448	0	0	544 students
	Actual Enrollment	0	0	61	376	0	0	437 students
<b>Eagle Point Elementary School</b>	Number of Sections	0	0	3	15	0	0	\$3,600,950 : LTFM
	Planned Capacity	0	0	72	420	0	0	492 students
	Actual Enrollment	0	0	63	392	0	0	455 students
<b>Oakdale Elementary School</b>	Number of Sections	0	0	4	20	0	0	\$2,400,062 : LTFM
	Planned Capacity	0	0	96	560	0	0	656 students
	Actual Enrollment	0	0	75	460	0	0	535 students
<b>Richardson Elementary School</b>	Number of Sections	0	4	5	20	0	0	\$0 : LTFM
	Planned Capacity	0	88	120	560	0	0	768 students
	Actual Enrollment	0	0	58	378	0	0	436 students
<b>Skyview Elementary School</b>	Number of Sections	0	0	4	20	0	0	See Middle School
	Planned Capacity	0	0	96	560	0	0	656 students
	Actual Enrollment	0	0	78	529	0	0	607 students
<b>Weaver Elementary School</b>	Number of Sections	0	0	4	17	0	0	\$2,202,107 : LTFM
	Planned Capacity	0	0	96	476	0	0	572 students
	Actual Enrollment	0	0	100	442	0	0	542 students
<b>Webster Elementary School</b>	Number of Sections	0	0	4	14	0	0	\$3,199,670 : LTFM
	Planned Capacity	0	0	96	392	0	0	488 students
	Actual Enrollment	0	0	71	322	0	0	393 students
<b>Elementary Totals</b>	Number of Sections	0	0	37	162	0	0	
	Planned Capacity	0	176	888	4536	0	0	5,600 students
	Actual Enrollment	0	0	652	3697	0	0	<b>4,349 students</b>
<b>John Glenn Middle School</b>	Number of Sections	0	0	0	0	38	0	\$10,279,595 : LTFM
	Planned Capacity	0	0	0	0	1064	0	1,064 students
	Actual Enrollment	0	0	0	0	762	0	762 students
<b>Maplewood Middle School</b>	Number of Sections	0	0	0	0	38	0	\$8,141,150 : LTFM
	Planned Capacity	0	0	0	0	1064	0	1,064 students
	Actual Enrollment	0	0	0	0	762	0	762 students
<b>Skyview Middle School</b>	Number of Sections	0	0	0	0	30	0	\$10,960,915 : LTFM
	Planned Capacity	0	0	0	0	840	0	840 students
	Actual Enrollment	0	0	0	0	762	0	762 students
<b>Middle School Totals</b>	Number of Sections	0	0	0	0	106	0	
	Planned Capacity	0	0	0	0	2968	0	2,968 students
	Actual Enrollment	0	0	0	0	2286	0	<b>2,286 students</b>
<b>North High School</b>	Number of Sections	0	0	0	0	0	76	\$5,512,233 : LTFM
	Planned Capacity	0	0	0	0	0	1824	1,824 students
	Actual Enrollment	0	0	0	0	0	1809	1809 students
<b>Tartan High School</b>	Number of Sections	0	0	0	0	0	74	\$11,236,032 : LTFM
	Planned Capacity	0	0	0	0	0	1776	1,776 students
	Actual Enrollment	0	0	0	0	0	1809	1809 students
<b>High School Totals</b>	Number of Sections	0	0	0	0	0	150	
	Planned Capacity	0	0	0	0	0	3600	3,600 students
	Actual Enrollment	0	0	0	0	0	3618	<b>3,618 students</b>

Note: Actual section counts may vary due to the impacts of special programs not incorporated into the calculations

Note: North High School's numbers include 6 sections of classrooms located within the District Education Center located across the parking lot from the high school

### Summary From the 2017 District Wide LTFM Report

School	2017 LTFM Est Costs	2019 LTFM Est Costs	2024 LTFM Est Costs
Beaver Lake	\$ 2,784,652.88	\$ 2,784,652.88	\$ 2,784,652.88
Carver	\$ 12,110,835.38	\$ 10,850,000.00	\$ 435,000.00
Castle	\$ 9,970,072.88	\$ -	\$ -
Cowern	\$ 7,912,257.75	\$ 6,235,000.00	\$ 5,756,450.00
Eagle Point	\$ 8,775,950.63	\$ 8,775,950.63	\$ -
Gladstone	\$ 5,794,662.38	\$ 4,875,000.00	\$ 4,936,460.00
Harmony (Decommissioned)	\$ 3,001,674.38	\$ 3,001,674.38	\$ -
John Glenn	\$ 24,679,595.25	\$ 24,679,595.25	\$ -
Maplewood	\$ 22,091,150.25	\$ 22,091,150.25	\$ -
North	\$ 7,087,233.38	\$ 6,324,000.00	\$ 3,254,650.00
Oakdale (Decommissioned)	\$ 9,150,062.63	\$ 9,150,062.63	\$ -
Richardson	\$ 12,869,980.88	\$ -	\$ -
Skyview	\$ 10,960,913.25	\$ 8,875,750.00	\$ -
Tartan	\$ 31,736,032.88	\$ 31,435,000.00	\$ 2,233,450.00
Weaver	\$ 4,452,107.63	\$ 4,134,200.00	\$ 3,785,600.00
Webster (Decommissioned)	\$ 7,699,668.75	\$ 7,699,668.75	\$ -
<b>Total of All Schools</b>	<b>\$ 181,076,851.13</b>	<b>\$ 150,911,704.75</b>	<b>\$ 23,186,262.88</b>

Building	LTFM Costs	LTFM Costs	LTFM Costs
Polar Arena	\$ 4,133,100.38	\$ 2,250,000.00	\$ -
Tartan Arena	\$ 2,225,025.00	\$ 2,050,000.00	\$ 2,050,000.00
DEC	\$ 8,174,253.38	\$ 8,174,253.38	\$ 8,174,253.38
Transportation Bldg	\$ 877,686.75	\$ 877,686.75	\$ 877,686.75
<b>Total of Other Buildings</b>	<b>\$ 15,410,065.50</b>	<b>\$ 13,351,940.13</b>	<b>\$ 11,101,940.13</b>

<b>Total</b>	<b>\$ 196,486,916.63</b>	<b>\$ 164,263,644.88</b>	<b>\$ 34,288,203.00</b>
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## 3. SPECIFIC DEFICIENCIES

### 3a. Demonstrating the Need for a New or Remodeled Facility

ISD 622 has three middle schools and two high schools. Skyview students attend Tartan High School, John Glenn Students attend North High School, and students who attend Maplewood are split between the two high schools. The structure has led to a number of challenges at Maplewood Middle School including: students open enrolling out of the District, student competition due to the split enrollments, and parent concerns with student friend groups being divided when the move to their respective high schools.

Under the District's plan, there will be two paths for all students PK through the 12th grade: Tartan (Blue) path way and the North (Red) Path Way. A building by building summary is provided below:

#### Red Path Way

##### **North High School:**

The building does not have a secure entry and there are several programs and classrooms located at the District Service Center (old North High School) across the parking lot. The proposed project would:

- A. Construct a new main entry to address security and secure other existing entries around the building's perimeter.
- B. Construct learning spade for the programs currently located in the District Service Center (DEC) allowing student to:
- C. Remain warm and dry because they no longer are going outside to get to class.
- D. Shorten the transition time between classes for students taking classes in the DEC extending learning time.
- E. Improving safety and security for students walking across the parking entries and the entries of each building.
- F. Renovate spaces which no longer meet the teaching/learning/social needs of students and staff.

##### **John Glenn Middle School:**

The building has not had a significant improvement in over 35 years other than a small addition completed to incorporate Intermediate District 916 programs. The proposed project would:

- A. Would replace all existing building systems
- B. Construct a new competition pool for the Red Path Way and convert the existing pool (which no longer meets the needs of programs or athletics) to a physical education gym and support spaces.
- C. Create a new secure entry which will relocate building administration and student services.
- D. Build a new elevator for a new accessible route (currently there are ramps which connect the buildings 4 levels)
- E. Construct additional education space to allow for increasing enrollments (students currently at Maplewood Middle School).
- F. Expand and renovate the kitchen and cafeteria to improve meal choices, serving processes and increased student capacity.
- G. Provide new spaces for hands on learning and a new media center.

##### **Richardson Elementary School:**

The building is currently being renovated and expanded to serve increased enrollment, address safety and security, and replacing all existing systems.

##### **Castle Elementary School:**

The building is currently being renovated and expanded to serve increased enrollment, address safety and security, and replacing all existing systems.

##### **Maplewood Elementary School:**

With the additions and renovations to Skyview and John Glenn Middle Schools, Maplewood Middle School will be demolished. This will leave the 4th largest site in the District vacant. Therefore, the District will construct a new 6 section elementary school (Maplewood) on the site which will:

- A. Allow for the decommissioning of older and less efficient elementary schools.
- B. Provide a facility which meets the teaching and learning needs of a diverse student population.
- C. Create a site with more play areas, parking and better traffic control.

## **Blue Path Way**

### **Tartan High School:**

The building has not had any significant improvements since it's construction. Much of the building's educational program in within two round structures which are very difficult to incorporate modern learning environments and new building systems. There are also other needs which are necessary to meet the needs of the students, staff and community. The project will:

- A. Construct new education wings, kitchen, cafeteria, media center and other supper spaces currently located in the round structures,
- B. After the demolition, construct a new secure entry with administrative offices and student services center,
- C. Renovate existing spaces for hands on learning, and
- D. Renovate the existing gymnasium and theater.

### **Skyview Middle School:**

The building currently serves grades Kindergarten through the eight grade. With the closure of Maplewood Middle School, Skyview will be converted to a sixth through eight grade middle school. The project will include:

- A. Current elementary classrooms will be converted to middle school classrooms.
- B. A new secure entry will be constructed, and administration and student services will be located adjacent to the new entry.
- C. The existing administration area will be converted to new toilet area,
- D. A new media center will be constructed to meet the needs of the new and larger middle school program,
- E. The existing media center will be converted to science and hands on learning labs and,
- F. Locker rooms will be expanded.

### **Eagle Point Elementary School:**

The existing three section elementary school building will be demolished and a new six section Prekindergarten through fifth grade elementary school (expandable to eight sections) will be constructed to accommodate the students currently enrolled at Eagle Point and Skyview Elementary Schools.

## **Carver Elementary School:**

The building will be significantly renovated, portions demolished, and additions completed to convert the building from a 3.5 section elementary school to a six-section elementary school. The project will include:

- A. Construction of a new education wing. When complete, the old education wing will be demolished.
- B. Construction of a new gym and support spaces.
- C. Construction of a new secure entry with space for administration and student services
- D. Existing spaces which remain will be renovated to incorporate new systems and finishes,
- E. The site will be reconstructed to address student pays areas, busing, parent drop-off and parking needs.

The building is a strong District facility and will have a new secure entry and adjacent administration and student services center constructed. The existing administration are will be converted to special education. The modifications will provide needed improvement for the buildings long and short-term needs.

## **Oakdale Elementary School:**

The building will continue to operate if there are enrollments to keep the building viable. If there are enrollment due to the developments anticipated in the area, the building will be renovated in the future. There is a contingency built into each project and the overall budget which could be used to create a new secure entry and renovated administration area if it is anticipated there will be a long-term use for the building. If the building were to be demolished, the site would be incorporated into the adjacent Tartan High School site.

## **Other District Projects:**

### **Weaver Elementary School:**

The building is a strong District facility and will have a new secure entry and adjacent administration and student services center constructed. The existing administration are will be converted to special education. The modifications will provide needed improvement for the buildings long and short-term needs.

## 3. SPECIFIC DEFICIENCIES

### Cowern Elementary School:

The building is a strong District facility and will have a new secure entry and adjacent administration and student services center constructed. The existing administration are will be converted to special education. The modifications will provide needed improvement for the buildings long and short-term needs.

### Gladstone Learning Center:

The building will continue to use the building as a learning center. The existing entry is not secure and not located adjacent to parking areas. The new secure entry and adjacent administration will be constructed to the main parking lot and there will be other small renovations to improve support spaces. The modifications will provide needed improvement for the buildings long and short-term needs.

### Furniture Fixtures and Equipment (FF&E):

Furniture and equipment are among the biggest impacts to teaching and learning. Therefore, the District will be incorporating into the budgets new FF&E for all buildings where there are students.

### 3b. The Process Used to Determine the Deficiencies

ISD 622 used a variety of methods to establish the needs and the scope of the proposed projects and they are including but not limited to:

- A. Building conditional and maintenance assessments,
- B. Operational assessments including energy audits and benchmarking efforts,
- C. Programmatic reviews with District and building leadership,
- D. Ten staff presentations and Google surveys for opinions and ideas,
- E. Over 20 meeting with community and building leadership,
- F. Reviews of enrollments with efforts for realigning District building boundaries,
- G. Four school board workshops and,
- H. Meeting with other governmental agencies like local cities, counties and special agencies.

### 3c. Deficiencies That Will and Will Not Be Addressed by the Proposed Projects

There will be a number of buildings with needs that will not be addressed with the proposed projects which will need to be addressed after there is a better idea for the long-term enrollments and other District needs. Those deficiencies would include:

#### District Education Center:

The building is a large consumer of energy due to the age of the systems and year round operations. The function may move to other District buildings which could be decommissioned in the future which many be better able to meet the District's needs at a more affordable renovation cost. The building currently is adjacent to North High School which could use the vacated site to expand parking and physical education spaces.

#### Webster Elementary School:

The building will be one of the most costly to renovate and is located on a small triangular site. When the new and renovated buildings are completed, it is expected that this building will be closed and possibility sold or the building demolished.

#### Cowern Elementary School:

There have been a number of improvements including window replacement, exterior improvements, and site improvements. Future projects that will be needed in the years to come may include mechanical and electrical improvement, casework replacement, ceiling and lighting improvements, toilet room improvements and new finishes.

#### Weaver Elementary School:

There have been several improvements including: Indoor air quality improvements, exterior improvements, and site improvements. Future projects that will be needed in the years to come may include mechanical and electrical improvements, casework replacement, ceiling and lighting improvements, toilet room renovations and new finishes.

### Harmony Learning Center:

This is a converted elementary school converted to a special education and adult learning center. The building is much larger than needed and is in very poor condition. The programs will be moved to other buildings after the work of the proposed projects is complete to the building with space which best fits the programs needs. The building and site can then be re-purposed or sold.

### 3d. Specific Benefits that the New or Renovated Facility Will Provide to Students, Teachers, and Community Users Served

The proposed projects will provide numerous benefits including:

- A. Special Education: more services can be delivered in building efficiently.
- B. Kitchens and Cafeteria: new kitchens will provide for more menu choices and faster serving line so students will have more time for dining.
- C. Furniture, Fixtures and Equipment: FF&E has the greatest impact on day to day teaching and learning environments. The District has not had a significant purchase of FF&E for decades and the referendum would replace much of the furniture and equipment for all teachers and students.
- D. Program Choices: when the middle schools are consolidated, there will be an opportunity for additional programs choices for students and provide alternative learning area district wide.
- E. Improved Safety and Security: Each building will have new or improved secured entries and will incorporate interior lock-down doors to provide added safety for students and the opportunity for increased community use of District facilities.

F. Improved Learning Environments: in the anticipated scope for new and significantly renovated buildings, the goal will be to:

- Reduce background noises to approximately 35db (currently the District average is over 43db).
- Improve artificial lighting controls to reduce over lighting building wide and improve color rendition for special education spaces.
- Select mechanical systems which improve occupant health and improve occupant thermal comfort.
- Increase the opportunities for natural daylighting and views to the outside.
- New furniture will also improve ergonomics and would improve staff/student comfort.

## 4. PROJECT DESCRIPTION

### 4a. Specifications of Site and Outdoor Space Acreage

Refer to Building and Site Data on Pages 6-9.

### 4b. Square Footage Allocations: Programs

Refer to Building Programs within this Section.

Elementary Schools (District Standard):

- Maplewood Elementary School
- Eagle Point Elementary School
- Carver Elementary School

Middle Schools:

- Skyview Middle School
- John Glenn Middle School

High Schools:

- Tartan High School
- North High School

Other:

- Gladstone Learning Center

### 4c. Estimated Expenditures for Major Portions of the Project

Refer to Project Estimates on Page 77.

### 4d. Estimated Changes in Facility Operating Costs

#### Transportation Costs:

Currently the District is operating 3 middle schools and 9 elementary schools. Under the new plans, the District will be planning 2 middle schools and 6 elementary schools. The reduction in the number of buildings is expected to have a significant reduction in transportation costs of over \$200,000 annually. The District is currently in the process of completing boundary studies, but more specific costs will not be available till the new boundaries.

#### Utility and Operating Costs:

Through the processes of benchmarking and systems operations reviews, the District was determined that building were operating at \$1.12 per square foot and that has been lowered to about \$1.00 per square foot for nearly \$200,000 in annual operational savings. With the most expensive buildings to heat and cool receiving new mechanical systems and the other systems improvements across the District, it is anticipated that the utility costs could be lowered to nearly \$0.78 per square foot saving and additional \$350,000 annually.

#### Building Consolidation:

With the consolidation of buildings, there will be anticipated operational savings over \$250,000 annually which includes:

- A. A reduction in the total number of square feet across the District,
- B. Improved staffing of programs and special education which would reduce the number of staff traveling between buildings,
- C. Dramatically reduced maintenance items which need to be addressed each year.
- D. Fewer kitchens will reduce the number of staff, the equipment need and reduce the exhaust and make-up air.

### 4e. Dates the Project Will Begin and Be Completed

Refer to the attached Anticipated Project Schedules and Phasing on Page 79.



ISD 622 STANDARD ELEMENTARY SCHOOL PROGRAM - SIX SECTION BUILDING

Feb-19

Note: Room Sizes and Locations Will Vary Based on the Conditions of the Existing Building Sizes and Conditions

Indicate program areas which are still being discussed and refined.

Program Data

Grade Configuration	PK-5
Sections per Grade Level PK/K	8
<i>Note: PK is a half-day program</i>	
Room Design Capacity	20
Current Student Population	320
Total Student Population by Grade	160
Sections per Grade Level 1 - 5	6
Current Room Capacity	27
Current Student Population	810
Total Student Population by Grade	162
Total Building Student Population	1130

Summary of Program Space Requirements

Program Area

1.0	Administration		4945
2.0	Instructional Support and Technology		4070
3.0	Learning Communities		52185
4.0	Student and Community Support		7055
5.0	Performing / Fine Arts		8350
6.0	Physical Education		14900
7.0	Food Service		7700
8.0	Building Services and Support		6805
Total Usable Area (Net Square Feet)		66.75%	106,010
MEP Systems <i>(mezzanines not included)</i>		10.00%	10,601
Circulation		12.00%	12,721
Structure		11.25%	11,926
Total Gross Building Area		100.00%	141,258

Description of Program, Department or unit	Program				Notes and Comments
	Number of Units	Unit Area Required	Unit/Dept. Total Area Required	Program Total Area	
<b>1.0 Administration 4945</b>					
<b>1.1 Administrative Offices</b>					
.01 Entry Vestibule	1	220	1	220	<i>This is a weather transition space</i>
.02 Entry Storage Room	1	150	1	150	<i>Connected to the Entry Vestibule used for shovels, salt and other items</i>
.03 Waiting Vestibule	1	250	1	250	<i>Waiting of the hallway beyond Entry Vestibule includes seating for 6 - 8 people</i>
.04 Reception, Waiting and Staff	1	500	1	500	<i>Includes a transactions window to the Waiting Vestibule</i>
.05 Conference	1	250	1	250	<i>Large enough for 10 to 12 people with direct access from Waiting Vestibule</i>
.06 Storage	1	150	1	150	<i>General Storage</i>
.07 Workroom/Staff Prep	1	350	1	350	<i>Includes copier, printers, binding, staff mail, office supplies</i>
.08 Principal	1	200	1	200	<i>Includes a 4 person conference table</i>
.09 Guidance / assistant principal	1	150	2	300	<i>Includes a 3 visitor chairs</i>
.10 General Office	1	150	2	300	<i>Acts as a hoteling station and a small conference room</i>
.11 Nurse	1	400	1	400	<i>Office, waiting, three sick beds and storage casework with work counter</i>
.12 Toilet/Exam/Changing Room	1	250	1	250	<i>Includes a hand-held shower/clean-up area</i>
.13 Storage	1	150	1	150	<i>Part of the Nurses Area</i>
.14 Toilets	1	75	2	150	<i>One Toilet is Accessible to the Waiting Vestibule</i>
.15 Coat Closet	1	75	1	75	
.16 Lactation room	1	100	1	100	<i>Sink, refrigerator with storage casework and lounge seating</i>
.17 Vault	1	150	1	150	<i>Student records and money lock box area</i>
.18 Clothing room / laundry	1	200	1	200	<i>Teacher clothing storage for students</i>
.19 Staff lounge / Kitchenette	1	450	1	450	
.20 Parent room	1	350	1	350	
Subtotal				4945	
<b>2.0 INSTRUCTIONAL SUPPORT &amp; TECHNOLOGY 4070</b>					
<b>2.1 Instructional Support &amp; Technology (IMC)</b>					
.01 Media Center	1	3000	1	3000	<i>Stacks, Check-out, Reading, maker space for 28 and individual reading</i>
.02 Media Center Computer Lab	1	800	0	0	<i>Computer charging cart(S) within Media Center classroom area</i>
.03 Workroom/Book Storage	1	350	1	350	<i>If media center is located near administration combind workroom</i>
.04 Computer Labs	1	1350	0	0	<i>Computer charging cart(s) at media center and STEM for classroom(s)</i>
.05 Tech Office	1	200	1	200	
.06 Small Group Room	1	200	1	200	
.07 Main Distribution Frame	1	120	1	120	<i>Located at main data entering building</i>
.08 Intermediate Distribution Frame	1	50	4	200	<i>Located within the education pods</i>
Subtotal				4070	

# MAPLEWOOD ELEMENTARY

Standard Elementary School Program  
Page 3 of 5

Description of Program, Department or unit	Program				Notes and Comments
	Number of Units	Unit Area Required	Unit/Dept. Total Area Required	Program Total Area	
<b>3.0 LEARNING COMMUNITIES</b>					<b>52185</b>
<b>3.1 Elementary School Program</b>					
.01 Pre Kindergarten Program					1/2 day PreK
.02 Office and Small Meeting Space	1	200	3	600	Parent room, conferenc and small group
.03 Classroom/Learning Space	1	850	4	3400	Includes a sink, 21 plastic laminate casework lockers for class of 20
.04 Student Lockers	0	1	0	0	Lockers within classroom
.05 Toilet	3	65	3	195	one in each room
.06 Storage	3	150	3	450	
.07 Entry Vestibule	1	100	1	100	Access to the Playground
.08 Entry Vestibule Storage	1	50	1	50	
.09 Kindergarten					
.10 Classroom/Learning Space	1	1000	8	8000	Includes a sink and 21 laminate lockers each room
.11 Student Lockers	1	1	0	0	Lockers within classroom
.12 Toilet	1	65	3	195	
.13 Storage	1	65	3	195	
.14 Classrooms	1	950	30	28500	Laminate locker units within classroom (28), 6 rooms per grade 1 thru 5
.15 Lockers	1	1	0	0	Lockers within classrooms
.16 Shared Grade Level Storage 1 - 5	1	250	6	1500	1 Storage room per grade level within area of each grade (PreK at rooms)
.17 Strudent commons/group learn	1	3000	3	9000	(1) K-1 (1) second and third grade (1) Fourth and fifth with sharded sink(s)
Subtotal				52185	
<b>4.0 Student and Community Services</b>					<b>7055</b>
<b>4.1 Special Education</b>					
.01 CREED					Mitigate internal and external noise from circulation and HVAC
.02 Large Group Room (CID)	1	550	4	2200	Rooms separated by the Staff Resource, each room with sink, smaller spaces created with curtains.
.03 Staff Resource/Office	1	30	10	300	30 sq ft is one desk or one storage area. Can be one or two spaces - 8 staff
.04 Toilet	1	150	1	150	includes a hand held shower and floor drain, motorized changing station
.05 De escalation Space	1	75	4	300	one on one comfort space
.06 Break-Out/Pull-Out	1	120	4	480	one on one testing
.07 Resource Rooms	1	250	3	750	Medium group rooms for 7 to 10 plus teacher
.08 Speech	1	200	3	600	Small group space with teacher work station
.09 Large Motor Room and Storage	1	950	1	950	2 ceiling mounted swings, therapy bed, equipment storage
.10 Meeting/Conference	1	175	1	175	10 to 12 people
.11 EL Room	1	200	3	600	Small group room or 4 to 6 plus teacher
.12 ASD / Functional space	1	550	1	550	Life skills with kitchen, restroom and shower
.13	0	0	0	0	
.14	0		0	0	
Subtotal				7055	

# MAPLEWOOD ELEMENTARY

Standard Elementary School Program  
Page 4 of 5

Description of Program, Department or unit	Program				Notes and Comments
	Number of Units	Unit Area Required	Unit/Dept. Total Area Required	Program Total Area	
<b>5.0 PERFORMING / FINE ARTS 8350</b>					
<b>5.1 Music Programs</b>					
.01 General Music	1	1350	2	2700	
.02 Storage	1	350	1	350	
.03 Music Office	1	150	1	150	
.04 Stage	1	2000	1	2000	Function as another program space with divider wall seperation at gym / dining
Subtotal				5200	
<b>5.2 STEM Program</b>					
.01 STEM Lab					
.02 Classroom/Learning Space	1	1350	2	2700	
.03 Equipment Storage/office	1	250	1	250	Large paper storage, adj ht shelving and computer charging cart
.04 Student Project Storage	1	200	1	200	
.05				0	
Subtotal				3150	
<b>6.0 PHYSICAL EDUCATION 14900</b>					
<b>6.1 Gymnasium</b>					
.01 Gymnasium 1 - Large Space	1	6500	2	13000	Can be divided into 2 gyms with divider wall, 4 spaces with curtains
.02 Storage/Office	1	450	2	900	
.03 Spectator Seating	1	500	2	1000	ea space retractable bleacher seating for 100
.04 Gymnasium 2 - Small Space	1	1200	0	0	
.05 Storage	1	250	0	0	
.06	0	0	0	0	
Subtotal				14900	
<b>7.0 FOOD SERVICE 7700</b>					
<b>7.1 Kitchen</b>					
.01 Dining / Commons					
.02 Dining Area	1	4000	1	4000	Including hand wash stations
.03 Student coat storage	1	450	1	450	
.04 Table / Chair Storage	1	350	1	350	
.05 Adventure Connections	1	450	1	450	Opens to dining area
.06 Kitchen					
.07 Food Prep Area	1	700	1	700	
.08 Serving	1	300	1	300	
.09 Dish Room	1	250	1	250	
.10 Cold Storage	1	250	1	250	
.11 Freezer Storage	1	300	1	300	
.12 Dry Goods Storage	1	400	1	400	
.13 Toilet / handwash / locker	1	150	1	150	
.14 Office	1	100	1	100	
.15	1	0	1	0	
Subtotal				7700	

Description of Program, Department or unit	Program				Notes and Comments
	Number of Units	Unit Area Required	Unit/Dept. Total Area Required	Program Total Area	
<b>8.0 BUILDING SERVICES AND SUPPORT</b>					<b>6805</b>
<b>8.1 Common Spaces</b>					
.01 Display Cases	1	15	5	75	
.02 Toilet Areas (two areas each building)					<i>grouped per two grade levels. Boys 2 urinal, 4 toilet / Girls 6 toilets</i>
.03 Girls Toilet Room	1	450	3	1350	
.04 Boys Toilet Room	1	400	3	1200	
.05 Wash Basin Areas	1	250	3	750	
.06 Staff Toilets	1	65	5	325	<i>1 per two grade levels, 1 at lounge and 1 general use</i>
.07 Non-Gender Specific Toilets	1	75	3	225	
.08 Janitor Closet	1	75	4	300	
.09 Family Toilet Room	1	80	2	160	<i>Near the Gym and Cafeteria</i>
.10	0	0	0	0	
.11	0	0	0	0	
Subtotal				4385	
<b>8.2 Building / Custodial Support Areas</b>					
.01 Custodial Office	1	120	1	120	
.02 Main Janitor Closets	1	150	1	150	<i>See common spaces</i>
.03 Maint. Restrooms/Lockers	1	100	1	100	
.04 Custodial Storage	1	250	1	250	
.05 Maintenance Repair Area	1	300	1	300	
.06 Receiving/Loading Dock	1	250	1	250	
.07 Recycling/Trash Area	1	100	1	100	<i>Outdoor storage for large bins (4' - 20'). Verify size with district.</i>
.08 Storage - School Furniture/Equip.	1	250	1	250	
.09 Storage - Grounds Equip.	1	200	2	400	<i>Cold Storage</i>
.10 Technology Closets	1	20	0	0	<i>See instructional support technology for mdf / idf spaces</i>
.11 Electrical closets	1	50	4	200	
.12 Main switch gear	1	300	1	300	
Subtotal				2420	





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## Maplewood Elementary School

March 6, 2019



## ISD 622 STANDARD ELEMENTARY SCHOOL PROGRAM - SIX SECTION BUILDING

Feb-19

Note: Room Sizes and Locations Will Vary Based on the Conditions of the Existing Building Sizes and Conditions

Indicate program areas which are still being discussed and refined.

## Program Data

Grade Configuration	PK-5
Sections per Grade Level PK/K	8
<i>Note: PK is a half-day program</i>	
Room Design Capacity	20
Current Student Population	320
Total Student Population by Grade	160
Sections per Grade Level 1 - 5	6
Current Room Capacity	27
Current Student Population	810
Total Student Population by Grade	162
Total Building Student Population	1130

## Summary of Program Space Requirements

## Program Area

1.0	Administration		4945
2.0	Instructional Support and Technology		4070
3.0	Learning Communities		52185
4.0	Student and Community Support		7055
5.0	Performing / Fine Arts		8350
6.0	Physical Education		14900
7.0	Food Service		7700
8.0	Building Services and Support		6805
Total Usable Area (Net Square Feet)		66.75%	106,010
MEP Systems <i>(mezzanines not included)</i>		10.00%	10,601
Circulation		12.00%	12,721
Structure		11.25%	11,926
Total Gross Building Area		100.00%	141,258

Description of Program, Department or unit	Program				Notes and Comments
	Number of Units	Unit Area Required	Unit/Dept. Total Area Required	Program Total Area	
<b>1.0 Administration</b>					
				4945	
<b>1.1 Administrative Offices</b>					
.01 Entry Vestibule	1	220	1	220	<i>This is a weather transition space</i>
.02 Entry Storage Room	1	150	1	150	<i>Connected to the Entry Vestibule used for shovels, salt and other items</i>
.03 Waiting Vestibule	1	250	1	250	<i>Waiting of the hallway beyond Entry Vestibule includes seating for 6 - 8 people</i>
.04 Reception, Waiting and Staff	1	500	1	500	<i>Includes a transactions window to the Waiting Vestibule</i>
.05 Conference	1	250	1	250	<i>Large enough for 10 to 12 people with direct access from Waiting Vestibule</i>
.06 Storage	1	150	1	150	<i>General Storage</i>
.07 Workroom/Staff Prep	1	350	1	350	<i>Includes copier, printers, binding, staff mail, office supplies</i>
.08 Principal	1	200	1	200	<i>Includes a 4 person conference table</i>
.09 Guidance / assistant principal	1	150	2	300	<i>Includes a 3 visitor chairs</i>
.10 General Office	1	150	2	300	<i>Acts as a hoteling station and a small conference room</i>
.11 Nurse	1	400	1	400	<i>Office, waiting, three sick beds and storage casework with work counter</i>
.12 Toilet/Exam/Changing Room	1	250	1	250	<i>Includes a hand-held shower/clean-up area</i>
.13 Storage	1	150	1	150	<i>Part of the Nurses Area</i>
.14 Toilets	1	75	2	150	<i>One Toilet is Accessible to the Waiting Vestibule</i>
.15 Coat Closet	1	75	1	75	
.16 Lactation room	1	100	1	100	<i>Sink, refrigerator with storage casework and lounge seating</i>
.17 Vault	1	150	1	150	<i>Student records and money lock box area</i>
.18 Clothing room / laundry	1	200	1	200	<i>Teacher clothing storage for students</i>
.19 Staff lounge / Kitchenette	1	450	1	450	
.20 Parent room	1	350	1	350	
Subtotal				4945	
<b>2.0 INSTRUCTIONAL SUPPORT &amp; TECHNOLOGY</b>					
				4070	
<b>2.1 Instructional Support &amp; Technology (IMC)</b>					
.01 Media Center	1	3000	1	3000	<i>Stacks, Check-out, Reading, maker space for 28 and individual reading</i>
.02 Media Center Computer Lab	1	800	0	0	<i>Computer charging cart(S) within Media Center classroom area</i>
.03 Workroom/Book Storage	1	350	1	350	<i>If media center is located near administration combind workroom</i>
.04 Computer Labs	1	1350	0	0	<i>Computer charging cart(s) at media center and STEM for classroom(s)</i>
.05 Tech Office	1	200	1	200	
.06 Small Group Room	1	200	1	200	
.07 Main Distribution Frame	1	120	1	120	<i>Located at main data entering building</i>
.08 Intermediate Distribution Frame	1	50	4	200	<i>Located within the education pods</i>
Subtotal				4070	

# EAGLE POINT ELEMENTARY

Standard Elementary School Program  
Page 3 of 5

Description of Program, Department or unit	Program				Notes and Comments
	Number of Units	Unit Area Required	Unit/Dept. Total Area Required	Program Total Area	
<b>3.0 LEARNING COMMUNITIES</b>					<b>52185</b>
<b>3.1 Elementary School Program</b>					
.01 Pre Kindergarten Program					1/2 day PreK
.02 Office and Small Meeting Space	1	200	3	600	Parent room, conferenc and small group
.03 Classroom/Learning Space	1	850	4	3400	Includes a sink, 21 plastic laminate casework lockers for class of 20
.04 Student Lockers	0	1	0	0	Lockers within classroom
.05 Toilet	3	65	3	195	one in each room
.06 Storage	3	150	3	450	
.07 Entry Vestibule	1	100	1	100	Access to the Playground
.08 Entry Vestibule Storage	1	50	1	50	
.09 Kindergarten					
.10 Classroom/Learning Space	1	1000	8	8000	Includes a sink and 21 laminate lockers each room
.11 Student Lockers	1	1	0	0	Lockers within classroom
.12 Toilet	1	65	3	195	
.13 Storage	1	65	3	195	
.14 Classrooms	1	950	30	28500	Laminate locker units within classroom (28), 6 rooms per grade 1 thru 5
.15 Lockers	1	1	0	0	Lockers within classrooms
.16 Shared Grade Level Storage 1 - 5	1	250	6	1500	1 Storage room per grade level within area of each grade (PreK at rooms)
.17 Strudent commons/group learn	1	3000	3	9000	(1) K-1 (1) second and third grade (1) Fourth and fifth with sharded sink(s)
Subtotal				52185	
<b>4.0 Student and Community Services</b>					<b>7055</b>
<b>4.1 Special Education</b>					
.01 CREED					Mitigate internal and external noise from circulation and HVAC
.02 Large Group Room (CID)	1	550	4	2200	Rooms separated by the Staff Resource, each room with sink, smaller spaces created with curtains.
.03 Staff Resource/Office	1	30	10	300	30 sq ft is one desk or one storage area. Can be one or two spaces - 8 staff
.04 Toilet	1	150	1	150	includes a hand held shower and floor drain, motorized changing station
.05 De escalation Space	1	75	4	300	one on one comfort space
.06 Break-Out/Pull-Out	1	120	4	480	one on one testing
.07 Resource Rooms	1	250	3	750	Medium group rooms for 7 to 10 plus teacher
.08 Speech	1	200	3	600	Small group space with teacher work station
.09 Large Motor Room and Storage	1	950	1	950	2 ceiling mounted swings, therapy bed, equipment storage
.10 Meeting/Conference	1	175	1	175	10 to 12 people
.11 EL Room	1	200	3	600	Small group room or 4 to 6 plus teacher
.12 ASD / Functional space	1	550	1	550	Life skills with kitchen, restroom and shower
.13	0	0	0	0	
.14	0		0	0	
Subtotal				7055	

Description of Program, Department or unit	Program				Notes and Comments
	Number of Units	Unit Area Required	Unit/Dept. Total Area Required	Program Total Area	
<b>5.0 PERFORMING / FINE ARTS 8350</b>					
<b>5.1 Music Programs</b>					
.01 General Music	1	1350	2	2700	
.02 Storage	1	350	1	350	
.03 Music Office	1	150	1	150	
.04 Stage	1	2000	1	2000	Function as another program space with divider wall seperation at gym / dining
Subtotal				5200	
<b>5.2 STEM Program</b>					
.01 STEM Lab					
.02 Classroom/Learning Space	1	1350	2	2700	
.03 Equipment Storage/office	1	250	1	250	Large paper storage, adj ht shelving and computer charging cart
.04 Student Project Storage	1	200	1	200	
.05				0	
Subtotal				3150	
<b>6.0 PHYSICAL EDUCATION 14900</b>					
<b>6.1 Gymnasium</b>					
.01 Gymnasium 1 - Large Space	1	6500	2	13000	Can be divided into 2 gyms with divider wall, 4 spaces with curtains
.02 Storage/Office	1	450	2	900	
.03 Spectator Seating	1	500	2	1000	ea space retractable bleacher seating for 100
.04 Gymnasium 2 - Small Space	1	1200	0	0	
.05 Storage	1	250	0	0	
.06	0	0	0	0	
Subtotal				14900	
<b>7.0 FOOD SERVICE 7700</b>					
<b>7.1 Kitchen</b>					
.01 Dining / Commons					
.02 Dining Area	1	4000	1	4000	Including hand wash stations
.03 Student coat storage	1	450	1	450	
.04 Table / Chair Storage	1	350	1	350	
.05 Adventure Connections	1	450	1	450	Opens to dining area
.06 Kitchen					
.07 Food Prep Area	1	700	1	700	
.08 Serving	1	300	1	300	
.09 Dish Room	1	250	1	250	
.10 Cold Storage	1	250	1	250	
.11 Freezer Storage	1	300	1	300	
.12 Dry Goods Storage	1	400	1	400	
.13 Toilet / handwash / locker	1	150	1	150	
.14 Office	1	100	1	100	
.15	1	0	1	0	
Subtotal				7700	

Description of Program, Department or unit	Program				Notes and Comments
	Number of Units	Unit Area Required	Unit/Dept. Total Area Required	Program Total Area	
<b>8.0 BUILDING SERVICES AND SUPPORT</b>					<b>6805</b>
<b>8.1 Common Spaces</b>					
.01 Display Cases	1	15	5	75	
.02 Toilet Areas (two areas each building)					<i>grouped per two grade levels. Boys 2 urinal, 4 toilet / Girls 6 toilets</i>
.03 Girls Toilet Room	1	450	3	1350	
.04 Boys Toilet Room	1	400	3	1200	
.05 Wash Basin Areas	1	250	3	750	
.06 Staff Toilets	1	65	5	325	<i>1 per two grade levels, 1 at lounge and 1 general use</i>
.07 Non-Gender Specific Toilets	1	75	3	225	
.08 Janitor Closet	1	75	4	300	
.09 Family Toilet Room	1	80	2	160	<i>Near the Gym and Cafeteria</i>
.10	0	0	0	0	
.11	0	0	0	0	
Subtotal				4385	
<b>8.2 Building / Custodial Support Areas</b>					
.01 Custodial Office	1	120	1	120	
.02 Main Janitor Closets	1	150	1	150	<i>See common spaces</i>
.03 Maint. Restrooms/Lockers	1	100	1	100	
.04 Custodial Storage	1	250	1	250	
.05 Maintenance Repair Area	1	300	1	300	
.06 Receiving/Loading Dock	1	250	1	250	
.07 Recycling/Trash Area	1	100	1	100	<i>Outdoor storage for large bins (4' - 20'). Verify size with district.</i>
.08 Storage - School Furniture/Equip.	1	250	1	250	
.09 Storage - Grounds Equip.	1	200	2	400	<i>Cold Storage</i>
.10 Technology Closets	1	20	0	0	<i>See instructional support technology for mdf / idf spaces</i>
.11 Electrical closets	1	50	4	200	
.12 Main switch gear	1	300	1	300	
Subtotal				2420	





# **Eagle Point Elementary School** March 6, 2019



## ISD 622 STANDARD ELEMENTARY SCHOOL PROGRAM - SIX SECTION BUILDING

Feb-19

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Total Student Population by Grade	162
Total Building Student Population	1130

## Summary of Program Space Requirements

## Program Area

1.0	Administration	4945
2.0	Instructional Support and Technology	4070
3.0	Learning Communities	52185
4.0	Student and Community Support	7055
5.0	Performing / Fine Arts	8350
6.0	Physical Education	14900
7.0	Food Service	7700
8.0	Building Services and Support	6805
Total Usable Area (Net Square Feet)		66.75% 106,010
MEP Systems <i>(mezzanines not included)</i>		10.00% 10,601
Circulation		12.00% 12,721
Structure		11.25% 11,926
Total Gross Building Area		100.00% 141,258

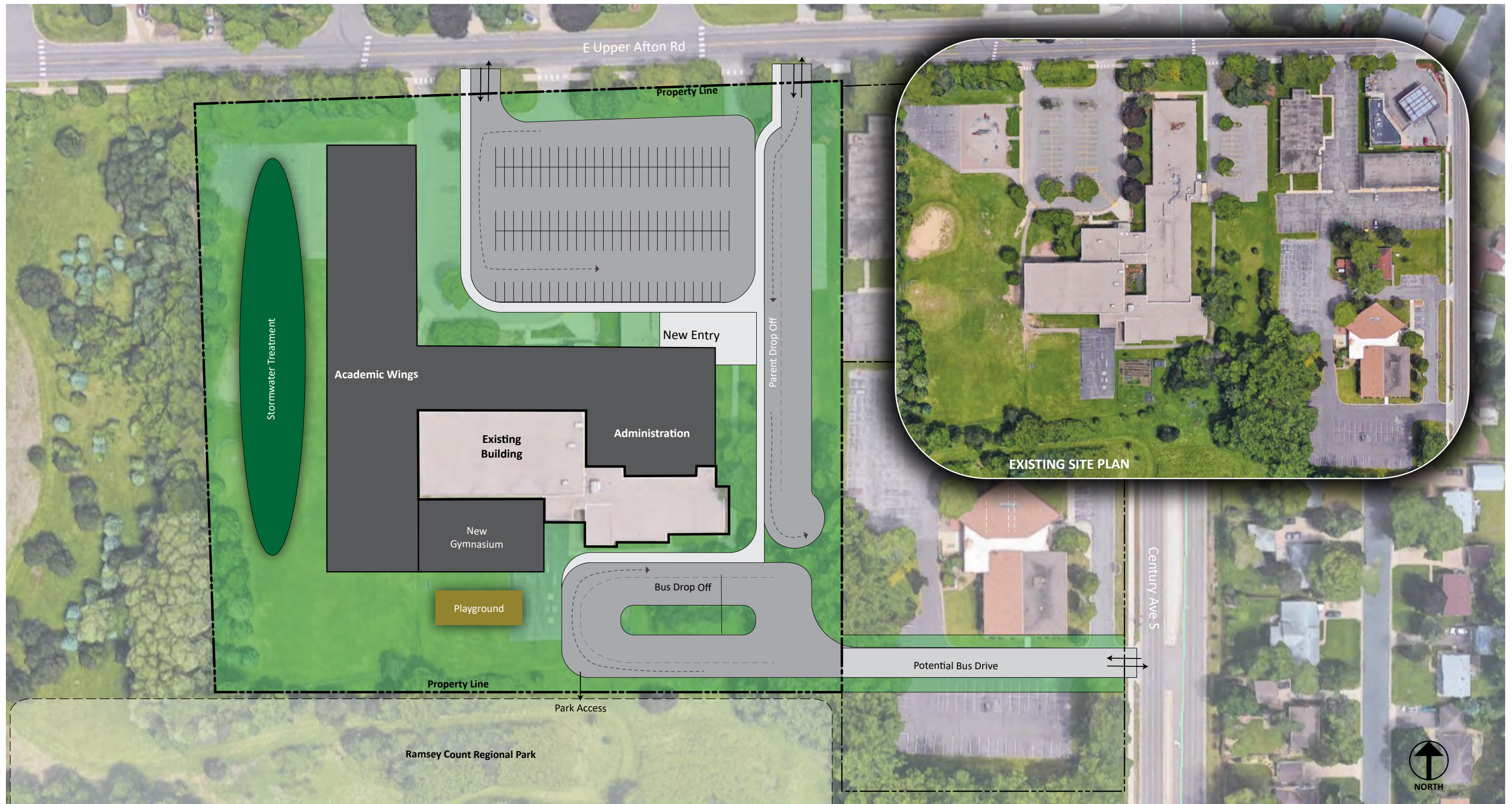
Description of Program, Department or unit	Program				Notes and Comments
	Number of Units	Unit Area Required	Unit/Dept. Total Area Required	Program Total Area	
<b>1.0 Administration 4945</b>					
<b>1.1 Administrative Offices</b>					
.01 Entry Vestibule	1	220	1	220	<i>This is a weather transition space</i>
.02 Entry Storage Room	1	150	1	150	<i>Connected to the Entry Vestibule used for shovels, salt and other items</i>
.03 Waiting Vestibule	1	250	1	250	<i>Waiting of the hallway beyond Entry Vestibule includes seating for 6 - 8 people</i>
.04 Reception, Waiting and Staff	1	500	1	500	<i>Includes a transactions window to the Waiting Vestibule</i>
.05 Conference	1	250	1	250	<i>Large enough for 10 to 12 people with direct access from Waiting Vestibule</i>
.06 Storage	1	150	1	150	<i>General Storage</i>
.07 Workroom/Staff Prep	1	350	1	350	<i>Includes copier, printers, binding, staff mail, office supplies</i>
.08 Principal	1	200	1	200	<i>Includes a 4 person conference table</i>
.09 Guidance / assistant principal	1	150	2	300	<i>Includes a 3 visitor chairs</i>
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.13 Storage	1	150	1	150	<i>Part of the Nurses Area</i>
.14 Toilets	1	75	2	150	<i>One Toilet is Accessible to the Waiting Vestibule</i>
.15 Coat Closet	1	75	1	75	
.16 Lactation room	1	100	1	100	<i>Sink, refrigerator with storage casework and lounge seating</i>
.17 Vault	1	150	1	150	<i>Student records and money lock box area</i>
.18 Clothing room / laundry	1	200	1	200	<i>Teacher clothing storage for students</i>
.19 Staff lounge / Kitchenette	1	450	1	450	
.20 Parent room	1	350	1	350	
Subtotal				4945	
<b>2.0 INSTRUCTIONAL SUPPORT &amp; TECHNOLOGY 4070</b>					
<b>2.1 Instructional Support &amp; Technology (IMC)</b>					
.01 Media Center	1	3000	1	3000	<i>Stacks, Check-out, Reading, maker space for 28 and individual reading</i>
.02 Media Center Computer Lab	1	800	0	0	<i>Computer charging cart(S) within Media Center classroom area</i>
.03 Workroom/Book Storage	1	350	1	350	<i>If media center is located near administration combind workroom</i>
.04 Computer Labs	1	1350	0	0	<i>Computer charging cart(s) at media center and STEM for classroom(s)</i>
.05 Tech Office	1	200	1	200	
.06 Small Group Room	1	200	1	200	
.07 Main Distribution Frame	1	120	1	120	<i>Located at main data entering building</i>
.08 Intermediate Distribution Frame	1	50	4	200	<i>Located within the education pods</i>
Subtotal				4070	

Description of Program, Department or unit	Program				Notes and Comments
	Number of Units	Unit Area Required	Unit/Dept. Total Area Required	Program Total Area	
<b>3.0 LEARNING COMMUNITIES</b>					<b>52185</b>
<b>3.1 Elementary School Program</b>					
.01 Pre Kindergarten Program					1/2 day PreK
.02 Office and Small Meeting Space	1	200	3	600	Parent room, conferenc and small group
.03 Classroom/Learning Space	1	850	4	3400	Includes a sink, 21 plastic laminate casework lockers for class of 20
.04 Student Lockers	0	1	0	0	Lockers within classroom
.05 Toilet	3	65	3	195	one in each room
.06 Storage	3	150	3	450	
.07 Entry Vestibule	1	100	1	100	Access to the Playground
.08 Entry Vestibule Storage	1	50	1	50	
.09 Kindergarten					
.10 Classroom/Learning Space	1	1000	8	8000	Includes a sink and 21 laminate lockers each room
.11 Student Lockers	1	1	0	0	Lockers within classroom
.12 Toilet	1	65	3	195	
.13 Storage	1	65	3	195	
.14 Classrooms	1	950	30	28500	Laminate locker units within classroom (28), 6 rooms per grade 1 thru 5
.15 Lockers	1	1	0	0	Lockers within classrooms
.16 Shared Grade Level Storage 1 - 5	1	250	6	1500	1 Storage room per grade level within area of each grade (PreK at rooms)
.17 Strudent commons/group learn	1	3000	3	9000	(1) K-1 (1) second and third grade (1) Fourth and fifth with sharded sink(s)
Subtotal				52185	
<b>4.0 Student and Community Services</b>					<b>7055</b>
<b>4.1 Special Education</b>					
.01 CREED					Mitigate internal and external noise from circulation and HVAC
.02 Large Group Room (CID)	1	550	4	2200	Rooms separated by the Staff Resource, each room with sink, smaller spaces created with curtains.
.03 Staff Resource/Office	1	30	10	300	30 sq ft is one desk or one storage area. Can be one or two spaces - 8 staff
.04 Toilet	1	150	1	150	includes a hand held shower and floor drain, motorized changing station
.05 De escalation Space	1	75	4	300	one on one comfort space
.06 Break-Out/Pull-Out	1	120	4	480	one on one testing
.07 Resource Rooms	1	250	3	750	Medium group rooms for 7 to 10 plus teacher
.08 Speech	1	200	3	600	Small group space with teacher work station
.09 Large Motor Room and Storage	1	950	1	950	2 ceiling mounted swings, therapy bed, equipment storage
.10 Meeting/Conference	1	175	1	175	10 to 12 people
.11 EL Room	1	200	3	600	Small group room or 4 to 6 plus teacher
.12 ASD / Functional space	1	550	1	550	Life skills with kitchen, restroom and shower
.13	0	0	0	0	
.14	0		0	0	
Subtotal				7055	

Description of Program, Department or unit	Program				Notes and Comments
	Number of Units	Unit Area Required	Unit/Dept. Total Area Required	Program Total Area	
<b>5.0 PERFORMING / FINE ARTS 8350</b>					
<b>5.1 Music Programs</b>					
.01 General Music	1	1350	2	2700	
.02 Storage	1	350	1	350	
.03 Music Office	1	150	1	150	
.04 Stage	1	2000	1	2000	Function as another program space with divider wall seperation at gym / dining
Subtotal				5200	
<b>5.2 STEM Program</b>					
.01 STEM Lab					
.02 Classroom/Learning Space	1	1350	2	2700	
.03 Equipment Storage/office	1	250	1	250	Large paper storage, adj ht shelving and computer charging cart
.04 Student Project Storage	1	200	1	200	
.05				0	
Subtotal				3150	
<b>6.0 PHYSICAL EDUCATION 14900</b>					
<b>6.1 Gymnasium</b>					
.01 Gymnasium 1 - Large Space	1	6500	2	13000	Can be divided into 2 gyms with divider wall, 4 spaces with curtains
.02 Storage/Office	1	450	2	900	
.03 Spectator Seating	1	500	2	1000	ea space retractable bleacher seating for 100
.04 Gymnasium 2 - Small Space	1	1200	0	0	
.05 Storage	1	250	0	0	
.06	0	0	0	0	
Subtotal				14900	
<b>7.0 FOOD SERVICE 7700</b>					
<b>7.1 Kitchen</b>					
.01 Dining / Commons					
.02 Dining Area	1	4000	1	4000	Including hand wash stations
.03 Student coat storage	1	450	1	450	
.04 Table / Chair Storage	1	350	1	350	
.05 Adventure Connections	1	450	1	450	Opens to dining area
.06 Kitchen					
.07 Food Prep Area	1	700	1	700	
.08 Serving	1	300	1	300	
.09 Dish Room	1	250	1	250	
.10 Cold Storage	1	250	1	250	
.11 Freezer Storage	1	300	1	300	
.12 Dry Goods Storage	1	400	1	400	
.13 Toilet / handwash / locker	1	150	1	150	
.14 Office	1	100	1	100	
.15	1	0	1	0	
Subtotal				7700	

Description of Program, Department or unit	Program				Notes and Comments
	Number of Units	Unit Area Required	Unit/Dept. Total Area Required	Program Total Area	
<b>8.0 BUILDING SERVICES AND SUPPORT</b>					<b>6805</b>
<b>8.1 Common Spaces</b>					
.01 Display Cases	1	15	5	75	
.02 Toilet Areas (two areas each building)					<i>grouped per two grade levels. Boys 2 urinal, 4 toilet / Girls 6 toilets</i>
.03 Girls Toilet Room	1	450	3	1350	
.04 Boys Toilet Room	1	400	3	1200	
.05 Wash Basin Areas	1	250	3	750	
.06 Staff Toilets	1	65	5	325	<i>1 per two grade levels, 1 at lounge and 1 general use</i>
.07 Non-Gender Specific Toilets	1	75	3	225	
.08 Janitor Closet	1	75	4	300	
.09 Family Toilet Room	1	80	2	160	<i>Near the Gym and Cafeteria</i>
.10	0	0	0	0	
.11	0	0	0	0	
Subtotal				4385	
<b>8.2 Building / Custodial Support Areas</b>					
.01 Custodial Office	1	120	1	120	
.02 Main Janitor Closets	1	150	1	150	<i>See common spaces</i>
.03 Maint. Restrooms/Lockers	1	100	1	100	
.04 Custodial Storage	1	250	1	250	
.05 Maintenance Repair Area	1	300	1	300	
.06 Receiving/Loading Dock	1	250	1	250	
.07 Recycling/Trash Area	1	100	1	100	<i>Outdoor storage for large bins (4' - 20'). Verify size with district.</i>
.08 Storage - School Furniture/Equip.	1	250	1	250	
.09 Storage - Grounds Equip.	1	200	2	400	<i>Cold Storage</i>
.10 Technology Closets	1	20	0	0	<i>See instructional support technology for mdf / idf spaces</i>
.11 Electrical closets	1	50	4	200	
.12 Main switch gear	1	300	1	300	
Subtotal				2420	



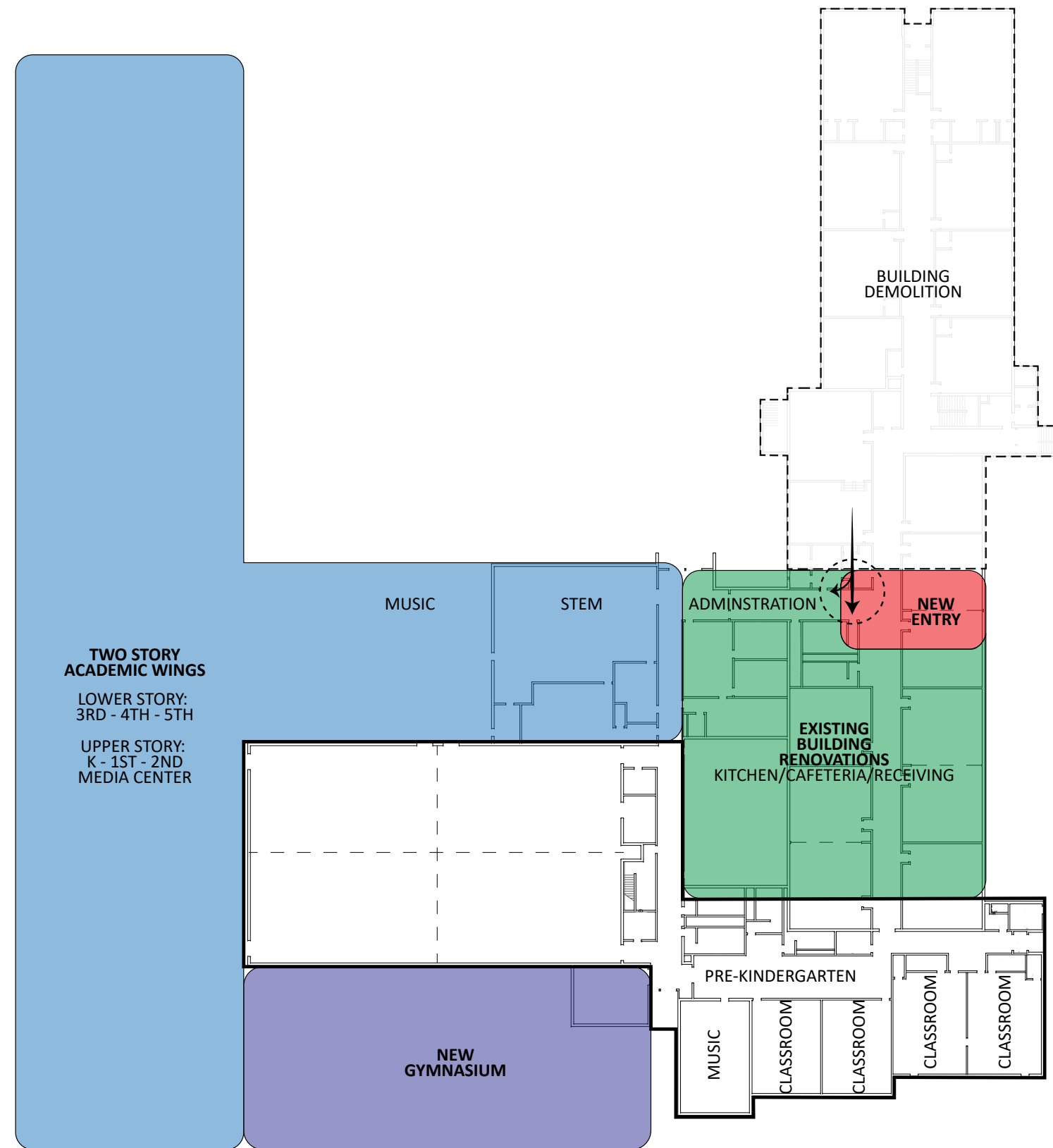


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## Carver Elementary School

March 6, 2019





**Carver Elementary School**  
 March 6, 2019



# SKYVIEW MIDDLE SCHOOL CONVERSION

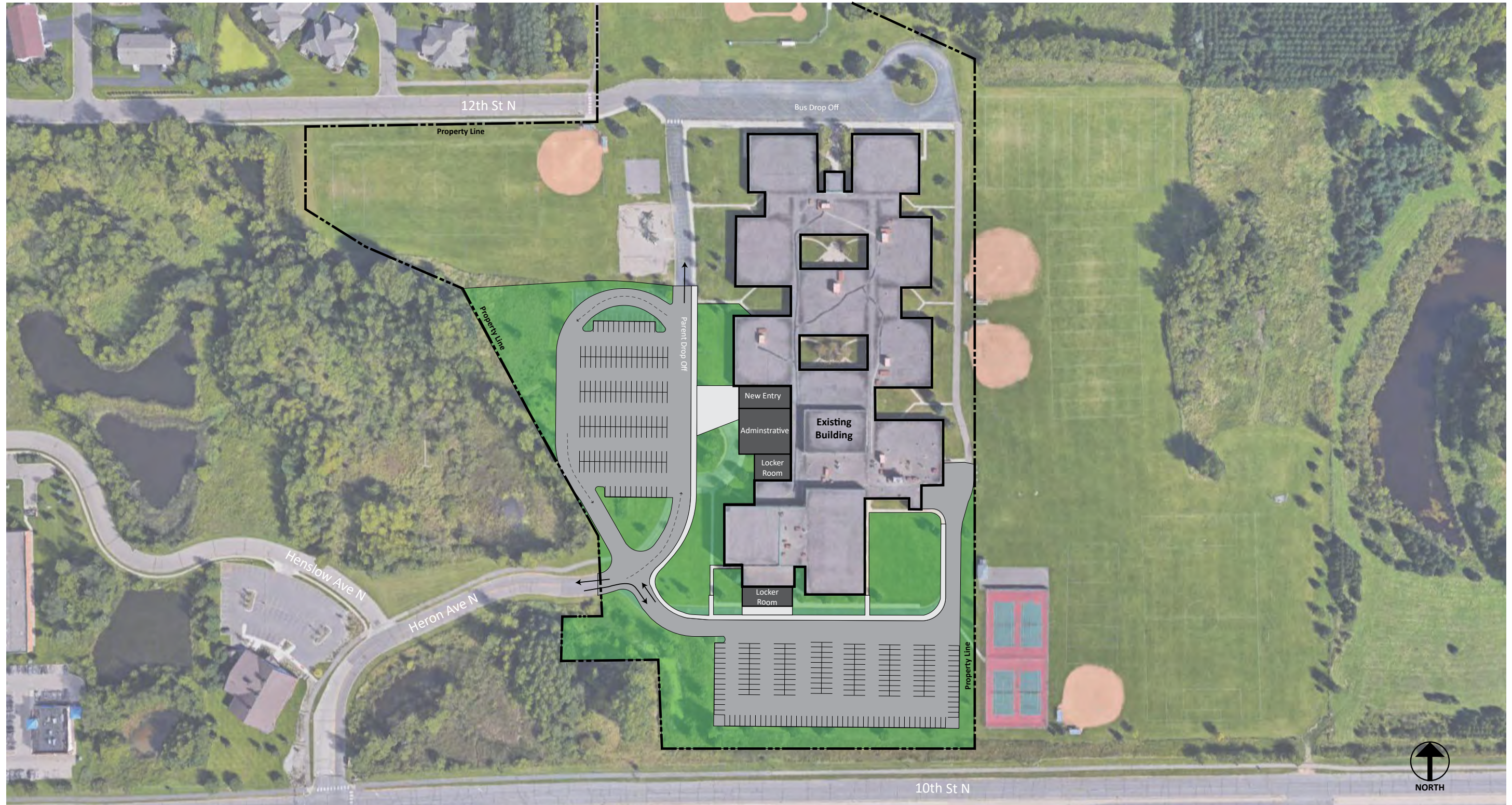
March 12th 2018

Description of Program, Department or unit		Renovations for 6th - 8th Grades				Budgets		Notes
		Number of Units	Unit Area Required	Unit/Dept. Total Area Required	Program Total Area	Unit Cost	Estimate	
1.0 Administration								
1.1 Administrative Offices								
.01	Weather Vestibule	1	210	1	210	\$245	\$51,450	
.02	Lock-Down Vestibule	1	350	1	350	\$245	\$85,750	
.03	Vestibule Storage	1	75	1	75	\$170	\$12,750	
.04	Reception / Waiting	1	750	1	750	\$220	\$165,000	
.05	Conference	1	400	1	400	\$200	\$80,000	
.06	Records Storage	1	150	1	150	\$170	\$25,500	
.07	Student/Community Storage	1	250	1	250	\$170	\$42,500	
.08	Workroom/Staff Prep	1	750	1	750	\$255	\$191,250	
.09	Principal	1	250	1	250	\$197	\$49,250	
.10	Assistant Principal	1	200	1	200	\$197	\$39,400	
.11	General Office	1	175	3	525	\$197	\$103,425	
.12	Nurse	1	350	1	350	\$252	\$88,200	
.13	Nurse Toilet	1	150	1	150	\$335	\$50,250	
.14	Nurse Storage	1	125	1	125	\$170	\$21,250	
.15	Staff Toilets	1	75	2	150	\$335	\$50,250	
.16	Kitchenette	1	50	1	50	\$280	\$14,000	
.17	Coat Closet	1	50	1	50	\$170	\$8,500	
.18	Circulation	1	2500	1	2500	\$170	\$425,000	
.19	Technology/Electrical	1	150	1	150	\$270	\$40,500	
.20		0	0	0	0	\$0	\$0	
Subtotal		7435				\$1,544,225		
2.0 MEDIA CENTER								
2.1 Media Center Addition/Renovations								
.01	Media Center	1	3000	1	3000	\$245	\$735,000	
.02	FAB Lab/Group Collaboration	1	1500	1	1500	\$255	\$382,500	
.03	FAB Lab Storage	1	250	1	250	\$155	\$38,750	
.04	Workroom	1	350	1	350	\$220	\$77,000	
.04	Study Rooms	1	125	3	375	\$165	\$61,875	
.06	Offices	1	200	2	400	\$165	\$66,000	
.05	Technology Center	1	250	1	250	\$270	\$67,500	
.06	Data Closets	1	100	3	300	\$235	\$70,500	
.05	Circulation	1	350	1	350	\$165	\$57,750	
.07					0	\$0	\$0	
Subtotal		6775				\$2,116,375		

Description of Program, Department or unit	Renovations for 6th - 8th Grades				Budgets		Notes
	Number of Units	Unit Area Required	Unit/Dept. Total Area Required	Program Total Area	Unit Cost	Estimate	
3.0 LABS							
3.1 Lab Renovations							
.01 Lab Suite							
.02 Labs	1	1350	5	6750	\$176	\$1,188,000	
.03 Shared Storage	1	100	3	300	\$84	\$25,200	
.04 Project Storage	1	100	3	300	\$84	\$25,200	
.05 Circulation	1	750	1	750	\$93	\$69,750	
.06 Technology/Electrical	1	50	1	50	\$235	\$11,750	
.07 Office Suite	1	250	0	0	\$125	\$0	
.08	0	0	0	0	\$0	\$0	
Subtotal	8150				\$1,319,900		
4.0 Student and Community Services							
4.1 Special Education							
.01 General Renovations	1	7500	1	7500	\$85	\$637,500	
.02 Heavy Renovations	1	2900	1	2900	\$125	\$362,500	
.03 Toilets and Plumbing	1	350	1	350	\$280	\$98,000	
.04	0	0	0	0	\$0	\$0	
Subtotal	10750				\$1,098,000		
5.0 GENERAL CLASSROOMS							
5.1 Elementary to Middle School Conversion							
.01 Classrooms	1	950	20	19000	\$105	\$1,995,000	
.02 Common Spaces	1	2500	3	7500	\$90	\$675,000	
.03 Support Spaces	1	175	16	2800	\$125	\$350,000	
.04				0	\$0	\$0	
Subtotal	29300				\$3,020,000		
6.0 PHYSICAL EDUCATION							
6.1 Gymnasium							
.01 Boys Locker Room Addition/Renov	1	3500	1	3500	\$370	\$1,295,000	
.02 Girls Locker Room Addition/Renov	1	3500	1	3500	\$370	\$1,295,000	
.05 Spectator Seating				0	\$0	\$0	
Subtotal	7000				\$2,590,000		
7.0 FOOD SERVICE							
7.1 Kitchen							
.01 Kitchen Modifications	0	0	0	0	\$0	\$100,000	Lump Sum
.02 Serving Modifications	0	0	0	0	\$0	\$100,000	Lump Sum
.10				0	\$0	\$0	
Subtotal	0				\$200,000		

Description of Program, Department or unit		Renovations for 6th- 8th Grades				Budgets		Notes
		Number of Units	Unit Area Required	Unit/Dept. Total Area Required	Program Total Area	Unit Cost	Estimate	
8.0 BUILDING SERVICES AND SUPPORT								
8.1 Common Spaces								
.01	Lobby / Commons / Connectors	1	2000	1	2000	\$180	\$360,000	
.02	Toilet Renovation (old admin)	1	300	2	600	\$330	\$198,000	
.03	Family Toilets	1	75	3	225	\$330	\$74,250	
.05	Custodial Closet	1	100	1	100	\$220	\$22,000	
.03	Lockers	1	1	250	250	\$200	\$50,000	
.05	Display Cases	1	25	5	125	\$150	\$18,750	
.07					0	\$0	\$0	
Subtotal						3300		\$723,000
8.2 Building Systems and Site Costs								
.01	Building Systems	1	206000	1	206000	\$16	\$3,296,000	
.02	Building Finishes and Signage	1	206000	1	206000	\$8	\$1,648,000	
.04	Parking Lots and Drives	1	1	1	1	\$0	\$2,550,000	
.05	Building Entry and Grounds	1	1	1	1	\$0	\$450,000	
.06	Playground Removal	1	1	1	1	\$0	\$25,000	
.11	Stormwater Systems	1	1	1	1	\$0	\$225,000	
.12					0	\$0	\$0	
Subtotal								\$8,194,000
9.0 PROJECT COSTS						Construction Value		\$20,805,500
9.1 Project Costs								
.01	Moving Costs					\$0	\$200,000	Lump Sum
.02	Inflation					\$0	\$2,100,553	10%
.02	Contingencies					\$0	\$2,647,092	11.25%
.03	Soft Costs					\$0	\$829,827	3.25%
.04	Fees					\$0	\$3,328,822	13.75%
.08						\$0	\$0	
Total Project Costs								\$29,911,794











# JOHN GLENN MIDDLE SCHOOL

March 12th 2018

Description of Program, Department or unit		Additions and Renovations for 6th - 8th Grades				Budgets		Notes
		Number of Units	Unit Area Required	Unit/Dept. Total Area Required	Program Total Area	Unit Cost	Estimate	
<b>1.0 Administration</b>		7435				\$1,420,405		
<b>1.1 Administrative Offices</b>								
.01	Weather Vestibule	1	210	1	210	\$223	\$46,830	
.02	Lock-Down Vestibule	1	350	1	350	\$223	\$78,050	
.03	Vestibule Storage	1	75	1	75	\$170	\$12,750	
.04	Reception / Waiting	1	750	1	750	\$220	\$165,000	
.05	Conference	1	400	1	400	\$200	\$80,000	
.06	Records Storage	1	150	1	150	\$150	\$22,500	
.07	Student/Community Storage	1	250	1	250	\$150	\$37,500	
.08	Workroom/Staff Prep	1	750	1	750	\$235	\$176,250	
.09	Principal	1	250	1	250	\$177	\$44,250	
.10	Assistant Principal	1	200	1	200	\$177	\$35,400	
.11	General Office	1	175	3	525	\$177	\$92,925	
.12	Nurse	1	350	1	350	\$232	\$81,200	
.13	Nurse Toilet	1	150	1	150	\$325	\$48,750	
.14	Nurse Storage	1	125	1	125	\$150	\$18,750	
.15	Staff Toilets	1	75	2	150	\$315	\$47,250	
.16	Kitchenette	1	50	1	50	\$260	\$13,000	
.17	Coat Closet	1	50	1	50	\$150	\$7,500	
.18	Circulation	1	2500	1	2500	\$150	\$375,000	
.19	Technology/Electrical	1	150	1	150	\$250	\$37,500	
.20								
Subtotal		7435				\$1,420,405		
<b>2.0 MEDIA CENTER</b>		7525				\$1,702,125		
<b>2.1 Media Center Addition/Renovations</b>								
.01	Media Center	1	3750	1	3750	\$245	\$918,750	
.02	FAB Lab/Group Collaboration	1	1500	1	1500	\$255	\$382,500	Renovated Space
.03	FAB Lab Storage	1	250	1	250	\$135	\$33,750	Renovated Space
.04	Workroom	1	350	1	350	\$200	\$70,000	Renovated Space
.05	Study Rooms	1	125	3	375	\$145	\$54,375	
.06	Offices	1	200	2	400	\$145	\$58,000	
.07	Technology Center	1	250	1	250	\$250	\$62,500	Renovated Space
.08	Data Closets	1	100	3	300	\$215	\$64,500	Renovated Space
.09	Circulation	1	350	1	350	\$165	\$57,750	
.10					0	\$0	\$0	
Subtotal		7525				\$1,702,125		
<b>3.0 Student and Community Services</b>		10750				\$1,962,850		
<b>3.1 Special Education</b>								
.01	General Renovations	1	7500	1	7500	\$172	\$1,290,000	
.02	Heavy Renovations	1	2900	1	2900	\$194	\$562,600	
.03	Toilets and Plumbing	1	350	1	350	\$315	\$110,250	
.04								
Subtotal		10750				\$1,962,850		

Description of Program, Department or unit	Additions and Renovations for 6th - 8th Grades				Budgets		Notes
	Number of Units	Unit Area Required	Unit/Dept. Total Area Required	Program Total Area	Unit Cost	Estimate	
<b>4.0 GENERAL CLASSROOMS</b>	51725				\$9,885,575		
<b>4.1 Classrooms</b>							
.01 Second Story Addition (916)							
.02 Classrooms	1	850	6	5100	\$215	\$1,096,500	
.03 Support Area	1	100	4	400	\$203	\$81,200	
.04 Circulation	1	1250	1	1250	\$187	\$233,750	
.05 2 Story - Entry Addition							
.04 Elevator and Support	1	700	1	700	\$310	\$217,000	
.06 Stair	1	1250	1	1250	\$230	\$287,500	
.07 Classrooms	1	850	8	6800	\$215	\$1,462,000	
.04 Circulation	1	1675	1	1675	\$187	\$313,225	
.01 Existing Renovations							
.02 Classrooms	1	850	22	18700	\$172	\$3,216,400	
.03 Support Area	1	1200	4	4800	\$184	\$883,200	
.04 Circulation	1	4200	1	4200	\$125	\$525,000	
.08							
Subtotal	44875				\$8,315,775		
<b>4.2 Lab Addition</b>							
.01 Lab Suite							
.02 Labs	1	1350	4	5400	\$245	\$1,323,000	
.03 Shared Storage	1	100	2	200	\$167	\$33,400	
.04 Project Storage	1	100	2	200	\$167	\$33,400	
.05 Circulation	1	750	1	750	\$165	\$123,750	
.06 Technology/Electrical	1	50	1	50	\$315	\$15,750	
.07 Office Suite	1	250	1	250	\$162	\$40,500	
.08							
Subtotal	6850				\$1,569,800		
<b>5.0 Music and Vocational Labs</b>	11075				\$2,352,875		
<b>5.1 Music</b>							
.01 Instrumtental Room	1	2250	1	2250	\$260	\$585,000	
.02 Instrumt Storage	1	400	1	400	\$260	\$104,000	
.03 Music Storage and Instrumt Repair	1	250	1	250	\$187	\$46,750	
.04 Vocal/General Music	1	1500	2	3000	\$175	\$525,000	
.05 Offices	1	150	3	450	\$180	\$81,000	
.06 Practice Rooms	1	75	3	225	\$175	\$39,375	
.07 Large Group Practice	1	250	1	250	\$175	\$43,750	
.08	0	0	0	0	\$0	\$0	
Subtotal	6825				\$1,424,875		
<b>5.2 Art</b>							
.01 Classrooms	1	1500	2	3000	\$236	\$708,000	
.02 Kiln and Pottery Labs	1	250	1	250	\$180	\$45,000	
.03 Shared Storage	1	250	1	250	\$180	\$45,000	
.04 Project Storage	1	250	2	500	\$180	\$90,000	
.05 Office Suite	1	250	1	250	\$160	\$40,000	
.06	0	0	0	0	\$0	\$0	
Subtotal	4250				\$928,000		

Description of Program, Department or unit		Additions and Renovations for 6th - 8th Grades				Budgets		Notes
		Number of Units	Unit Area Required	Unit/Dept. Total Area Required	Program Total Area	Unit Cost	Estimate	
<b>6.0 PHYSICAL EDUCATION</b>		71650				\$16,244,650		
<b>6.1 Gymnasium</b>								
.01	Existing Pool Conversion	1	5000	1	5000	\$215	\$1,075,000	
.02	Main Gym (3 Stations)	1	7000	3	21000	\$160	\$3,360,000	
.03	Storage	1	1200	1	1200	\$112	\$134,400	
.04					0	\$0	\$0	
Subtotal		27200				\$4,569,400		
<b>6.2 Pool Facility</b>								
.01	Pool and Pool Deck (no separate diving)	1	23000	1	23000	\$305	\$7,015,000	
.02	Pool Equipment Room	1	250	1	250	\$270	\$67,500	
.03	Chemical Storage	1	150	1	150	\$270	\$40,500	
.04	Pool Storage	1	350	1	350	\$145	\$50,750	
.05	Shower Area	1	100	1	100	\$305	\$30,500	
.06	Spectator Seating	1	3000	1	3000	\$185	\$555,000	
Subtotal		26850				\$7,759,250		
<b>6.3 Locker Rooms</b>								
.01	Boys Locker Room	1	5000	1	5000	\$225	\$1,125,000	
.02	Boys Pool Locker Facilities	1	2000	1	2000	\$245	\$490,000	
.03	Girls Locker Room	1	5000	1	5000	\$225	\$1,125,000	
.04	Girls Pool Locker Facilities	1	2000	1	2000	\$245	\$490,000	
.05	General Locker Room	1	2500	1	2500	\$225	\$562,500	
.06	Coaches and Referees	1	350	1	350	\$145	\$50,750	
.07	Storage	1	750	1	750	\$97	\$72,750	
.08					0	\$0	\$0	
Subtotal		17600				\$3,916,000		
<b>7.0 FOOD SERVICE</b>		9450				\$2,661,750		
<b>7.1 Kitchen</b>								
.01	Kitchen Modifications	1	4200	1	4200	\$367	\$1,541,400	Lump Sum
.02	Serving Modifications	1	1200	1	1200	\$268	\$321,600	Lump Sum
.03	Stage Renovations	1	2800	1	2800	\$220	\$616,000	Lump Sum
.04	Stage Storage	1	800	1	800	\$130	\$104,000	Lump Sum
.04	Support Spaces	1	450	1	450	\$175	\$78,750	Lump Sum
.05					0	\$0	\$0	
Subtotal		9450				\$2,661,750		
<b>8.0 BUILDING SERVICES AND SUPPORT</b>		22875				\$9,494,450		
<b>8.1 Common Spaces</b>								
.01	Front Lobby / Connectors	1	6875	1	6875	\$165	\$1,134,375	
.02	Toilet Rooms	1	300	6	1800	\$330	\$594,000	
.03	Family Toilets	1	75	6	450	\$330	\$148,500	
.04	Lockers	1	1	1400	1400	\$200	\$280,000	
.05	Display Cases	1	25	10	250	\$150	\$37,500	
.06					0	\$0	\$0	
Subtotal		10775				\$2,194,375		





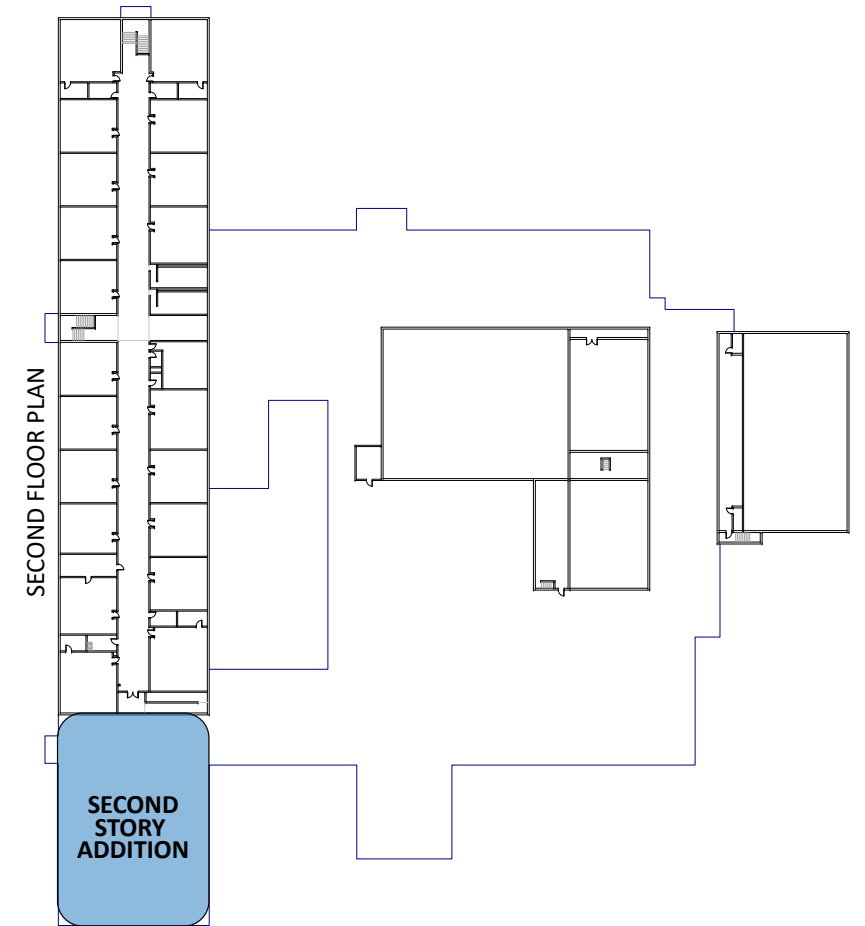
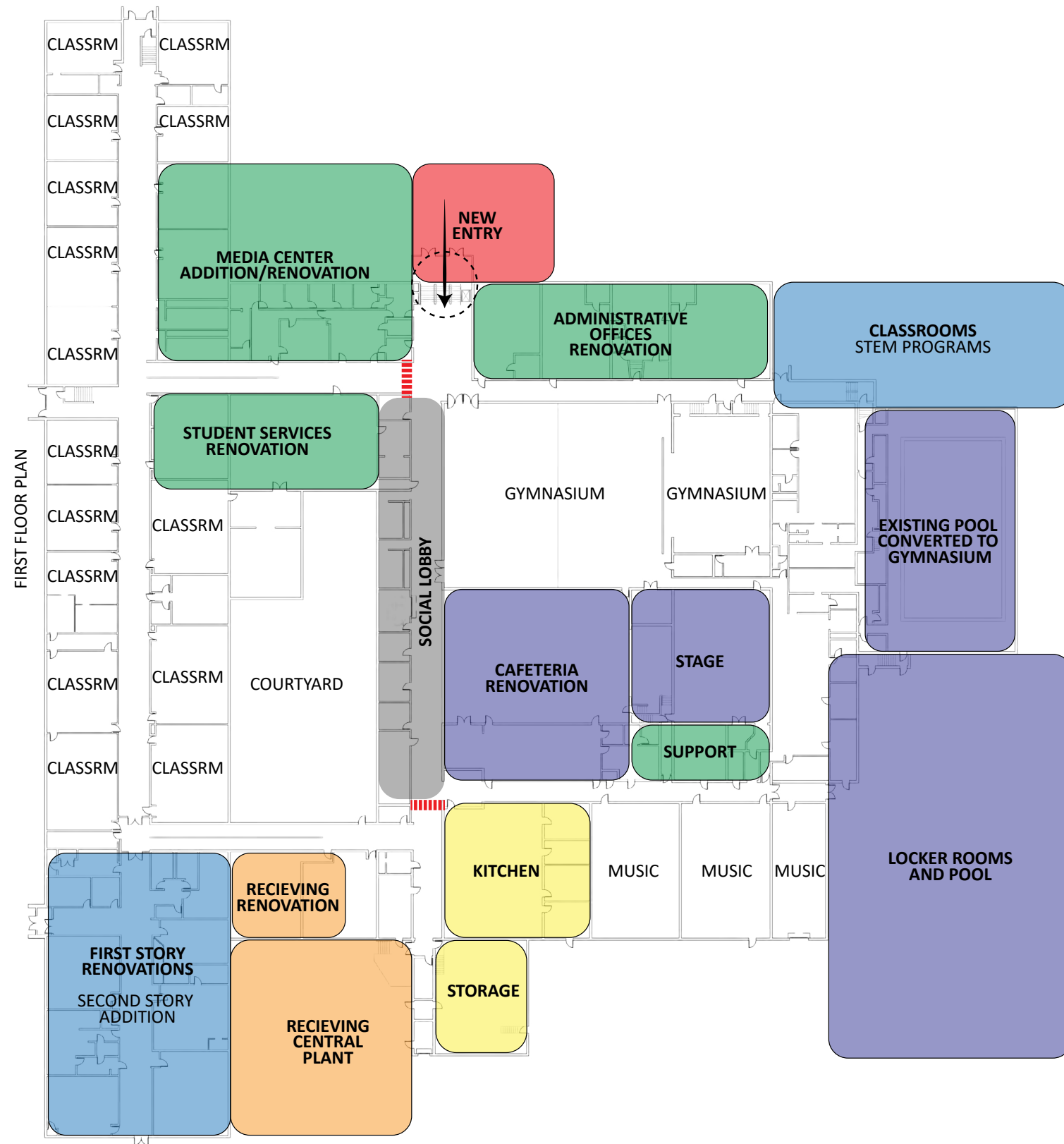
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 Minneapolis, Minnesota 55401  
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## John Glenn Middle School

March 6, 2019







# **John Glenn Middle School** March 6, 2019



# TARTAN HIGH SCHOOL

March 12th 2018

Description of Program, Department or unit	Additions and Renovations for 6th - 8th Grades				Budgets		Notes
	Number of Units	Unit Area Required	Unit/Dept. Total Area Required	Program Total Area	Unit Cost	Estimate	
<b>1.0 Administration</b>	8150				\$1,704,000		
<b>1.1 Administrative Offices</b>							
.01 Weather Vestibule	1	200	1	200	\$245	\$49,000	
.02 Lock-Down Vestibule	1	350	1	350	\$245	\$85,750	
.03 Vestibule Storage	1	100	1	100	\$170	\$17,000	
.04 Reception / Waiting	1	800	1	800	\$220	\$176,000	
.05 Conference	1	400	1	400	\$200	\$80,000	
.06 Records Storage	1	150	1	150	\$150	\$22,500	
.07 Student/Community Storage	1	250	1	250	\$150	\$37,500	
.08 Workroom/Staff Prep	1	750	1	750	\$235	\$176,250	
.09 Principal	1	250	1	250	\$177	\$44,250	
.10 Assistant Principal	1	200	1	200	\$177	\$35,400	
.11 General Office	1	150	3	450	\$177	\$79,650	
.12 Nurse	1	350	1	350	\$232	\$81,200	
.13 Nurse Toilet	1	150	1	150	\$325	\$48,750	
.14 Nurse Storage	1	125	1	125	\$150	\$18,750	
.15 Staff Toilets	1	75	2	150	\$315	\$47,250	
.16 Kitchenette	1	50	1	50	\$260	\$13,000	
.17 Coat Closet	1	50	1	50	\$150	\$7,500	
.19 Technology/Electrical	1	150	1	150	\$250	\$37,500	
.20 Activities Center	1	750	1	750	\$315	\$236,250	
.21 Athletic Director Office	1	175	1	175	\$260	\$45,500	
.22 General Office	1	150	1	150	\$150	\$22,500	
.23 Conference Room	1	250	1	250	\$150	\$37,500	
.24 Secure Storage	1	200	1	200	\$250	\$50,000	
.25 Internal Circulation	1	1700	1	1700	\$150	\$255,000	
.26							
<b>Subtotal</b>	8150				\$1,704,000		
<b>2.0 MEDIA CENTER</b>	8875				\$2,022,125		
<b>2.1 Media Center Addition/Renovations</b>							
.01 Media Center	1	5000	1	5000	\$245	\$1,225,000	
.02 FAB Lab/Group Collaboration	1	1500	1	1500	\$255	\$382,500	
.03 FAB Lab Storage	1	250	1	250	\$145	\$36,250	
.04 Workroom	1	450	1	450	\$200	\$90,000	
.05 Study Rooms	1	125	3	375	\$145	\$54,375	
.06 Offices	1	200	2	400	\$145	\$58,000	
.07 Technology Center	1	250	1	250	\$250	\$62,500	
.08 Data Closets	1	100	3	300	\$215	\$64,500	
.09 Circulation	1	350	1	350	\$140	\$49,000	
.10							
<b>Subtotal</b>	8875				\$2,022,125		

Description of Program, Department or unit		Additions and Renovations for 6th - 8th Grades				Budgets		Notes
		Number of Units	Unit Area Required	Unit/Dept. Total Area Required	Program Total Area	Unit Cost	Estimate	
3.0 Student and Community Services		11500				\$2,115,500		
3.1 Special Education								
.01	Learning Support	1	8000	1	8000	\$172	\$1,376,000	
.02	Small Learning Support	1	3000	1	3000	\$194	\$582,000	
.03	Toilets and Plumbing	1	500	1	500	\$315	\$157,500	
.04								
Subtotal		11500				\$2,115,500		
4.0 GENERAL CLASSROOMS		73320				\$16,170,090		
3.1 Classrooms								
.01	Three Learning Committees							
.02	Classrooms	1	850	24	20400	\$190	\$3,876,000	
.03	Labs	1	100	6	600	\$223	\$133,800	
.04	Dirty Lab	1	1250	1	1250	\$223	\$278,750	
.05	Lab Storage	1	200	4	800	\$175	\$140,000	
.06	Diviable Classroom (2 classrooms)	1	1750	3	5250	\$310	\$1,627,500	
.07	Presentation Space	1	200	6	1200	\$230	\$276,000	
.08	Independent Study	1	1250	3	3750	\$227	\$851,250	
.09	Staff Offices and Support Center	1	2250	3	6750	\$195	\$1,316,250	
.10	Small Group Study Rooms	1	120	6	720	\$227	\$163,440	
.11	Special Needs Support Areas	1	850	3	2550	\$172	\$438,600	
.12	Internal Circulation	1	1500	3	4500	\$184	\$828,000	
.13	Learning/Social Stair	1	6750	1	6750	\$200	\$1,350,000	
.14								
Subtotal		54520				\$11,279,590		
3.1 Lab Addition								
.01	Lab Suite							
.02	Labs	1	4000	4	16000	\$272	\$4,352,000	
.03	Shared Storage	1	250	2	500	\$212	\$106,000	
.04	Project Storage	1	250	2	500	\$212	\$106,000	
.04	Material Storage	1	250	2	500	\$212	\$106,000	
.05	Circulation	1	750	1	750	\$165	\$123,750	
.06	Technology/Electrical	1	50	1	50	\$315	\$15,750	
.07	Office Suite	1	250	2	500	\$162	\$81,000	
.08								
Subtotal		18800				\$4,890,500		
5.0 Music and Theater		30250				\$7,725,500		
5.1 Music								
.01	Insturmental Room	1	2750	1	2750	\$280	\$770,000	
.02	Insturment Storage	1	500	1	500	\$280	\$140,000	
.03	Music Storage and Insturment Repair	1	250	1	250	\$212	\$53,000	
.04	Vocal/General Music	1	1750	2	3500	\$175	\$612,500	Renovated
.05	Offices	1	150	3	450	\$180	\$81,000	Renovated
.06	Practice Rooms	1	75	4	300	\$175	\$52,500	Renovated
.07	Large Group Practice	1	250	2	500	\$175	\$87,500	Renovated
.08		0	0	0	0	\$0	\$0	
Subtotal		8250				\$1,796,500		

Description of Program, Department or unit		Additions and Renovations for 6th - 8th Grades				Budgets		Notes
		Number of Units	Unit Area Required	Unit/Dept. Total Area Required	Program Total Area	Unit Cost	Estimate	
5.2 Art								
.01	Classrooms	1	1500	3	4500	\$236	\$1,062,000	Renovated
.02	Kilk and Pottery Labs	1	250	1	250	\$180	\$45,000	Renovated
.03	Shared Storage	1	250	2	500	\$180	\$90,000	Renovated
.04	Project Storage	1	250	4	1000	\$180	\$180,000	Renovated
.05	Office Suite	1	250	1	250	\$160	\$40,000	Renovated
.06								
Subtotal		6500				\$1,417,000		
5.3 Theater								
.01	House Renovations	1	8500	1	8500	\$236	\$2,006,000	Renovated
.02	Stage Renovations	1	4500	1	4500	\$430	\$1,935,000	Renovated
.03	Sound Booth and Systems	1	300	2	600	\$400	\$240,000	Renovated
.04	Storage/Shop	1	300	4	1200	\$165	\$198,000	Renovated
.05	Green Rooms	1	350	2	700	\$190	\$133,000	Renovated
.06								
Subtotal		15500				\$4,512,000		
6.0 PHYSICAL EDUCATION		41400				\$8,107,300		
6.1 Gymnasium								
.01	Gym Lobbies	1	3500	1	3500	\$165	\$577,500	Renovated
.02	Main Gym (3 Stations)	1	7000	3	21000	\$185	\$3,885,000	Renovated
.03	Storage	1	1200	2	2400	\$112	\$268,800	Renovated
.04								
Subtotal		26900				\$4,731,300		
6.3 Locker Rooms								
.01	Boys Locker Room	1	5000	1	5000	\$242	\$1,210,000	Renovated
.03	Girls Locker Room	1	5000	1	5000	\$242	\$1,210,000	Renovated
.05	General Locker Room	1	3500	1	3500	\$242	\$847,000	
.06	Coaches and Referees	1	250	1	250	\$145	\$36,250	Renovated
.07	Storage	1	750	1	750	\$97	\$72,750	
.08					0	\$0	\$0	
Subtotal		14500				\$3,376,000		
7.0 FOOD SERVICE		14500				\$4,063,250		
7.1 Kitchen								
.01	Kitchen Modifications	1	5000	1	5000	\$385	\$1,925,000	Lump Sum
.02	Serving Modifications	1	2000	1	2000	\$288	\$576,000	Lump Sum
.03	Cafeteria	1	6250	1	6250	\$220	\$1,375,000	Lump Sum
.04	Storage	1	800	1	800	\$130	\$104,000	Lump Sum
.04	Support Spaces	1	450	1	450	\$185	\$83,250	Lump Sum
.05					0	\$0	\$0	
Subtotal		14500				\$4,063,250		





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## Tartan High School

March 6, 2019



# NORTH HIGH SCHOOL

March 12th 2018

Description of Program, Department or unit					Renovations for 6th - 8th Grades		Budgets		Notes
					Number of Units	Unit Area Required	Unit/Dept. Total Area Required	Program Total Area	
1.0 BUILDING ADDITION									
1.1 Lower Level									
.01	Classrooms	1	800	2	1600	\$205	\$328,000		
.02	Labs	1	1500	4	6000	\$255	\$1,530,000		
.03	Lab Storage	1	250	2	500	\$155	\$77,500		
.04	Project Storage	1	250	2	500	\$155	\$77,500		
.04	Technology/Electrical	1	125	1	125	\$270	\$33,750		
.06	Custodial Closet	1	200	1	200	\$165	\$33,000		
.05	Breakout Space	1	1500	1	1500	\$165	\$247,500		
.06	Small Group Rooms	1	150	0	0	\$155	\$0		
.05	Circulation and Stair	1	2000	1	2000	\$175	\$350,000		
.07					0	\$0	\$0		
Subtotal					12425				\$2,677,250
1.2 Main Level									
.01	Weather Vestibule	1	200	1	200	\$245	\$49,000		
.02	Secure Vestibule	1	450	1	450	\$245	\$110,250		
.03	Reception Lobby	1	1500	1	1500	\$180	\$270,000		
.04	Secure Office	1	350	1	350	\$197	\$68,950		
.04	Storage	1	125	3	375	\$155	\$58,125		
.06	Display	1	80	2	160	\$155	\$24,800		
.05	Classrooms	1	800	2	1600	\$205	\$328,000		
.02	Labs	1	1500	0	0	\$255	\$0		
.03	Lab Storage	1	250	0	0	\$155	\$0		
.04	Project Storage	1	250	0	0	\$155	\$0		
.04	Technology/Electrical	1	125	1	125	\$270	\$33,750		
.06	Custodial Closet	1	200	1	200	\$165	\$33,000		
.05	Breakout Space	1	800	1	800	\$165	\$132,000		
.06	Small Group Rooms	1	150	0	0	\$155	\$0		
.05	Toilet Rooms - Group	1	250	2	500	\$330	\$165,000		
.05	Toilet Rooms - Individual	1	100	2	200	\$330	\$66,000		
.05	Circulation and Stair	1	2500	1	2500	\$175	\$437,500		
.07					0	\$0	\$0		
Subtotal					8960				\$1,776,375
1.3 Upper Level									
.01	Classrooms	1	800	0	0	\$205	\$0		
.02	Labs	1	1500	6	9000	\$255	\$2,295,000		
.03	Lab Storage	1	250	3	750	\$155	\$116,250		
.04	Project Storage	1	250	3	750	\$155	\$116,250		
.04	Technology/Electrical	1	125	1	125	\$270	\$33,750		
.06	Custodial Closet	1	200	1	200	\$165	\$33,000		
.05	Breakout Space	1	1500	0	0	\$165	\$0		
.06	Small Group Rooms	1	150	0	0	\$155	\$0		
.05	Circulation and Stair	1	2000	1	2000	\$175	\$350,000		
.07					0	\$0	\$0		
Subtotal					12825				\$2,944,250

Description of Program, Department or unit		Renovations for 6th-8th Grades				Budgets		Notes
		Number of Units	Unit Area Required	Unit/Dept. Total Area Required	Program Total Area	Unit Cost	Estimate	
1.4 Other Program Improvements								
.01	Media Center	1	5000	1	5000	\$123	\$615,000	
.02	Kitchen/Cafeteria	1	6750	1	6750	\$114	\$769,500	
.03	Commons	1	4250	1	4250	\$137	\$582,250	
.07								
Subtotal		16000				\$1,966,750		

8.0 BUILDING SERVICES AND SUPPORT								
8.2 Building Systems and Site Costs								
.02	Bnilding Systems Updates	1	191100	1	191100	\$4	\$750,000	Lump Sum (\$4 sf)
.03	Parking Lots and Drives	1	1	1	1	\$0	\$1,450,000	
.04	Building Entry and Grounds	1	1	1	1	\$0	\$1,000,000	
.05					0	\$0	\$0	
Subtotal						\$3,200,000		

9.0 PROJECT COSTS		Construction Value				\$12,564,625		
9.1 Project Costs								
.01	Moving Costs					\$0	\$50,000	Lump Sum
.02	Inflation					\$0	\$883,024	10%
.02	Contingencies					\$0	\$749,960	11.25%
.03	Soft Costs					\$0	\$496,794	3.25%
.04	Fees					\$0	\$1,105,530	13.75%
.08						\$0	\$0	
Total Project Costs						\$15,849,933		



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## North High School

March 6, 2019



# GLADSTONE LEARNING CENTER

March 12th 2018

Description of Program, Department or unit		Secure Entry				Budgets		Notes
		Number of Units	Unit Area Required	Unit/Dept. Total Area Required	Program Total Area	Unit Cost	Estimate	
Project Program and Budgets		15170						
1.1 Administrative Offices								
.01	Weather Vestibule	1	110	1	110	\$275	\$30,250	
.02	Lock-Down Vestibule	1	250	1	250	\$275	\$68,750	
.03	Vestibule Storage	1	50	1	50	\$200	\$10,000	
.04	Reception / Waiting	1	300	1	300	\$250	\$75,000	
.05	Conference	1	200	1	200	\$230	\$46,000	
.06	Records Storage	1	100	1	100	\$200	\$20,000	
.07	Student/Community Storage	1	150	0	0	\$200	\$0	
.08	Workroom/Staff Prep	1	250	1	250	\$285	\$71,250	
.09	Director	1	150	1	150	\$227	\$34,050	
.10	Director	1	150	1	150	\$227	\$34,050	
.11	General Office	1	150	1	150	\$227	\$34,050	
.12	Nurse	1	250	0	0	\$282	\$0	
.13	Nurse Toilet	1	125	0	0	\$365	\$0	
.14	Nurse Storage	1	125	0	0	\$200	\$0	
.15	Staff Toilets	1	75	2	150	\$365	\$54,750	
.16	Kitchenette	1	50	1	50	\$310	\$15,500	
.17	Coat Closet	1	50	1	50	\$200	\$10,000	
.18	Circulation	1	500	1	500	\$200	\$100,000	
.19	Technology/Electrical	1	125	1	125	\$300	\$37,500	
.20		0	0	0	0		\$0	
Subtotal		2585				\$641,150		
1.2 Building Renovations								
.01	Old Locker Rooms	1	1500	1	1500	\$110	\$165,000	
.02	Kitchen and Storage	1	1500	1	1500	\$187	\$280,500	
.03	Lobby	1	3500	2	7000	\$155	\$1,085,000	
.04		0	0	0	0	\$0	\$0	
Subtotal		15170				\$1,530,500		
1.3 Site Development								
.01	Entry Plaza	0	0	0	0	\$1	\$23,550	Lump Sum
.02	Accessible Route Improvements	0	0	0	0	\$1	\$37,300	Lump Lum
.03	Sidewalks and Landscaping	0	0	0	0	\$1	\$17,500	inc. current entry
.04		0	0	0	0	\$0	\$0	
Subtotal		0				\$78,350		
1.4 Project Costs Development								
.01	Inflation	0	0	0	0	\$1	\$135,000	6%
.02	Contingencies	0	0	0	0	\$1	\$145,187	6%
.03	Soft Costs	0	0	0	0	\$1	\$88,557	3.50%
.04	Project Fees	0	0	0	0	\$1	\$196,607	8%
.05		0	0	0	0	\$0	\$0	
Subtotal		0				\$565,351		
PROJECT TOTALS						\$2,815,351		



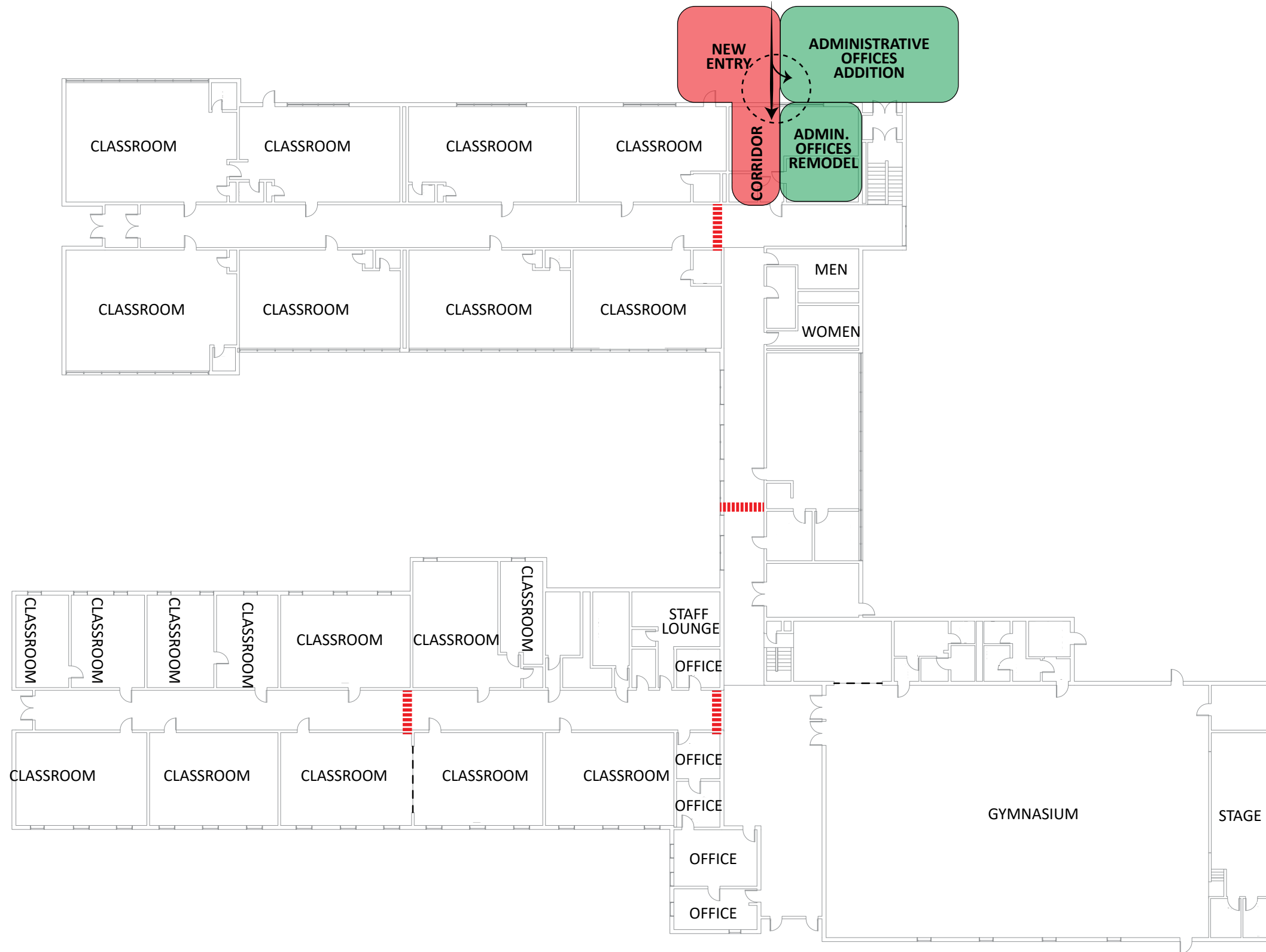


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**Gladstone Education Center**  
March 6, 2019







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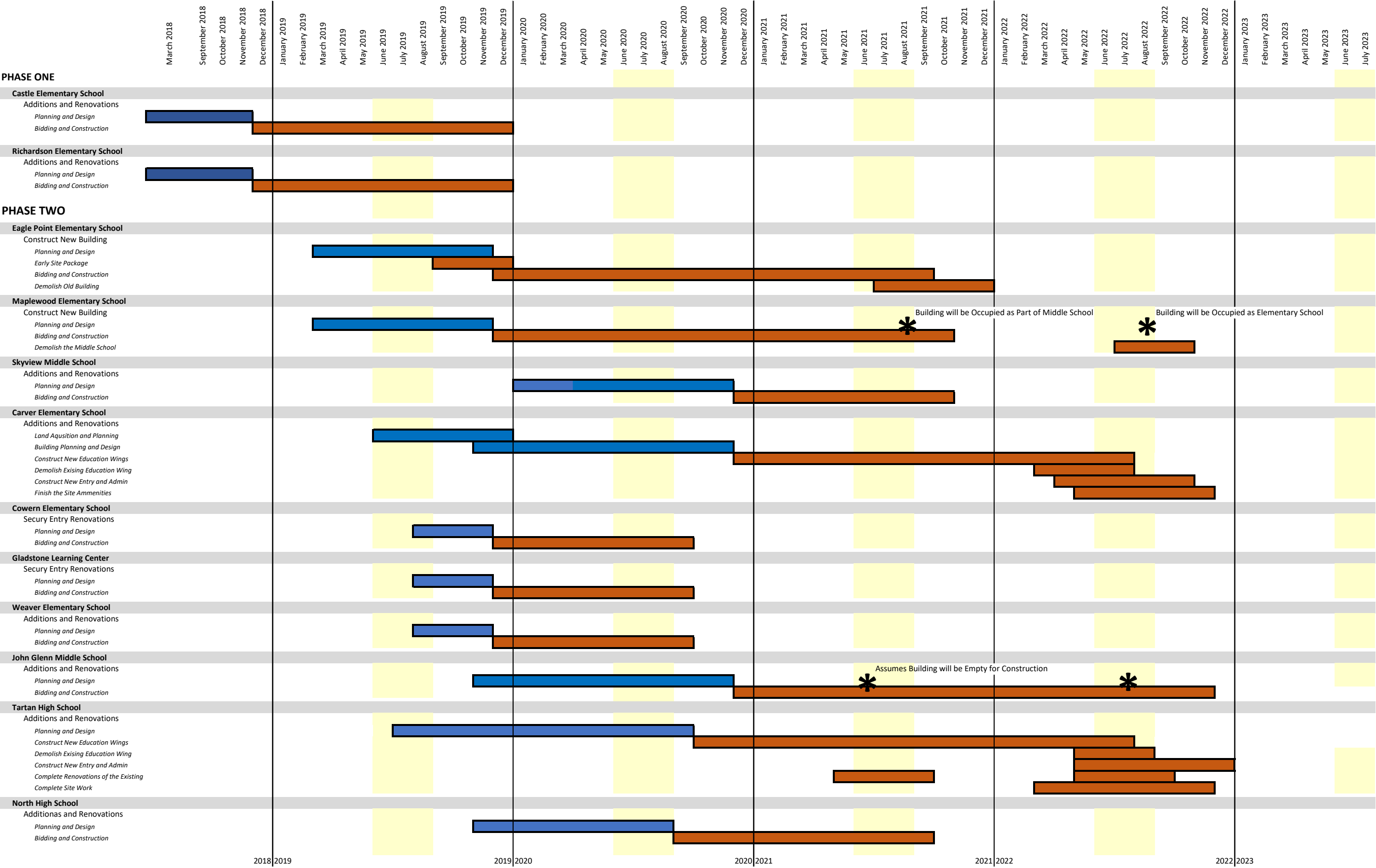
## Gladstone Education Center

March 6, 2019











## 5. PROJECT FINANCING

### 5a. Applicable Statutory Citations

### 5b. Schedule Date for a Bond Issue or School Board Action

### 5c. Schedule of Payments, Including Debt Service Equalization Aid

### 5d. The Effect of a Bond Issue on Local Property Taxes by Property Class and Valuation

North St. Paul-Maplewood-Oakdale Public Schools, ISD #622 proposes to obtain financing for a building project from the sale of General Obligation bonds. The School District would seek voter approval of a single ballot question on Tuesday, May 14, 2019, pursuant to Minnesota Statutes Chapter 475 which, if approved, would result in a \$275,000,000 bond issue. As part of the project described in this document, the district would also issue a \$50 million facilities maintenance bond. For the voter approved bond, capitalized interest, costs of issuance, and underwriter's discount are estimated at \$6,342,697. The difference between the amount requested to be authorized by the voters (plus estimated interest earnings in the construction fund of \$5,037,324) and estimated costs of issuing this debt equals \$273,694,628, 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:

- A. Estimated sources and uses of funds for the proposed bond issue
- B. Estimated debt payment structures for the anticipated bond issues (including both the voter approved bond and the plan for a future \$50 million facilities maintenance bond), including estimated annual debt service property tax levies after accounting for the 105% levy requirement
- C. An analysis of the estimated tax impact on various values of homestead residential, commercial, and apartment properties for the proposed bond issue.

## **North St. Paul - Maplewood - Oakdale**

### Estimated Sources and Uses of Funds - Proposed School Building Bond

February 6, 2019

<b>Bond Amount</b>	<b>\$275,000,000</b>
<b>Dated Date of Bonds</b>	<b>7/1/2019</b>
<b>Sources of Funds</b>	
Par Amount	\$275,000,000
Estimated Investment Earnings*	5,037,324
<b>Total Sources</b>	<b>\$280,037,324</b>
<b>Uses of Funds</b>	
Estimated Underwriter's Discount	\$2,062,500
Capitalized Interest **	3,587,500
Estimated Legal and Fiscal Costs#	692,697
<b>Net Funds Available for Project Costs</b>	<b>273,694,628</b>
<b>Total Uses</b>	<b>\$280,037,324</b>
<b>Estimated Deposit to Construction Fund</b>	<b>\$268,657,303</b>

\* Estimated investment earnings are based on an average interest rate of 1.25% and an average life of 18 months.

\*\* The district will not be able to levy for the first's year's interest payments on the first portion of the bond issue, so those payments will be made from bond proceeds.

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

**North St. Paul - Maplewood - Oakdale, ISD No. 622**  
Analysis of Structure for Capital and Debt Levies

Principal Amount: Dated Date: Bond Term Avg. Interest Rate:	\$275,000,000 Voter Approved Bond				Future Facilities Maintenance Bond			
	Building Bonds <sup>1</sup>	Alt Fac / FM Bonds <sup>2</sup>	2nd Bond Issue	2nd Bond Issue	Future Facilities Maintenance Bond	2nd Bond Issue	2nd Bond Issue	2nd Bond Issue
	4,117,050	7,441,741	\$150,000,000	\$125,000,000	\$50,000,000	21/2024	23 Years	4.25%
	2018	2019	2020	2021	2022	2023	2024	2025

**\$275,000,000 Voter Approved Bond**  
May 2019 Election, 2 Bond Issues  
**\$50,000,000 Future Facilities Maintenance Bond**  
Wrapped Around Existing Debt

February 5, 2019

Levy	Pay. Fiscal Year	Tax Capa- city Value <sup>1</sup> (\$000s)	Existing Commitments					Other Levies		Proposed New Voter Approved Bonds					Future Facilities Maintenance Bond					Combined Totals				
			Bonding Bonds <sup>2</sup>	Alt Fac / FM Bonds <sup>2</sup>	Abatement Bonds <sup>2</sup>	OPEB Bonds <sup>2</sup>	Est. Debt Excess <sup>3</sup>	Net Levy	Tax Rate	Existing Leases	Long Term Facilities Maint. GF Revenue	Aid	Principal	Interest	Est. Debt Excess <sup>3</sup>	Adjusted Debt Levy	Principal	Interest	Est. Debt Excess <sup>3</sup>	Adjusted Debt Levy	Adjusted Debt Levy	Other Levies	Net Levy	Tax Rate
2018	2019	8,233	8.2%	7,441,741	9,527,987	184,215	2,180,588	(83,365)	13,545,514	16.67	1,821,136	8,382,380	(824,977)	-	-	-	-	-	-	-	13,545,514	9,384,538	22,930,052	28.23
2019	2020	8,617	6.9%	9,527,987	8,245,892	187,898	2,355,893	(346,239)	15,771,180	18.17	2,028,105	5,852,580	(727,088)	-	-	-	-	-	-	-	15,771,180	7,153,597	22,924,777	26.41
2020	2021	90,290	4.0%	8,245,892	8,245,892	187,898	2,107,728	(725,284)	13,866,334	15.36	1,843,120	2,000,000	(486,241)	-	-	-	-	-	-	-	23,500,084	3,356,879	26,856,963	29.75
2021	2022	93,901	4.0%	7,697,022	8,245,892	188,423	2,108,311	(619,767)	13,115,982	13.97	1,842,670	2,000,000	(385,599)	-	-	-	-	-	-	-	24,457,006	3,477,079	27,934,085	29.75
2022	2023	97,657	4.0%	6,358,713	8,245,892	188,790	2,105,539	(1,248,009)	12,746,098	12.76	1,841,770	2,000,000	(44,331)	-	-	-	-	-	-	-	25,381,094	3,688,644	29,069,737	29.75
2023	2024	101,563	4.0%	6,618,978	8,245,892	189,000	2,104,557	(988,500)	11,622,348	11.44	1,840,420	2,000,000	(0)	-	-	-	-	-	-	-	26,311,180	3,900,000	30,214,369	29.75
2024	2025	101,563	4.0%	6,118,775	8,245,892	183,803	2,106,001	(949,488)	10,907,503	10.74	1,840,420	2,000,000	(0)	-	-	-	-	-	-	-	26,311,180	3,900,000	30,214,369	29.75
2025	2026	101,563	0.0%	5,360,454	8,245,892	183,855	2,104,384	(376,818)	7,290,307	7.18	1,844,620	2,000,000	(0)	-	-	-	-	-	-	-	26,311,180	3,900,000	30,214,369	29.75
2026	2027	101,563	0.0%	5,361,063	8,245,892	183,855	2,104,893	(376,818)	7,119,138	7.01	1,840,220	2,000,000	(1,768)	-	-	-	-	-	-	-	26,311,180	3,900,000	30,214,369	29.75
2027	2028	101,563	0.0%	5,750,033	8,245,892	183,855	2,104,893	(240,798)	5,608,265	5.42	1,845,020	2,000,000	(47,889)	-	-	-	-	-	-	-	26,311,180	3,900,000	30,214,369	29.75
2028	2029	101,563	0.0%	5,224,034	8,245,892	183,855	2,104,893	(258,753)	4,965,281	4.89	1,840,220	2,000,000	(83,573)	-	-	-	-	-	-	-	26,311,180	3,900,000	30,214,369	29.75
2029	2030	101,563	0.0%	5,041,383	8,245,892	183,855	2,104,893	(235,062)	4,806,301	4.73	1,844,970	2,000,000	(83,573)	-	-	-	-	-	-	-	26,311,180	3,900,000	30,214,369	29.75
2030	2031	101,563	0.0%	4,834,821	8,245,892	183,855	2,104,893	(226,862)	4,607,959	4.54	1,843,970	2,000,000	(83,573)	-	-	-	-	-	-	-	26,311,180	3,900,000	30,214,369	29.75
2031	2032	101,563	0.0%	4,724,377	8,245,892	183,855	2,104,893	(217,567)	4,506,810	4.47	1,840,570	2,000,000	(83,573)	-	-	-	-	-	-	-	26,311,180	3,900,000	30,214,369	29.75
2032	2033	101,563	0.0%	4,753,416	8,245,892	183,855	2,104,893	(212,597)	4,540,819	4.44	1,841,520	2,000,000	(83,573)	-	-	-	-	-	-	-	26,311,180	3,900,000	30,214,369	29.75
2033	2034	101,563	0.0%	4,752,156	8,245,892	183,855	2,104,893	(213,904)	4,538,252	4.47	1,840,720	2,000,000	(83,573)	-	-	-	-	-	-	-	26,311,180	3,900,000	30,214,369	29.75
2034	2035	101,563	0.0%	5,634,103	8,245,892	183,855	2,104,893	(213,847)	5,420,256	5.34	1,840,039	2,000,000	(83,573)	-	-	-	-	-	-	-	26,311,180	3,900,000	30,214,369	29.75
2035	2036	101,563	0.0%	5,873,812	8,245,892	183,855	2,104,893	(253,332)	5,620,277	5.53	1,840,039	2,000,000	(83,573)	-	-	-	-	-	-	-	26,311,180	3,900,000	30,214,369	29.75
2036	2037	101,563	0.0%	5,916,304	8,245,892	183,855	2,104,893	(263,525)	5,620,277	5.56	1,840,039	2,000,000	(83,573)	-	-	-	-	-	-	-	26,311,180	3,900,000	30,214,369	29.75
2037	2038	101,563	0.0%	5,939,824	8,245,892	183,855	2,104,893	(266,234)	5,673,308	5.59	1,840,039	2,000,000	(83,573)	-	-	-	-	-	-	-	26,311,180	3,900,000	30,214,369	29.75
2038	2039	101,563	0.0%	5,939,824	8,245,892	183,855	2,104,893	(267,283)	5,693,541	5.61	1,840,039	2,000,000	(83,573)	-	-	-	-	-	-	-	26,311,180	3,900,000	30,214,369	29.75
2039	2040	101,563	0.0%	-	-	-	-	-	-	-	1,840,039	2,000,000	(83,573)	-	-	-	-	-	-	-	26,311,180	3,900,000	30,214,369	29.75
2040	2041	101,563	0.0%	-	-	-	-	-	-	-	1,840,039	2,000,000	(83,573)	-	-	-	-	-	-	-	26,311,180	3,900,000	30,214,369	29.75
2041	2042	101,563	0.0%	-	-	-	-	-	-	-	1,840,039	2,000,000	(83,573)	-	-	-	-	-	-	-	26,311,180	3,900,000	30,214,369	29.75
2042	2043	101,563	0.0%	-	-	-	-	-	-	-	1,840,039	2,000,000	(83,573)	-	-	-	-	-	-	-	26,311,180	3,900,000	30,214,369	29.75
2043	2044	101,563	0.0%	-	-	-	-	-	-	-	1,840,039	2,000,000	(83,573)	-	-	-	-	-	-	-	26,311,180	3,900,000	30,214,369	29.75
2044	2045	101,563	0.0%	-	-	-	-	-	-	-	1,840,039	2,000,000	(83,573)	-	-	-	-	-	-	-	26,311,180	3,900,000	30,214,369	29.75
2045	2046	101,563	0.0%	-	-	-	-	-	-	-	1,840,039	2,000,000	(83,573)	-	-	-	-	-	-	-	26,311,180	3,900,000	30,214,369	29.75
2046	2047	101,563	0.0%	-	-	-	-	-	-	-	1,840,039	2,000,000	(83,573)	-	-	-	-	-	-	-	26,311,180	3,900,000	30,214,369	29.75
Totals		30,117,216	135,440,119	1,305,982	22,676,380	(8,848,040)	180,691,657		44,560,320	76,359,888	(5,047,123)	275,000,000	1,867,894,608	(15,922,353)	465,184,609	50,000,000	42,173,388	(2,908,896)	93,873,161	739,749,428	1,158,733,085	855,622,513		

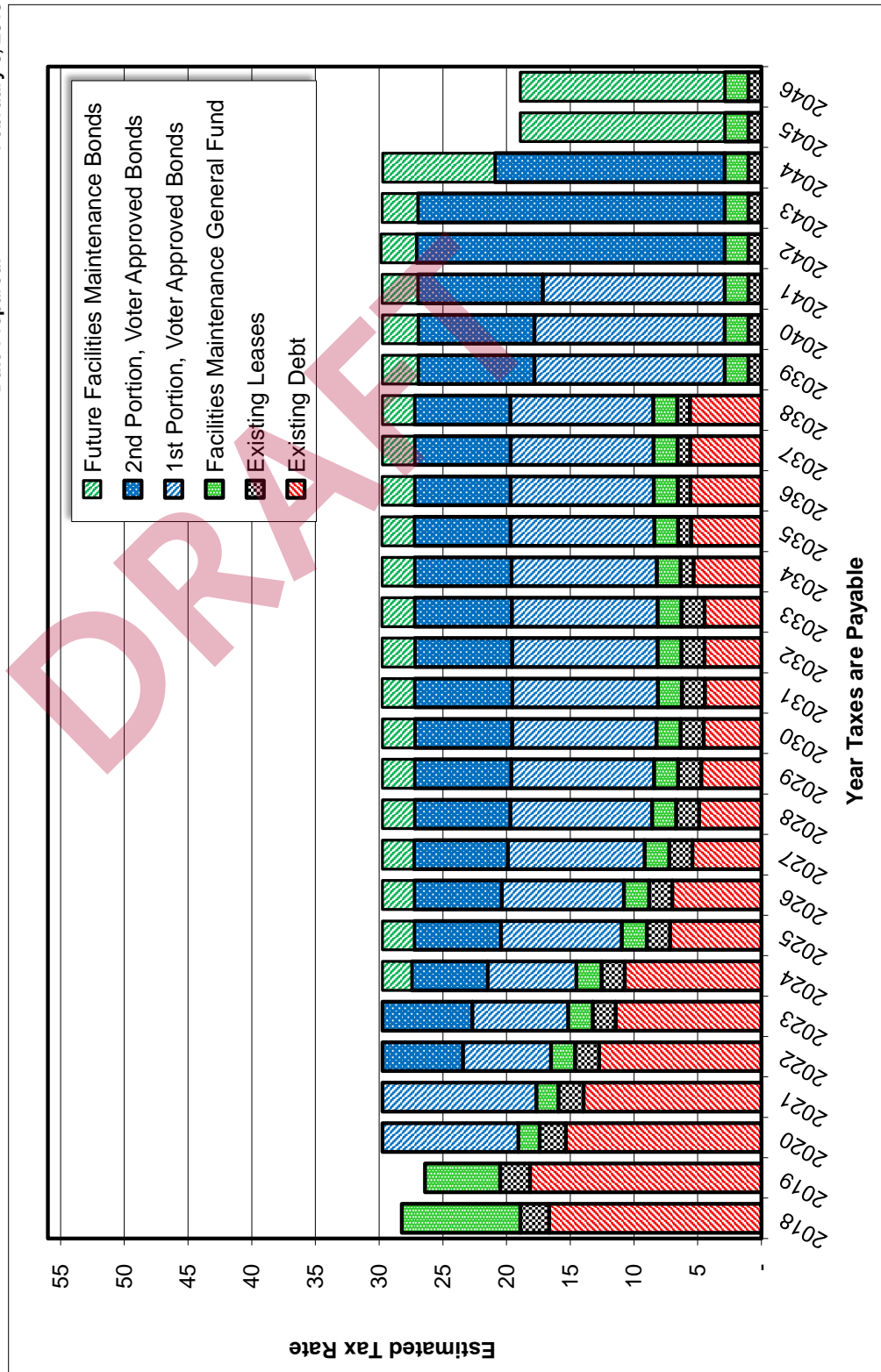
1. Tax capacity value for taxes payable in 2018 is the actual final value. Tax capacity value for taxes payable in 2019 is based on a preliminary estimate from Ramsey County. Estimates for future years are based on the percentage changes as shown above.
2. Initial debt service levies (prior to subtracting debt equalization aid) are set at 1.05 percent of the principal and interest payments during the next fiscal year.
3. Debt excess adjustments for taxes payable in 2018 and 2019 are actual amounts. Debt excess for future years is estimated at 4.5% of the prior year's initial debt service levy.
4. The district would not be able to make a tax levy to fund payments due during fiscal year 2020, so those payments, estimated at \$3,587,500, would have to be made from funds on hand or bond proceeds.

# PRELIMINARY INFORMATION: FOR REVIEW AND COMMENT

**North St. Paul - Maplewood - Oakdale, ISD No. 622**  
**Estimated Tax Rates for Capital and Debt Service Levies**  
**Existing Commitments and Proposed New Debt**

**\$275,000,000 Voter Approved Bond**  
**May 2019 Election, 2 Bond Issues**  
**\$50,000,000 Future Facilities Maintenance Bond**  
**Wrapped Around Existing Debt**

Date Prepared: February 5, 2019



**PRELIMINARY INFORMATION - FOR REVIEW AND COMMENT**

**North St. Paul - Maplewood - Oakdale**

**Estimated Tax Impact of Possible School Building Bonds**

February 6, 2019

<b>Bond Amount Election</b>	<b>1 Question: \$275,000,000</b>
	<b>\$275,000,000 May 14, 2019</b>

<b>Type of Property</b>	<b>Estimated Market Value</b>	<b>Annual Tax Impact, Pay 2020 vs. Pay 2019 *</b>
Residential Homestead	\$150,000	\$42
	200,000	60
	250,000	79
	300,000	97
	350,000	115
	400,000	133
	500,000	167
	600,000	209
	700,000	251
	800,000	292
Commercial/ Industrial**	900,000	334
	1,000,000	376
	\$250,000	\$94
	500,000	204
Apartments	1,000,000	426
	2,000,000	868
	\$200,000	\$84
	500,000	209
	1,000,000	418
	2,000,000	835

\* The estimated tax impact includes principal and interest payments on the new bonds. The figures in the table are based on school district taxes for operating referendum and 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 state Property Tax 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 bond for many property owners.

\*\* For commercial-industrial property, the estimates above are for property in the City of North St. Paul. The tax impact for commercial-industrial property in other municipalities in the school district may be slightly different due to the varying impact of the Twin Cities Fiscal Disparity program.



# 6. DOCUMENTATION

## 6. Documentation

Attachment 1 Review and Comment Section #6 Documentation (as amended by the 2014 Legislature) has been included herein and signed by all required parties.



**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 2-26-19

Board Chair Signature: \_\_\_\_\_

Date 2-26-19

Architect/Engineer Signature: \_\_\_\_\_

Date 2-26-19