

PROPOSAL FOR REVIEW AND COMMENT

August 15, 2019

SUBMITTED TO:

Minnesota Department of
Education

SUBMITTED BY:



JACKSON COUNTY CENTRAL
SCHOOL DISTRICT #2895

JACKSON COUNTY CENTRAL SCHOOL DISTRICT
ISD #2895
1128 North Highway
P.O. Box 119
Jackson, Minnesota 56143

Contact: Mr. Barry Schmidt, Superintendent of Schools
Phone: 507-847-3608
Email: barry.schmidt@jccschools.net

PREPARED BY:



KRAUS-ANDERSON®

Kraus-Anderson Construction Company
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Contact: Mr. Gary Benson
Director of Project Planning & Development
Phone: 612-255-2400
gary.benson@krausanderson.com



Huskies

JACKSON COUNTY CENTRAL SCHOOLS

ISD
#2895

SUPERINTENDENT
Barry Schmidt

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www.jccschools.com

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Jackson, MN 56143

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Fax: 507-847-3078

JCC HIGH SCHOOL
1128 N Highway
PO Box 119
Jackson, MN 56143

Ph: 507-847-5310
Fax: 507-847-3078

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**PLEASANTVIEW
ELEMENTARY SCHOOL**
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PO Box 754
Lakefield, MN 56150

Ph: 507-662-6218
Fax: 507-662-6690

**RIVERSIDE
ELEMENTARY SCHOOL**
820 Park St.
Jackson, MN 56143

An Equal Opportunity
Employer

Ms. Mary Cathryn Ricker NBCT
Commissioner of Education
MN Department of Education
1500 Highway 36 West
Roseville, MN 55101

August 13, 2019

**Subject: Proposal for Review and Comment
Jackson County Central School District ISD #2895**

Dear Commissioner Ricker:

In accordance with Minnesota Statute 123B.71, Jackson County Central School District, ISD #2895, hereby submits this proposal for District facility and site improvements for your review and comment. The School Board of ISD #2895, by a 7-0 vote, at its Special Board Meeting on July 29, 2019, took action on a motion authorizing and directing District administration to prepare and submit to the Department of Education, this project proposal for review and comment.

For some time now, JCC Schools has been in planning to address facility needs – both physical and educational – at its campuses. Following a District-wide assessment study published in 2018, the School Board established a community-based Task Force process, which ultimately recommended consideration of two different pathways, The District then tested these pathways with a community-wide survey, and based on the results, the Board is proposing a facilities bond, which would respond, not only to identified student learning and space needs, but also to the community-voiced recommendations to pursue construction of a new middle level (Grades 6-8) learning facility, along with addressing a number of facility needs at its elementary and high school campuses. Fiscally and operationally, this project will allow Jackson County Central School District to invest in a new middle level secondary facility on a shared site, which will meet the long-term teaching, learning and space needs of its students. If the project is approved by the voters this November, the proposed work could begin construction by late summer of 2020 and be completed by late fall of 2021.

Funding for the projects will be provided by local taxpayer general obligation bonds, for which the District will seek voter approval in a facilities bond referendum on **November 5, 2019**. The projects will be presented in a single question ballot in an amount not-to-exceed **\$35,415,000**, which includes bond issuance and other associated financing costs.

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

INSPIRING EXCELLENCE



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ISD
#2895

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Barry Schmidt

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Jackson, MN 56143

Sincerely,

Barry Schmidt
Superintendent of Schools

Cc: Board of Education

Jackson County Central Schools – ISD #2895

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Jackson County Central Schools – ISD #2895

INTRODUCTION

In accordance with Minnesota Statute 123B.71, the Board of Education of ISD #2895 submits the following educational facilities proposal for review and comment. This proposed building project will address current and long-term needs focusing on facility and site needs, teaching and learning program space needs, and operational efficiencies, for students in elementary and secondary grades in Jackson County Central Schools - ISD #2895.

Jackson County Central Schools has been experiencing stable levels of enrollment in its student population over the past several years, and it projects this stable condition for years to come. However, the District has also been aware of the fact that some of its core learning facilities date back many decades, and that portions of these aging facilities need repairs, maintenance, and even the replacement of building systems and infrastructure.

In addition, operating four distinct campuses for the PK-12 learning programs and student population served by Jackson County Central Schools is putting a significant cost strain on the District's annual operational budget. Current estimates indicate that ISD #2895 is falling behind at a rate of about \$250,000 each year.

Moreover, student learning needs are being underserved in a number of areas where physical facilities are lacking or simply do not allow the teaching and learning programs to occur. Most significantly are the needs identified at the District's current Middle School – its oldest school building by far (with some areas dating to 1920). Middle level learning today is a critical pathway for students transitioning from the elementary to the secondary grade levels and a different model of learning and student development.

For some time now, the District has been aware of these operational, physical and educational needs, and last year the Board empaneled a community-based Task Force to study these needs and develop option pathways for consideration.

In its study, the Task Force committee focused on several key areas which ultimately led to bringing the following findings and recommendations to the School Board:

- 1) *Replace the aging and inefficient JCC Middle School building.*
- 2) *Focus on providing middle level learning space to prepare these transitional students for High School and beyond.*
- 3) *Provide middle level learning space that better aligns with student learning interests and post-secondary education and career opportunities that also meet business & industry expectations.*
- 4) *Consider a facilities solution pathway that reduces the number of school campuses and reduces the District's annual operating cost.*
- 5) *Continue to meet ongoing facility infrastructure and maintenance needs in a prioritized, but fiscally responsible fashion.*

Following months of meetings and options development (including estimated project costs), the Task Force put forth two pathways for the Board to consider. *Reduce to three campuses configured as Riverside (PK-3); Pleasantview (PK, 4-5 and 6-8); High School (9-12). Or reduce to two campuses, configured as Riverside (PK-6) and High School (PK, 7-12).*

Jackson County Central Schools – ISD #2895

In order to be responsive to its community and purposeful about proposing facilities projects that will meet its identified needs, ISD #2895 commissioned a **community survey** using the recommendations from the Task Force committee to reach out district-wide and test the community's perception of the needs identified, and its willingness to support funding projects to meet those needs (tax tolerance).

The School Board of ISD #2895 has taken these study findings, as well as careful consideration of the community's voice from the *survey*, under deliberation to formulate and propose implementation of a project scope and cost to meet identified long-term educational and facility needs.

*As a result, at its meeting on July 29, 2019, the Board of Jackson County Central Schools voted **unanimously (7-0)** to authorize District Administration to submit to the Minnesota Department of Education, a facilities proposal for review and comment, in accordance with the scope, cost and purpose as detailed further in this document.*

The information presented in this proposal documents the need, feasibility, and benefits of this project, as well as the scope, cost, timing, and funding analysis for its implementation.

SUMMARY OF PROPOSED PROJECT:

Maintain Riverside ES as a PK-3 Campus	\$ 2,550,795
- Facility Repairs & Maintenance Upgrades	
- Minor Program Revisions	
Repurpose Pleasantview as a PK, 4-5 & 6-8 Campus	\$23,165,900
- Construct New Gr. 6-8 Middle School	
- Facility Repairs & Maintenance Upgrades	
- Minor Program Revisions	
- Site Revisions	
Maintain High School as a Gr. 9-12 Campus	\$ 750,000
- Facility repairs & Maintenance Upgrades	
Decommission Existing JCC Middle School Building	\$ 900,000
- Demolition of Existing School Building	
Project Soft Costs & Contingency	\$ 7,633,305
<i>Bond Issuance/Finance Costs (net with Interest)</i>	<u>\$ 415,000</u>
Project Budget Total	\$ 35,415,000
<i>Bond Referendum Total (not-to-exceed)</i>	\$ 35,415,000

Below, please find the official Ballot Question, as approved by the School Board, to be put before voters on November 5, 2019:

Jackson County Central Schools – ISD #2895

**Special Election Ballot
School District Ballot
Independent School District No. 2895
(Jackson County Central), Minnesota**

November 5, 2019

Instructions to Voters

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

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

**School District Question
Approval of School Building Bonds**

Yes

Shall the School Board of Independent School District no. 2895 (Jackson County Central, Minnesota, be authorized to issue general obligation school building bonds in an amount not to exceed \$35,415,000 for acquisition and betterment of school facilities?

No

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

Jackson County Central Schools – ISD #2895

DISTRICT CONTACTS: Jackson County Central Schools
ISD #2895
1128 North Highway
P.O. Box 119
Jackson, MN 56143

Mr. Barry Schmidt
Superintendent
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SCHOOL BOARD:

Rhonda Moore, Chair
Brad Anderson, Vice Chair
Jeff Johnson, Treasurer
Melonie Vancura, Clerk
Jody Thrush, Director
Eric Kruger, Director
Amy Voss, Director

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amy.voss@jccschools.net

METHOD OF FINANCING: General Obligation Bonds \$ 35,415,000

MILESTONE DATES: Bond Referendum November 5, 2019
Design Phase Dec. 2019– October 2020
Bid & Award Fall/Winter 2020 (phased)
Construction Phase Summer 2020 – Summer 2022
Completion/Occupancy Summer 2022

PROJECT TEAM:

Construction Manager: Kraus-Anderson Construction Co.
Contact: Mr. Gary Benson
PH: 612-255-2400

Architect/Engineer: To Be Determined

Financial Consultant: Ehlers
Contact: Mr. Greg Crowe
Ms. Shelby McQuay
PH: 651-697-8500

Jackson County Central Schools – ISD #2895

1. GEOGRAPHIC AREA AND STUDENT POPULATION

GEOGRAPHIC AREA AND POPULATION TO BE SERVED, PRESCHOOL THROUGH GRADE 12 AND STUDENT ENROLLMENTS FOR THE PAST FIVE YEARS, AND STUDENT ENROLLMENT PROJECTIONS FOR THE NEXT FIVE YEARS.

Jackson County Central Schools, ISD #2895, the District Office is located within the city of Jackson, Minnesota, approximately 75 miles south and west of the city of Mankato, around the intersection of U.S. Interstate I-90 and U.S. Highway 71 . And currently, the District’s PK-12 programs are served on four campus locations – two in Jackson (ES & HS), and two in the city of Lakefield (ES & MS). Besides the primary cities of Lakefield and Jackson, the District also serves the town of Alpha, as well as a number of surrounding townships.

The District occupies about 441 square miles in size, and is located mainly in Jackson County, but also serves residents in a portion of Martin County in southwestern Minnesota.

While the District shares its southern border with the state of Iowa, in Minnesota it borders with the neighboring school districts of Round Lake-Brewster, Heron Lake-Okabena, Windom Area, Mountain Lake, and Martin County West. ISD #2895 currently serves approximately **1140 students in its PK-12** grade learning programs.

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

Jackson County Central Schools has seen a generally stable enrollment between 1100 and 1150 in its PK-12 student population in recent years, and it is projected to maintain this pattern in student enrollment over the next 5 years.

*District enrollment history and enrollment projections are provided in **Appendix B** of this document.*

Jackson County Central Schools – ISD #2895

2. EXISTING FACILITIES

A LIST OF EXISTING SCHOOL FACILITIES BY YEAR CONSTRUCTED, THEIR USES, AND AN ASSESSMENT OF THE EXTENT TO WHICH ALTERNATE FACILITIES ARE AVAILABLE WITH THE SCHOOL DISTRICT BOUNDARIES AND IN ADJACENT SCHOOL DISTRICTS.

Jackson County Central Schools, ISD #2895, currently meets the educational needs of its PK-12 students within *four school buildings situated on four separate campuses*. Two campuses are in the city of Jackson and two campuses are located in the city of Lakefield, Minnesota.

As with many school districts in Minnesota that have consolidated in recent decades, ISD #2895 has aging facilities, along with grade level configurations that impact district operations, as well as student learning opportunities.

In light of this, the District has already implemented a “grade-alike” alignment for its elementary grades (K-5) for this 2019-2020 academic school year. However, both Jackson and Lakefield will maintain a PreK learning program at the newly aligned elementary sites. Below is a summary of this current facilities configuration, along with the school locations and building sizes:

Riverside Elementary (Grades PK-3, located in Jackson)

Originally built in 1951, with additions in 1958, 2003, 2015

Total Building Size: 79,377 SF

Pleasantview Elementary (Grades PK, 4 & 5, located in Lakefield)

Originally built in 1958, with addition in 1962

Total Building Size: 31,572 SF

Jackson County Central Middle School (Grades 6-8, located in Lakefield)

Originally built in 1920, with additions in 1953, 1958, 1964, 1984

Total Building Size: 73,432 SF

Jackson County Central High School (Grades 9-12, located in Jackson)

Originally built in 1981, with addition 2004

Total Building Size: 206,689 SF

Note: The District Office and its administrative services are contained in the High School building.

Jackson County Central Schools – ISD #2895

3. ANTICIPATED NEEDS FOR FACILITIES

A LIST OF THE SPECIFIC DEFICIENCIES OF THE FACILITY THAT DEMONSTRATE THE NEED FOR A NEW OR RENOVATED FACILITY TO BE PROVIDED, AND A LIST OF THE SPECIFIC BENEFITS THAT THE NEW OR RENOVATED FACILITY WILL PROVIDE TO THE STUDENTS, TEACHERS, AND COMMUNITY USERS SERVED BY THE FACILITY.

Jackson County Central Schools provides vital learning programs and activities for all its students in PK-12, as well as adult learners throughout its communities. ISD #2895 is extremely proud of the programs and successes that have been enjoyed by its students and the surrounding communities.

Anticipated Facility Needs and Deficiencies

Jackson County Central Schools has been very intentional throughout a comprehensive process of studying *physical, educational and operational* needs that the District and its community have identified for consideration.

The Task Force planning process, described above, thoroughly studied needs and developed a number of options for solution. Ultimately the two pathways for configuring the District school buildings and campuses, each addressed physical needs, educational and student program needs, community access and facility use, as well as improving operational efficiency on a district-wide basis.

The results of the aforementioned *Community Survey* provided District leadership with valuable feedback from its community members on what project solution (pathway) and cost (tax tolerance) it would support. From this *Survey*, the Board has selected the pathway described by the project descriptions in this proposal – the three campus solution, and intends to put this to its voters in a bond election on **November 5, 2019**.

Anticipated Benefits Resulting from the Facility Changes

The scope of this project proposal will allow the Jackson County Central School District to address issues identified and described above, in a manner which will provide the following benefits to the District and its communities:

Physical Benefits:

The project scope allows for addressing many of the critical facility needs that have been well-documented in recent studies and will help the District upgrade the remaining school buildings from an ongoing repair and maintenance standpoint.

Educational Benefits:

Teaching and learning programs at the critical middle level student age will be enhanced by a modern facility that will allow for collaborative and explorative learning. The new facility will allow students to be better prepared for their transition to the high school grades, and a continuation of their learning and career paths.

Besides student benefits, staff will have better access to sharing resources and collaboration from a professional teaching and instructional level.

Jackson County Central Schools – ISD #2895

Community Benefits:

A new Middle School facility will allow the community better access to school space for activities, student performance events, and even community meetings. By co-locating the Middle School at an elementary site (Pleasantview in Lakefield), parents of students in grades 4-8 will have the convenience of a “one-stop” location. Furthermore, Pleasantview will maintain a PreK learning program for the convenience and access of families in the surrounding Lakefield area.

Operational Benefits:

Clearly the District will realize a significant annual savings in operational costs by shrinking to three campuses in lieu of the current four, for its PK-12 programs. This savings is urgent in light of the current financial pathway of maintain four campus sites.

Also, a new, modern, efficient facility of 80,000+ square feet will help the District's annual maintenance and repair cost exposure.

It is clear to the leadership of ISD #2895 that something significant needs to happen in terms of District facilities, educational adequacy, and operational efficiency. The work outlined in this proposal will address many of the pressing needs, and it will result in significant benefits to the students, staff and communities that make up Jackson County Central Schools.

Jackson County Central Schools – ISD #2895

4. CONSTRUCTION PROJECT DESCRIPTION

PROVIDE A NARRATIVE DESCRIPTION OF THE PROJECT, INCLUDING THE SPECIFICATION OF SITE AND OUTDOOR SPACE ACREAGE AND SQUARE FOOTAGE ALLOCATIONS FOR NEW AND CONVERTED CLASSROOMS, LABS, AND SUPPORT SPACES. INCLUDE A FLOOR PLAN OF THE PROJECT, IF APPLICABLE. SPECIFY ESTIMATED EXPENDITURES FOR THE MAJOR PORTIONS OF THE PROJECT, AS WELL AS ESTIMATED CHANGES IN FACILITY OPERATING COSTS. PROVIDE DATES THE PROJECT WILL BEGIN AND BE COMPLETED.

SUMMARY OF PROPOSED PROJECT:

The bond referendum will be a *single-question in the amount not-to-exceed \$ 35,415,000*, based on the following key project components:

Maintain Riverside ES as a PK-3 Campus	\$ 2,550,795
- Facility Repairs & Maintenance Upgrades	
- Minor Program Revisions	
Repurpose Pleasantview as a PK, 4-5 & 6-8 Campus	\$23,165,900
- Construct New Gr. 6-8 Middle School	
- Facility Repairs & Maintenance Upgrades	
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<i>Bond Issuance/Finance Costs (net with Interest)</i>	<u>\$ 415,000</u>
Project Budget Total	\$ 35,415,000
<i>Bond Referendum Total (not-to-exceed)</i>	\$ 35,415,000

Refer to **Appendix D** for project budget estimates – including construction costs, soft costs, finance costs, and contingency allowance, as well as a concept space program, detailing the student learning and support spaces for the new grade 6-8 middle level learning facility. Also provided is a “site concept” plan, demonstrating the feasibility of co-locating the new Middle School at the Pleasantview site in Lakefield.

Jackson County Central Schools – ISD #2895

PRELIMINARY PROJECT SCHEDULE DATES:

Bond Referendum	November 5, 2019
Design Phase	Dec. 2019– October 2020
Bid & Award	Fall/Winter 2020 (phased)
Construction Phase	Summer 2020 – Summer 2022
Completion/Occupancy	Summer 2022

Note: it is anticipated that some of the work will be phased (bidding and construction), and in particular, the repairs and maintenance categories will be done over summers in 2020, 2021 and 2022, in order to not disrupt the school year. The new Middle School, however, can be built continuously, since students will remain in the current 6-8 facility while construction goes on at the Pleasantview site.

OPERATING COST IMPACT:

The cornerstone of this proposed project scope is to replace (and then demolish) not only an aging and space-deficient middle level school building, but in the solution to reduce the district's capital facilities down to 3 campuses from four. The proposed work also includes components of facilities repairs and maintenance at the other buildings, which will reduce the annual cost impact on these ongoing areas of need.

Demolition of an aging school building of about 73,400 SF, and replacing it with a new, efficient school building of 82,000 SF will result in little, if any, additional annual operational cost for energy, fuel and custodial services. In fact, operating the new facility at the same site (in conjunction with), as an existing elementary school will allow for sharing expenses of site and building maintenance.

Even more dramatic will be the savings resulting in terms of staffing and administrative requirements, which will be better aligned with a campus that is now a 4-5 and 6-8 configuration.

In light of this analysis, and the commitment to a more cost-effective school campus configuration, ISD #2895 is projecting **no increase** in Operating Cost Impact as a result of this project scope, and instead expects a significant *annual savings* as a result of this project.

Jackson County Central Schools – ISD #2895

5. FINANCING / TAX IMPACT

A SPECIFICATION OF THE SOURCE(S) OF FINANCING THE PROJECT; THE SCHEDULED DATE FOR A BOND ISSUE OR SCHOOL BOARD ACTION; A SCHEDULE OF PAYMENTS, INCLUDING DEBT SERVICE EQUALIZATION AID; AND THE EFFECT OF A BOND ISSUE (OR LEASE LEVY) ON LOCAL PROPERTY TAXES BY THE PROPERTY CLASS AND VALUATION.

The district proposes to obtain financing for the project from the sale of General Obligation School Building Bonds, pursuant to Minnesota Statutes Chapter 475. The School District will seek voter approval of a single ballot question in an election on **Tuesday, November 5, 2019**. If approved, the question would authorize the issuance of up to **\$35,415,000** in bonds. Underwriter's discount and costs of issuance are estimated at \$492,099. The difference between the amount requested to be authorized by the voters (plus estimated interest earnings in the construction fund of \$432,000), less estimated capitalized interest of \$355,000 and the estimated costs of issuing this debt is \$35,000,000, the amount the District expects to need for construction projects.

Ehlers, the district's municipal advisors, have prepared the following schedules which have been included in **Appendix C** of this document:

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

Jackson County Central Schools – ISD #2895

6. DOCUMENTATION OBLIGATING DISTRICT COMPLIANCE

PROVIDE EVIDENCE OF UNDERSTANDING AND INTENT FOR COMPLIANCE WITH MINNESOTA STATUTES, STATE CODE REQUIREMENTS, AND DESIGN STANDARDS FOR THE ANTICIPATED PROJECT WORK.

Jackson County Central Schools, ISD #2895, understands its obligation under Minnesota statutes governing municipal and public-sector work, including the requirement to comply with applicable codes, and will ensure that its project architect/engineers, and the project contractors understand this obligation as well.

- i) **Governing municipal contracts** – ISD #2895 will ensure that its project architect recognize and will be bound by all applicable provisions set forth in Minnesota Statute 471.345 governing public and municipal contracts issued for this project.
- ii) **Sustainable design** – ISD #2895 will require that its project architect and engineers consider and include elements of sustainable design for this project, including, but not limited to: *Conserving Energy & Natural Resources* through systems design and material selections; *Minimization and Management of Construction Waste*; and *Optimizing Maintenance & Operating Costs* through careful selection of operating systems, infrastructure components, and exterior and interior finish materials.
- iii) **Facility Commissioning related to HVAC and ASHRAE standards** – The District's architects and engineers for the projects, will be required to design ventilation systems that meet or exceed current building codes, as well as ASHRAE standards for indoor air quality and air infiltration. Furthermore, the District ensures that its systems will be commissioned as required under M.S. 123B.72 governing School Facility Commissioning. ISD #2895 will require that its architect and engineers certify that the systems designed will meet or exceed current code standards, including the ASHRAE air filtration standard 52.1.
- iv) **American National Standards Institute Acoustical Performance Criteria** – The architects for the project will be required to consider the American National Standards Institute's S12.60 Classroom Acoustics Standards in the design of the project for addressing background noise levels and reverberation times. Meeting these acoustical standards will include consideration of enclosures, partition walls, doors, window systems, as well as design and installation of mechanical and electrical systems so that recommended ambient noise levels are not exceeded throughout the various frequency ranges. Interior acoustical treatments will also be used in a manner that addresses low sound reverberation levels, but increases speech clarity.
- v) **State Fire Code** – ISD #2895 and its architect recognize and will be bound by all applicable code provisions set forth in the International Fire Code as adopted by the International Code Council, including those provisions found in Minnesota Rules Chapter 7511.
- vi) **Chapter 326B building codes** – ISD #2895 and its architect, recognize and will comply with all applicable provisions set forth in Minnesota Statute 326B Construction Codes and Licensing governing the design and construction of this project.
- vii) **Consultation with appropriate governing agencies related to project impact on utilities, roads, etc.** – Although the proposed work will occur on current school property, ISD #2895 and its architect will consult, as appropriate, with government units about the impact in regards to utilities, roads, sewer and water, sidewalks, pedestrian trails, school bus and automobile traffic access, and safe access for pedestrians and cyclists. Furthermore, any necessary planning and approvals will be coordinated with the local municipalities, counties, and the appropriate state agencies.

Signature Certification Page follows

Jackson County Central Schools – ISD #2895

Jackson County Central School District, ISD #2895, will ensure that its selected project architect and engineers understand the obligations set forth above in regard to the design and construction of this proposed project. As such, each agrees to maintain compliance with the items in Part 6, above, and to provide applicable documentation of this compliance upon and subsequent to project completion.

Superintendent Signature: Barry Admire Date 8-12-19

Board Chair Signature: Shonda Moore Date 8/12/19

APPENDIX A:

School District Boundary Map

Public School District Attendance Areas and Educational Facility Locations
Jackson County Central
 2895

Map 1 of 1

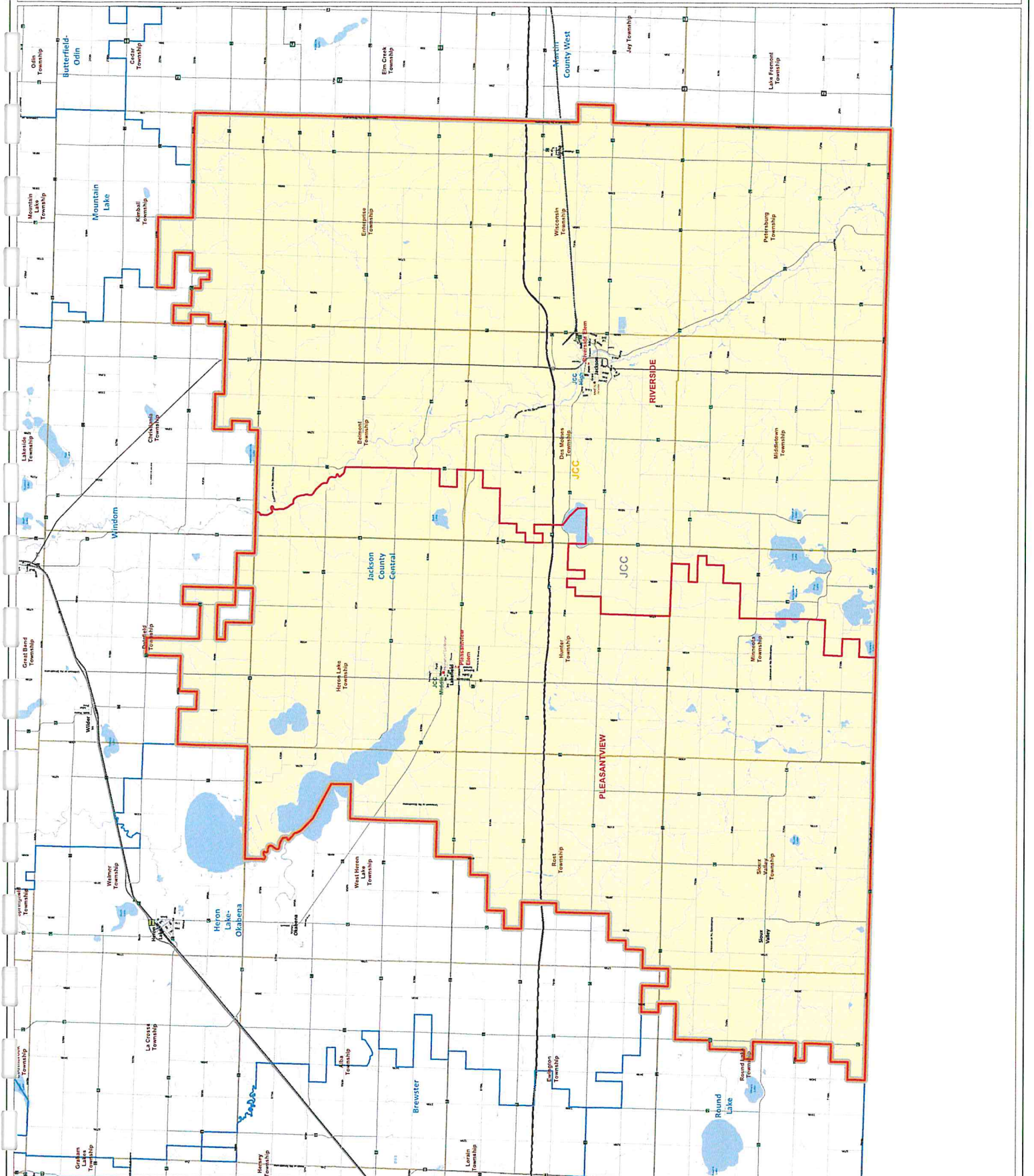
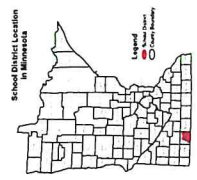
- Public Educational Facilities or Programs***
- Elementary school
 - Middle/Junior high school
 - High / Secondary school
 - School District Office
 - Non-Public school
 - ▲ Public Charter school
 - ▲ Non-Public Charter school
 - ▲ Area Learning Program (ALP)
 - ▲ Conditional
 - ▲ Public Secondary Education

- Public School Attendance Areas**
- Elementary School Attendance Area **ELEM**
 - Middle School Attendance Area **MIDD**
 - High School Attendance Area

- Public School Districts**
- School District
 - Adjacent School District
 - INLET #1 (Franklin)
 - INLET #2 (Franklin)

- Other Features**
- Interstate Highway
 - U.S. Highway
 - State Highway
 - County Highway
 - Road/Street
 - Railroad
 - Stream
 - Lake/Pond
 - City, Township and Unincorporated areas
 - Public Land Survey Township / Range
 - Public Land Survey Section

DATA SOURCES:
 * Jackson County Central, Jackson, MO
 * Missouri Department of Education, Jackson, MO
 * Missouri Department of Transportation, Jackson, MO
 * Missouri Department of Public Safety, Jackson, MO
 * Missouri Department of Health, Jackson, MO
 * Missouri Department of Conservation, Jackson, MO
 * Missouri Department of Natural Resources, Jackson, MO
 * Missouri Department of Economic Development, Jackson, MO
 * Missouri Department of Community Development, Jackson, MO
 * Missouri Department of Public Health, Jackson, MO
 * Missouri Department of Social Services, Jackson, MO
 * Missouri Department of State Parks, Jackson, MO
 * Missouri Department of Transportation, Jackson, MO
 * Missouri Department of Public Safety, Jackson, MO
 * Missouri Department of Health, Jackson, MO
 * Missouri Department of Conservation, Jackson, MO
 * Missouri Department of Natural Resources, Jackson, MO
 * Missouri Department of Economic Development, Jackson, MO
 * Missouri Department of Community Development, Jackson, MO
 * Missouri Department of Public Health, Jackson, MO
 * Missouri Department of Social Services, Jackson, MO
 * Missouri Department of State Parks, Jackson, MO



APPENDIX B:

School District Enrollment History & Projections

JCC Enrollment estimates

8/1/2019

Does not include H/LP or Estherville, or ALC or tuitioned out kids. No ECSE either.

Grade	Actual 2014/15	Actual 2015/16	Actual 2016/17	Actual 2017/18	Actual 2018/19	Estimate 2019/20	Estimate 2020/21	Estimate 2021/22	Estimate 2022/23	Estimate 2023/24	Estimate 2024/25
K	87	82	86	81	92	86	82	82	82	82	82
1	87	84	80	82	78	86	86	82	82	82	82
2	103	83	86	76	83	78	86	86	82	82	82
3	82	100	79	80	79	83	78	86	86	82	82
4	88	81	99	76	89	80	83	78	86	86	82
5	97	86	84	94	78	92	80	83	78	86	86
6	81	97	86	77	97	79	92	80	83	78	86
7	104	79	97	91	79	101	79	92	80	83	78
8	93	103	76	97	95	81	101	79	92	80	83
9	103	93	103	82	97	101	84	104	82	95	83
10	93	96	92	103	81	97	101	84	104	82	95
11	83	91	87	88	95	83	97	101	84	104	82
12	91	81	92	84	83	99	83	97	101	84	104
Totals	1192	1156	1147	1111	1126	1146	1132	1134	1122	1106	1107

APPENDIX C:

*Financial Analysis & Tax Impact Information
(Ehlers)*

PRELIMINARY INFORMATION - FOR REVIEW AND COMMENT

Jackson County Central School District No. 2895

Sources and Uses for Proposed Construction Project

General Obligation School Building Bonds

August 7, 2019

Bond Amount	\$35,415,000
Election	11/5/2019
Number of Years	22
Dated	2/1/2020
Sources of Funds	
Par Amount	\$35,415,000
Estimated Investment Earnings *	432,099
Total Sources	\$35,847,099
Uses of Funds	
Allowance for Discount Bidding	\$354,150
Capitalized Interest **	355,000
Legal and Fiscal Costs ***	137,949
Net Available for Project Costs	35,000,000
Total Uses	\$35,847,099

* Estimated investment earnings are based on an average interest rate of 1.25% and an average life of 12 months.

** To keep the debt levy for taxes payable in 2020 and 2021 consistent with later years, these estimates assume that a portion of the interest payments due during fiscal years 2021 and 2022 would be made from bond proceeds.

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

PRELIMINARY INFORMATION - FOR REVIEW AND COMMENT

Jackson County Central ISD No. 2895

Analysis of Existing and Proposed New Debt

**\$35,415,000 Bond Issue
November 2019 Election
22 Levies**

Principal Amount:	\$35,415,000
Dated Date:	2/1/2020
Avg. Interest Rate:	3.50%

August 7, 2019

Levy Pay. Year	Fiscal Year	Tax Capacity Value (\$000s)	Existing Commitments				Proposed New Debt				Combined Totals			
			Building Bonds ²	Fac Maint Bonds ²	Est. Debt Excess ³	Net Levy	Tax Rate	Principal	Interest	Est. Debt Excess ³	Adjusted Debt Levy	Adjusted Debt Levy	State Debt Aid	Net Levy
2018	2019	20,896	1,465,643	-	(67,062)	1,398,580	6.69	-	-	-	1,398,580	-	1,398,580	6.69
2019	2020	20,012	1,468,583	-	(57,031)	1,411,552	7.05	-	-	-	1,411,552	-	1,411,552	7.05
2020	2021	20,012	1,465,013	-	(58,743)	1,406,269	7.03	1,239,525 ⁴	1,117,751	1,117,751	-	2,524,020	12.61	
2021	2022	20,012	1,470,840	-	(58,601)	1,412,240	7.06	1,239,525 ⁴	1,112,501	1,112,501	-	2,524,741	12.62	
2022	2023	20,012	-	-	-	-	-	1,165,000	2,524,751	2,524,751	-	2,524,751	12.62	
2023	2024	20,012	-	-	-	-	-	1,300,000	2,522,697	2,522,697	-	2,522,697	12.61	
2024	2025	20,012	-	-	-	-	-	1,345,000	2,522,255	2,522,255	-	2,522,255	12.60	
2025	2026	20,012	-	-	-	-	-	1,390,000	2,520,094	2,520,094	-	2,520,094	12.59	
2026	2027	20,012	-	-	-	-	-	1,440,000	2,521,598	2,521,598	-	2,521,598	12.60	
2027	2028	20,012	-	-	-	-	-	1,490,000	2,521,117	2,521,117	-	2,521,117	12.60	
2028	2029	20,012	-	-	-	-	-	1,545,000	2,524,129	2,524,129	-	2,524,129	12.61	
2029	2030	20,012	-	-	-	-	-	1,595,000	2,519,730	2,519,730	-	2,519,730	12.59	
2030	2031	20,012	-	-	-	-	-	1,655,000	2,524,290	2,524,290	-	2,524,290	12.61	
2031	2032	20,012	-	-	-	-	-	1,710,000	2,521,036	2,521,036	-	2,521,036	12.60	
2032	2033	20,012	-	-	-	-	-	1,770,000	2,521,324	2,521,324	-	2,521,324	12.60	
2033	2034	20,012	-	-	-	-	-	1,835,000	2,524,515	2,524,515	-	2,524,515	12.62	
2034	2035	20,012	-	-	-	-	-	1,895,000	2,519,951	2,519,951	-	2,519,951	12.59	
2035	2036	20,012	-	-	-	-	-	1,965,000	2,523,992	2,523,992	-	2,523,992	12.61	
2036	2037	20,012	-	-	-	-	-	2,030,000	2,519,867	2,519,867	-	2,519,867	12.59	
2037	2038	20,012	-	-	-	-	-	2,105,000	2,524,179	2,524,179	-	2,524,179	12.61	
2038	2039	20,012	-	-	-	-	-	2,175,000	2,520,148	2,520,148	-	2,520,148	12.59	
2039	2040	20,012	-	-	-	-	-	2,255,000	2,524,378	2,524,378	-	2,524,378	12.61	
2040	2041	20,012	-	-	-	-	-	2,330,000	2,520,087	2,520,087	-	2,520,087	12.59	
2041	2042	20,012	-	-	-	-	-	2,420,000	2,529,132	2,529,132	-	2,529,132	12.64	
2042	2043	20,012	-	-	-	-	-	-	-	-	-	-	-	-
Totals			5,870,078	-	(241,437)	5,628,640		35,415,000	16,936,500	(1,916,805)	52,679,520	-	58,308,160	

1 The tax capacity values for taxes payable in 2018 and 2019 are the final values. Tax capacity value for future years is estimated based on the percentage changes shown above.
 2 Initial debt service levies (prior to subtracting debt equalization aid) are set at 105 percent of the principal and interest payments during the next fiscal year.
 3 Debt excess adjustments for taxes payable in 2018 and 2019 are the actual amounts. Debt excess for future years is estimated at 4% of the prior year's initial debt service levy.
 4 In order to keep the tax rate for taxes payable during 2020 and 2021 consistent with later years, a portion of the FY 2021 interest payment, estimated at \$175,000, and a portion of the FY 2022 interest payment, estimated at \$180,000, would be made from bond proceeds.

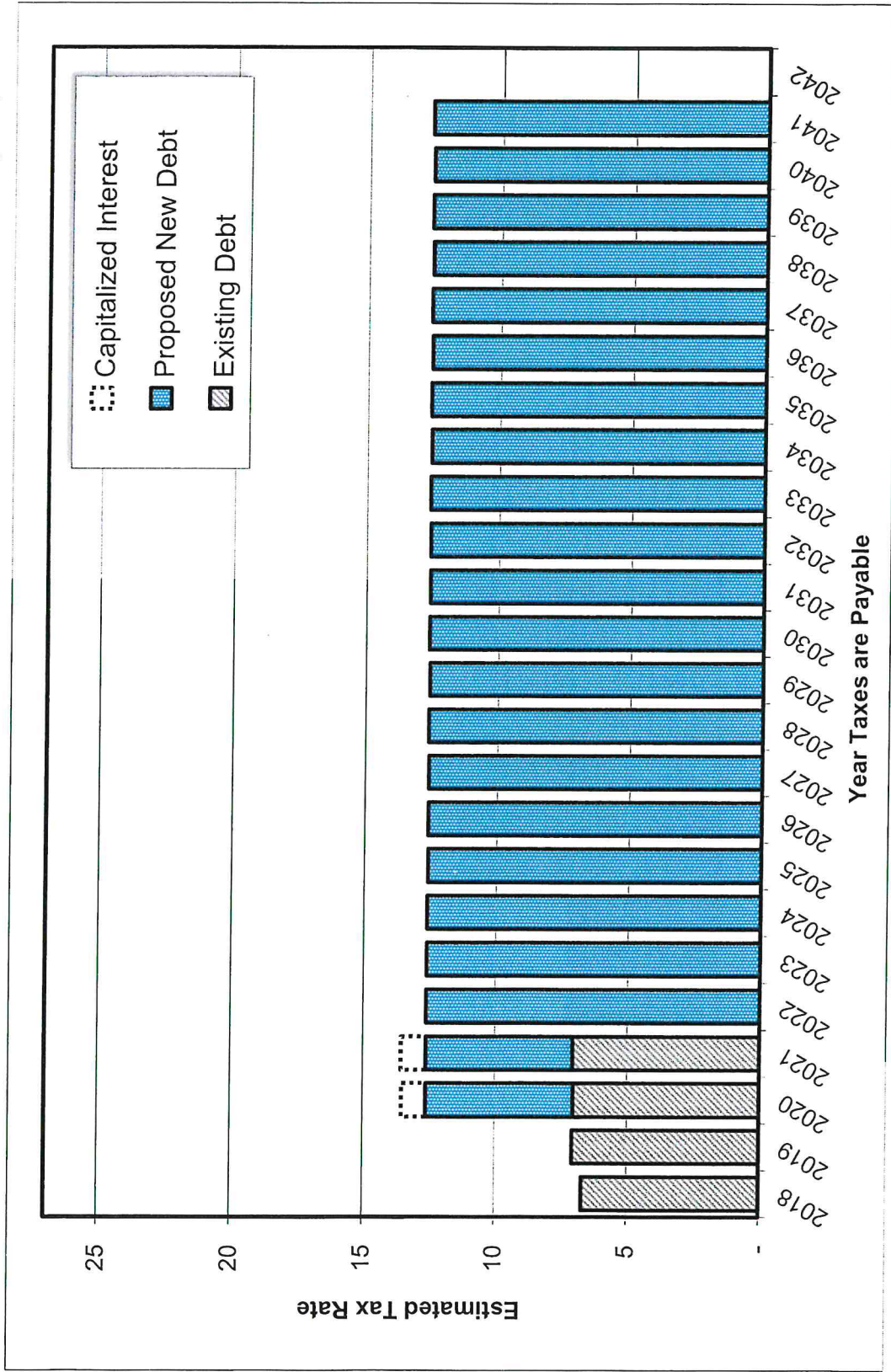


PRELIMINARY INFORMATION - FOR REVIEW AND COMMENT

Jackson County Central ISD No. 2895
Estimated Tax Rate for Existing and Proposed New Debt

\$35,415,000 Bond Issue
November 2019 Election
22 Levies

Date Prepared: August 7, 2019



PRELIMINARY INFORMATION - FOR REVIEW AND COMMENT

Jackson County Central School District No. 2895

Analysis of Tax Impact for Proposed Bond Issue

August 7, 2019

November 5, 2019 Election

Bond Issue Amount	\$35,415,000
Estimated Dated Date	2/1/2020
Number of Levies	22
First Year of New Levy	2020

Type of Property	Estimated Market Value	Estimated Annual Tax Impact for Taxes Payable 2020
Residential Homestead	\$50,000	\$17
	75,000	25
	100,000	40
	125,000	55
	150,000	70
	175,000	86
	200,000	101
	250,000	131
	300,000	162
	400,000	223
Commercial/ Industrial	\$50,000	\$42
	100,000	84
	250,000	237
	500,000	516
Agricultural Homestead** (average value per acre of land & buildings)	\$4,000	\$0.56
	5,000	0.70
	6,000	0.84
	7,000	0.98
Agricultural Non-Homestead** (average value per acre of land & buildings)	\$4,000	\$1.12
	5,000	1.40
	6,000	1.67
	7,000	1.95
	8,000	2.23

* Estimated tax impact includes principal and interest payments on the new bonds. The amounts in the table are based on school district taxes for bonded debt levies only, and do not include tax levies for other purposes. Tax increases shown above are gross increases, not including the impact of the homeowner's Homestead Credit Refund ("Circuit Breaker") program. 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 bond issue for many property owners.

** For agricultural property, estimated tax impact includes 50% reduction in taxes payable 2020 due to the School Building Bond Agricultural Credit. Average value per acre is the total estimated market value of all land & buildings divided by total acres. Homestead examples exclude the house, garage, and one acre, which has the same tax impact as a residential homestead. If you own more than \$1.88 million of agricultural homestead property, the impact may be higher.

APPENDIX D:

Project Cost Summary

Space Program for New Middle School

Site Concept Plan (for feasibility)



Jackson County Central Schools

8/15/2019

Description	Quantity	Units	Unit \$	Estimated Costs	Comments
Pathway 1 Option - Maintains 3 School Campuses					Includes Repairs 1 & 2
<i>Grades PK-5 and 6-8</i>					
Repurpose Riverside as a PK-3 (81,201 sf)					
Identified Maintenance and Repairs (Priorities 1 & 2)		LS		\$2,450,795	Based on Report & District Info
Identified Program Upgrades - Additions	None			\$0	Exg capacity fits
" " " - Renovations - Add KG Toilets		LS		\$100,000	Add toilets at 2 KG
Site Modifications	None			\$0	Assume no change to site
Subtotal Construction Costs at Riverside Campus				\$2,550,795	
<i>Repurpose Pleasantview as a PK + 4-8</i>					
Identified Maintenance and Repairs (Priorities 1 & 2)		LS		\$1,775,900	Based on Report & District Info
Additions for Capacity - Adds Grades 6-8 Middle School	82,000	SF	\$245.00	\$20,090,000	See space program for M.S.
Program Renovations at Existing		LS		\$100,000	PreK repurposing @ existing KG
Site Modifications		LS		\$1,200,000	Parking/Utilities/Play Areas
Subtotal Construction Costs at Pleasantview Campus				\$23,165,900	
<i>High School (Grades 9-12)</i>					
Maintain Current JCC High School Facility (206,689 sf)					
Identified Maintenance and Repairs (Priorities 1 & 2)		LS		\$750,000	Based on Report & District Info
Identified Program Upgrades - Additions	None			\$0	
" " " - Renovations	None			\$0	
Site Modifications	None			\$0	Assume no change to site
Subtotal Construction Costs at High School Campus				\$750,000	
Total Estimated Construction Costs				\$26,466,695	
Project Soft Costs, Incl. Contingency & Escalation				\$7,633,305	
Decommission Existing Buildings - JCC Middle School				\$900,000	Allowance to demo exg. building
Subtotal Project Costs				\$35,000,000	All Construction & Soft Costs
Bond Issuance & Financing Costs (net after Interest Earnings)				\$415,000	Estimated by Ehlers
Total Estimated Bond Amount				\$35,415,000	

Assumptions & Notes

- Construction costs budgeted assume project bidding summer/fall 2020

KRAUS-ANDERSON

8/15/2019

JACKSON COUNTY CENTRAL SCHOOLS

Referendum

Pleasantview Addition for Middle School Grades 6-8

Space Program for 270 Students

DESCRIPTION	NO.	AREA	TOTAL	NET AREA
CLASSROOMS (assume 26 students/room)				13,900 S.F.
General Classrooms - 6th Grade	0	900	0	
English & Language Studies	3	900	2700	
Math	13	900	900	
Sciences - Earth & Life	2	1400	2800	
Physical Science	1	1200	1200	
History/Social Studies	2	900	1800	
Health	1	900	900	
Conference Rooms/Small Group Teams	2	300	600	
Resource/Storage (Shared)	3	600	1800	
Flex Learning Commons	1	1200	1200	
SPECIAL EDUCATION & SERVICES				5,980 S.F.
DCD Classroom	1	1200	1200	
Reading 180 Classroom	1	600	600	
Quiet Room/Conference Rooms	4	120	480	
OT/PT/Adaptive P.E./Sensory (Motor Room)	1	1800	1800	
Offices/Shared Open Office Area/Toilets	1	1000	1000	
EBD Classroom	2	450	900	
MUSIC/FINE ARTS				6,510 S.F.
Art Lab/Classroom	1	1400	1400	
Art Storage/Kiln	1	300	300	
Band	1	2000	2000	
Choir	1	1600	1600	
Practice Rooms	3	120	360	
Music Storage/Offices	3	150	450	
Instrument Storage	1	400	400	
TECH LABS/SHOPS				3,600 S.F.
Ag Science Classroom & Lab	1	1800	1800	
Woods & Fabrication	1	1800	1800	
MEDIA CENTER/COMPUTER LABS				3,000 S.F.
Circulation/Distribution/Stacks/Study&Reading	1	1800	1800	
Media Workroom/Office/Storage	1	300	300	
Computer Lab Area	1	600	600	
Conference Room	1	300	300	
PHYSICAL EDUCATION				18,700 S.F.
Gymnasium - Performance & Phy. Ed./Athletics	1	13000	13000	
Lockerrooms - Student/Phy. Ed.	2	1100	2200	
" - Community/Athletics	2	1250	2500	
Phy. Ed. Offices	4	100	400	
Storage	1	600	600	
CAFETERIA				3,600 S.F.
Cafeteria/Dining Commons	200	15	3000	
Table Storage	1	600	600	

KRAUS-ANDERSON

8/15/2019

JACKSON COUNTY CENTRAL SCHOOLS

Referendum

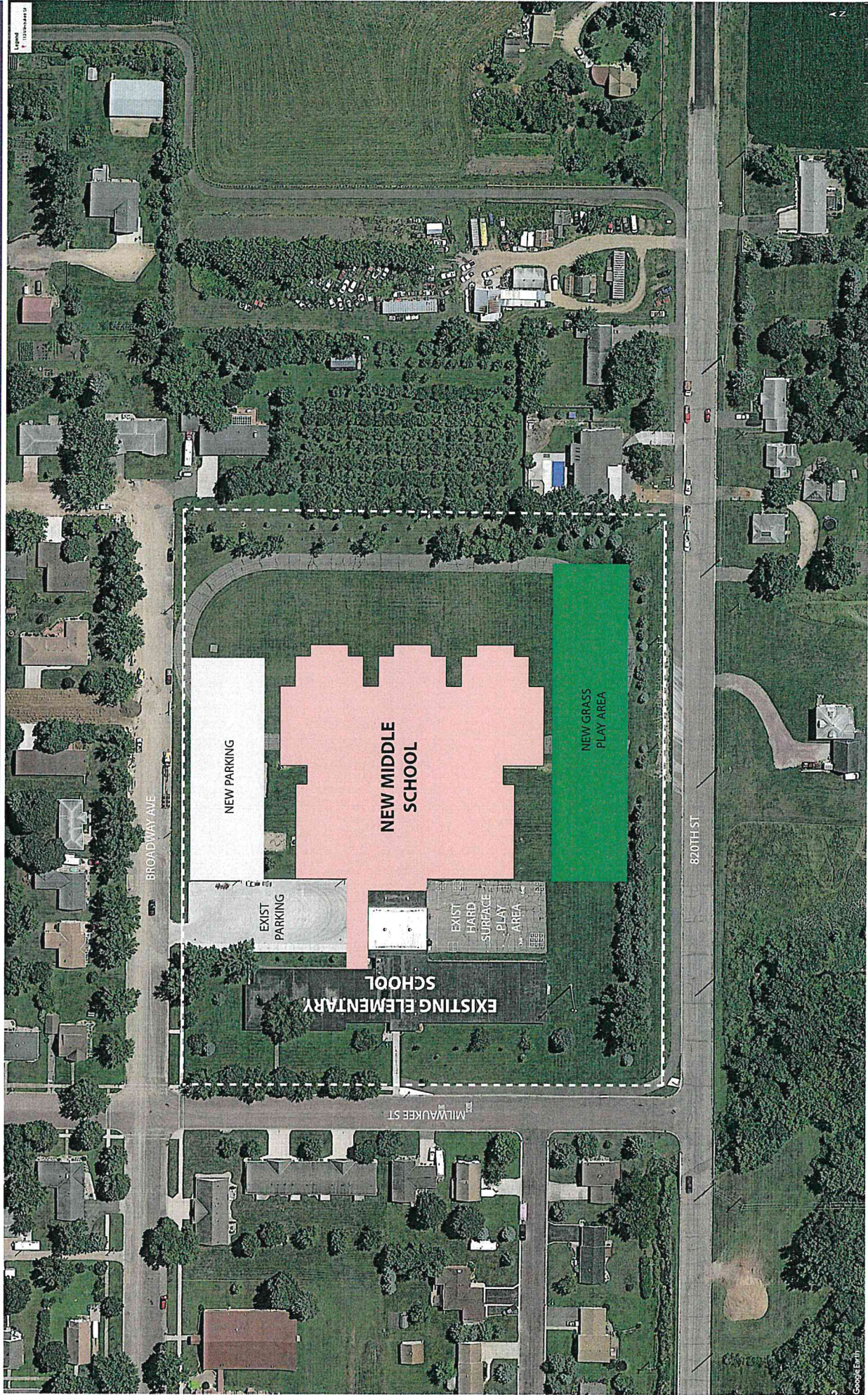
Pleasantview Addition for Middle School Grades 6-8

Space Program for 270 Students

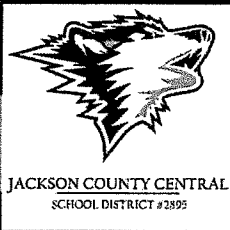
DESCRIPTION	NO.	AREA	TOTAL	NET AREA
KITCHEN/FOOD SERVICES				2,950 S.F.
Receiving	1	350	350	
Dry Food Storage	1	300	300	
Prep Area	1	900	900	
Serving Lines	1	400	400	
Dish Wash Area	1	300	300	
Office/Lockers/Toilet/Mop Area	1	300	300	
Refrigerator and Freezer	1	400	400	
AUDITORIUM/PERFORMANCE SPACE				0 S.F.
House for 350 seats	0	15	0	
Stage/Support Space/Dressing/Shop/Storage	0	5000	0	
ADMINISTRATION				1,770 S.F.
General Office/Waiting	1	300	300	
Principal Office	1	180	180	
Dean of Students (M.S.)	1	160	160	
Conference Room	1	350	350	
Workroom/Copy Room/Mail	1	300	300	
Storage	1	200	200	
Student Services/Counseling	2	140	280	
HEALTH/NURSE				460 S.F.
Cot Rooms	2	80	160	
Office/Exam Area/Medication Storage	1	200	200	
Toilet	1	100	100	
STAFF SPACE				610 S.F.
Staff Workroom/Lounge	1	450	450	
Staff Toilets	2	80	160	
RECEIVING/STORAGE/MECHANICAL				2,000 S.F.
Receiving/Storage	1	600	600	
Workroom/Office	1	200	200	
Outdoor Storage/Recycling	1	300	300	
Mechanical Room/Penthouse	0	3000	0	
Boiler Room	1	900	900	
TOTAL NET SQUARE FOOTAGE				63,080 S.F.
NET/GROSS FACTOR (Circulation/Toilets, etc.)			1.3	18,924 S.F.
TOTAL GROSS SQUARE FOOTAGE				82,004 S.F.

63080

PLEASANTVIEW ELEMENTARY



JACKSON COUNTY CENTRAL SCHOOLS



JACKSON COUNTY CENTRAL SCHOOL DISTRICT
ISD #2895
1128 North Highway
P.O. Box 119
Jackson, Minnesota 56143