



December 29, 2020

Chris Fenske, Superintendent
Lakeview Schools, ISD #2167-01
875 Barstad Road North
Cottonwood, MN 56229-0107

Dear Superintendent Fenske:

Minnesota Statutes, section 123B.71, requires a review and comment statement on the educational and economic advisability of your proposed school construction project. Information supplied by your school district and from Minnesota Department of Education sources is the basis of this review and comment. With this positive review and comment, voter and board approval is required for Lakeview Schools, Independent School District #2167-01, to proceed with the proposed projects.

The district shall publish a summary of the review and comment statement (the final two pages) in the legal newspaper of the district at least 20 days, but not more than 60 days, prior to holding a referendum or soliciting any bids for the construction, expansion, or equipping of an educational facility. The department may request a statement certifying the publication, and require the submission, review, and approval of preliminary and final construction plans.

Minnesota Statutes, section 123B.71, requires the commissioner to include comments from residents of the school district in the review and comment. As of the date of this letter, no public comments have been received. In addition, Minnesota Statutes, section 123B.71, ***requires the school board hold a public meeting to discuss the review and comment prior to the date of the bond referendum election.***

Minnesota Statutes, section 123B.71, ***requires that a school district, prior to occupying a new or renovated facility after July 1, 2002, must submit a certification prepared by a system inspector to the commissioner and the building code official that will provide an occupancy permit.*** The certification must verify that the facility's installed or modified heating, ventilation, and air conditioning system operates according to design specifications and code, a system for monitoring outdoor airflow and total airflow of ventilation systems has been installed, and any installed or modified heating, ventilation, or air conditioning system provides an indoor air quality filtration system that meets ASHRAE (American Society of Heating, Refrigerating and Air-Conditioning Engineers) Standard 52.1.

If you have any questions, please contact Chris Kubesh, Education Finance specialist, at 651-582-8319 or chris.kubesh@state.mn.us. Thank you for working with us to improve school facilities for Minnesota students.

Sincerely,

A handwritten signature in black ink that reads 'Mary Cathryn Ricker'.

Mary Cathryn Ricker, NBCT
Commissioner

cc: Jason Louwagie, School Board Chair

Enclosure

**The Commissioner of the Department of Education
Review and Comment on the School Construction
Proposal of Lakeview Schools, ISD #2167-01**

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

Lakeview Schools, ISD #2167-01, is proposing a two-question referendum on February 9, 2021. The first ballot question would authorize \$7.865 million in bonding authority to finance facility improvements at the existing school. The second ballot question would authorize \$2.95 million in bonding authority to finance athletic facility improvements.

The proposed projects would be scheduled for completion in the 2021 calendar year. Estimated project costs by ballot question/project component are as follows:

Ballot Question #1		Ballot Question #2	
HVAC / Plumbing Upgrades	\$2,044,200	Artificial Turf Field	\$1,100,000
Security / Communications	\$294,000	Field Lighting	\$515,000
Roof Replacement	\$1,661,634	Resurface Track	\$335,000
Building Envelope	\$297,900	Press Box / Concession Expansion	\$134,500
Deferred Maintenance	\$970,380	Convert Softball to Baseball Field	\$85,000
Site Improvements	\$646,939	Scoreboard Replacement	\$57,000
Fees, Permits & Testing	\$877,868	Deferred Maintenance	\$3,000
Contingencies	\$768,957	Fees, Permits & Testing	\$330,886
Capitalized Interest	\$162,216	Contingencies	\$289,835
Bond Issuance	\$140,906	Capitalized Interest	\$60,483
	\$7,865,000	Bond Issuance	\$39,296
			\$2,950,000

The projects proposed in the first ballot question are predominately related to building maintenance and upgrades. Though the Lakeview facility is less than 20 years old, the proposed projects are in line with maintaining the existing structure for both current and future usage. The second ballot question focuses on athletic facility upgrades. Some of the upgrades proposed in the second ballot question, such as: track resurfacing, scoreboard replacement, lighting upgrades and field conversions, are relatively lower cost, maintenance-type upgrades that would expand the potential usage of the existing athletic facilities. While the overall project falls within our criteria for a favorable ranking, we feel compelled to state that, the additional costs associated with the installation of the artificial turf and the long term increased costs, that fall to the school's budget, for operating and maintaining the artificial turf make it difficult to consider this type of improvement economically advisable to the school district. The school district should strongly reconsider the installation of artificial turf.

The school district is projecting a slight increase in enrollment over the next few years; bolstered by a large 2020-2021 first grade class of 58 students. In subsequent years, grade counts are expected to be in the mid-40s per grade range. Most of the open enrollment is coming into the school district. In the 2019-2020 school year, 233 students open enrolled into the school district and 37 students open enrolled out of the district; a net gain of 196 students.

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

December 29, 2020