

PROPOSAL FOR REVIEW AND COMMENT

July 10, 2023

SUBMITTED TO: MINNESOTA DEPARTMENT OF EDUCATION

SUBMITTED BY: KMS PUBLIC SCHOOLS
INDEPENDENT SCHOOL DISTRICT #775
302 North 15th Street
Kerkhoven, MN 56252

Contacts: Mr. Martin Heidelberg; Superintendent
PH: (320) 875-2441



PREPARED BY: ICS CONSULTING, LLC
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Minneapolis, MN 55413

Contact: Mr. Chris Ziemer
Ph: (763) 354-2670

KERKHOVEN MURDOCK SUNBURG

INDEPENDENT SCHOOL DISTRICT #775

KMS JR./SR. HIGH SCHOOL

P.O. Box 168
302 NORTH 15TH STREET
KERKHOVEN, MN 56252
PHONE: 320-264-1411
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KMS ELEMENTARY SCHOOL

P.O. Box 46
408 HOLLIS STREET
MURDOCK, MN 56271
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July 10, 2023

Willie Jett
Commissioner of Education
Minnesota Department of Education
400 NE Stinson Blvd.
Minneapolis, MN 55413

Subject: Proposal for Review and comment
KMS Public Schools No. 775

Dear Commissioner Jett:

In accordance with Minnesota Statute, Independent School District No. 775 hereby submits the following educational facility proposal for review and comment.

The School Board of District 775 wishes to present a bond referendum to the voters on Tuesday, November 7, 2023, in anticipation of your favorable review. The District will seek approval to issue general obligation bonds with two ballot questions (Q2 contingent upon Q1 passing) in the total amount of \$27,950,000 which includes all bond costs, for the completion of the following scope of work:

Elementary School (Grades K-6):

Q1:

- Five (5) Classroom addition w/ Specialist Space to eliminate two (2) Portable Classrooms and use of two (2) Classrooms in the lowest level of the building.
- Renovate the restroom group adjacent to Student Dining to provide for accessible and updated facilities.
- Construct a new +/-120 stall parking lot to provide for improved staff and visitor safety.

Q2:

- Rebuild the varsity softball field and two (2) new softball/baseball fields allowing for a future fourth field.

Secondary School (Grades 7-12):

Q1:

- Reconfigure Administrative offices to allow for additional office space for Specialists (i.e. mental health, etc.)
- CTE addition and renovations including a new Metal/Ag. Shop, three (3) Science Classrooms, expansion of the CAD Lab to provide for a Clean Lab setting and renovation of the FACS Classroom.
- Locker Room upgrade and addition to accommodate Visitor Locker Rooms and storm shelter requirements.
- Update the Media Center to increase flexibility of use.
- Deferred Maintenance and Upgrades to the Theatre.

Q2:

- Build a Stadium w/ Track including bleachers, press box and field events.
- Performing Arts additions including storage, scene shop, green room and practice rooms.
- New parking lot to accommodate +/-170 stalls and expansion to the bus drop-off/pick-up loop.
- Add grow lab space to the CTE wing.

Specific details regarding the district and the project scope are included in the enclosed proposal for your review and comment. The District kindly requests a response by September 2, 2023, to meet the publication requirements and deadline for the paper of record (the Kerkhoven Banner) in order to meet the review and comment required publication window of September 8th – 20th.

We thank you in advance for your cooperation and consideration, and we look forward to your response.

Sincerely,

A handwritten signature in black ink, appearing to read "Martin Heidelberger".
Martin Heidelberger
Superintendent of Schools

KMS Public Schools – ISD #775

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- B. Detailed Breakdown of Proposed Improvements and Associated Budgets
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- D. R&C Attachment 1 – Signed Compliance Document

KMS Public Schools – ISD #775

INTRODUCTION & SUMMARY DESCRIPTION

In accordance with Minnesota Statute 123B.71, Independent School District No. 775 submits the following educational facilities proposal for review and comment. The District has studied numerous variations and alternatives in an effort to arrive at the most responsible project scope for the District. The proposed facilities improvements will allow KMS Public Schools to address current programmatic and physical needs within the District facilities. Major components of the proposed improvements include:

Elementary School (Grades K-6):

Q1:

- Five (5) Classroom addition w/ Specialist Space to eliminate two (2) Portable Classrooms and use of two (2) Classrooms in the lowest level of the building.
- Renovate the restroom group adjacent to Student Dining to provide for accessible and updated facilities.
- Construct a new +/-120 stall parking lot to provide for improved staff and visitor safety.

Q2:

- Rebuild the varsity and JV softball fields and one (1) new softball/baseball fields allowing for a future fourth field.

Secondary School (Grades 7-12):

Q1:

- Reconfigure Administrative offices to allow for additional office space for Specialists (i.e. counselor, mental health, etc.)
- CTE addition and renovations including a new Metal/Ag. Shop, three (3) Science Classrooms, expansion of the CAD Lab to provide for a Clean Lab setting and renovation of the FACS Classroom.
- Locker Room upgrade and addition to accommodate Visitor Locker Rooms and storm shelter requirements.
- Update the Media Center to increase flexibility of use.
- Deferred Maintenance and Upgrades to the Theatre.

Q2:

- Build a Stadium w/ Track including bleachers, press box and field events.
- Performing Arts additions including storage, scene shop, green room and practice rooms.
- New parking lot to accommodate +/-170 stalls and expansion to the bus drop-off/pick-up loop.
- Add grow lab space to the CTE wing.

KMS Public Schools – ISD #775

DISTRICT CONTACT: Mr. Martin Heidelberger

Superintendent
Independent School District #775
302 North 15th Street
Kerkhoven, MN 56252
PH: (320) 264-1410

SCHOOL BOARD:

Jeremy Winter,	Chairman
Todd Rudningen,	Vice-Chairman
Harmon Wilts,	Clerk
Sean Collins,	Director
Stacy Gareis,	Director
Carla Olson,	Director
Chris Wenisch,	Director

TOTAL PROJECT COST: Voter Approved General Obligation Bonds in the amount of \$27,950,000 including issuance and financing costs.

MILESTONE DATES:

Referendum	November 7, 2023
Design & Pre-Construction	November 2023 – May 2024
Project Bid/Award	Multiple Packages
Construction Phase:	June 2024 thru Spring 2026

PROJECT TEAM:

Program Manager:	Municipal Advisor:
ICS Consulting, LLC	Baker Tilly Municipal Advisors, LLC
Contact: Chris Ziemer	Contact: Ryan Fetters
PH: 763-354-2670	PH: (651) 223-3005

KMS Public Schools – ISD #775

1. GEOGRAPHIC AREA AND POPULATION TO BE SERVED

KMS Public Schools No. 775 consists of approximately 249 square miles in Chippewa, Kandiyohi, Swift counties. The District has educational facilities in the cities of Kerkhoven and Murdock, which are approximately 100 miles north of the Twin Cities metro area. Currently about 2,900 people reside in the District which is home to nearly 900 Pre-K thru grade 12 students and their families.

Per current demographic information, KMS Public Schools is projected to experience a stable overall student enrollment over the next 5 or more years.

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

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

GRADE	ACTUAL FY 2019	ACTUAL FY 2020	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	PROJECTED FY 2024	PROJECTED FY 2025	PROJECTED FY 2026	PROJECTED FY 2027	PROJECTED FY 2028
Pre-K	97	92	67	73	74	70	65	65	65	65
K	46	53	61	49	61	74	70	65	65	65
1	55	47	51	72	48	61	74	70	65	65
2	71	57	41	55	75	48	61	74	70	56
3	54	72	56	49	57	75	48	61	74	70
4	66	57	64	59	52	57	75	48	61	74
5	65	64	55	75	60	52	57	75	48	61
6	61	67	61	60	73	60	52	57	75	48
7	67	63	66	70	61	73	60	52	57	75
8	55	67	63	70	67	61	73	60	52	57
9	51	58	67	63	69	67	61	73	60	52
10	47	51	55	65	69	69	67	61	73	60
11	41	41	40	53	67	69	69	67	61	73
12	40	37	38	44	54	67	69	69	67	61
TOTAL K-12	816	826	785	857	887	903	901	897	893	882

KMS Public Schools – ISD #775

2. LIST OF EXISTING SCHOOL FACILITIES

KMS Public Schools educational programs are housed in two (2) facilities consisting of one (1) Elementary School and one (1) High School. These facilities are located in Kerkhoven and Murdock. The District is proud of its tradition of excellence in academics, fine arts, community education and extracurricular activities.

The existing facilities and sites are described below:

Elementary School

Grades – K - 6

Year Constructed – 1918

Additions – 1958, 2015, 2018

Square Footage – 59,288 SF

School Site Size – 24.29 Acres

Secondary School

Grades – PreK; 7 - 12

Year Constructed – 1994

Additions – 2015

Square Footage – 102,170 SF

School Site Size – 30.10 Acres

There are no additional facilities within the district boundary or adjacent districts that will meet the needs of the proposed solution. The proposed solution is considering the assets the district currently owns, the location and proximity of students to the proposed solutions and staying within the tax impact climate that is acceptable to the taxpayers.

KMS Public Schools – ISD #775

3. LIST OF SPECIFIC DEFICIENCIES

The District has gone to great lengths over the past few years to involve both internal and external stakeholders in identifying, quantifying, and prioritizing needs within the District. The proposed referendum improvements have been developed to address the most critical and urgent needs within its facilities and have been prioritized into two (2) questions as follows:

Question #1 (Q1):

- 1) Educational Needs
 - a. Providing programmatic spaces that align with MDE guidelines and the District’s curriculum needs at both the Elementary and Secondary Schools.
 - b. Provide dedicated space for Specialist (i.e., SPED, mental health, etc.) to support success for all students within the District at the Elementary and Secondary Schools.
 - c. Renovate and upgrade existing spaces to better utilize them for educational purposes at the Secondary School.
- 2) Deferred Maintenance
 - a. Toilet Room Upgrades
 - b. Theater Infrastructure (i.e., Seats, Lighting, etc.) Upgrades
 - c. Update the existing locker room facilities to provide for updated and accessible shower facilities.
- 3) Address current space constraints within the existing Locker Rooms by providing an addition to accommodate visitor locker rooms – this addition will also serve as the buildings storm shelter to meet code requirements.

Question #2 (Q2):

- 1) Addressing growing athletics and activities needs with the District
 - a. Convert the Elementary site into a softball/community ed. baseball focuses site and relocate the football field to the Secondary School site. The Secondary School site can accommodate both the football field and a new track as well as updated field events, lighting, bleachers and press box.
 - i. This strategy utilizes the current sites in a more efficient manner than they are currently being utilized.
 - b. Provide for additions to the Performing Arts area of the building to accommodate a green room, changing/toilet facilities, scene shop, practice rooms, staff offices and storage.
 - i. This will allow for the removal of interior walls and increase the size of the current Band and Choir Rooms to accommodate more students.
 - c. Enlarge the existing event toilet rooms to accommodate more stalls during extra-curricular activities.
- 2) Enhance scope identified in Q1
 - a. Building addition to the CTE wing for Grow Lab space that will be utilized by the Ag., Science and FACS curriculum.

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Deficiencies of Elementary School

The 2013 bond referendum addressed many of the space needs of the District's growing enrollment at that time. A goal of that project scope was to eliminate the use of the two (2) portable classrooms and two (2) existing classrooms located in the lower level of the 1918 building. During implementation of the 2013 bond referendum, it was determined that the portable classrooms would be retained to provide space for specialist that could not be accommodated within the building. Use of the lower-level classrooms was discontinued for a time but pressures within the building have led the District to utilize this space in recent years.

Larger grade sizes have also put pressure on existing classrooms that are slightly below MDE recommendations. The classroom addition will allow the District to have flexibility in how to utilize these smaller classrooms (i.e., smaller class sizes in a particular grade) while having right-sized classrooms that can serve larger class sizes within the building.

The existing toilet rooms located across from Student Dining are original to the building and are not laid out in an efficient manner. While accessibility is addressed in these facilities, a new layout and age-appropriate fixtures would greatly improve the overall flow and accessibility of the toilet rooms.

The existing football field requires investment related to The existing site as well as the lack of off-street parking currently prevents the District from making long term investments in the natural turf football field and adding a running track. Due to the fields positioning between the varsity and JV softball fields space is limited to accommodate the addition of a track. Additionally, if the track were built around the existing football field, it would eliminate the possibility of a parking lot being located on the main elementary site and greatly limit the space available for phy. ed. and recess.

Deficiencies of Secondary School

The Secondary School is experiencing pressures due to both inadequacies and required upgrades to existing spaces. Increases in enrollment have put further pressure on these existing conditions. These deficiencies are as follows:

- The District is currently in need of three (3) science classrooms/labs.
 - The existing 1994 building was originally constructed with two (2) science classrooms/labs – one (1) is 850 square feet and the other is 1,100 square feet. Both of these rooms are under the MDE recommended square footage of 1,200-1,400 square feet.
 - A third 850 square foot General Classroom is currently being utilized as the Earth Science Classroom and is not outfitted with access to water.
 - The existing science casework/stations have reached the end of their expected life cycle and require upgrades.
- The existing Metal Shop was originally constructed to a size of 1,150 square feet (including material storage). This is well below the MDE recommended square footage of 1,800-2,400 square feet. Due to the limited size of this space the District is only able to accommodate four (4) built-in and two (2) portable welding stations which falls short of the current programs demand for space based on enrollment.

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- The building was not originally planned to accommodate the number of specialist positions that the District either has on staff or contracts with. As a result, the District has had to get creative in finding adequate space to accommodate these needs. Spaces like coach's offices, the Media Center, etc. have been utilized and in some cases are less than ideal for the confidentiality needed.
- The existing Media Center is currently being under utilized due to the current layout. Investment in improving access and the overall layout will provide the District with the ability to have flexibility as it relates to student and staff usage.

SPECIFIC BENEFITS:

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

As is the case with most all Districts within the State, KMS Public Schools is dedicated to providing quality facilities for all students, staff, and visitors. To that end, included in the proposed referendum improvements is the continuation to further improve and invest in the existing buildings for the use by students, staff and community for many years into the future.

New parking lots and site reconfiguration will provide for better use of the site and continue the District's commitment to safety of students, staff and visitors.

Additionally, the proposed referendum will allow the District the opportunity to address it highest priority deferred maintenance needs. These include select toilet room upgrades to bring outdated spaces up to date with age appropriate and accessible toilet rooms in the District. Additionally existing locker room facilities will be renovated to bring outdated shower and toilet facilities up to date to provide privacy and accessibility. These improvements will ensure that the District's facilities are able to be utilized for future years of educating students.

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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:

Elementary School:

The planned improvements are divided into two (2) questions. The scope associated with each question is as follows:

Question #1 (Q1):

- A 7,500 square foot, five (5) Classroom addition w/ Specialist Space will be added onto the west side of the existing building to eliminate two (2) Portable Classrooms and use of two (2) Classrooms in the lowest level of the building. The addition will be built to meet the storm shelter requirements as the building resides within the zone requiring such construction for additions of 50 occupants or more.
- The current maintenance/storage garage will be demolished to provide adequate space for the classroom addition noted above. This structure will be located to the east of North Hollis Street/120th Avenue SE on a 16 acre parcel the District purchased in 2022.
- Renovate the restroom group adjacent to Student Dining to provide for accessible and updated facilities. This will bring all toilet facilities within the building up to current accessibility standards.
- Construct a new +/-120 stall parking lot to provide for improved staff and visitor safety by moving parking off of the surrounding streets.

Question #2 (Q2):

- Rebuild the varsity softball field and JV softball field with one (1) new softball/baseball field in a pinwheel configuration to better use the land available to the district and meet growing demand for play/practice fields.
 - The layout will allow for a fourth future field at which time the district decides the need exists to construct additional facilities.
 - The +/- 120 stall parking lot noted under Q1 will be located where the current softball field is to provide for better access off of Kenner Avenue
- Construct a new concessions building with storage.
- Construct a new concrete pad with lighting to accommodate portable toilet facilities to be provided during the spring/summer community ed./sports seasons.

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Secondary School:

The planned improvements are divided into two (2) questions. The scope associated with each question is as follows:

Question #1 (Q1):

- Reconfigure the existing Administrative offices to provide for additional office space for Specialists (i.e., mental health, counselor, etc.)
- Construct a 11,000 square foot CTE addition that will include a new Metal/Ag. Shop, three (3) Science Classrooms, and expansion of the CAD Lab to provide for a Clean Lab setting and renovation of the FACS Classroom.
- Convert the existing Metal Shop into a new Custodial/Receiving space w/ a new freezer. The existing freezer will be converted into a cooler to better accommodate food storage.
- Upgrades to the existing locker rooms including updated shower facilities, lockers and benches, as well as an addition to accommodate Visitor Locker Rooms and storm shelter requirements for the building.
- Update the Media Center to increase flexibility of use by creating additional spaces for independent learning and small group instructional settings.
- Deferred Maintenance and upgrades to the Theatre including seating replacement, lighting upgrade and reconfiguration of the back of house to provide for better entry into the theater and an improved sound/lighting booth.

Question #2 (Q2):

- Build a new stadium with a football field and track including field events, bleachers, press box and lighting.
 - Rebuild the existing JV baseball field is included as a part of this scope. Final location on site to be determined.
 - Location of the football field and track on the Secondary site will reduce student travel from the Secondary School.
- Construct two Performing Arts additions including the following:
 - 3,475 square foot addition for a new green room, changing/toilet rooms, scene shop and storage.
 - 900 square foot addition for staff offices, practice rooms and storage. This addition will allow the interior walls located within the existing band and choir rooms to be removed providing for larger spaces for music instruction.
- Expand the existing event toilet room group to provide for greater capacity as well as update finishes and improved accessibility.
- Construct a new parking lot to accommodate +/-170 stalls and expansion to the bus drop-off/pick-up loop. This parking lot will help alleviate current pressure on the existing parking lots during extra-curricular events held at the building as well as the new football field/track facility.
- Construct a 1,900 square foot addition to the CTE wing noted in Q1 scope to support the Ag,, Science and FACS curriculum.

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A detailed breakdown of all proposed improvements as described above including an itemized space program of square footages and associated costs has been provided in **Appendix B** and **Appendix C** of this submittal, respectively.

Project Budget Summary:

	Question #1 (Q1):	Question #2 (Q2):
Construction:	\$ 12,581,000	\$ 8,126,250
Soft Costs:	\$ 2,587,008	\$ 1,579,884
Permits, etc.:	\$ 476,119	\$ 354,797
FFE, Technology:	\$ 200,000	\$ 0
Bond Issuance/Financing:	\$ 347,574	\$ 129,600
Contingency:	\$ 958,574	\$ 609,469
Subtotal:	\$ 23,285,000	\$ 10,800,000

Total (Q1 & Q2 Combined): \$ 27,950,000

Please refer to **Appendix C** of this submittal for a detailed breakdown

Operating Cost Impacts:

Implementation of the proposed project is anticipated to have the following impact on overall District operating costs:

Total Increase in program space:	32,400 sf	
Total anticipated annual utility cost increase (SF x \$1.10 per sf):		\$ 35,640
Total anticipated staffing cost increase:		\$ 0
Note: The District does not anticipate a need for staffing increase To maintain the addition of the new square footage		
		Anticipated Annual Impact: \$ 35,640

Although the planned facility project will result in an anticipated impact of approximately \$35,640 on an annual basis, the District projects being able to account for this small increase within its current annual operating budget.

PRELIMINARY PROJECT SCHEDULE MILESTONE DATES:

Bond Referendum:	November 7, 2023
Design Phase:	November 2023 – May 2024
Bid Award:	Multiple Phases
Construction Phase:	April 2024 – Spring 2026
Occupancy:	Varies

KMS Public Schools – ISD #775

5. METHOD OF FINANCING / TAX IMPACT

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

KMS Public Schools ISD #775 proposes to obtain financing from the sale of General Obligation bonds. The School District will seek voter approval of two (2) building bond ballot question on Tuesday, November 7, 2023, pursuant to Minnesota Statutes Chapter 475 which, if approved, would result in a total \$27,950,000 bond issue if both questions pass. The difference between the amount requested to be authorized by the voters (plus estimated interest earnings in the construction fund) and estimated underwriter's discount, capitalized interest and costs of issuing this debt (legal and fiscal costs) equals \$27,473,000 (or \$16,857,400 for Q1 and \$10,615,700 for Q2 – calculated as prorated share of borrowing amounts), the amount the District expects to need for construction projects.

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

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

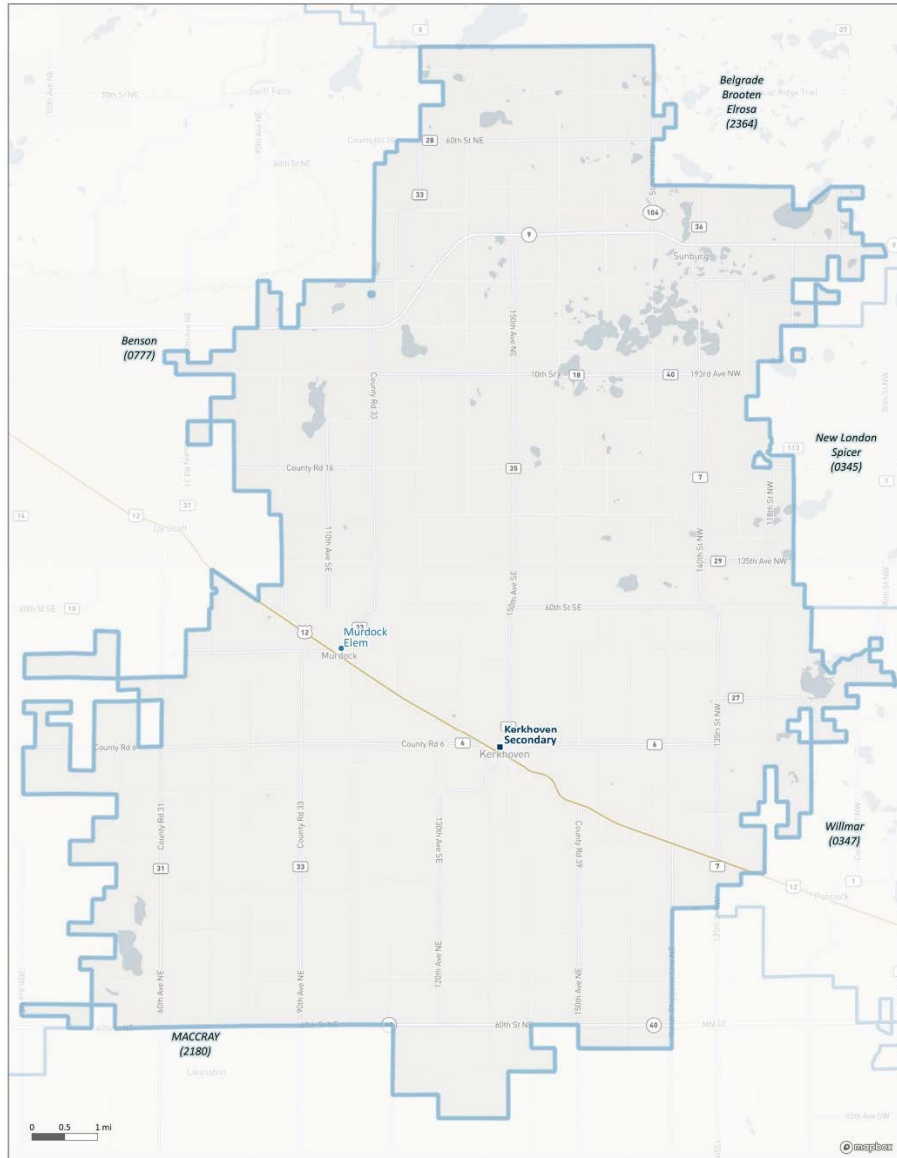
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6. REQUIRED ADDITIONAL DOCUMENTATION

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

APPENDIX A

KMS Public Schools – ISD #775



Kerkhoven-Murdock-Sunburg (0775-01)

District Boundaries and Program Locations

For a listing of public school programs within this school district, go to page 2.

This map is intended to display a single public school district and the pertinent public school locations. School locations are labeled if they are classified as elementary, middle, or high schools. The school district boundary appearing on the map does not necessarily represent the legal boundary of the district. It is a generalization of the boundary maintained by the Department of Education, based on land parcel information from Minnesota counties. Please contact your county auditor or assessor to obtain an accurate legal description of the boundary.

Liability Statement

The Minnesota Department of Education (MDE) does not warrant the results you may obtain by using this map. It 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.

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For assistance with this map, contact:
Mike Dolbow : mike.dolbow@state.mn.us
Jake Stark : jake.stark@state.mn.us

MN Department of Education
400 NE Stinson Blvd.
Minneapolis, MN, 55413
Last updated: 2023-02-14

Map Information

Public School Programs

- Elementary
- ▲ Middle and Junior High
- Secondary
- Other



Kerkhoven-Murdock-Sunburg Programs

All public school programs within the district are listed below. Corrections should be relayed to mde.school-verify@state.mn.us.

- **School District Office:** 302 15th St N, Kerkhoven, MN 56252-0168
- **Kerkhoven Secondary:** 302 15th St N, Kerkhoven, MN 56252-9305 (Grades 7-12)
- **KMS Early Childhood :** 302 N 15TH ST, Kerkhoven, MN 56252
- **KMS School Readiness:** 302 15th Street North, Kerkhoven, MN 56252
- **Murdock Elementary:** 408 Hollis St N, Murdock, MN 56271-0046 (Grades EC-6)

Spatial data for district boundaries and other layers are available for download at the [Minnesota Geospatial Commons](https://gisdata.mn.gov) (<https://gisdata.mn.gov>).

APPENDIX B

KMS Public Schools – ISD #775

OWNER: ISD #775 - KMS Public Schools
 PROJECT: Proposed 2023 Bond Improvements
 LOCATIONS: Kerkhoven & Murdock, MN
 PREP BY: ICS
 DATE: 7/6/2023



KERKHOVEN-MURDOCK-SUNBURG PUBLIC SCHOOLS
 Working as One in the Pursuit of Excellence



		Final Scenario					
		Question #1	Question #2	Quantity / Program SF	Unit	Unit Cost / SF Cost	Notes:
ITEM / ITEM DESCRIPTION							
ELEMENTARY SCHOOL - MURDOCK							
BUILDING IMPROVEMENTS							
LONG TERM FACILITIES MAINTENANCE							
	Renovate / Update Accessibility at Toilet Rooms	\$250,000	\$0	2	EA	\$125,000	Revise layout for better accessibility and update finishes
EDUCATIONAL SPACE							
	Classroom Addition (Five (5) Classrooms) w/ Specialist Space - Storm Shelter	\$2,900,000	\$0	7,250	SF	\$400	Additional Classroom Space
	New Storage Garage - Due to Classroom Addition	\$375,000	\$0	1,500	SF	\$250	Replace Existing Storage Building somewhere on Site
SITE IMPROVEMENTS							
PARKING							
	Construct New Parking Lot on Elementary Site	\$650,000	\$0	1	LS	\$650,000	New Parking Lot to provide new capacity
	Modifications to Existing Drive on East Side of Building - Due to Classroom Addition	\$250,000	\$0	1	LS	\$250,000	Modifications to drive due to Classroom addition
ACTIVITIES IMPROVEMENTS							
	Replace Existing Varsity Softball Field	\$0	\$350,000	1	LS	\$350,000	New Varsity Softball Field
	Bleachers - Varsity Field	\$0	\$60,000	150	EA	\$400	Based on pricing form Stadium Steve (Tim Tobin)
	Scoreboard - Varsity Field	\$0	\$60,000	1	EA	\$60,000	Allowance - Based on AIM/Daktronics numbers
	Construct Two (2) New Practice Softball Fields	\$0	\$500,000	2	EA	\$250,000	Two (2) New Softball Fields
	Construct New Concessions / Storage Building	\$0	\$218,750	875	SF	\$250	Wood-Frame Construction
	Concrete Slab & Lighting for Portable Toilets	\$0	\$50,000	1	ALLOW	\$50,000	Allowance
SECONDARY SCHOOL - KERKHOVEN							
BUILDING IMPROVEMENTS							
ADMIN OFFICES							
	Renovate Portion of Existing Office for Additional Administrative/Counseling Offices	\$344,000	\$0	2,150	SF	\$160	
CTE & SCIENCE							
	Convert Existing Science Rooms into Two (2) General Classrooms & One (1) Flex Classroom	\$485,000	\$0	2,425	SF	\$200	Re-Claim space for General Classroom space
	FACS Classroom Improvements	\$210,000	\$0	1,400	SF	\$150	Update Casework and configuration
	Renovate Existing Media Center to provide for additional Educational Space	\$474,000	\$0	3,950	SF	\$120	Renovate to make space more useful for students and staff
	Convert Existing Metals/Small Engines Shop into Custodial/Freezer/Receiving Space	\$180,000	\$0	1,200	SF	\$150	Based on custodial/kitchen needs
	CTE Addition - Science Rooms, Clean Lab/Modifications to CAD Lab and Metal/Ag. Shop	\$3,200,000	\$0	11,000	SF	\$350	Need to confirm programming
	CTE Addition - Grow Labs	\$0	\$665,000	1,900	SF	\$350	
PERFORMING ARTS							
	Performing Arts Improvements Addition	\$0	\$1,280,700	3,475	SF	\$300	Green Room /
	Performing Arts Storage Addition	\$0	\$331,800	900	SF	\$300	Band and Choir Storage, Practice Rooms and Staff Offices
	Existing Performing Arts Upgrades	\$488,000	\$0	1	LS	\$488,000	Seats, Lighting, Rigging
	Update and expand Toilet rooms	\$0	\$350,000	2	EA	\$175,000	Add additional Stalls to accommodate Events & Upgrade Finishes
LOCKER ROOMS							
	Replace Existing Lockers & Benches	\$135,000	\$0	450	EA	\$300	Replace existing lockers and benches
	Renovate & Reconfigure Existing Locker Rooms Shower/Toilet Rooms	\$280,000	\$0	700	SF	\$400	Update showers and locker configuration
	Locker Room Addition for Visiting Locker Room Space - Building Storm Shelter	\$2,200,000	\$0	5,500	SF	\$400	Additional space to accommodate visiting teams
SITE IMPROVEMENTS							
PARKING							
	Construct New Parking / Reconfigure Bus Drop-Off/Pick-Up Drive West of Existing Lot	\$0	\$750,000	1	ALLOW	\$750,000	Requires Further Study
ATHLETIC IMPROVEMENTS							
STADIUM							
	New Track including Soil Corrections	\$0	\$700,000	1	LS	\$700,000	Replacement of existng pool air-handler
	Field Events	\$0	\$75,000	1	LS	\$75,000	Long/Triple Jump
	Installation of Drainage System at Track for Future Turf Field	\$0	\$0	1	LS	\$195,000	Prep for future artificial turf and drainage
	Excavation, Drainage & Sub-Grade for Football Field	\$0	\$925,000	1	LS	\$925,000	Based on historic bid data on artificial turf fields
	Artificial Turf (Carpet & Infill)	\$0	\$605,000	110,000	SF	\$5.50	Based on information from FieldTurf
	Construct New Concessions / Storage Building	\$0	\$0	875	SF	\$250.00	Wood-Frame Construction
	Bleachers	\$0	\$140,000	350	EA	\$400	Based on pricing form Stadium Steve (Tim Tobin)
	Presolux	\$0	\$90,000	1	LS	\$90,000	Based on pricing form Stadium Steve (Tim Tobin)
	Lighting	\$0	\$300,000	1	EA	\$300,000	
	Fencing	\$0	\$80,000	1	LS	\$80,000	Allowance - Scope to be determined
BALLFIELDS							
	Replace Existing JV Baseball Field - Location TBD	\$0	\$275,000	1	LS	\$275,000	Need a Location - TBD
SOIL CORRECTIONS / FENCING / PATHS							
	Paved Paths from School to Bleachers	\$0	\$45,000	1	LS	\$45,000	Allowance - Scope to be determined
	Footings / Paved Area under Bleachers	\$0	\$65,000	1	LS	\$65,000	Allowance
SOIL CORRECTIONS / UTILITIES / STORM WATER							
	Soil Corrections	\$75,000	\$0	1	LS	\$75,000	Allowance
	Extend Utilities (Water & Sanitary Sewer) to Buildings	\$85,000	\$0	1	LS	\$85,000	Need further investigation
	Stormwater (Drain Tile/Catch Basins/Pond)	\$0	\$100,000	1	LS	\$100,000	Allowance
	Lighting along Paths	\$0	\$35,000	1	LS	\$35,000	Allowance
	Electrical Service/Feeders	\$0	\$75,000	1	LS	\$75,000	Allowance - Requires coordination with Xcel and power requirements of equipment
DISTRICT-WIDE							
OTHER							
FURNITURE							
	Furnishings for Additions	\$200,000	\$0	1	ALLOW	\$200,000	Furnish new & remodeled spaces
CONSTRUCTION SUBTOTAL		\$12,781,000	\$8,126,250				
SOFT COSTS							
	Soft Costs	\$2,587,008	\$1,579,884	Varies as a % of Construction Cost			
	Permitting/Testing/Etc.	\$476,119	\$354,797				
	Bond Costs	\$347,300	\$129,600	Confirmed w/ Baker Tilly			
	SUBTOTAL:	\$3,410,427	\$2,064,281				
CONTINGENCY							
		\$958,574	\$609,469	7.5% of Construction Cost			
	SUBTOTAL:	\$958,574	\$609,469				
	TOTAL:	\$17,150,000	\$10,800,000				
		\$27,950,000					

KMS Public Schools – ISD #775

Elementary Site Improvements – Question #1 Scope:



KMS Public Schools – ISD #775

Elementary Building Improvements – Question #1 Scope:



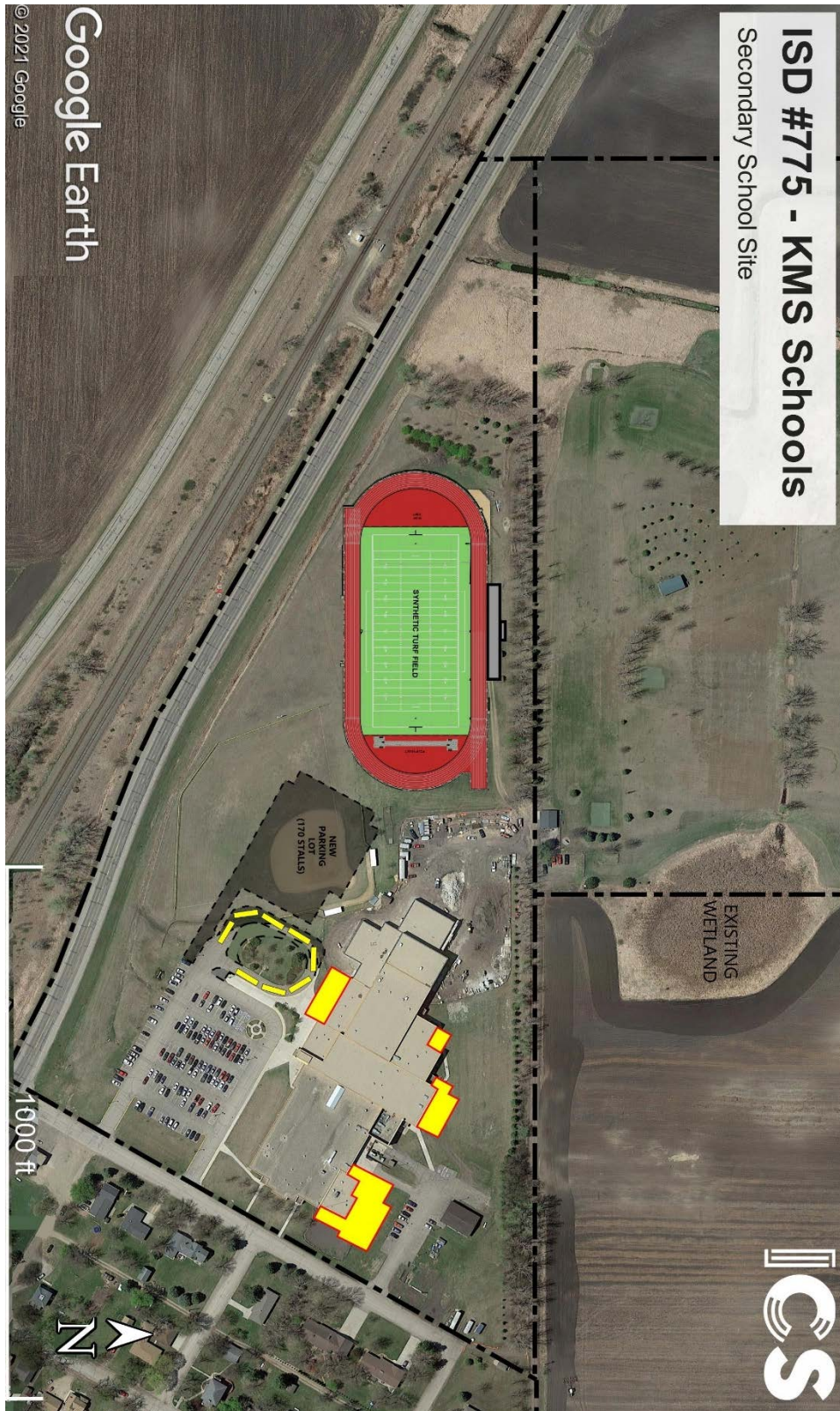
KMS Public Schools – ISD #775

Elementary Site Improvements – Question #2 Scope:



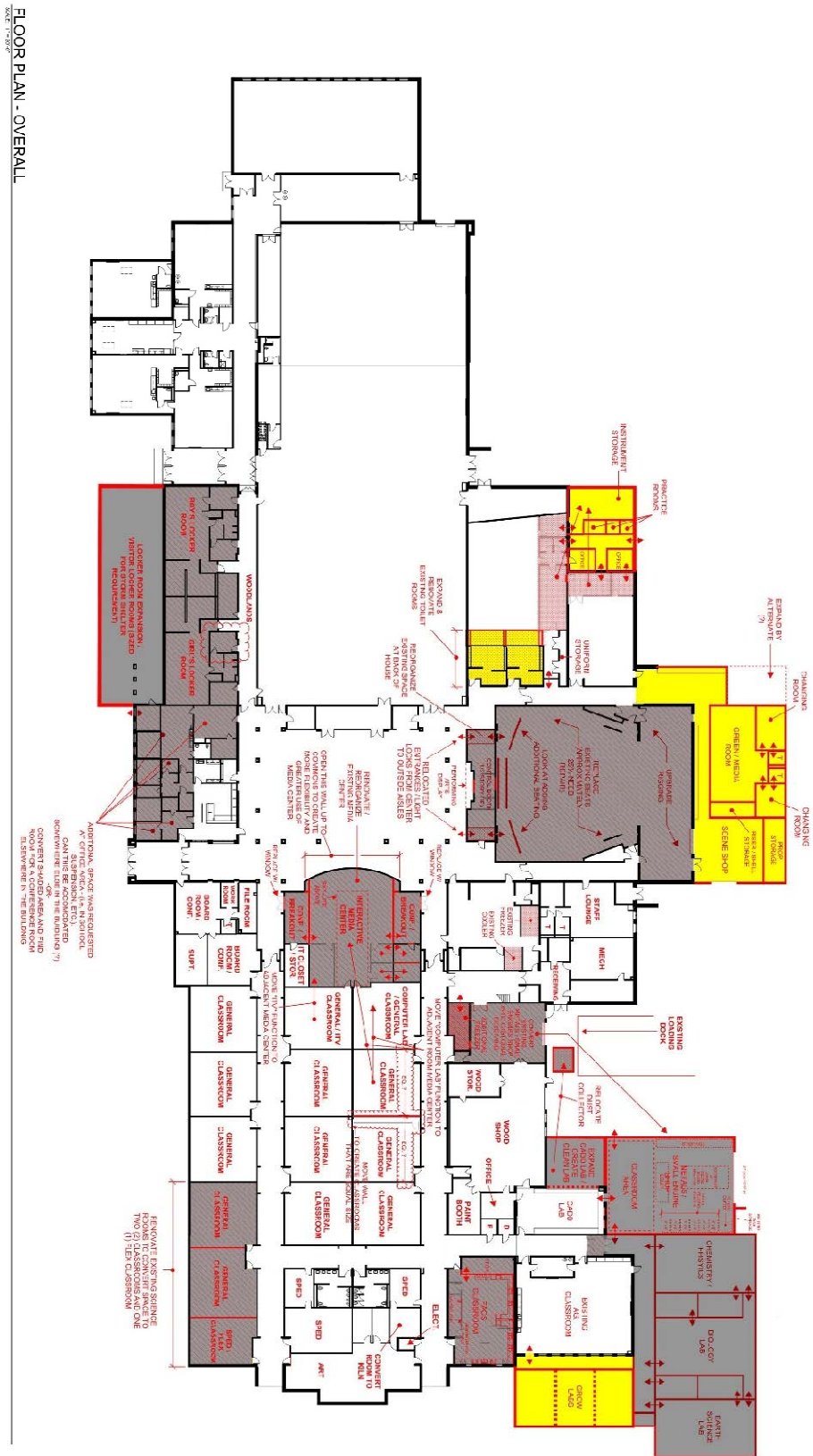
KMS Public Schools – ISD #775

Secondary Site Improvements – Question #2 Scope:



KMS Public Schools – ISD #775

Secondary Building Improvements – Question #2 Scope:



APPENDIX C

KMS Public Schools – ISD #775

Preliminary

Independent School District No. 775 (Kerkhoven-Murdock-Sunburg)
General Obligation School Building Bonds, Series 2024

Summary

Assumptions

Referendum Held.....	Fall 2023
Sale Date.....	February 2024
Proceeds Received (Dated Date).....	March 2024
First Levy Year.....	2023 Pay 2024
Amortization/Term.....	20 Years
Payment Structure.....	Wrapped debt service, level levy
Interest Rate Assumptions.....	Current plus 100 bps
Capitalized Interest.....	None

	<u>Question 1</u>	<u>Question 2 (1)</u>	<u>Question 1 & 2</u>
Par Amount.....	\$17,150,000	\$10,800,000	\$27,950,000
Estimated Cost of Issuance.....	\$347,300	\$129,600	\$476,900
Available Proceeds for Project Costs.....	\$16,802,700	\$10,670,400	\$27,473,100

First Year Tax Impact

\$100,000 Home.....	\$79	\$66	\$145
\$170,600 Home*.....	\$164	\$136	\$300
\$200,000 Home.....	\$199	\$165	\$364
\$225,000 Home.....	\$229	\$190	\$419
\$250,000 Home.....	\$259	\$215	\$474
\$300,000 Home.....	\$319	\$265	\$584
\$400,000 Home.....	\$440	\$364	\$804
Ag Homestead, \$6,500 Per Acre**.....	\$1.07	\$0.89	\$1.97
Non-Ag Homestead, \$6,500 Per Acre**.....	\$2.15	\$1.78	\$3.93

*Represents the median home value within the School District per the US Census Bureau 5-Year Community Survey (2017-2021).

**For Ag Homestead land value for up to \$1.9M in EMV, excluding dwelling. Represents the Swift County average value per acre of \$6,500 tillable value, per the Minnesota Department of Revenue 2023 Assessment Report.

(1) Question 2 would be contingent upon Question 1 passing. Represents the difference between Question 1 and Questions 1 & 2. Taxpayer impacts shown for illustrative purposes.

KMS Public Schools – ISD #775

Property Type	Estimated Market Value (a)	New Levy Existing Levy Net Increase NTC Est. Tax Rate (b):	Question 1	Question 2 (1)	Question 1 & 2
			\$2,111,936 \$1,021,147 \$1,090,789 \$9,893,558 11.025%	- - \$904,096 \$9,893,558 9.138%	\$3,016,032 \$1,021,147 \$1,994,885 \$9,893,558 20.163%
Residential Homestead	\$100,000		\$79	\$66	\$145
	125,000		109	90	200
	150,000		139	115	255
	170,600		164	136	300
	200,000		199	165	364
	225,000		229	190	419
	250,000		259	215	474
	300,000		319	265	584
	400,000		440	364	804
	500,000		551	457	1,008
	600,000		689	571	1,260
	750,000		896	742	1,638
	1,000,000		1,240	1,028	2,268
Commercial/Industrial	\$100,000		\$165	\$137	\$302
	250,000		469	388	857
	500,000		1,020	845	1,865
	1,000,000		2,122	1,759	3,881
	3,000,000		6,532	5,414	11,947
	5,000,000		10,942	9,069	20,012
	10,000,000		21,967	18,207	40,175
Apartments (4 or More Units)	\$100,000		\$138	\$114	\$252
	200,000		276	228	504
	500,000		689	571	1,260
	1,000,000		1,378	1,142	2,520
	3,000,000		4,134	3,427	7,561
	5,000,000		6,891	5,711	12,602
	10,000,000		13,781	11,423	25,204
Seasonal/Recreational (Residential)	\$50,000		\$55	\$46	\$101
	100,000		110	91	202
	150,000		165	137	302
	200,000		221	183	403
	250,000		276	228	504
Agricultural Homestead					
	(Excludes dwelling, up to \$1.9M in total EMV)				
Value per Acre*	\$5,500 Per Acre		\$0.91	\$0.75	\$1.66
	6,500 Per Acre		1.07	0.89	1.97
	7,500 Per Acre		1.24	1.03	2.27
Agricultural, Non-Homestead					
Value per Acre*	\$5,500 Per Acre		\$1.82	\$1.51	\$3.33
	6,500 Per Acre		2.15	1.78	3.93
	7,500 Per Acre		2.48	2.06	4.54

(a) Estimated market value is the assessed value, the basis for how each property's taxable market value is calculated.

(b) The tax rate increase is derived by dividing the required amount levied for debt service by total net tax capacity for all properties in the district.

*Represents the Swift County average value per acre of \$6,500 tillable value, per the Minnesota Department of Revenue 2023 Assessment Report.

(1) Question 2 would be contingent upon Question 1 passing. Represents the difference between Question 1 and Questions 1 & 2. Taxpayer impacts shown for illustrative purposes.

Source: Minnesota Department of Education 2022 Pay 2023 Levy Limitation and Certification Report.



KMS Public Schools – ISD #775

\$17,150,000

Independent School District No. 775 (Kerkhoven-Murdock-Sunburg), Minnesota

General Obligation School Building Bonds, Series 2024

Ballot Question 1

Sources & Uses

Dated 03/15/2024 | Delivered 03/15/2024

Sources Of Funds

Par Amount of Bonds	\$17,150,000.00
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Total Sources	\$17,150,000.00
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Uses Of Funds

Deposit to Construction Account	16,802,700.00
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Total Underwriter's Discount (1.200%)	205,800.00
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Costs of Issuance	141,500.00
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Total Uses	\$17,150,000.00
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KMS Public Schools – ISD #775

\$17,150,000

Independent School District No. 775 (Kerkhoven-Murdock-Sunburg), Minnesota

General Obligation School Building Bonds, Series 2024

Ballot Question 1

NET DEBT SERVICE SCHEDULE

Date	Principal	Coupon	Interest	Total P+I	Existing D/S	Net New D/S	105% Overlevy
02/01/2024	-	-	-	-	972,520.66	972,520.66	917,557.73 (1)
02/01/2025	280,000.00	5.000%	752,694.44	1,032,694.44	973,878.56	2,006,573.00	2,106,901.65
02/01/2026	195,000.00	5.000%	843,500.00	1,038,500.00	969,576.90	2,008,076.90	2,108,480.75
02/01/2027	205,000.00	5.000%	833,750.00	1,038,750.00	969,454.90	2,008,204.90	2,108,615.15
02/01/2028	215,000.00	5.000%	823,500.00	1,038,500.00	972,867.16	2,011,367.16	2,111,935.52
02/01/2029	215,000.00	5.000%	812,750.00	1,027,750.00	979,710.90	2,007,460.90	2,107,833.95
02/01/2030	235,000.00	5.000%	802,000.00	1,037,000.00	970,148.40	2,007,148.40	2,107,505.82
02/01/2031	240,000.00	5.000%	790,250.00	1,030,250.00	976,183.60	2,006,433.60	2,106,755.28
02/01/2032	255,000.00	5.000%	778,250.00	1,033,250.00	976,254.20	2,009,504.20	2,109,979.41
02/01/2033	275,000.00	5.000%	765,500.00	1,040,500.00	970,161.40	2,010,661.40	2,111,194.47
02/01/2034	290,000.00	5.000%	751,750.00	1,041,750.00	967,750.50	2,009,500.50	2,109,975.53
02/01/2035	990,000.00	5.000%	737,250.00	1,727,250.00	279,150.00	2,006,400.00	2,106,720.00
02/01/2036	1,035,000.00	5.000%	687,750.00	1,722,750.00	284,800.00	2,007,550.00	2,107,927.50
02/01/2037	1,095,000.00	5.000%	636,000.00	1,731,000.00	279,900.00	2,010,900.00	2,111,445.00
02/01/2038	1,425,000.00	5.000%	581,250.00	2,006,250.00	-	2,006,250.00	2,106,562.50
02/01/2039	1,500,000.00	5.000%	510,000.00	2,010,000.00	-	2,010,000.00	2,110,500.00
02/01/2040	1,575,000.00	5.000%	435,000.00	2,010,000.00	-	2,010,000.00	2,110,500.00
02/01/2041	1,655,000.00	5.000%	356,250.00	2,011,250.00	-	2,011,250.00	2,111,812.50
02/01/2042	1,735,000.00	5.000%	273,500.00	2,008,500.00	-	2,008,500.00	2,108,925.00
02/01/2043	1,820,000.00	5.000%	186,750.00	2,006,750.00	-	2,006,750.00	2,107,087.50
02/01/2044	1,915,000.00	5.000%	95,750.00	2,010,750.00	-	2,010,750.00	2,111,287.50
Total	\$17,150,000.00	-	\$12,453,444.44	\$29,603,444.44	\$11,542,357.18	\$41,145,801.62	\$43,099,502.74

SIGNIFICANT DATES

Dated Date	3/15/2024
Delivery Date	3/15/2024
First Coupon Date	2/01/2025

Yield Statistics

Bond Year Dollars	\$249,068.89
Average Life	14.523 Years
Average Coupon	5.0000000%
Net Interest Cost (NIC)	5.0826277%
True Interest Cost (TIC)	5.1173150%
Bond Yield for Arbitrage Purposes	4.9960284%
All Inclusive Cost (AIC)	5.2018929%

IRS Form 8038

Net Interest Cost	5.0000000%
Weighted Average Maturity	14.523 Years

(1) Represents Debt Service Fund levy per MDE Levy Limitation and Certification Report for Pay 2023.



KMS Public Schools – ISD #775

\$27,950,000

Independent School District No. 775 (Kerkhoven-Murdock-Sunburg), Minnesota

General Obligation School Building Bonds, Series 2024

Ballot Questions 1 & 2

Sources & Uses

Dated 03/15/2024 | Delivered 03/15/2024

Sources Of Funds

Par Amount of Bonds	\$27,950,000.00
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Total Sources	\$27,950,000.00
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Uses Of Funds

Deposit to Construction Account	27,473,100.00
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Total Underwriter's Discount (1.200%)	335,400.00
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Costs of Issuance	141,500.00
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Total Uses	\$27,950,000.00
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KMS Public Schools – ISD #775

\$27,950,000

Independent School District No. 775 (Kerkhoven-Murdock-Sunburg), Minnesota

General Obligation School Building Bonds, Series 2024

Ballot Questions 1 & 2

NET DEBT SERVICE SCHEDULE

Date	Principal	Coupon	Interest	Total P+I	Existing D/S	Net New D/S	105% Overlevy
02/01/2024	-	-	-	-	972,520.66	972,520.66	917,557.73 (1)
02/01/2025	670,000.00	5.000%	1,226,694.44	1,896,694.44	973,878.56	2,870,573.00	3,014,101.65
02/01/2026	535,000.00	5.000%	1,364,000.00	1,899,000.00	969,576.90	2,868,576.90	3,012,005.75
02/01/2027	565,000.00	5.000%	1,337,250.00	1,902,250.00	969,454.90	2,871,704.90	3,015,290.15
02/01/2028	590,000.00	5.000%	1,309,000.00	1,899,000.00	972,867.16	2,871,867.16	3,015,460.52
02/01/2029	610,000.00	5.000%	1,279,500.00	1,889,500.00	979,710.90	2,869,210.90	3,012,671.45
02/01/2030	650,000.00	5.000%	1,249,000.00	1,899,000.00	970,148.40	2,869,148.40	3,012,605.82
02/01/2031	675,000.00	5.000%	1,216,500.00	1,891,500.00	976,183.60	2,867,683.60	3,011,067.78
02/01/2032	710,000.00	5.000%	1,182,750.00	1,892,750.00	976,254.20	2,869,004.20	3,012,454.41
02/01/2033	755,000.00	5.000%	1,147,250.00	1,902,250.00	970,161.40	2,872,411.40	3,016,031.97
02/01/2034	795,000.00	5.000%	1,109,500.00	1,904,500.00	967,750.50	2,872,250.50	3,015,863.03
02/01/2035	1,520,000.00	5.000%	1,069,750.00	2,589,750.00	279,150.00	2,868,900.00	3,012,345.00
02/01/2036	1,590,000.00	5.000%	993,750.00	2,583,750.00	284,800.00	2,868,550.00	3,011,977.50
02/01/2037	1,675,000.00	5.000%	914,250.00	2,589,250.00	279,900.00	2,869,150.00	3,012,607.50
02/01/2038	2,040,000.00	5.000%	830,500.00	2,870,500.00	-	2,870,500.00	3,014,025.00
02/01/2039	2,140,000.00	5.000%	728,500.00	2,868,500.00	-	2,868,500.00	3,011,925.00
02/01/2040	2,250,000.00	5.000%	621,500.00	2,871,500.00	-	2,871,500.00	3,015,075.00
02/01/2041	2,360,000.00	5.000%	509,000.00	2,869,000.00	-	2,869,000.00	3,012,450.00
02/01/2042	2,480,000.00	5.000%	391,000.00	2,871,000.00	-	2,871,000.00	3,014,550.00
02/01/2043	2,605,000.00	5.000%	267,000.00	2,872,000.00	-	2,872,000.00	3,015,600.00
02/01/2044	2,735,000.00	5.000%	136,750.00	2,871,750.00	-	2,871,750.00	3,015,337.50
Total	\$27,950,000.00	-	\$18,883,444.44	\$46,833,444.44	\$11,542,357.18	\$58,375,801.62	\$61,191,002.74

SIGNIFICANT DATES

Dated Date	3/15/2024
Delivery Date	3/15/2024
First Coupon Date	2/01/2025

Yield Statistics

Bond Year Dollars	\$377,668.89
Average Life	13.512 Years
Average Coupon	5.0000000%
Net Interest Cost (NIC)	5.0888079%
True Interest Cost (TIC)	5.1247328%
Bond Yield for Arbitrage Purposes	4.9957784%
All Inclusive Cost (AIC)	5.1798068%

IRS Form 8038


Net Interest Cost	5.0000000%
Weighted Average Maturity	13.512 Years

(1) Represents Debt Service Fund levy per MDE Levy Limitation and Certification Report for Pay 2023.





November 7, 2023

Instructions to Voters

To vote, completely fill in the oval(s) next to your choice(s) like this: 



To vote for a question, fill in the oval next to the word "Yes" for that question.
To vote against a question, fill in the oval next to the word "No" for that question.

School District Question 1 Approval of School Building Bonds

 **YES** Shall the board of Independent School District No. 775 (KMS Public Schools), Minnesota be authorized to issue general obligation school building bonds in an amount not to exceed \$17,150,000 for acquisition and betterment of school sites and facilities including, but not limited to, additions at the Elementary School and Secondary School, improvements to existing space, deferred maintenance, parking lot improvement and various other capital projects districtwide?
 **NO**

BY VOTING "YES" ON THIS BALLOT QUESTION, YOU ARE VOTING FOR A PROPERTY TAX INCREASE

School District Question 2 Approval of School Building Bonds

 **YES** Shall the board of Independent School District No. 775 (KMS Public Schools), Minnesota be authorized to issue general obligation school building bonds in an amount not to exceed \$10,800,000 for acquisition and betterment of school sites and facilities including, but not limited to, additions at the Secondary School, athletic field improvements at the Elementary and Secondary School sites, parking lot improvement and various other capital projects districtwide?
 **NO**

BY VOTING "YES" ON THIS BALLOT QUESTION, YOU ARE VOTING FOR A PROPERTY TAX INCREASE

(Reverse side of ballot)

OFFICIAL BALLOT

November 7, 2023

Judge

Judge

(The ballot is to be initialed by two judges)

APPENDIX D

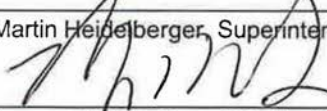
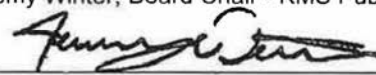
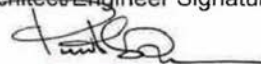
KMS Public Schools – ISD #775

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

Documentation obligating the school district and contractors to comply with items (i) to (vii) in planning and executing the project:

- (i) The school district will be in compliance with Minnesota Statutes, section 471.345, governing municipal contracts issued for this project.
- (ii) The school district and the architects will include elements of sustainable design for this project.
- (iii) If the project installs or modifies facility mechanical systems, the school district, architect/engineers and contractors will be in compliance with school facility commissioning under Minnesota Statutes, section 123B.72, certifying the plans and designs for the heating, ventilating, air conditioning and air filtration for an extensively renovated or new facility meet or exceed current code standards, including the ASHRAE air filtration standard 52.1.
- (iv) If the project creates or modifies interior spaces, the district, architects/engineers and relevant contractors have considered the *American National Standards Institute Acoustical Performance Criteria, Design Requirements and Guidelines for Schools* on maximum background noise level and reverberation times.
- (v) The project will be in compliance with Minnesota State Fire Code.
- (vi) The project will be in compliance with Minnesota Statutes, chapter 326B, governing building codes.
- (vii) The school district and the architects/engineers have been in consultation with affected government units about the impact of the project on utilities, roads, sewers, sidewalks, retention ponds, school bus and automobile traffic, access to mass transit and safe access for pedestrians and cyclists.

The school district and architect/engineers will maintain documentation showing compliance with these items upon, and subsequent to, project completion.

Martin Heidelberg, Superintendent - KMS Public Schools 	Date 7-6-23
Jeremy Winter, Board Chair - KMS Public Schools 	Date 7/4/23
Architect/Engineer Signature - Pat Overom, PE - ICS 	Date 7/6/23