



# PINE ISLAND SCHOOL BOND REFERENDUM HISTORY

Community Planning Team – Nov 14, 2012

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# Site Selection Study

## □ Site Selection Overview

- The Facility and Program Analysis of February 26, 2002 recommended that the School District purchase a site of 120 acres for a proposed high school of 525 students. The report recommends developing 60 of the 120 acres for the high school program. Six sites were chosen and evaluated by the Site Selection Committee.

## □ Site Selection Committee

- AST&R – Architectural Firm
- Superintendent
- School Board Representatives
- High School Principal
- PI Economic Director
- PI City Engineer
- School District Representatives

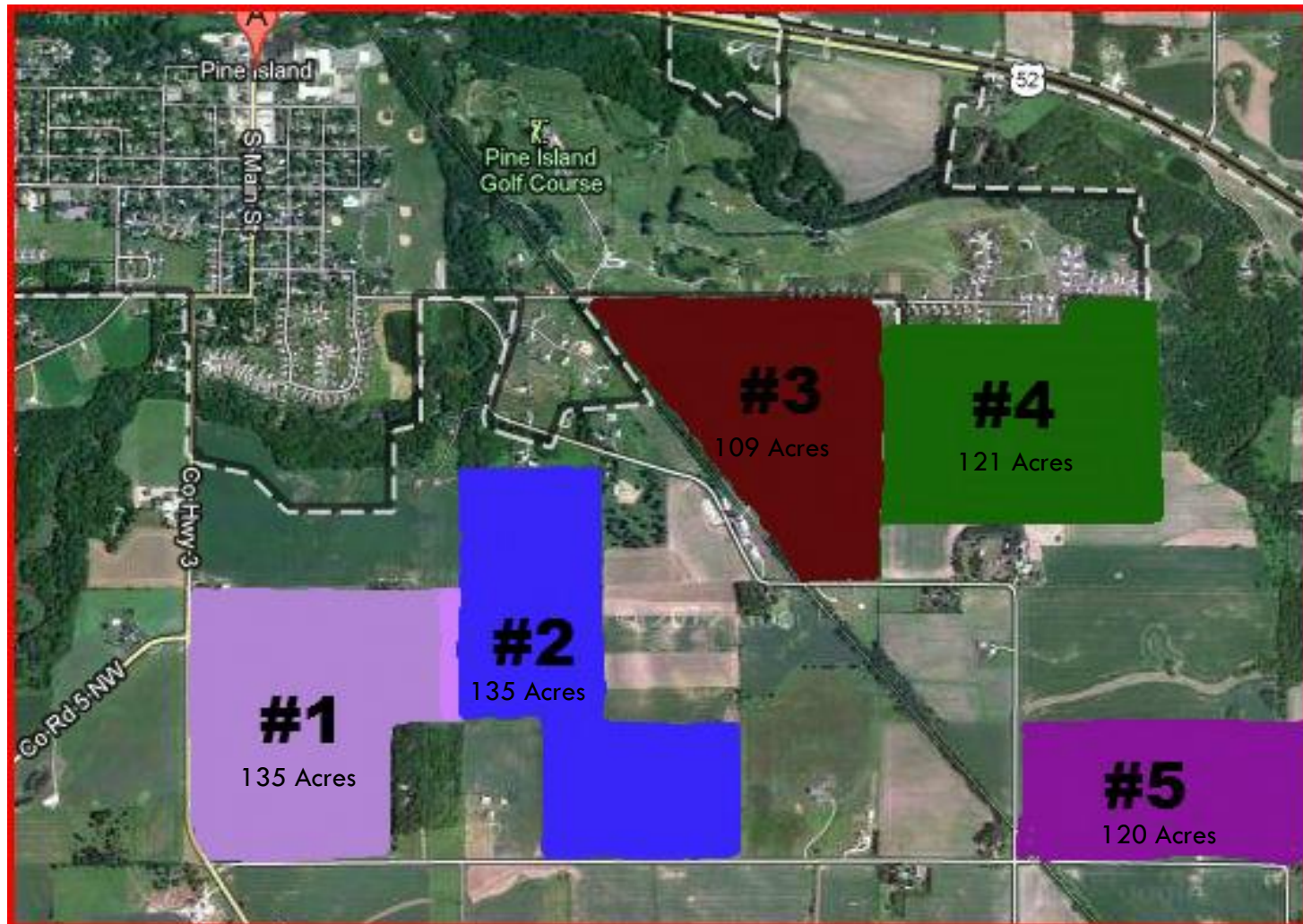
## □ Site Evaluation Criteria

- Useable acres / property shape
- Ease of acquisition
- Cost of site development
- Cost of utilities
- Location and centrality to pupil population
- Cost of road improvements

# Site Selection Process

- **Method 1 – Visual Observations**
  - Project Architect
  - Landscape Architect
  
- **Method 2 – Maps and Plans**
  - USDA Soil Survey – Olmstead Co. (1980) & Goodhue Co. (1976)
  - USGA Topological Survey Map – 1965
  - National Wetland Inventory Map – 1992
  - Land Atlas and Plat Book – Olmstead Co. (1996) & Goodhue Co. (1996)
  - City of PI Sanitary Sewer Location Map – 2002
  - City of PI Water Main Location Map – 2002
  - Land Use Plan of the City of Pine Island – Aug 8<sup>th</sup>, 2002
  
- **Method 3 – Comparative Charts**
  - Scorecard ranking the 6 sites per the site selection criteria

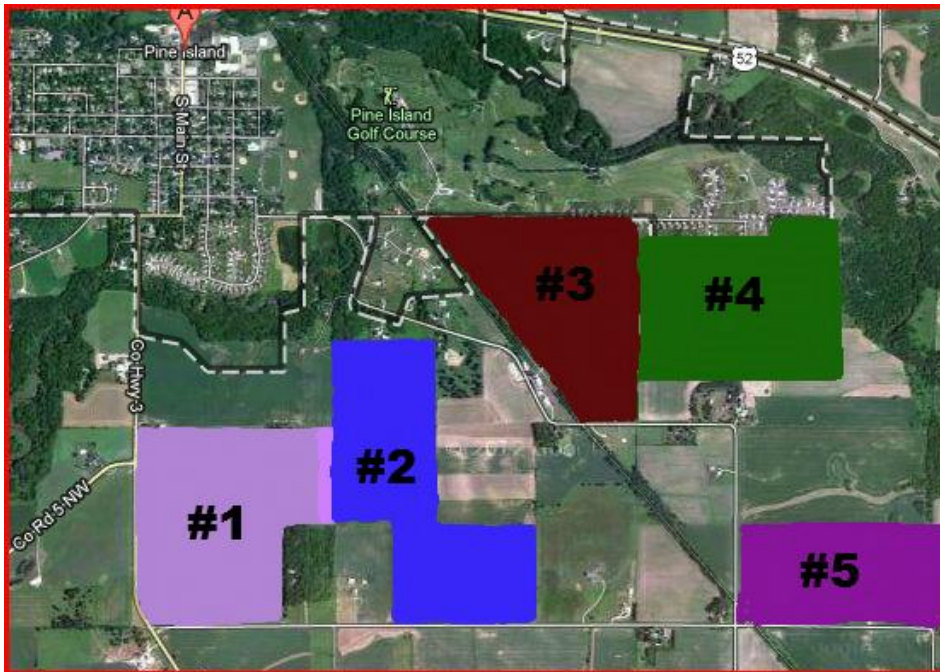
# 2002 – Southern Site Evaluation



# 2002 – Northern Site Evaluation



# Site Summary – ATS&R / Task Force



- Site Rankings
  - 1 – Site #1
  - 2 – Site #2
  - 3 – Site #3
  - 4 – Site #6 (northern)
  - 5 – Site #4
  - 6 – Site #5

# 2002 Bond – New High School

- \$45.65 Million Bond

- New High School

- 179,800 sq ft
    - 525 students
    - Core to serve 800
    - Dec 2003 – construction start
    - Fall 2005 – occupancy date

- Remodel Existing Facility

- 33,592 sq ft remodel

- **FAILED**

- Yes = 1136 44%
  - No = 1440 56%



# 2005 New High School

## □ High School Specs

- 165,700 sq ft
  - 525 students
  - 17 Classrooms
  - 4 Science Labs
  - 4 Industrial Tech Labs
  - 2 Art / 2 FACS
  - 3 Special Ed Labs
  - Media Center
  - Cafeteria / Commons
  - Gym, Locker Rooms, Weight Room
- Total Acres = 145
- Total Acres Developed = 60
- Occupancy = Fall/Winter 2007

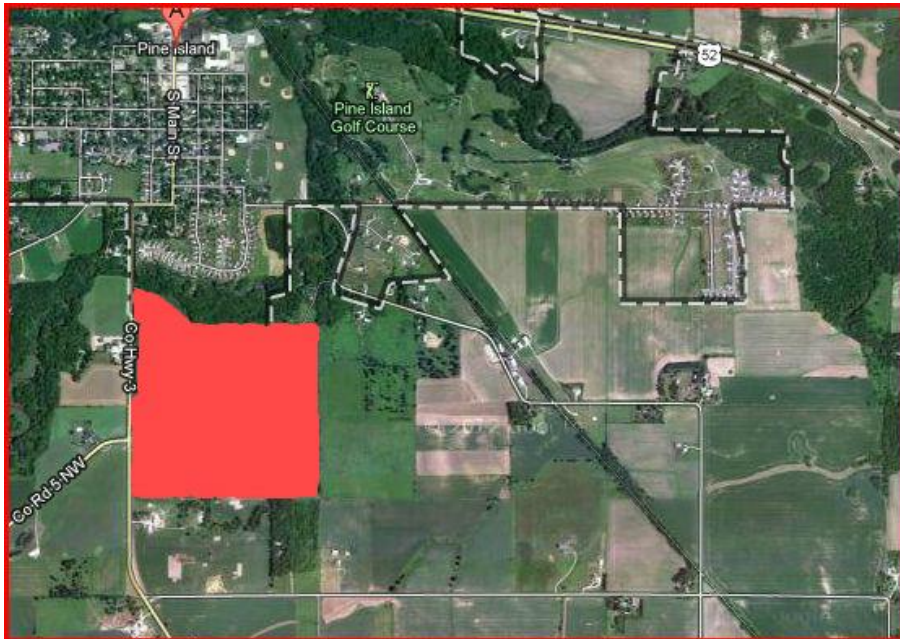
## □ High School Features

- 560 Seat Auditorium
- 100 Seat Forum Room
- Varsity Fields
  - Football, Baseball, Softball
  - Bleacher and Seating
- Track and Field Facilities
- Practice and Phy Ed Fields
- Staff and Student Parking
- Nature Areas

# 2005 High School Site

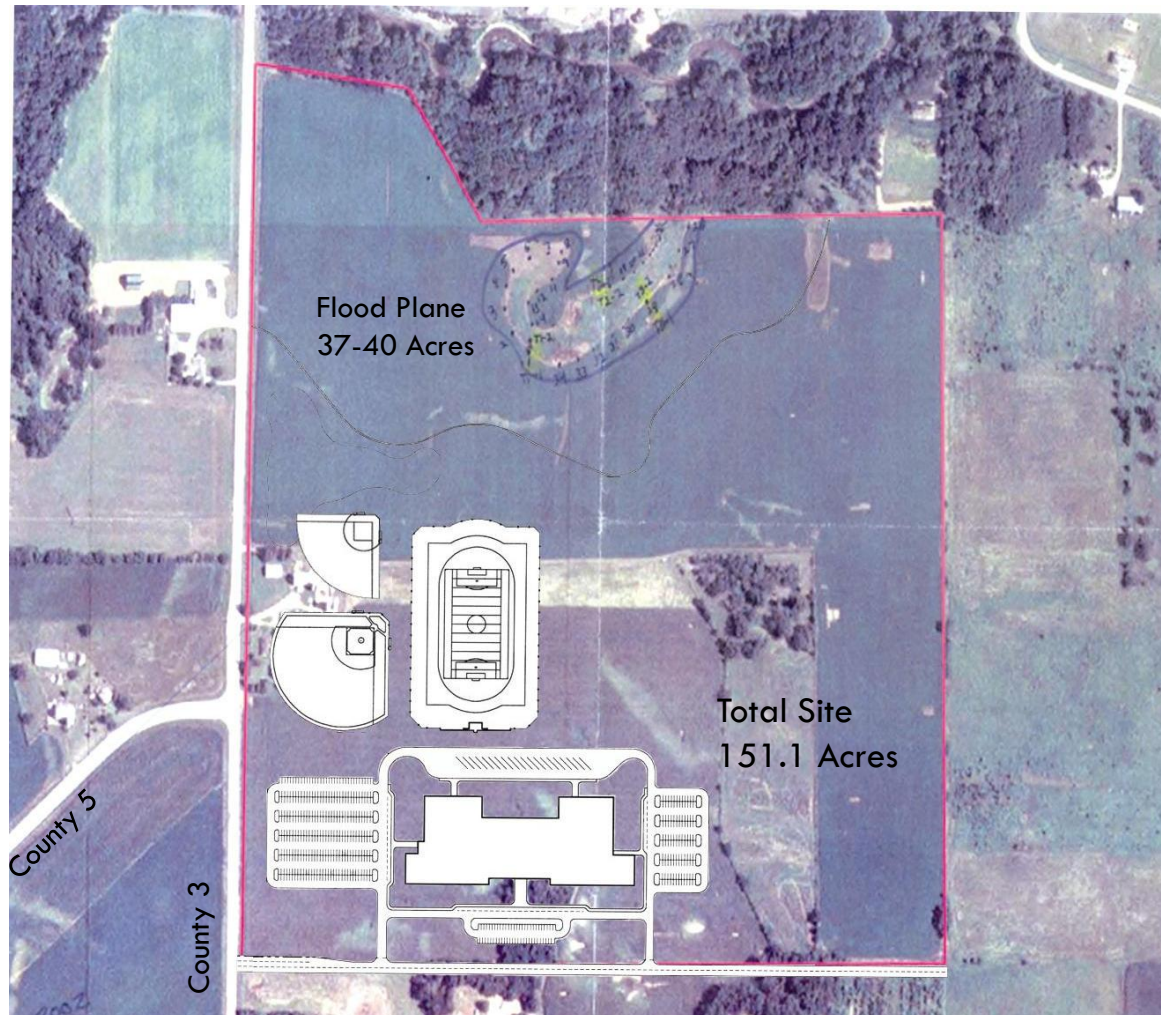
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May 10<sup>th</sup>, 2005



- Selected High School Site
  - South of Pine Island
    - Intersection on Co3 & Co5
  - 145 Acres
  - Kispert Property
  - Soil boring tests completed
  - Wetland study conducted
  - Purchase agreement
    - First right to purchase for 3 years

# 2005 – Proposed High School Site



# 2005 Bond –New High School

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May 10<sup>th</sup>, 2005

- **\$43.4 Million Bond**
  - **New High School**
    - \$35.735 Million (includes land)
  - **Remodel Existing Facility**
    - \$7.005 Million
  - **Bonding cost**
    - \$.625 Million

- **FAILED**
  - Yes = 968    45%
  - No = 1185    55%

# 2007 Bond – Question #1

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## □ New High School

- Grades 9-12
- 525 Students
- 137,000 sq ft
- Total Acres = 145
- 37 Acres Developed
- 8 Lane Track
- 3 gym stations
- 1.1 Million Furnishing
- 1.1 Million Technology
- Design Start = Nov, 2007
- Comp Date = Fall, 2009



□ Total Cost = \$28.3 M

# 2007 Bond – Question #2

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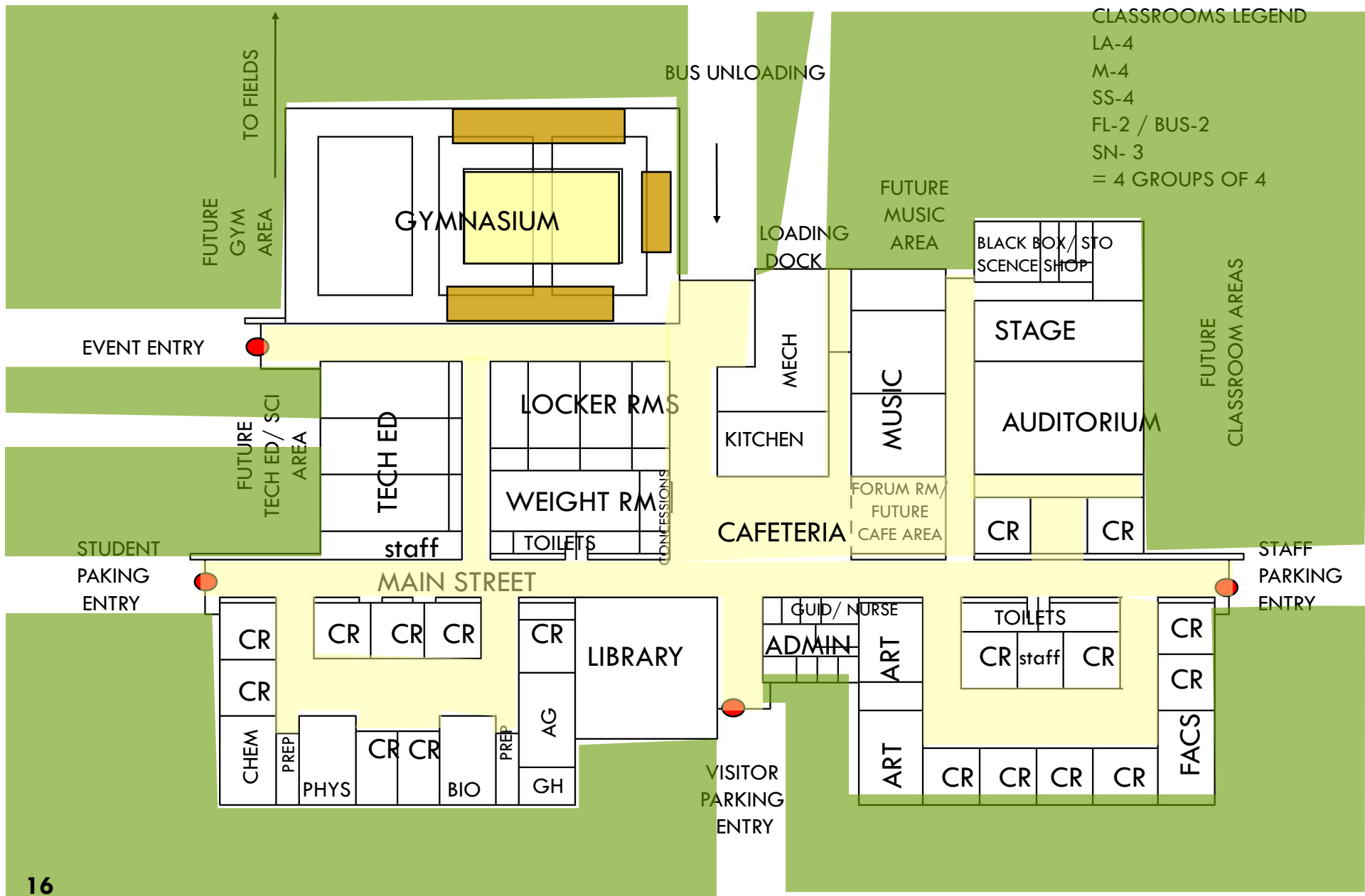
- Repair and Remodel Existing School
  - Moderate Science Remodeling
  - Office at Entry
  - 1959 Window replacement
  - Mechanical Upgrades
  - Roof Repair
  
- Total Cost = \$3.1 M



# 2007 Bond – Question #3

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- Auditorium and Athletic fields at New High School
  - 500 seat auditorium
    - Stage
    - Drama classroom
    - 16,000 sq ft total
  
  - Athletic Fields
    - 16 Acres developed
    - Varsity Fields for Baseball and Softball (8 acres)
    - Practice Fields (8 acres)
    - Bleachers, Lights, Scoreboard
  
- Total Cost = \$6.0 M





# 2007 Ballot – Question #1

## SCHOOL DISTRICT BALLOT **QUESTION 1** APPROVAL OF BOND ISSUE

YES

NO

Shall the school board of Independent School District No. 255 (Pine Island Public Schools) be authorized to issue general obligation school building bonds in an amount not to exceed \$29,900,000, to provide funds for the acquisition and betterment of school sites and facilities, including the acquisition of land for and the construction and equipping of a new high school

**BY VOTING "YES" ON THIS BALLOT QUESTION,  
YOU ARE VOTING FOR A PROPERTY TAX  
INCREASE.**

**FAILED**

Yes = 1320    47%

No = 1494    53%

# 2007 Ballot – Question #2

## SCHOOL DISTRICT BALLOT **QUESTION 2** APPROVAL OF BOND ISSUE

YES

NO

Shall the school board of Independent School District No. 255 (Pine Island Public Schools) also be authorized to issue general obligation school building bonds in an amount not to exceed \$3,100,000, to provide funds for the betterment of school sites and facilities, including the repair, remodeling, renovation, upgrading, equipping and construction of improvements to the existing school facility?

**BY VOTING "YES" ON THIS BALLOT QUESTION, YOU ARE VOTING FOR A PROPERTY TAX INCREASE.**

**PASSED**

Yes = 1590 57%

No = 1205 43%

# 2007 Ballot – Question #3

## SCHOOL DISTRICT BALLOT **QUESTION 3** APPROVAL OF BOND ISSUE

YES

NO

If School District Ballot Question 1 is approved, shall the school board of Independent School District No. 255 (Pine Island Public Schools) also be authorized to issue general obligation school building bonds in an amount not to exceed \$6,000,000, to provide funds for the construction and equipping of an auditorium addition to the proposed new high school facility and the construction of athletic fields at the new high school site?

**BY VOTING "YES" ON THIS BALLOT QUESTION,  
YOU ARE VOTING FOR A PROPERTY TAX  
INCREASE.**

### **FAILED**

Yes = 1116 40%

No = 1676 60%

# New High School Bond Summary

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- 2002 – New High School and Remodel
  - Total Votes = 2576
    - Yes = 1136 (44%)
    - No = 1440 (56%)
  
- 2005 – New High School and Remodel
  - Total Votes = 2153
    - Yes = 968 (45%)
    - No = 1185 (55%)
  
- 2007 – New High School
  - Total Votes = 2814
    - Yes = 1320 (47%)
    - No = 1494 (53%)



# Appendix