

Facilities Master Plan: 5-Year Implementation Plan

Board of Education

April 26, 2016



Agenda

- BOE Action related to FMP: 1 Motion; 2 Resolutions
- FMP research and engagement process
- Five-Year FMP Implementation Plan highlights
- Funding Considerations
- Next steps: Communications and Engagement



Board Actions: April 26, 2016

Action 1 - Motion:

- Relocate RiverEast Elementary and Secondary program from Homecroft to another site by 2017-2018 school
- Relocate Jie Ming Mandarin Immersion Academy from Hamline building to Homecroft for 2017-2018 school year



Board Actions: April 26, 2016

- Action 2 - Resolution:
 - “Construction of a New Middle School in Area A”
- Action 3 - Resolution:
 - “2016 Five-Year Facilities Maintenance and Capital Implementation Plan, Covering Fiscal Years 2017-2021”



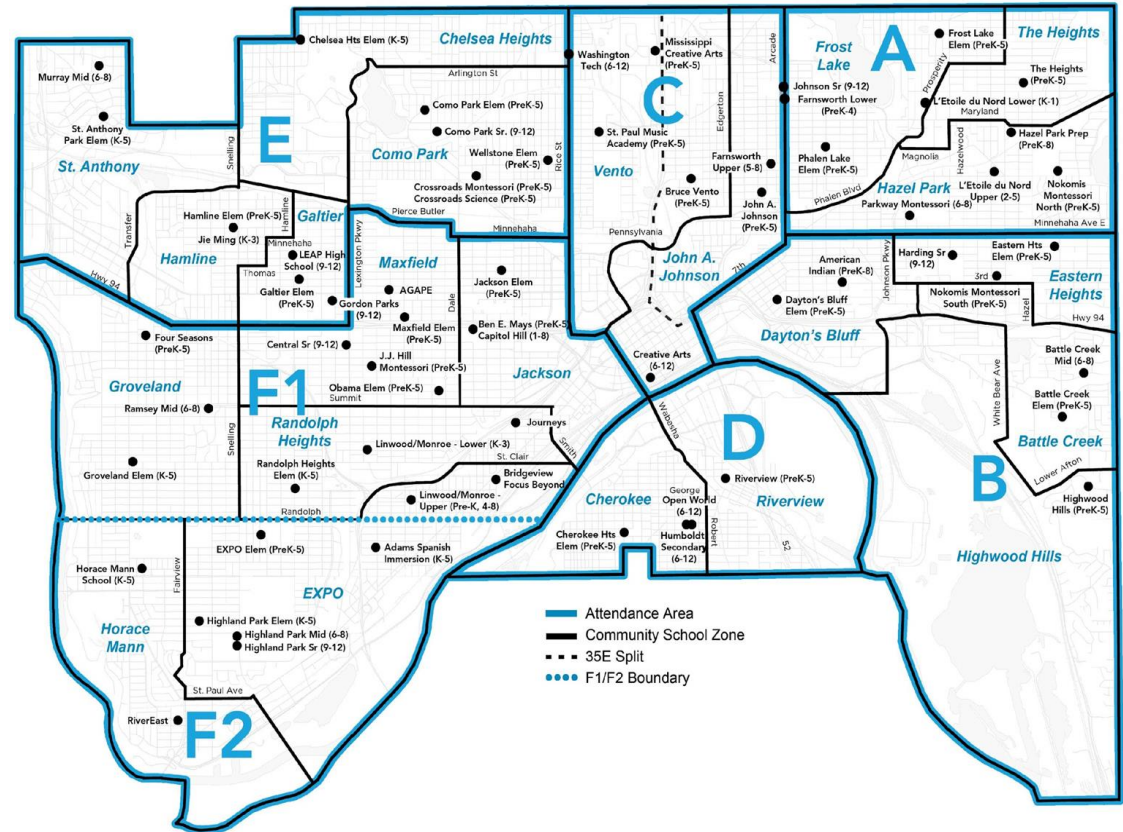
Facilities Master Plan:

Aligning facilities to school program needs



Saint Paul Public Schools

- 72 facilities
- 7.3 million square feet of space
- 465 acres of land



Facilities Master Plan (FMP)

- **10-year strategic plan** addresses facility improvements:
 - Equitably
 - Efficiently
 - Cost-effectively
- Student-centered: Addresses **21st century learning needs**



PHASE 1

May – August 2014



Gathering and
STUDYING
IMPORTANT DATA
that will impact the
district's plans for
improving all of its
buildings and land



PHASE 2:

May - December 2014



ESTABLISHING THE
STANDARDS the
district will use to
decide which
improvement projects
to do first



PHASE 3:

January – June 2015



SCHOOLS and other
district buildings
DEVELOP THEIR OWN
PLANS on how to
improve their
buildings



PHASE 4:

June - December 2015



FINALIZING THE
DISTRICT'S PLAN for
making building and
land improvements;
sharing the plan with
families, students,
staff, partners and
community



Saint Paul
PUBLIC SCHOOLS
A World of Opportunities

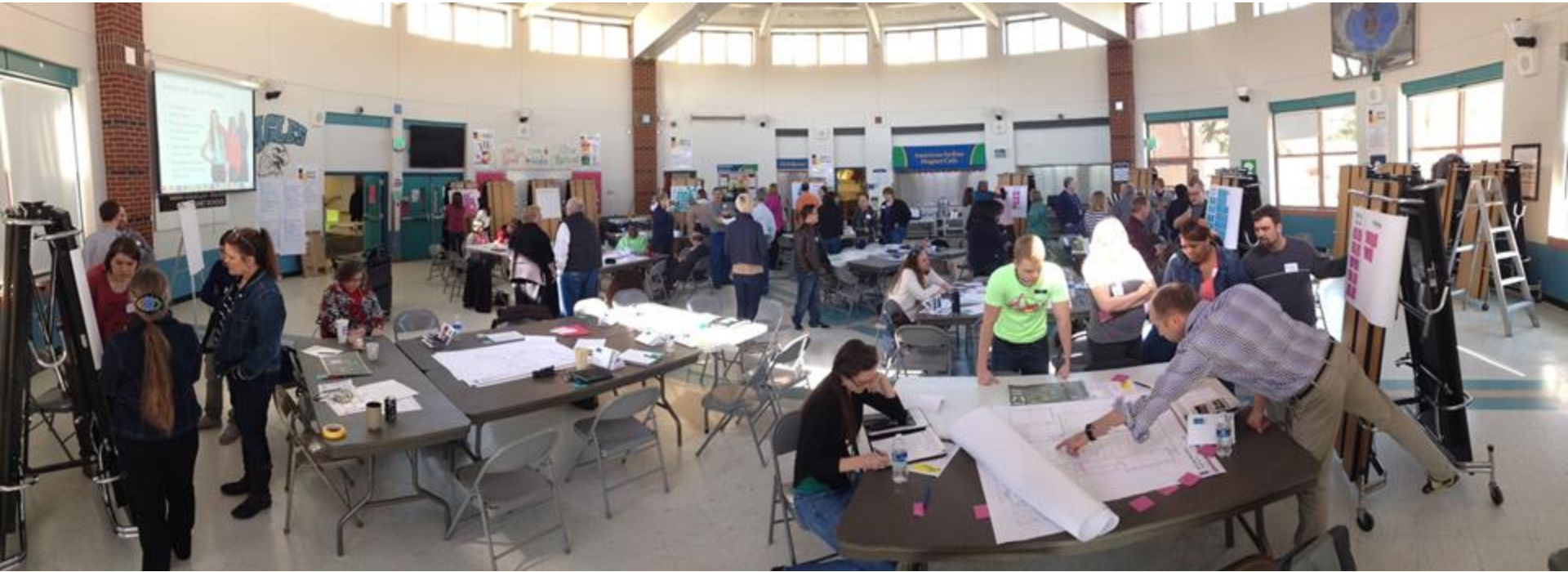
FMP Engagement

"I felt as though I made a difference and had an opportunity to voice my opinions."

- Student participant



FMP Engagement



Five-Year FMP Implementation Plan



FMP 5-Year Implementation Plan

2016 Five-Year Facilities Maintenance and Capital Implementation Plan

- Based on BOE resolutions (Nov. and Dec. 2015):
 - Five-Year Facilities Maintenance and Capital Implementation Plan
 - Long Term Facilities Maintenance and Improvement Investments
 - Criteria for the Prioritization of Facility Improvements for Saint Paul Public Schools, District 625, to Create 21st Century Schools
- Covers **FY:2017-2021**, is updated every year with the assistance of **FMP Committee**
- Exhibit A: Project list
- Sets strategic direction, but does not provide funding



April 26 vs. August BOE actions

- **April 26** - BOE Regular meeting
 - Vote on FMP 5-year **Implementation Plan**
 - List of proposed school facility work scopes
- **August:** BOE determines **financial commitment** to 5-year plan
 - Levy amount set for FY2018
 - Levy ceiling includes more than just facilities
 - Bonds sold in May; Levy process is Sept. - Dec.
- **April 2017:** Review approval of next 5-year rolling facility plan



Project Synopses Corrections

The following **clerical errors** have been identified and corrected since the April 12, 2016 distribution of the Proposed 5-Year Implementation Plan. **These do not alter financing.**

- **American Indian Magnet:** Budget mistyped in Project Synopses document as \$29M; actual is \$23M.
- **Bruce Vento:** Deleted reference to pavement maintenance
- **Central:** Theater Lighting upgrades originally noted as starting design in 2018; corrected to be 2019
- **Highland Middle School:** Deleted reference to new playground.
- **Parkway:** Security Camera Improvements originally omitted from synopsis; \$42,000 added in 2017 (design) / 2018 (construction)
- Synopses were created for the following projects:
 - **Central High School** - Automotive Garage;
 - **Area 'A' New Middle School** - Construction;
 - **River East** - Acquisition or Lease of New Site;
 - **District-wide Deferred Maintenance Projects** - Painting, Tuckpointing, Steam Plant Maintenance.



Project Synopses Corrections

The following projects include scopes of work previously approved and funded as part of Long Term Facilities Maintenance revenue. The Project Synopses correctly described the work, but did not include the previously approved budget in the overall project budget. These clerical errors **change the overall project budget, but do not change the overall cost of the 5-Year Plan** as the funding is already in place.

- **Linwood Monroe - Upper:**
 - Omitted previously approved HVAC system replacement
 - New budget = \$15,430,000
- **Johnson Senior:**
 - Omitted previously approved plumbing, roofing, electrical, and heating system replacements
 - New budget = \$16,000,000



Project Synopses Corrections

The following **scope errors** have been identified and corrected since the April 12, 2016 distribution of the Proposed 5-Year Implementation Plan. **These changes will have negligible financial impact on the overall plan.**

- **Highland Senior:** Deleted stage curtain replacement from scope of work.
 - New budget = \$1,500,000 (*\$31,000 reduction*)
- **Randolph:** Deleted door hardware replacement project.
 - Scope of work completed summer 2015.
 - New budget = \$0 (*\$35,000 reduction*)



Funding Considerations



2017 - 2021: Total facilities investments

±\$484 million

**Includes new construction, major repair /
replacement, abatement, and renovation.**

Value includes estimated cost inflation over the next five years.



Funding Options

1. Pay-As-You-Go using Long Term Facilities Revenue (levy)
2. Issue General Obligation Bonds and Certificates of Participation (levy)



Bonding Authority

- SPPS special legislative authority granted in 1989
- Issue bonds without voter approval which we have conservatively done since



Proposed Funding Strategy

- Use both funding options
- Continue LTFM revenue (facilities levy) with GO bonds and Certificates of Participation (debt levy)
- **Timing of funding and taxpayer impact**
- **Ability to bond as debt levels decrease**



Estimated Taxpayer Impact

			16 Pay 17	17 Pay 18	18 Pay 19	19 Pay 20	20 Pay 21
		Levy Required	\$36,826,644	\$41,375,243	\$45,917,410	\$50,472,055	\$55,022,767
		Existing Debt Service Levy	\$37,437,758	\$36,826,644	\$41,375,243	\$45,917,410	\$50,472,055
		Increase	(\$611,114)	\$4,548,600	\$4,542,167	\$4,554,645	\$4,550,711
	Taxable Market	TNTC	\$194,005,813	\$194,005,813	\$194,005,813	\$194,005,813	\$194,005,813
	Value (a)	Tax Rate Increase (b):	-0.315%	2.345%	2.341%	2.348%	2.346%
151,500 Median Home Impact			(4.03)	29.99	29.94	30.03	30.00

Building Construction Funds

- Maintain, improve, remodel buildings and land
- **By law, cannot be used for other funding categories:**
 - Example: General Fund (pays for teacher salaries, transportation, teaching/learning needs, etc.
- Increases to Building Construction Funds **do not decrease** General Fund



Building Construction Funds

- Funds from bonds sale, capital loans, or Long Term Facilities Maintenance Revenue (including levies)
- SPPS used bonds every year since 1994 to pay for facilities
- April 26 BOE vote includes 5 years of facility projects:
 - New middle school
 - Many other school projects



Next Steps



Communications and Engagement

- FMP website: Clearinghouse of information
- May-June: Mayor, District Councils; PACs
- Start new middle school design planning and engagement
- Project-specific communications; start 6 months ahead of design process
- Work with regulatory agencies, city, county, watershed districts
- March-April 2017: Reconvene FMP-C to review rolling 5-year plan and update as necessary per criteria



BOE Actions

1. Motion: Relocate RiverEast and Jie Ming
2. Resolution: New middle school in Area A
3. Resolution: FMP 5-Year Implementation Plan



THANK YOU

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