



## ABC Review and Comment Submission

May 2023

Updated – January 2024

The following Review and Comment Submission was approved by the STRIDE Academy school board on May 18, 2023. This submission has been developed to seek a positive review from the Minnesota Department of Education so the STRIDE Academy Building Company can expand its facility and outdoor play space at its school site located at 3241 Oakham Lane St. Cloud, Minnesota, to meet growing demand and the needs of current and future learners at STRIDE Academy.

The following updated Review and Comment Submission was approved by the STRIDE Academy school board on January 18, 2024.

The STRIDE Academy Board of Directors, the STRIDE Academy Building Company, and the Director of STRIDE Academy are submitting this REVISED Review and Comment document to the Minnesota Department of Education. There are no material changes to the cost or programmatic benefits of the project. However, the architectural design and delivery date for a portion of the project have changed. To ensure aligned approval and communication, STRIDE Academy is adopting this revised Review and Comment and submitting to the MDE with changes noted in [blue](#).

May 18, 2022

Updated January 18, 2024

Commissioner Heather Mueller  
Minnesota Department of Education  
1500 Highway 36 West  
Roseville, MN 55113-4266

RE: Review and Comment Submittal for STRIDE Academy, a Minnesota Public Charter School

Dear Commissioner Mueller:

Pursuant to M.S. 123.71, the STRIDE Academy Board of Directors, the STRIDE Academy Building Company, and the Director of STRIDE Academy are pleased to submit this Review and Comment document for action by the Minnesota Department of Education.

STRIDE Academy is a K-8 public charter school that currently serves 541 students in an educational campus at 3241 Oakham Lane St. Cloud, Minnesota. The student population consists of 85% students of color, 85% of which qualify for free and reduced lunches, and 49% of which are Multilingual Learners. STRIDE Academy is currently completing its eighteenth year of operation and is authorized by Pillsbury United Communities

In 2016, STRIDE Academy formed an affiliated building company and purchased and improved the school property at 3241 Oakham Lane St. Cloud, Minnesota. In 2022, STRIDE Academy Building Company acquired two adjacent parcels to provide needed outdoor play space and room for potential future expansion.

STRIDE Academy Building Company currently seeks to finance a 14,686 [13,560](#) square foot building expansion, renovations of the existing building, and site improvements to meet growing demand and enrollment growth to 824 K-8 students in FY30. The project will provide 8 additional classrooms, a dedicated cafeteria/multipurpose space, a new soccer field/play space, playground relocation, [a new gymnasium](#) and additional office/student support spaces in the

existing building to better support English language learners, special education students, and administrative needs.

The total project cost is estimated at \$8,288,401 which will be financed using additional tax-exempt bonds. Approximately \$5,231,434 will be used to complete construction and site improvements, \$1,496,736 will be used to refinance the 2022 land acquisition bank loan, \$494,244 will be used for debt service reserve, and the remainder will be used to pay for the transaction, including design costs, legal fees, and financing costs. TenSquare is providing development management and consulting.

The total REVISED project cost is estimated at \$8,419,212.50 which will be financed using additional tax-exempt bonds. Approximately \$5,082,002 will be used to complete construction and site improvements, \$1,525,738 will be used for due diligence and to refinance the 2022 land acquisition bank loan, \$567,350 will be used for debt service reserve, and the remainder will be used to pay for the transaction, including design costs, legal fees, and financing costs. TenSquare is providing development management and consulting.

STRIDE Academy is in good standing with its trustee and investors. The financial health of the school and the size and scope of the new project meet the additional-indebtedness requirements within the exiting bond covenants.

This review and comment submittal to MDE seeks to allow the STRIDE Academy Building Company to secure additional tax-exempt bonds to finance the expansion, site improvements, and existing building renovations at 3241 Oakham Lane in St. Cloud.

Since STRIDE Academy is a Minnesota public charter school, this project does not require voter approval through a bond referendum election. The STRIDE Academy Board of Directors approved this Review and Comment document to be submitted to the Commissioner of Education at its May 18, 2023 school board meeting.

Thank you for the opportunity to present STRIDE Academy's facility plan for your review and comment. Should you have any questions, please free to call or email me at your convenience.

Sincerely,

Eric Skanson  
Executive Director  
STRIDE Academy

[eskanson@strideacademy.org](mailto:eskanson@strideacademy.org)

320-492-3462

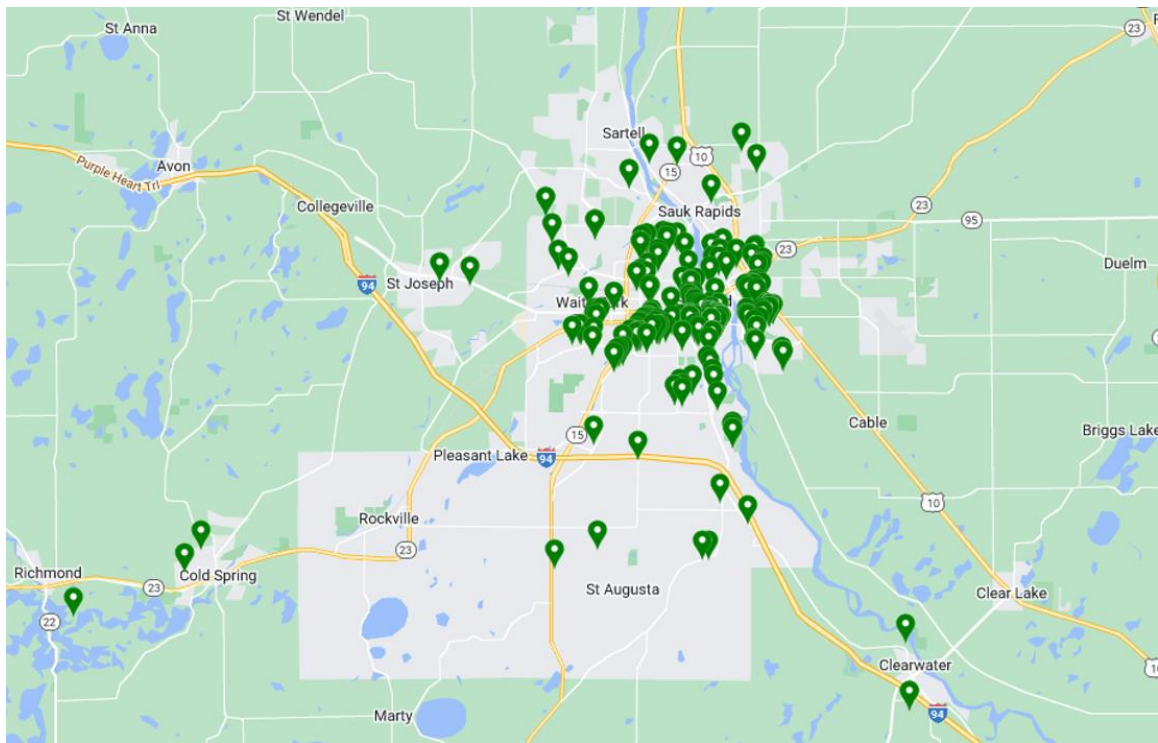
## **STRIDE Academy Review and Comment Submission Information**

*A school board proposing projects requiring review and comment shall submit to the commissioner a proposal containing the following information:*

### **1. The geographic area and population to be served**

STRIDE Academy is an open enrollment public charter school currently serving students in grades kindergarten through 8th grade. The school is currently located in St. Cloud and serves families that live in St. Cloud as well as surrounding communities of Sartell, Sauk Rapids, St. Joseph, Waite Park, Foley, Rice, Richmond, South Haven, and St. Augusta.

The map below shows where the school's families currently reside.



**Student Enrollment**

The following tables provide historical (as of October 1 of each school year) and projected enrollment information.

**A. Grade -specific preschool through grade 12 enrollment for the past five years**

STRIDE Academy Historical Enrollment by Grade and Year,  
FY 2019- FY 2023

School Year	K	1	2	3	4	5	6	7	8	Total
2018-19	51	49	59	68	47	48	43	-	-	365
2019-20	56	59	65	62	68	47	47	45	-	449
2020-21	43	53	52	53	65	61	47	44	38	456
2021-22	57	58	56	66	63	71	64	46	44	525
2022-23	45	57	65	64	71	70	72	55	45	544

**B. Grade-specific student enrollment projections for five years beyond the current year**

STRIDE Academy Enrollment Count and Projections  
FY 2023 - FY 2028

School Year	K	1	2	3	4	5	6	7	8	Total
2023-24	80	80	88	72	72	72	72	72	72	680
2024-25	80	80	88	96	72	72	72	72	72	704
2025-26	80	80	88	96	96	72	72	72	72	728
2026-27	80	80	88	96	96	96	72	72	72	752
2027-28	80	80	88	96	96	72	96	72	72	776

REVISED - STRIDE Academy Enrollment Count and Projections  
FY 2023 - FY 2028

School Year	K	1	2	3	4	5	6	7	8	Total
2023-24	68	68	68	63	63	68	70	70	57	595

2024-25	72	72	72	75	70	70	72	72	72	647
2025-26	76	78	78	80	82	72	72	72	72	682
2026-27	80	80	83	83	86	87	72	72	72	715
2027-28	80	80	85	88	88	90	92	72	72	747

**2. A list of existing facilities by year constructed**

**A. *By year constructed with subsequent building additions identified by age and square footage***

STRIDE Academy is currently a single-story campus. The current building was originally built in 2010 providing 20,354 square feet. Three subsequent renovation phases have occurred in 2012 (6,984 additional sf), 2013 (5112 additional sf), and 2016 (39,757 additional sf). Current total square ft of the building is 72,207.

**B. *Their uses***

The building is used as a K-8 elementary school.

**C. *An assessment of the extent to which alternate facilities are available within the school district boundaries***

The district owns only one building. No alternate facilities are appropriate for Stride Academy’s goal of developing a contiguous building addition and a play space accessible to students.

**D. *An in adjacent school districts***

The school seeks to add a classroom, cafeteria, and play space addition to its current facility. An expansion in another district would not be workable.

**3. A list of specific deficiencies of the facility**

**A. *Demonstrating the need for a new or renovated facility to be provided***

Since the acquisition of the building in 2016, STRIDE Academy has seen consistent growth in family demand and student retention, reaching full K-8<sup>th</sup> grade programming in FY21. Since 2021, STRIDE has added an additional 100 students, while serving the same grade levels.

Accommodating this growth has meant that specialist teachers no longer have dedicated classrooms, office/ELL/SPED/other spaces have been

repurposed for homeroom classrooms, and grade level sections have been expanded beyond the preferred programmatic targets.

Furthermore, lunch operations to serve the larger student population in the existing gymnasiums are extremely tight, while also providing sufficient space and scheduled programming time for physical education.

Given growing enrollment demand, STRIDE Academy has developed a growth plan to serve 4 sections per grade (47 planned classrooms) as compared to the current 3 sections per grade (39 classrooms). Given the existing square footage space deficiencies that exist for current school operations, supporting further growth will require additional facility space.

In addition, the STRIDE Academy facility is a single-story wood-framed building that does not allow for multi-story space efficiency or structural capacity to vertically expand. Additional classroom spaces, therefore, must be developed as full building additions.

Lastly, the existing site is deficient in providing sufficient green spaces for student play, extracurricular programming, and physical education. With the acquisition of additional land in 2022, STRIDE can now address this deficiency by developing a soccer/play field, additional hard-surface play space, and additional parking for events and extracurricular programming. STRIDE believes it is important for every child to have access to outdoor play space in order to promote health and wellness. Given the number of current STRIDE students, planned enrollment growth, the loss of the formerly leased field space, and the newly available land, the site improvements to this spaces will ensure appropriate access to outdoor play space and learning environments.

***B. The process used to determine the deficiencies, included completed facilities studies and facility committee findings/recommendations***

In early 2022, STRIDE Academy was notified that it would lose access to previously leased field space. The school board, administration, and academic community engaged with the nearby property owner and successfully acquired additional land in November 2022. Simultaneously, the school board and administration engaged in a strategic planning process to not just address play space improvements, but to also evaluate enrollment growth and expansion. STRIDE engaged DSGW Architecture to complete a space utilization assessment, Braun Intertec to complete a Property Condition Assessment, and TenSquare as development manager to assess the feasibility of the project. Working with school administration and board on enrollment projections, concept plans were developed to maximize space efficiency in the current building and to assess the scope

needs of a building addition. Ultimately, it was determined that STRIDE Academy could meet programmatic needs for the 2023-2024 school year with minor improvements to the existing building. However, in order to support enrollment growth in 2024-25 and beyond, STRIDE would need to pursue additional indebtedness to complete a building expansion and necessary site work.

***C. A list of identified deficiencies that will not be addressed by the proposed projects***

Once this project is completed, we do not believe there will be any identified deficiencies at our current site.

***D. A list of specific benefits that the new or renovated facility and/or site will provide to students, teachers, and community users served by the facility***

- Additional 8 classrooms will provide appropriate grade level section classroom size and will allow STRIDE Academy to expand to 4 sections per grade as students matriculate to an upper grade each year.
- Additional classrooms and renovations to existing space will allow specialist teachers to have dedicated subject matter classrooms
- Additional classrooms will increase and return use of dedicated student support space and office/administrative space
- The new cafeteria/multipurpose space will provide a dedicated lunch area that does not conflict with the physical education activities in the gymnasium
- A new soccer/green space will dramatically improve our students' physical education experience and outdoor play area at the school.
- Our physical education teachers will benefit from the additional play space. They will have an appropriate outdoor teaching space for their subject.
- The new parking and hard surface play space will support arrival/drop off, provide hard-surface play area during the school day, and will provide additional parking for other school gatherings and special events.



- Renovations to existing building will improve student access to small group, ELL, SPED, and support spaces and improve middle school administrative staff spaces.
- The new addition will be designed to serve as a safe storm shelter for STRIDE Academy students and staff, in accordance with latest code and recommendations.
- While portions of existing gyms will be redesigned for classroom and cafeteria space, the newly constructed gymnasium will provide enhanced physical education space, event space, a regulation court for middle school sports, and better proximity to outdoor field space.

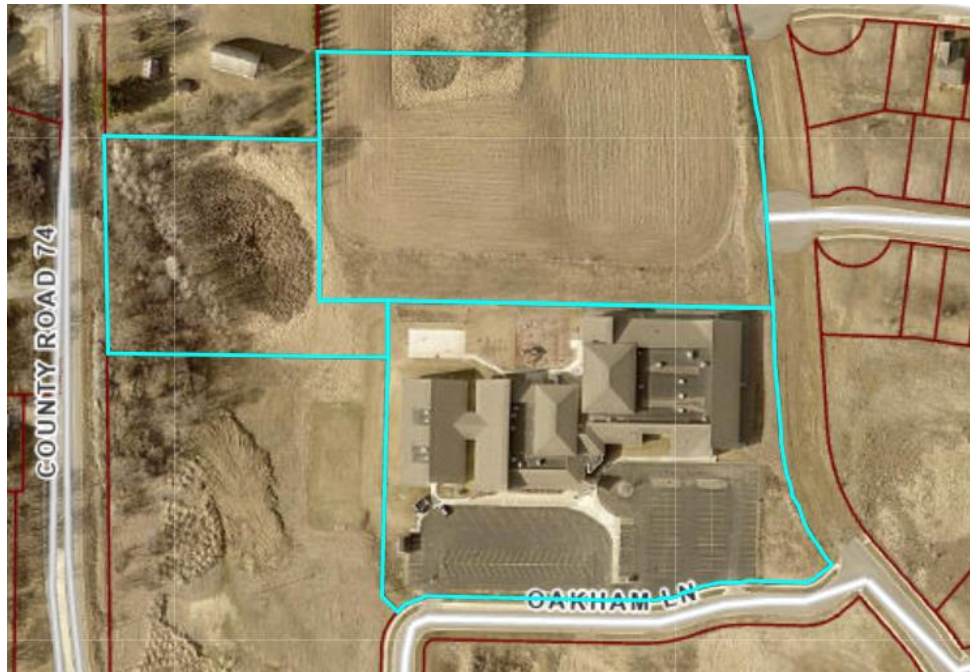
#### **4. A description of the project including:**

##### ***A. Specifications of the site and outdoor space acreage***

The new classroom and cafeteria addition will be located on the north portion of the current building, where the current playground is located. The newly completed building, including the 14,686 sf addition, will total 86,893 square feet on the 5.3 acre parcel.

The new playground location, new soccer/play field, and new parking/hard-surface play area will be developed on the 217,800 sf, 5 acre parcel immediately north of the school that was acquired in 2022. The 106,603 sf, 2.45 acre parcel that was acquired in 2022 will not undergo any development at this time.

The newly completed building, including the 13,560 sf addition, will total 85,767 square feet. The new addition will include a new gymnasium, health classroom, band classroom, restrooms, and entry space. Improved outdoor space will include a new soccer/play field and a new parking/hard-surface play area which will be developed on the 217,800 sf, 5 acre parcel immediately north of the school that was acquired in 2022. The 106,603 sf, 2.45 acre parcel that was acquired in 2022 will not undergo any development at this time.



In total, Stride Academy Building Company owns 12.75 total acres of land.

*B. Square footage allocations for classrooms, laboratories and support spaces*

The approximately 14,686 total square foot addition will provide a 2,518 sf cafeteria space, a 1,291 sf catering kitchen, a 743 sf 4<sup>th</sup> grade classroom, 2 836 sf 6th grade classrooms, a 614 sf middle school health classroom, a 964 sf middle school art classroom, an 886 elementary art classroom, a 1,065 sf English Language Arts classroom, a 1,116 middle school media center, two 283 sf toilets, and a 1,442 sf corridor/storm shelter.

Renovations to 3,170 sf of the existing building, while smaller, will improve and increase ELL, SPED, and administrative space.

In total the existing and new construction will consist of four slab on grade wood-framed buildings and associated parking. The facility will have 47 classrooms with dedicated classrooms for art, music, and science. The building will also include 10 small group special purpose, a health office, two gymnasiums, kitchen, cafeteria, and associated administrative offices. Of the 86,893 square foot building, the average classroom size is 860 sf, gym #1 is 5,568 sf, gym #2 is 7,154 sf, science lab is 800 sf, and intervention/EL classrooms average 180 sf.

Facility schematics, space configurations, and square footage allocations are provided in **Attachment 2**.

The approximately 13,560 total square foot addition will provide a 6,860 sf gymnasium, 250 sf gym storage space, 815 sf health classroom, 1,201 sf band classroom, restrooms, 1,715 sf corridor, and a reception area. The new construction will consist of precast concrete and EPDM roof that meets storm shelter requirements as well as wood-framed building structure with vinyl siding for non-storm shelter areas.

Renovations to 11,125 sf of the existing building will provide 1,012 sf Special Education space, 2 881 sf 8<sup>th</sup> grade classrooms, 808 sf middle school office, 2,436 middle school fitness space, 3629 sf dedicated cafeteria, middle school technology classroom, 764 sf 4<sup>th</sup> grade classroom, and a 980 sf elementary art classroom. STRIDE Academy is also seeking grant funds to renovate 284 sf for a gender-neutral restroom.

In total the existing and new construction will consist of three slab on grade wood-framed buildings, a slab on grade pre-cast building, and expanded parking and drive lanes. The facility will have 47 classrooms with dedicated classrooms for art, music, and science. The building will also include 10 small group special purpose, a health office, two gymnasiums, kitchen, cafeteria, and associated administrative offices. Of the 85,767 square foot building, the average classroom size is 860 sf, gym #1 is 2,436 sf, gym #2 is 6,860 sf, science lab is 800 sf, and intervention/EL classrooms average 180 sf.

Revised facility schematics, space configurations, and square footage allocations are provided in **Attachment 2**.

**C. Estimated expenditures for major portions of the project**

**Uses of Financing**

Property Acquisition and Due Diligence	\$	1,496,736
Improvements - Hard Costs	\$	5,231,434
Soft Costs (Including Commissions)	\$	758,987
Capitalized Interest	\$	-
Debt Service Reserve	\$	494,244
Project Contingency	\$	57,000
Development Consultant Fees	\$	250,000
<b>Total Project Costs</b>	<b>\$</b>	<b>8,288,401</b>

**Uses of Financing**

Property Acquisition and Due Diligence	\$	1,525,738
Improvements - Hard Costs	\$	5,082,002
Soft Costs (Including Commissions)	\$	924,780
Debt Service Reserve	\$	567,350
Project Contingency	\$	69,343
Development Consultant Fees	\$	250,000
<b>Total Project Costs</b>	<b>\$</b>	<b>8,419,212</b>

*D. Estimated changes in facilities operating costs*

We estimate the additional 13,863 square feet will cost \$6 per square feet in additional operating costs for an increase in operational costs of \$83,178.

We estimate the additional 13,560 square feet will cost \$6 per square feet in additional operating costs for an increase in operational costs of \$81,360.

*E. Dates the project will begin and be completed*

The planned closing date for the transaction is September 1, 2023 and the planned occupancy date is July 1, 2024.

The planned closing date for the transaction is February 13, 2024. The planned occupancy of the interior renovation is September 1, 2024. The planned occupancy of the new gym addition is December 1, 2024.

**5. A specification of the source of project financing including**

- A. Applicable statutory citations*
- B. The schedules for the date for a bond issue or school board action*
- C. A schedule of payment, including debt service equalization aid*
- D. The effect of the bond issues on local property taxes by property class and valuation*

By law charter schools cannot own their own facilities, nor can they levy taxes or secure bond financing to buy property and build schools. Charter schools may work with affiliated **nonprofit** building corporations (“ABCs”) or other nonprofit entities that own and incur debt obligations for facilities on the behalf of charter schools. Thus, it is the ABC, or the third party and **not** the school who is obligated to pay the debt on the property and facility. STRIDE Academy Building Company has been formed solely to own and lease the properties for STRIDE Academy’s use. The two parties will enter into an amendment of the existing long-term lease agreement to be signed prior to closing of the additional bond financing.

STRIDE Academy Building Company plans to issue Tax Exempt Bonds (\$8,419,212) using the City of St. Cloud as the bond issuer. The bonds will be issued and sold with the cooperation Robert W. Baird & Co., an experienced bond underwriter, that will manage the bond issuing process and will market and

sell the bonds to investors. There is no financial risk to the City of St. Cloud or the State of Minnesota. STRIDE Academy Building Company plans to issue the Tax Exempt Bonds by [February 13, 2024](#). The sources and uses of funds are detailed below with the proceeds of financing to be used for the expansion and further development of the STRIDE Academy Building Company properties for continued use as the permanent home for STRIDE Academy.

### **STRIDE Academy Building Company Project Sources and Uses with Tax Exempt Bond Financing**

**Sources of Financing**

Senior Financing (Additional Tax-Exempt Bonds)	\$ 7,565,309
Subordinated Debt (NA)	\$ -
Long-Term Financing (taxable bonds)	\$ -
Debt Service Reserve	\$ 494,244
Equity (50% ABC RR & Choice Acct)	\$ 228,848

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<b>Total Project Financing</b>	<b>\$ 8,288,401</b>
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**Uses of Financing**

Property Acquisition and Due Diligence	\$ 1,496,736
Improvements - Hard Costs	\$ 5,231,434
Soft Costs (Including Commissions)	\$ 758,987
Capitalized Interest	\$ -
Debt Service Reserve	\$ 494,244
Project Contingency	\$ 57,000
Development Consultant Fees	\$ 250,000

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<b>Total Project Costs</b>	<b>\$ 8,288,401</b>
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**Sources of Financing**

Senior Financing (Additional Tax-Exempt Bonds)	\$ 7,537,650
Debt Service Reserve	\$ 567,350
Equity (ABC Cap. Reserve & Choice Acct)	\$ 314,213

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<b>Total Project Financing</b>	<b>\$ 8,419,212</b>
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**Uses of Financing**

Property Acquisition and Due Diligence	\$ 1,525,738
Improvements - Hard Costs	\$ 5,082,002
Soft Costs (Including Commissions)	\$ 924,780
Debt Service Reserve	\$ 567,350
Project Contingency	\$ 69,343
Development Consultant Fees	\$ 250,000

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<b>Total Project Costs</b>	<b>\$ 8,419,212</b>
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This project will have no impact on local property taxes, The property is currently tax exempt.

A 5-year STRIDE Academy budget projection is included as **Attachment 3**. The bonds are structured as 35-year fixed rate bonds. The schedule of debt service payments is included in **Attachment 4**.

A 5-year STRIDE Academy budget projection is included as **Attachment 3**. The bonds are structured as 30-year fixed rate bonds. The schedule of debt service payments is included in **Attachment 4**.

**6. Documentation obligating the school district and contractors to comply with the following items:**

- A. *Minnesota Statutes, section 471.345 governing municipal contracts*
- B. *Sustainable design*
- C. *School facility commissioning under Minnesota Statutes, section 123B.72, certifying the plans and designs for heating, ventilating, air conditioning and air filtration for an extensively renovated or new facility meet or exceed current code standards, including American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) air filtration Standard 52.1*
- D. *American National Standards Institute (ANSI) acoustical performance criteria, design requirements and guidelines for schools on maximum background noise levels and reverberation times*
- E. *State fire code*
- F. *Minnesota Statutes, chapter 326B governing building codes*
- G. *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*



**Attachment 1** provides signed documentation obligating STRIDE Academy and its contractors to comply with Minnesota Statute 471.345, Minnesota Statute 123B.72 and Minnesota Statute chapter 326B throughout any construction project and maintenance of documentation showing compliance with these items upon and subsequent to project completion.

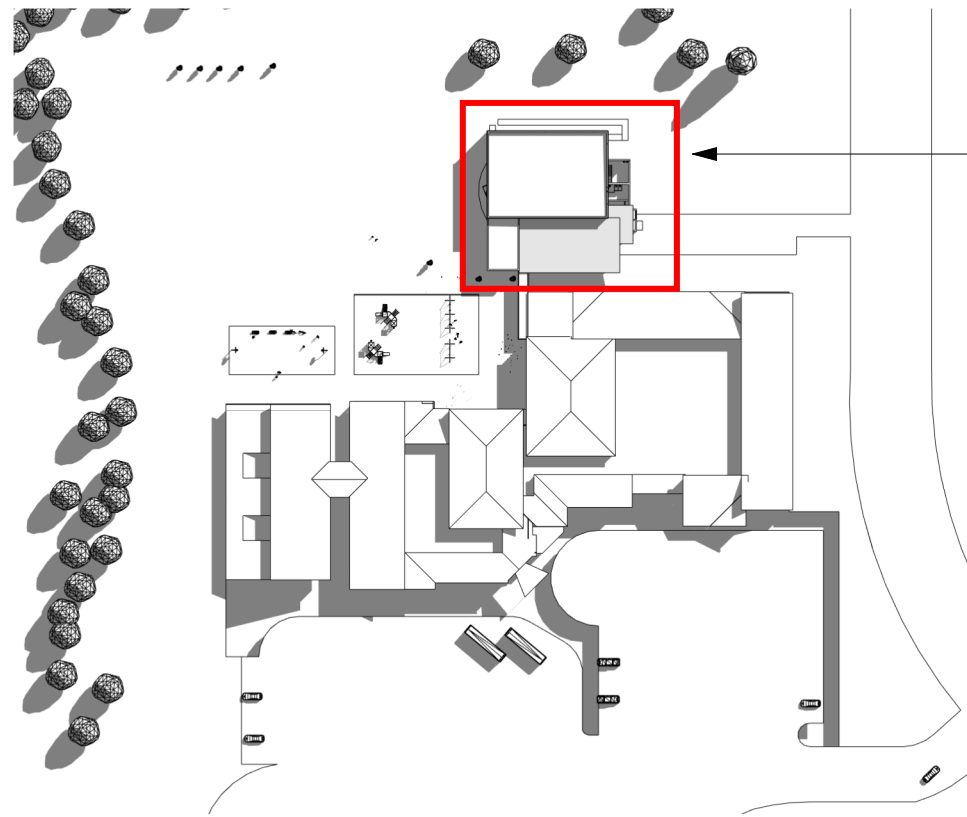


**Attachment 1**  
**Review and Comment**  
**Section #6 Documentation**  
**(as amended by the 2014 Legislature)**

The current facility is functioning and occupied by STRIDE Academy. For any contracted activities on the purchased land, STRIDE Academy ABC will cause its contractors to comply with items (i) to (vii) in planning and executing the development:

- (i) The school district will be in compliance with Minnesota Statute 471.345 governing municipal contracts issued for this Facility;
- (ii) The school district and the architects will include elements of sustainable design for this Facility;
- (iii) If the Facility 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 Facility 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 Facility will be in compliance with Minnesota State Fire Code;
- (vi) The Facility 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 Facility on utilities, roads, sewers, sidewalks, retention ponds, school bus and automobile traffic, access to mass transit, and safe access for pedestrians and cyclists. The school district and architect/engineers will maintain documentation showing compliance with these items upon and subsequent to Facility completion.

Executive Director Signature:  Date 5/18/23  
Board Chair Signature:  Date 5/18/23

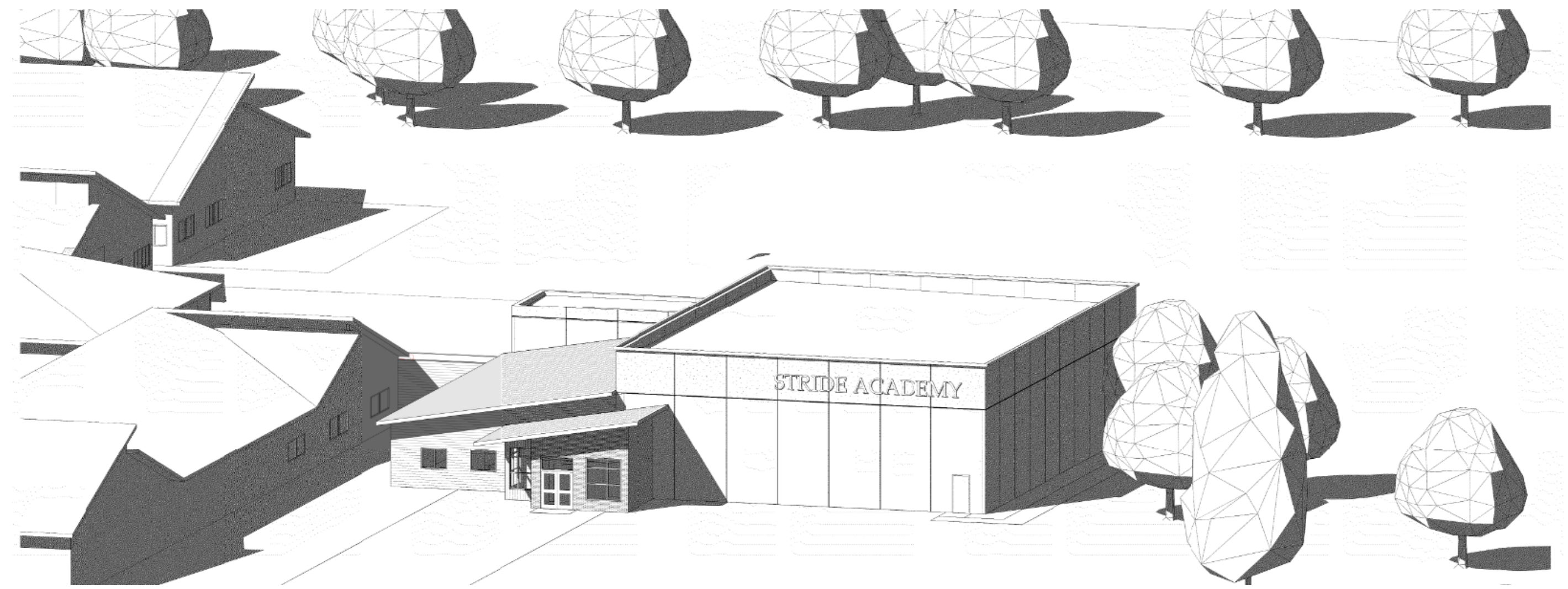
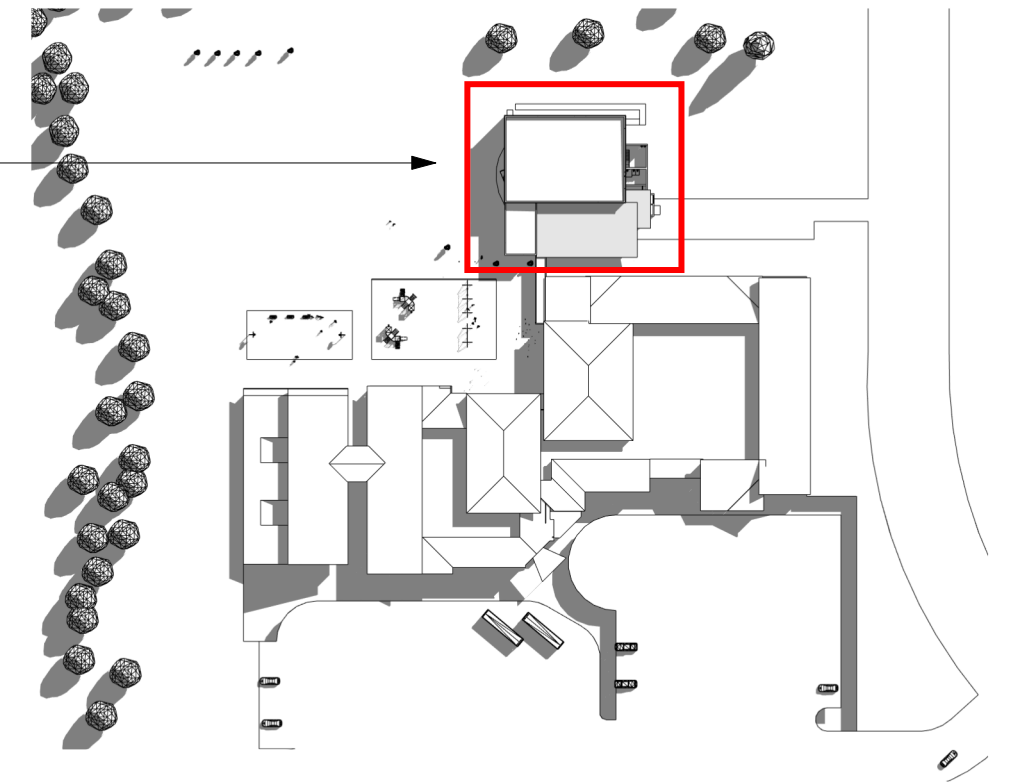


NEW ADDITION





NEW ADDITION



### SITE LEGEND

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	LOT LINE
---	---	SETBACK LINE
---	---	EASEMENT LINE
---	---	CURB AND GUTTER
---	---	TIP-OUT CURB AND GUTTER
---	---	POND NORMAL WATER LEVEL
---	---	RETAINING WALL
---	---	FENCE
---	---	CONCRETE PAVEMENT
---	---	CONCRETE SIDEWALK
---	---	HEAVY DUTY BITUMINOUS PAVEMENT
---	---	NORMAL DUTY BITUMINOUS PAVEMENT
---	---	NUMBER OF PARKING STALLS
---	---	TRANSFORMER
---	---	SITE LIGHTING
---	---	TRAFFIC SIGN
---	---	POWER POLE
---	---	BOLLARD / POST

### GENERAL SITE NOTES

- BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY WESTWOOD PROFESSIONAL SERVICES, ST. CLOUD, MN, 05/05/2023.
- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
- REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
- ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
- ALL CURB RADII ARE SHALL BE 3.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
- ALL CURB AND GUTTER SHALL BE INTEGRAL UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
- BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.

### SITE DEVELOPMENT SUMMARY

ZONING:	PUD
PERVIOUS SURFACE:	366,440 SF (66.9%)
IMPERVIOUS SURFACE:	180,984 SF (33.1%)
PARKING SPACE/DRIVE AISLE:	9' WIDE X 18' LONG, 26' AISLE

### PARKING SUMMARY

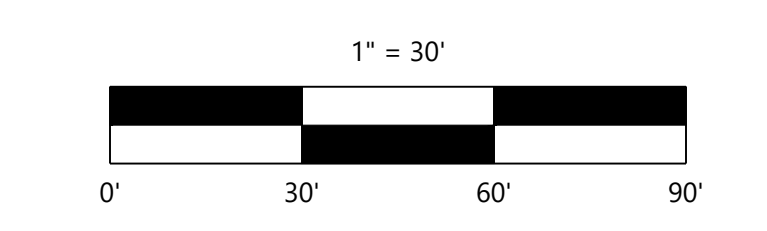
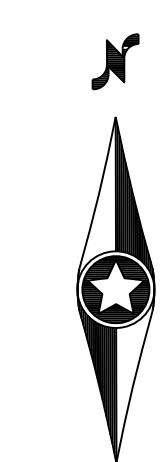
PARKING ON SOUTH SIDE=	133
PARKING ON NORTH SIDE=	17
TOTAL PARKING PROVIDED=	150
PARKING REQUIRED: FOR SCHOOLS ONE SPOT PER FACULTY AND STAFF MEMBER AT THE LARGEST SHIFT.	
STRIDE STAFF MEMBERS=	99
REQUIRED SPOTS=	99
REQUIRED SPOTS=	99
TOTAL PARKING PROVIDED=	148
*PARKING REQUIREMENTS MET**	

### 1 SITE DETAILS (SI-0XX)

- B612 CURB AND GUTTER
- INTEGRAL CURB AND WALK
- COMMERCIAL DRIVEWAY (SEE CITY DETAIL STRT-11)
- PRIVATE CONCRETE SIDEWALK
- PRIVATE PARALLEL PEDESTRIAN CURB RAMP
- HANDICAP ACCESSIBLE SIGNAGE & STRIPING
- PAVEMENT SECTIONS
- CURB CUT WITH CONCRETE SWALE

### S.I.D. SIGN LEGEND

REFERENCE	STOP	SIZE	MNDOT DESIGNATION
S.1	STOP SIGN	30" X 30"	R1-1



FOR PERMIT APPROVAL

DESIGNED:	CHECKED:	DATE:
		06/09/2023
APPROVED: <td>PREPARED: <td></td> </td>	PREPARED: <td></td>	
		08/07/2023
		08/30/2023
		10/09/2023
		01/09/2024

PREPARED FOR:  
**STRIDE ACADEMY BUILDING COMPANY**  
3241 OAKHAM LANE  
ST. CLOUD, MN 56301

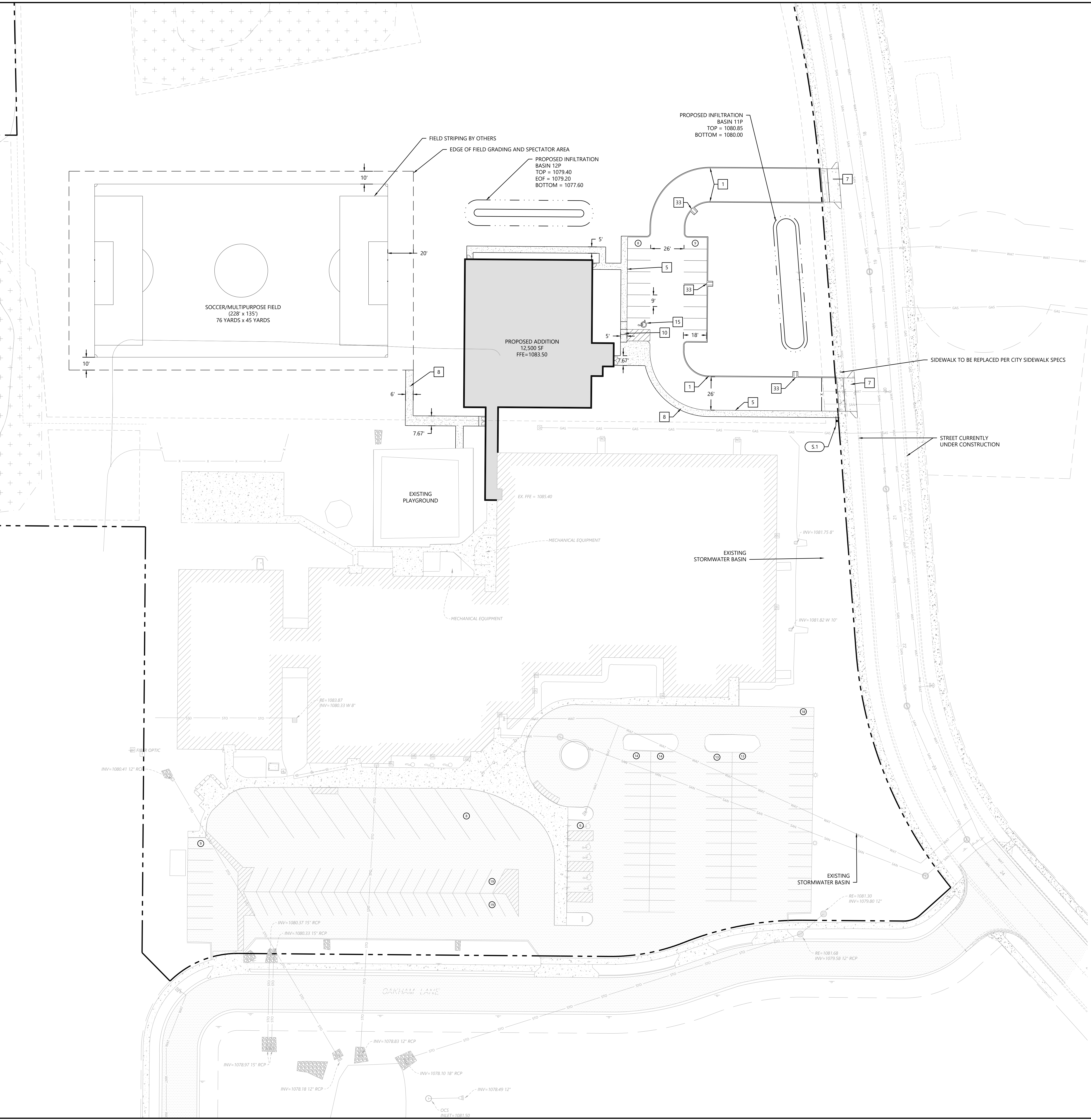
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MINNESOTA.  
JOHN S. BLEWEN  
DATE: 07/03/2024 LICENSE NO. 54832

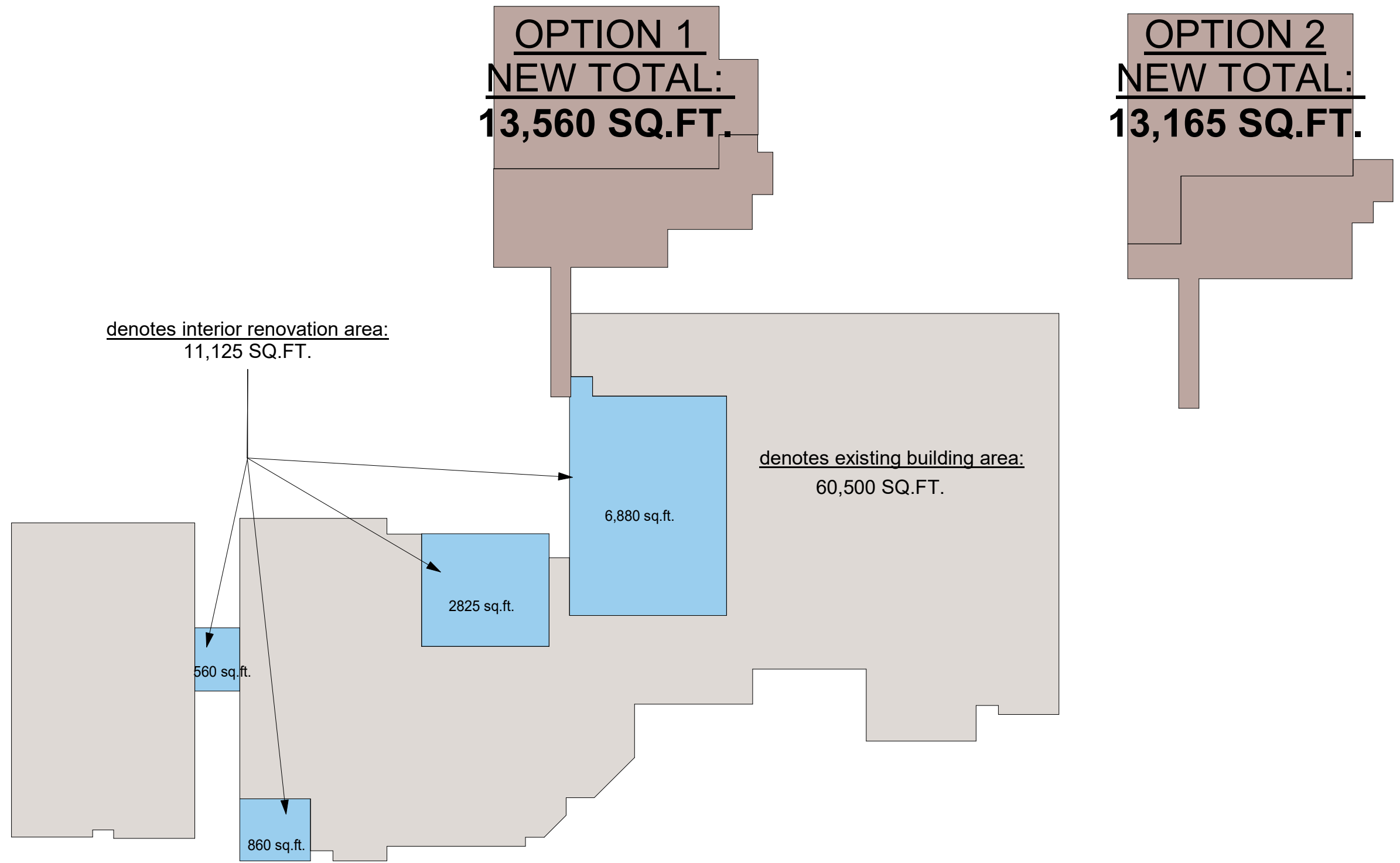
**Westwood**  
1900 Medical Arts Ave S, Suite 100  
St. Cloud, MN 56301  
Phone: (820) 253-8885  
Fax: (820) 256-0001  
www.westwoodpro.com  
Westwood Professional Services, Inc.

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1900 Medical Arts Ave S, Suite 100  
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Westwood Professional Services, Inc.

SHEET NUMBER:  
**C200**  
DATE: 01/03/2024  
PROJECT NUMBER: 0043581.00





denotes interior renovation area:  
11,125 SQ.FT.

denotes existing building area:  
60,500 SQ.FT.

OPTION 1  
NEW TOTAL:  
**13,560 SQ.FT.**

OPTION 2  
NEW TOTAL:  
**13,165 SQ.FT.**

① Project Scope Area Diagram  
1" = 50'-0"





# Attachment #3

## Stride Academy, Charter No. 4142.07

### LT Budget

Operating (loss)/surplus	758,551	396,596	493,552	867,024	892,270
	<small>Sections</small> <b>Budget</b> <b>2023-2024</b>	<small>Sections</small> <b>Budget</b> <b>2024-2025</b>	<small>Sections</small> <b>Budget</b> <b>2025-2026</b>	<small>Sections</small> <b>Budget</b> <b>2026-2027</b>	<small>Sections</small> <b>Budget</b> <b>2027-2028</b>
<b>Enrollment Projections</b>					
Number Students Grade K - 20	4 68	4 72	4 76	4 80	80
Number Students Grade 1 - 20	4 68	4 72	4 78	4 80	80
Number Students Grade 2 - 22	4 68	4 72	4 78	4 83	85
Number Students Grade 3 - 24	3 63	4 75	4 80	4 83	88
Number Students Grade 4	3 63	4 70	4 82	4 86	88
Number Students Grade 5	3 68	3 70	4 72	4 87	90
Number Students Grade 6	3 70	3 72	3 72	4 72	92
Number Students Grade 7	3 70	3 72	3 72	3 72	72
Number Students Grade 8	3 57	3 72	3 72	3 72	72
<b>Total Students/Sections</b>	<b>30 595</b>	<b>31 647</b>	<b>32 682</b>	<b>33 715</b>	<b>34 747</b>
<b>Enrollment totals by state pupil unit weighting category</b>					
Total Number of Students Grade K Full Day Program	68.00	72.00	76.00	80.00	80.00
Total Number of Students Grades 1-3	199.00	219.00	236.00	246.00	253.00
Total Number of Students Grades 4-6	201.00	212.00	226.00	245.00	270.00
Total Number of Students Grades 7-12	127.00	144.00	144.00	144.00	144.00
<b>Total Number of Students</b>	<b>595.00</b>	<b>647.00</b>	<b>682.00</b>	<b>715.00</b>	<b>747.00</b>
<b>Total Number of Pupil Units</b>	<b>620.40</b>	<b>675.80</b>	<b>710.80</b>	<b>743.80</b>	<b>775.80</b>

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	Sections Budget 2023-2024	Sections Budget 2024-2025	Sections Budget 2025-2026	Sections Budget 2026-2027	Sections Budget 2027-2028
<b>Revenue Summary and Projections</b>					
<b>State Aids</b>					
General Education Basic Revenue	4,534,677	5,031,747	5,391,284	5,747,245	6,106,931
EL Aid	580,736	556,063	579,557	876,165	913,860
Pension Adjustment Revenue	33,638	34,311	34,997	35,697	36,411
Compensatory Revenue	1,685,612	1,885,493	2,096,742	2,260,155	2,422,978
<b>General Education Revenue</b>	<b>6,834,663</b>	<b>7,507,614</b>	<b>8,102,581</b>	<b>8,919,262</b>	<b>9,480,180</b>
Q Comp Categorical Aid	139,454	152,528	165,858	174,831	183,290
Literacy Incentive Aid	45,396	51,832	57,367	63,150	69,275
Endowment Fund	30,727	35,083	38,830	42,744	46,890
Building Lease Aid	815,206	888,001	933,991	977,353	1,019,401
Long-Term Facilities Maintenance Revenue	81,893	89,206	93,826	98,182	102,406
Special Education Aid	618,109	1,019,018	1,127,889	1,241,595	1,362,026
Student Support Personnel Aid	20,000	20,000	20,000	20,000	20,000
School Library Aid	20,000	20,000	20,000	20,000	20,000
Prior Year Under (Over) Accruals	(54,790)	-	-	-	-
<b>Total State Aids</b>	<b>\$ 8,550,658</b>	<b>\$ 9,783,282</b>	<b>\$ 10,560,342</b>	<b>\$ 11,557,116</b>	<b>\$ 12,303,468</b>
<b>Federal Aids</b>					
Federal Title Programs					
Title I	213,783	220,196	226,802	233,606	240,615
Title II	22,560	22,560	22,560	22,560	22,560
Title III	35,657	35,657	35,657	35,657	35,657
Federal Special Education Programs					
Fin 419	84,688	87,229	89,845	92,541	95,317
Fin 420	2,133	2,197	2,263	2,331	2,401
REAP Grant Funds	29,693	30,000	30,000	30,000	30,000
ESSER III Funds (F160)	188,542				
ESSER III Funds (F161)	140,926				
<b>Total Federal Aids</b>	<b>717,982</b>	<b>397,839</b>	<b>407,128</b>	<b>416,695</b>	<b>426,549</b>

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	Sections Budget 2023-2024	Sections Budget 2024-2025	Sections Budget 2025-2026	Sections Budget 2026-2027	Sections Budget 2027-2028
<b>Fees from Patrons, Fundraising, Gifts, Misc</b>					
050 Fees Collected	7,500	7,500	7,500	7,500	7,500
071 Third Party Billing (offset with exp)	7,500	7,500	7,500	7,500	7,500
092 Interest Earnings	100	100	100	100	100
096 Donations and Gifts	20,000	20,000	20,000	20,000	20,000
150-099 Erate/ECF Reimbursements	7,500	7,500	7,500	7,500	7,500
099 Miscellaneous Revenues	1,000	1,000	1,000	1,000	1,000
099 Insurance Payments (offset by expense)	607,791	-	-	-	-
099 Employee Retention Credits (ERC)	572,280	-	-	-	-
<b>Total Other Revenue</b>	<b>1,223,671</b>	<b>43,600</b>	<b>43,600</b>	<b>43,600</b>	<b>43,600</b>
<b>Total Revenues</b>	<b>10,492,311</b>	<b>10,224,721</b>	<b>11,011,070</b>	<b>12,017,412</b>	<b>12,773,618</b>

Per Audit

### Expenditure Calculations

<b>Expenditures:</b>	136%	105%	108%	108%	107%
100 Salaries and Wages	3,582,805	3,746,140	4,035,446	4,338,833	4,656,892
200 Benefits	1,025,351	1,090,826	1,198,570	1,314,452	1,439,024
Q-Comp	139,454	152,528	165,858	174,831	183,290
305 Contracted Services	506,657	526,923	553,269	580,933	609,980
315 Repairs & Maintenance for Computers	11,761	13,428	14,862	16,361	17,948
320 Communications Services	52,935	54,523	56,159	57,844	59,579
329 Postage	553	570	587	604	622
330 Utilities	125,452	144,270	148,598	153,056	157,648
340 Property and Liability Insurance	48,865	56,195	57,881	59,617	61,406
350 Repairs and Maintenance	85,000	87,550	90,177	92,882	95,668
360 Contracted Transportation	56,963	65,038	71,984	79,241	86,927
360 Fieldtrip Transportation	4,792	5,471	6,056	6,666	7,313

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	Sections Budget 2023-2024	Sections Budget 2024-2025	Sections Budget 2025-2026	Sections Budget 2026-2027	Sections Budget 2027-2028
366 Travel, conferences and staff training	30,000	34,253	37,911	41,733	45,781
369 Field Trip and Entry Fees	8,916	10,180	11,267	12,403	13,606
<b>Building Lease Costs</b>					
2016 Debt Service, Principal and Interest	1,091,438	1,087,563	1,088,313	1,088,500	1,088,000
Deposit to Capital Improvement Fund	65,000	65,000	65,000	65,000	65,000
Deposit to Expense Fund	4,500	4,500	4,500	4,500	4,500
Building Company Operational Costs	75,262	76,418	76,278	26,106	25,856
FY24 Expansion	236,542	567,350	567,350	567,350	567,350
FY23 Land Purchase	70,000	-	-	-	-
<b>Building Lease Costs</b>	<b>1,542,742</b>	<b>1,800,831</b>	<b>1,801,441</b>	<b>1,751,456</b>	<b>1,750,706</b>
335 Other Rentals and Operating Leases	501	572	633	697	765
560 Computer & Tech Related Rentals	6,029	6,884	7,619	8,387	9,200
401 Supplies - Non Instructional	39,483	45,080	49,895	54,925	60,252
401 Supplies - Maintenance	56,352	64,805	71,726	78,956	86,615
405 Non-Instructional Software and Licensing	74,845	85,455	94,582	104,117	114,215
406 Instructional Software Licensing	35,000	39,962	44,230	48,688	53,411
430 Instructional Supplies	80,000	70,000	85,000	85,000	83,244
455/456 Non/Instructional Technology Supplies	13,227	15,102	16,715	18,400	20,185
460 Textbooks and Workbooks	68,690	45,000	50,000	50,000	54,850
461 Standardized Tests	8,139	9,293	10,285	11,322	12,420
465/466 Technology Devices	50,000	60,000	75,000	77,560	80,083
470 Media Resources	3,753	4,285	4,743	5,221	5,727
490 Food	1,805	2,061	2,281	2,511	2,754
520 Building Improvements	607,791	-	-	-	-
530 Equipment Purchased	70,000	60,000	65,000	65,000	71,305
555/556 Technology Equipment	25,822	29,483	32,631	35,921	39,405
820 Dues, Memberships and Other Fees	48,188	49,875	51,620	53,427	55,297
3rd Party Billing	7,500	7,500	7,500	7,500	7,500
<b>State Special Education</b>					
100 Salaries	471,077	792,859	877,537	965,998	1,059,693
200 Benefits	133,581	230,870	255,527	281,286	308,569
3xx Contracted Services	49,817	56,879	62,954	69,300	76,022

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	Sections Budget 2023-2024	Sections Budget 2024-2025	Sections Budget 2025-2026	Sections Budget 2026-2027	Sections Budget 2027-2028
360 Contracted Transportation	1,100	1,256	1,390	1,530	1,679
400 Supplies	2,000	2,284	2,527	2,782	3,052
<b>Title Programs</b>					
Title I	<b>213,783</b>	<b>220,196</b>	<b>226,802</b>	<b>233,606</b>	<b>240,615</b>
Title II	<b>22,560</b>	<b>22,560</b>	<b>22,560</b>	<b>22,560</b>	<b>22,560</b>
Title III	<b>35,657</b>	<b>35,657</b>	<b>35,657</b>	<b>35,657</b>	<b>35,657</b>
<b>Federal Special Ed</b>					
Fin 419	<b>84,688</b>	<b>87,229</b>	<b>89,845</b>	<b>92,541</b>	<b>95,317</b>
Fin 420	<b>2,133</b>	<b>2,197</b>	<b>2,263</b>	<b>2,331</b>	<b>2,401</b>
ESSER III- FIN 160	<b>188,542</b>				
ESSER III- FIN 161	<b>140,926</b>				
<b>Total Expenditures</b>	<b>9,765,235</b>	<b>9,836,069</b>	<b>10,496,589</b>	<b>11,096,135</b>	<b>11,789,180</b>
	<i>Per Audit</i>				
<b>Annual Surplus (Deficit)</b>	<b>727,076</b>	<b>388,652</b>	<b>514,481</b>	<b>921,277</b>	<b>984,438</b>
<b>Beginning Fund Balance</b>	2,286,771	3,013,847	3,402,499	3,896,051	4,763,075
<b>Transfers In/(Out)</b>	-	-	<b>(20,928)</b>	<b>(54,253)</b>	<b>(92,168)</b>
<b>Ending Fund Balance - General Fund</b>	<b>\$ 3,013,847</b>	<b>\$ 3,402,499</b>	<b>\$ 3,896,051</b>	<b>\$ 4,763,075</b>	<b>\$ 5,655,345</b>
	<i>Per Audit</i>				

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	<small>Sections</small> <b>Budget 2023-2024</b>	<small>Sections</small> <b>Budget 2024-2025</b>	<small>Sections</small> <b>Budget 2025-2026</b>	<small>Sections</small> <b>Budget 2026-2027</b>	<small>Sections</small> <b>Budget 2027-2028</b>
<b>Food Service Program Revenue</b>					
Breakfast Revenue	116,114	126,262	133,092	139,532	145,777
Lunch, Milk and After-School Snack Revenue	411,822	447,813	472,038	494,879	517,027
Commodities	34,924	34,924	34,924	34,924	34,924
Sale of Lunches and Breakfasts	609	662	698	732	765
649 Transfer from General Fund	-	-	20,928	54,253	92,168
<b>Total Food Service Receipts</b>	<b>563,469</b>	<b>609,661</b>	<b>661,680</b>	<b>724,319</b>	<b>790,660</b>
<b>Food Service Program Expenses</b>					
100 & 200 Salaries and Benefits	19,689	22,480	24,881	27,389	30,046
300 Purchased Services	42,831	48,903	54,126	59,582	65,361
400 Food and Milk	424,378	484,540	536,289	590,350	647,610
Commodities	34,924	34,924	34,924	34,924	34,924
400 Supplies and Materials	4,531	5,173	5,726	6,303	6,914
500 Equipment	5,000	5,000	5,000	5,000	5,000
800 Dues, Memberships, Other Fees	641	697	735	770	805
<b>Total Food Service Expenditures</b>	<b>531,994</b>	<b>601,717</b>	<b>661,680</b>	<b>724,319</b>	<b>790,660</b>
<i>Per Audit</i>					
<b>Net Food Service Operations</b>	<b>\$ 31,475</b>	<b>\$ 7,944</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Beginning Fund Balance</b>	132,766	164,241	172,185	172,185	172,185
<b>Ending Fund Balance - Food Service Fund</b>	<b>\$ 164,241</b>	<b>\$ 172,185</b>	<b>\$ 172,185</b>	<b>\$ 172,185</b>	<b>\$ 172,185</b>
<i>Per Audit</i>					
Total Revenues	<b>11,055,780</b>	<b>10,834,382</b>	<b>11,651,822</b>	<b>12,687,478</b>	<b>13,472,110</b>
Total Expenditures	<b>10,297,229</b>	<b>10,437,787</b>	<b>11,158,270</b>	<b>11,820,454</b>	<b>12,579,840</b>
<b>Total Net Operations for all Funds</b>	<b>\$ 758,551</b>	<b>\$ 396,596</b>	<b>\$ 493,552</b>	<b>\$ 867,024</b>	<b>\$ 892,270</b>
<i>Per Audit</i>					
Beginning fund balance	<b>2,419,537</b>	<b>3,178,088</b>	<b>3,574,683</b>	<b>4,068,236</b>	<b>4,935,260</b>
<b>Ending fund balance</b>	<b>\$ 3,178,088</b>	<b>\$ 3,574,683</b>	<b>\$ 4,068,236</b>	<b>\$ 4,935,260</b>	<b>\$ 5,827,530</b>
<i>Per Audit</i>					
<b>Fund Balance Percentage, All Funds</b>	<b>30.9%</b>	<b>34.2%</b>	<b>36.5%</b>	<b>41.8%</b>	<b>46.3%</b>
<b>Coverage Ratio Analysis (surplus+building rent/building rent)</b>					
Debt Service Coverage Ratio	<b>2.15</b>	<b>1.33</b>	<b>1.40</b>	<b>1.62</b>	<b>1.65</b>

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**AGGREGATE DEBT SERVICE**

The City of Saint Cloud, Minnesota  
 Charter School Lease Revenue Bonds, Series 2024  
 (STRIDE Academy Project)  
 Callable 4/1/33 or any date thereafter at Par  
 30 Year Maturity, Fixed Rate, Wrapped Financing  
 Estimated Rates as of 1/12/24  
 (Scenario 1: Wraparound Structure)  
 \*\* Preliminary: For Discussion Purposes \*\*

Period Ending	Charter School Lease Revenue Bonds, Series 2024	Existing Debt Service	Aggregate Debt Service
04/01/2024	75,646.67	1,091,437.50	1,167,084.17
04/01/2025	567,350.00	1,087,562.50	1,654,912.50
04/01/2026	567,350.00	1,088,312.50	1,655,662.50
04/01/2027	567,350.00	1,088,500.00	1,655,850.00
04/01/2028	567,350.00	1,088,000.00	1,655,350.00
04/01/2029	567,350.00	1,086,500.00	1,653,850.00
04/01/2030	567,350.00	1,089,000.00	1,656,350.00
04/01/2031	567,350.00	1,090,250.00	1,657,600.00
04/01/2032	567,350.00	1,090,250.00	1,657,600.00
04/01/2033	567,350.00	1,089,000.00	1,656,350.00
04/01/2034	567,350.00	1,091,500.00	1,658,850.00
04/01/2035	567,350.00	1,087,500.00	1,654,850.00
04/01/2036	567,350.00	1,087,250.00	1,654,600.00
04/01/2037	567,350.00	1,090,500.00	1,657,850.00
04/01/2038	567,350.00	1,087,000.00	1,654,350.00
04/01/2039	567,350.00	1,087,000.00	1,654,350.00
04/01/2040	567,350.00	1,090,250.00	1,657,600.00
04/01/2041	567,350.00	1,091,500.00	1,658,850.00
04/01/2042	567,350.00	1,090,750.00	1,658,100.00
04/01/2043	567,350.00	1,088,000.00	1,655,350.00
04/01/2044	567,350.00	1,088,250.00	1,655,600.00
04/01/2045	567,350.00	1,091,250.00	1,658,600.00
04/01/2046	567,350.00	1,086,750.00	1,654,100.00
04/01/2047	1,357,350.00		1,357,350.00
04/01/2048	1,357,050.00		1,357,050.00
04/01/2049	1,357,900.00		1,357,900.00
04/01/2050	1,354,550.00		1,354,550.00
04/01/2051	1,357,000.00		1,357,000.00
04/01/2052	1,359,550.00		1,359,550.00
04/01/2053	1,356,850.00		1,356,850.00
04/01/2054	1,358,900.00		1,358,900.00
	23,416,496.67	25,046,312.50	48,462,809.17