



SCHOOL FACILITY PLAN

NORTH DAKOTA DEPARTMENT OF PUBLIC INSTRUCTION

School Finance and Organization

SFN 52813 (12-09)

The School Facility Plan is intended as a guide to assist school districts in the development of sophisticated, conclusive, supportive documentation for proposed school facility projects. The plan also assists the Department of Public Instruction in facilitating the delivery of quality programs and services to the youth of North Dakota.

As school districts begin the process of assessing needs and planning for future school facility design, frequent candid dialogue between school district leaders and the department is encouraged and welcomed. Department staff is ready to provide technical assistance to school districts undertaking design and development of new learning spaces. Well-designed, functional school facilities are an important part of keeping North Dakota's youth at the top in a highly- competitive global economy.

School District Jamestown Public School District
Project Name Louis L'Amour Addition and K-8 Renovations

Description of Project

This project would address growth as well as improve air quality at each elementary building and the middle school and create flexible learning spaces in each of the K-5 buildings. This project would decommission Washington Elementary, presently a single section elementary school that was built in 1929, and, through a facility addition, increase the capacity of Louis L'Amour from a 125 student building to a capacity of 360 students.

Flexible learning spaces are areas in the school setting that can be used for multiple needs. For example, this space may be a gathering/learning space before school, a quiet reading area, a guided small-group space, technology-integration area, hands-on exploratory space, teacher collaboration, etc. The idea is to provide a usable and defined space that can easily be utilized for different purposes.

Additionally, Roosevelt, Gussner, and Lincoln would have a \$1 million renovation budget and these three schools, along with the Jamestown Middle School, would also receive enhancements that allow for air conditioning.

The addition to Louis L'Amour would add 15 additional learning spaces, including grade-level classrooms (8), specialty classrooms (3), and collaborative learning spaces for large and small groups (4) that will be able to be transitioned to classrooms if enrollment increases continue.

The planned start date would be October of 2015 with completion by August of 2017.

Other Data:

Estimated Square footage 21,500 SF of existing plus 26,450 SF of new = 47,950 SF	Estimated cost/square foot \$212.72 per SF for Louis L'Amour addition
Estimated total cost of project \$19 million including Louis L'Amour and Renovations	Estimated annual (new) operating expense As we are not anticipating increased staff costs, it is equivalent to the new energy cost range of \$39,675 to \$52,900.
Estimated annual (new) energy costs \$1.50 to \$2.00 per SF, which translates to a range of \$39,675 to \$52,900	Estimated new staff costs \$0

School District Jamestown Public School District
Project Name Louis L'Amour Addition and K-8 Renovations

Need for the Project

From April 2013 through October 2013, 83 stakeholders engaged in a strategic planning process for the Jamestown School District. One of the seven goals was to develop and implement a facilities master plan to identify need for new and upgraded facilities.

At the April 21, 2014 meeting of the Jamestown Board of Education, the district approved the DLR Group to conduct a facilities assessment as the first step in a long-term facility master plan. The assessment was conducted in July and formally reported to the Board of Education at the October 6, 2014 meeting. The presentation shared with the Board of Education and public is included in this application.

Throughout the 2014/2015 School Year, the DLR Group facilitated a total of 12 meetings with various stakeholder groups (staff, administration, parents, community members, board members) to gather perspectives regarding the educational and facility needs of Jamestown Public School districts with the goal of ultimately creating a long-term facility plan for the district.

Additionally, Schwarz and Associates was contracted to provide an enrollment study of Jamestown through the 5-year period ending with the 2019/2020 school year. This study, presented at the April 6, 2015 meeting of the Board of Education, outlined an expected increase of 7% to the student population to 2,384 students by the 2019/2020 school year. The RSP enrollment study projected 1,080 K-5 students by the 2019/2020 school year. The present capacity at the K-5 setting is 1,000 students.

Beyond the need for increased capacity, the facility assessment also reported \$45 million in deferred maintenance needs throughout the district. The project would eliminate one of these facilities (Washington Elementary) and prioritize other timely deferred maintenance in the K-5 buildings.

Lastly, the project would provide enhanced educational adequacy at the K-5 setting that has limited flexible learning spaces that could support collaboration, hands-on learning, and small/large group work. Flexible learning spaces are areas in the school setting that can be used for multiple needs. For example, this space may be a gathering/learning space before school, a quiet reading area, a guided small-group space, technology-integration area, hands-on exploratory space, teacher collaboration, etc. The idea is to provide a usable and defined space that can easily be utilized for different purposes.

School District Jamestown Public School District
Project Name Louis L'Amour Addition and K-8 Renovations

District Geographic Information

Please see presentation pages 8-11 in the addendum from RSP and Associates. RSP and Associates was contracted by the Jamestown Board of Education to conduct an enrollment analysis. The associated maps on pages 8-11 provide a district map, elementary attendance area map, general planning map and detailed planning map. The location of the project would mainly be at the Louis L'Amour elementary site with additional renovation at Gussner Elementary, Roosevelt Elementary, and Lincoln Elementary Schools. There are no available alternatives present as the district does not presently have additional facilities that could house an educational setting.

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Area Geographic Information

The district map on Page 8 of the RSP Enrollment Study contains the school district map and the accompanying REA map provides a map of the surrounding school districts.

School District Jamestown Public School District
Project Name Louis L'Amour Addition and K-8 Renovations

Alternatives

As noted in Form 2, From April 2013 through October 2013, the school district engaged 83 stakeholders (parents, community members, teachers, administrators, students, and board of education members) in the strategic planning process for school years 2013-2018. One of the goals determined by this group was Goal #3: Develop and implement a facilities plan to identify the need for new and upgraded facilities. This strategic plan was adopted by the Board of Education in January of 2014 and has been quarterly progressed monitored at regularly scheduled board meetings. A copy of the district's third goal and progress monitoring has been included in the application as a reference.

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Throughout the 2014/2015 School Year, the DLR Group facilitated a total of 12 meetings with various stakeholder groups (staff, administration, parents, community members, board members) to gather perspectives regarding the educational and facility needs of Jamestown Public School districts with the goal of ultimately creating a long-term facility plan for the district.

Throughout these meetings, as well as meetings of the district's executive team, alternative options were allowable for discussion. No viable alternative, either locally or with adjacent school districts, were found.

School District Jamestown Public School District
Project Name Louis L'Amour Addition and K-8 Renovations

Rejection of Alternatives

While increasing space to address the projected enrollment growth is a component of the project, there is also the need to address educational adequacy and deferred maintenance. Through the stakeholder meetings, it was determined that the best outcome to address all of the needs of Jamestown Public Schools, was ultimately the plan that came before the Board of Education, which the board affirmed on July 13, 2015.

The district facility assessment outlined \$44.9 million in deferred maintenance in the district with the majority existing at the five elementary buildings. With this \$19 million project, we will be able to address the highest priority needs while also eliminating all of the deferred maintenance needs at Washington as it would be decommissioned.

Additionally, the stakeholder meetings also reinforced that educational adequacy was to be an area of focus as our present facilities at the K-5 do not support of educational mission of "Learning for All". Our K-5 facilities were not built to support 21st Century learning skills and this project would provide flexible learning spaces throughout the K-5 setting.

Lastly, the district would like to take advantage of an opportunity to decommission one of the five elementary schools to increase efficiency. There are inherent inefficiencies with running two single-section elementary schools and the district wants maximize efficiency (staff, energy usage, budget, etc) through the operation of four multiple-section elementary schools.

School District Jamestown Public School District
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Collaboration

Detail briefly below efforts that have been made to cooperate or collaborate in the joint facility design, occupancy, sharing, or other usage of the proposed project with other entities.

- Area Schools:

Due to the distance of Jamestown School District from neighboring school districts, the Board of Education did not find it feasible to collaborate with area school districts to create joint facilities for the public school students in the area.

The district does support and house the James Valley Career and Technology Center which provides services for Jamestown High School students along with other member schools, Montpelier and Pingree-Buchanan. This arrangement meets the present need for this collaboration at this time.

- Health/Human Service Agencies:

There is no defined need for collaboration with Health/Human Services agencies outside of the general collaboration and sharing of facilities that would be available for meeting spaces or other shared responsibilities.

- Educational Agencies:

The district provides space for the South East Education Cooperative (SEEC) for a satellite office and meeting spaces for the cooperative as well as area school districts that are members of this Regional Education Association. The eligible elementary schools (Louis L'Amour, Roosevelt, Lincoln, and Washington) house the grant-funded Meaningful Outside of School Time (MOST) program for before and after-school programming as well as the grant-funded Americorp reading program. Both are run through the SEEC. The district also provides meeting spaces, as necessary, for EduTech and other educational agencies or political sub-divisions that have a need for them.

- Political Subdivisions:

The district does collaborate with the Jamestown Parks and Recreation on the use of the facilities for community activities as well as other community organizations that have a need for a facility to host an event or meeting. The district did collaborate with Parks and Recreation and numerous community organization in the development and passing of a \$28.6 million activity center that was approved through a special election on June 2, 2015. The school district provided the land for use of the facility by the school district.

- Other (e.g. private schools; private businesses, etc.)

While the district does collaborate with the largest of the two faith-based elementary schools for non-core educational services (band, Talented and Gifted), a shared use of the facilities was not determined to be reasonable.

The district has cooperated with the University of Jamestown as well. While the university is private, we do cost share for improvements to shared facilities, such as the track and field facilities and equipment.

School District Jamestown Public School District
Project Name Louis L'Amour Addition and K-8 Renovations

Current Year Fall Enrollment

Pre-K Enrollment 22
Kindergarten Enrollment 151
Grade One Enrollment 162
Grade Two Enrollment 167
Grade Three Enrollment 174
Grade Four Enrollment 174
Grade Five Enrollment 153
Grade Six Enrollment 182
Grade Seven Enrollment 172
Grade Eight Enrollment 186
Grade Nine Enrollment 155
Grade Ten Enrollment 161
Grade Eleven Enrollment 169
Grade Twelve Enrollment 184 (170 JHS, 14 Alternative High School)
K -6 Total Enrollment 1,176
7 -9 Total Enrollment 513
10 -12 Total Enrollment 514
7 -12 Total Enrollment 1,027

K -12 Total Enrollment 2,190

FORM 9

School District Jamestown Public School District
Project Name Louis L'Amour Addition and K-8 Renovations

See Attached Document from District's Demographers

Prior Fall Enrollment (K-12)

10-year Prior _____ — _____	Enrollment (K-12)
9-Year Prior _____ — _____	Enrollment (K-12)
8-Year Prior _____ — _____	Enrollment (K-12)
7-Year Prior _____ — _____	Enrollment (K-12)
6-Year Prior _____ — _____	Enrollment (K-12)
5-Year Prior _____ — _____	Enrollment (K-12)
4-Year Prior _____ — _____	Enrollment (K-12)
3-Year Prior _____ — _____	Enrollment (K-12)
2-Year Prior _____ — _____	Enrollment (K-12)
1 Year Prior _____ — _____	Enrollment (K-12)
Current Year _____ — _____	Enrollment (K-12)

School District Jamestown Public School District
Project Name Louis L'Amour Addition and K-8 Renovations

See Attached Document from District's Demographers

Projected Fall Enrollment (K-12) *

Current Year _____ — _____	Enrollment (K-12)
Year 1 _____ — _____	Enrollment (K-12)
Year 2 _____ — _____	Enrollment (K-12)
Year 3 _____ — _____	Enrollment (K-12)
Year 4 _____ — _____	Enrollment (K-12)
Year 5 _____ — _____	Enrollment (K-12)
Year 6 _____ — _____	Enrollment (K-12)
Year 7 _____ — _____	Enrollment (K-12)
Year 8 _____ — _____	Enrollment (K-12)
Year 9 _____ — _____	Enrollment (K-12)
Year 10 _____ — _____	Enrollment (K-12)

❖ Project on the basis of current student enrollment and most recent census.

School District Jamestown Public School District
Project Name Louis L'Amour Addition and K-8 Renovations

See Attached Document from District's Demographers

Trend in Enrollment

(Summary of forms 9 and 10)

Enrollment Actual Change _____ to _____	District Gain/Loss
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Enrollment Projected Changes _____ to _____	District Gain/Loss
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Twenty-Year Trend _____ to _____	District Gain/Loss
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❖ Project on the basis of current student enrollment and most recent census.

School District Jamestown Public School District
Project Name Louis L'Amour Addition and K-8 Renovations

General Fund Revenues, Expenditures, Balances

Year	Revenues	Expenditures	Balances
2009 – 2010 ____ – ____	\$24,237,422.49	\$22,977,091.69	\$4,896,941.81
2010-2011 ____ – ____	\$23,072,935.89	\$22,560,215.93	\$5,409,661.77
2011-2012 ____ – ____	\$23,697,132.72	\$23,330,232.93	\$5,776,561.56
2012-2013 ____ – ____	\$23,558,288.29	\$24,376,807.47	\$4,958,042.38
2013-2014 ____ – ____	\$24,661,227.69	\$25,301,221.89	\$4,318,048.18
2014-2015 ____ Current	\$26,166,047.00	\$26,635,190.76	\$3,848,904.42

School District Jamestown Public School District
Project Name Louis L'Amour Addition and K-8 Renovations

Expenditures/Pupil

Year	General Fund Budget	Pupils	Expenditures/ Pupil
2009 – 2010 ____ _ —	\$24,367,759.03	2,238.34	\$8,834.75
2010-2011 ____ _ —	\$22,792,019.70	2,198.18	\$9,183.17
2011-2012 ____ _ —	\$23,242,194.00	2,210.00	\$9,341.78
2012-2013 ____ _ —	\$24,318,892.39	2,255.00	\$9,578.84
2013-2014 ____ _ —	\$25,529,987.50	2,243.79	\$10,016.96
2014-2015 ____ _ (Current)	\$26,471,276.22	2,325.17	\$10,013.68

School District Jamestown Public School District
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Mill Levies

Year	General	Building	S & I	Total
2009-2010 ____ - ____	110	10	21.4	141.4
2010-2011 ____ - ____	110	10	21.4	141.4
2011-2012 ____ - ____	110	10	21.4	141.4
2012-2013 ____ - ____	110	10	21.4	141.4
2013-2014 ____ - ____	60	10	21.4	91.4
2014-2015 ____ - ____ (Current)	62.54	10	21.4	93.94

School District Jamestown Public School District
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Taxable Valuation

Year	Total Taxable Valuation	Taxable Valuation/Pupil
2009-2010 ____ - ____	\$38,452,496	\$17,179.02
2010-2011 ____ - ____	\$39,621,322	\$18,024.60
2011-2012 ____ - ____	\$41,049,012	\$18,574.21
2012-2013 ____ - ____	\$42,951,281	\$19,047.13
2013-2014 ____ - ____	\$46,746,713	\$20,713.49
2014-2015 ____ - ____ (Current)	\$51,801,763	\$22,278.70

School District Jamestown Public School District
Project Name Louis L'Amour Addition and K-8 Renovations
Year 2014-2015

Sources of Revenue

	Federal %	State %	Local %	Total %
District	6.4%	75.4%	18.2%	100%
North Dakota Average *From School Finance Facts	9.19%	66.30%	21.46%	96.95%

School District Jamestown Public School District
Project Name Louis L'Amour Addition and K-8 Renovations

Indebtedness

Debt	Amount	Retirement Schedule		
		Principal	Interest	Repaid
Bonded:				
<ul style="list-style-type: none"> • Issue 1: New High School/Remodel Middle School (<u>Completed in July 2015</u>) • Issue 2: • Issue 3: 				
Other (Explain/List):				
<ul style="list-style-type: none"> • ESG Performance (Energy Savings) 	\$2,998,345.76	\$1,580,000.00	\$172,342	
<ul style="list-style-type: none"> • Middle School Turf Space 	\$978,370.52	\$740,000	\$131,757	
<ul style="list-style-type: none"> • 				

School District Jamestown Public School District
Project Name Louis L'Amour Addition and K-8 Renovations
Year 2015/2016

Description of Programs and Services

Discipline	Semester Courses	Services	
Agriculture	6	Special Education	29.5 FTE
Art	8		
Business/Marketing	17		
Computer	5		
Communications/English	35		
Foreign Language	10		
Home Economics	6	Counseling	9 FTE
Industrial Technology	25	Library/Media	3 FTE
Mathematics	30	Art (Specialist)	1 FTE
Music	7	Music (Spec)	8 FTE
Physical Education/Health	17	Physical Education (Spec)	9 FTE
Science	33	Computer (Spec)	6 FTE
Social Studies	31	Community Ed.	5 FTE
Distributive Education	0	Adult Ed.	3 FTE
Telecommunication	0	Chemical Dep.	0 FTE
		Social Work	3 FTE
		Gifted	2 FTE
		Athletics (#____)	25
		Clubs (#____)	2
		Co-curricular (#____)	22

Please delineate the number of semester courses taught (not offered) in subject matter disciplines in the school district during the current year.

School District Jamestown Public School District
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Overview of Facilities

Facility	Grade Level	Orig. Const./Add. Dates	Site Size	Capacity	Current Enrollment	% of Capacity

FORM 20

School District Jamestown Public School District
Project Name Louis L'Amour Addition and K-8 Renovations
Year 2015/2016

Adjacent District Facilities/Sites

Enrollment					
District	K-6	7-12	K-12	Bldg. Capacities	Distance
• Pingree-Buchanan	68	63	131	240	21
• Montpelier	53	554	107	200	21
• Medina	75	76	151	325	31
•					
•					

School District Jamestown Public School District
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Violations and Proposed Impact

Impact of project on existing violations that the school district may have (i.e. fire and safety, American Disabilities Act, asbestos abatement, food storage and preparation, etc.)

- **The district maintains a consistently excellent record for inspections (Fire Marshal, asbestos, etc.) with only minor violations. In all instances, violations are addressed immediately.**

- The district is presently responding to an Office of Civil Rights (OCR) complaint regarding handicapped accessibility. While confident that we meet all ADA requirements, renovation and/or building fund dollars may be prioritized to meet any OCR-recommended changes.

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School District Jamestown Public School District
Project Name Louis L'Amour Addition and K-8 Renovations

Facility Efficiencies

Estimate differences that will result in operating costs AND describe perceived reductions in energy and waste disposal costs to the district that will occur as a result of the project's approval.

At this time, the district does not expect any significant reductions in energy and waste disposal costs. While there will be inherent energy efficiencies in a 2015 structure as compared to a 1929 structure, the district is also planning to improving air quality and add air conditioning for all of the district facility. Presently, only one elementary school, Louis L'Amour, has full air conditioning. Gussner has partial air conditioning and Lincoln utilizes portable wall units that the PTO purchased. Roosevelt, Lincoln, the Jamestown Middle School, and parts of Gussner have no access to improved air quality/air conditioning. This project would provide all K-12 facilities with enhanced air quality/air conditioning. The increase to energy consumption is likely to recapture any savings that were available through the energy efficiencies of operating a new facility.

School District Jamestown Public School District
Project Name Louis L'Amour Addition and K-8 Renovations

Assurances

Provide assurances that (a) the proposed project is comparable in size and quality to projects recently constructed in other districts with similar enrollments, (b) collaboration/cooperation has been attempted, (c) the need for facilities could not be met within the district or adjacent districts at a comparable cost, (d) the facility will enhance or facilitate educational service delivery, (e) the economic and population bases of the communities to be served are likely to grow or remain level, (f) the facility meets/exceeds recommended size standards, (g) an analysis has been made to determine the facility accommodation of area learning needs, (h) the availability and manner of financing construction has been evaluated, (i) the district's operating budget can meet the proposed project's operating costs in a satisfactory manner.

a. Size and Quality Comparability:
As this project focuses on maximizing buildings that already exist, there are not a lot of comparables from a structural standpoint. Minot and Bismarck have recently built on to an existing school. The district may pursue a transition to the grade-level schools (2 K-2 facilities and 2 3-5 facilities) if the plan is approved. This is similar to projects that have recently taken place in Detroit Lakes, MN and West Fargo.

b. Collaboration/Cooperation:
Neighboring small school districts have been consulted, but have not expressed interest in cooperating at this time.

c. Inability to Identify/Secure Facility Alternatives at Comparable Cost:
Building and remodeling is the only alternative at this time. There is not appropriate space for rent in our community.

d. Enhance Delivery of Educational Services:
Enhancing educational adequacy to provide flexible learning spaces that are conducive to teaching 21st Century skills (4 C's of Communication, Collaboration, Critical Thinking, and Creativity) is a cornerstone of the project.

e. Economic and Population Bases:

Jamestown is the economic hub for numerous counties in central/eastern North Dakota. Additionally, the Spiritwood Energy Park, which is an industrial area encompassing approximately 500 acres, is located 10 miles east of Jamestown. Cargill Malt and Great River Energy are located near this area. The population base is steady, but will be growing in the near future as this area is further developed. The local economy is burgeoning with additional hotel and businesses and the residential landscape is growing with home-building and various apartment complexes being built to accommodate short-term and long-term housing needs.

f. Meeting/Exceeding Size Standards:

All new spaces will have adequate size and the flexible learning spaces will provide additional room to grow if enrollment grows beyond two sections. The flexible learning spaces could easily transition into and out of classroom spaces as the need for the district arises.

g. Accommodation of Area Learning Needs:

The addition to Louis L'Amour would provide adequate spaces as well as flexible learning spaces to promote 21st Century Learning Skills with a dedicated space for collaborative, hands-on activities, and small/large group activities. The renovation aspect of the plan would also provide flexible learning spaces for the remaining 3 elementary schools.

h. Availability/Manner of Financing Construction:

The Jamestown Board of Education has approved a \$19 million bond referendum. The district is the process of applying for the state construction loan to fund 90% of the project with a 2% loan from the Bank of North Dakota and the remaining 10% funded through bond sales at between 3%-4%. If the application is not approved, the district would work with architects to eliminate portions of the project to ensure that no more than \$19 million is expended.

i. Operating Budget Able to Meet Projected Operating Costs:

The total taxable valuation increases over the past five years are 5.74% with a proposed taxable valuation of \$58,018,000 for Tax Year 2016 for which one mill generates \$58,018. The present economic landscape of Jamestown, which is at the root of this projected enrollment growth, will also increase the taxable value greater than the stated five year average of 5.74%.