



Review & Comment

2014 BOND ISSUE FOR SAFETY AND
SECURITY, TECHNOLOGY,
DEFERRED MAINTENANCE, AND
CLASSROOM AND ACTIVITIES
ADDITIONS AND UPGRADES

BUFFALO-HANOVER-MONTROSE,
MN

Submitted: August 12, 2014



Scott Thielman
Superintendent

Buffalo-Hanover-Montrose Schools
Independent School District 877

214 1st Ave NE, Buffalo, MN 55313
P: 763-682-8707 F: 763-682-8785
E: sthielman@bhmschools.org
W: www.bhmschools.org

August 12, 2014

Dr. Brenda Cassellius
Commissioner of Education
Minnesota Department of
Education
1500 Highway 36, West
Roseville, MN 55113-4266

Subject: Proposal for Review and Comment for Buffalo-Hanover-Montrose Public Schools, ISD 877

Dear Commissioner Cassellius:

In accordance with Minnesota Statue 1238.71 (2009), Independent School District No. 877 hereby submits this proposal for facility and site improvements for review and comment.

The School Board of District 877 wishes to complete facility and site improvements at all of its existing buildings in the Buffalo-Hanover-Montrose School District.

The proposed improvements are required to create a better system for safety and security for students and staff, provide additional classroom space, increase and improve technology equipment and infrastructure, improve maintenance equipment and systems, repair and replace building envelopes and parking/driveways, and upgrade activities facilities. The projects are necessary and have been approved by the School Board.

All proposed work is planned to be completed by fall 2019. We are requesting that the Minnesota Department of Education grant us approval for the project based on the proposed amounts for the project. The total cost of the proposed project is \$33,075,000. The District is requesting financing authority for general obligation bonds and health and safety program to fund \$33,050,000 of the project work with the balance to be funded with both capital and general fund revenue. Specific details regarding the District, the facility needs, and the project scope together with costs are included in the enclosed proposal for your review and comment.

The proposed financing will require voter approval. The election ballot will be a single ballot question and the wording of the question is as follows:

Shall the school board of Independent School District No. 877 (Buffalo-Hanover-Montrose) be authorized to issue its general obligation school building bonds in an amount not to exceed \$33,050,000 to provide for safety and security improvements and upgrades to district sites and facilities; the completion of various deferred maintenance projects; the acquisition and installation of technology and the upgrading of technology infrastructure; and the acquisition and betterment of school sites and facilities, including the

construction of and additions to and the remodeling, repair, renovation, upgrading and equipping of various district facilities and activity venues?

The board called for the election on August 11, 2014 at its special meeting and the election will be held on the general election on November 4, 2014. The board also approved the review and comment document on August 11, 2014 at its special meeting.

For additional information or for any questions, please contact me at your earliest convenience. We thank you for your cooperation and consideration of this proposal, and we look forward to your response.

Sincerely,

A handwritten signature in blue ink, appearing to read "Scott Thielman", with a stylized flourish at the end.

Scott Thielman

PROPOSAL FOR REVIEW AND COMMENT

Dated: August 12, 2014

SUBMITTED TO: MINNESOTA DEPARTMENT OF EDUCATION

SUBMITTED BY: INDEPENDENT SCHOOL DISTRICT #877
BUFFALO-HANOVER-MONTROSE PUBLIC SCHOOLS
214 FIRST AVENUE NE
BUFFALO, MN 55313

Contact: Scott Thielman, Ed.D., Superintendent
Phone: 763-682-8707

PREPARED BY: ISD #877 Buffalo-Hanover-Montrose
214 1st Avenue NE
Buffalo, MN 55313

Contact: Gary Kawlewski
Phone: 763-682-8708

Buffalo-Hanover-Montrose Public Schools, ISD 877

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Buffalo-Hanover-Montrose Public Schools, ISD 877

INTRODUCTION AND SUMMARY DESCRIPTION

In accordance with Minnesota Statute 123B.71, Independent School District No. 877 submits the following educational facilities proposal for review and comment. The proposed facility improvements will allow the District to address educational space concerns, deferred maintenance repairs and replacements, update mechanical systems, update and increase technology infrastructure and equipment for student and staff use, provide for the betterment of activities facilities, and provide safety and security upgrades. The information presented in this proposal documents the need for these projects, provides detail related to components of the project scope, and outlines the project funding and financial feasibility as developed by the District.

The School Board of District 877 wishes to complete facility improvements at all of its existing facilities districtwide.

The completion of these projects will provide improved and additional educational and activity spaces, upgrades to building interior and exteriors, allow for more efficient building operations, provide improvements to building security, and provide technology equipment and infrastructure to enhance student achievement and learning.

DISTRICT CONTACT: Scott Thielman, Ed.D., Superintendent
Independent School District 877
Buffalo-Hanover-Montrose Public Schools
214 First Avenue NE
Buffalo, MN 55313
Phone: 763-682-8707
E-Mail: sthielman@bhmschools.org

SCHOOL BOARD: Sue Lee, Chair
Melissa Brings, Vice Chair
Patti Pokorney, Clerk
Laurie Raymond, Treasurer
Jeff Trout, Director
Kenneth Ogden, Director
Open, Director
Scott Thielman, Superintendent of Schools

TOTAL PROJECT COST: \$33,075,000.00

METHOD OF FINANCING: General Obligation Bonds \$33,050,000.00

Buffalo-Hanover-Montrose Public Schools, ISD 877

MILESTONE DATES:	Design & Pre-Construction:	Summer 2014 - Winter 2015
	Construction Phase:	Spring 2015 – Autumn 2019
PROJECT TEAM:	Architect/Engineering:	ARY Architects, Inc. Contact: Paul Youngquist Phone: 952-544-8941
	Fiscal Consultant:	Ehlers & Associates, Inc.
	Contact:	Gary Olsen Phone: 651-697-8500

Buffalo-Hanover-Montrose Public Schools, ISD 877

1. GEOGRAPHIC AREA AND STUDENT POPULATION

Buffalo-Hanover-Montrose Public Schools, ISD 877 consists of approximately 157 square miles and is home to approximately 5,800 Pre-K through grade 12 students and their families. The District is located 40 miles west of the Minneapolis-St. Paul metro area, within Wright and Hennepin Counties. The communities represented in the District area are Buffalo, Hanover and Montrose. Neighboring districts include St. Michael-Albertville, Maple Lake, Monticello and Delano.

A map of the school district boundaries is included in **Appendix A** of this document.

According to current demographic information, Buffalo-Hanover-Montrose Public Schools is projected to remain stable over the next decade but experience a slight decline. The enrollment projection model uses Wright County birth rates as the basis for kindergarten enrollment projections. The projections are done in the fall of the year. Wright County has seen a decline in the birth rates since 2007 in conjunction with the decline in the economy. Preliminary indications in the summer of 2014 are that the 2014-15 enrollment projections may be conservative as enrollment numbers are currently better than the projection.

Previous 5-year, current year enrollment, and 5-year projections are provided in **Appendix B** of this document.

2. EXISTING FACILITIES

Buffalo-Hanover-Montrose Area Public School District facilities currently consist of six (6) elementary schools, one (1) middle school, one (1) high school, an alternative learning center, and an early childhood education center.

This project does consist of building additions or remodeling of areas currently serving the facilities.

The district staff members have reviewed all of its existing facilities and any alternate facilities within the district boundaries. District staff members have determined that the projects stated are necessary and appropriate.

A breakdown of district facilities including sizes and year constructed is included in **Appendix C**.

3. DEFICIENCIES OF THE FACILITIES

SPECIFIC DEFICIENCIES:

The following are key deficiencies that we discovered when analyzing the facilities throughout the district:

Buffalo-Hanover-Montrose Public Schools, ISD 877

- The roof systems are failing and are in need of replacement at most sites.
- Several buildings need to create more secure entrances and need additional security equipment.
- Many of the buildings need additional exterior envelope upgrades.
- Most of the parking lots and sidewalks need repair or replacement
- The technology infrastructure needs to be upgraded and additional classroom technology is needed.
- Activities venues need to be upgraded or replaced.
- Additional classroom and gym space is needed at Tatanka Elementary.
- Some of the sites need to upgrade mechanical system controls.

District staff members have utilized the services of Inspec, WSB and Associates, ARY Architects, and Hallberg Engineering, as well as our own staff review of the sites to determine the needs deficiencies as stated. The project does include some renovation of existing spaces. The school board has reviewed cost data, discussed facility replacement verses renovation, determined that the project costs do not exceed 60 percent of the replacement value of the facility, and the school board has determined that facility renovation is in the best interest of the district. All deficiencies as listed in **Appendix D** will be addressed.

SPECIFIC BENEFITS:

The proposed project scope will result in a direct benefit to students, staff, and community users in the following ways:

- The building envelope upgrades will insure a safe and healthy environment for students and staff
- The technology upgrades will provide for better classroom instruction and student achievement.
- The security upgrades will provide for a better system to provide secure entrances to several buildings and will provide for additional security inside the building.
- The activities upgrades will provide better and additional surfaces for classroom use and activities events as well as additional playing surfaces for community use.
- The parking/walkway improvements will provide safer systems for transportation and building entrance/egress.
- The mechanical systems improvements will allow better building temperature control operation, be more energy efficient, and create maintenance efficiencies.

Details are included in **Appendix D**.

4. CONSTRUCTION PROJECT DESCRIPTION

PROPOSED SCOPE OF WORK

The project work consists of upgrades, additions, remodeling, and new purchases in the following

Buffalo-Hanover-Montrose Public Schools, ISD 877

categories:

- Safety and Security
 - new building entries and office remodels at three sites
 - Additional security cameras at seven sites
 - Integration of bell and public address systems into the phone system at two sites
- Deferred Maintenance upgrades
 - Roof replacement at seven sites
 - Parking lot and sidewalk repair and replacement at all sites except one and parking lot expansion at three sites
 - Window or door replacements at four sites
 - Tuck pointing at all sites
 - Concrete decorative moldings at one site
 - HVAC system upgrades for new boilers or pneumatic control replacements at four sites
 - Flooring replacement or refinishing at four sites
 - Grounds and maintenance equipment replacement at three sites
 - Interior remodel of existing classrooms at two sites
 - Locker replacements at one site
- Building additions
 - Additional classrooms for regular education, physical education, and fine arts at two sites
 - Additional outdoor storage building at one site
- Technology infrastructure and equipment upgrades districtwide
- Activities upgrades at one site

The project budget is \$33,075,000.

Details are included in **Appendix E**.

PRELIMINARY PROJECT SCHEDULE MILESTONE DATES:

Planning:	July 2013 to July 2014
Review and Comment:	August 2014 Submittal
Design Phase:	October 2014 to January 2015
Bidding:	February 2015 and after
Construction Phase:	May 2015 to August 2019 (summer)
Project Commissioning:	August 2019
Completion:	September 2019 (start of school year)

5. SPECIFICATION OF THE SOURCE OF PROJECT FINANCING

Pursuant to State approval, the District proposes to seek funding as soon as possible in 2015, in order to finance the proposed project scope. Funding is provided under Minnesota Statute 123B.62. The board would call for the sale of bonds at its regular board meeting on December 8, 2014. The anticipated bond sale date would be January 12, 2015.

Buffalo-Hanover-Montrose Public Schools, ISD 877

AMOUNT OF FINANCING: \$33,050,000

TOTAL PROJECT COST: \$33,075,000

Details of the funding financing are included in **Appendix F(a)** of this document.

Details of the schedule of payments, including debt service equalization aid is included in **Appendix F(b)** of this document.

The effect of the bond issue on local property taxes by property class and valuation is included in **Appendix F(c)**.

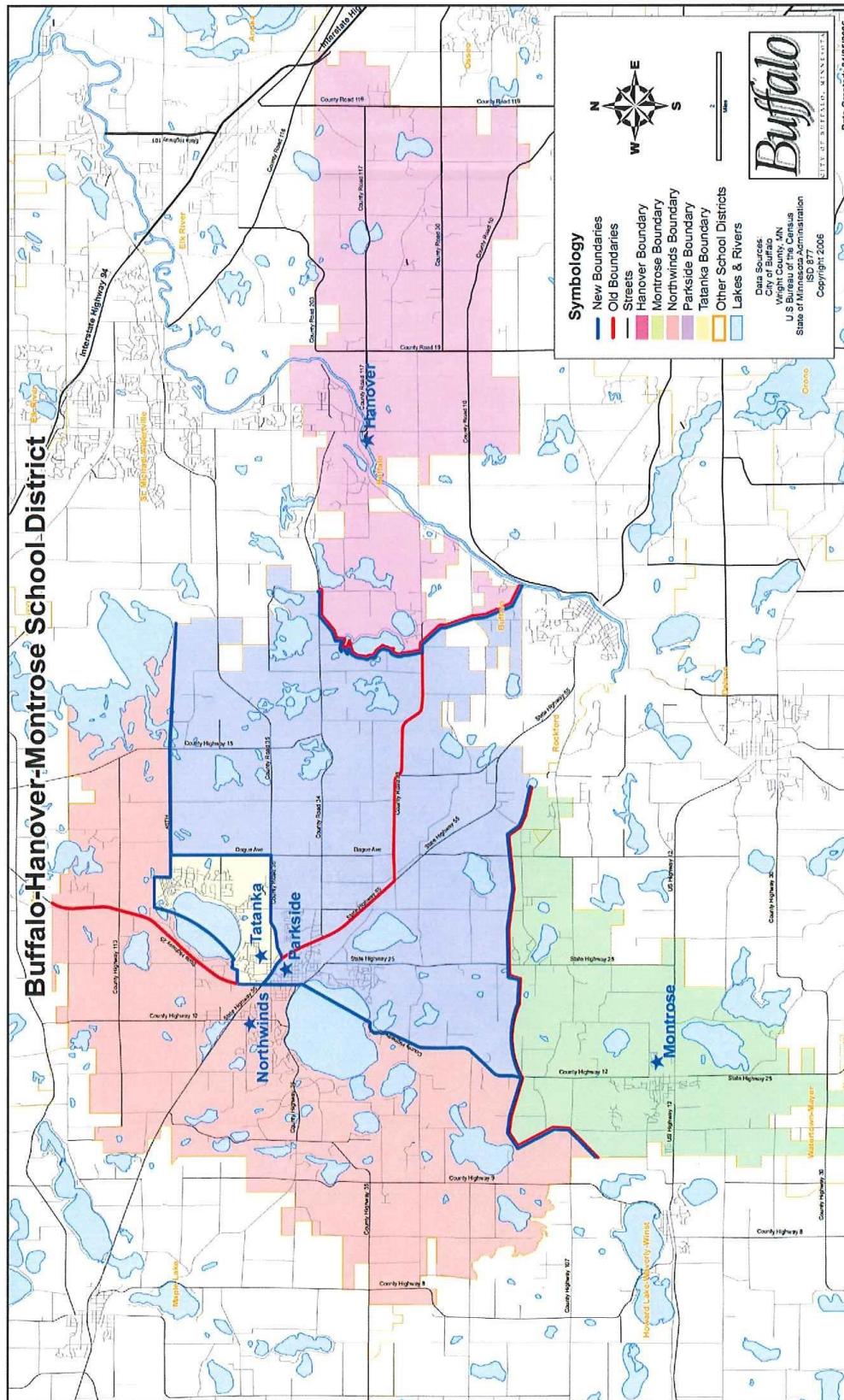
6. DOCUMENTATION OBLIGATING THE SCHOOL DISTRICT AND CONTRACTORS TO COMPLY WITH CERTAIN ITEMS

This documentation is included as Attachment 1

APPENDIX A

District Boundary Map

Buffalo-Hanover-Montrose Public Schools, ISD 877



APPENDIX B

District Enrollment Projections

Buffalo-Hanover-Montrose Public Schools, ISD 877

ISD 877 Buffalo-Hanover- Montrose Enrollment Projections

Historical October 1 Actual Enrollment						
Grade	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
K	464	434	455	438	451	387
1	425	464	431	455	421	432
2	483	428	466	430	453	418
3	412	479	420	463	421	445
4	448	417	468	417	476	438
5	410	443	417	469	429	473
6	424	410	441	422	468	439
7	446	424	416	449	428	478
8	419	428	420	414	443	425
9	500	458	458	453	441	487
10	495	486	448	450	448	448
11	418	462	467	430	445	441
12	428	407	453	458	414	428
Total	5,772	5,740	5,760	5,748	5,739	5,739

Projected October 1 Enrollment					
Grade	2014-15	2015-16	2016-17	2017-18	2018-19
K	367	359	352	346	340
1	387	368	359	352	346
2	430	386	366	358	351
3	414	426	382	363	354
4	449	417	430	385	366
5	439	450	418	431	386
6	478	444	454	423	435
7	446	486	451	462	429
8	479	447	486	451	462
9	462	520	485	528	490
10	496	470	530	494	538
11	426	472	447	504	470
12	430	416	460	436	492
Total	5,703	5,659	5,621	5,533	5,460

APPENDIX C

Existing Facilities

Buffalo-Hanover-Montrose Public Schools, ISD 877

Buffalo-Hanover-Montrose ISD 877							
Facilities Age and Square Footage Report							
As of August 11, 2014							
	Year	1975	1989	1996	2005		
Site	Building Number	Original	Addition 1	Addition 2	Addition 3	Addition 4	Total
Montrose Elementary, 100 SE Second Street, Montrose, Mn 55363	1433	30,620	8,800	2,280	11,731		53,431
Grades PreK-5							
	Year	1969	1975	1989	2005		
Site	Building Number	Original	Addition 1	Addition 2	Addition 3	Addition 4	Total
Hanover Elementary, 274 LaBeaux Avenue NE, Hanover, MN 55341	1434	9,620	37,300	6,738	13,995		67,653
Grades PreK-5							
	Year	1956	1966	1988			
Site	Building Number	Original	Addition 1	Addition 2	Addition 3	Addition 4	Total
Parkside Elementary, 207 3rd Street NE, Buffalo, MN 55313	1435	34,369	27,955	18,700			81,024
Grades PreK-5							
	Year	1979	1988	1996			
Site	Building Number	Original	Addition 1	Addition 2	Addition 3	Addition 4	Total
Tatanka Elementary, 703 8th Street NE, Buffalo, MN 55313	1436	45,000	16,900	2,280			64,180
Grades PreK-5							
	Year	1936	1962	1979			
Site	Building Number	Original	Addition 1	Addition 2	Addition 3	Addition 4	Total
Discovery Elementary, 301 NE 2nd Avenue NE, Buffalo, MN 55313	1437	46,664	49,884	34,599			131,147
Grades PreK-5							
	Year	1970	1980	1988	1997	2005	
Site	Building Number	Original	Addition 1	Addition 2	Addition 3	Addition 4	Total
Buffalo Community Middle School, 1300 Highway 25 North, Buffalo, MN 55313	1438	133,900	26,300	41,068	2,352	14,114	217,734
Grades 6-8							
	Year	1996	2005				
Site	Building Number	Original	Addition 1	Addition 2	Addition 3	Addition 4	Total
Buffalo High School, 877 Bison Boulevard, Buffalo, MN 55313	1818	331,241	97,553				428,794
Grades 9-12							

Buffalo-Hanover-Montrose Public Schools, ISD 877

	Year	2006					
Site	Building Number	Original	Addition 1	Addition 2	Addition 3	Addition 4	Total
Northwinds Elementary, 1111 7th Avenue NW, Buffalo, MN 55313	1991	103,204					103,204
Grades PreK-5							
	Year	1968	1968	2006			
Site	Building Number	Original	Addition 1	Addition 2	Addition 3	Addition 4	Total
Phoenix Learning Center, 800 NE 8th Street, Buffalo, MN 55313	3505	4,428	1,288	3,992			9,708
Grades 9-12 Alternative Learning Center							
	Year	2010					
Site	Building Number	Original	Addition 1	Addition 2	Addition 3	Addition 4	Total
Montrose Education Center, 115 2nd Street South, Montrose, MN 55363	3767	9,000					9,000
Grades Pre-K							
Total All Sites							1,165,875

APPENDIX D

Specific Deficiencies and Benefits of the Facilities

Buffalo-Hanover-Montrose Public Schools, ISD 877

Specific Deficiencies by Site

Montrose Elementary

Additional security cameras are needed at both interior and exterior locations due to blind spots for coverage in the building. A section of the building roof is failing causing water infiltration and ongoing repairs. A number of exterior windows need to be replaced as they are inefficient from an energy standpoint and are allowing water infiltration along with heat loss. The sidewalks are cracking and in need of replacement. The parking lots need sealcoating. Some of the custodial maintenance equipment for interior use as well as exterior grounds use needs to be replaced due to age. The main gym floor needs to be replaced as it is failing.

Hanover Elementary

The current main entrance to the building is challenged to provide the most secure entrance as possible due to the inability to securely route building patrons through a secure location. The main office is set back into the building such that entrants to the building can get into other parts of the building prior to having to check in at the main office. Additional security cameras are needed at both interior and exterior locations due to blind spots. A section of the building roof is failing causing water infiltration and ongoing repairs. The parking lot needs to have sections of it replaced and other parts need repair and sealcoating. One classroom needs improvement to the fresh air supply.

Parkside Elementary

Additional security cameras are needed at both interior and exterior locations due to blind spots. Sections of the building roof are failing causing water infiltration and ongoing repairs. The existing health office is undersized and needs to be remodeled to allow for functional use of the space. The parking lots need sealcoating and repair. We need additional parking at the site since many staff members are forced to park on the street. Some of the custodial maintenance equipment for interior use as well as exterior grounds use needs to be replaced due to age. We need to replace the outside storage shed as it is aging and inadequate for the site needs.

Tatanka Elementary

The current main entrance to the building is challenged to provide the most secure entrance as possible due to the inability to securely route building patrons through a secure location. The main office is set back into the building such that entrants to the building can get into other parts of the building prior to having to check in at the main office. Additional security cameras are needed at both interior and exterior locations due to blind spots. The site is in need of additional gym space for physical education needs. The site is also in need of additional kindergarten classroom space due to the addition of all-day kindergarten and in anticipation of possible growth in that attendance area. The current building design is inefficient as most specialist areas are positioned at the front of the building causing congestion in that area of the building. A section of the building roof is failing causing water infiltration and ongoing repairs. The current boiler system is old and inefficient. The parking lot needs to have sections of it replaced and other parts need repair and sealcoating. The current cafeteria/gymnasium needs to have the floor replaced. The tile has mastic under it which requires abatement of the existing floor.

Discovery Elementary

The current main entrance to the building is challenged to provide the most secure entrance as possible due to the inability to securely route building patrons through a secure location. The main office is set back into the building such that entrants to the building can get into other parts of the building prior to having to check in at the main office. Additional security cameras are needed at both interior and exterior locations due to blind spots. The auditorium balcony seating needs to be replaced and brought up to current code. The outside stairs to the auditorium are failing and need to be replaced. Sections of the building roof are failing causing water infiltration and ongoing repairs. Sections of the building's exterior concrete moldings are in need of repair and replacement. A number of exterior windows need to be replaced as they are inefficient from an energy standpoint and are allowing water infiltration along with heat loss. A number of exterior doors need to be replaced as they are inefficient from an energy standpoint and are failing from an operational standpoint. The gymnasium floor needs to be refinished. The parking lot needs to be expanded

Buffalo-Hanover-Montrose Public Schools, ISD 877

due to lack of parking for the district offices.

Buffalo Community Middle School

Additional security cameras are needed at both interior and exterior locations due to blind spots. The swimming pool needs a replacement of the existing failing and inefficient filtration system. The HVAC system needs to be upgraded to provide appropriate indoor air quality in that space. The pool currently has no way for spectators to access the concession stand and restroom facilities without first going outside and then back into the building at another exterior door. The existing locker rooms need to be updated and remodeled to allow for family use of the locker spaces. Sections of the building roof are failing causing water infiltration and ongoing repairs. A number of exterior doors need to be replaced as they are inefficient from an energy standpoint and are failing from an operational standpoint. Sections of the parking lots need to be replaced due to failure. Several classrooms are in need of remodeling to create better classroom functionality and eliminate water infiltration. Bleacher pulling equipment is needed to reduce worker's compensation claims. Locker replacement is needed throughout the building as the old lockers are constantly being repaired to keep them operational. One section of the building needs ceiling tile replacement. Several sections of the building are in need of carpet replacement. The existing outdoor physical education/activities spaces need to be irrigated and need drain tile installed.

Buffalo High School

Additional security cameras are needed at both interior and exterior locations due to blind spots. The existing public address system and the bell system are not integrated causing security issues for notification of staff building wide. Sections of the building roof are failing causing water infiltration and ongoing repairs. Sections of the parking lots need to be replaced due to failure. Some of the custodial maintenance equipment for interior use as well as exterior grounds use needs to be replaced due to age. A large classroom needs to be remodeled to allow for better functionality and to create additional classroom space. The existing pneumatic controls need to be replaced as they are failing and in need of constant maintenance. The site is in need of additional classroom/performing arts space due to program growth and student population growth at the site. The existing gymnasium space for physical education and activities use is inadequate. The outdoor physical education space and activities space needs to be increased for program needs. The site lacks proper drainage and irrigation and so the fields are often unplayable in wet conditions. The existing football/track complex is located at the middle school. This causes additional bussing costs as well as underutilization of the facility due to its location at another site.

Northwinds Elementary

The existing public address system and the bell system are not integrated causing security issues for notification of staff building wide. The parking lots need sealcoating.

Districtwide

All sites are in need of tuck pointing for the exterior brick walls as the grout has become loose in a number of areas.

We are in need of additional bus parking at our bus terminal. Our transportation system has grown since the original terminal was built. The amount of equipment needed to transport our students has grown and we need additional parking spaces to accommodate the additional vehicles.

Our technology infrastructure needs to be upgraded to replace old equipment. In addition, as educational demands on the network have increased, the speed of the network has become challenged and needs to be upgraded. Although we have tried to keep up with classroom instructional technology, the costs have been prohibitive to manage thus we have outdated equipment being used in our instructional settings.

Buffalo-Hanover-Montrose Public Schools, ISD 877

Specific Benefits by Site

Montrose Elementary

The additional security cameras will provide greater security by reducing the number of blind spots in the security camera system. This assists in both monitoring possible intruders to the facility as well as monitoring activity inside the site. Replacement of the failing roof structure will reduce roof leaks and reduce heat loss, providing a healthier environment for students and staff. It will also reduce maintenance and repair costs for the roof system and heating and cooling costs. Sidewalk replacement will eliminate trip hazards and reduce maintenance costs. Sealcoating parking lots will increase the useful life of the parking lots and maintain the integrity of the parking lot system. Replacing maintenance equipment will create a safer work environment for staff, reduce costs of repair and operation, and create greater efficiency for maintaining facilities. Replacement of the gymnasium floor will provide a safer floor for student use as well as reduce maintenance costs.

Hanover Elementary

Remodeling and changing the front entrance to the school will provide a more secure entrance to the site. Currently, visitors to the site have the ability to enter the site before having to check in with the office. This provides the visitors with the opportunity to enter the site without supervision. This correction will also remodel the existing nurse's station which is inadequate to meet the current student health needs. The additional security cameras will provide greater security by reducing the number of blind spots in the security camera system. This assists in both monitoring possible intruders to the facility as well as monitoring activity inside the site. Replacement of the failing roof structure will reduce roof leaks and reduce heat loss, providing a healthier environment for students and staff. Replacing sections of the parking lot will provide for greater safety for staff and visitors and provide more efficient maintenance of the parking lot. Sealcoating portions of the parking lots will increase the useful life of the parking lots and maintain the integrity of the parking lot system. One classroom needs an upgrade of the HVAC system to create a more efficient process to continue a successful radon mitigation process.

Parkside Elementary

The additional security cameras will provide greater security by reducing the number of blind spots in the security camera system. Replacement of the failing roof structure will reduce roof leaks and reduce heat loss, providing a healthier environment for students and staff. Sealcoating parking lots will increase the useful life of the parking lots and maintain the integrity of the parking lot system. Additional parking is needed at the site to reduce potential accidents at the site due to lack of parking spaces available. The additional parking would allow for better traffic flow and would eliminate some of the on street parking needed for staff that could be used by patrons of the building. Replacing maintenance equipment will create a safer work environment for staff, reduce costs of repair and operation, and create greater efficiency for maintaining facilities. We need to replace the outside storage shed as it is aging and inadequate for the site needs.

Tatanka Elementary

Remodeling and changing the front entrance to the school will provide a more secure entrance to the site. Currently, visitors to the site have the ability to enter the site before having to check in with the office. The additional security cameras will provide greater security by reducing the number of blind spots in the security camera system. The additional gymnasium and classroom space will provide additional classroom space due to the addition of all-day kindergarten and the change in the site's designation as a STEM school. The current building design is inefficient as most specialist areas are positioned at the front of the building causing congestion in that area of the building. The addition will help to reduce the congestion due to the current classroom configuration, creating greater safety for students and staff and a more organized system for student traffic throughout the building. Replacement of the failing roof structure will reduce roof leaks and reduce heat loss, providing a healthier environment for students and staff. The upgrade to the boiler system will create greater efficiency in heating the building and will reduce energy usage and reduce maintenance on the heating system. Replacing sections of the parking lot is recommended for complete reclamation as the integrity of the subsurface has deteriorated. It will also provide for greater safety for staff and visitors and provide more efficient maintenance of the parking lot. Replacement of the gymnasium/cafeteria floor will provide a safer floor for student use as well as reduce maintenance costs. The

Buffalo-Hanover-Montrose Public Schools, ISD 877

mastic that adheres the current floor tiles is asbestos containing and would need to be abated prior to installation of the new tile.

Discovery Elementary

Remodeling and changing the front entrance to the school will provide a more secure entrance to the site. Currently, visitors to the site have the ability to enter the site before having to check in with the office. The additional security cameras will provide greater security by reducing the number of blind spots in the security camera system. The auditorium balcony seating needs to be replaced and brought up to current code. The corrections to the outside stairs to the auditorium will eliminate a safety issue and will reduce maintenance costs. Replacement of the failing roof structure will reduce roof leaks and reduce heat loss, providing a healthier environment for students and staff. Repair and replacement of the building's exterior concrete molding will eliminate a safety hazard from pieces falling off the building as well as reduce ongoing maintenance costs of the concrete. Exterior window replacement will eliminate water infiltration and reduce heat loss providing a safer environment for students and staff and reduce maintenance costs. Exterior door replacement will create more efficient use of the doors and reduce energy and maintenance costs. Refinishing of the gymnasium floor will provide a safer floor for student use as well as reduce maintenance costs. Additional parking is needed at the site due to an inadequate number of parking spaces. It will also provide greater clarification to direct building traffic to the correct entrance thus providing better security for the site and greater ease of the site by visitors.

Buffalo Community Middle School

The additional security cameras will provide greater security by reducing the number of blind spots in the security camera system. Replacement of the HVAC system in the pool area will provide greater control and comfort for the area. It will also reduce maintenance costs as the current system is limited in the ability to control the air flow as it enters and is exhausted from the space. The filtration system upgrade will improve water quality and will greatly reduce the amount of maintenance required to keep the water chemically balanced. Updating the locker rooms will provide a more user friendly locker room system for community use as well as providing a more efficient space to maintain and control. Remodeling the entrance to the pool will allow spectators to access the concession area and restrooms through an interior space as the current structure requires spectators to go outside and then reenter the building through an exterior door. Replacement of the failing roof structure will reduce roof leaks and reduce heat loss, providing a healthier environment for students and staff. Exterior door replacement will reduce energy and maintenance costs. Replacing sections of the parking lot will provide for greater safety for staff and visitors and provide more efficient maintenance of the parking lot. Sealcoating portions of the parking lots will increase the useful life of the parking lots and maintain the integrity of the parking lot system. The addition of bleacher pulling equipment will provide a safer work environment and reduce work comp injuries for staff. The new lockers will reduce maintenance costs and create easier operational use by students. The classroom remodeling will create additional classroom space. It will also eliminate water infiltration creating a safer educational classroom setting. Ceiling tile replacement will create a safer environment for students and staff and reduce maintenance costs. Replacing the carpet will eliminate potential trip hazards, create a healthier environment for staff, and reduce ongoing maintenance costs. Irrigation and drainage of the outdoor physical education spaces will provide a better playing surface for students. It will also allow greater utilization of the sites by draining sections of the site that are too wet for use. It will also provide a softer surface when conditions are dry. Both changes will reduce the amount of student injuries.

Buffalo High School

The additional security cameras will provide greater security by reducing the number of blind spots in the security camera system. Integrating the current bell and public address system will upgrade the current technology that is in place which will create a more user friendly, combined system and reduce maintenance costs. Replacement of the failing roof structure will reduce roof leaks and reduce heat loss, providing a healthier environment for students and staff. Replacing maintenance equipment will create a safer work environment for staff, reduce costs of repair and operation, and create greater efficiency for maintaining facilities. Replacing sections of the parking lot will provide for greater safety for staff and visitors and provide more efficient maintenance of the parking lot. Sealcoating portions of the parking lots will increase the useful life of the parking lots and maintain the integrity of the parking lot system. The remodel of an existing classroom space will create additional classrooms and will also allow for greater functionality for program needs. The additional classroom space for performing arts will allow for greater functionality for

Buffalo-Hanover-Montrose Public Schools, ISD 877

programming needs by allowing greater program access as more programs have come on board and other building programs continue to use the facility more often. The additional gymnasium space will provide greater access to physical education space as well as provide for greater coordination of activities programming due to additional programs and growth in existing programs. The additional outdoor classroom space will provide greater access to physical education space as well as provide for greater coordination of activities programming due to additional programs and growth in existing programs. Re-grading and draining the site will allow greater utilization of the sites by draining sections of the site that are too wet for use during wet conditions. Re-locating the existing track and football field to the high school will reduce transportation costs. It will also create additional space for physical education and activities programming due to the recent addition of lacrosse. The synthetic surface will allow for greater playability and access to the space thus reducing the amount of cancellations due to wet conditions.

Northwinds Elementary

Integrating the current bell and public address system will allow for communication to and from all spaces at the site. Sealcoating portions of the parking lots will increase the useful life of the parking lots and maintain the integrity of the parking lot system.

Districtwide

Tuck pointing will reduce ongoing maintenance costs. It will help with the reduction of water infiltration into the building. We are in need of additional bus parking at our bus terminal. Our transportation system was undersized at the time of construction of the terminal. In addition, the amount of equipment needed to transport our students has grown and we need additional parking spaces to accommodate the additional vehicles. The additional parking lot will resolve this issue.

Our technology infrastructure needs to be upgraded as our network currently operates at speeds that make it ineffective, at times, for use in the classroom as well as for staff. In addition, as educational demands on the network have increased, the speed of the network has become challenged and needs to be upgraded. Additionally, although we have tried to keep up with classroom instructional technology, the costs have been prohibitive to manage this, thus we have outdated equipment being used in our instructional settings. The additional technology purchases will help to update our classroom technology.

APPENDIX E

Project Scope and Budget Summary

Buffalo-Hanover-Montrose Public Schools, ISD 877

Buffalo-Hanover-Montrose Schools ISD #877					
R&C Categories	Site	District Category	R & C Project #	Project Description	8/11/2014 R&C Total
Roofs	BHS	Maintenance	1	Roof Replacement of 172,625 Square Feet	\$ 3,000,000.00
Parking lot/sidewalk	BHS	Maintenance	2	Seal coat and asphalt repair of 603,000 Square Feet	\$ 354,000.00
HVAC	BHS	Maintenance	3	Eliminate pneumatic controls of HVAC systems and replace with electronic controls	\$ 462,000.00
Additional Classrooms	BHS	Buildings	4	Multi-purpose Fine Arts Classroom- 2,945 sq ft	\$ 1,050,000.00
Safety and Security	BHS	Safe & Secure	5	Upgrade current cameras and system; Add 6 Cameras	\$ 30,000.00
Safety and Security	BHS	Safe & Secure	6	PA and bell system replacement	\$ 54,000.00
Equipment	BHS	Maintenance	7	Replace Maintenance equipment; Synthetic field maintenance equipment, Toro Groundsmaster, Scrubbers, Ride on vacuum	\$ 96,000.00
Remodel existing	BHS	Buildings	8	Special Education/Classroom Renovation 2,750 Square feet	\$ 270,000.00
Additional Classrooms	BHS	Buildings	9	Gymnasium for additional classroom space	\$ 1,960,000.00
Activities facilities	BHS	Activities	10	Athletic facility additions and upgrades-Synthetic multi-purpose field, Track, Sand-Peat playfield, baseball field renovations, relocation of softball fields, grading for usability and drainage	\$ 5,890,000.00
HVAC	BCMS	Maintenance	11	Pool Room Upgrades-Addition (3,050 ft) for pool entrance, family locker rooms, storage; HVAC improvements; new water filtration system	\$ 1,760,000.00
Remodel existing	BCMS	Maintenance	12	Pool Locker Room Updates; new flooring, shower tile and fixtures, lockers	\$ 50,600.00
Remodel existing	BCMS	Maintenance	13	RM 418 Envelope- Repair interior envelope to prevent water infiltration into the walls and through roof penetrations	\$ 50,000.00
Roofs	BCMS	Maintenance	14	Roof Replacement of 26,200 Square Feet	\$ 600,000.00
Parking lot/sidewalk	BCMS	Maintenance	15	Replace Parking Lots- 209,300 square feet	\$ 342,000.00
Remodel existing	BCMS	Maintenance	16	**Northstar remodel -add hallway to create stand alone classrooms - 6,500 sq ft	\$ 24,000.00
Equipment	BCMS	Maintenance	17	Powered Bleacher Pullers	\$ 66,000.00
Remodel existing	BCMS	Maintenance	18	Replace ceiling tile Lower Level-3,875 Square feet	\$ 15,600.00
Remodel existing	BCMS	Maintenance	19	Lockers throughout-515 lockers	\$ 94,560.00
Flooring	BCMS	Maintenance	20	Flooring Replacement (carpet) - 21,500 Square feet	\$ 65,000.00
Exterior envelope	BCMS	Maintenance	21	Exterior Door Replacement-1 entry; 4 doors and side lights	\$ 28,000.00
Safety and Security	BCMS	Safe & Secure	22	5 cameras and system upgrade	\$ 30,000.00
Activities facilities	BCMS	Activities	23	Irrigation and drainage at football and adjacent site- 6 acres irrigated and drained	\$ 55,000.00
Roofs	TES	Maintenance	24	Roof Replacement of 9,600 Square Feet	\$ 192,000.00
Safety and Security	TES	Safe & Secure	25	Security (office)-2,300 sq ft new construction, 1,200 sq ft remodeled	\$ 1,800,000.00
Parking lot/sidewalk	TES	Maintenance	26	Replace Parking Lots- 86,200 square feet	\$ 144,000.00
Safety and Security	TES	Safe & Secure	27	4 cameras and system upgrade	\$ 24,000.00
Flooring	TES	Maintenance	28	Finish abatement and replace gym tile-4,350 square feet	\$ 60,000.00
Additional Classrooms	TES	Buildings	29	4 1200 sq. ft. additional classrooms, 80 x 96 foot gymnasium, boiler replacement, remodel of existing music space	\$ 4,540,000.00
Roofs	HES	Maintenance	30	Roof Replacement of 10,700 Square Feet	\$ 210,000.00

Buffalo-Hanover-Montrose Public Schools, ISD 877

Safety and Security	HES	Safe & Secure	31	Security (office)-2,904 sq ft new construction, 1,400 sq ft remodeled	\$ 1,010,100.00
			32		
HVAC	HES	Maintenance	33	RM 200 fresh air supply HVAC modifications to maintain air quality	\$ 42,000.00
Safety and Security	HES	Safe & Secure	34	4 cameras and system upgrade	\$ 30,000.00
Parking lot/sidewalk	NES	Maintenance	35	Seal coat parking lot and paths- 133,623 sq ft.	\$ 35,000.00
Safety and Security	NES	Safe & Secure	36	PA and bell system replacement	\$ 54,000.00
Roofs	DES	Maintenance	37	Roof Replacement of 48,450 Square Feet	\$ 750,000.00
Safety and Security	DES	Safe & Secure	38	Security (office)-1,790 sq ft new construction, 1,200 sq ft remodeled	\$ 692,800.00
Parking lot/sidewalk	DES	Maintenance	39	Expand parking lot- 22,000 sq. ft	\$ 110,000.00
Exterior envelope	DES	Maintenance	40	Exterior concrete molding repair	\$ 102,000.00
Flooring	DES	Maintenance	41	Refinish Gymnasium floor- 8,500 sq ft	\$ 27,000.00
Exterior envelope	DES	Maintenance	42	Exterior Door Replacement-2 entries. 4 doors each and side lights	\$ 35,000.00
Exterior envelope	DES	Maintenance	43	Windows ECFE - 4 windows	\$ 21,600.00
Safety and Security	DES	Safe & Secure	44	Replace Auditorium Stairs (exterior)	\$ 50,000.00
Safety and Security	DES	Safe & Secure	45	3 cameras and system upgrade	\$ 25,000.00
Safety and Security	DES	Safe & Secure	46	Replace balcony seating (334 seats); replace 66' front guard rail	\$ 90,000.00
Safety and Security	PES	Safe & Secure	47	Health office remodel - 750 sq t affected	\$ 336,000.00
Roofs	PES	Maintenance	48	Roof Replacement of 43,813 Square Feet	\$ 600,000.00
Parking lot/sidewalk	PES	Maintenance	49	Asphalt work- 45,000 sq. ft.	\$ 25,000.00
Exterior envelope	PES	Buildings	50	Replace Storage Shed- 1,000 sq ft	\$ 114,000.00
Safety and Security	PES	Safe & Secure	51	3 cameras and system upgrade	\$ 25,000.00
Parking lot/sidewalk	PES	Maintenance	52	Add Parking Lot- 60 stalls	\$ 180,000.00
Roofs	MES	Maintenance	53	Roof Replacement of 2,400 Square Feet	\$ 78,000.00
Exterior envelope	MES	Maintenance	54	Window replacement (west)- 6 replaced	\$ 67,200.00
Parking lot/sidewalk	MES	Maintenance	55	Sidewalk replacement- 750ft replaced	\$ 18,000.00
Safety and Security	MES	Safe & Secure	56	3 cameras and system upgrade	\$ 25,000.00
Equipment	MES	Maintenance	57	Replace Maintenance equipment (Floor machine, Replace multi-use ride on equipment for year round outdoor maintenance)	\$ 51,600.00
Flooring	MES	Maintenance	58	Main gymnasium floor replacement - 4,514 sq ft	\$ 42,000.00
Parking lot/sidewalk	Districtwide	Maintenance	59	Bus Garage Expand Asphalt parking lot- In and out driveway and parking for fifteen buses	\$ 100,000.00
Exterior envelope	Districtwide	Maintenance	60	Tuck pointing- Exterior walls and openings at PES, BCMS, HES, DES, MES, TES; Avg \$1.20 per sqft building size, 625,000 sq ft	\$ 750,000.00
Technology	Technology	technology	61	Technology upgrades to replace and upgrade infrastructure, replace existing equipment, add additional computers and software	\$ 4,000,000.00
Financing	Financing	Financing		Issuance Costs of the project	\$ 271,940.00
				Grand Total	\$ 33,075,000.00

District Use Categories	Total
Safe & Secure	\$ 4,275,900.00
Maintenance	\$ 10,648,160.00
Technology	\$ 4,000,000.00
Buildings	\$ 7,934,000.00
Activities	\$ 5,945,000.00
Financing	\$ 271,940.00
Grand Total	\$ 33,075,000.00

Sites	Review and Comment Categories	Total
Districtwide	Safety and Security	\$ 4,275,900.00
Districtwide	Roofs	\$ 5,430,000.00
Districtwide	Exterior envelope	\$ 1,117,800.00
Districtwide	Technology	\$ 4,000,000.00
BHS, TES	Additional Classrooms	\$ 7,550,000.00
Districtwide	Parking lot/sidewalk	\$ 1,308,000.00
BCMS, TES, DES, MES	Flooring	\$ 194,000.00

Buffalo-Hanover-Montrose Public Schools, ISD 877

BHS, BCMS, HES	HVAC	\$ 2,264,000.00
BHS, BCMS, MES	Equipment	\$ 213,600.00
BHS, BCMS	Remodel existing	\$ 504,760.00
BHS, BCMS	Activities facilities	\$ 5,945,000.00
Districtwide	Financing	\$ 271,940.00
	Total	\$ 33,075,000.00

Totals by Site	Total
Districtwide-Maintenance	\$ 850,000.00
Technology	\$ 4,000,000.00
Montrose Elementary	\$ 281,800.00
Hanover Elementary	\$ 1,292,100.00
Parkside Elementary	\$ 1,280,000.00
Tatanka Elementary	\$ 6,760,000.00
Discovery Elementary	\$ 1,903,400.00
Buffalo Community Middle School	\$ 3,180,760.00
Buffalo High School	\$ 13,166,000.00
Northwinds Elementary	\$ 89,000.00
Districtwide-Financing	\$ 271,940.00
Total	\$ 33,075,000.00

APPENDIX F(a)

Details of the Funding Financing

Buffalo-Hanover-Montrose Public Schools, ISD 877

Buffalo-Hanover-Motrose School District No. 877

Capitalization of Potential Bond Issue

August 5, 2014

Bond Issue Amount	\$33,050,000 Wrap Around
Sources of Funds	
Par Amount of Bonds	\$33,050,000
Estimated Investment Earnings	25,000
Total Sources	\$33,075,000
Uses of Funds	
Allowance for Discount Bidding	\$165,250
Legal and Fiscal Costs#	105,663
Rounding Amount	1,027
Net Available for Project Costs	32,803,060
Total Uses	\$33,075,000

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



SourcesUses2014R&C

APPENDIX F(b)

Details of the Schedule of Payments, Including Debt Service Equalization Aid

Buffalo-Hanover-Montrose Public Schools, ISD 877

PRELIMINARY INFORMATION - FOR DISCUSSION ONLY

Buffalo-Hanover-Montrose School District No. 877
Analysis of Possible Structure for Capital and Debt Levies

\$33,050,000 Building Program
November 2014 Election
15 Years- Wrap Around

Principal Amount: \$33,050,000
Dated Date: 2/1/2015
Avg. Interest Rate: 3.70%

August 5, 2014

Levy Pay Year	Fiscal Year	Tax Capa- city Value* (\$000s)	Existing Commitments					Proposed New Debt				Combined Totals						
			Building Bonds	AF Bonds	OPFB Bonds	State Debt Ad	Net Levy	Principal	Interest	Est. Debt Excess*	Initial Debt Levy*	Initial Debt Excess	State Debt Ad	OPFB Bonds	Net Levy	Tax Rate		
2014	2015	26,369	2.2%	5,535,560	932,749	518,687	(374,776)	-	-	1,222,850	-	1,283,993	6,528,309	(314,776)	-	518,687	6,772,219	25.68
2015	2016	26,369	0.0%	5,615,963	1,011,491	518,687	(453,692)	-	-	1,222,850	-	1,283,993	7,949,466	(453,692)	-	518,687	7,974,461	30.24
2016	2017	26,369	0.0%	4,995,165	1,000,443	1,330,457	(263,191)	-	-	1,222,850	-	1,283,993	7,140,340	(263,191)	-	1,330,457	8,160,326	30.85
2017	2018	26,369	0.0%	4,695,165	1,155,039	1,330,457	(234,254)	-	-	1,222,850	(51,360)	1,283,993	6,277,300	(234,254)	-	1,330,457	7,401,340	30.85
2018	2019	26,369	0.0%	4,691,951	248,355	2,207,195	(324,336)	-	-	1,222,850	(51,360)	1,283,993	6,277,300	(324,336)	-	2,207,195	8,140,241	30.85
2019	2020	26,369	0.0%	4,680,401	243,994	2,224,541	(107,532)	-	-	1,222,850	(51,360)	1,283,993	6,208,388	(107,532)	-	2,224,541	8,180,438	31.01
2020	2021	26,369	0.0%	4,675,427	231,131	2,240,207	(198,976)	-	-	1,222,850	(51,360)	1,283,993	6,190,551	(198,976)	-	2,240,207	8,178,852	31.01
2021	2022	26,369	0.0%	4,667,660	223,204	2,258,912	(198,262)	-	-	1,222,850	(51,360)	1,283,993	6,246,818	(198,262)	-	2,258,912	8,182,809	31.03
2022	2023	26,369	0.0%	4,747,470	215,355	2,186,378	(195,643)	-	-	1,222,850	(51,360)	1,283,993	6,246,818	(195,643)	-	2,186,378	8,182,496	31.03
2023	2024	26,369	0.0%	4,755,660	2,265,165	-	(198,513)	(947)	6,821,365	25.87	-	-	8,304,818	(249,873)	(8,241)	-	8,045,704	30.52
2024	2025	26,369	0.0%	-	-	-	-	-	-	-	-	6,539,243	6,539,243	(241,588)	(4,776)	-	6,297,655	25.86
2025	2026	26,369	0.0%	-	-	-	-	-	-	-	-	6,560,048	6,560,048	(261,570)	(4,358)	-	6,294,121	23.87
2026	2027	26,369	0.0%	-	-	-	-	-	-	-	-	6,557,140	6,557,140	(262,402)	(4,349)	-	6,290,388	23.86
2027	2028	26,369	0.0%	-	-	-	-	-	-	-	-	6,557,350	6,557,350	(262,286)	(4,350)	-	6,290,714	23.86
2028	2029	26,369	0.0%	-	-	-	-	-	-	-	-	6,560,290	6,560,290	(262,294)	(4,357)	-	6,290,639	23.87
2029	2030	26,369	0.0%	-	-	-	-	-	-	-	-	6,560,321	6,560,321	(262,412)	(4,937)	-	6,292,973	23.86
2030	2031	26,369	0.0%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2031	2032	26,369	0.0%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2032	2033	26,369	0.0%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2033	2034	26,369	0.0%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2034	2035	26,369	0.0%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2035	2036	26,369	0.0%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2036	2037	26,369	0.0%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2037	2038	26,369	0.0%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2038	2039	26,369	0.0%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2039	2040	26,369	0.0%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2040	2041	26,369	0.0%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2041	2042	26,369	0.0%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2042	2043	26,369	0.0%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2043	2044	26,369	0.0%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2044	2045	26,369	0.0%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Totals				54,519,170	8,848,514	15,254,411	(2,866,914)	(6,540)	33,050,000	15,416,975	(1,721,840)	50,890,324	114,258,008	(4,778,981)	(64,563)	15,254,411	124,668,874	

* Tax capacity estimates are based on actual values for taxes payable in 2014, with estimated percentage changes as shown above.
** Initial debt service levies (prior to subtracting debt equalization aid) are set at 105 percent of the principal and interest payments during the next fiscal year.
+ Debt excess adjustments for taxes payable in 2014 and 2015 are actual amounts. Debt excess for future years is estimated at 4% of the prior year's initial debt service levy.



Debt Plan 14R&C

Appendix F(c)

Effect of the Bond Issue on Local Property Taxes by Property Class and Valuation

Buffalo-Hanover-Montrose Public Schools, ISD 877

Buffalo-Hanover-Montrose School District No. 877

Analysis of Tax Impact for Potential Bond Issue

August 5, 2014

Bond Issue Amount	\$33,050,000
Fall 2014 Election Number of Years	15
Est. Tax Capacity Rate	
Payable 2015 - Without Proposed Bonds	25.37%
Payable 2015 - With Proposed Bonds	30.24%
Estimated Tax Capacity Rate Payable in 2015	4.87%

Type of Property	Estimated Market Value	Estimated Taxes Payable 2015 for Debt Service Only*
Residential Homestead	\$100,000	\$35
	125,000	48
	150,000	61
	175,000	75
	200,000	88
	225,000	101
	250,000	115
	275,000	128
	300,000	141
	400,000	194
	500,000	244
Commercial/ Industrial +	\$100,000	\$73
	250,000	207
	500,000	450
	750,000	694
	1,000,000	937
Agricultural Homestead **	\$300,000	\$98
	500,000	147
	600,000	171
	800,000	220
	1,000,000	268
Agricultural Non-Homestead (dollars per acre)	\$2,500	\$1.22
	3,000	1.46
	3,500	1.70
	4,000	1.95
	4,500	2.19

* The figures in the table are based on school district taxes for bonded debt 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 proposed bond issue for many property owners.

** For agricultural homestead property, a value of \$150,000 was assumed for the house, garage and one acre.

+ For commercial-industrial property, the estimates above are for property in Wright County. The tax impact for commercial-industrial property in Hennepin County will be lower, due to the impact of the Twin Cities Fiscal Disparities program.



TaxImpact14R&C

Appendix G

Attachment 1. Documentation Obligating the School District and Contractors to Comply With
Certain Items

Buffalo-Hanover-Montrose Public Schools, ISD 877

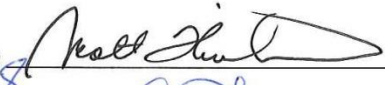
Buffalo-Hanover-Montrose Public Schools, ISD 877

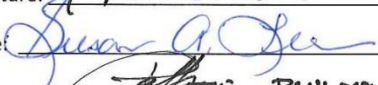
Attachment 1 Review and Comment Section #6 Documentation (as amended by the 2014 Legislature)


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 8/6/14

Board Chair Signature:  Date 8-6-14

Architect/Engineer Signature:  **PAUL YOUNGQUIST** Date 7-30-14