



September 13, 2018

Mr. Matthew J. Hillmann, Superintendent  
Northfield Public School, ISD #659  
1400 Division Street South  
Northfield, MN 55057-2799

Dear Superintendent Hillmann:

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 in order for Northfield Public School, ISD #659, 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 for bonds or 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 the date of the bond referendum election.

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](mailto:chris.kubesh@state.mn.us). Thank you for working with us to improve school facilities for Minnesota students.

Sincerely,

A handwritten signature in cursive script that reads 'Brenda Cassellius'.

Dr. Brenda Cassellius  
Commissioner

cc: Julie Pritchard, School Board Chair

Enclosure

**THE COMMISSIONER OF THE DEPARTMENT OF EDUCATION  
REVIEW AND COMMENT ON THE SCHOOL CONSTRUCTION  
PROPOSAL OF NORTHFIELD PUBLIC SCHOOL, ISD #659**

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,
  - 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. section 471.345 governing municipal contracts,
  - b. sustainable design,
  - c. school facility commissioning under 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. 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

Northfield Public School, ISD #659, is proposing a bond referendum on November 6, 2018, that would authorize \$40,975,000 in bonding authority to finance a new elementary school, additions and renovations at Bridgewater and Sibley elementary schools and the repurposing of Greenvale Park elementary and Longfellow ALC.

The largest proposed project component is a 90,000 square foot elementary school to be located on the Greenvale Park site adjacent to the existing elementary school. The existing elementary would be repurposed to accommodate early childhood and community education programming. The Longfellow ALC facility would be repurposed to house district administrative offices which would free up space currently used by administration at the high school. A main office addition at Bridgewater Elementary school would create a secure entrance and also provide for additional instructional space. At Sibley elementary, two proposed additions would provide space for child nutrition services, a media center and other instructional needs.

The projects would be scheduled for completion in calendar year 2019-2020. Cost estimates by location/project type are as follows:

|                                  |                     |                               |                    |
|----------------------------------|---------------------|-------------------------------|--------------------|
| <b>Greenvale Park Elementary</b> |                     | <b>Sibley Elementary</b>      |                    |
| New Construction                 | \$640,000           | Addition                      | \$3,933,000        |
| HVAC Upgrades                    | \$6,000             | Renovations                   | \$1,168,000        |
| Fees / Testing / Permits         | \$79,000            | Site Improvements             | \$502,000          |
| FF&E                             | \$64,000            | Fees / Testing / Permits      | \$654,000          |
| Contingency                      | \$70,000            | FF&E                          | \$560,000          |
|                                  | <b>\$859,000</b>    | Contingency                   | \$565,000          |
| <b>New Elementary School</b>     |                     |                               | <b>\$7,382,000</b> |
| Construction                     | \$19,585,000        | <b>Bridgewater Elementary</b> |                    |
| Site Improvements                | \$2,429,000         | Addition - Secure Entrance    | \$1,186,000        |
| Fees / Testing / Permits         | \$2,297,000         | Renovations                   | \$274,000          |
| FF&E                             | \$2,202,000         | Site Improvements             | \$143,000          |
| Contingency                      | \$1,106,000         | Fees / Testing / Permits      | \$197,000          |
|                                  | <b>\$27,619,000</b> | FF&E                          | \$160,000          |
| <b>Longfellow ALC</b>            |                     | Contingency                   | \$153,000          |
| Renovations - Admin. Space       | \$398,000           |                               | <b>\$2,113,000</b> |
| Site Improvements                | \$227,000           | <b>Other Costs</b>            |                    |
| Fees / Testing / Permits         | \$82,000            | Capitalized Interest          | \$2,507,609        |
| FF&E                             | \$62,000            | Bond Issuance Cost            | \$135,386          |
| Contingency                      | \$68,000            |                               | <b>\$2,642,995</b> |
|                                  | <b>\$837,000</b>    |                               |                    |
|                                  |                     |                               |                    |
| <b>Total Project Cost</b>        | <b>\$41,452,995</b> |                               |                    |

The district has supplied cost estimates to operate and staff the additional building space and believes existing revenues will be sufficient to fund any operational cost increases associated with the added building space. In addition, the school board believes the proposed projects are in the best long-term interest of the 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 upon 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.

A handwritten signature in cursive script that reads "Brenda Cassellius".

Dr. Brenda Cassellius  
Commissioner

September 13, 2018