

**Special Public Hearing Meeting  
Tuesday, March 30, 2021, 7:00 PM  
Pipestone Area Schools  
Hill Elementary Gymnasium  
900 6th Ave SW  
Pipestone, Minnesota 56164**

**AGENDA**

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

**2**

# Pipestone Area Schools

Hill Elementary School Closing

Public Hearing

March 30, 2021

## Dolson Hill Elementary

- ▶ Built 1956 on 6.13 acres located at 900 6<sup>th</sup> Avenue SW in Pipestone.
- ▶ 26,090 square feet
- ▶ Primary use is Grades 2 to 4 education.
- ▶ 2017 Facility Condition Assessment
  - \$2,890,000 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 Hill 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 Hill School?

- ▶ Continuing the operation of Hill Elementary requires duplication of staff and operating costs. Closing Hill 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 Hill Elementary School.
- ▶ The students, staff, and education materials will be relocated to the new school, therefore Hill 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.



# HILL ELEMENTARY: PRIORITY TABLES



## SITE CONDITIONS

PRIORITY	1	2	3
Repair southeast baseball backstop	.		
Clean and repair storm drain in foursquare court	.		
Patch and crack fill bituminous basketball court/recess area	.		
Replace concrete sidewalk in parent drop-off area		.	
Replace curb and gutter in parent drop-off area		.	
Patch, crack seal, and sealcoat parent drop-off lane		.	
Path concrete panels in foursquare court		.	
Expand staff parking lot to provide additional off-street parking			.
Regrade grassed areas near foursquare courts to improve stormwater drainage			.

## EXTERIOR CONDITIONS

PRIORITY	1	2	3
Tuckpoint grout between limestone window sills	.		
Tuckpointing - 5% of Exterior Brick		.	
Paint exterior block wall behind media center		.	
Replace exterior windows		.	
Systematically replace aging sections of roof membrane		.	
Install downspouts on scuppers at back side of building		.	
Install pre-finished metal soffit over top of stucco soffit			.

## INTERIOR CONDITIONS

PRIORITY	1	2	3	4
Replace wood kitchen shelving with NSF certified shelving	.			
Add sneeze guard to kitchen hot well serving unit	.			
Replace kitchen flooring with quarry tile flooring or similar meeting MDH standards	.			
Resolve leak and patch foundation at boiler room leak	.			
Replace casework throughout - condition, function, and ADA access		.		
Replace non-lever style door lockset hardware (5% of building)		.		
Replace ceramic tile in main set of restrooms		.		
Abate popcorn style ceiling and replace with acoustical grid systems		.		
Replace interior door slabs - approximately 20%		.		
Touch up paint throughout facility			.	
Replace metal toilet partitions with plastic or phenolic material			.	

## STRUCTURAL SYSTEM CONDITIONS

PRIORITY	1	2	3
Repair and replace interior CMU wall opening above ceiling	.		
Repair and replace damaged exterior columns at south canopy	.		
Aesthetic repair and replacement of hallway ramp			.

## LIFE SAFETY CONDITIONS

PRIORITY	1	2	3
Install a fire suppression system inside of the existing building	.		
Replace doors and hardware at boiler room	.		
Replace existing fire alarm system		.	
Add emergency egress lighting to exterior of building		.	

## HAZARDOUS MATERIAL CONDITIONS

PRIORITY	1	2	3
Abate 12"x12" ceiling tiles		.	
Abate popcorn ceiling spray		.	
Abate piping insulation		.	

\*Costs for hazardous material priorities are incorporated in interior conditions costs

## ACCESSIBILITY CONDITIONS

PRIORITY	1	2	3
Add platform lift to cool down room - old stage areas		.	
Add handrails at north entrance stairs, and at corridor		.	
Modify main restrooms and small restroom to meet ADA		.	
Modify restrooms off of gym/cafeteria to meet ADA		.	

## PLUMBING CONDITIONS

PRIORITY	1	2	3	4
Add thermostatic mixing valves on eyewash stations	.			
Replace all galvanized domestic water pipe with copper or plastic pipe	.			
Add pipe wrap to lavatories to make them ADA compliant	.			
Replace sump pump in boiler room, reslope floors to basin to eliminate standing water	.			
Replace damaged/missing insulation on domestic water in building		.		
Replace existing indirect vented water heater with direct vent water heater		.		
Install a new domestic hot water recirculation pump and circuit settings at the ends of the lines		.		
Install floor drains in restrooms and areas of need		.		
Replace urinals in men's restroom and place securely on original wall instead of the wood buildout		.		
Fix roof drainage overflow scuppers to spill on splash pad, not drip down brick		.		
Replace plumbing fixtures and trim inside the building		.		
Remove any unused pipes at old fixture locations back to wall where they won't be damaged			.	

## MECHANICAL CONDITIONS

PRIORITY	1	2	3	4
Make up air unit for kitchen exhaust hood	.			
Ventilate classroom 105	.			
Address rooms without any ventilation	.			
Cover all exposed fins on the fin tube radiation	.			
Change pneumatic controls to DDC controls for entire building		.		
Add hot water boiler and add a backup hot water boiler		.		
Replace damaged/missing insulation on the hydronic systems in the building		.		
Add exhaust to the janitors closet		.		
Fix air leakage in fan coil unit in library		.		
Rezone/Reduct library for added room in space		.		
Add transfer grille into restrooms		.		
Replace rusted or missing exhaust grilles			.	

## ELECTRICAL CONDITIONS

PRIORITY	1	2	3
Replace main electrical gear		.	
Replace branch panels utilizing fuses		.	
Replace exterior HID fixtures with LED fixtures		.	
Replace interior fixtures that are still utilizing T12 lamps with T8 lamp fixtures		.	
Replace vestibule light fixtures with vandal resistant fixtures		.	

## SECURITY CONSIDERATIONS

PRIORITY	1	2	3
Renovate main entrance and office area to provide secure visitor entrance through the administrative area	.		

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?**

## **ISG Summary Findings:**

**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

## **Community Statements and Questions for Hill Elementary**

### >Building Efficiencies

- What would we save in staff efficiency with one site?
- Compare new school to older buildings over 20 years. What are the savings?
- Need more space for specialists.
- Are square footage recommendations mandatory or are we grandfathered in?

### >One Campus Questions/Comments

- Keep new building simple.
- What will you do with old buildings?

### >Property Questions/Comments

- Do we have enough land to add on at either site?
- Are there land issues if we build new? (Property ownership?)

### >Maintenance Questions/Comments

- Any penalties for not meeting codes/square footage requirements?
- Is there lead or asbestos in elementary schools?
- Could we add on as schools and meet ADA requirements?
- How did we get here? Why were these buildings not maintained and things fixed along the way?
- Need to do a better job of taking care of our schools like mowing, weeds, etc.

### >Finance Questions/Comments

- What would it cost to operate Brown and Hill for 20 years vs building new and operating for 20 years?
- Yearly maintenance costs per facility, cost per student?

### >Other

- Why are Kindergarten number up? Need to do a growth study.
- Do test scores improve with new building vs. current building?



# 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 6<sup>th</sup> 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 18<sup>th</sup> 7:00 PM to 9:00 PM**

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

1401 7<sup>th</sup> St SW  
Pipestone, MN 56164

Phone: (507)825-5861  
[www.pas.k12.mn.us](http://www.pas.k12.mn.us)

District Fax: (507)825-6718  
MS/HS Fax: (507)825-6729

**Meeting #3 – Wednesday, August 15<sup>th</sup> 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 26<sup>th</sup> 7:00 PM to 9:00 PM**

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

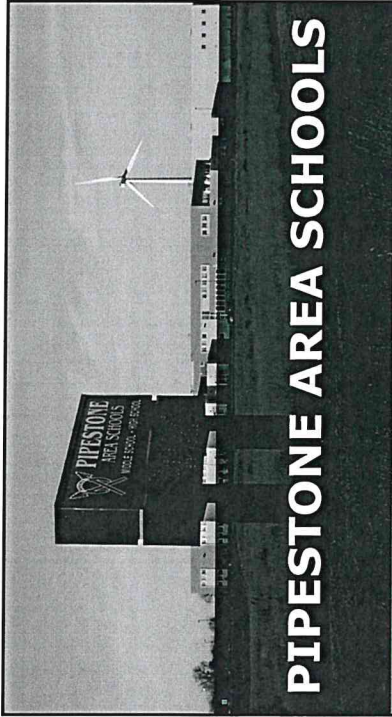
Included with this letter you will find additional information regarding the Facility Study and information that will help you prepare for the work ahead of you. The Facility Assessment was prepared by ISG at the direction of Pipestone Area Schools. The full 168-page report can be found on the school's 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](mailto: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 <sup>th</sup> – 9 <sup>th</sup> ) 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
<b>Totals</b>	<b>\$24,115,730</b>	<b>\$264,100</b>	<b>\$24,379,830</b>

\* - 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
<b>Totals</b>	<b>\$9,978,230</b>	<b>\$12,227,570</b>	<b>\$22,205,800</b>

\* - 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
<b>Totals</b>	<b>\$21,921,980</b>	<b>\$264,100</b>	<b>\$22,186,080</b>

\* - 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 <sup>th</sup> - 9 <sup>th</sup> ) 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
			\$525,000
<b>Totals</b>	<b>\$260,900</b>	<b>\$264,100</b>	<b>\$26,850,000</b>

### 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
			\$525,000
<b>Totals</b>	<b>\$260,900</b>	<b>\$264,100</b>	<b>\$24,656,250</b>

### 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
			<b>\$34,644,150</b>

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

- ### 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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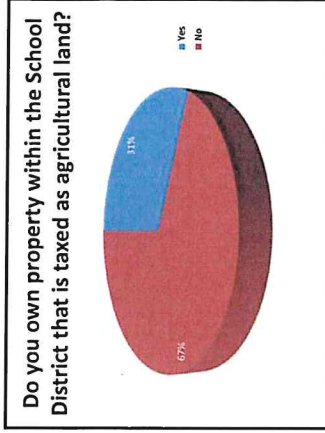
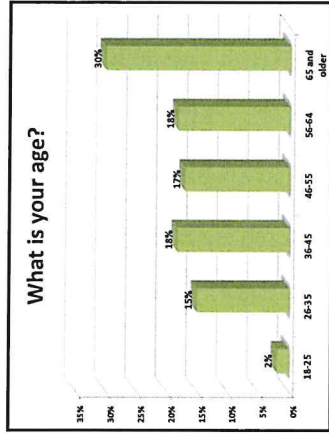
## **NEXT STEPS**

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



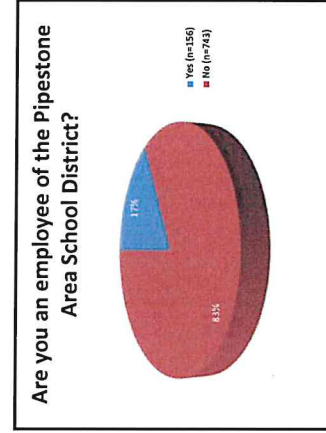
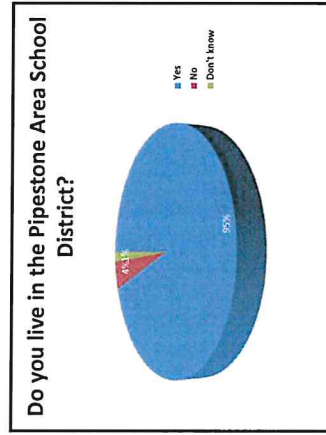
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Pipestone Area School District  
Community Survey Results  
Fall 2018

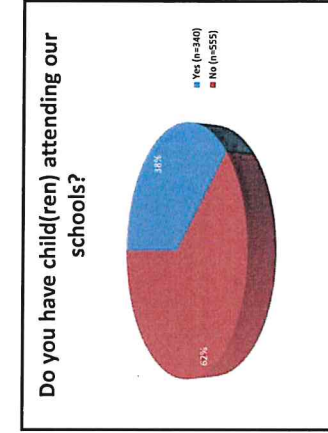
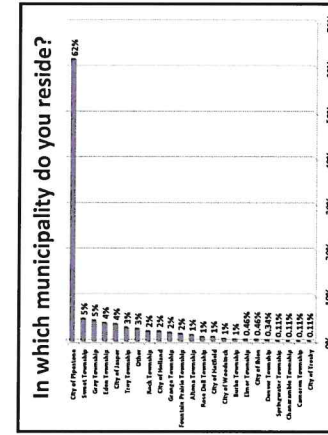



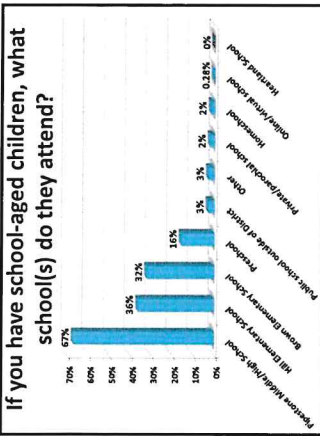
### Survey Summary

- The survey was conducted in October of 2018.
- Residents within the District were mailed a paper survey. Each survey included a unique survey access code for those who preferred to take the survey online.
- Total responses = 933 (486 paper)
- Participation rate = 27%



### Respondent Information





In an effort to develop plans to update our schools and improve efficiency, the community-based task force identified the following factors for growth in demographics:

The safety of our students and staff in our top priority. The main entrance should be redesigned to better control motor vehicle access. Additionally, the fire suppression and alarm systems at the elementary school need to be updated.

**Ageing Building Infrastructure:** The majority of the building infrastructure is over 20 years old. The main entrance should be redesigned to better control motor vehicle access. Additionally, the fire suppression and alarm systems at the elementary school need to be updated.

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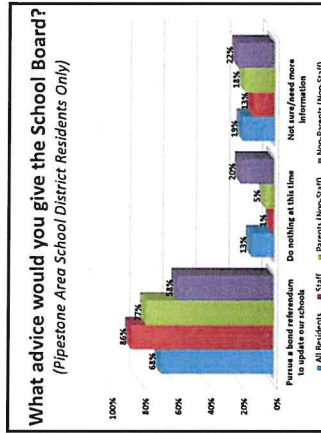
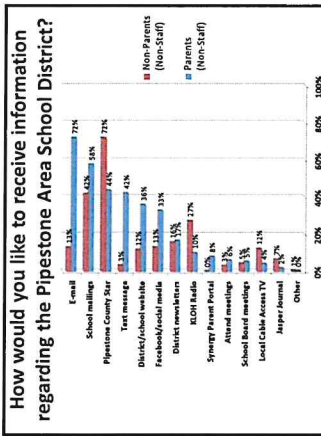
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The safety of our students and staff in our top priority. The main entrance should be redesigned to better control motor vehicle access. Additionally, the fire suppression and alarm systems at the elementary school need to be updated.

**OPTION 1: Build a New Elementary School**

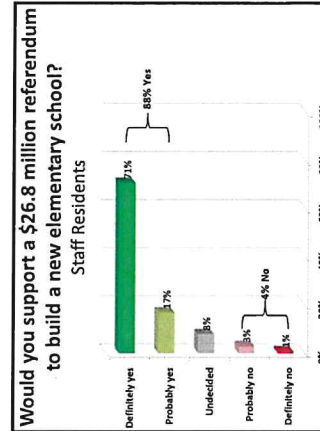
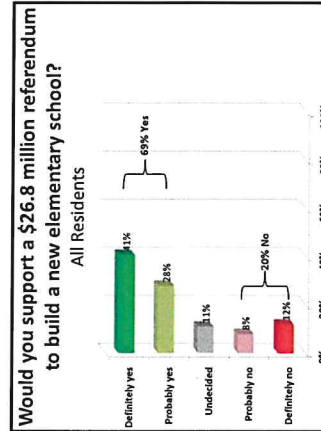
The estimated cost for the new elementary school is \$26.8 million. The estimated cost for the new elementary school is \$26.8 million. The estimated cost for the new elementary school is \$26.8 million.

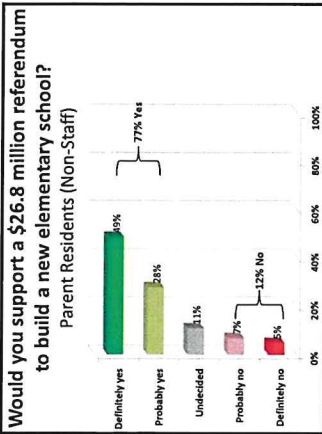
Item	Estimated Cost	Total
Construction	\$15,000,000	\$15,000,000
Land	\$2,000,000	\$17,000,000
Site Preparation	\$1,000,000	\$18,000,000
Utilities	\$1,000,000	\$19,000,000
Other	\$7,800,000	\$26,800,000



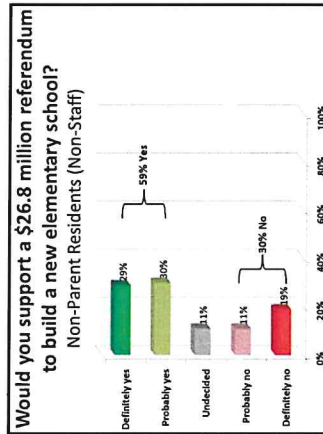
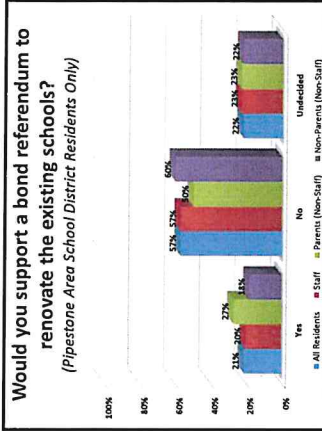
### Background Information

### Elementary Update Options (Option 1)





## Elementary Update Options (Option 2)



#### OPTION 2: Update the Existing Elementary Schools

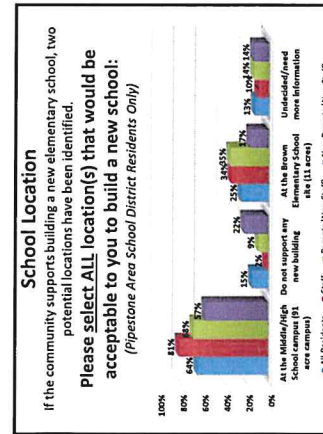
Brown Elementary was built in 1960 and currently serves 193 students in kindergarten through 3rd grade.

Bozotill projects include the following:

- Add secure entrance/office to better control visitor access
- Add general education music, art and special education classroom and small group instruction areas
- Add space for media and technology as well as a gym
- Replace boilers and air handling equipment and controls
- Update restrooms including replacement plumbing system
- Upgrade roof, windows and cabinetry
- Address Americans with Disabilities Act (ADA) compliance
- Update fire alarm system
- Upgrade landscaping and install drain tile to address water infiltration

Estimated Cost: \$10 million

## Reconfigure Grade Levels



#### OPTION 3: Update the Existing Elementary Schools

Will Elementary was built in 1954 and serves 265 students in 2nd through 4th grade.

Bozotill projects include the following:

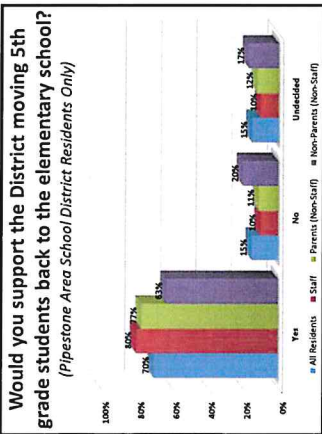
- Add a secure entrance/office to better control visitor access
- Add general education music, art and special education classrooms and small group instruction areas
- Add space for media and technology as well as a gym
- Replace electrical service and lighting
- Replace boilers and air handling equipment and controls
- Upgrade roof, windows and cabinetry
- Address Americans with Disabilities Act (ADA) compliance
- Update fire alarm system
- Upgrade landscaping and install pump and riser pipe floor to address water accumulation

Estimated Cost: \$12.2 million

The total cost to complete all of the updates at both schools is \$22.2 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



## Funding Support

Thank you!

## Update Middle/High School

The cost to complete all of the projects identified in the property inventory is \$1,231.8 million and includes:

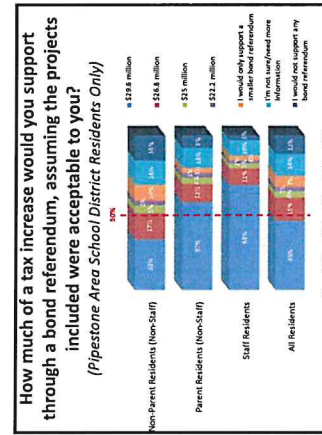
- Build a new elementary school: \$100 million
- Upgrade elementary school: \$127.2 million
- Upgrade middle school: \$100 million
- Upgrade high school: \$100 million
- Upgrade gymnasium: \$100 million
- Upgrade cafeteria: \$100 million
- Upgrade playground: \$100 million
- Upgrade bus stop: \$100 million
- Upgrade security: \$100 million
- Upgrade landscaping: \$100 million
- Upgrade lighting: \$100 million
- Upgrade water: \$100 million
- Upgrade sewer: \$100 million
- Upgrade gas: \$100 million
- Upgrade electrical: \$100 million
- Upgrade HVAC: \$100 million
- Upgrade fire: \$100 million
- Upgrade pest control: \$100 million
- Upgrade janitorial: \$100 million
- Upgrade maintenance: \$100 million
- Upgrade insurance: \$100 million
- Upgrade liability: \$100 million
- Upgrade professional fees: \$100 million
- Upgrade contingency: \$100 million

The following table shows the amount of funding needed for each project. The table is sorted by the amount of funding needed.

Type of Property	2021 Market Value	2021 Schooling	2021 Market Value	2021 Schooling	2021 Market Value	2021 Schooling
Residential	\$1,000,000	100	\$1,000,000	100	\$1,000,000	100
Commercial	\$1,000,000	100	\$1,000,000	100	\$1,000,000	100
Industrial	\$1,000,000	100	\$1,000,000	100	\$1,000,000	100
Public	\$1,000,000	100	\$1,000,000	100	\$1,000,000	100
Other	\$1,000,000	100	\$1,000,000	100	\$1,000,000	100

### Would you support a referendum that included the following projects? Yes (10), No (1) (Pipestone Area School District Residents Only)

Item	All Residents	Staff Residents	Parents (Non-Staff)	Non-Parent Residents (Non-Staff)
Improve Building Safety and Security Est. cost: \$900,000	8.12	9.35	8.77	7.38
Add a Technical Education Classroom and Lab (Shop) Est. cost: \$975,000	7.56	8.53	8.35	6.92
Expand the Current Agriculture Greenhouse Est. cost: \$400,000	6.19	7.10	6.79	5.67
Add a Fitness/Cardio Classroom Est. cost: \$590,000	5.91	7.16	7.33	4.83





## ▶ OPTION I

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
<b>ESTIMATED COST</b>		<b>\$9,978,230</b>

\*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
<b>ESTIMATED COST</b>		<b>\$12,227,570</b>

\*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
<b>ESTIMATED COST</b>		<b>\$24,379,830</b>

\*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
<b>ESTIMATED COST</b>		<b>\$22,186,080</b>

\*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
<b>ESTIMATED COST</b>		<b>\$26,850,000</b>

## ▶ 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
<b>ESTIMATED COST</b>		<b>\$24,656,250</b>

**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 7<sup>th</sup> 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](mailto: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:

<b>Ballot Questions</b>			
<b>Question #1</b>		<b>Question #2</b>	
<b>New PK -5 Elementary School (600 Students)</b>		<b>MS / HS Secure Entrance &amp; Administrative Office Upgrades</b>	
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		
	<b>\$ 26,800,000</b>		

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 9<sup>th</sup>**
  - 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	NO
59 9676 : ISD NO. 2689 PIPESTONE AREA	1317	429
<b>Total:</b>	<b>1317</b>	<b>429</b>


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


Precinct	NP	NO
59 9676 : ISD NO. 2689 PIPESTONE AREA	1240	500
<b>Total:</b>	<b>1240</b>	<b>500</b>

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 15<sup>th</sup> day of April, 2019.

  
\_\_\_\_\_  
School Board Member

  
\_\_\_\_\_  
School Board Member

  
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School Board Member

  
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School Board Member

  
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School Board Member

  
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School Board Member

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School Board Member

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

I, Lance Oye, Clerk of the Independent School District No. 2689 (PIPESTONE AREA) do hereby certify the within and foregoing 6 (six) 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) Special Election held on Tuesday, April 9, 2019.

Witness my hand and official seal of office this 15<sup>th</sup> day of April, 2019.

  
\_\_\_\_\_

# The Bottom Line

- ▶ Hill Elementary will need:
  - ▶ \$2,898,235 in maintenance if we keep it open.
  - ▶ To accommodate learning needs, 27,200 square feet of space is needed at an estimated cost of \$12,200,000
  - ▶ Utility efficiencies and savings are estimated at \$35,000 per year.
  - ▶ Maintenance efficiencies are estimated at \$22,000 per year.
  - ▶ Staff efficiencies are estimated at \$56,000 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 Hill 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.

Dolson Hill 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