

SOUTHEAST MIDDLE SCHOOL SITE SELECTION EXECUTIVE SUMMARY

Purpose of Report: To receive School Board authorization to enter into a contract to purchase land to build the new Southeast Middle School.

On September 18, 2018, the voters of Sioux Falls approved the \$190 million bond referendum, in part, to construct a new high school.

The charge from the community facilities task force regarding a new middle school was

- A new middle school should be constructed on the school district's southeast side. The school should be built as soon as possible, and opened in 2021, if possible, or 2022.

The Superintendent assigned a steering committee (Committee) consisting of District personnel and two board members with the purpose of guiding the District through the overall management of the projects included in the \$190 bond referendum.

Due to limited sites available in the southeast quadrant of the District, the Committee considered two viable sites in the southeast quadrant of the city where a middle school could be located. Approximately 25 acres was needed. The Committee worked with City Planning to vet the possible sites and gauge interest of the owners to sell.

The Committee then entered into extensive negotiations with the most responsive ownership group for the Burns property located north of 41st street, east of Hwy 11, and immediately west of Faith Avenue. The parties eventually arrived at a price of \$2,251,922 for approximately 23.18 acres (\$2.23 per square foot). Additional items in the agreement include an option to purchase an additional 2 acres to the north if the District determines it needs the property and will work with the Church to the east on its half of the road expense.

In modifying the original budget to this site to account for fewer feet of roads needing to be constructed, the District has \$2,093,337 available for the land purchase. If necessary, the additional \$158K can be made up by accessing the Capital Outlay Fund Land Bank, which currently has a balance of \$600K.

Administrative Recommendation to School Board: Authorize the President and Business Manager to enter into a contract with the Burns Family to purchase 23.18 acres of land for a purchase price of \$2.23 per square foot (\$2,251,922) and authorizing the Business Manager to issue a manual check to complete the property transaction; with the understanding that the manual check will be reported in the manual check report at a subsequent School Board meeting.