



AUSTIN PUBLIC SCHOOLS

Project Proposal for Minnesota Department of Education Review + Comment

June 12, 2026

FOR:

Willie Jett

Commissioner

Minnesota Department of Education
400 Northeast Stinson Boulevard
Minneapolis, MN 55413

651.582.8200
mde.commissioner@state.mn.us

FROM:

Dr. Joey Page

Superintendent of Schools

Austin Public Schools
401 3rd Avenue Northwest
Austin, MN 55912

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Austin Public Schools

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Austin, MN 55912

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June 12, 2026

Willie Jett

Commissioner

Minnesota Department of Education
400 Northeast Stinson Boulevard
Minneapolis, MN 55413

Dear Commissioner Jett:

In accordance with Minnesota Statute 123B.71, Independent School District No. 492 (Austin Public Schools) herein submits this improvement project for Department of Education Review and Comment. On May 26, 2026, the School Board authorized and directed the District's administration to prepare and submit this project proposal for Review and Comment.

Proposed Projects

Proposed projects address the high-priority needs identified in facility and conditions assessments, capacity analyses, enrollment projections, and community surveys. The District proposes to seek voter approval of a single ballot question on November 3, 2026. The projects will be presented as a single-question ballot in the amounts of \$24,900,000 and will be financed through a general obligation bond. The proposed project will include safety, security, and accessibility improvements, building maintenance, and infrastructure, classroom, and pool improvements and renovations.

Ballot Question

Shall the board of Independent School District No. 492 (Austin), Minnesota be authorized to issue general obligation school building bonds in an amount not to exceed \$24,900,000 for acquisition and betterment of school sites and facilities, including but not limited to safety, security, and accessibility improvements, building capital maintenance and infrastructure, classroom improvements and renovation, and pool improvements and renovations?

Specific details regarding the District, its educational and facility needs, project scope and cost, and finance plan are included herein for your review and comment. The District will publish a summary of the commissioner's review and comment at least 48 days but not more than 70 days prior to the referendum vote.

Sincerely,

Dr. Joey Page

Superintendent of Schools

TABLE OF CONTENTS

Introduction. 3

Section 1: Geographic Area + Enrollment Projections 7

Section 2: School Facilities. 13

Section 3: Deficiencies. 17

Section 4: Project Description 49

Section 5: Project Financing 55

Section 6: Obligation to Code Compliance. 65

Appendix. 69

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INTRODUCTION

SCHOOL INFORMATION + BACKGROUND

This document has been assembled to provide proposed school construction project information to the Commissioner of Education for review and comment. The information is organized and presented in a format consistent with the Minnesota Department of Education's Review and Comment Checklist. Basic information regarding the proposed project is listed below, with detailed information included in the various sections.

School District	Austin School District	
School Board	Dr. Carolyn Dubé <i>Chairperson</i>	Dan Zielke <i>Director</i>
	Peggy Young <i>Vice-Chairperson</i>	Lydia Masara <i>Student School Board Representative</i>
	Robert Hartman <i>Director</i>	Michael Garry <i>Student School Board Representative</i>
	Cece Kroc <i>Clerk</i>	Dr. Joey Page <i>Superintendent of Schools</i>
	Don Leathers <i>Director</i>	
	Carol McAlister <i>Treasurer</i>	
Referendum Date	November 3, 2026	
Financing	General Obligation Bond	
Design Consultant	Charlotte Nienhaus, AIA, NCARB <i>Senior Architect</i>	
	ISG 115 E Hickory Street + Suite 300 Mankato, MN 56001	
	507.387.6651 Charlotte.Nienhaus@ISGInc.com	
Financial Consultant	Michael Hart <i>Vice President, Managing Director</i>	
	PTMA Securities, LLC 5298 Kyler Avenue Northeast Albertville, MN 55301	
	612.509.2569 mhart@pmanetwork.com	

School District MISSION STATEMENT

Inspire. Empower. Accelerate.

School District VISION STATEMENT

Preparing all learners to make a difference in the world.

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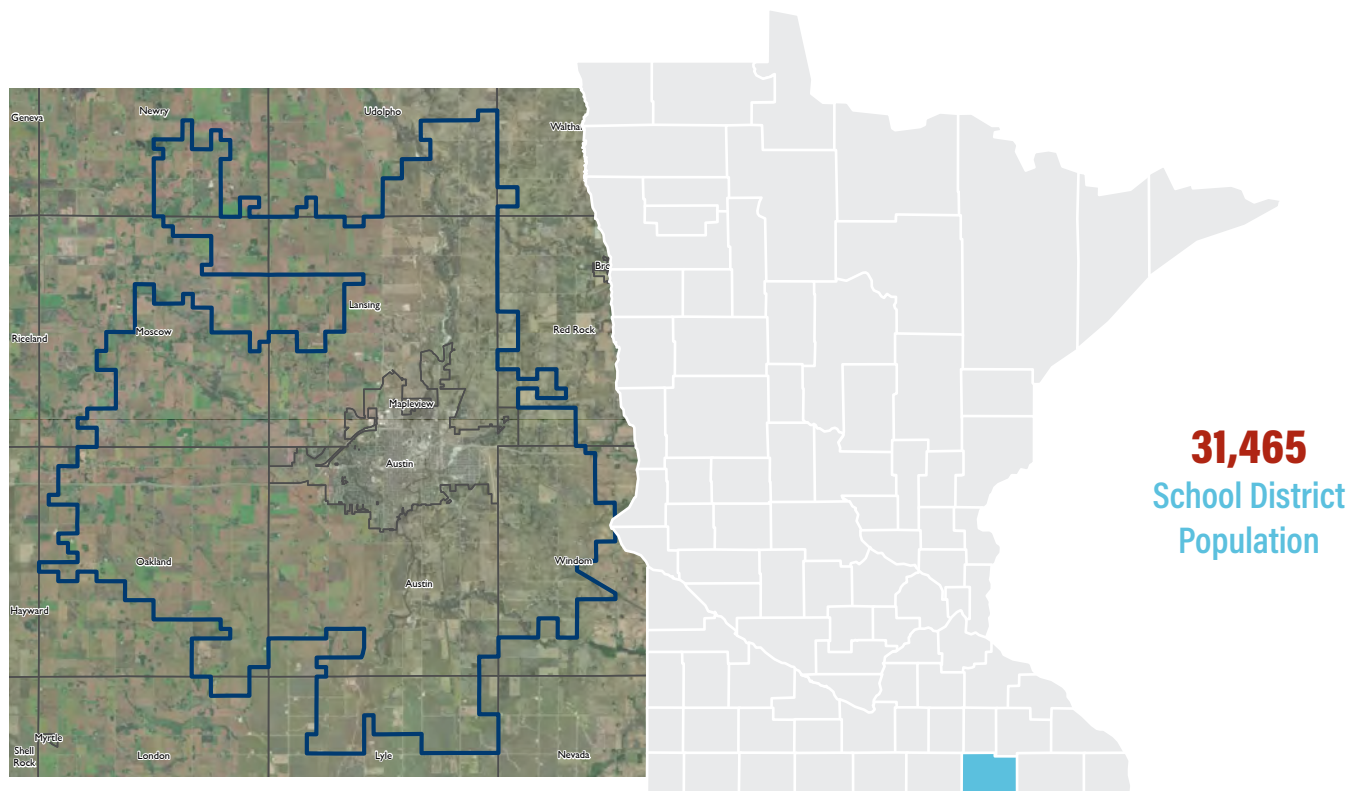
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SECTION 1: GEOGRAPHIC AREA + ENROLLMENT PROJECTIONS

COMMUNITIES SERVED + GEOGRAPHIC AREA

All territories in the District are identified in the table and map below.

City	Type	County	Population
Austin	Township	Mower	847
Austin	City	Mower	25,111
Lansing	Township	Mower	936
London	Township	Freeborn	294
Lyle	Township	Mower	341
Mapleview	City	Mower	174
Moscow	Township	Freeborn	516
Nevada	Township	Mower	327
Newry	Township	Freeborn	442
Oakland	Township	Freeborn	382
Red Rock	Township	Mower	735
Udolpho	Township	Mower	445
Waltham	Township	Mower	326
Windom	Township	Mower	589



SCHOOL DISTRICT DEMOGRAPHICS

2024 Key Facts

29,547	30,212	37.5	11,581	1,322
Population	Daytime Population	Median Age	Households	Attend Local Meetings

2024-2029 Average Household Expenditures

\$77,365	\$2,745	\$1,287	\$6,568
2024 Annual Budget Expenditures	2024 Property Taxes	2024 Education	2024 Health Care
↓	↓	↓	↓
\$88,107	\$3,121	\$1,466	\$7,474
2029 Annual Budget Expenditures	2029 Property Taxes	2029 Education	2029 Health Care

2024-2029 Families + Households

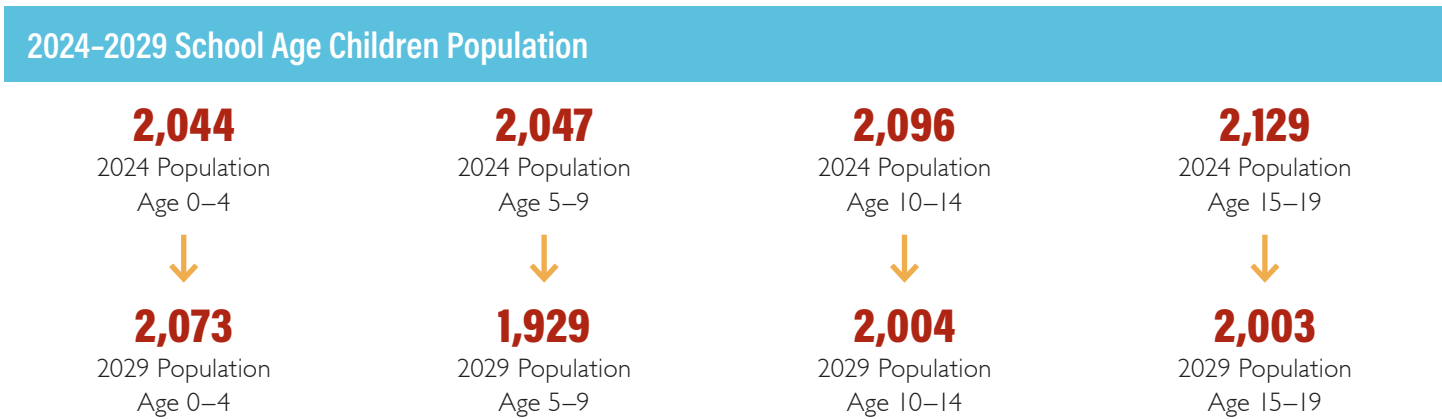
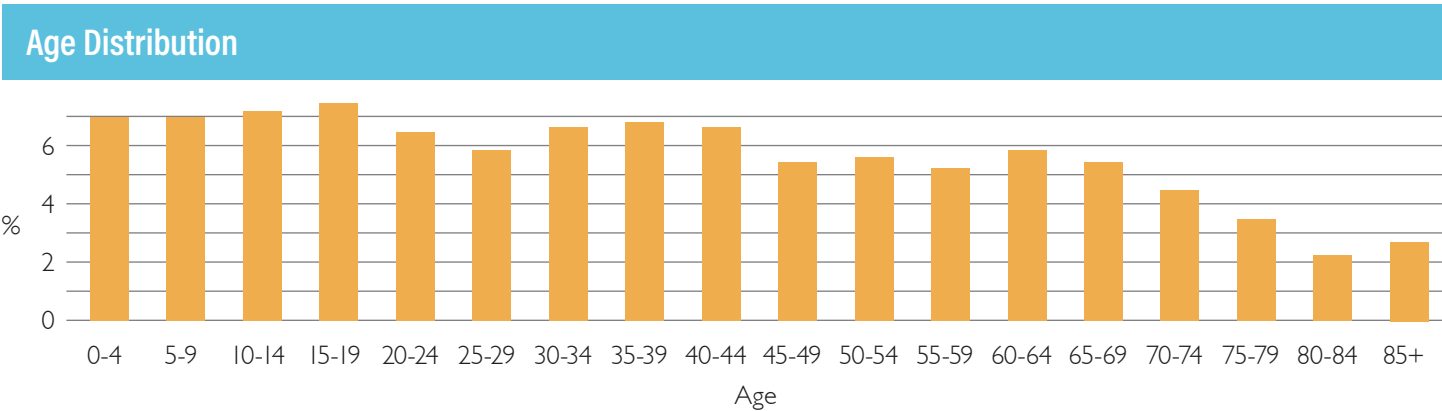
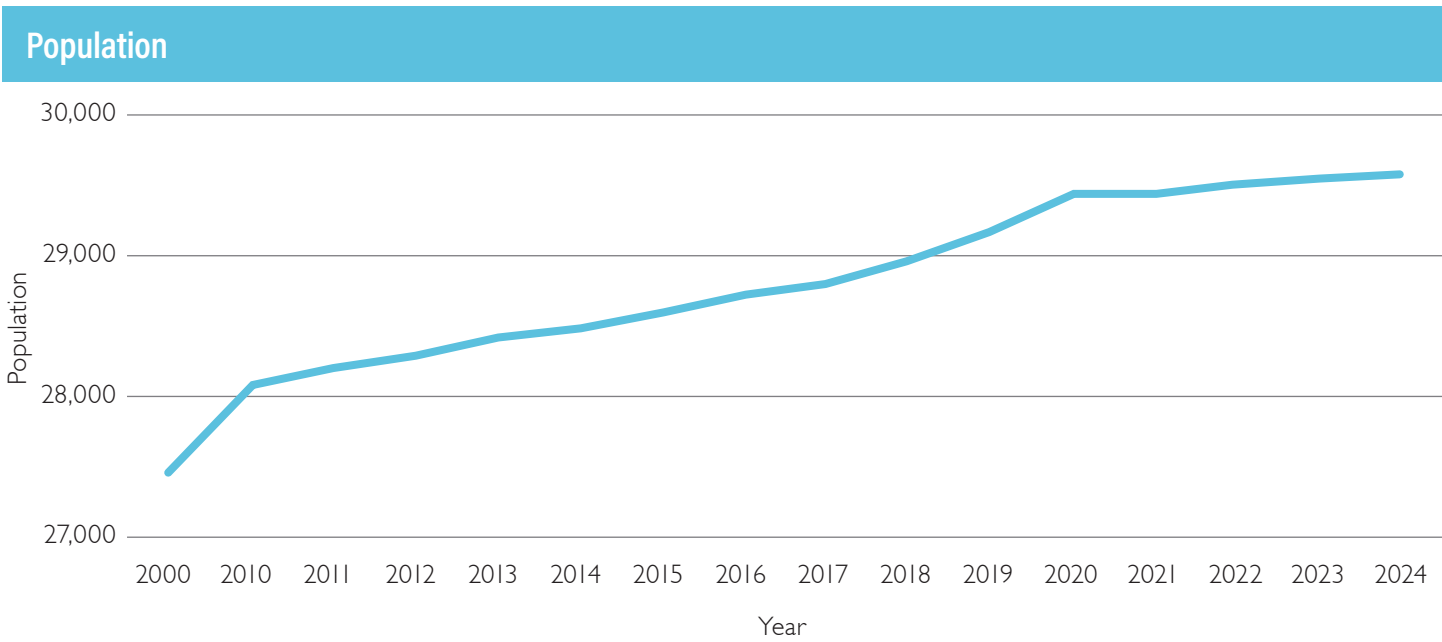
3.17	22,645	7,139
2024 Average Family Size	2024 Average Family Population	2024 Average Family Households
↓	↓	↓
3.18	22,723	7,147
2029 Average Family Size	2029 Average Family Population	2029 Average Family Households

2024 Income Stats

\$67,396	\$34,157	\$199,374	\$185,790
Median Household Income	Per Capita Income	Median Net Worth	Median Home Value

Housing

12,535	8%	69%	31%
Housing Units	Vacant Housing Units	Owner-Occupied Housing Units	Renter-Occupied Housing Units



ENROLLMENT DATA TABLE

The District anticipates a slight decrease in enrollment over the next five years. The table below shows student enrollment for the past five years and projections for five years beyond the current year.

School Year	Total Enrollment	Projected Enrollment*
2019–2020	5,296	—
2020–2021	5,034	—
2021–2022	5,182	—
2022–2023	5,120	—
2023–2024	5,146	—
2024–2025	5,385	—
2025–2026	5,160	—
2026–2027	—	5,217
2027–2028	—	5,169
2028–2029	—	5,144
2029–2030	—	5,099

**Calculated using ration of county births*

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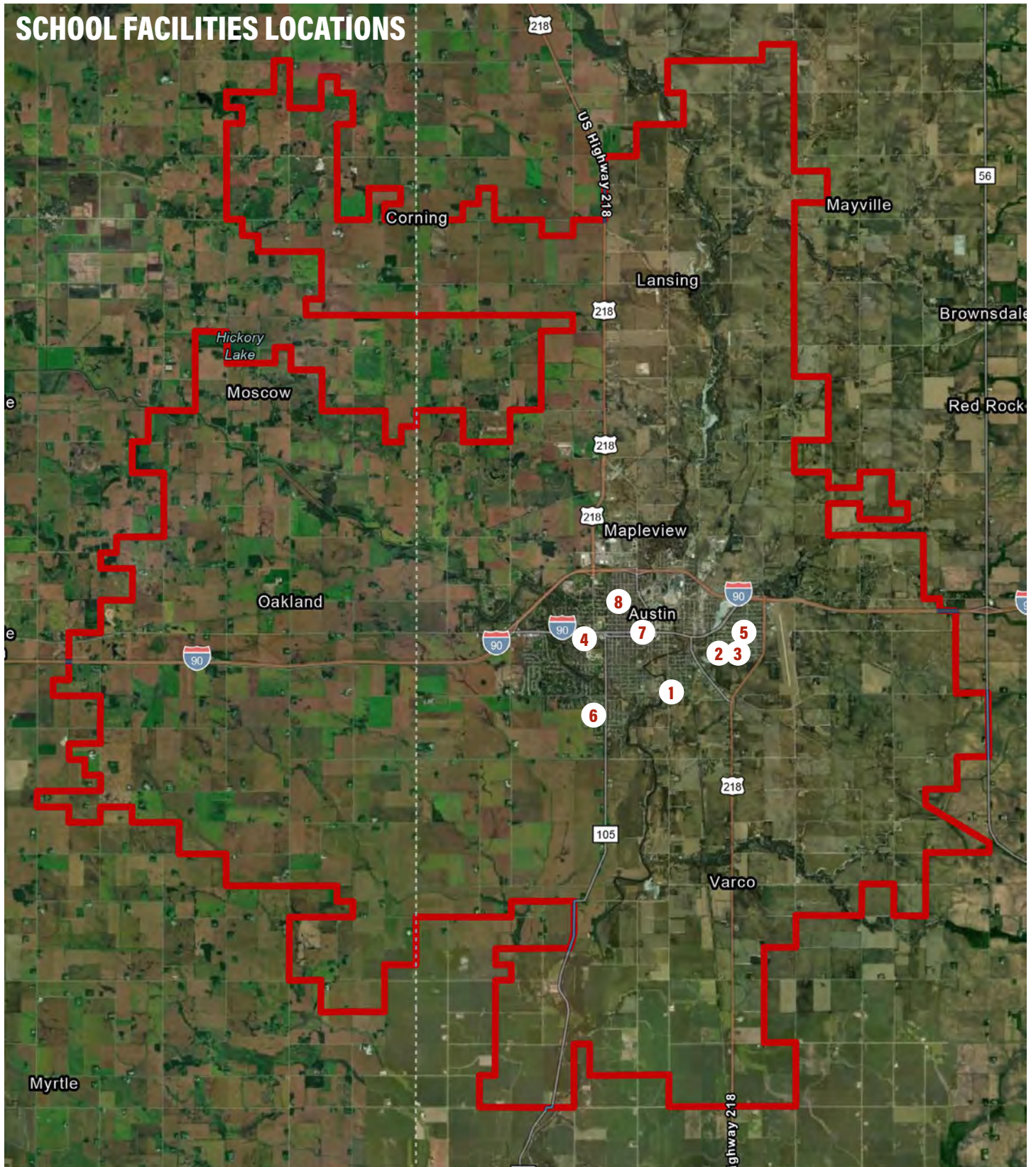
SECTION 2: SCHOOL FACILITIES

SCHOOL FACILITIES

The District has reviewed the availability of other facilities within and outside of its boundaries. The District has also assessed the enrollment and strategically identified program area enhancements based on educational needs and community priorities.

The District has found no other available alternate facilities within or outside the District in the service locations that would accommodate programmatic needs. There are no other facilities within the District boundaries that would be suitable for use as educational space.

School	Address	Site Size (Acres)	Construction Year	Building Area (Sq. Ft.)
1 Austin High School + Area Learning Center	301 3rd Street Northwest Austin, MN 55912	1.360677	Original: 1921 Addition 1: 1939 Addition 2: 1953 Addition 3: 1993 Addition 4: 2020 Addition 5: 2022	Original: 187,812 Addition 1: 245,897 Addition 2: 99,535 Addition 3: 60,113 Addition 4: 13,311 Addition 5: 1,600
2 Ellis Middle School	1700 4th Avenue Southeast Austin, MN 55912	14.549142	Original: 1957 Addition 1: 1971 Addition 2: 1988 Addition 3: 2010	Original: 44,516 Addition 1: 21,521 Addition 2: 125,837 Addition 3: 13,370
3 IJ Holton Intermediate School	1800 4th Avenue Southeast Austin, MN 55912	6.250786	2013	114,203
4 Banfield Elementary School	301 17th Street Southwest Austin, MN 55912	7.933086	Original: 1952 Addition 1: 1957 Addition 2: 1992	Original: 67,108 Addition 1: 22,923 Addition 2: 22,864
5 Neveln Elementary School	1918 East Oakland Avenue Austin, MN 55912	2.110518	Original: 1948 Addition: 1954	Original: 43,211 Addition: 31,712
6 Southgate Elementary School	1601 19th Avenue Southwest Austin, MN 55912	9.546342	Original: 1958 Addition 1: 1967 Addition 2: 1992	Original: 35,766 Addition 1: 9,179 Addition 2: 35,035
7 Sumner Elementary School	805 8th Avenue Northwest Austin, MN 55912	1.687244	Original: 1937 Addition 1: 1949 Addition 2: 1967 Addition 3: 1993	Original: 18,029 Addition 1: 44,058 Addition 2: 16,074 Addition 3: 228
8 Woodson Education Center	1601 4th Street Southeast Austin, MN 55912	4.085126	Original: 1952 Addition 1: 1954 Addition 2: 2006 Addition 3: 2012	Original: 44,899 Addition 1: 22,389 Addition 2: 2,938 Addition 3: 8,708



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SECTION 3: DEFICIENCIES

PROCESS TO IDENTIFY SPECIFIC DEFICIENCIES

Over the last three years, the District has conducted a planned, lengthy assessment process to identify facility needs and deficiencies, and is proposing solutions to accommodate current and future programming needs. This process included a facility assessment, enrollment student, capacity study, educational adequacy study, and the following meetings with District stakeholders.

School Board Meeting Minutes + Process Timeline

Task	Completed
Facility Utilization Study Report with Facilities Committee	April 17, 2023
Facilities Assessment Update with Finance Committee	November 20, 2023
Future Facilities Planning with Facilities Committee	February 27, 2024
Ellis Pool Assessment Report with Facilities Committee	June 3, 2024
Facilities Study Update with Facilities Committee	September 11, 2024
Combined 2025 Polling Place Resolution with School Board	December 9, 2024
Facilities Study Update with Facilities Committee	December 11, 2024
Demographic + Enrollment Analysis with School Board	February 24, 2025
Facilities Study Update with Facilities Committee	March 12, 2025
Community Benchmark Survey Conducted	April 2–16, 2025
Community Benchmark Survey Results with School Board	April 28, 2025
Referendum Discussion with School Board	May 12, 2025
Board of Education Work Session	January 26, 2026
Facilities Committee Meeting	February 19, 2026
Board of Education Work Session	April 27, 2026
Facilities Committee Meeting	May 14, 2026
Board of Education Work Session	May 26, 2026

UNADDRESSED DEFICIENCIES

The facility assessment, enrollment student, capacity study, educational adequacy study identified multiple deficiencies. While this bond referendum addresses many of the issues and concerns, there are still many items yet to complete according to the studies completed by ISG, such as:

- Athletic facilities, including the track, football and soccer fields, due to lack of support identified in the community survey
- Long-term, future needs with over 10 years of use before improvements are needed, as the District prioritizes immediate and short-term needs first

LIST OF DEFICIENCIES

Below is a summarized list of deficiencies being addressed at each facility with this project.

School	Site	Building Exterior	Security	Interior + Classroom	Accessibility	Educational Adequacy	Pool	Mechanical Equipment	Electrical + Technology
Austin High School + Area Learning Center	✗	✗	✗	✗	✗			✗	✗
Banfield Elementary School	✗	✗	✗	✗	✗	✗		✗	✗
Ellis Middle School	✗	✗	✗	✗	✗		✗	✗	✗
Neveln Elementary School	✗	✗	✗	✗	✗	✗		✗	✗
Southgate Elementary School	✗	✗	✗	✗	✗				✗
Sumner Elementary School	✗	✗	✗	✗	✗	✗			✗
Woodson Education Center	✗	✗	✗	✗	✗				✗

EXISTING FACILITIES

Existing buildings have been maintained to the District's best ability. However, growing maintenance needs have outpaced the allowable funding needed to implement adequate updates and address deferred maintenance improvements. The facility assessment identified the following projects that would be completed through the proposed referendum.

Facility Assessment

Building	Element/Location	Details	Recommendations	Estimated Cost
Banfield Elementary	East Parking Lot	The accessible parking stall doesn't have an identified access aisle.	Install no parking sign and paint access aisle.	\$1,000
Banfield Elementary	Receiving Area	Asphalt pavement and concrete curb is cracking.	Replace asphalt pavement and concrete curb.	\$34,800
Banfield Elementary	East Asphalt Trail	Asphalt trail has extensive cracking.	Replace asphalt trail.	\$18,100
Banfield Elementary	South Concrete Walk	Concrete walk from bus loading zone is cracking.	Seal cracks and perform regular maintenance to prolong life expectancy. Replace panels that have extensive cracking.	\$590
Banfield Elementary	West Concrete Walk	Concrete walks are cracking.	Seal cracks and perform regular maintenance to prolong life expectancy.	\$2,900
Banfield Elementary	Door 9 Concrete Walk	Vegetation is growing between concrete walk joints.	Remove vegetation, seal cracks and perform regular maintenance to prolong life expectancy.	\$200
Banfield Elementary	Outdoor Learning Area	There is no accessible path to the outdoor learning area.	Construct concrete walk.	\$4,000
Banfield Elementary	Asphalt Play Area	Asphalt pavement is cracking.	Seal cracks and perform regular maintenance to prolong life expectancy.	\$10,700
Banfield Elementary	Playground	Accessible route to playground ramp entrance doesn't meet accessibility requirements.	Extend asphalt pavement to playground ramp entrance following accessibility requirements.	\$2,900
Banfield Elementary	Roof	The Garland built-up roof (BUR) system consists of multiple layers of asphalt alternated with ply sheets (felts) are applied over the roof deck (vapor retarder) and, most often over insulation that is attached to the roof decking. All roof sections were installed between 2014 and 2022. The average useful life is 30 years. The roofing system has a 30 year warranty. See roofing restoration schedule in appendix.	Perform regular maintenance.	\$0
Banfield Elementary	Roof Hatch	The roof hatch lacks fall protection.	Install fall protection.	\$2,000
Banfield Elementary	Through Wall Flashing/'New' Gym	The through wall flashing is rusted. The waterproofing material has deteriorated.	Replace the through wall flashing.	\$5,400

Building	Element/Location	Details	Recommendations	Estimated Cost
Banfield Elementary	'New' Gym Gutters	The seams on the gutters are leaking. In some locations the rivets are missing. The southeast section of gutter is sagging away from downspout.	Replace gutters and down spouts.	\$10,000
Banfield Elementary	Roof Ladders	There is no fixed ladder to access the original gym.	Install a ladder between roof sections.	\$10,000
Banfield Elementary	Exterior Brick	The building features a common course brick bond throughout the three vintages. There is minor damage to brick throughout. Sealants have been added to damaged mortar. There is evidence of recent repointing projects.	Perform exterior masonry repairs including repointing.	\$69,900
Banfield Elementary	Exterior Masonry Sealants/Throughout	Control joints have failed or are missing in areas of the building.	Remove and replace masonry control joints.	\$9,600
Banfield Elementary	Windows/Throughout	The operable windows are single pane glass with aluminum frames. Storm windows with screens have been installed. They were installed in 1991. The average useful life is 30 years.	Replace windows for better energy efficiency.	\$395,000
Banfield Elementary	Window Sills/Throughout	The window sills are slate and stone. They are damaged and degraded throughout.	Replace sills in conjunction with window replacement.	\$54,900
Banfield Elementary	Exterior Doors/Throughout	The two entrance doors to the north academic wing appear to be original. They have single pane glass with metal doors and frames. In addition, the boiler room exit door is rusted.	Replace entrance doors and boiler room exit door.	\$26,600
Banfield Elementary	Entrance Door Columns/Door #10	Concrete columns at door #10 have heavy damage to the bases.	Replace concrete columns.	\$4,000
Banfield Elementary	Window Lintels/1958 Addition	Window opening lintels are showing signs of corrosion throughout. The paint is missing in locations with exposed steel.	Prepare and repaint window lintels.	\$4,600
Banfield Elementary	Corridor Ceilings	Existing corridor ceilings are worn/ dated and stained in spots.	Replace with new ACT ceiling and lighting. Incorporate soffits in specific locations to include school branding/ colors.	\$131,000
Banfield Elementary	Corridor Walls	Corridor walls are dated, worn and damaged.	Replace corridor wall finishes. Bottom 2/3 of wall should be tile and re-paint top 1/3. Incorporate graphics/ branding in to wall treatments.	\$153,000
Banfield Elementary	Gym	Existing gym lacks acoustical treatments on walls.	Add acoustical wall panels around perimeter.	\$49,900
Banfield Elementary	Old Gym	Original gym wall color/ finish is dated and due to be re-freshed. Operable partition is past its useful life.	Re-paint gym walls and replace operable partition.	\$147,000

Building	Element/Location	Details	Recommendations	Estimated Cost
Banfield Elementary	Interior Doors	Existing high traffic doors from classrooms to corridors are worn and showing signs of damage. Also many existing doors have knob style hardware. Doors/sidelights have wire glass.	Replace doors and hardware for ADA compliant hardware. Replace sidelights with wire glass.	\$250,000
Banfield Elementary	Kitchen Floor	The existing kitchen floor has a crack that should be repaired.	Replace kitchen floor with seamless epoxy (or alternative) flooring.	\$24,000
Banfield Elementary	Gym with Carpet	Existing gym with carpet flooring is not ideal for student activities.	Replace with rubberized multi-purpose gym floor.	\$107,000
Banfield Elementary	Lobby Flooring	Lobby rugs can be a trip hazard for students and staff.	Replace with walk-off carpet throughout lobby.	\$6,400
Banfield Elementary	Classroom Casework	Existing classroom casework is worn and due for replacement.	replace existing classroom casework and increase amount of casework for sufficient storage.	\$703,000
Banfield Elementary	Wash Fountains	Existing restroom wash fountains are not ADA compliant.	Replace with ADA compliant wash fountains.	\$39,900
Banfield Elementary	Lockers	Lockers are worn and due for replacement.	replace existing lockers.	\$360,000
Banfield Elementary	Restrooms	Restroom doors, floors, walls and ceiling finishes and fixtures are due for replacement.	Update restroom layouts, finishes and fixtures.	\$639,000
Banfield Elementary	Trumbull Panelboard	Trumbull brand panelboard appears to be original to the building and is rusted.	Replace panelboard.	\$30,000
Banfield Elementary	Fire Alarm System	Notifier brand NFW2-100 control panel has a horn/strobe system manufactured in 2010. Fire code requires education occupancies to have a voice evacuation communication system. Main panel has capabilities to be expanded to include voice. Notification devices to be replaced to be speakers. Any remodel or addition could trigger requirement for immediate upgrade.	Update fire alarm code to include voice command within the next five to 10 years. Any additions or renovations may require a system upgrade.	\$282,000
Banfield Elementary	Fan Coil/Former Computer Lab	Former computer room classroom currently has dedicated fan coil unit with condensing unit on the roof recommend adding the VAV to replace fan coil if capacities allow.	Add VAV zone and ductwork.	\$20,000
Banfield Elementary	Chilled Water System/Throughout	There is very low chilled water system pressure. Leak in piping somewhere and can damage pump and inside of piping if not pressurized.	Find and repair leak.	\$26,600
Banfield Elementary	Special Education Classrooms	There are two SPED rooms being utilized currently. These rooms could be combined into one room, and the other becomes a general classroom.	Renovate the two rooms.	\$1,300,000

Building	Element/Location	Details	Recommendations	Estimated Cost
Ellis Middle School	NE Corner Drainage	There is erosion along the north side of the building near door 23, that doesn't provide proper drainage away from the building and causes sediment to build up in front of door 23	Clean up sediment and fill eroded area to provide proper drainage away from building. Restore disturbed area.	\$2,000
Ellis Middle School	West parking Lot ADA Stall	Missing no parking accessible aisle sign.	Install no parking accessible aisle sign.	\$670
Ellis Middle School	South Access Drive	Extensive cracking around catch basin on west side. This is likely caused from a catch basin or storm sewer failure that is washing out pavement aggregate underground.	Replace catch basin and storm sewer.	\$9,000
Ellis Middle School	South Access Drive	Asphalt is in fair condition.	Perform regular maintenance.	\$8,400
Ellis Middle School	South Parking Lot	There is extensive cracking around manhole near curb island and there is a sink hole on south side of access drive over storm sewer.	Televis storm sewer and repair areas of pipe failure.	\$24,700
Ellis Middle School	South Parking Lot ADA Stall	Missing no parking accessible aisle sign.	Install no parking accessible aisle sign.	\$2,700
Ellis Middle School	South Parking Lot	Concrete curb has settled in front of southeast catch basin.	Replace concrete curb.	\$1,900
Ellis Middle School	Door 30 Stairs	The soil has eroded along the concrete walk at the top of the stairs. Aggregate is starting to washout under the concrete walk.	Infill aggregate under the concrete walk, replace soil to top of concrete walk.	\$4,700
Ellis Middle School	Flag pole concrete walk	Concrete walk around flag pole is cracking.	Replace concrete walk.	\$1,400
Ellis Middle School	West Parking Lot Southeast Concrete Walk	Concrete walk is separating from the concrete curb.	Seal joint and perform regular maintenance to prolong life expectancy.	\$2,000
Ellis Middle School	Door 12 Concrete Wall/Walk	The soil has eroded along the concrete walk at the south end of the wall. Aggregate is starting to washout under the concrete walk.	Install retaining wall. Remove and replace concrete walk.	\$20,000
Ellis Middle School	South Access Drive Concrete Walk	Concrete walk is cracking.	Seal cracks and perform regular maintenance to prolong life expectancy.	\$2,500
Ellis Middle School	Door 17 Concrete Walk	The longitudinal slope exceeds accessibility maximum.	Replace concrete walk.	\$8,800
Ellis Middle School	North Concrete Walk	Concrete walk is cracking.	Replace concrete walk.	\$8,000
Ellis Middle School	North Concrete Walk	Concrete walk is cracking.	Seal cracks and perform regular maintenance to prolong life expectancy.	\$2,300
Ellis Middle School	North Exterior Stair	Handrail is missing.	Install handrail.	\$3,400
Ellis Middle School	Door 28 Concrete Walk	Concrete walk has deteriorated at cracks.	Replace concrete walk.	\$4,500
Ellis Middle School	West North Parking Lot Entrance	Concrete walk is cracking.	Replace concrete walk.	\$12,000
Ellis Middle School	Skylights	Several skylights have cracking on the outer acrylic material. There is no fall protection.	Replace skylights and install fall protection.	\$168,000

Building	Element/Location	Details	Recommendations	Estimated Cost
Ellis Middle School	Roof Hatch	The roof hatch lacks fall protection.	Install fall protection.	\$2,000
Ellis Middle School	Exterior Brick/EIFS	There are several ages of brick on the exterior. The majority of the academic wing is free from damage. Areas around the gym space show signs of moisture damage. The mortar has failed in several locations along with spalling brick. The EIFS in this area is damaged due to moisture.	Perform exterior masonry repairs including repointing and replace EIFS.	\$454,000
Ellis Middle School	Exterior Masonry Sealants/Throughout	Control joints have failed or are missing in areas of the building.	Remove and replace masonry control joints.	\$24,000
Ellis Middle School	Chiller Privacy Screen Wall/South	The brick wall has a damaged top cap. Many of the bricks are cracking.	Replace brick wall.	\$4,300
Ellis Middle School	EIFS Wrapped Columns/South	Several structural columns are covered with EIFS. The EIFS is damaged in several locations.	Replace damaged material and paint to match.	\$2,000
Ellis Middle School	Window Caulking/Throughout	Many of the windows have caulking that has failed or is missing.	Remove and replace window caulking.	\$14,400
Ellis Middle School	Exterior Doors/Throughout	The doors at the auditorium and gym have not been replaced. In addition, the frames are rusted.	Replace doors.	\$42,600
Ellis Middle School	Stair Railings/Auditorium Exit	The paint is peeling and missing on the south stairs. The west exit railing is showing signs of peeling paint.	Prepare and repaint railings.	\$2,700
Ellis Middle School	Window Lintels/Throughout	Window opening lintels are showing signs of corrosion throughout. The paint is missing in locations with exposed steel.	Prepare and repaint window lintels.	\$13,300
Ellis Middle School	IMC	Ceiling tile is worn/ dated and 2x4 which will begin to sag over time.	Replace with 2x2 ACT ceiling.	\$89,400
Ellis Middle School	Music Suite	Existing ceiling has some tiles missing and is worn/ dated.	Replace with new ACT ceiling and lighting. Incorporate acoustical treatments for music room.	\$93,100
Ellis Middle School	Gym 1 + 2	Walls are worn and damaged.	Re-paint walls and add acoustical panels to walls.	\$91,000
Ellis Middle School	Music Suite	Exposed brick walls are dated.	Replace with drywall furred out for additional outlets and add acoustical wall treatments.	\$176,000
Ellis Middle School	Gym 3	Walls are worn and damaged.	Re-paint walls and add acoustical panels to walls.	\$43,100

Building	Element/Location	Details	Recommendations	Estimated Cost
Ellis Middle School	East Wing	Walls are worn and damaged. Exposed brick is worn and has some joint cracking.	Replace corridor wall finishes. Bottom 2/3 of wall should be tile and re-paint top 1/3. Incorporate graphics/ branding in to wall treatments.	\$85,800
Ellis Middle School	Fabric Walls Near Computer Lab	Walls are worn and damaged.	Replace with gypsum + metal stud partition.	\$53,200
Ellis Middle School	East Wing	Doors are worn and have wire glass.	Replace doors and hardware with panic hardware. Replace wire glass with tempered glass.	\$183,000
Ellis Middle School	Theatre	Theatre flooring is worn and due for replacement.	Replace theatre carpet.	\$121,000
Ellis Middle School	East Wing	Flooring in the east wing (Athletics/ Music Area) is worn and due for replacement.	Replace flooring.	\$305,000
Ellis Middle School	Gym 3	Floor is worn.	Replace with rubberized sports floor.	\$60,700
Ellis Middle School	Music	Existing casework is worn and due for replacement.	Replace existing classroom casework.	\$99,800
Ellis Middle School	Science Labs	Science lab casework is worn/ dated.	Replace casework with new science lab casework.	\$266,000
Ellis Middle School	IMC	Existing casework is worn and due for replacement.	Replace existing casework.	\$21,300
Ellis Middle School	Restrooms	Some restrooms do not have ADA stall (boys) and finishes are dated. East wing restrooms are worn.	Re-configure for ADA stalls and update finishes.	\$395,000
Ellis Middle School	Panelboards/Throughout	Siemens brand panelboards were manufactured in 1988 and appear to be in good condition but are nearing the end of their useful service life.	Replace panelboards.	\$102,000
Ellis Middle School	Transformers/Mechanical Mezzanine	Siemens brand transformers in mechanical mezzanine are dated, exceed normal operating temperatures, and have a loud buzz.	Replace transformers.	\$10,700
Ellis Middle School	Disconnects/Boiler Plant	Alan Bradley brand disconnects appear to be original to building and past its useful service life.	Replace gear.	\$1,400
Ellis Middle School	Main Service Gear/Main Electrical Room	Main service gear manufactured in 1988 and nearing end of useful service life. Only (1) spare fuse bucket available.	Replace gear to circuit breaker switchboard with more space capacity for future.	\$114,000
Ellis Middle School	Existing GE Panelboards/East Wing of School	GE panelboard appears to be original to the building and past their useful service life.	Replace panelboard.	\$41,900
Ellis Middle School	Exterior Parking Lot Lighting Controls	Parking lot pole lights were observed on while during the daytime with ample sunlight.	Program exterior lighting for dusk to dawn control.	\$2,000

Building	Element/Location	Details	Recommendations	Estimated Cost
Ellis Middle School	Fire alarm system	Notifier NFS2-320 main control panel with horn strobe notification system installed in 2014. Fire code requires education occupancies to have a voice evacuation communication system. Main panel to be replaced. Notification devices to be replaced to be speakers except. Any remodel/addition could trigger requirement for immediate upgrade.	Update fire alarm code to include voice command within the next five to 10 years. Any additions or renovations may require a system upgrade.	\$716,000
Ellis Middle School	Unit Heater/Throughout	Original cabinet unit heaters are past their useful service life.	Replace cabinet unit heaters.	\$16,000
Ellis Middle School	Boiler Room	Boiler and air handler room has four pumps which are lead lag with two serving one side of building and two serving the other side of building. Three expansion tanks have pumps with variable frequency drives (VFD). A newer water softener was installed within two years and is in good condition. Two water heaters serve the space, although one is in repair on the east side. Upgrade new water heaters in the next five years. A large water storage tank is in decent condition. The third water heater most likely serves the kitchen dishwasher and three compartment sink, two boilers with three million BTUs each. One has been re-tubed. The other will probably need to re-tubing in the next five years. Four new PVI brand condensing boilers, unknown capacity were installed in the last year. Each boiler has its own pump. AHU-1 has chilled and hot water. Air handler one appears to serve the office and front entry area.	Retube or replace standard efficient boiler	\$20,000
Ellis Middle School	Welding Booths/CTE	Old welding booths do not have proper exhaust ventilation system. Paint booth appears to be under sized. A casting part system lacks a proper exhaust system.	Update exhaust hood and make-up air system. Replace paint booth.	\$53,200
Ellis Middle School	Dust Collector/CTE	Dust collection system is past its expect useful service life.	Replace dust collection system.	\$66,500
Ellis Middle School	Wash Fountain/CTE	Wash fountain is past its expected useful service life.	Replace wash fountain.	\$21,300
Ellis Middle School	Dust Collector/CTE	Dust collection return airbags should be replaced with new system and technology.	Replace duct collection return air bags.	\$10,700
Ellis Middle School	Domestic Water Piping/East	Gym locker room wing domestic water is galvanized and should be replaced.	Replace domestic water piping on east portion of building.	\$631,000
Ellis Middle School	AHU/Gyms	Gym HVAC system most likely uninsulated ductwork, no cooling.	Replace HVAC and add cooling.	\$1,400,000
Ellis Middle School	AHU/Band + Choir	Band and choir air handler unit is original to the building hot water chilled water original to the building that should be replaced. Extremely noisy.	Replace air handling unit.	\$994,000

Building	Element/Location	Details	Recommendations	Estimated Cost
Ellis Pool Area	Locker Rooms	Existing locker room doors, lockers, finishes and fixtures are due for replacement. Showers entry has curb and showers are gang showers.	Complete remodel of existing locker rooms and associated toilet rooms and showers. Provide accessible route to locker rooms for increased function.	\$4,000,000
Ellis Pool Area	AHU/Locker Rooms	Locker room and small gym unit original to the building there is no cooling. The unit is past its useful life.	Replace air handling unit.	\$1,200,000
Ellis Pool Area	Roof	The Garland built-up roof (BUR) system consists of multiple layers of asphalt alternated with ply sheets (felts) are applied over the roof deck (vapor retarder) and, most often over insulation that is attached to the roof decking. All roof sections were installed between 2009 and 2022. The section over the pool is an EPDM membrane that was installed in 1998. There is water damage throughout. The average useful life is 30 years. The roofing system has a 30 year warranty. See roofing restoration schedule in appendix.	Replace pool roof.	\$450,000
Ellis Pool Area	Exterior Brick/Pool	Areas around the pool show signs of moisture damage. The mortar has failed in several locations along with spalling brick.	Perform exterior masonry repairs including repointing.	\$300,000
Ellis Pool Area	Exterior Door/Pool Seating Entrance	The double door on the west side appears to be original. Paint is peeling and the door is rusted. The window transom has single pane glass.	Replace doors.	\$10,600
Ellis Pool Area	Pool Panelboards	Panelboards in pool area appear to be original to building and are rusting and past their useful service life.	Replace panelboard.	\$18,000
Ellis Pool Area	Pool Water Treatment Room Electrical	All electrical equipment, gear, and conduit appears to be original and showing major signs of rust.	Replace all electrical in room	\$12,700
Ellis Pool Area	AHU/Pool	Pool unit is original to the building. No dehumidification no cooling, outside air mesh is 50% open filter section is very dirty. Fan is original heating coil.	Air handling unit for the pool is well past its expected useful service life and should be replaced.	\$1,400,000
Ellis Pool Area	Diving Well	Diving well too shallow for current standards	Increase diving well area	\$1,100,000
Ellis Pool Area	Surge Capacity	Surge Tank capacity is insufficient	Increase surge tank capacity with building addition	\$732,000
Ellis Pool Area	Pool Equipment	Pool equipment is in need of replacement	Replace pool equipment	\$532,000
Ellis Pool Area	Pool Area Finishes	Pool area finishes are due for replacement	Replace flooring of deck, pool wall finishes and ceiling finishes, and associated items	\$2,200,000

Building	Element/Location	Details	Recommendations	Estimated Cost
High School	3rd Street NW	The asphalt pavement is cracking.	Replace asphalt pavement.	\$123,000
High School	South Parking Lot	The asphalt pavement is cracking.	Replace asphalt pavement.	\$80,900
High School	South Parking Lot	The accessible parking stall doesn't have a sign.	Install accessible parking sign.	\$670
High School	Door 2	Handrail doesn't meet accessibility requirements.	Install new handrail.	\$3,400
High School	Door 1	There is no handrail on bottom section of ramp.	Install new handrail.	\$10,000
High School	Concrete Walk	Overtime concrete walks start to crack, as seen throughout the site.	Seal the cracks in the concrete walk to prolong life expectancy.	\$12,700
High School	Concrete Walk	The concrete walk has settled in areas on the site.	Replace settled concrete walks.	\$20,000
High School	Skylights	The existing skylights were installed in 1992. Several have cracking on the outer acrylic material. There is no fall protection.	Replace skylights and install fall protection.	\$320,000
High School	Roof	The Garland built-up roof (BUR) system consists of multiple layers of asphalt alternated with ply sheets (felts) are applied over the roof deck (vapor retarder) and, most often over insulation that is attached to the roof decking. All roof sections were installed between 2007 and 2022. The average useful life is 30 years. The roofing system has a 30 year warranty. See roofing restoration schedule in appendix.	Perform regular maintenance.	\$0
High School	Exterior Brick/East	The building features a running course brick bond throughout the three vintages. The district has completed repointing projects on the west side and gym addition. Portions of the brick on the east side are showing signs of moisture intrusion.	Repoint select areas on the east side of the building.	\$221,000
High School	Exterior Stone/Throughout	Stone accents are found throughout the exterior. The sealants have failed at the upper and lower copings and at the upper tower sections. Damaged stones were observed at entrances. Staining has occurred due to water intrusion.	Remove and replace exterior stone sealants and replace damaged stone. Wash stones with staining.	\$59,900
High School	Exterior Masonry Sealants/Throughout	Control joints have failed or are missing in areas of the building.	Remove and replace masonry control joints.	\$24,000
High School	Exterior Brick/Boiler Plant Building	The building features a common course brick bond. There is minor damage to brick throughout. There is stair-step cracking in the northwest corner.	Repair stair-step crack and complete selective repointing.	\$30,300
High School	Window Caulking/Throughout	The window caulking is cracking and becoming brittle to the touch. The average useful life of window caulking is 7-10 years.	Remove and replace window caulking.	\$139,000

Building	Element/Location	Details	Recommendations	Estimated Cost
High School	Windows/Boiler Plant Building	There are several broken windows. Openings have been infilled with plywood on the north. Concrete window sills on the south are delaminated.	Replace windows and sills.	\$81,500
High School	Exterior Doors/Boiler Plant Building	There are two entrance doors. One of which appears to be original. They are free from damage.	Replace original door.	\$6,700
High School	Window Lintels/Throughout	Window opening lintels are showing signs of corrosion throughout. The paint is missing in locations with exposed steel.	Prepare and repaint window lintels.	\$58,600
High School	Generator Intake/Boiler Plant Building	The generator intake grate is protected by plywood. The wood has been impacted by the elements.	Replace wood screen with permanent material.	\$2,000
High School	Corridor Ceilings	Corridor ceilings are worn/ dated and due for replacement	Replace ceilings and update lighting.	\$612,000
High School	Packer Gym Lobby	The Packer Lobby ceiling is showing some ceiling and wall water damage.	Address water leak from roof, repair wall and replace ceiling.	\$77,200
High School	Corridors	Corridor walls are dated, worn and damaged.	Replace corridor wall finishes. Bottom 2/3 of wall should be tile and re-paint top 1/3. Incorporate graphics/ branding in to wall treatments.	\$798,000
High School	Mezzanine	Walls are worn and damaged.	Re-paint mezzanine walls.	\$18,100
High School	Existing Doors	Many doors with knob style hardware which is not ADA compliant.	replace door hardware with ADA compliant lever-style hardware.	\$99,800
High School	Corridor Doors	Existing corridor doors (doors from one corridor to another) do not all have panic hardware.	Replace doors and hardware with panic hardware.	\$300,000
High School	Classroom doors	Existing high traffic doors from classrooms to corridors are worn and showing signs of damage. Also floor stops are not preferred way of holding doors open.	Replace doors and add hold opens on doors.	\$665,000
High School	Rated doors	Existing rated doors with wire glass which is a safety hazard if it breaks.	Replace existing rated doors with wire glass.	\$79,800
High School	Remaining Rooms with Original Flooring	Some rooms still have original flooring.	Install new flooring and base.	\$32,000
High School	Kitchen Stair	The existing stairs leading down to the kitchen are worn and due to be updated.	Re-fresh stairs for proper nosing and replace flooring.	\$26,600
High School	Classroom Casework	Existing classroom casework is worn and due for replacement.	replace existing classroom casework and increase amount of casework for sufficient storage.	\$2,100,000
High School	Ag Lab	Casework is worn/ dated.	Replace casework.	\$183,000
High School	Stairs	Guardrails at stairs are not tall enough for current code.	Replace or increase height of existing stair guardrails.	\$126,000

Building	Element/Location	Details	Recommendations	Estimated Cost
High School	Drinking Fountains	Existing drinking fountains are not ADA compliant (some only have one, others don't have dual height).	Upgrade drinking fountains to be dual height fixtures.	\$99,800
High School	Ramp in Corridor	Handrail missing on one side of ramp.	Add handrail on wall-side.	\$13,300
High School	271 - Theatre	There is no ADA accessible route from seating area to stage. Stage ladder to mezzanine does not have cage.	create accessible route from seating area to stage. Replace ladder to mezzanine to include cage.	\$71,900
High School	Egress From Storage Room to Cafeteria In Basement	There is no clear floor space in front of door.	re-configure stair, walls and doors for proper clear floor space.	\$59,900
High School	Ove Berven Gym	There is no landing at existing gym ramp in front of egress doors.	Reconfigure gym egress doors to provide proper landing and add handrails.	\$120,000
High School	Lockers	Lockers are worn and due for replacement.	Replace existing lockers.	\$1,100,000
High School	Packer Gym Locker Rooms	Existing Packer Gym Locker Room have gang showers and worn lockers.	Re-configure showers for private single user showers and replace lockers.	\$168,000
High School	Ove Berven Gym Locker Rooms	Existing locker room doors, lockers, finishes and fixtures are due for replacement. Showers entry has curb and showers are gang showers.	Complete remodel of existing locker rooms and associated toilet rooms and showers. Provide accessible route to locker rooms for increased function.	\$2,000,000
High School	Restrooms	Restroom doors, floors, walls and ceiling finishes and fixtures are due for replacement.	Update restroom layouts, finishes and fixtures.	\$2,400,000
High School	Branch Panelboard/East Stage Electrical Room	Eaton panelboard is missing dead-front cover exposing live bussing. Door unlocked and accessible to students.	Install dead-front cover and lock room door or panel door to limit access.	\$340
High School	Old Panelboard Box/Lower Level	Old panelboard box being utilized as junction box. Holes in cover and not locked, screwed shut or secured allowing for exposed conductors.	Provide proper electrical enclosure for conductor splicing.	\$670
High School	Old Panelboard/021 Lower Level Workshop	Square D fuse panel appears to be original to building and past its useful service life. Located in space where painting/staining was occurring.	Replace panelboard.	\$6,000
High School	Old Disconnects/021 Lower Level Workshop	Square D disconnects appear to be original to building and past its useful service life. Located in space where painting/staining was occurring.	Replace gear.	\$1,400

Building	Element/Location	Details	Recommendations	Estimated Cost
High School	Fire Alarm System	Notifier brand NFS2-3030 main control panel with horn strobe notification system installed in 2015. Fire code requires education occupancies to have a voice evacuation communication system. Main panel has capabilities to be expanded to include voice. Notification devices to be replaced to be speakers except for previous office remodel area that has been updated. Any remodel/addition could trigger requirement for immediate upgrade.	Update fire alarm to include voice command within the next 5-10 years. Any additions or renovations may require a system upgrade.	\$1,700,000
High School	Branch Panel Electrical Rooms Egress Exiting/North First, Second, and Third Floors/Branch Panel Electrical Rooms	Two post- and wall-mounted information technology (IT) racks have been installed in front of an entrance to the electrical rooms. It prevents the required working space and/or egress to exit from the electrical space.	Relocate IT equipment inside of room to allow for proper egress exiting.	\$0
High School	Office Electrical Closet Doors/Office Electrical Closet	Doors were unable to open to allow proper access and required working space for electrical panels.	Repair doors.	\$670
High School	Panelboard/Lower Level Storage	Storage was blocking path to panel not allowing proper access and required working space for electrical panel.	Remove items blocking egress path and working space.	\$0
High School	Emergency Lighting/Lower Level	Outdated emergency lighting fixtures that are no longer utilized for emergency egress. If installed need to be properly maintained.	Remove existing/outdated emergency lighting fixtures that are no longer utilized for emergency egress.	\$270
High School	Ranges, Washer, and Dryer Circuits/Family + Consumer Science (FACS)	Ranges, washers, and dryer circuits are not ground-fault circuit interrupter (GFCI) protected.	Replace washer receptacles with GFCI receptacles and ranges and dryer circuit breakers with GFCI circuit breakers.	\$940
High School	3rd Street NW	The concrete walk is cracking.	Replace concrete walk.	\$57,800
High School	South Parking Lot	The concrete walk is cracking.	Replace concrete walk.	\$14,400
High School	Condensing Unit/Roof	Server unit rooftop appears to be installed in 2007 getting close to expected the useful life of 20 to 25 years.	Replace unit.	\$167,000
High School	AHU/Area B	AHU-15 that serves area B third floor classrooms the return fan was replaced but still be noisy. It appear the sound criteria was not evaluated when the fan was selected and still remains quite loud.	Replace return fan or add sound attenuation near the fan.	\$26,600

Building	Element/Location	Details	Recommendations	Estimated Cost
High School	Water Heaters/Basement	Domestic water heating plant consists of (4) A.O. Smith water heaters sized at 199 each. Then a second domestic hot water plant consist of a water heater storage tank sized at 120,000 BTUs. The storage tank water heater serves the building providing 140° water. The A.O. Smith tank glass water heaters are trying to maintain 140° water which does not maintain the large storage tank underneath the stage as it continually less than setpoint. There is not a building mixing valve shall be added to prevent scolding and further review of the domestic water system heating plant should be performed.	Further research and test shall be preformed to validate existing domestic water heater system but in conversation with staff, the water temperature can be maintain for the 120F lavatory and sink water and the 140F for kitchen sinks. Recommended update piping, recirculation pump, install new building mixing valves and update water storage system.	\$133,000
High School	AHU/Area C	AHU-8 serves area C second Floor Classrooms. The Air Handler is typically maxed out and not enough airflow.	Root cause shall be determined with further testing by balance contractor. Possible under sized ductwork, blockages in ductwork, undersized fan and motors.	\$133,000
High School	Boilers/Boiler House	The High School system is separate from the Annex, and consists of two Fulton brand pulse boilers condensing units with 1,400,000 BTU. It is near the end of its useful service life as it was installed in 2001. There are two LES brand units with new Riello brand burners with 3,500,000 BTU. Separate pumping systems serve the High School and the Annex. The Annex does not have condensing boilers, only the LES brand unit with Riello brand burner's with 1.5 million BTUs each. Main High School building circulation pumps are not running lead lag. Both operate consistently at 30 hertz (Hz). Annex building circulation pumps operate lead lag with one pump at 30 Hz. Both systems use propylene glycol.	Combine boiler plants so that one plant serves both the High School and the Annex. Replace and add condensing boilers. Replace High School building circulator.	\$732,000

Building	Element/Location	Details	Recommendations	Estimated Cost
High School Annex	North Parking Lot	Accessible parking signs do not meet the height requirement. Accessible parking stall doesn't have an access aisle.	Install new parking signs and restripe parking stalls.	\$2,700
High School Annex	Door 1	Concrete outside door doesn't meet accessibility requirements.	Replace concrete walk.	\$8,000
High School Annex	West Concrete Walk	Concrete walk is cracking and doors 8, 9, and 11 are not accessible.	Replace concrete walk.	\$31,200
High School Annex	Roof	The Garland built-up roof (BUR) system consists of multiple layers of asphalt alternated with ply sheets (felts) are applied over the roof deck (vapor retarder) and, most often over insulation that is attached to the roof decking. All roof sections were installed between 2009 and 2022. The average useful life is 30 years. The roofing system has a 30 year warranty. See roofing restoration schedule in appendix.	Perform regular maintenance.	\$0
High School Annex	Exterior Brick/Throughout Original Building	The building features a common course brick bond. There is minor damage to brick throughout. Window sills specifically have degraded mortar. There is stair-step cracking in the northwest corner.	Replace damaged bricks. Repoint window sill throughout and repair stair-step cracking.	\$26,800
High School Annex	EIFS Sealant/Throughout	The sealant on the EIFS is cracking and showing signs of failure, specifically on the west and south sides.	Remove and replace sealant.	\$12,000
High School Annex	Exterior Doors/Throughout	Exit/Entrance doors vary in age around the building. The majority are free from damage. Door frames on the north side are rusted. Door #8 is rusted and the frame is damaged.	Repair door frames on the north side. Replace door #8 and frame.	\$8,000
High School Annex	Overhead Doors/Throughout	There are three overhead shop doors and one freight elevator. The elevator door is rusted.	Replace the freight elevator door.	\$15,700
High School Annex	Interior Doors (not part of last project)	Some original doors still have knob style door hardware. Also corridor doors are damaged and due for replacement.	replace doors and hardware and repair frames. Replace with ADA compliant hardware.	\$167,000
High School Annex	Drinking Fountains	Existing drinking fountains are not ADA compliant (some only have one, others don't have dual height).	Upgrade drinking fountains to be dual height fixtures.	\$13,300
High School Annex	Restrooms	Restroom doors, floors, walls and ceiling finishes and fixtures are due for replacement.	Update restroom layouts, finishes and fixtures.	\$201,000
High School Annex	Bulldog panelboards/Throughout	Bulldog electric Pushmatic panelboards(1953) is past its useful service life.	Replace panelboard.	\$47,900
High School Annex	Bulldog Service Gear/LL Electrical Room	Bulldog electric switchgear(1953) is past its useful service life.	Replace gear.	\$114,000
High School Annex	ITE Panelboard/LL Auditorium	ITE panelboard is past its useful service life.	Replace panelboard.	\$6,000

Building	Element/Location	Details	Recommendations	Estimated Cost
High School Annex	Main Electrical Gear/Boiler Plant	Westinghouse brand main service disconnect and distribution panel are past their useful service life.	Replace gear.	\$7,000
High School Annex	Disconnects/Boiler Plant	Square D disconnects appear to be original to the building and past their useful service life.	Replace gear.	\$5,400
High School Annex	Fire Alarm System/Throughout	Notifier NFS2-320 main control panel with horn strobe notification system installed in 2015. Fire code requires education occupancies to have a voice evacuation communication system. Main panel to be replaced. Notification devices to be replaced to be speakers. Any remodel/addition could trigger requirement for immediate upgrade.	Update fire alarm code to include voice command within the next 5-10 years. Replace out dated manual pull devices. Any additions or renovations may require a system upgrade.	\$473,000
High School Annex	Corridor Ceilings	Corridor ceilings are worn/ dated and due for replacement.	Replace ceilings and update lighting.	\$63,900
High School Annex	Pumps/Basement	Storm sewer pumps original to building should be replaced in storm sewer pump pit, ground water. One pump is original. One pump has been replaced.	Provide new pumps and floats and monitoring control.	\$20,000
High School Annex	AHU/Stage	Air handling unit (AHU)-18 serves the annex old choir room, which now serves as a storage room, this unit has a heating coil. The chilled water coil is past its useful service life.	Replace air handler.	\$543,000
High School Annex	AHU/Stage	AHU-28 serves the annex auditorium and is past its expected useful service life. This unit is heating only.	Replace air handler and add cooling.	\$422,000
High School Annex	RTU/Roof	Rooftop unit is a 6-ton cooling only serving the construction lab and is lacking a condensate trap.	Install new condensate trap.	\$400
High School Annex	RTU/Roof	Rooftop Aeon brand 6-ton cooling unit serves the shop and was relocated from the McPhail center. Installation year is unknown, but appears to be in working order.	Install a heat coil to duct system.	\$20,000
High School Annex	AHU/First Floor	AHU-19 provides air to the McPhail Center with all the practice rooms and office space. Heating and cooling unit with heating coil before the cooling coil thus reheat of dehumidified air must be performed at the VAV reheat coil.	Switch the coils so that the air is cooled first then reheated at the AHU.	\$26,600
High School Annex	AHU/First Floor	AHU-20 provide air the band and orchestra rooms. Heating and cooling unit with heating coil before the cooling coil thus reheat of dehumidified air must be performed at the VAV reheat coil.	Switch the coils so that the air is cooled first then reheated at the AHU.	\$26,600
High School Annex	AHU/Basement	AHU-23 serves facility maintenance and one classroom appears to also be installed around 2006 2004 date needs to be verified. Heating and chilled water cooling 3/4 way through it's useful life.	Replace air handler.	\$431,000
High School Annex	AHUs/Basement Multi-Purpose Room + Weight Room	AHU-24, AHU-25 and AHU-26 heating only units installed in 2015 serves storage in the basement gym and weights. Didn't notice that the weight room had a large barn fan trying to move some cool air into the space.	Add cooling to unit.	\$689,000
High School Annex	AHU/CTE Spaces	AHU-22 supplies metal shop and small engine shop and possibly wood shop unknown age currently one of the older units I've seen in the building possibly heating and cooling unit.	Replace air handler	\$982,000

Building	Element/Location	Details	Recommendations	Estimated Cost
IJ Holton Intermediate School	East Parking Lot	Accessible parking sign is located in front of the access aisle stall.	Replace with no parking sign.	\$540
IJ Holton Intermediate School	Trash/Maintenance Area Concrete Walk	Concrete walk has extensive cracking at trash entrance.	Remove concrete walk and curb. Replace with concrete pavement design to handle vehicle traffic.	\$3,200
IJ Holton Intermediate School	South Trail	Asphalt pavement is cracking.	Seal cracks and perform regular maintenance to prolong life expectancy.	\$6,100
IJ Holton Intermediate School	Door 3 Concrete Walk	Concrete has settled along retaining wall. Concrete pavement is cracking.	Replace concrete pavement. Seal cracks and perform regular maintenance to prolong life expectancy.	\$7,300
IJ Holton Intermediate School	Door 6 Concrete Walk	Concrete walk has deteriorated at cracks.	Replace concrete walk.	\$3,200
IJ Holton Intermediate School	Door 10 Concrete Walk	Concrete walk is deteriorating at cracks.	Seal cracks and perform regular maintenance to prolong life expectancy.	\$340
IJ Holton Intermediate School	Patio Privacy Wall/North	The concrete top cap on the patio wall is missing skyfacing joints allowing water to infill the brick.	Remove and replace skyfacing joints.	\$170
IJ Holton Intermediate School	Common Areas	Drywall walls in common areas do not have corner protection and are getting damaged.	Add corner guards to outside corners of drywall walls in common areas.	\$23,300
IJ Holton Intermediate School	IMC	IMC does not have window shades to control daylighting.	Add motorized window shades for daylight control.	\$19,000
IJ Holton Intermediate School	Fire Alarm System	Notifier brand NFW-320 control panel manufactured in 2013 uses a horn/strobe system. Fire code requires education occupancies to have a voice evacuation communication system. Main panel has capabilities to be expanded to include voice. Notification devices to be replaced to be speakers. Any remodel or addition could trigger requirement for immediate upgrade.	Update fire alarm code to include voice command within the next five to 10 years. Any additions or renovations may require a system upgrade.	\$555,000
IJ Holton Intermediate School	Boiler/Boiler Room	Boiler room all equipment appears to be original 2013 install one boiler to appear to be leaking. Much of the shell is rusted at the bottom boiler three of four very light rust.	Replace boiler.	\$266,000
IJ Holton Intermediate School	Circulating Pump/Boiler Room	Pump 4A is really noisy and is need of maintenance or replacement.	Replace pump.	\$46,600
IJ Holton Intermediate School	AHU/Classrooms	AHU-5 serves classrooms east, hot water chilled water with ERV. Large unit has a bad fan vibration should be reviewed and root cause shall be determined if the fan needs balancing or bad blades, or bad bearings or high static due to under sized ductwork.	Repair fan or replace ductwork.	\$133,000
IJ Holton Intermediate School	AHU/Classrooms	AHU-2 serves classrooms Large unit has a bad fan vibration should be reviewed and root cause shall be determined if the fan needs balancing or bad blades, or bad bearings or high static due to under sized ductwork. The Fan VDF is operating well above the 60 he at 90 he.	Repair fan or replace ductwork.	\$133,000
IJ Holton Intermediate School	Water Valve	Tempered water pumping system appears to have issues with control valve slipping. Should be replaced. Install three-way valve in lieu of mixing valve.	Replace valves and actuator	\$33,300
IJ Holton Intermediate School	HVAC System	There were reports from staff that the building over cools in the summer and the air handlers are very loud. The energy usage of the building is higher than expected for its age.	The HVAC system should be recommissioned.	\$399,000

Building	Element/Location	Details	Recommendations	Estimated Cost
Neveln Elementary	Accessible Stalls	The cross slope of the accessible parking stalls exceeds the maximum allowable slope. An access aisle is not provided.	Relocate stalls	\$3,400
Neveln Elementary	Door 3, 4, and 5	There is no accessible door along the west side of the building.	Construct an accessible route from the most used door.	\$4,700
Neveln Elementary	Roof Hatch	The roof hatch lacks fall protection.	Install fall protection.	\$2,000
Neveln Elementary	Exterior Brick/Throughout	The building features a common course brick bond throughout. There is damage to brick throughout. Sealants have been added to damaged mortar. There is evidence of recent repointing projects. There seems to be a reoccurring gap in the brick above the tie in joint.	Perform exterior masonry repairs including repointing. The gap in the brick course should be further investigated by a structural engineer to see the cause.	\$46,600
Neveln Elementary	Exterior Masonry Sealants/Throughout	Control joints have failed or are missing in areas of the building. Skyfacing joints on stone window sills and copings is missing and cracked.	Remove and replace masonry control joints including skyfacing window sill joints.	\$18,000
Neveln Elementary	Windows/Throughout	The operable windows are single pane glass with aluminum frames. Storm windows with screens have been installed. Metal panels have been infilled in window openings. The install date is unknown. The average useful life is 30 years. Window caulking has failed throughout.	Replace windows for better energy efficiency.	\$323,000
Neveln Elementary	Glass Block Windows/Northeast	There are glass block windows in the northeast corner. It appears damaged windows have been replaced. Sheet metal has been added to protect lower windows.	Replace windows for energy efficiency.	\$10,200
Neveln Elementary	Exterior Doors/Throughout	The exterior doors are metal with metal frames. Some of them have been replaced. There are four remaining doors that appear original.	Replace original doors.	\$26,600
Neveln Elementary	Window Lintels/Throughout	Window opening lintels are showing signs of corrosion throughout. The paint is missing in locations with exposed steel.	Prepare and repaint window lintels.	\$26,600
Neveln Elementary	Concrete Stairs/Door #2	The concrete stairs are severely damaged. There is exposed reinforcing material.	Replace the stairs and hand rails.	\$16,000
Neveln Elementary	Classrooms	Classroom ceilings are worn/ dated and ceiling tiles are beginning to sag.	Replace with 2x2 ACT ceiling with updated lighting.	\$296,000
Neveln Elementary	Corridors + Common Areas	Existing corridor ceilings are worn/ dated and stained in spots.	Replace with new ACT ceiling and lighting. Incorporate soffits in specific locations to include school branding/ colors.	\$364,000

Building	Element/Location	Details	Recommendations	Estimated Cost
Neveln Elementary	Common Areas	Corridor walls are dated, worn and damaged.	Replace corridor wall finishes. Bottom 2/3 of wall should be tile and re-paint top 1/3. Incorporate graphics/ branding in to wall treatments.	\$171,000
Neveln Elementary	Doors	Doors are worn/ damaged. Also many doors have knob style hardware which is not ADA compliant.	Replace doors and hardware for ADA compliant hardware. Replace sidelights with wire glass.	\$336,000
Neveln Elementary	Classroom Casework	Existing classroom casework is worn and due for replacement.	Replace existing classroom casework and increase amount of casework for sufficient storage.	\$256,000
Neveln Elementary	IMC	IMC casework is worn/ dated.	Replace IMC casework.	\$21,300
Neveln Elementary	drinking fountains	Existing drinking fountains are not ADA compliant (some only have one, others don't have dual height).	Upgrade drinking fountains to be dual height fixtures.	\$26,600
Neveln Elementary	IMC Furniture	Existing IMC furniture is dated and not flexible.	Replace with modern furniture that can be easily re-configured for different learning styles.	\$66,500
Neveln Elementary	Classroom Furniture	Existing classroom furniture is dated and not flexible.	Replace with modern furniture that can be easily re-configured for different learning styles.	\$479,000
Neveln Elementary	Lockers	Lockers are worn and due for replacement.	Replace existing lockers.	\$293,000
Neveln Elementary	Lower Level	The lower level corridor and music exposed piping and wall finishes are not proper for school environments.	Refinish walls and install proper ceilings and lighting.	\$412,000
Neveln Elementary	Window treatments	Classroom windows do not have window shades.	Install manual window shades.	\$46,600
Neveln Elementary	Restrooms	Restroom doors, floors, walls and ceiling finishes and fixtures are due for replacement.	Update restroom layouts, finishes and fixtures.	\$834,000
Neveln Elementary	Main Service Gear/Main Electrical Room	Main service gear was manufactured in 2011. Service conduits are corroded and letting in water from parking lot into main service gear. Main switch section has significant corrosion and rust issues.	Replace service damaged service conduits and conductors. Replace switchboard main and feeder sections.	\$147,000
Neveln Elementary	Fire Alarm System	Notifier control panel has a horn/strobe system. Fire code requires education occupancies to have a voice evacuation communication system. Main panel has capabilities to be expanded to include voice. Notification devices to be replaced to be speakers. Any remodel or addition could trigger requirement for immediate upgrade.	Update fire alarm code to include voice command within the next five to 10 years. Any additions or renovations may require a system upgrade.	\$241,000

Building	Element/Location	Details	Recommendations	Estimated Cost
Neveln Elementary	Boilers/Boiler Room	2 LES boilers steam 1.2 million BTU input in fair condition. Steam condensate pump shows lots of rust and corrosion near the pump portion of the Condensate. The steam feed water pump is also fairly corroded. Both should be replaced. Boiler three upright, all rich 1 million BTU boiler starting to corrode a Faribault at the bottom May need to be replaced in the next few years. Heating water pumps appear to be in good working order. He exchangers appear to be in good working order.	Replace steam boilers, heat exchangers, condensate pumps, and boiler feed pumps with new condensing boiler hot water system.	\$798,000
Neveln Elementary	Domestic Water System	The domestic water piping has mastic insulation and piping is galvanized.	Re-piping domestic water systems throughout building.	\$1,100,000
Neveln Elementary	Sump Pump/Boiler Room	Submergible sump pump system that handles boiler level drainage pumps and piping should be replaced along with float controls.	Replace pumping system.	\$2,700
Neveln Elementary	Kiln/Boiler Room	Kiln lacks exhaust hood.	Install exhaust hood.	\$13,300
Neveln Elementary	Exhaust Fan/Elevator Equipment Room	Elevator equipment room exhaust fan turns on with lights. It should turn on with temperature sensor above 80°.	change controls to turn exhaust fan on when temperature is above set point.	\$1,400
Neveln Elementary	Boiler Piping/Throughout	Music room gets hot due to steam piping and Condensate piping. Some of which is uninsulated.	Remove all steam from the building in re-pipe.	\$665,000
Neveln Elementary	Fin tube Heat/Throughout	Fin tube radiation along exterior steam should be replaced and converted to hot water.	Remove all steam from the building in re-pipe. Cost is included in re-pipe item.	\$0
Neveln Elementary	Technology Closet	Mini split not operating correctly. Error code indicates room is hot. The HVAC staff have had ongoing issues.	Replace mini split as required.	\$16,000
Neveln Elementary	AHU/Classrooms	AHU-2 serves west classrooms Condensate drain trap is broke unit exhaust fans are operating in the wrong direction should be off or should be exhausting air out. Unit is not cooling properly either even though the condenser fans are on.	Replace condensate drain and repair relief/exhaust fans.	\$13,300
Neveln Elementary	Chimney/Roof	Chimney bricks have cracked and needs repair.	Repoint damaged areas on chimney.	\$2,400
Neveln Elementary	Secure Entrance	The existing entrance to the office is past vestibule doors allowing for access to the building.	Install door into office inside the existing vestibule.	\$30,000
Neveln Elementary	Basement Classrooms	The basement music and art rooms are under utilized.	Repurpose spaces.	\$725,000
Neveln Elementary	Original Auditorium	The original auditorium on the second floor could be better served as a classroom.	Repurpose room.	\$878,000

Building	Element/Location	Details	Recommendations	Estimated Cost
Southgate Elementary	North Parking Lot	The cross slope of the accessible parking stalls exceeds the maximum allowable slope. An access aisle is not identified.	Relocate parking stall and install required signs and parking lot paint.	\$6,700
Southgate Elementary	West Parking Lot	Asphalt pavement is cracking.	Replace asphalt pavement.	\$22,700
Southgate Elementary	Kids Corner Dropoff	There is no accessible drop-off for Kids Corner.	Replace asphalt pavement with accessible drop-off area.	\$15,100
Southgate Elementary	Door 12 Concrete Walk	Concrete walk has deteriorated at cracks.	Seal cracks and perform regular maintenance to prolong life expectancy.	\$700
Southgate Elementary	Asphalt Walk	Asphalt pavement is cracking.	Seal cracks and perform regular maintenance to prolong life expectancy.	\$4,700
Southgate Elementary	Door 1 and 17 Concrete Walk	Curb cut at bottom of steps exceeds maximum allowable longitudinal slope. Ramp exceeds maximum allowable longitudinal slope.	Replace concrete walk and ramp to meet accessibility requirements.	\$20,000
Southgate Elementary	16th Street Entrance	Concrete walk doesn't meet accessibility requirements.	Replace concrete walk.	\$6,400
Southgate Elementary	Door 4 Concrete Walk	Concrete walk doesn't meet accessibility requirements.	Replace concrete walk.	\$6,800
Southgate Elementary	Asphalt Play Area	Asphalt pavement is cracking.	Seal cracks and perform regular maintenance to prolong life expectancy.	\$22,000
Southgate Elementary	Skylights	The skylights lack fall protection.	Install fall protection.	\$8,000
Southgate Elementary	Roof Hatch	The roof hatch lacks fall protection.	Install fall protection.	\$4,000
Southgate Elementary	Roof/Storage Building	The roof on the small storage building appears worn. The metal flashing around the perimeter is damaged and rusted.	Replace roof.	\$8,700
Southgate Elementary	Upper EIFS Walls/Gym + Clerestory	The north facing EIFS wall of the gym is stained due to water running off the roof. There is also staining on the small clerestory walls.	Wash EIFS with mild detergent.	\$1,700
Southgate Elementary	EIFS/Original Building	EIFS was added to the exterior walls in 1991 along with the building addition. The wall system has damage throughout. Cracking and holes were observed. The EIFS sealants have failed.	Repair damaged EIFS walls. Remove and replace sealants. Repaint to match. (see wall replacement line item)	\$0
Southgate Elementary	Brick/Original Building	The lower brick courses feature a stacked bond appearance. The mortar has deteriorated throughout.	Perform exterior masonry repairs including repointing.	\$75,700
Southgate Elementary	Structural Columns + Beams/Original Building	The paint is peeling and missing throughout on the columns and beams.	Prepare and repaint the columns and beams.	\$26,500

Building	Element/Location	Details	Recommendations	Estimated Cost
Southgate Elementary	EIFS/1991 Addition	The wall system has damage throughout. Cracking and holes were observed. The EIFS sealants have failed.	Repair damaged EIFS walls. Remove and replace sealants. Repaint to match. (see wall replacement line item)	\$0
Southgate Elementary	Brick/1991 Addition	The lower brick courses feature a stacked bond appearance. The mortar has deteriorated throughout.	Perform exterior masonry repairs including repointing.	\$124,000
Southgate Elementary	CMU Block/Pod	The painted concrete block walls are showing signs of moisture intrusion throughout. Cracking is visible at wall connection points.	Perform exterior masonry repairs including repointing. Repaint to match using proper masonry specific paint.	\$63,900
Southgate Elementary	Structural Columns + Beams/1991 Addition	The paint is faded and starting to peel throughout on the columns and beams.	Prepare and repaint the columns and beams.	\$26,000
Southgate Elementary	Exterior Walls/Storage Building	The EIFS walls are damaged and stained throughout.	Repair damaged EIFS walls. Repaint to match.	\$3,000
Southgate Elementary	Windows/Original Building + 1991 Addition	The operable windows are single pane glass with aluminum frames. Storm windows with screens have been installed. They were installed in 1991. The average useful life is 30 years. Window caulking has failed throughout.	Replace windows for energy efficiency.	\$255,000
Southgate Elementary	Windows/Pod	There is a combination of fixed and operable single pane glass, wood frame windows. These windows appear to be original to construction in the 1960s.	Replace windows for energy efficiency.	\$44,300
Southgate Elementary	Exterior Doors/Throughout	The entrance doors to the north and south have been replaced. Secondary exit doors and doors in the pod were not. These doors range in age from 32 years to over 50 years old. The average useful life is 30 years.	Replace doors.	\$58,600
Southgate Elementary	Exterior Doors/Storage Building	There are two doors to the storage building. Both are rusted including the frames. The east door was not operable due to swelling.	Replace doors and frames.	\$8,000
Southgate Elementary	Common Areas	Existing corridor ceilings are worn/ dated and stained in spots.	Replace with new ACT ceiling and lighting. Incorporate soffits in specific locations to include school branding/ colors.	\$149,000
Southgate Elementary	SPED Wing	Ceiling is exposed with many exposed pipes and conduit which should be concealed.	Replace with new ACT ceiling and lighting.	\$99,800
Southgate Elementary	Common Areas	Corridor walls are dated, worn and damaged.	Replace corridor wall finishes. Bottom 2/3 of wall should be tile and re-paint top 1/3. Incorporate graphics/ branding in to wall treatments.	\$236,000

Building	Element/Location	Details	Recommendations	Estimated Cost
Southgate Elementary	Doors	Existing high traffic doors from classrooms to corridors are worn and showing signs of damage. Also many existing doors have knob style hardware. Doors/sidelights have wire glass.	Replace doors and hardware for ADA compliant hardware. Replace sidelights with wire glass.	\$390,000
Southgate Elementary	SPED Wing	Carpet is worn and due for replacement.	Replace flooring and base.	\$99,800
Southgate Elementary	Classroom Casework	Existing classroom casework is worn and due for replacement.	replace existing classroom casework and increase amount of casework for sufficient storage.	\$298,000
Southgate Elementary	Restrooms	Restroom doors, floors, walls and ceiling finishes and fixtures are due for replacement. Stalls are not ADA compliant.	Update restroom layouts, finishes and fixtures.	\$613,000
Southgate Elementary	Panelboards	Kinney brand panelboards appear to be original to the building and are past their useful service life.	Replace panelboards.	\$12,000
Southgate Elementary	Panelboards/Custodial Closet	GE brand panelboards installed around 1989 are nearing the end of their useful service life and are located in a room with cleaning supplies. Panel covers are showing signs of rusting.	Perform regular maintenance. Relocate cleaning supplies from room to lengthen panel life span.	\$0
Southgate Elementary	Boiler Disconnects	Boiler room disconnects appear to be original to the building and past their useful service life.	Replace gear.	\$2,700
Southgate Elementary	Original Square D Equipment/Old Main Electrical Room	Original building square D main disconnect and Kinney panelboards are original to the building and are pasted their useful service life.	Replace gear.	\$18,000
Southgate Elementary	Fire Alarm System	Notifier NFW2-100 control panel with Horn/strobe system manufactured in 2010. Fire code requires education occupancies to have a voice evacuation communication system. Main panel has capabilities to be expanded to include voice. Notification devices to be replaced to be speakers. Any remodel/addition could trigger requirement for immediate upgrade.	Update fire alarm code to include voice command within the next 5-10 years. Any additions or renovations may require a system upgrade.	\$397,000
Southgate Elementary	Outbuilding	Lighting uses filament bulbs, and all electrical devices conduit, and equipment appear to be corroded.	Replace all electrical within outbuilding.	\$13,300
Southgate Elementary	Boiler/Boiler Room	Fulton boiler is past its expected useful service life installed in 1994. The average useful life is 25 years.	Replace boiler.	\$200,000
Southgate Elementary	Mini Split Units/Media Center	Media center mini splits install 2013. Condensing unit number one appears to cycle very frequently on low load proximately every 30 seconds.	Repair condensing unit.	\$2,000
Southgate Elementary	Exterior EIFS/Brick	Consider replacing exterior walls vs repairing them, which is listed above.	Install new wall system.	\$612,000

Building	Element/Location	Details	Recommendations	Estimated Cost
Sumner Elementary	Roof Hatch	The roof hatch lacks fall protection.	Install fall protection	\$2,000
Sumner Elementary	Exterior Brick/Throughout	The building features a common course brick bond throughout with stacked bond infills around windows. There is minor damage to brick at door #5 and door #11. A large amount of graffiti was observed in the courtyard. There is evidence of recent repointing projects.	Perform exterior masonry repairs including repointing. Consider installing an anti-graffiti coating to the walls in the courtyard.	\$16,700
Sumner Elementary	Windows/Throughout	The operable windows are single pane glass with aluminum frames. Storm windows with screens have been installed. Metal panels have been infilled in window openings. The install date is unknown. The average useful life is 30 years.	Replace windows for energy efficiency.	\$203,000
Sumner Elementary	Cafeteria	Existing ceiling is exposed dark wood with exposed piping that should be concealed.	Install new 2x2 ACT ceiling and new lighting.	\$22,700
Sumner Elementary	Common Areas	Existing corridor ceilings are worn/ dated and stained in spots.	Replace with new ACT ceiling and lighting. Incorporate soffits in specific locations to include school branding/ colors.	\$399,000
Sumner Elementary	Classrooms	Existing corridor ceilings are worn/ dated and stained in spots. Ceiling tiles are sagging.	Replace with new ACT ceiling and lighting.	\$348,000
Sumner Elementary	Gym	Ceiling is 2x4 ACT and shows some signs of sagging.	Replace with 2x2 ACT ceiling with updated lighting.	\$35,300
Sumner Elementary	Cafeteria	Wall finishes are dated and due for replacement.	Replace corridor wall finishes. Bottom 2/3 of wall should be tile and re-paint top 1/3. Incorporate graphics/ branding in to wall treatments.	\$74,500
Sumner Elementary	Common Areas	Corridor walls are dated, worn and damaged.	Replace corridor wall finishes. Bottom 2/3 of wall should be tile and re-paint top 1/3. Incorporate graphics/ branding in to wall treatments.	\$358,000
Sumner Elementary	Gym	Walls with glazed block are dated.	Re-finish glazed block and paint wall above glazed block.	\$37,100
Sumner Elementary	South Wing Corridor	Flooring is worn in the corridor and due for replacement.	Replace corridor walk-off carpet.	\$6,000
Sumner Elementary	Classroom Casework	Existing classroom casework is worn and due for replacement.	Replace existing classroom casework and increase amount of casework for sufficient storage.	\$288,000
Sumner Elementary	Lockers	Lockers are worn and due for replacement.	Replace existing lockers.	\$320,000

Building	Element/Location	Details	Recommendations	Estimated Cost
Sumner Elementary	Original Auditorium	The original auditorium on the second floor could be better served as a classroom.	Repurpose room.	\$938,000
Sumner Elementary	Pumps/Boiler Room	One of the chilled pumps appears to be leaking glycol. Condensate is dripping into insulation.	Repair piping and reinsulate.	\$5,400
Sumner Elementary	Domestic Water Piping/Throughout	Most piping throughout the building is galvanized and original to the building.	Replace galvanized piping.	\$998,000
Sumner Elementary	Unit Heater/Throughout	Original cabinet unit heaters at entry doors have past their useful service life.	Replace cabinet unit heaters.	\$2,700
Sumner Elementary	AHU/Classrooms	AHU-3 serves the south end of school. Temperatures in three classrooms are extremely hot.	Repair glycol leak and fill system. Repair rooftop unit.	\$26,600
Sumner Elementary	AHU	AHU-1 door does not close all the way on east side.	Repair door handle.	\$1,400
Sumner Elementary	AHU/Classrooms	AHU-2 serves east classrooms and was installed in 2012. Piping leaks below the unit.	Replace coil or repair piping leak.	\$26,600
Sumner Elementary	AHU/Lower Level	AHU-7 serves the over lower level. There is a vibration coming from the air handler, possibly at the return. There is air flowing in the chilled water piping.	Replace return fan, and bleed air out of chilled water piping.	\$26,600
Sumner Elementary	ITE Panelboards	ITE panelboards appears to be original to the building and is nearing the end of their useful service life.	Replace panelboard.	\$24,000
Sumner Elementary	Square D Original Panels	Square D distribution panel appears to be original to the building and pasted it's useful service life.	Replace panelboard.	\$12,000
Sumner Elementary	Fire Alarm System	Notifier control panel with Horn/strobe system. Fire code requires education occupancies to have a voice evacuation communication system. Main panel has capabilities to be expanded to include voice. Notification devices to be replaced to be speakers. Any remodel/addition could trigger requirement for immediate upgrade.	Update fire alarm code to include voice command within the next 5-10 years. Any additions or renovations may require a system upgrade.	\$202,000
Sumner Elementary	Exterior Doors/Throughout	Entrance and exit doors are metal with metal frames. Rust was observed on frames, mullions, and lower sections of doors.	Replace doors and frames.	\$90,500
Sumner Elementary	Doors	Existing high traffic doors from classrooms to corridors are worn and showing signs of damage. Also many existing doors have knob style hardware. Doors/sidelights have wire glass.	Replace doors and hardware for ADA compliant hardware. Replace sidelights with wire glass.	\$270,000
Sumner Elementary	Drinking Fountains	Existing drinking fountains are not ADA compliant (some only have one, others don't have dual height).	Upgrade drinking fountains to be dual height fixtures.	\$33,300
Sumner Elementary	Corridor to south Classroom Wing	There is no accessible route to 2nd floor classroom wing on south end of building.	Create accessible route with elevator addition.	\$599,000
Sumner Elementary	Restrooms	Restroom doors, floors, walls and ceiling finishes and fixtures are due for replacement. Stalls are not ADA compliant.	Update restroom layouts, finishes and fixtures.	\$639,000
Sumner Elementary	Accessible Stall	The cross slope of the accessible parking stalls exceeds the maximum allowable slope. An access aisle is not identified and signs do not meet requirements.	Replace asphalt pavement to meet accessibility requirements. Install accessible parking signs and identify access aisle.	\$10,700
Sumner Elementary	Concrete Steps Along South Side of Building	Top of concrete stairs is cracking.	Seal cracks and perform regular maintenance to prolong life expectancy.	\$1,200

Building	Element/Location	Details	Recommendations	Estimated Cost
Woodson Education Center	North Parking Lot	Missing no parking accessible aisle sign.	Install no parking accessible aisle sign.	\$670
Woodson Education Center	Southeast Parking Lot	Accessible parking signs are too far from the stalls. Missing no parking accessible aisle signs.	Install accessible parking signs.	\$4,000
Woodson Education Center	Door 1 Concrete Walk	Concrete walk doesn't meet accessibility requirements.	Replace concrete walk.	\$14,700
Woodson Education Center	Door 2 Concrete Walk	Concrete walk has settled at stoop.	Replace concrete walk.	\$3,900
Woodson Education Center	Asphalt Play Area	Asphalt pavement is cracking.	Seal cracks and perform regular maintenance to prolong life expectancy.	\$5,900
Woodson Education Center	Outdoor Learning Area	There is no accessible path to the outdoor learning area.	Construct concrete walk.	\$5,800
Woodson Education Center	Flag Pole	There is no accessible walk to the flag pole.	Construct concrete walk.	\$1,500
Woodson Education Center	Roof Hatch	The roof hatch lacks fall protection.	Install fall protection.	\$2,000
Woodson Education Center	Exterior Brick/Throughout	The building features a common course brick bond throughout the three vintages. There is damage to brick on the north and south ends of the 1953 additions and around the cafeteria on the original building. Sealants have been added to damaged mortar.	Repoint select areas on the east side of the building.	\$95,800
Woodson Education Center	Foundation Wall/1953 Additions (North + South)	There is damage to the poured foundation wall on the northwest and southeast corners of the 1953 additions. The concrete is cracked and spalled.	Investigate to the cause of the issues. Repair foundation wall.	\$4,000
Woodson Education Center	EIFS/Throughout Original Building and 1953 Addition	The wall system has damage throughout. Cracking and holes were observed. The worst of the damage was observed on the west and south sides of the building.	Repair damaged EIFS walls. Repaint to match.	\$40,000
Woodson Education Center	Windows/Throughout Original Building + 1953 Addition	The operable windows are single pane glass with aluminum frames. Storm windows with screens have been installed. The install date is unknown. The average useful life is 30 years.	Replace windows for energy efficiency.	\$250,000
Woodson Education Center	Window Sills/Original Building + 1953 Addition	The window sills are slate and appear to be original to building. They are damaged and degraded throughout.	Replace sills in conjunction with window replacement.	\$44,900
Woodson Education Center	Exterior Doors/Throughout	Exterior doors have been replaced with the exception of door #7 on the west side. This door appears to be original. It has single pane, wired glass, with metal door and frame.	Replace door.	\$16,000
Woodson Education Center	Corridors	Ceilings are worn and show signs of sagging.	Replace ceiling tiles and grid.	\$97,100

Building	Element/Location	Details	Recommendations	Estimated Cost
Woodson Education Center	Corridors	Some of the existing corridors have been re-finished with wall tile on bottom half of wall and paint finish above. Remaining corridors have glazed block bottom.	For non-tiled corridor walls, install tile over glazed block areas and paint above.	\$346,000
Woodson Education Center	Gym	Walls are dated and do not have acoustical treatments.	Re-finish and paint walls and add acoustical wall panels.	\$47,900
Woodson Education Center	1/4 of interior doors	Approx. 1/4 of interior doors are damaged/ worn.	Replace doors and hardware.	\$66,500
Woodson Education Center	Corridors + Classrooms	VCT flooring is worn and dated.	Replace with carpet tile/ LVT in classrooms and polished concrete in corridors.	\$414,000
Woodson Education Center	Restrooms Near Gym	Restroom doors, floors, walls and ceiling finishes and fixtures are due for replacement. Stalls are not ADA compliant.	Update restroom layouts, finishes and fixtures.	\$479,000
Woodson Education Center	Trumbull Electric Panelboards/Throughout	Trumbull brand panelboard appears to be original to the building and is rusted.	Replace panelboard.	\$30,000
Woodson Education Center	Existing Boiler Disconnects + Starters	Existing Westinghouse brand disconnects and starters located throughout boiler room appear to be original to the building and past their useful service life.	Replace gear.	\$670
Woodson Education Center	Fire Alarm System	Notifier brand NFW-50 control panel with a horn/strobe system is installed. Fire code requires education occupancies to have a voice evacuation	Update fire alarm code to include voice command within the next five to 10 years. Any additions or	\$206,000
Woodson Education Center	Receptacles	Two prong receptacle and no tamper resistant receptacles were observed.	Replace two prong receptacles. Replace receptacles with tamper resistant receptacles while existing	\$200
Woodson Education Center	Kitchen Receptacles	All receptacles within kitchen are single phase 50 amps or less and three phase 100 amps or less. GFCI receptacles are needed.	Provide GFCI receptacles or breakers for kitchen equipment receptacles that does not currently	\$10,800
Woodson Education Center	Backflow Preventor/Boiler Room	The water main backflow preventor appears to be leaking.	Repair leak.	\$4,000
Woodson Education Center	Piping/Boiler Room	Re-insulate Hydronic heating piping, both glycol fill tanks are empty. Hydronic system pressure is zero must have a leak should be around 15-20 psi. Chilled	Repair pipe insulation, fill glycol fill tanks, find hydronic leaks, reinstall pressure gauges.	\$20,000

EXTENSIVE RENOVATION + REMODELING

After examining capacity, enrollment, and existing facility conditions, the District has determined that no additional space is needed at this time. Rather, the District must invest in its current facilities and reconfigure educational space based on student needs. A facility condition index rating and a ratio that compares the cost of needed repairs and maintenance to the replacement cost of the facility was completed for each building. Results ranged from 6% to 30% for the cost of new construction, indicating that an investment in a new facility would not be a strategic decision.

TIMELINE OF PROCESS FOLLOWED

Task	Completed
Enrollment Studies	March 2022 + November 2024
Capacity Study	June 2022
Facility Assessment	January 2023
Board Meetings	April 2023–May 2025
Pool Study	March 2024
Staff Interviews + Community Survey	March–April 2025
Board Meetings	July 2025–May 2026
Additional Staff Interviews	January 2026
Board Authorization of Abatement + IAQ Bonds	February 2026
Realign Remaining Priorities	April 2026

BENEFITS OF IMPROVEMENTS

- The proposed project will follow current accessible guidelines for Americans with Disabilities Act (ADA)-compliance and provide more adaptability to serve current and future needs of students.
- Safer and more secure entrances will provide better control for staff to monitor individuals who enter, leave, and are around the building.
- New mechanical and electrical systems will improve building efficiencies, reduce operational costs, streamline maintenance, and be tailored to the District's service area to reduce service costs.
- Updated building systems will be more energy-efficient and save on operational costs. In addition, address water inflow concerns.
- The proposed project will incorporate private restroom and locker facilities which will allow the District to better respond to current and future needs of the public and students.
- Improved lighting, air flow, and air filtration will create better learning environments.

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PROJECT DESCRIPTION

Overview

The proposed project is for the betterment of school sites and facilities, including for the students and community long-term. Existing buildings have been maintained to the best of the District's ability but they have reached a point where the needs of the facilities far out-weigh their ability to address them.

The School Board has determined that facility renovation is in the best interest of the District. The renovation project will span multiple District facilities and include:

- Site Improvements
- Building Exterior Improvements
- Security Upgrades
- Interior + Classroom Updates
- Accessibility Upgrades
- Educational Adequacy
- Ellis Middle School Pool
- Mechanical Equipment Upgrades
- Electrical + Technology Upgrades

BALLOT

Special Election Ballot
School District Ballot
Independent School District No. 492
(Austin), Minnesota

November 3, 2026

Instructions to Voters

To vote, completely fill in the oval(s) next to your choice(s) like this:



To vote for a question, fill in the oval next to the word "Yes" for that question.
To vote against a question, fill in the oval next to the word "No" for that question.

School District Question
Approval of School Building Bonds

- 8

YES

NO

Shall the board of Independent School District No. 492 (Austin), Minnesota be authorized to issue general obligation school building bonds in an amount not to exceed \$24,900,000 for acquisition and betterment of school sites and facilities, including but not limited to safety, security, and accessibility improvements, building capital maintenance and infrastructure, classroom improvements and renovation, and pool improvements and renovations?

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

(Reverse side of ballot)

OFFICIAL BALLOT

November 3, 2026

Judge

Judge

(The ballot is to be initialed by two judges)

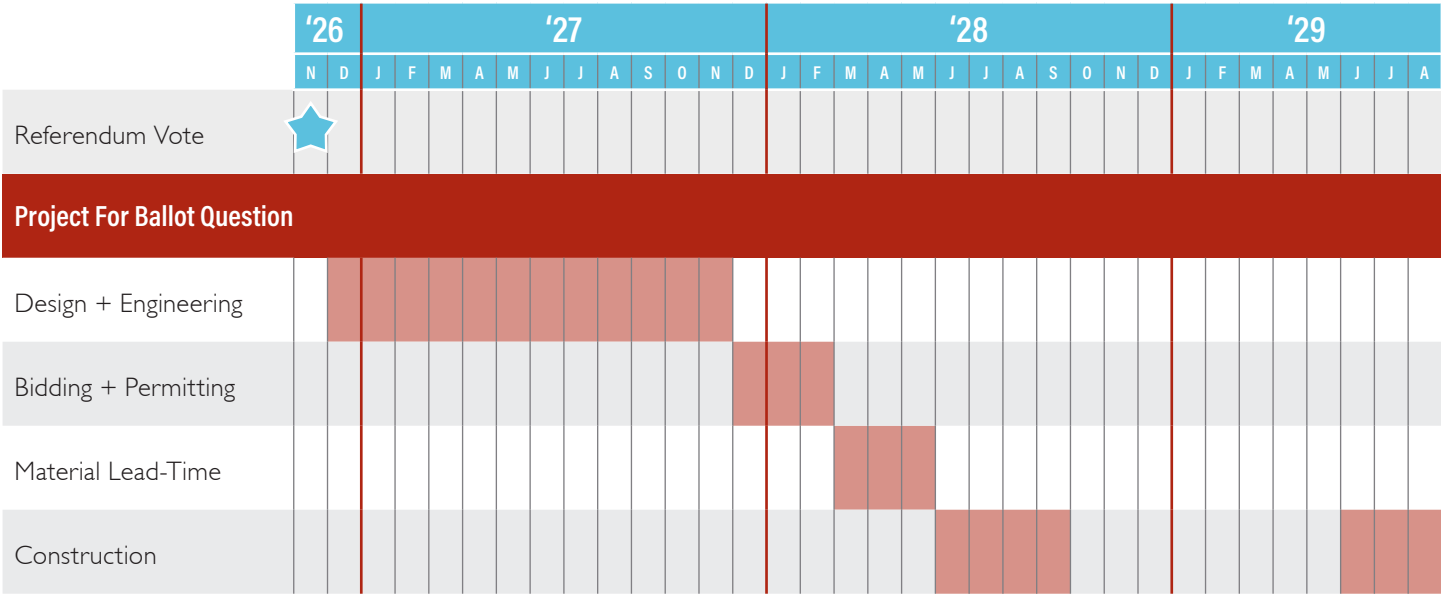
ESTIMATED EXPENDITURES

Location	Cost
Austin High School + Area Learning Center	\$5,816,598
Ellis Middle School	\$599,985
Ellis Middle School Pool	\$4,637,271
Banfield Elementary School	\$1,749,169
Neveln Elementary School	\$1,491,286
Southgate Elementary School	\$1,246,870
Sumner Elementary School	\$1,695,904
Woodson Education Center	\$643,803
Construction Costs	\$17,880,886
Inflation + Design Phase Contingency	\$1,698,684
Construction Phase Contingency	\$1,609,280
Design + Engineering Fees	\$1,609,280
Owner Contingency	\$804,640
Furniture, Fixtures & Equipment	\$625,831
Geotechnical, survey & commissioning	\$357,618
Abatement, Fees, Permits and Testing	\$313,781
Subtotal Total Project Cost	\$24,900,000
Cost of Issuance	\$378,269
Total Financing Cost	\$25,278,269

ESTIMATED CHANGES IN OPERATING COSTS

The proposed renovation project will not add square footage to the existing facilities. However, it will significantly enhance system efficiencies. These improvements will lead to reduced operating costs for the District over time. By investing in more efficient and updated systems, the District will benefit from long-term savings and improved performance.

PROJECT SCHEDULE



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FINANCING DESCRIPTION

Provided By PTMA Securities

ISD 492, Austin Public Schools proposes obtaining financing from the sale of General Obligation School Building Bonds. The School District will seek voter approval on November 3, 2026 pursuant to Minnesota Statute, Chapter 475 which would result in a bond issue totaling \$24,900,000. Concurrently, the School District is issuing facilities maintenance, tax abatement and capital facilities bonds in two series, dated August 2026 and February 2027 with a total par amount of approximately \$21,735,000. The tax impact of this board approved financing is reflected in the numbers presented here in addition to the voter approved question.

The cost of issuing the bonds is estimated to be approximately \$378,000. The finance plan assumes that the costs of issuance will be paid by bond premium as a part of the underwriter's bid and/or investment earnings on the bond proceeds. The estimated deposit to the construction fund is \$24,900,000. This is shown in more detail in the sources and uses below.

The following assumptions have been made in the preparation of the preliminary numbers included in this packet:

- Tax exempt interest rates as of May 19, 2026, plus 0.75%.
- The School Building Bonds will have a 20-year bond term issued in February 2027 with final payment February 1, 2047.
- Taxes will be first levied for taxes payable in 2027 with the initial interest payment on August 1, 2027.
- Tax impact calculations are based upon total net tax capacity for taxes payable in calendar year 2026 with 0% tax base growth.
- We are assuming that the bonds will not qualify for debt service equalization through the state. Based on the equalization formulas under current law and preliminary ANTC and State Average ANTC provided by MDE, the District will not receive debt service equalization in FY 2028.

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PMA Securities is part of:

PTMA
FINANCIAL SOLUTIONS

June 1, 2026

Pre-Election Information Packet

ISD 492, Austin Public Schools

\$24,900,000 General Obligation School Building Bonds

Michael Hart

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Pre-Election Information Packet
ISD 492, Austin Public Schools

Financing Description

ISD 492, Austin Public Schools proposes obtaining financing from the sale of General Obligation School Building Bonds. The School District will seek voter approval on November 3, 2026 pursuant to Minnesota Statute, Chapter 475 which would result in a bond issue totaling \$24,900,000. Concurrently, the School District is issuing facilities maintenance, tax abatement and capital facilities bonds in two series, dated August 2026 and February 2027 with a total par amount of approximately \$21,735,000. The tax impact of this board approved financing is reflected in the numbers presented here in addition to the voter approved question.

The cost of issuing the bonds is estimated to be approximately \$378,000. The finance plan assumes that the costs of issuance will be paid by bond premium as a part of the underwriter's bid and/or investment earnings on the bond proceeds. The estimated deposit to the construction fund is \$24,900,000. This is shown in more detail in the sources and uses below.

The following assumptions have been made in the preparation of the preliminary numbers included in this packet:

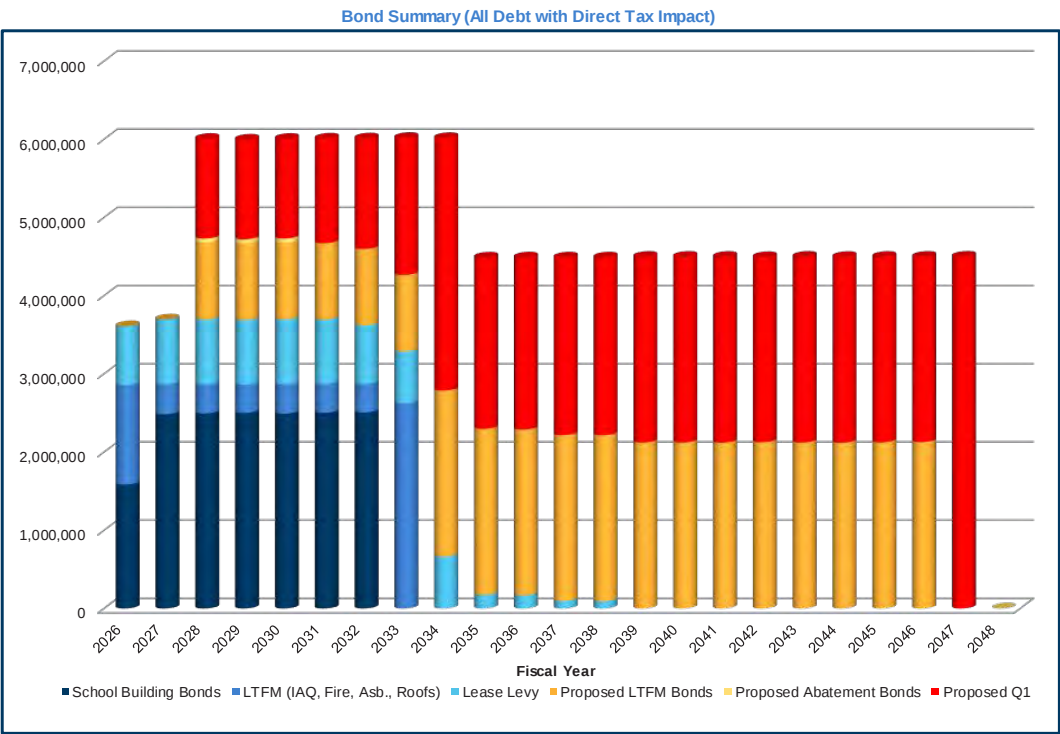
- Tax exempt interest rates as of May 19, 2026 plus 0.75%
- The School Building Bonds will have a 20-year bond term issued in February 2027 with final payment 2/1/2047
- Taxes will be first levied for taxes payable in 2027 with the initial interest payment on 8/1/2027.
- Tax impact calculations are based upon total net tax capacity for taxes payable in calendar year 2026 with 0% tax base growth.
- We are assuming that the bonds will not qualify for debt service equalization through the state. Based on the equalization formulas under current law and preliminary ANTC and State Average ANTC provided by MDE, the District will not receive debt service equalization in FY 2028.

PTMA FINANCIAL SOLUTIONS

Pre-Election Information Packet
ISD 492, Austin Public Schools

Preliminary Bond Structure

The bonds are structured so that the new bond payments increase as the District's current bond issues payoff in the coming years. The overall debt service will be level for 7 years then decline in fiscal year 2035 and remain level until final maturity. The step-down structure creates flexibility for future facility plans. The charts below illustrate the proposed structure and how it relates to the District's current outstanding debt and proposed board authorized bonds.



PTMA FINANCIAL SOLUTIONS

Pre-Election Information Packet
ISD 492, Austin Public Schools

Sources and Uses of Funds

Below is a preliminary set of estimated sources and uses of funds for the bond issue. The costs of issuance include fees for underwriter, financial advisor, bond counsel, rating agency, paying agent and other miscellaneous costs related to the issuance of the bonds.

	Voter Approved
	Question 1
Sources Of Funds	
Par Amount of Bonds	\$24,900,000.00
Reoffering Premium	378,269.05
Total Sources	\$25,278,269.05
Uses Of Funds	
Deposit to Project Construction Fund	24,900,000.00
Cost of Issuance including Underwriter's Discount	378,269.05
Total Uses	\$25,278,269.05

PTMA FINANCIAL SOLUTIONS

Pre-Election Information Packet
ISD 492, Austin Public Schools

Preliminary Debt Service Schedule Voter Approved Bonds

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
02/01/2027	-	-	-	-	-
08/01/2027	-	-	619,562.50	619,562.50	-
02/01/2028	-	-	619,562.50	619,562.50	1,239,125.00
08/01/2028	-	-	619,562.50	619,562.50	-
02/01/2029	-	-	619,562.50	619,562.50	1,239,125.00
08/01/2029	-	-	619,562.50	619,562.50	-
02/01/2030	-	-	619,562.50	619,562.50	1,239,125.00
08/01/2030	-	-	619,562.50	619,562.50	-
02/01/2031	55,000.00	5.000%	619,562.50	674,562.50	1,294,125.00
08/01/2031	-	-	618,187.50	618,187.50	-
02/01/2032	130,000.00	5.000%	618,187.50	748,187.50	1,366,375.00
08/01/2032	-	-	614,937.50	614,937.50	-
02/01/2033	455,000.00	5.000%	614,937.50	1,069,937.50	1,684,875.00
08/01/2033	-	-	603,562.50	603,562.50	-
02/01/2034	1,890,000.00	5.000%	603,562.50	2,493,562.50	3,097,125.00
08/01/2034	-	-	556,312.50	556,312.50	-
02/01/2035	1,030,000.00	5.000%	556,312.50	1,586,312.50	2,142,625.00
08/01/2035	-	-	530,562.50	530,562.50	-
02/01/2036	1,090,000.00	5.000%	530,562.50	1,620,562.50	2,151,125.00
08/01/2036	-	-	503,312.50	503,312.50	-
02/01/2037	1,215,000.00	5.000%	503,312.50	1,718,312.50	2,221,625.00
08/01/2037	-	-	472,937.50	472,937.50	-
02/01/2038	1,280,000.00	5.000%	472,937.50	1,752,937.50	2,225,875.00
08/01/2038	-	-	440,937.50	440,937.50	-
02/01/2039	1,435,000.00	5.000%	440,937.50	1,875,937.50	2,316,875.00
08/01/2039	-	-	405,062.50	405,062.50	-
02/01/2040	1,510,000.00	4.750%	405,062.50	1,915,062.50	2,320,125.00
08/01/2040	-	-	369,200.00	369,200.00	-
02/01/2041	1,580,000.00	4.750%	369,200.00	1,949,200.00	2,318,400.00
08/01/2041	-	-	331,675.00	331,675.00	-
02/01/2042	1,650,000.00	4.750%	331,675.00	1,981,675.00	2,313,350.00
08/01/2042	-	-	292,487.50	292,487.50	-
02/01/2043	1,735,000.00	4.750%	292,487.50	2,027,487.50	2,319,975.00
08/01/2043	-	-	251,281.25	251,281.25	-
02/01/2044	1,820,000.00	5.000%	251,281.25	2,071,281.25	2,322,562.50
08/01/2044	-	-	205,781.25	205,781.25	-
02/01/2045	1,905,000.00	5.000%	205,781.25	2,110,781.25	2,316,562.50
08/01/2045	-	-	158,156.25	158,156.25	-
02/01/2046	1,995,000.00	5.000%	158,156.25	2,153,156.25	2,311,312.50
08/01/2046	-	-	108,281.25	108,281.25	-
02/01/2047	4,125,000.00	5.250%	108,281.25	4,233,281.25	4,341,562.50
Total	\$24,900,000.00	-	\$17,881,850.00	\$42,781,850.00	-

PTMA FINANCIAL SOLUTIONS

Pre-Election Information Packet
ISD 492, Austin Public Schools

Preliminary Tax Impact Chart

*Tax impact chart illustrates only the tax changes related directly to the proposed debt service levy on the proposed bonds and do not include levies for other purposes.

Project Amount Term of Bond		Board Approved LTFM & Abatement	Voter Approved Question 1		
		\$18,913,800 20	\$24,900,000 20		
Property Type	Est. Market Value	Estimated Annual Tax Increase		Combined Total	
				Annual	Monthly
Residential Homestead	\$75,000	\$16	\$20	\$36	\$3
	100,000	22	28	49	4
	150,000	41	52	93	8
	200,000	60	75	136	11
	250,000	79	99	179	15
	300,000	98	123	222	18
	400,000	137	171	308	26
Commercial - Industrial	\$250,000	\$149	\$187	\$336	\$28
	500,000	325	407	732	61
	750,000	500	627	1,128	94
	1,000,000	676	847	1,523	127
Agricultural Homestead*	\$/acre				
	\$9,000	\$0.47	\$0.59	\$1.07	\$0.09
	10,000	0.53	0.66	1.19	0.10
	11,000	0.58	0.73	1.31	0.11
	12,000	0.63	0.79	1.42	0.12

* Homestead land limited to first \$3,840,000 in value. All additional land taxed like Ag non-homestead land.

Property Tax Calculator

PMA will provide the District an online property tax calculator for the community to better assess the potential tax impact specific to their property. The calculator will allow district residents to input a parcel id number and the website will calculate an estimated tax impact based on the specific valuation and assessment classification of the property.

PTMA FINANCIAL SOLUTIONS

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SECTION 6: OBLIGATION TO CODE COMPLIANCE

OBLIGATION TO CODE COMPLIANCE

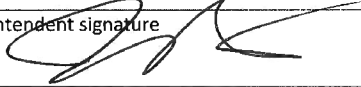
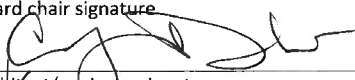
The District and project architect have signed Attachment I, Review and Comment Section #6 Documentation (as amended by the 2014 Legislature). This signed document is located on the following page.

Attachment 1
Review and Comment
Section #6 Documentation
(as amended by the 2014 Legislature)

Documentation obligating the school district and contractors to comply with items (i) to (vii) in planning and executing the project:

- (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 52.1.
- (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.

Superintendent signature 	Date 6/3/25
Board chair signature 	Date 6/9/25
Architect/engineer signature Kevin M. Bell	Date 6/11/2025

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COMMITTEE + BOARD MEETINGS

April 17, 2023

Facility Utilization Study Report with Facilities Committee

November 20, 2023

Facilities Assessment Update with Finance Committee

February 27, 2024

Future Facilities Planning with Facilities Committee

June 3, 2024

Ellis Pool Assessment Report with Facilities Committee

September 11, 2024

Facilities Study Update with Facilities Committee

December 9, 2024

Combined 2025 Polling Place Resolution with School Board

December 11, 2024

Facilities Study Update with Facilities Committee

February 24, 2025

Demographic + Enrollment Analysis with School Board

March 12, 2025

Facilities Study Update with Facilities Committee

April 2-16, 2025

Benchmark Survey Conducted

April 28, 2025

Benchmark Survey Results with School Board

May 12, 2025

Referendum Discussion with School Board

January 26, 2026

Board of Education Work Session

February 19, 2026

Facilities Committee Meeting

April 27, 2026

Board of Education Work Session

May 14, 2026

Facilities Committee Meeting

May 26, 2026

Board of Education Work Session



FACILITIES COMMITTEE Agenda

• April 17, 2023 • Austin District Office Conference Room •

- I. Call To Order
- II. Review Agenda
- III. Energy Efficiency Grant Project
 - a. Ameresco Update from Kent Wolf
- IV. Packer Dome
- V. Facilities Utilization Study
 - a. ISG Update from Kevin Bills and Sue Peterson
- VI. Facilities Director Update
- VII. Committee Feedback
- VIII. Future Meetings
 - a. June 9, 2023
 - b. TBD - Discussion
- IX. Adjournment



FINANCE COMMITTEE Agenda

• November 20, 2023 • Austin District Office Conference Room •

- I. Call To Order
- II. Review Agenda
- III. Facility Assessment Update
- IV. Feedback
- V. Future Meetings
 - a. December 4, 2023
 - b. March 18, 2023
 - c. June 17, 2023
- VI. Adjournment



FACILITIES COMMITTEE Agenda

• February 27, 2024 • Austin District Office Conference Room •

- I. Call To Order
- II. Review Agenda
- III. Facilities Committee Norming
- IV. Summer Project List
- V. Woodson Transition
- VI. Future Facilities Planning
- VII. Facilities Committee Membership
- VIII. Feedback
- IX. Future Meetings
 - a. May 20, 2024 4pm
- X. Adjournment



FACILITIES COMMITTEE Agenda

• September 11, 2024 • Austin District Office Conference Room •

- I. Call To Order
- II. Review Agenda
- III. Summer Project List
 - a. 2024 Review
 - b. 2025 Preview
- IV. Guaranteed Energy Savings Contract
- V. Facilities Study Update
- VI. Roundtable
- VII. Future Meetings
 - a. December 11, 2024 3:30pm
 - b. March 12, 2025 3:30pm
 - c. June 11, 2025 10 am
- VIII. Adjournment

OFFICIAL MINUTES: AUSTIN SCHOOL BOARD**REGULAR MEETING**

Independent School District No. 492

Monday, December 9, 2024 5:30 pm

Annex Recital Hall

205 4th Street NW, Austin, Minnesota

MEMBERS PRESENT:Carolyn Dube
Cece Kroc
Don Leathers
Carol McAlisterEvan Sorenson
Peggy Young
Daniel Zielke
Superintendent Dr. Joey Page**MEMBERS ABSENT:**

None

**MEETING CALLED
TO ORDER:**

Chairperson Dube called the meeting to order at 5:30 p.m. in the Annex Recital Hall.

AGENDA APPROVED:

A motion was made by Leathers, seconded by McAlister and carried unanimously to approve the agenda as printed.

SORENSEN RECOGNIZED: Outgoing school board member Evan Sorenson was recognized for his four years of service on the Austin School Board.**FALL ACTIVITIES
REVIEW:**

Activities Director Katie Carter and several fall coaches and advisors shared highlights of their fall season.

STUDENT REPORTS:

Student Representatives Anita Rao and Michael Garry shared their reports on happenings at Austin High School.

**TRUTH IN TAXATION
HEARING:**

Executive Director of Finance and Operations Todd Lechtenberg provided a review of the Truth in Taxation information. He also fielded one question from a member of the public.

**SUPERINTENDENT'S
REPORT:**

Superintendent Page welcomed new board member Dan Zielke, congratulated Christoph Dundas on being named AEA Teacher of the Year, thanked The Hormel Foundation for their support of nearly \$1.7 million to our schools, congratulated Ryan Stanley for his work on securing welding grant, congratulated Ellis teacher Mark Poppe on being awarded KAAL's Excellent Educator in November, shared highlights of the new Superintendent Student Advisory Council, and thanked Evan Sorenson for his service on the Austin School Board.

**SCHOOL BOARD
REPORTS:**

Don Leathers provided highlights of recent MSBA Delegate Assembly, McAlister provided kudos to APS athletes for continuing to show great sportsmanship, and Dube encouraged all teachers to start thinking about submitting their grant requests to the Austin Public Education Foundation.

MINUTES APPROVED:

Young made a motion, seconded by Sorenson and carried unanimously to approve the regular meeting minutes of 11/12/24 and special meeting minutes of 11/14/24 and 11/25/24 as printed.

(A COMPLETE COPY OF THE MINUTES IS ATTACHED IN THE OFFICIAL MINUTE BOOK AND POSTED ON THE DISTRICT WEBSITE.)

OFFICIAL MINUTES: AUSTIN SCHOOL BOARD

REGULAR MEETING

**PERSONNEL REPORT
APPROVED:**

Young made a motion, seconded by Sorenson and carried unanimously to approve the following personnel items.

Certified Staff:

Contracts for Approval – Fairy Apolo, EL teacher, effective 12/16/24; Steve Blacker, math teacher, effective 1/13/25; and Cheryl Smith, SPED teacher, effective 1/13/25

Requests for Leave – Kristen Becker, kindergarten teacher, effective 12/9/24-1/20/25 and Nicole Zoske, EL teacher, effective 12/20/24-3/14/25

Resignations – Joey Accardo, social studies teacher (rescinded), effective 1/13/25; Yvette Crescioni, SPED teacher, effective 11/1/24; and Emma Walsh, EL teacher, effective 12/13/24

Non-certified Staff:

Contracts for Approval – Alanya Aguilar, SPED para, 6.5 hrs/day, effective 11/11/24; Adison Chandler, SPED para, 27 hrs/week, effective 11/11/24; Johnatha Collings, SPED para, 6.5 hrs/day, effective 11/11/24; Kathryn Garcia, ABE program asst, 31 hrs/week, effective 12/9/24; Kimberly Hillson, SPED para, 6.5 hrs/day, effective 11/11/24; Melissa Joseph, food service helper, 3.75 hrs/day, effective 11/20/24; Sarh Nelson, due process clerk, 8 hrs/day, effective 12/16/24; Holly Newman, food service helper, 3.75 hrs/day, effective 12/3/24; Molly Kirtz, SPED para, 6.5 hrs/day, effective 11/13/24; Abby Ring, SPED para, 6.5 hrs/day, effective 12/2/24; Kaitlin Smith, food service helper, 3.25 hrs/day, effective 12/2/24; Sarah Qualey, SPED para, 6.5 hrs/day, effective 11/11/24 and Michelle Stehlik, SPED para, 6.5 hrs/day, effective 11/20/24

Changes in Assignment – Morgan Batalden, due process clerk to attendance secretary, effective 12/3/24; Matira Balsley, 7 hrs/day 2nd cook at Ellis to 3.75 hrs/day food service helper at AHS, effective 11/21/24; Christina Beyer Fink, 27 hrs/week SPED para at CLC to 7 hrs/day SPED para at AHS, effective 11/11/24; Marlys Lerum, 6 hrs/day food service helper at AHS to 3.75 hrs/day food service helper at CLC; and Teri Wermager, 40 hrs/week Community Education coordinator to 30 hrs/week Community Education enrichment coordinator, effective 11/25/24

Resignations – Melanie Atkins, SPED para, effective 11/26/24; Josephine Avelar, SPED para, effective 11/11/24; Felicia Howie, SPED para, effective 11/26/24; and Molly Kirtz, SPED para, effective 12/20/24

Retirements – Lisa Groth, benefits specialist, effective 2/28/25; Deb Huckaby, Mental Health Practitioner, effective 12/6/24; and Cheryl Jensen, custodian, effective 1/31/25

Termination – Louis Dali, SPED para, effective 11/7/24

BILLS APPROVED:

A motion was made by Young, seconded by Sorenson and carried unanimously to approve the bills for payment as of 12/9/24.

(A COPY OF THE BILLS IS ATTACHED IN THE OFFICIAL MINUTE BOOK.)

**TREASURER'S REPORT
APPROVED:**

A motion was made by Young, seconded by Sorenson and carried unanimously to approve the October 2024 treasurer's report.

(A COPY OF THE TREASURER'S REPORT IS ATTACHED IN THE OFFICIAL MINUTE BOOK.)

OFFICIAL MINUTES: AUSTIN SCHOOL BOARD12.9.24 | 3
REGULAR MEETING**REPORTS:**

Department/school updates from Superintendent Cabinet members and principals were available for review.

**2025-26 AHS COURSE
REGISTRATION GUIDE
APPROVED:**

Young made a motion, seconded by Sorenson and carried unanimously to approve the 2025-26 AHS Course Registration Guide.

**REVISED POLICY 216
APPROVED:**

A motion was made by Young, seconded by Sorenson and carried unanimously to approve revised policy 216 – School Board Electronic Communications.

(A COPY OF THE REVISED POLICY IS ATTACHED IN THE OFFICIAL MINUTE BOOK.)

**FINAL 2024 PAYABLE
2025 LEVY APPROVED:**

Leathers made a motion, seconded by Young and carried unanimously to approve the levy certification at \$11,424,681.51, reflecting an increase of 6.73%.

DONATIONS:

A motion was made by McAlister, seconded by Kroc and carried unanimously to approve the donations as presented by Executive Director of Finance and Operations Todd Lechtenberg.

(A COMPLETE COPY OF DONATIONS IS ATTACHED IN THE OFFICIAL MINUTE BOOK.)

**COMBINED POLLING
PLACE RESOLUTION
APPROVED:**

Sorenson made a motion, seconded by Zielke and carried unanimously to approve the combined polling place resolution for 2025.

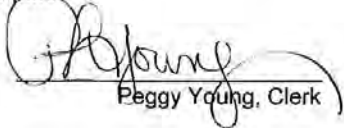
(A COPY OF THE RESOLUTION IS ATTACHED IN THE OFFICIAL MINUTE BOOK.)

MEETING REMINDERS:

Chairperson Dube reminded School Board members there will be no study session December, organizational meeting is set for 12 pm on Monday, January 6, 2025, and the next regular meeting is scheduled for Monday, January 13, 2025 at 5:30 pm.

MEETING ADJOURNED:

A motion was made by Sorenson, seconded by Young and carried unanimously to adjourn the meeting at 7:32 p.m.


Peggy Young, Clerk

Regular School Board Meeting
 Monday, December 9, 2024 5:30 pm -Truth in
 Taxation Public Hearing 6 pm

Austin High School Annex Recital Hall
 205 4th Street NW, Annex Door #1
 Austin, MN 55912

Agenda

1. Call to order/roll call
Speaker(s): Chairperson Dube
2. Pledge of Allegiance
3. Approval of agenda (Action)
Speaker(s): Chairperson Dube
4. Recognition of outgoing school board member
Speaker(s): Chairperson Dube
5. Fall activities review
Speaker(s): Activities Director Katie Carter
6. Public hearing - Truth in Taxation information and public comment
Speaker(s): Exec Dir of Finance and Operations Todd Lechtenberg
7. Delegations
8. Superintendent's report
Speaker(s): Superintendent Dr. Joey Page
9. School board reports
10. Student representative reports
Speaker(s): Anita Rao and Michael Garry
11. Consent agenda (Action)
Speaker(s): Chairperson Dube
 - 11.A. Regular meeting minutes of 11/12/24
 - 11.B. Special meeting minutes of 11/14/24
 - 11.C. Special meeting minutes of 11/25/24
 - 11.D. Personnel
 - 11.E. Bills as of 12/9/24
 - 11.F. Treasurer's report - October 2024
 - 11.G. APS site reports
 - 11.H. Cabinet reports
 - 11.H.1. Special Services
 - 11.H.2. Academics and Administrative Services
 - 11.H.3. Technology Services
 - 11.H.4. Information Services
 - 11.H.5. Finance and Operations
 - 11.I. 2025-26 AHS Course Registration Guide
 - 11.J. Revised policy 216
12. Request approval of final certified 2024 payable 2025 levy (Action)
Speaker(s): Executive Director of Finance and Operations Todd Lechtenberg
13. Request approval of donations (Action)
Speaker(s): Executive Director of Finance and Operations Todd Lechtenberg
14. Request approval of combined polling places resolution for 2025 (Action)

Speaker(s): Superintendent Dr. Joey Page

15. Meeting reminders: No study session in December. The organizational meeting will be held at 12:00 pm on Monday, January 6, 2025 in the District Office Conference Room. The regular meeting will be held January 13, 2025 in the Annex Recital Hall.

16. Adjournment (Action)

Speaker(s): Chairperson Dube



FACILITIES COMMITTEE Agenda

• December 11, 2024 • Austin District Office Conference Room •

- I. Call To Order
- II. Review Agenda
- III. Summer Project List
- IV. Facilities Study Update
 - a. Review identified needs from facility assessment data
 - b. Current capacity/enrollment
 - c. Timeline and steps for potential November referendum
 - d. Next steps on enrollment projections
- V. Roundtable
- VI. Future Meetings
 - a. March 12, 2025 3:30pm
 - b. June 11, 2025 10 am
- VII. Adjournment

School Board Study Session
Monday, February 24, 2025 4:00 PM

District Office Conference Room, Room 164
Austin High School
401 3rd Ave. NW
Austin, MN 55912

Agenda

1. Call to order/roll call
Speaker(s): Chairperson
2. Approval of agenda
Speaker(s): Chairperson
3. FY25 Revised Budget draft presentation
Speaker(s): Executive Director of Finance and Operations Todd Lechtenberg
4. First reading of revised policy 714 - Fund Balances
Speaker(s): Executive Director of Finance and Operations Todd Lechtenberg
5. Demographic and Enrollment Analysis presentation
Speaker(s): Teamworks Consultant Dr. Sheri Allen
6. Adjournment
Speaker(s): Chairperson

OFFICIAL MINUTES: AUSTIN SCHOOL BOARD**STUDY SESSION**

Independent School District No. 492
Monday, February 24, 2025 4:00 pm
 District Administration Office Conference Room
 401 Third Avenue NW, Austin, MN

MEMBERS PRESENT: Carolyn Dube
 Robert Hartman
 Cece Kroc
 Don Leathers (4:18 pm)

Carol McAlister
 Dan Zielke
 Superintendent Dr. Joey Page

MEMBERS ABSENT: Peggy Young

MEETING CALLED TO ORDER: Chairperson Dube called the meeting to order at 4:00 p.m. in the District Office Conference Room at Austin High School.

AGENDA APPROVED: A motion was made by McAlister, seconded by Kroc and carried unanimously to approve the agenda as printed.

LEATHERS ARRIVED AT 4:18 PM

FY25 REVISED BUDGET: Executive Director of Finance and Operations Todd Lechtenberg provided an overview of the proposed FY25 revised budget. The revised budget will be presented for approval at the regular March 10 meeting.

(A COPY OF PROPOSED REVISED BUDGET IS ATTACHED IN THE OFFICIAL MINUTE BOOK.)

FIRST READING OF REVISED POLICY 714: Todd Lechtenberg provided information on the recommended change to fund balance policy 714. The policy currently notes the school district will maintain a minimum unassigned general fund balance of 8.33%. The recommendation is to increase the minimum to 10%. The revised policy will be reviewed again at an upcoming meeting.

DEMOGRAPHIC AND ENROLLMENT ANALYSIS PRESENTATION:

Teamworks Consultant Dr. Sheri Allen presented the findings of the demographic, housing, and enrollment analysis conducted by Teamworks in November 2024.

ZIELKE & LEATHERS LEAVE MEETING:

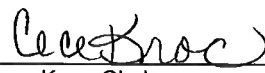
Zielke left the meeting at 5:28 pm, and Leathers left the meeting at 5:46 pm.

COMMUNITY SURVEY DISCUSSION:

Architecture and engineering services company ISG provided general information on conducting a community survey.

ADJOURNMENT:

A motion was made by Hartman, seconded by Kroc and carried unanimously to adjourn at 6:04 pm.


 Cece Kroc, Clerk



FACILITIES COMMITTEE Agenda

• March 12, 2025 • Austin District Office Conference Room •

- I. Call To Order
- II. Review Agenda
- III. Buildings and Grounds Update-Director Adamson
 - a. Current Projects Ongoing
 - b. Summer 2025 Projects
 - c. Lead-in water
 - i. [Initial report](#)
 - ii. [Retesting report](#)
 - d. [Radon testing results](#)
- IV. Update on Energy Savings Project- Ex Director Lechtenberg
- V. Facilities Study Update-ISG
 - a. Breakdown of facilities study into buckets
 - b. Review cost to build vs maintain
 - c. Next Steps
- VI. Roundtable
- VII. Future Meetings
 - a. June 11, 2025 10 am
- VIII. Adjournment

School Board Study Session
Monday, April 28, 2025 4:00 PM

District Office Conference Room, Room 164
Austin High School
401 3rd Ave. NW
Austin, MN 55912

Agenda

1. Call to order/roll call
Speaker(s): Chairperson
2. Approval of agenda (Action)
Speaker(s): Chairperson
3. Hormel Assurance Scholarship update
Speaker(s): Career Pathway Coordinator Jane Carlson and Riverland Program Coordinator Taylor Flugge
4. Benchmark Survey results
Speaker(s): Peter Leatherman, Morris Leatherman Company
5. Board discussion on roles, processes, and procedures
Speaker(s): Gary Lee, MN School Boards Association
6. Board discussion on district climate
Speaker(s): Chairperson
7. Adjournment (Action)
Speaker(s): Chairperson

OFFICIAL MINUTES: AUSTIN SCHOOL BOARD

Independent School District No. 492

Monday, April 28, 2025 4:00 pm

District Administration Office Conference Room

401 Third Avenue NW, Austin, MN

STUDY SESSION**MEMBERS PRESENT:**Carolyn Dube
Robert Hartman
Cece Kroc
Don LeathersCarol McAlister
Peggy Young
Dan Zielke
Superintendent Dr. Joey Page**MEMBERS ABSENT:**

None

MEETING CALLED**TO ORDER:**

Chairperson Dube called the meeting to order at 4:00 p.m. in the District Office Conference Room at Austin High School.

AGENDA APPROVED:

A motion was made by Young, seconded by Hartman and carried unanimously to approve the agenda as printed.

**HORMEL ASSURANCE
SCHOLARSHIP UPDATE:**

Career Pathway Coordinator Jane Carlson and Riverland Program Coordinator Taylor Flugge provided an overview of the Hormel Assurance Scholarship including the statistics of students participating in the scholarship program.

**BENCHMARK SURVEY
RESULTS:**

Peter Leatherman from the Morris Leatherman Company shared the results of the recent community benchmark survey completed by their company over the last several weeks. Results showed considerable support for several facility improvements. Additional information regarding a possible bond referendum later this year will be brought forward for additional discussion.

**REVIEW OF BOARD
PROCESSES:**

Gary Lee from the Minnesota School Boards Association led discussion on school board roles, processes and procedures.

DISTRICT CLIMATE:

Board members took turns sharing their thoughts on recent concerns being raised on district climate. It was decided there would be another opportunity to touch base on this topic at the next study session.

ADJOURNMENT:

A motion was made by Young, seconded by Kroc and carried unanimously to adjourn at 7:00 pm.

Cece Kroc, Clerk

Regular School Board Meeting
Monday, May 12, 2025 5:30 PM

Austin High School Annex Recital Hall
205 4th Street NW, Annex Door #1
Austin, MN 55912

Agenda

1. Call to Order/Roll Call
Speaker(s): Chairperson
2. Pledge of Allegiance
3. Approval of Agenda (Action)
Speaker(s): Chairperson
4. Culture Week Recap
Speaker(s): Student Group Leaders
5. Recognition of outgoing Student School Board Representative
Speaker(s): Chairperson
6. Superintendent's Report
Speaker(s): Dr. Page
7. School Board Reports
8. Student Representative Reports
Speaker(s): Anita Rao and Michael Garry
9. Consent Agenda (Action)
 - 9.A. Regular meeting minutes of 4/14/25
 - 9.B. Study session minutes of 4/28/25
 - 9.C. Personnel
 - 9.D. Bills as of 5/12/25
 - 9.E. Treasurer's report - March 2025
 - 9.F. Request approval of dissolution of three cooperative agreements
 - 9.G. Request approval of two co-op agreements with Pacelli Catholic Schools
 - 9.H. Request approval of 2025-26 MN State High School League membership renewal
 - 9.I. APS site reports
 - 9.J. Cabinet reports
 - 9.J.1. Academics and Administrative Services
 - 9.J.2. Finance and Operations
 - 9.J.3. Information Services
 - 9.J.4. Special Services
 - 9.J.5. Technology Services
10. BARR (Building Assets, Reducing Risks) update
Speaker(s): BARR Coordinators Karen Dunbar and Angie Taylor
11. Gifted and Talented/Math Audit Update
Speaker(s): GT and 5-12 Curriculum Coordinator Andrea Malo and K-4 Curriculum Coordinator Sheila Berger
12. Multi-tiered System of Support (MTSS) Update
Speaker(s): Exec Dir of Academics and Administrative Services Katie Baskin and Exec Dir of Special Services Sheri Willrodt
13. Referendum Discussion
Speaker(s): Superintendent Dr. Joey Page, ISG Representative Sue Peterson, and PMA Representative Michael Hart

Austin School District

2025 Residential Study

The Morris Leatherman Company

Survey Methodology

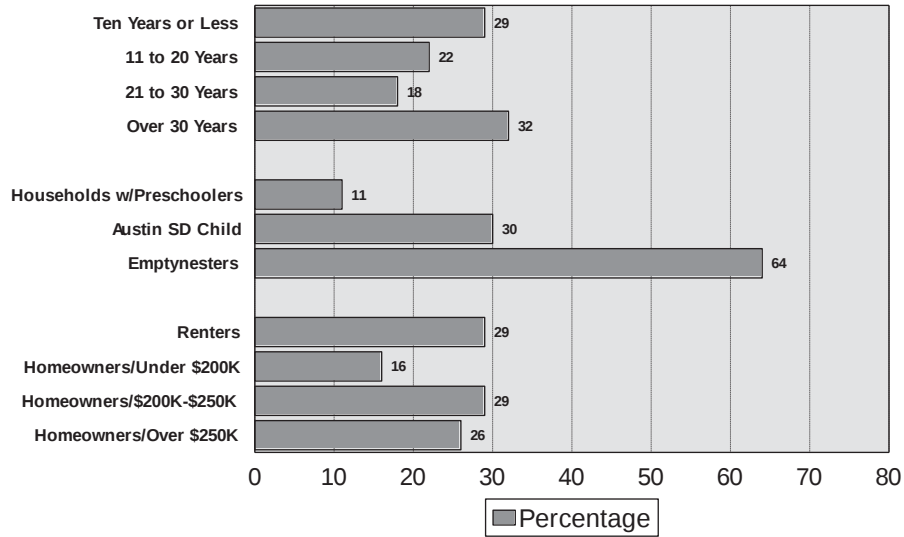
2025 Austin Public Schools

- ① 400 random sample of Austin School District residents.
 - ② Results projectable within +/-5.0% in 95 out of 100 cases
- ① Average interview time of 10 minutes
- ① Non-response level of 6.5%
- ① Telephone interviews conducted between April 2nd and April 16th, 2025
- ① Cellphone only households: 55%
- ① Landline only households: 12%
- ① Both landline and cellphone households: 33%

The Morris Leatherman Company

Demographics I

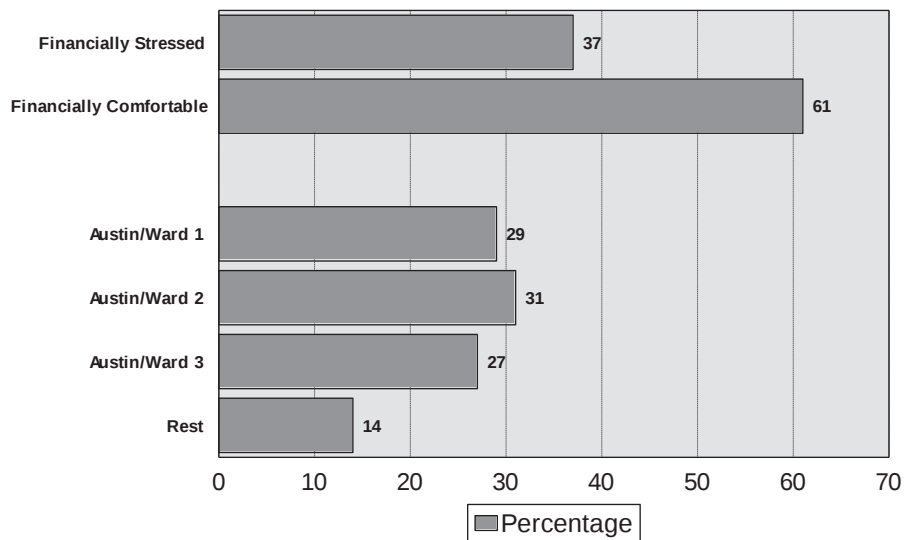
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Demographics II

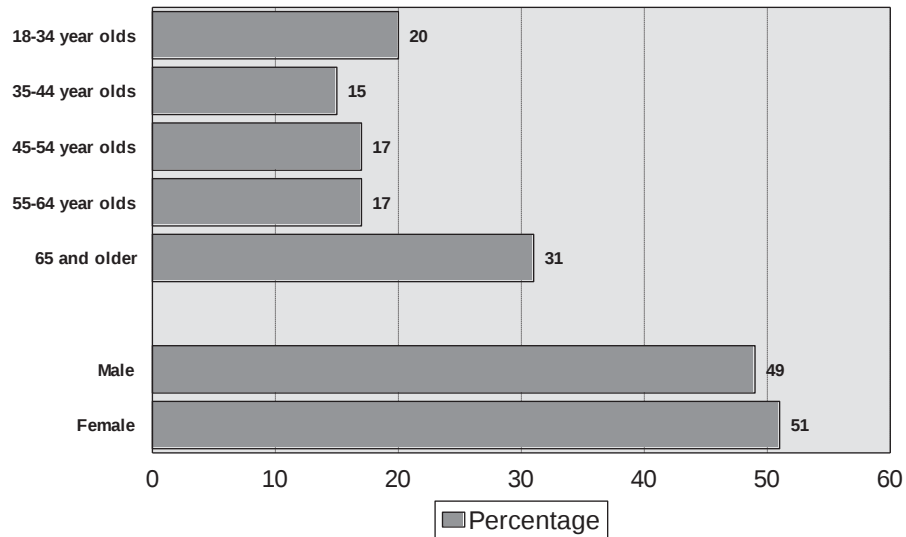
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Demographics III

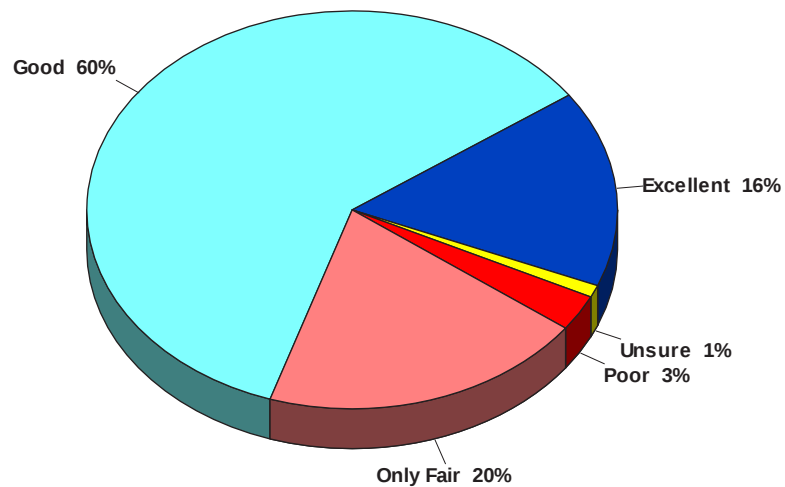
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Quality of Education

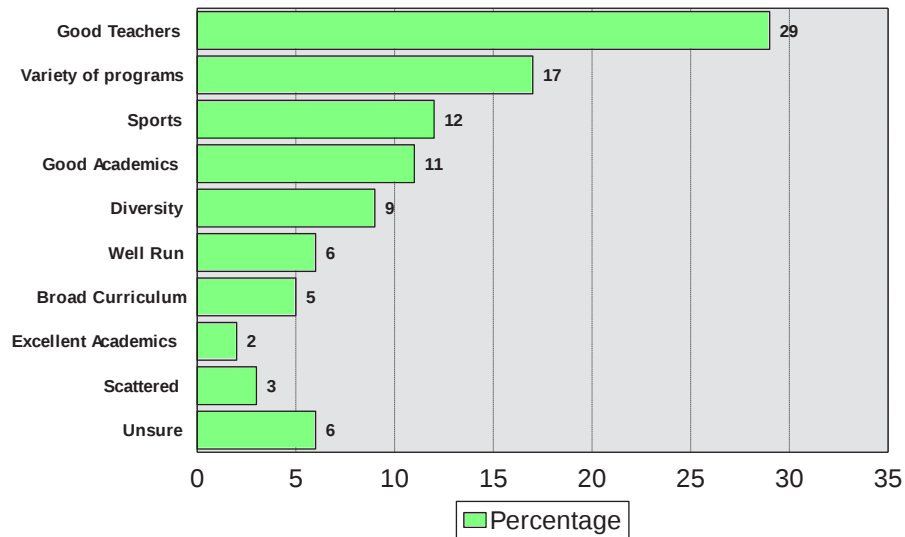
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Like Most

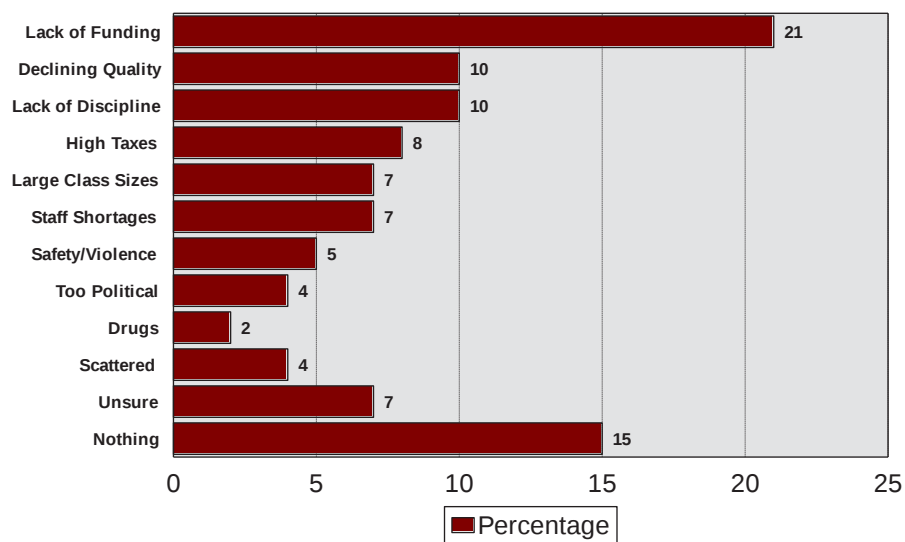
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Most Serious Issue

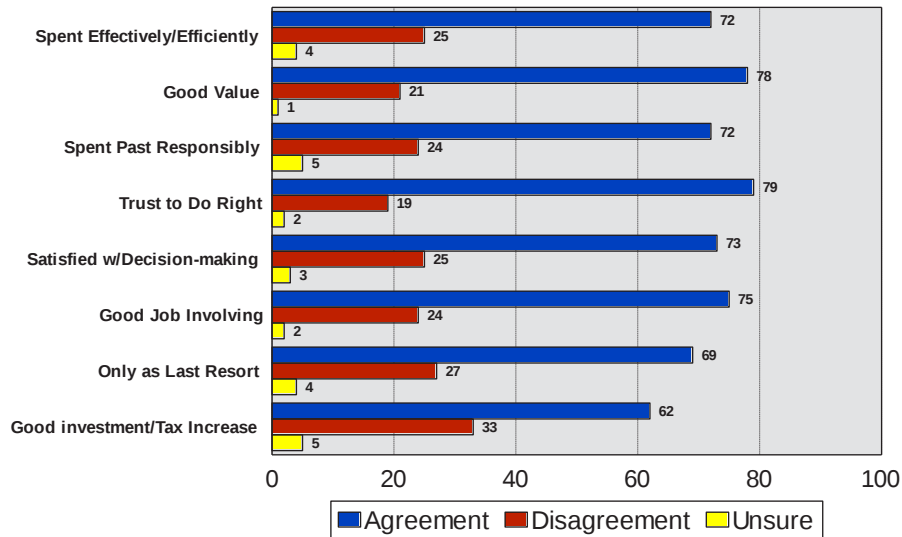
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Specific School District Perceptions

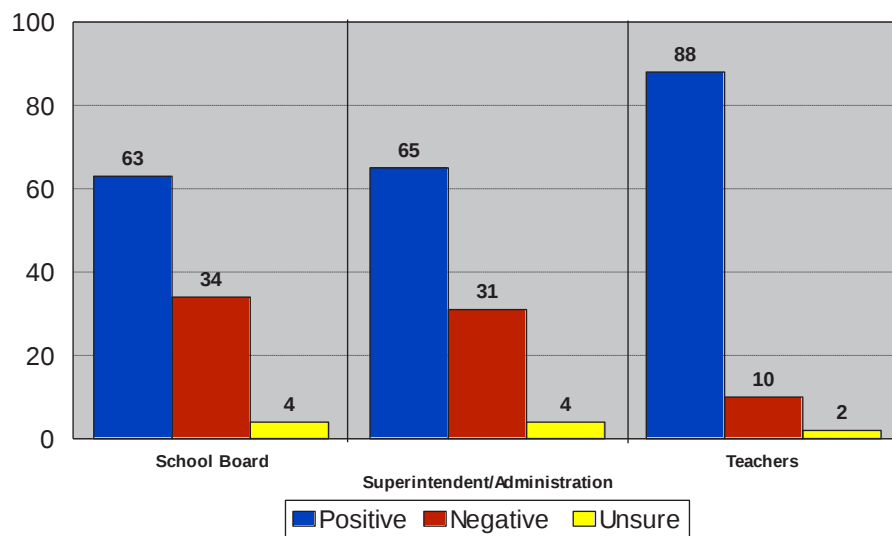
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Job Performance Ratings

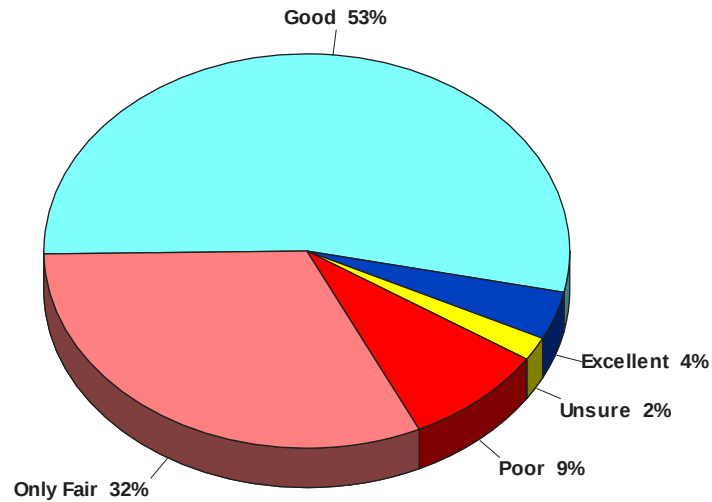
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Financial Management

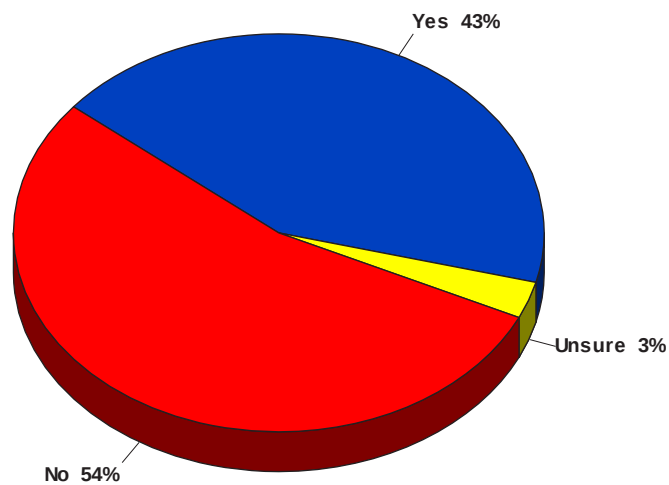
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District Adequately Funded

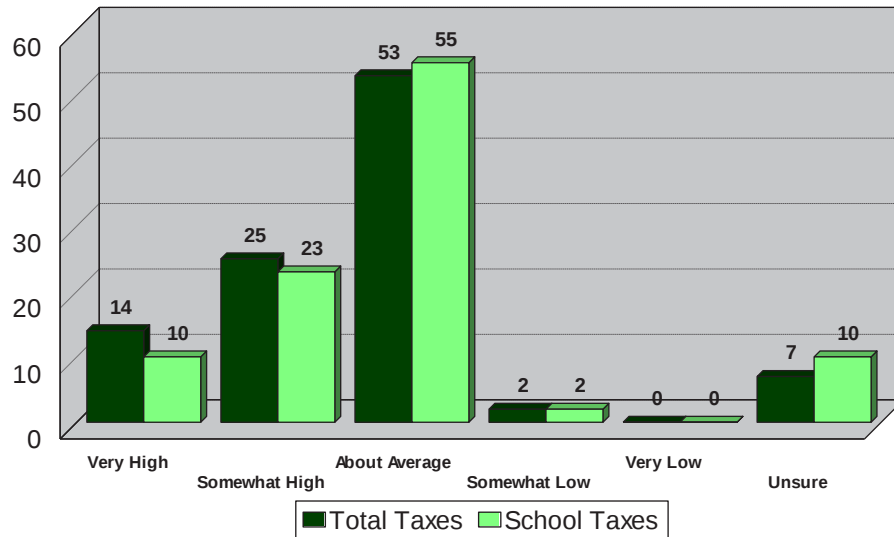
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Property Tax Comparisons

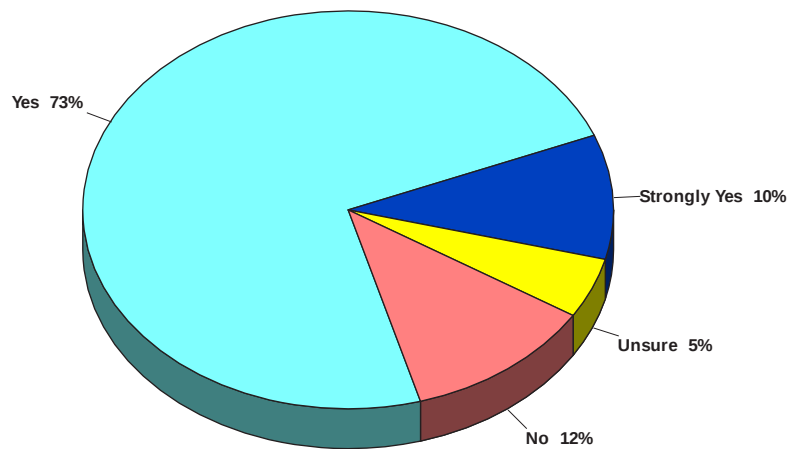
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Buildings & Facilities Meet Needs

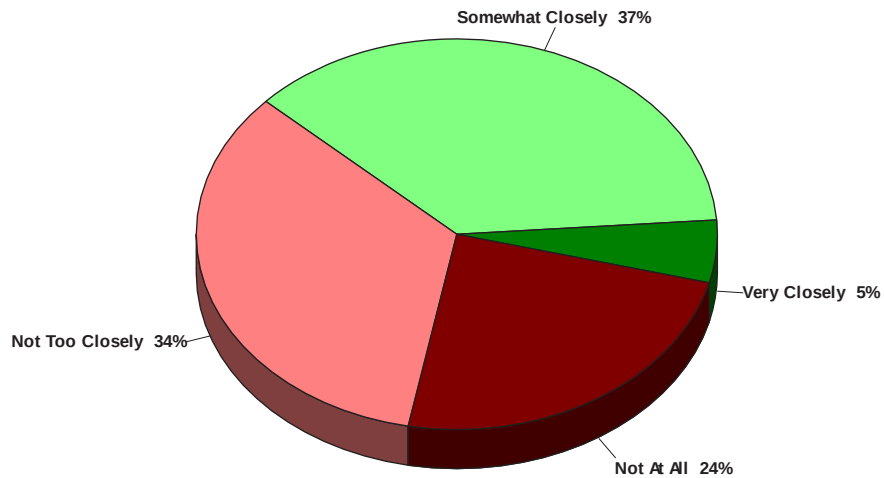
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Following Discussions

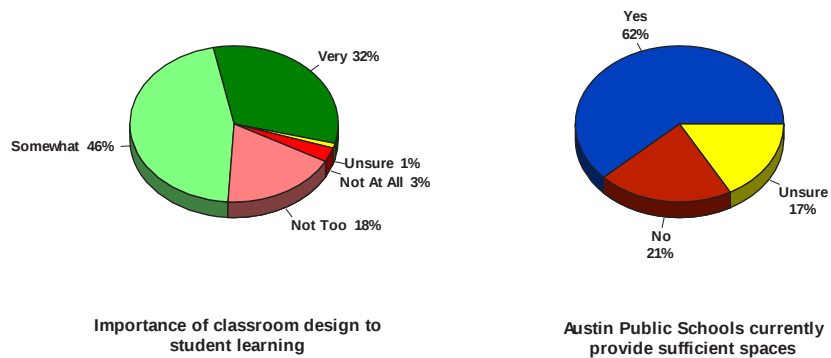
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Flexible Learning Spaces

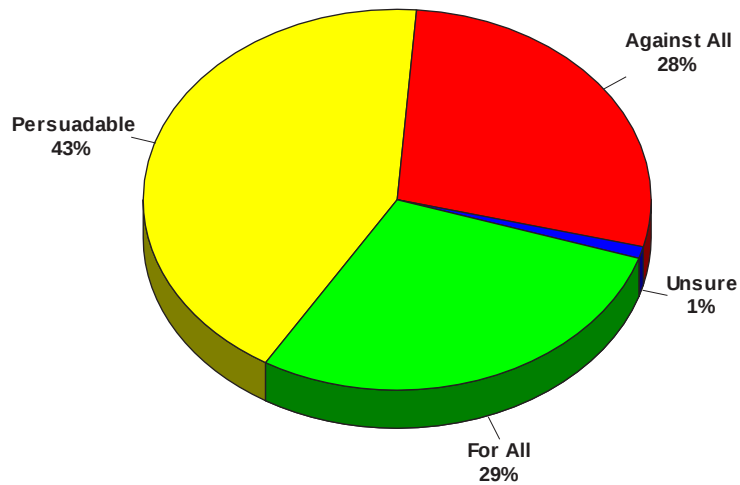
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Referendum Predisposition

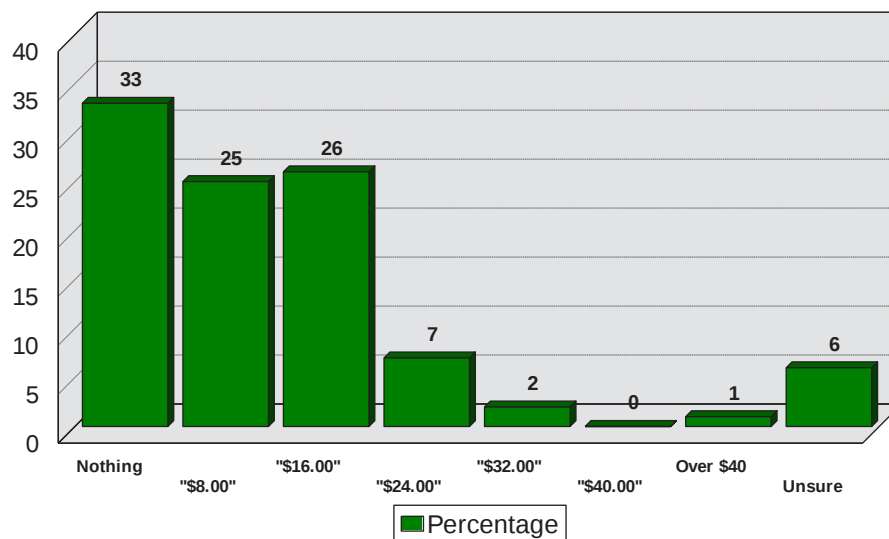
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Property Tax Increase for Bond Referendum

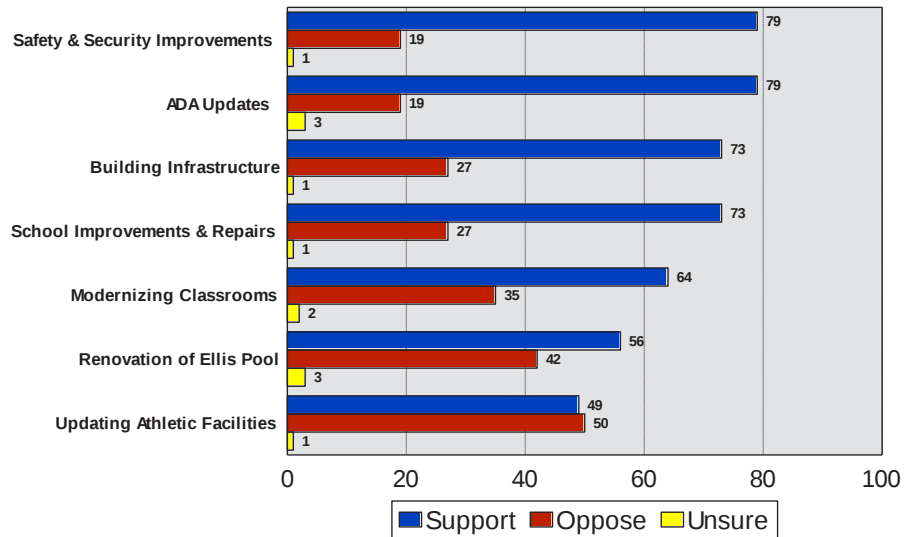
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Property Tax Increase for....

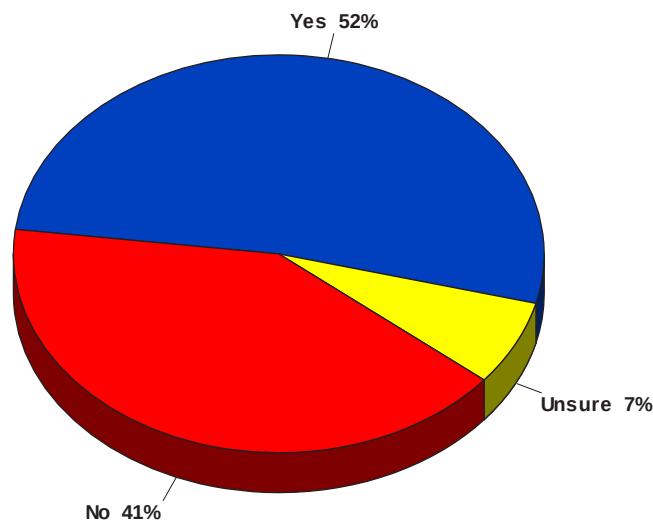
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\$84MM Fair Price

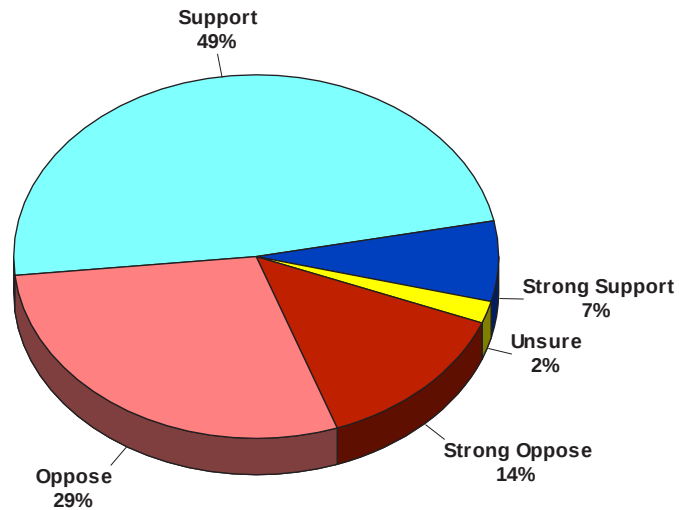
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\$84MM Bond Referendum

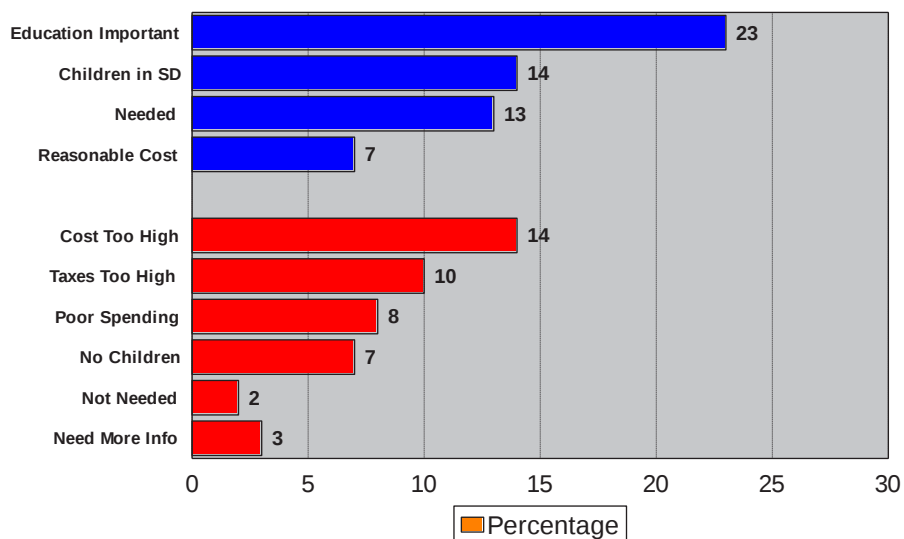
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Reason for Bond Position

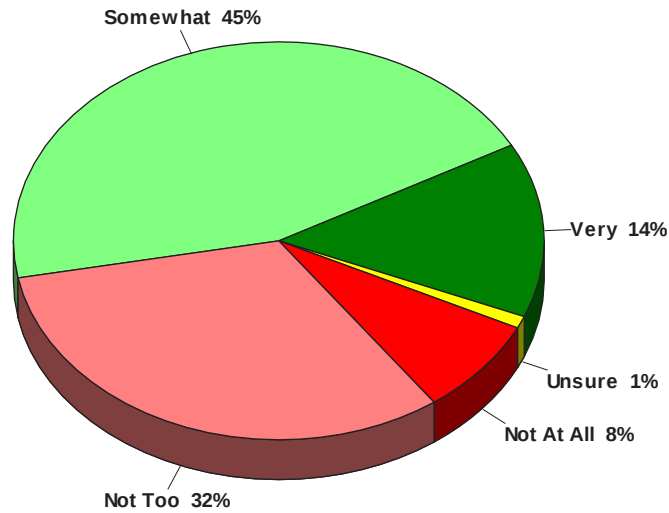
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Informed about School District

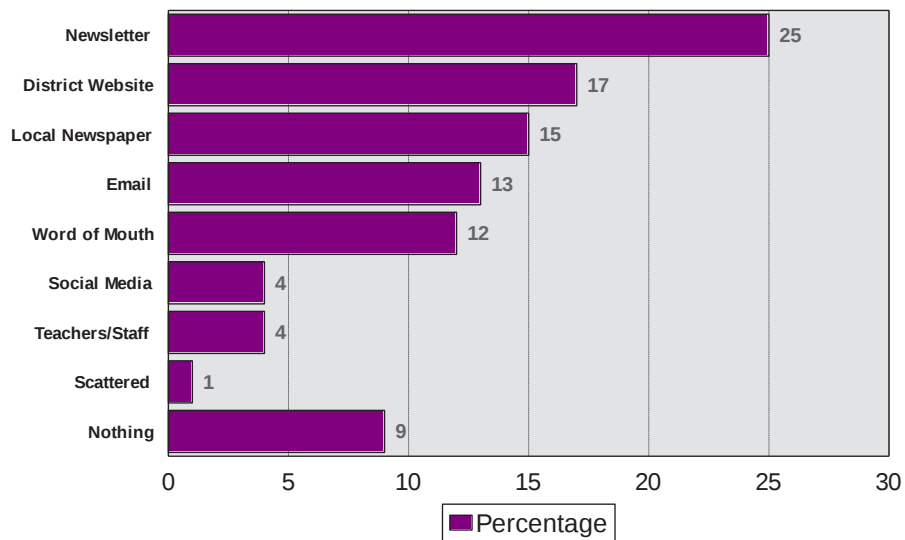
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Principal Source of Information

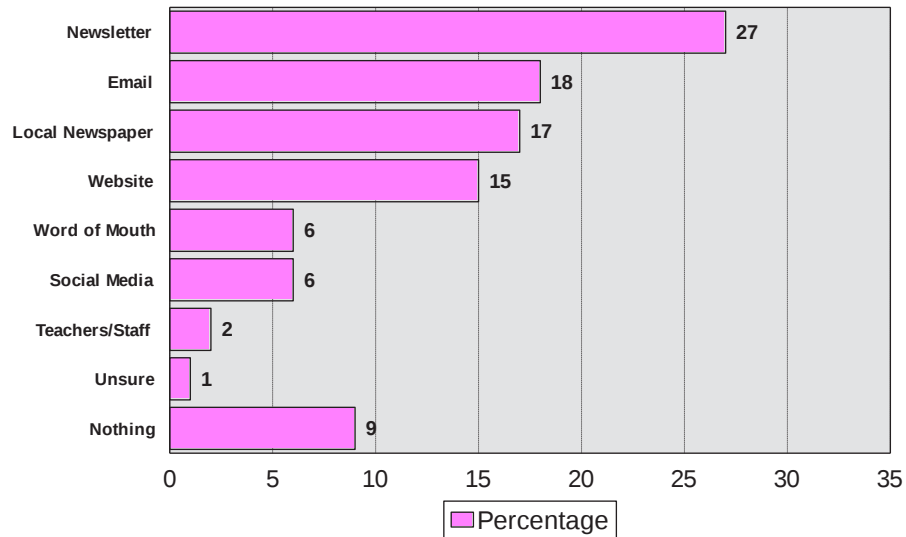
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Most Effective Way

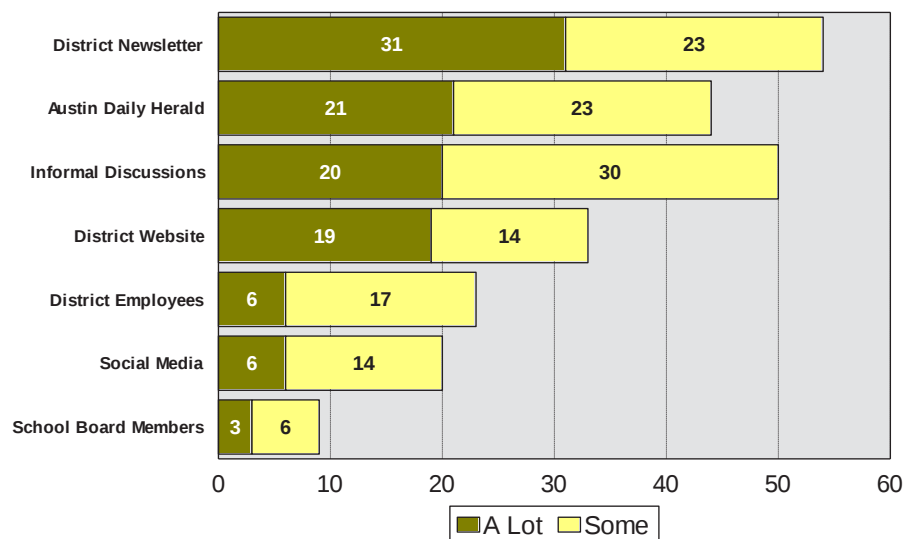
2025 Austin Public Schools



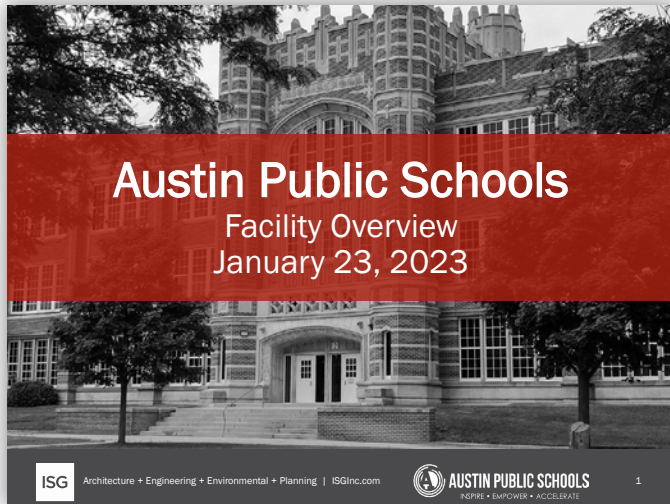
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Information Sources

2025 Austin Public Schools



Morris Leatherman Company



Austin Public Schools

Facility Overview

January 23, 2023

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Project Team

Kevin Bills, AIA
Project Team Leader

Sue Peterson
Strategy Specialist

Kevin Hildebrandt, CPE, CPS
Facilities Management
+ Planning Strategist

Thad Dahling
Facilities Management
+ Planning Strategist

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Agenda

- Team Introductions
- Facility Conditions Summary
- Capacity Analysis
- Next Steps
- Questions

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Facility Condition Summary

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Facility Conditions Summary

Austin High School



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Facility Conditions Summary

Austin High School

	Completed	Partially Completed	To Be Completed
Site + Grounds	Sidewalks		
Exterior Building	Roofing	Tuckpointing Sealants	
Interior Building	Flooring	Ceilings	Locker Room Upgrade Restroom ADA
Mechanical Equipment	Boiler Burners Domestic Water Piping Replacement (2021)		
Electrical Equipment	Fire Alarm Public Address System Security	LED Lighting	

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Facility Conditions Summary

Austin High School



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Facility Conditions Summary

Annex

	Completed	Partially Completed	To Be Completed
Site + Grounds	Parking Lots		
Exterior Building			Tuckpointing
Interior Building		Interior Finishes	
Mechanical Equipment	HVAC System		
Electrical Equipment	LED Upgrade in CTE Spaces Fire Alarm PA System Security		Electrical Panels



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Facility Conditions Summary

Annex



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Facility Conditions Summary

Ellis Middle School



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Facility Conditions Summary

Ellis Middle School

	Completed	Partially Completed	To Be Completed
Site + Grounds	Parking Lots		
Exterior Building	Exterior Doors		Tuckpointing Pool Wing
Interior Building	Interior Doors Classroom Flooring Ceilings	Casework	Corridor Flooring Doors/Door Hardware (Gym/Pool Wing) CTE Space Upgrade Restroom ADA Pool/Gym Areas Upgrade
Mechanical Equipment	Drinking Fountains Domestic Hot Water	HVAC	
Electrical Equipment	Security Cameras Fire Alarm PA System	Finish LED Upgrade	Electrical Distribution



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Facility Conditions Summary

Ellis Middle School



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Facility Conditions Summary

Banfield Elementary School



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Facility Conditions Summary

Banfield Elementary School

	Completed	Partially Completed	To Be Completed
Site + Grounds	Parking Lot Playground		
Exterior Building	EFIS Painting Roofing	Exterior Doors	Windows
Interior Building	Corridor Flooring Ceilings		Classroom Flooring Carpet in Gym Restroom ADA Upgrade Classroom Doors Lockers
Mechanical Equipment	HVAC		
Electrical Equipment	Corridor Lighting Cafeteria Lighting Fire Alarm PA System Security	Electrical Distribution	Classroom Lighting



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Facility Conditions Summary

Banfield Elementary School



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Facility Conditions Summary

Neveln Elementary School



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Facility Conditions Summary

Neveln Elementary School

	Completed	Partially Completed	To Be Completed
Site + Grounds			Tennis Courts Playground
Exterior Building	Tuckpointing Roofing		Sealants Windows
Interior Building			Interior Doors Lockers Restroom ADA Ceilings
Mechanical Equipment			HVAC (Steam)
Electrical Equipment	Corridor Lighting Motor Distribution Panels Fire Alarm PA System Security		Classroom Lighting



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Facility Conditions Summary

Neveln Elementary School



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Facility Conditions Summary

Southgate Elementary School



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Facility Conditions Summary

Southgate Elementary School

	Completed	Partially Completed	To Be Completed
Site + Grounds			Playground
Exterior Building	Roofing	Exterior Doors Windows	EIFS Replacement Tuckpointing Painting
Interior Building	Ceilings		SPED Area Upgrade Doors/Door Hardware Casework Restroom ADA Classroom and Cafeteria Flooring
Mechanical Equipment	HVAC Drinking Fountains		
Electrical Equipment	Corridor Lighting Fire Alarm PA System Security	Electrical Distribution	Classroom and Gym Lighting

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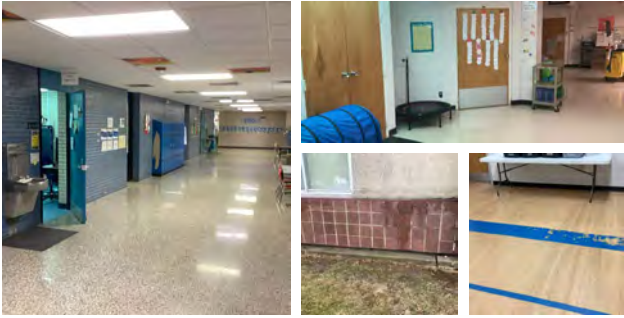
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20

Facility Conditions Summary

Southgate Elementary School



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Facility Conditions Summary

Sumner Elementary School



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Facility Conditions Summary

Sumner Elementary School

	Completed	Partially Completed	To Be Completed
Site + Grounds	Parking Lots	Playgrounds	
Exterior Building	Roofing	Exterior Doors	Windows
Interior Building		Casework	Restroom ADA Lockers Interior Doors Classroom (3) ADA Access Ceilings
Mechanical Equipment	HVAC Drinking Fountains		
Electrical Equipment	Corridor Lighting Fire Alarm PA System Security	Electrical Distribution	Classroom/Gym Lighting

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23

Facility Conditions Summary

Sumner Elementary School



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Facility Conditions Summary

Woodson Kindergarten Center



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Facility Conditions Summary

Woodson Kindergarten Center

	Completed	Partially Completed	To Be Completed
Site + Grounds	Parking Lots		Playground
Exterior Building		Windows Exterior Doors	EIFS Tuckpointing Sealants Foundation
Interior Building	Corridor Flooring Ceilings	Interior Doors Casework	Restroom ADA Dead-End Corridor Next to Café Classroom Flooring
Mechanical Equipment	HVAC Drinking Fountains		
Electrical Equipment	Corridor Lighting New addition Lighting Fire Alarm PA System Security	Electrical Distribution	Remaining Classroom Lighting



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Facility Conditions Summary

Woodson Kindergarten Center



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Capacity Analysis



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School Overview

School	Grades Served
Woodson Kindergarten Center	EC +Kindergarten
Banfield Elementary	EC + Grades 1-4
Neveln Elementary	EC + Grades 1-4
Southgate Elementary	ECFE + Grades 1-4
Sumner Elementary	EC + Grades 1-4
I.J. Holton Intermediate School	Grades 5-6
Ellis Middle School	Grades 7-8
Austin High School	Grades 9-12



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Objectives/Goals

- Analysis based on the following:
 - MDE School Planning Guide
 - ISG's experience as a leader in K-12 planning and design
 - Input from the District's leadership team regarding how spaces are currently used
 - Maximum capacity for each site



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Methodology

Students per Classroom

*AHS classrooms are approximately 750 sq. ft., which limits class size

Grade	Students per Classroom
Early Childhood	18
Kindergarten	22-24
1 st Grade	22-24
2 nd Grade	24 - 26
3 rd Grade	25-27
4 th Grade	26-28
5 th Grade	28-30
6 th Grade	30-32
Grades 7-8	30-32
Grades 9-12	25*



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Methodology

Utilization Rates

Not realistic to operate at 100% capacity

School Type	Average Utilization Rate	Utilization Rate for Study
Elementary	90% - 95%	90%
Middle School	70% - 85%	80%
High School	75% - 85%	75%



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Capacity Analysis

School	Enrollment	100% Capacity	Functional Capacity
Woodson (EC+K)	350	529 (23 clsrms x 23)	476 (90%)
Banfield (EC+1-4)	477	675 (27 clsrms x 25)	607 (90%)
Neveln (EC+1-4)	301	550 (22 clsrms x 25)	495 (90%)
Southgate (EC+1-4)	493	500 (20 clsrms x 25)	450 (90%)
Sumner (EC+1-4)	287	650 (23 clsrms x 25)	517 (90%)
I.J. Holton (5-6)	743	975 (39 clsrms x 25)	877 (90%)
Ellis MS (7-8)	765	1,200 (40 clsrms x 30)	960 (80%)
AHS + Annex (9-12)	1,475	See Spreadsheet	1,800 (75%)



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ENROLLMENT PROJECTIONS

	K-4	5-6	7-8	9-12	Total
2021-22	1,872	733	824	1,545	4,974
2026-27					
Low K/Low Mig	2,143	763	748	1,578	5,232
High K/Low Mig	2,192	763	748	1,578	5,281
Low K/ High Mig	2,134	781	794	1,630	5,339
High K/High Mig	2,183	781	794	1,630	5,388
2031-32					
Low K/Low Mig	2,176	880	871	1,673	5,600
High K/Low Mig	2,224	900	890	1,683	5,698
Low K/ High Mig	2,167	900	918	1,773	5,758
High K/High Mig	2,215	920	939	1,784	5,858

Excludes Early Childhood and prekindergarten

Capacity Clarifications

- Assumes the following
 - Early childhood/ prekindergarten enrollment is 50% actual student count (AM & PM groups)
 - Early childhood/ prekindergarten factored at 7% above K-4 projections assuming AM & PM groups

Elementary Capacity Analysis

School	Full Day Enrollment	Full Day EC/PM Sections	Full Day Enrollment	Full Day Sections	Total Sections Needed	Max. Sections (Classroom) Available	100% Capacity	Total Enrollment	Functional Capacity (90%)	Grades 1-4 Resident School by Address + 7% EC	Grades 1-4 Resident School by Address + 7% EC	Grades 5-6 Resident School by Address
Woodson	15	2	342	16	18	23	529	350	476			
Banfield	58	2	448	18	20	27	675	477	608	401	401	526
Neveln	75	3	363	12	15	22	550	331	495	317	339	390
Southgate	0	1	493	18	19	20	500	493	450	352	377	429
Sumner	76	3	229	11	14	23	575	287	518	358	383	412
Total	244	11	1785	86	105		1908	2546				



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Capacity vs Projected Enrollment

School	Enrollment	Functional Capacity	Current Enrollment	Projected Enrollment (2026-27)	Projected Enrollment (2031-32)
Woodson (EC+K)	350	476	EC – 4 th Grade 1,908	EC – 4 th Grade 2,293 – 2,336	EC – 4 th Grade 2,328-2,370
Banfield (EC+1-4)	477	607			
Neveln (EC+1-4)	301	495			
Southgate (EC+1-4)	493	450			
Sumner (EC+1-4)	287	517	Functional Capacity Available 2,546		
I.J. Holton (5-6)	743	877	743	764 - 782	881-921
Ellis MS (7-8)	765	960	765	748 - 794	890 - 939
AHS + Annex (9-12)	1,475	1,800	1,475	1,578 – 1,630	1,673 - 1,784



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Elementary Enrolled vs Residency

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Information Services

2021-2022		Resident School by Address						Percent In Zone	Percent Out Zone
		Banfield Elementary	Neveln Elementary	Southgate Elementary	Sumner Elementary	Open Enrolled	Grand Total		
Enrolled School	Banfield Elementary	780	25	39	101	80	431	65.0%	35.0%
	Neveln Elementary	31	206	36	34	7	274	75.2%	24.8%
	Southgate Elementary	69	63	296	71	12	511	57.9%	42.1%
	Sumner Elementary	43	27	21	152	0	243	62.6%	37.4%
	Total	403	317	352	358	29	1459	64.0%	36.0%
	Woodson Kindergarten Center	123	73	87	94	12	389		

(Source: Infinite Campus Extracts 2021.01.12)

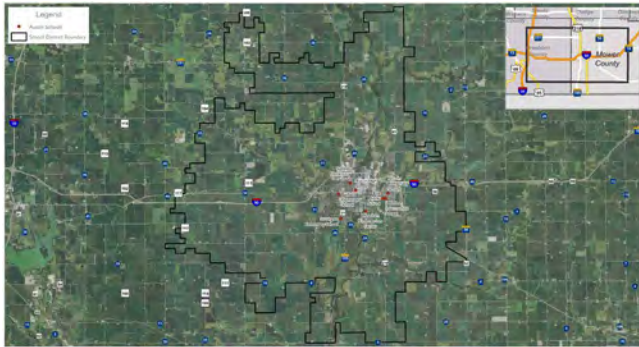


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District Map

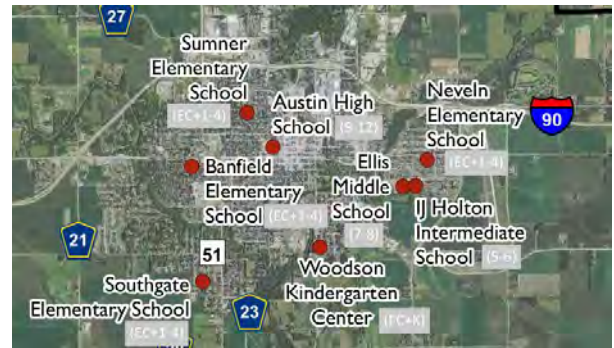


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Enlarged District Map



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Next Steps



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Considerations

What do we know?

- Capacity
- Building conditions
- Enrollment trends

What do we value?

- Number of transitions in education journey
- Neighborhood schools/ boundaries
- Size of schools
- Family/school relationship and culture

What is our process?

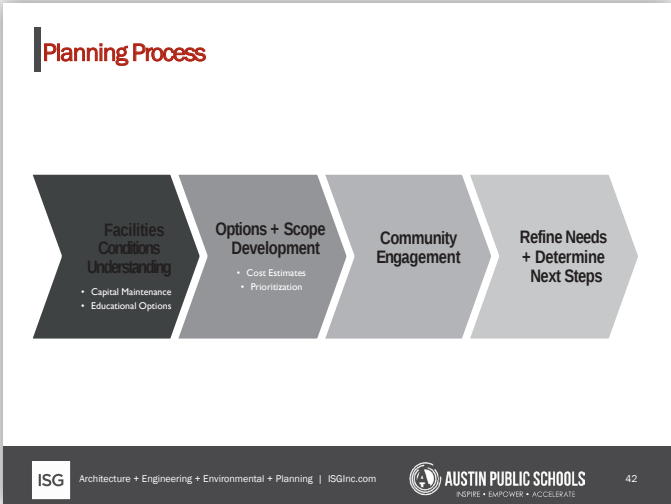
- Develop options
- Gather feedback
- Build consensus

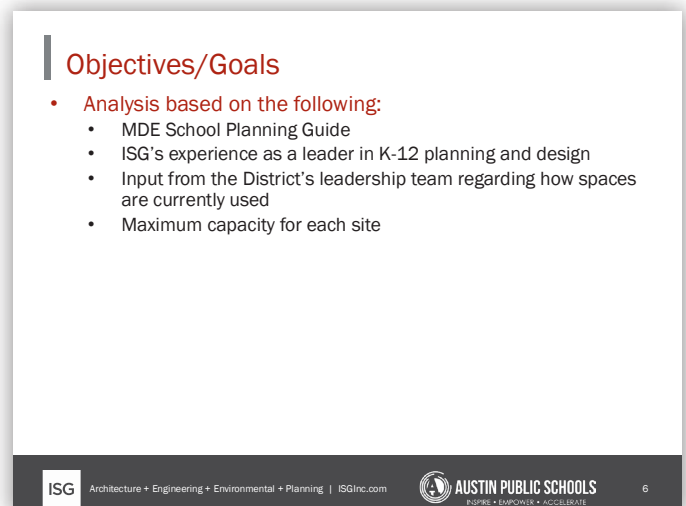
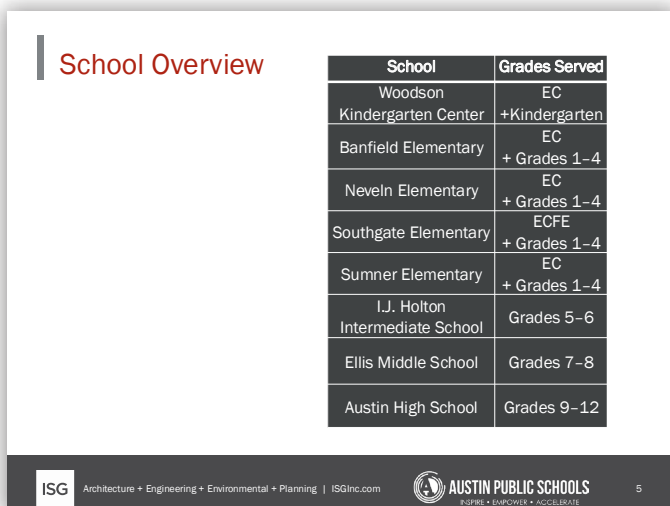
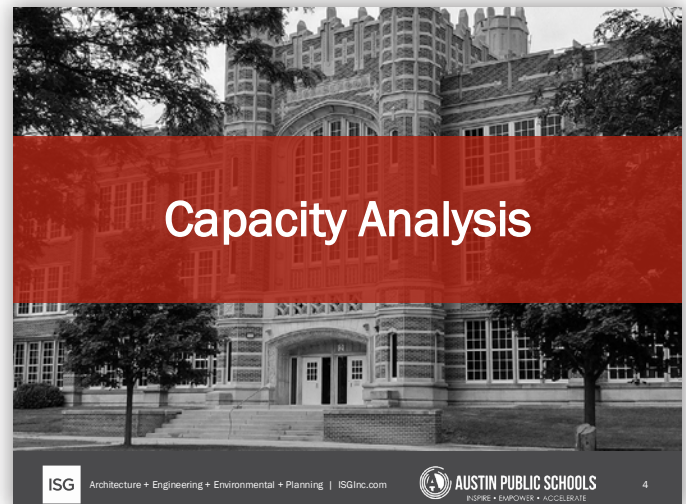
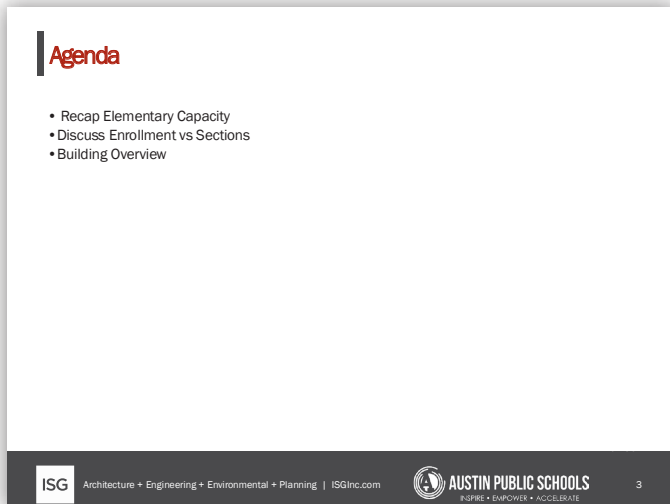
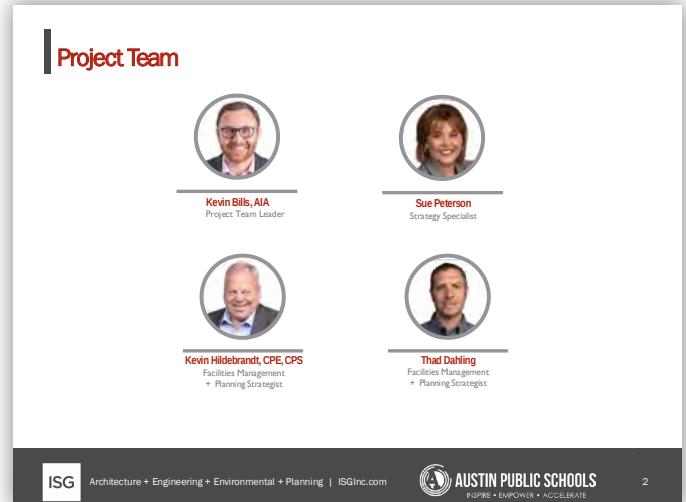
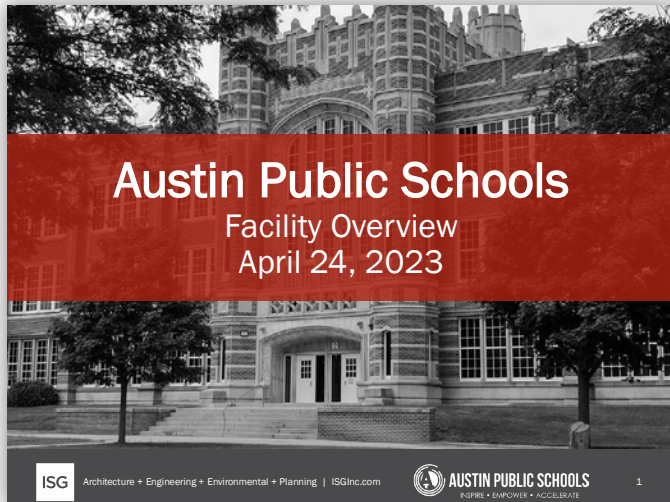


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Capacity Analysis

School	Enrollment	100% Capacity	Functional Capacity
Woodson (EC+K)	350	529 (23 clsrms x 23)	476 (90%)
Banfield (EC+1-4)	477	675 (27 clsrms x 25)	607 (90%)
Neveln (EC+1-4)	301	550 (22 clsrms x 25)	495 (90%)
Southgate (EC+1-4)	493	500 (20 clsrms x 25)	450 (90%)
Sumner (EC+1-4)	287	650 (23 clsrms x 25)	517 (90%)



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Capacity Clarifications

- Assumes the following
 - Early childhood/ prekindergarten enrollment is 50% actual student count (AM & PM groups)
 - Early childhood/ prekindergarten factored at 7% above K-4 projections assuming AM & PM groups



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Capacity vs Projected Enrollment

School	Enrollment	Functional Capacity	Current Enrollment	Projected Enrollment (2026-27)	Projected Enrollment (2031-32)
Woodson (EC+K)	350	476	EC – 4 th Grade 1,908	EC – 4 th Grade 2,293 – 2,336	EC – 4 th Grade 2,328-2,370
Banfield (EC+1-4)	477	607			
Neveln (EC+1-4)	301	495			
Southgate (EC+1-4)	493	450			
Sumner (EC+1-4)	287	517	Functional Capacity Available 2,546		



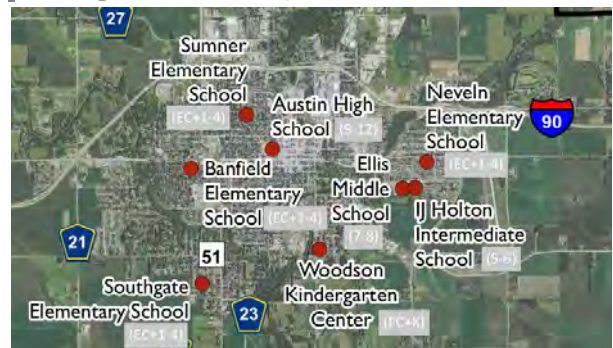
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Enlarged District Map



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Thank You!

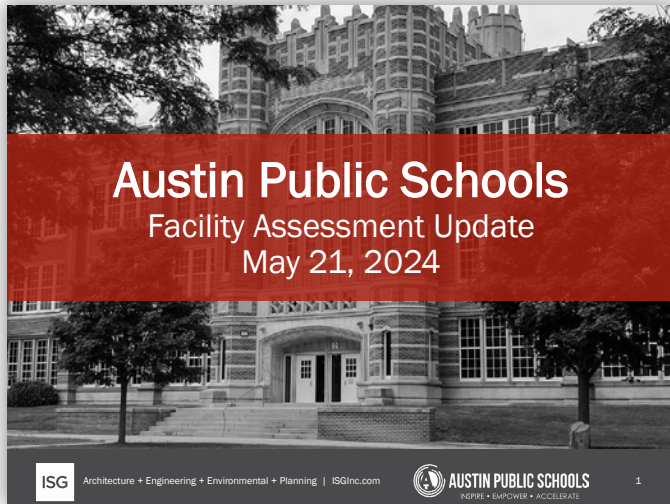


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Facility Conditions Summary

- Roof replacement
- Exterior wall repairs
- Mechanical unit replacement
- Electrical distribution replacement
- Pool deck drainage
- Locker room ADA + finish updates
- ADA upgrades
- Pool mechanical equipment replacement
- Pool diving well size conformance
- Pool accessible entry

Indoor Pool

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Facility Conditions Summary

Indoor Pool

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Facility Conditions Summary

Indoor Pool

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Potential Pool Updates

- Increase diving well area
- Replace pool mechanical equipment
- Replace Natatorium finishes
- Update locker rooms
- Address capital maintenance needs
- Total project cost: \$9.9MM

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Next Steps

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Next Steps

1. Continue prioritization with key District stakeholders
2. Review funding options for short-term + long-term needs
3. Gather input from community stakeholders
4. Refine needs and determine next steps

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Key Dates

Special Election Calendar

Election Calendar for:	November 4, 2025
Finalize Project Scope and Financial Plan	June 2025
School Board approval and Submittal of Review and Comments	July 7, 2025
Adopt Resolution Calling for Election	August 22, 2025
Publication of Review and Comment Response	September 17, 2025
Absentee Ballots Available	September 19, 2025
Conduct Election	November 4, 2025
Adopt Resolution Counting Results	November 7, 2025 to November 18, 2025
Notify Commissioner of the Results	November 19, 2025

Notes:
This table identifies in blue require action by the school board. Election law includes several other notices and actions. This list is not intended to be comprehensive but rather to provide a broad outline of the key dates. Please consult District legal counsel for a comprehensive review of election laws and requirements.

 **PMA**
INCORPORATED

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Austin Public Schools

Board Meeting May 12, 2025

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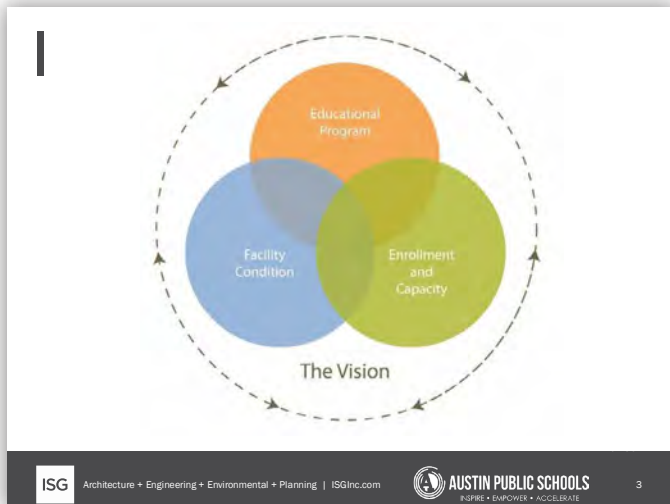
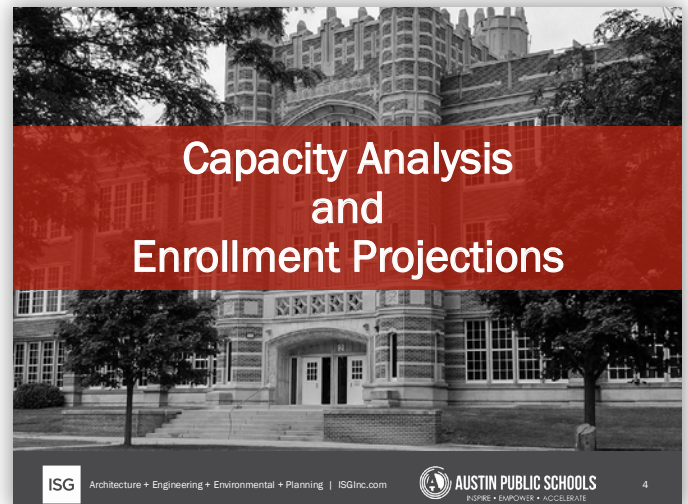
Today

- Facility Analysis
 - Condition Assessment
 - Capacity
 - Educational Adequacy
- Project Prioritization
- Community Survey
- Tax Impacts
- Referendum Timeline

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Capacity Analysis and Enrollment Projections

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Capacity and Enrollment Projections

- Available general education classrooms
- Support space and specialist classrooms
- Enrollment Projections from Hazel Reindardt – March 2022
- Enrollment Projections from TeamWorks – November 2024

Determined you have enough space across the District to meet current and future capacity.

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Facility Conditions January 2023

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Facility Assessment Existing Conditions

PRIORITY RATING SYSTEM

	Priority	Time Frame
1	Immediate	0-2 Years
2	Short-Term	3-5 Years
3	Long-Term	6-10 Years

GOOD	FAIR	POOR
In working condition and does not require immediate or short-term repairs.	In working condition yet may require immediate or short-term repairs.	Not in working condition or requires immediate or short-term repairs.



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Facility Assessment Conditions

Assessment Categories

- Site + Grounds
- Architectural + Structural
- Mechanical + Plumbing
- Electrical + Technology



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Priority 1 and 2 Projects

Austin Public Schools - Facility Planning Summary

	Woodson Education Center	Barkfield Elementary	Neville Elementary	Southgate Elementary	Sommer Elementary	Ellis Middle School	High School	HS Annex	Total by Priority
Priority 1	\$ 775,870	\$ 2,425,890	\$ 2,394,900	\$ 2,390,700	\$ 3,180,900	\$ 4,433,270	\$ 6,311,040	\$ 2,285,000	\$ 26,187,200
Priority 2	\$ 1,437,770	\$ 2,810,100	\$ 7,115,300	\$ 1,344,400	\$ 3,831,400	\$ 2,496,100	\$ 7,007,100	\$ 2,078,500	\$ 28,224,670
Priority 3 (not presented)	\$ 500,540	\$ 487,250	\$ 557,470	\$ 1,140,280	\$ 748,480	\$ 2,051,700	\$ 4,400,400	\$ 400,000	\$ 19,919,820
Total	\$ 2,755,880	\$ 5,833,490	\$ 10,067,670	\$ 5,154,880	\$ 7,757,700	\$ 8,702,070	\$ 19,770,540	\$ 4,764,400	\$ 64,598,850



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Community Survey March/April 2025



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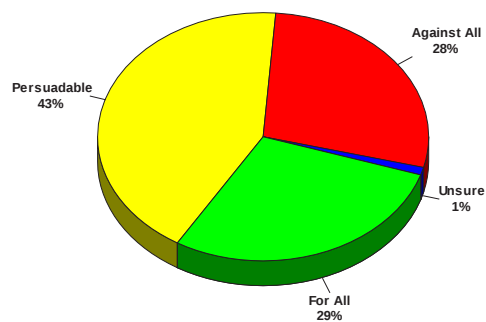


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Referendum Predisposition

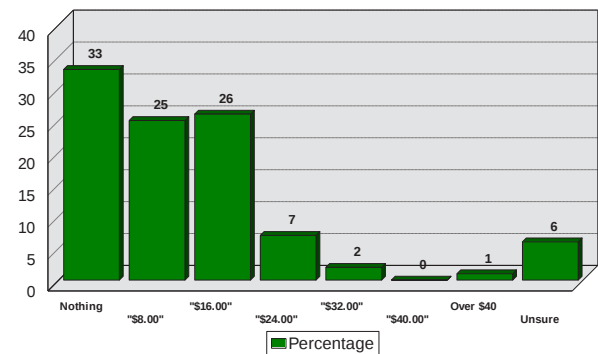
2025 Austin Public Schools



The Morris Leatherman Company

Property Tax Increase for Bond Referendum

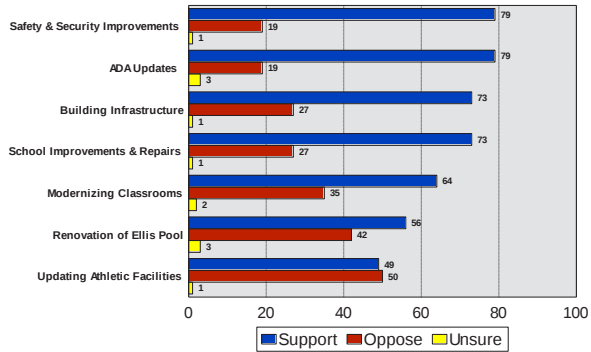
2025 Austin Public Schools



The Morris Leatherman Company

Property Tax Increase for....

2025 Austin Public Schools



Morris Leatherman Company

Bond Opportunity

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2 Question Ballot

Categories	Question 1	Question 2
Site	\$ 1,518,500	\$ 1,518,500
Building Exterior Improvements	\$ 4,583,200	\$ 4,583,200
Security Upgrades	\$ 7,496,540	\$ 7,496,540
Interior & Classroom Updates	\$ 11,202,000	\$ 11,202,000
Accessibility Updates	\$ 10,363,900	\$ 10,363,900
Educational Adequacy	\$ 6,978,000	\$ 6,978,000
Ellis Pool	\$ 11,955,300	\$ 11,955,300
Mechanical Equipment Upgrades	\$ 11,534,500	\$ 11,534,500
Electrical & Technology Upgrades	\$ 760,320	\$ 760,320
Athletics	\$ -	\$ -
Totals	\$ 54,436,960	\$ 11,955,300 \$ 66,392,260

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2 Question Ballot

ISD No. 452, Austin
Tax Impact Analysis

	Question 1 \$54,436,960	Question 2 \$11,955,300
Bond Amount	20	20
Term of Bond	20	20
Payment	\$2,722,000	\$770,000
Estimated FY 27 Equalization Aid	-\$106,746	-\$262,713
Reduction in Debt Excess	\$143,566	\$481,475
Net Levy Increase at 100%	\$2,858,820	\$988,762
District NTC Value (Pay 25)	25,838,580	25,838,580
Additional NTC Tax Rate	5.50%	1.90%

Property Type	Est. Market Value	Estimated Tax Increase				Combined Tax Impact	
		Annual	Monthly	Annual	Monthly	Annual	Monthly
Residential Homeowner	\$15,000	\$13	\$1	\$9	\$1	\$52	\$4
	100,000	86	7	17	7	73	6
	150,000	112	9	23	9	105	11
	200,000	154	14	34	13	167	16
	250,000	216	18	44	4	260	22
	300,000	268	22	55	5	323	27
	400,000	372	31	77	6	448	37

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Key Timing

Key Timing

DATE	Task
March/April 2025	Community Survey
April 27, 2025	Board Work Session: Receive survey results and discuss next steps
May 12, 2025	Board Meeting: Direct submittal of review and comment
June 17, 2025	DEADLINE: Review and Comment Submitted to MDE
July 14, 2025	Board Meeting: Adopt resolution calling election
August 12, 2025	DEADLINE: Adopt resolution calling election
August- November 2025	Information Campaign Begins
September 19, 2025	Early/Absentee Voting Begins
October 31- November 4, 2025	Get out to Vote
November 4, 2025	Election Day

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Ballot Questions

Instructions to Voters

To vote, completely fill in the oval(s) next to your choice(s) like this:

To vote for a question, fill in the oval next to the word "Yes" for that question.

To vote against a question, fill in the oval next to the word "No" for that question.

School District Question 1

Approval of School Building Bonds

8 YES NO

Should the board of Independent School District No. 912 (Austin), Minnesota be authorized to issue general obligation school building bonds in an amount not to exceed \$50,700,000 for acquisition and betterment of school sites and facilities including, but not limited to, safety, energy and accessibility improvements, building capital maintenance and infrastructure, and classroom improvements and resources?

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

School District Question 2

Approval of School Building Bonds

8 YES NO

If School District Question 1 is approved, shall the board of Independent School District No. 912 (Austin), Minnesota be authorized to issue general obligation school building bonds in an amount not to exceed \$12,000,000 for acquisition and betterment of school sites and facilities including, but not limited to, resources of the east or Elm Middle School?

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

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Austin Public Schools Board Work Session January 26, 2026



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Agenda

- Facility Improvement Timelines & Options
- Potential Facility Improvement Scenarios & Tax Impacts
- Discuss Next Steps



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Facility Improvement Funding Timelines & Options



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Timeline Options

- **Assigned Funds Projects**
 - 2026 Design, engineering, state approvals & bidding
 - Required time before construction: Jan-April design/ engineering, MNDOLI review May-July, bidding, board approval of bids, construction begins.
 - Summer 2027 Construction
- **Remaining Needs**
- **Board Authorized Bond Funding**
 - 2026 Design, engineering, MDE approval (September), state approvals & bidding
 - Summer 2027 Construction (pending size of projects)
- **Voter-approved Bond Funding**
 - November 2026 vote
 - 2027 design, engineering, state approvals & bidding
 - Summer 2028/2029 Construction (pending size of projects)



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What are board authorized funding options?

- Abatement Bonds (parking lots)
- Roofing (\$100K minimum per site)
- IAQ (Indoor Air Quality)
 - HVAC standards not being met and describe how we will meet current standards
- Deferred maintenance of building mechanical systems:
 - HVAC
 - Controls
 - Fire suppression
 - Electronic door controls and control software
 - Fuel system
 - Asbestos abatement



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Scope Summary

Banfield Elementary School

- **Potential Board Authorized Scope**
 - Former computer lab HVAC update
 - Address chilled water leak
 - Address minor roof repairs
- **Remaining Scope**
 - Masonry wall repairs
 - Window replacement
 - Door replacement
 - Ceiling replacement
 - Interior finishes & casework
 - Restroom renovation
 - Fire alarm replacement
 - SPED reconfiguration



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Facility Conditions Summary

Neveln Elementary School

- **Potential Board Authorized Scope**
 - Replace boilers and associated steam components
 - Replace steam fin tube radiation and associated piping
 - Upgrade Fire Alarm System
- **Remaining Work**
 - Secure entry improvements
 - Domestic water piping
 - Main electrical service upgrade
 - Locker replacement
 - Door & window replacement
- **Assigned Funds Scope**
 - Restroom remodel
 - Replace boilers and associated steam components
 - Replace steam fin tube radiation and associated piping



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Facility Conditions Summary

Southgate Elementary School

- **Potential Board Authorized Scope**
 - Replace Boiler
- **Assigned Fund Scope**
 - Restroom remodel
- **Remaining Work**
 - Masonry & wall repairs
 - Exterior wall stucco repairs
 - Window replacement
 - Door replacement
 - Ceiling replacement
 - Interior finishes
 - Electrical panel replacement
 - Fire alarm replacement



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Scope Summary

Sumner Elementary School

- **Potential Board Authorized Scope**
 - Restroom remodel
- **Assigned Fund Scope**
 - Restroom remodel
- **Remaining Work**
 - Masonry wall repairs
 - Window replacements
 - Door replacement
 - Ceiling replacement
 - Interior finish replacement
 - Casework replacement
 - Accessible route to 2nd floor south wing classrooms
 - Electrical panel replacement
 - Fire alarm upgrade
 - Domestic water piping
 - Secure entrance remodel
 - Remodel 2nd floor original auditorium area



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Scope Summary

Woodson

- **Potential Board Authorized Scope**
 - Concrete sidewalk replacement
- **Remaining Work**
 - Masonry/ wall repairs
 - Window replacement
 - Interior finishes & casework
 - Restroom updates
 - Electrical panel replacement
 - Fire alarm upgrade



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Scope Summary

Ellis Middle School

- **Potential Board Authorized Scope**
 - East half of building IAQ updates
 - CTE dust collection updates (part of IAQ)
- **Remaining Work**
 - Skylight replacement
 - Masonry/ wall repairs
 - Door replacement
 - Remaining interior finishes
 - Electrical panel replacement
 - Fire alarm upgrade (excluding east wing)



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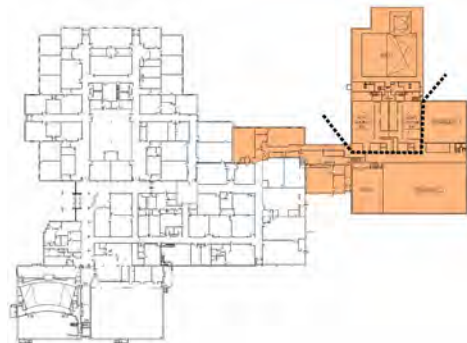


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First Floor IAQ Area

Ellis Middle School



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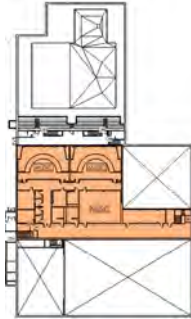


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Second Floor IAQ Area

Ellis Middle School



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13

Facility Conditions Summary

Indoor Pool

- **Potential Board Authorized Scope**
 - IAQ updates
 - Locker room updates (part of IAQ)
- **Remaining Work**
 - Masonry/ wall repairs
 - Diving well reconfiguration
 - Pool equipment replacement
 - Pool area finish replacement



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14

Scope Summary

Austin High School

- **Potential Board Authorized Scope**
 - Combine HS & Annex boiler systems
 - Minor HVAC work at AHU-15
- **Remaining Work**
 - Skylight replacement
 - Masonry/ wall repairs
 - Door replacements
 - Interior finish updates
 - Locker replacement
 - Locker room remodeling
 - Restroom updates
 - Electrical panel replacement
 - Fire alarm upgrade
 - Water heater replacement



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Scope Summary

High School Annex

- **Potential Board Authorized Scope**
 - Lower level IAQ updates
 - Lower-level restroom update (part of IAQ)
- **Assigned Fund Scope**
 - Electrical service replacement
- **Remaining Work**
 - Door replacement



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Cost Summary

Building	Description of Work	Board Approved Bond Funding
Danfield Elementary	Qualifying FCA items for IAQ	\$74,600
	Qualifying FCA items for LTFM Flooring	\$15,400
	Abatement Bonded Parking Lots	\$44,300
	Former Computer Lab Finishes, ceiling, lighting	\$175,140
Neveln Elementary	Qualifying FCA items for IAQ	\$2,450,300
	Qualifying FCA items for LTFM Flooring	\$0
	Abatement Bonded Parking Lots	\$0
	Wall paint at perimeter areas	\$152,700
Southgate Elementary	Restrooms Remodel	\$0
	Qualifying FCA items for IAQ	\$202,000
	Qualifying FCA items for LTFM Flooring	\$0
	Abatement Bonded Parking Lots	\$0
Summer Elementary	Restrooms Remodel	\$0
	Qualifying FCA items for IAQ	\$0
	Qualifying FCA items for LTFM Flooring	\$0
	Abatement Bonded Parking Lots	\$0
Woodson	Restrooms Remodel	\$18,600
	Qualifying FCA items for IAQ	\$0
	Qualifying FCA items for LTFM Flooring	\$0
	Abatement Bonded Parking Lots	\$0
Ellis Middle School	Restrooms Remodel	\$5,303,800
	Qualifying FCA items for IAQ	\$20,500
	Qualifying FCA items for LTFM Flooring	\$6,630,700
	Abatement Bonded Parking Lots	\$450,000
Indoor Pool	Qualifying FCA items for IAQ	\$750,600
	Qualifying FCA items for LTFM Flooring	\$17,770
	Abatement Bonded Parking Lots	\$4,096,300
	Qualifying FCA items for IAQ	\$4,096,300
HS Annex	Abatement Bonded Parking Lots	\$0
	Qualifying FCA items for IAQ	\$0
Total Project Cost		\$28,805,300



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Board Authorized Project Options Summary

- **Scenario A**
 - Neveln, High School & High School Annex
 - \$7,905,470 total project cost

Building	Description of Work	Board Approved Bond Funding	Board Approved Bond Funding Scenario A
Neveln Elementary	Qualifying FCA items for IAQ	\$2,450,300	\$3,003,000
	Qualifying FCA items for LTFM Flooring	\$0	
	Abatement Bonded Parking Lots	\$0	
	Wall paint at perimeter areas	\$152,700	
High School	Restrooms Remodel	\$0	\$886,370
	Qualifying FCA items for IAQ	\$750,600	
	Abatement Bonded Parking Lots	\$47,770	
	Qualifying FCA items for LTFM Flooring	\$4,096,300	
HS Annex	Abatement Bonded Parking Lots	\$0	\$4,096,300
	Qualifying FCA items for IAQ	\$0	
Total Project Cost			\$7,905,470



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18

Next Steps

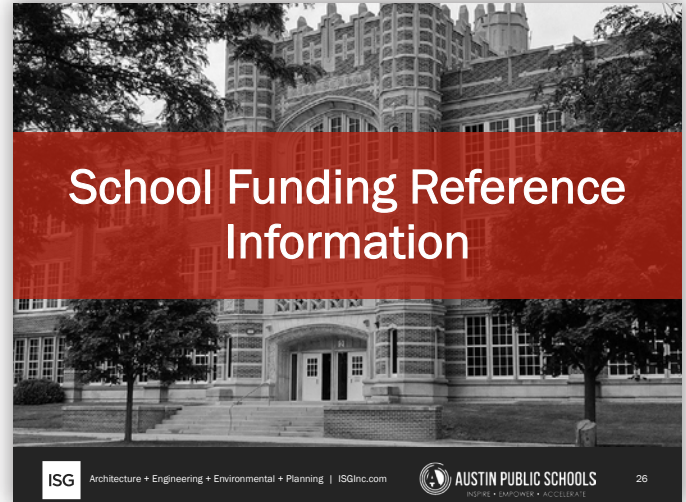
1. Board decision on board authorized scenario
2. Board decision to pursue bond referendum

Building	Description of Work	Board Approved Round Funding	Board Approved Round Funding Overruns C
	Quoting C/A Services for J2	\$14,000	
	Quoting C/A Services for J2	\$14,000	
	Quoting C/A Services for J2	\$14,000	
Resident Chambers	Assessment Donor Participation	\$14,000	
	Assessment Donor Participation	\$14,000	\$176,000
	Assessment Donor Participation	\$14,000	
Nurses Chambers	Quoting C/A Services for J2	\$0	
	Quoting C/A Services for J2	\$0	
	Quoting C/A Services for J2	\$0	\$1,045,000
Surgery Chambers	Assessment Donor Participation	\$0	
	Assessment Donor Participation	\$0	
	Assessment Donor Participation	\$0	
Surgery Chambers	Quoting C/A Services for J2	\$0	
	Quoting C/A Services for J2	\$0	\$126,000
	Quoting C/A Services for J2	\$0	
Nurses Chambers	Assessment Donor Participation	\$0	
	Assessment Donor Participation	\$0	\$0
	Assessment Donor Participation	\$0	
Wardens Chambers	Quoting C/A Services for J2	\$0	
	Quoting C/A Services for J2	\$0	\$0
	Quoting C/A Services for J2	\$0	
File Middle School	Assessment Donor Participation	\$1,000,000	
	Assessment Donor Participation	\$1,000,000	\$1,000,000
	Assessment Donor Participation	\$1,000,000	
Infant Day School	Quoting C/A Services for J2	\$1,000,000	
	Quoting C/A Services for J2	\$1,000,000	\$1,000,000
	Quoting C/A Services for J2	\$1,000,000	
High School	Assessment Donor Participation	\$1,000,000	
	Assessment Donor Participation	\$1,000,000	\$1,000,000
	Assessment Donor Participation	\$1,000,000	
101 Area	Assessment Donor Participation	\$0	
	Assessment Donor Participation	\$0	\$1,000,000
	Assessment Donor Participation	\$0	
Total Project Cost			\$20,000,000



21

- **Assigned Funds Projects**
 - 2026 Design, engineering, state approvals & bidding
 - Required time before construction: Jan-April design/ engineering, MNDOI review May-July, bidding, board approval of bids, construction begins.
 - Summer 2027 Construction
- **Board Authorized Bond Funding**
 - 2026 Design, engineering, MDE approval (September), state approvals & bidding
 - Summer 2027 Construction (pending size of projects)
- **Voter-approved Bond Funding**
 - November 2026 vote
 - 2027 design, engineering, state approvals & bidding
 - Summer 2028/2029 Construction (pending size of projects)



School Funding Tools

Description	MN Statute	Use of Funds	New \$ to Budget?	Voter Approval	Funds Borrowed	New Tax Impact w/ Levy	Maximum Levy	Tax Base	Maximum Term
Referendum Revenue	126C.17	Day to Day Operations	Yes	Yes	No	Yes	Moving Cap Set by Statute	Referendum Market Value	10 years
School Building Bonds	475 123B.02	Capital Expenditures	Yes	Yes	Yes	Yes	Voter Authorized	Net Tax Capacity	30 years
Capital Projects Levy	123B.63	Capital Expenditures defined in 126C.10 subd 14	Yes	Yes	No	Yes	Voter Authorized	Net Tax Capacity	10 years
LTFM Bonds/Levy	123B.595	Capital expenditures defined in 123B.595	No	No	Yes or pay-as-you-go	No	\$380/APU	Net Tax Capacity	30 years
LTFM(+) Bonds/Levy	123B.595	Roofs, indoor air quality, fire alarm & suppression, & asbestos abatement	Yes	No	Yes or pay-as-you-go	Yes	Cost of Eligible Projects	Net Tax Capacity	30 years
Capital Facilities Bonds	123B.62	Capital Expenditures defined in 126B.62	No	No	Yes	No	Can't exceed operating capital	Net Tax Capacity	15 years
Capital Equipment Notes	123B.61	Capital Expenditures defined in 126B.61	No	No	Yes	No	Can't exceed operating capital	Net Tax Capacity	10 years
Lease Levy / Capital Leases	126C.40	Capital Expenditures defined in 126C.40	Yes	No	Yes	Yes	\$212 per APU	Net Tax Capacity	30 years
Lease Purchase / Installment Purchase	465.71	Capital Expenditures	No	No	Yes	No	Paid from General Fund	Net Tax Capacity	30 years
Abatement Bond	469.1812- 469.1815	Parking Lots	Yes	No	Yes	Yes	max of 10% NTC or \$200,000	Net Tax Capacity	15 years

27

Long Term Facilities Maintenance Plus (+)

Eligible uses include:

- Indoor Air Quality
- Fire Suppression
- Asbestos Abatement
- ★ Roofing ★

- Additional LTFM revenue beyond \$380/pupil
 - Creates tax impact
- Revenue limited only by costs of eligible projects
- Projects >\$100,000 per site per year
- Revenue used for Pay-As-You-Go or bonding
- No voter approval

28

Abatement Bonds

Eligible uses include:

Parking Lot projects

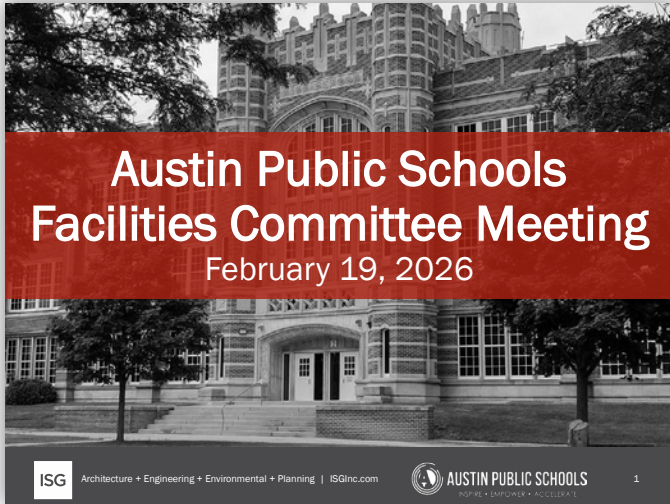
- No voter approval; requires public hearing
- Creates new revenue source = tax impact
- Bonds limited to 15 years under most circumstances
- Review and comment required for projects over \$2,000,000

29

School Building Bonds

- Voter approved
- Most flexibility in project and bond structure
- Creates tax impact
- 30 years maximum term
- MDE review and comment required for projects over \$2,000,000
- May be eligible for debt service equalization

30



Austin Public Schools Facilities Committee Meeting

February 19, 2026

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Agenda

- Review needs
- Recommended Funding Sources to address Needs
- Timelines associated with projects
- Next Steps

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Decisions for November 2025 Referendum

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Facility Assessment Existing Conditions - January 2023

PRIORITY RATING SYSTEM

Priority	Time Frame
1	Immediate
2	Short-Term
3	Long-Term

GOOD

In working condition and does not require immediate or short-term repairs.

FAIR

In working condition yet may require immediate or short-term repairs.

POOR

Not in working condition or requires immediate or short-term repairs.

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Facility Assessment Conditions

Assessment Categories

- Site + Grounds
- Architectural + Structural
- Mechanical + Plumbing
- Electrical + Technology

EXTERIOR BUILDING

STRUCTURAL SYSTEM

INTERIOR BUILDING

PLUMBING

MECHANICAL

ELECTRICAL

TECHNOLOGY

SECURITY

LIFE SAFETY

ACCESSIBILITY

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Priority 1 and 2 Projects

Austin Public Schools - Facility Planning Summary

	Woodson Education Center	Bonfield Elementary	Nevelin Elementary	Southgate Elementary	Sunmer Elementary	Ellis Middle School	High School	HS Annex	Totals by Priority
Priority 1	\$ 771,670	\$ 2,425,890	\$ 2,394,900	\$ 2,340,700	\$ 3,180,900	\$ 4,435,270	\$ 6,311,040	\$ 2,283,000	\$ 26,197,270
Priority 2	\$ 1,457,770	\$ 2,310,100	\$ 7,116,300	\$ 1,544,400	\$ 3,631,400	\$ 2,695,100	\$ 7,067,100	\$ 2,676,100	\$ 28,234,270
Priority 3 (Not Included)	\$ 2,763,880	\$ 5,993,490	\$ 10,047,470	\$ 1,154,660	\$ 7,757,700	\$ 6,702,070	\$ 19,770,540	\$ 4,716,400	\$ 64,598,610
Total									

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2 Question Ballot

Categories		Question 1	Question 2
Site	\$ 1,518,500	\$ 1,518,500	
Building Exterior Improvements	\$ 4,583,200	\$ 4,583,200	
Security Upgrades	\$ 7,496,540	\$ 7,496,540	
Interior & Classroom Updates	\$ 11,202,000	\$ 11,202,000	
Accessibility Updates	\$ 10,363,900	\$ 10,363,900	
Educational Adequacy	\$ 6,978,000	\$ 6,978,000	
Ellis Pool	\$ 11,955,300		\$ 11,955,300
Mechanical Equipment Upgrades	\$ 11,534,500	\$ 11,534,500	
Electrical & Technology Upgrades	\$ 760,320	\$ 760,320	
Athletics	\$ -		
Totals		\$ 54,436,960	\$ 11,955,300 \$ 66,392,260

Assigned Funds Projects

Assigned Funds Projects – Total \$3 million

Neveln

- Restroom remodel

Southgate

- Restroom remodel

Sumner

- Restroom remodel

High School Annex

- Electrical service replacement

Assigned Funds Projects

Timeline

2026 Design, engineering, state approvals & bidding

Required time before construction: Jan-April design/ engineering, MNDOL review May-July, bidding, board approval of bids, construction begins.

Summer 2027 Construction

Board Authority

What are board authorized funding options?

- Abatement Bonds (parking lots)
- Roofing (\$100K minimum per site)
- IAQ (Indoor Air Quality)
 - HVAC standards not being met and describe how we will meet current standards
- Deferred maintenance of building mechanical systems:
 - HVAC
 - Controls
 - Fire suppression
 - Electronic door controls and control software
 - Fuel system
 - Asbestos abatement

November 2026 Bond



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What Projects Remain

	Woodson Education Center	Boisfield Elementary	Nevelin Elementary	Southgate Elementary	Summer Elementary	Elia Middle School	High School	HS Annex	Totals by Priority	Elia Post
Priority 1	\$ 734,100	\$ 2,419,700	\$ 1,133,800	\$ 2,420,400	\$ 2,231,200	\$ 893,500	\$ 6,386,700	\$ 344,300	\$ 17,355,700	\$ 5,042,600
Priority 2	\$ 1,422,819	\$ 2,434,000	\$ 4,118,400	\$ 1,617,700	\$ 3,172,800	\$ 118,100	\$ 7,466,300	\$ 35,700	\$ 21,309,370	\$ 436,000
Totals	2,347,770	5,045,000	5,242,200	3,938,100	6,304,000	1,005,400	13,853,000	\$ 380,000	40,044,140	5,478,600



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Tax Impacts

- Rates as of 2/18/2026 +.50%
- Wraparound bond structure with interest only until 2033
- No assumed growth to District Net Tax Capacity



Bond Amount Term of Bond		Scenario A \$20,000,000 20	Scenario B \$30,000,000 20	Scenario C \$40,000,000 20
Property Type	Est. Market Value	Estimated Annual Tax Increase		
Residential Homestead	\$75,000	\$14	\$21	\$29
	100,000	20	30	40
	150,000	37	55	74
	200,000	54	82	109
	250,000	71	108	144
Commercial-Industrial	300,000	88	134	178
	400,000	123	186	248
	500,000	134	203	270
	750,000	291	441	588
Agricultural Homestead*	\$1 acre			
	\$9,000	\$0.43	\$0.64	\$0.86
	10,000	0.47	0.71	0.95
	11,000	0.52	0.79	1.05
	12,000	0.57	0.86	1.14

* Homestead land limited to first \$3,800,000 in value. All additional land taxed like Ag non-homestead land



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Voter Approved

Timeline

- November 2026 vote
- 2027 design, engineering, state approvals & bidding
- Summer 2028/2029 Construction (pending size of projects)



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Next Steps

Next Steps

April - May 2026	Solidify scope and costs
June 16, 2026	Prepare and Submit Review and Comment
July 2026	DEADLINE: Review and Comment Submitted to MDE
August 11, 2026	Board Meeting: Adopt resolution calling election
September - November 3, 2026	DEADLINE: Adopt formal resolution calling election (84 days before election)
October 2026	Community Engagement and Information Campaign
October 27, 2026	Board Meeting: Board to Discuss Review and Comment Results
October 19 - November 3, 2026	Publish election notice
November 3, 2026	Get out to Vote
	Election Day



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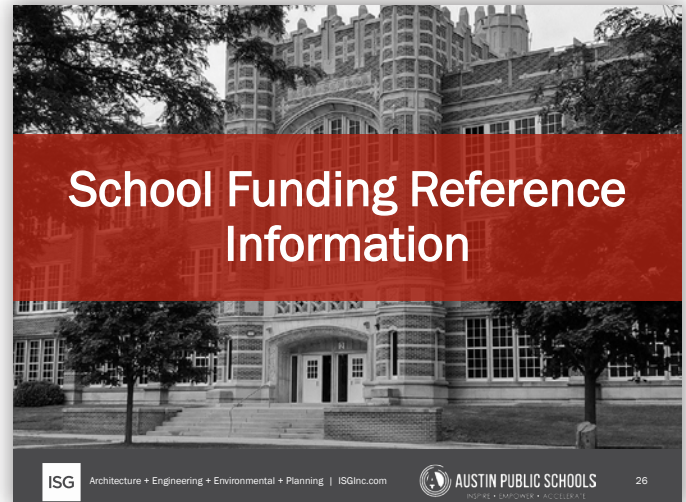
23



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School Funding Tools

Description	MN Statute	Use of Funds	New \$ to Budget?	Voter Approval	Funds Borrowed	New Tax Impact w/ Levy	Maximum Levy	Tax Base	Maximum Term
Referendum Revenue	126.01	Day to Day Operations	Yes	Yes	No	Yes	Moving Cap Set by Statute	Referendum Market Value	10 years
School Building Bonds	126.01	Capital Expenditures	Yes	Yes	Yes	Yes	Voter Authorized	Net Tax Capacity	30 years
Capital Projects Levy	126.01	Capital Expenditures defined in 126C.10 subd 14	Yes	Yes	No	Yes	Voter Authorized	Net Tax Capacity	10 years
LTFM Bonds/Levy	126.01	Capital expenditures defined in 123B.595	No	No	Yes or pay-as-you-go	No	\$380/APU	Net Tax Capacity	30 years
LTFM(+) Bonds/Levy	126.01	Roofs, Indoor air quality, fire alarm & suppression, & asbestos abatement	Yes	No	Yes or pay-as-you-go	Yes	Cost of Eligible Projects	Net Tax Capacity	30 years
Capital Facilities Bonds	126.01	Capital Expenditures defined in 126B.62	No	No	Yes	No	Can't exceed operating capital	Net Tax Capacity	15 years
Capital Equipment Notes	126.01	Capital Expenditures defined in 126B.61	No	No	Yes	No	Can't exceed operating capital	Net Tax Capacity	10 years
Lease Levy / Capital Leases	126C.40	Capital Expenditures defined in 126C.40	Yes	No	Yes	Yes	\$212 per APU	Net Tax Capacity	30 years
Lease Purchase / Installment Purchase	465.71	Capital Expenditures	No	No	Yes	No	Paid from General Fund	Net Tax Capacity	30 years
Abatement Bond		Parking Lots	Yes	No	Yes	Yes	max of 10% NTC or \$200,000	Net Tax Capacity	15 years

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Long Term Facilities Maintenance Plus (+)

Eligible uses include:

- Indoor Air Quality
- Fire Suppression
- Asbestos Abatement
- ★ Roofing ★

Additional LTFM revenue beyond \$380/pupil
Creates tax impact
Revenue limited only by costs of eligible projects
Projects >\$100,000 per site per year
Revenue used for Pay-As-You-Go or bonding
No voter approval

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Abatement Bonds

Eligible uses include:

- Parking Lot projects

No voter approval; requires public hearing
Creates new revenue source = tax impact
Bonds limited to 15 years under most circumstances
Review and comment required for projects over \$2,000,000

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School Building Bonds

- Voter approved
- Most flexibility in project and bond structure
- Creates tax impact
- 30 years maximum term
- MDE review and comment required for projects over \$2,000,000
- May be eligible for debt service equalization

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Scope Summary

Banfield Elementary School

- Board Authorized Scope**
 - Former computer lab HVAC update
 - Address chilled water leak
 - Address minor roof repairs
- Bond Scope**
 - Masonry wall repairs
 - Window replacement
 - Door replacement
 - Ceiling replacement
 - Interior finishes & casework
 - Restroom renovation
 - Fire alarm replacement
 - SPED reconfiguration

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Facility Conditions Summary

Neveln Elementary School

- Board Authorized Scope**
 - Replace boilers and associated steam components
 - Replace steam fin tube radiation and associated piping
 - Upgrade Fire Alarm System
- Bond Scope**
 - Secure entry improvements
 - Domestic water piping
 - Main electrical service upgrade
 - Locker replacement
 - Door & window replacement
- Assigned Funds Scope**
 - Restroom remodel

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Facility Conditions Summary

Southgate Elementary School

- Board Authorized Scope**
 - Replace Boiler
- Bond Scope**
 - Masonry & wall repairs
 - Exterior wall stucco repairs
 - Window replacement
 - Door replacement
 - Ceiling replacement
 - Interior finishes
 - Electrical panel replacement
 - Fire alarm replacement
- Assigned Fund Scope**
 - Restroom remodel

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Scope Summary

Sumner Elementary School

- Board Authorized Scope**
 - Restroom remodel
- Bond Scope**
 - Masonry wall repairs
 - Window replacements
 - Door replacement
 - Ceiling replacement
 - Interior finish replacement
 - Casework replacement
 - Accessible route to 2nd floor south wing classrooms
 - Electrical panel replacement
 - Fire alarm upgrade
 - Domestic water piping
 - Secure entrance remodel
 - Remodel 2nd floor original auditorium area
- Assigned Fund Scope**
 - Restroom remodel

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Scope Summary

Woodson

- Board Authorized Scope**
 - Concrete sidewalk replacement
- Bond Scope**
 - Masonry/ wall repairs
 - Window replacement
 - Interior finishes & casework
 - Restroom updates
 - Electrical panel replacement
 - Fire alarm upgrade

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Scope Summary

Ellis Middle School

- **Board Authorized Scope**
 - East half of building IAQ updates
 - CTE dust collection updates (part of IAQ)
 - Locker Room IAQ Updates
- **Bond Scope**
 - Skylight replacement
 - Masonry/ wall repairs
 - Door replacement
 - Remaining interior finishes
 - Electrical panel replacement
 - Fire alarm upgrade (excluding east wing)



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Facility Conditions Summary

Indoor Pool

- **Board Authorized Scope**
 - None
- **Bond Scope**
 - Masonry/ wall repairs
 - Diving well reconfiguration
 - Pool equipment replacement
 - Pool area finish replacement



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Scope Summary

Austin High School

- **Board Authorized Scope**
 - Combine HS & Annex boiler systems
 - Minor HVAC work at AHU-15
- **Bond Scope**
 - Skylight replacement
 - Masonry/ wall repairs
 - Door replacements
 - Interior finish updates
 - Locker replacement
 - Locker room remodeling
 - Restroom updates
 - Electrical panel replacement
 - Fire alarm upgrade
 - Water heater replacement



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Scope Summary

High School Annex

- **Board Authorized Scope**
 - Lower level IAQ updates
 - Lower-level restroom update (part of IAQ)
- **Bond Scope**
 - Door replacement
- **Assigned Fund Scope**
 - Electrical service replacement



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Board Authority Options presented at Work Session 1/26/2026



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Board Authorized Project Options Summary

- **Scenario A**
 - Neveln, High School & High School Annex
 - \$7,905,470 total project cost

Building	Description of Work	Board Approved Bond Funding	Board Approved Bond Funding
			Scenario A
Neveln Elementary	Qualifying FCA items for IAQ	\$2,050,300	\$3,003,000
	Qualifying FCA items for LTPM Roofing	\$0	
	Abatement Bonded Parking Lots	\$0	
	Vali park at perimeter areas	\$152,700	
High School	Restrooms Remodel		\$886,370
	Qualifying FCA items for IAQ	\$758,800	
	Abatement Bonded Parking Lots	\$127,570	
HS Annex	Qualifying FCA items for IAQ	\$4,086,000	\$4,086,000
	Abatement Bonded Parking Lots	\$0	
Total Project Cost			\$7,905,470



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42

Board Authorized Project Options Summary

- Scenario B**
 - Scenario A + elementaries & MS (exclude indoor pool & locker rooms)
 - \$13,729,200 total project cost

Building	Description of Work	Board Approved Bond Funding	Board Approved Bond Funding - Scenario B
Elementary	Qualifying FCA items for MS	\$75,000	
	Qualifying FCA items for LTHA Funding	\$5,400	
	Assessment District Parking Lots	\$44,200	
	Assessment District Landscaping, Lighting, Signage	\$85,000	\$179,100
Middle	Qualifying FCA items for MS	\$1,050,000	
	Qualifying FCA items for LTHA Funding	\$0	
	Assessment District Parking Lots	\$0	
	Valleyport at private areas	\$65,700	\$1,065,000
Elementary	Qualifying FCA items for MS	\$25,000	
	Qualifying FCA items for LTHA Funding	\$0	
	Assessment District Parking Lots	\$0	
	Assessment District Landscaping	\$0	\$179,100
Elementary	Qualifying FCA items for MS	\$0	
	Qualifying FCA items for LTHA Funding	\$0	
	Assessment District Parking Lots	\$0	
	Assessment District Landscaping	\$0	\$0
Elementary	Qualifying FCA items for MS	\$0	
	Qualifying FCA items for LTHA Funding	\$0	
	Assessment District Parking Lots	\$0	
	Assessment District Landscaping	\$0	\$0
Middle	Qualifying FCA items for MS	\$0	
	Qualifying FCA items for LTHA Funding	\$0	
	Assessment District Parking Lots	\$0	
	Assessment District Landscaping	\$0	\$0
High School	Qualifying FCA items for MS	\$0	
	Qualifying FCA items for LTHA Funding	\$0	
	Assessment District Parking Lots	\$0	
	Assessment District Landscaping	\$0	\$0
Total Project Cost			\$13,729,200



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43

Board Authorized Project Options Summary

- Scenario C**
 - Scenario B + indoor pool & locker rooms work
 - \$20,809,900 total project cost

Building	Description of Work	Board Approved Bond Funding	Board Approved Bond Funding - Scenario C
Elementary	Qualifying FCA items for MS	\$75,000	
	Qualifying FCA items for LTHA Funding	\$5,400	
	Assessment District Parking Lots	\$44,200	
	Assessment District Landscaping, Lighting, Signage	\$85,000	\$179,100
Middle	Qualifying FCA items for MS	\$1,050,000	
	Qualifying FCA items for LTHA Funding	\$0	
	Assessment District Parking Lots	\$0	
	Valleyport at private areas	\$65,700	\$1,065,000
Elementary	Qualifying FCA items for MS	\$25,000	
	Qualifying FCA items for LTHA Funding	\$0	
	Assessment District Parking Lots	\$0	
	Assessment District Landscaping	\$0	\$179,100
Elementary	Qualifying FCA items for MS	\$0	
	Qualifying FCA items for LTHA Funding	\$0	
	Assessment District Parking Lots	\$0	
	Assessment District Landscaping	\$0	\$0
Middle	Qualifying FCA items for MS	\$0	
	Qualifying FCA items for LTHA Funding	\$0	
	Assessment District Parking Lots	\$0	
	Assessment District Landscaping	\$0	\$0
High School	Qualifying FCA items for MS	\$0	
	Qualifying FCA items for LTHA Funding	\$0	
	Assessment District Parking Lots	\$0	
	Assessment District Landscaping	\$0	\$0
Total Project Cost			\$20,809,900



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44

Project Amount
Term of Bond
District MTC Value (Pharms Pay 26)

Scenario A	Scenario B	Scenario C
\$7,365,410	\$13,729,200	\$20,809,900
20	20	20
\$1,165,969	\$1,165,969	\$1,165,969

Property Type	Est. Market Value	Estimated Annual Tax Increase		
Residential	\$75,000	\$10	\$17	\$16
	100,000	14	24	22
	150,000	20	34	32
	200,000	27	46	43
	250,000	34	58	54
	300,000	41	70	66
Commercial	400,000	55	93	87
	500,000	69	116	109
	600,000	83	139	131
	700,000	97	162	153
Industrial	800,000	111	185	175
	900,000	125	208	197
	1,000,000	139	231	219
	1,100,000	153	254	241
Agricultural	\$0.00	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00
Agricultural	\$0.00	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00

* Homestead land limited to first \$3,000,000 in value. All additional land taxed like Ag-non-Homestead land.

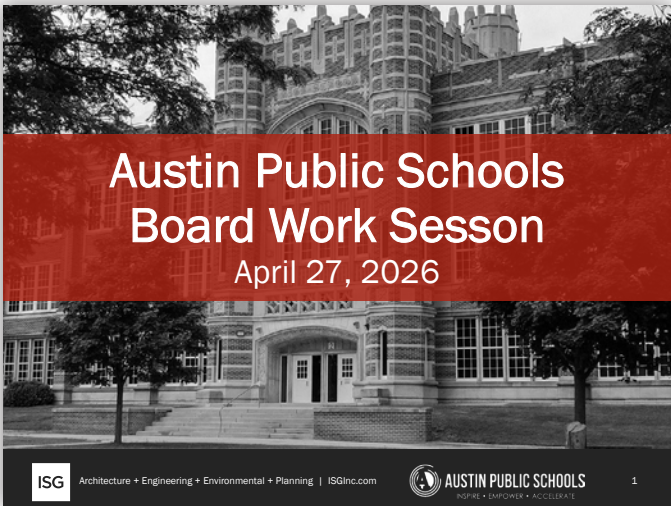
Assumptions
1. Assumptions interest rates as of January 20, 2025 + 0.75%
2. No growth assumed in district net tax capacity



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Austin Public Schools Board Work Session

April 27, 2026

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Agenda

- Review Identified Needs
- Explore Potential Voter-Approved Bond and Tax Impacts
- Discuss Timeline and Required Dates
- Understand Design and Construction Timeline

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Priority 1 and 2 Projects

	Woodstock Education Center	Southfield Elementary	Nevelin Elementary	Southgate Elementary	Summer Elementary	Ellis Middle School	High School	HS Annex	
Project Area Breakdown:									Total by Priority
Priority 1	\$ 773,670	\$ 2,425,890	\$ 2,394,900	\$ 2,390,700	\$ 3,180,900	\$ 4,431,270	\$ 6,311,040	\$ 2,265,000	\$ 26,197,200
Priority 2	\$ 1,431,770	\$ 2,610,100	\$ 7,115,300	\$ 1,344,400	\$ 3,631,400	\$ 2,245,100	\$ 7,607,100	\$ 2,078,500	\$ 28,239,670
Priority 3 (prior projects)	\$ 264,540	\$ 982,700	\$ 527,470	\$ 1,147,590	\$ 942,400	\$ 2,079,700	\$ 4,002,400	\$ 422,900	\$ 19,141,800
Totals	\$ 2,755,880	\$ 5,993,490	\$ 10,047,470	\$ 5,154,880	\$ 7,757,700	\$ 8,702,070	\$ 19,770,540	\$ 4,756,400	\$ 64,598,850

May 2025 Board Meeting

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Board Authorized Projects

Building	Description of Work	Identified Approximate Bond Funding	Recent Approved Bond Funding Options Scenario B
Woodstock Education Center	Qualifying PCA Items for HQ +	\$74,807	
	Qualifying PCA Items for LTHA Roofing	\$7	
	Replacement Banding/ Parking Lots	\$14,960	
	Former Computer Lab, Printing, editing, printing	\$1,015,147	\$264,730
Nevelin Elementary	Qualifying PCA Items for HQ +	\$74	
	Qualifying PCA Items for LTHA Roofing	\$7	
	Replacement Banding/ Parking Lots	\$92	
	Asphalt patch at connector areas	\$152,700	\$3,003,000
Southgate Elementary	Qualifying PCA Items for HQ +	\$202,000	
	Qualifying PCA Items for LTHA Roofing	\$8,700	
	Replacement Banding/ Parking Lots	\$61	\$210,700
	Replacement Banding/ Parking Lots	\$61	
Summer Elementary	Qualifying PCA Items for HQ +	\$61	
	Qualifying PCA Items for LTHA Roofing	\$7	
	Replacement Banding/ Parking Lots	\$61	\$7
	Replacement Banding/ Parking Lots	\$61	
Ellis Middle School	Qualifying PCA Items for HQ +	\$118,800	
	Qualifying PCA Items for LTHA Roofing	\$7	
	Replacement Banding/ Parking Lots	\$61	
	Replacement Banding/ Parking Lots	\$61	
High School	Qualifying PCA Items for HQ +	\$74,807	
	Qualifying PCA Items for LTHA Roofing	\$7	
	Replacement Banding/ Parking Lots	\$14,960	
	Replacement Banding/ Parking Lots	\$14,960	\$264,730
HS Annex	Qualifying PCA Items for HQ +	\$74,807	
	Qualifying PCA Items for LTHA Roofing	\$7	
	Replacement Banding/ Parking Lots	\$14,960	
	Replacement Banding/ Parking Lots	\$14,960	\$264,730
Total Project Cost:		\$18,913,800	

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Facility Improvement Projects By School

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Remaining Priority 1 and 2 Projects

	Woodstock Education Center	Southfield Elementary	Nevelin Elementary	Southgate Elementary	Summer Elementary	Ellis Middle School	High School	HS Annex		Scenario 1	Scenario 2
Project Area Breakdown:									Total by Priority		
Priority 1	\$ 773,670	\$ 2,425,890	\$ 2,394,900	\$ 2,390,700	\$ 3,180,900	\$ 4,431,270	\$ 6,311,040	\$ 2,265,000	\$ 26,197,200	\$ 16,331,790	\$ 10,865,410
Priority 2	\$ 1,431,770	\$ 2,610,100	\$ 7,115,300	\$ 1,344,400	\$ 3,631,400	\$ 2,245,100	\$ 7,607,100	\$ 2,078,500	\$ 28,239,670	\$ 18,913,800	\$ 10,325,870
Totals	\$ 2,755,880	\$ 5,993,490	\$ 10,047,470	\$ 5,154,880	\$ 7,757,700	\$ 8,702,070	\$ 19,770,540	\$ 4,756,400	\$ 64,598,850	\$ 35,245,590	\$ 21,191,280

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Scope Summary

Banfield Elementary School

- **Priority 1 Scope: \$2,610,700**
 - Window sill repairs
 - Ceiling replacement
 - Interior door replacement
 - Gym flooring
 - Classroom casework
 - Locker replacement
 - Restroom renovation
- **Priority 2 Scope: \$2,434,300**
 - Masonry wall repairs
 - Window replacement
 - Exterior door replacement
 - Ceiling replacement
 - Interior finishes (flooring & walls)
 - Fire alarm replacement
 - SPED reconfiguration
- **Board Authorized Scope**
 - Former computer lab HVAC update
 - Address chilled water leak
 - Address minor roof repairs



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Facility Conditions Summary

Neveln Elementary School

- **Priority 1 Scope: \$1,125,800**
 - Exterior wall repairs
 - Interior door replacement
 - Locker replacement
 - Main electrical service upgrade
 - Secure entry improvements
- **Priority 2 Scope: \$4,118,400**
 - Tennis courts
 - Window replacement
 - Domestic water piping
 - Interior wall finishes
 - Lower level classroom remodel
 - Second floor open classroom remodel
- **Assigned Funds Scope**
 - Restroom remodel
- **Board Authorized Scope**
 - Replace boilers and associated steam components
 - Replace steam fin tube radiation and associated piping
 - Upgrade Fire Alarm System



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Facility Conditions Summary

Southgate Elementary School

- **Priority 1 Scope: \$1,802,400**
 - Masonry & wall repairs
 - Exterior wall stucco repairs
 - Interior door replacement
 - Limited ceiling replacement
- **Priority 2 Scope: \$1,317,700**
 - Window replacement
 - Ceiling replacement
 - Interior finishes (walls & casework)
 - Electrical panel replacement
 - Fire alarm replacement
- **Assigned Fund Scope**
 - Restroom remodel
- **Board Authorized Scope**
 - Replace Boiler



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9

Scope Summary

Sumner Elementary School

- **Priority 1 Scope: \$2,531,200**
 - Interior door replacement
 - Casework replacement
 - Accessible route to 2nd floor south wing classrooms
 - Locker replacement
 - Secure entrance remodel
- **Priority 2 Scope: \$3,773,800**
 - Masonry wall repairs
 - Window replacements
 - Ceiling replacement
 - Interior wall finishes
 - Electrical panel replacement
 - Fire alarm upgrade
 - Domestic water piping
 - Remodel 2nd floor original auditorium area
- **Assigned Fund Scope**
 - Restroom remodel



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10

Scope Summary

Woodson

- **Priority 1 Scope: \$936,900**
 - Masonry/ wall repairs
 - Partial interior door replacement
 - Restroom updates
 - Electrical panel replacement
- **Priority 2 Scope: \$1,432,870**
 - Window replacement
 - Interior wall finishes
 - Flooring replacement
 - Fire alarm upgrade
- **Board Authorized Scope**
 - Concrete sidewalk replacement



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Scope Summary

Ellis Middle School

- **Priority 1 Scope: \$895,500**
 - Skylight replacement
 - Masonry/ wall repairs
 - Theatre flooring
- **Priority 2 Scope: \$1,489,100**
 - Partial interior door replacement
 - Science lab casework
 - Electrical panel replacement
 - Fire alarm upgrade (west wing)
- **Board Authorized Scope**
 - East half of building IAQ updates
 - Fire alarm upgrade (IAQ area)
 - CTE dust collection updates (part of IAQ)



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\$20 million Voter-Approved Scenario

SCENARIO 1 - \$20MM										
	Woodson Education Center	Beaumont Elementary	Neville Elementary	Southgate Elementary	Summer Elementary	Stu Middle School	High School	HS Annex	School by Priority	
Project Level Breakdown										
Priority 1	\$ 124,900	\$ 2,410,700	\$ 1,124,800	\$ 1,802,400	\$ 5,971,200	\$ 491,000	\$ 8,388,990	\$ 244,900	\$ 18,237,790	\$ 3,045,000
Priority 2										\$ 450,000
Totals	\$124,900	\$2,410,700	\$1,124,800	\$1,802,400	\$5,971,200	\$491,000	\$8,388,990	\$244,900	\$18,237,790	\$3,495,000



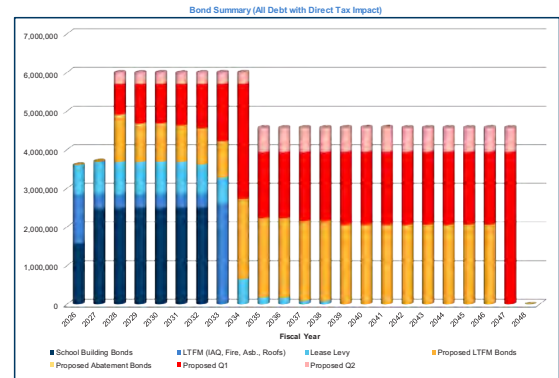
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19

QUESTION 1 - \$20 MILLION



20

TAX IMPACT - \$20 MILLION

Project Amount Term of Bond		Board Approved LTFM & Abatement \$10,915,800 20	Voter Approved Question 1 \$20,000,000 20	Voter Approved Question 2 \$5,500,000 20		
		Estimated Annual Tax Increase			Combined Total	
Property Type	Est. Market Value				Annual	Monthly
Residential Homestead	\$75,000	\$18	\$12	\$4	\$34	\$3
	100,000	25	17	6	48	4
	150,000	46	32	11	89	7
	200,000	67	47	16	130	11
	250,000	89	61	21	172	14
	300,000	110	76	27	213	18
Commercial - Industrial	400,000	153	106	37	296	25
	\$250,000	\$167	\$116	\$40	\$323	\$27
	500,000	364	251	88	703	59
	750,000	561	387	135	1,083	90
Agricultural Homestead	1,000,000	758	523	182	1,463	122
	\$/acre					
	\$9,000	\$0.53	\$0.37	\$0.13	\$1.03	\$0.09
	10,000	0.59	0.41	0.14	1.14	0.10
	11,000	0.65	0.45	0.16	1.25	0.10
	12,000	0.71	0.49	0.17	1.37	0.11

* Homestead land limited to first \$3,800,000 in value. All additional land taxed like Ag non-homestead land.

- Estimated interest rates as of April 20, 2026 plus 0.75%.
- No growth assumed in net tax capacity.

21

\$30 million Voter-Approved Scenario - A

SCENARIO 2A - \$30MM										
	Woodson Education Center	Beaumont Elementary	Neville Elementary	Southgate Elementary	Summer Elementary	Stu Middle School	High School	HS Annex	School by Priority	
Project Level Breakdown										
Priority 1	\$ 124,900	\$ 2,410,700	\$ 1,124,800	\$ 1,802,400	\$ 5,971,200	\$ 491,000	\$ 8,388,990	\$ 244,900	\$ 18,237,790	\$ 3,045,000
Priority 2										\$ 450,000
Totals	\$124,900	\$2,410,700	\$1,124,800	\$1,802,400	\$5,971,200	\$491,000	\$8,388,990	\$244,900	\$18,237,790	\$3,495,000



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22

\$30 million Voter-Approved Scenario - B

SCENARIO 2B - \$30MM										
	Woodson Education Center	Beaumont Elementary	Neville Elementary	Southgate Elementary	Summer Elementary	Stu Middle School	High School	HS Annex	School by Priority	
Project Level Breakdown										
Priority 1	\$ 124,900	\$ 2,410,700	\$ 1,124,800	\$ 1,802,400	\$ 5,971,200	\$ 491,000	\$ 8,388,990	\$ 244,900	\$ 18,237,790	\$ 3,045,000
Priority 2										\$ 450,000
Totals	\$124,900	\$2,410,700	\$1,124,800	\$1,802,400	\$5,971,200	\$491,000	\$8,388,990	\$244,900	\$18,237,790	\$3,495,000



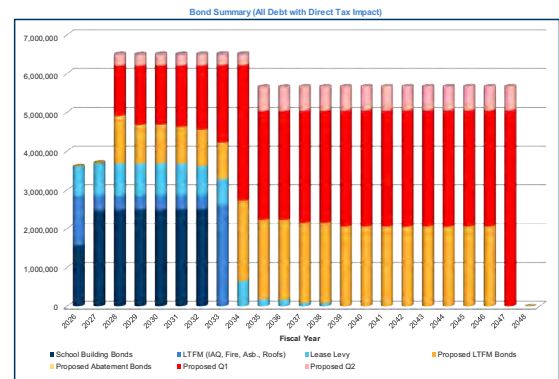
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23

QUESTION 1 - \$30 MILLION



24

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- 25

1

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- 28

1

November 3 – Election Day



Timeline and Required Dates

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29

Design and Construction Deadlines

- **Assigned Funds Projects**
 - 2026 Design, engineering, state approvals & bidding
 - Required time before construction: Jan-April design/ engineering, MNDOLI review May-July, bidding, board approval of bids, construction begins.
 - Summer 2027 Construction
- **Board Authorized Bond Funding**
 - 2026 Design, engineering, MDE approval (September), state approvals & bidding
 - Summer 2027 Construction (pending size of projects)
- **Voter-approved Bond Funding**
 - November 2026 vote
 - 2027 design, engineering, state approvals & bidding
 - Summer 2028/2029 Construction (pending size of projects)



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31

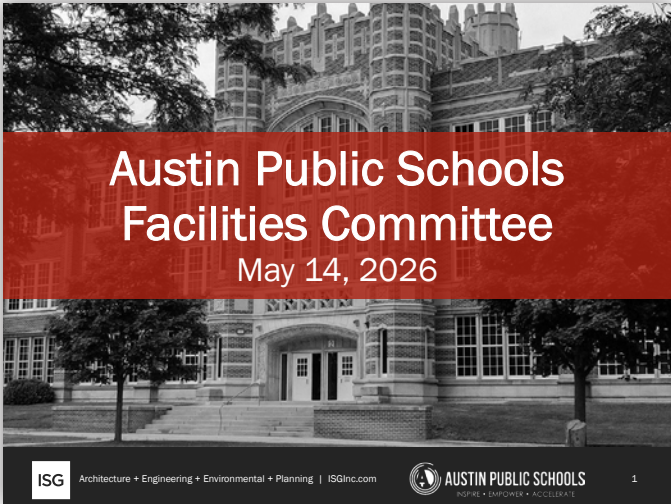


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32



Austin Public Schools Facilities Committee

May 14, 2026

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Agenda

- Review Identified Needs
- Explore Potential Voter-Approved Bond and Tax Impacts
- Discuss Timeline and Required Dates
- Understand Design and Construction Timeline

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Priority 1 and 2 Projects

	Woodstock Education Center	Roanfield Elementary	Navarro Elementary	Southgate Elementary	Summer Elementary	Ellis Middle School	High School	HS Annex	Total by Priority
Project Area Breakdown:									
Priority 1	\$ 773,670	\$ 2,425,890	\$ 2,394,900	\$ 2,390,700	\$ 3,180,900	\$ 4,431,270	\$ 8,311,040	\$ 2,285,000	\$ 26,197,200
Priority 2	\$ 1,437,770	\$ 2,810,100	\$ 7,115,300	\$ 1,344,400	\$ 3,433,400	\$ 2,495,100	\$ 7,607,100	\$ 2,078,500	\$ 28,229,670
Priority 3 (prior projects)	\$ 294,540	\$ 982,700	\$ 587,470	\$ 1,197,540	\$ 942,400	\$ 3,070,700	\$ 4,002,400	\$ 422,900	\$ 19,141,850
Totals	\$ 2,755,880	\$ 5,993,490	\$ 10,067,470	\$ 5,154,880	\$ 7,757,700	\$ 8,702,070	\$ 19,770,540	\$ 4,795,400	\$ 64,598,850

May 2025 Board Meeting

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Board Authorized Projects

Building	Description of Work	Identified Approximate Bond Funding	Recent Approved Bond Funding Options
Woodstock Education Center	Qualifying PCA Items for HQ +	\$74,807	\$264,730
	Qualifying PCA Items for LTHA Roofing	\$7	
	Replacement Boundary Parking Lots	\$14,960	
	Former Computer Lab Printers, ceiling, lighting	\$118,147	
Navarro Elementary	Qualifying PCA Items for HQ +	\$7	\$3,003,000
	Qualifying PCA Items for LTHA Roofing	\$7	
	Replacement Boundary Parking Lots	\$7	
	Asphalt patch at corner area	\$152,700	
Southgate Elementary	Qualifying PCA Items for HQ +	\$200,000	\$210,700
	Qualifying PCA Items for LTHA Roofing	\$8,700	
	Replacement Boundary Parking Lots	\$7	
	Replacement Boundary	\$7	
Summer Elementary	Qualifying PCA Items for HQ +	\$7	\$7
	Qualifying PCA Items for LTHA Roofing	\$7	
	Replacement Boundary	\$7	
	Replacement Boundary	\$7	
Ellis Middle School	Qualifying PCA Items for HQ +	\$118,800	\$10,800
	Qualifying PCA Items for LTHA Roofing	\$7	
	Replacement Boundary Parking Lots	\$7	
	Replacement Boundary	\$7	
High School	Qualifying PCA Items for HQ +	\$7	\$10,800
	Qualifying PCA Items for LTHA Roofing	\$7	
	Replacement Boundary Parking Lots	\$7	
	Replacement Boundary	\$7	
HS Annex	Qualifying PCA Items for HQ +	\$7	\$4,000,100
	Qualifying PCA Items for LTHA Roofing	\$7	
	Replacement Boundary Parking Lots	\$7	
	Replacement Boundary	\$7	
Total Project Cost:		\$18,913,800	

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Facility Improvement Projects By School

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Remaining Priority 1 and 2 Projects

	Woodstock Education Center	Roanfield Elementary	Navarro Elementary	Southgate Elementary	Summer Elementary	Ellis Middle School	High School	HS Annex	Grand Total 1	Grand Total 2
Project Area Breakdown:										
Priority 1	\$ 773,670	\$ 2,425,890	\$ 2,394,900	\$ 2,390,700	\$ 3,180,900	\$ 4,431,270	\$ 8,311,040	\$ 2,285,000	\$ 26,197,200	\$ 26,197,200
Priority 2	\$ 1,437,770	\$ 2,810,100	\$ 7,115,300	\$ 1,344,400	\$ 3,433,400	\$ 2,495,100	\$ 7,607,100	\$ 2,078,500	\$ 28,229,670	\$ 28,229,670
Totals	\$ 2,755,880	\$ 5,993,490	\$ 10,067,470	\$ 5,154,880	\$ 7,757,700	\$ 8,702,070	\$ 19,770,540	\$ 4,795,400	\$ 64,598,850	\$ 64,598,850

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6

Scope Summary

Banfield Elementary School

- **Priority 1 Scope: \$2,610,700**
 - Window sill repairs
 - Ceiling replacement
 - Interior door replacement
 - Gym flooring
 - Classroom casework
 - Locker replacement
 - Restroom renovation
- **Priority 2 Scope: \$2,434,300**
 - Masonry wall repairs
 - Window replacement
 - Exterior door replacement
 - Ceiling replacement
 - Interior finishes (flooring & walls)
 - Fire alarm replacement
 - SPED reconfiguration
- **Board Authorized Scope**
 - Former computer lab HVAC update
 - Address chilled water leak
 - Address minor roof repairs



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Facility Conditions Summary

Neveln Elementary School

- **Priority 1 Scope: \$1,125,800**
 - Exterior wall repairs
 - Interior door replacement
 - Locker replacement
 - Main electrical service upgrade
 - Secure entry improvements
- **Priority 2 Scope: \$4,118,400**
 - Tennis courts
 - Window replacement
 - Domestic water piping
 - Interior wall finishes
 - Lower level classroom remodel
 - Second floor open classroom remodel
- **Assigned Funds Scope**
 - Restroom remodel
- **Board Authorized Scope**
 - Replace boilers and associated steam components
 - Replace steam fin tube radiation and associated piping
 - Upgrade Fire Alarm System



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Facility Conditions Summary

Southgate Elementary School

- **Priority 1 Scope: \$1,802,400**
 - Masonry & wall repairs
 - Exterior wall stucco repairs
 - Interior door replacement
 - Limited ceiling replacement
- **Priority 2 Scope: \$1,317,700**
 - Window replacement
 - Ceiling replacement
 - Interior finishes (walls & casework)
 - Electrical panel replacement
 - Fire alarm replacement
- **Assigned Fund Scope**
 - Restroom remodel
- **Board Authorized Scope**
 - Replace Boiler



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Scope Summary

Sumner Elementary School

- **Priority 1 Scope: \$2,531,200**
 - Interior door replacement
 - Casework replacement
 - Accessible route to 2nd floor south wing classrooms
 - Locker replacement
 - Secure entrance remodel
- **Priority 2 Scope: \$3,773,800**
 - Masonry wall repairs
 - Window replacements
 - Ceiling replacement
 - Interior wall finishes
 - Electrical panel replacement
 - Fire alarm upgrade
 - Domestic water piping
 - Remodel 2nd floor original auditorium area
- **Assigned Fund Scope**
 - Restroom remodel



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Scope Summary

Woodson

- **Priority 1 Scope: \$936,900**
 - Masonry/ wall repairs
 - Partial interior door replacement
 - Restroom updates
 - Electrical panel replacement
- **Priority 2 Scope: \$1,432,870**
 - Window replacement
 - Interior wall finishes
 - Flooring replacement
 - Fire alarm upgrade
- **Board Authorized Scope**
 - Concrete sidewalk replacement



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Scope Summary

Ellis Middle School

- **Priority 1 Scope: \$895,500**
 - Skylight replacement
 - Masonry/ wall repairs
 - Theatre flooring
- **Priority 2 Scope: \$1,489,100**
 - Partial interior door replacement
 - Science lab casework
 - Electrical panel replacement
 - Fire alarm upgrade (west wing)
- **Board Authorized Scope**
 - East half of building IAQ updates
 - Fire alarm upgrade (IAQ area)
 - CTE dust collection updates (part of IAQ)



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\$20 million Voter-Approved Scenario

SCENARIO 1 - \$20MM										
	Woodson Education Center	Beaumont Elementary	Neville Elementary	Southgate Elementary	Summer Elementary	Stu Middle School	High School	HS Annex	School by Priority	
Project Level Breakdown										
Priority 1	\$ 124,700	\$ 2,410,700	\$ 1,124,800	\$ 1,802,400	\$ 5,971,200	\$ 491,000	\$ 8,388,991	\$ 244,900	\$ 18,237,791	\$ 3,045,000
Priority 2										\$ 450,000
Totals	\$124,700	\$2,410,700	\$1,124,800	\$1,802,400	\$5,971,200	\$491,000	\$8,388,991	\$244,900	\$18,237,791	\$3,495,000



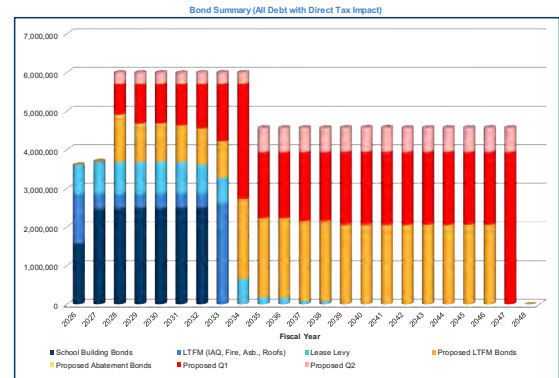
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QUESTION 1 - \$20 MILLION



20

TAX IMPACT - \$20 MILLION

Project Amount Term of Bond		Board Approved LTFM & Abatement \$10,915,800 20	Voter Approved Question 1 \$20,000,000 20	Voter Approved Question 2 \$5,500,000 20		
Property Type	Est. Market Value	Estimated Annual Tax Increase			Combined Total	
		Annual	Monthly	Annual	Monthly	Monthly
Residential Homestead	\$75,000	\$18	\$4	\$4	\$4	\$4
	100,000	25	6	6	6	6
	150,000	46	11	11	11	11
	200,000	67	16	16	16	16
	250,000	89	21	21	21	21
	300,000	110	27	27	27	27
Commercial + Industrial	400,000	153	37	37	37	37
	\$250,000	\$167	\$40	\$40	\$40	\$40
	500,000	364	88	88	88	88
	750,000	561	135	135	135	135
Agricultural Homestead	1,000,000	758	182	182	182	182
	\$100,000	\$0.53	\$0.13	\$0.13	\$0.13	\$0.13
	10,000	0.59	0.14	0.14	0.14	0.14
	11,000	0.65	0.16	0.16	0.16	0.16
	12,000	0.71	0.17	0.17	0.17	0.17

* Homestead land limited to first \$3,800,000 in value. All additional land taxed like Ag non-homestead land.

- Estimated interest rates as of April 20, 2026 plus 0.75%.
- No growth assumed in net tax capacity.

21

\$30 million Voter-Approved Scenario - A

SCENARIO 2A - \$30MM										
	Woodson Education Center	Beaumont Elementary	Neville Elementary	Southgate Elementary	Summer Elementary	Stu Middle School	High School	HS Annex	School by Priority	
Project Level Breakdown										
Priority 1	\$ 124,700	\$ 2,410,700	\$ 1,124,800	\$ 1,802,400	\$ 5,971,200	\$ 491,000	\$ 8,388,991	\$ 244,900	\$ 18,237,791	\$ 3,045,000
Priority 2										\$ 450,000
Totals	\$124,700	\$2,410,700	\$1,124,800	\$1,802,400	\$5,971,200	\$491,000	\$8,388,991	\$244,900	\$18,237,791	\$3,495,000



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\$30 million Voter-Approved Scenario - B

SCENARIO 2B - \$30MM										
	Woodson Education Center	Beaumont Elementary	Neville Elementary	Southgate Elementary	Summer Elementary	Stu Middle School	High School	HS Annex	School by Priority	
Project Level Breakdown										
Priority 1	\$ 124,700	\$ 2,410,700	\$ 1,124,800	\$ 1,802,400	\$ 5,971,200	\$ 491,000	\$ 8,388,991	\$ 244,900	\$ 18,237,791	\$ 3,045,000
Priority 2										\$ 450,000
Totals	\$124,700	\$2,410,700	\$1,124,800	\$1,802,400	\$5,971,200	\$491,000	\$8,388,991	\$244,900	\$18,237,791	\$3,495,000



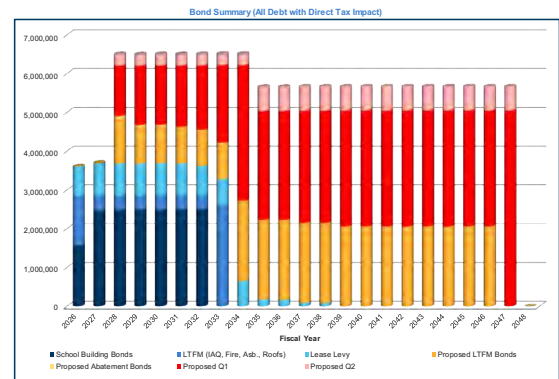
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QUESTION 1 - \$30 MILLION



24

TAX IMPACT - \$30 MILLION

Project Amount Term of Bond		Board Approved LTPM & Abatement		Voter Approved Question 1		Voter Approved Question 2	
		\$18,913,800 20		\$33,000,000 20		\$5,500,000 20	
Property Type	Est. Market Value	Estimated Annual Tax Increase				Combined Total	
						Annual	Monthly
Residential Homestead	\$75,000	\$18	\$20	\$4	\$42	\$3	
	100,000	25	28	6	58	5	
	150,000	46	52	11	109	9	
	200,000	67	76	16	160	13	
	250,000	89	100	21	210	18	
	300,000	110	124	27	261	22	
	400,000	153	172	37	362	30	
Commercial - Industrial	\$250,000	\$167	\$188	\$40	\$395	\$33	
	500,000	364	409	88	860	72	
	750,000	561	630	135	1,325	110	
	1,000,000	758	851	182	1,790	149	
Agricultural Homestead*	\$0.00	\$0.53	\$0.60	\$0.13	\$1.26	\$0.10	
	10,000	0.59	0.66	0.14	1.40	0.12	
	11,000	0.65	0.73	0.16	1.53	0.13	
	12,000	0.71	0.80	0.17	1.67	0.14	

- Estimated interest rates as of April 20, 2026 plus 0.75%.
- No growth assumed in net tax capacity.

\$40 million Voter-Approved Scenario

SCENARIO 3 - \$40MM												Question 1	Question 2
Project	Washburn Education Center	Bailefield Elementary	Navasota Elementary	Southgate Elementary	Summer Elementary	Elita Middle School	High School	HS Annex	HS Gym	HS Cafeteria	HS Library	HS Pool	HS Field
Priority 1	\$ 754,700	\$ 2,410,750	\$ 1,153,400	\$ 1,895,400	\$ 3,831,200	\$ 973,350	\$5,388,750	\$ 254,300	\$ 18,531,900	\$ 18,531,900	\$ 18,531,900	\$ 18,531,900	\$ 18,531,900
Priority 2	\$ 1,453,670	\$ 2,454,000	\$ 4,119,400	\$ 1,317,700	\$ 9,773,800	\$ 1,461,100	\$7,466,300	\$ 69,700	\$ 22,067,270	\$ 22,067,270	\$ 22,067,270	\$ 22,067,270	\$ 22,067,270
Total	2,208,370	4,864,750	5,272,800	3,213,100	13,605,000	2,434,450	12,855,050	\$ 224,000	\$ 40,598,170	\$ 40,598,170	\$ 40,598,170	\$ 40,598,170	\$ 40,598,170

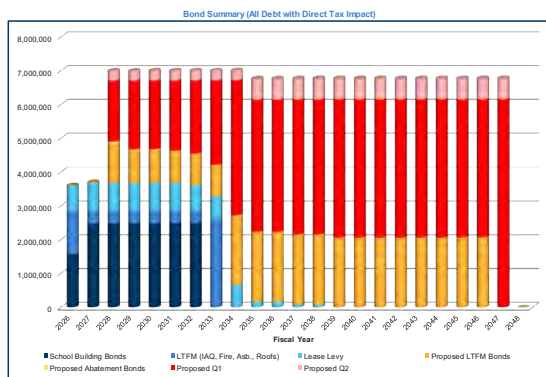


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QUESTION 1 - \$40 MILLION



TAX IMPACT - \$40 MILLION

Project Amount Term of Bond	Board Approved LTPM & Abatement		Voter Approved Question 1		Voter Approved Question 2	
	\$18,913,800 20		\$40,000,000 20		\$5,500,000 20	
Property Type	Est. Market Value	Estimated Annual Tax Increase			Combined Total	
					Annual	Monthly
Residential/ Homestead	\$75,000	\$18	\$28	\$4	\$49	\$4
	100,000	25	38	6	69	6
	150,000	46	72	11	129	11
	200,000	67	105	16	189	16
	250,000	89	138	21	249	21
	300,000	110	172	27	308	26
	400,000	153	238	37	428	36
Commercial - Industrial	\$250,000	\$167	\$260	\$40	\$467	\$39
	500,000	364	566	88	1,017	85
	750,000	561	871	135	1,567	131
	1,000,000	758	1,177	182	2,117	176
		\$/acre				
	\$9,000	\$0.53	\$0.83	\$0.13	\$1.48	\$0.12
Agricultural Homestead*	10,000	0.59	0.92	0.14	1.65	0.14
	11,000	0.65	1.01	0.16	1.81	0.15
	12,000	0.71	1.10	0.17	1.98	0.16

- Estimated interest rates as of April 20, 2026 plus 0.75%.
- No growth assumed in net tax capacity.

Timeline and Required Dates

Voter-Approved Referendum Key Dates

- June 16 – Deadline to Submit Review and Comment to MDE
- August 11 – Deadline to Adopt Formal Resolution Calling Election
- November 3 – Election Day



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Design and Construction Deadlines

- **Assigned Funds Projects**
 - 2026 Design, engineering, state approvals & bidding
 - Required time before construction: Jan-April design/ engineering, MNDOLI review May-July, bidding, board approval of bids, construction begins.
 - Summer 2027 Construction
- **Board Authorized Bond Funding**
 - 2026 Design, engineering, MDE approval (September), state approvals & bidding
 - Summer 2027 Construction (pending size of projects)
- **Voter-approved Bond Funding**
 - November 2026 vote
 - 2027 design, engineering, state approvals & bidding
 - Summer 2028/2029 Construction (pending size of projects)



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Austin Public Schools Board Work Session May 26, 2026

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1

Board Authorized Projects

Building	Description of Work	Current Approved Bond Funding	Board Approved Bond Funding Option Scenario B
Woodson Elementary	Qualifying PDR Items for 2026	\$74,800	
	Qualifying PDR Items for 2026 Roofing	\$0	
	Replacement Bonded Parking Lots	\$11,962	
	Replacement Computer Lab, Printing, Office, Storage	\$3,185,142	\$254,730
Nevelin Elementary	Qualifying PDR Items for 2026	\$2,001,993	
	Qualifying PDR Items for 2026 Roofing	\$0	
	Replacement Bonded Parking Lots	\$0	
	Pool paint at recreation pool	\$152,700	\$1,000,000
Southgate Elementary	Qualifying PDR Items for 2026	\$225,000	
	Qualifying PDR Items for 2026 Roofing	\$8,700	
	Replacement Bonded Parking Lots	\$0	\$210,700
	Replacement Transformer	\$0	
Tanner Elementary	Qualifying PDR Items for 2026	\$0	
	Qualifying PDR Items for 2026 Roofing	\$0	\$0
	Replacement Bonded Parking Lots	\$18,800	
	Replacement Transformer	\$0	
Woodson Elementary	Qualifying PDR Items for 2026	\$0	
	Qualifying PDR Items for 2026 Roofing	\$0	\$10,000
	Replacement Bonded Parking Lots	\$1,300,800	
	Replacement Transformer	\$0	
Ellis Middle School	Qualifying PDR Items for 2026	\$1,100,000	
	Qualifying PDR Items for 2026 Roofing	\$0	
	Replacement Bonded Parking Lots	\$0	\$10,524,300
	Replacement Transformer	\$0	
High School	Qualifying PDR Items for 2026	\$47,770	
	Qualifying PDR Items for 2026 Roofing	\$0	\$406,370
	Replacement Bonded Parking Lots	\$0	
	Replacement Transformer	\$0	
Total Project Cost			\$18,915,800

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2

Recommendation: Address Remaining Priority 1 Projects

- Critical work that needs to be completed in 1 – 3 years.
- Projects that if not completed could cause greater damage and expense.
- Remaining projects will need to be addressed in 5-7 years.
- District financial forecast will have a drop in debt at that time, reducing tax impact for those projects to be considered.
- Requesting a bond approx. 1/3 the size of the last referendum, acknowledges the need to reduce the ask and focus on high-priority projects only.

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3

Recommendation: Address Remaining Priority 1 Projects

Austin Public Schools - Facility Planning Summary										Scenario 1	Scenario 2
	Woodson Education Center	Southgate Elementary	Nevelin Elementary	Southgate Elementary	Tanner Elementary	Ellis Middle School	High School	HS Annex	HS Pool	Scenario 1	Scenario 2
Project Approved Cost	\$74,800	\$2,001,993	\$1,100,000	\$2,001,993	\$2,001,993	\$1,100,000	\$47,770	\$0	\$0	\$1,100,000	\$1,100,000
Priority 1	\$74,800	\$2,001,993	\$1,100,000	\$2,001,993	\$2,001,993	\$1,100,000	\$47,770	\$0	\$0	\$1,100,000	\$1,100,000
Totals	\$74,800	\$2,001,993	\$1,100,000	\$2,001,993	\$2,001,993	\$1,100,000	\$47,770	\$0	\$0	\$1,100,000	\$1,100,000

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4

Recommendation: Address Remaining Priority 1 Projects

Building	Description of Work	Cost
Woodson Elementary	Window sill repairs	\$2,610,700
	Ceiling replacement	
	Interior door replacement	
	Cable flooring	
Southgate Elementary	Chadron lockwork	
	Locker replacement	
	Recessed doors	
	Exterior wall repairs	
Nevelin Elementary	Interior door replacement	
	Locker replacement	
	Main electrical service upgrade	
	Secure entry improvements	
Southgate Elementary	Domestic water piping	\$1,125,800
	Masonry & wall repairs	
	Exterior wall stucco repairs	
	Interior door replacement	
Tanner Elementary	Limited ceiling replacement	\$2,420,400
	Interior door replacement	
	Ceiling replacement	
	Accessible route to 2nd floor south wing classrooms	
High School	Locker replacement	
	Secure entrance remodel	\$2,531,200

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5

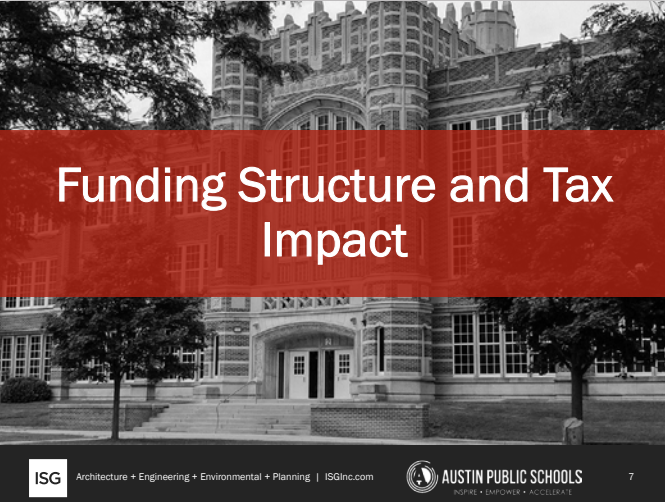
Recommendation: Address Remaining Priority 1 Projects

Building	Description of Work	Cost
Woodson	Masonry wall repairs	
	Partial interior door replacement	
	Recessed doors	
	Electrical panel replacement	\$936,900
Ellis Middle School	Skylight replacement	
	Masonry wall repairs	
	Theatre flooring	\$895,500
	Masonry wall repairs	
Indoor Pool	Changing wall reconfiguration	
	Pool equipment replacement	
	Pool area finish replacement	
	Roofing	\$5,040,800
High School	Skylight replacement	
	Masonry wall repairs	
	Partial interior finishes update (corridors)	
	Partial interior door replacement (corridors & fire exit)	
HS Annex	Locker replacement	
	Locker room remodeling	
	Recessed doors	
	Water heater replacement	\$8,358,900
Total Project Cost	Interior door replacement	\$246,300
		\$24,396,390

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6



Funding Structure and Tax Impact

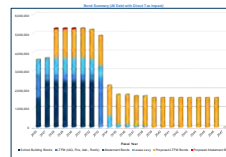
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BOARD APPROVED STRUCTURE

Level Payments

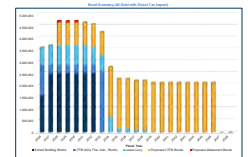
Project Amount Term of Bond		
LTFM & Abatement \$18,913,800 20		
Property Type	Est. Market Value	Estimated Annual Tax Increase
Residential Homebased	\$75,000	\$23
	100,000	32
	150,000	61
	200,000	85
	250,000	117
	300,000	146
	400,000	202



- Estimated interest rates as of February 25, 2026 plus 0.75%.
- No growth assumed in net tax capacity.

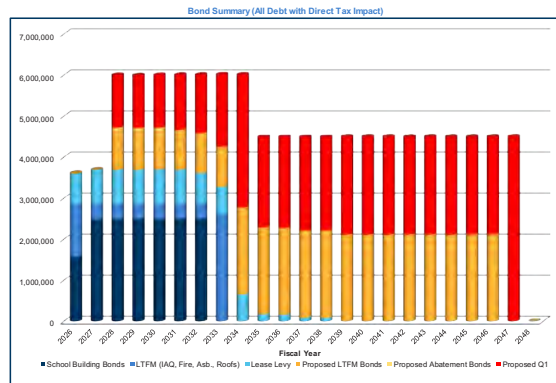
Wraparound Payments

Project Amount Term of Bond		
LTFM & Abatement \$18,913,800 20		
Property Type	Est. Market Value	Estimated Annual Tax Increase
Residential Homebased	\$75,000	\$16
	100,000	22
	150,000	41
	200,000	60
	250,000	79
	300,000	98
	400,000	137



- Estimated interest rates as of May 19, 2026 plus 0.75%.
- No growth assumed in net tax capacity.

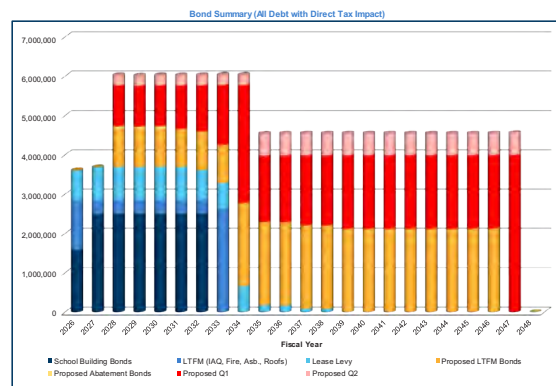
QUESTION 1 - \$24.9 MILLION



TAX IMPACT - \$24.9 MILLION

Project Amount Term of Bond		Board Approved LTFM & Abatement \$18,913,800 20		Voter Approved Question 1 \$24,900,000 20	
		Estimated Annual Tax Increase		Combined Total	
Residential Homebased	Est. Market Value	Annual		Monthly	
Commercial - Industrial	Est. Market Value	Annual		Monthly	
Agricultural Homestead	Est. Market Value	Annual		Monthly	

- Estimated interest rates as of May 19, 2026 plus 0.75%.
- No growth assumed in net tax capacity.

QUESTION 1 - \$19.9 MILLION
QUESTION 2 - \$5 MILLION

TAX IMPACT - TWO QUESTIONS

Project Amount Term of Bond		Board Approved LTFM & Abatement \$18,913,800 20		Voter Approved Question 1 \$18,900,000 20		Voter Approved Question 2 \$5,000,000 20	
		Estimated Annual Tax Increase		Combined Total			
Residential Homebased	Est. Market Value	Annual		Monthly			
Commercial - Industrial	Est. Market Value	Annual		Monthly			
Agricultural Homestead	Est. Market Value	Annual		Monthly			

- Estimated interest rates as of May 19, 2026 plus 0.75%.
- No growth assumed in net tax capacity.

Voter-Approved Referendum Key Dates

June 16 – Deadline to Submit Review and Comment to MDE

August 11 – Deadline to Adopt Formal Resolution Calling Election

November 3 – Election Day



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Board Direction

- Choose a 1 or 2 Question Ballot
- Direct the Team to submit Review and Comment to MDE.



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Thank You!



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15

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