

Description of Proposed School Construction Project

North St. Paul-Maplewood-Oakdale Public School District, ISD #0622-01, is proposing a one-question bond referendum on May 14, 2019, that would authorize \$275 million in bonding authority to finance district-wide facility improvements.

Proposed projects would be scheduled for completion in the 2019-2025 calendar years. Cost estimates by location/project type are as follows:

	Construction Costs	Inflation Single Year (5%)	Design Contingency	Construction Contingency	Soft Costs	Professional Fees	Total
North High School							
Existing Building Renovations (Commons/Cafeteria/Media Center)	\$327,200	\$22,904	\$12,254	\$12,683	\$13,126	\$29,006	\$417,172
Building System Updates	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Two Story Addition (secure entry and hands on learning labs)	\$7,397,875	\$517,851	\$118,736	\$281,206	\$291,048	\$649,256	\$9,255,972
Entry Plaza and Receiving (from the pedestrian bridge to Margaret St)	\$1,000,000	\$70,000	\$26,750	\$38,386	\$39,730	\$88,205	\$1,263,071
Parking Lot Improvements (Between the School and DEC)	\$400,000	\$28,000	\$10,700	\$15,355	\$15,892	\$35,282	\$505,229
Moving Costs including programs from the DEC	\$50,000	\$3,500	\$0	\$0	\$0	\$0	\$53,500
	\$9,175,075	\$642,255	\$168,440	\$347,629	\$359,796	\$801,749	\$11,494,945
New Maplewood Elementary School							
New Building	\$21,968,750	\$1,098,438	\$807,352	\$835,609	\$864,855	\$1,911,093	\$27,486,097
Site Development Costs	\$2,125,000	\$106,250	\$33,469	\$79,265	\$82,039	\$183,009	\$2,609,033
Stormwater Management	\$575,000	\$28,750	\$15,094	\$21,660	\$22,418	\$49,770	\$712,691
Building Demolition	\$1,500,000	\$75,000	\$0	\$55,125	\$57,054	\$64,103	\$1,751,282
Moving Costs from the Middle School and to the Elementary	\$150,000	\$7,500	\$0	\$0	\$0	\$0	\$157,500
	\$26,318,750	\$1,315,938	\$855,914	\$991,659	\$1,026,367	\$2,207,975	\$32,716,602
John Glenn Middle School							
Entry Plaza, Landscaping and Irrigation	\$265,000	\$21,200	\$16,457	\$16,646	\$10,377	\$36,330	\$366,010
Parking/Drives/Bus Drives and Parking	\$1,750,000	\$140,000	\$108,675	\$109,927	\$68,530	\$239,916	\$2,417,048
Regrade Fields and Provide Fencing	\$425,000	\$34,000	\$26,393	\$26,697	\$16,643	\$58,265	\$586,997
Stormwater Improvements	\$100,000	\$8,000	\$6,210	\$6,282	\$3,916	\$13,709	\$138,117
Secure Entry and Administration Addition	\$1,410,560	\$112,845	\$87,596	\$88,605	\$55,237	\$193,381	\$1,948,223
Project Labs Addition - single story	\$2,681,250	\$214,500	\$166,506	\$168,424	\$104,997	\$367,586	\$3,703,263
Media Center Addition (4000) with Classrooms (2750) Above	\$1,447,875	\$115,830	\$89,913	\$90,949	\$56,698	\$198,496	\$1,999,762
Second Story Classroom Addition Over Existing 916 Wing	\$2,816,850	\$225,348	\$174,926	\$176,942	\$110,307	\$386,176	\$3,890,549
Renovate the Existing Building	\$6,565,000	\$525,200	\$407,687	\$412,384	\$257,084	\$900,028	\$9,067,382
Receiving and Boiler Room Addition	\$1,538,125	\$123,050	\$95,518	\$96,618	\$60,233	\$210,869	\$2,124,412
Student Entry/Verticle Circ/Student Services	\$2,093,750	\$167,500	\$130,022	\$131,520	\$81,991	\$287,043	\$2,891,825
New Competition Pool and Support Spaces	\$7,449,375.00	\$595,950	\$462,606	\$467,936	\$291,716	\$1,021,272	\$10,288,855
Abatement	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Move of staff and students	\$250,000.00	\$20,000	\$0	\$0	\$0	\$0	\$270,000
	\$28,792,785	\$2,303,423	\$1,772,507	\$1,792,929	\$1,117,728	\$3,913,071	\$39,692,444
Tartan High School							
Renovate and Expand Music and Support Areas	\$5,062,500	\$379,688	\$190,477	\$197,143	\$204,043	\$676,320	\$6,710,170
Renovate Classroom/Labs and Locker Rooms/Gym	\$1,547,500	\$116,063	\$24,953	\$59,098	\$61,166	\$204,671	\$2,013,451
New Classroom/Lab Wings	\$32,976,250	\$2,473,219	\$531,742	\$1,259,342	\$1,303,419	\$4,361,401	\$42,905,374
New Secure Entry, Lobby Spaces and Administration	\$4,260,600	\$319,545	\$68,702	\$162,710	\$168,404	\$563,502	\$5,543,463
Construct Kitchen, Cafeteria, Receiving and Central Plant	\$10,621,875	\$796,641	\$171,278	\$405,643	\$419,840	\$1,404,837	\$13,820,113
Demolition Costs (includes Oakdale Elementary School)	\$2,350,000	\$176,250	\$0	\$88,419	\$91,513	\$308,455	\$3,014,637
Entry Plaza to Building and Stadium	\$1,250,000	\$93,750	\$33,594	\$48,207	\$49,894	\$166,158	\$1,641,603
Expand/Replace Parking Lots	\$1,345,000	\$100,875	\$36,147	\$51,871	\$53,686	\$178,786	\$1,766,365
Move of Students and Staff	\$200,000	\$15,000	\$0	\$0	\$0	\$29,563	\$244,563
	\$59,613,725	\$4,471,029	\$1,056,893	\$2,272,433	\$2,351,968	\$7,893,693	\$77,659,740

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

April 12, 2019