

FOR ACTION

INDEPENDENT SCHOOL DISTRICT 273 Regular Meeting, June 16, 2014

SUBJECT: TEN-YEAR ALTERNATIVE FACILITIES FUNDING PLAN

Be It Resolved, That

The School Board

Approve the ten-year alternative facilities funding plan as attached.

BACKGROUND INFORMATION

The administration and district architects, WOLD Architects and Engineers, have been reviewing the district's ten-year deferred maintenance plan, including revisiting the maintenance needs identified in the 2012 facility inventory, as well as learnings gained from the last two years of projects.

The goal of the original ten-year plan was to address critical asset preservation needs throughout the district, focusing primarily on exterior issues including roofing, building envelope, and parking and paving issues. The original plan did not, however, make significant investments at either the Edina Community Center (ECC) or transportation buildings (other than paving). This was directly related to the district's desire to continue to consider the long-term approach to each of these buildings within the district. Also, the original plan did not fund all deferred maintenance needs.

Since the original plan was approved two years ago, multiple factors have changed or arisen:

- A reorganized Buildings and Grounds Department, including a new leadership structure and working in concert with district architects, has identified additional facility needs
- Mechanical approaches on some projects have been greater than the originally estimated
- ECC maintenance needs, not part of the original plan's scope, need to be addressed
- Summer construction costs are significantly higher than anticipated
- Building user expectations are higher
- New, more urgent issues (i.e. leaking roofs, damaged areas, etc.) need to be considered

As a result of these changes over the last two years, the current fixed funding of \$10 million a year will not allow the district to catch up on deferred maintenance needs in the district.

The administration recommends revising the ten-year plan and combining it with a deferred maintenance component in a future bond referendum. The revised ten-year plan would continue the \$10 million a year for the next two years. After two years, the district would increase by \$5 million annually (i.e. \$15 million total revenue). This deferred maintenance plan will be funded through an alternative facilities levy and bonding.

The alternative facilities process timeline set by the Minnesota Department of Education requires the district to submit a two-year and a ten-year alternative facilities plan to the state annually in May. This plan may be revised on an annual basis.



Edina Public Schools
Facilities Inventory and Physical Conditions Analysis

PROPOSED ALTERNATIVE FACILITIES FUNDING STRATEGY: 10 YEAR PLAN

Updated May 2014

Option 4 - Continue Funding at \$10,000,000 per year for 2 years then increase funding to \$15,000,000 for 8 years.

Year	Mechanical Systems		Exterior Envelope		Paving		Interior / Misc.		Annual Totals
	\$	Building	\$	Building	\$	Building	\$	Description	
2013	\$ 6,419,068	Concord	\$ 260,439	Creek Valley	\$ 210,424	Cornelia	\$ 57,520	Painting	
	\$ 526,947	District BAS	\$ 438,104	EHS	\$ 235,672	Creek Valley	\$ 262,821	Flooring	
							\$ 143,144	Ceiling	
	\$ 6,946,015		\$ 698,543		\$ 446,096		\$ 463,485		\$ 8,554,139
								Unallocated	\$ -
2014	\$ 5,187,751	Highlands	\$ 192,000	Concord	\$ 10,000	Kuhlman	\$ 66,581	Misc Mech	
	\$ 5,456,073	Creek Valley	\$ 253,176	VVMS					
	\$ 62,400	Concord	\$ 32,974	ECC					
	\$ 10,706,224		\$ 478,150		\$ 10,000		\$ 66,581		\$ 11,260,955
								Unallocated	\$ -
YR 1 2015	\$ 6,750,000	Countryside	\$ 560,000	Concord	\$ 239,200	Highlands			
	\$ 225,000	Fuel Oil Tanks	\$ 780,000	Highlands					
			\$ 830,000	Creek Valley					
			\$ 290,000	VVMS					
			\$ 276,000	SVMS					
		\$ 6,975,000		\$ 2,736,000		\$ 239,200		\$ -	
								Unallocated	\$ 49,800
YR 2 2016	\$ 6,523,400	SVMS	\$ 947,300	Highlands	\$ 800,155	Concord			
			\$ 240,000	Highlands					
			\$ 982,550	Creek Valley					
			\$ 460,000	Countryside					
		\$ 6,523,400		\$ 2,629,850		\$ 800,155		\$ -	
								Unallocated	\$ 46,595
YR 3 2017	\$ 3,924,000	SVMS	\$ 980,000	Countryside					
	\$ 3,040,000	VVMS	\$ 223,300	Concord					
	\$ 6,784,400	Cornelia							
		\$ 13,748,400		\$ 1,203,300		\$ -		\$ -	
								Unallocated	\$ 48,300
YR 4 2018	\$ 3,905,000	SVMS	\$ 980,000	Countryside	\$ 425,200	Southview			
	\$ 6,400,000	VVMS	\$ 980,000	Cornelia	\$ 320,000	Creek Valley			
	\$ 1,452,000	HS	\$ 245,000	Countryside					
	\$ 250,000	Fuel Oil Tanks							
		\$ 12,007,000		\$ 2,205,000		\$ 745,200		\$ -	
								Unallocated	\$ 42,800
YR 5 2019	\$ 6,950,000	VVMS	\$ 404,000	Countryside	\$ 280,000	Countryside			
	\$ 5,640,000	HS	\$ 820,000	Cornelia					
			\$ 210,000	Cornelia					
			\$ 650,000	SVMS					
		\$ 12,590,000		\$ 2,084,000		\$ 280,000		\$ -	
								Unallocated	\$ 46,000



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Year	Mechanical Systems		Exterior Envelope		Paving		Interior / Misc.		Annual Totals
	\$	Building	\$	Building	\$	Building	\$	Description	
YR 6 2020	\$ 7,134,500	VVMS	\$ 490,000	Cornelia					
	\$ 6,100,000	HS	\$ 900,000	SVMS					
			\$ 324,000	SVMS					
	\$ 13,234,500		\$ 1,714,000		\$ -		\$ -		\$ 15,000,000
								Unallocated	\$ 51,500
YR 7 2021	\$ 6,502,000	HS	\$ 772,000	SVMS	\$ 1,592,800	VVMS			
	\$ 5,332,000	ECC	\$ 460,000	VVMS	\$ 292,000	Cornelia			
	\$ 11,834,000		\$ 1,232,000		\$ 1,884,800		\$ -		\$ 15,000,000
								Unallocated	\$ 49,200
YR 8 2022	\$ 6,580,000	ECC	\$ 980,000	VVMS	\$ 3,588,300	HS	\$ 425,000	Concord	
			\$ 1,850,000	ECC			\$ 526,400	Highlands	
							\$ 438,670	Creek Valley	
							\$ 565,000	Countryside	
	\$ 6,580,000		\$ 2,830,000		\$ 3,588,300		\$ 1,955,070		\$ 15,000,000
								Unallocated	\$ 46,630
YR 9 2023	\$ 6,580,000	ECC	\$ 980,000	VVMS			\$ 756,000	Countryside	
			\$ 1,920,000	ECC			\$ 1,342,000	Cornelia	
							\$ 1,826,000	SVMS	
							\$ 1,546,000	VVMS	
	\$ 6,580,000		\$ 2,900,000		\$ -		\$ 5,470,000		\$ 15,000,000
								Unallocated	\$ 50,000
YR 10 2024	\$ 6,810,000	ECC	\$ 236,000	VVMS	\$ 560,000	ECC	\$ 1,900,000	SVMS	
			\$ 1,998,000	VVMS			\$ 2,322,720	VVMS	
	\$ 6,810,000		\$ 2,234,000		\$ 560,000		\$ 4,222,720		\$ 15,000,000
								Unallocated	\$ 1,173,280