

**Special Public Hearing Meeting
Monday, March 29, 2021, 7:00 PM
Pipestone Area Schools
Brown Elementary Gymnasium
701 7th St SE
Pipestone, Minnesota 56164**

AGENDA

- 1. Call Meeting to Order**
- 2. Approve Agenda**
- 3. Presentation on the Closing of Brown Elementary School**
 - 1. Public Comments**
- 4. Adjourn**

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Pipestone Area Schools

Brown Elementary School Closing

Public Hearing

March 29, 2021

Alexander Hugh Brown Elementary

- ▶ Built 1960 on 11.65 acres located at 701 7th Street SE in Pipestone.
- ▶ 24,410 square feet
- ▶ Primary use is Preschool to Grade 1 education.
- ▶ 2017 Facility Condition Assessment
 - \$3,868,185 of identified needs
- ▶ February 2018 Community Meeting raised numerous questions for the School Board to consider.
- ▶ Summer 2018 Facility Task Force was convened to review school district options.
 - Considered several options from repair, remodeling, and adding additional space to Brown Elementary.
 - Community Survey was conducted and that information guided the final recommendation from the Task Force to build a new PreK-5 Elementary School.
- ▶ School Board decision to build a new elementary school was approved by the voters in April 2019 with 75% approval.

Why Does the District Need to Close Brown School?

- ▶ Continuing the operation of Brown Elementary requires duplication of staff and operating costs. Closing Brown Elementary will provide for greater efficiency in education programming and operating costs.
- ▶ The District has available adequate and safer buildings with appropriate spaces and more modern equipment at the new school that will provide enhanced instructional services to the former students of Brown Elementary School.
- ▶ The students, staff, and education materials will be relocated to the new school, therefore Brown Elementary will not be used.

Pipestone Area Schools Facility Assessment

December 2017

ISG completed its analysis of the Pipestone Area Schools Facilities and presented their findings to the PAS School Board at a work session on December 12, 2017. This is a brief executive summary of the 168 page Assessment.

Facility Conditions:

Brown Elementary (1961) located on 11.65 acres with 24,410 square feet serving grades PreK to 1 with an FCI Condition of **POOR**.

- >Identified Needs of \$3.87 million to refurbish with a Replacement Value of \$7.92 million.
- >Currently operating at 119% capacity
- >Estimated Additional Space to meet Education Program Needs: 20,700 square feet
 - 3,700 sf Classroom space
 - 4,000 sf Music/Art/Science
 - 3,000 sf Administration/Guidance
 - 4,000 sf Commons & Storage
 - 6,000 sf Gymnasium

Hill Elementary (1956) located on 6.13 acres with 26,090 square feet serving grades 2 to 4 with an FCI Condition of **POOR**.

- >Identified Needs of \$2.89 million to refurbish with a Replacement Value of \$7.82 million.
- >Currently operating at 125% capacity
- >Estimated Additional Space to meet Education Program Needs: 27,200 square feet
 - 7,500 sf Music/Art/Science
 - 2,000 sf Library/Media
 - 4,500 sf Administration/Guidance
 - 7,200 sf Commons & Storage
 - 6,000 sf Gymnasium

Middle/High School (2003) located on 90.74 acres with 196,000 square feet serving grades 5 to 12 with an FCI Condition of **GOOD**.

- >Identified Needs of \$5.9 million with a Replacement Value of \$58.8 million.
 - Estimated Roof Replacement needed in the next 8-12 years at \$3 million.
 - Estimated Security Entrance to Building at \$500,000
- >Education Program Needs are minimal.
 - Minor Inadequacies are found in Vocational, Agriculture, Music, Art, and Physical Education areas.

The School Board has directed the Facilities/Buildings and Grounds Committee to review further and consider community input into these findings. This work will begin in early 2018.



BROWN ELEMENTARY: PRIORITY TABLES



SITE CONDITIONS

PRIORITY	1	2	3
Patch bus drop-off area	.		
Replace concrete median in parking lot	.		
Replace concrete pad south of bus loop in front of building entrance	.		
Seal coat and restripe drop-off/pick-up loop and parking lot	.		
Regrade landscaping area in pick-up/drop-off loop	.		
Replace cracked concrete sidewalk sections throughout property	.		
Install one "van-accessible" stall and signage	.		
Replace cracked concrete in basketball/recess courts	.		
Expand parking lot	.		

EXTERIOR CONDITIONS

PRIORITY	1	2	3
Remove and replace sealant in control joints	.		
Replace exterior windows	.		
Replace small portion of roof edge metal coping on back of building	.		
Replace stucco type material in soffit system above classroom wing	.		
Replace covered walkway roof	.		
Tuckpointing 5% of exterior brick	.		
Replace exterior door to boiler room to match other exterior doors	.		

INTERIOR CONDITIONS

PRIORITY	1	2	3	4
Spot replacement of 9-by-9 VCT in back of kitchen	.			
Abate 12-by-12 acoustic ceiling tile in classrooms, library, kitchen, and admin offices and replace with new 2-by-2 acoustical grid system	.			
Replace non-lever style door lock-set hardware	.			
Replace white chest freezer with an NSF-certified freezer	.			
Upgrade corner casework in back kitchen with stainless steel NSF-certified equipment	.			
Replace laminate prep table with stainless steel unit	.			
Replace painted metal prep table with stainless steel unit	.			
Install drain tile system and multiple sump pumps in crawl space and divert roof drain away from building	.			
Replace casework throughout to improve condition, function, and comply with ADA standards	.			
Replace kitchen flooring surface with quarry tile or similar to meet MDH standards	.			
Replace kitchen ceiling surface with vinyl washable tile or similar to meet MDH standards	.			
Abate 9-by-9 VCT in classrooms, library, kitchen, and admin offices and install new 12-by-12 VCT	.			
Replace metal toilet partitions with plastic or phenolic material	.			
Paint gymnasium ceiling	.			
Touch up paint throughout facility	.			
Replace interior door slabs	.			
Touch up paint on lockers	.			
Install locker inserts to cover rusted bottom panels	.			

STRUCTURAL SYSTEM CONDITIONS

PRIORITY	1	2	3
Encase/reinforce (3) concrete columns in the basement	.		
Tuckpoint cracked masonry walls within the kitchen area	.		

LIFE SAFETY CONDITIONS

PRIORITY	1	2	3
Install fire suppression system throughout the building	.		
Install new boiler room doors and hardware	.		
Replace existing emergency lights that are no longer operational	.		
Replace existing fire alarm system	.		
Add emergency lighting to building exterior	.		

HAZARDOUS MATERIAL CONDITIONS

PRIORITY	1	2	3
Test building air quality	.		
Abate floor and ceiling tile	.		

*Com. for hazardous material priority are incorporated in interior conditions table

ACCESSIBILITY CONDITIONS

PRIORITY	1	2	3
Remove and replace concrete walks adjacent entrance doors to improve accessibility	.		
Install platform lift to computer lab	.		
Install handrail at stairs to computer lab	.		
Modify main restrooms to meet ADA requirements	.		
Modify one single use restroom to meet ADA requirements	.		
Install handrails at stairs in boiler room	.		

PLUMBING CONDITIONS

PRIORITY	1	2	3
Domestic water and sanitary sewer lines were unsupported in crawspace	.		
Replace old sump pump and install multiple to help keep crawspace dry	.		
Replace missing/damaged roof drain nozzle	.		
Replace damaged/missing insulation on domestic water in building	.		
Replace original sanitary sewer line	.		
Replace missing/damaged protection cages on roof drains	.		
Replace missing splash pad for roof drainage that spills on grade	.		
Replace existing indirect vented water heater with direct vent water heater	.		
Replace plumbing fixtures and trim inside the building	.		
Replace damaged hose bibs on exterior	.		

MECHANICAL CONDITIONS

PRIORITY	1	2	3
Add capability to monitor CO ₂ levels and outside air intake	.		
Replace damaged/missing insulation on the hydronic systems in the building	.		
Clean return/exhaust grills and plenum spaces	.		
Rework ductwork for gymnasium AHU as OA and return air isn't balancing	.		
Add dedicated OA source to crawspace	.		
Replace exhaust fan in crawspace and extend exhaust ductwork to be above grade	.		
Cover fin tube radiation in kitchen	.		
Direct source of ventilation needs to be installed for workroom, health room, and main offices	.		
Change pneumatic controls to DDC controls for entire building	.		
Add hot water boiler and add a backup hot water boiler	.		
Replace window AC unit in principal's office	.		
Replace air handling units to allow for energy recovery and economizing	.		
Reinsulate exterior ductwork and add slope to prevent standing water	.		
Replace ductwork insulation in crawspace and seal up leaking ductwork and add support	.		
Mount all thermostats on wall near return/transfer grilles	.		
Replace exhaust fan for locker rooms	.		
Add vibration isolation to the air handlers and roof top units	.		

ELECTRICAL CONDITIONS

PRIORITY	1	2	3
Remove electrical panels with exposed bussing that are no longer in use	.		
Upgrade kitchen lighting	.		
Remove surface mounted receptacles in media center	.		
Replace older branch panels with exposed bussing that are in poor condition	.		
Upgrade exterior lighting to LED	.		
Upgrade fixture above gym entrance to a vandal resistant fixture	.		

SECURITY CONSIDERATIONS

PRIORITY	1	2	3
Remove electrical panels with exposed bussing that are no longer in use	.		
Upgrade kitchen lighting	.		
Remove surface mounted receptacles in media center	.		
Replace older branch panels with exposed bussing that are in poor condition	.		
Upgrade exterior lighting to LED	.		
Upgrade fixture above gym entrance to a vandal resistant fixture	.		



Elementary School Analysis							
Hill School	FY14	FY15	FY16	FY17	FY18	Total	
Garbage	\$2,070.00	\$2,100.00	\$2,100.00	\$2,670.00	\$1,850.09	\$10,790.09	
Water/Sewer	\$2,220.15	\$3,547.77	\$3,298.42	\$2,776.16	\$3,366.29	\$15,208.79	
Electric	\$13,429.54	\$11,327.36	\$14,820.26	\$15,576.46	\$13,811.19	\$68,964.81	
Fuel	\$15,920.18	\$7,623.25	\$8,997.79	\$10,875.14	\$11,462.98	\$54,879.34	
Total	\$33,639.87	\$24,598.38	\$29,216.47	\$31,897.76	\$30,490.55	\$149,843.03	
Cost per Sq/Ft	\$1.12	\$0.82	\$0.97	\$1.06	\$1.02		
Brown School	FY14	FY15	FY16	FY17	FY18	Total	
Garbage	\$2,070.00	\$2,135.10	\$2,100.00	\$1,815.00	\$2,186.46	\$10,306.56	
Water/Sewer	\$4,478.76	\$3,834.74	\$5,040.52	\$6,198.95	\$6,643.39	\$26,196.36	
Electric	\$18,228.20	\$19,708.78	\$17,325.45	\$21,189.72	\$19,967.18	\$96,419.33	
Fuel	\$24,278.90	\$11,772.96	\$18,757.21	\$14,869.11	\$17,427.99	\$87,106.17	
Total	\$49,055.86	\$37,451.58	\$43,223.18	\$44,072.78	\$46,225.02	\$220,028.42	
Cost per Sq/Ft	\$1.99	\$1.52	\$1.76	\$1.79	\$1.88		
Grand Total	\$369,871.45	Per Year	\$73,974.29	Per Sq/Ft	\$1.41		

Pipestone Area Schools Facility Assessment

February 2018

During the spring of 2017, the Pipestone Area School Board requested a Facility Assessment be completed of all school facilities due to a significant shortage of learning space in the elementary schools and the need to develop a 10-year Long Term Facilities Maintenance plan of action. ISG was contracted to assess the district's facilities and completed the report in December of 2017.

Why did the School District do this?

Elementary Learning Facility Conditions:

- Reading Corps, Title Services, and Individual Assessments are being provided in the hallways.
- Special Education Services are placed in modified classrooms and converted storage rooms with a lack of staff office and conferencing areas.
- No art or music classrooms require the class to be taught in the classrooms which are not organized for those content areas.

District Building Issues:

- Unsecured Building Access at each site.
- Insufficient electrical service in classrooms to meet educational program needs.
- Insufficient air circulation and heating systems.
- Security issues with Community Library

Long-Term Facility Maintenance (LTFM):

- 2015 Legislative Action provided school districts access to LTFM levy authority to maintain buildings because there was significant disparity between rural and metro school facility ages and funding. The State requires a LTFM 10-year plan of action and PAS has had a self made plan. The school board invested in professional assistance to develop a comprehensive plan of action to thoroughly maintain all buildings in the district.

What problems are the School District looking to solve?

1. Provide appropriate learning spaces to students and staff.
2. Resolve security issues at all buildings.
3. Develop a priority list of maintenance needs of school district facilities.

What has the School District learned from this Assessment?

- **Brown Elementary**
 - Currently operating at 119% capacity according to current education facility requirements.
 - \$3.87 million to refurbish the facility up to code, but this does not address space issues.
 - Estimated that 20,700 square feet of additional space is needed. Current square footage is 24,410.
- **Hill Elementary**
 - Currently operating at 125% capacity according to current education facility requirements.
 - \$2.89 million to refurbish the facility up to code, but this does not address space issues.
 - Estimated that 27,200 square feet of additional space is needed. Current square footage is 26,090.
- **Middle/High School**
 - Is in very good condition
 - \$5.9 million to refurbish the facility up to code, this total includes \$3 million roof replacement and a security entrance.
 - Education program needs have found minor inadequacies in Vocational, Agriculture, Music, Art, and Physical Education areas.

What Questions Does the Community Have?

Pipestone Area Schools

Facility Assessment Community Meeting

February 20, 2018

Pipestone Area Schools held a community meeting to share the analysis completed by ISG of the Pipestone Area Schools Facilities. This is a summary of needs from each site and the community questions and themes raised from the February meeting at the Pipestone Golf Club.

ISG Summary Findings:

Brown Elementary (1961) located on 11.65 acres with 24,410 square feet serving grades PreK to 1 with an FCI Condition of **POOR**.

- >Identified Needs of \$3.87 million to refurbish with a Replacement Value of \$7.92 million.
- >Currently operating at 119% capacity
- >Estimated Additional Space to meet Education Program Needs: 20,700 square feet
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 - 4,000 sf Commons & Storage
 - 6,000 sf Gymnasium

Community Statements and Questions for Brown Elementary

>Building Efficiencies

- Concern for the space issues. Can students be moved to MS/HS or other community buildings?
- What are Special Education requirements?
- Concern for no space for music or art or technology classrooms.
- Comparison of state requirements.
- No space for inside recess.
- Concern for wasting of dollars on efficiencies with multiple buildings.
- Don't like kids being taught in closets and hallways.
- If adding classroom space, will we need to hire more teachers?

>One Campus Questions/Comments

- Like the idea of having elementary on the same campus but wants elementary separated from MS/HS
- If we do build, don't waste money on aesthetics, make space functional.
- What efficiencies are there from one campus?
- Is there enough land at MS/HS for an elementary?

>Property Questions/Comments

- Can Brown land be sold?
- Is there enough room at Brown to build a new elementary?
- Review statute on land.

Community Statements and Questions for Brown Elementary (continued)

>Elementary Building Questions/Comments

- Don't want any more tax dollars going to old schools, maintain status quo until something new is built.
- Overall strategy? Replace both? Two elementary buildings to one?
- Is this needed because of increasing enrollment or to serve the numbers we have?
- What is most cost effective?
- Build on new property and sell current.
- Add on to HS due to operational efficiencies.
- Security Issues
- New elementary at Brown would be attractive addition to the town.
- Is repairing Brown even worth it?

>Maintenance Questions/Comments

- Need to do a better job of taking care of our schools like mowing, weeds, etc.
- Is janitorial staff adequate?
- Is there mold in current schools?
- Cost to upgrade/repair current heating systems.

>Finance Questions/Comments

- Operational cost savings of having all schools in one location.
- Is there a state match with a new bond?
- Want cost to tear down present buildings figured into bond.
- Build up maintenance fund and move excess funds into an account for the future.
- What is current payment on the bond per year?
- Be sure everyone is aware of the current bond being paid off in 2020 and this is good timing.
- What happens to old properties if we build new? Can we sell the property? Don't sell for \$1.
- Make use of everything in old buildings.
- Want tax impact numbers.
- Is it going to cost more? Keep it about where it is now.



PIPESTONE AREA SCHOOLS District No. 2689

Kevin Enerson, Superintendent
Cory Strasser, MS/HS Principal
Toni Baartman, Elementary Principal
Melany Wellnitz, Director of Curriculum

Jacque Kennedy, Business Manager
Clay Anderson, Activities Director
Cal Jans, Maintenance Director
Cathy Rogers, Food Nutrition Director

May 8, 2018

Name
Address
Zip

Dear

Congratulations for becoming a member of the Pipestone Area Schools Facility Task Force. We sincerely thank you for applying and are looking forward to your contribution to this process. We have tentatively scheduled four meetings with a maximum two-hour time frame. We hope you can prioritize your calendar to attend all the meetings but we do understand if you have a scheduling conflict.

The purpose of the Task Force is to examine data and information in order to provide a recommendation to the board of education for addressing identified facility items impacting the future of our school buildings.

All meetings will be held at the MS/HS and the schedule and agenda that we are proposing to the School Board are as follows:

Meeting #1 – Wednesday, June 6th 7:00 PM to 9:00 PM

Objective: Identify/Determine potential solutions and identified needs.

Primary Identified Needs:

- Brown and Hill Elementary Schools are in need of significant infrastructure repairs/replacements and are too small.
 - Educationally, grade 5 may fit better with grades K-4.
- MS/HS is in need of secured entrance improvements.
 - How should public access to the Community Library be addressed?
- The MS/HS will require roof replacement within 10 years.
- Educational program enhancements at the MS/HS
 - Career/Technical Education – Relocate and enhance CADD and Technology Classroom.
 - Agriculture Education – Greenhouse expansion.
 - Family and Consumer Science – Transition to Culinary Arts Curriculum

Meeting #2 – Wednesday, July 18th 7:00 PM to 9:00 PM

Objective: Review programmatic changes and costs. Address questions and suggest refinements.

Meeting #3 – Wednesday, August 15th 7:00 PM to 9:00 PM

Objective: Review programmatic changes and costs. Reduce to two options. Develop Community Survey (This is subject to Board approval)

Meeting #4 – Wednesday, September 26th 7:00 PM to 9:00 PM

Objective: Review survey results (pending Board Approval) and draft recommendation to school board.

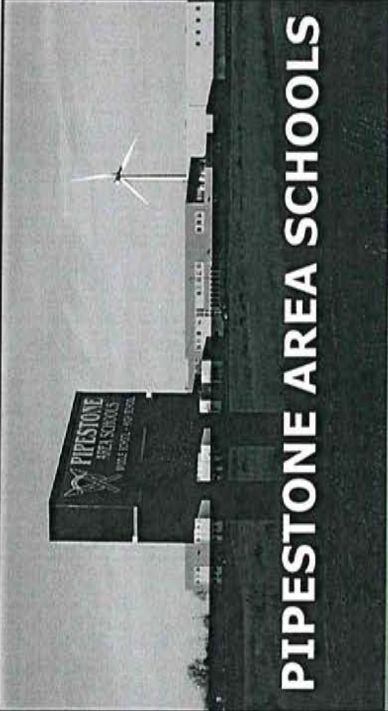
Included with this letter you will find additional information regarding the Facility Study and information that will help you prepare for the work ahead of you. The Facility Assessment was prepared by ISG at the direction of Pipestone Area Schools. The full 168-page report can be found on the school's web site under the Quicklinks by clicking on the PAS Facility Assessment Study. We also have a few copies at the District Office if you would prefer the book form of the summary. Please contact Deb Bierstedt at (507) 562-6068 to check out a copy.

- **Item #1** is an executive summary of the report provided by ISG considered by the School Board in December 2017.
- **Item #2** is an information sheet provided to community members at the February 2018 Community Meeting.
- **Item #3** is a summary of questions and considerations from the February 2018 Community Meeting that was shared at the follow-up meeting last April.

On behalf of Independent School District 2689, I wish to welcome and thank you for committing to this Task Force and we truly appreciate you giving of your time for the children of Pipestone Area Schools. If you ever have any questions, please contact me at (507) 562-6068 or email kevin.enerson@pas.k12.mn.us. Have a great day and I look forward to working with you!

Sincerely,

Kevin Enerson, Superintendent
Pipestone Area Schools



PIPESTONE AREA SCHOOLS

TASK FORCE MEETING 2
18 JULY 2018

ARCHITECTURE + ENGINEERING + ENVIRONMENTAL + PLANNING

ISG

MEETING OBJECTIVES

- Narrow Elementary Options to Two
- Prioritize Middle / High School Renovation + Addition Options
- Develop Community Survey Questions

- Agenda Distributed

ISG

TASK FORCE PURPOSE

Examine data and information in order to provide a recommendation to the board of education for addressing identified facility items impacting the future of our school buildings.

ISG

ELEMENTARY SCHOOL OPTIONS

OPTION	DESCRIPTION
1	Keep both repairs, renovations and additions
2a	Keep one with repairs, renovations and additions (PK – 5)
2b	Keep one with repairs, renovations and additions (PK – 4)
3a	New Elementary School (PK – 5)
3b	New Elementary School (PK – 4)

ISG

ELEMENTARY SCHOOL OPTIONS

MDE Guide for School Construction Projects
Table III

Gross Square Footage Per Student Guidelines

School	Elementary	Middle Level	High School
Student Enrollment	SF / Student	SF / Student	SF / Student
Less than 500	125 – 155	170 – 200	200 - 320
500 – 999	110 – 135	160 – 190	190 - 220
1,000 – 1,500	100 – 135	150 – 180	180 – 200
1,500 – 2,000		140 – 170	170 – 190
2,000 Plus			150 – 180

For pool, auditorium, or community use / partnership spaces add square footage as appropriate

ISG

ELEMENTARY SCHOOL OPTIONS

Option 2a
Keep both with repairs, renovations and additions

Item	Brown	Hill	Totals
Grades Served	PK – 5		
2017 Student Enrollment	193	265	(5 th – 9 th) 557
Planned Student Capacity	600		600
Planned Size (Enrollment x 135 SF)	81,000		81,000
Repairs*	\$1,408,900		\$1,408,900
Renovations	\$4,965,080		\$4,965,080
New Addition (54,590 sf x \$325/sf)	\$17,741,750		\$17,741,750
Decommissioning of Hill		\$264,100	\$264,100
Totals	\$24,115,730	\$264,100	\$24,379,830

* - Estimates reflect reduced repair costs by eliminating duplicative costs covered during renovation.

ISG

ELEMENTARY SCHOOL OPTIONS

Option 1
Keep both with repairs, renovations and additions

Item	Brown	Hill	Totals
Grades Served	PK – 1	2 – 4	
2017 Student Enrollment	193	265	458
Planned Student Capacity	250	300	550
Planned Size (Enrollment x 150 SF)	37,500	45,000	82,500
Repairs*	\$1,408,900	\$1,176,900	\$2,585,800
Renovations	\$4,965,080	\$4,904,920	\$9,870,000
New Additions	\$3,604,250	\$6,145,750	\$9,750,000
Totals	\$9,978,230	\$12,227,570	\$22,205,800

* - Estimates reflect reduced repair costs by eliminating duplicative costs covered during renovation.

ISG

ELEMENTARY SCHOOL OPTIONS

Option 2b
Keep both with repairs, renovations and additions

Item	Brown	Hill	Totals
Grades Served	PK – 4		
2017 Student Enrollment	193	265	458
Planned Student Capacity	550		550
Planned Size (Enrollment x 135 SF)	74,250		74,250
Repairs*	\$1,408,900		\$1,408,900
Renovations	\$4,965,080		\$4,965,080
New Addition (54,590 sf x \$325/sf)	\$15,548,000		\$15,548,000
Decommissioning of Hill		\$264,100	\$264,100
Totals	\$21,921,980	\$264,100	\$22,186,080

* - Estimates reflect reduced repair costs by eliminating duplicative costs covered during renovation.

ISG

ELEMENTARY SCHOOL OPTIONS

Option 3a New Elementary School

Item	Brown	Hill	Totals
Grades Served			PK - 5
2017 Student Enrollment	193	265	(5 th - 9 th) 557
Planned Student Capacity			600
Planned Size (Enrollment x 135 SF)			81,000
New Elementary School			
Decommissioning of Brown and Hill	\$260,900	\$264,100	\$26,325,000
	\$260,900	\$264,100	\$525,000
Totals	\$260,900	\$264,100	\$26,850,000

ELEMENTARY SCHOOL OPTIONS

- 5th Grade Discussion – Review Handout

ELEMENTARY SCHOOL OPTIONS

Option 3b New Elementary School

Item	Brown	Hill	Totals
Grades Served			PK - 4
2017 Student Enrollment	193	265	458
Planned Student Capacity			550
Planned Size (Enrollment x 135 SF)			74,250
New Elementary School			
Decommissioning of Brown and Hill	\$260,900	\$264,100	\$24,131,250
	\$260,900	\$264,100	\$525,000
Totals	\$260,900	\$264,100	\$24,656,250

ELEMENTARY SCHOOL OPTIONS

- Dots Exercise
 - ✓ All receive 2 Dots
 - ✓ Place Dots on top 2 choices

DISTRICT-WIDE NEEDS

Item	SF	\$/SF	Budget
Elementary School	81,000	\$325	\$26,850,000
Additions to High School			
General Shop	3,000	\$325	\$975,000
Greenhouse	1,200	\$250	\$300,000
PE / Life Long Fitness	1,800	\$325	\$585,000
Renovations to High School			
Secured Entrance / Office	4,300	\$188	\$808,400
Lockdown buttons for doors from Library to HS			\$60,000
Roof Replacement			\$2,940,000
Priority 1 Items			\$2,065,750
			\$34,644,150

FUNDING OPTIONS

Funding Mechanism	Budget
Voter Approved Bond	\$28,710,000
MDE School Safety Grant	\$500,000
Long Term Facilities Maintenance	\$5,005,750

FUNDING OPTIONS

Item	Budget	Bond
Elementary School	\$26,850,000	Bond
Additions to High School		
General Shop	\$975,000	Bond
Greenhouse	\$300,000	Bond
PE / Life Long Fitness	\$585,000	Bond
Renovations to High School		
Secured Entrance / Office	\$808,400	Grant
Lockdown buttons for doors from Library to HS	\$60,000	Grant
Roof Replacement	\$2,940,000	LTFM
Priority 1 Items	\$2,065,750	LTFM
	\$34,644,150	

SURVEY QUESTIONS

Major Decisions

- Elementary School
- 5th Grade
- Safe & Secured Entrance

SURVEY QUESTIONS

- Smaller Decisions
- High School Roof
 - High School Program Enhancements
 - High School Renovations
 - High School Priority 1 Items



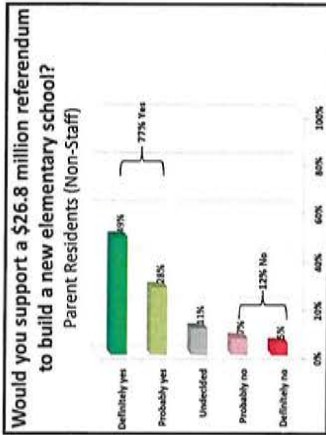
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NEXT STEPS

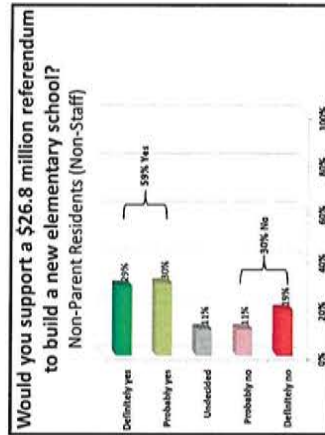
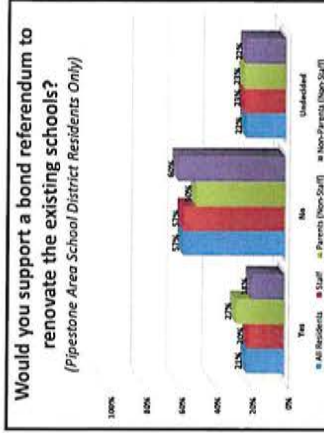
- August 15TH Meeting – Needed?
- September 26TH Meeting
- Reschedule to Review Survey?
 - Recommendation to School Board



ISC



Elementary Update Options (Option 2)



OPTION 2: Update the Existing Elementary Schools

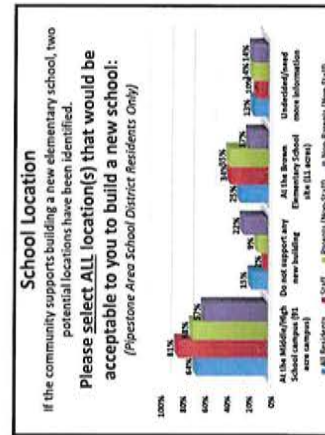
Rego Elementary was built in 1980 and currently serves 193 students in kindergarten through 5th grade.

Essential projects include the following:

- Add general education, music, art and computer classrooms
- Add general education, music, art and computer classrooms and small group instruction areas
- Add space for meals and technology as well as a gym
- Replace boilers and air handling equipment and controls
- Update fire alarm system
- Upgrade landscaping and install drain tile to address water retention

Estimated Cost: \$26 million

Reconfigure Grade Levels



HR Elementary

HR Elementary was built in 1978 and serves 262 students in 2nd through 4th grade.

Essential projects include the following:

- Add a secure entrance/exits to better control visitor access
- Add general education, music, art and general education classrooms and small group instruction areas
- Replace electrical service and lighting
- Replace boilers and air handling equipment and controls
- Replace north windows and cabinetry
- Address Americans with Disabilities Act (ADA) compliance
- Update fire alarm system
- Upgrade fire pump and recirculate floor to address water accumulation

Estimated Cost: \$12.2 million

The total cost to complete all of the updates at both schools is \$38.2 million. These updates could be completed in phases over time.

Due to space challenges, 5th grade students have attended the middle/high school since it opened in 2003. Both elementary school options could expand capacity and create the needed space for 5th grade to return to the elementary school in order to:

- Better meet students' academic needs
- Increase capacity at the middle school level
- Provide educational spaces and programs that are designed for an elementary learner
- Delay the transition to the middle/high school until 6th grade when students are more socially ready
- Allow for greater collaboration among elementary staff



▶ OPTION 1

Repair, renovate, and add on to both existing elementary schools

BROWN ELEMENTARY

2017 STUDENT ENROLLMENT: 193

CURRENT SIZE: 26,410 Square Feet

PROPOSED ADDITION: 11,090 Square Feet

OPTIMAL STUDENT CAPACITY: 162

FACILITY EFFICIENCY: 119%

PLANNED STUDENT CAPACITY: 250

PLANNED SIZE: 37,500 Square Feet

OPTION	PRICE BREAKDOWN	COST
Repairs	Identified in Facility Assessment Report	\$1,408,900*
Renovations	26,410 Square Feet x \$188/Square Foot	\$4,965,080
New Addition	11,090 Square Feet x \$325/Square Foot	\$3,604,250
ESTIMATED COST		\$9,978,230

*Estimate reflects reduced repair costs by elimination of duplicative costs covered during renovation.

HILL ELEMENTARY SCHOOL (2ND, 3RD, AND 4TH GRADES)

2017 STUDENT ENROLLMENT: 265

CURRENT SIZE: 26,090 Square Feet

PROPOSED ADDITION: 18,910 Square Feet

OPTIMAL STUDENT CAPACITY: 213

FACILITY EFFICIENCY: 125%

PLANNED STUDENT CAPACITY: 300

PLANNED SIZE: 45,000 Square Feet

OPTION	PRICE BREAKDOWN	COST
Repairs	Identified in Facility Assessment Report	\$1,176,900*
Renovations	26,090 sf x \$188/Square Foot	\$4,904,920
New Addition	18,910 sf x \$325/Square Foot	\$6,145,750
ESTIMATED COST		\$12,227,570

*Estimate reflects reduced repair costs by elimination of duplicative costs covered during renovation.

TOTAL ESTIMATED COST: \$22,205,800



PIPESTONE AREA SCHOOLS BUDGET ESTIMATES

▶ OPTION 2A

Repair, renovate, and add on to the larger elementary school site (Brown 11.65 acres)

SINGLE ELEMENTARY SCHOOL (PRE-K, K, 1ST, 2ND, 3RD, 4TH, AND 5TH GRADES)

2017 STUDENT ENROLLMENT: 557

PLANNED STUDENT CAPACITY: 600

CURRENT SIZE: 26,410 Square Feet

PLANNED SIZE: 81,000 Square Feet

PROPOSED ADDITION: 54,590 Square Feet

OPTION	PRICE BREAKDOWN	COST
Repairs	Identified in Facility Assessment Report	\$1,408,900 *
Renovations	26,410 Square Feet x \$188/Square Foot	\$4,965,080
Decommissioning of Hill	\$10/Square Foot	\$264,100
New Addition	54,590 Square Feet x \$325/Square Foot	\$17,741,750
ESTIMATED COST		\$24,379,830

*Estimate reflects reduced repair costs by elimination of duplicative costs covered during renovation.

▶ OPTION 2B

Repair, renovate, and add on to the larger elementary school site (Brown 11.65 acres)

SINGLE ELEMENTARY SCHOOL (PRE-K, K, 1ST, 2ND, 3RD, AND 4TH GRADES)

2017 STUDENT ENROLLMENT: 458

PLANNED STUDENT CAPACITY: 550

CURRENT SIZE: 26,410 Square Feet

PLANNED SIZE: 74,250 Square Feet

PROPOSED ADDITION: 47,840 Square Feet

OPTION	PRICE BREAKDOWN	COST
Repairs	Identified in Facility Assessment Report	\$1,408,900 *
Renovations	26,410 Square Feet x \$188/Square Foot	\$4,965,080
Decommissioning of Hill	\$10/Square Foot	\$264,100
New Addition	54,590 Square Feet x \$325/Square Foot	\$15,548,000
ESTIMATED COST		\$22,186,080

*Estimate reflects reduced repair costs by elimination of duplicative costs covered during renovation.



PIPESTONE AREA SCHOOLS BUDGET ESTIMATES

▶ OPTION 3A

New elementary school

NEW ELEMENTARY SCHOOL (PRE-K, K, 1ST, 2ND, 3RD, 4TH, AND 5TH GRADES)

2017 STUDENT ENROLLMENT: 557

PLANNED STUDENT CAPACITY: 600

PROPOSED NEW BUILDING: 81,000 Square Feet

OPTION	PRICE BREAKDOWN	COST
New Elementary School	81,000 Square Feet x \$325/Square Foot	\$26,325,000
Decommission of Hill and Brown	\$10/Square Foot	\$525,000
ESTIMATED COST		\$26,850,000

▶ OPTION 3B

New elementary school

NEW ELEMENTARY SCHOOL (PRE-K, K, 1ST, 2ND, 3RD, AND 4TH GRADES)

2017 STUDENT ENROLLMENT: 458

PLANNED STUDENT CAPACITY: 550

PROPOSED NEW BUILDING: 74,250 Square Feet

OPTION	PRICE BREAKDOWN	COST
New Elementary School	74,250 Square Feet x \$325/Square Foot	\$24,131,250
Decommission of Hill and Brown	\$10/Square Foot	\$525,000
ESTIMATED COST		\$24,656,250

Pipestone Area Schools
Facility Task Force Recommendation:

>In the Fall of 2017, a Facility Study by ISG was reported to the school board.

- This study was requested during the 2016 school year to get a handle on our facility needs due the Long Term Facility Maintenance Plan.
 - Priority issue driving this was our 60 year old elementary schools maintenance needs and their space issues.
(Temporary Classrooms were even considered)

>After the study was presented to the School Board, we sought community input on this report and held two community meetings.

- From these meetings, the community recommended we seek more specific solutions and costs.

>The School Board called for a Community Task Force to study possible solutions and offer a recommendation.

- The Task Force met 4 times narrowing our choices and a community survey was commissioned by the board for some very specific feedback on solutions and costs.
- At the last Task Force meeting, the group was comfortable with the following recommendation:

A Two Question Ballot Requesting:

Question 1: A new PreK-5 elementary located at the MS/HS site and that Brown and Hill Elementary Schools be decommissioned at a cost of \$26.8 million.

Question 2: Upgrade Safety and Security at the MS/HS and Meinders Community Library for a cost of \$930,000.



January 31, 2019

Mr. Kevin Enerson, Superintendent
Pipestone Area School, ISD #2689
1401 SW 7th Street
Pipestone, MN 56164-2293

Dear Superintendent Enerson:

Minnesota Statutes, section 123B.71, requires a review and comment statement on the educational and economic advisability of your proposed school construction project. Information supplied by your school district and from Minnesota Department of Education sources is the basis of this review and comment. With this positive review and comment, voter and school board approval is required in order for Pipestone Area School, Independent School District, #2689, to proceed with the proposed projects.

The district shall publish a summary of the review and comment statement (the final page) in the legal newspaper of the district at least 20 days, but not more than 60 days, prior to holding a referendum for bonds or soliciting any bids for the construction, expansion, or remodeling of an educational facility. The department may request a statement certifying the publication, and require the submission, review, and approval of preliminary and final construction plans.

Minnesota Statutes, section 123B.71, requires the commissioner include comments from residents of the school district in the review and comment. As of the date of this letter, no public comments have been received. In addition, Minnesota Statutes, section 123B.71, *requires the school board hold a public meeting to discuss the review and comment prior to the date of the bond referendum election.*

Minnesota Statutes, section 123B.72, *requires that a school district, prior to occupying a new or renovated facility after July 1, 2002, must submit a certification prepared by a system inspector to the commissioner and the building code official that will provide an occupancy permit.* The certification must verify that the facility's installed or modified heating, ventilation, and air conditioning system operates according to design specifications and code, a system for monitoring outdoor airflow and total airflow of ventilation systems has been installed, and any installed or modified heating, ventilation, or air conditioning system provides an indoor air quality filtration system that meets ASHRAE (American Society of Heating, Refrigerating and Air-Conditioning Engineers) Standard 52.1.

If you have any questions, please contact Chris Kubesh, Education Finance specialist, at (651) 582-8319 or chris.kubesh@state.mn.us. Thank you for working with us to improve school facilities for Minnesota students.

Sincerely,

A handwritten signature in black ink, appearing to read 'McRicker'.

Mary Cathryn Ricker, NBCT
Commissioner

cc: Wendy Schoolmeester, School Board Chair

Enclosure

**The Commissioner of the Department of Education
Review and Comment on the School Construction
Proposal of Pipestone Area School, ISD #2689**

A review and comment must be provided on a school district construction project proposal before the district conducts a referendum, solicits bids, or issues bonds for the project. A project proposal has been submitted for review and comment according to requirements set forth in Minnesota Statutes, section 123B.71, subdivisions 9 and 10, and Minnesota Statutes, section 123B.72. The district provides the following information:

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

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

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

4. A description of the project including:
 - a. specifications of site and outdoor space acreage,
 - b. square footage allocations for classrooms, laboratories and support spaces,
 - c. estimated expenditures for major portions of the project,
 - d. estimated changes in facility operating costs, and
 - e. dates the project will begin and be completed.

5. A specification of the source of project financing including:
 - a. applicable statutory citations,
 - b. the scheduled date for a bond issue or school board action,
 - c. a schedule of payments, including debt service equalization aid, and
 - d. the effect of a bond issue on local property taxes by property class and valuation.

6. Documentation obligating the school district and contractors to comply with the following items:
 - a. section 471.345 governing municipal contracts,
 - b. sustainable design,
 - c. school facility commissioning under section 123B.72, certifying the plans and
 - d. designs for heating, ventilating, air conditioning and air filtration for an extensively renovated or new facility meet or exceed current code standards, including ASHRAE air filtration standard 52.1,
 - e. American National Standards Institute (ANSI) acoustical performance criteria, design requirements and guidelines for schools on maximum background noise levels and reverberation times,
 - f. state fire code,
 - g. chapter 326B governing building codes, and
 - h. 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.

Description of Proposed School Construction Project

Pipestone Area School, ISD #2689, is proposing a two-question bond referendum on April 9, 2019. The first ballot question would authorize \$26.8 million in bonding authority to finance the construction of a new PreK through fifth grade elementary school and the decommissioning of Brown and Hill Elementary schools. The second ballot question would authorize \$930,000 in bonding authority to finance for a secured entrance addition and administrative office renovations at the Middle/High School.

The projects would be scheduled for completion in the 2020-21 calendar years. Cost estimates by ballot question/project component are as follows:

Ballot Questions			
Question #1		Question #2	
New PK -5 Elementary School (600 Students)		MS / HS Secure Entrance & Administrative Office Upgrades	
New Construction	\$ 19,440,000	New Construction and Office Renovations	\$ 697,500
Site Improvements	\$ 1,784,000	Fees, Permits & Testing	\$ 151,925
Decommission Existing Structures	\$ 625,000	Contingency	\$ 69,750
Fees, Permits & Testing	\$ 3,605,120	Bond Issuance Costs	\$ 10,825
Contingency	\$ 972,000		\$ 930,000
Bond Issuance Costs	\$ 373,880		
	\$ 26,800,000		

The district has supplied cost estimates to operate and staff the additional building space and believes existing revenues will be sufficient to fund any operational cost increases associated with the proposed facility improvements. In addition, the school board believes the proposed projects are in the best long-term interest of the 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.



Mary Cathryn Ricker, NBCT
Commissioner

January 31, 2019

Pipestone Area Schools

REFERENDUM INFORMATION OPEN HOUSE #1

Brown Elementary School Gymnasium
March 5, 2019 – 7:00 pm

Hill Elementary School Gymnasium
March 12, 2019 – 8:01 pm

MEETING AGENDA

- **Welcome & Process for the Meeting – School Board Chair Jeff Baatz**
 - Referendum to be held on **April 9th**
 - Tonight's Resources for Information (*District, Architect, Const Mgr, Finance*)
 - Tonight's Process: Presentation; Tables for Information and Feedback

- **Presentation of Referendum Information – School Board Vice Chair Randy Erdman**
 - Brochure Mailed Out to Community (*Copies available tonight*)
 - District Website – Ongoing Updates
 - Other Opportunities to Learn and Get Information
 - PowerPoint Presentation – *How we got here.*

- **Tables Available for Information, Questions, Discussion & Community Feedback**
 - *District Table:* School Board and Administration
 - *Finance & Tax Impact Table:* Springsted for Tax Impact Questions (**Kelly Smith**)
 - *Design & Construction Table:* ISG & Kraus-Anderson
(Rod Schumacher & Gary Benson)
 - *Building Tours Table:* Guided Facility Tours @ 7:30, 7:50 (**Toni Baartman & Cal Jans**)
 - *Information & Comments Table:* Brochures and Q&A Comment Cards

Detail of Election Results
 Independent School District No. 2689 (PIPESTONE AREA)
 Tuesday, April 9, 2019 Special Election

Office Title: SCHOOL DISTRICT QUESTION 1 (ISD #2689)

Precinct	NP YES	NP NO
59 9676 : ISD NO. 2689 PIPESTONE AREA	1317	429
Total:	1317	429

Office Title: SCHOOL DISTRICT QUESTION 2 (ISD #2689)

Precinct	NP YES	NP NO
59 9676 : ISD NO. 2689 PIPESTONE AREA	1240	500
Total:	1240	500

We, the school board members of Independent School District No. 2689 (PIPESTONE AREA), certify that we have canvassed the returns of the Special Election held on Tuesday, April 9, 2019 and have herein specified the number of votes for and against any ballot questions voted on in this election.

As appears by the returns of the election precincts voting in this election, duly returned to, filed, opened, and canvassed, and now remaining on file in the office of the clerk of Independent School District No. 2689 (PIPESTONE AREA).

Witness our official signature at Pipestone Area Schools in Pipestone County this 15th day of April, 2019.

[Signature]
School Board Member

Amy Nor
School Board Member

[Signature]
School Board Member

[Signature]
School Board Member

[Signature]
School Board Member

[Signature]
School Board Member

School Board Member

State of Minnesota
Independent School District No. 2689 (PIPESTONE AREA)

I, Lance Oyle Clerk of the Independent School District No. 2689 (PIPESTONE AREA) do hereby certify the within and foregoing Special Election held on Tuesday, April 9, 2019. pages to be a full and correct copy of the original abstract and return of the votes cast at the Independent School District No. 2689 (PIPESTONE AREA)

Witness my hand and official seal of office this 15th day of April, 2019.
[Signature]

The Bottom Line

- ▶ Brown Elementary will need:
 - ▶ \$3,880,185 in maintenance if we keep it open.
 - ▶ To accommodate learning needs, 20,700 square feet of space is needed at an estimated cost of \$9,900,000
 - ▶ Utility efficiencies and savings are estimated at \$31,000 per year.
 - ▶ Maintenance efficiencies are estimated at \$18,000 per year.
 - ▶ Staff efficiencies are estimated at \$55,000 per year.
 - ▶ PAS will have a brand-new elementary school starting in the Fall of 2021 that meets all the needs of our children and staff.

Closing Brown School will provide extensive cost savings to the school district through a more efficient operation of a new school and the bones of the facility just do not have the capability of meeting the educational and learning needs of this communities children.

Alexander Hugh Brown Elementary has served its purpose and should be retired.

Reference Materials

- ▶ Facility Assessment from December 2017 including Priority Tables.
 - ▶ Utility Analysis
- ▶ Facility Assessment Community Meeting
 - ▶ Includes community comments and questions.
- ▶ Facility Task Force Information
 - ▶ Task Force Considerations
 - ▶ Community Survey
 - ▶ Final 3 Options
 - ▶ Task Force Recommendation
- ▶ MN Department of Education positive Review and Comment.
- ▶ Election Information and Results

Questions or Comments for ISD 2689 School Board