

Facility Short or Long-Term Options for Consideration

The following nine facility options would be considered for either short or long-term plans for the school district. Short-term would best be described as an option for the next five years and long-term would be the next 25 years. The nine facility options below include a description, pros or cons, and additional notes.

1. No Allocation of Funds for School Facilities (\$0.00)

- Description- an allocation of no specific funds over and above the \$200,000 that the district spends on annual maintenance and repairs.
- Pros
 - currently, no added cost or tax burden to the property owners
 - continue to maintain the existing designs of our schools.
- Cons
 - the maintenance needs and costs to maintain our schools will continue to increase incrementally each year
 - does not address identified safety and security needs
 - does not address code deficiencies related to ADA
 - does not address identified issues with HVAC, plumbing, or electrical
 - does not address several facility issues that could disrupt student learning and/or cause emergency/catastrophic failures in our facilities
 - creates an inability to reduce district costs and be more efficient in operations
 - the learning environment will continue to be considered as inadequate or outdated based upon the current needs of students.
- Additional Notes or Questions
 - What is the increase in cost for capital maintenance needs in the next 5-10 years if the district does not allocate any added dollars for school facilities?
 - How would the district address a catastrophic systems or facilities failure?
 - Could the district be considered as liable or negligent for not addressing school safety or security areas, ADA code requirements, or other health-related areas (i.e mold, asbestos, etc.)?

2. Allocation of \$3 Million of ESSER II and III Funds (\$3 million)

- Description- an allocation of \$3 million from the ESSER II and III funds that were granted to our school district during COVID-19. The entirety of these funds would likely need to be allocated for necessary HVAC, plumbing, and electrical needs.
- Pros
 - currently, no added cost or tax burden to the property owners
 - would address the necessary HVAC, plumbing, and electrical needs
 - continue to maintain the existing designs of our schools
- Cons
 - the overall maintenance needs and costs to maintain our schools will continue to increase incrementally each year
 - does not address identified safety and security needs
 - does not address code deficiencies related to ADA
 - does not address several facility issues that could disrupt student learning and/or cause emergency/catastrophic failures in our facilities
 - creates an inability to reduce district costs and be more efficient in operations
 - the learning environment will continue to be considered as inadequate or outdated based upon the current needs of students.
- Additional Notes
 - What is the increase in cost for capital maintenance needs in the next 5-10 years if the district does not allocate any added dollars for school facilities?
 - How would the district address a catastrophic systems or facilities failure?
 - Could the district be considered as liable or negligent for not addressing school safety or security areas, ADA code requirements, or other health-related areas (i.e mold, asbestos, etc.)?

3. Phase I/II Renovation Project (\$10 million)

- Description- an allocation of \$3 million of ESSER funds and an additional \$7 million in a school bond referendum requiring 60% voter approval.
- Pros
 - addresses HVAC, plumbing, and electrical needs
 - decreases the overall maintenance costs for the school district
 - addresses several school safety and security needs
 - addresses a few of the code deficiencies related to ADA
 - addresses a few of the facility issues that could become emergency or catastrophic for the school district.
 - addresses student parking deficiencies at VCHS
 - improves our facilities operations by adding a district storage building and garage
 - improves district efficiencies in grades 7-12 and the district.
 - improves student, staff, and visitor access into the schools and district offices
 - improves academic environment in selected areas at VCHS
 - keeps nearly all of the original design of our schools
- Cons
 - increases the tax burden of the property owners
 - addresses a very small amount of capital maintenance needs in district
 - does not address the learning environments based upon current student needs
 - does not address all safety and security needs
 - does not address all HVAC, plumbing, and electrical needs
 - does not address all code deficiencies related to ADA
 - does not address several facility issues that could disrupt student learning and/or cause emergency/catastrophic failures in our facilities
 - creates an inability to reduce district costs and be more efficient in operations
- Additional Notes
 - What is the overall cost for capital maintenance needs in the next 5-10 years if the district only addresses a few of the current needs?
 - How will the district address the capital maintenance needs that are not included in this project?
 - How would the district address a catastrophic systems or facilities failure?
 - Could the district be considered as liable or negligent for not addressing all of the school safety or security areas, ADA code requirements, or other health-related areas (i.e mold, asbestos, etc.)?

4. Capital Maintenance Project (\$37 million)

- Description- an allocation of \$3 million of ESSER funds and an additional \$34 million in a school bond referendum requiring 60% voter approval and an increase of the debt limit requiring 50% voter approval.
- Pros
 - addresses 100% of the current capital maintenance needs in the school district
 - Including- HVAC, plumbing, electrical, code deficiencies, and other health related areas.
 - Significantly decreases the potential for emergency/catastrophic failures in our facilities
 - maintains 100% of the historic and original school designs
- Cons
 - increases the tax burden of the property owners
 - district continues to operate school facilities built as old as the 1910s.
 - does not address all of the learning environments based upon current student needs
 - does not address the primary safety and security needs
 - does not address all code deficiencies related to ADA
 - does not address all facility issues that could disrupt student learning and/or cause emergency/catastrophic failures in our facilities
 - does not allow the school district to reduce district costs and be more efficient in operations
 - commits the district to a 20-year bond and allows for little additional funding sources to maintain school facilities in the next 20 years.
- Additional Notes
 - What will be the capital maintenance costs of the school district in 20 years?
 - How will the district address the continued capital maintenance needs that occur after this project has been completed?
 - How would the district address a catastrophic systems or facilities failure?
 - Could the district be considered as liable or negligent for not addressing all of the school safety or security areas, ADA code requirements, or other health-related areas (i.e mold, asbestos, etc.)?

5. Elementary Pk-6 School Project (\$38.5 million)

- Description- Up to \$38.5 million school bond referendum requiring 60% voter approval. Sponsorship and donations could be considered that would decrease the overall cost.
- Pros
 - addresses 100% of the current capital maintenance needs in the elementary schools
 - estimated at \$5-10 million
 - eliminates the potential for emergency/catastrophic failures in the elementary schools
 - addresses potential pre-school needs in the community (needs to be studied)
 - addresses school and security needs for the elementary schools
 - allows the school district to reduce operations costs by bringing two schools under one roof and becoming more efficient with staffing and operations.
 - the learning environment for elementary students will be greatly improved
 - district can bond up to \$40 million dollars with the support of the voters, thus allowing the school district to create a 20-25-year long-term facilities plan.
 - enhances economic development in Valley City and Barnes County.
- Cons
 - does not address a large amount of dollars that would be included in the current capital maintenance needs at the 7-12 school
 - increases the tax burden of the property owners
 - district continues to operate a school facility built in the 1910s.
 - does not address the 7-12 learning environments based upon current student needs
 - does not address the 7-12 safety and security needs
 - does not address all code deficiencies related to ADA at 7-12 school
 - does not address all facility issues that could disrupt student learning and/or cause emergency/catastrophic failures in our oldest facilities
 - does not allow the school district to reduce district costs and be more efficient in operations at the 7-12 school.
 - commits the district to a 20-year bond and allows for little additional funding sources to maintain the 7-12 school.
- Additional Notes
 - Would the voters of the school district support a long-term 20-25-year facilities plan?
 - Could we possibly miss out on state funds for school construction in the next 5-10 years if we build an elementary before a high school?
 - What is the estimated number of operational savings by combining two elementary schools together?
 - Can we use \$3 million of ESSER II and III funds to address immediate needs at VCHS?
 - How would the district address a catastrophic systems or facilities failure at VCHS?
 - Could the district be considered as liable or negligent for not addressing all of the school safety or security areas, ADA code requirements, or other health-related areas (i.e mold, asbestos, etc.)?

Financially, the school district is unable to completely fund school construction “locally” beyond option #5 because the current debt limit is \$40 million. Many of the pros or cons highlighted above would be included for options 6 thru 9. Additional pros or cons will be included below.

6. Capital Maintenance and Phase I/II Renovation Projects (\$45 million)

- Description- An allocation of \$3 million of ESSER funds and an additional \$42 million.
- Pros
 - addresses 100% of the current capital maintenance needs in the school district
 - Including- HVAC, plumbing, electrical, code deficiencies, and other health related areas.
 - Significantly decreases the potential for emergency/catastrophic facility failures
 - decreases the overall maintenance costs for the school district
 - addresses several school safety and security needs
 - addresses a few of the code deficiencies related to ADA
 - addresses student parking deficiencies at VCHS
 - improves our facilities operations by adding a district storage building and garage
 - improves district efficiencies in grades 7-12 and the district.
 - improves student, staff, and visitor access into the schools and district offices
 - improves academic environment in selected areas at VCHS
 - keeps nearly all of the original design of our schools
- Cons
 - increases the tax burden of the property owners
 - district continues to operate school facilities built as old as the 1910s.
 - does not address all of the learning environments based upon current student needs
 - does not address the primary safety and security needs
 - does not address all code deficiencies related to ADA
 - does not address all facility issues that could disrupt student learning and/or cause emergency/catastrophic failures in our facilities
 - does not allow the school district to reduce district costs and be more efficient in operations
 - commits the district to a 20-year bond and allows for little additional funding sources to maintain school facilities in the next 20 years.
- Additional Notes
 - Would the voters of the school district support up to \$40 million bond?
 - Could the district find additional funds to reach \$45million?
 - Could we possibly miss out on state funds for school construction in the next 5-10 years if we follow this option?

7. Secondary 7-12 School Project (\$65.5 million)

- Description- An allocation of \$3 million of ESSER funds and an additional \$62.5 million.
- Pros
 - addresses 100% of the current capital maintenance needs at the high school
 - estimated at \$25-30 million
 - eliminates the potential for emergency/catastrophic failures in the high school
 - addresses school and security needs for the high school
 - addresses school parking issues for high school students
 - the learning environment for secondary students will be greatly improved
 - Would significantly enhance economic development in Valley City and Barnes County.
 - Keeps the current design of our elementary schools
 - improves district efficiencies in grades 7-12
- Cons
 - increases the tax burden of the property owners
 - district continues to operate elementary school facilities built in 1960s
 - does not address all of the learning environments based upon current student needs
 - does not address all of the district's safety and security needs
 - does not address all code deficiencies related to ADA at the elementary schools
 - does not address all facility issues that could disrupt student learning and/or cause emergency/catastrophic failures in our facilities
 - does not allow the school district to reduce district costs and be more efficient in operations
 - commits the district to a 20-year bond and allows for little additional funding sources to maintain elementary school facilities in the next 20 years.
- Additional Notes
 - Would the voters of the school district support up to \$40 million bond?
 - Could the district find additional funds to reach \$65.5 million?
 - Could we possibly miss out on state funds for school construction in the next 5-10 years if we follow this option?
 - What would the school district do with the secondary school? HAC?
 - Would the Park/Rec property at Hi-Line Park be for sale?

8. Elementary 4-6 and Secondary School Project (\$76 million)

- Description- An allocation of \$3 million of ESSER funds and an additional \$73 million.
- Pros
 - addresses at least 90% of the current capital maintenance needs in the district.
 - estimated at \$34 million
 - eliminates the potential for emergency/catastrophic failures at Washington and VCHS.
 - addresses most school safety and security needs
 - addresses school parking issues for high school students
 - the learning environment for 4-12 students will be greatly improved
 - Would significantly enhance economic development in Valley City and Barnes County.
 - Keeps the current design of Jefferson Elementary School
 - improves district efficiencies for grades 4-12
- Cons
 - increases the tax burden of the property owners
 - district continues to operate Jefferson Elementary School built in 1960s
 - does not address the learning environments at Jefferson Elementary
 - does not address the safety and security needs at Jefferson Elementary
 - does not address all code deficiencies related to ADA at Jefferson Elementary
 - does not address all facility issues that could disrupt student learning and/or cause emergency/catastrophic failures in our facilities (Jefferson)
 - does not maximize the school districts effort to reduce district costs and be more efficient in operations
 - commits the district to a 20-year bond
- Additional Notes
 - Would the voters of the school district support up to \$40 million bond?
 - Could the district find additional funds to reach \$76 million?
 - Could we possibly miss out on state funds for school construction in the next 5-10 years if we follow this option?
 - What would the school district do with Washington and VCHS schools? HAC?
 - Would the Park/Rec property be for sale?

9. Elementary Pk-6 and Secondary School Project (\$95 million)

- Description- An allocation of \$3 million of ESSER funds and an additional \$92 million.
- Pros
 - addresses at least 100% of the current capital maintenance needs in the district.
 - estimated at \$37 million
 - eliminates the potential for emergency/catastrophic failures in the school district.
 - updates our district to address all safety and security needs
 - addresses school parking issues for high school students and all staff members
 - the learning environment for all students will be greatly improved
 - would significantly enhance economic development in Valley City and Barnes County.
 - maximizes the opportunity to improve district efficiencies for grades K-12
 - decreases the yearly maintenance costs for the school district
 - addresses all of the code deficiencies related to ADA
 - improves student, staff, and visitor access into the schools and district offices
 - combines all students and staff in the district in one building
- Cons
 - increases the tax burden of the property owners
 - commits the district to a 20-year bond
 - eliminates the historic school facilities in the school district
 - changes the locations of the schools in the community (near VCSU, downtown, etc.)
- Additional Notes
 - Would the voters of the school district support up to \$40 million bond?
 - Could the district find additional funds to reach \$95 million?
 - Could we possibly miss out on state funds for school construction in the next 5-10 years if we follow this option?
 - What would the school district do with current schools? HAC?
 - Would the Park/Rec property be for sale?