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August 3rd, 2021

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

**RE: Review & Comment Submittal for Bond Referendum
Park Rapids Area Schools, ISD #309**

Dear Commissioner Mueller,

In accordance with MN Statute 123B.17, Park Rapids Area Schools, Independent School District #309, hereby submits the following proposed facility improvements for review and comment by the Minnesota Department of Education (MDE).

The Board of Education approved the district administration to submit this review and comment on July 12th at a regular board meeting and intends to present a bond issue to voters on November 2nd, 2021 in a single-question ballot totaling \$51,650,000. Upon approval, the district intends to issue general obligation bonds to fund the improvements identified within this document.

The identified improvements are a part of the extensive long-range planning process that the district has been involved in for the last 3 years. The project was originally issued to voters in April of 2021 and was defeated by 45 votes. The district took the months following to engage with staff and the community regarding the plan. After the engagement, the board of education, met weekly to discuss the individual components and funding sources available for the identified needs. The outcome is the proposal that is being submitted that has removed several portions of the project as well as provides other funding sources for others.

The proposed projects consist of renovations and site improvements to the Century School; additions, renovations and site improvements to the Park Rapids Area High School; and the construction of a new bus garage.

Specific details regarding the district, individual facility needs, the project scope and cost, and the plan of finance are included in the enclosed proposal for your review and comment.

If you require additional information or have further questions, I can be reached directly at (218) 237-6500 or by email (lbagstad@parkrapids.k12.mn.us). We look forward to your response to this proposal.

Sincerely,

Lance Bagstad
Superintendent of Schools



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APPENDICES

- A. District Boundary Map
- B. Conceptual Floor Plans
- C. Detailed High School Additions and Renovations Budget
- D. High School Addition Space Program
- E. Detailed Financial and Tax Impact Documentation
- F. R&C Attachment 1 – Signed Compliance Document
- G. RESOLUTION RELATING TO THE ISSUANCE OF SCHOOL BUILDING BONDS AND CALLING AN ELECTION THEREON



INTRODUCTION & SUMMARY DESCRIPTION

In accordance with Minnesota Statute 123B.71, Independent School District No. 309 submits the following educational facilities proposal for review and comment. Park Rapids Area Schools has met with the community, staff, and administration to develop plans that would help solve their current and future needs. The proposed facilities improvements will allow Park Rapids Area Schools to address current space and programming needs for their existing facilities. Major components of the proposed improvements include:

- Renovate and add space to the current high school.
- Add a new 7th – 9th-grade wing to the current high school.
- Safety and Security upgrades to both the High School and Century School.
- Construction of parking/pick-up and drop-off lanes at Century school.
- Demolition of the Frank White Education Center.
- New Bus Garage

DISTRICT CONTACT: Mr. Lance Bagstad
Superintendent
Independent School District 309
301 Huntsinger Avenue
Park Rapids, MN 56470
PH: 218-237-6501

SCHOOL BOARD:

Sherry Safratowich	Chairperson
Clayton Hoyt	Vice-Chairperson
Dennis Dodge	Treasurer
Stephanie Carlson	Clerk
Jay Pike	Director
Dana Kocka	Director

TOTAL PROJECT COST: General Obligation Bonds of \$51,650,000 which includes issuance and financing costs.

BALLOT LAYOUT: Q1 – Additions, Renovations and Deferred Maintenance: \$51,650,000

MILESTONE DATES:

Referendum	November 2, 2021
Design & Pre-Construction	November 2021 through December 2022
Project Bid/Award	December 2022 through March 2023
Construction Phase:	May 2023 through August 2025

PROJECT TEAM:

Architect / Engineer: JLG Architects Contact: David Leapaldt PH: 320-408-7010	Owners Representative: ICS Contact: Jason Splett PH: 763-354-2670	Municipal Advisor: Ehlers & Associates Contact: Greg Crowe PH: 651-697-8522
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Park Rapids Area Public Schools - ISD #309

1. GEOGRAPHIC AREA AND POPULATION TO BE SERVED

Park Rapids Area Schools serves the communities of Park Rapids, Osage, Two Inlets, Lake George, Emmaville, Hubbard, and a few other townships. In total the border contains approximately 587 square miles. The school district serves the residents of western Hubbard County and Eastern Becker County. There are approximately 12,400 residents within Park Rapids Area Schools. During the 2018-19 school year, the district had approximately 1,600 students in kindergarten through 12th grade.

Per the enrollment projection that was performed for the district, it is planning for a steady increase in enrollment over the next 10 years.

A District Boundary Map has been included in **Appendix A** of the submittal.

Enrollment history, current enrollment, and projections are as follows:

Grade	School Year										
	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
K	124	131	127	136	135	120	135	132	132	131	135
1	132	114	125	123	128	125	131	134	131	131	130
2	107	132	112	126	122	118	132	129	132	129	129
3	139	107	140	117	122	117	137	135	132	135	132
4	128	138	115	139	118	120	128	142	139	136	139
5	149	131	143	124	128	116	137	131	146	143	140
6	97	144	124	147	115	127	119	133	127	142	139
7	93	101	146	130	143	115	142	121	135	129	145
8	100	96	107	155	115	147	126	145	124	138	132
9	124	115	103	117	152	123	156	129	148	127	141
10	101	125	111	93	118	150	129	148	122	140	120
11	107	98	105	97	91	111	135	116	133	110	126
12	87	96	86	83	100	84	84	115	99	113	94
Total K-12	1,488	1,528	1,544	1,587	1,587	1,573	1,691	1,710	1,700	1,704	1,702

NOTE: Due to COVID-19 the enrollment in the last half of 19/20 and the first half of 20/21 has maintained relatively flat versus growing as expected. Based on the analysis of a professional demographer, we are projected to grow and have not modified the numbers beyond 20/21.



2. LIST OF EXISTING SCHOOL FACILITIES

Park Rapids Area Schools operates three educational facilities that are all located within the City of Park Rapids. The Frank White Education Center is utilized for District Offices, Early Childhood Programming, and the Alternative Learning Center. Century Elementary and Middle School educate kindergarten through 8th-grade students. Park Rapids Area High School educates the 9th through 12th-grade populations.

The existing facilities and sites are described below:

Frank White Education Center

Grades – Early Childhood, ALC, District Offices
Year Constructed – 1958
Additions – 1961, 1981
Square Footage – 38,880 SF
School Site Size – Connected to PRAHS

Century Elementary and Middle School

Grades – Kindergarten through 8th grade
Year Constructed – 2001
Additions – n/a
Square Footage – 264,000 SF
School Site Size – Approx. 112 Acres

Park Rapids Area High School

Grades – 9th through 12th grade
Year Constructed – 1971
Additions – 1975, 2000
Square Footage – 203,700 SF
School Site Size – Approx. 51 Acres

Park Rapids Area School Bus Garage

Leased space for transportation
Year Constructed – NA
Square Footage – Approximately 14,000



Park Rapids Area Public Schools - ISD #309

3. LIST OF SPECIFIC DEFICIENCIES

In 2018 the school district began the process to develop a strategic plan for the district. The outcome was a five-year timeline with goals and objectives to act as a road map for the district to build on current success in educational outcomes. One of the major components was to examine their facilities and how they support modern education. In 2019 the district began gaining input from area residents through a series of internal and external listening sessions. This was followed by a detailed analysis of the district's educational adequacy and physical condition assessments. All these reports will be made available upon request. The district took the compilation of the information gained through the process to begin prioritizing the most critical and urgent needs of their facilities. In addition to the above information, the district sought input based on the past referendum attempts. It was clear that the majority of the folks the district talked to were supportive of the overall plan, however, they were hesitant to fully support it due to the pandemic.

Deficiencies of the Frank White Education Center

The Frank White Education Center was originally built in 1958 with additions added in the early 60s and early 80s. There are various programs served out of this space, led by early childhood education. During the educational adequacy assessment, it was determined the classrooms are undersized based on MDE guidelines. In addition to being undersized, early childhood programs are physically separated from the elementary in a different building. The long-term goal of the district has been to move early childhood programs to Century to eliminate a transition for the youngest students. The most notable concern for this building is the physical location of the secure entrance. The district has taken measures to secure the perimeter, but upon remotely allowing entry into the building a visitor is given access to the main corridor. There is 90' without any direct view for a visitor to travel to be properly credentialed. In addition, due to the lack of available space in the HS, the Alternative Learning Center is in Frank White. There is not currently enough square footage to be effective in this growing program. Having the ALC located adjacent to the Early Childhood is also a negative comment that was heard through the listening session process with staff.

In addition to the programming needs, several deferred maintenance items need to be addressed due to the age of the facility. The roof systems are beyond their life expectancy and need replacement. The mechanical systems are also beyond their useful life. To effectively replace these systems, ductwork would need to be installed on the roof due to the low ceiling/wall height of the 1958 construction. The interior surfaces are beginning to show their signs of age and will need to be replaced in the coming years. Outside of the building, there is a very limited amount of green space for early childhood programs. The parking lots need maintenance to keep them functioning for years to come.

Deficiencies of Century Elementary and Middle School

Century Elementary and Middle Schools serve Kindergarten through 8th-grade students. The facility has served the community well for the past 19 years. The middle school wing of the facility serves the 5th through 8th-grade students. Due to the enrollment growth and programming needs, the space is no longer meeting the educational goals of the 7th and 8th-grade populations. The school district desires to have students of this age level exposed to more opportunities that could be had with proximity to the higher-grade levels.



Park Rapids Area Public Schools - ISD #309

The offices are not directly adjacent to the exterior entry point. While the district has taken steps to secure the building perimeter, there is still a distance of 60 feet to the elementary office and 340 feet to the middle school office. This creates security challenges as upon entry, there is not a direct line of sight to ensure visitors are coming to the appropriate office for credentialing.

ICS performed an in-depth physical condition assessment of the facility. Due to the age of the building, there are several items the district should address in the coming years. These include the roofs, heating and cooling systems, interior finishes, and parking lots. The current parking lots need maintenance and additional parking needs to be provided on the middle school side of the campus. There is currently a single-parent pick-up/drop-off located on the elementary side of the building. Due to the number of students that are being driven to school, this has created many challenges for the district. The playgrounds are showing the sign of age with protective coatings peeling off the apparatus as well as having a pea rock surface, and this surface does not meet accessibility requirements.

Park Rapids Area High School

Park Rapids Area High School serves the 9th through 12th-grade students of the district. During the 2018/19 school year, the facility had a population of approximately 400 students. Based on enrollment projections, the student population will be approaching 500 in the next few years. Like the other buildings within the district, the building was not designed for modern security. The main exterior entry point opens directly into the commons/cafeteria and is approximately 110 feet from the office to receive proper credentialing. Through the educational adequacy assessment, it was determined that 90% of the core classrooms are undersized and have limited to no storage within the classrooms. 12 educational spaces do not have windows to the exterior for natural daylight. The existing gymnasium is undersized and will become more stressed as the enrollment continues to increase in the coming years. The music and band programs also have spaces that do not meet the MDE guidelines and require updating. The educational spaces have seen very few updates since the facility was built and need to be enhanced to deliver appropriate education in the 21st century. The kitchen is currently remote from the serving area and cafeteria. The kitchen staff preps the food and wheels it down the halls to the location in which it is served. As mentioned previously, currently the Alternative Learning Center is in the Frank White Education Center. This creates issues as the district shares staff between the programs. Also, the ALC should be located adjacent to the hands-on areas of the facility to ensure that the students have access to the same programs as others.

The physical building is also in need of repairs due to age. The major exterior portions of this work include roof systems, exterior steel doors, metal wall panels, parking lot corrections, and tennis court replacement. Within the facility, the interior finishes need replacement, mechanical systems modified to provide cooling capabilities and the restrooms throughout the facility are original and do not meet accessibility requirements.

Park Rapids Bus Garage

The current bus garage is a leased facility that the district is paying approximately \$21,000 annually for its use. In addition, the district is responsible for the maintenance expenses of the facility. The space is approximately 14,000 square feet with a large portion that has a dirt floor and a small shop area. The shop area does not function well as there is not enough space to act as both the driver meeting area and the shop itself. Also, the transportation director has a small office that takes away from the shop space. There is not currently enough space for all the buses to be parked indoors. The garage itself is located on the south side of Highway 34. When the buses leave to go pick up students, they need to



Park Rapids Area Public Schools - ISD #309

travel north and cross Highway 34 at a location that does not have any traffic control. This creates a safety concern and a bottleneck at this location.

DEFICIENCIES NOT ADDRESSED BY THIS PROPOSAL:

While this proposal encompasses most of our school needs, there are a few items that have been identified as a part of our process that will not be corrected. These items were removed from past proposals due to community input and/or the cost of the improvements. The district has spent many nights discussing these items and feels that the removal of them is in the best interest of this proposal.

- Century Elementary:
 - o Kindergarten Addition (Single Classroom)
 - o Intermediate Addition (2 Classrooms)
 - o Parking Lot Maintenance
 - o Roof Replacement
- Park Rapids Area High School
 - o Music/Band Renovations
 - o Music/Band Additional Space
 - o Activities Commons
 - o Fitness Room Improvements
 - o Elevated Walking Track
 - o Parking Lot Maintenance

There are several projects that the district intends to perform utilizing other funding mechanisms. These projects include:

- Tennis Court Replacement (ESSER or LTFM Funding)
- High School Indoor Air Quality (ESSER or LTFM IAQ)
- High School Roofs (LTFM)
- High School Exterior Metal Wall Panel Replacement (LTFM)
- Century Boiler/Chiller Replacement (Capital Facility Bonds)

SPECIFIC BENEFITS:

The proposed project scope will result in several direct benefits to students, staff, and the surrounding community.

- **Safer campuses:**

The improvements will move the offices in all facilities to the perimeter of the building to ensure a single point of entry that is staffed to allow credentialing before accessing the main corridors. Also, the additional parking lots at Century will address the current safety concerns of the pick-up and drop-off lane.

- **Appropriate configuration of grades:**

The Frank White Education Center is over 60 years old and needs significant investment to keep it operating well into the future. By implementing the proposed projects, the district would be able to move the early childhood programs over to Century and construct a 7-9th grade addition in the current location of Frank White. This would allow the 7th and 8th graders to become more exposed to the hands-on offerings of the high school and better prepare them for the future. This improvement would also allow for additional space in both buildings to renovate for a modern education by providing the appropriate classrooms, breakout space, flex space, and a hands-on learning environment.



- **Classrooms designed for today's educational needs:**

These improvements will allow the district to continue enhancing the educational curriculum they have been developing for the last few years. Like many other schools, the Park Rapids Area High School has emphasized being both college and career-ready. This is being accomplished by enhanced course offerings and community partnerships to allow students to get exposed to opportunities that they are interested in. With the proposed project, educational opportunities will be able to be provided in spaces that support the programs being offered.

- **Improved infrastructure and building envelope:**

The projects will address several major needs throughout the facilities. At the high school, the indoor air quality will be improved and the roofs and building envelopes will be updated to ensure a weather-tight facility.

The district has done a great job adapting to what they have, but they must update their spaces to remain competitive amid the ever-changing educational opportunities that are being offered by neighboring districts and others across the state.



Park Rapids Area Public Schools - ISD #309

4. DESCRIPTION OF THE PROJECT

The following is an outline of the improvements to be completed as part of this project proposal. Conceptual floor plans are provided in Appendix B:

Frank White Education Center:

This building will be demolished to create space for the new 7th-9th grade addition to the Park Rapids Area High School.

Renovations to Century School to create an early childhood through 6th grade:

Within the existing footprint of the building, renovations will occur to create a direct supervision secure entry at both ends of the building. On the early childhood through the 2nd-grade side of the facility, renovations will occur to allow for a cohesive early childhood program adjacent to the entrance. As a part of the secure entries, a second parking lot and pick-up/drop-off loop will be constructed on the 3rd through the 6th wing of the facility. This will alleviate the current congestion in the drop-off/pick-up loop as well as provide parking in closer proximity to this area of the facility. As part of the site work project, the playground will need to get replaced.

Renovations and Additions to the Park Rapids Area High School to create a 7th-9th grade wing and a 10th-12th grade wing:

In the location of the current Frank White building, the new 7th through 9th-grade classroom wing will be constructed along with space for the district offices, community education, and gymnasium space. Adjacent to the current vocational classrooms, an addition will be provided to accommodate a hands-on space for either art or agricultural education and the alternative learning center. Within the existing footprint of the facility, the classroom wings will be renovated to provide adequately sized classrooms, breakout space, small groups, flex, and hands-on learning. The spaces will be updated to provide a modern educational experience. The current administration offices will be relocated to the exterior of the building to ensure a directly supervised entrance for staff, students, and visitors. The kitchen will be relocated to the current commons area so that both the food prep and serving are happening in the same location. The existing theater will be updated to provide modern equipment as well as adequate space. The current deferred maintenance needs include the renovations of the restrooms to provide ADA accessibility.



Construction of a new bus garage:

A new bus garage will be constructed on district-owned property adjacent to the current school facilities. The proposed improvement provides space to accommodate the fleet of buses. In addition, there will be an adequate maintenance shop complete with a wash bay to ensure the buses are appropriately maintained. Having the bus garage adjacent to the schools, it will eliminate the hazard of trying to cross Highway 34.

PROJECT CONSTRUCTION AND SOFT COSTS:

Project Budget Summary:

Park Rapids Area Schools - Single Ballot Question Cost Details			
High School		Century School	
South Addition	\$15,759,500	Renovations	\$2,774,000
North Addition	\$2,025,000	Site Improvements	\$727,500
Renovations	\$10,830,500	Deferred Maintenance	\$250,000
Deferred Maintenance	\$1,119,000	Fees, Permits & Testing	\$896,848
FFE / Technology	\$1,650,000	Contingencies	\$233,117
Site Improvements	\$660,000	TOTAL	\$4,881,465
Fees, Permits & Testing	\$7,660,559		
Contingencies	\$1,991,206	Frank White Education Center	
TOTAL	\$41,695,765	Demo of Frank White	\$232,700
		Fees, Permits & Testing	\$55,630
Bus Garage		Contingencies	\$14,460
Bus Garage Construction	\$2,892,000	TOTAL	\$302,790
Fees, Permits & Testing	\$691,372		
Contingencies	\$179,708		
TOTAL	\$3,763,080	TOTAL PROJECT COSTS	\$50,643,100

While estimates are derived from industry standards and local market conditions, budgets are set with conservative nature to limit the potential of a project budget shortfall. In the instance there are funds available after all proposed projects are completed, the School Board will use remaining funds to complete additional unidentified capital expenditures, resolve existing deficiencies noted in Section 3, or for the procurement of furniture, fixtures, equipment, and/or technology as necessary.



Operating Cost Impacts:

Implementation of the proposed improvement projects is anticipated to have a minimal impact on overall school district operating costs. The added total square footage at the High School will be approximately 74,550. With the demolition of the district's oldest facility and most inefficient building, Frank White, the net gain of square footage will be approximately 38,750 square feet. In addition, the school district will be making additional energy efficiency improvements to the Century boiler and Chiller plants utilizing other funding sources. The added square footage will most likely require one additional FTE for maintenance and custodial support. The district is currently maintaining a healthy fund balance and is continually budgeting to maintain this in the future.

The proposed improvements will reduce the overall maintenance needs of the district by taking the Frank White facility out of inventory and performing major renovations at the Park Rapids Area High School.

PRELIMINARY PROJECT SCHEDULE MILESTONE DATES:

The projects identified will have various requirements for the design and end-user input. Design, Bidding, and Construction will all be phased according to the need of each project and the ability to be implemented with little to no impact on the district's typical school schedules.

Referendum	November 2, 2021
Design Phase:	November 2021 – December 2022
Bidding Phase:	December 2022 – March 2023
Construction Phase:	May 2023 – August 2025
Occupancy:	Various Occupancy Dates



Park Rapids Area Public Schools - ISD #309

5. METHOD OF FINANCING / TAX IMPACT

MS 123B.71 (5) specification of the source of financing the project, including applicable statutory citations; the scheduled date for a bond issue or school board action; a schedule of payments, including debt service equalization aid; and the effect of a bond issue on local property taxes by the property class and valuation;

Park Rapids Area Schools, ISD #309 proposes to obtain financing from the sale of General Obligation bonds. The School District would seek voter approval of a single ballot question on Tuesday, November 2, 2021, pursuant to Minnesota Statutes Chapter 475 which, if approved, would result in two bond issues (in 2022 and 2023) totaling \$51,650,000. Underwriter's discount and cost of issuance are estimated at \$792,209. The difference between the amount requested to be authorized by the voters, plus the estimated interest earnings in the construction fund of \$25,309 and minus the total estimated capitalized interest of \$240,000 and estimated costs of issuing this debt equal \$50,643,100, the amount the district expects to need for construction projects.

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

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



Park Rapids Area Public Schools - ISD #309

6. REQUIRED ADDITIONAL DOCUMENTATION

Appendix A Please refer to the attached boundary map.

Appendix B Please refer to the attached conceptual floor plans.

Appendix C Please refer to the space program.

Appendix D Please refer to the attached financial, sources, and uses, and tax impact information.

Appendix E Please refer to the attached "Attachment 1" certification document in this submittal.

Appendix F Please refer to the attached board "Resolution relating to the issuance of school building bonds and calling an election thereon"



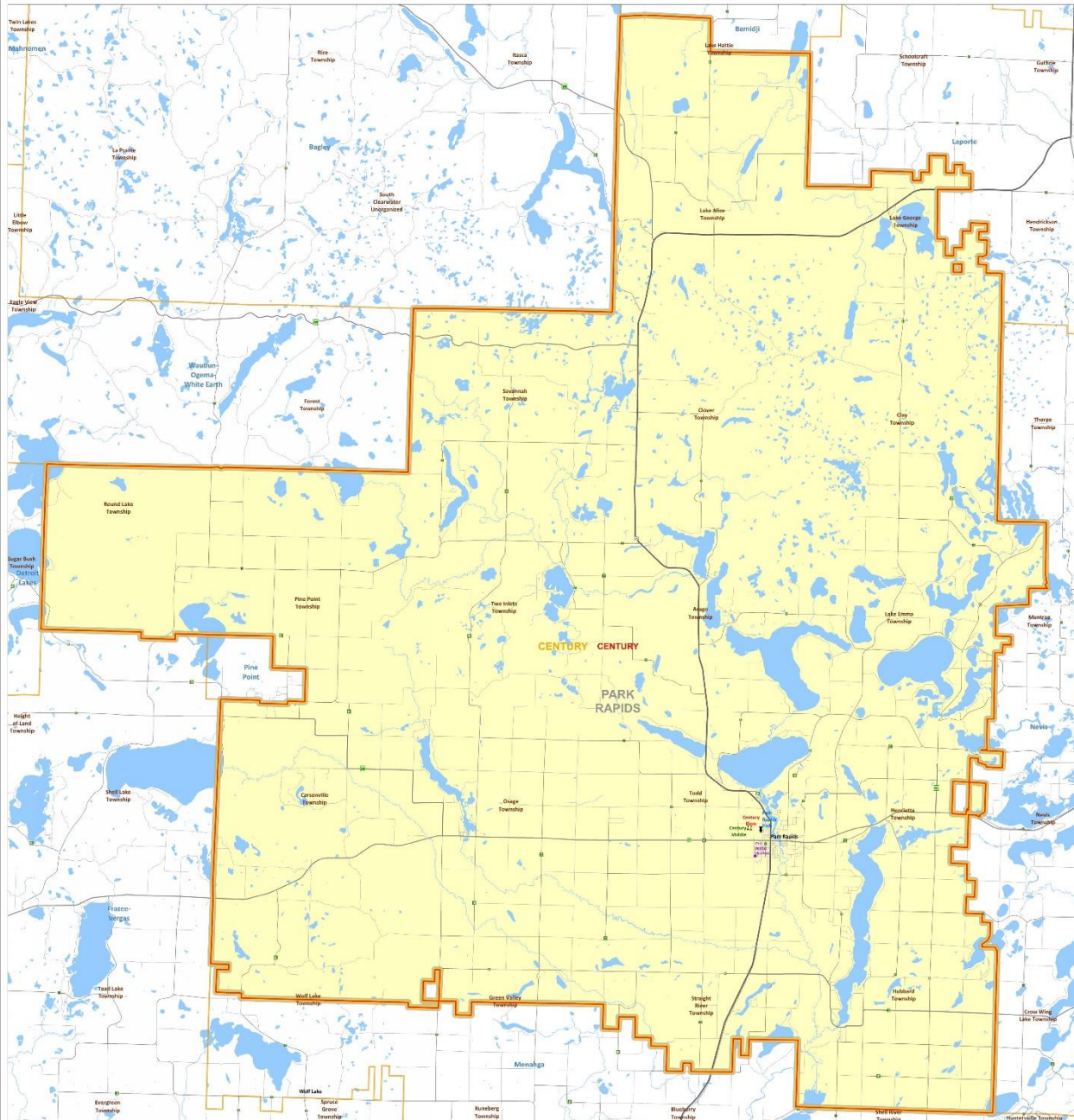
APPENDIX A



Public School District Attendance Areas and Educational Facility Locations

**Park Rapids
309**

Map 1 of 1



Public Educational Facilities or Programs

- Elementary school
- Middle/Junior High school
- High Secondary school
- Special District Office
- Non-Public school
- Public Charter school
- Other School Program (separated)
- Area Learning Center (ALC)
- Area Learning Program (ALP)
- Regional Services
- College/University
- Continuation
- Secondary Educator

Public School Attendance Areas

- Elementary School Attendance Area - ELEM
- Middle/Junior High School Attendance Area - MIDD
- High School Attendance Area - HIGH

Public School Districts

- School District
 - Adjacent School District
 - MAP# 088 MAP 008 2 (if applicable)
- Other Features**
- Interstate Highway
 - State Highway
 - County Highway
 - Roadway
 - Railroad
 - Stream
 - Lake/Pond
 - Major Outfall
 - Ditch (Township and Unorganized)
 - Public Land Survey Range
 - Public Land Survey Section

Data Sources:

- Minnesota Department of Transportation, 2010
- Interpretation Council, 2010, Minnesota Department of Transportation, 2000
- Minnesota Geographic Information Office
- U.S. Geological Survey, Minnesota Geographic Information Office, 2010
- Minnesota Department of Natural Resources

Special Note:

This map is a representation of the public school district boundaries as of the date of publication. It is not intended to be used for legal purposes. The boundaries shown on this map are subject to change without notice. The boundaries shown on this map are not intended to be used for legal purposes. The boundaries shown on this map are not intended to be used for legal purposes.

Liability Statement:

The user assumes responsibility for any errors or omissions that may appear on this map. The user is advised to verify the accuracy of the information shown on this map before using it for any purpose. The user is advised to verify the accuracy of the information shown on this map before using it for any purpose.

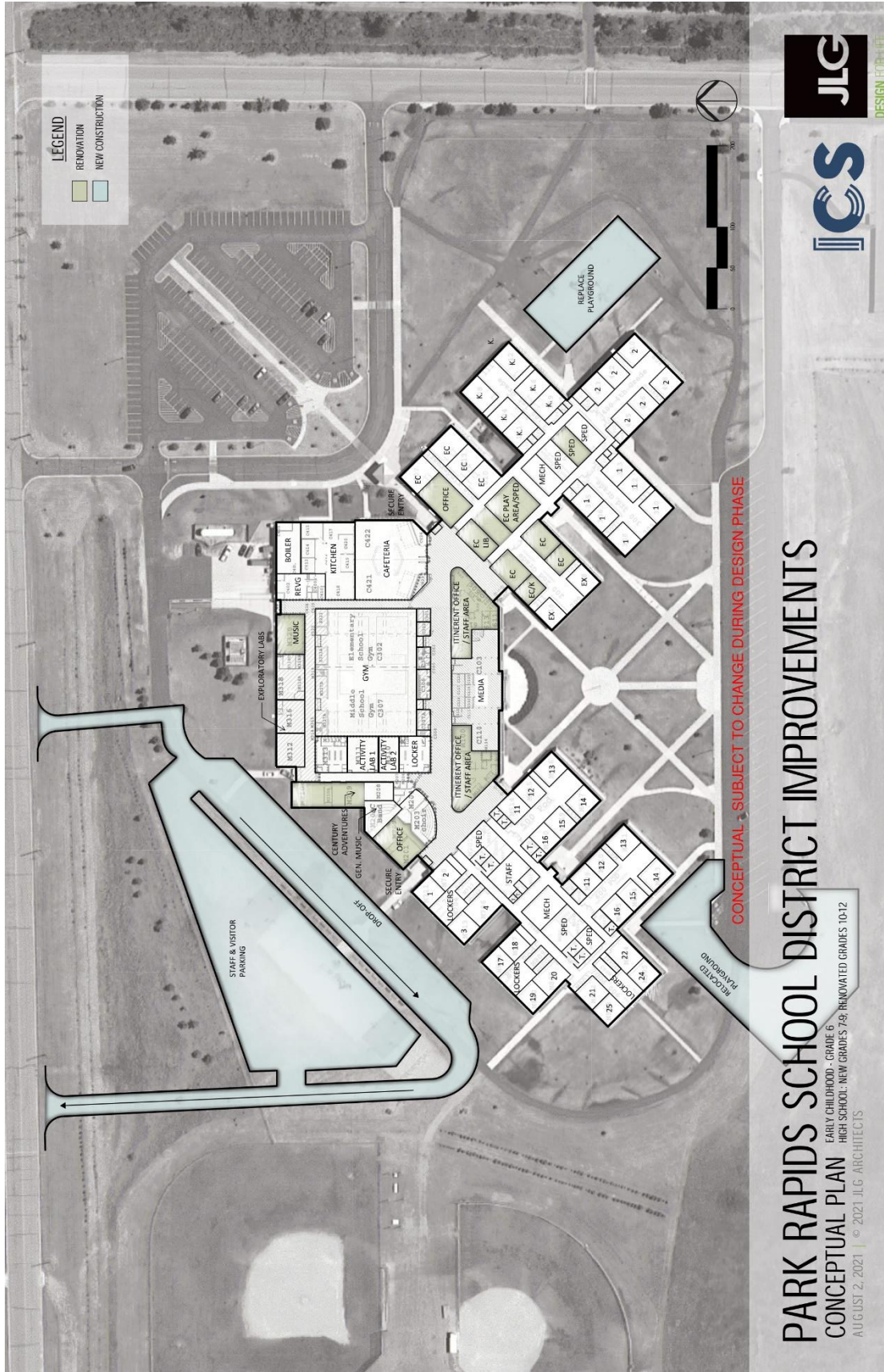


Scale: 1 : 59,830

Minnesota Department of Education



APPENDIX B





APPENDIX C



Park Rapids Area Schools: South Classroom Addition (7-9 Grade Wing, District Office, Gym)

Room Name/Description	Qty.	Required Area (sqft)	Net Area (sqft)	Gross Area (sqft)
Instructional Classroom				
General Purpose Classroom (7-9 Grade)	9	950	8550	
Flex Room	1	1200	1200	
Storage	1	650	650	
Informal Learning/Learning Commons	2	1000	2000	
<i>totals</i>			12,400	17,360
Media Center				
Shared Space in Existing	1	900	900	
<i>totals</i>			900	1,260
Science				
Science Lab	1	1300	1300	
Science Class	1	950	950	
Science Prep	1	500	500	
<i>totals</i>			2,750	3,850
Special Education				
Resource Area	2	900	1800	
<i>totals</i>			1,800	2,520
Technical Education				
Shared Space in Existing				
<i>totals</i>			0	0
Music				
Music Commons/Office/Practice	1	3250	3250	
<i>totals</i>			3,250	4,550
Physical Education				
Gymnasium Station	2	7500	15000	
Gym Storage	1	2000	2000	
<i>totals</i>			17,000	23,800
Food Service				
Shared Space in Existing				
<i>totals</i>			0	0
Common Support Spaces				
Teacher Collaboration	1	900	900	
Small Group	2	350	700	
1 to 1 Rooms	1	200	200	
<i>totals</i>			1,800	2,520
Administration				
Renovated in Existing				
<i>totals</i>			0	0
District Administration				
District Office	1	2400	2400	
Community Ed, PAWN, District Services	1	4700	4700	
<i>totals</i>			7,100	9,940
			Educational Net Area	Educational Gross Area
Educational Total			47,000	65,800



Park Rapids Area Schools: Scene Shop Addition

Room Name/Description	Qty.	Required Area (sqft)	Net Area (sqft)	Gross Area (sqft)
Auditorium				
Scene Shop	1	1250	1250	
<i>totals</i>			1,250	1,750

Park Rapids Area Schools: North Addition Art/ALC

Room Name/Description	Qty.	Required Area (sqft)	Net Area (sqft)	Gross Area (sqft)
Art				
Art Classrooms	2	1200	2400	
Supply/Storage	1	550	550	
<i>totals</i>			2,950	4,130
ALC				
ALC Classroom Space	1	3000	3000	
<i>totals</i>			3,000	4,200
			Educational Net Area	Educational Gross Area
Educational Total			5,950	8,330



APPENDIX D



PRELIMINARY INFORMATION - FOR REVIEW AND COMMENT

Park Rapids Area Schools ISD No. 309

July 20, 2021

Estimated Sources and Uses for Possible Construction Project
General Obligation School Building Bonds

Authorized Bond Amount	\$51,650,000
Estimated Project Costs	\$50,643,100
Election Dated	11/2/2021 2/1/2022 & 2/1/2023
Sources of Funds	
Par Amount	\$51,650,000
Investment Earnings *	25,309
Total Sources	\$51,675,309
Uses of Funds	
Allowance for Discount Bidding	\$516,500
Capitalized Interest **	240,000
Legal and Fiscal Costs ***	275,709
Net Available for Project Costs	50,643,100
Total Uses	\$51,675,309
Deposit to Construction Fund	\$50,617,791

* Estimated investment earnings are based on an average interest rate of 0.1% and a project term of 12 months.

** In order to keep the levy consistent during the first 4 years, a portion of the FY 2024 - FY 2026 payments on the second bond issue would be made from bond proceeds.

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



Sources Uses 21Nov RC

Park Rapids Area Public Schools - ISD #309



PRELIMINARY INFORMATION - FOR REVIEW AND COMMENT

Park Rapids Area Schools ISD No. 309

Analysis of Existing and Possible New Debt

\$51,650,000 Bond Issues
November 2021 Election
22 Years

July 26, 2021

Principal Amount:	1st Voter Approved	2nd Voter Approved
Dated Date:	\$30,000,000 2/1/2022	\$21,650,000 2/1/2023
Avg. Interest Rate:	2.50%	3.25%

Levy Pay Fiscal Year	Tax Capacity Value ¹ (\$000s)	% Chg	Existing Commitments				Proposed New Debt				Combined Totals						
			Building Bonds ²	Alt Fac Bonds ²	Est. Debt Excess ³	Net Levy	Principal	Interest	Est. Debt Excess ³	Adjusted Debt Levy	Adjusted Debt Levy	Net Levy	Adjusted Debt Levy	Adjusted Debt Levy	Tax Rate		
2020	23,446	3.8%	2,317,298	345,023	(152,555)	2,509,765	-	-	-	-	-	-	-	2,509,765	2,509,765	10.70	
2021	24,009	2.4%	2,320,185	342,020	(183,125)	2,479,080	520,000	750,000	66,675	1,400,175	-	-	-	2,479,080	2,479,080	10.33	
2022	24,249	1.0%	2,318,348	344,267	(106,488)	2,556,126	-	1,440,625	-	1,428,656	-	-	-	3,956,301	3,956,301	16.32	
2023	24,370	0.5%	2,327,535	330,689	(106,505)	2,551,719	-	1,440,625	-	1,449,656	-	-	-	3,980,375	3,980,375	16.33	
2024	24,492	0.5%	2,325,960	333,011	(106,329)	2,552,642	-	1,440,625	-	1,449,656	-	-	-	4,002,298	4,002,298	16.34	
2025	24,492	0.0%	-	2,755,508	(106,359)	2,649,149	1,500,000	1,440,625	(57,986)	3,033,669	1,349,670	3,998,819	3,992,769	3,998,819	3,992,769	16.30	
2026	24,492	0.0%	-	1,069,320	(110,220)	959,100	1,535,000	1,400,050	(121,347)	2,960,456	1,428,656	3,993,513	3,992,769	3,993,513	3,992,769	16.30	
2027	24,492	0.0%	-	1,075,830	(42,773)	1,033,057	1,560,000	1,358,525	(118,418)	2,946,033	2,946,033	3,995,315	3,992,896	3,995,315	3,992,896	16.31	
2028	24,492	0.0%	-	1,092,315	(43,033)	1,049,282	1,605,000	1,316,300	(117,841)	2,949,524	2,949,524	3,992,896	3,992,896	3,992,896	3,992,896	16.30	
2029	24,492	0.0%	-	1,087,065	(43,693)	1,043,372	2,645,000	1,272,875	(117,981)	3,995,788	3,995,788	3,995,788	3,994,297	3,995,788	3,995,788	16.31	
2030	24,492	0.0%	-	-	-	-	2,755,000	1,201,313	(159,832)	3,994,297	3,994,297	3,994,297	3,994,297	3,994,297	3,994,297	16.31	
2031	24,492	0.0%	-	-	-	-	2,830,000	1,126,738	(159,772)	3,994,803	3,994,803	3,994,803	3,994,803	3,994,803	3,994,803	16.31	
2032	24,492	0.0%	-	-	-	-	2,905,000	1,050,138	(159,792)	3,993,102	3,993,102	3,993,102	3,993,102	3,993,102	3,993,102	16.30	
2033	24,492	0.0%	-	-	-	-	2,985,000	971,513	(159,724)	3,994,614	3,994,614	3,994,614	3,994,614	3,994,614	3,994,614	16.31	
2034	24,492	0.0%	-	-	-	-	3,065,000	890,738	(159,785)	3,993,740	3,993,740	3,993,740	3,993,740	3,993,740	3,993,740	16.31	
2035	24,492	0.0%	-	-	-	-	3,150,000	807,775	(159,750)	3,995,914	3,995,914	3,995,914	3,995,914	3,995,914	3,995,914	16.31	
2036	24,492	0.0%	-	-	-	-	3,235,000	722,538	(159,837)	3,995,578	3,995,578	3,995,578	3,995,578	3,995,578	3,995,578	16.31	
2037	24,492	0.0%	-	-	-	-	3,320,000	634,988	(159,823)	3,992,914	3,992,914	3,992,914	3,992,914	3,992,914	3,992,914	16.30	
2038	24,492	0.0%	-	-	-	-	3,410,000	545,125	(159,717)	3,993,165	3,993,165	3,993,165	3,993,165	3,993,165	3,993,165	16.30	
2039	24,492	0.0%	-	-	-	-	3,505,000	452,825	(159,727)	3,995,990	3,995,990	3,995,990	3,995,990	3,995,990	3,995,990	16.32	
2040	24,492	0.0%	-	-	-	-	3,600,000	357,963	(159,840)	3,996,021	3,996,021	3,996,021	3,996,021	3,996,021	3,996,021	16.32	
2041	24,492	0.0%	-	-	-	-	3,710,000	244,563	(159,841)	3,992,450	3,992,450	3,992,450	3,992,450	3,992,450	3,992,450	16.30	
2042	24,492	0.0%	-	-	-	-	3,815,000	123,988	(159,698)	3,976,239	3,976,239	3,976,239	3,976,239	3,976,239	3,976,239	16.23	
2043	24,492	0.0%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2044	24,492	0.0%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2045	24,492	0.0%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2046	24,492	0.0%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2047	24,492	0.0%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2048	24,492	0.0%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Totals			11,609,325	8,775,046	(1,001,079)	19,383,291	51,650,000	20,990,450	(2,588,020)	73,422,452	92,805,744	92,805,744	92,805,744	92,805,744	92,805,744		

1 Tax capacity value for taxes payable in 2020 and 2021 are the final values. Tax capacity values for future years is estimated based on the percentage changes shown above.
 2 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.
 3 Debt excess adjustments for taxes payable in 2020 and 2021 are the actual amounts. Debt excess for future years is estimated at 4% of the prior year's initial debt service levy.



Debt Plan 21Nov RC

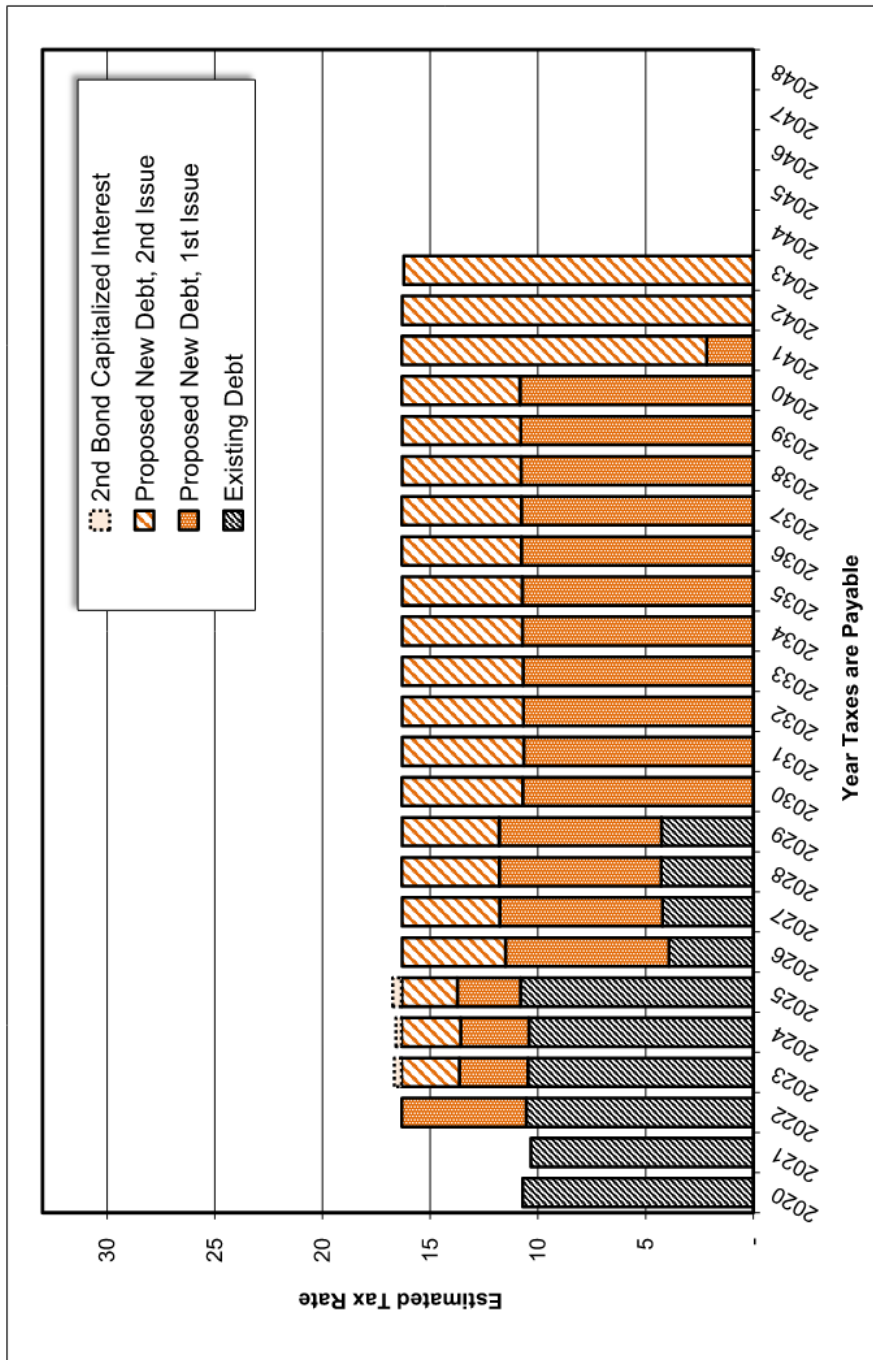


PRELIMINARY INFORMATION - FOR REVIEW AND COMMENT

Park Rapids Area Schools ISD No. 309
 Estimated Tax Rate for Existing and Proposed New Debt

\$51,650,000 Bond Issues
 November 2021 Election
 22 Years

Date Prepared: July 26, 2021



Debt Plan 21Nov RC



Park Rapids Area Public Schools - ISD #309



PRELIMINARY INFORMATION - FOR REVIEW AND COMMENT

Park Rapids Area Schools ISD No. 309

July 26, 2021

Analysis of Estimated Tax Impact for Facilities Financing Options

Principal Amount	\$51,650,000
Project Amount	\$50,643,100
Average Interest Rate	2.5%/3.25%
Number of Years	22 Total

Type of Property	Estimated Market Value	Estimated Tax Impact Taxes Payable in 2022 *
Residential Homestead	\$50,000	\$17
	100,000	41
	150,000	73
	175,000	89
	200,000	104
	300,000	167
	400,000	230
Commercial/ Industrial	500,000	289
	\$50,000	\$43
	100,000	87
	250,000	246
Agricultural Homestead (dollars per acre) **	1,000,000	1,113
	\$1,000	\$0.12
	2,000	0.23
	3,000	0.35
	4,000	0.46
Agricultural Non-Homestead (dollars per acre) **	5,000	0.58
	\$1,000	\$0.23
	2,000	0.46
	3,000	0.69
Seasonal Recreational Residential	4,000	0.92
	5,000	1.16
	100,000	58
	150,000	87
Residential	200,000	116
	300,000	173
	500,000	289

* Estimated tax impact includes principal and interest payments on the new bonds. The amounts in the table are based on school district taxes for bonded debt levies only, and do not include tax levies for other purposes. Tax increases shown above are gross increases, not including the impact of the Homeowner's Homestead Credit Refund ("Circuit Breaker") program. Owners of homestead property may qualify for a refund, based on their income and total property taxes. This would decrease the net effect of the proposed bond issue for some property owners.

** For all agricultural property, estimated tax impact for 2022 includes a 60% reduction due to the School Building Bond Agricultural Credit. The credit percentage will increase to 70% by taxes payable in 2023; this will cause a reduction in taxes in future years. Average value per acre is the total estimated market value of all land & buildings divided by total acres. If the property includes a home, then the tax impact on the house, garage, and one acre of land will be calculated in addition to the taxes per acre, on the same basis as a residential homestead or non-homestead property. If the same property owner owns more than approximately \$1.9 million of agricultural homestead land and buildings, a portion of the property will be taxed at the higher non-homestead rate.



Tax Impact 21Nov RC



APPENDIX E

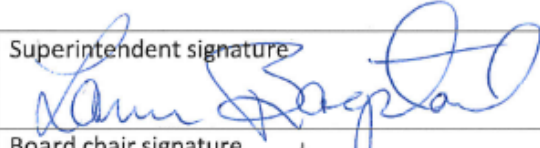
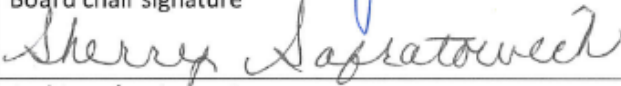



**Attachment 1
Review and Comment
Section #6 Documentation
(as amended by the 2014 Legislature)**

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 Statutes, section 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 Statutes, section 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 Statutes, chapter 326B, governing building codes.
- (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 7/26/21
Board chair signature 	Date 7-26-2021
Architect/engineer signature 	Date July 26, 2021



APPENDIX F

The “Resolution relating to the issuance of school building bonds and calling an election thereon” will be submitted to MDE following the August 9th, 2021, Board Approval of the resolution.