



A **LEGENCE** Company

Potential Facility Improvements

ISD #378 – School Board Work Session

Updated 2/5/2026



Remaining Project Funds

General Information

- The District currently has approximately \$950,000 of remaining funds spread across the following sources:
 - 2019 Bond Funds +/- \$ 675,000
 - Abatement Bond Funds +/- \$ 275,000
 - Abatement Bond Funds are dedicated to addressing improvements/maintenance to the District's paved surfaces (i.e., parking lots, sidewalks, etc.)
- Of these remaining funds, the District has allocated +/- \$91,408 to addressing tuckpointing and brick replacement at the pool exterior walls to address failing brick.
- This leaves the District with approximately +/- \$858,500 in remaining funds in the following categories:
 - 2019 Bond Funds +/- \$ 583,500
 - Abatement Bond Funds +/- \$ 275,000

Roof Section Replacement

General Information

- The District has replaced / built approximately 147,800 SF of roofing since 2014.
 - Current strategy is to obtain a loan from a local bank / bond against LTFM for a term of 5-years which allows for limited amount of roofing that can be addressed.
 - Roof area and year:

| | | | |
|--|--------|----|-------------------|
| • 2014 – High School Roofs | 41,500 | SF | (Replace in 2034) |
| • 2019 – Elementary Roofs | 35,500 | SF | (Replace in 2039) |
| • 2020/2021 – 2019 Bond Projects – Additions | 33,175 | SF | (Replace in 2041) |
| • 2024 – Gym, Pool and Adjacent Areas | 37,625 | SF | (Replace in 2044) |
- The District currently has 35,550 SF of roofing to replace. There are three (3) options available to address these remaining roof sections
 - The District can choose to utilize remaining 2019 Bond Funds to address a portion of this work.
 - The District can continue the “5-Year Plan” w/ the next sections due in 2029
 - The District can bond for the remaining re-roofing w/ the new LTFM legislation

Roof Section Replacement

CURRENT FUNDING STRATEGY (NO TAX IMPACT):

CURRENT 5-YEAR LTFM BOND THAT ADDRESSED THE GYM, POOL AND LOCKER ROOMS

**ALL ROOF SECTIONS REQUIRING REPLACEMENT
REMAIN OUT OF WARRANTY w/ PATCHING AS THE
ONLY OPTION AVAILABLE TO ADDRESS LEAKS**

**AT THE END OF THREE (3) ADDITIONAL
5-YEAR LTFM BONDS:**

- **TOTAL COST TO ADDRESS REMAINING ROOFING WOULD BE \$1,633,000 BASED ON ASSUMED 4% INFLATION AND LOWER BUYING POWER OF COMMITTED \$595,000 IN LTFM FUNDING**
- **HIGH SCHOOL ROOF DUE IN 2044 ADDS ANOTHER \$3,646,500**
- **TOTAL INVESTMENT REQUIRED IN 2044 IS \$5,279,500**

LIMITED DOLLARS AVAILABLE TO ADDRESS ROOFING NEEDS AND REDUCED EFFICIENCIES DUE TO INFLATION
(i.e., \$595,000 IN TODAY'S DOLLARS WON'T COMPLETE AS MUCH ROOFING)

5-YEAR LTFM BOND

\$595,000 BUYS 14.4% LESS = \$509,300

5-YEAR LTFM BOND

\$595,000 BUYS 29.7% LESS = \$418,300

5-YEAR LTFM LOAN

\$595,000 BUYS 42.3% LESS = \$343,100

HIGH SCHOOL ROOFS REPLACED IN 2014 WILL BE DUE FOR REPLACEMENT IN 2044

ALTERNATE FUNDING STRATEGY:

CURRENT 5-YEAR LTFM BOND THAT ADDRESS THE GYM, POOL AND LOCKER ROOMS

TOTAL INVESTMENT IS \$2,074,200
NOTE: ESTIMATED TAX IMPACT ON A \$160K HOUSE ON A 20-YEAR

- +/- \$18 PER YEAR
- +/- \$1.50 PER MONTH
- +/- \$0.05 PER DAY

ESTIMATED TAX IMPACT ON AN ACRE VALUED AT \$10,000

- +/- \$0.21/ACRE

**BOND FOR REMAINING ROOFS
w/ "ABOVE THE LINE" LTFM**

TOTAL LONG-TERM SAVINGS = \$3,205,300 BY ADDRESSING ROOF NOW

**ALL ROOFS IN THE DISTRICT HAVE BEEN ADDRESSED WITH THE EARLIEST ROOF REPLACEMENT NEEDED IN 2044
FREES UP ANNUAL LTFM DOLLARS TO ADDRESS REGULAR MAINTENANCE ON FACILITIES**



Roofing Condition Summary



General Information ***:

Area "A" (Shops)**:

- 12,600 SF +/- \$ 748,440

Area "B" (Boiler Room)**:

- 1,550 SF +/- \$ 92,070

Area "C" (Locker Rooms)**:

- 7,700 SF +/- \$ 457,380

Area "D" (Student Dining)**:

- 13,700 SF +/- \$ 813,780

Note: All costs shown above are in overall Project Cost * format

* Project Cost = Construction Cost+ Fees/Oversight/Permits

** All remaining roof sections are out of warranty

*** Project Costs are estimates – piecemealing items above may result in a greater Project Cost than shown due to loss in scope efficiencies

Parking Lot Maintenance

General Information

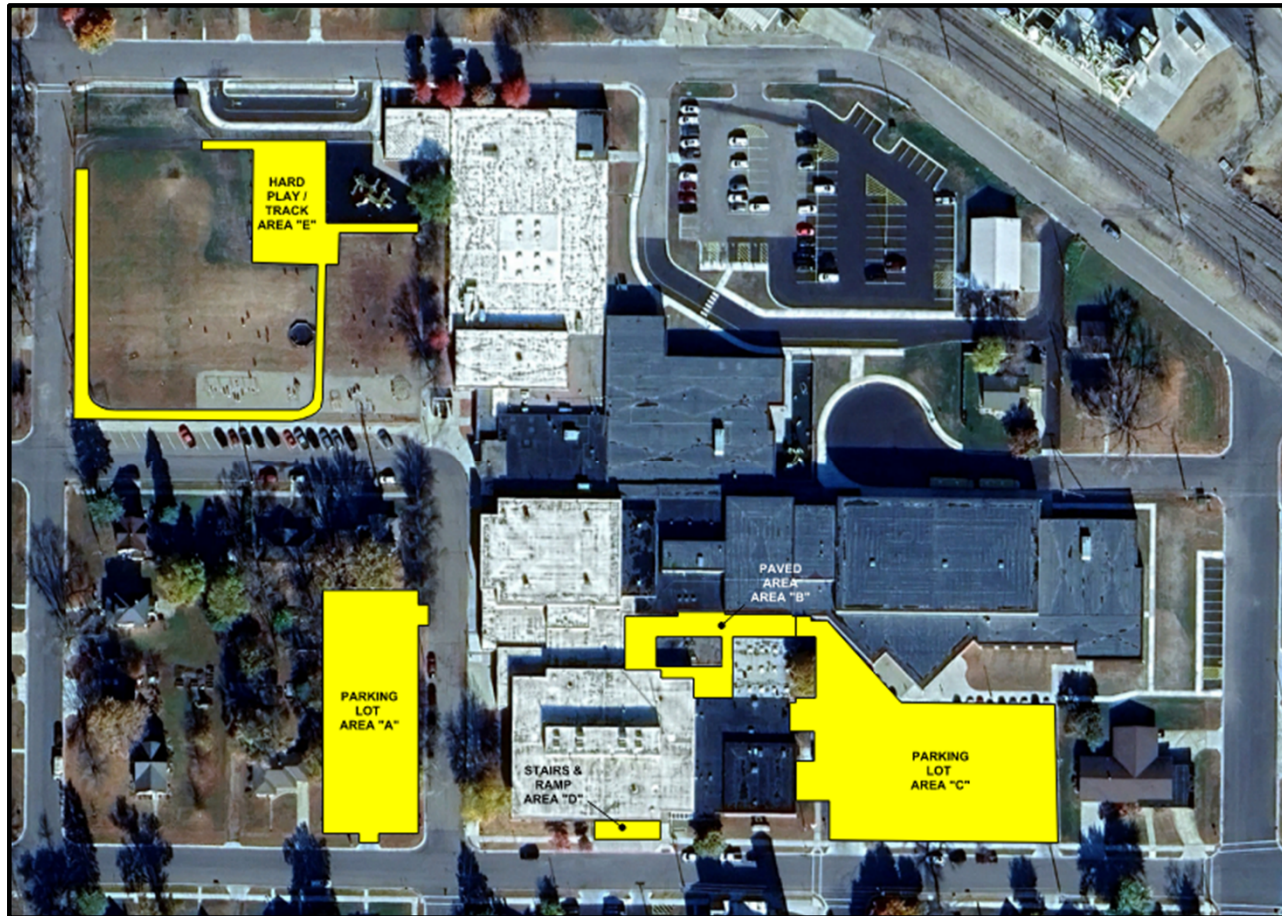
- The District has replaced / built approximately 90,375 SF of paving since 2020; and seal coated an additional 32,650 SF of paving in 2024.
 - Current strategy was to build/enhance existing/new paved areas with the 2019 bond funds and abatement bond funding.
 - As a part of this work the District performed seal coated and re-striped the activities parking lot (south lot) as a strategy to lengthen the available life on the pavement.
- The District currently has 58,750 SF of paving to replace. There are three (3) options available to address this remaining scope:
 - The District can choose to utilize remaining 2019 Bond and 2024 Abatement Bond Funds to address a portion of this work.
 - The District can utilize annual LTFM dollars to perform repairs and general maintenance as needed
 - The District can bond for the remaining parking lot w/ annual LTFM funding

Parking Lot Maintenance

Current

- General rule of pavement management:
 - Chip/Crack Fill & Seal Coat within the first three (3) years of installing new pavement
 - Chip/Crack Fill & Seal Coat every 3-5 years to maintain surface
 - Consider Mill & Overlay every 12-15 years
 - Reconstruction of paved surfaces every 25-30 years
- Current parking lot area conditions:
 - Lot "A" – Lot has not received regular maintenance in the last 8 years. Numerous cracks and undulations in the pavement are present. Recommendation is to Mill & Overlay Lot
 - Lot "B" – Identified as requiring total reconstruction and improved drainage
 - Lot "C" – was Chip/Crack Fill & Seal Coat in Summer of 2024 due to extra funds available in the abatement bond to address cracking & striping of lot. Cracks have reopened along with increase in undulations in pavement surface. Recommendation is to Mill &
 - Lot "E" – Lot has not received regular maintenance in the last 8 years. Numerous cracks and undulations in the pavement are present. Recommendation is to Mill & Overlay Lot
 - New Paving (2019 Bond & 2024 Expansion) – Chip/Crack Fill & Seal Coat needed in 2027

Parking Lot Condition Summary



General Information **:

Area "A" (West Parking Lot):

- 19,100 SF \$ 189,100

Area "B" (Courtyard):

- 1,550 SF \$ 110,880

Area "C" (Activities Parking Lot):

- 32,650 SF \$ 323,235

Area "D" (HS Stair & Ramp):

- 650 SF \$ 132,000

Area "E" (Hard Play / Track):

- 17,250 SF \$ 170,775

Note: All costs shown above are in overall Project Cost* format

* Project Cost = Construction Cos + Fees/Oversight/Permits

** Project Costs are estimates – piecemealing items above may result in a greater Project Cost than shown due to lose in scope efficiencies

Indoor Air Quality - IAQ

General Information

- The District replaced 15 heat pumps and has 8 remaining heat pumps that are due for replacement
- These replacements were funded under "above the line" LTFM Bonds
- The available funding of \$1,470,160 was spent in the replacement of the 15 heat pumps and no remaining funds in this category remain.
- The remaining 8 heat pumps could be replaced with remaining 2019 Bond Funds; and/or annual LTFM dollars as units fail on an "as needed" basis.

Budget Scenarios

OWNER: ISD #378 - Dawson Boyd Public Schools
PROJECT: Potential 2026 Improvements
LOCATION: Dawson, MN
PREP BY: ICS
DATE: 9/8/2025; 10/13/25; 11/3/25; Updated 2/4/26



Identified Projects

| ITEM / ITEM DESCRIPTION | Tuckpointing (Completed) | Roofing Replacement Remaining Bond Funds | Roofing Replacement Future LTFM Bond (2029) +/- \$595,000 Available | Roofing Replacement LTFM Roof Bonding (Addresses All Remaining Roofs) | Parking Lot Improvements Remaining Abatement Bonds (Option #1) | Parking Lot Improvements Abatement Bonds (Option #2) | Mechanical Replacements Remaining IAQ Scope | Quantity / Program | | Unit Cost / SF Cost | Notes: |
|--|-----------------------------|---|---|---|---|--|---|-----------------------|--|------------------------|---|
| | | | | | | | | SF | Unit | | |
| 2026 IMPROVEMENTS | | | | | | | | | | | |
| POOL TUCKPOINTING | | | | | | | | | | | |
| Tuckpointing of Exterior Pool Walls - Initial Quote | \$65,408 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | 1 | QUOTE | \$65,408 | Initial Quote dated 7/15/25 |
| Remove and Reattachment of Roof Coping | \$8,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | 1 | CO | \$8,000 | Removal & Re-Installation of Roof Coping |
| Additional Tuckpointing | \$18,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | 1 | CO | \$18,000 | Additional Tuckpointing Scope - Change Order |
| ROOFING REPLACEMENT | | | | | | | | | | | |
| Roofing Replacement - Section #A | \$0 | \$0 | \$0 | \$567,000 | \$0 | \$0 | \$0 | 12,600 | SF | \$45 | Replace w/ Fully-Adhered EPDM Roof System |
| Roofing Replacement - Section #B | \$0 | \$69,750 | \$0 | \$69,750 | \$0 | \$0 | \$0 | 1,550 | SF | \$45 | Replace w/ Fully-Adhered EPDM Roof System |
| Roofing Replacement - Section #C | \$0 | \$346,500 | \$346,500 | \$346,500 | \$0 | \$0 | \$0 | 7,700 | SF | \$45 | Replace w/ Fully-Adhered EPDM Roof System |
| Roofing Replacement - Section #D | \$0 | \$0 | \$0 | \$616,500 | \$0 | \$0 | \$0 | 13,700 | SF | \$45 | Replace w/ Fully-Adhered EPDM Roof System |
| Roof Patching to Address Critical Areas | \$0 | \$75,000 | \$75,000 | \$0 | \$0 | \$0 | \$0 | 1 | ALLOW | \$75,000 | Address areas in most need |
| PARKING & DROP-OFF/PICK-UP IMPROVEMENTS | | | | | | | | | | | |
| Parking Lot - Area "A" | \$0 | \$0 | \$0 | \$0 | \$143,250 | \$143,250 | \$0 | 19,100 | SF | \$7.50 | Mill & Overlay w/ New Striping |
| Paved Area - Area "B" | \$0 | \$0 | \$0 | \$0 | \$84,000 | \$84,000 | \$0 | 7,000 | SF | \$12.00 | Reconstruct / pave for improved drainage |
| Parking Lot - Area "C" | \$0 | \$0 | \$0 | \$0 | \$244,875 | \$0 | \$0 | 32,650 | SF | \$7.50 | Mill & Overlay w/ New Striping |
| Re-Build HS Entry Stairs & Ramp - Area "D" | \$0 | \$0 | \$0 | \$0 | \$0 | \$100,000 | \$0 | 1 | ALLOW | \$100,000 | Demo & Rebuild New Stairs and Access. Ramp |
| Hard Play / Track - Area "E" | \$0 | \$0 | \$0 | \$0 | \$129,375 | \$0 | \$0 | 17,250 | SF | \$7.50 | Mill & Overlay w/ New Striping |
| Replace Basketball Hoops | \$0 | \$0 | \$0 | \$0 | \$26,000 | \$0 | \$0 | 4 | EA | \$6,500 | Replace existing basketball hoops/backboards |
| MECHANICAL UPGRADES | | | | | | | | | | | |
| Replacement of Existing Heat Pumps | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$308,200 | 8 | EA | \$38,525 | Demo, Replacement, Ceilings & Lights |
| CONSTRUCTION SUBTOTAL | \$91,408 | \$491,250 | \$421,500 | \$1,599,750 | \$627,500 | \$327,250 | \$308,200 | | | | |
| SOFT COSTS | | | | | | | | | | | |
| Project Management/Design Fees & Oversight | \$0 | \$177,101 | \$159,653 | \$348,173 | \$192,613 | \$144,573 | \$146,148 | | | | Varies as a % of Construction Cost + Bond Costs |
| Reimbursables (Mileage, Printing, Postage, Etc.) | \$0 | \$3,684 | \$3,161 | \$11,998 | \$4,706 | \$2,454 | \$2,312 | | | | |
| Plan Review / Permitting Fees | \$0 | \$40,000 | \$50,000 | \$60,000 | \$40,000 | \$20,000 | \$40,000 | | | | |
| Survey/Soil Borings/Construction Testing | \$0 | \$15,000 | \$15,000 | \$15,000 | \$50,000 | \$50,000 | \$0 | | | | |
| Bond Costs | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | | | | |
| SUBTOTAL: | \$0 | \$235,786 | \$227,815 | \$435,172 | \$287,320 | \$217,028 | \$188,460 | | | | |
| CONTINGENCY | | | | | | | | | | | |
| | \$0 | \$39,300 | \$33,720 | \$127,980 | \$50,200 | \$26,180 | \$24,656 | | | | 8% of Construction Cost |
| SUBTOTAL: | \$0 | \$39,300 | \$33,720 | \$127,980 | \$50,200 | \$26,180 | \$24,656 | | | | |
| TOTAL: | \$91,408 | \$766,336 | \$683,035 | \$2,162,902 | \$965,020 | \$590,458 | \$526,316 | | | | |
| VARIANCE FROM AVAILABLE FUNDING (ABATEMENT BOND FUNDS): | NOT ELIGIBLE | NOT ELIGIBLE | NOT ELIGIBLE | NOT ELIGIBLE | (\$690,020) | (\$315,458) | NOT ELIGIBLE | \$275,000 | Remaining Funds in this Category | | |
| VARIANCE FROM AVAILABLE FUNDING (2019 BOND FUNDS): | \$0 | (\$182,744) | N/A | N/A | (\$106,428) | \$268,134 | \$57,636 | \$675,000 | Remaining Funds in this Category | | |
| RIANCE FROM AVAILABLE FUNDING (LTFM BOND FOR ROOFS (2029)): | \$0 | \$0 | (\$88,035) | N/A | N/A | N/A | N/A | \$595,000 | Historical Amount Bonded against LTFM | | |
| TOTAL REMAINING FUNDS: | \$0 | (\$182,744) | (\$88,035) | N/A | (\$106,428) | \$268,134 | \$57,636 | | | | |

Recommendations

Option #1 – Address Parking Lots:

Total Estimated Project Cost: \$ 965,020

- Address Areas "A", "B", "C", "D" & "E" with remaining Abatement Bond & 2019 Bond Funds

Advantages:

- Fits utilizes the +/- \$858,000 in remaining funds.
- Addresses all paved areas at the Pre-K - 12 facility and allows for a periodic maintenance over the next 10-15 years and provides for a more manageable maintenance schedule for the District (i.e., periodic re-striping, chip & crack seal every 3-5 years, etc.).

Disadvantages:

- Existing roof sections would need to wait until:
 - The window opens again to complete another section of roofing in 2029
 - There would be roughly +/- \$595,000 available to address roofing (i.e., equivalent to the cost of
 - Periodic patching would need to occur to address roof leaks on an annual basis as all remaining roof sections in need of replacement are out of warranty
- Existing remaining heat pumps would need to be addressed out of yearly LTFM dollars (+/- \$75,000 remaining after 5-year roofing payment of +/- \$120,000 annually)

Recommendations

Option #2 – Address Parking Lots & All Roofs: Total Estimated Project Cost: \$ 3,127,921

- Address Areas "A", "B", "C", "D" & "E" with remaining Abatement Bond & 2019 Bond Funds

Advantages:

- Parking Lots utilize the +/- \$858,000 in remaining funds.
- Addresses all paved areas at the Pre-K - 12 facility and allows for a periodic maintenance over the next 10-15 years and provides for a more manageable maintenance schedule for the District (i.e., periodic re-striping, chip & crack seal every 3-5 years, etc.).
- All roofs will be addressed, and the district is able to free up LTFM dollars after 2029 to address ongoing maintenance needs (i.e., remaining heat pumps, etc.).
 - Allows the District to proactively plan for roofing replacements need starting in 2044.

Disadvantages:

- Tax impact (small)
- Existing remaining heat pumps would need to be addressed out of yearly LTFM dollars (+/- \$75,000 remaining after 5-year roofing payment of +/- \$120,000 annually).
 - The District is applying for a grant that would address +/- 2 heat pumps



QUESTIONS?