

Review and Comment

July 13, 2015

Review and Comment Proposal



July 13, 2015

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

RE: Review and Comment Proposal

Dr. Cassellius,

At the February 23, 2015 meeting, the Moorhead School Board accepted the facilities master plan with recommendations from Cuningham Group and the Facilities Master Planning Task Force to invest \$78 million in the first phase of new construction and remodeling necessary to address student growth in Moorhead Area Public Schools.

The first phase of the Facilities Master Planning Task Force's recommendation is to build a new grades K-4 elementary school for 750 students for approximately \$24.9 million to be open by 2018. Horizon Middle would receive a grades 5-6 addition for 1,200 students and a 750-student performance space for approximately \$43.1 million.

This will create a K-4, 5-8 and 9-12 grade configuration to minimize transitions for students. This phase also renovates the current elementary schools to improve safety and restore flexible learning spaces that have been eliminated during the space shortage, and it provides for safety upgrades at Moorhead High School. The district's elementary schools were designed for approximately 750 students and are now serving more than 850 students, resulting in the loss of flexible learning spaces for hands-on, collaborative and project-based learning. Horizon Middle School reached its 1,300-student capacity this year.

Moorhead Area Public Schools began working with Cuningham Group in August 2014 in preparing a comprehensive facility master plan to guide facilities planning and improvements for the next 10 years. Additionally, Cuningham Group and its engineering consultants completed a facility condition assessment to evaluate all of the district's facilities, including interiors, exteriors, finishes, and mechanical, electrical and structural systems.

On July 13, 2015 the School Board reviewed the attached Review and Comment document, which has been submitted to the Department of Education.

If you need further detail please contact me at 218-284-3330.

Sincerely,

A handwritten signature in blue ink that reads 'Dr. Lynne A. Kovash'.

Dr. Lynne A. Kovash
Superintendent

Review and Comment Proposal



Introduction

This document has been assembled to provide school construction project information to the Commissioner of Education for review and comment. The information is organized in a 1-16 outline format as requested in the Department of Education's "Review and Comment Checklist". Following is basic information regarding the project, with detailed information included in the various sections.

School District: ISD 152 - Moorhead Area Public Schools
2410 14th Street South
Moorhead, MN 56560
Dr. Lynne A. Kovash, Superintendent
Phone: 218-284-3330
Fax: 218-284-3332

School Board: Cynthia Fagerlie - Chairperson
William Tomhave - Vice-Chairperson
Scott Steffes - Treasurer
Laurie Johnson - Clerk
Mark Altenberg - Director
Elise Erickson - Director
Matt Valan - Director

Bond Financing Approval: November 3, 2015

Financing: Building Bonds; 20 Years for \$78,280,000

Fiscal Consultant: Joel Sutter, Ehlers Inc.

Project Design: Zerr Berg Architects, Inc.
Michael J. Burns Architects, LTD.

Architect: Tim Zerr, Principal Architect

Review and Comment Consultant: Jim Cole
Zerr Berg Architects, Inc.
Phone: 701-280-0187

Review and Comment Proposal



Minnesota Department of Education Proposal for Review and Comment

The Commissioner of Education is required under Minn. Stat. § 123B.71 and other requirements amended by the 2014 Legislature to provide a review and comment on proposed school construction projects in excess of \$500,000 per school site. A district must provide the following information on a proposed project. Submit a cover letter signed by the superintendent and the review and comment information in the format outlined below, including appendixes.

1. The geographic area and population to be served.
 - a. Preschool through grade 12 student enrollment for the past five years.
 - b. Student enrollment projections for the next five years.
2. A list of existing school facilities,
 - a. by their year constructed.
 - b. by their use.
 - c. an assessment of the extent to which alternate facilities are available within school district boundaries and in adjacent school districts.
3. A list of specific deficiencies of the facility,
 - a. demonstrating the need for a new or renovated facility to be provided.
 - b. the process used to determine the deficiencies.
 - c. a list of those deficiencies that will and will not be addressed by the proposed projects.
 - d. a list of specific benefits that the new or renovated facility will provide to students, teachers, and community users served by the facility.
4. A description of the project including:
 - a. specifications of site and outdoor space acreage,
 - b. square footage allocations for classrooms, laboratories and support spaces,
 - c. estimated expenditures for major portions of the project,
 - d. estimated changes in facility operating costs,
 - e. dates the project will begin and be completed.
5. A specification of the source of project financing including:
 - a. applicable statutory citations,
 - b. the scheduled date for a bond issue or school board action.
 - c. a schedule of payments, including debt service equalization aid and,
 - d. the effect of a bond issue on local property taxes by property class and valuation.
6. Documentation obligating the school district and contractors to comply with the following items:
(see attachment for certification document)
 - a. section 471.345 governing municipal contracts,
 - b. sustainable design,
 - c. school facility commissioning under section 123B.72, certifying the plans and design for heating, ventilating, air conditioning and air filtration for an extensively renovated or new facility meet or exceed current code standards, including ASHRAE Air filtration Standard 52.1,
 - d. ANSI acoustical performance criteria, design requirements and guidelines for schools on maximum background noise levels and reverberation times,
 - e. State Fire Code,
 - f. Chapter 326B governing building codes, and
 - g. consultation with affected governmental units about the impact of the project on utilities, roads, sewers, sidewalks, retention ponds, school bus and automobile traffic, access to transit and safe access for pedestrians and cyclists.
7. Review and comments for extensive renovation / remodeling of existing buildings has been reviewed by the school board for cost, discussed facility replacement versus renovation, determined that the projected costs do not exceed 60 percent of the replacement value of the facility and the school board has determined that the facility renovation is in the best interest of the school district.

Review and Comment Proposal



1. GEOGRAPHICAL AREA AND ENROLLMENT PROJECTIONS

The geographic area and population to be served.

- a. preschool through grade 12 student enrollment for the past five years,
- b. student enrollment projections for the next five years.

Located in the heart of the Red River Valley at the intersection of Interstates 94 and 29, Moorhead, Minn., is a regional center for education, agribusiness, processing, marketing and research. Moorhead Area Public Schools encompasses 203 square miles in Clay County, Minnesota, and includes all or part of 11 townships. The district is 34 miles long, ranges from 3.5 to 9.5 miles wide and is bordered to the west by the Red River. The communities of Moorhead, Georgetown, Kragnes, Sabin and Rustad are all part of the district. The district currently employs over 800 people in full- and part-time positions. The district operates a maintenance garage, an education center, three elementary schools, a middle school, a high school and an area learning center.

Enrollment figures and conservative projections for the next five years are shown below. The district anticipates a steady increase in enrollment as a reflection of the areas continued development. Demographic statistics continue to support this growth for the area.

A map of the school district is included in this section.

GRADE	Actual November 3 Enrollment					11/3/14	PROJECTED ENROLLMENT				
	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-2020
PreK	142	152	173	181	204	274					
Kindergarten	417	387	429	483	494	500	500	500	525	525	550
Grade 1	402	432	405	441	490	499	525	525	525	551	551
Grade 2	407	421	427	413	434	515	536	564	564	564	592
Grade 3	440	396	421	437	433	459	529	550	579	579	579
Grade 4	391	446	405	418	433	436	466	537	559	588	588
Grade 5	417	392	444	407	418	442	446	477	550	572	601
Grade 6	397	435	400	445	414	443	452	456	488	562	585
Grade 7	405	420	417	402	450	417	444	453	457	489	563
Grade 8	384	413	422	438	402	455	433	460	470	474	507
Grade 9	446	397	414	425	453	417	453	430	458	467	472
Grade 10	395	442	406	422	431	461	431	468	445	474	483
Grade 11	419	383	422	398	407	418	466	436	473	450	479
Grade 12	476	424	383	427	389	429	424	473	442	480	456
Totals:	5538	5540	5568	5737	5852	6165	6104	6329	6534	6774	7006

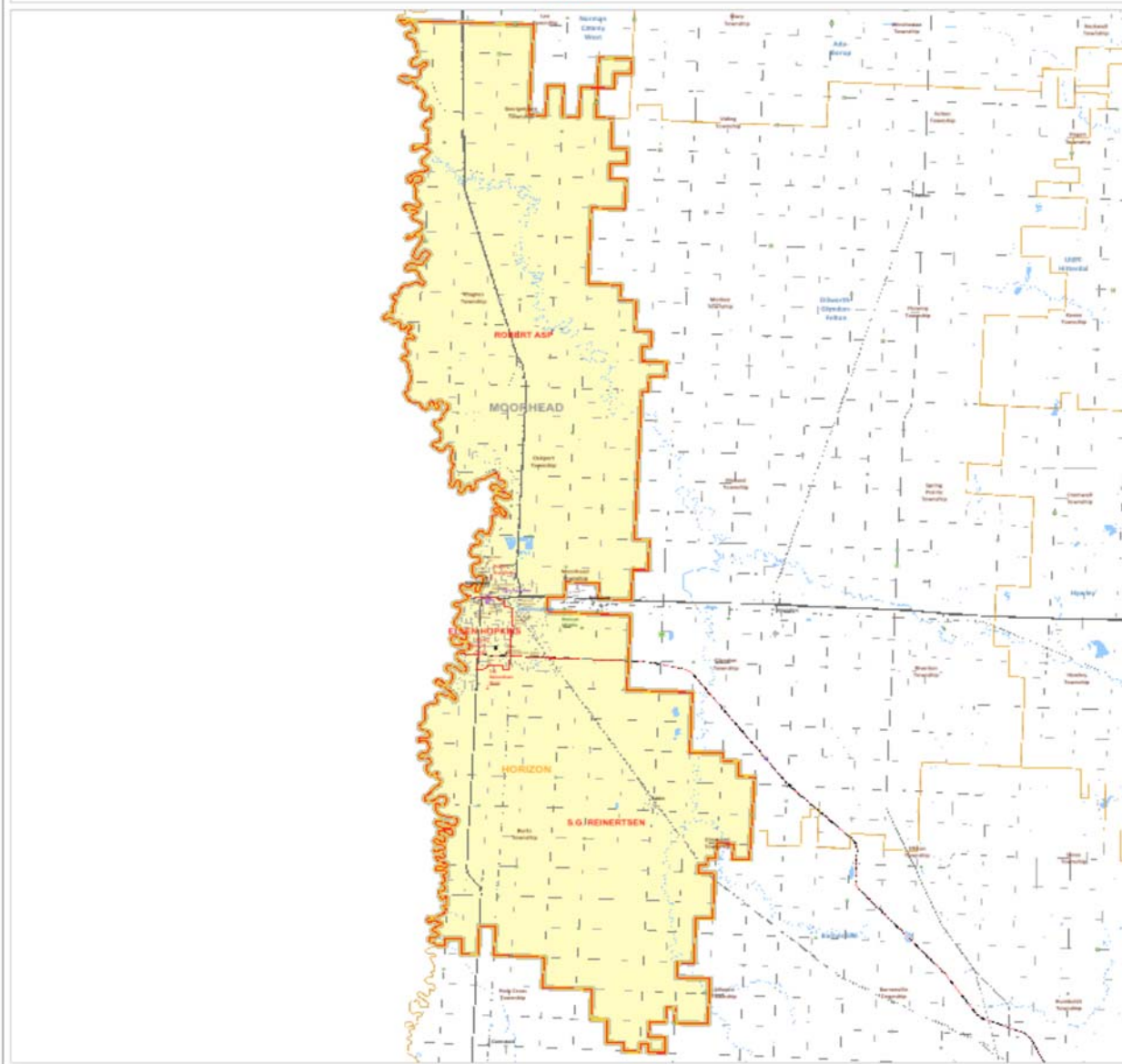
Review and Comment Proposal



Public School District Attendance Areas and Educational Facility Locations

Moorhead
152

Map 1 of 1



- Public Educational Facilities or Programs**
- Elementary school
 - Middle/Junior high school
 - High School/Junior high school
 - Senior Center Office
 - Public Charter school
 - Non-Public school
 - Other School Program/Component
 - Area Learning Center (ALC)
 - Regional Learning Center (RLC)
 - College Partnership
 - Continuing Education
 - Secondary Education
- Public School Attendance Areas**
- Elementary School Attendance Area (ESAA)
 - Middle School Attendance Area (MSAA)
 - High School Attendance Area (HSAA)

- Public School Districts**
- Adjacent School District
 - MAST (see map 1 of 2)
- Other Features**
- Major Interstate Highway
 - US Highway
 - State Highway
 - County Highway
 - County Road
 - Water
 - Water Pond
 - Water Treatment and Distribution system
 - Public Land Survey Township "Range"
 - Public Land Survey Section

Data Sources:

- Minnesota Department of Education (MDE) 2015
- Minnesota Department of Transportation (MnDOT) 2015
- Minnesota Department of Natural Resources (DNR) 2015
- U.S. Bureau of the Census, Minnesota Population Data Online available at www.census.gov
- Minnesota Department of Natural Resources

Map Notes:

Map 1 of 2: This map shows the attendance areas for the Moorhead 152 Public School District. Map 2 of 2: This map shows the attendance areas for the Moorhead 152 Public School District, including the sub-districts of Robert Ady, Moorhead, Horizon, and S.G. Reinertsen.



1: 61,650



Review and Comment Proposal



2. EXISTING FACILITIES BY YEAR

A list of existing school facilities,

- a. by year constructed,
- b. their uses,
- c. an assessment of the extent to which alternative facilities are available within the school district boundaries and in adjacent school districts.

Moorhead Area Public Schools consists of an education center/elementary school, three elementary school buildings, one middle school, one high school, and a maintenance building. Moorhead Area Public Schools also leases space throughout the city of Moorhead to help serve its student population. The following information below shows the buildings the district owns, the original year they were built, the year of subsequent additions, the total square footage, and average age of each building.

Robert Asp Elementary-0199

Robert Asp Elementary School was originally constructed in 1958 as a junior high school and converted into an elementary school for the 2004-05 school year. It was built with a capacity of 750 students and currently has enrollment of 870 students.

Addition	Age (Year)	Square Footage
Original	1958	80,000
Addition 1	1992	1,885
Addition 2	1993	13,300
Addition 3	1999	3,330
Addition 4	2014	11,654
Building Avg Age/Sq Footage:	39.95	110,169

Ellen Hopkins Elementary-0200

Ellen Hopkins Elementary School was originally constructed in 1958 as a junior high school and converted into an elementary school for the 2004-05 school year. It was remodeled with a capacity of 750 students and currently has enrollment of 840 students.

Addition	Age (Year)	Square Footage
Original	1958	80,000
Addition 1	1989	1,897
Addition 2	1990	4,962
Addition 3	1993	24,146
Building Avg Age/Sq Footage:	42.38	111,005

Review and Comment Proposal



S.G. Reinertsen Elementary-1895

S.G. Reinertsen Elementary School was constructed in 2004 and opened in the 2004-05 school year. S.G. Reinertsen Elementary School has a capacity of 750 students and currently has enrollment of 770 students.

Addition	Age (Year)	Square Footage
Original	2004	103,600
Addition 1	2012	2,400
Building Avg Age/Sq Footage:	10.82	106,000

Moorhead High School-0201

Moorhead High School was originally constructed in 1966 with the field house and 9th grade center additions completed in 2004. The capacity of the high school is 1,800 students, and the current enrollment is 1,600 students.

Addition	Age (Year)	Square Footage
Original	1966	238,800
Addition 1	1991	5069
Addition 2	1999	14,750
Addition 3	2004	75,766
Building Avg Age/Sq Footage:	38.56	334,385

Probstfield Elementary-0196

Probstfield Elementary was originally constructed in 1965. It became a district education center in 2004, but has gradually been converted back to an elementary school. It currently houses early childhood special education, School Readiness (SR), Early Childhood Family Education (ECFE) and Community Education and serves as the district office. It formerly housed Adult Basic Education (ABE), which was moved out to make room for SR and kindergarten. ECFE and Community Education are moving out this summer. Probstfield Elementary will be the home to all district kindergartners for the 2015-16 school year to ease the crowding at the three elementary schools.

Addition	Age (Year)	Square Footage
Original	1965	46,013
Addition 1	1970	14,807
Addition 2	1993	9,310
Addition 3	2004	663
Addition 4	2014	24,098
Building Avg Age/Sq Footage:	33.76	94,891

Review and Comment Proposal



Horizon Middle School-1896

Horizon Middle School was opened for the 2004-05 school year. Horizon Middle School has a capacity of 1,300 students and currently has enrollment of 1,260 students.

Addition	Age (Year)	Square Footage
Original	2004	228,000
Building Avg Age/Sq Footage:	11.00	228,000

Maintenance Shop-3598

Addition	Age (Years)	Square Footage
Original	1957	6,000
Addition 1	1964	4,800
Addition 2	1965	2,400
Addition 3	1968	2,400
Building Avg Age/Sq Footage:	49.54	15,600

Red River Area Learning Center, the district's alternative learning center, is currently in leased space and opened in that location in 2004-05.

A school facility that was previously owned by the school district was considered, but the cost of the facility is prohibitive and would require extensive remodeling. Asbestos, mold and accessibility issues are prevalent in the facility.

Moorhead Schools does not have access to alternate facilities in any adjacent school districts. Surrounding districts are growing in enrollment or are stabilized and maximizing their own facilities. If access to alternate school district's facilities were possible using them would impose more busing and excessive travel time on students.

Alternate facilities within the district boundaries for specific programs are being used. Historically these have been leased buildings. Leasing is a financial situation the district is attempting to move away from.



3. SPECIFIC DEFICIENCIES AND BENEFITS

A list of specific deficiencies of the facility that,

- a. demonstrate the need for a new or renovated facility to be provided,**
- b. the process used to determine the deficiencies,**
- c. a list of those deficiencies that will and will not be addressed by the proposed projects,**
- d. a list of the specific benefits that the new or renovated facility will provide to the students, teachers, and community users served by the facility.**

The projects presented are comprehensive in nature and are designed to accommodate grade level reconfiguration and account for long-term enrollment increases. Issues have been identified by Moorhead Area Public Schools through strategic planning processes. There has been a proactive collection of public opinion with community engagement sessions, a district wide Facilities Master Plan and Assessment, and a demographic study.

In the past several years the district's individual sites have repurposed collaborative learning areas and the larger special education rooms to general classroom space. All the elementary sites have utilized any larger interior footprints for accommodating the yearly increases in enrollment. Over the past two years the district implemented a series of small additions to create a similar or equitable elementary facility at all the locations. At the same time the district is attempting hold the total student enrollment at each as low as can be allowed. Even with the new equitable spaces all the elementary sites are at an exceeded maximum.

The projects will benefit students, parents and staff by reducing enrollment at individual sites back to capacities they were intended for or below. In addition support space and collaborative learning areas will be reinstated along with new enhanced entry security improvements at all the district facilities.

These projects will address the immediate needs of the continued enrollment surge of pre-kindergarten and elementary students. As addressed in the Facilities Master Plan the High School will support growth within the short term and will not receive major attention. The eventual deficiency of the High School will be pursued with a separate citizen engagement process as the enrollment keeps growing.

Enrollment growth required kindergarten to be consolidated at the Probstfield site. This project will allow all kindergarten classrooms to be returned to the three existing elementary schools resulting in fewer grade-level transitions as students move through their educational experience. The proposed project will also consolidate 5th/6th grade and 7th/8th grade on a common campus to allow for a more successful transition in the middle school environment. With these facility additions, the school district will be able to provide the community with safe, refurbished and new learning environments for use in a 21st Century Learning education model.



4. A DESCRIPTION OF THE PROJECT

Robert Asp Elementary

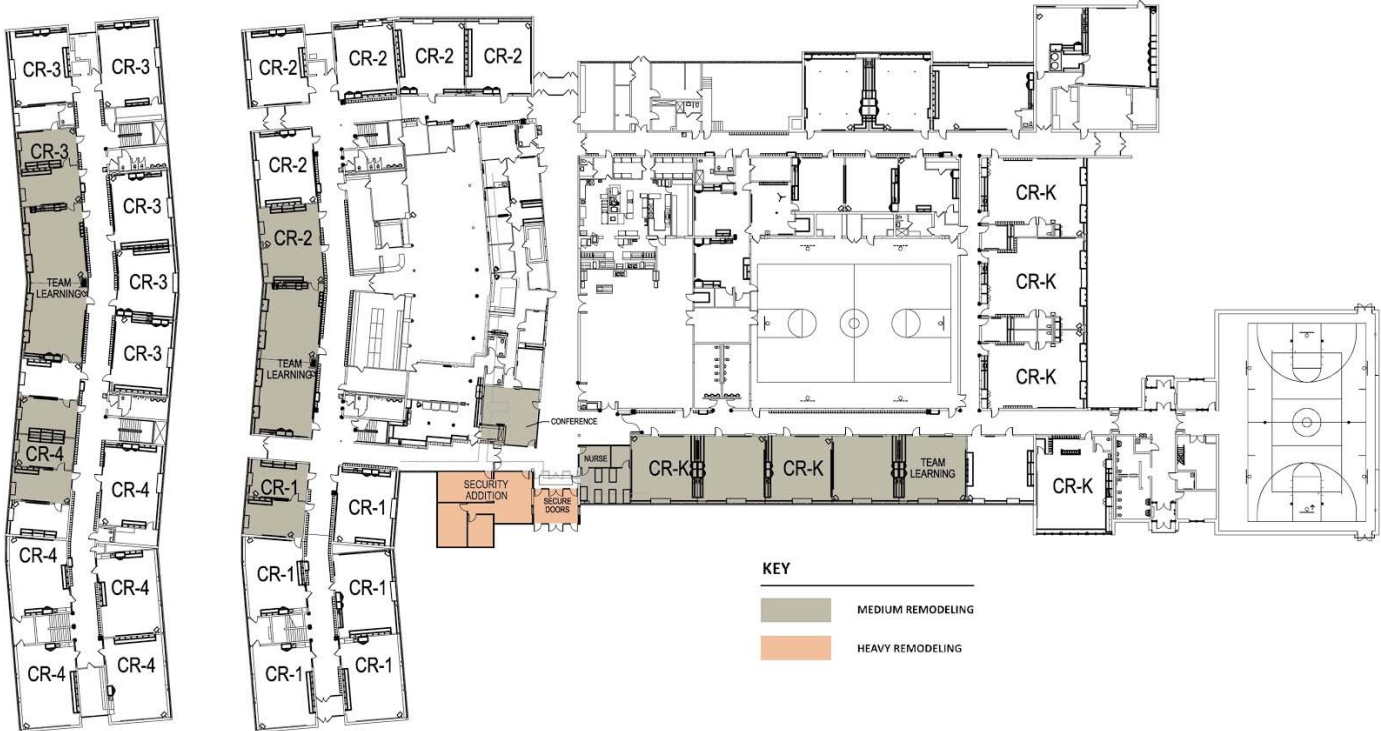
Robert Asp Elementary occupies a mature suburban setting consisting of approximately 5 acres. As grade 5 moves into the new addition at Horizon, vacated classrooms become available for Grades 1-4 and provide for six sections/classrooms per grade level. To meet similar requirements of six sections of Kindergarten, approximately 4,100 SF along the building's south wall will be remodeled to house two new classrooms and one Team Learning Center. Two current classrooms on each floor of the two-story classroom wing will be remodeled to serve as Team Learning Centers. The Nurse office, toilet and sick room will be moved adjacent to the existing entrance providing direct visual connection to the drop-off area. Both Principal and Assistant Principal will move with several administrative staff to the new secure entrance, which will also house a small conference room. The south end of the current administrative area will be modified to include a conference room following the secure entrance construction.

1. Upon proper approval and a successful referendum, the project is scheduled to begin in the spring of 2016 and be completed in prior to the start of school Fall 2017 at an estimated cost of \$2,220,285. See Appendices Architectural Programs and Costs Item 4. Renovation Projects square footage and cost breakdown.
2. There are no projected annual utility operating costs increases as a result of these renovations.

Review and Comment Proposal



MOORHEAD
AREA PUBLIC SCHOOLS



Robert Asp Elementary Main & Second Levels

Robert Asp Elementary	Area SF	Cost/ SF	TOTAL
New Construction (Entry Security)	2,100 SF	\$225 SF	\$472,500
Medium Remodeling	12,816 SF	\$100 SF	\$1,281,600
Sitework Construction			\$100,000
Total Construction Cost (includes CM fees)			\$1,854,100
A/E Fees		6.75%	\$125,152
FFE/Technology		7.00%	\$129,787
Misc. Owner Costs		1.00%	\$18,541
Contingency		5.00%	\$92,705
Total Project Cost			\$2,220,285



Ellen Hopkins Elementary

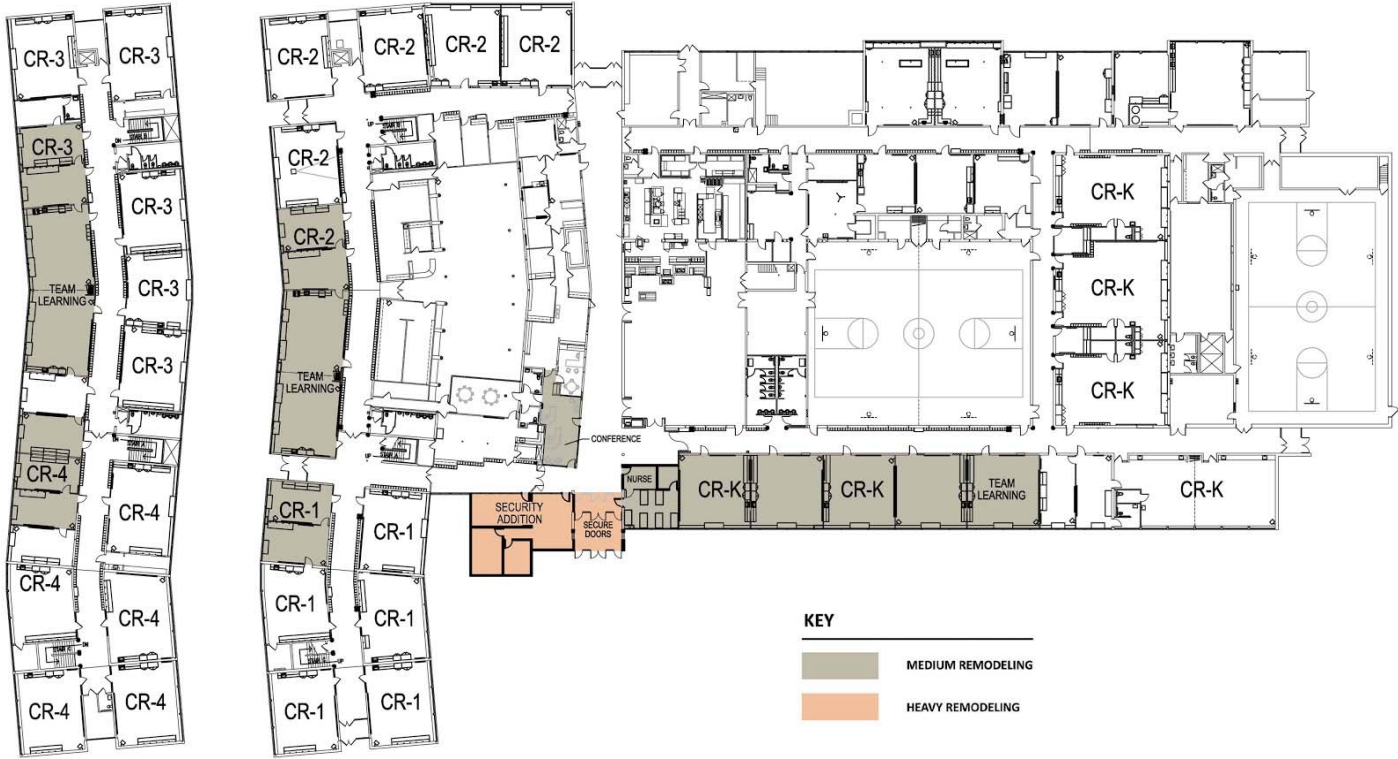
Ellen Hopkins Elementary occupies a mature suburban setting consisting of approximately 17 acres. The classrooms that will be vacated by Grade 5 upon the completion of the Grades 5-6 addition to Horizon Middle School will become available for Grades 1-4 providing six sections/classrooms per grade level. To provide six sections of Kindergarten, approximately 4,100 SF along the building's south wall will be remodeled to house two new classrooms and one Team Learning Center. Two current classrooms on each floor of the two-story west wing will be remodeled to serve as Team Learning Centers. The Nurse office, toilet and sick room will be moved adjacent to the existing entrance providing direct visual connection to the drop-off area. Both Principal and Assistant Principal will move with several Administrative staff to the new secure entrance which will also house a small conference room. The south end of the current Administrative area will be modified to include a conference room following the secure entrance construction.

1. Upon proper approval and a successful referendum, the project is scheduled to begin in the spring of 2016 and be completed in prior to the start of school Fall 2017 at an estimated cost of \$2,221,363. See Appendices Architectural Programs and Costs Item 4. Renovation Projects square footage and cost breakdown.
2. There are no projected annual utility operating costs increases as a result of these renovations.

Review and Comment Proposal



MOORHEAD
AREA PUBLIC SCHOOLS



Ellen Hopkins Elementary Main & Second Levels

Ellen Hopkins Elementary	Area SF	Cost/ SF	TOTAL
New Construction (Entry Security)	2,100 SF	\$225 SF	\$472,500
Medium Remodeling	12,825 SF	\$100 SF	\$1,282,500
Sitework Construction			\$100,000
Total Construction Cost (includes CM fees)			\$1,855,000
A/E Fees		6.75%	\$125,213
FFE/Technology		7.00%	\$129,850
Misc. Owner Costs		1.00%	\$18,550
Contingency		5.00%	\$92,750
Total Project Cost			\$2,221,363



S. G. Reinertsen Elementary

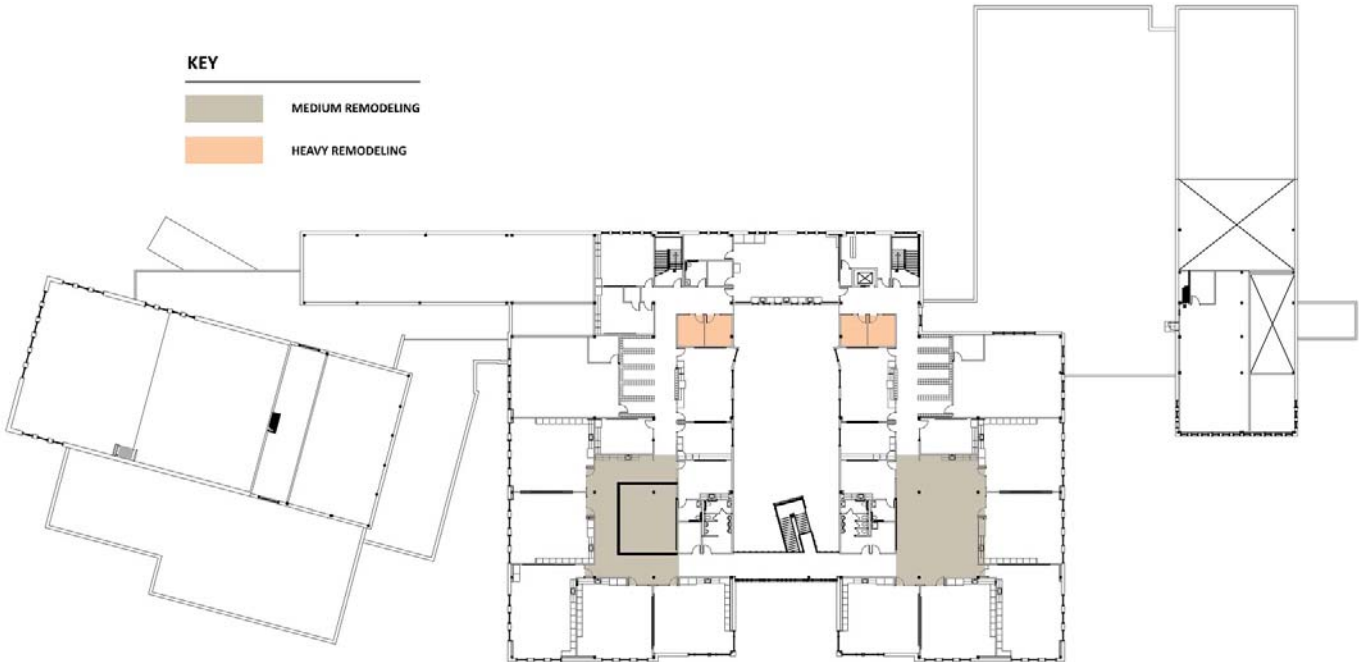
S. G. Reinertsen Elementary occupies a growing suburban setting consisting of approximately 25 acres. As the 5th grade moves into the new addition at Horizon, vacated classrooms become available for Grades 1-4 and provide for six sections per grade level. Floor 1: To meet similar requirements of six sections of Kindergarten, three current classrooms formerly for Grade 1 will be reconfigured to house three Kindergarten classrooms, providing six sections. The current lockers will be removed and replaced with two offices for use by the school counselor and psychologist. Other remodeling will include the relocation of the current special education services at both the First and Second Grade houses. These rooms will be converted into classrooms giving each grade six sections. The special education services will be relocated to the current computer lab, which will be relocated to within the Resource Center. The existing tiered room will be converted to a multi-functional classroom adjacent to the Resource Center. The west side Team Learning Center will be remodeled by removing the corridor walls allowing for more interactive use and flexibility. The current Boys and Girls Toilets are too small and will be expanded into the current work areas. In addition a Family Toilet will be added in these same areas on the First Floor. Two spaces currently under construction will be converted to 3rd or 4th grade classrooms to meet the six section requirement for those grades. New security doors will be added within the existing vestibule and lobby. New secure interior doors will be installed adjacent to the toilets and drinking fountains and will be managed by the administrative personnel seated behind a secured area adjacent to the entrance. The Administration offices will be modified to provide an additional conference room, relocate both the Principal and Assistant Principal and relocate the Nurse's area to a small addition adjacent to the current Administration. Floor 2: The existing Team Resource Centers will be remodeled to meet group learning needs and provide flexibility. Two small rooms adjacent to the Art Room and currently used as Special Ed rooms will become additional Toilets for both Girls and Boys to meet the needs of the students.

1. Upon proper approval and a successful referendum, the project is scheduled to begin in the spring of 2016 and be completed in prior to the start of school Fall 2017 at an estimated cost of \$2,810,293. See Appendices Architectural Programs and Costs Item 4. Renovation Projects square footage and cost breakdown.
2. There are no projected annual utility operating costs increases as a result of these renovations.

Review and Comment Proposal



MOORHEAD
AREA PUBLIC SCHOOLS



S. G. Reinertsen Elementary Second Level

SG Reinertsen Elementary	Area SF	Cost/ SF	TOTAL
New Construction (Entry Security)	2,472 SF	\$225 SF	\$556,200
Medium Remodeling	16,906 SF	\$100 SF	\$1,690,600
Sitework Construction			\$100,000
Total Construction Cost (includes CM fees)			\$2,346,800
A/E Fees		6.75%	\$158,409
FFE/Technology		7.00%	\$164,276
Misc. Owner Costs		1.00%	\$23,468
Contingency		5.00%	\$117,340
Total Project Cost			\$2,810,293



Moorhead High School

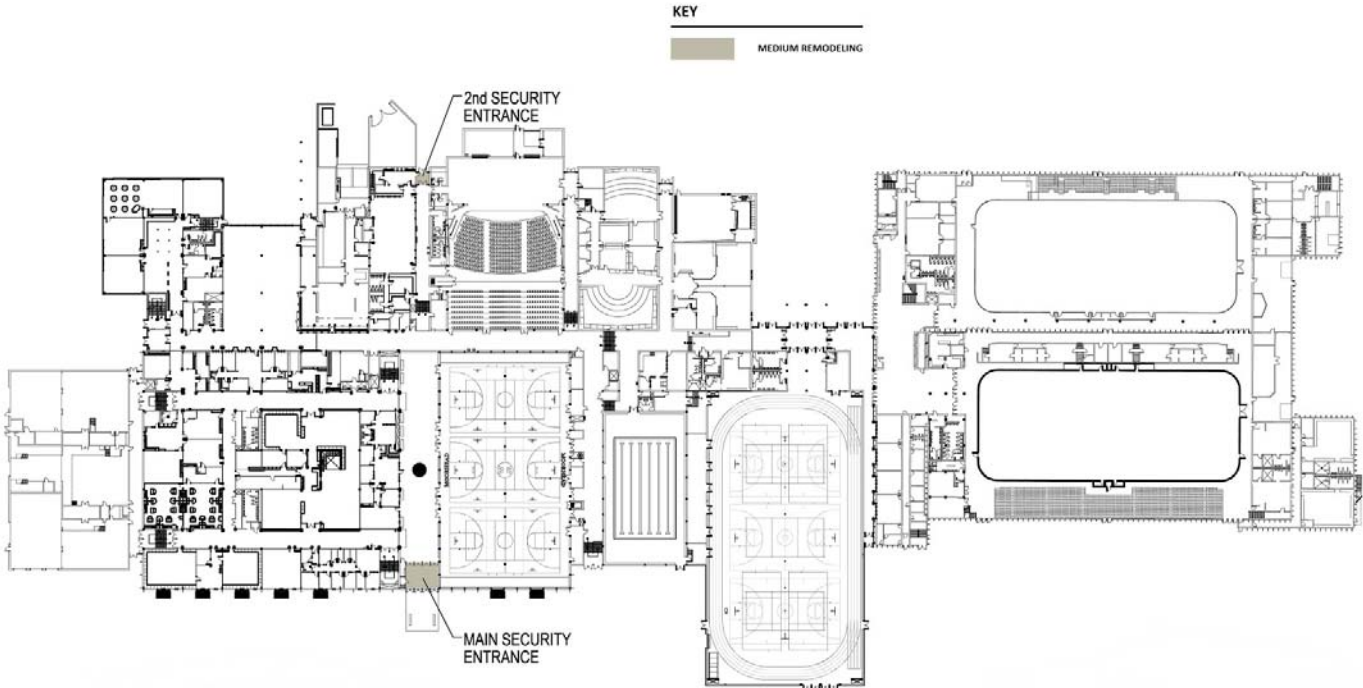
Moorhead High School occupies a mature urban setting consisting of approximately 25 acres. Both the main entrance located on the south side of the school and the north door directly opposite it, which faces the north parking lot will be modified to include a small office that will be staffed to control access into the building.

1. Upon proper approval and a successful referendum, the project is scheduled to begin in the spring of 2016 and be completed in prior to the start of school Fall 2017 at an estimated cost of \$359,250. See Appendices Architectural Programs and Costs Item 1. Overall District Projects Cost Summary.
2. There are no projected annual utility operating costs increases as a result of these renovations.

Review and Comment Proposal



MOORHEAD
AREA PUBLIC SCHOOLS



Moorhead High School Main Level

Moorhead High School	Area SF	Cost/ SF	TOTAL
Medium Remodeling (Entry Security)	1,200 SF	\$250 SF	\$300,000
Sitework Construction			
Total Construction Cost (includes CM fees)			\$300,000
A/E Fees		6.75%	\$20,250
FFE/Technology		7.00%	\$21,000
Misc. Owner Costs		1.00%	\$3,000
Contingency		5.00%	\$15,000
Total Project Cost			\$359,250

Review and Comment Proposal



Probstfield Elementary

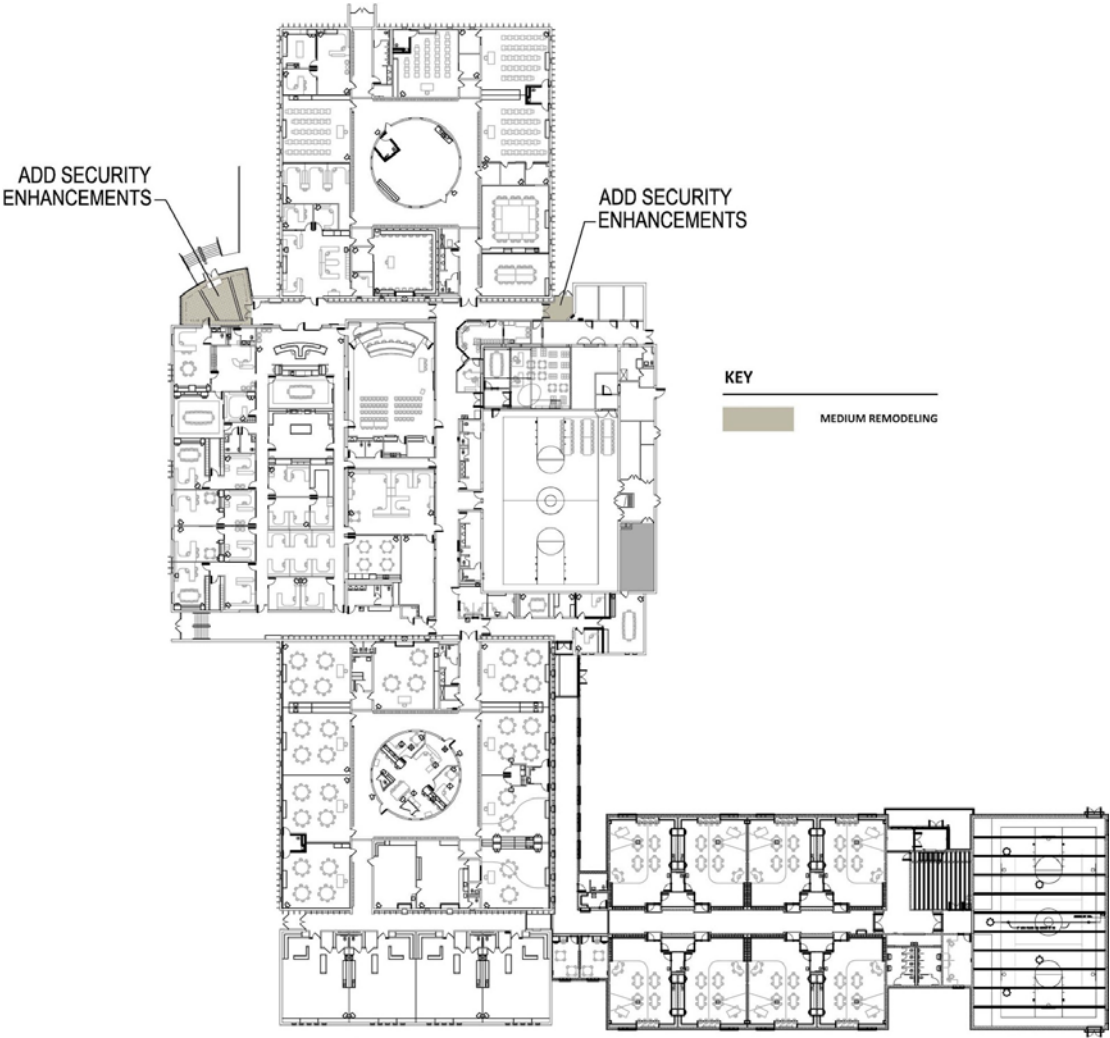
Probstfield Elementary occupies a mature suburban setting consisting of approximately 10 acres. The entrances shall be equipped with security hardware to control access into the building.

1. Upon proper approval and a successful referendum, the project is scheduled to begin in the spring of 2016 and be completed in prior to the start of school Fall 2017 at an estimated cost of \$119,750. See Appendices Architectural Programs and Costs Item 1. Overall District Projects Cost Summary.
2. There are no projected annual utility operating costs increases as a result of these renovations.

Review and Comment Proposal



MOORHEAD
AREA PUBLIC SCHOOLS



Probstfield Elementary Main Level

Probstfield Center for Education		Area SF	Cost/ SF	TOTAL
New Construction (Entry Security)		0 SF	\$225 SF	\$0
Medium Remodeling (Building Security)		1,000 SF	\$100 SF	\$100,000
Sitework Construction				\$0
Total Construction Cost (includes CM fees)				\$100,000
A/E Fees			6.75%	\$6,750
FFE/Technology			7.00%	\$7,000
Misc. Owner Costs			1.00%	\$1,000
Contingency			5.00%	\$5,000
Total Project Cost				\$119,750

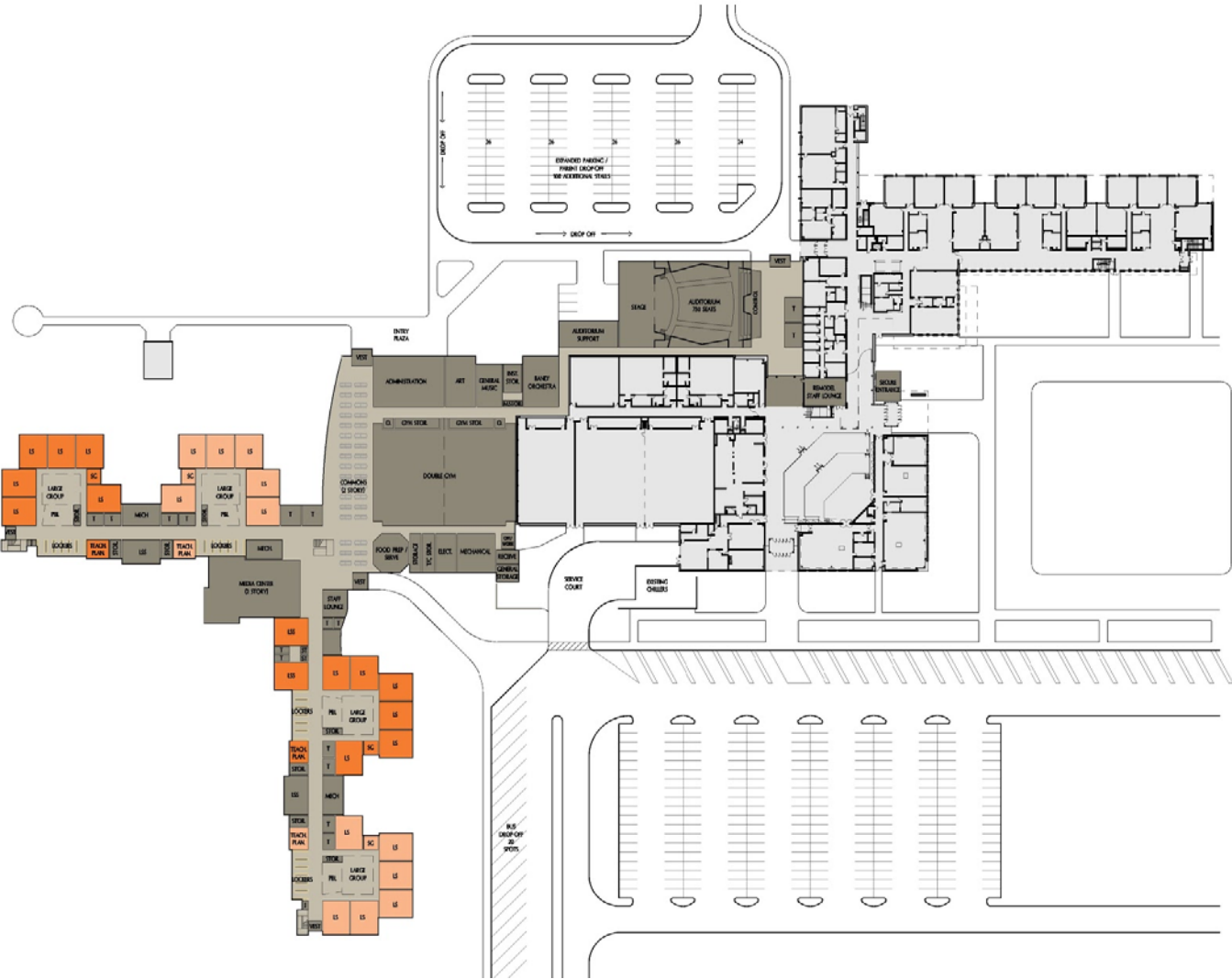


Horizon Middle School Grades 5-6 Addition

The New 5-6 Addition and existing Horizon Middle School is situated in a growing newly developed suburban setting consisting of 51 acres. This project will consolidate 5th/6th and 7th/8th grade middle school on one common campus. The new 5th/6th grade middle school addition will include 191,380 SF with 8 learning communities (4 at each grade level). The project includes 15,000 SF of program space which will provide a new theater/performing arts venue that will be available for district wide use. Each learning community will include 6 classrooms and a large centrally located problem based and collaborative learning area along with support spaces. Completion of this project will allow the district to change the grade level configuration by moving 5th grade from the elementary setting to a 5th/6th grade setting. This change will create space for growth at the existing elementary schools and will minimize grade-level transitions as students move through the district. Students will stay on the site for 5th/6th and 7th/8th grade. The building will house up to 1,200 students in grades 5 and 6.

1. Upon proper approval and a successful referendum, the project is scheduled to begin in the spring of 2016 and be completed prior to the start of the 2017-18 school year at an estimated cost of \$44,660,141. See Appendices Architectural Programs and Costs Item 2. Horizon Middle School Grades 5-6 Addition.
2. Specific benefits include:
 - a. Relocation of district 5th grade students to the Middle School setting will allow reconsolidation and allow for growth at the district's three existing elementary schools and the new elementary. This will provide a 5th/6th and 7th/8th grade configuration at the middle school.
 - b. Integration of problem-based learning and collaborative learning into the learning community and the curriculum.
 - c. Integration of special learning into the mainstream learning community.
3. Projected annual utility operating costs for this new school will range from \$1.75-\$2.00 / SF or approximately \$335,000-\$383,000.

Review and Comment Proposal



New 5-6 Addition at Horizon Main Level

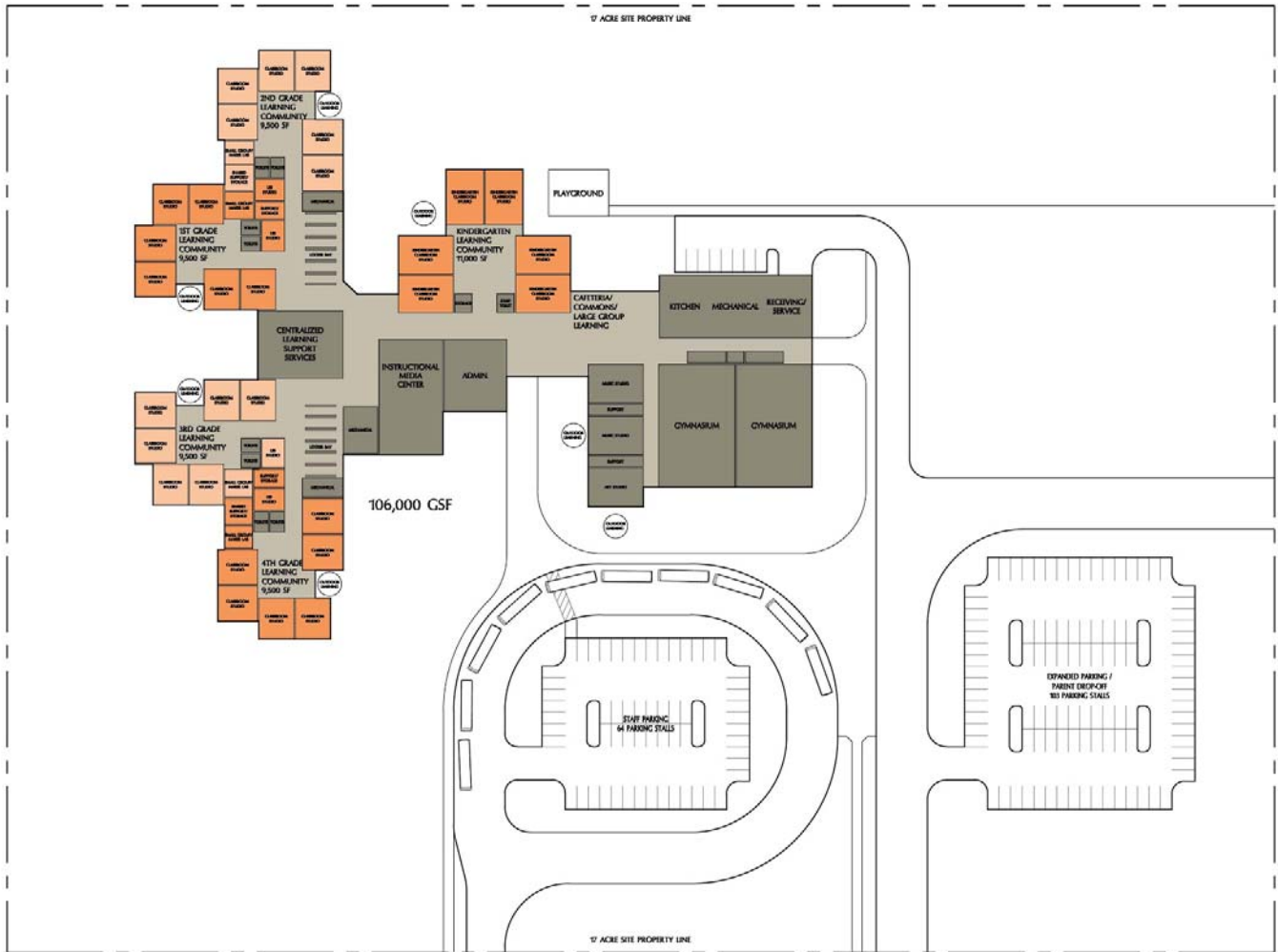


New K-4 Elementary School

The New K-4 Elementary School will occupy a currently undeveloped site consisting of approximately 17 acres. The new elementary school will allow the district to meet current and projected enrollment for K-4 students and will include 106,000 SF with five learning communities organized by grade level. Each learning community will include 6 classrooms and a large centrally located problem based and collaborative learning area along with support spaces. Completion of this project will allow the district to redistribute students and provide for projected growth by reorganizing the district into four equal elementary schools serving up to 750 students each in grades K-4.

3. Upon proper approval and a successful referendum, the project is scheduled to begin in the spring of 2016 and be completed in prior to the start of school Fall 2017 at an estimated cost of \$25,582,113. See Appendices Architectural Programs and Costs Item 3. New K-4 Elementary School.
4. Specific benefits include:
 - a. Class size reduction and reconfiguration of grade levels to allow Kindergarten to return to the neighborhood school setting.
 - b. Integration of problem-based learning and collaborative learning into the learning community and the curriculum.
 - c. Integration of special learning into the mainstream learning community.
5. Projected annual utility operating costs for this new school will range from \$1.75-\$2.00 / SF or approximately \$185,500-\$212,000.

Review and Comment Proposal



New Elementary School Main Level

Building Cost Summary - New Elementary School (6 Sections/Grade)

As programmed / 1.36 gross multiplier

New Construction	106,087 SF	\$	183 SF	\$	19,413,884
Sitework allowance				\$	1,750,000
Total Construction Cost (includes CM fees)				\$	21,163,884
Land Acquisition - 17 acres Horizon Shores				\$	450,000
A/E Professional Fees	5.75%			\$	1,216,923
Furniture / fixtures / equipment / technology	7.00%			\$	1,481,472
Miscellaneous Owner Costs	1.00%			\$	211,639
Contingency	5.00%			\$	1,058,194
Total Project Cost				\$	25,582,113



5. A SPECIFICATION OF THE SOURCE OF PROJECT FINANCING INCLUDING:

A. Applicable statutory citations,

Pursuant to State approval, the District proposes to fund the projects with General Obligation School Building Bonds, pursuant to Minn. Stat. Chapter 475. The district is seeking approval by the voters of one question, authorizing the issuance of up to \$78,200,000 in bonds. Costs of issuance are estimated to total \$204,305. To keep the tax levy for the first two years consistent with later years, the district plans to use funds on hand in the debt service fund and bond proceeds to fund a portion of the first two years of payments on the bonds. As shown in the attached Sources and Uses schedule, the estimated net amount available for project costs (after accounting for investment earnings, capitalized interest, and costs of issuance) is approximately \$78,000,000. Ehlers, the district's financial advisor, has prepared the following documents which have been included in this document:

1. The estimated sources and uses of funds.
2. The estimated debt structure and tax levies for the bonds.
3. The estimated tax impact of the proposed bonds on various types and values of property.

We do not anticipate that payments on the bonds will qualify for state debt equalization aid.

B. The schedules, date for a bond issue or school board action

With a positive election outcome, the board expects to act in December 2015 to proceed with the issuance of bonds in January 2016.

Review and Comment Proposal



PRELIMINARY INFORMATION - FOR DISCUSSION ONLY

Moorhead Area Public Schools, ISD. 152

Estimated Sources and Uses of Funds for Potential Building Program
July 1, 2015

Bond Issue Amount	\$78,280,000
Total Project Costs Funded by Bonds	\$78,002,110
Sources of Funds	
Par Amount of Bonds	\$78,280,000
Estimated Investment Earnings *	291,415
Total Sources	\$78,571,415
Uses of Funds	
Allowance for Discount Bidding	\$0
Capitalized Interest**	365,000
Legal and Fiscal Costs #	204,305
Net Available for Project Costs	78,002,110
Total Uses	\$78,571,415

* Estimated investment earnings are based on an average interest rate of 0.3% and an average life of 15 months for investments.

** To keep the tax rate in first 2 years consistent with later years, approximately \$300,000 of funds on hand in the debt service fund and an estimated \$365,000 of bond proceeds would be used for a portion of the FY 2017 and FY 2018 payments.

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



SourcesUses 15 RC1

Review and Comment Proposal



MOORHEAD
AREA PUBLIC SCHOOLS

PRELIMINARY INFORMATION - FOR DISCUSSION ONLY

Moorhead Area Public Schools, ISD. 152
Estimated Payments and Tax Levies for Existing Debt and Proposed New Debt

\$78,280,000 Building Program
Nov. 2015 Election; 20 Years
Wrapped Around Existing Debt

July 1, 2015

Principal Amount: \$78,280,000
Dated Date: 2/1/2016
Avg. Interest Rate: 4.20%

Levy Pay. Year	Fiscal Year	Tax Capa- city Value ¹ (\$000s)	Existing Commitments				Proposed New Debt				Combined Totals			
			Initial Debt	OPEB Bonds	Debt Excess ⁴	Net Levy	Principal	Interest	Adrf. Debt Excess ⁴	Adjusted Levy ³	Adjusted Debt ³	State Debt Aid	Net Levy	Tax Rate
2015	2016	33,366	5,453,766	1,577,888	(334,757)	6,696,896	20.07	-	-	3,000,648	-	6,696,896	20.07	
2016	2017	36,035	5,462,166	1,566,075	(316,700)	6,711,541	18.63	-	3,287,760	5	9,712,189	26.95		
2017	2018	36,936	5,468,386	1,572,900	(281,130)	6,750,156	18.28	-	3,287,760	5	9,955,554	26.95		
2018	2019	37,859	5,495,136	1,594,313	(281,251)	6,746,197	17.82	-	3,287,760	-	10,200,345	26.94		
2019	2020	38,806	5,470,776	1,557,413	(281,178)	6,747,010	17.39	375,000	3,287,760	(136,086)	10,454,822	26.94		
2020	2021	39,776	5,471,406	1,565,550	(281,128)	6,755,828	16.98	640,000	3,272,010	(148,312)	10,715,126	26.94		
2021	2022	40,173	5,462,179	-	(281,478)	5,180,701	12.90	2,785,000	3,245,130	(158,372)	8,429,715	20.98		
2022	2023	40,173	2,007,169	-	(218,487)	1,788,702	4.45	2,880,000	3,245,130	(129,961)	7,990,378	19.89		
2023	2024	40,173	2,008,766	-	(80,288)	1,928,478	4.80	3,090,000	3,128,160	(248,067)	7,988,979	19.89		
2024	2025	40,173	1,912,411	-	(80,351)	1,832,060	4.56	4,965,000	3,007,200	(242,420)	7,991,700	19.89		
2025	2026	40,173	-	-	-	-	-	5,245,000	2,877,420	(246,386)	7,988,155	19.88		
2026	2027	40,173	-	-	-	-	-	5,245,000	2,668,880	(319,526)	7,980,058	19.89		
2027	2028	40,173	-	-	-	-	-	5,465,000	2,448,600	(319,602)	7,989,678	19.89		
2028	2029	40,173	-	-	-	-	-	5,695,000	2,219,070	(319,867)	7,990,186	19.89		
2029	2030	40,173	-	-	-	-	-	5,935,000	1,979,880	(319,607)	7,991,017	19.89		
2030	2031	40,173	-	-	-	-	-	6,185,000	1,730,610	(319,641)	7,991,750	19.89		
2031	2032	40,173	-	-	-	-	-	6,445,000	1,470,840	(319,670)	7,991,962	19.89		
2032	2033	40,173	-	-	-	-	-	6,715,000	1,200,150	(319,676)	7,991,229	19.89		
2033	2034	40,173	-	-	-	-	-	6,995,000	918,120	(319,649)	7,989,127	19.89		
2034	2035	40,173	-	-	-	-	-	7,290,000	624,330	(319,565)	7,990,481	19.89		
2035	2036	40,173	-	-	-	-	-	7,575,000	318,150	(319,619)	7,968,188	19.83		
2036	2037	40,173	-	-	-	-	-	-	-	-	-	-		
2037	2038	40,173	-	-	-	-	-	-	-	-	-	-		
2038	2039	40,173	-	-	-	-	-	-	-	-	-	-		
2039	2040	40,173	-	-	-	-	-	-	-	-	-	-		
2040	2041	40,173	-	-	-	-	-	-	-	-	-	-		
Totals			44,202,178	9,374,138	(2,436,747)	51,139,569		78,280,000	47,504,730	(4,507,749)	126,867,967	178,007,536		

1 The estimated tax capacity value for taxes payable in 2015 is the final value. Estimates for later years are based on annual percentage changes shown above.
 2 Initial debt service levies are set at 105 percent of the principal and interest payments during the next fiscal year.
 3 The adjusted debt levy is the initial debt service levy less the debt excess adjustment.
 4 Debt excess adjustment for taxes payable in 2015 is the actual amount. For later years, debt excess is estimated as 4% of the prior year's initial debt levy.
 5 In order to keep the tax rate in the first two years consistent with the estimates shown above, a portion of the FY 2017 payment, estimated at \$430,000, and a portion of the FY 2018 payment, estimated at \$235,000 would be made from funds on hand or bond proceeds.



DebtPlan 15 RC1

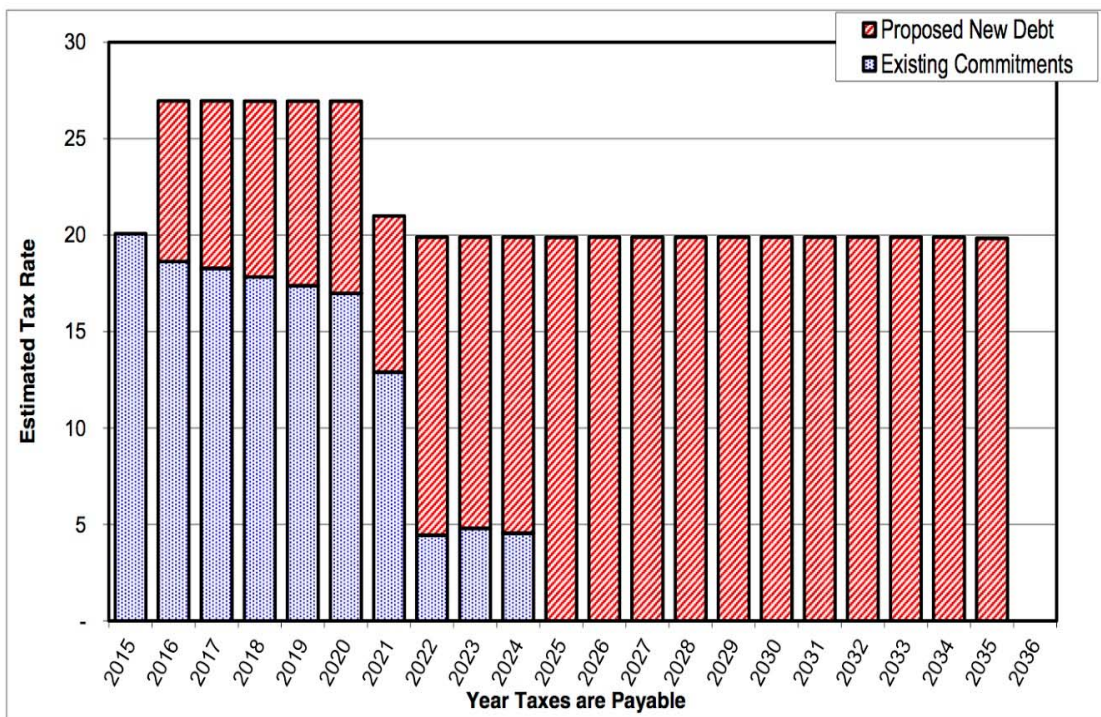
Review and Comment Proposal



PRELIMINARY INFORMATION - FOR DISCUSSION ONLY

Moorhead Area Public Schools, ISD. 152
Estimated Tax Rates for Capital and Debt Service Levies
Existing Commitments and Proposed New Debt

\$78,280,000 Building Program
Nov. 2015 Election; 20 Years
Wrapped Around Existing Debt
 Date Prepared: July 1, 2015



DebtPlan 15 RC1

Review and Comment Proposal



PRELIMINARY INFORMATION - FOR DISCUSSION ONLY

Moorhead Area Public Schools, ISD. 152

July 1, 2015

Analysis of Tax Impact in 2016 for Potential Bond Issue

Bond Amount	\$78,280,000
Number of Years (No. of Tax Levies)	20 Years
Estimated Tax Rates Payable in 2016	
With New Bonds	26.95%
Existing Debt Only	18.63%
Net Change	8.32%

Type of Property	Estimated Market Value	Estimated Increase in Taxes Payable in 2016 *
Residential Homestead	\$100,000	\$60
	125,000	82
	150,000	105
	175,000	128
	200,000	150
	250,000	196
	300,000	241
	350,000	286
	400,000	332
Commercial/Industrial **	\$100,000	\$125
	250,000	354
	500,000	770
	750,000	1,186
	1,000,000	1,602
Agricultural Homestead ***	\$400,000	\$209
	750,000	355
	1,000,000	459
	2,000,000	875
Agricultural Non-Homestead (dollars per acre)	\$3,000	\$2.50
	4,000	3.33
	5,000	4.16
	6,000	4.99
	7,000	5.82

* 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 tax impact of the bond issue for many property owners.

** For commercial/industrial property in the Cities of Moorhead and Dilworth, the tax impact will be either zero or much less than shown above, due to the impact of the Border Cities Disparity Credit.

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



TaxImpact 15 RC1



6. Obligation of the School District and Contractors to comply with the following items:

Governing Municipal Contracts: The School District will comply with 2014 Minnesota Statutes Section 471.345 Uniform Municipal Contracting Law and Section 16C-285 Responsible Contractor Requirements.

Sustainable Design: Fundamental components to sustainable driven design include the re-use of buildings, additions to them, increasing energy efficiency whether in the existing or new applications and the selection of long lasting environmentally friendly building components. Complying with or exceeding Minnesota State Energy Codes. These criteria will be used as a guide throughout the design and construction process. Any additions and remodeled areas will address sustainability as they present themselves in the design process. The Moorhead projects will be planned and designed using sustainable environmental qualities, such as:

- Indoor air quality through improved equipment and building control systems.
- Energy conservation/ performance. Low-V.O.C. materials and finishes.
- Life cycles cost. Recycled materials.
- Long-term building flexibility.

Facility Commissioning: Design consultants representing the district will comply with the 2014 Minnesota Statute Section 123B.72 School Facility Commissioning and as outlined in the Minnesota Department of Education School Facility Commissioning System-Inspection Guidelines for PK-12 School Construction Projects.

Acoustical Performance: Design consultants and Acoustical Engineers representing the district will comply with the American National Standards Institute (ANSI) / ASHRAE Standard S12.60-2010, Acoustical Performance Criteria, Design Requirements and Guidelines for Schools.

Governing Building Codes: Design consultants representing the district will comply with the 2014 Minnesota Statutes Chapter 326B. Construction Codes and Licensing. This will include but not be limited to the 2015 Minnesota State Building, Energy, Conservation for Existing Buildings, Mechanical and Fuel Gas, Fire and Accessibility Codes.

Government Consultations: The district is not anticipating additional costs to provide infrastructure. Existing infrastructure will be adequate all of the existing elementary and middle school sites. Fully serviceable infrastructure is in place and currently serving these schools. The new elementary site planning and required utility service infrastructure are governed and monitored by the Moorhead City Engineering and Planning divisions.

Review and Comment Proposal



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:

1. The school district will be in compliance with Minnesota Statute 471.345 governing municipal contracts issued for this project;
2. The school district and the architects will include elements of sustainable design for this project;
3. 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;
4. 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;
5. The project will be in compliance with Minnesota State Fire Code;
6. The project will be in compliance with Minnesota Statute chapter 326B governing building codes; and
7. The school district and the architects/engineers have been in consultation with affected governmental 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: Dr. Lynne A. Kovash Date: July 13, 2015
Dr. Lynne A. Kovash

Board Chair Signature: Cindy Fagerlie Date: July 13, 2015
Cindy Fagerlie

Architect/Engineer Signature: John Date: July 13, 2015
Timothy L. Zerr
Minnesota Architect 16864



APPENDICES INDEX:

Architectural Programs and Costs

1. Overall District Projects Summary Cost
2. Horizon Middle School Grades 5-6 Addition
 - Architectural Program and Building Cost Summary
3. New K-4 Elementary School
 - Architectural Program and Building Cost Summary
4. Renovation Projects Square Footage and Cost Summaries

District School Building Drawings

1. Robert Asp Elementary School Main & Second Level Floor Plans
2. Ellen Hopkins Elementary School Main & Second Level Floor Plans
3. S. G. Reinertsen Elementary School Main Level Floor Plan
S. G. Reinertsen Elementary School Second Level Floor Plan
4. Moorhead High School Facility Main Level Floor Plan
5. Probstfield Elementary School Main Level Floor Plan
6. Horizon Middle School Grades 5-6 Addition Main Level Floor Plan
Horizon Middle School Grades 5-6 Addition Second Level Floor Plan
7. New PK-4 Elementary School

**Moorhead Public Schools
Pre-Referendum Review and Comment**



Overall Project Summary

Moorhead, MN

ZBA Project No. 15-023

Review and Comment Submittal Budget

July 13, 2015

Renovation Projects

Ellen Hopkins Elementary	\$	2,221,363
Robert Asp Elementary	\$	2,220,285
Reinertsen Elemtnary	\$	2,810,293
Probstfield Center for Education	\$	119,750
Moorhead High School	\$	359,250
Total Renovation Project Cost	\$	7,730,940

New Construction Projects

Horizon Middle School Addition 5/6 Grade	\$	44,660,141
New 6 Section K-4 Elementary (includes land acquisition)	\$	25,582,113
Total New Construction Project Cost	\$	70,242,254

TOTAL PROJECT COST \$ 77,973,194

**Moorhead Public Schools
Pre-Referendum Review and Comment**



5-6 Grade Addition at Horizon Middle School

Moorhead, MN

ZBA Project No. 15-023

Building Space Program

8 Academic Learning Communities @ 150 Students Each (1,200 Students)

July 13, 2015

Academic Learning Community	Quantity	Program SF	Subtotal SF	TOTAL SF
Typical Learning Studio				
Classroom Studio Space	6	900 SF	5,400 SF	
Maker/Creative Problem Based Learning (PBL) Lab	1	600 SF	600 SF	
Maker/PBL Storage	1	100 SF	100 SF	
Large Group Team Learning Studio	1	1,200 SF	1,200 SF	
Small Group Learning Studio	1	200 SF	200 SF	
Resource Storage	1	200 SF	200 SF	
Student Locker Bay	1	550 SF	550 SF	
Teacher Planning	1	400 SF	400 SF	
Total - 8 Learning Communities	8		8,650 SF	
Subtotal				69,200 SF

Media Center/Technology	Quantity	Program SF	Subtotal SF	TOTAL SF
Reading/Stacks/Computer Access	1	4,200 SF	4,200 SF	
Circulation / Office		300 SF	300 SF	
Workroom / Storage		500 SF	500 SF	
Technology Hub/Network		200 SF	200 SF	
Subtotal				5,200 SF

Shared Learning Studios	Quantity	Program SF	Subtotal SF	TOTAL SF
Art	1	1,400 SF	1,400 SF	
Art Storage/Kiln	1	300 SF	300 SF	
Subtotal				1,700 SF

Music	Quantity	Program SF	Subtotal SF	TOTAL SF
General Music	1	1,200 SF	1,200 SF	
Band/Orchestra	1	1,800 SF	1,800 SF	
Music Storage	1	100 SF	100 SF	
Instrument Storage	1	500 SF	500 SF	
Subtotal				3,600 SF

Performance Auditorium	Quantity	Program SF	Subtotal SF	TOTAL SF
Auditorium 750 Seats	1	7,000 SF	7,000 SF	
Stage 42x80	1	3,000 SF	3,000 SF	
Control	1	500 SF	500 SF	
Storage	1	250 SF	250 SF	
Subtotal				10,750 SF

Learning Support Services Community	Quantity	Program SF	Subtotal SF	TOTAL SF
LSS Learning Studio	6	900 SF	5,400 SF	
Toilet	2	150 SF	300 SF	
Staff Toilet	2	50 SF	100 SF	
Calming / Time Out	1	50 SF	50 SF	
Subtotal				5,850 SF

Physical Education / Athletics / Activities	Quantity	Program SF	Subtotal SF	TOTAL SF
Gymnasium - 2 Stations 140x95		13,300 SF	13,300 SF	
Gymnasium Storage	2	300 SF	600 SF	
P.E. Office (2 workstations)	2	100 SF	200 SF	
Subtotal				14,100 SF

Administration / Student Services	Quantity	Program SF	Subtotal SF	TOTAL SF
Reception		300 SF	300 SF	
Secure Entry Vestibule		500 SF	500 SF	
General office/Secretary		300 SF	300 SF	
Principal's office		200 SF	200 SF	
Administrator office	2	150 SF	300 SF	
Staff Workroom / Storage		300 SF	300 SF	
Conference Room		300 SF	300 SF	
Staff Toilets	2	50 SF	100 SF	
Counselor Offices	2	150 SF	300 SF	
Social Worker Office		150 SF	150 SF	
Health / Nurse Office		450 SF	450 SF	
Small Meeting Rooms	2	150 SF	300 SF	
File / Record Storage		150 SF	150 SF	
Subtotal				3,650 SF

Cafeteria/Commons	Quantity	Program SF	Subtotal SF	TOTAL SF
Cafeteria/Commons 400 seats @ 12sf		4,800 SF	4,800 SF	
Food Prep / Serving / Storage		2,000 SF	2,000 SF	
T/C Storage		300 SF	300 SF	
Staff Toilets	2	50 SF	100 SF	
Staff Lounge		600 SF	600 SF	
Subtotal				7,800 SF

Building Services	Quantity	Program SF	Subtotal SF	TOTAL SF
Student Restrooms	20	200 SF	4,000 SF	
Public Restrooms	2	500 SF	1,000 SF	
Custodial Closets	4	50 SF	200 SF	
Maintenance Office Work Area		200 SF	200 SF	
Receiving / Trash		300 SF	300 SF	
General Storage		400 SF	400 SF	
Mechanical Room 6% of net		7,500 SF	7,500 SF	
Electrical 1% of net		1,250 SF	1,250 SF	
Subtotal		10,400 SF		14,850 SF

Total Net SF **136,700 SF**

Net to gross multiplier (circulation / walls)	1.4	191,380 SF
SF Per student (excl. 15,000 SFtheater)	147	

Building Cost Summary - New 5-6 Middle School Addition at Horizon

As programmed / 1.4 gross multiplier

New Construction (includes Auditorium)	191,380 SF	\$	183 SF	\$	35,022,540
Heavy Remodeling/Staff Lounge Area	2,400 SF	\$	140 SF	\$	336,000
Sitework Construction				\$	2,250,000
Total Construction Cost (includes CM fees)				\$	37,608,540
A/E Professional Fees	5.75%			\$	2,162,491
Furniture / fixtures / equipment / technology	7.00%			\$	2,632,598
Miscellaneous Owner Costs	1.00%			\$	376,085
Contingency	5.00%			\$	1,880,427.00
Total Project Cost				\$	44,660,141

**Moorhead Public Schools
Pre-Referendum Review and Comment**



New Elementary School

**Moorhead, MN
ZBA Project No. 15-023
Building Space Program
6 sections per grade - 750 students**

July 13, 2015

Kindergarten Learning Community	Quantity	Program SF	Subtotal SF	TOTAL SF
Kindergarten Classrooms	6	1,100 SF	6,600 SF	
Student Toilets	6	50 SF	300 SF	
Kindergarten Storage	6	50 SF	300 SF	
Staff Toilet	1	50 SF	50 SF	
Large Group Team Learning Studio	1	1,100 SF	1,100 SF	
Subtotal				8,350 SF

First Grade Learning Community	Quantity	Program SF	Program SF	TOTAL SF
First Grade Classrooms	6	850 SF	5,100 SF	
Large Group Team Learning Studio	1	1,100 SF	1,100 SF	
Small Group Studio	1	200 SF	200 SF	
Learning Support Services Classroom	1	500 SF	500 SF	
Grade Level Resource Storage	1	200 SF	200 SF	
Student Toilets	1	400 SF	400 SF	
Staff Toilet	1	50 SF	50 SF	
Subtotal				7,550 SF

Second Grade Learning Community	Quantity	Program SF	Program SF	TOTAL SF
Second Grade Classrooms	6	850 SF	5,100 SF	
Large Group Team Learning Studio	1	1,100 SF	1,100 SF	
Small Group Studio	1	200 SF	200 SF	
Learning Support Services Classroom	1	500 SF	500 SF	
Grade Level Resource Storage	1	200 SF	200 SF	
Student Toilets	1	400 SF	400 SF	
Staff Toilet	1	50 SF	50 SF	
Subtotal				7,550 SF

Third Grade Learning Community	Quantity	Program SF	Program SF	TOTAL SF
Third Grade Classrooms	6	850 SF	5,100 SF	
Large Group Team Learning Studio	1	1,100 SF	1,100 SF	
Small Group Studio	1	200 SF	200 SF	
Learning Support Services Classroom	1	500 SF	500 SF	
Grade Level Resource Storage	1	200 SF	200 SF	
Student Toilets	1	400 SF	400 SF	
Staff Toilet	1	50 SF	50 SF	
Subtotal				7,550 SF

Fourth Grade Learning Community	Quantity	Program SF	Program SF	TOTAL SF
Fourth Grade Classrooms	6	850 SF	5,100 SF	
Large Group Team Learning Studio	1	1,100 SF	1,100 SF	
Small Group Studio	1	200 SF	200 SF	
Learning Support Services Classroom	1	500 SF	500 SF	
Grade Level Resource Storage	1	200 SF	200 SF	
Student Toilets	1	400 SF	400 SF	
Staff Toilet	1	50 SF	50 SF	
Subtotal				7,550 SF

Learning Support Services Community	Quantity	Program SF	Program SF	TOTAL SF
Small Group Learning	2	500 SF	1,000 SF	
EL Classroom (1)				
Title 1 (1)				
Learner Support	3	800 SF	2,400 SF	
Motor Skills Studio (1)				
Functional Living Studio (1)				
Read 180 (1)				
Specialist Work Area	3	100 SF	300 SF	
Shared Staff Office (3-4 staff)	1	200 SF	200 SF	
Special Education Storage	6	50 SF	300 SF	
Special Education Toilet	2	50 SF	100 SF	
Staff Toilet	2	50 SF	100 SF	
Subtotal				4,400 SF

Instructional Media Center	Quantity	Program SF	Program SF	TOTAL SF
Circulation / Stacks 10% of students x 35	1	2,625 SF	2,625 SF	
Small Group Conference/Office	1	500 SF	500 SF	
Workroom / Office		250 SF	250 SF	
Gathering Area		270 SF	270 SF	
Technology Hub/Network		200 SF	200 SF	
Subtotal				3,845 SF

Music / Art	Quantity	Program SF	Program SF	TOTAL SF
Music Classroom	2	1,200 SF	2,400 SF	
Music Storage	1	200 SF	200 SF	
Art Classroom	1	1,200 SF	1,200 SF	
Art Storage	1	200 SF	200 SF	
Subtotal				4,000 SF

Physical Education / Athletics / Activities	Quantity	Program SF	Program SF	TOTAL SF
Gymnasium - 2 station 60x96 each	2	5,760 SF	11,520 SF	
Gymnasium Storage	2	300 SF	600 SF	
P.E. Office (2 workstations)		150 SF	150 SF	
Subtotal				12,270 SF

Administration	Quantity	Program SF	Program SF	TOTAL SF
Secure Entry Vestibule		300 SF	300 SF	
General office/Waiting		400 SF	400 SF	
Principal's office		200 SF	200 SF	
Assistant Principal		180 SF	180 SF	
Workroom/Mailroom		200 SF	200 SF	
Counselor's Office		200 SF	200 SF	
Social Worker Office		100 SF	100 SF	
Interventionist Office		100 SF	100 SF	
Conference Room		250 SF	250 SF	
Nurse/Sickroom		250 SF	250 SF	
Nurse Office Toilet		50 SF	50 SF	
Staff Toilets	2	50 SF	100 SF	
Subtotal				2,330 SF

Cafeteria/Commons	Quantity	Program SF	Program SF	TOTAL SF
Cafeteria/Commons 250@12sf/ea		3,000 SF	3,000 SF	
Cafeteria Storage		300 SF	300 SF	
Kitchen		2,000 SF	2,000 SF	
Toilets	2	400 SF	800 SF	
Staff Lounge		300 SF	300 SF	
Subtotal				6,400 SF

Building Services	Actual SF	Actual SF	TOTAL SF
Receiving/Trash	200 SF	200 SF	
Custodial Storage	400 SF	400 SF	
Custodial Closets (3) @ 60	60 SF	60 SF	
Mechanical Room	3,850 SF	3,850 SF	
Heating Plant/Boiler Room	1,000 SF	1,000 SF	
Main Electrical Room	700 SF	700 SF	
Subtotal	6,210 SF		6,210 SF

Total Net SF **78,005 SF**

Net to gross multiplier (circulation / walls)	1.36	106,087 SF
		141

Building Cost Summary - New Elementary School (6 Sections/Grade)

As programmed / 1.36 gross multiplier

New Construction	106,087 SF	\$	183 SF	\$	19,413,884
Sitework allowance				\$	1,750,000
Total Construction Cost (includes CM fees)				\$	21,163,884

Land Acquisition - 17 acres Horizon Shores

A/E Professional Fees	5.75%	\$		\$	450,000
Furniture / fixtures / equipment / technology	7.00%	\$		\$	1,216,923
Miscellaneous Owner Costs	1.00%	\$		\$	1,481,472
Contingency	5.00%	\$		\$	211,639
Total Project Cost				\$	1,058,194
				\$	25,582,113

Moorhead Public Schools
Pre-Referendum Review and Comment



Renovation Projects

**Moorhead, MN
ZBA Project No. 15-023
Building Area Analysis**

July 13, 2015

Ellen Hopkins Elementary	Area SF	Cost/ SF	TOTAL
New Construction (Entry Security)	2,100 SF	\$225 SF	\$472,500
Medium Remodeling	12,825 SF	\$100 SF	\$1,282,500
Sitework Construction			\$100,000
Total Construction Cost (includes CM fees)			\$1,855,000
A/E Fees		6.75%	\$125,213
FFE/Technology		7.00%	\$129,850
Misc. Owner Costs		1.00%	\$18,550
Contingency		5.00%	\$92,750
Total Project Cost			\$2,221,363

Robert Asp Elementary	Area SF	Cost/ SF	TOTAL
New Construction (Entry Security)	2,100 SF	\$225 SF	\$472,500
Medium Remodeling	12,816 SF	\$100 SF	\$1,281,600
Sitework Construction			\$100,000
Total Construction Cost (includes CM fees)			\$1,854,100
A/E Fees		6.75%	\$125,152
FFE/Technology		7.00%	\$129,787
Misc. Owner Costs		1.00%	\$18,541
Contingency		5.00%	\$92,705
Total Project Cost			\$2,220,285

SG Reinertsen Elementary	Area SF	Cost/ SF	TOTAL
New Construction (Entry Security)	2,472 SF	\$225 SF	\$556,200
Medium Remodeling	16,906 SF	\$100 SF	\$1,690,600
Sitework Construction			\$100,000
Total Construction Cost (includes CM fees)			\$2,346,800
A/E Fees		6.75%	\$158,409
FFE/Technology		7.00%	\$164,276
Misc. Owner Costs		1.00%	\$23,468
Contingency		5.00%	\$117,340
Total Project Cost			\$2,810,293

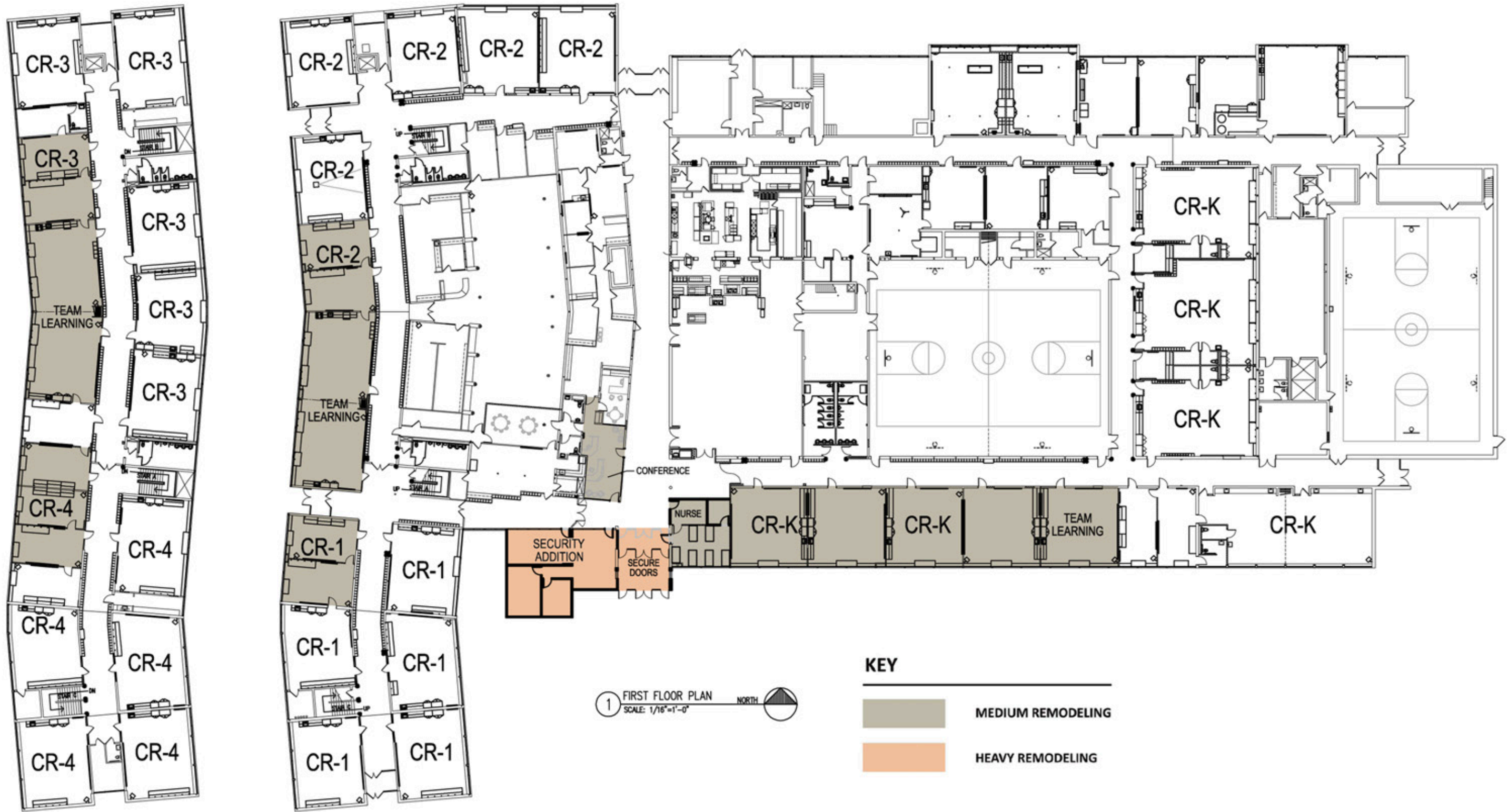
Probstfield Center for Education	Area SF	Cost/ SF	TOTAL
New Construction (Entry Security)	0 SF	\$225 SF	\$0
Medium Remodeling (Building Security)	1,000 SF	\$100 SF	\$100,000
Sitework Construction			\$0
Total Construction Cost (includes CM fees)			\$100,000
	A/E Fees	6.75%	\$6,750
	FFE/Technology	7.00%	\$7,000
	Misc. Owner Costs	1.00%	\$1,000
	Contingency	5.00%	\$5,000
	Total Project Cost		\$119,750

Moorhead High School	Area SF	Cost/ SF	TOTAL
Medium Remodeling (Entry Security)	1,200 SF	\$250 SF	\$300,000
Sitework Construction			
Total Construction Cost (includes CM fees)			\$300,000
	A/E Fees	6.75%	\$20,250
	FFE/Technology	7.00%	\$21,000
	Misc. Owner Costs	1.00%	\$3,000
	Contingency	5.00%	\$15,000
	Total Project Cost		\$359,250



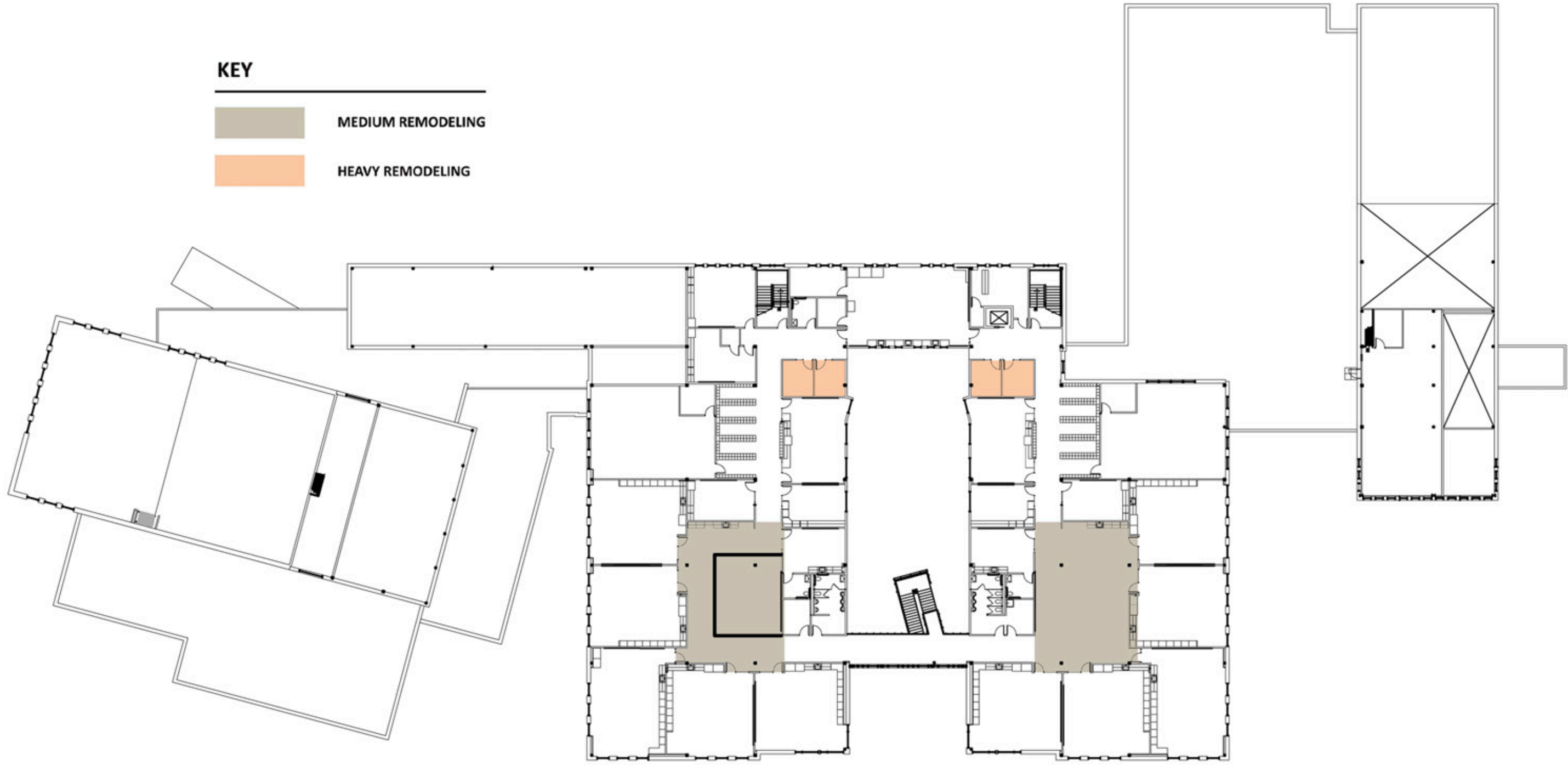
1 FIRST FLOOR PLAN
SCALE: 1/16"=1'-0"

KEY	
	MEDIUM REMODELING
	HEAVY REMODELING



1 FIRST FLOOR PLAN
SCALE: 1/16"=1'-0"

KEY	
	MEDIUM REMODELING
	HEAVY REMODELING



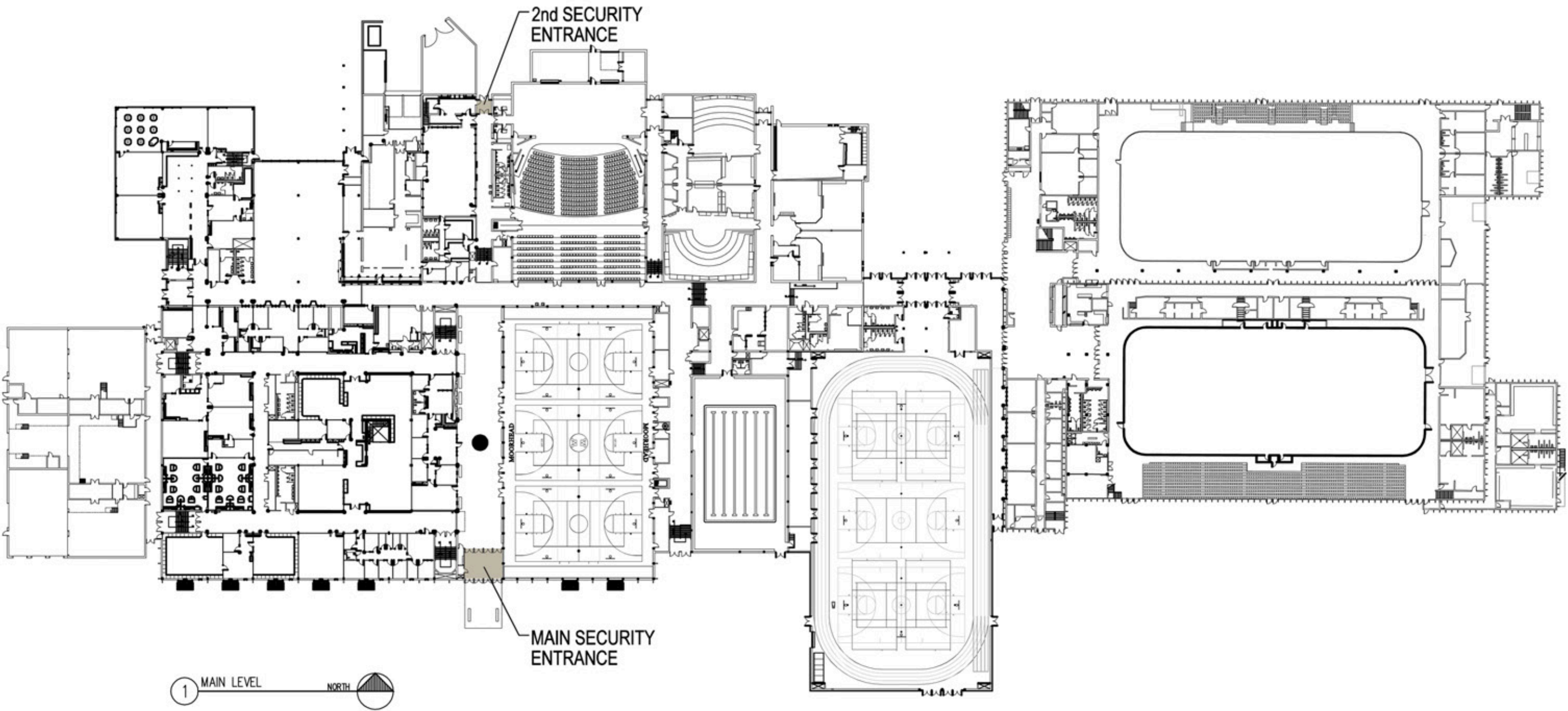
KEY

- MEDIUM REMODELING
- HEAVY REMODELING

1 FIRST FLOOR PLAN
SCALE: 1/16"=1'-0" NORTH

KEY

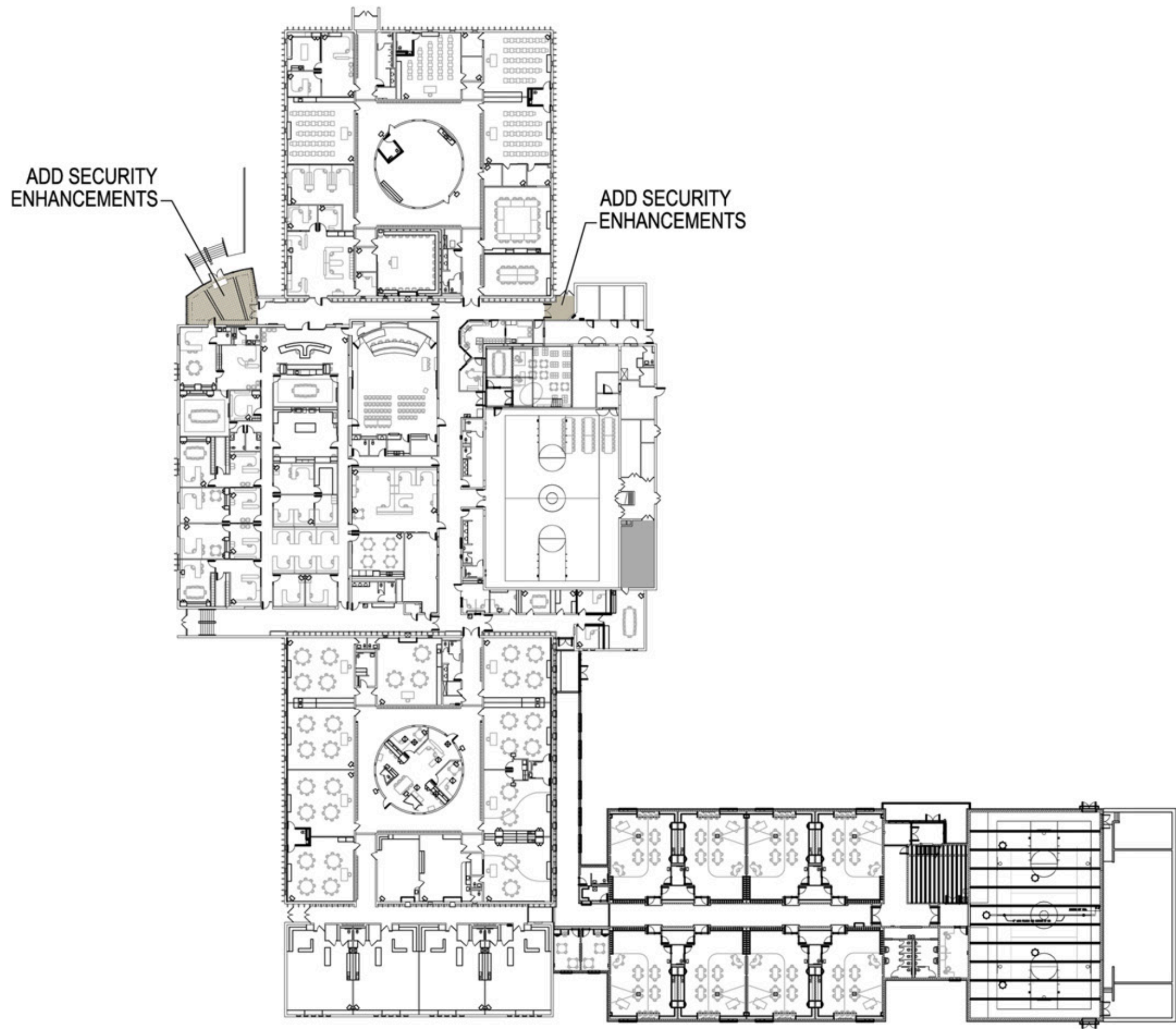
MEDIUM REMODELING



MOORHEAD HIGH SCHOOL

4



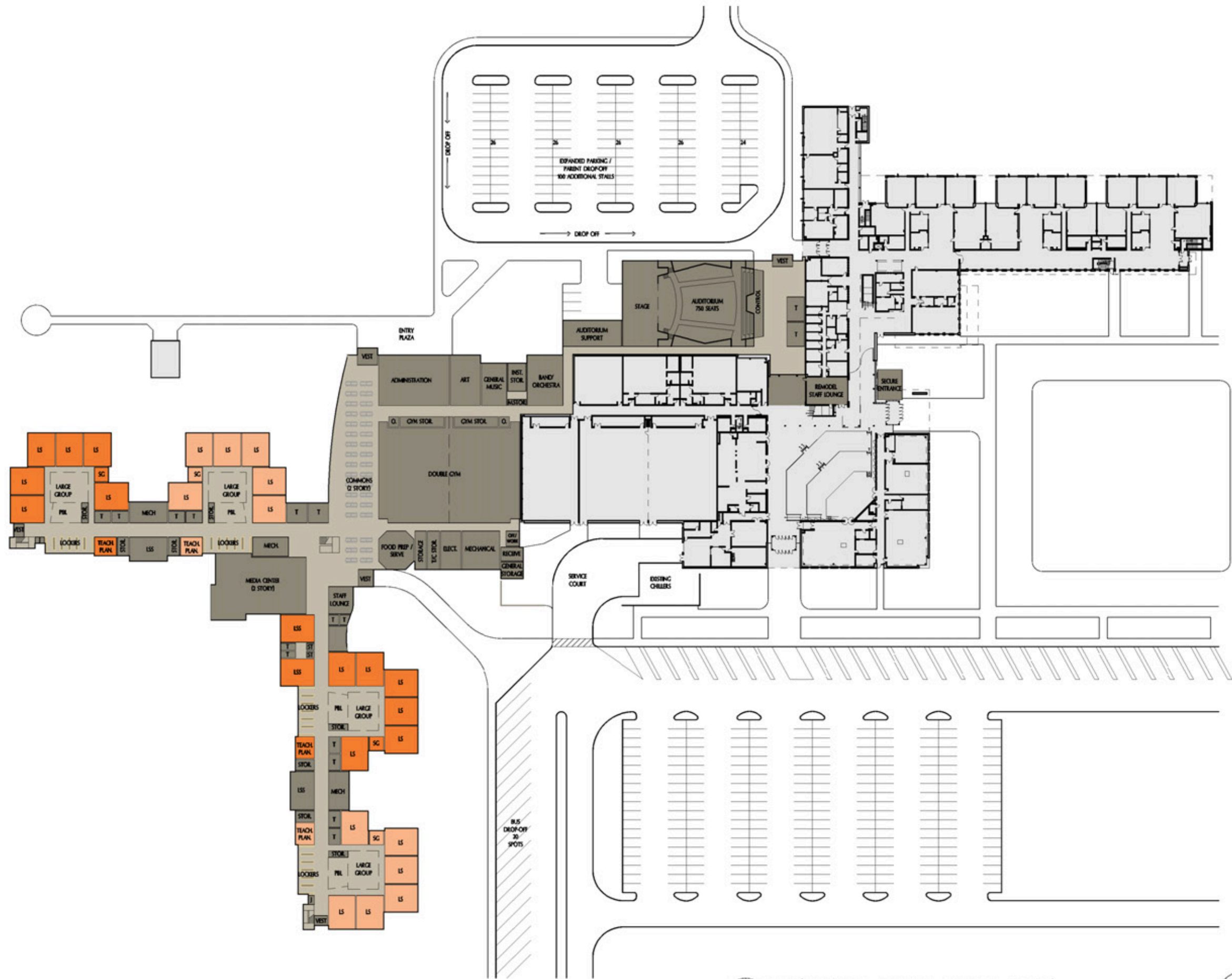


ADD SECURITY ENHANCEMENTS

ADD SECURITY ENHANCEMENTS

1 FIRST FLOOR PLAN
SCALE: 1"=20'





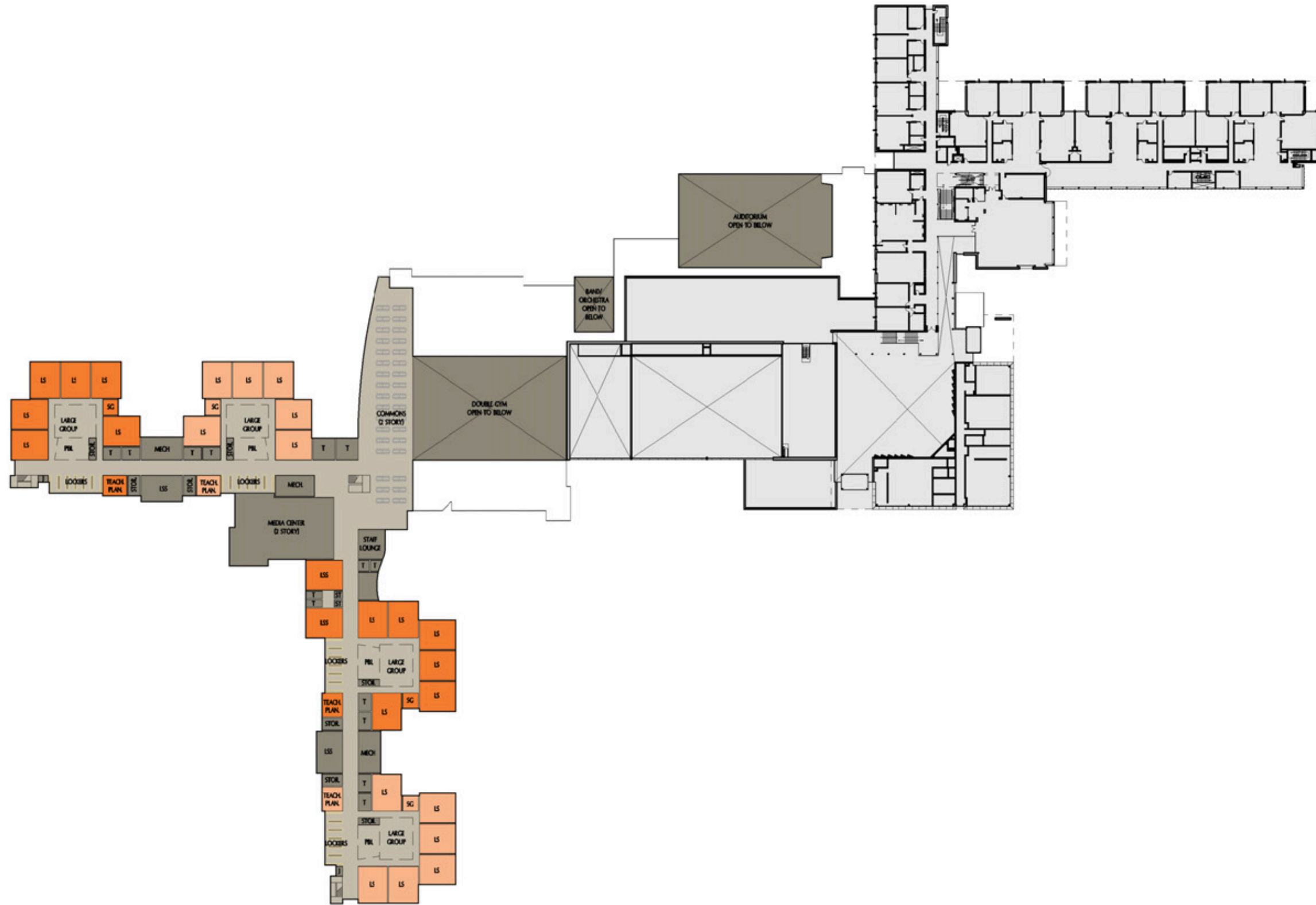
1 SCHEMATIC FIRST FLOOR PLAN
SCALE: 1" = 100'-0"



MOORHEAD HORIZON MIDDLE SCHOOL

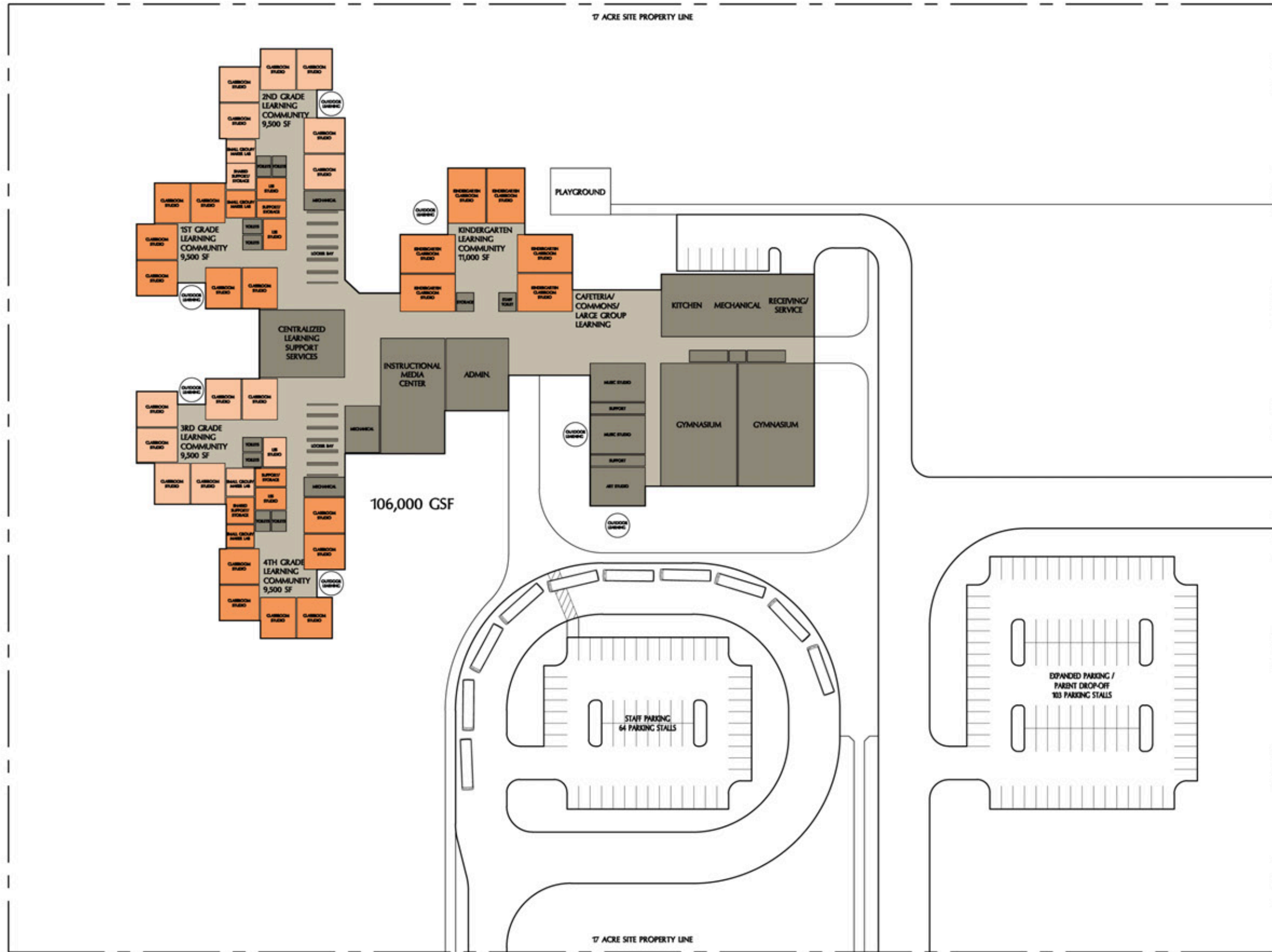
6





1 SCHEMATIC SECOND FLOOR PLAN
SCALE: 1" = 100'-0"





1 SCHEMATIC FIRST FLOOR PLAN
SCALE: 1" = 80'-0"



MOORHEAD NEW PK-4 ELEMENTARY

7

