

HIGH SCHOOL

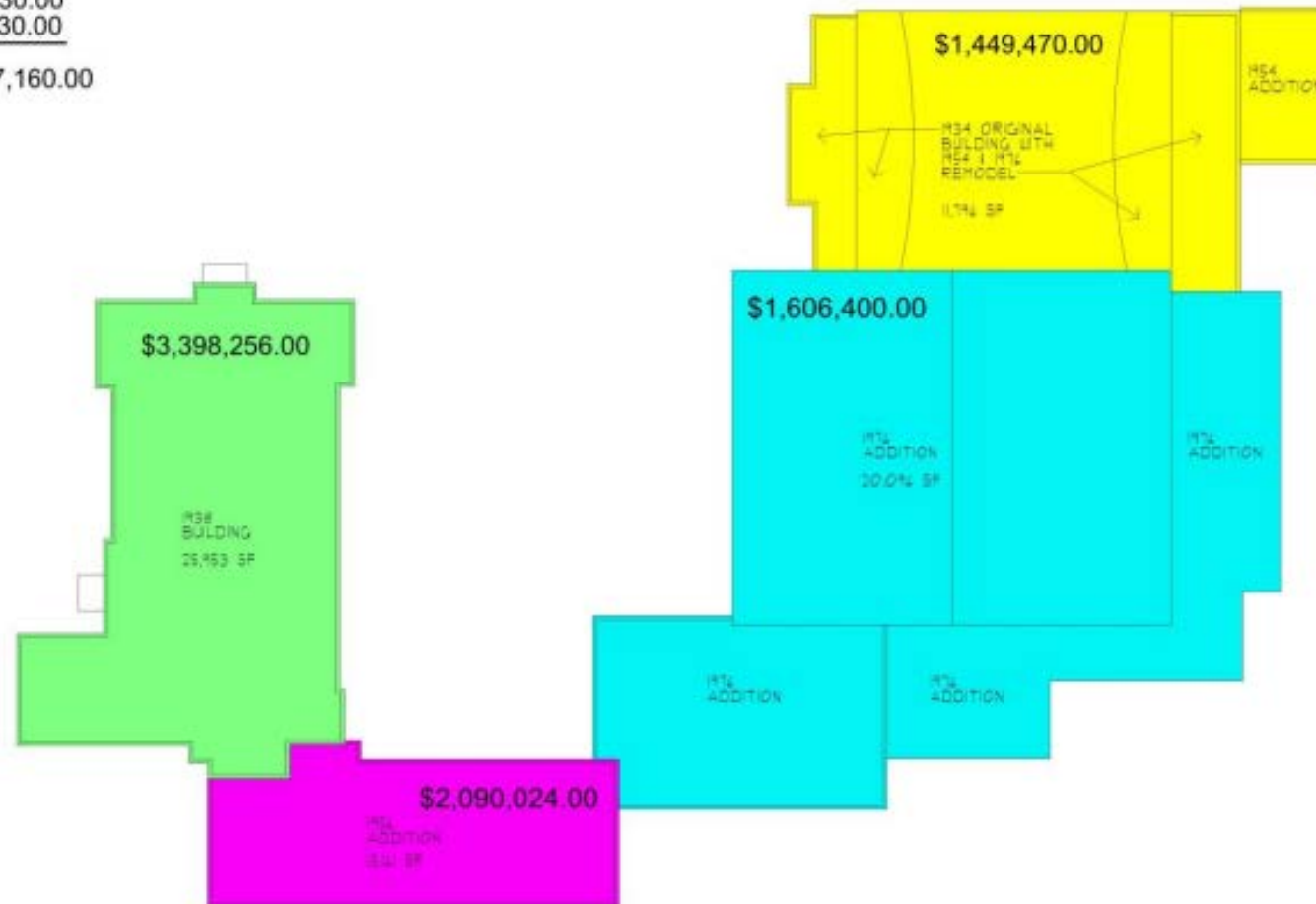
This is the layout of the High School in Minonk with the Health Life Safety costs associated with each portion of the High School building.



Contingency: \$948,930.00

A/E Fees: \$948,930.00

Grand Total: \$11,387,160.00

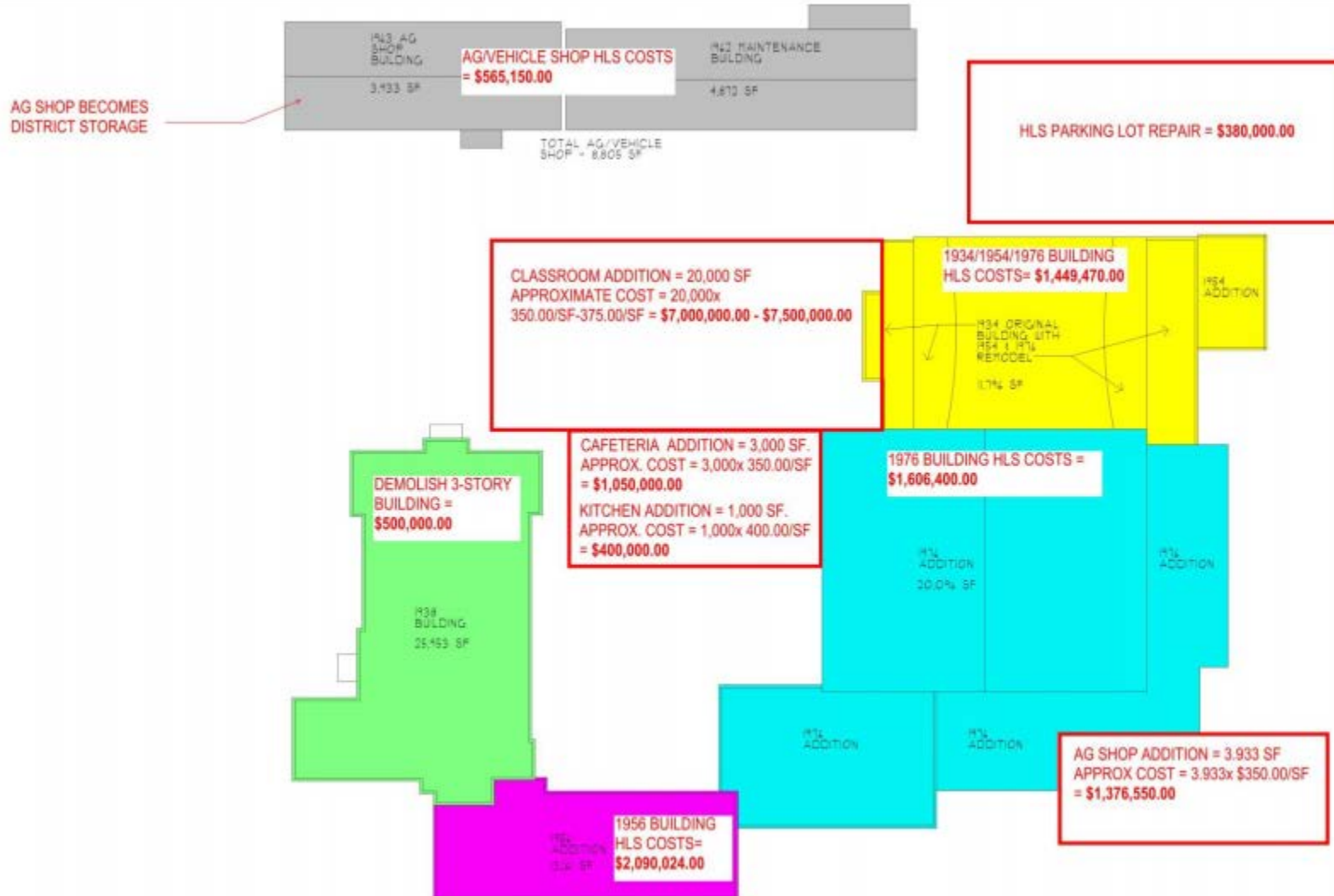


This is the same costs that are shown in the image above, but broken down into how many square feet each part of the building is and shows what is covered in the Health Life Safety costs (ADA requirements, sprinklers/fire safety, etc).

Total Building SF									
79,811 SF									
Building (Identified by year)	Square Foot (SF)	% of overall building	Itemized HLS base cost per bldg	ADA Upgrades	Door Work (replacement, hardware, glazing)	Mechanical, Plumbing & Fire Protection	Electrical	Total Cost per bldg area	
1934 w/ 1954 addition	11,796	14.7%	\$684,960.00	\$130,000.00	\$35,000.00	\$503,960.00	\$95,550.00	\$1,449,470.00	
1938 3-story building	25,953	32.5%	\$1,235,390.00	\$418,000.00	\$97,486.00	\$1,425,080.00	\$222,300.00	\$3,398,256.00	
1956 3-story building	13,161	16.5%	\$1,197,700.00	\$180,000.00	\$42,214.00	\$565,960.00	\$104,150.00	\$2,090,024.00	
1976 1-story building	20,096	25.2%	\$520,400.00	\$217,000.00	\$61,000.00	\$650,000.00	\$158,000.00	\$1,606,400.00	
Ag/Vehicle Shops	8,805	11.1%	\$100,150.00	\$95,000.00	\$20,000.00	\$280,000.00	\$70,000.00	\$565,150.00	
Parking Lot Work			\$380,000.00						
Campus wide totals	79,811	100.0%	\$4,118,600.00	\$1,040,000.00	\$255,700.00	\$3,425,000.00	\$650,000.00	\$9,489,300.00	
							Contingency:	\$948,930.00	
							A/E Fees:	\$948,930.00	
							Grand Total:	\$11,387,160.00	

School board members and community members had questions on what costs would be based on different scenarios at the HS. The drawing below shows what the costs are associated with demolition of parts of the HS in addition to what it would cost to replace that square footage onto the existing HS. Also it shows the cost of adding an ag shop to the HS. This image is not all of the work to be done, just answer to questions of what different building ideas/repairs would cost.

For example: if the green portion (1938 building) was demolished it would have to be replaced with the classroom addition, cafeteria, and kitchen (shown in the red boxes). If the ag shop was attached to the HS then the current ag shop could be used for district storage, but will still need the HLS repairs done. These red boxes do not show WHERE the additions would be placed, but just placed on the image to show the costs and square footage associated with those costs.



This then shows the numbers compared from the image above regarding different options, plans, additions, repairs. The chart on the left is just looking at the HLS repairs at the HS. The chart on the right shows what it would cost to demolish parts and add space to the HS.

For example: if the green line (1938 building) was to be demolished it would cost \$500,000 and would not have to pay for the HLS costs. Therefore the number on the right shows the \$500,000 demo cost. Then would have to add in the orange sections of classroom addition, cafeteria addition, kitchen addition to replace the space from the demolished 1938 building. Then in addition if the ag shop was added to the HS the ag shop HLS repairs would still need completed as the old ag shop would still be used for district needs; however would then add in the orange section of ag shop addition. If ALL of those plans were done the total would be the \$20.3 million figure at the end of the chart on the right side.

From the discussion last night, the board voted that the current 1938 building does not need demolished as it is cheaper to go with the HLS repairs and the board would like BCA to prepare a plan for doing the HLS repairs plus adding the ag shop to the existing HS. The estimate cost of this would be roughly \$13,039,020 (HLS Repairs of \$9,489,300; Ag shop addition of \$1,376,550; 10% contingency of \$1,086,585, and 10% fees of \$1,086,585).

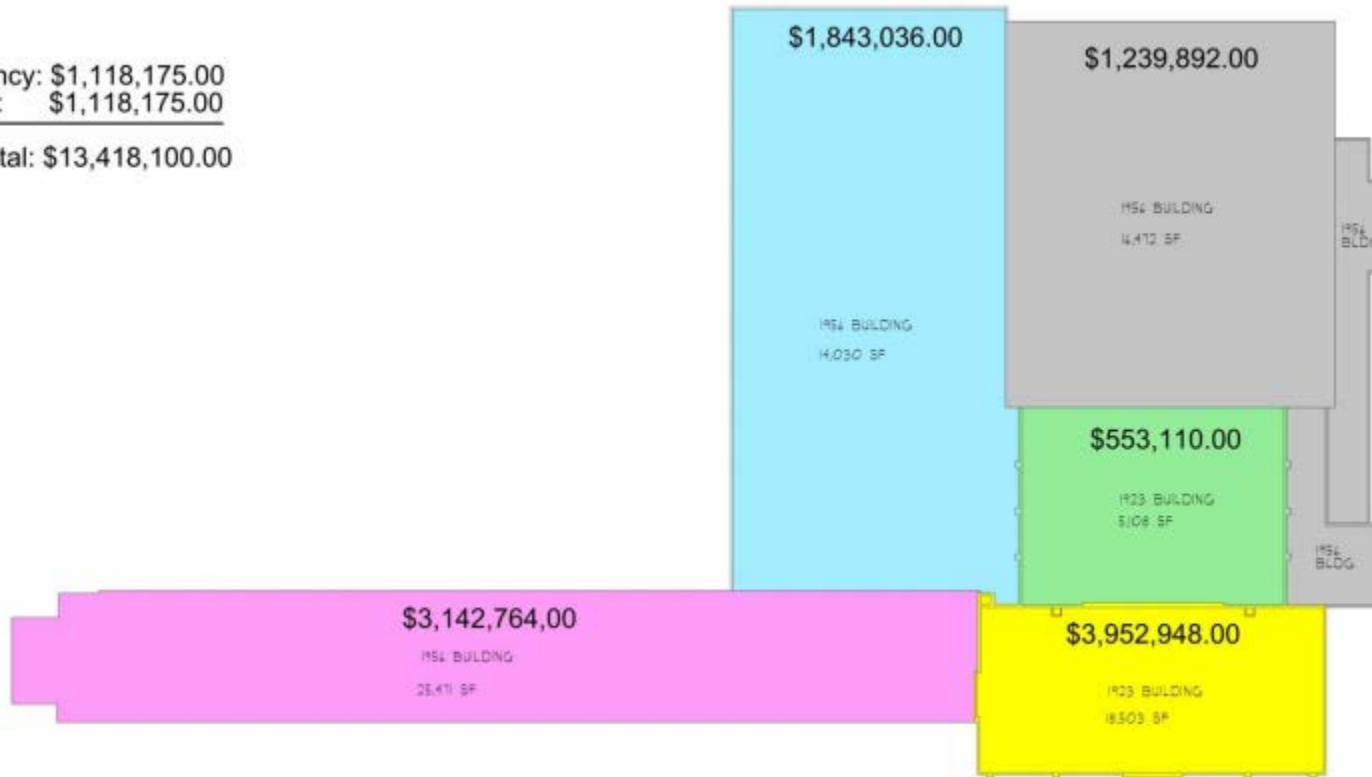
HLS ONLY COST SCENARIO	
Building (Identified by year)	Total HLS Cost per bldg area
1934 w/ 1954 addition	\$1,449,470.00
1938 3-story building	\$3,398,256.00
1956 3-story building	\$2,090,024.00
1976 1-story building	\$1,606,400.00
Ag/Vehicle Shops	\$565,150.00
Parking Lot Work	\$380,000.00
Campus wise HLS total cost	\$9,489,300.00
Contingency:	\$948,930.00
A/E Fees:	\$948,930.00
Grand Total:	\$11,387,160.00

HLS + REPLACEMENT COST SCENARIO			
Building	SF	Cost/SF	Total HLS or replacement cost per area
1934 w/ 1954 HLS costs			\$1,449,470.00
1938 3-story - demolish			\$500,000.00
1956 3-story HLS costs			\$2,090,024.00
1976 1-story HLS costs			\$1,606,400.00
Ag/Vehicle Shop HLS costs			\$565,150.00
Parking Lot work			\$380,000.00
Sub-Total			\$6,591,044.00
Savings in HLS funds with 1938 3-story demo			\$2,898,256.00
Ag Shop/Classroom Addition	3,933	\$350.00	\$1,376,550.00
Classroom Addition	20,000	\$375.00	\$7,500,000.00
Cafeteria Addition	3,000	\$350.00	\$1,050,000.00
Kitchen Addition	1,000	\$400.00	\$400,000.00
Addition Options Sub-Total			\$10,326,550.00
Campus wide total for HLS+Replacement Cost			\$16,917,594.00
Contingency:			\$1,691,759.40
A/E Fees:			\$1,691,759.40
Grand Total:			\$20,301,112.80

MIDDLE SCHOOL

This is the layout of the Middle School in Wenona with the Health Life Safety costs associated with each portion of the Middle School

Contingency: \$1,118,175.00
A/E Fees: \$1,118,175.00
Grand Total: \$13,418,100.00

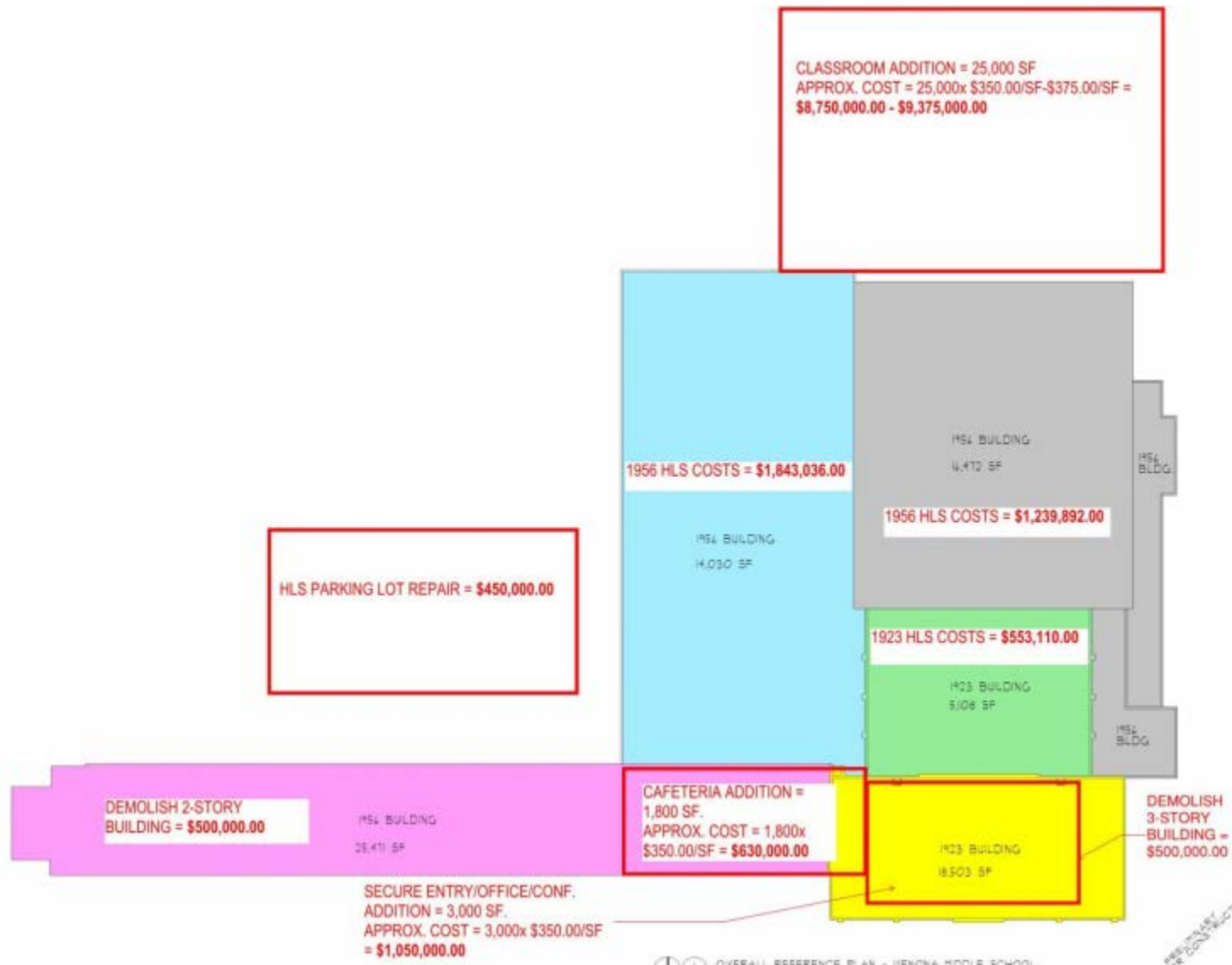


This is the same costs that are shown in the image above, but broken down into how many square feet each part of the building is and shows what is covered in the Health Life Safety costs (ADA requirements, sprinklers/fire safety, etc).

Total Building SF		79,552 SF							
Building (Identified by year/area)	Square Foot (SF)	% of overall building	Itemized HLS base cost per bldg	ADA Upgrades	Sprinkler/FA system Upgrades	Plumbing	HVAC	Electrical	Total Cost per bldg area
1923 3-story building	18,503	23.0%	\$3,586,600.00	\$65,968.00	\$63,710.00	\$142,370.00	\$46,000.00	\$48,300.00	\$3,952,948.00
1923 Old gym building	5,108	6.0%	\$459,750.00	\$15,000.00	\$16,620.00	\$37,140.00	\$12,000.00	\$12,600.00	\$553,110.00
1956 2-story building	25,471	32.0%	\$2,635,500.00	\$89,344.00	\$88,640.00	\$198,080.00	\$64,000.00	\$67,200.00	\$3,142,764.00
1956 shop wing	14,030	18.0%	\$1,557,700.00	\$50,256.00	\$49,860.00	\$111,420.00	\$36,000.00	\$37,800.00	\$1,843,036.00
1956 gym/east lobby	16,472	21.0%	\$907,000.00	\$58,632.00	\$58,170.00	\$129,990.00	\$42,000.00	\$44,100.00	\$1,239,892.00
Parking Lot Work/sidewalk			\$450,000.00						
Campus wide totals	79,552 SF	100.0%	\$9,596,550.00	\$279,200.00	\$277,000.00	\$619,000.00	\$200,000.00	\$210,000.00	\$11,181,750.00
								Contingency:	\$1,118,175.00
								A/E Fees:	\$1,118,175.00
								Grand Total:	\$13,418,100.00

School board members and community members had questions on what costs would be based on different scenarios at the MS. The drawing below shows what the costs are associated with demolition of parts of the MS in addition to what it would cost to replace that square footage onto the existing MS.

For example if the 1956 2 story was demolished it would cost \$500,000 and then would have to add the classroom addition of \$8.75 - \$9.375 million. If the 1923 3 story was demolished it would cost \$500,000 and then would add a secure entrance/office/conference room of \$1.05 million. Also someone asked about replaced w bigger cafeteria which came with a cost of \$630,000. Again these were all questions about idea/scenarios but not for ALL of it to be completed at the MS. Just a way to compare cost of repair vs new.



This then shows the numbers compared from the image above regarding different options, plans, additions, repairs. The chart on the left is just looking at the HLS repairs at the MS. The chart on the right shows what it would cost to demolish parts and add space to the MS.

For example: if the yellow line (1923 building) was to be demolished it would cost \$500,000 and would not have to pay for the HLS costs. Therefore the number on the right shows the \$500,000 demo cost. Same idea if the purple line (1956 building was to be demolished). The orange stripes then show the cost of replacing/adding additions to the current MS. If ALL of those plans were done the total would be the \$19.4 million figure at the end of the chart on the right side.

From the discussion last night, the board voted that the current 1956 building does not need demolished as it is cheaper to go with the HLS repairs and the board would like BCA to prepare a plan for doing the HLS repairs, demolishing the 1923 3 story, and adding on a secure entry/office/conf addition. The estimate cost of this would be roughly \$10,534,562.40 (HLS Repairs minus the 1923 repairs \$7,228,802, 1923 demo \$500,000, secure entrance/office addition of \$1,050,000; 10% contingency of \$877,880.20, and 10% fees of \$877,880.20).

HLS ONLY COST SCENARIO	
Building (Identified by year/area)	Total HLS Cost per bldg area
1923 3-story building	\$3,952,948.00
1923 Old gym building	\$553,110.00
1956 2-story building	\$3,142,764.00
1956 shop wing	\$1,843,036.00
1956 gym/east lobby	\$1,239,892.00
Parking Lot Work/sidewalk	\$450,000.00
Capus wide HLS total cost	\$11,181,750.00
Contingency:	\$1,118,175.00
A/E Fees:	\$1,118,175.00
Grand Total:	\$13,418,100.00

HLS + REPLACEMENT COST SCENARIO			
Building	SF	Cost/SF	Total HLS or Replacement cost per area
1923 3-story Building - Demolish			\$500,000.00
1923 Old Gym HLS cost			\$553,110.00
1956 2-story building - Demolish			\$500,000.00
1956 shop wing HLS cost			\$1,843,036.00
1956 gym/east lobby HLS cost			\$1,239,892.00
Parking Lot Work/sidewalk HLS cost			\$450,000.00
Sub-Total			\$5,086,038.00
Savings in HLS funds with 1923/1956 Bldg Demo			\$6,095,712.00
Classroom Addition	25,000	\$375.00	\$9,375,000.00
Cafeteria Addition	1,800	\$350.00	\$630,000.00
Secure Entry/Offices/Conf. Addition	3,000	\$350.00	\$1,050,000.00
Additions Option Sub-Total			\$11,055,000.00
Campus wide total for HLS + Replacement Cost			\$16,141,038.00
Contingency:			\$1,614,103.80
A/E Fees:			\$1,614,103.80
Grand Total:			\$19,369,245.60

The total estimate for these repairs/additions at the HS and MS would total \$23,573,582.40. Steve, a financial advisor from PMA, presented numbers on what to expect with taxes based on \$25 million worth of bonds. Those numbers are shown below. The 3 scenarios listed are examples of how the wind farm income helps offset the cost to the tax payers.



	Scenario 1 No Wind Farm Revenue	Scenario 2 First Wind Farm Only	Scenario 3 Both Wind Farms
Estimated B&I Tax Rate Change in Levy Year 2020 vs. Existing (1)(2).....	\$0.623	\$0.376	\$0.000
Estimated B&I Tax Payment Impact for \$100,000 Homewoner in Levy Year 2020 vs. Existing (2).....	\$170.23	\$102.64	\$0.00

(1) Rates based upon market conditions as of January 8, 2020 plus 0.25%.

(2) Actual tax rates and payments may vary based on individual home value reassessment rate, EAV growth, State Law changes, property tax rate initiatives and other factors. Reflects \$6,000 homeowner exemption.