

2019 Ready for Tomorrow Building Bond Program



SCHOOL SITES	CONSTRUCTION PLANS
ALL schools	Secure entrances, flexible learning spaces, modern furniture, improved air quality
Carver Elementary	Academic expansion
Cowern Elementary	Secure entrance, flexible learning spaces, and modern furniture
Eagle Point Elementary	Build new 800-student building on existing site, then remove old building
Weaver Elementary	Secure entrance, flexible learning spaces, and modern furniture
John Glenn Middle School	Renovate and expand, add new pool, improve traffic flow
Maplewood Middle School	Closes; build new 800-student elementary school on site, then remove old building
Skyview Middle School	Renovate, improve parking lot and traffic flow
Tartan High School	Academic expansion
North High School	Academic expansion
Beaver Lake, Gladstone, Harmony, Next Step	Secure entrances, flexible learning spaces, and modern furniture
Oakdale Elementary	Closes; remove building, add land to Tartan High School
Skyview Elementary	Closes; becomes Skyview Middle School after renovation
Webster Elementary	Closes; repurpose for district programs

Note: Castle and Richardson Elementaries are receiving updates in 2018-19 using existing district funds. The renovations listed above update the rest of the district's schools but require voter-approved funding.

- Voter Approved May 14, 2019
- \$275 million General Obligation School Building Bonds to fund construction projects district wide
- Fall 2025: Ready for Tomorrow Projects will be completed
- Fall 2026: 2023 Master Plan Update (Webster & Harmony) will be completed
- Ending bond balance of \$24.6 million / 9% (estimated). District benefited from:
 - Low bond sale interest rates
 - Project cost savings
 - Periods of low construction inflation
 - Competitive construction market
 - Bond investment strategies



School District 622

NORTH ST. PAUL | MAPLEWOOD | OAKDALE

Ready for tomorrow

Restricted Construction Fund Utilization

- Funds cannot be used to cover general fund expenses or offset any budget shortfalls
- District must utilize funds for the same purpose(s) indicated in the original ballot question
 - For “the betterment of school facilities”
 - Building planning, construction and furniture costs only
- District must spend down the funds to avoid penalties
- District has opportunity to do more than previously planned

Recommended Utilization: Cowern Elementary Building Addition and Renovation

- Building/Site
 - Cowern has the site space to handle additions and parking expansion
- Location:
 - Cowern is situated with boundaries adjacent to Richardson and Castle that can be adjusted to help level out enrollment between the three schools
- Efficiency:
 - Operating a 4-section school with an approximate 600 student design capacity is more cost effective than a 3-section school
 - Cowern would support a 2-story addition to maximize construction efficiency, reduce footprint size
 - Cowern is in need of infrastructure replacements and combining this with building additions decreases construction costs (construction over a short instead of a long time frame)
- Equity:
 - Cowern is in need of educational learning spaces similar to what has been designed into the district's new and recently renovated schools

Conceptual Test Fit Only

Playground
(Summer 2025)

Hard
Surface Play

Parking
Expansion

Classroom Addition
2-Stories w/ Storm Shelter

Vestibule
Addition ?

Renovation of Existing Building

Kitchen
Addition

Gym

Lower
Elementary School

Main
Entrance

South Avenue E

St N

Margaret St N

Feasibility Conceptual Plan

Feasibility Study developed in conjunction with our District Consultants: Wold Architects & Engineers and Adolphson & Peterson (A&P) Construction.

Renovation of the existing building would include:

- Central learning areas; Centralized mechanical systems;
- New finishes, casework;
- New ceilings, lighting, electrical;
- New domestic water piping and plumbing fixtures
- New doors, hardware



School District 622

NORTH ST. PAUL | MAPLEWOOD | OAKDALE

Ready for tomorrow

Cowern - Preliminary Schedule & Budget

Phase	Schedule	Note(s)
Architectural & Engineering Design	February - October 2025	
Bidding	November - December 2025	
Construction	May 2026 - June 2028 (FY27 & FY28)	Phase 1 - Addition(s). Additional space needed to keep the school operational and clear portions of the existing building for renovation

Construction Scope	Bond Funding	Estimated Construction Costs	Estimated Project Costs (30%)	Estimated Total Costs
Additions / Capital Needs	School Building Bonds <i>** bonds on hand **</i>	\$17,850,000	\$5,355,000	\$23,205,000
Renovations / LTFM	Future Facility Maintenance Bonds	\$12,600,000	\$3,780,000	\$16,380,000
Total		\$30,450,000	\$9,135,000	\$39,585,000

- Costs estimated with inflation to the midpoint of construction (2027)
- Project costs include but are not limited to: consultant fees, contingencies, permitting fees, special testing fees, survey work, and other owner-related project responsibilities that do not fall to the contractor(s).

Tonight's Resolution

- Allocates the School Building Bond estimated balance to Cowern Elementary Schools Additions and Renovations (up to \$24.6 million)
- Same as our other deferred maintenance construction work, the resolution approves integration of the existing infrastructure renovations into the upcoming Long Term Facilities Maintenance (LTFM) 10-year Plans which are
 - Approved by the School Board and State annually
 - Supported by the sale of General Obligation Facilities Maintenance Bonds (\$16.5 million over two years)
- Starts the Project
 - Planning & Design 2025
 - Construction 2026 & 2027