

WAYZATA PUBLIC SCHOOLS

Independent School District 284
Wayzata, Minnesota

BOARD OF EDUCATION

Special Meeting - July 24, 2017 - 4:00 PM
District Administration Building, 210 County Road 101 N

AGENDA

1. ROLL CALL	3
2. BUSINESS AND FINANCE	
A. Review & Comment	4
B. Land Purchase Agreement	74
C. Approval of the Purchase Agreement for Purchase of Land	93
1. Resolution Authorizing the Superintendent and/or Executive Director of Finance and Business Services to Execute Closing Documents for the Purchase of Land	94
D. Approval of National Association of Student Councils 2018 Conference Hosting Agreement	95
E. Meadow Ridge Addition Lease Purchase RFP	112
3. ADJOURN	117

WAYZATA PUBLIC SCHOOLS

Independent School District 284
Wayzata, Minnesota

MISSION

Our Core Purpose:

The mission of Wayzata Public Schools is to ensure a world-class education that prepares each and every student to thrive today and excel tomorrow in an ever-changing global society.

VISION

What We Intend to Create and Experience:

The vision of Wayzata Public Schools is to be a model of excellence where all students discover their unique talents, develop a love and tenacity for learning and demonstrate confidence and capacity for success through:

Exceptional Student Learning, Experiences and Relationships:

- High achievement by each and every student—no exceptions, no excuses;
- Content-rich, rigorous and personalized education;
- Meaningful relationships with teachers, staff, mentors and peers in a welcoming, nurturing and safe environment where all are valued for who they are and the contributions they make.

Community Trust, Confidence and Partnership:

- Comprehensive learning opportunities meeting diverse learner needs and community aspirations;
- Committed to being the first choice for students and families;
- Maintaining the highest levels of satisfaction and pride by staff, parents and community.

Operational Excellence:

- Attraction, development and retention of exemplary, creative and engaged employees;
- Accountability by all staff for individual and collective performance;
- Effective and efficient use of time and human, financial and physical resources;
- Culture of continuous improvement and responsive innovation;
- High performing district governance, management and partnerships.

WAYZATA PUBLIC SCHOOLS
Independent School District 284
Wayzata, Minnesota

BOARD OF EDUCATION
Special Meeting – July 24, 2017

AGENDA SECTION: 1. Call to Order

ITEM: Call to Order/Roll Call Attendance

COMMENTS BY: Chris McCullough, Board Chair

School Board Chair, Chris McCullough, will call the meeting to order. Board Clerk Andrea Cuene, will call the roll.

	<u>Present</u>	<u>Absent</u>
Linda A. Cohen	_____	_____
Andrea Cuene	_____	_____
Sarah Johansen	_____	_____
Erik Brown	_____	_____
Chris McCullough	_____	_____
Bonita Lucky	_____	_____
Cheryl Polzin	_____	_____
Dr. Chace B. Anderson, Ex Officio	_____	_____



Review and Comment Submittal
Bond Referendum Projects
Capacity/Safety and Academics facility needs

Wayzata Public Schools
Independent School District #284
<http://www.wayzata.k12.mn.us>

Presented to:
Minnesota Department of Education

July 11, 2017



July 11, 2017

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

Re: Independent School District #284
Capacity, Safety and Academics Bond Referendum Projects

Dear Commissioner Cassellius:

In accordance with M.S. 123B.71, Wayzata Public Schools, Independent School District 284, is submitting this Review and Comment document for review and approval of proposed Bond Election for a new Elementary School, safety improvements and select improvements to support Academics Needs. These projects include completing urgent capacity projects including a new 9th elementary school, Central Middle School core capacity needs as prioritized by a citizens growth task force and brought forward by the Board. These items were identified through extensive enrollment and demographic projections in conjunction with facility capacity studies and address the most efficient way to address capacity needs of the District.

These project's total costs of \$70,000,000 will be funded through a proposed Bond Election on November 7, 2017. The District will also seek approval from taxpayers on two additional matters – renew and increase operating levy referendum to \$2,000 per pupil and renewal of existing technology levy (capital projects levy for technology).

Additional specific details involving the need for these projects are furnished in the attached report. We appreciate your review and comment on this important proposal and look forward to your reply.

Sincerely,

A handwritten signature in black ink that reads "Chace B. Anderson".

Dr. Chace B. Anderson
Superintendent

cc: School Board
Executive Director of Business Services
Facilities Program Director



TABLE OF CONTENTS

	<u>Page</u>
Introduction/Key Information	1
___ 1. Geographic Area and Population to be Served	6
Geographic Area to be Served	
PK-12 Enrollment History	
PK-12 Enrollment Projections	
___ 2. List of Existing Facilities	8
Description of Existing Facilities/Utilization	
Available Alternate Facilities	
___ 3. Specific Deficiencies of the School Facilities	11
Demonstrating Need	
Process used to Determine Deficiencies	
List of How Deficiencies will be Addressed	
Specific Benefits to Students, Teachers and Community	
___ 4. Description of Proposed Project	16
Site and Outdoor Acreage	
Square Footage Allocations	
Estimated Expenditures	
Estimated changes in Facility Operating costs	
Schedule	
___ 5. Financing the Project	20
Applicable Statutory Citations	
Scheduled Date and Required Notice	
Schedule of Bond Payments	
Property Tax Impact	
___ 6. Obligating Documents	25
Governing municipal contacts	
Sustainable design	
Commissioning	
Acoustical Performance	
State Fire Code	
Building Codes	
Consultation with Local governments on infrastructure	



Appendix A Enrollment Projections Capacity Analysis	29
Appendix B District Map	34
Appendix C Elementary School Program	35
Appendix D Elementary School Site Safety Upgrades	38
Appendix E Middle School Improvements Diagrams	46
Appendix F Community Task Force report	50



Introduction

2016 Growth Task Force

In the fall of 2016, the Wayzata School Board appointed a 25-member Community Growth Task Force on Facilities comprised of a broad cross section of interests from the Wayzata School District – existing residents, District alumni, new residents, parents, and grandparents.

The Task Force’s purpose was to study the effect of District growth on the District’s educational facilities needs over the next 8-10 years and make recommendations to the School Board based on its findings.

To accomplish this task, the Task Force analyzed, among other things, current student enrollment, projected enrollment growth, current District facilities capacities, and projected future facilities needs and related costs.

The Task Force met five times between November 2016 and February 2017, spending more than ten hours in large and small group sessions, plus additional individual work outside of the meetings often involving discussions with residents and others not directly working on the Task Force. The discussions were open and honest and, at times, heated, with differing opinions heavily debated – with different Task Force members playing devil’s advocate to probe a position further.

As a result of its thorough and deliberate efforts, the Task Force reached consensus on the following recommendations for consideration by the School Board:

1. *Build a new 9th Elementary School to Accommodate Forecasted Population Growth: As its next major building project, the District should build a new Elementary School to accommodate approximately 890 students to be similar to Meadow Ridge Elementary. The District’s Elementary Schools currently exceed their intended capacity and, based on projected growth, it is forecast to continue to grow to 700 students beyond capacity by the 2019-20 school year, and remain over capacity by 2020-21 (800 students over), reaching 900 students over capacity by 2022-23 and remain at this higher enrollment level as the District’s available land continues to be developed. This recommended 9th Elementary School will allow the District to better accommodate projected resident growth for the next five years and beyond.*
2. *Purchase land for a new Elementary School: As part of preparing for a new 9th Elementary School, there will be a need for additional site sufficiently sized for a new Elementary School, parking and outdoor facilities. The Task Force supports the purchase of 28 acres made available by a local developer.*
3. *Continue to adapt Central Middle School to Accommodate Expanding Middle School Population: The District should continue to create additional Middle School capacity by renovating portions of Central Middle School so additional space can be made available for classrooms. Like the Elementary level, the Middle Schools also currently have a pressing need for capacity relief. The Middle Schools are forecast to have an additional capacity need as grade level enrollment approaches 1,000 students in each grade level. In 2019, the projected middle school enrollment growth can be accommodated at Central Middle School. The core facilities need renovation to provide additional space for dining and a new and renovated kitchen to supply additional food service capacity.*



4. Update Site safety and vehicular separation: *The District should continue to seek to improve vehicle separation and drop off and pick up safety at affected schools, which will enhance District operations.*
5. Update Media Centers to Meet New Educational Methodologies: *The District should upgrade its Media Centers to support changing learning methodologies and continue the District’s reputation for educational excellence*
6. Update Middle School Performance spaces: *To maximize District flexibility for performance venues and more equitable spaces across the middle schools, the District should improve the existing multi-use spaces at East and West Middle Schools.*

Prepare for Potential Need for Additional School Capacity: *Because the next capacity concern is somewhat unclear, the School Board should consider convening another Task Force in the future to study that issue.*

Studied Options

The Growth Task Force studied optional District building configurations to solve the projected surge in Elementary enrollment. They represent a variety of ways to accommodate the projected increase in enrollment. The Task force concurred with District Administration that a new elementary school is the preferred solution for the current growth. They further recommended that it either be larger than the current Meadow Ridge or that provisions should be made to enlarge it in the future.

The Task Force discussed each of the options to better understand the effects on the District. The options which preserve the District’s preferred grade organization of grades K-5 elementary schools, grades 6-8 middle schools, and a grades 9-12 high school considered additions as well as new buildings. The Task Force spent significant time detailing the district’s growth and timing of additions.

The Task Force’s recommendation was to **Build a 9th elementary school**

2017 Board of Education and Administration

The Board of Education received the Task Force report and recommendations on January 30, 2017.

Over a series of subsequent Board work sessions, January through June 2017, the Wayzata Board of Education requested additional information from Administration and consultants.

The Board of Education requested the Facilities Committee of the Board to develop additional detail to determine scope and costs of proposed solutions. It was clear that District housing development and turnover will continue to generate school age population growth and it is expected to have a significant impact to Elementary space needs.

Further study included impact of enrollment projection refinement and impacts of additional proposed housing developments within the District.



A recently updated demographic study indicates that the District will experience moderate resident student growth over the next several years. This enrollment growth translates into a need to increase the District’s facilities’ capacities.

The District has been experiencing significant residential development in the northwest portion of the District and a corresponding student enrollment growth. At the same time, the more mature portions of the District have experienced student enrollment growth as these households turnover. The District administration continues to review these trends to balance student enrollments with facility capacities.

Board Work Sessions – January-June 2017

At multiple work sessions from January to June, the Administration presented additional information for Board background of both the recommendations as well as feedback on the components under consideration all based upon the recommendations and work of the Community Task Force. The discussions worked through capacity needs, safety and security improvements scope, and potential investments in Academics support spaces such as media centers and Middle level performance spaces. There was also review of community survey results and financial planning for the potential bond issue.

Administrative Recommendation – June 2017

On June 12, 2017, the Administration presented a recommended course of action that was based upon the recommendations and work of the Community Task Force. The recommended plan included a new 9th Elementary with a capacity of approximately 875 and core capacity improvements at Central Middle School as well as Districtwide infrastructure upgrades for safety and Academics at the other district elementary schools. The package totals \$70,000,000.

Board of Education Action – July 2017

On July 10, 2017, the Wayzata Board of Education votes unanimously to approve the recommended Bond Election package and to submit the proposal to the Minnesota Department of Education for Review and Comment. In addition to the Bond Election package, the district will also seek voter approval to renew and increase its operating referendum and renew one of two voter approved technology capital project levies.



This facility proposal, in response to more than seven years of study on facilities and responses to identified needs, growth has continued and even increased. Growth has led to the current proposal.

The Proposal

On July 10, 2017, the Board of Education approved a total referendum proposal as recommended by the Administration and Community Committee on Facilities in the amount of \$70,000,000 and passed a resolution to submit this proposal to the Commission of Education for review and comment.

The Committee, the Administration, and the School Board agree that this proposal is in the long term, best interest of the District. This proposal will:

1. Provide additional capacity at the Elementary level to meet immediate and projected growth needs of the District. Given the present population growth pattern it is critical that this additional capacity, is “on-line” by the Fall of 2019. To address District K-5 capacity needs, a new 9th Elementary School is proposed for the northern portion of the District.
2. Provide additional core facility capacity at Central Middle School to meet the immediate and projected growth needs of the District. Given the present population growth pattern, it is critical that this additional capacity is “on-line” by the Fall of 2019 or sooner. To address the district grades 6-8 middle school core capacity needs, renovations to Central Middle School are proposed to increase the capacity of food service and dining facilities to allow for lunch to modify operations from five lunch periods down to three lunch periods.
3. Reinvest in Districtwide infrastructure to address improved site safety and site vehicular separation and flow at a number of our Elementary and Middle school sites. To address these safety needs, strategic investments are proposed for the District’s existing facilities.
4. Reinvest in Districtwide infrastructure to address improved Academic spaces such as media centers at the Elementary and Middle school level and Middle school performance spaces at EMS and WMS. To address these needs, strategic investments are proposed for the District’s existing facilities.



KEY INFORMATION

SCHOOL CONSTRUCTION PROJECT SUMMARY

School Facilities Deficiencies/Needs:	The District has capacity needs at the elementary level that can be addressed by a new 9 th Elementary building. The District sees long term educational benefits to the proposed projects.
Description of Projects:	<ul style="list-style-type: none">• A new 9th Elementary School which will add 30 additional classroom spaces to Districtwide Elementary Capacity.• Renovation to core food service and dining facilities at Central Middle School to provide additional capacity to better match the classroom capacity.• Site safety and vehicle separation investments at the District's existing facilities.• Academic facility reinvestments in Elementary and Middle School media centers and middle school performance spaces
Project Costs: Financing	<ul style="list-style-type: none">• Voter approved Bond Authority to issue General Obligation Bonds
Bond Election:	November 7, 2017
School District Superintendent:	Dr. Chace B Anderson chace.anderson@wayzata.k12.mn.us 763-745-5000
Executive Director of Business Services:	Mr. Jim Westrum jim.westrum@wayzata.k12.mn.us 763-745-5000
Director of Buildings and Grounds:	Mr. Jon Deutsch jon.deutsch@wayzata.k12.mn.us 763-745-5000
Architects / Planner:	Wold Architects and Engineers - 651-227-7773 Scott McQueen, Lynae Schoen, Valerie Petersen smcqueen@woldae.com
Construction Manager:	Kraus-Anderson - 763-786-7711 Mark Kotten, Pat Mulcahy mark.kotten@krausanderson.com
Financial Consultant:	Ehlers and Associates – 651-697-8500 Joel Sutter
Bond Counsel:	Knutson Flynn and Deans – 651-225-0616 Tom Deans

The following “Review and Comment” submittal includes a more detailed description of this summary.

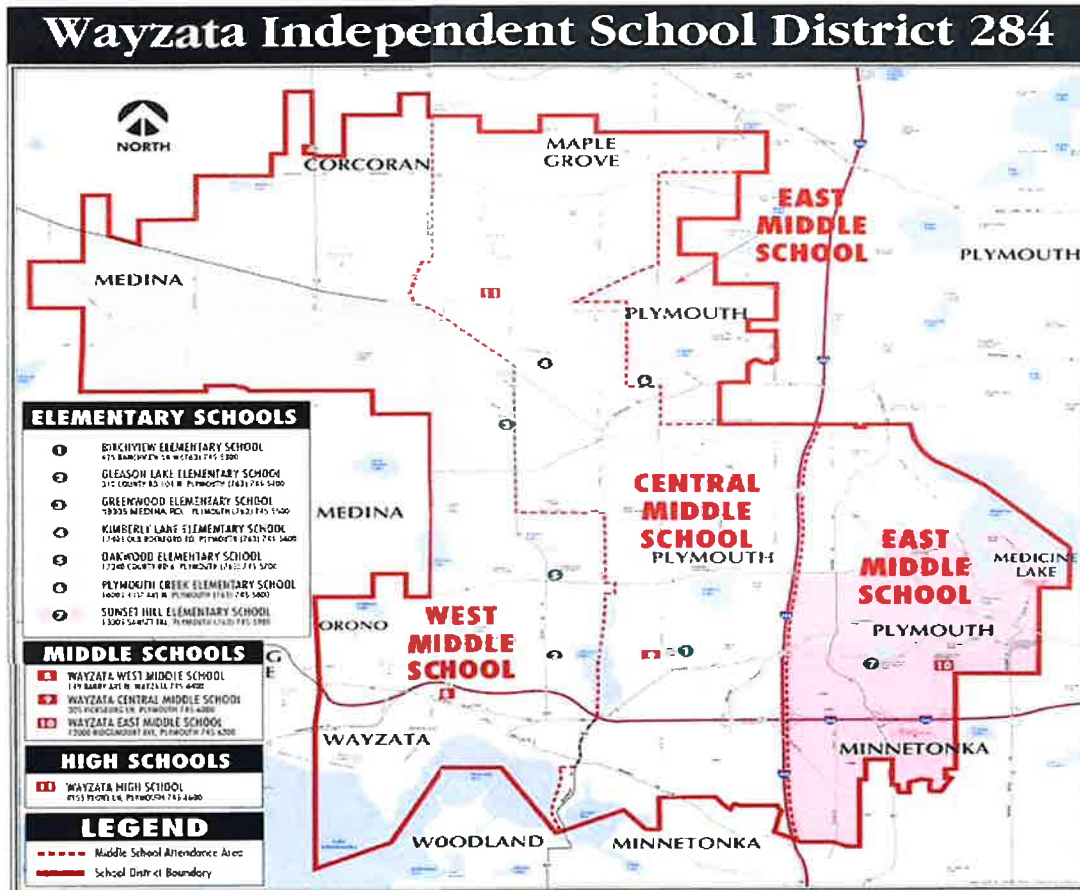
1. *The geographic area and population to be served*
 - a. *Preschool through grade 12 student enrollments for the past five years*
 - b. *Student enrollment projections for the next five years*

1.a. Geographic Area to be Served, Population and Enrollment

Wayzata Independent School District No. 284 is located 10 miles west of Minneapolis and spans a geographic area of 38 square miles. The School District serves all or portions of eight west suburban municipalities, including Corcoran, Maple Grove, Medicine Lake, Medina, Minnetonka, Orono, Plymouth and Wayzata. The estimated population of the Wayzata School District continues to grow and currently is approaching 66,000.

Population information provided by the Metropolitan Council affirmed that the City of Plymouth is the largest municipality in the district both for population and landmass. It will continue to be a growing community.

There is significant, confirming evidence based on actual building permits, local projections, regional projections and Metropolitan Council projections that further development will continue in Wayzata School District. District Enrollment is expected to see slow steady growth adding approximately 300 students annually totaling approximately 1,000 additional students over the next three years. Current housing projections show more than 1,000 new single family homes planned within the next three years and existing housing stock turning over more rapidly than the previous decade.





1.b. Enrollment Projections

The Wayzata School District enrollment for the 2016-17 school years is 11,351 students and is expected to grow by more than 1,500 students to 12,922 students by 2022-23. Since 2012-13, the district’s projected enrollment over the ten year period ended June 30, 2023 will be slightly more than 2,300 students or 22%. The district has and will remain closed to non-resident open enrollment agreements for the foreseeable future. Neighboring districts include Minnetonka, Robbinsdale, Hopkins, Orono, Rockford, and Osseo. The following chart tracks the prior five years of actual enrollment, current enrollment, and five year projected enrollment for the district.

Enrollment History and Projections through 2023

Year	Actual 2012-13	Actual 2013-14	Actual 2014-15	Actual 2015-16	Actual 2016-17	Current 2017-18	Projected 2018-19	Projected 2019-20	Projected 2020-21	Projected 2021-22	Projected 2022-23
Kdgn	694	629	748	808	831	875	895	904	911	916	918
Grade 1	719	806	721	803	892	899	947	968	978	986	954
Grade 2	828	738	823	754	869	926	933	983	1005	1015	1004
Grade 3	852	837	755	845	815	897	956	963	1015	1038	1032
Grade 4	788	891	844	767	886	939	924	984	992	1045	1053
Grade 5	785	814	902	864	798	908	860	947	1009	1017	1058
Grade 6	858	816	836	939	960	841	956	906	998	1063	1044
Grade 7	879	870	845	868	950	984	862	980	929	1023	1076
Grade 8	852	884	865	832	894	956	990	867	986	934	1023
Grade 9	807	848	877	855	872	899	962	996	872	992	937
Grade 10	812	809	823	864	861	863	890	952	986	863	982
Grade 11	793	792	786	799	857	843	844	871	932	965	844
Grade 12	786	762	744	733	791	816	802	803	829	887	919
Served	10,453	10,496	10,569	10,731	11,276	11,546	11,821	12,124	12,442	12,744	12,847
Tuitioned Out	167	173	141	74	75	75	75	75	75	75	75
Total	10,620	10,669	10,710	10,805	11,351	11,621	11,896	12,199	12,517	12,819	12,922

Beginning in 2015-16, approximately 70 students who previously attended FAIR schools under tuition agreements returned to attend Wayzata Public Schools.

See Appendix A for additional K-12 Enrollment Projection information.



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

2.a. Description of Existing Facilities by Year Constructed

<p>Birchview Elementary 425 Ranchview Lane Plymouth, Minnesota 55447 59,720 Total Square Feet 1969 Original Construction: 55,440 sq. ft. 1995 Addition/Remodel: 4,280 sq. ft. School Site Size: 15 Acres SF/Pupil: 124.67 SF/Student</p>	<p>Gleason Lake Elementary 310 County Road 101 North Wayzata, Minnesota 55391 80,710 Total Square Feet 1988 Original Construction: 80, 600 sq. ft. 2003 Addition: 110 sq. ft. School Site Size: 27 Acres (includes Administration Building) SF/Pupil: 139.40 SF/Student</p>
<p>Greenwood Elementary 18005 Medina Road Plymouth, Minnesota 55446 88,016 Total Square Feet 1964 Original Construction: 60,421 sq. ft. 1989 Addition/Remodel: 2,570 sq. ft. 1999 Addition/Remodel: 8,825 sq. ft. 2013 Addition/Remodel: 16, 200 sq. ft. School Site Size: 29 Acres SF/Pupil: 108.53 SF/Student</p>	<p>Kimberly Lane Elementary 17405 Old Rockford Road Plymouth, Minnesota 55446 83,000 Total Square Feet 1991 Original Construction School Site Size: 21 Acres SF/Pupil: 116.57 SF/Student</p>
<p>Oakwood Elementary 17340 County Road 6 Plymouth, Minnesota 55447 95,476 Total Square Feet 1957 Original Construction: 72,786 sq. ft. 1992 Addition/Remodel: 8,000 sq. ft. 2008 Addition/Remodel: 4,704 sq. ft. 2013 Addition/Remodel: 9,986 sq. ft. School Site Size: 40 Acres (Includes Central Service Facility and Full Production Kitchen) SF/Pupil: 179.13 SF/Student</p>	<p>Plymouth Creek Elementary 16005 41st Avenue North Plymouth, Minnesota 55446 81,000 Total Square Feet 1988 Original Construction School Site Size: 19.5 Acres SF/Pupil: 114.89 SF/Student</p>
<p>Sunset Hill Elementary 13005 Sunset Trail Plymouth, Minnesota 55441 73,598 Total Square Feet 1963 Original Construction: 57,973 sq. ft. 1989 Addition/Remodel: 3,000 sq. ft. 2000 Addition/Remodel: 4,010 sq. ft. 2013 Addition/Remodel: 8,615 sq. ft. School Site Size: 20.3 Acres SF/Pupil: 104.39 SF/Student</p>	<p>Meadow Ridge Elementary 17905 County Rd 47 Plymouth, Minnesota 55446 102,508 Total Square Feet 2016 Original Construction: 85,208 sq. ft 2018 addition: 17,300 sq. ft School Site Size: 21.8 Acres SF/Pupil: 103.66 SF/Student</p>



2.a. Description of Existing Facilities by Year Constructed

<p>Central Middle School 305 Vicksburg Lane Plymouth, Minnesota 55447 308,568 Total Square Feet 1960 Original Construction: 97,246 sq. ft. 1962 Addition: 9,545 sq. ft. 1964 Addition: 35,636 sq. ft. 1968 Addition: 45,978 sq. ft. 1973 Addition: 73,163 sq. ft. 1989 Addition: 47,000 sq. ft. School Site Size: 65 Acres SF/Pupil: 246.46 SF/Student</p>	<p>East Middle School 12000 Ridgemount Avenue Plymouth, Minnesota 55441 146,111 Total Square Feet 1967 Original Construction: 134,711 sq. ft. 1980 Addition: 11,000 sq. ft. 2003 Addition/Remodel: 400 sq. ft. School Site Size: 40 Acres SF/Pupil: 194.56 SF/Student</p>
<p>West Middle School 149 Barry Avenue North Wayzata, Minnesota 55391 167,525 Total Square Feet 1949 Original Construction: 103,000 sq. ft. 1968 Addition: 40,000 sq. ft. 1989 Addition: 24,000 sq. ft. 2014 Addition: 525 sq. ft. School Site Size: 35.5 Acres SF/Pupil: 215.76 SF/Student</p>	<p>Wayzata High School 4955 Peony Lane North Plymouth, Minnesota 55416 656,432 Total Square Feet 1997 Original Construction: 487,000 2006 Addition: 432 sq. ft. 2016 Additions 169,000 sq ft School Site Size: 132.96 Acres plus 94 Acres owned by City of Plymouth SF/Pupil: 191.53 SF/Student</p>
<p>Administration Building 210 County Road 101 North Wayzata, Minnesota 55391 8,600 Total Square Feet School Site Size: * See Gleason Lake</p>	<p>Central Services Facility 17305 19th Avenue North Plymouth, Minnesota 55447 21,205 Total Square Feet School Site Size: * See Oakwood</p>
<p>Central Sports Complex Storage Facility 305 Vicksburg Lane Plymouth, Minnesota 55447 7,210 Total Square Feet 2003 Original Construction School Site Size: N/A</p>	<p>Central Sports Complete Ice Arena and Inflatable Dome 305 Vicksburg Lane Plymouth, Minnesota 55447 Dome: 66,729 sq. ft. Arena: 31,936 sq. ft. (included in CMS) School Site Size: *See Central Middle School</p>

2.b. Description of Existing School Facilities by Use

The Wayzata School District is currently operating seven (8) active elementary school facilities, three (3) middle school facilities, and one (1) high school building. There are 12 school-building sites within the Wayzata School District with a variety of construction dates. There is also a Central Services Facility and a District Administration Facility. The District’s Early Childhood Center is located at a leased facility at a strip mall and some District Administrative functions are located at another leased office building.



2.c. Available Alternate Facilities

The proposed projects include a new Elementary in the northern part of the District to provide capacity that is efficient to operate. There are no alternative Facilities available within the School District boundaries to house the school population or in any neighboring School Districts.



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

Specific Deficiencies of the Facility

3.a. Demonstrated Need for a [New] or [Renovated] Facility to be provided

Brief Summary of Facility Deficiencies

The District has sufficient capacity to house current secondary grades student population. Projected continued population growth will apply significant pressure to the District's Elementary schools.

Some attendance areas are growing faster than others. The District is in an ongoing process of limiting open enrollment to offset increased resident growth. The School District revised attendance boundaries for the start of school in the Fall of 2013/14 and again with the opening of the new Meadow Ridge Elementary in the Fall of 2016. The attendance area adjustments relieve overcrowding near term but cannot address the ongoing accelerated growth in the student age population.

Due to resident student growth, larger classes are arriving at the kindergarten and early grades and are applying pressure at the District's Elementary level. The Elementary schools are currently at their capacity as October 1, 2017 enrollment will be 5,344. Recently updated enrollment projections indicate five year growth to 12,922 in grades K-12 and the potential for up to 13,400 grades K-12 students within 10 years.

New housing development is occurring in 5 different municipalities within the ISD #284 District borders (Plymouth, Wayzata, Maple Grove, Medina, and Corcoran). More than 1,000 new homes are planned for the next 3-5 years. Currently, the District has 21,000 households and is projected to have 25,000 households upon the complete build out of all vacant land - currently projected to occur after 2040.

Beyond capacity needs, the District is always looking to improve on safety and Security needs. A recent review of the Central Middle school site due to increasing student population led to identifying need to address vehicular separation and Bus drop off arrangement to enhance safety for all. A similar review was conducted across the remainder of the district buildings and similar site needs were identified at 7 of the District's 8 elementary sites.

Academics needs are highlighted by the evolution of Elementary media center space. A successful pilot project to remake Oakwood Elementary Media center in 2013 led to district wide discussions about the future role of media centers. The design of the new Meadow Ridge elementary included a new look at media services as well. With the prospect of a new 9th elementary and its new media center, the district sees a need to address the media centers at their remaining elementary schools and at the three Middle schools.

Another ongoing issue is Middle school performance spaces. As central Middle school is the district's former High School, students in this site benefit from the use of a full auditorium space. While this space is available on a limited basis with both East and West middle schools, much of the performance needs at those sites are met by utilizing existing gym spaces. While this has worked over the years, much of what makes it work is temporary accommodations and flexible expectations. The need to better accommodate performances at EMS and WMS has



been prioritized by the district and modest investments are proposed to address this need but to maintain flexibility of multi-use gym spaces.

These needs were identified and prioritized following the District's process of involving community through a growth task force, along with internal groups that oversee Capital requests and the Facilities committee of the board

3.b. Process Used to Determine the Deficiencies

In the spring of 2010, District 284 retained consultants to perform a facility analysis and assessment in order to understand the educational and capacity needs as well as the facility conditions at all of the district buildings. The capacity analysis is updated annually to reflect ongoing needs in response to a growing population. The facilities condition assessment is also annually updated to reflect projects completed as well as new deteriorated conditions noted.

The discussion of Elementary and Secondary capacity has continued over the last seven and a half years. See Appendix A for a concise summary of Enrollment and Capacity as it relates to this year and future years. The District continually monitors new housing development within its boundaries and also studies neighborhood turnover on a periodic basis. The District does internal enrollment projections and utilizes an outside consultant to perform enrollment projections as well. See Appendix A for the most recent enrollment projections performed by Hazel Reinhardt in 2017.

In the winter of 2016/17 the District convened a community based Growth task force to examine the enrollment growth projected for the district as well as current and future facility capacities. The task force was unanimous in their recommendation for the District to build a new Elementary School to be as large as practical and open as soon as possible.

Subsequent study by District Administration and the facilities committee of the Board further refined the Elementary proposal but also considered other identified facilities needs throughout the District.

3.c. List of Deficiencies that Will and Will Not Be Addressed by the Proposed Project

The following are proposed deficiencies that will be addressed through these proposed projects

- additional Elementary level capacity
- additional Central Middle School core capacity
- site vehicle separation and safety at CMS and Elementary sites
- academic needs at Elementary and Middle school media centers
- academic needs at WMS and EMS performance spaces

The following deficiencies that will Not be addressed as part of this proposal:

- deferred maintenance items will be funded under LTFM as part of the District's 10 year plan
- converting existing leased spaces for 0-4 year old programming into District owned facilities



3.d Specific Benefits that the New or Renovated Facility Will Provide to the Students, Teachers, and Community Users Served by the Facility

At the completion of these proposed projects, the benefits that will be provided to the District students, community, and staff will include:

Capacity benefits:

- Maintaining acceptable Elementary capacity to meet the challenges of enrollment growth and continued support of the educational mission and needs of the School District in a geographically appropriate location, as related to resident student demographics now and into the future.
- Maintaining acceptable Middle School capacity to meet the challenges of enrollment growth and continued support of the educational mission and needs of the School District in an efficient and sustainable approach.

Safety benefits:

- Maintaining acceptable Central Middle school on-site vehicular management, and capacity to meet the challenges of enrollment growth and continued support of the educational mission and safety needs of the School District.
- Maintaining acceptable Elementary School on-site vehicular management, pedestrian safety to meet the challenges of enrollment growth and continued support of the educational mission and needs of the School District

Academic space benefits:

- Maintaining acceptable Elementary and middle School Media centers to meet the challenges of changing learning styles and continued support of the educational mission and needs of the School District in a equitable manner across all the District's elementary and Middle School buildings.
- Maintaining acceptable Middle School performance spaces to meet the challenges of multi-use functionality and continued support of the educational mission and needs of the School District in an efficient and sustainable approach.

Benefits of a New 9th Elementary School

The proposed New 9th Elementary School addresses both the current challenges for additional space needed to accommodate the challenge of the District's accelerated geographical growth in the North and Western part of the District where there is currently not enough Elementary capacity.

Benefits include:

- The opportunity to adjust Elementary attendance areas to better serve our changing student population.
- More efficient transportation for our Elementary population as our District grows North of Highway 55.



Benefits of core space expansion at Central Middle School

1. The proposed renovations to Central Middle School addresses both current challenges of a 1,200 student body as well as a gradual an increase to 1,600 student capacity.
2. A reallocation of space to the Middle School core would be renovated to correct current shortcomings in cafeteria capacity, student circulation and gathering, as well as adequate space for daily food preparation and serving.
3. Classroom renovation for some increased capacity would provide the necessary classroom space to accommodate an additional 400 students.

Accommodating additional students at central Middle School has numerous benefits.

- Offers equity of opportunity for all students.
- Class sizes can be best managed over larger co-horts.
- Electives can be best maintained through a larger student population.
- Efficiently delivers services to students and staff as it leverages the existing infrastructure and systems that already exist.
- Transportation and food services remain efficient.
- Facilities and grounds services and costs are efficient.

See Appendix F for Growth Taskforce Benefits they identified.

Benefits of Site Safety and vehicle separation improvements

The proposed reinvestment in existing elementary school sites addresses both the current challenges of vehicle separation and safe pedestrian routes to our Schools

Benefits include:

- The opportunity to adjust bus loading locations to better accommodate parent drop-off, pick-up and queing.
- More efficient and safe sites for students, staff and community as it relates to vehicles and pedestrians
- More consistent approach to vehicle separation and safety at all schools.
- Increased monitoring and supervision of parent drop off and pick up.
- Improved experience for visitors.



Benefits of Infrastructure Improvements

The proposed investments in infrastructure include improved media center reinvestments and Middle School performance upgrade projects.

Benefits of Elementary media center reinvestments include:

- Our instructional delivery methods and role of the shared media center assets have evolved to increased flexibility and mobile solutions..
- Continuous engagement of students.

Benefits of Middle School performance space upgrades projects include:

- Our East and West Middle Schools utilize flexible shared space, yet can enhance the space further to allow for improved participant experiences.
- More equitable spaces with improved characteristics for performances.
- Improved experience for audiences.



4. A narrative description of the project, including

- a. the specification of site and outdoor space acreage as provided in the Guide for Planning School Construction Projects in Minnesota. Only usable acreage should be included,
- b. square footage allocations for new and converted classrooms, labs and support spaces,
- c. estimated expenditures for the major portions of the project in reasonable detail, and
- d. the dates the project will begin and be completed,

4a. Site and outdoor space acreage:

- The proposed projects do not modify the site acreage of any of the existing sites. As such, the acreage shown as part of Section 2 of this Review and Comment will remain unchanged.
- The new 9th Elementary School will be developed on a parcel that meets or exceeds the MDE guidelines for a new school

New 9th Elementary Site

Site = TBD (Target = 20-23 Useable Acres)

Capacity = 760 Students

MDE Guideline Useable Average = 10-15 + 8 Acres = 18-23 acres

See Appendix B for District Map

4.b. Square footage allocations

- The proposed project is a new 9th elementary similar to the recently opened Meadow Ridge Elementary including the additional square footage that is now under construction as a lease levy addition to Meadow Ridge.

New 9th Elementary School

71,911 SF
x 1.41
101,040 GSF New Building

See Appendix C for Full Elementary School Program

- The proposed project is a series of renovations to the existing Central Middle School building.

Core Capacity/Cafeteria/Commons renovation at CMS

Cafeteria expansion (renovation of existing space)	2,500 SF
New kitchen (within existing space)	1,500 SF
Remodeled classrooms	7,000 SF
Total	<u>11,000 SF</u>
	x 1.135
	12,485 NSF renovation



- The proposed project is site safety improvements at CMS

Central Middle School site improvements

See Appendix E for site improvement proposed scope

Approximately	<u>250,000 SF</u>
	250,000 sf site modifications

- The proposed project is site safety improvements at 7 Elementary sites

Elementary School site improvements

See Appendix E for site improvement proposed scope

Approximately	<u>510,000 SF</u>
	510,000 sf site modifications

- The proposed project is Elementary Media Center improvements at 6 sites

Elementary School media center improvements allowance

<u>20.000 SF</u>
20.000 sf furniture or renovation

- The proposed project is Middle School Media Center improvements at 3 sites

Middle School media center improvements allowance

<u>25.500 SF</u>
25.500 sf furniture or renovation

- The proposed project is Middle School performance space improvements at 2 sites

Middle School performance space improvements allowance

<u>27,000 SF</u>
27,000 sf renovation



4.c Project Budget Analysis

	Total Project Cost	Construction Budget	Construction Contingency	Owner Costs Fees/FF&E
A. Capacity Needs:				
1. New 9 th Elementary	\$30.2 mil	\$24.16 mil	\$1.208 mil	\$4.832 mil
2. Additional square footage/Capacity 185 additional students (total cap. 875)	\$5.6 mil	\$4.480 mil	\$224K	\$896K
3. Land for the 9 th Elementary School	\$6.0 mil	N/A	N/A	\$6.0 mil
4. Central Middle School Capacity improvements	\$6.0mil	\$4.80 mil	\$240K	\$960K
Capacity Subtotal	\$47.8 mil	\$33.44 mil	\$1.672 mil	\$12.688 mil
5. Traffic/Safety: Central Middle School	\$2.7 mil	\$2.56 mil	\$128K	\$262K
6. Safety: Elementary School site safety improvements	\$3.9 mil	\$3.25 mil	\$162K	\$488K
Safety Subtotal	\$6.6 mil	\$5.81 mil	\$290K	\$750K
7. Elementary Media center Improvements	\$4.7 mil	\$3.760 mil	\$188K	\$752K mil
8. Middle School Media center Improvements	\$21.9 mil	\$16.85 mil	\$843K	\$4.207 mil
9. Middle School Performing arts space improvements	\$6.0 mil	\$4.8 mil	\$240K	\$960K
Academics Subtotal	\$15.6 mil	\$25.41 mil	\$1.271 mil	\$5.919 mil
GRAND TOTAL	\$70 mil	\$64.66 mil	\$3.233 mil	\$19.357 mil

Miscellaneous Statement

It is anticipated by the School Board that surplus from the above noted projects (if any) will be used for yet unidentified deferred maintenance, capital expenditures for technology and/or equipment, or space expansion as the need may arise.



4.d Project Schedule Analysis

- The proposed projects will commence solicitation of bids in the early Spring of 2018. Substantial Completion for the work is scheduled for Fall 2019, with capacity available prior to the start of the 2019/2020 school year.
- **Dates the Project will Begin and Be Completed**

New Elementary School Project Schedule

Project Construction Documents Preparation	December 2017 – Spring 2018
Project Construction Documents Issue	Spring 2018
Project Construction	July 2018 – June 2019
Final Project Completion / Occupancy	Fall 2019

Districtwide Infrastructure Schedule

Project Construction Documents Preparation	Spring 2018/Spring 2019/Spring 2020
Project Construction Documents Issue	Spring 2018/Spring 2019/Spring 2020
Project Construction	Summer 2018/Summer 2019/Summer 2020
Final Project Completion / Occupancy	Fall 2018/Fall 2019/Fall 2020



5. The source(s) of financing the project;

- a. *if multiple sources of funding are to be used, provide all components of the financing plan,*
- b. *the scheduled date and required notice for a bond issue or school board action,*
- c. *a schedule of bond payments, including estimated debt service equalization aid,*
- d. *the sources and uses of funds report*
- e. *the effect of a bond issue (or lease levy) on local property taxes by the property class and valuation,*
- f. *total project cost must include:*
 - i. *total construction cost, and*
 - ii. *bond issuance/financing costs (if applicable), and*
- g. *other financing information as required:*
 - i. *Health and Safety and Alternative Facilities Bonding and Levy funded projects should be described in sufficient detail to allow cross-walking between the review and comment, the health and safety and the alternative facilities databases, and UFARS reporting.*
- h. *If the review and comment financing includes a lease-levy purchase under M.S. §126C.40, accurate lease payments schedules must be provided. The schedules submitted as part of the review and comment process will be used in setting the initial lease levy amount as part of the annual levy certification process.*

5a. Funding Sources

The District will use one funding source in financing the projects, summarized below:

	Capacity projects	Safety projects	Academic support projects	Total
Bond Funds	\$47,800,000	\$6,600,000	\$15,600,000	\$70,000,000
Total	\$47,800,000	\$6,600,000	\$15,600,000	\$70,000,000

The District will utilize voter approved Bond funds for the project costs.

All of the revenue and expenditures will be accounted for under UFARS with appropriate course codes. All concurrent projects under alternative facilities funding and health and safety funding will be included in the district’s required request and reporting formats to meet Department of Education timelines and data base reporting requirements.



Attached are the following schedules prepared by Ehlers, the District’s financial advisors.

- A schedule of estimated Sources and Uses of funds for the bond issue. This schedule includes estimates of issuance costs, underwriter’s discount, and investment earnings, and demonstrates the need to issue \$70,000,000 in bonds to finance \$ 70,698,065 million in project and issuance costs.
- A detailed schedule showing actual and estimated payments and tax levies related to capital and debt. This schedule includes levies for existing debt, lease levy, capital projects levy, health and safety levy, annual alternative facilities levy (non-bond levy), a potential voter-approved bond issue in 2017 (the subject of this Review and Comment), and two additional potential future alternative facilities issues (not a subject of this Review and Comment). A schedule of estimated payments for the proposed 2017 bond issue is included

5b. Scheduled Date and Required Notice for a Bond Issue / School Board Action

5c. Schedule of Bond payments, including estimated debt service equalization aid.

5d. The effect of a Bond issue on local property taxes.

. Other financing information as required.



PRELIMINARY INFORMATION - FOR DISCUSSION ONLY

Wayzata School District No. 294

Estimated Sources and Uses of Funds for Building Bonds
 June 2, 2017

Bond Amount	\$70,000,000
Estimated Project Cost	\$70,500,000
Dated Date of Bonds	2/1/2018
Sources of Funds	
Par Amount	\$70,000,000
Estimated Investment Earnings*	698,065
Estimated Net Bond Premium **	0
Total Sources	\$70,698,065
Uses of Funds	
Allowance for Discount Bidding	\$0
Estimated Legal and Fiscal Costs#	193,500
Net Available for Project Costs	70,504,565
Total Uses	\$70,698,065

- * Estimated investment earnings are based on an average interest rate of 1% and an average life of 1.0 years.
- ** The underwriter of the bonds may pay a premium to purchase the bonds. The amount will be determined based on the competitive bidding process, and may range from 0 to 5 percent or more of the bond amount. If any premium is received, it will be deposited in the construction fund and used to reduce the par amount of the bonds.
- # Includes fees for financial advisor, bond counsel, rating agency or agencies, paying agent, and county certificates.



PRELIMINARY INFORMATION - FOR DISCUSSION ONLY

Wayzata School District No. 284

Schedule of Estimated Capital and Debt Service Levies

\$70,000,000 Building Bonds
November 2017 Election
20 Years; Wrapped Around Existing Debt

June 7, 2017

	Potential Building Bonds
Bond Issue Amount:	\$70,000,000
Average Int. Rate:	3.25%
Dated Date:	2/1/2018

Levy Pay. Year	Tax Fiscal Year	Tax Capacity Value ¹ (\$000s)	Debt Service Levies - Existing Bonds**					Other Levies		Potential 2018 Building Bonds				Facilities	Combined Totals		
			Building Bonds ²	AF Bonds ²	Est. Debt Excess ³	Net Levy	Tax Rate	Capital Proj. Levy ⁴	Lease Levy ⁴	Principal	Interest	Excess ³	Debt Levy	Maintenance Levy	Levy	Tax Rate	
2016	2017	122,424	7.3%	13,319,142	1,413,768	(827,806)	13,905,102	11.28	5,997,307	2,887,213	-	-	-	-	3,458,723	28,148,345	21.38
2017	2018	131,024	7.0%	5,249,898	2,778,767	(213,174)	7,815,279	5.96	6,424,403	3,351,360	-	-	-	-	12,481,028	30,072,070	22.95
2018	2019	138,230	5.5%	5,670,814	2,961,498	(423,179)	8,209,101	5.94	6,874,111	3,351,360	810,000	2,275,000	-	3,239,250	9,700,000	31,373,822	22.70
2019	2020	145,142	5.0%	6,525,251	2,824,968	(388,453)	8,061,765	6.17	7,252,187	3,351,360	1,255,000	2,248,675	-	3,678,859	9,700,000	32,944,171	22.70
2020	2021	152,389	5.0%	6,007,181	3,241,816	(420,760)	8,828,237	5.79	7,614,797	3,351,360	2,645,000	2,207,888	-	5,095,532	9,700,000	34,588,928	22.70
2021	2022	156,971	3.0%	5,978,469	3,282,241	(416,205)	8,842,505	5.63	7,965,537	3,351,360	3,585,000	2,121,925	(229,299)	5,741,972	9,700,000	35,631,374	22.70
2022	2023	161,880	3.0%	6,049,811	5,232,353	(416,842)	10,865,523	6.72	8,235,403	3,351,360	2,575,000	2,008,063	(258,388)	4,551,727	9,700,000	36,704,012	22.70
2023	2024	166,530	3.0%	7,699,309	5,695,403	(507,897)	12,887,015	7.74	8,482,465	3,351,360	1,495,000	1,622,375	-	3,383,418	9,700,000	37,804,256	22.70
2024	2025	171,526	3.0%	10,788,304	2,586,721	(602,762)	12,772,263	7.45	8,738,639	3,351,360	2,445,000	1,673,788	(152,254)	4,382,473	9,700,000	38,943,034	22.70
2025	2026	176,672	3.0%	10,914,566	2,596,171	(601,676)	12,908,981	7.31	8,999,047	3,351,360	3,300,000	1,794,325	(197,211)	5,151,930	9,700,000	40,111,098	22.70
2026	2027	176,672	0.0%	10,915,091	2,571,181	(607,983)	12,878,289	7.26	9,269,018	3,351,360	3,210,000	1,697,075	(231,832)	4,910,068	9,700,000	40,108,784	22.70
2027	2028	176,672	0.0%	10,940,344	2,570,781	(608,882)	12,904,222	7.30	9,269,018	3,351,360	3,280,000	1,582,750	(220,954)	4,884,833	9,700,000	40,109,534	22.70
2028	2029	176,672	0.0%	11,945,129	2,756,811	(608,000)	13,993,740	7.62	9,269,018	3,351,360	2,345,000	1,478,150	(219,822)	3,792,388	9,700,000	40,106,504	22.70
2029	2030	176,672	0.0%	11,826,229	2,764,171	(657,078)	13,933,321	7.89	9,269,018	3,351,360	2,435,000	1,399,638	(170,857)	3,858,027	9,700,000	40,108,727	22.70
2030	2031	176,672	0.0%	11,782,969	2,781,662	(656,568)	13,907,992	7.87	9,269,018	3,351,360	2,540,000	1,320,800	(173,521)	3,880,310	9,700,000	40,108,659	22.70
2031	2032	176,672	0.0%	11,801,606	2,788,308	(655,404)	13,934,510	7.89	9,269,018	3,351,360	2,600,000	1,238,250	(174,614)	3,855,548	9,700,000	40,110,437	22.70
2032	2033	176,672	0.0%	11,829,366	2,802,995	(656,546)	13,975,814	7.91	9,269,018	3,351,360	2,645,000	1,153,750	(173,500)	3,815,188	9,700,000	40,111,380	22.70
2033	2034	176,672	0.0%	11,862,769	2,811,802	(658,456)	14,016,114	7.93	9,269,018	3,351,360	2,690,000	1,067,788	(171,883)	3,773,693	9,700,000	40,110,485	22.70
2034	2035	176,672	0.0%	11,890,528	2,822,846	(660,356)	14,053,019	7.95	9,269,018	3,351,360	2,740,000	980,383	(169,830)	3,738,551	9,700,000	40,109,948	22.70
2035	2036	176,672	0.0%	-	4,901,243	(862,102)	4,239,141	2.40	9,269,018	3,351,360	5,980,000	891,313	(168,145)	7,046,733	12,000,000	35,608,252	20.32
2036	2037	176,672	0.0%	-	-	-	-	-	9,269,018	3,351,360	10,585,000	698,963	(537,858)	11,287,402	12,000,000	35,907,780	20.32
2037	2038	176,672	0.0%	-	-	-	-	-	9,269,018	3,351,360	10,880,000	353,800	(507,933)	11,287,347	12,000,000	35,907,725	20.32
2038	2039	176,672	0.0%	-	-	-	-	-	9,269,018	3,351,360	-	-	-	-	12,000,000	24,620,378	13.94
2039	2040	176,672	0.0%	-	-	-	-	-	9,269,018	3,351,360	-	-	-	-	12,000,000	24,620,378	13.94
2040	2041	176,672	0.0%	-	-	-	-	-	9,269,018	3,351,360	-	-	-	-	12,000,000	24,620,378	13.94
Totals				182,864,593	62,185,149	(11,347,928)	233,731,783		215,647,467	83,319,853	70,000,000	30,298,775	(3,062,132)	101,351,582	252,840,751	888,891,437	

- 1 Tax capacity value for taxes payable in 2016 and 2017 are the actual values, and the value for 2018 is based on preliminary data provided by Hennepin County. Estimates for future years are based on estimated 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 debt excess levy reductions for taxes payable in 2016 and 2017 are actual amounts, and the estimate for 2018 is based on preliminary data. For taxes payable in 2019 and later, debt excess is estimated at 4.5 percent of the prior year's levy.
- 4 Lease levy estimates for future years are based on the best available estimates of future payments for all current and planned future leases.





Wayzata School District No. 284
Estimated Tax Impact for Proposed 2017 Ballot Questions

June 30, 2017

Ballot Question Year Taxes are Payable	Question 1			Question 2	Question 3		
	2018 Revoked Authority	2018 Proposed Authority	Net Change		2019 Expired Authority	2020 Proposed Authority	Net Change
Estimated Tax Rates for Proposed Questions*				2.34%	-2.68%	2.68%	
NTC Tax Rate:							
RMV Tax Rate:	-0.14962%	0.19573%					

Type of Property	Estimated Market Value	Estimated Impact on Taxes*						
		2018 Revoked Authority	2018 Proposed Authority	Net Change	Question 2	2019 Expired Authority	2020 Proposed Authority	Net Change
Residential Homestead	\$150,000	-\$224	\$294	\$70	\$30	-\$34	\$34	\$0
	200,000	-299	391	92	42	-48	48	0
	250,000	-374	489	115	55	-63	63	0
	300,000	-449	587	138	68	-78	78	0
	350,000	-524	685	161	81	-92	92	0
	400,000	-598	783	185	93	-107	107	0
	500,000	-748	979	231	117	-134	134	0
	600,000	-898	1,174	278	146	-167	167	0
	750,000	-1,122	1,468	346	190	-217	217	0
1,000,000	-1,496	1,957	461	263	-301	301	0	
Commercial/ Industrial +	\$250,000	-\$374	\$489	\$115	\$64	-\$73	\$73	\$0
	500,000	-748	979	231	130	-150	150	0
	1,000,000	-1,496	1,957	461	269	-330	330	0
	2,500,000	-3,741	4,893	1,152	739	-845	845	0
	5,000,000	-7,481	9,787	2,305	1,490	-1,703	1,703	0
Apartments	\$500,000	-\$748	\$979	\$231	\$146	-\$167	\$167	\$0
	1,000,000	-1,496	1,957	461	293	-334	334	0
	2,000,000	-2,992	3,915	923	585	-669	669	0
4,000,000	-5,985	7,829	1,844	1,170	-1,338	1,338	0	

* The figures in the table are based on school district taxes for operating referendum, bonded debt, and capital project levies only, and do not include tax levies for other purposes. Tax increases shown above are gross increases, not including the impact of the state Property Tax Refund ("Circuit Breaker") program. Many owners of homestead property will qualify for a refund, based on their income and total property taxes. This will decrease the net effect of the proposed ballot questions for many property owners.

+ For commercial-industrial property, the estimates above are for property in the City of Plymouth. The tax impact for commercial-industrial property in other municipalities in the school district may be slightly different, due to the varying impact of the Twin Cities Fiscal Disparities program.





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

- a. *a written certification signed by the School district and project architect that the plans and designs for the extensively renovated or new facility's. The statement must include how the facility*
 - i. *section 471.345 governing municipal contracts;*
 - ii. *sustainable design;*
 - iii. *school facility commissioning under section 123B.72 certifying the plans and designs for the heating, ventilating, air conditioning, and air infiltration for an extensively renovated or new facility meet or exceed current code standards, including ASHRAE air infiltration standard 52.1:*
- iv. *American National Standards Institute Acoustical performance criteria, Design Requirements and guidelines for Schools on maximum background noise level and reverberation times;*
- v. *State Fire Code;*
- vi. *chapter 326B governing building codes; and*
- vii. *consultation with affected government units about the impact of the project on utilities, roads, sewers, sidewalks, retentions ponds, school bus and automobile traffic, access to mass transit, and safe access for pedestrians and cyclists.*



6. *Documents obligating the school district and contractors to comply with items (i) to (vii) in planning and executing the project:*

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

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

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

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

Superintendent Signature: _____ Date: _____

Board Chair Signature: _____ Date: _____

Architect/Engineer Signature: _____ Date: _____



9. ***An analysis of how the proposed new or remodeled facility will affect***
- a. *school district operational or administrative staffing costs, and*
 - b. *Explain how the district’s operating budget will cover any increased operational or administrative staffing costs.*

If the district is adding additional square footage, include assumptions and calculations used in calculation of the estimated general fund operation cost.

If the district is updating mechanical systems, provide detail on how the new HVAC system will impact general fund operating costs compared to the current system.

EFFECTS OF THE PROPOSED PROJECT ON THE DISTRICT’S OPERATING BUDGET

At the conclusion of the 2015-16 school year, the Wayzata Public Schools District 284 reported a positive General Fund unassigned fund balance of approximately \$9.4 million, or 8% of expenditures. The District continues to project a similar unassigned fund balance of \$10 million in the current fiscal year (2016-17) as continued resident student enrollment growth provides additional revenue for the general operations of the District.

The Wayzata School District has and continues to operate with a structurally balanced budget and is projecting to steadily increase its unassigned fund balance reserves for each of the two consecutive years prior to opening the proposed 9th elementary school in the fall of 2019. The additional revenue that will be generated is primarily due to pupil unit growth which combined with assigning approximately \$600,000 of general fund resources for fixed costs associated with opening a new school will ensure that the school may be open without needing to cut other areas of the district’s budget..

The Wayzata School District ‘s total revenues per pupil in the 2014-15 school year are approximately \$13,948 and are slightly above the statewide average of \$13,688 but slightly below the seven-county metro area average of 14,345. The primary reason for the District receiving slightly less revenue than the seven-county metro average is largely attributed to the fact the District receives minimal federal or state revenues that are generated on socio-economic characteristics of the District’s population.

The Wayzata School District expended \$11,283 per pupil on operating expenditures in Fiscal Year 2015, compared to the statewide average of \$11,487 per pupil. (2014-2015 is the most recent year where statewide data is available). The District expended \$426 per pupil, or 3.8% of its general fund expenditures on administration, compared to a statewide average of \$547 per pupil, or 4.7%. The District is committed to operating lean in its administrative costs and is committed to maintaining a balanced budget and operating a cost-effective and cost-efficient educational enterprise.

The proposed new construction and renovation of the Wayzata School District facilities is anticipated to improve the energy consumption and cleaning/maintenance outlay throughout the District. .



The Wayzata School District expended \$855 per pupil on operation and maintenance expenditures in 2014-2015, slightly lower than the statewide average of \$868 per pupil (2014-2015 is the most recent year where statewide data is available). Upgrading the District's lighting, heating, and other energy efficiency improvements is expected to reduce operating costs as a result of this project. A detailed analysis of the operations and maintenance budget follows this narrative.

The newly constructed K-5 elementary school in the northern portion of the District will have a minimal net impact on the general operating budget of the Wayzata Public School District. The additional pupil units associated with the increase in elementary enrollment combined with an intentional assignment of resources for opening a new school is adequate to finance the additional administrative, clerical, health care, and custodial costs. As teaching staff are simply relocated from their existing instructional spaces to the newly constructed K-5 elementary in the northern portion of the District, these costs will continue to be funded out of general fund operating budget. It is important to note that the District has allocation processes in place to allocate resources for variable costs in direct relation to the student enrollment in each educational facility.

The newly constructed central middle school renovations and media centers in the elementary schools of the District will have a minimal net impact on the general operating budget of the Wayzata Public School District.

4d. Operating Budget Adjustments -

- **General fund operation cost associated with additional square footage.**

The increase in the building square footage as a result of the proposed additions and renovations projects will have a minimal increase to the general fund operational costs.

New Elementary School – 102,500 GSF new building will result in \$87,000-\$102,500 in additional projected annual operating costs for utilities.

Modifications to Central Middle School – remodeling of existing space in the building will result in minimal additional projected annual operating costs for utilities.

Site safety projects – modifications to site vehicular and pedestrian areas will result in no additional projected annual operating costs for utilities.

Media center projects – modifications to existing building areas will result in no additional projected annual operating costs for utilities.

Middle School performance projects – modifications to existing performance spaces will result in no additional projected annual operating costs for utilities.

Total projected General Fund Operation Cost Impact for utilities: \$87,000 - \$102,500 Annually



Appendix A - Identified Capacity Issues

IDENTIFIED ISSUE: ELEMENTARY CAPACITY

Student growth in some Elementary attendance boundaries beyond capacity.

Quantify Issue:

The capacity of all eight elementary schools combined is approximately 5,100 students effective 7/1/2018 with the addition of ten additional classrooms at the recently completed Meadow Ridge Elementary school

Currently 200 students over capacity in 2017-18 – All Elementary schools combined.

Next Year: will add 10 classrooms but will be 400 students over capacity in 2018-19 in all elementary schools combined

Subsequent years: Elementary enrollment will continue to grow by 100 students until the district is 800 students over elementary capacity

Future Trends

Future Elementary enrollment trends are significantly affected by the District's open enrollment policy and resident birthrates. The District remains closed to open enrollment beyond the statutory requirement to accept 1% of a grade level's overall enrollment.

Overall, an 800 elementary student enrollment increase total across all attendance areas in the next 5 years; up to 919 student enrollment increase over the next 10 years requires that the District consider adding a 9th elementary school.

The following is the historical solutions the District has implemented to address its elementary enrollment growth over the last 5 years:

Elementary projected additional capacity need 2014/15 = 12-14 additional classrooms due to 100% All Day Kindergarten
The five year projection is over capacity until the 8th Elementary opens.
New elementary attendance boundaries in effect for 2016/17 school year.
Will need to change attendance boundaries again when 9th Elementary opens.

Short Term Solution Options (ongoing since 2012/13)

1. Limit open enrollment
2. Temporary shifting of Kindergarten out of buildings with most pressure.
3. Monitor Birth -5 census closely.

Mid Term Solution (2013/14)

1. Implemented Comprehensive boundary adjustments to respond 300 +/- students current and future pressure at specific attendance areas. (Plymouth Creek, Birchview, Greenwood).
2. Small additions completed to provide additional capacity flexibility to help meet annual fluctuations (Sunset Hill, Oakwood, Greenwood).
3. Combination of small additions and boundary changes to better align capacity with enrollment.

Interim Solution Options (2014/15)

1. Rooms reserved for Art, Music and Preschool programming to be studied for temporary use as Kindergarten space to increase building capacity.
2. Explore Kindergarten space at CMS by relocating adult programs.

Long Term Solution Option Vote Spring 2014 (2016/17)

1. Additional 8th Elementary Building combined with District-wide attendance area changes in the Fall of 2016 to create space at all elementary schools (K-5) to respond to projected resident growth All Day Kindergarten demand and align with future growth potential.

Addition of ten elementary classrooms to Meadow Ridge Elementary School (Open 2018-19)

Consideration of adding a 9th elementary school

1. Creates capacity of 1000 students per grade level at the elementary level across all buildings, from current capacity of 900
2. Middle School and High School grade level capacity is currently at or exceeds 1000 students per grade level



DISTRICTWIDE ELEMENTARY CAPACITY

A. This is the capacity of existing buildings.

Elementary School	2010 / 11 K-5 Capacity	2012 / 13 K-5 Capacity	2013/14 K-5 Capacity New Addn's	2014/15 K-5 Capacity	2016/17 K-5 Capacity	2014/15 Temporary Capacity Assumption Notes
Birchview	642	649	646 (629)	xxx+ CMS	609	Claims Bright Start?
Gleason Lake	698	739	718	XXX	702	Claims Bright Start?
Greenwood	629	742	790	XXX	750	Claims Bright Start?
Kimberly Lane	745	762	718	XXX	702	Claims (1) Computer Lab? Claims (1) Art Room? Claims Bright Start?
Oakwood	532	536	694	XXX	657	Claims Bright Start?
Plymouth Creek	783	724 + CMS 63	718	XXX	702	Claims Bright Start? Claims (1) Music Room?
Sunset Hill	601	601	694	XXX	657	Claims Bright Start?
Kindergarten Offsite		See CMS above		See CMS above		6 Kindergarten classrooms at Central Middle School ((5) Birchview + (1) ½ Day K)
Meadow Ridge	N/A	N/A	N/A	N/A	702	N/A
Total K-5 Capacity	4,630 Students	4,816 Students	4,978 Students (Depending on Extended Day K)	Approx. 4,700 Students	5,481 Students	Additional Net Capacity: 229-348 students - Assumes reclaiming (10) spaces (see above) - Assumes (6) Kindergarten spaces at CMS

B.

Room Use Summary	2012/13	2013/14	Notes	2014/15	2016/17
½ Day Kindergarten	14	14		1	0
Extended Day Kindergarten	12	14		15	39
Total K Rooms	26	28			39

CAPACITY/USE ASSUMPTIONS (2012/13)

Each elementary shall reserve the following spaces:

- (2) Computer Labs
- (1) Art Classroom
- (1) Music Classroom
- (4) Kindergarten Rooms (1/2 day vs. extended day TBD)
- (1) Home Base (minimum)

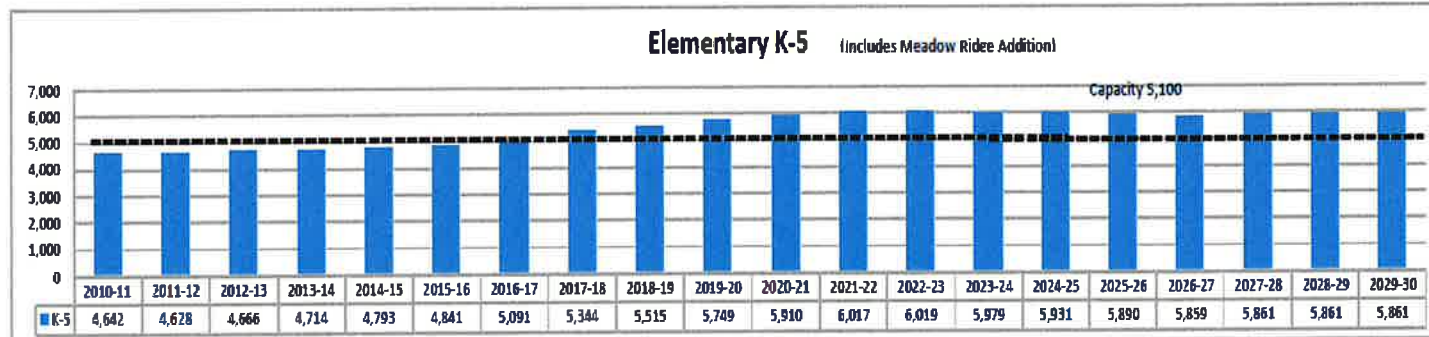
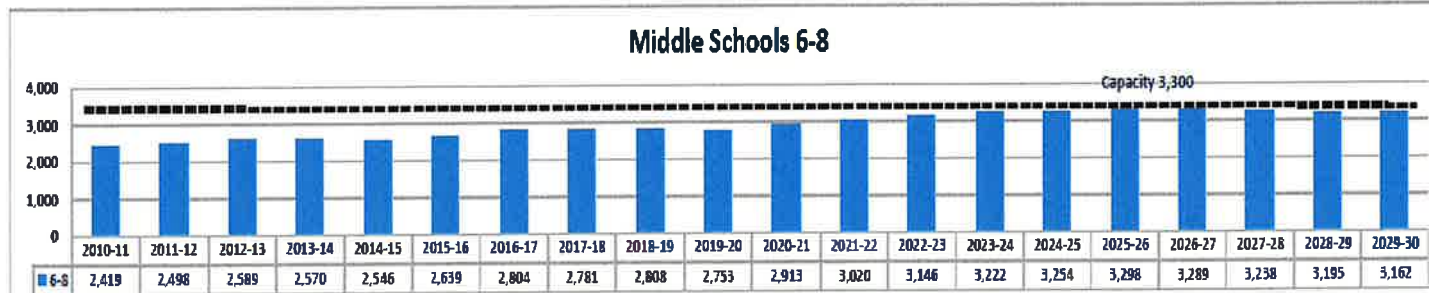
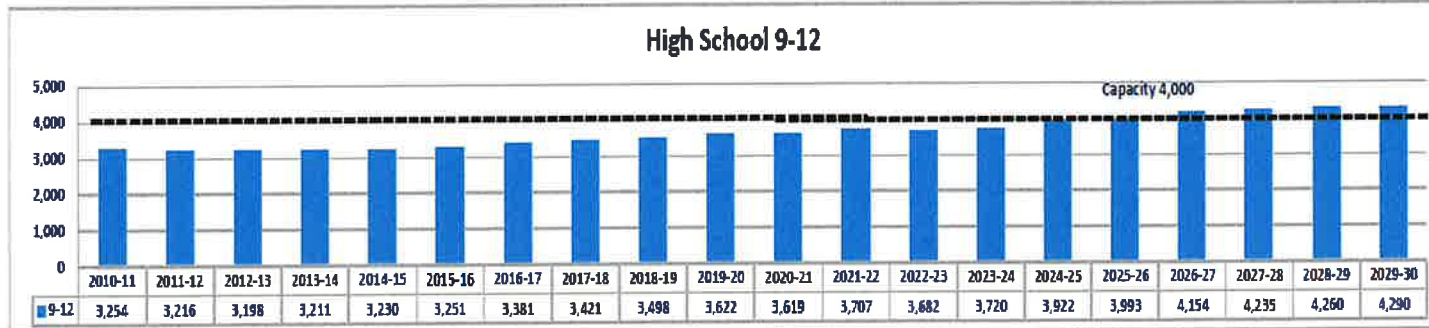
CAPACITY/USE ASSUMPTIONS (2014/15)

Each elementary shall reserve the following spaces:

- (1) Computer Labs (except Kimberly Lane)
- (1) Art Classroom (except Kimberly Lane)
- (1) Music Classroom (except Plymouth Creek)
- (5-6) Kindergarten Rooms (varies by site)
- (0-1) Home Base (varies by site)



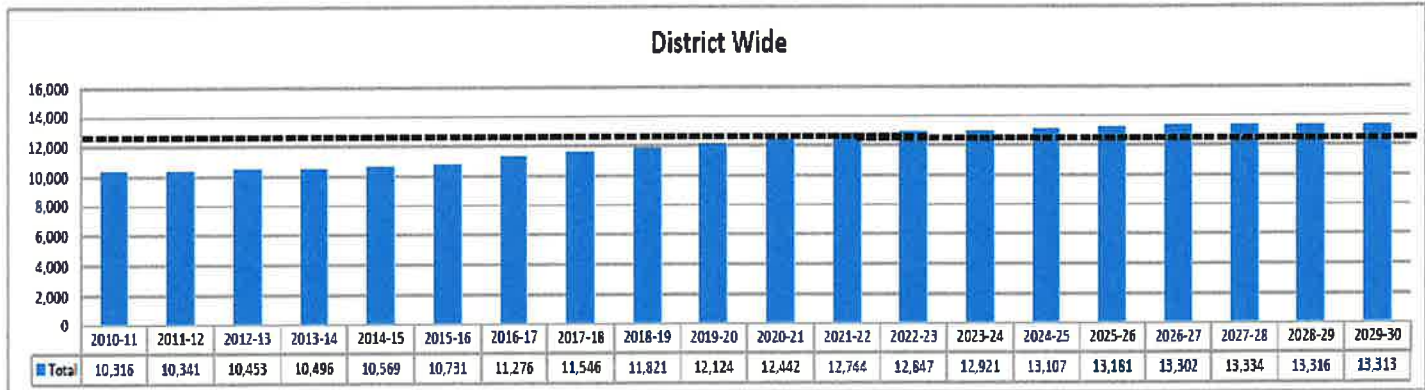
Wayzata schools
 Enrollment Projections through 2030 as of 6-1-2017 Total Students





Wayzata schools
 Enrollment Projections through 2030 as of 6-1-2017 Total Students

Year	Actual 2010-11	Actual 2011-12	Actual 2012-13	Actual 2013-14	Actual 2014-15	Year-end 2015-16	2/1/2017 2016-17	Projected 2017-18	Projected 2018-19	Projected 2019-20	Projected 2020-21	Projected 2021-22	Projected 2022-23	Projected 2023-24	Projected 2024-25	Projected 2025-26	Projected 2026-27	Projected 2027-28	Projected 2028-29	Projected 2029-30
Kdgn	740	621	694	629	748	808	831	875	895	904	911	916	918	918	918	918	918	918	918	918
Grade 1	782	817	719	806	721	803	892	899	947	968	978	986	954	956	956	956	956	956	956	956
Grade 2	760	835	828	738	823	754	869	926	933	983	1,005	1,015	1,005	972	974	974	974	974	974	974
Grade 3	739	765	852	837	755	845	815	897	956	963	1,015	1,038	1,031	1,021	988	990	990	990	990	990
Grade 4	806	772	788	891	844	767	886	839	924	984	992	1,045	1,053	1,046	1,036	1,003	1,005	1,005	1,005	1,005
Grade 5	895	819	785	814	902	864	798	908	860	947	1,009	1,017	1,058	1,086	1,059	1,049	1,016	1,018	1,018	1,018
Grade 6	811	858	858	816	836	939	960	841	956	906	999	1,063	1,044	1,088	1,094	1,087	1,077	1,043	1,045	1,045
Grade 7	898	839	879	870	845	888	950	984	862	960	929	1,023	1,076	1,057	1,100	1,108	1,101	1,091	1,056	1,056
Grade 8	800	803	852	864	865	832	894	956	990	867	966	934	1,026	1,079	1,080	1,103	1,111	1,104	1,094	1,059
Grade 9	812	827	807	848	877	855	872	899	962	966	872	992	937	1,029	1,082	1,063	1,106	1,114	1,107	1,097
Grade 10	834	807	812	809	823	864	861	863	890	952	986	863	982	927	1,018	1,071	1,052	1,094	1,102	1,095
Grade 11	798	838	793	792	786	799	857	843	844	871	932	985	844	961	907	996	1,048	1,029	1,071	1,078
Grade 12	812	744	786	782	744	733	791	818	802	803	829	887	919	803	915	863	948	998	980	1,020
Total	10,316	10,341	10,453	10,496	10,569	10,731	11,276	11,546	11,821	12,124	12,442	12,744	12,847	12,921	13,107	13,181	13,302	13,334	13,316	13,313
Tuition out *	150	150	167	173	140	74	75	75	75	75	75	75	75	75	75	75	75	75	75	75
Grand Total	10,456	10,500	10,620	10,669	10,710	10,805	11,351	11,621	11,896	12,199	12,517	12,819	12,922	12,996	13,182	13,256	13,377	13,409	13,391	13,388
* WMEP was dissolved																				
Student Change		26	111	43	73	162	545	270	275	303	318	302	103	74	186	74	121	32	-18	-3
Percent Change		0.25%	1.08%	0.41%	0.70%	1.53%	5.08%	2.39%	2.38%	2.56%	2.62%	2.43%	0.81%	0.58%	1.44%	0.56%	0.02%	0.24%	-0.13%	-0.02%
K-5	4,642	4,628	4,666	4,714	4,793	4,841	5,091	5,344	5,515	5,749	5,910	6,017	6,019	5,979	5,931	5,890	5,859	5,861	5,861	5,861
6-8	2,419	2,498	2,589	2,570	2,546	2,639	2,804	2,781	2,808	2,753	2,913	3,020	3,146	3,222	3,254	3,298	3,289	3,238	3,195	3,162
9-12	3,254	3,216	3,198	3,211	3,230	3,251	3,381	3,421	3,498	3,622	3,619	3,707	3,682	3,720	3,922	3,993	4,154	4,235	4,260	4,290
	10,316	10,341	10,453	10,496	10,569	10,731	11,276	11,546	11,821	12,124	12,442	12,744	12,847	12,921	13,107	13,181	13,302	13,334	13,316	13,313





IDENTIFIED ISSUE: MIDDLE SCHOOL CAPACITY

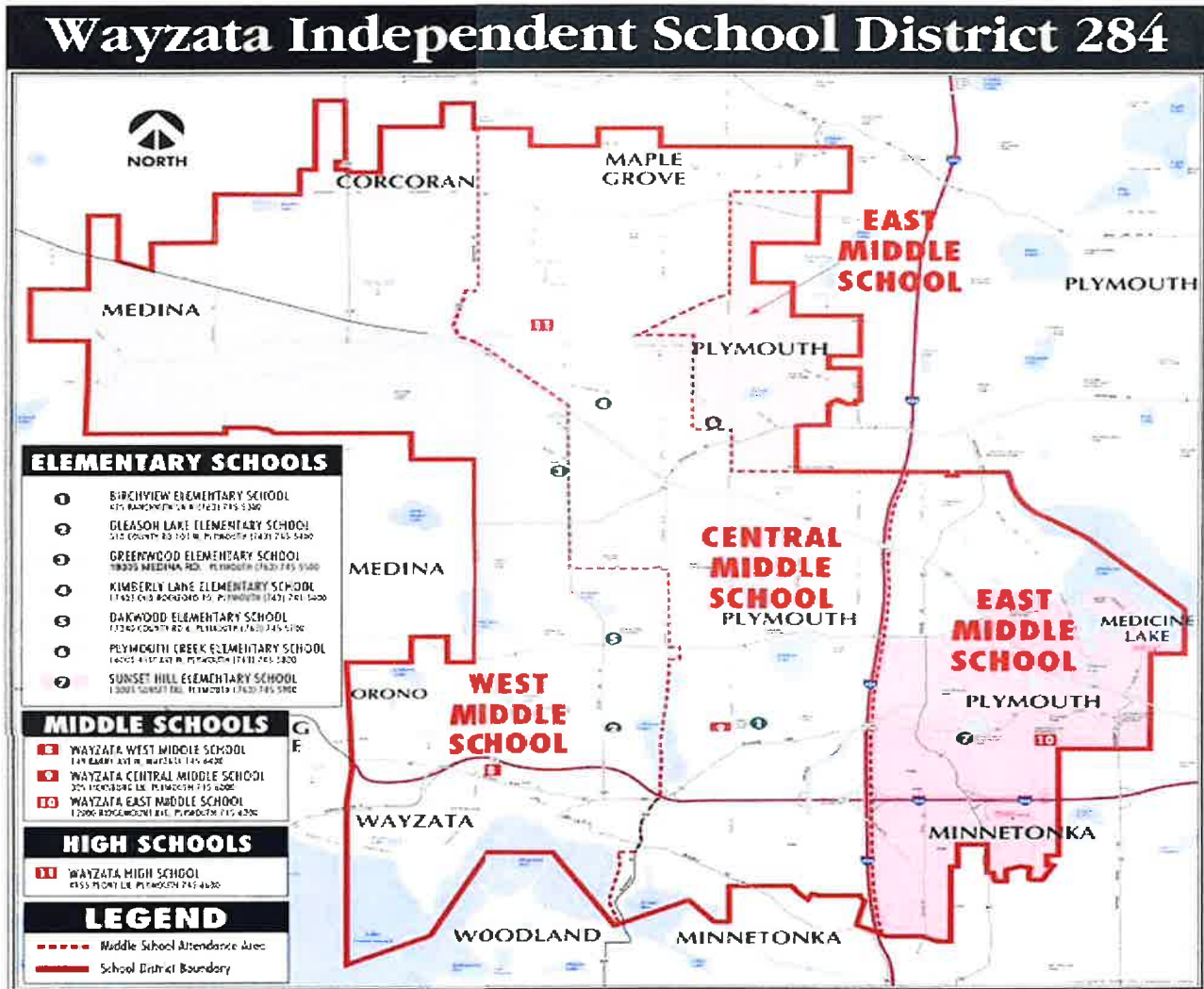
Middle School enrollment varies at the 3 attendance areas, with Central Middle School having capacity to serve 1500 students. Unfortunately, certain core spaces such as lunchrooms and kitchens are inadequate to service the additional 400 students anticipated to arrive at Central Middle School over the next decade

Quantify Issue

Increase food preparation space and kitchen to accommodate a 50% increase in school lunches from serving 1000 students to 1500 students

Increase cafeteria and other core spaces to accommodate a 50% increase in students utilizing lunchroom and other core spaces.

Appendix B – District Map





Appendix C – Elementary School Program



Independent School District #284
 Wayzata New 9th Elementary School
 July 2017

SPACE SUMMARY

	<u>Meadow Ridge Elementary March 2015</u>	<u>9th Elementary Program Review and Comment July 2017</u>
<u>ADMINISTRATION</u>		
General Office/Waiting	656 SF	SF
Principal Office	126 SF	SF
Conference	343 SF	SF
Workroom/Copy Room/Mail/Volunteer Room	376 SF	SF
Storage	Incl in WK SF	SF
Counselor/Social Worker	111 SF	SF
Dean/Shared Office	125 SF	SF
Head Secretary Office	127 SF	SF
	1,864 SF	1,864 SF
<u>HEALTH/NURSE</u>		
Cot Room	402 SF	SF
Office/Exam	Incl. SF	SF
Toilet	56 SF	SF
	458 SF	458 SF
<u>CLASSROOMS</u>		
Classrooms	25 e 900 22,500 SF	25 e 900 22,500 SF
Collaboration/Conference Rooms	5 e 150 750 SF	SF
Resource Areas	5 e 300 1,500 SF	SF
Book Level Storage	95 SF	SF
	24,845 SF	24,845 SF
<u>KINDERGARTEN</u>		
Classrooms (incl. coats)	5 e 1,057 5,287 SF	5 e 1,057 5,287 SF
Toilets	5 e 49 245 SF	SF
Resource Area	N/A	N/A
Storage	Incl. SF	Incl. SF
Book Level Storage	102 SF	SF
Collaboration/Conference Rooms	144 SF	SF
	5,778 SF	5,778 SF
<u>BRIGHT START</u>		
Classroom	757 SF	757 SF
Parenting	N/A	N/A
Storage	81 SF	SF
Toilets	51 SF	SF
	889 SF	889 SF



Independent School District #284
 Wayzata New 9th Elementary School
 July 2017

	Meadow Ridge Elementary March 2016	9 th Elementary Program Review and Comment July 2017
<u>APPLIED LABS</u>		
Art Lab	1,193 SF	1,193 SF
Art Lab Storage	90 SF	SF
Klm	90 SF	SF
Computer Lab	1,961 SF	1,961 SF
Activity Room	N/A	N/A
Server	76 SF	SF
	<hr/> 2,410 SF	<hr/> 2,410 SF
<u>SPECIAL EDUCATION AND SERVICES</u>		
Specially Designed Classroom 1 (S.D.C. 1)	700 SF	SF
Specially Designed Classroom 2 (S.D.C. 2)	230 SF	SF
Toilet/Shower	100 SF	SF
Resource Rooms (2)	646 SF	SF
Special Education Office	199 SF	SF
Quiet Room	70 SF	SF
Conference Room (2)	298 SF	SF
Speech Office	173 SF	SF
Motor Room	284 SF	SF
General Classroom	N/A	SF
	<hr/> 2,700 SF	<hr/> 2,700 SF
<u>MUSIC</u>		
Instr. Music/Choir/Offices/Storage/Suite	N/A	N/A
General Music Classroom	1,148 SF	1,148 SF
	<hr/> 1,148 SF	<hr/> 1,148 SF
<u>MEDIA CENTER</u>		
Circulation/Distribution/Stacks/Storage	2,872 SF	SF
Independent Study Area/Reading Area		
Flexible Computer Space		
Media Workroom with AV Storage	217 SF	SF
Large Group Room	760 SF	SF
Conference Room (small)	2 @ 107 214 SF	SF
Storage/Professional and Curriculum Library	N/A	SF
Video Production	Incl. SF	SF
	<hr/> 4,063 SF	<hr/> 4,063 SF
<u>PHYSICAL EDUCATION</u>		
Gymnasium	6,140 SF	6,140 SF
Office	145 SF	SF
Storage	474 SF	SF
Locker Rooms/Toilets	60 SF	SF
	<hr/> 6,819 SF*	<hr/> 6,819 SF*

*Note: Program adjusted to match Greenwood New PE specs.



KRAUS-ANDERSON, S

Independent School District #284
 Wayzata New 9th Elementary School
 July 2017

	<u>Meadow Ridge Elementary March 2018</u>	<u>9th Elementary Program Review and Comment July 2017</u>
<u>STAFF SPACE</u>		
Faculty Dining	701 SF	SF
Toilets	230 SF	SF
Print/Copy Satellite Room	96 SF	SF
	<u>1,027 SF</u>	<u>1,027 SF</u>
<u>CAFETERIA</u>		
Cafeteria	3,354 SF	SF
Chair Storage	149 SF	SF
	<u>3,503 SF</u>	<u>3,503 SF</u>
<u>KITCHEN/FOOD SERVICES</u>		
Kitchen	1,002 SF	SF
Dry Food Storage	177 SF	SF
Prep Area	Incl. SF	SF
Serving Lines	149 SF	SF
Dish Wash Area	216 SF	SF
Office/Lockers/Toilet/Mop Area	Incl. SF	SF
Refrigerator and Freezer	332 SF	SF
	<u>1,976 SF</u>	<u>1,976 SF</u>
<u>RECEIVING/CENTRAL SUPPLY/STORAGE</u>		
Receiving	922 SF	SF
Workroom/Office	146 SF	SF
Outdoor Storage	123 SF	SF
	<u>1,191 SF</u>	<u>1,191 SF</u>
<u>SUPPORT</u>		
Toilet Rooms/Custodial	Incl. SF	Incl. SF
TOTAL NET SQUARE FOOTAGE	39,671 SF	SUBTOTAL 39,671 SF
NET/GROSS FACTOR	1.41	
TOTAL GROSS SQUARE FOOTAGE	56,038 SF	



KRAUS-ANDERSON, INC.

Independent School District #284
 Wayzata New 9th Elementary School
 July 2017

ADDITION SPACE SUMMARY

	March 2015		Review and Comment July 2017	
CLASSROOMS				
Classrooms	10 @ 900	9,000 SF	10 @ 900	9,000 SF
Collaboration/Conference Rooms	3 @ 160	480 SF	3 @ 160	480 SF
Resource Areas	2 @ 490	980 SF	2 @ 490	980 SF
		<u>10,460 SF</u>		<u>10,460 SF</u>
KINDERGARTEN				
Classroom Addition	1 @ 135	135 SF		SF
Toilets	1 @ 70	70 SF		SF
Storage	1 @ 70	70 SF		SF
		<u>275 SF</u>		<u>275 SF</u>
SPECIAL EDUCATION AND SERVICES				
Classroom	1 @ 275	275 SF	1 @ 275	275 SF
		<u>275 SF</u>		<u>275 SF</u>
SUPPORT				
Trinet Rooms/Custodial		1,230 SF		1,230 SF
		<u>1,230 SF</u>		<u>1,230 SF</u>
TOTAL NET SQUARE FOOTAGE		12,240 SF	SUBTOTAL	12,240 SF
NET/GROSS FACTOR		1.39		
TOTAL GROSS SQUARE FOOTAGE (ADDITION)		17,007 SF		
COMBINED NET SQUARE FOOTAGE				71,911 SF
NET/GROSS FACTOR				1.41
TOTAL ENLARGED ELEMENTARY				101,040 SF



Appendix D – Elementary Site Safety Improvements



ISD # 284 - WAYZATA PUBLIC SCHOOLS
ELEMENTARY SCHOOLS SITE UPGRADES
DRAFT: May 1, 2017



NEW SIDEWALK

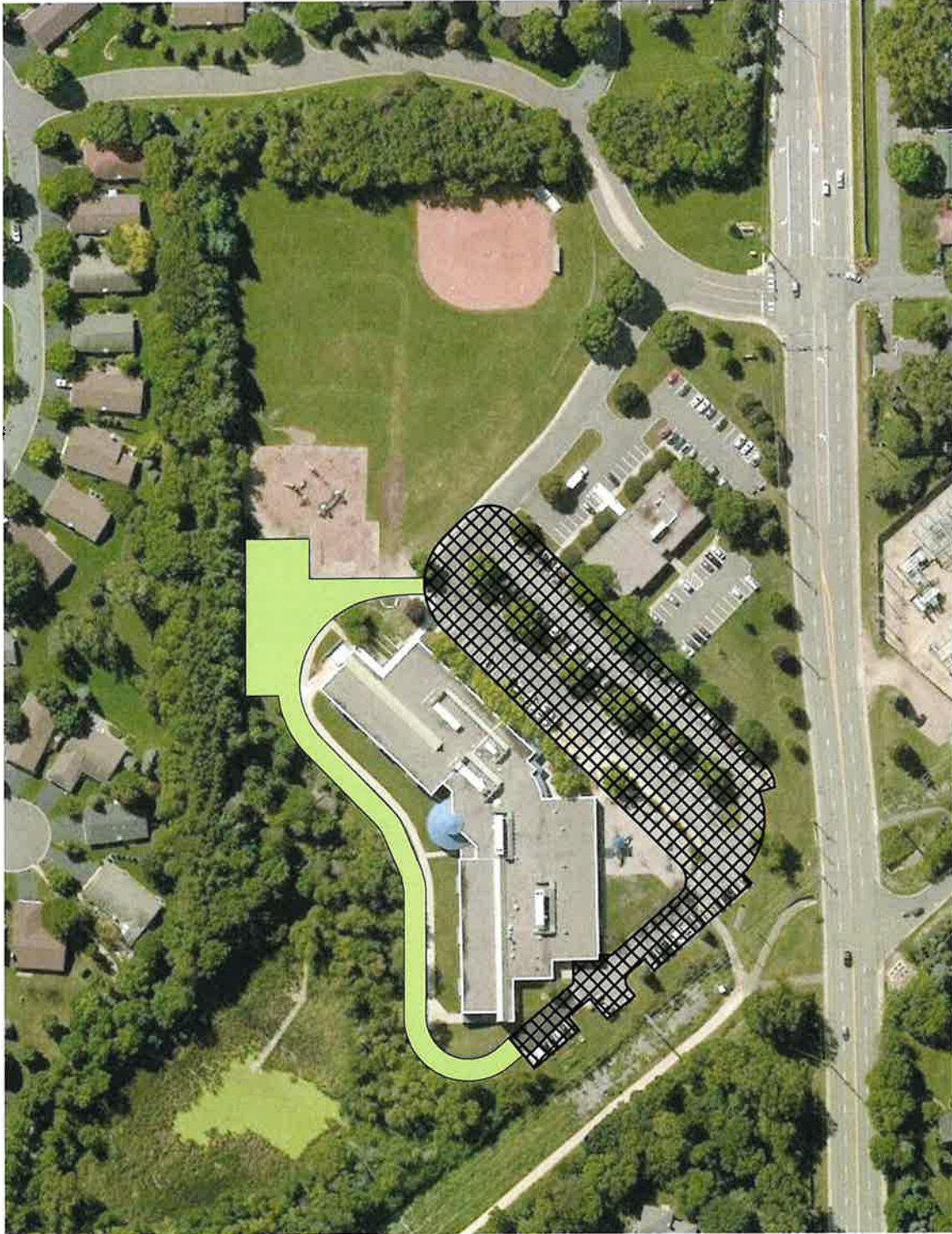


GRADING OF WET AREAS

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Wayzata Public Schools, 15000 Birchview EL, Wayzata, MN 55391

Birchview EL

ISD # 284 - WAYZATA PUBLIC SCHOOLS
ELEMENTARY SCHOOLS SITE UPGRADES
DRAFT: May 1, 2017



- IMPROVE FIRE LANE
- PARKING REWORK
- NEW SITE LIGHTING

Gleason Lake El



9/20/17 10:00 AM
Wayzata Public Schools - 15
Wayzata Public Schools - 15
Wayzata Public Schools - 15

ISD # 284 - WAYZATA PUBLIC SCHOOLS
 ELEMENTARY SCHOOLS SITE UPGRADES
 DRAFT: May 1, 2017



NEW SIDEWALK

SITE REWORK FOR
 RAISED CROSSWALK



Greenwood EL



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 Wayzata Public Schools, 2017
 Wayzata Public Schools, 2017
 Wayzata Public Schools, 2017

ISD # 284 - WAYZATA PUBLIC SCHOOLS
 ELEMENTARY SCHOOLS SITE UPGRADES
 DRAFT: May 1, 2017



-  IMPROVE FIRE LANE
-  PARKING REWORK
- NEW SITE LIGHTING

Kimberly Lane EL

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 Wayzata Public Schools, Wayzata, MN

ISD # 284 - WAYZATA PUBLIC SCHOOLS
ELEMENTARY SCHOOLS SITE UPGRADES
DRAFT: May 1, 2017



PARKING REWORK



8/20/17 1:00 PM AM
Wayzata Public Schools
Wayzata Public Schools
Wayzata Public Schools

Oakwood EL

ISD # 284 - WAYZATA PUBLIC SCHOOLS
ELEMENTARY SCHOOLS SITE UPGRADES
DRAFT: May 1, 2017



- NEW SIDEWALK
- PARKING REWORK

PROJECT: 17000 04 MM
 DATE: 05/01/17
 DRAWN BY: J. W. WOLFE
 CHECKED BY: J. W. WOLFE
 APPROVED BY: J. W. WOLFE

Sunset Hill EL



Appendix E – Middle School Improvements



Pre-Schematic Estimates

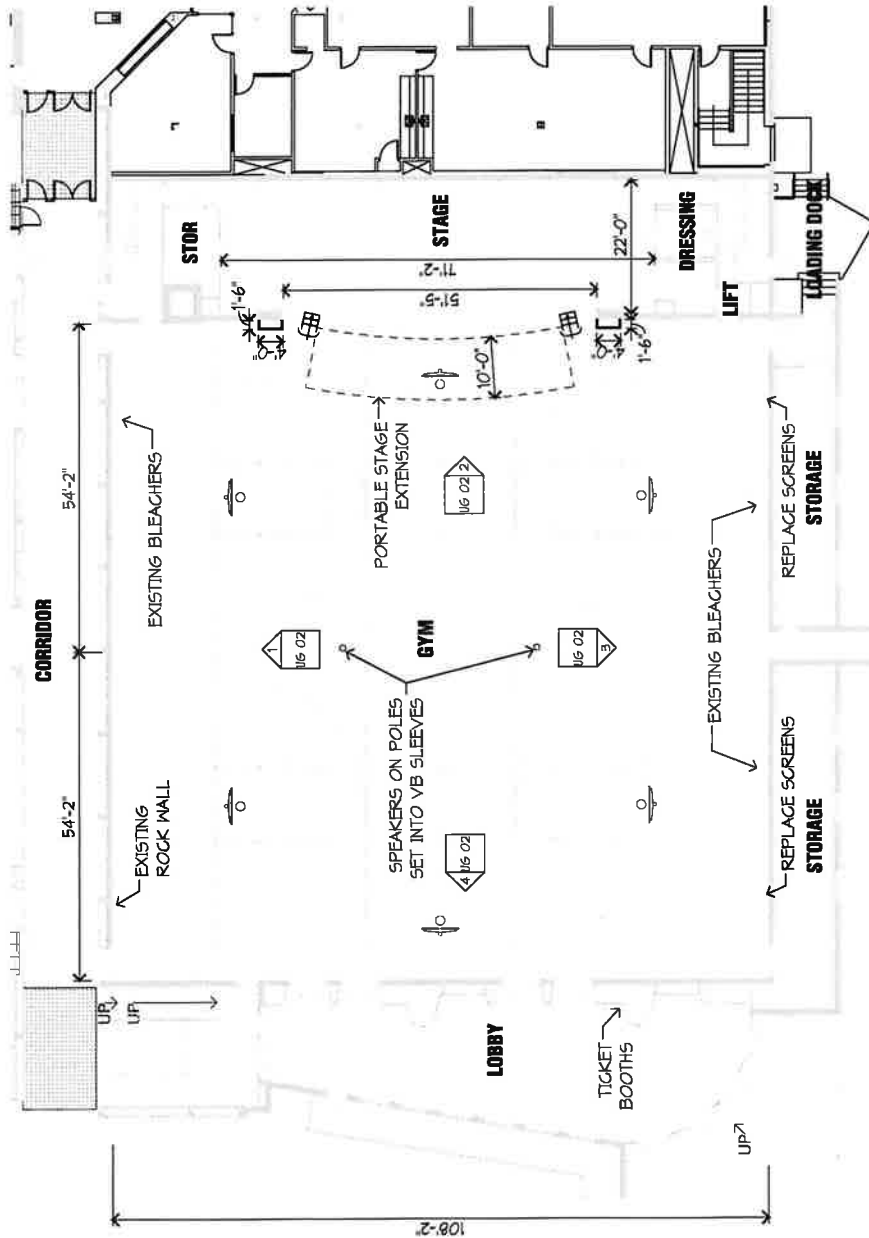


5/25/2017

Description	East & West Middle School Stage Upgrades	
Addition SF	5,500	
Renovation SF	21,500	
Construction Costs Budget		
WEMS Addition	\$1,267,750	
WEMS Renovation	\$1,120,500	
WWMS Renovation	\$1,414,500	
Assumed Inflation for 2019 Construction	\$337,256	
Construction Contingency	\$408,796	10%
General Conditions	\$285,206	
Site Services	\$390,000	
Total Construction Budget	\$5,224,008	
Cost per SF	\$153	Excludes Contingency, GC's, & Site Service
Soft Cost Budget		
A/E Fees (Structural, Civil, Landscape, M&E)	\$400,000	
A&E Project Reim.	\$8,000	
CM Services Fee	\$110,000	
Owner & Design Contingency		
Building Permit / plan review	\$60,000	
SAC Charge	\$0	
WREC/SREC	\$25,000	
Project Commissioning/Validation	\$25,000	
Construction & Soils Testing	\$0	
Special Inspections Testing	\$40,000	
Site Survey	\$0	
Plan Productions / Distribution - Bidding	\$2,500	
Loan Expenses or Bonding Costs		Verify with owner and consultants
FF & E	\$250,000	Verify with owner and consultants
Technology / Equipment / Security	\$100,000	Verify with owner and consultants
Legal Fees	\$5,000	Verify with owner and consultants
Storm Water Charges, Requirements		
City Approval Fees & Park Ded.	\$10,000	
Misc. Owner Expenses	\$100,000	Verify with owner and consultants
Builders Risk and Insurances	\$5,000	Verify with owner and consultants
Total Soft Cost Budget	\$1,140,500	
Total Project Costs	\$6,364,508	Constr. Cost + Soft Costs + Owner Costs



Independent School District #284
 WAYZATA WEST MIDDLE SCHOOL STAGE UPGRADES
 DRAFT: May 10, 2017



QUESTIONS / NOTES:

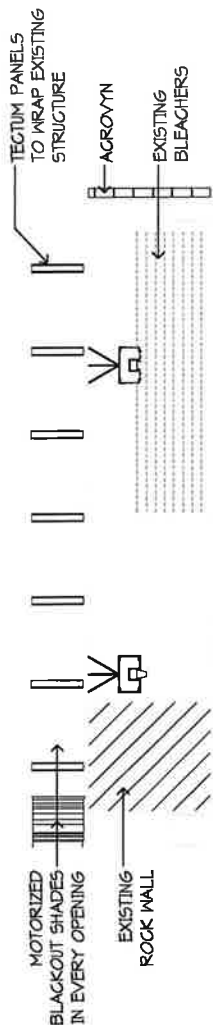
STAGE:
 FLOORING? (WOOD)
 RIGGING
 LIGHTING
 PAINT
 SOUND CONTROL
 NETTING TO CLOSE OFF STAGE
 ORCHESTRA SHELL?
 PORTABLE STAGE EXTENSION

GYM:

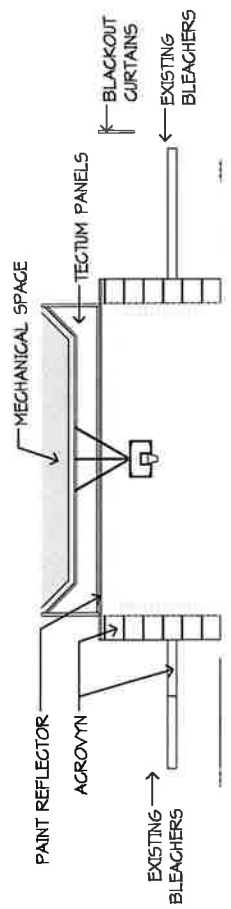
PAINT
 TECTUM PANELS
 WOOD GRAIN ACROVYN
 MOTORIZED BLACKOUT WINDOW CURTAINS
 NEW DOORS INTO GYM
 PA SYSTEM
 NEW HVAC
 DIMMABLE LIGHTING ON STAGE HALF OF GYM
 400 PADDED FOLDED CHAIRS WITH LOGO
 6 BASKETBALL HOOPS - GLASS BACKBOARDS
 -6 FORWARD SWINGS

1 MAIN LEVEL - GYMNASIUM UPGRADES
 1" = 20'-0"
 0 15' 30'

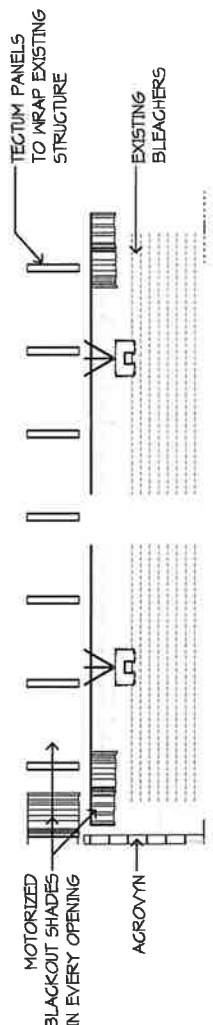
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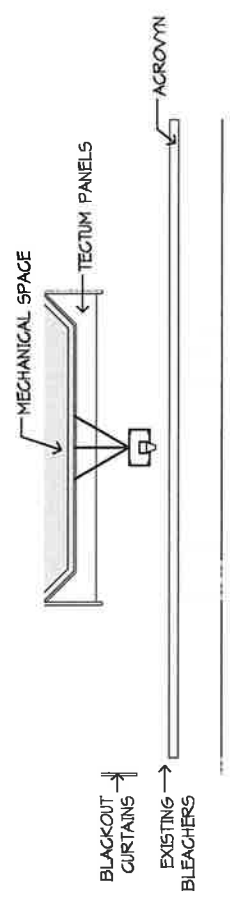
1 GYM NORTH ELEVATION
 1" = 20'-0"
 0 15' 30'



2 GYM EAST ELEVATION
 1" = 20'-0"
 0 15' 30'



3 GYM SOUTH ELEVATION
 1" = 20'-0"
 0 15' 30'



4 GYM WEST ELEVATION
 1" = 20'-0"
 0 15' 30'

5/10/2017 10:20:50 AM
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Independent School District #284
 WAYZATA EAST MIDDLE SCHOOL STAGE UPGRADES
 DRAFT: May 15, 2017

NOTES:

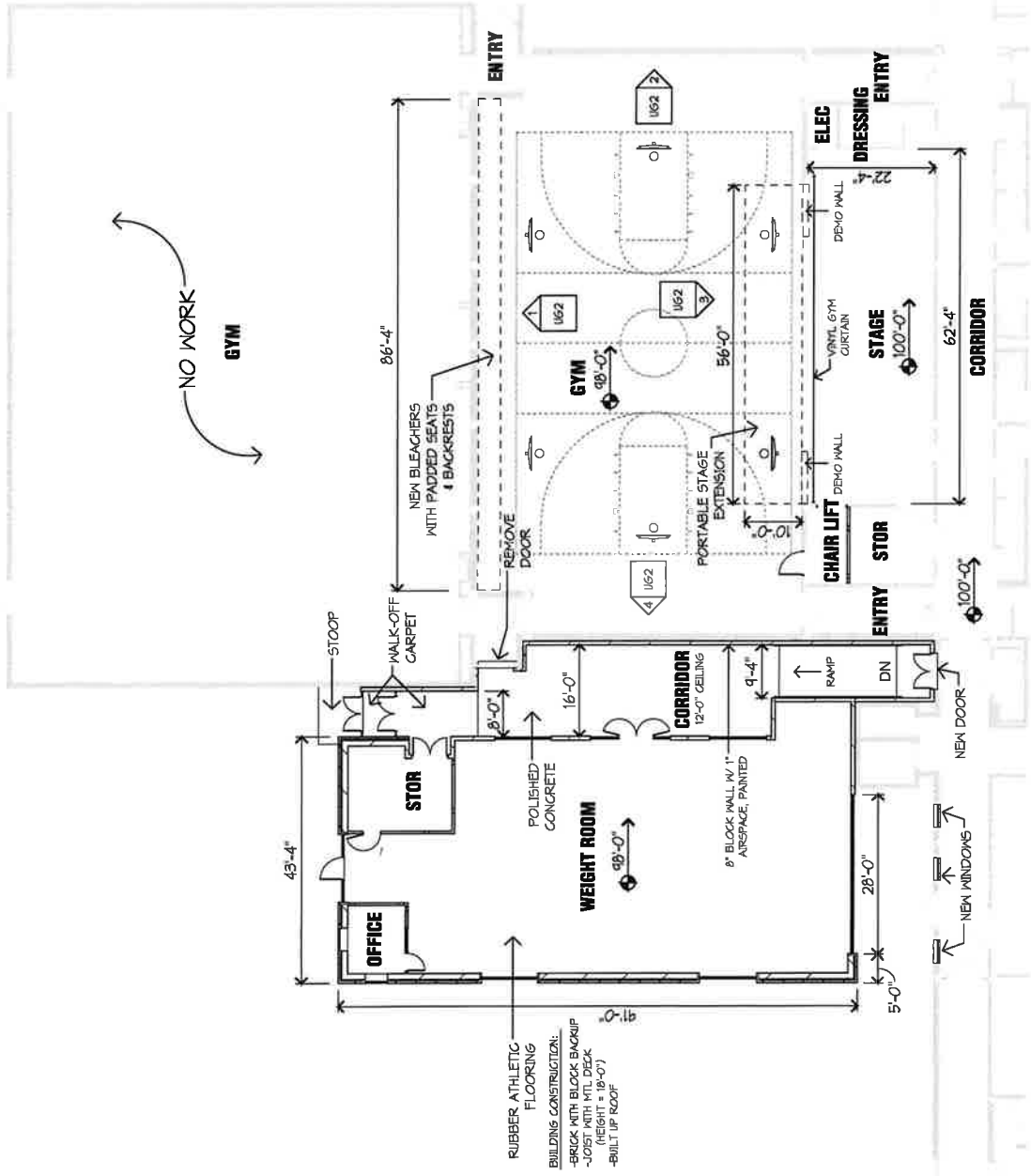
STAGE:

- INSTALL CHAIR LIFT
- NEW WOOD FLOORING
- RIGGING
- NEW STAGE LIGHTING
- PAIN
- SOUND CONTROL
- VINYL GYM CURTAIN TO CLOSE OFF STAGE
- ORCHESTRA SHELL (FURNITURE)
- PORTABLE STAGE EXTENSION

GYM:

- BLEACHERS WITH PADDED SEATS & BACKRESTS
- 150 FOLDING PADDED CHAIRS WITH LOGO TRAVELERS SPOT
- CEILING TECTUM PANELS (BETWEEN T'S)
- DIMMABLE HOUSE LIGHTS
- CEILING PAINT
- PAIN
- TECTUM PANELS ON WALLS
- WOOD GRAIN ACROVYN
- MOTORIZED BLACKOUT WINDOW CURTAINS
- DOORS
- PA SYSTEM
- NEW HVAC

- 6 BASKETBALL HOOPS - GLASS BACKBOARDS
- 6 SIDE SWINGS

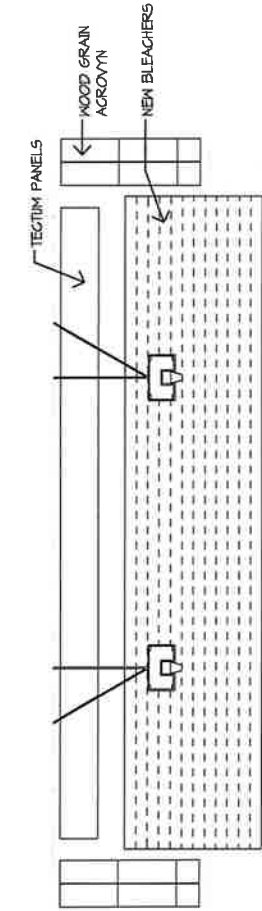


NO WORK
 GYM

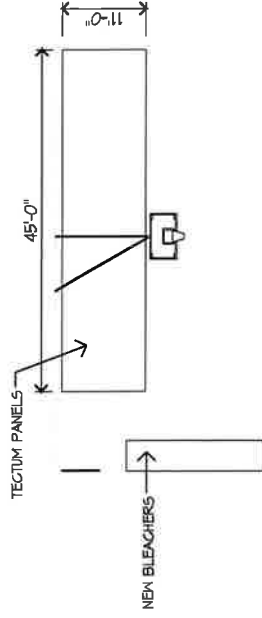
1 BASELL - STAGE UPGRADES



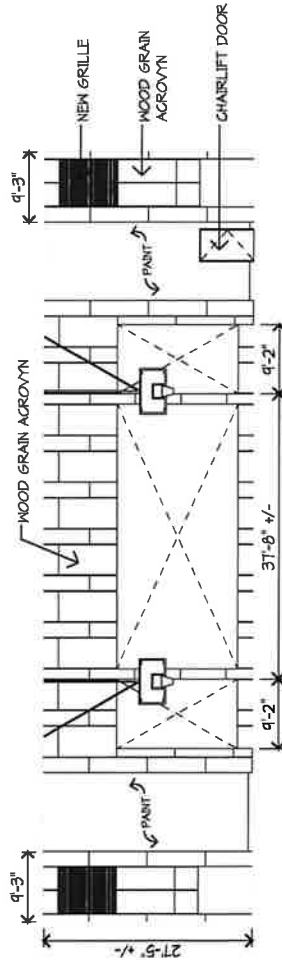
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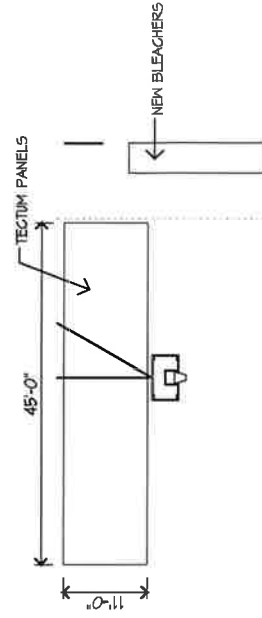
1 GYM NORTH ELEVATION
 1/16" = 1'-0"
 0 12 24'



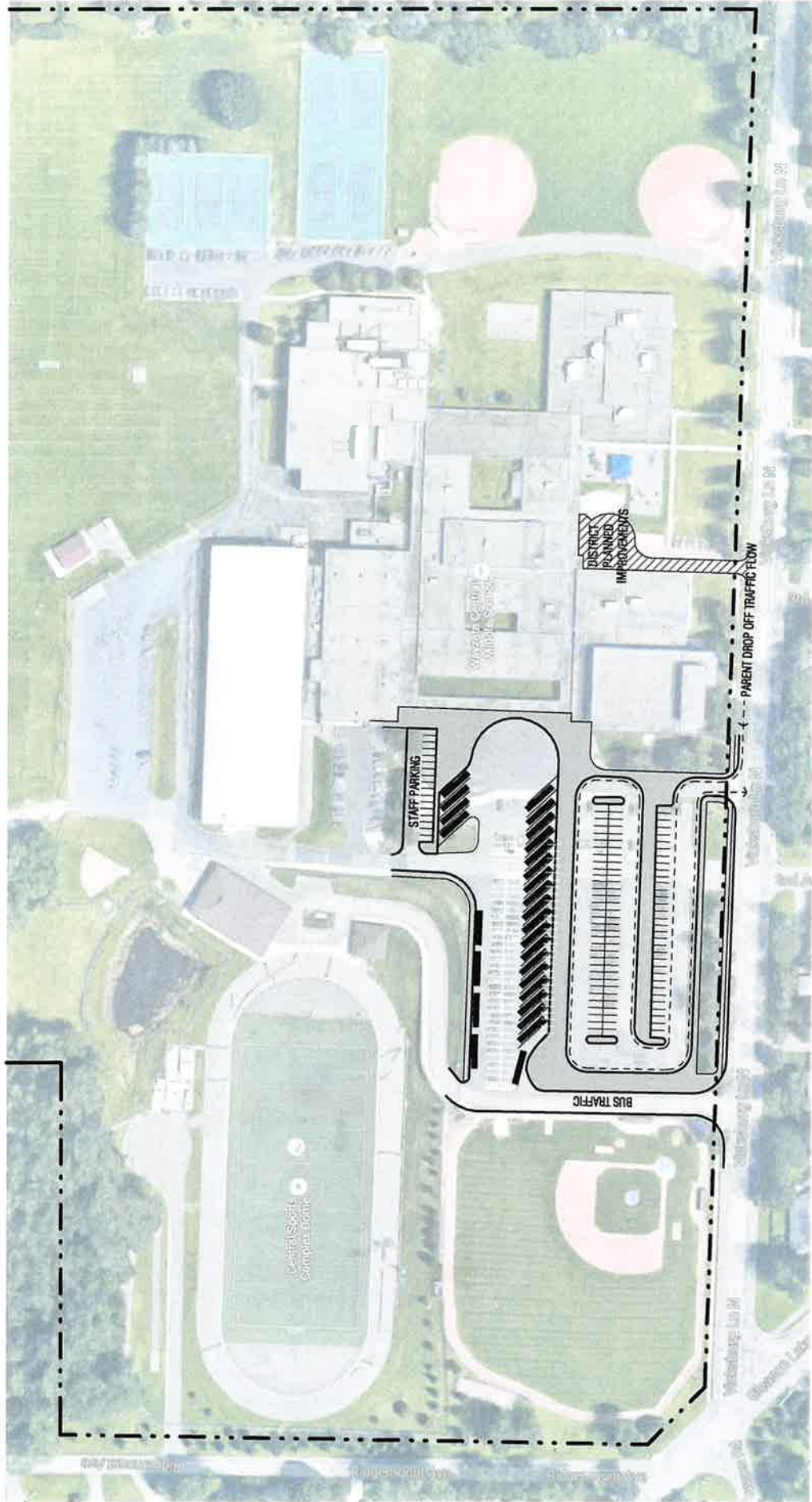
2 GYM EAST ELEVATION
 1/16" = 1'-0"
 0 12 24'



3 GYM SOUTH STAGE ELEVATION
 1/16" = 1'-0"
 0 12 24'



4 GYM WEST ELEVATION
 1/16" = 1'-0"
 0 12 24'



1 BUS LOOP LAYOUT OPTION A.1

1 1/2" = 1'-0"

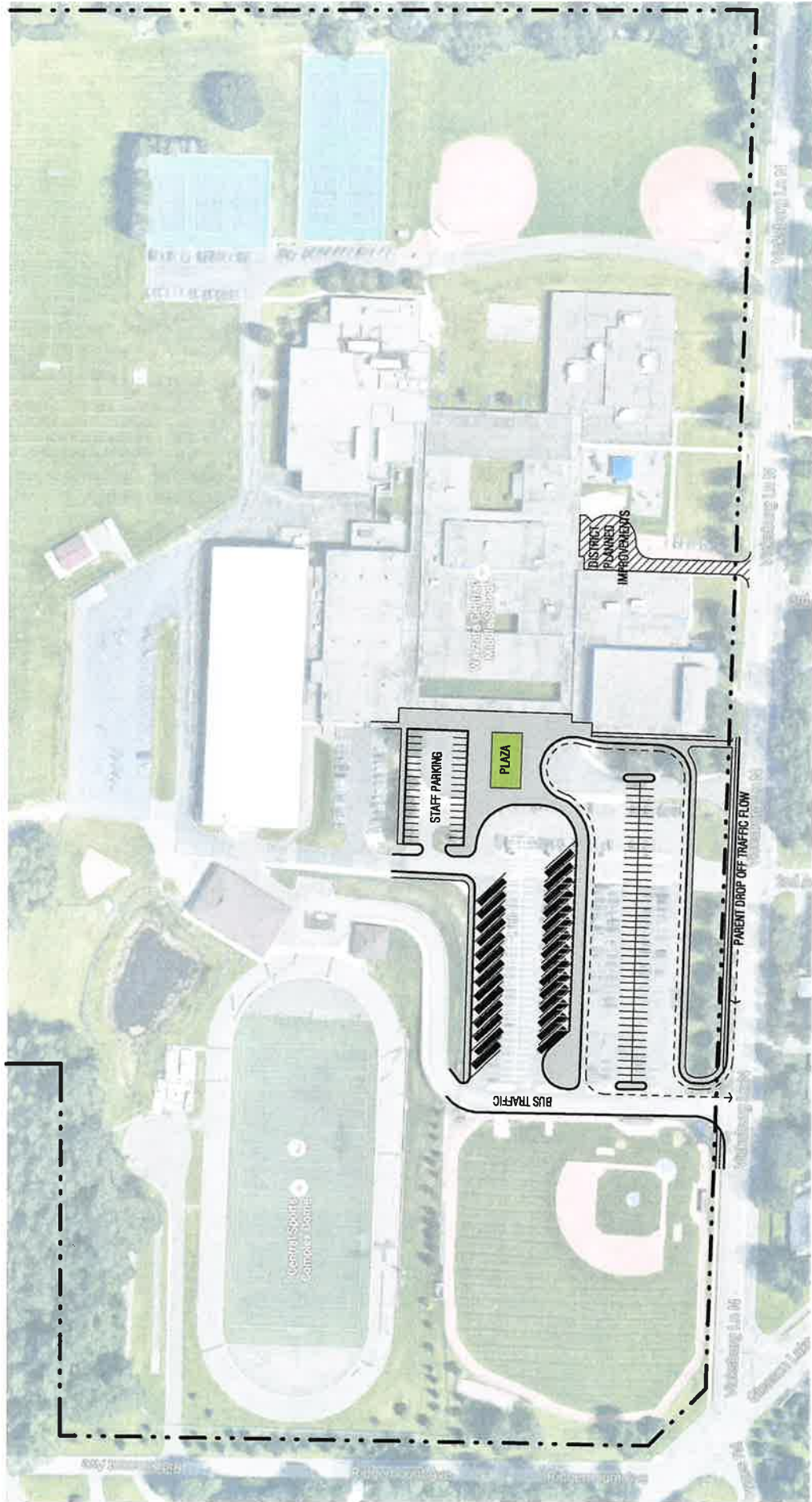
Wayzata Public Schools
 15000 Woodbury Lane, Woodbury, MN 55129
 www.wayzata.k12.mn.us

Existing parking

- Existing bus parking: 7
- Existing visitor parking: 44
- Existing main lot parking: 230

Proposed parking

- Proposed bus parking spaces: 27
- Proposed additional staff parking spaces: 17
- Proposed main/visitor lot parking: 90
- Parking spaces striped over proposed bus loop: 133



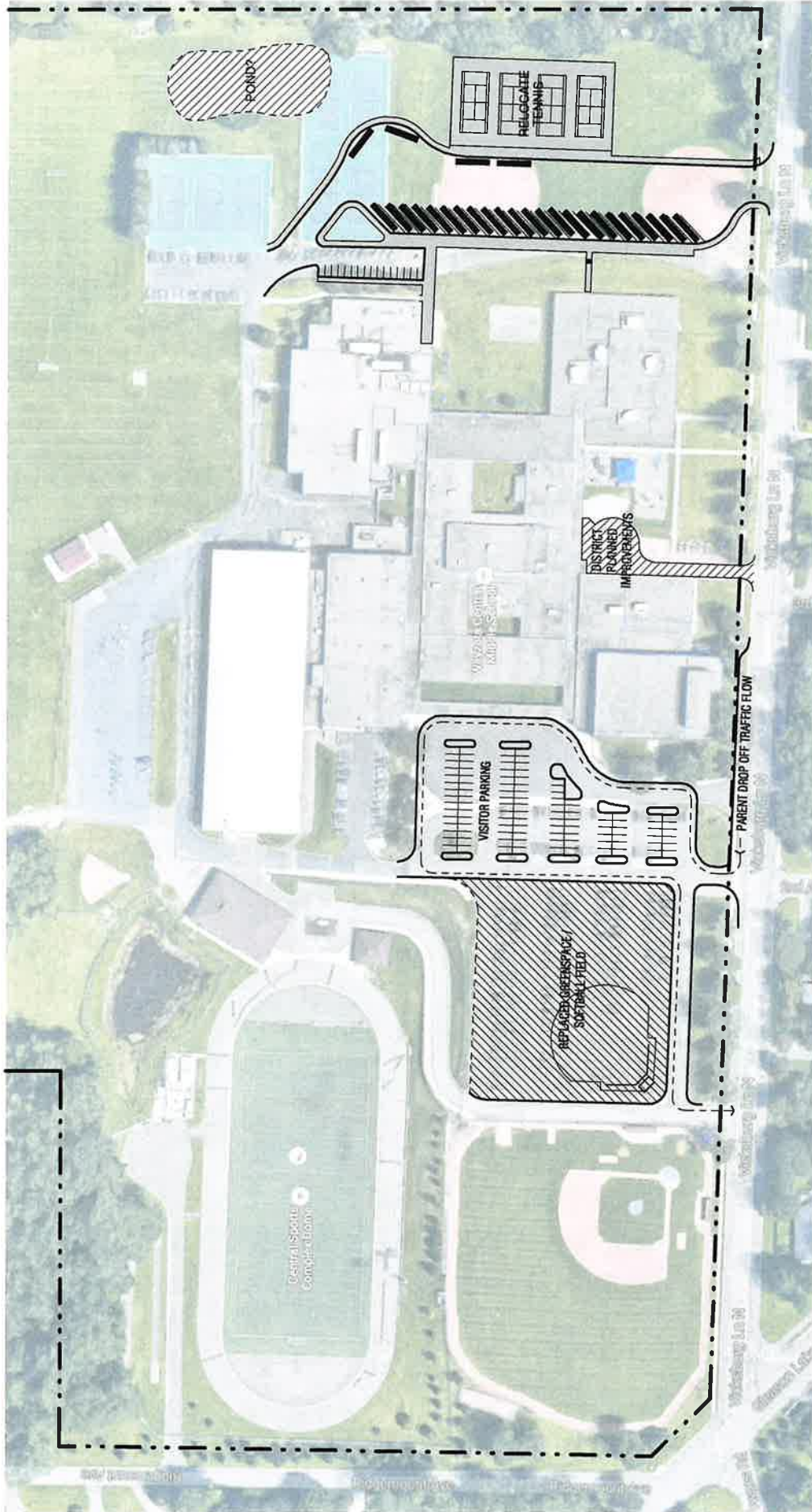
1 BUS LOOP LAYOUT OPTION A.2
 1 1/2" = 1'-0"

Existing parking
 Existing bus parking: 7
 Existing visitor parking: 44
 Existing main lot parking: 230

Proposed parking
 Proposed bus parking spaces: 27
 Proposed additional staff parking spaces: 34
 Proposed main/visitor lot parking: 66
 Parking spaces striped over proposed bus loop: 97

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ISD # 284 - WAYZATA PUBLIC SCHOOLS
 CENTRAL MIDDLE SCHOOL CAPACITY STUDY
 DRAFT: January 30, 2017



1 BUS LOOP LAYOUT OPTION B
 1 1/2" = 1'-0"

Existing parking
 Existing bus parking: 7
 Existing visitor parking: 44
 Existing main lot parking: 230

Proposed parking
 Proposed bus parking spaces: 27
 Proposed visitor parking spaces: 119

Wold Architects & Engineers
 10000 13th Avenue SE
 Bellevue, WA 98006
 www.woldarchitects.com



Appendix F – Community Task Force Elementary Capacity Benefits

Growth Task Force Recommendation

School Board Meeting

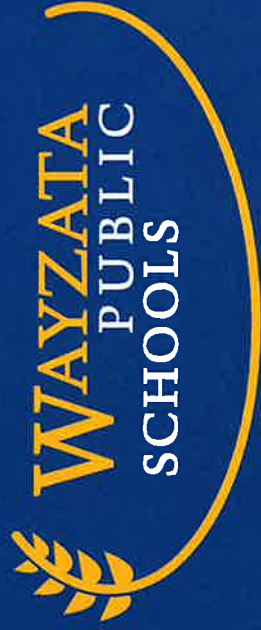
February 13, 2017



Excellence. For each and every student.

Task Force Charge

The Growth Task Force will review objective data and information in relation to the continued housing growth in our cities and the capacity of our schools/facilities and provide a recommendation as to whether additional facilities may or may not be needed, when the facilities may be needed and to what extent.

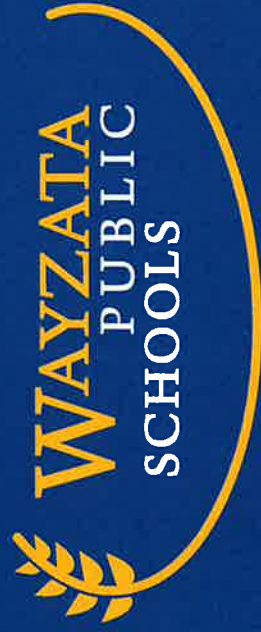


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Task Force Members

- Kristin Nordstrom, Pre K
- Allison Storti, Pre K
- Brian Combs, Birchview
- Cara Thompson, Birchview
- Betsy Gambach, Gleason Lake
- Scott Stoltenberg, Gleason Lake
- Heidi Pearson, Greenwood
- Brent Scheil, Greenwood
- Megan Nuthals, Kimberly Lane
- Deepak Thakker, Kimberly Lane
- Page Fleeger, Meadow Ridge
- Rahul Jhavar, Meadow Ridge
- Sarah Amelotte, Oakwood
- Andrew Tibesar, Oakwood
- Kevin Fruechte, Plymouth Creek
- Divya Raman, Plymouth Creek
- Scott Aldrich, Sunset Hill
- Tobi Tombers, Sunset Hill
- Jill Perrigo, Central Middle School
- Meredith Speier, Central Middle School
- Derek Diesen, East Middle School
- Rebecca Malmquist, East Middle School
- Venkata K Potti, West Middle School
- Nira Rajan, West Middle School
- Susan Hillel, At Large

** several parents also have students in multiple schools including WHS*

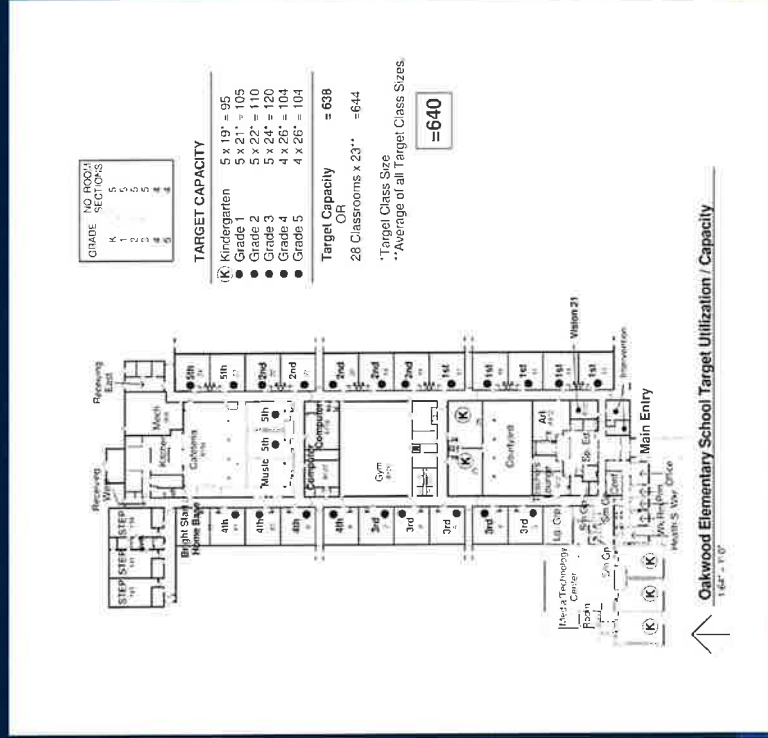


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Meetings

January 5, 2017

- WPS Building Capacities
- Facilities History
- Educational Models and Facilities

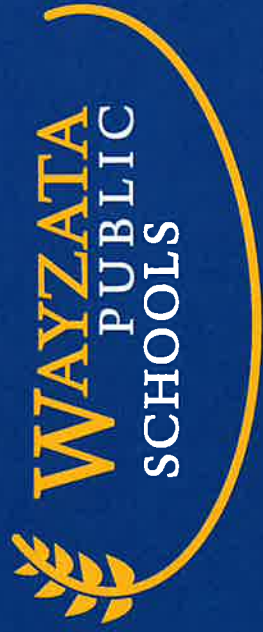


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Meetings

January 12, 2017

- City Presentations
- Housing Study
- Dick Carlstrom
- Enrollment Projections
- Construction
- Timelines

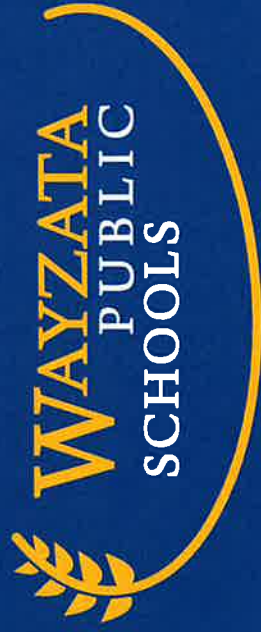


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Meetings

January 19, 2017

- Small Group Work
- Large Group Consensus Building

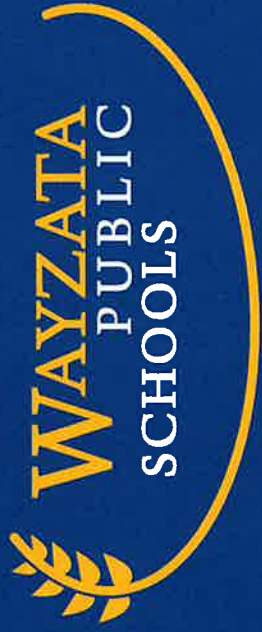


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Meetings

January 23, 2017

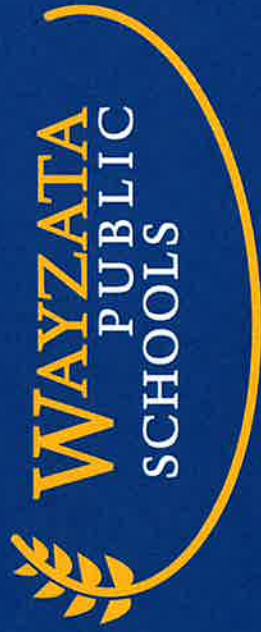
- Data review of: census, class size averages, square foot averages, growth impact
- Large Group Consensus Building
- Recommendation Development



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Recommendation

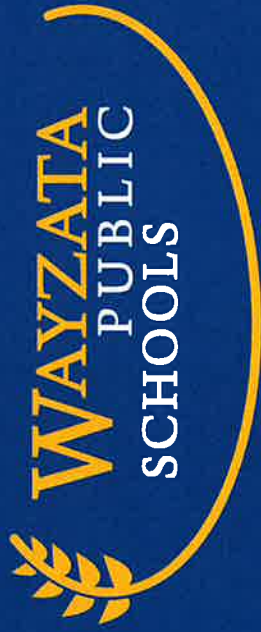
Due to our continued robust growth, the members of the community Growth Task Force believe that a new elementary school needs to be available as soon as possible.



Excellence. For each and every student.

Recommendations Beyond Scope of Growth Task Force

- It is a priority to maintain smaller class sizes throughout the district.
- It is important to look at equity among schools in the district and consider benefits that will appeal to all voters while not exceeding residents' property tax tolerance.
- Consideration should be given to building a facility that can receive an addition if and when needed in the future.



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Questions & Discussion



Excellence. For each and every student.

**PURCHASE AGREEMENT
SPEAK THE WORD CHURCH INTERNATIONAL PROPERTY**

THIS PURCHASE AGREEMENT (this "**Agreement**") is made as of the 16th day of June, 2017 (the "**Effective Date**"), by and between West Plymouth Development, Inc. a Minnesota Corporation, located at 10850 Old County Road 15, Suite 200, Plymouth, MN 55441 ("**Seller**") and Independent School District 284, a Minnesota independent school district, located at 210 County Road 101 North, Plymouth, MN 55447 ("**Buyer**").

RECITALS

A. Speak the Word Church International ("**STWCI**") is the owner of certain real property (the "**Land**") located in Plymouth, MN, Hennepin County Property ID numbers 0611822320001, 0611822230003 and 0611822230004.

B. STWCI and Seller have previously entered into a purchase agreement (the "**Purchase Agreement**") dated June 9, 2017, for the sale of the Land to Seller.

C. Seller shall close on the Land, take title to the Land, and then immediately sell a portion of the Land, as further described below, to Buyer.

D. Contemporaneously with entering into this Agreement, Buyer and Seller shall entered into a separate agreement (the "**Cooperation Agreement**") pursuant to which they shall, 1) agree that Buyer and Seller shall share in development costs that benefit the site, as described further therein; and 2) agree on timing of building development infrastructure on the site, and 3) grant one another easements as set forth in the Cooperation Agreement, and 4) cooperate on other matters as they relate to the development of the Land.

NOW, THEREFORE, in consideration of the premises, the Deposit provided for in the Cooperation Agreement, and for other good and valuable consideration, the parties agree as follows:

1. PURCHASE AND SALE. Subject to the terms and conditions of this Agreement, and for and in consideration of the mutual promises, agreements and covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Seller agrees to sell to Buyer, and Buyer agrees to purchase from Seller all of the following (hereinafter referred to as "**Property**"):
 - (a) That certain real property consisting of approximately 27.85 (+/-) gross acres of land (the "**School Land**"), approximately depicted on **Exhibit A** attached hereto. Seller will plat the School Land depicted on Exhibit A into a lot or outlot prior to Closing, subject to Buyer's approval and substantially consistent with the boundaries depicted in Exhibit A (the Land less the School Land is herein referred to as the "**Seller Land**").

2. PURCHASE PRICE. The purchase price (“**Purchase Price**”) of the Property shall be Six Million Dollars (\$6,000,000.00) payable as follows: By wire transfer of immediate available funds, subject to customary adjustments and pro rations.
3. EARNEST MONEY. Upon the execution of this Agreement, Buyer shall deposit with Custom Home Builders Title (“**Title Company**”) the sum of Five Thousand Dollars (\$5,000.00) (the “**Earnest Money**”) to be held and disbursed in accordance with this Agreement.
 - (a) If Buyer closes on the Property, the Earnest Money shall be released and applied to the Purchase Price.
 - (b) If this Agreement is terminated due to (i) Seller’s default under this Agreement or the Cooperation Agreement, (ii) Buyer terminates this Agreement during the Due Diligence Period (defined below), (iii) Buyer terminates this Agreement in the event of condemnation, (iv) Buyer terminates this Agreement due to Section 9, or (v) Buyer terminates this Agreement due to a change in representation as described in Section 10, the Earnest Money shall be released to Buyer.
 - (c) If this Agreement is terminated due to Buyer’s default, then the Earnest Money shall be paid to Seller to reimburse Seller for engineering and development expenses.
 - (d) The Escrow Agreement attached to this Agreement as **Exhibit D** shall be executed by Seller, Buyer and Title Company contemporaneously with the execution of this Agreement and as a condition precedent to the effectiveness of this Agreement.
4. SURVEY / PHASE I REPORT. Seller agrees to provide Buyer with a current ALTA survey and a Phase I Environmental Site Assessment of the Property within 10 days of the full execution of this Agreement, in both cases certified to Buyer.
5. DUE DILIGENCE; ACCESS AND INDEMNIFICATION. After the execution of this Agreement, Buyer shall have access to the property for a period of 60 days (the “**Due Diligence Period**”) to investigate site conditions of the Property. Such due diligence investigation shall include but not be limited to such matters as environmental conditions, soil conditions, physical condition, zoning, title, pending assessments, litigation pending against the Property, and access to the Property. Seller will promptly provide to Buyer all new documentation and information relating to the Property or development of a school received from STWCI or any third party. Seller shall allow Buyer and Buyers’ agents access to the Property without charge and at all reasonable times for the purpose of investigation, surveying, planning and testing, provided that Buyer or Buyers’ agents shall make a reasonable effort to identify themselves to any occupants of the Property at the time of entering onto the Property. Buyer shall pay all costs and expenses of such investigation and testing and shall indemnify, defend and hold Seller and the Property harmless from all costs and liabilities, including but not limited to mechanics’ liens caused by the activities of Buyer or Buyers’ agents, contractors or subcontractors. Buyer

shall further repair and restore any damage to the Property caused by or occurring during such testing and return the Property to substantially the same condition as existed prior to such entry. Prior to the Closing date, Buyer shall not construct or cause the construction of any improvements on the Property, nor allow the filing of any mechanic's lien(s) against Property.

6. **PLATTING.** It is understood and agreed that Buyer intends to develop the School Land for purposes benefitting Buyer, including but not limited to school buildings, and play fields, and, prior to closing, it may become necessary to seek government approvals to subdivide the School Land into lots and blocks, outlots, and dedicated streets and easements. In the event that Buyer is not in default of any of the terms contained in this Agreement, Seller agrees to join with Buyer in any petition to rezone the School Land and agrees to execute all applications, owner consents, documents and agreements as required by various governmental entities to effectuate such development or Seller shall induce STWCI to perform in the same manner. Seller shall fully cooperate with Buyer to achieve final plat approval from the City of Plymouth and other governmental and regulating authorities and will cause STWCI to cooperate and assist in the same manner.
7. **CLOSING DATE.** The closing of the sale and purchase of the Property as described herein ("**Closing**") shall occur on or before September 1, 2017 (the "**Closing Date**"), provided that Seller has, A) received preliminary plat approval from the City of Plymouth on the site, and B) received final plat approval to subdivide the Property to create a separate conveyable and insurable lot or outlot for the Property containing the School Land. If A and B above occur after the September 1, 2017, the Closing Date shall then be within five (5) business days from Seller completing A and B above. Notwithstanding anything to the contrary herein, if the Closing has not occurred before September 1, 2018, then Buyer may terminate this Agreement by written notice to Seller anytime thereafter.
8. **COMMISSION.** Buyer and Seller represent that neither party is represented by a Broker in this transaction and that no real estate commissions are due any third party as a result of this transaction. Seller and Buyer agree to hold each other harmless from any claims from third parties relating to commissions due for the purchase and both shall indemnify, hold harmless and defend the other from or against any such commissions or claims therefore.
9. **TITLE.** Within 15 days after execution of this Agreement, Seller shall provide Buyer, at Seller's expense, a current title commitment (the "**Commitment**") from Custom Home Builders Title ("**Title Company**") for a standard owner's policy of title insurance, including all name searches and a search for special assessments, and including legible copies of all documents referenced in Schedule B of the Commitment as an exception to title. Buyer shall have 30 days from receipt of both the Commitment and Survey (from Seller as provided in section 4) to review, approve or object to the status of the title to the Property, and to review, approve or object to any matters disclosed on the Survey, including gaps, overlaps, encroachments, conflicts in boundary line, or other matters which adversely affect either (i) marketability of Seller's title or (ii) Buyer's proposed development of the Property. Any matter to which Buyer does not object in writing within said 30 days shall be deemed waived and those matters shall be Permitted

Encumbrances. Buyer shall have no obligation to object to any mortgages or other liens, the release of all of which will be provided by Seller at Closing. Seller shall not be obligated to update the Commitment prior to the Closing date; any such updates to be obtained at Buyer's sole cost and expense. Additionally, Buyer shall pay for any owner's or mortgagee's title insurance policy.

Seller shall have 15 Business Days after notice of any written objection to title to eliminate or cure the same, and if Seller is unable or unwilling to do so, to notify Buyer in writing. If Seller is unable or unwilling to cure Buyer's objections, Buyer, at its option, by a written notice to Seller may elect to a) cancel this Purchase Agreement and the Earnest Money paid shall promptly be refunded or b) accept title with the matter objected to, constituting a Permitted Encumbrance ("**Permitted Encumbrance**" or "**Permitted Encumbrances**"), taking the Property "as is" and subject to all Permitted Encumbrances.

In the event of cancellation under this Section, this Agreement shall thereupon become null and void and have no further force and effect. Any exceptions to title Buyer accepts or waives shall be deemed to be "Permitted Encumbrances."

10. REPRESENTATIONS OF SELLER. Seller hereby represents, to Buyer as follows:

- (a) Seller has the legal and corporate authority to enter into this Agreement and to sell the Property. The individuals executing this Agreement on behalf of Seller have the legal and corporate authority to execute this Agreement on behalf of Seller and to bind Seller.
- (b) Seller has the right under the Purchase Agreement to grant Buyer the rights described herein.
- (c) There is no action or proceeding pending against Seller or any part of the Property that, if determined adversely as to Seller, or the Property, would have a material adverse effect on title to the Property, or that could interfere with the consummation of the transaction contemplated by this Agreement, and, to the best of Seller's knowledge, no such action or proceeding is contemplated or threatened by any party.
- (d) To the best of Seller's knowledge there are no Hazardous Materials (as defined under any federal, state, or local law or ordinance) that have been stored, released, removed from, or placed, held, located or disposed of, on, under or at the Property or any part thereof, and, to the best of Seller's knowledge, no part of the Property has even been used as a treatment, storage or disposal site for any such Hazardous Materials.
- (e) To the best of Seller's knowledge, there are no unrecorded contracts, leases, easements or other agreement, or claim of any third party, affecting the use, title, occupancy or development of the Property, and no person, firm, entity has any right of first refusal, option or other right to acquire all or part of the Property, except a right of first refusal, which has been terminated.

- (f) Each and every material undertaking and material obligation of Seller under this Agreement shall be performed by Seller timely when due.
- (g) To the best of Seller's knowledge, there are no persons in possession of any portion of the Property other than pursuant to a recorded document.
- (h) To the best of Seller's knowledge, that there are no encroachments or boundary line questions affecting the Property.
- (i) Seller has not received notice of any new public improvement project(s), the cost of which a governmental entity may assess against the Property.
- (j) To the best of Seller's knowledge there is no action, litigation, governmental investigation, condemnation or administrative proceeding of any kind pending against Seller or STWCI or involving any portion of the Property, and no third party has threatened Seller or STWCI with commencement of any such action, litigation, investigation, condemnation or administrative proceeding.
- (k) There are no underground or above ground storage tanks of any size or type located on the Property.
- (l) Seller knows no wells on the Property.
- (m) There are no individual sewage treatment systems on or serving the Property.
- (n) To the best of Seller's knowledge, methamphetamine production has not occurred on the Property.

If Seller obtains any information prior to Closing that would affect or change any of the foregoing representations or warranties, Seller will give Buyer prompt written notice of such change. The notice will include a detailed explanation of the nature of the matter and the representation or warranty affected and/or changed. If there is any such change, then Seller shall not be in default hereunder, but Buyer shall have the option to terminate this Agreement by giving written notice thereof to Seller within twenty (20) days of receipt of Seller's notice, the Earnest Money shall be refunded to Buyer, and thereafter neither party shall have any further rights or obligations under this Agreement. Seller will indemnify Buyer, its successors and assigns, against, and will hold Buyer, its successors and assigns, harmless from, any expenses or damages, including reasonable attorneys' fees, that Buyer incurs because of the breach of any of the above representations and warranties, as changed by any notices provided by Seller to Buyer.

11. CONTINGENCIES. Buyer's obligation to close the transaction described herein is and shall be contingent upon Buyer determining in Buyer's discretion that Buyer is satisfied with matters disclosed or discovered in Buyer's due diligence investigation and analysis of the Property. If the foregoing contingency has not been satisfied or waived by Buyer within the Due Diligence Period, then this Agreement may be terminated at Buyer's option, and upon written notice of termination within said time period the parties shall execute a Cancellation of Purchase Agreement, the Earnest Money shall be returned to

Buyer, and neither party shall have any further rights or obligations with respect to this Agreement or the Property. Buyer shall have the right to waive unilaterally any contingency and proceed to close. If Buyer fails to notify Seller within the 60-day Due Diligence Period that the contingency is not satisfied, the contingency shall be deemed satisfied or waived.

Buyer's obligation to close is further conditioned upon:

- (a) The representations and warranties of Seller contained in this Agreement must be true now and must be true on the Closing Date in all material respects as if made on the Closing Date.
- (b) Title shall have been found acceptable, or made acceptable, in accordance with the requirements and terms of Section 9 above.
- (c) Seller shall not be in default under the provisions of this Agreement.
- (d) There shall have been no material adverse change in the Property or rights associated with the Property since the expiration of the Due Diligence Period.
- (e) Buyer shall be able to obtain owner's and lender's title policies at Closing in form (including endorsements reasonably requested by Buyer) reasonably acceptable to Buyer.
- (f) Seller shall have complied with all of its obligations under the Cooperation Agreement.

12. TAXES/ASSESSMENTS. Seller shall pay all special assessments, whether deferred, levied or pending as of the full execution of this Agreement. Seller to pay any taxes due as a result of a deferral; such as Green Acres or Open Space. Real estate taxes payable in the year of the Closing shall be prorated to the date of Closing.

13. CLOSING DOCUMENTS.

- (a) At Closing, Seller shall execute and deliver to Buyer the following documents:
 - (i) A general warranty deed (the "**Deed**"), conveying marketable fee simple title to the Property subject only to the Permitted Encumbrances.
 - (ii) The Temporary Grading and Construction Easements signed by Seller for the area legally described herein on Exhibit B1, depicted herein on Exhibit B2, and as further described in the Cooperation Agreement. Seller and Buyer will agree on the form of the Temporary Grading and Construction Easement within thirty (30) days of this Agreement.
 - (iii) Seller's abstract of title to the Property if such is in Seller's possession.

- (iv) The originals of all records, contracts or other documents pertaining to ownership and maintenance of the Property as may be currently in Seller's possession.
 - (v) Evidence, reasonably satisfactory to Buyer and the Title Insurer, of authority of any person or persons executing instruments for or on behalf of Seller.
 - (vi) A standard form Affidavit of Seller.
 - (vii) A non-foreign affidavit, properly executed, containing such information as is required by Internal Revenue Code Section 1445(b)(2) and its regulations.
 - (viii) A certificate to the effect that the warranties of Seller contained in this Agreement are true, correct and complete in all material respects as of the Closing Date.
 - (ix) A well certificate as required by law.
 - (x) If the Real Property contains or contained a storage tank, an affidavit with respect thereto, as required by Minn. Stat. § 116.48.
 - (xi) Settlement statement.
 - (xii) All information necessary to complete a Certificate of Real Estate Value.
 - (xiii) Any other items or documents affecting the conveyance and sale of the Property that may be reasonably requested by Buyer or the Title Insurer, or that may be necessary to carry out the purpose and intent of this Agreement.
- (b) At Closing, Buyer shall deliver to Seller the following:
- (i) The Purchase Price, as provided in Section 2 above.
 - (ii) Settlement statement.
 - (iii) The Temporary Grading and Construction Easements signed by Buyer as legally described herein on Exhibit C1, depicted herein on Exhibit C2, and as further described in the Cooperation Agreement. Seller and Buyer will agree on the form of the Temporary Grading and Construction Easement within thirty (30) days of this Agreement.
 - (iv) A Certificate of Real Estate Value, as required by Minnesota Law.
 - (v) Any other items or documents affecting the conveyance and sale of the Property that may be reasonably requested by Seller, are otherwise set

forth in this Agreement, or that may be necessary to carry out the purpose and intent of this Agreement.

14. CLOSING COSTS. Buyer shall be responsible for all premiums required for the issuance of the title policy or policies, mortgage registration tax, recording fees and one half of the closing fees charged by Title Insurer. Seller shall be responsible for payment of the state deed tax, cost of issuing the title insurance commitment and one half of the closing fee charged by Title Insurer.
15. CONDEMNATION. If a public or private entity with the power of eminent domain commences condemnation proceedings against all of any part of the Property, Seller will immediately notify Buyer, and Buyer may, at Buyer's sole option, terminate this Agreement by written notice to Seller and . Notwithstanding the foregoing, Buyer will have no right to terminate this Agreement if the condemnation is for a right-of-way or utility and such condemnation does not materially affect Buyer's intended use of the Property. Buyer will have twenty (20) days from Buyer's receipt of Seller's notice to Buyer to exercise Buyer's termination right. If Buyer does not terminate this Agreement within said twenty (20) day period, the Parties will fully perform their obligations under this Agreement, with no reduction in the Purchase Price, and Seller will assign to Buyer, on the Date of Closing, all of Seller's right, title and interest in any award made or to be made in the condemnation proceedings. Seller will not designate counsel, appear or otherwise act with respect to any such condemnation proceedings without Buyer's prior written consent unless Buyer fails to respond within seven (7) days to a request for such written consent.
16. DEFAULT.
 - (a) If Seller, through no fault of Buyer, defaults in Seller's obligations hereunder or under the Cooperation Agreement, Buyer may, by notice to Seller, (i) terminate this Purchase Agreement and Seller will deliver to Buyer, in cash or certified funds the Earnest Money and the sum of \$10,000.00 as liquidated damages which Buyer will receive as compensation for Seller's default due to the difficulty and uncertainty of ascertaining Buyer's actual damages, or (ii) avail itself of an action for specific performance, provided that such action must be commenced within six (6) months following the date the cause of action arises.
 - (b) If Buyer shall default in the performance of any of its obligations hereunder or under the Cooperation Agreement, then Seller shall be entitled to terminate this Agreement pursuant to Minn. Stat. §559.21. Upon such termination, no party hereto shall have any further claim against the other hereunder, it being understood that buyer's liability, if any, for failure to close on this Agreement shall be limited solely to the forfeiture of the Deposit under the Cooperation Agreement and the Earnest Money under this Agreement. Nothing herein shall relieve Buyer of any obligation to indemnify or hold Seller harmless as stated herein.

- (c) In the event this Purchase Agreement is terminated, Buyer and Seller agree to execute a Cancellation of Purchase Agreement.

17. TAX-FREE EXCHANGE. Intentionally Omitted.

18. MISCELLANEOUS PROVISIONS.

- (a) NOTICES. Any notice, consent, approval, waiver, or election that any party shall be required or permitted to make or give under this Agreement shall be in writing and shall be hand-delivered or sent by United States certified mail. Postage prepaid, and shall be effective when hand-delivered or deposited in the mail as aforesaid and addressed to the respective parties at the addresses below:

If to Seller: West Plymouth Development, Inc.
Attn: Jake Walesch
10850 Old County Road 15
Suite 200
Plymouth, MN 55441

If to Buyer: Wayzata School District 284
Attn: Jim Westrum
Administration Building
210 County Road 101 North
Plymouth, MN 55447-4108

With copy to: Briggs and Morgan, P.A.
2200 IDS Center, 80 S. 8th Street
Minneapolis, MN 55402
Attention: Sarah Edstrom Smith

Either party may, from time to time, change the address to which notice shall be sent by like notice given to the other party hereto.

- (b) POSSESSION. Seller shall have possession of the property immediately after Closing.
- (c) ENTIRE AGREEMENT. This Agreement, together with the Exhibits hereto, constitute the entire agreement between Seller and Buyer, and there are no other covenants, agreements, promises, terms, provisions, conditions, undertakings, or understandings, either oral or written, between them concerning the Property other than those herein set forth, except the Cooperation Agreement. No subsequent agreement shall be binding upon Seller or Buyer unless in writing and signed by both Seller and Buyer.

- (d) BINDING EFFECT. All of the provisions of this Agreement are hereby made binding upon personal representatives, heirs, successors, and assigns of all parties hereto.
- (e) TIME OF ESSENCE. Time is of the essence of this Agreement.
- (f) SEVERABILITY OF PROVISIONS. Whenever possible, each provision of this Agreement shall be interpreted in such a manner as to be valid under applicable law, but if any provision of this Agreement shall be invalid or prohibited hereunder, such provision shall be ineffective to the extent of such prohibition or invalidation, which shall not invalidate the remainder of such provision or the remaining provisions of this Agreement.
- (g) COUNTERPARTS. This Agreement may be executed in counterparts. The execution by all of the parties hereto by each signing a counterpart of this Agreement shall constitute a valid execution and this Agreement and all of its counterparts so executed shall be deemed for all purposes to be a single document.
- (h) GOVERNING LAW. This Agreement shall be construed under and in accordance with the laws of the State of Minnesota.
- (i) SURVIVAL. The representations, warranties and covenants contained herein shall be effective on the date hereof and on the Closing date and shall not merge in the Deed or any other document and shall survive the Closing.
- (j) CONSTRUCTION. The parties acknowledge that each party and its counsel have reviewed and approved this Agreement and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement or any amendments or exhibits hereto.
- (k) BUSINESS DAYS. The term "**Business Day**" means Monday through Friday except legal holidays in the State of Minnesota. If the final day of any period or any date of performance under this Agreement falls on a day other than a Business Day, then the final day of the period or the date of performance shall be extended to the next Business Day.
- (l) ATTORNEY'S FEES. Each party will pay its own attorney's and other consultant fees, except that a party defaulting under this Agreement or any Closing Document will pay the reasonable attorney's fees and court costs incurred by the non-defaulting party to enforce its rights hereunder.
- (m) PROPERTY SOLD "AS IS". Except as specifically represented herein and without other exception, the Property and all other assets are sold "AS IS," "WHERE IS" and "WITH ALL FAULTS." Seller makes no representation or warranty to Buyer as to the physical condition of the Property except as Seller is required to disclose herein regarding hazardous waste and other required

disclosures, the Buyer acknowledging that it is a sophisticated developer of land, and it has had sufficient time to inspect the Property and verify Buyer's intended use and development of the Property. **EXCEPT AS DESCRIBED HEREIN, SELLER DISCLAIMS ANY AND ALL OTHER WARRANTIES WHATSOEVER WITH RESPECT TO THE PROPERTY, EXPRESSED OR IMPLIED, INCLUDING BUT NOT LIMITED TO IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.** Seller makes no representation or warranty as to operative or proposed governmental laws and regulations (including, but not limited to, zoning, environmental and land use laws and regulations) to which the Property is or may become subject. Buyer acknowledges that it has entered into this Agreement on the basis of its own review and investigation of the physical attributes of the Property for its intended purposes, and of the applicability and effect of laws and regulations.

IN WITNESS WHEREOF, this Purchase Agreement has been executed as of the date and year first above written.

SELLER:

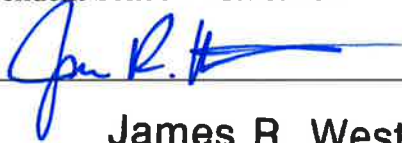
West Plymouth Development, Inc.

By:  _____
Jacob Walesch

Its: President

BUYER:

Independent School District 284

By:  _____
Its: **James R. Westrum**

Executive Director
Finance and Business

THIS INSTRUMENT IS DRAFTED BY:

Jake M. Walesch
10850 Old County Road 15
Suite 200
Plymouth, MN 55441

**EXHIBIT A
(PROPERTY DEPICTION)**

Lot 1, Block 1 as Depicted Below:

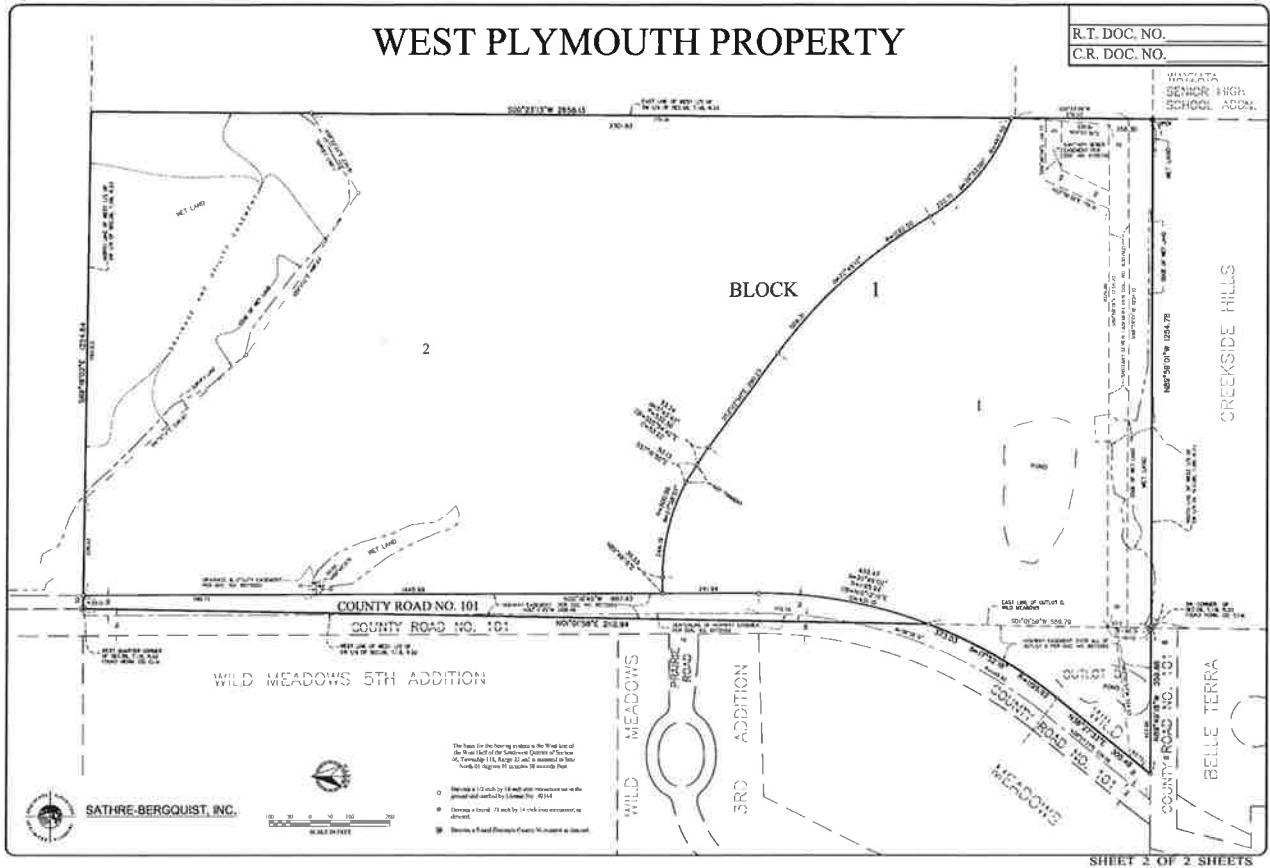
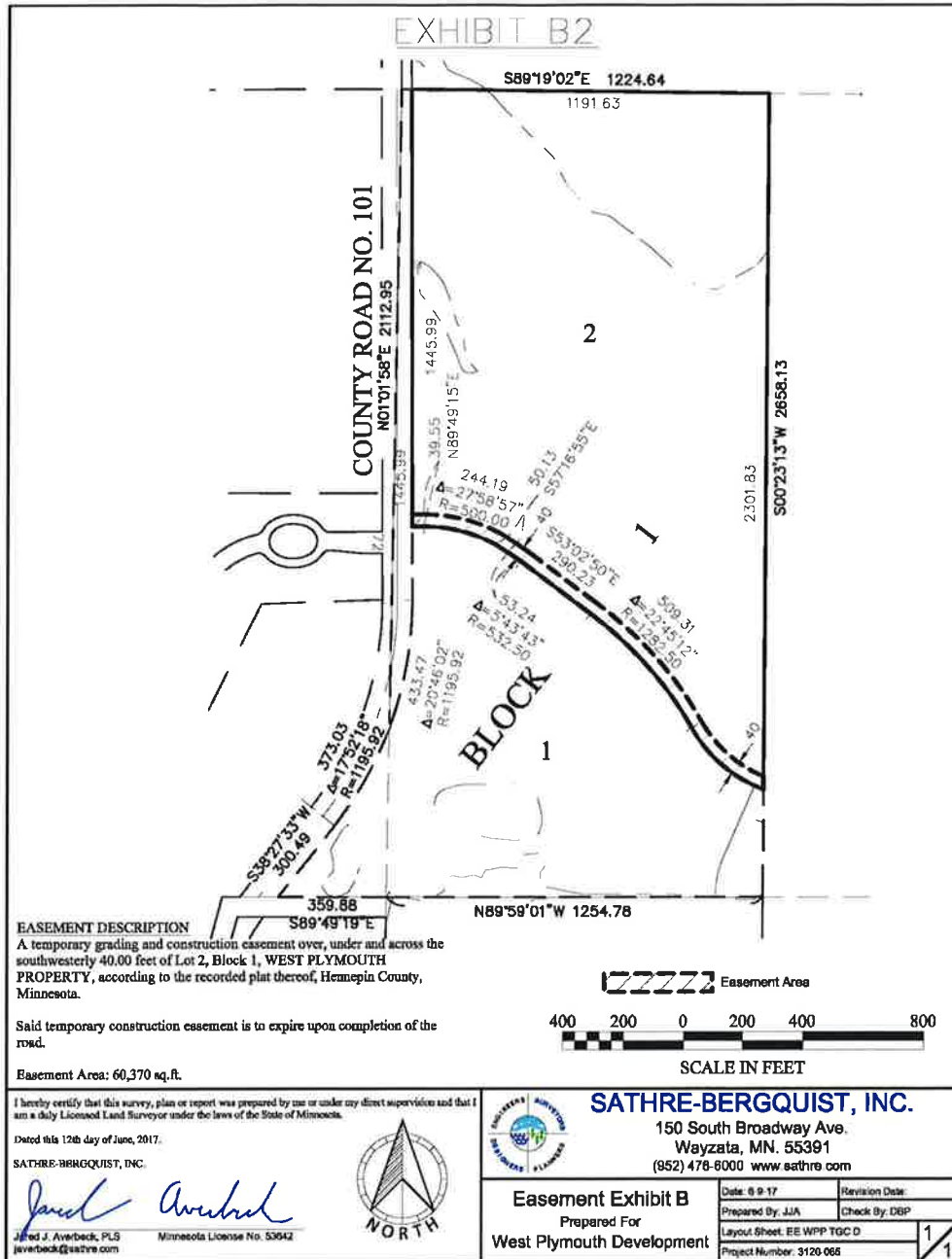


EXHIBIT B1
(LEGAL DESCRIPTION OF TEMPORARY GRADING AND CONSTRUCTION
EASEMENT ON WEST PLYMOUTH LAND)

A temporary grading and construction easement over, under and across the southwesterly 40.00 feet of Lot 2, Block 1, WEST PLYMOUTH PROPERTY, according to the recorded plat thereof, Hennepin County, Minnesota.

Said temporary construction easement is to expire upon completion of the road.

EXHIBIT B2 (DEPICTION OF TEMPORARY GRADING AND CONSTRUCTION EASEMENT ON WEST PLYMOUTH LAND)



**EXHIBIT C1
(LEGAL DESCRIPTION OF TEMPORARY GRADING AND CONSTRUCTION
EASEMENT ON DISTRICT LAND)**

A temporary grading and construction easement over, under and across the northeasterly 105.00 feet of Lot 1, Block 1, WEST PLYMOUTH PROPERTY, according to the recorded plat thereof, Hennepin County, Minnesota.

Together with a 100.00 foot temporary grading and construction easement over, under and across that part of said Lot 1, the centerline of said easement is described as commencing at the southeast corner of said Lot 1; thence North 89 degrees 59 minutes 01 seconds West along the south line of said Lot 1 a distance of 158.78 feet to the point of beginning of said centerline; thence North 00 degrees 00 minutes 59 seconds East a distance of 9.61 feet; thence northerly a distance of 125.92 feet along a tangential curve concave to the east, having radius of 300.00 feet and a central angle of 24 degrees 02 minutes 54 seconds; thence North 24 degrees 03 minutes 53 seconds East, tangent to last described curve, a distance of 258.89 feet to the northeasterly line of said Lot 1 and said centerline there terminating.

Sidelines of easement are to be prolonged or shortened to terminate at said south line of Lot 1. Said temporary construction easement is to expire upon completion of the road.

EXHIBIT C2 (DEPICTION OF TEMPORARY GRADING AND CONSTRUCTION EASEMENT ON DISTRICT LAND)

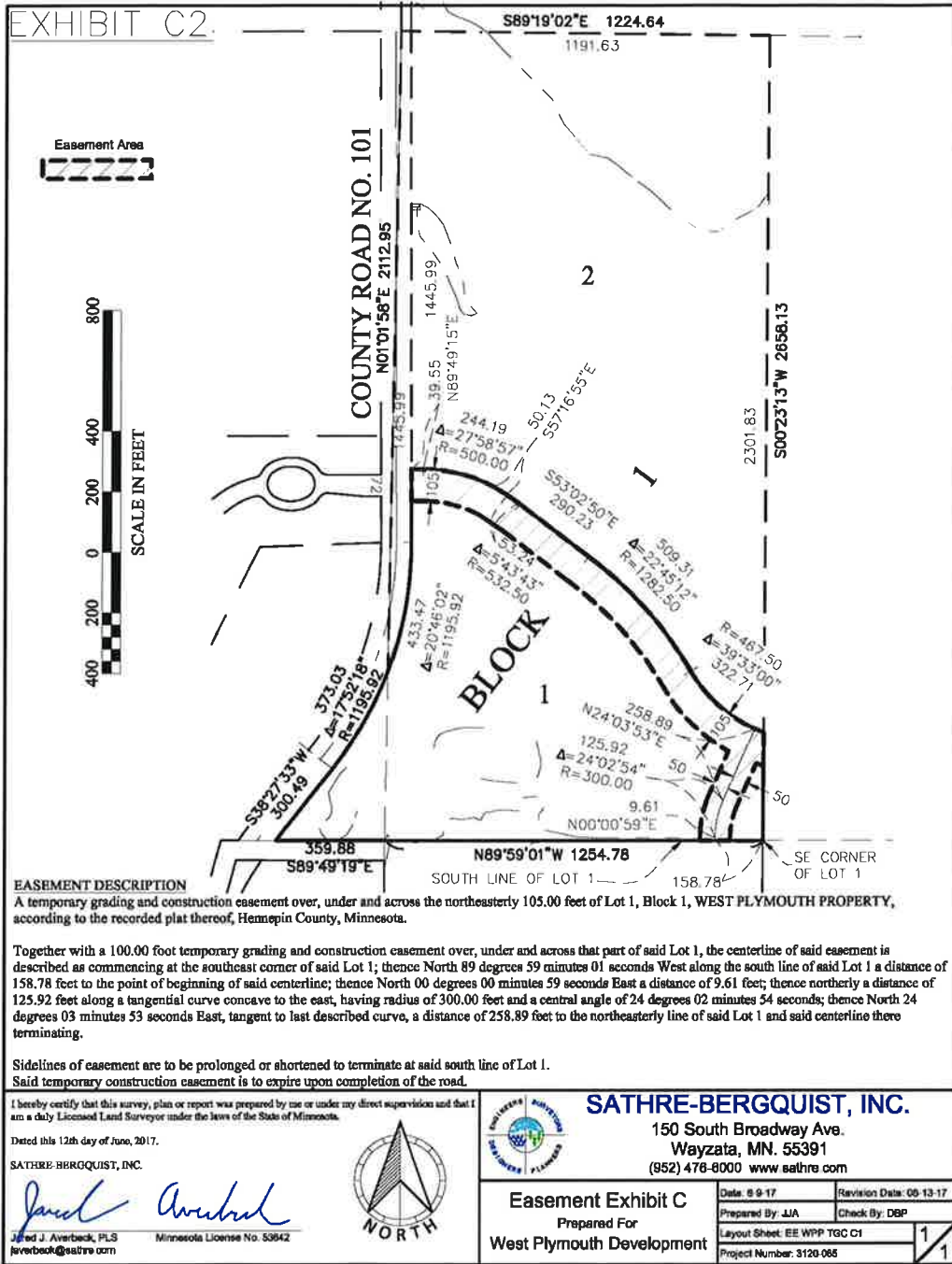


EXHIBIT D
(ESCROW AGREEMENT)

ESCROW AGREEMENT

West Plymouth Development, Inc. a Minnesota Corporation("Seller"), and Independent School District 284, a Minnesota independent school district ("Buyer") are parties to the purchase and sale of the real estate described in the attached Purchase Agreement, dated June ___, 2017 ("Purchase Agreement"). As provided in Section 3 of the Purchase Agreement, Buyer hereby deposits the sum of \$5,000.00 (the "Earnest Money") with Custom Home Builders Title (the "Earnest Money Agent"). The Earnest Money Agent will hold the Earnest Money in an interest bearing account, if such account is reasonably available, with an institution whose accounts are insured by a governmental agency or instrumentality. If interest accrues on the Earnest Money it will accrue to Buyer unless Buyer defaults under the terms of the Purchase Agreement and Seller elects to retain the Earnest Money as liquidated damages in which case Seller will be entitled to such interest, if any.

Upon notification by both parties in writing that the transaction has closed, the Earnest Money Agent will pay the Earnest Money to Seller. If either party notifies the Earnest Money Agent that the transaction has not closed, the Earnest Money Agent will pay the Earnest Money as follows:

1. Upon receipt of instruments regarding the release of the Earnest Money executed by both parties the Earnest Money Agent will deliver the Earnest Money pursuant to such instructions;
2. If Seller delivers a Notice of Cancellation of Purchase Agreement describing the Purchase Agreement and the Property together with an Affidavit of Service evidencing service of the Notice of Cancellation on Buyer and an Affidavit of Failure to Comply with Notice completed, executed and acknowledged to the Earnest Money Agent on or before the date sixty (60) days after the Closing Date as defined in the Purchase Agreement, the Earnest Money Agent will deliver the Earnest Money to Seller.
3. If no disposition of the Earnest Money has been made by the date sixty (60) days from the Closing Date, as defined in the Purchase Agreement, the Earnest Money Agent will return the Earnest Money to Buyer.

The Earnest Money Agent will have no responsibility for any decision concerning performance or effectiveness of the Purchase Agreement, and will only be responsible to act pursuant to the procedures set forth above. Buyer and Seller hereby agree to hold the Earnest Money Agent harmless from any claims or defenses arising out of this Escrow Agreement and indemnify the Earnest Money Agent for all costs and expenses in connection with this escrow, including court costs, attorneys' fees, except for claims arising out of the Earnest Money Agent's failure to account for the funds held and costs and expenses incurred by the parties in connection with such a claim.

To the extent that the provisions of this Escrow Agreement are inconsistent with the provisions of Section 3 of the Purchase Agreement, the provisions of this Escrow Agreement will control.

The Earnest Money Agent's fee for acting as an escrow agent is \$ _____. Buyer and Seller hereby agree to share such cost equally.

SELLER: *West Plymouth Development, Inc.*

BUYER:

By: *[Signature]*
Its: *President*

By: *[Signature]*
Its: *James R. Westrum*
Executive Director
Finance and Business

Address: *10950 Old Co. Rd. 15*
Suite 200
Plymouth, MN 55441

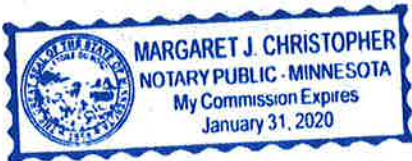
Address: *210 County Rd 101 N*
Wayzata, MN
55391

**Taxpayer Identification Number
or Social Security Number:**

**Taxpayer Identification Number
or Social Security Number:**
41-6001464

The Earnest Money Agent hereby acknowledges receipt of this Agreement and the Earnest Money, to hold the Earnest Money as above specified.

Dated this *16* day of June 2017



CUSTOM HOME BUILDERS TITLE

By: *[Signature]*
Its: *10*

WAYZATA PUBLIC SCHOOLS
Independent School District 284
Wayzata, Minnesota

BOARD OF EDUCATION
Special Meeting – July 24, 2017

AGENDA SECTION: SUPERINTENDENT’S REPORTS AND RECOMMENDATIONS

ITEM: Approval of Purchase Agreement for Purchase of Land

COMMENTS BY: Jim Westrum, Executive Director of Finance and Business

Approval of the Purchase Agreement for Purchase of Land

At the District’s March 13, 2017 Regular School Board meeting, the Board passed a resolution allowing the Superintendent and the Executive Director of Finance and Business Services to sign and enter into a purchase agreement for the acquisition of land to construct a new educational facility.

The Director of Administrative Services and Executive Director of Finance and Business Services have entered into a purchase agreement for the purchase of land that will allow the District to construct a new elementary school.

The District’s legal counsel has reviewed the purchase agreement and has completed the performance of due diligence procedures. The closing may now occur.

The Administration and Board deem this purchase to be economically advisable.

RECOMMENDED ACTION: Approve the Purchase Agreement by and between Independent School District 284 and Speak the Word Church International for the purchase of land located in Plymouth, Minnesota, Hennepin County Property ID numbers 0611822320001, 0611822230003 and 06118222300004.

Motion by: _____ ROLL CALL Passed _____

Second by: _____ Failed _____

Abstentions _____

WAYZATA PUBLIC SCHOOLS

Independent School District 284
Wayzata, Minnesota

BOARD OF EDUCATION

Special Meeting – July 24, 2017

Resolution Authorizing the Superintendent and/or Executive Director of Finance and Business Services to Execute Closing Documents for the Purchase of Land

Whereas, the District has approved a purchase agreement by and between Independent School District 284 and Speak the Word Church International for the purchase of land located in Plymouth, Minnesota, Hennepin County Property ID numbers 06118222320001, 0611822230003 and 0611822230004.

Whereas, both parties have satisfied prerequisite terms and conditions required prior to the actual closing; and

Now, therefore be it resolved that the school board appoints Chace B. Anderson, Superintendent and/or James R Westrum, Executive Director of Finance and Business Services as an authorized signer for all closing documents and other related documents related to closing of the sale and directs either to execute the purchase of the property discussed herein.

Recommended Action: Approve the resolution for Authorizing the Superintendent and/or Executive Director of Finance and Business Services to Execute Closing Documents for the Purchase of Land.

WITNESS MY HAND officially as such recording officer this 24th day of July 2017.

School Board, Clerk

WAYZATA PUBLIC SCHOOLS
Independent School District 284
Wayzata, Minnesota

BOARD OF EDUCATION
Special Meeting – July 24, 2017

AGENDA SECTION: SUPERINTENDENT’S REPORTS AND RECOMMENDATIONS

ITEM: National Association of Student Councils National Conference

COMMENTS BY: Jim Westrum, Exec. Director of Finance and Business Services

Wayzata High School has been selected by the National Association of Student Councils (NASC), a program of the National Association of Secondary School Principals, to host the national convention on June 25-27, 2018.

The NASC mission and focus is: **leadership** by supporting the development of student and adviser leadership skills and knowledge; **service** by helping build a climate of caring and tolerance through volunteerism and service to others; **student voice** by promoting student council as the voice of the student body and giving every student an opportunity to be heard; **engagement** by encouraging students to become involved in school, community leadership, and decision making; and provides the resources, training and national recognition to take student council to a higher level.

The theme is “Leadership **MaNia**” with Prince’s “Let’s Go Crazy” as the theme song. It is expected to draw 800 to 1,000 students/advisors from across the United States and possibly other places such as Canada, Australia, Puerto Rico and beyond.

Wayzata High School is honored by being selected to host this convention in June, 2018. The attached conference hosting agreement details the responsibilities of all parties.

RECOMMENDED ACTION: Approve the attached conference hosting agreement between the National Association of Student Councils, a program of the National Association of Secondary School Principals, and the Wayzata High School to host the national convention on June 25-27, 2018.

Motion by: _____ Yes _____ Passed _____

Second by: _____ No _____ Failed _____

Abstentions: _____



**NATIONAL ASSOCIATION OF SECONDARY SCHOOL PRINCIPALS
AND NATIONAL ASSOCIATION OF STUDENT COUNCILS
2018 CONFERENCE HOSTING AGREEMENT**

National Association of Student Councils (NASC) is a program of the National Association of Secondary School Principals (NASSP). NASC partners with its member schools to cultivate and strengthen student leaders, and broaden and empower student voice. NASC believes that student councils should be the voice of the student body and be involved in decisions affecting school and community initiatives.

The NASC mission and focus is: **leadership** by supporting the development of student and adviser leadership skills and knowledge; **service** by helping build a climate of caring and tolerance through volunteerism and service to others; **student voice** by promoting student council as the voice of the student body and giving every student an opportunity to be heard; **engagement** by encouraging students to become involved in school, community leadership, and decision making; and provides the resources, training and national recognition to take student council to a higher level.

This Conference Hosting Agreement is between the **National Association of Student Councils, a program of the National Association of Secondary School Principals** (NASSP/NASC) located at 1904 Association Drive, Reston, VA 20191 and Wayzata High School, a political subdivision in the State of Minnesota via **Wayzata High School** (HOST) located at 4955 Peony Lane N., Plymouth, MN 55446, together referred to as “the parties;” is made this _____ day of _____, 2017.

Whereas Wayzata High School applied to be HOST of the NASC National Conference (the Conference); and

Whereas the NASSP/NASC has approved Wayzata High School to host such conference to be held Monday-Wednesday, June 25-27, 2018;

Now therefore, the parties hereby agree to the following terms and conditions.

RESPONSIBILITIES

Planning/Steering: Responsibility for planning and steering the Conference is shared between HOST and NASSP/NASC. NASSP/NASC retains authority over the conference, including, but not limited to, the schedule, budget, events, exhibits, programming, and speakers. Specific requirements/parameters related to the HOST Conference Committees are set forth in **Exhibit A** and incorporated into this Agreement by reference. The attached **Exhibit B** indicates specific areas where the parties share responsibility.

Budget/Donations: The conference budget shall be set by NASSP/NASC. NASSP/NASC shall not be responsible for expenditures exceeding the payments made pursuant to the amounts stated in the “Payment of Conference funds” section of this agreement. All conference activities must be approved and coordinated with NASSP/NASC. Once an activity is approved, NASSP/NASC and HOST school are responsible for its implementation.

NASSP/NASC supports HOST seeking local donations for the conference. All monies donated on behalf of the conference must be applied to conference related expenses. HOST must consult with NASSP/NASC before contacting national/international companies since NASSP/NASC already has such contacts and may be able to provide assistance. HOST must provide a listing of its contacts to NASSP/NASC for reference. In addition, donations from tobacco, alcohol, firearms and brewing companies are not acceptable, so HOST must consult with NASSP/NASC with regard to any donors who operate such businesses.

Contracts: HOST will be responsible for contracts for those conference services that are the sole responsibility of HOST. Such areas of responsibility include, but are not limited to, school security, transportation, school audio-visual, physical facility, volunteer meals (state guides, non NASSP/NASC staff, etc.), attendee meals and snacks, healthcare, secretarial (optional), and local public relations (optional).

NASSP/NASC will be responsible for obtaining and signing those contracts related to conference services that are the responsibility of NASSP/NASC as set forth in this agreement.

PAYMENT OF CONFERENCE FUNDS

HOST will provide a monthly report, outlining current and/or incurred costs and/or expenses, by the 10th of each month.

NASSP/NASC will provide up to three (3) payments to HOST school. HOST will provide a monthly report, including all designated budget items, by the 10th of each month.

Expenses covered by NASSP/NASC cannot exceed the budgeted amount outlined in the attached budget. In the event expenses will exceed the budgeted amount, NASSP/NASC must approve the expense(s) prior to incurred expense. However, payment to the HOST will not exceed actual costs incurred. NASSP/NASC will provide HOST payments towards conference related expenses on the following schedule:

Host will receive up to three (3) payments for those conference services according to the following payment schedule and **centered upon expenses in attached budget, with pre-authorized use sought by host school and approved by NASSP/NASC** for any item(s) not listed in the attached budget, **and specific only to expenses outlined**. Current payment is based on 900 paid delegates and can be adjusted pending attendance and expenses approved by NASSP/NASC and HOST.

Host Reports Due

April 6, 2018
May 4, 2018
July 16, 2018

Payment

April 27, 2018 - Up to 1/3 of budget
May 25, 2018 - Up to 1/3 of budget
July 30, 2018 - Balance of budget*

*Approximate, this payment is variable based on final spending report and actual attendance, as noted above.

The final payment will be released after review and agreement on the final spending report and paid attendees (balance of budget). Final payment for variable expenses will be adjusted by NASSP/NASC and host mutually if there is a variance in attendance above or below the 900 paid delegates budgeted. Such adjustment shall be in direct proportion to the attendance variance (i.e., budgeted amount and under/over 900 paid delegates).

It is the goal of NASSP/NASC in the above paragraph to ensure that HOST does not lose money where they have had to guarantee a minimum number. However, where adjustments can be made they should be so that NASSP/NASC is not paying HOST for more delegates than it has received payment for. HOST and NASSP/NASC agree to continually review the budget and expenses to ensure that they are consistent with the allotted amounts and make adjustments as needed.

Final payment to HOST will be made by NASSP/NASC upon HOST'S submission of a final reconciliation of spending and NASSP/NASC approval no later than July 30, 2018. Such approval shall not be unreasonably withheld.

GENERAL PROVISIONS

Trademarks.

Except as specifically approved by HOST, nothing in this Agreement grants any right or license to NASSP/NASC to use any of HOST'S trademarks, including "Wayzata High School," or service marks. NASSP/NASC shall not use any of HOST'S trademarks or service marks without HOST'S express written permission, which may be withheld in HOST'S sole discretion. In addition, except as specifically approved by NASSP/NASC, nothing in this Agreement grants any right or license to HOST to use any of NASSP/NASC'S trademarks or service marks. HOST shall not use any of NASSP/NASC'S trademarks or service marks without NASSP'S express written permission, which may be withheld in NASSP'S sole discretion

Indemnity by NASSP

NASSP shall indemnify, hold harmless, defend and/or reimburse Wayzata High School, its trustees, agents, officers and employees (the "Indemnified Parties") from and against:

- a. any claim which any delegate, or any other person related to the Conference, may have or claim to have, known or unknown, directly or indirectly, for any losses, damages, liabilities, injuries or deaths arising out of, during, or in connection with the use of the HOST'S facilities, resources and related activities, including but not limited to walking and driving around the campus, the rendering of emergency medical procedures or treatment, if any, but excluding any claims arising from the negligence of HOST;
- b. any breach of this Agreement by NASSP/NASC; and

- c. all costs and attorney's fees incurred defending against any claim against the Indemnified Parties.

Indemnity by HOST.

HOST shall indemnify, hold harmless, defend and/or reimburse NASSP/NASC, its directors, agents, officers and employees (the "Indemnified Parties") from and against:

- a. any claim which any delegate, or any other person related to the Conference, may have or claim to have, known or unknown, directly or indirectly, for any losses, damages, liabilities, injuries or deaths arising out of, during, or in connection with the use of the HOST's facilities, resources and related activities, including but not limited to walking and driving around the campus, and the rendering of emergency medical procedures or treatment, if any, but excluding any claims arising from the negligence of NASSP/NASC;
- b. any breach of this Agreement by HOST, including, without limitation, by any delegate, invitee or employee of HOST or any other person at the HOST's facility in connection with the Conference; and
- c. all costs and attorney's fees incurred defending against any claim against the Indemnified Parties.

Relationship of the Parties: The relationship between Wayzata High School and NASSP/NASC is one of independent contractors, each free to exercise judgment and discretion with regard to the conduct of their respective businesses. The parties do not intend this Agreement to create and this Agreement is not to be construed as creating a partnership, joint venture, master-servant, principal-agent or any other relationship.

Assignment: This Agreement, and the rights, duties and obligations of the parties hereunder, shall not be assignable by a party without the prior written consent of the other party. Any purported assignment in the absence of such consent shall be void.

Agreement Modification: Any attempt to change the terms of this Agreement will be valid only if made in writing signed by the parties.

Governing Law: This Agreement will be governed and construed in accordance with the laws of the State of Minnesota.

Facilities & Resources:

Wayzata High School agrees to the financial terms and obligations outlined below and at no cost to NASSP/NASC.

1. Provide physical space for conference and costs associated with the facility, air conditioning, electricity, etc.
2. Classroom and large room audio-visual needs, excluding general sessions. (i.e. LCD projectors, screens, computers, etc.)
3. Provide and cover food service and custodial staff, nursing, security, IT and any other mandated school/district staff.
4. Fund and provide all host/volunteer/school staff snacks, breakfasts, lunches, and dinners during each day of the event, June 25-27.* (150 used for this estimate)
5. Provide in-district bus rates for the duration of the conference, June 25-27, 2018.
6. Provide and fund any additional insurance costs that is mandated by the district/school.

***Host school costs are currently estimated to be \$78,300.00 and are subject to fluctuate pending final host and volunteer numbers. Costs are based on the 2017 NASC National Conference attendance and expenses.**

This Conference Hosting Agreement contains the entire understanding of the parties relating to the subject matter of this Agreement. This Agreement supersedes all prior and collateral agreements, understandings, statements and negotiations of the parties, if any. To the extent that the terms of such agreement conflict with terms and conditions set forth in this agreement, the terms and conditions of this Conference Hosting Agreement shall control.

IN WITNESS WHEREOF, the undersigned agree to the terms of this Agreement:

NASSP/NASC

Dennis B. Sadler, Jr. Deputy Executive Director – Operations
Printed Name Title

Signature Date

WAYZATA SCHOOL DISTRICT

Printed Name Superintendent or District Designee Title

Signature Date

WAYZATA SCHOOL BOARD*

Printed Name Chairman or Vice Chairman Title

Signature Date

WAYZATA HIGH SCHOOL

Printed Name Principal Title

Signature Date

*Please provide a copy of the school board agenda/minutes when conference was voted on.



NASC is a program of the
National Association of Secondary School Principals

**NASC NATIONAL CONFERENCE
Host School Overview and Responsibilities**

1. SCHOOL FACILITIES AND ANCILLIARY COSTS

As part of the host school commitment, it agrees to provide the physical space/ needs of the conference determined by NASSP/NASC and any associated ancillary costs/fees mandated by the school/district for pre-, during, and post- conference. Currently, these in-kind costs are estimated to be \$78,300.00, depending on local area costs. An outline of costs/fees are listed below, but are not limited to:

- a) associated costs with running a building during the designated event dates set forth (pre-, during and post- conference): electricity/power, air conditioning, water, school ground costs; trash disposal, etc.;
- b) provide and cover a portion and/or all staff costs, i.e. office, faculty, custodial, food service, security and any other mandated by the school/district;
- c) provide and cover meals, t-shirts, and other related costs for all volunteers that the school deems necessary (school can determine if volunteers will be charged a fee to assist in offsetting these costs);
- d) classroom and large room audio-visual needs, excluding general sessions (i.e. LCD projectors, screens, computers, in-house sound systems, etc.);
- e) in the event a host school cannot commit to all of the aforementioned in-kind donations, NASSP/NASC will collaborate with the school as to what can/cannot be covered.

2. CURRICULUM - Adviser and Student

The curriculum for the national conference is developed by the NASSP/NASC national office from the input of the local host. NASSP/NASC also seeks input from its membership and state executive directors. NASSP/NASC sets the program contents and makes the final decisions. Curriculum includes any general session, inspirational session, student seminars, small group workshops, and adviser seminars.

3. PRINTED MATERIALS

Any conference related materials, i.e. marketing/promotional emails, videos, advertisements, confirmation materials, and conference program are the responsibilities of the national office. The contents of each will be coordinated between the host school and NASSP/NASC (see attached notes for conference program).

4. CONTRACTS

See Conference Hosting Agreement for specific responsibilities for NASSP/NASC and Hosts.

5. SPEAKERS

- a) The host steering committee makes recommendations to NASSP/NASC.
- b) The NASSP/NASC office is responsible for all invitations, arrangements, and contracts.

6. CONFERENCE TRAVEL

Host schools may not contract nor advertise any travel agency.

7. MULTI-MEDIA - GENERAL SESSIONS

The general session content and production are the responsibility of NASSP/NASC. NASSP/NASC will select the multimedia company, and the local host may make recommendations for staging decorations.

8. HOTEL

Hotel negotiations are handled by NASSP/NASC. Its responsibilities are to make the following negotiations with the hotel for the national conference: rate, size of block of rooms, overflow, housing, pre-conference rates, early arrivals, billing, master account, staff accommodations, complimentary rooms, food and beverage, scheduling the hotel for special events, if needed.

9. BUDGET/DONATIONS

The conference budget is set by NASSP/NASC. NASSP/NASC will not be responsible for unapproved expenditures. The host school has the option to add or solicit funds over and above what NASSP/NASC has budgeted, with approval from NASSP/NASC. All activities must be approved and coordinated with NASSP/NASC. The basic conference does not need to cost more than what is produced through registration fees.

Hosts should consult the national office before contacting national or international companies. The host school may contact local businesses for support, funding, product donations, complimentary materials, etc. Contracts with national companies may be made for product donations. All monies donated on behalf of the conference must be applied to the NASC Conference related expenses.

10. EXHIBITS

NASSP/NASC coordinates the entire exhibitor process. The NASSP/NASC exhibit manager will coordinate facility requirements with the host school as well as staffing and decoration needs. No free booths are permitted by the host school.

11. PLANNING - The following is a list of **recommended** committees to assist in the planning of the conference

Host Steering Committee

- a) Plans the overall conference host's logistic work and deadline schedule.
- b) Oversees and coordinates the activities of all conference committees.
- c) Organizes and calls periodic meetings of committee chairs to report on individual committee progress and problems.
- d) Coordinates planning and work with the NASSP/NASC staff.

Hosting a national conference can be a most rewarding learning experience for all participants. Students involved in hosting such a conference gain valuable experience in delegating responsibility and planning a long-range project. Moreover, the participants have the benefit of witnessing the results of their efforts firsthand.

However, the amount of time and effort the host school must invest to present a smooth- running, productive conference should never be underestimated. The deeper the host school gets into planning the conference, more and more unanticipated details will crop up needing attention. The well-organized and well-staffed hosts, however, can keep the unexpected to a minimum.

The single most important factor in organizing a conference is garnering the support from the host school's student body, parents, faculty, administration, neighboring schools and the state student council association. Without a broad base of support and definite commitments to actively participate, the bulk of the work will fall on the shoulders of a few. And the few, regardless of how hard-working and dedicated, will not be able to attend to all the details and last-minute arrangements necessary to make the conference a complete success.

The host school has quite a sizable task, in co-partnering with NASSP/NASC on the logistics planning, i.e. the feeding, transporting and entertaining of 800-1000 students and advisers for two and a half days is no simple job. Please keep in mind that the program of the conference itself is not a primary concern of the host school. While certainly the hosts have input into the nature of the conference program, final program decisions rest with NASSP/NASC.

Public Relations Committee

The Public Relations Office of NASSP stresses the importance of public relations for the national conference. It is a rare opportunity for a high school to receive high quality media coverage.

The public relations committee's focus is to provide quality local community press coverage for the national conference. Social media platforms are handled through the NASSP/NASC marketing team.

Registration Committee

The conference registration process is detailed in the registration instructions sent every year to the State Student Council Executive Directors and NASC advisers. The following are some highlights:

- NASSP/NASC is responsible for setting all fees (including registration) and receives all monies and registration information.
- The host school registration committee should receive registration information from NASSP/NASC starting at the beginning of June through the start of the conference.
 - a) The NASSP/NASC office and host school coordinate computer program compatibility.

- b) All registrations (state and individual) are handled and processed by the NASSP/NASC office. Registrations are processed starting mid-to-late April and through early June. Registration lists and information are sent electronically to the registration committee at the host school.
- c) Substitutes are unavoidable and sometimes come in after registrations have been entered and sent to the host school. All substitute registration information will be sent to the host school as soon as possible. These substitutes must be entered into the host school computer program, so adjustments can be made for the name tags, etc.
- d) The registration committee will print delegate lists to use on registration day, daily check ins, and various reports for use by other committees - transportation, security, etc.
- e) Coordinates the on-site registration processes for each state room on the first day (including, forms, lists, name badges, etc.) and provides helpers to collect forms. No one can have a name tag without the proper forms completed.
- f) Provides daily check in lists for each state room.
- g) Provides state guide training on the registration processes.
- h) Coordinates with transportation to use delegate computer information, if applicable.

Special Events (optional)/Decorations Committee

This committee is responsible for assisting the NASSP/NASC office with first day activities (optional) as well as any non-leadership training sessions, and decorations.

The committee may:

- a) Plan non-dance related welcome activities for the first day of the conference, if applicable.
- b) Make all physical and decoration arrangements for conference. Any recorded music that will be used must be approved by NASSP/NASC.

Community Service Committee

Using the national conference to assist the host's community in a service project is encouraged. A committee should:

- a) Plan and coordinate a community service project to occur at the school and present to NASSP/NASC for approval.
- b) Make all physical arrangements.
- c) Coordinate with local community service agencies

Security Committee

Supervision is an important facet of the conference. Security should be a factor in all facets of logistical movement. An assertive chair is needed for the security committee. The security team should be made up of adults and students, typically about half of each. The security team needs to anticipate trouble in all areas (buses, entertainment, general sessions). The police or a security team may need to be hired for certain events. Consider a minimum of law enforcement personnel on-site at all student sessions/events. NASSP/NASC will work with the security committee to

provide input. Security is required at all conference events. NASSP/NASC will coordinate with the host school/ district to provide a safe environment. Both the host and NASSP/NASC will be knowledgeable and use the “Critical Incident” manual.

Anticipation of problems and enough visible assistants will alleviate most supervision/ security problems.

Remember delegates come from all types of schools in all kinds of communities. What your students are used to may be alien to these delegates. Conference rules may also be different than your host school rules.

Committee duties include:

- a) Meet with NASSP/NASC staff and travel to all hotel conference sites, if needed, to review supervision plan (prior to conference).
- b) Obtain enough volunteers to be able to strategically place people to provide effective supervision. For some activities this may be just a few people, for others up to 30 volunteers. You may wish to schedule them, so that they're not all working all day. Conference activities usually run from 7:30 a.m. to approximately 10:00 p.m.
- c) General Sessions/Conference Activities - Only official delegates wearing nametags should be admitted to General Sessions and Conference Activities. Please have enough supervisors to check all entrances.
- d) Be aware of adults/students who should not be in school during the conference.
- e) Advisers must be with students at all conference activities on the school grounds and conference hotels.
- f) NASSP/NASC will provide security at each conference hotel between the hours of 12:00 midnight and 5:00 a.m. for each conference night.

Transportation Committee

The transportation committee coordinates an essential part of a smooth conference. The committee should communicate with NASSP/NASC throughout the planning and coordinate during the conference. Transportation time should not exceed 30 minutes at any one time - unless approved by NASSP/NASC.

- a) The Host provides and coordinates transportation for conference delegates throughout the conference, including:
 - to the host school from conference hotels on the first day of the conference;
 - from the host school to departure points on the day the conference ends within the travel times designated by NASSP/NASC;
 - to and from official conference hotels throughout the conference; and to medical facilities in the event medical care is needed for an adviser and/or a student.
- b) Informs delegates of their conference transportation arrangements.
- c) Must investigate existing policies on bus riding liability.
- d) Should have a system of backup or emergency transportation in case of

- transportation oversights, breakdowns, emergencies, etc.
- e) Plan primary and alternate transportation routes.
 - f) Must ensure there are adequate parking facilities for all transportation vehicles at the host school and conference hotels.
 - g) Host will provide a backup vehicle in the event there are missing students/advisers. Conference advisers are responsible for knowing where their students are at all times.
 - i) If needed, provides transportation for host school workers to attend functions at the school that they are volunteering for. Host school students should not be on delegate buses except as guides.
 - j) Label all buses based on NASSP/NASC guidelines.

Audio-Visual/School Committee

- a) Provides all audiovisual equipment needed during the conference workshops, seminars, speakers showcase, and all other meetings, except for general sessions.
- b) Supplies manpower to operate school/district audiovisual equipment.
- c) Schedules the use of such equipment (microphones, speakers, LCD projectors, screens, etc.).
- d) Provides for the physical arrangement of classrooms, general session sites, etc. on campus.

Health Services Committee

A certified health professional, i.e. school nurse, EMT, must be available to delegates throughout the conference. This includes all hours of conference activities at the host school. It is recommended that the health professional have experience working with students and/or schools. Delegate medical forms are kept by the conference adviser for delegates. NASSP/NASC recommends having a minimum of two health professionals available on site, throughout the entire conference.

- a) Arranges for daily health services available to all delegates.
- b) Provides emergency services.
- c) Checks nurse availability throughout the conference.
- d) Be familiar with local Urgent Care centers.
- e) Coordinates with transportation committee a procedure for transporting sick delegates to their hotel or to a hospital accompanied by his or her adviser in the event of illness or injury.

Meals/Hospitality

Snacks should be provided for advisers and students in separate rooms. Meals designated by NASSP/NASC must be provided within the budget parameters set.

- a) Plans, coordinates, and distributes meals and snacks for all delegates.
- b) Determines meal/snack selections with approval from the NASSP/NASC office.
- c) Estimates per meal/snack costs.
- d) Locates and arranges for additional cafeteria staff, if needed; extra provisions for cleanup operations; and room decorations, if desired.

- e) Determines and coordinates volunteers to assist with meal/snack distributions.
- f) Works with donation committee to get snack foods for hospitality, if needed. (NASSP/NASC has a small budget allowance for snack items).
- g) Provides vegetarian and other special needs diets.
- h) Prepares or orders food for 3-5% over actual attendance number and volunteers.

Student Services Committee

- a) State Guides are assigned to each state room. State guides acquaint delegates with conference information, hand out registration materials, collect all materials needed to be turned in by delegates, and goes over each day's activities. State guides must be from the host school or local area, be outgoing, good communicators and responsible.
- b) Greets and meets delegates at school arrival points.
- c) Maintains a lost and found throughout the conference.
- d) Staffs an information booth throughout the conference, but in particular during the opening day (optional).
- e) Coordinates a host school run student store to provide items such as toiletries, post-cards, t-shirts, stamps, etc.

Secretary/Coordinator Committee (optional)

Works with all other conference committees in fulfilling conference logistics.

EXHIBIT B

**NASC NATIONAL CONFERENCE
TENTATIVE Responsibilities Overview**

Essentially, an NASC national conference is a partnership between the national organization and a host school. The national organization is represented by the NASSP/NASC staff. NASSP/NASC is **responsible** for all NASC conference activities. Therefore, all activities must be approved by NASC/NASSP.

Basically, NASSP/NASC is responsible for the overall conference with program planning and execution of all general sessions, educational sessions, seminars and workshops. The primary responsibility of the host school is: logistical support, facility physical arrangements, meals and transportation.

Conference Activity	NASC/NASSP	Host School
1. Curriculum	Is Responsible	Recommends
2. Printed Material	Is Responsible	Assistance
3. Contracts	Some Responsibility	Some Responsibility
4. Speaker contracts	Is Responsible	Recommends
5. Travel	Is Responsible	N/A
6. Multi Media-Gen. Session	Is Responsible	N/A
7. Hotel	Is Responsible	N/A
8. Budget/Donations	Is Responsible	Is Responsible
9. Exhibits	Is Responsible	Recommends
10. Planning - Steering	Is Responsible	Is Responsible
11. Public Relations	Resp. (national)	Resp.(local)
11. Registration	Is Responsible	Is Responsible
13. Community Service	Sets Guidelines	Is Responsible
14. Security	Sets Guidelines	Is Responsible
15. Transportation	Sets Guidelines	Is Responsible
16. A-V/School	Sets Guidelines	Is Responsible
17. Health Care	Sets Guidelines	Is Responsible
18. Meals	Sets Guidelines	Is Responsible
19. Student Services	Sets Guidelines	Is Responsible
20. Secretarial (optional)	Sets Guidelines	Is Responsible

The NASSP/NASC staff welcomes the input of the host school in planning of the overall conference program and will provide as much assistance as possible, so that the host school can effectively carry out its responsibilities. Every conference is different and situations change. As they do, tasks that fall under one area may be transferred to another. The most essential ingredient for a successful conference is communication between the host school and the NASSP/NASC staff.

The NASC conference is a wonderful experience for all who attend. It is also one of the best educational learning experiences for those students involved in its planning and execution. Student leadership involvement in the conference planning and decision making processes is essential.

2018 NASC National Conference *Projected Budget*

	Costs covered by NASC	Host/Volunteer Costs Covered by School/District
Supplies and Materials		
Name Badges for attendees and volunteers (NASC office orders)	-----	\$300.00
Signs/Banners/Basic decorations	\$2,000.00	\$0.00
Name Badge paper stock for attendees and volunteers (NASC office orders)	-----	\$100.00
Ribbons (NASC office orders)	-----	\$0.00
Volunteer/Host t-shirts (150 @ \$6.00/shirt x 3 days)	\$0.00	\$2,700.00
Attendee Bags (based on 900 attendees x \$6.00/bag) For volunteer bags (150), school can solicit funds to cover this expense.	\$5,400.00	\$900.00
Supplies and Materials Projected Total	\$7,400.00	\$4,000.00
General Functions		
Drinks/Snacks Day 1/2/3-\$4/day x 900 delegates + 14 staff (NASC, volunteer, production team) + 13 Advisory Council members	\$11,124.00	\$0.00
Drinks/Snacks Day 1/2/3-\$4/day x 150 volunteers/host	\$0.00	\$1,800.00
Breakfast Day 1/2/3-\$8/day x 900 delegates + 14 staff + 13 Guests	\$22,248.00	\$0.00
Breakfast Day 1/2/3-\$8/day x 150 volunteers/hosts	\$0.00	\$3,600.00
Breakfast Day 1-\$8/day x 40 exhibitors.	\$320.00	\$0.00
Lunch Day 1/2/3-\$8/day x 900 delegates + 14 staff + 13 Guests	\$22,248.00	\$0.00
Lunch Day 1/2/3-\$8/day x 150 volunteers/host	\$0.00	\$3,600.00
Lunch Day 1-\$8/day x 40 exhibitors	\$320.00	\$0.00
Dinner Day 1/2 -\$11/day x 900 delegates + 14 staff + 13 Guests	\$20,394.00	\$0.00
Dinner Day 1/2 -\$11/day x 150 volunteers/host	\$0.00	\$3,300.00
Bus Transportation (to/from the hotel/school) for all delegates during the event for 3 days	\$25,000.00	\$0.00
Candlelighting -supplies/staging	\$1,000.00	\$0.00
Chair/Table Rental-gym if needed (300 chairs @ 2.50 each)	\$750.00	\$0.00
Community Service-supplies*	\$800.00	\$0.00
Miscellaneous expenses/supplies for general sessions, breakout sessions, etc.	\$1,000.00	\$0.00
General Functions Projected Total	\$105,744.00	\$12,300.00
Facilities & Resources (all in-kind dollar amounts are estimates & vary by location)		

Facilities & Resources – cont’d. (all in-kind dollar amounts are estimates & vary by location)		
Provide physical space for conference and all costs associated with the facility, air conditioning, electricity, etc.	\$0.00	\$43,000.00
Classroom and large room audio-visual needs, excluding general sessions. (i.e. LCD projectors, screens, computers, etc.)	\$0.00	\$8,000.00
Provide and cover cafeteria and custodial staff, security, IT and any other mandated school/district staff.	\$0.00	\$11,000.00
Facilities & Resources Projected Total	\$0.00	\$62,000.00
TOTAL PROJECTED COSTS	\$113,144.00	\$78,300.00

***The above is a list of projected expenses based on an estimated 900 attendees and projected 2017 attendance and expenses.**



July 18, 2017

Pre-Sale Report for

Independent School District No. 284
(Wayzata Public Schools), Minnesota

\$5,030,000 2017 Lease Purchase



Prepared by:

Joel Sutter, CIPMA
Senior Municipal Advisor

Jeff Seeley, CIPMA
Senior Municipal Advisor

And

Greg Crowe, CIPMA
Senior Municipal Advisor



Executive Summary of Proposed Debt

Proposed Issue:	\$5,030,000 2017 Lease Purchase
Purposes:	The Lease Purchase will be used to finance construction of an addition to Meadow Ridge Elementary School.
Authority:	The Lease Purchase is being issued pursuant to Minnesota Statutes, Section 465.71.
Term/Call Feature:	The Lease is being issued for a term of approximately 14 years, 6 months. Principal and interest on the Lease Purchase will be due every six months from April 1, 2018 through April 1, 2032. The terms under which the Lease Purchase could be prepaid prior to maturity will be determined by the Request for Proposals process.
Bank Qualification:	Because the District is expecting to issue no more than \$10,000,000 in tax exempt debt during the calendar year, the District will be able to designate the Lease as “bank qualified” obligations. Bank qualified status broadens the market for the Lease Purchase, which can result in lower interest rates.
Rating:	Ehlers does not recommend that the District obtain a rating for the Lease Purchase because the banks and leasing companies that are likely to submit proposals do not require a rating.
Basis for Recommendation:	<p>Based on your objectives and characteristics of various municipal financing options, we are recommending a privately placed tax-exempt lease purchase agreement as a suitable option to finance the project.</p> <ul style="list-style-type: none"> • It allows the District to finance the project without incurring the expense and time required for a referendum. • The up-front issuance costs are less than with some other options. • Through the Request for Proposals process, we expect to receive a very competitive interest rate. • The District will qualify for the annual lease levy to finance payments on the project.
Method of Sale/Placement:	In order to obtain the lowest interest cost to the District, Ehlers will assist the District with the distribution of a Request for Proposals (RFP) document, which will solicit proposals for the Lease Purchase from banks and leasing companies that have expressed interest in providing this form of financing.
Other Considerations:	During the term of the agreement, the property being financed will technically be owned by the “lessor” (the entity that provides the financing). The District will have the right to purchase the property at the end of the term for a nominal fee.



Review of Existing Debt:	<p>We have reviewed all outstanding indebtedness for the District and find that there are no refunding opportunities at this time.</p> <p>We will continue to monitor the market and the call dates for the District’s outstanding debt and will alert you to any future refunding opportunities.</p>
Continuing Disclosure:	<p>Because this issue is being sold in blocks of \$100,000 or more and is being sold to fewer than 35 sophisticated investors, this issue will be exempt from the Continuing Disclosure requirements of the Securities and Exchange Commission (SEC).</p>
Arbitrage Monitoring:	<p>Because the Lease is a tax-exempt financing, the District must ensure compliance with certain Internal Revenue Service (IRS) rules throughout the life of the issue. These rules apply to all gross proceeds of the issue, including initial bond proceeds and investment earnings in construction, escrow, debt service, and any reserve funds. How issuers spend bond proceeds and how they track interest earnings on funds (arbitrage/yield restriction compliance) are common subjects of IRS inquiries. Your specific responsibilities will be detailed in the Nonarbitrage Certificate prepared by your Bond Attorney and provided at closing. We recommend that you regularly monitor compliance with these rules and/or retain the services of a qualified firm to assist you. We also recommend that you establish written procedures regarding compliance with IRS rules.</p>
Risk Factors:	<p>The agreement between the District and the lessor will include an “annual appropriation” clause, as required by state law. This clause will give the District the option to terminate the agreement and stop making payments if, at any time in the future, the School Board does not appropriate the funds to make the payments.</p> <p>If this clause is exercised, the District would be required to surrender possession of the assets being financed to the Lessor. This action could impair the ability of the District to obtain financing for similar projects in the future. It could also have a negative impact on the District’s credit rating, which could increase future borrowing costs and/or impair access to credit in the market.</p>
Other Service Providers:	<p>This debt issuance will require the engagement of other public finance service providers. This section identifies those other service providers, so Ehlers can coordinate their engagement on your behalf. Where you have previously used a particular firm to provide a service, we have assumed that you will continue that relationship. For services you have not previously required, we have identified a service provider. Fees charged by these service providers will be paid from proceeds of the obligation, unless you notify us that you wish to pay them from other sources. Our pre-sale bond sizing includes a good faith estimate of these fees, so their final fees may vary. If you have any questions pertaining to the identified service providers or their role, or if you would like to use a different service provider for any of the listed services please contact us.</p> <p>Bond Attorney: Knutson, Flynn & Deans, P.A.</p>

This presale report summarizes our understanding of the District’s objectives for the structure and terms of this financing as of this date. As additional facts become known or capital markets conditions change, we may need to modify the structure and/or terms of this financing to achieve results consistent with the District’s objectives.



Proposed Debt Issuance Schedule

Pre-Sale Report Distributed to District Administration:	July 17, 2017
Ehlers Distributes Request for Proposals:	July 19, 2017
Proposals Received and Evaluated by Ehlers:	August 10, 2017
School Board Considers Proposals and Approves Resolution Accepting Most Favorable Proposal:	August 14, 2017
Estimated Closing Date:	September 14, 2017

Attachments

Estimated Sources and Uses of Funds and Payment Schedule

Ehlers Contacts

Municipal Advisors:	Joel Sutter	(651) 697-8514
	Jeff Seeley	(651) 697-8585
	Greg Crowe	(651) 697-8522
Disclosure Coordinator:	Jen Chapman	(651) 697-8566
Financial Analyst:	Brian Shannon	(651) 697-8515

The Official Statement for this financing will be mailed to the School Board at their home address or e-mailed for review prior to the sale date.



Wayzata School District No. 284
Estimated Financing Schedules for Potential Lease Purchase
Additions to Meadow Ridge Elementary

Pre-Sale Estimates

July 2, 2017

Estimated Sources and Uses of Funds

Lease Amount	\$5,030,000
Sources of Funds	
Par Amount of Lease	\$5,030,000
Other District Funds	0
Total Sources	\$5,030,000
Uses of Funds	
Financial Advisor Fee	\$17,000
Bond Attorney	10,000
Other Potential Fees #	3,000
Net Available for Project Costs	5,000,000
Total Uses	\$5,030,000

Other potential fees may include fees for lessor legal counsel, title insurance, environmental analysis, and appraisal.

Estimated Tax Impact Schedule
Already Levied for Pay 17 Taxes Based on Estimate

Type of Property	Estimated Market Value	Estimated Annual Taxes*
	\$150,000	\$4
	200,000	6
Residential	250,000	7
Homestead	300,000	9
	350,000	11
	400,000	13
	500,000	16
	600,000	20
	750,000	26
	\$200,000	\$10
Commercial/	500,000	29
Industrial +	1,000,000	61
	2,000,000	124
	5,000,000	314
	\$1,000,000	\$40
Apartments	2,000,000	79
	3,000,000	119
	5,000,000	198

* The figures in the table are based on school district taxes for the potential new lease levy only, and do not include tax levies for other purposes. Tax increases shown above are gross increases, not including the impact of the state Property Tax Refund ("Circuit Breaker") program. Many owners of homestead property will qualify for a refund, based on their income and total property taxes. This will decrease the net effect of the proposed lease levy for many property owners.

+ For commercial-industrial property, the estimates above are for property in the City of Plymouth. The tax impact for commercial-industrial property in other municipalities in the school district may be slightly different, due to the varying impact of the Twin Cities Fiscal Disparities program.

Estimated Payment Schedule

Amount:	\$5,030,000		
Est. Closing Date	9/14/2017		
Interest Rate:	3.20%		
No. of Years	15		
Semi-Annual Payment	\$218,473		
Annual Payments	\$436,946		
Payment			
No.	Date	Principal	Interest
1	4/1/2018	\$130,392	\$88,081
2	10/1/2018	140,079	78,394
3	4/1/2019	142,321	76,152
4	10/1/2019	144,598	73,875
5	4/1/2020	146,911	71,562
6	10/1/2020	149,262	69,211
7	4/1/2021	151,650	66,823
8	10/1/2021	154,076	64,397
9	4/1/2022	156,542	61,931
10	10/1/2022	159,046	59,427
11	4/1/2023	161,591	56,882
12	10/1/2023	164,177	54,297
13	4/1/2024	166,803	51,670
14	10/1/2024	169,472	49,001
15	4/1/2025	172,184	46,289
16	10/1/2025	174,939	43,534
17	4/1/2026	177,738	40,735
18	10/1/2026	180,582	37,892
19	4/1/2027	183,471	35,002
20	10/1/2027	186,406	32,067
21	4/1/2028	189,389	29,084
22	10/1/2028	192,419	26,054
23	4/1/2029	195,498	22,975
24	10/1/2029	198,626	19,847
25	4/1/2030	201,804	16,669
26	10/1/2030	205,033	13,440
27	4/1/2031	208,313	10,160
28	10/1/2031	211,646	6,827
29	4/1/2032	215,033	3,441
Totals		\$5,030,000	\$1,305,719
Estimated Total Payments		\$6,335,719	
Estimated Annual Payments		\$436,946	
Est. Tax Rate, Payable in 2018		0.32%	

WAYZATA PUBLIC SCHOOLS
Independent School District 284
Wayzata, Minnesota

BOARD OF EDUCATION
Special Meeting – July 24, 2017

AGENDA SECTION: 3. Adjourn

ITEM: _____

COMMENTS BY: Chris McCullough, Board Chair

This agenda item brings closure to the school board meeting.

RECOMMENDED ACTION: Call the meeting to a close.

Motion by: _____ Yes _____ Passed _____

Second by: _____ No _____ Failed _____

Abstentions: _____

Time: _____