

**The Commissioner of the Department of Education
Review and Comment on the School Construction
Proposal of Mahtomedi Public School District, ISD #0832-01**

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,
 - 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. Minnesota Statutes, section 471.345 governing municipal contracts,
 - b. sustainable design,
 - c. school facility commissioning under Minnesota Statutes, section 123B.72, certifying the plans and 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,
 - d. American National Standards Institute (ANSI) acoustical performance criteria, design requirements and guidelines for schools on maximum background noise levels and reverberation times,
 - e. state fire code,
 - f. chapter 326B governing building codes, and
 - g. 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

Mahtomedi Public School District, ISD #0832-01 is proposing a two-question referendum on November 4, 2025. The first ballot question would authorize an increase in the district's operating levy of \$575 per pupil. The second ballot question would authorize \$28.535 million in bonding authority to finance districtwide facility improvements. Passage of the second ballot question is contingent upon passage of the operating levy increase (ballot question #1).

A majority of proposed projects would take place at the high school. The largest project components include: building additions to house a commons area, a new weight room, and an artificial turf field with new outdoor lighting. Other projects include building system upgrades and renovations to: music rooms, the auditorium, the existing weight room and locker rooms.

The proposed projects would be scheduled for completion in calendar years 2026 through 2027. Cost estimates by location/project component are as follows:

| District Education Center | | Wildwood Elementary | |
|-------------------------------|---------------------|------------------------------------|---------------------|
| Security System Upgrades | \$93,600 | Security System Upgrades | \$264,000 |
| Fees, Permits & Testing | \$18,720 | Fees, Permits & Testing | \$52,800 |
| Contingency | \$4,680 | Contingency | \$13,200 |
| | \$117,000 | | \$330,000 |
| O.H. Anderson Elementary | | Middle School | |
| Security System Upgrades | \$324,000 | Security System Upgrades | \$568,000 |
| Fees, Permits & Testing | \$64,800 | Office Renovations | \$1,656,000 |
| Contingency | \$16,200 | Fire Alarm System | \$504,000 |
| | \$405,000 | Fees, Permits & Testing | \$545,600 |
| High School | | Contingency | \$136,400 |
| <u>Building Additions:</u> | | | \$3,410,000 |
| Commons Area Construction | \$5,318,400 | Districtwide | |
| Weight Room Construction | \$4,188,000 | Bond Issuance | \$457,254 |
| | \$9,506,400 | Capitalized Interest | \$450,000 |
| <u>Other Project Costs:</u> | | | \$907,254 |
| Security System Upgrades | \$337,600 | Total Project Cost Estimate | \$28,788,254 |
| Fire Alarm System | \$616,000 | | |
| Renovate Existing Weight Room | \$336,000 | | |
| Locker Room Remodel | \$560,000 | | |
| Renovate Music Rooms | \$1,139,200 | | |
| Mechanical System Upgrades | \$4,000,000 | | |
| Auditorium Renovations | \$480,000 | | |
| Artificial Turf Field | \$1,520,000 | | |
| Field Lighting | \$400,000 | | |
| Fees, Permits & Testing | \$3,779,040 | | |
| Contingency | \$944,760 | | |
| | \$14,112,600 | | |
| | | | |
| Total - High School | \$23,619,000 | | |

MINNESOTA DEPARTMENT OF EDUCATION

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The district has experienced a slight decline in K-12 enrollment over the last 10 years; from 3,287 students in 2013-2014 to 3,158 students in 2023-2024. The district gains a significant number of students via open enrollment. For the 2024-2025 school year, 988 students open enrolled into the district and 98 resident students open enrolled out to neighboring districts.

The district has supplied cost estimates to operate and staff the additional building spaces and expects a small increase in operational costs associated with maintaining the artificial turf field. The proposed projects appear to be in the long-term interest of the school 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.



Willie L. Jett II
Commissioner

July 7, 2025