



September 8, 2023

Martin Heidelberger, Superintendent
Kerkhoven-Murdock-Sunburg Public Schools, ISD #0775-01
302 N 15th Street
Kerkhoven, MN 56252

Dear Superintendent Heidelberger:

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 Kerkhoven-Murdock-Sunburg Public Schools, Independent School District #0775-01, 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 48 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 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, appearing to read 'Willie L. Jett II'.

Willie L. Jett II
Commissioner

cc: Jeremy Winter, School Board Chair

Enclosure

**The Commissioner of the Department of Education
Review and Comment on the School Construction
Proposal of Kerkhoven-Murdock-Sunburg Public Schools, ISD #0775-01**

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

Kerkhoven-Murdock-Sunburg Public Schools, ISD #0775-01, is proposing a two question bond referendum on November 7, 2023. The first ballot question would authorize \$17.15 million in bonding authority to finance district-wide facility improvements. At the elementary school, the proposed projects include: a five classroom building addition, site improvements and restroom upgrades. At the middle/high school, proposed projects include building additions for Career Technical Education (CTE) space and locker rooms, as well as interior building space renovations. The second ballot question would authorize \$10.8 million in bonding authority to finance outdoor athletic facility upgrades at both schools. Other proposed projects at the middle/high school, with the second ballot question, include: auditorium and grow room building additions, a new parking lot and auditorium restroom upgrades.

The projects proposed would be scheduled for completion in calendar years 2024 through 2026. Cost estimates by ballot question, location and project component are as follows:

Ballot Question #1			
Elementary School		Middle/High School	
Classroom Addition	\$2,900,000	CTE Classroom Addition	\$3,200,000
New Parking Lot	\$650,000	Locker Room Addition	\$2,200,000
Storage Garage	\$375,000	Auditorium Upgrades	\$488,000
Restroom Upgrades	\$250,000	Science Room Conversions	\$485,000
Driveway Modifications	\$250,000	Media Center Renovations	\$474,000
	\$4,425,000	Upgrade Existing Locker Rooms	\$415,000
		Admin. Office Renovations	\$344,000
Districtwide		FACS Classroom Upgrades	\$210,000
Fees, Permits & Testing	\$3,063,127	Repurpose CTE Space	\$180,000
Bond Issuance	\$347,300	Earthwork / Utilities	\$160,000
Contingencies	\$958,573		\$8,156,000
FF&E	\$200,000		
	\$4,569,000	Total - Question #1	\$17,150,000
Ballot Question #2			
Elementary School		Middle/High School	
<u>Outdoor Athletic Upgrades:</u>		<u>Outdoor Athletic Upgrades:</u>	
New Softball Practice Fields	\$500,000	New Artificial Turf Field	\$1,630,000
Softball Field Replacement	\$350,000	Track / Field Replacements	\$775,000
Concessions / Flatwork	\$268,750	Stadium Lighting / Fencing	\$490,000
Bleachers / Scoreboard	\$120,000	Bleachers / Pressbox	\$340,000
	\$1,238,750	New Baseball Field	\$275,000
Districtwide			\$3,510,000
Fees, Permits & Testing	\$1,934,681	<u>Other Project Costs:</u>	
Bond Issuance	\$129,600	Auditorium Additions	\$1,612,500
Contingencies	\$609,469	New Parking Lot	\$750,000
	\$2,673,750	Grow Room Addition	\$665,000
		Auditorium Restroom Upgrades	\$350,000
Total - Question #2	\$10,800,000		\$3,377,500

MINNESOTA DEPARTMENT OF EDUCATION

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The district is projecting stable enrollment over the next five years and gains a number of students via open enrollment with roughly 37% of the student population coming from neighboring school districts. During the 2022-23 school year, 331 students open enrolled into the district and 30 open enrolled out. Most of the open enrollees into the district come from the Willmar School District (196 students), MACCRAY (48 students) and the Benson School District (46 students).

The district has supplied cost estimates to operate and staff the additional building spaces and it appears existing revenues will be sufficient to fund any associated operational cost increases. 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

September 8, 2023