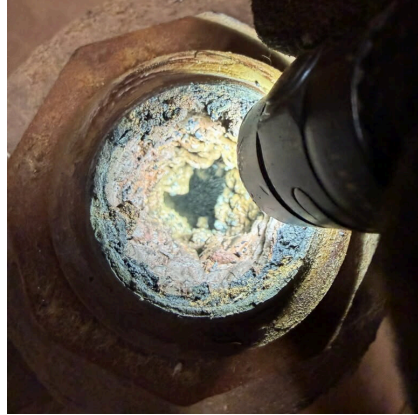


St. Louis Park Public Schools – ISD #283

REVIEW AND COMMENT

March 24, 2026



St. Louis Park Public Schools Memo (page 1 of 2)



March 24, 2026

Willie Jett, Commissioner
State of Minnesota, Department of Education
400 NE Stinson Blvd.
Minneapolis, MN 55413

Dear Commissioner Jett:

Pursuant to M.S. 123B.71, Subd. 9, St. Louis Park Public School District #283 submits the following proposal for review by the Minnesota Department of Education (MDE).

St. Louis Park Public Schools proposes to replace boilers and associated piping at St. Louis Park High School and St. Louis Park Middle School. Both buildings are owned by the district. The estimated cost of the project is \$50,000,000. The district proposes to fund the work through a \$50,000,000 bond referendum, to be considered by voters on August 11, 2026.

At its March 24, 2026 meeting, the St. Louis Park School Board approved submission of this proposal to MDE. At the same meeting, the School Board adopted a resolution calling for the August 11, 2026 election. The bond question will be combined with a request to increase the Capital Projects Levy, resulting in a single ballot question. Attorneys at Dorsey & Whitney prepared the proposed ballot language as follows:

The board of Independent School District No. 283 (St. Louis Park Public Schools), Minnesota has proposed to issue general obligation school building bonds in an amount not to exceed \$50,000,000 to provide funds for the acquisition and betterment of school sites and facilities including, but not limited to, deferred capital maintenance projects and related capital improvements at various District facilities. The board of Independent School District No. 283 (St. Louis Park Public Schools), Minnesota has also proposed to revoke its existing capital project levy authorization of 4.287% times the net tax capacity of the school district and to replace that authorization with a new authorization in the maximum amount of 10.127% times the net tax capacity of the school district.

The proposed new authorization will raise approximately \$9,860,228 for taxes first levied in 2026, payable in 2027, and will be authorized for ten (10) years. The estimated total cost of the

St. Louis Park Public Schools Memo (page 2 of 2)

projects to be funded over that time period is approximately \$98,602,280. The proposed new authorization will raise approximately \$9,860,228 for taxes first levied in 2026, payable in 2027, and will be authorized for ten (10) years. The estimated total cost of the projects to be funded over that time period is approximately \$98,602,280. The proposed authorization will provide funds for security equipment, technology related personnel and training, and acquisition, installation, support and maintenance of software, technology, technology systems and infrastructure. The projects to be funded have received a positive review and comment from the Commissioner of Education.

Shall the issuance of the general obligation school building bonds, revocation of the existing capital project levy authorization, and the new capital project levy authorization proposed by the board of Independent School District No. 283 (St. Louis Park Public Schools), Minnesota be approved?

0 Yes

0 No

BY VOTING “YES” ON THIS BALLOT QUESTION, YOU ARE VOTING FOR A PROPERTY TAX INCREASE

In order to meet the local publication deadline of 48 days prior to the election, St. Louis Park Public Schools kindly requests a response from MDE no later than May 31, 2026, to ensure the response can be published in our local newspaper by June 24, 2026.

St. Louis Park Public Schools appreciates the Minnesota Department of Education’s review of this proposal pursuant to M.S. 123B.71. The District will provide any additional information requested during the review process.

Sincerely,

Signed by:



Dr. Carlondrea Hines, Superintendent
St. Louis Park Public Schools
6300 Walker Street, St. Louis Park, MN 55426

St. Louis Park Public Schools – ISD #283

Review and Comment

March 24, 2026

Introduction

District Contact Information

6300 Walker Street

St. Louis Park, MN 55426

Phone: (952) 401-5000

Dr. Carlondrea Hines, Superintendent

Email: hines.carlondrea@slpschools.org

Patricia Magnuson, Executive Director of Business Services

Email: magnuson.patricia@slpschools.org

James Langevin, Director of Facilities and Safety

Email: langevin.james@slpschools.org

Josiah Nebo, Director of Business Services

Email: nebo.josiah@slpschools.org

The following pages will outline our proposed projects as pursuant to M.S. 123B.71, Subd. 9.

St. Louis Park Public Schools – ISD #283

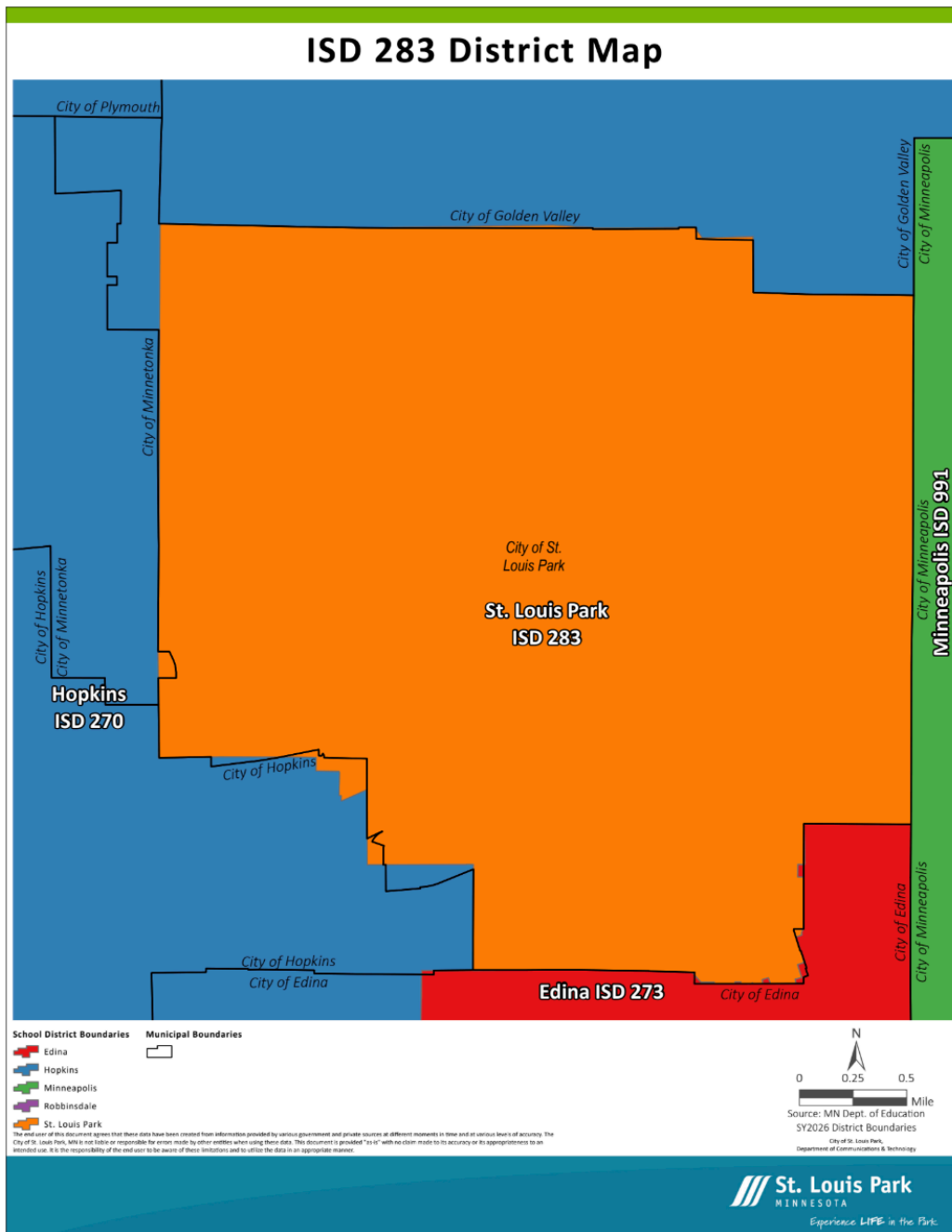
Review and Comment

March 24, 2026

1. GEOGRAPHIC AREA AND POPULATION SERVED

School District Boundary Map

Independent School District #283 serves nearly the entire boundary of the City of St. Louis Park, with a small portion on the western/southern edge of the city in the Hopkins school district. In this same area, parts of Edina and Hopkins are in the St. Louis Park School District. This GIS map shows the city/district boundaries.



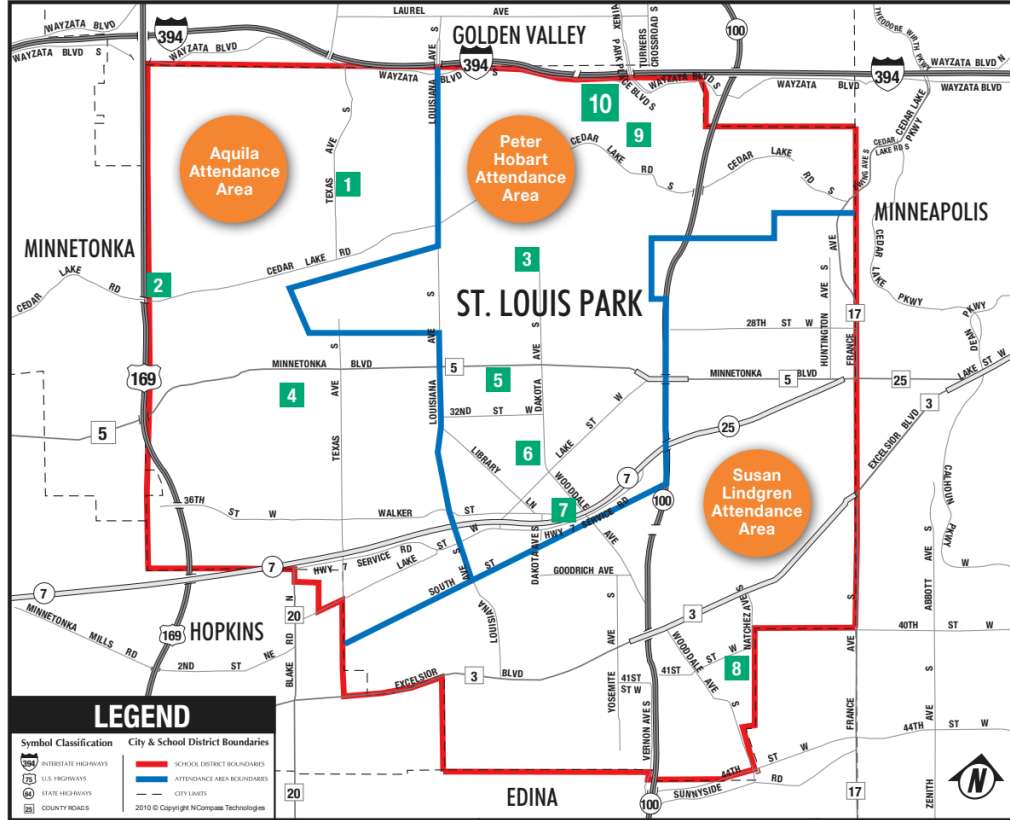
St. Louis Park Public Schools – ISD #283

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This map shows attendance boundaries within the school district.

Schools & Centers
Attendance Boundaries



Last updated: August 2019

Enrollment

The District has had slowly declining growth for the past several years. Then in FY2025 enrollment began to grow and that growth has continued into FY2026. We are anticipating small growth over the next few years. We have seen growth at Kindergarten and renewed interest in our middle school, and we are retaining some resident students who we had lost to other enrollment options.

Enrollment Projections										
FALL ENROLLMENT PRIOR YEAR DATA										
Grade or Age	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031
Kindergarten	351	298	323	330	326	328	320	322	340	340
Grade 1	309	345	282	321	340	325	327	319	321	340
Grade 2	365	294	345	294	341	351	336	338	330	332
Grade 3	319	364	283	335	292	334	344	330	332	323

St. Louis Park Public Schools – ISD #283

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Grade 4	315	316	339	294	342	294	336	346	331	333
Grade 5	312	303	317	350	299	347	297	341	351	336
Kind - Grade 5	1,971	1,920	1,889	1,924	1,940	1,979	1,960	1,996	2,005	2,004
Grade 6	330	320	310	319	386	314	364	312	358	368
Grade 7	331	322	315	326	323	392	319	369	317	363
Grade 8	331	316	313	323	326	322	391	318	369	316
Grade 6-8	992	958	938	968	1,035	1,028	1,074	999	1,044	1,047
Grade 9	399	361	326	325	357	348	344	418	340	394
Grade 10	383	393	354	332	364	374	365	361	438	356
Grade 11	352	364	375	354	346	365	375	366	362	439
Grade 12	377	385	382	401	370	366	386	397	388	383
Grade 9-12	1,511	1,503	1,437	1,412	1,437	1,453	1,470	1,542	1,528	1,572
Kind - Gr 12	4,474	4,381	4,264	4,304	4,412	4,460	4,504	4,537	4,577	4,623

2. LIST OF EXISTING SCHOOL FACILITIES

- a. & b. The following table summarizes the current inventory of District-owned facilities where students are served along with the grades served/building use.

Building Name	Grades Served/ Building Use	Year Built	Sq Footage	Age
Aquila Elementary School	Kindergarten - 5th Grade	1956	54,769	70
		1967	3,200	59
		1993	4,400	33
		2015	5,036	11
Aquila Square Footage/Avg Age			67,405	63
Central Community Center	Preschool, Community Ed.	1937	64,149	89
		1941	5,100	85
		1945	14,268	81
		1952	21,960	74
		1963	64,000	63
		1967	13,220	59
		2021	1,300	5
Central Community Center Total			183,997	75

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Lenox	18-21 Year Old, Community Ed.	1928	8,064	98
		1947	48,909	79
Lenox Total			56,973	82
Park Spanish Immersion	Kindergarten - 5th Grade	1956	71,302	70
		1993	6,500	33
		2020	1,787	6
Park Spanish Immersion Total			79,589	66
Peter Hobert	Kindergarten - 5th Grade	1966	50,110	60
		1988	9,200	38
		1993	6,800	33
		2014	1,800	12
		2015	5,166	11
Peter Hobert Total			73,076	50
Saint Louis Park Middle School	6th - 8th	1958	141,350	68
		1967	14,500	59
		1993	17,166	33
		2020	46,823	6
Saint Louis Park Middle School Total			219,839	51
Saint Louis Park Senior High	9th - 12th	1955	256,759	71
		1962	44,200	64
		1967	5,625	59
		1993	36,559	33
		2020	12,324	6
Saint Louis Park Senior High Total			355,467	64
Susan Lindgren	Kindergarten - 5th Grade	1967	72,625	59
		2015	5,271	11
Susan Lindgren Total			77,896	56

c. An assessment of the extent to which alternate facilities are available within school district boundaries and in adjacent school districts:

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The district considered several alternatives before determining that boiler replacement is the most appropriate solution. Alternatives included continuing to maintain the existing boilers, completing partial repairs such as burner replacements, or replacing individual components as failures occur. However, these options would require continued significant maintenance expenditures while relying on equipment that is well beyond its expected useful life.

The district also evaluated whether facility reconfiguration or relocation of programs could eliminate the need for these systems. The district determined that no acceptable alternate facilities are available within the district or in neighboring school districts that would alleviate the need for the High School and Middle School facilities. As a result, replacement of the existing boilers is the most practical and cost-effective long-term solution. Even if a facility were available, it would not be practical or cost-effective to pursue an alternative facility rather than replacing the existing boilers, which would extend the building's useful life by approximately 50 years.

3. LIST OF SPECIFIC DEFICIENCIES & BENEFITS

Provide a list of the specific deficiencies of the facility that demonstrate the need for a new or renovated facility to be provided, the process used to determine the deficiencies, a list of those deficiencies that will and will not be addressed by the proposed project, and a list of the specific benefits that the new or renovated facility will provide to the students, teachers, and community users served by the facility:

Specific deficiencies: The boilers at both schools are significantly beyond their expected useful life and require substantial annual maintenance.

- **High School:** Three boilers original to the building, approximately 70 years old
- **Middle School:** Two boilers original to the building, approximately 67 years old
- **Typical boiler life expectancy:** 30–50 years

The district currently spends approximately \$20,000–\$25,000 per boiler annually on maintenance, totaling \$100,000–\$125,000 per year for the five boilers. In addition, burners must periodically be replaced at an estimated cost of \$50,000–\$100,000 per boiler, resulting in a potential total replacement cost of \$250,000–\$500,000.

Process Used: St. Louis Park Public Schools maintains a comprehensive list of deferred maintenance projects, which is continuously reviewed to identify the most critical needs. The district collaborates with architects and engineers to assess building

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conditions, prioritize projects, and ensure that maintenance efforts are aligned with long-term facility planning. While some projects can be addressed using existing Long-Term Facilities Maintenance (LTFM) funding, several projects exceed the financial capacity of the district’s LTFM program.

In August 2022, voters approved a bond referendum that was intended, in part, to address significant deferred maintenance needs across the district. At that time, the district also communicated that additional funding would likely be required in the future to address remaining facility needs.

List of deficiencies: The following is a list of currently identified deferred maintenance projects. All projects except the High School and Middle School boiler replacements can be completed using funds remaining from the 2022 bond issuance or using annual LTFM funds.

HS Boiler/piping replacement	\$30,000,000
MS Boiler/piping replacement	\$20,000,000
PSI Boiler	\$6,000,000
PH Boiler	\$5,000,000
MS hot water heaters	\$500,000
District wide painting	\$500,000
Parking lot and Sidewalk	\$750,000
Roof repairs/Brick tuckpoint	\$1,000,000
District wide bathroom upgrades	\$2,500,000
HS irrigation	\$250,000
MS irrigation	\$500,000
MS tennis court resurfacing	\$300,000
Equipment	\$500,000
Field stripper	\$75,000
District wide fence repair/replacement	\$250,000
Total	\$79,125,000

Given the age of the equipment, the frequency and cost of repairs will continue to increase. Replacing the boilers will provide a long-term solution, improve system reliability, and extend the useful life of the buildings.

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Specific Benefits: If the district does not proceed with the replacement of the High School and Middle School boilers, the district will continue to incur significant annual maintenance costs while relying on equipment that is well beyond its expected useful life. As the systems continue to age, the likelihood of major component failure increases, which could result in unplanned outages, emergency repairs, and disruptions to school operations during the heating season.

In addition, the district would likely be required to make substantial investments in temporary or emergency repairs that would not extend the long-term reliability of the systems. Replacing the boilers now will provide a more cost-effective long-term solution, improve system reliability, and ensure that the buildings remain safe and operational for students and staff.

Reliable building systems are essential to maintaining safe and functional learning environments. Replacing the boilers at the High School and Middle School will improve the reliability and efficiency of the heating systems, reduce the risk of unplanned outages during the heating season, and allow the district to redirect maintenance resources currently spent on aging equipment.

The project will help ensure that students and staff have consistent, safe, and comfortable learning environments while extending the useful life of the buildings for decades to come.

4. DESCRIPTION OF THE PROJECT

- a. a description of the project, including the specification of site and outdoor space acreage and square footage allocations for classrooms, laboratories, and support spaces

St. Louis Park High School and St. Louis Park Middle School are aging facilities with original steam boiler plants and HVAC systems that have exceeded their useful life and, in many cases, no longer meet current ventilation code requirements. Following detailed field investigations and reviews of existing documentation, comprehensive mechanical system upgrades have been recommended for both buildings. The proposed work primarily includes replacement of the boiler plants, upgrades to air handling units serving various spaces throughout each school, modernization of temperature control systems, and structural reinforcement to support new equipment. The overall goal of these improvements is to provide reliable, modern mechanical systems that comply

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with current Minnesota energy code, reduce energy and maintenance costs, and improve indoor air quality for students and staff. These upgrades are considered necessary to support the continued functionality and performance of both facilities.

This project is limited to boiler replacement and associated mechanical system upgrades and does not include changes to building layout, site improvements, or program spaces. Therefore, the requirement to provide a description of site and outdoor space acreage and square footage allocations for classrooms, laboratories, and support spaces is not applicable to this project.

b. Estimated expenditures for major portions of the project

Category	Amount (\$)	Funds Available
Bond Authorization (Voter Approved)		50,000,000
Cost of Issuance		
Underwriter Discount & Issuance Costs	758,408	
Capitalized Interest	560,000	
Interest Earnings (Construction Fund)	-243,408	
Net Available for Construction	1,075,000	48,925,000
Middle School Boiler/HVAC replacement work (summer 2027)		
Total Mechanical work	14,812,000	
CM fees and General conditions	1,778,000	
Builders Risk	150,000	
Demolition	500,000	
Asbestos Abatement	500,000	
Cost escalation/contingency	476,000	
Total Middle School	18,216,000	30,709,000
High School Boiler/HVAC replacement work (summer 2028)		
Total Mechanical work	26,289,000	
CM fees and General conditions	3,155,000	
Builders Risk	263,000	
Asbestos Abatement	200,000	
Cost escalation/contingency	802,000	
Total High School	30,709,000	0

St. Louis Park Public Schools – ISD #283

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c. the dates the project will begin and be completed

The estimated costs are based on 2026 estimated construction costs escalated for an assumed construction start of Summer of 2027 (with midpoint of construction in 2028) and include 15% project soft costs (such as permitting, engineering design fees, district soft costs etc).

See appendix A and B for letters from Hallberg Engineering which describe the projects in more detail.

5. PROJECT USE OF GENDER-NEUTRAL, PRIVACY FEATURES

This bond project consists solely of boiler replacement and associated mechanical work. It does not include renovations or modifications to interior spaces such as restrooms. Therefore, comments related to gender-neutral restrooms are outside the scope of this project and are not applicable.

6. PROJECT FINANCING AND TAX IMPACT

St. Louis Park Public School District ISD 283 proposes to obtain financing for the project from the sale of General Obligation bonds. The School District would seek voter approval of a school building bond ballot question on Tuesday, August 11, 2026, pursuant to Minnesota Statutes Chapter 475 which, if approved, would result in authority to issue \$50,000,000 in bonds. The underwriter's discount and costs of issuance are estimated at \$758,408. To maintain a level tax rate, the district would also include \$560,000 as capitalized interest as part of the authorized bond amount. The difference between the amount requested to be authorized by the voters (plus estimated interest earnings in the construction fund of \$243,408) and estimated costs of issuing this debt and capitalized interest equals \$48,925,000, the amount the District expects to need for construction projects.

Ehlers and Associates has prepared the financial schedules which are included in Appendix C:

- 1) Estimated sources and uses of funds for the proposed bond issue
- 2) Estimated debt payment structure for the anticipated bond issue, including estimated annual debt service property tax levies after accounting for the 105% levy requirement (the district does not qualify for debt service equalization aid)

St. Louis Park Public Schools – ISD #283

Review and Comment

March 24, 2026

- 3) An analysis of the estimated tax impact on various values of residential homestead, residential non-homestead, and commercial/industrial properties for the proposed bond issue

7. STATUTORY COMPLIANCE DOCUMENTATION

(i) The school district will be in compliance with Minnesota Statutes, section 471.345, governing municipal contracts issued for this project.

(ii) The school district and the architects will include elements of sustainable design for this project.

(iii) If the project installs or modifies facility mechanical systems, the school district, architect/engineers and contractors will be in compliance with school facility commissioning under Minnesota Statutes, section 123B.72, certifying the plans and designs for the heating, ventilating, air conditioning and air filtration for an extensively renovated or new facility meet or exceed current code standards, including the ASHRAE air filtration standard 62.1.

(iv) If the project creates or modifies interior spaces, the district, architects/engineers and relevant contractors have considered the American National Standards Institute Acoustical Performance Criteria, Design Requirements and Guidelines for Schools on maximum background noise level and reverberation times.

(v) The project will be in compliance with Minnesota State Fire Code.

(vi) The project will be in compliance with Minnesota Statutes, chapter 326B, governing building codes.

(vii) The school district and the architects/engineers have been in 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.

The school district and architect/engineers will maintain documentation showing compliance with these items upon, and subsequent to, project completion.

St. Louis Park Public Schools – ISD #283

Review and Comment

March 24, 2026

Signed by:

Dr. Carlondrea Hines

3/26/2026

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Superintendent Signature | Date

Signed by:

Virginia Mancini

3/26/2026

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Board Chair Signature | Date

Signed by:

Tom Clark

3/26/2026

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Architect/Engineer Signature | Date



Appendix A

March 18, 2026

Mr. Jim Langevin
 St. Louis Park Public Schools ISD #283
 6300 Walker Street
 St. Louis Park, MN 55416

Re: St. Louis Park High School
 Review and Comment
 Project No. P26-5421.000

Dear Jim,

St. Louis Park High School is a three level (and basement), approximately 456,000 square foot building, originally constructed in 1954, and is located at 6425 W 33rd St, St. Louis Park, MN 55426. The existing steam boiler plant is original to the building and has outlived its service life. In addition to the boiler plant, a majority of the existing HVAC equipment at this building has also outlived its service life and/or does not meet current ventilation rates required by code.

As requested, we have completed a detailed field investigation and existing documentation review of the boiler plant and existing HVAC systems in the facility with the end goal of identifying equipment needs. The following “Summary of Proposed Mechanical Work” and enclosed Exhibits A, M1, M2, M3 and M4 outline our recommended replacement and modernization work scopes proposed as part of this proposed project. The goal of this project is to provide modern systems that comply with current Minnesota Commercial Energy code, to lower energy and maintenance costs for the district, and to improve indoor air quality for the students and staff.

Summary of Proposed Mechanical Work:

Item M1 – Replace steam boilers	\$5,951,250.00
Item M2 – Replace gymnasium HVAC (AHU-10,11)	\$1,103,500.00
Item M3 – Replace meeting room HVAC (AHU-23E)	\$238,050.00
Item M4 – Replace 3 rd level science wing HVAC (AHU-1)	\$224,825.00
Item M5 – Replace link commons HVAC (AHU-4)	\$264,500.00
Item M6 – Replace fieldhouse HVAC (AHU-9)	\$1,904,400.00
Item M7 – Replace woodshop, ceramics, classroom HVAC(AHU-15)	\$5,290,000.00
Item M8 – Replace media, art, classroom HVAC (AHU-17)	\$5,290,000.00
Item M9 – Replace activity room HVAC (AHU-21)	\$429,812.50
Item M10 – Replace district printing and classroom HVAC (AHU-26)	\$429,812.50
Item M11 – Replace classroom HVAC (AHU-2)	\$264,500.00
Item M12 – Replace office HVAC (AHU 27)	\$297,562.50
Item M13 – Replace temperature control system	\$1,322,500.00
<u>Item M14 – Structural reinforcement of piping and equipment</u>	<u>\$1,322,500.00</u>
Total mechanical project cost	\$26,288,137.50

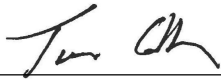
The above estimated costs are based on 2026 estimated construction costs escalated for an assumed construction start of Summer of 2027 (with midpoint of construction in 2028) and include 15% project soft costs (such as permitting, engineering design fees, district soft costs etc).

In summary, we estimate the construction cost for all work scopes above is \$26,288,137.50 including the required electrical work. The information in Exhibit A consists of descriptions of the scope of work for each project and cost of the work. M1 through M4 are building plans showing the locations of all the units for the basement and three levels within the building.

We believe these projects are required to meet the needs of the school and the occupants that it serves. For additional information or for any questions, please contact Hallberg Engineering.

Sincerely,

HALLBERG ENGINEERING, INC.



Trevor Gilbertson, P.E.
Director of Mechanical Engineering/Principal



Ryan Lindahl, P.E.
Director of Electrical Engineering/Principal

Enclosures: Exhibit A: Summary of Equipment Replacement and Building
M1-M4: Basement, Level 1, 2 and 3 Building Plans

Exhibit A
 St. Louis Park High School – ISD 283
 Review and Comment – Summary of Equipment Replacement
 Project No. P26-5421.000

Item M1 – Replace Steam Boilers

A. Scope of Work

1. The three steam boilers are original to the building (1954) and near the end of their useful life. These need to be replaced with five condensing boilers.
2. Steam equipment and piping will be replaced with hydronic.

B. Cost of Project

Construction Cost	\$5,175,000.00
Consultant Costs/Fees	\$776,250.00
 Total project Cost	 \$5,951,250.00

Item M2 – Replace Gym Air Handling Units (AHU-10,11)

A. Scope of Work

1. The two gymnasiums are each heated and ventilated by two air handling units located in an adjacent mechanical room. The air handling units have steam coils for heating and no dehumidification capabilities and has outlived its service life.
2. Provide a new heating and ventilation system to serve the gymnasium by means of a constant volume single zone system. Air handling units are to have a hot water coil for heating, an EC motor, pre and final filters and direct digital controls.

B. Cost of Project

Construction Cost	\$1,035,000.00
Consultant Costs/Fees	\$155,250.00
 Total project Cost	 \$1,035,000.00

Item M3 – Replace Meeting Room Air Handling Unit (AHU-23E)

A. Scope of Work

1. The meeting room is served by an AHU that is DX cooling only with an associated condensing unit on the roof and hot water duct heating coils and has outlived its service life.
2. Provide a new heating and ventilation system to serve the meeting room by means of a constant volume single zone system. Air handling unit is to have a hot water coil for heating, a chilled water coil for cooling and dehumidification, an EC motor, pre and final filters and direct digital controls.
3. Ceilings and lights will be taken down as required for new work.

B. Cost of Project

Construction Cost	\$207,000.00
Consultant Costs/Fees	\$31,050.00
 Total project Cost	 \$238,050.00

Item M4 – Replace Science Wing Dedicated Outside Air System (AHU-1)

A. Scope of Work

1. This air handler (DOAS) delivers outside air to fan coil units in each science classroom on the third level. This unit was installed in 2001 and is a dedicated OA system because of limited structure and ceiling space. This unit has hw coils for heating and chw coils for cooling.
2. Provide a new dedicated outside air system to serve active chilled beams in these science classrooms. Air handling unit is to have a hot water coil for heating, a chilled water coil for cooling and dehumidification, an EC motor, pre and final filters and direct digital controls.
3. Ceilings and lights will be taken down as required for new work.

B. Cost of Project

Construction Cost	\$1,955,000.00
Consultant Costs/Fees	\$293,250.00
 Total project Cost	 \$2,248,250.00

Item M5 – Replace Link Commons Dedicated Outside Air System (AHU-4)

A. Scope of Work

1. This air handler (DOAS) delivers outside air to VAVs that were installed in 2023. This unit was installed in 2001 and is a dedicated OA system because of limited structure and ceiling space. This unit has hw coils for heating and chw coils for cooling.
2. Provide a new dedicated outside air system to serve the existing to remain VAVs. Air handling unit is to have a hot water coil for heating, a chilled water coil for cooling and dehumidification, an EC motor, pre and final filters and direct digital controls.

B. Cost of Project

Construction Cost	\$230,000.00
Consultant Costs/Fees	\$34,500.00
 Total project Cost	 \$264,500.00

Item M6 – Replace Fieldhouse Air Handling Unit (AHU-9)

A. Scope of Work

1. The fieldhouse is heated, cooled and ventilated by an air handling unit on a mezzanine. The air handling unit has a hw coil for heating and a chw coil for cooling and has outlived its service life.
2. Provide a new heating and ventilation system to serve the fieldhouse by means of a constant volume single zone system. Air handling unit is to have a hot water coil for heating, a chilled water coil for cooling and dehumidification, an EC motor, pre and final filters and direct digital controls.

B. Cost of Project

Construction Cost	\$1,656,000.00
Consultant Costs/Fees	\$248,400.00
 Total project Cost	 \$1,904,400.00

Item M7 – Replace Woodshop, Ceramics, Classroom Dedicated Outside Air System (AHU-15)

A. Scope of Work

1. This air handler (DOAS) delivers outside air to fan coil units in each room. This unit was installed in 2001 and is a dedicated OA system because of limited structure and ceiling space. This unit has hw coils for heating and chw coils for cooling.
2. Provide a new dedicated outside air system to serve active chilled beams in these rooms. Air handling unit is to have a hot water coil for heating, a chilled water coil for cooling and dehumidification, an EC motor, pre and final filters and direct digital controls.
3. Ceilings and lights will be taken down as required for new work.

B. Cost of Project

Construction Cost	\$4,600,000.00
Consultant Costs/Fees	\$690,000.00
Total project Cost	\$5,290,000.00

Item M8 – Replace Media, Art, Computer, Classroom Dedicated Outside Air System (AHU-17)

A. Scope of Work

1. This air handler (DOAS) delivers outside air to fan coil units in each room. This unit was installed in 2001 and is a dedicated OA system because of limited structure and ceiling space. This unit has hw coils for heating and chw coils for cooling.
2. Provide a new dedicated outside air system to serve active chilled beams in these rooms. Air handling unit is to have a hot water coil for heating, a chilled water coil for cooling and dehumidification, an EC motor, pre and final filters and direct digital controls.
3. Ceilings and lights will be taken down as required for new work.

B. Cost of Project

Construction Cost	\$4,600,000.00
Consultant Costs/Fees	\$690,000.00
Total project Cost	\$5,290,000.00

Item M9 – Replace Activity Room Air Handling Unit (AHU-21)

A. Scope of Work

1. The activity room is served by an AHU that is past its service life that has a steam coil for heating and has outlived its service life.
2. Provide a new heating and ventilation system to serve the activity room by means of a constant volume single zone system. Air handling unit is to have a hot water coil for heating, a chilled water coil for cooling and dehumidification, an EC motor, pre and final filters and direct digital controls.
3. Ceilings and lights will be taken down as required for new work.

B. Cost of Project

Construction Cost	\$373,750.00
Consultant Costs/Fees	\$56,062.50
Total project Cost	\$429,812.50

Item M10 – Replace District Printing and Classroom Air Handling Unit (AHU-26)

A. Scope of Work

1. The district printing room and classrooms are served by an AHU that is past its service life that has a hw coil for heating and a chw coil for cooling.
2. Provide a new heating and ventilation system to serve these rooms by means of a multi-zone VAV system. Air handling unit is to have a hot water coil for heating, a chilled water coil for cooling and dehumidification, an EC motor, pre and final filters and direct digital controls.
3. Ceilings and lights will be taken down as required for new work.

B. Cost of Project

Construction Cost	\$373,750.00
Consultant Costs/Fees	\$56,062.50
 Total project Cost	 \$429,812.50

Item M11 – Replace Classroom Air Handling Unit (AHU-2)

A. Scope of Work

1. These classrooms are served by an AHU that is past its service life that has a steam coil for heating and has new VAVs that were installed in 2023.
2. Provide a new heating and ventilation system to serve these rooms by means of a multi-zone VAV system to serve existing to remain VAVs. Air handling unit is to have a hot water coil for heating, a chilled water coil for cooling and dehumidification, an EC motor, pre and final filters and direct digital controls.

B. Cost of Project

Construction Cost	\$230,000.00
Consultant Costs/Fees	\$34,500.00
 Total project Cost	 \$264,500.00

Item M12 – Replace Office Air Handling Unit (AHU-27)

A. Scope of Work

1. These offices are served by an AHU that is past its service life that has a steam coil for heating.
2. Provide a new heating and ventilation system to serve these rooms by means of a multi-zone VAV system to serve new VAVs. Air handling unit is to have a hot water coil for heating, a chilled water coil for cooling and dehumidification, an EC motor, pre and final filters and direct digital controls.
3. Ceilings and lights will be taken down as required for new work.

B. Cost of Project

Construction Cost	\$258,750.00
Consultant Costs/Fees	\$38,812.50
 Total project Cost	 \$297,562.50

Item M13 – Replace temperature control system

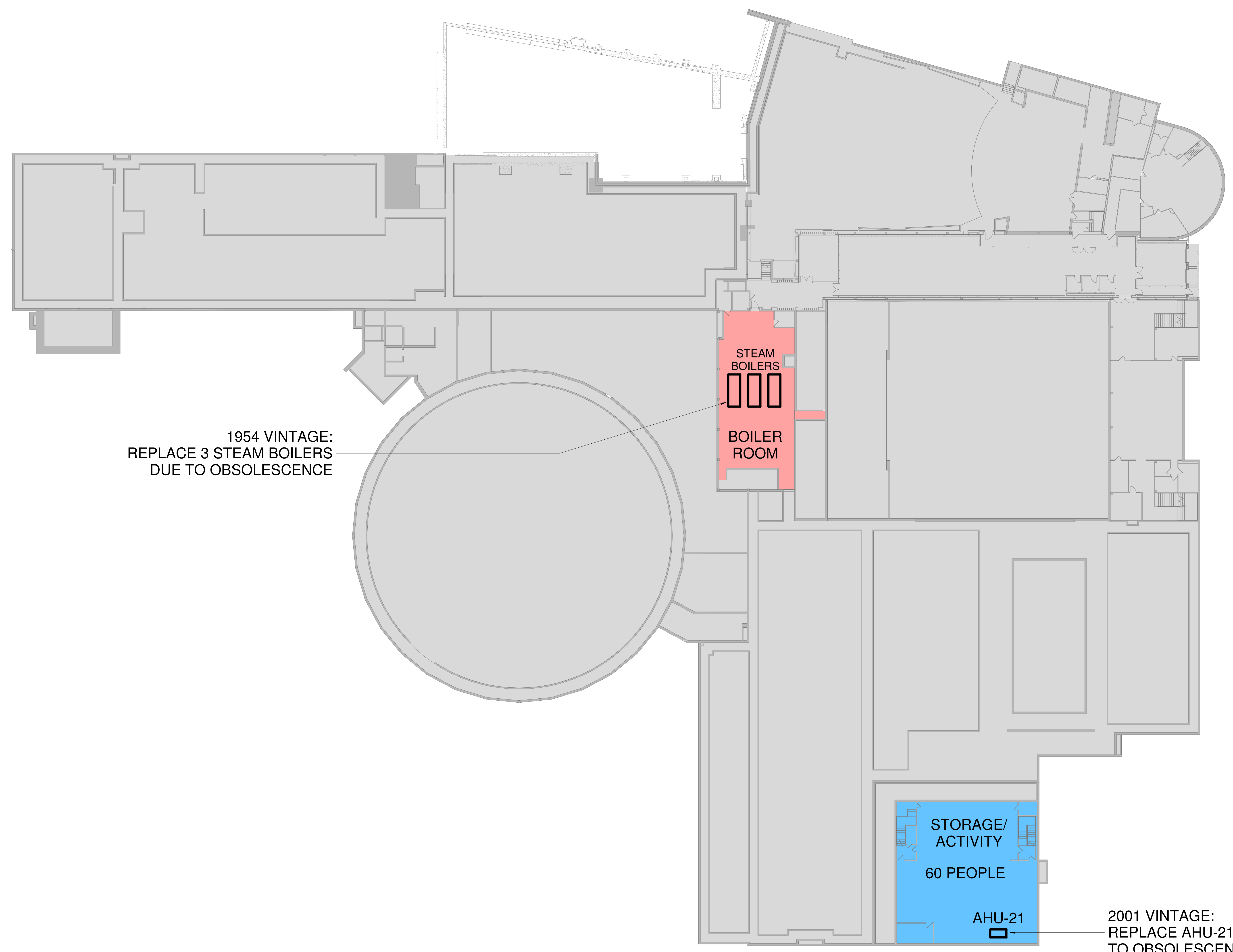
A. Scope of Work

1. A new temperature control system will be required to give the district more control and be more energy efficient.

B. Cost of Project	
Construction Cost	\$1,150,000.00
Consultant Costs/Fees	\$172,500.00
Total project Cost	\$1,322,500.00

Item M14 – Structural Reinforcement

A. Scope of Work	
1. The new piping and equipment will require structural support per the current code.	
2. Ceilings and lights will be taken down as required for new work.	
B. Cost of Project	
Construction Cost	\$1,150,000.00
Consultant Costs/Fees	\$172,500.00
Total project Cost	\$1,322,500.00



1954 VINTAGE:
REPLACE 3 STEAM BOILERS
DUE TO OBSOLESCENCE

2001 VINTAGE:
REPLACE AHU-21 DUE
TO OBSOLESCENCE

**ST. LOUIS PARK HIGH SCHOOL
REVIEW AND COMMENT
ISD 283**

REVISIONS:

NO.	DATE	DESCRIPTION
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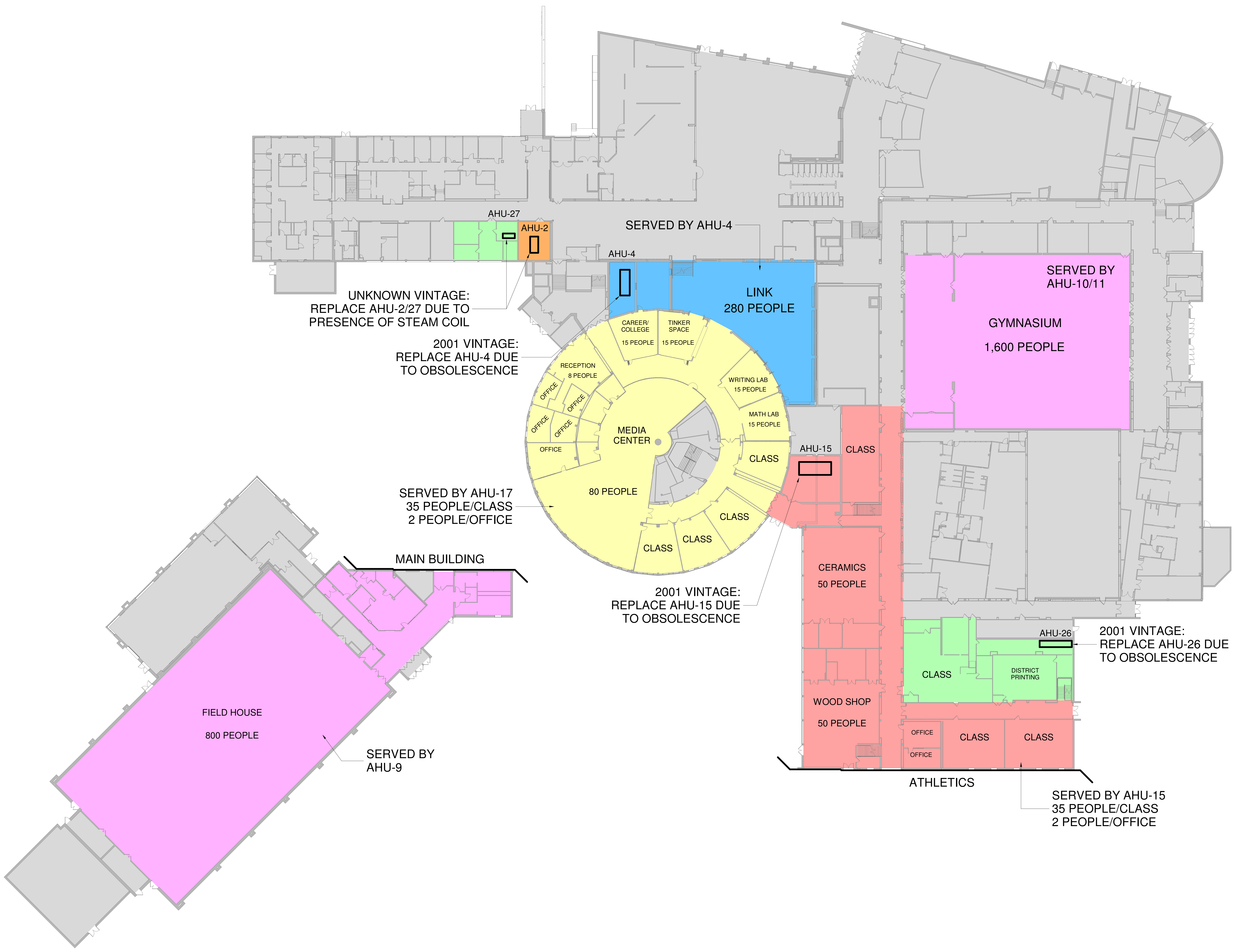
SHEET TITLE:
**REVIEW AND
COMMENT
SUBMITTAL -
BASEMENT**

PROJECT NO.: P26-5421.000
DATE: 3/18/2026
DRAWN BY: KJO
CHECKED BY: TLG

SHEET NO.:
M1
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1 BASEMENT PLAN
NO SCALE

**ST. LOUIS PARK HIGH SCHOOL
REVIEW AND COMMENT
ISD 283**



REVISIONS:

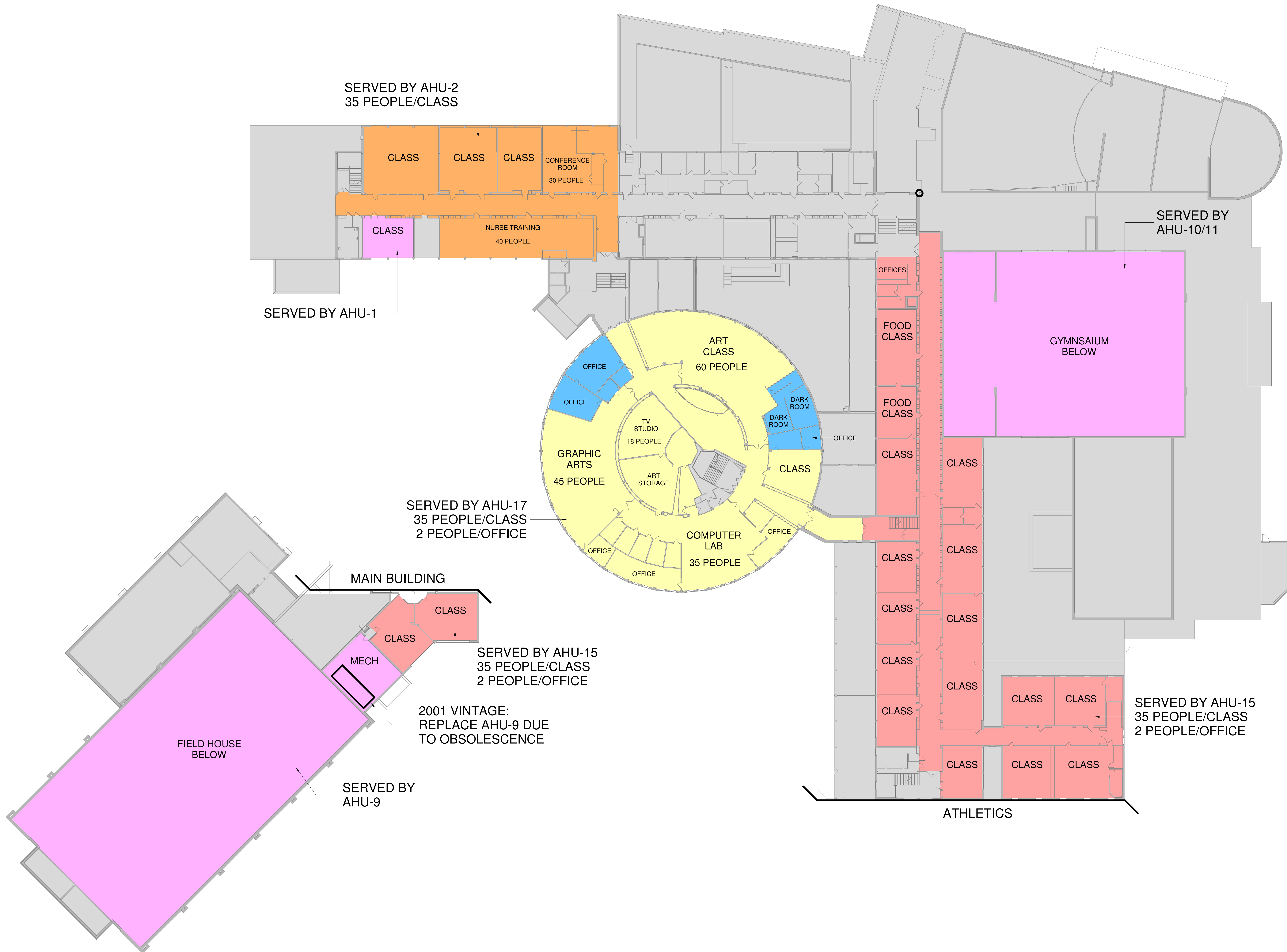
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SHEET TITLE:
**REVIEW AND COMMENT
SUBMITTAL -
LEVEL 1**

PROJECT NO.: P26-5421.000
 DATE: 3/18/2026
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 CHECKED BY: TLG

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M2
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**ST. LOUIS PARK HIGH SCHOOL
REVIEW AND COMMENT
ISD 283**



REVISIONS:

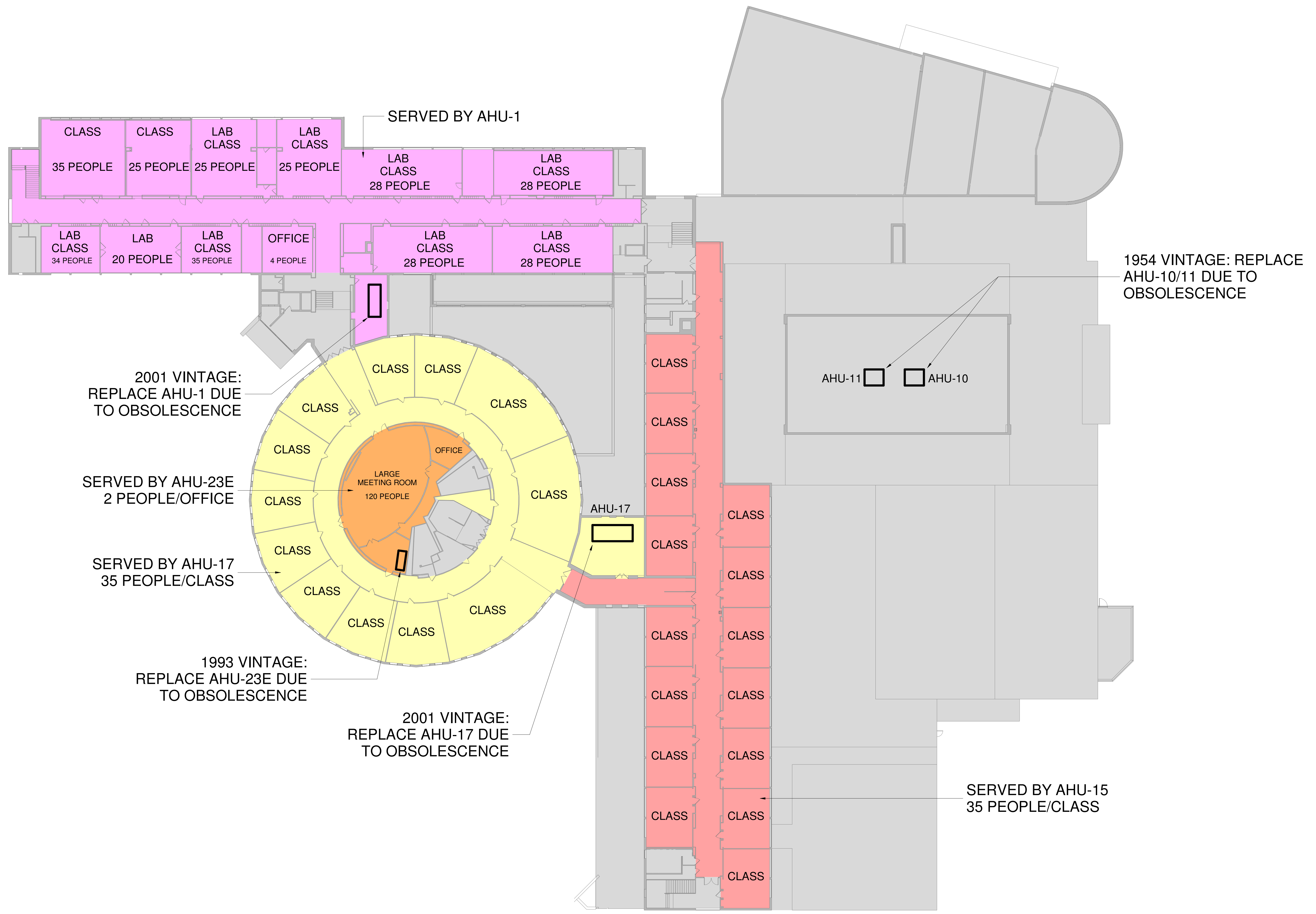
NO.	DATE	DESCRIPTION

SHEET TITLE:
**REVIEW AND COMMENT
SUBMITTAL -
LEVEL 2**

PROJECT NO.: P26-5421.000
DATE: 3/18/2026
DRAWN BY: KJO
CHECKED BY: TLG

SHEET NO.:
M3
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**ST. LOUIS PARK HIGH SCHOOL
REVIEW AND COMMENT
ISD 283**



REVISIONS:

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SHEET TITLE:
**REVIEW AND COMMENT
SUBMITTAL -
LEVEL 3**

PROJECT NO.: P26-5421.000
DATE: 3/18/2026
DRAWN BY: KJO
CHECKED BY: TLG

SHEET NO.:
M4
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1 LEVEL 3 PLAN
3/64" = 1'-0"



Appendix B

March 18, 2026

Mr. Jim Langevin
 St. Louis Park Public Schools ISD #283
 6300 Walker Street
 St. Louis Park, MN 55416

Re: St. Louis Park Middle School
 Review and Comment
 Project No. P26-5421.000

Dear Jim,

St. Louis Park Middle School is a two level, approximately 220,000 square foot building, originally constructed in 1958, and is located at 2025 Texas Ave S, Minneapolis, MN 55426. The existing steam boiler plant is original to the building and has outlived its service life. In addition to the boiler plant, a majority of the existing HVAC equipment at this building has also outlived its service life and/or does not meet current ventilation rates required by code.

As requested, we have completed a detailed field investigation and existing documentation review of the boiler plant and existing HVAC systems in the facility with the end goal of identifying equipment needs. The following “Summary of Proposed Mechanical Work” and enclosed Exhibits A and M1 outline our recommended replacement and modernization work scopes proposed as part of this proposed project. The goal of this project is to provide modern systems that comply with current Minnesota Commercial Energy code, to lower energy and maintenance costs for the district, and to improve indoor air quality for the students and staff.

Summary of Proposed Mechanical Work:

Item M1 – Replace steam boilers	\$4,628,750.00
Item M2 – Replace gymnasium HVAC	\$1,058,000.00
Item M3 – Replace classroom HVAC (AHU-1)	\$2,248,250.00
Item M4 – Replace classroom HVAC (AHU-2)	\$3,438,500.00
Item M5 – Replace fieldhouse HVAC (AHU-3)	\$793,500.00
Item M6 – Replace temperature control system	\$1,653,125.00
Item M7 – Structural reinforcement of piping and equipment	\$991,875.00
<u>Total mechanical project cost</u>	<u>\$14,812,000.00</u>

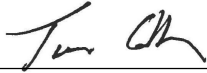
The above estimated costs are based on 2026 estimated construction costs escalated for an assumed construction start of Summer of 2027 (with midpoint of construction in 2028) and include 15% project soft costs (such as permitting, engineering design fees, other district soft costs etc).

In summary, we estimate the construction cost for all work scopes above is \$14,812,000.00 including the required electrical work. The information in Exhibit A consists of descriptions of the scope of work for each project and cost of the work. M1 is a building plan showing the locations of all the units in the facility.

We believe these projects are required to meet the needs of the school and the occupants that it serves. For additional information or for any questions, please contact Hallberg Engineering.

Sincerely,

HALLBERG ENGINEERING, INC.



Trevor Gilbertson, P.E.
Director of Mechanical Engineering/Principal



Ryan Lindahl, P.E.
Director of Electrical Engineering/Principal

Enclosures: Exhibit A: Summary of Equipment Replacement and Building
M1: Overall Building Plan

Exhibit A
 St. Louis Park Middle School – ISD 283
 Review and Comment – Summary of Equipment Replacement
 Project No. P26-5421.000

Item M1 – Replace Steam Boilers

A. Scope of Work

1. The two steam boilers are original to the building (1958) and near the end of their useful life. These need to be replaced with three condensing boilers.
2. Steam equipment and piping will be replaced with hydronic.

B. Cost of Project

Construction Cost	\$4,025,000.00
Consultant Costs/Fees	\$603,750.00
 Total project Cost	 \$4,628,750.00

Item M2 – Replace Gym Air Handling Units (AHU-5, 6)

A. Scope of Work

1. The two gymnasiums are each heated and ventilated by two air handling units located in an adjacent penthouse mechanical room. The air handling units have steam coils for heating and no dehumidification capabilities.
2. Provide a new heating and ventilation system to serve the gymnasium by means of a constant volume single zone system. Air handling units are to have a hot water coil for heating, a chilled water coil for cooling and dehumidification, an EC motor, pre and final filters and direct digital controls.

B. Cost of Project

Construction Cost	\$920,000.00
Consultant Costs/Fees	\$138,000.00
 Total project Cost	 \$1,058,000.00

Item M3 – Replace Classroom Dedicated Outside Air Unit (AHU-1)

A. Scope of Work

1. This air handler (DOAS) delivers outside air to fan coil units in each classroom on the first and second level. This unit was installed in 2001 and is a dedicated OA system because of limited structure and ceiling space. This unit has changeover piping serving the coil for both heating and cooling.
2. Provide a new dedicated outside air system to serve active chilled beams in these classrooms. Air handling unit is to have a hot water coil for heating, a chilled water coil for cooling and dehumidification, an EC motor, pre and final filters and direct digital controls.
3. Ceilings and lights will be taken down as required for new work.

B. Cost of Project

Construction Cost	\$1,955,000.00
Consultant Costs/Fees	\$293,250.00
 Total project Cost	 \$2,248,250.00

Item M4 – Replace Classroom Dedicated Outside Air System (AHU-2)

A. Scope of Work

1. This air handler (DOAS) delivers outside air to fan coil units in each classroom on the first and second level. This unit was installed in 2001 and is a dedicated OA system because of limited structure and ceiling space. This unit has changeover piping serving the coil for both heating and cooling.
2. Provide a new dedicated outside air system to serve active chilled beams in these classrooms. Air handling unit is to have a hot water coil for heating, a chilled water coil for cooling and dehumidification, an EC motor, pre and final filters and direct digital controls.
3. Ceilings and lights will be taken down as required for new work.

B. Cost of Project

Construction Cost	\$2,990,000.00
Consultant Costs/Fees	\$448,500.00
 Total project Cost	 \$3,438,500.00

Item M5 – Replace Fieldhouse Air Handling Unit (AHU-3)

A. Scope of Work

1. The fieldhouse is heated, cooled and ventilated by an air handling unit on a mezzanine. The air handling unit has changeover piping serving the coil for both heating and cooling.
2. Provide a new heating and ventilation system to serve the fieldhouse by means of a constant volume single zone system. Air handling unit is to have a hot water coil for heating, a chilled water coil for cooling and dehumidification, an EC motor, pre and final filters and direct digital controls.

B. Cost of Project

Construction Cost	\$690,000.00
Consultant Costs/Fees	\$103,000.00
 Total project Cost	 \$793,500.00

Item M6 – Replace temperature control system

A. Scope of Work

1. A new temperature control system will be required to give the district more control and be more energy efficient.

B. Cost of Project

Construction Cost	\$1,437,500.00
Consultant Costs/Fees	\$215,625.00
 Total project Cost	 \$1,653,125.00

Item M7 – Structural Reinforcement

A. Scope of Work

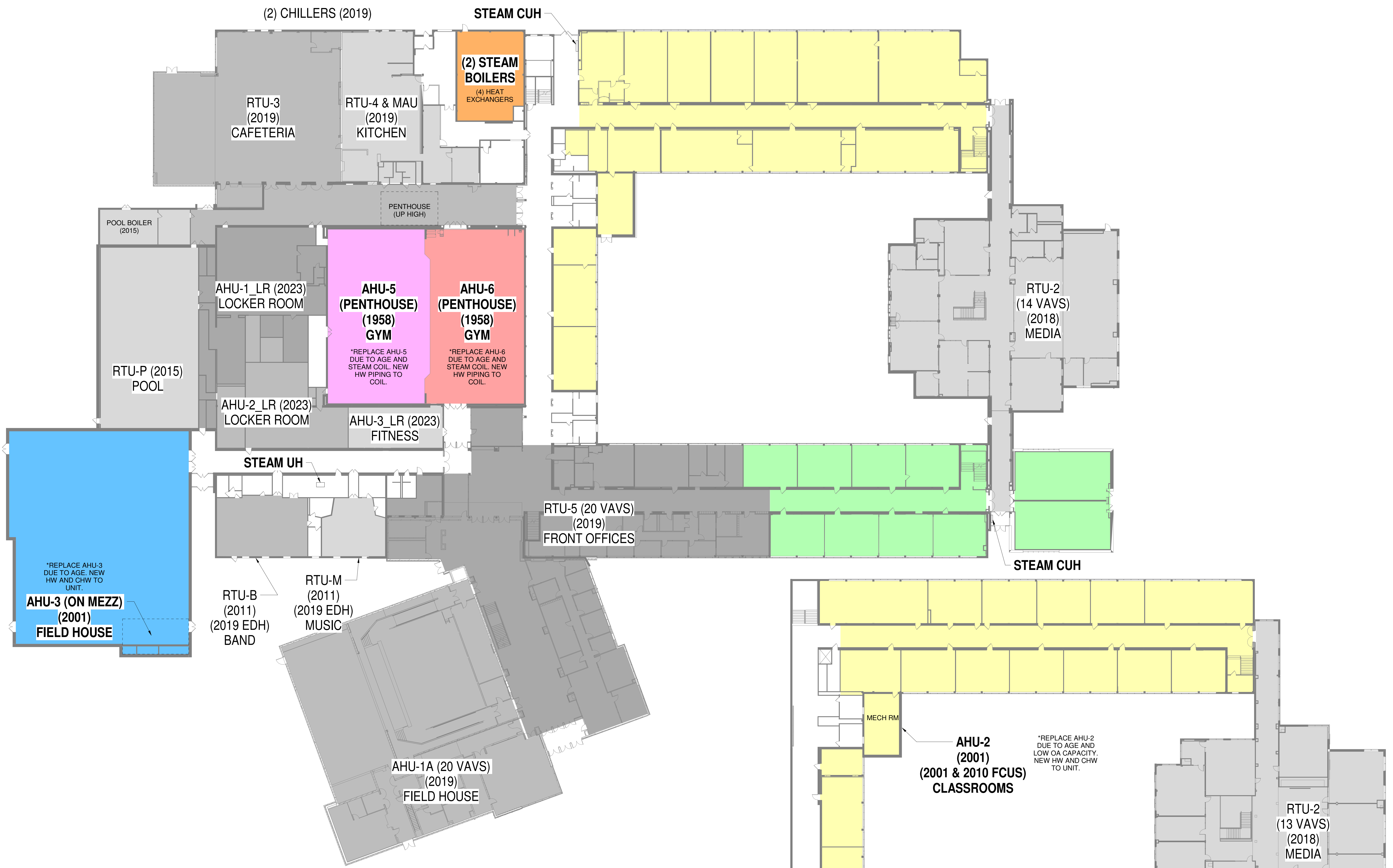
1. The new piping and equipment will require structural support per the current code.
2. Ceilings and lights will be taken down as required for new work.

B. Cost of Project

Construction Cost	\$862,500.00
Consultant Costs/Fees	\$129,375.00
Total project Cost	\$991,875.00

The exclusions: Abatement, technology update, infrastructure upgrade, site work

**ST. LOUIS PARK MIDDLE SCHOOL
REVIEW AND COMMENT
ISD 283**



1 MAIN LEVEL PLAN
3/64" = 1'-0"

2 UPPER LEVEL PLAN
3/64" = 1'-0"

REVISIONS:

NO.	DATE	DESCRIPTION

SHEET TITLE:
**REVIEW AND COMMENT
SUBMITTAL -
OVERALL BUILDING**

PROJECT NO.: P26-5421.000
DATE: 3/18/2026
DRAWN BY: KMH
CHECKED BY: TLG

SHEET NO.:
M1
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PRELIMINARY INFORMATION - FOR REVIEW AND COMMENT

St. Louis Park Public School District No. 283

March 12, 2026

Estimated Sources and Uses
 Proposed General Obligation Voter-Approved School Building Bonds
 August 11, 2026 Election

Bond Amount	\$50,000,000
Number of Years/Tax Levies Dated/Closing Date	18 11/1/2026
Sources of Funds	
Par Amount	\$50,000,000
Investment Earnings ¹	243,408
Total Sources	\$50,243,408
Uses of Funds	
Underwriter's Discount ²	\$500,000
Capitalized Interest ³	560,000
Legal and Fiscal Costs ⁴	258,408
Net Available for Project Costs	48,925,000
Total Uses	\$50,243,408
Initial Deposit to Construction Fund	\$48,681,592

- 1 Estimated investment earnings are based on an average interest rate of 1.00%, and an average life of 12 months.
- 2 The underwriter's discount is an estimate of the compensation taken by the underwriter who provides the lowest true interest cost as part of the competitive bidding process and purchases the bonds. Ehlers provides independent municipal advisory services as part of the bond sale process and is not an underwriting firm.
- 3 To maintain a level tax rate with future years, a portion of the interest payments due on the new bonds during fiscal year 2028 would be made from bond proceeds.
- 4 Includes fees for municipal advisor, bond counsel, rating agency, paying agent, and county certificate.

PRELIMINARY INFORMATION - FOR REVIEW AND COMMENT

St. Louis Park Public School District No. 283

Analysis of Possible Structure for Capital and Debt Levies

\$50,000,000 Bond Issue
18 Tax Levies
Wrapped Around Existing Debt

Type of Bond	Principal Amount	Dated Date	Interest Rate
Voter-Approved Building	\$50,000,000	11/01/26	5.00%

March 12, 2026

Levy Payable Year	Fiscal Year	Tax Capacity Value ¹		Existing Commitments				Other Levies		Existing Tax Rate	Proposed New School Building Bonds				Combined Totals					
		(\$000s)	% Chg	Building Bonds ²	Alt Fac/Fac Maint H&S Bonds ⁴	Est. Debt Excess ³	Net Levy	Tax Rate	Lease Levy		Capital Project Levy ⁴	Principal	Interest	Add'l. Debt Excess ³	Net Levy	Initial Debt Levy	State Aid	Net Levy	Tax Rate	
2025	2026	89,151	-0.1%	17,591,760	1,309,718	(696,398)	18,205,080	20.42	653,520	4,145,195	25.80	-	-	-	-	23,003,795	-	23,003,795	25.80	
2026	2027	90,145	1.1%	18,144,060	1,314,443	(1,031,391)	18,427,112	20.44	638,485	4,157,873	25.76	-	-	-	-	23,223,470	-	23,223,470	25.76	
2027	2028	91,948	2.0%	18,223,597	1,311,555	(990,959)	18,544,193	20.17	625,935	4,204,200	25.42	-	3,125,000	5	141,750	2,835,000	26,209,328	-	26,209,328	28.50
2028	2029	92,867	1.0%	18,318,884	1,311,818	(781,406)	18,849,296	20.30	584,843	4,288,284	25.54	110,000	2,500,000	-	2,740,500	26,462,922	-	26,462,922	28.50	
2029	2030	93,796	1.0%	18,301,822	1,314,968	(785,228)	18,831,561	20.08	543,000	4,331,167	25.27	385,000	2,494,500	-	3,023,475	26,729,203	-	26,729,203	28.50	
2030	2031	94,734	1.0%	18,302,609	1,315,388	(784,672)	18,833,325	19.88	541,000	4,374,478	25.07	735,000	2,475,250	(120,939)	3,249,824	26,998,627	-	26,998,627	28.50	
2031	2032	95,681	1.0%	18,299,354	1,314,128	(784,720)	18,828,762	19.68	543,250	4,418,223	24.86	995,000	2,438,500	(129,993)	3,475,182	27,265,417	-	27,265,417	28.50	
2032	2033	95,681	0.0%	18,304,552	1,311,188	(784,539)	18,831,200	19.68	539,500	4,462,405	24.91	1,015,000	2,388,750	(139,007)	3,434,930	27,268,035	-	27,268,035	28.50	
2033	2034	95,681	0.0%	18,309,178	1,302,473	(784,630)	18,827,021	19.68	540,000	4,462,405	24.91	1,065,000	2,338,000	(137,397)	3,435,753	27,265,179	-	27,265,179	28.50	
2034	2035	95,681	0.0%	16,955,466	1,308,720	(784,466)	17,479,720	18.27	543,600	4,462,405	23.50	1,030,000	2,284,750	(137,430)	3,343,057	25,828,782	-	25,828,782	26.99	
2035	2036	95,681	0.0%	16,898,700	1,303,208	(730,567)	17,471,340	18.26	541,400	4,462,405	23.49	1,090,000	2,233,250	(133,722)	3,355,690	25,830,836	-	25,830,836	27.00	
2036	2037	95,681	0.0%	18,205,793	-	(728,076)	17,477,716	18.27	543,600	4,462,405	23.50	1,135,000	2,178,750	(134,228)	3,345,210	25,828,931	-	25,828,931	26.99	
2037	2038	95,681	0.0%	18,209,310	-	(728,232)	17,481,078	18.27	540,000	4,462,405	23.50	1,195,000	2,122,000	(133,808)	3,349,042	25,832,525	-	25,832,525	27.00	
2038	2039	95,681	0.0%	17,867,089	-	(728,372)	17,138,716	17.91	540,800	4,462,405	23.14	1,580,000	2,062,250	(133,962)	3,690,401	25,832,323	-	25,832,323	27.00	
2039	2040	95,681	0.0%	18,190,909	-	(714,684)	17,476,225	18.27	540,800	4,462,405	23.49	1,350,000	1,983,250	(147,616)	3,352,296	25,831,727	-	25,831,727	27.00	
2040	2041	95,681	0.0%	18,188,153	-	(727,636)	17,460,516	18.25	-	4,462,405	22.91	1,935,000	1,915,750	(134,092)	3,909,196	25,832,117	-	25,832,117	27.00	
2041	2042	95,681	0.0%	18,199,729	-	(727,526)	17,472,203	18.26	-	4,462,405	22.92	2,040,000	1,819,000	(156,368)	3,895,582	25,830,190	-	25,830,190	27.00	
2042	2043	95,681	0.0%	18,187,194	-	(727,989)	17,459,205	18.25	-	4,462,405	22.91	2,155,000	1,717,000	(155,823)	3,909,777	25,831,387	-	25,831,387	27.00	
2043	2044	95,681	0.0%	-	-	-	-	-	-	4,462,405	4.66	15,445,000	1,609,250	(156,391)	17,750,571	22,212,977	-	22,212,977	23.22	
2044	2045	95,681	0.0%	-	-	-	-	-	-	4,462,405	4.66	16,740,000	837,000	(710,023)	17,745,827	22,208,233	-	22,208,233	23.21	
2045	2046	95,681	0.0%	-	-	-	-	-	-	4,462,405	4.66	-	-	-	-	4,462,405	-	4,462,405	4.66	
2046	2047	95,681	0.0%	-	-	-	-	-	-	4,462,405	4.66	-	-	-	-	4,462,405	-	4,462,405	4.66	
Totals				324,698,156	14,417,604	(14,021,492)	325,094,268		8,459,734	132,554,744		50,000,000	38,522,250	(2,519,049)	89,841,313	555,950,059	-	555,950,059		

1 Tax capacity value for taxes payable in 2025 is the actual value. Estimates for future years are based on the percentage changes as shown above.
 2 Initial debt service levies (prior to subtracting debt equalization aid) are set at 105 percent of the principal and interest payments during the next fiscal year.
 3 Debt excess adjustment for taxes payable in 2025 and 2026 are the actual amounts. The adjustment for 2027 is an estimate using the June 30, 2025 debt service fund balance. Debt excess for future years is estimated at 4% of the prior year's initial debt service levy.
 4 Assumes that the existing capital project levy would be renewed at the same tax rate prior to expiring.
 5 To maintain a level tax rate with future years, a portion of the interest payments due on the new bonds during fiscal year 2027-28, estimated at \$560,000, would have to be made from funds on hand or bond proceeds.

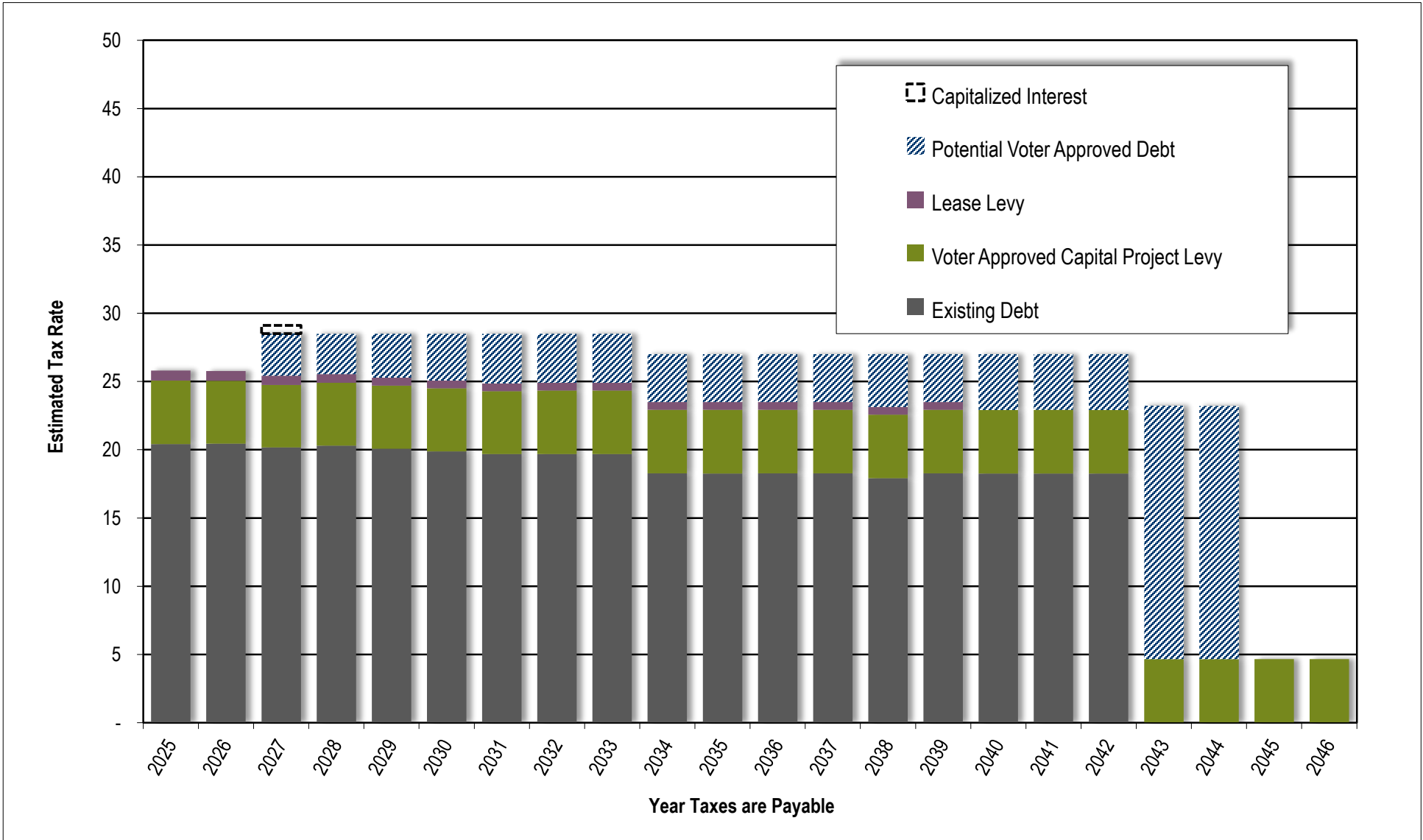


PRELIMINARY INFORMATION - FOR REVIEW AND COMMENT

St. Louis Park Public School District No. 283

Estimated Tax Rates for Capital and Debt Service Levies
Existing Commitments and Proposed New Debt

\$50,000,000 Bond Issue
18 Tax Levies
Wrapped Around Existing Debt



PRELIMINARY INFORMATION - FOR REVIEW AND COMMENT

St. Louis Park Public School District No. 283
Analysis of Tax Impact for Proposed Referendum

March 12, 2026

Bond Issue Amount		\$50,000,000	
Number of Years		18	
Capital Project Levy - Increase in Annual Revenue		\$5,686,317	
Number of Years		10	
Type of Property	Estimated Market Value	Estimated Impact for Taxes Payable in 2027*	
		Annual	Monthly
Residential Homestead	\$200,000	\$159	\$13
	300,000	260	22
	400,000	361	30
	500,000	462	39
	750,000	753	63
	1,000,000	1,042	87
Residential Non-Homestead Multi Unit and Apartments	\$200,000	\$232	\$19
	500,000	579	48
	750,000	869	72
	1,000,000	1,158	97
	2,000,000	2,316	193
Commercial/Industrial #	\$200,000	\$196	\$16
	500,000	559	47
	1,000,000	1,163	97
	2,000,000	2,371	198

* Estimated tax impact includes principal and interest payments on the new bonds, proposed capital project levy, and other capital and debt service levies only, and do not include tax levies for other purposes. Tax increases shown above are gross increases, not including the impact of the homeowner's Homestead Credit Refund ("Circuit Breaker") program. Owners of homestead property may qualify for a refund, based on their income and total property taxes. This will change the net effect of the proposed bond issue for those property owners.

For commercial-industrial property, the estimates above are for property in the City of St. Louis Park. The tax impact for commercial-industrial property in other municipalities in the school district may be slightly different, due to the varying impact of the Fiscal Disparities program.