



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 if 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

5-YEAR LTFM BOND

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

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)

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

5-YEAR LTFM BOND

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

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

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

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

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
- +/- \$0.21/ACRE

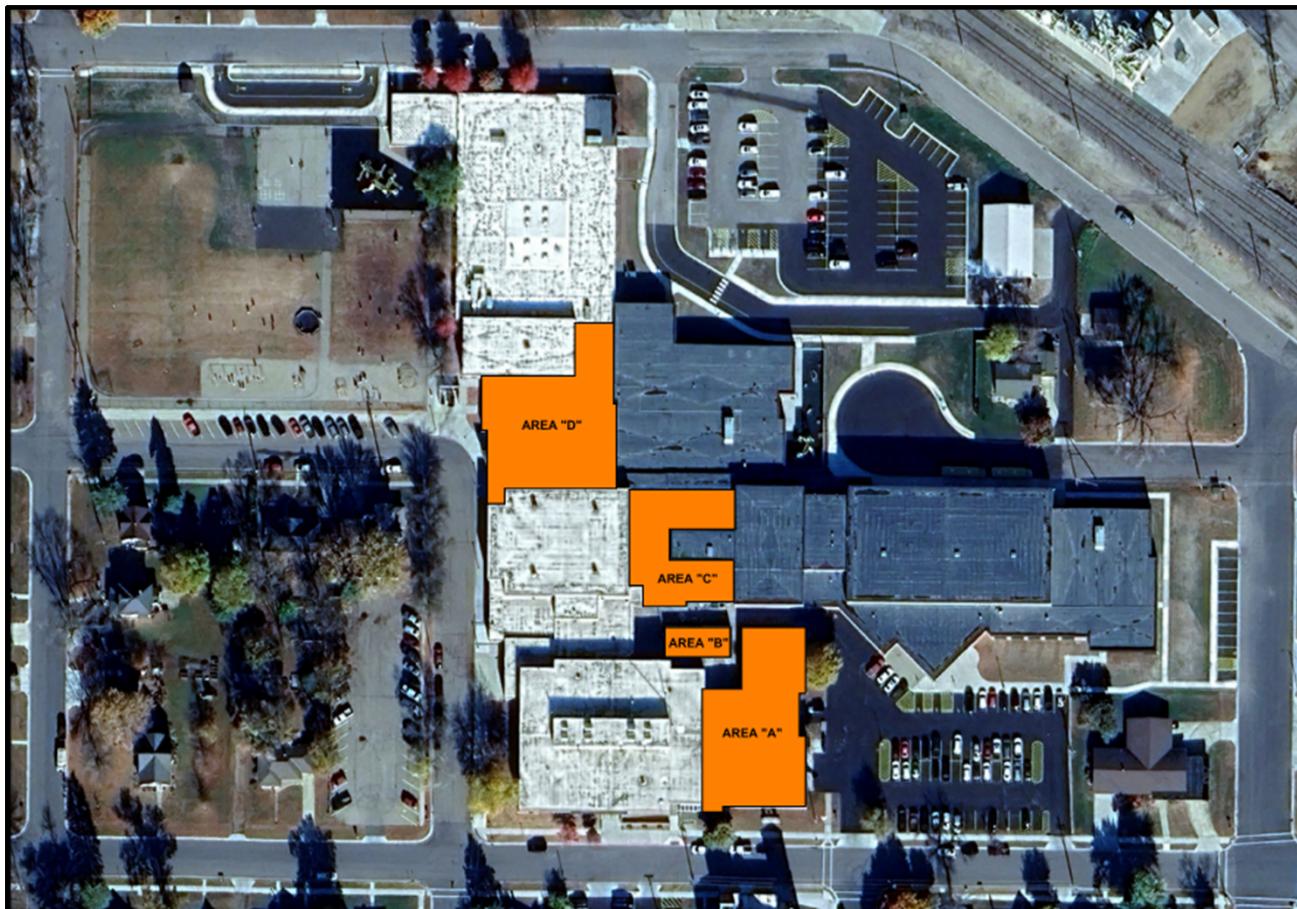
ESTIMATED TAX IMPACT ON AN ACRE VALUED AT \$10,000

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

2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 →

# 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

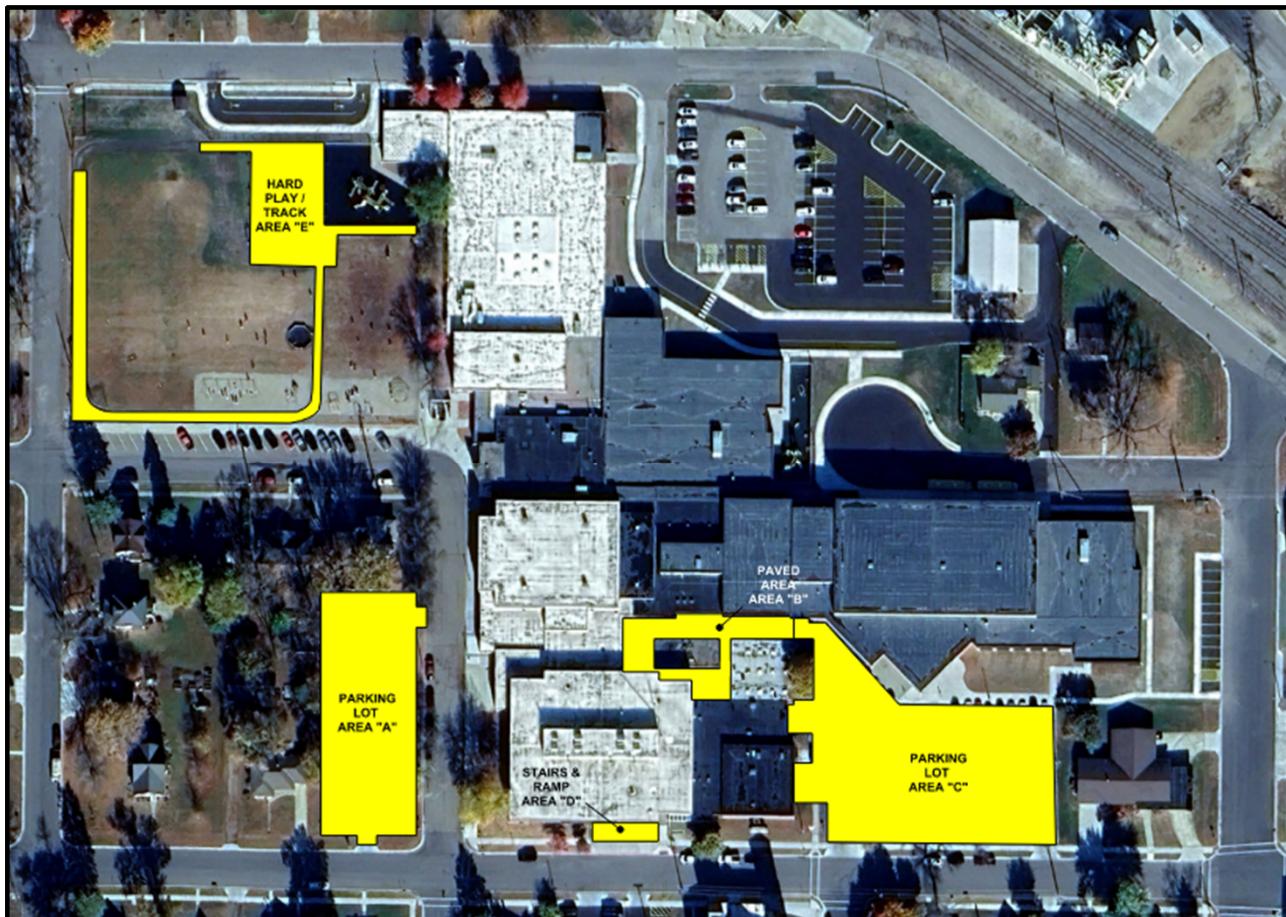
- The District has replaced / built approximately 90,375 SF of paving since 2020; and seal coated an additional 32,650 SF of paving in 2024.
  - Current strategy was to build/enhance existing/new paved areas with the 2019 bond funds and abatement bond funding.
    - As a part of this work the District 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 2/4/25



ITEM / ITEM DESCRIPTION	Identified Projects							
<b>2026 IMPROVEMENTS</b>								
<b>POOL TUCKPOINTING</b>								
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
<b>ROOFING REPLACEMENT</b>								
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
<b>PARKING &amp; DROP-OFF/PICK-UP IMPROVEMENTS</b>								
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
<b>MECHANICAL UPGRADES</b>								
Replacement of Existing Heat Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$308,200	8 EA \$38,525 Demo, Replacement, Ceilings & Lights
<b>CONSTRUCTION SUBTOTAL:</b>	<b>\$91,408</b>	<b>\$491,250</b>	<b>\$421,500</b>	<b>\$1,599,750</b>	<b>\$627,500</b>	<b>\$327,250</b>	<b>\$308,200</b>	
<b>SOFT COSTS</b>								Varies as a % of Construction Cost + Bond Costs
Project Management/Design Fees & Oversight	\$0	\$235,786	\$227,815	\$435,172	\$287,320	\$237,028	\$193,460	
Reimbursables (Mileage, Printing, Postage, Etc.)	\$0	\$177,101	\$159,653	\$348,173	\$192,613	\$144,573	\$146,148	
Plan Review / Permitting Fees	\$0	\$3,684	\$3,161	\$11,998	\$4,706	\$2,454	\$2,312	
Survey/Soil Borings/Construction Testing	\$0	\$40,000	\$50,000	\$60,000	\$40,000	\$20,000	\$40,000	
Bond Costs	\$0	\$15,000	\$15,000	\$15,000	\$50,000	\$50,000	\$0	
<b>SUBTOTAL:</b>	<b>\$0</b>	<b>\$235,786</b>	<b>\$227,815</b>	<b>\$435,172</b>	<b>\$287,320</b>	<b>\$217,028</b>	<b>\$188,460</b>	
<b>CONTINGENCY</b>								8% of Construction Cost
<b>SUBTOTAL:</b>	<b>\$0</b>	<b>\$39,300</b>	<b>\$33,720</b>	<b>\$127,980</b>	<b>\$50,200</b>	<b>\$26,180</b>	<b>\$24,656</b>	
<b>TOTAL:</b>	<b>\$91,408</b>	<b>\$766,336</b>	<b>\$683,035</b>	<b>\$2,162,902</b>	<b>\$965,020</b>	<b>\$590,458</b>	<b>\$526,316</b>	
<b>VARIANCE FROM AVAILABLE FUNDING (ABATEMENT BOND FUNDS):</b>	NOT ELIGIBLE	NOT ELIGIBLE	NOT ELIGIBLE	NOT ELIGIBLE	(\$690,020)	(\$315,458)	NOT ELIGIBLE	\$275,000 Remaining Funds in this Category
<b>VARIANCE FROM AVAILABLE FUNDING (2019 BOND FUNDS):</b>	\$0	(\$182,744)	N/A	N/A	(\$106,428)	\$268,134	\$57,636	\$675,000 Remaining Funds in this Category
<b>VARIANCE FROM AVAILABLE FUNDING (LTFM BOND FOR ROOFS (2029)): \$0</b>	\$0	(\$88,035)	N/A	N/A	N/A	N/A	N/A	\$595,000 Historical Amount Bonded against LTFM
<b>TOTAL REMAINING FUNDS:</b>	<b>\$0</b>	<b>(\$182,744)</b>	<b>(\$88,035)</b>	<b>N/A</b>	<b>(\$106,428)</b>	<b>\$268,134</b>	<b>\$57,636</b>	

\$275,000 Remaining Funds in this Category  
 \$675,000 Remaining Funds in this Category  
 \$595,000 Historical Amount Bonded against LTFM

## Recommendations

### **Option #1 – Address Parking Lots:**

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

**Total Estimated Project Cost: \$ 965,020**

#### **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?