

Description of Proposed School Construction Project

Lake Superior Public School District, ISD #0381-01, is proposing a two-question referendum on November 2, 2021. The first ballot question would authorize \$44,100,000 in bonding authority to finance districtwide facility upgrades. The second ballot question would authorize \$7.3 million to finance artificial turf and other athletic facilities upgrades at Two Harbors High School and William Kelley School.

Proposed projects would be scheduled for completion in the 2022-2023 calendar years. Cost estimates by project type and ballot questions are as follows:

Ballot Question #1			
Minnehaha Elementary		William Kelley School	
Building Additions	\$2,840,000	Building Additions	\$5,632,500
Renovations	\$4,870,000	Renovations	\$3,809,870
Deferred Maintenance	\$2,347,350	Deferred Maintenance	\$5,097,430
FF&E / Technology	\$680,000	FF&E / Technology	\$750,000
Site Improvements	\$1,560,000	Site Improvements	\$150,650
Fees, Permits & Testing	\$2,390,311	Fees, Permits & Testing	\$2,784,281
Contingency	\$860,815	Contingency	\$1,080,832
	\$15,548,476		\$19,305,563
Two Harbors High School		Bus Garages	
Renovations	\$707,550	New Construction	\$3,788,250
Deferred Maintenance	\$1,231,566	Site Improvements	\$240,000
FF&E / Technology	\$120,000	Fees, Permits & Testing	\$805,650
Site Improvements	\$111,800	Contingency	\$201,413
Fees, Permits & Testing	\$413,895		\$5,035,313
Contingency	\$151,964	Districtwide	
	\$2,736,775	Bond Issuance	\$490,848
		Capitalized Interest	\$983,025
Total Project Costs - Ballot Question #1	\$44,100,000		\$1,473,873
Ballot Question #2			
William Kelley School		Two Harbors High School	
Artificial Turf	\$1,200,000	Artificial Turf	\$2,400,000
Field Reconstruction	\$670,000	LED Lighting / Sound System	\$247,000
LED Lighting / Sound System	\$247,000	Tennis Courts	\$333,500
Concessions / Restrooms	\$230,000	Fees, Permits & Testing	\$549,365
New Track / Fencing	\$415,000	Contingency	\$208,635
Fees, Permits & Testing	\$534,660		\$3,738,500
Contingency	\$193,340	Costs for Both Site Improvements	
	\$3,490,000	Bond Issuance	\$71,500
Total Project Costs - Ballot Question #2	\$7,300,000		

The district realizes that artificial turf fields will require maintenance, along with the purchase of new equipment, to clean, monitor surface hardness, replenish rubber crumbs on the field and that the artificial turf surface will need to be replaced every 10-12 years at a cost of around \$500,000. These factors make it difficult to classify those portions of projects as

economically advisable to the school district. The school district should strongly reconsider the proposed installation of artificial turf fields instead of natural grass.

The district has supplied cost estimates to operate and staff the additional classroom space and it appears existing revenues will be sufficient to fund any associated operational cost increases. The proposed projects appear to be in the long-term interest of the school district.

If the bond referendum is successful and bonds are sold, the debt service on the bonds will be eligible for debt service equalization under Minnesota Statutes, section 123B.53, subdivision 3, if the bond schedule is approved. The amount of debt service equalization aid, if any, the district receives is determined annually and is dependent upon property wealth, student population, and other statutory requirements.

Review and Comment Statement

Based on the department's analysis of the school district's required documentation and other pertinent information from sources of the Minnesota Department of Education, the Commissioner of Education provides a positive review and comment.

Additional Information is Available

Persons desiring additional information regarding this proposal should contact the school district superintendent's office.



Heather Mueller, Ed.D.
Commissioner

October 7, 2021