

PROPOSAL FOR REVIEW AND COMMENT

September 18, 2017

SUBMITTED TO: MINNESOTA DEPARTMENT OF EDUCATION

SUBMITTED BY: INDEPENDENT SCHOOL DISTRICT #518
WORTHINGTON SCHOOL DISTRICT
1117 MARINE AVENUE
WORTHINGTON, MN 56187

Contact: Mr. John Landgaard
Superintendent
Ph: 507-372-2172

PREPARED BY: ICS CONSULTING, INC
3890 Pheasant Ridge Drive NE
Blaine, MN 55449

Contact: Mr. Pat Overom, P.E.
Ph: (763) 354-2670

John Landgaard
Superintendent

David Skog
Director of Management Services



1117 Marine Avenue
Worthington, MN 56187

Phone 507-372-2172
Fax 507-372-2174

September 18, 2017

Dr. Brenda Cassellius
Commissioner of Education
Minnesota Department of Education
1500 Highway 36 West
Roseville, MN 55101

Subject: Proposal for Review and Comment
Worthington Public Schools, ISD #518

Dear Commissioner Cassellius:

In accordance with Minnesota Statute 123B.71, Worthington Public Schools, ISD #518, hereby submits this proposal for facility improvements for your review and comment.

The School Board of ISD #518 has directed administration to prepare and submit to the Department of Education, this project proposal for review and comment, in preparation for bringing a bond referendum to the voters for approval on February 13, 2018.

The proposed facility improvements include the following major components:

- New High School for Gr. 9-12 (1100 student capacity) on District-owned land south of the existing Middle School.
- Current High School becomes Grades 6-8 Middle School.
- Current Middle School becomes Grades 3-5 Intermediate School.
- Current Prairie Elementary becomes Grades PK-2 and Community Education.
- Discontinue Use of West Learning Center Facility.

As detailed in the attached project proposal, it is the intent of the District to present a single question ballot with a total amount not to exceed \$68,495,000 to the voters for approval. Upon approval, the District intends to issue general obligation bonds to finance the improvements.

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

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

Sincerely,

A handwritten signature in black ink, appearing to read 'John Landgaard', is written over a horizontal line.

Mr. John Landgaard
Superintendent of Schools

Worthington School District No. 518

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- A. District Boundary Map
- B. New High School - Preliminary Space Program and Concept Diagram
- C. “Fit” Plans for Transition of Existing Buildings to New Uses
- D. Detailed Referendum Budget Breakdown
- E. R&C Attachment 1 – Signed Compliance Document

Worthington School District No. 518

INTRODUCTION & SUMMARY DESCRIPTION

In accordance with Minnesota Statute 123B.71, Independent School District No. 742 submits the following educational facilities proposal for review and comment. The proposed facilities improvements will allow Worthington Schools to address current programmatic space needs within the District facilities. Major components of the proposed improvements include:

- New High School for Gr. 9-12 on District-owned land south of the existing Middle School.
- Current High School becomes Grades 6-8 Middle School.
- Current Middle School becomes Grades 3-5 Intermediate School.
- Current Prairie Elementary becomes Grades PK-2 and Community Education.
- Discontinue Use of West Learning Center Facility.

DISTRICT CONTACT: John Landgaard, Superintendent
Independent School District #518
Worthington Public Schools
1117 Marine Avenue
Worthington, MN 56187
Ph: 507-372-2172

SCHOOL BOARD: Lori Dudley, Chair
Scott Rosenberg, Vice-Chair
Brad Shaffer, Treasurer
Joel Lorenz, Clerk
Linden Olson, Director
Steve Schnieder, Director
Victoria Blanchette, Interim Director

TOTAL PROJECT COST: Total (not-to-exceed): \$68,495,000 (incl. bond & finance costs)
Method of Financing: General Obligation Bonds

MILESTONE DATES: Referendum: February 13, 2018
Design & Pre-Construction: February 2018 thru August 2018
Project Bid/Award: Fall 2018
Construction Phase: Fall 2018 thru Fall/Winter 2020*
*Tentative Pending Design & Approvals

PROJECT TEAM: Architect of Record: Wold Architects and Engineers
Contact: Vaughn Dierks, AIA
PH: 651-227-7773

Owner's Representative: ICS Consulting, Inc.
Contact: Pat Overom, P.E.
PH: 763-354-2670

Fiscal Consultant: R.W. Baird
Contact: Mike Hoheisel
PH: 651-260-6451

Worthington School District No. 518

1. GEOGRAPHIC AREA AND POPULATION TO BE SERVED

Worthington Public School, ISD 518 consists of approximately 262 square miles and is home to approximately 2,700 pre-K through grade 12 students and their families. The District is located approximately 185 miles southwest of the Minneapolis-St. Paul metro area. The communities represented in the District are Bigelow, Rushmore, Reading, Wilmont and Worthington. Neighboring districts include Round Lake, Brewster, Fulda, Adrian and Ellsworth.

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

According to current demographic information, Worthington School District is projected to experience a steady increase in student enrollment over the next 5 or more years. Enrollment history and enrollment projections were completed by Hazel Reinhardt in 2014 for the district are as follows:

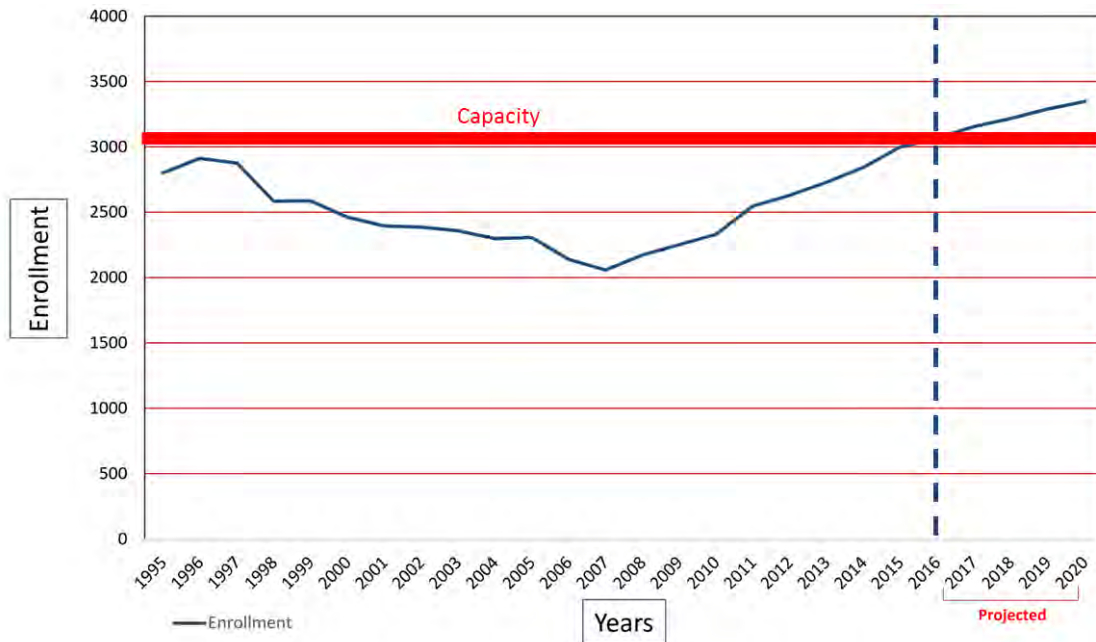
Baseline 2014 Capacity vs Enrollment

Hazel Reinhardt Projection - High K, High Migration

Enrollment	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25
K	231	241	248	257	267	276	284	290	296	300
1	231	241	248	257	267	276	284	290	296	300
2	231	241	248	257	267	276	284	290	296	300
3	231	241	248	257	267	276	284	290	296	300
4	231	241	248	257	267	276	284	290	296	300
5	231	241	248	257	267	276	284	290	296	300
6	231	241	248	257	267	276	284	290	296	300
7	231	241	248	257	267	276	284	290	296	300
8	231	241	248	257	267	276	284	290	296	300
9	231	241	248	257	267	276	284	290	296	300
10	231	241	248	257	267	276	284	290	296	300
11	231	241	248	257	267	276	284	290	296	300
12	231	241	248	257	267	276	284	290	296	300
K-12 Enrollment	3003	3135	3218	3345	3469	3584	3690	3771	3844	3898

The following graph depicts the summary of a capacity analysis that was conducted for current District facilities in relationship to projected enrollments. As indicated, existing facilities within the District are currently at or exceeding calculated capacities.

Worthington School District No. 518



The 2014 enrollment projections are holding true. Below are reconciled figures for the 2015-2016, 2016-2017, and current 2017-2018 school years:

<u>Grade</u>	<u>15-16</u>	<u>16-17</u>	<u>17-18</u>
EC	-	40	30
K	242	265	239
1	254	232	265
2	240	250	232
3	231	243	250
4	<u>240</u>	<u>230</u>	<u>243</u>
Total	1,207	1,260	1,259
5	238	243	230
6	248	231	243
7	210	241	238
8	<u>221</u>	<u>205</u>	<u>241</u>
Total	917	919	952
9	242	291	219
10	212	216	291
11	196	189	216
12	<u>176</u>	<u>190</u>	<u>189</u>
Total	826	886	915
ALC	<u>117</u>	<u>100</u>	<u>90</u>
Grand Total	3,067	3,165	3,216

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2. LIST OF EXISTING SCHOOL FACILITIES

Worthington School District facilities currently consist of one K-4 school, one 5-8 Middle School, one 9-12 High School, and an Area Learning Center/Community Education facility. The District is proud of its tradition of excellence in academics, fine arts, community education and extra-curricular activities.

The District is currently taking full advantage of several available alternatives related to facilities in an effort to provide adequate space for its programs and services. With a steady increase in enrollment, the existing district facilities have reached their capacity.

The following is a breakdown of District facilities including sizes, year constructed, and current use:

Facility Name:	Size (sq.ft.):	Year Constructed:	Grades Served:
Prairie Elementary	148,000	2001	K-4
Worthington Middle School	134,796	1980, 2000, 2010	5-8
Worthington High School	180,919	1956, 1964, 2000, 2015	9-12
West Learning Center	56,344	1956, 1964, 1986	PK thru Adult
Administrative Building	4,160	1970	Administrative
Transportation Building	31,390	2014	Transportation

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3. LIST OF SPECIFIC DEFICIENCIES

Study and Planning Process:

Over the past several years, Worthington Schools has made great strides in improving their facilities in an effort to meet the needs of educational programs and activities. A classroom expansion was constructed at the existing Middle School facility. In addition, the District recently invested in infra-structure and HVAC improvements within the existing Middle School and High School facilities. Finally, in 2015, the District completed an addition at their current High School facility which included additional classroom and music/band space. However, continued student enrollment growth and evolution in instructional programs have reached a point where creation of additional space at all grade levels across the District is necessary to enable the District to appropriately serve its students.

Specific major deficiencies that are planned to be addressed as part of this project include:

- Shortage of general classroom spaces at the existing High School facility.
- Insufficient size/capacity of core spaces within the existing High School facility.
- Over-crowding and insufficient space at the elementary grade levels.
- Lack of appropriate spaces within the existing West Elementary School facility.
- Extensive deferred maintenance and infra-structure needs at the existing West Elementary School facility.

In 2013, the District developed a plan to address space needs within the District which was ultimately not supported by the voters. Since that time, the District has been very intentional and careful in its planning for these proposed facility improvements. The District spent the following 3 plus years studying District-wide facility needs, space requirements, program needs and other input affecting the future needs of the District. The District also considered current data on enrollment, recent facilities studies and associated recommendations, and financial data pertinent to District operations.

In addition, the community task force reviewed current deferred maintenance needs, educational and programmatic needs, and the financial status of the District in order to formulate their recommendations for the future of the District and its facilities. During its planning efforts, and after options were developed and costs of implementation were estimated, the proposed recommendations were presented for the Board's consideration.

Most recently, the District embarked on a process of gathering stakeholder input from numerous community leaders and organizations, as well as numerous community members thru outreach and public listening sessions and forums.

The Board provided input and reaction which resulted in refined scopes, costs, timelines and articulating proposed solutions. Ultimately, after carefully considering the project scope and its long-term benefits, as well as its cost, the Board voted unanimously to proceed with a referendum in November of 2016 that included a new 9-12 High School facility, transitioning uses of the existing facilities, a new facility to accommodate ALC and gymnastics programming, and a new stadium to be located at the site of the new high School. Although closer, this referendum was also defeated.

Worthington School District No. 518

Since the most recent defeat in November of 2016, the District has held public forums, listening sessions, and sought and received input from numerous individuals and stakeholder groups throughout the District.

The culmination of these efforts is reflected in the current referendum proposal which consists of a very stream-lined and cost-effective version of the last vote. No stadium has been included, no ALC/gymnastics space has been included, and transitions within the existing facilities will be addressed outside of the referendum.

Benefits to Students, Staff and District Communities:

Thru completion of the proposed improvements, and creation of additional space to accommodate enrollment growth at all age levels, the District will be enhancing its ability to continue to provide excellent educational programs and community use access to sites and facilities for many years to come. The proposed project scopes will result in several direct benefits to students, staff, and the surrounding community in a number of ways:

- Provide adequate instructional and program space at all grade levels
- Re-Organize current grade configurations to better align with curricular goals across the District
- Create flexible spaces for personalized learning and a wider variety of instructional delivery
- Strengthen commitment to district's strategic plan and mission and a greater ability for community use and partnership with district facilities and programs

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4. DESCRIPTION OF THE PROJECT

The following is an outline of the improvements to be completed as part of this project proposal:

- Construct a new High School for grades 9-12 on district-owned 140 acre site south of the existing Middle School.
- Transition current High School facility for use as a grades 6-8 middle school.
- Transition use of the current Middle School facility to serve as a grades 3-5 Intermediate School.
- Transition use of the current Prairie Elementary facility to serve grades PK-2 programming.
- Discontinue Use of the original West Learning Center Facility.

New High School Facility:

The proposed new High School facility is planned to accommodate a capacity of 1100 students and is currently programmed at 216,036 total sf, and is planned to be constructed on a District-owned 140 plus acre site located just south of the existing Middle School facility. A detailed preliminary space program has been included in **Appendix B** of this submittal.

Site Concept:



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Transition of existing facilities:

As the District worked to explore and evaluate various ways to solve the space needs within the District stemming from rapid and consistent enrollment growth, it became clear that the need for additional space would exist at all grade levels at some point in the near future. For this reason, it was critical to arrive at a solution that addressed the need across their system.

Although the major component of the proposed referendum is development of a new High School facility, the proposed facility solution efficiently accomplishes this goal by leveraging the natural ease of re-purposing of existing facilities for younger learners. In addition, the result will enable students to have access to amenities, labs, and resources at a younger age. For instance, transitioning use of the existing High School facility for use as a 6-8 middle school will expose middle level students to labs and specialty spaces that currently exist within the high school facility. Furthermore, intermediate level students will now have access to some of the lab and specialty spaces that currently exist within the existing middle school facility.

Preliminary “fit” plans including space utilization and grade level organization within each existing facility for the proposed new uses are included in **Appendix C** of this submittal.

Project Budget Summary (subtotals rounded slightly):

Approximate Breakdown:	
New High School	\$50,830,500
Site Development	\$1,700,000
Off-Site Improvements	\$250,000
Furniture, Fixtures, & Equipment	\$1,400,000
Technology & Security	\$1,400,000
Other Project Costs	\$300,000
Professional Fees, Services, Plan Reviews, Permitting, etc.	\$7,883,173
Bond Issuance, Financing, etc.	\$1,032,170
Project Contingency	\$3,694,635
Total:	\$68,490,478
Rounding Amount	\$4,523
Referendum Amount:	\$68,495,000

*(Please refer to **Appendix D** of this submittal for a detailed breakdown)*

Operating Cost Impacts:

The ongoing cost to operate and maintain facilities is a significant annual capital expenditure for Worthington School District. However, a District's facilities and sites are typically one of its most valuable physical assets, and as such, must be maintained and updated to ensure that all students and staff are accommodated in modern, safe, and healthy learning environments.

As part of this project, the existing aged West Elementary School facility will be de-commissioned. All Costs associated with on-going repair, service, and maintenance of aging systems within this facility will be eliminated. In addition, annual utility costs associated with this

Worthington School District No. 518

facility will partially offset additional utility costs associated with construction of the new High School as represented below:

Anticipated Impact on Annual Utility Costs:

Existing West Elementary to be eliminated:	(56,344 s.f.)
New High School:	<u>216,036 s.f.</u>
<i>Net Total of New Addition Space:</i>	<i>159,692 s.f.</i>

Based on the historic \$.95 / s.f. cost data for utility consumption, it is estimated that the net new square footage will result in an increase of \$151,707 annually in utility usage.

However, the proposed improvements will remedy numerous physical repair and maintenance needs that were facing the District at West Elementary which will ease pressure on annual operating dollars that are currently needing to be allocated to address such needs.

Furthermore, although no major changes in staffing are anticipated as a result of implementing the proposed improvements, the District intends to take this opportunity to analyze its current staffing structure in an effort to identify any potential efficiencies.

Due to the rapid and consistent enrollment growth that has been experienced by the District, and that will continue, the District is very well-positioned from an operating and financial reserves standpoint.

PRELIMINARY PROJECT SCHEDULE MILESTONE DATES:

Bond Referendum:	February 13. 2018	
Design Phase:	February 2018 - August 2018 *	
	* Possible early design package(s) for select summer 2018 start	
Bidding Process:	August 2018 – Oct 2018 **	
	** Possible early bid package(s) for select summer 2018 start	
Construction Phase 1:	August 2018 – Sept/Oct 2020	New High School
Anticipated Completion:	Fall / Winter 2020	Students Occupy

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5. METHOD OF FINANCING / TAX IMPACT

MS 123B.71 subd. 9 (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;

ISD 518 – Worthington Public Schools intends to ask voters to authorize a school building bond request for a referendum to be held on Tuesday, February 13, 2018.

Voter approved bonds will provide the source of the financing authorized under Minnesota Statutes section 123B.02 and 475 to pay for the project improvements along with the costs of issuing the debt.

The School Board upon receiving voter approval intends to issue \$68,495,000 of debt in two separate tranches. The District estimates it will borrow \$10,000,000 in May 2018. The District intends to issue \$58,495,000 in February of 2019.

Although the bonds will qualify for debt equalization, under the current formula the District does not anticipate it will receive any State aid.

Based on the requested data per Minnesota Statute, the District has included the following information for review by MDE which includes: 1) Sources and Uses of the Bonds; 2) Existing Debt; 3) Debt Structure, State Aid and Net Debt and; 4) Estimated Tax Impact for the remainder of Section 5 of the response.

1) Sources and Uses of the Bonds

	<i>PHASE I</i>	<i>PHASE II</i>	<i>TOTAL</i>
BORROWING AMOUNT	10,000,000	58,495,000	68,495,000
CAPITALIZED INTEREST	295,819	0	295,819
UNDERWRITER'S DISCOUNT	86,400	505,397	591,797
COSTS OF ISSUANCE	41,700	102,854	144,554
CONSTRUCTION FUND	9,575,000	57,883,308	67,458,308
ROUNDING AMOUNT	<u>1,081</u>	<u>3,441</u>	<u>4,523</u>
TOTAL USES	10,000,000	58,495,000	68,495,000

Worthington School District No. 518

2) Existing Debt

The District's existing General Obligation Debt and Certificates of Participation obligations are shown below:

Taxes Payable Year	Fiscal Year	Series 2010A - Certificates of Participation (Energy Savings) at 100%	Series 2010B - GO Alternative Facilities Bonds at 100%	Series 2010C - GO Capital Facilities Bonds at 100%	Series 2010D - Certificates of Participation (Building Addition - Lease Levy) at 100%	Series 2013A - GO Refunding (Voter Approved) Bonds at 100%	Series 2016A - GO Alternative Facilities Refunding Bonds at 100%
2016	2017	169,920.00	389,725.00	96,785.00	211,965.00	1,377,525.00	206,812.12
2017	2018	171,020.00	389,075.00	94,722.50	212,090.00	1,375,125.00	97,837.50
2018	2019	171,645.00	388,125.00	97,660.00	211,665.00	1,377,325.00	97,837.50
2019	2020	171,900.00		95,180.00	210,825.00	1,373,200.00	482,837.50
2020	2021	171,770.00		92,700.00	214,555.00	1,378,450.00	480,137.50
2021	2022	171,170.00		99,900.00	212,555.00	1,376,700.00	477,337.50
2022	2023	170,225.00		96,750.00	210,175.00	1,373,900.00	479,437.50
2023	2024	168,925.00		93,375.00	212,405.00	1,375,050.00	486,337.50
2024	2025	172,260.00			214,020.00		482,937.50
2025	2026						479,437.50
2026	2027						480,837.50
2027	2028						480,937.50
2028	2029						480,812.50
2029	2030						475,462.50

Worthington School District No. 518

3) Debt Structure, State Aid and Net Debt

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

(See Chart on Next Page)

	Phase I	Phase II	TOTAL
	Bank Qualified	Non-Bank Qualified	
	10,000,000	58,495,000	68,495,000
	G.O. SCHOOL BUILDING BONDS	G.O. SCHOOL BUILDING BONDS	

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Worthington School District No. 518

4) Estimated Tax Impact

ESTIMATED VOTER APPROVED SCHOOL BUILDING BOND IMPACT

Phase I Borrowing - \$10,000,000 - Interest Rate Cushion - .75%

Phase II Borrowing - \$58,495,000 - Interest Rate Cushion - 1.25%

Net Tax Capacity Growth Assumption - 2.5% annually for next five years

		New High School - Borrowing	Est. Impact of AG Tax Credit Change	Estimated Property Tax Impact of Voter Approved Question
Type of Property	Estimated Market Value	Est. Pay 2019	Est. Pay 2019	Est. Pay 2019
Residential Homestead	75,000	75.52	NOT APPLICABLE	75.52
	100,000	120.50		120.50
	125,000	166.15		166.15
	150,000	211.97		211.97
	175,000	257.62		257.62
	200,000	303.44		303.44
	250,000	394.90		394.90
	300,000	486.37		486.37
	350,000	577.84		577.84
	400,000	669.31		669.31
	500,000	839.15		839.15
Commercial Industrial	250,000	713.28	N / A	713.28
	500,000	1,552.43		1,552.43
	1,000,000	3,230.73		3,230.73
Agricultural Homestead *	1,288,000	1,191.59	(373.59)	818.00
* - Property value assumes 160 acres with a dwelling value of \$175,000 (house, garage and one acre) at an assessed value of \$7,000 per acre				
Agricultural Homestead **	2,408,000	2,285.01	(810.95)	1,474.05
** - Property value assumes 320 acres with a dwelling value of \$175,000 (house, garage and one acre) at an assessed value of \$7,000 per acre				
Non-homestead Agricultural	7,000	11.75	(4.70)	7.05

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6. REQUIRED ADDITIONAL DOCUMENTATION

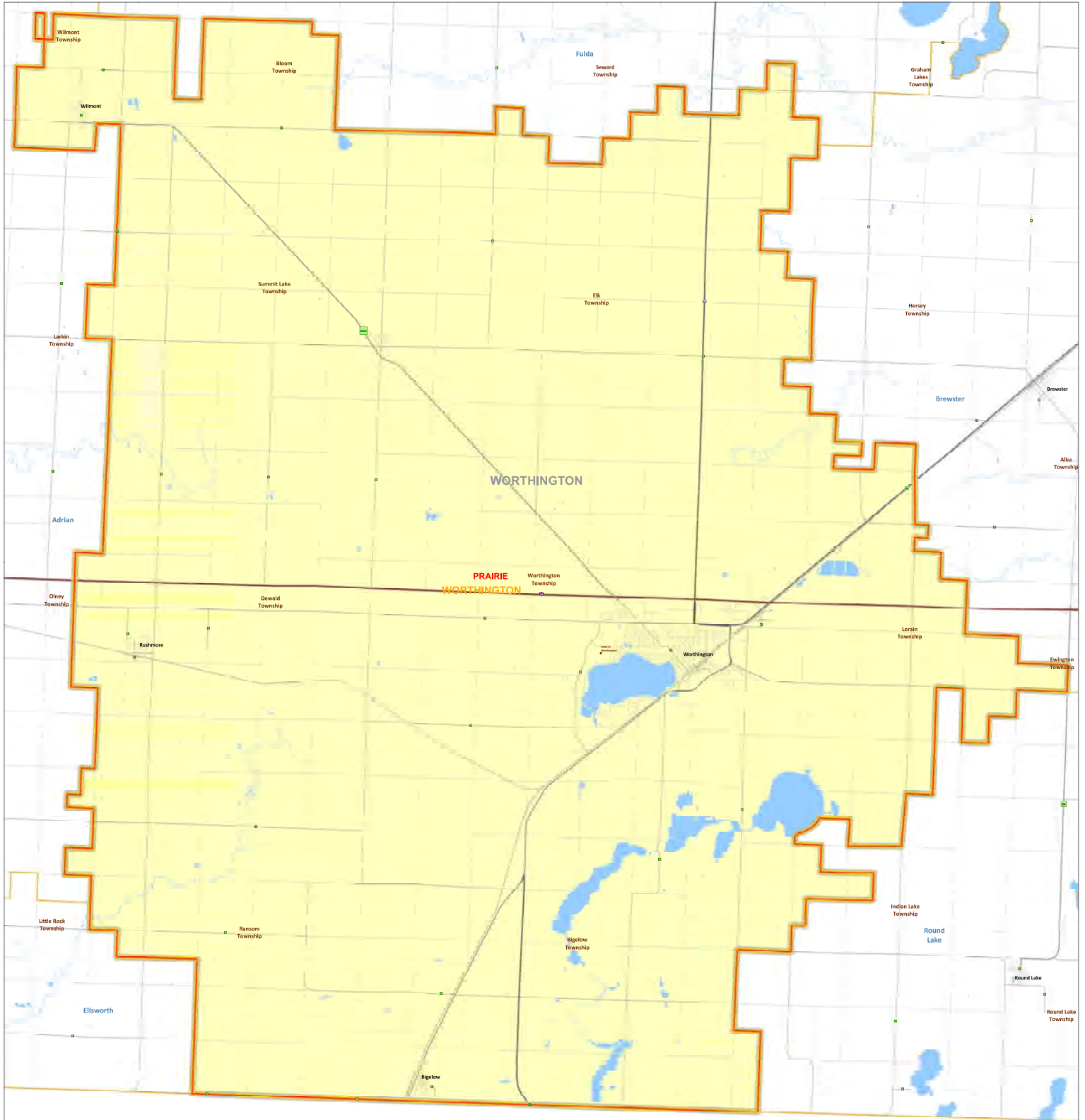
Please refer to attached “Attachment 1” certification document in ***Appendix F*** of this submittal.

APPENDIX A

Public School District Attendance Areas and Educational Facility Locations

Worthington
518

Map 1 of 1



Public Educational Facilities or Programs

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

Public School Attendance Areas

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

Public School Districts

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

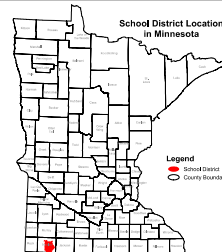
Other Features

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

Data Sources:
1. Minnesota Department of Education, IT Division, 2010
2. Minnesota County 2010, Minnesota Department of Transportation, 2004
3. Minnesota Geographic Information Office
4. U.S. Bureau of the Census, Minnesota Legislative GIS Office (modified to include annexations (as with Municipal Board through May 2003))
5. Minnesota Department of Natural Resources

Special Note:
The school district boundary appearing on this map do not necessarily represent the legal boundary of the district. It is a generalization of boundaries drawn on maps in the late 1990s by county officials and modified by the U.S. Bureau of the Census most recently for Census 2000. Since 2005, district boundaries have been modified by the Dept. of Education based on complete County Parcel Information. Please contact your county auditor or assessor to obtain an accurate legal description of the boundary.

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



1 : 36,780

For further assistance with this map, contact:
Jill Stark jstark@state.mn.us
Mn Department of Education
Division of Information Technology
100 Highway 35 West
Roseville, MN 55113

Minnesota Department of
Education

APPENDIX B

NEW HIGH SCHOOL

AREA	Individual Spaces		1,100 Students		
Classrooms					
General Purpose		900	23,400	SF	26
SCIENCE LAB SPACES					
Biology		1,800	1,800	SF	1
Chemistry		1,800	1,800	SF	1
Physics/Multi-purpose		1,800	1,800	SF	1
Science Classrooms		900	3,600	SF	4
Resource / Storage	3	300	900	SF	
			9,900	SF	
LIFE SKILLS					
Food Science		1,500	3,000	SF	2
Resource/Storage/Laundry			250	SF	
			3,250	SF	
INDUSTRIAL TECHNOLOGY					
Labs / Shops		2,400	4,800	SF	2
Classrooms		900	1,800	SF	2
Resource / Storage			1,200	SF	
			7,800	SF	
ART					
2-D Lab (Drawing/Painting/Photography)			1,500	SF	1
3-D Lab (Ceramics/Graphics)			1,500	SF	1
Digital Studio / CAD			1,200	SF	1
Kiln / Storage			400	SF	
			4,600	SF	
Business					
Classrooms		900	1,800	SF	2
Lab			1,200	SF	1
			3,000	SF	
MUSIC					
Band Room			3,600	SF	1
Choir Room			2,000	SF	1
Orchestra Room			2,000	SF	1
Instrument Storage			500	SF	
Uniform Storage			400	SF	
Resource / Offices / Library			400	SF	
Ensemble	2	160	320	SF	
Practice	2	60	120	SF	
			9,340	SF	

NEW HIGH SCHOOL

AREA	Individual Spaces		1,100 Students	
MEDIA COMMONS				
Books/Circulation/Computers/Instruction			3,200	SF
Conference Rooms	2	160	320	SF
	2	125	250	SF
Computer Lab / Classroom	2	900	1,800	SF
Work Room / Storage			800	SF
Office			150	SF
			<hr/> 6,520	SF
STUDIO				
Production Studio			600	SF
Control Room			120	SF
Edit Rooms	2	60	120	SF
			<hr/> 840	SF
PHYSICAL EDUCATION				
Gymnasium		6,500	19,500	SF 3
Gym Storage			1,500	SF
Walking Track			5,000	SF
Varsity Lockers/Office - Men			2,400	SF
Varsity Lockers/Office - Women			2,400	SF
PE Lockers/Office - Men			1,200	SF
PE Lockers/Office - Women			1,200	SF
Training			400	SF
Wrestling			4,400	SF
Fitness Room			3,200	SF 1
DAPE Storage			400	SF
Health Classroom			900	SF 1
			<hr/> 42,500	SF
SPECIAL EDUCATION				
Classrooms	6	900	5,400	SF
PAES Lab			1,200	SF
Transitions Program			1,600	SF
Staff Offices			400	SF
Toilet/Changing			200	SF
Storage			320	SF
			<hr/> 9,120	SF

NEW HIGH SCHOOL

AREA	Individual Spaces		1,100 Students	
ADMINISTRATION				
Main Office Reception / Attendance			500	SF
Principal			200	SF
Assistant Principals	2	120	240	SF
Counselors	3	120	360	SF
Athletic Director			150	SF
Psychologist			120	SF
Speech / Therapist	1	120	120	SF
Nurse/Cot Room			500	SF
Large Conference Room			300	SF
Small Conference Room			150	SF
In School Suspension (ISS)			200	SF
Staff Toilets	2	60	120	SF
Records			120	SF
Coats/Coffee			50	SF
Work Room/Mail/Storage			400	SF
			3,530	SF
TECHNOLOGY				
Office			150	SF
Work Area			200	SF
Data Closets	12	60	720	SF
Head End Room			180	SF
			1,250	SF
LOCKERS				
	1,100	4	4,400	SF
			4,400	SF
STUDENT COMMONS				
Student Dining	3 Shifts		5,500	SF
Concessions / School Store			500	SF
Table Storage			600	SF
			6,600	SF
STAFF SPACES				
Staff Offices			1,000	SF
Dining			800	SF
Staff Toilets	6	60	360	SF
			2,160	SF
FOOD SERVICE				
Kitchen/Servery/Prep	TBD		3,200	SF
Dishwater/Storage			600	SF
			3,800	SF

NEW HIGH SCHOOL

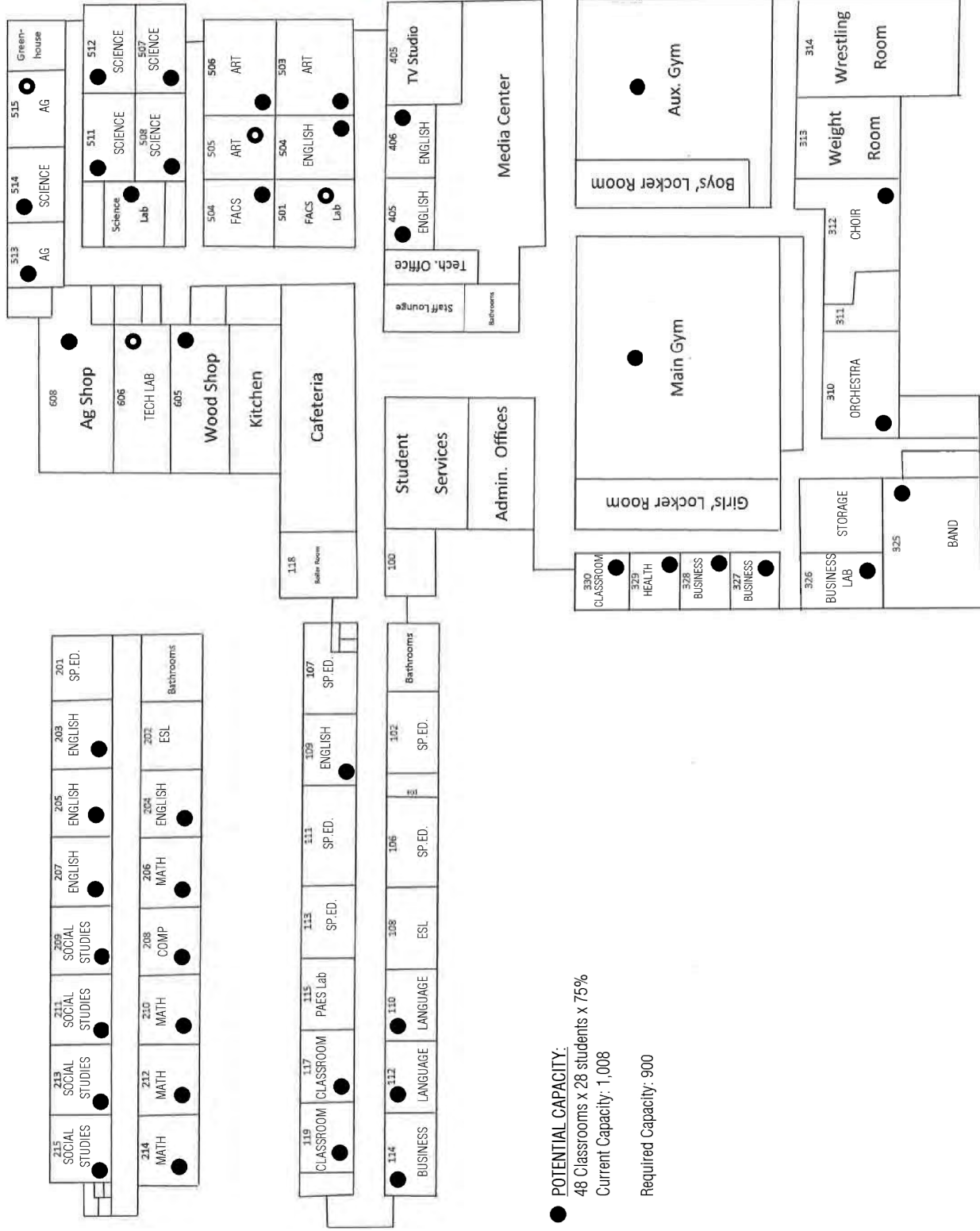
AREA	Individual Spaces	1,100 Students
CUSTODIAL		
Receiving		2,000 SF
Tools / Storage		600 SF
Office		160 SF
Outdoor Storage		1,200 SF
		3,960 SF
TOTAL NET SQUARE FOOTAGE		145,970 SF
NET TO GROSS FACTOR	x	1.48
(Includes mechanical, electrical, public toilets, circulation, and maintenance / janitorial spaces)		
TOTAL GROSS SQUARE FOOTAGE		216,036 SF
SF PER STUDENT		196
Teaching Stations		53
	x	28
	x	75%
		1,113

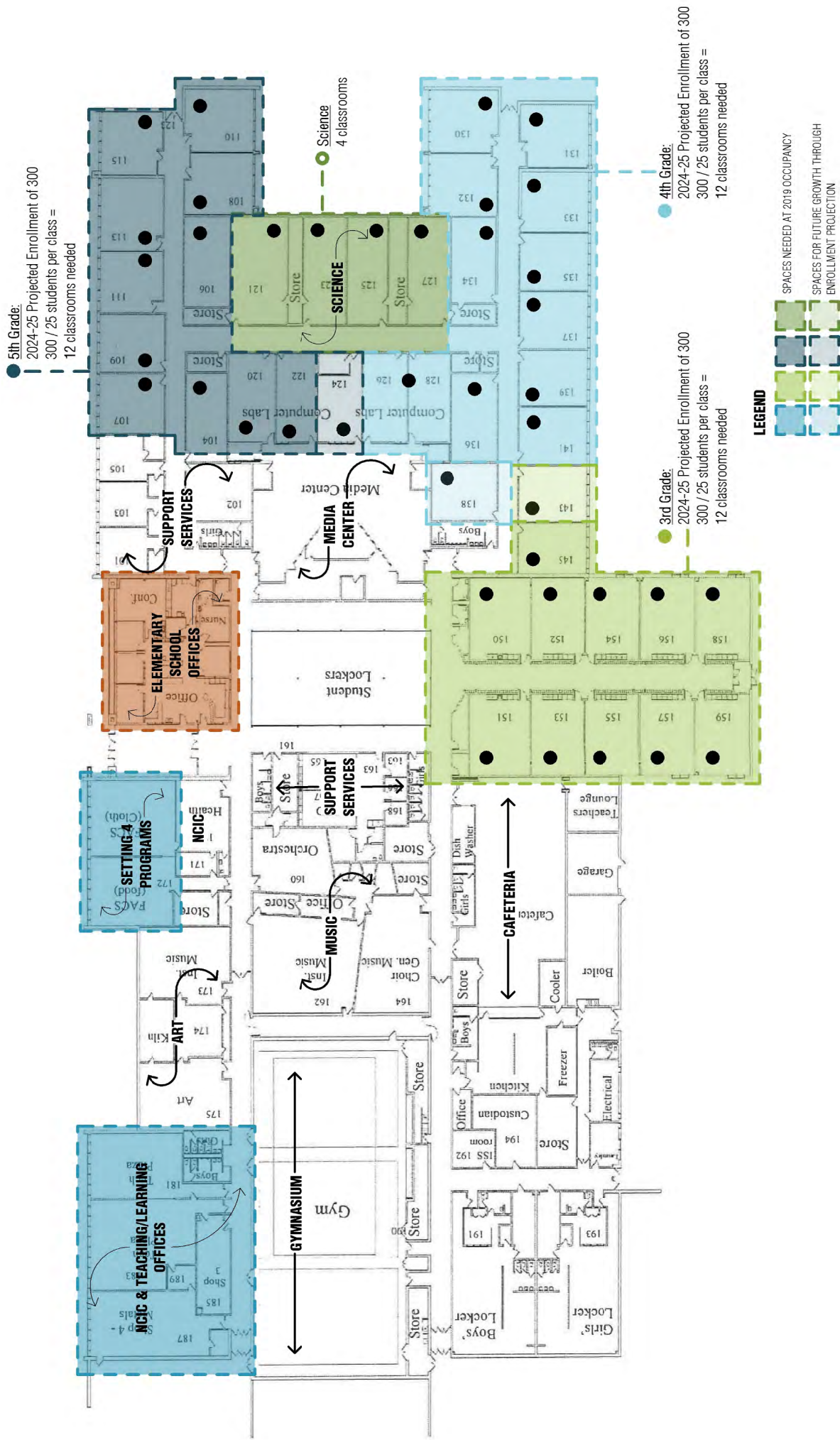
OPTIONAL / FUTURE

AUDITORIUM / THEATER

Vestibule/Lobby		600 SF
Stage		3,400 SF
Orchestra Pit		500 SF
Seating (800)		7,000 SF
Dressing Rooms/Toilets	2	200
Make-up Room		500 SF
Storage		600 SF
Scene Shop		2,000 SF
Office		120 SF
Control Room		200 SF
		15,320 SF
	x	1.48
		22,674 SF

APPENDIX C





Prairie Elementary



APPENDIX D

PROJECT: Worthington Public Schools
LOCATION: Worthington, MN
PREP BY: ICS Consulting / Wold
DATE: September 18, 2017

New 9-12 HS, Prairie is PK-2 w/ Comm Ed, MS is 3-5, HS is 6-8
1100 Student Capacity at New High School

	Project Cost Summary	
Construction (<i>assumes Late 2016 Referendum</i>)		
Close West ES	\$0	(see de-commissionig budget below)
Prairie ES becomes PK-2	\$0	assumes no work
Community Ed ABE and ECFE at Prairie	\$0	assumes no work
MS becomes 3-5 Intermediate	\$0	assumes no work
HS becomes 6-8 MS	\$0	assumes no work
New HS	\$50,830,500	216,300 sf @ \$235/sf - See Detailed Space Program
Sitework & Development	\$1,700,000	Limited Fields - Assumes South Portion by City
Off-Site Improvements	\$250,000	Allowance
Construction Total	\$52,780,500	
Professional Fees, Services, & Reimb.	\$6,333,660	Allowance
Building Permit/Fees/State Plan Review	\$1,319,513	Allowance
Fixtures, Furniture and Equipment	\$1,400,000	Allowance - assumes some re-use
Technology & Security	\$1,400,000	Allowance
Other Project-Related Services		
Project Commissioning / Validation	\$100,000	Allowance
Construction Testing	\$50,000	Allowance
Soil Testing	\$40,000	Allowance
Site Survey	\$40,000	Allowance
Other Project-Costs		
Land Acquisition	\$0	District Currently Owns Site
De-Commissioning of Existing Facilities	\$300,000	Allowance
Owner Costs		
District Project Expenses	\$0	Allowance for moving, etc. - By Owner
Bond Issuance/Underwriter Costs	\$1,032,170	Per RW Baird
Contingency	\$3,694,635	Allowance @ approx. 7% of Construction Cost
Total Project Cost	\$68,490,478	
Rounding Amount	\$4,523	
Referendum Amount:	\$68,495,000	

Approximate Breakdown:	
New High School	\$50,830,500
Site Development	\$1,700,000
Off-Site Improvements	\$250,000
Furniture, Fixtures, & Equipment	\$1,400,000
Technology & Security	\$1,400,000
Other Project Costs	\$300,000
Professional Fees, Services, Plan Reviews, Permitting, etc.	\$7,883,173
Bond Issuance, Financing, etc.	\$1,032,170
Project Contingency	\$3,694,635
Total:	\$68,490,478

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 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 7/24/17

Board Chair Signature: _____

Date 7/24/17

Architect/Engineer Signature: _____

Date 7.24.17