



September 24, 2019

Mr. Barry Schmidt, Superintendent
Jackson County Central School District, ISD #2895-01
1128 North Highway
Jackson, MN 56143-1075

Dear Superintendent Schmidt:

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 school board approval is required for Jackson County Central School District, Independent School District #2895-01, to proceed with the proposed projects.

The district shall publish a summary of the review and comment statement (the final page) in the legal newspaper of the district at least 20 days, but not more than 60 days, prior to soliciting any bids for the construction, expansion, or remodeling 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 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 soliciting bids for the construction, expansion, or remodeling of an educational facility.***

Minnesota Statutes, section 123B.72, ***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, appearing to read 'MCRicker'.

Mary Cathryn Ricker, NBCT
Commissioner

cc: Rhonda Moore, School Board Chair

Enclosure

**The Commissioner of the Department of Education
Review and Comment on the School Construction
Proposal of Jackson County Central School District, ISD #2895-01**

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, and
 - 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

Jackson County Central School District, ISD #2895-01, is proposing a single-question bond referendum on November 5, 2019, that would authorize \$35,415,000 in bonding authority for finance districtwide deferred maintenance projects, improvements to the Pleasantview Elementary facility and the demolition of the middle school. The largest project component is an 82,000 square foot building addition at the Pleasantview Elementary site to house students in grades 6-8, along with the fourth through fifth grade students already housed at Pleasantview. The proposed grade reconfiguration at Pleasantview and demolition of the middle school would allow the district to go from four school sites to three.

Proposed projects would be scheduled for completion in the 2020-22 calendar years. Cost estimates by location/project component are as follows:

Riverside Elementary		Pleasantview Elementary	
Deferred Maintenance	\$ 2,450,795	Building Addition (Grades 6-8)	\$ 20,090,000
Renovations	\$ 100,000	Deferred Maintenance	\$ 1,775,000
	\$ 2,550,795	Site Improvements	\$ 1,200,000
High School		Renovations	\$ 100,000
Deferred Maintenance	\$ 750,000		\$ 23,165,000
		Middle School	
Districtwide		Decommissioning	\$ 900,000
Fees, Permits, Testing & Contingencies	\$ 7,633,305		
Bond Issuance	\$ 492,999	TOTAL	\$ 35,847,099
Capitalized Interest	\$ 355,000		
	\$ 8,481,304		

The district has supplied cost estimates to operate and staff the added building space at Pleasantview and expects to achieve significant operational costs savings from the elimination of the middle school attendance center. In addition, the school board believes the proposed projects are in the best long-term interest of the district.

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

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