

Description of Proposed School Construction Project

Gibbon-Fairfax-Winthrop Public Schools, ISD #2365-01 is proposing a two-question bond referendum on April 11, 2023. The first ballot question would authorize \$55 million in bonding authority to finance a new, 7-12th grade school on a new, centrally located, 50 acre building site. The second ballot question would authorize an additional \$14.9 million in bonding authority to finance a new, PK-12 school on the same, 50 acre building site. Passage of the second ballot question is contingent upon passage of the first ballot question. The district would also contribute \$2.3 million of existing school district funds to the project if the second question is also approved by voters.

The projects would be scheduled for completion in the 2024 – 2025 calendar years. Project cost estimates by ballot question/project component, as well as the incremental cost increases associated with ballot question #2, are as follows:

Ballot Question #1		Ballot Question #2		Additional Project Costs
Estimated Costs		Estimated Costs		Authorized by
New 7-12 School		New K-12 School		Ballot Question #2
Construction	\$39,100,000	Construction	\$50,250,000	\$11,150,000
Fees, Permits & Testing	\$5,370,000	Fees, Permits & Testing	\$5,950,000	\$580,000
Contingencies	\$2,130,000	Contingencies	\$2,800,000	\$670,000
Site Improvements	\$3,500,000	Site Improvements	\$4,000,000	\$500,000
Land Purchase	\$900,000	Land Purchase	\$900,000	\$0
FF&E	\$2,500,000	FF&E / Technology	\$3,500,000	\$1,000,000
Technology / Security	\$1,500,000	Technology / Security	\$2,500,000	\$1,000,000
Bond Issuance	\$902,375	Bond Issuance	\$975,580	\$73,205
Capitalized Interest	\$254,849	Capitalized Interest	\$2,298,645	\$2,043,796
	\$56,157,224		\$73,174,225	\$17,017,001
Revenue Sources		Revenue Sources		
Bond Proceeds	\$56,157,224	Bond Proceeds	\$70,874,225	
School District Funds	\$0	School District Funds	\$2,300,000	
	\$56,157,224		\$73,174,225	

The district last went to the voters in November of 2019 for a new PK-12 facility in Gibbon and the demolition of the existing school facilities in Fairfax and Winthrop. That referendum that did not pass. The proposed referendum is similar in scope to the previous referendum, if both ballot questions were to pass, but does not provide funding to address the existing school facilities.

The district has supplied cost estimates to operate a new PK-12 and projects annual operational savings of \$500,000 - \$750,000 from a new, centrally-located, PK-12 facility. The proposed projects appear to be in the long-term interest of the school 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.

A handwritten signature in black ink, appearing to read 'Willie L. Jett II', with a stylized flourish at the end.

Willie L. Jett II
Commissioner

February 15, 2023