



A **LEGENCE** Company

Goodridge Public Schools Facility Assessment

March 21, 2023



**GOODRIDGE
FORWARD**

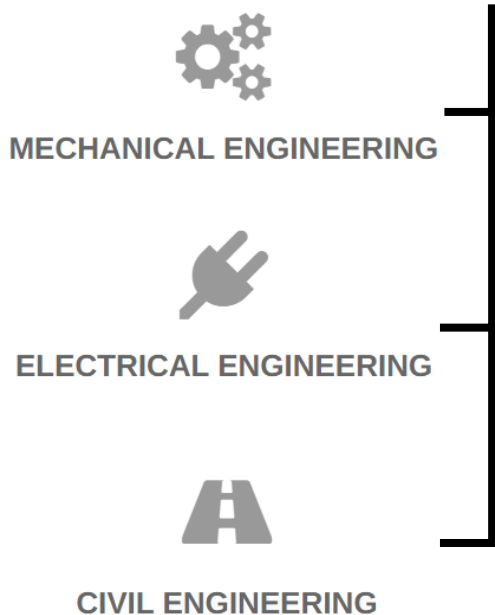
OUR STUDENTS, OUR FUTURE

Agenda

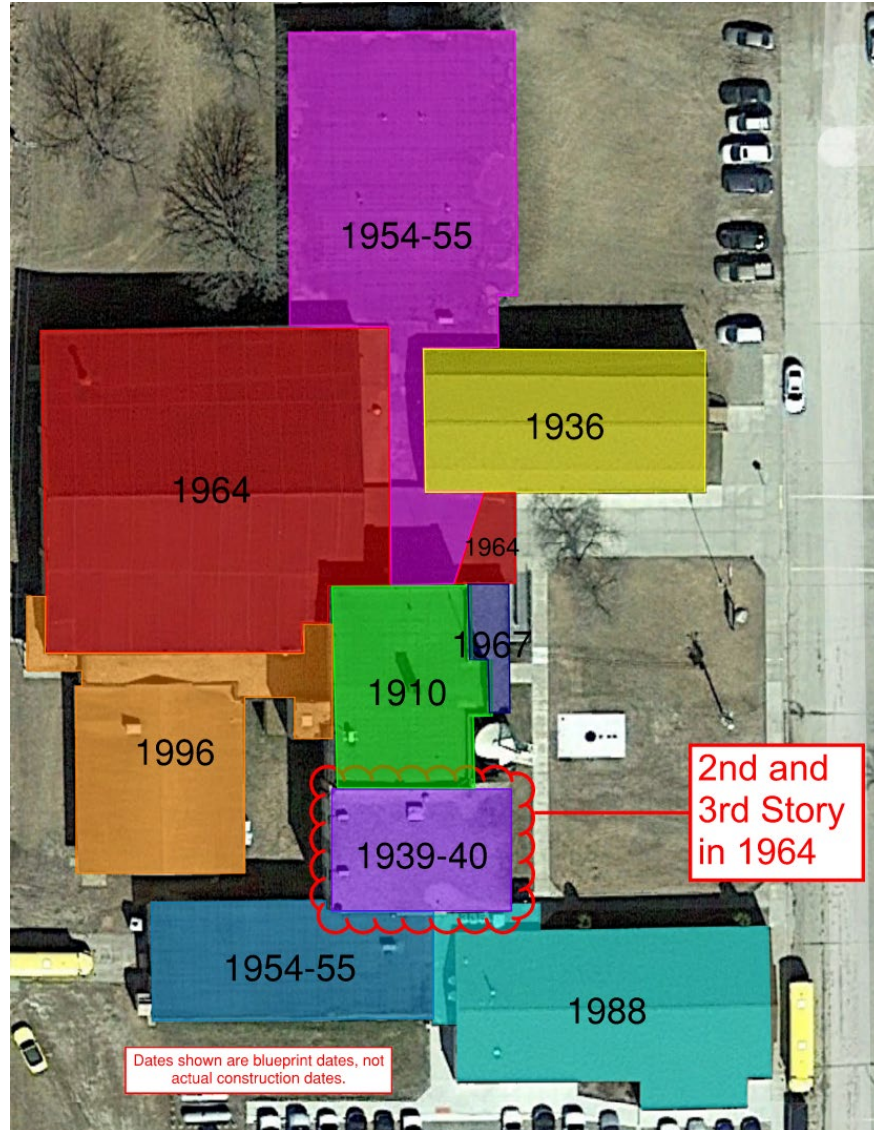
- Introductions
- Facility Assessment Results
- MN Funding Opportunities
- Next Steps
- Q&A



Industry Experts Walked Through The Facilities



Goodridge Building Ages and Square Footages



Year Constructed	Square Footage
1910	9,887
1936	8,448
1939-1940	2,352
1954-1955	9,898
1964	21,140
1967	499
1988	5,826
1996	3,835
Total Square Footage	61,885

ASHRAE Life Expectancy

Median Life Expectancy

Equipment Item	Median Years	Equipment Item	Median Years	Equipment Item	Median Years
Air conditioners		Air terminals		Air-cooled condensers	20
Window unit	10	Diffusers, grilles, and registers	27	Evaporative condensers	20
Residential single or Split Package	15	Induction and fan coil units	20	Insulation	
Commercial through-the wall	15	VAV and double-duct boxes	20	Molded Blanket	20
Water-cooled package	15	Air washers	17		24
Heat Pumps		Ductwork	30	Pumps	
Residential air-to-air	15	Dampers	20	Base-mounted	20
Commercial air-to-air	15	Fans		Pipe-mounted	10
Commercial water-to-air	19	Centrifugal	25	Sump and well	10
Roof-top air conditioners		Axial	20	Condensate	15
Single-zone	15	Propeller	15	Reciprocating engines	20
Multi-zone	15	Ventilating roof-mounted	20	Steam turbines	30
Boilers, hot water (steam)		Coils		Electric motors	18
Steel water-tube	24 (30)	DX, water, or steam	20	Motor starters	17
Steel fire-tube	25 (25)	Electric	15	Electric transformers	30
Cast iron	35 (30)	Heat Exchangers		Controls	
Electric	15	Shell-and-tube	24	Pneumatic	20
Burners	21	Reciprocating compressors	20	Electric	16
Furnaces		Packaged chillers		Electronic	15
Gas- or oil-fired	18	Reciprocating	20	Valve actuators	
Unit heaters		Centrifugal	23	Hydraulic	15
Gas or electric	13	Absorption	23	Pneumatic	20
Hot water or steam	20	Cooling towers		Self-contained	10
Radiant Heaters		Galvanized metal	20		
Electric	10	Wood	20		
Hot water or steam	25	Ceramic	34		

ASHRAE = American Society of Heating, Refrigerating and Air Conditioning Engineers

Boiler Plant

Existing Condition:

- The existing steam boiler has exceeded its life expectancy.
- There is currently not a second boiler which is recommended for redundancy if one boiler breaks down.

Proposed Solution:

- Install new high efficiency hot water boilers
- Provide (2) or more boilers to provide redundancy
- Replace steam piping with new hot water piping



Indoor Air Quality

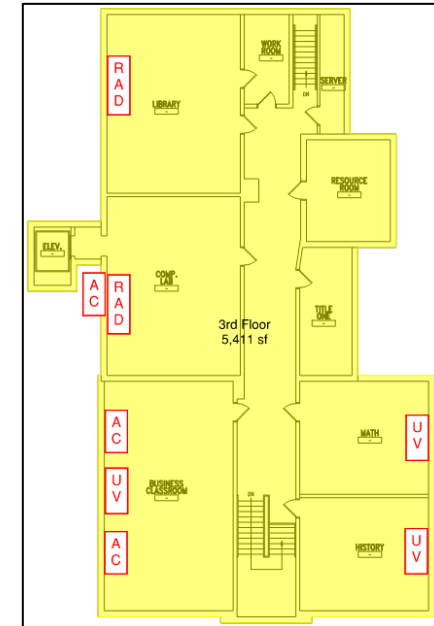
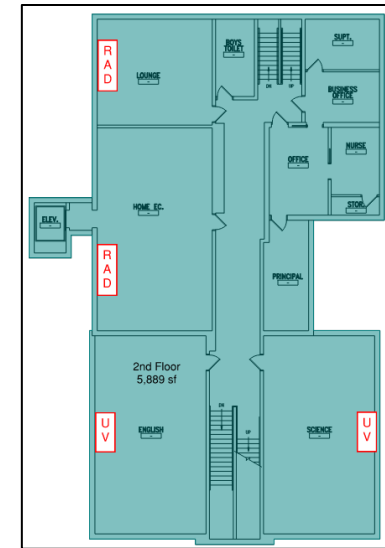
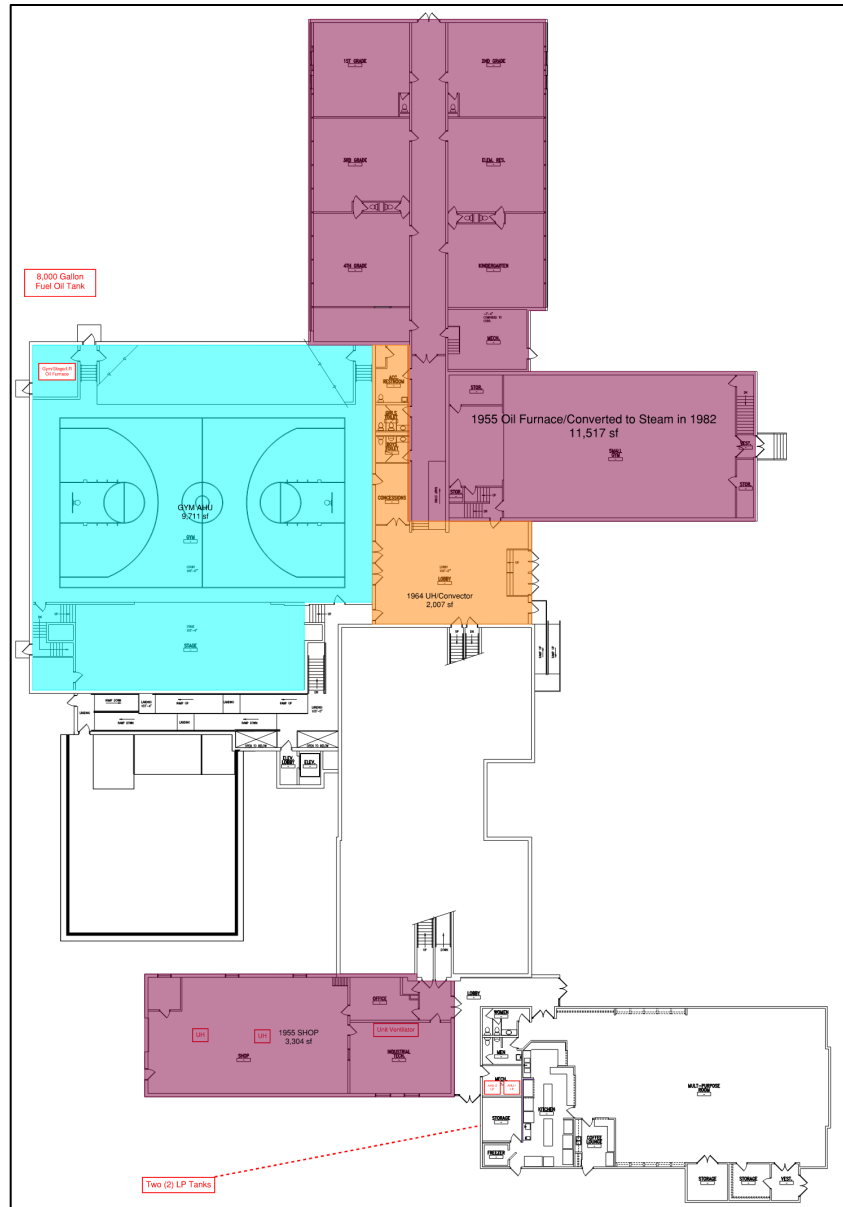
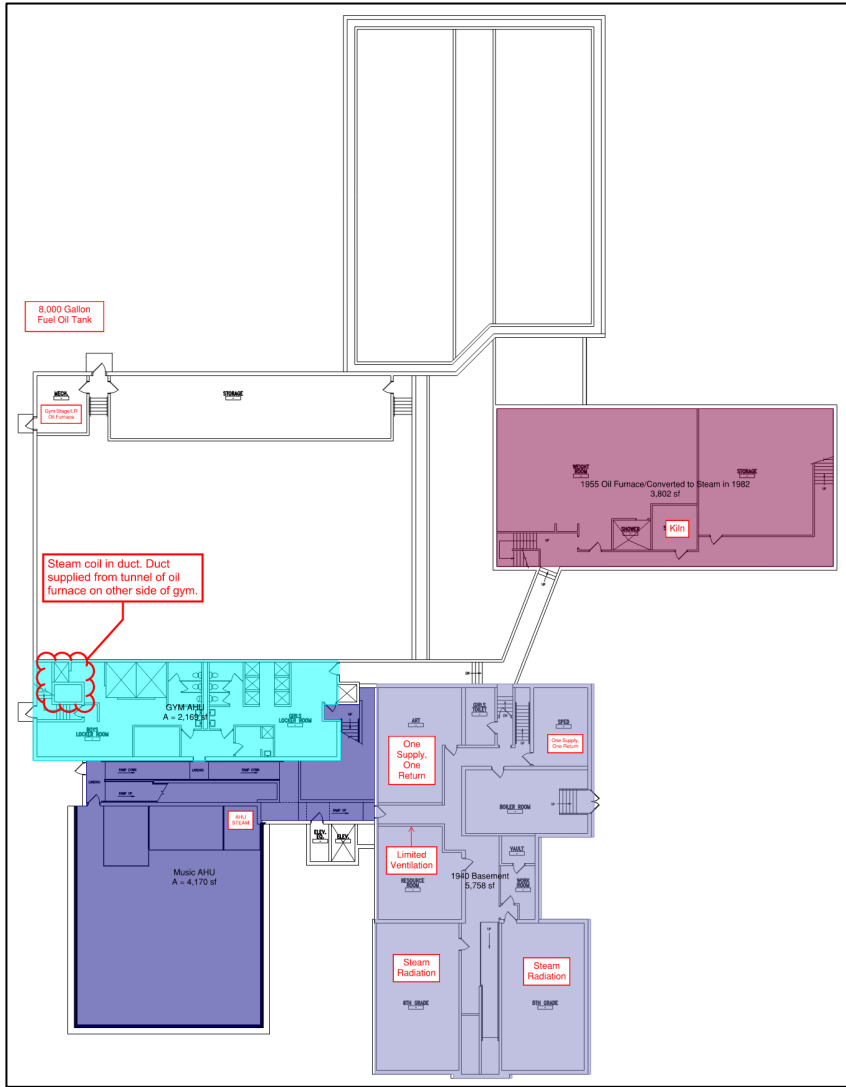
Existing Condition:

- The existing ventilation systems within the facility have exceeded their life expectancy.
- Most of the ventilation units are served by the steam boilers except for the gym air handling unit which uses fuel oil.
- Due to the age of the systems, they do not meet current code requirements to supply the required amount of outdoor air to the spaces.
- The facility utilizes pneumatics for temperature controls.
- There are only a few areas within the facility that provide air conditioning.

Proposed Solution:

- Replace the existing ventilation systems to meet current code requirements.
- New ventilation systems will utilize hot water or gas in lieu of the current steam systems
- New units will have dehumidification (A/C)
- The replacement of the ventilation systems includes:
 - Temperature Controls (Digital)
 - Lighting (LED)
 - Ceilings (re-use the new ceiling tiles that the district has been installing).
 - Upgrading the electrical service to accommodate the additional electrical load

Indoor Air Quality



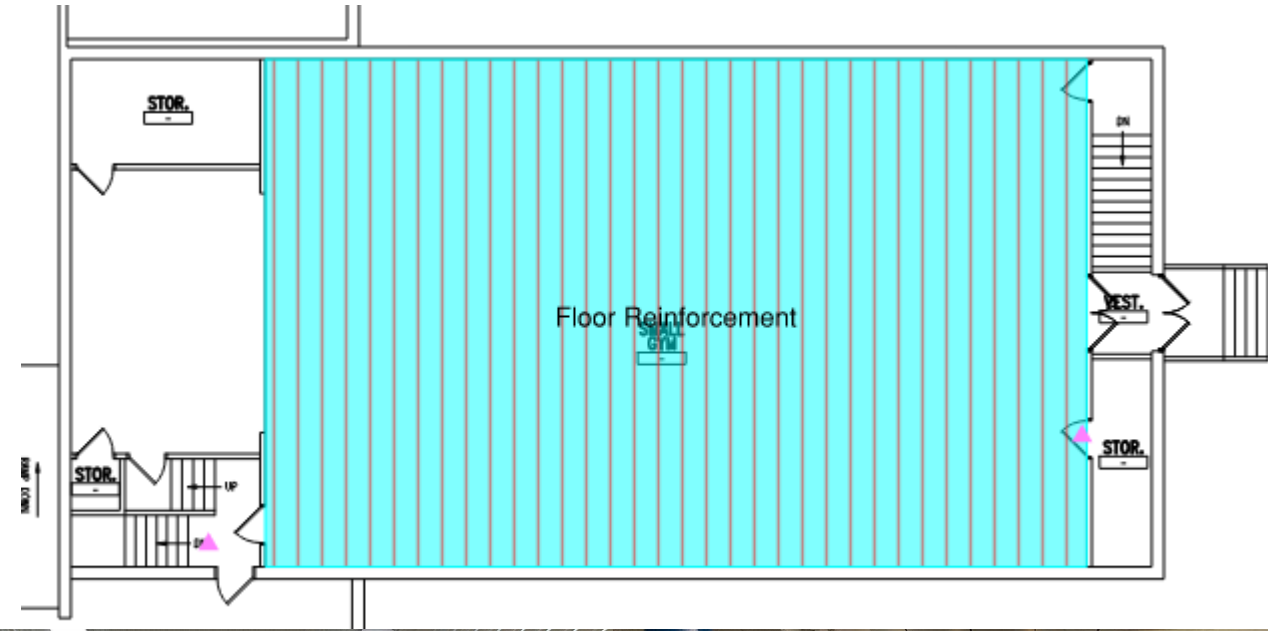
Interior Surfaces – 1936 Multi-Purpose

Existing Condition:

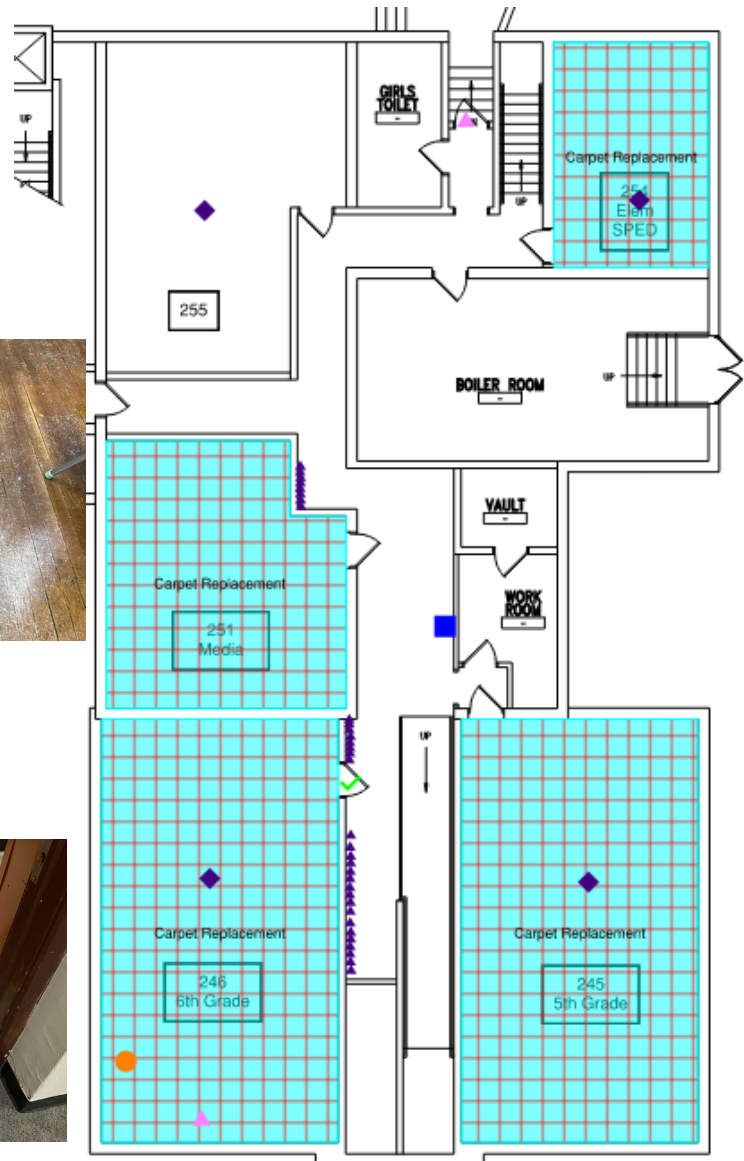
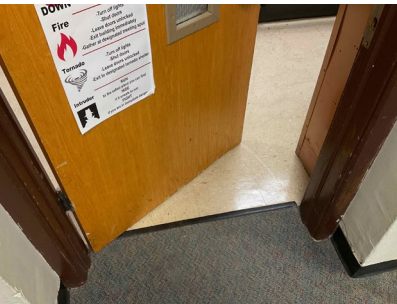
- The existing floor structure in the multi-purpose has developed a noticeable deflection (bow) in the floor.
- There are several doors in this area that have door knobs that do not meet ADA code.

Proposed Solution:

- Either replace or reinforce the existing floor structure to provide additional uses of this space.
- Replace the door hardware with levers to meet ADA code.



Interior Surfaces – 1910-1940 Lower Level

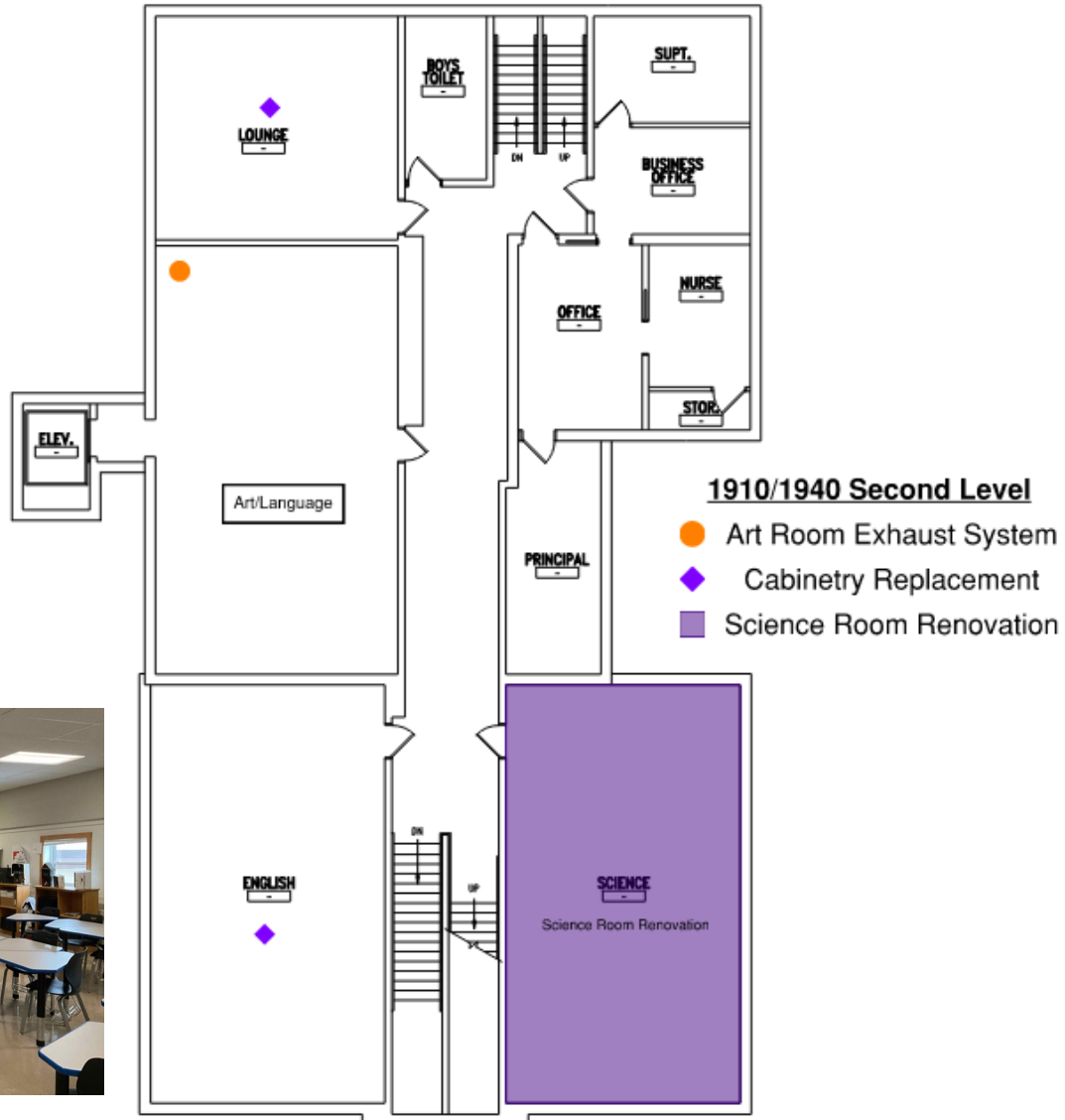


1910/1940 Lower Level

- ADA Accessible Drinking Fountain
- ◆ Cabinetry Replacement/New
- Carpet Replacement
- ▲ Door Hardware
- ✓ Door Replacement - Damaged From Rubbing on Ground
- ▲ Locker Replacement/Refinish
- Sink Replacement - ADA



Interior Surfaces – 1910-1940 Second Level

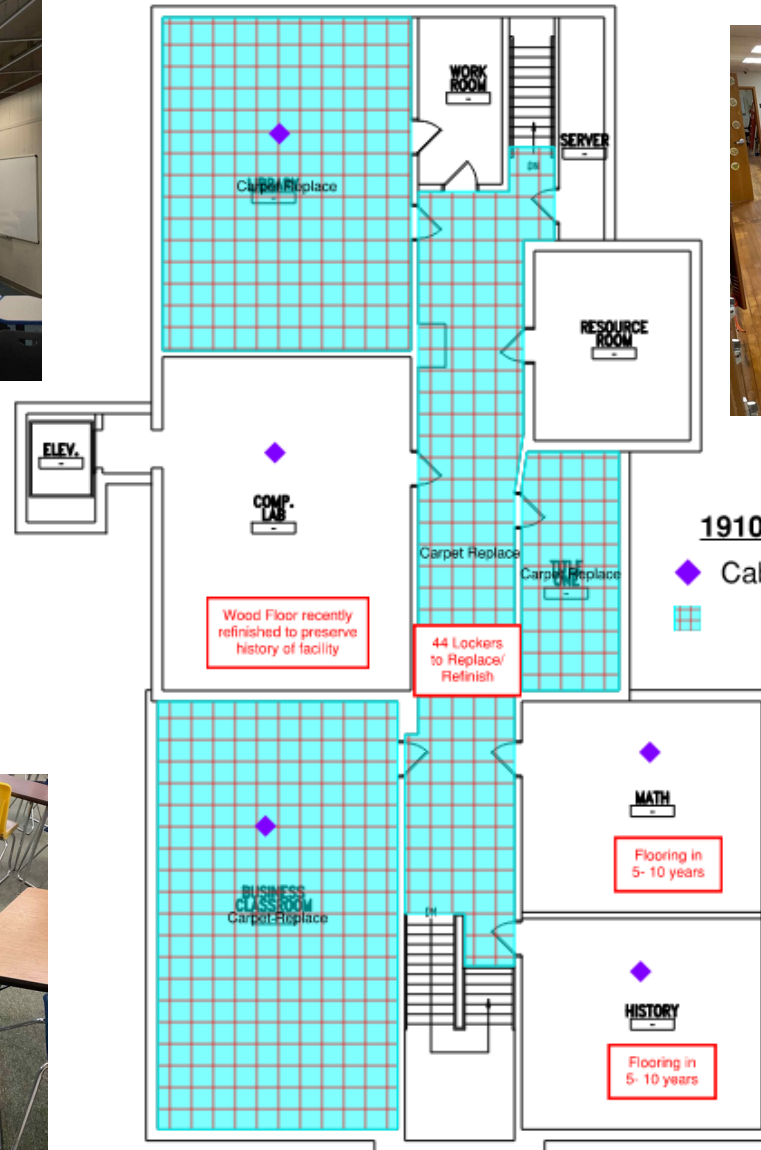
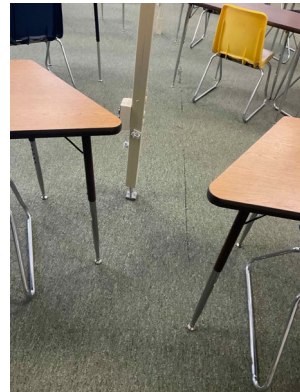
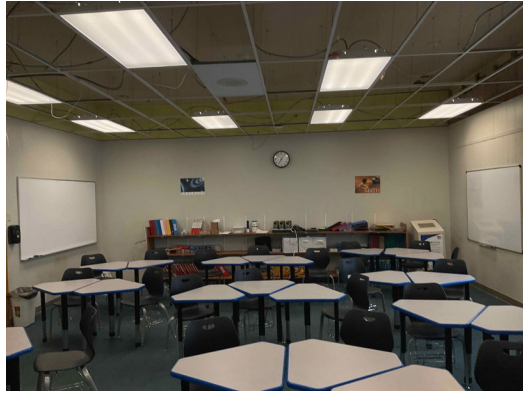


Science Room Scope:

- Install Fume Hood
- Provide Shower and Eye Wash Station
- Replace Cabinetry to gain efficiency in lab station space
- Provide gas/air for experiments
- Flooring replacement



Interior Surfaces – 1910-1940 Third Level



1910/1940 Third Floor

◆ Cabinetry Replacement

▤ Carpet Replace

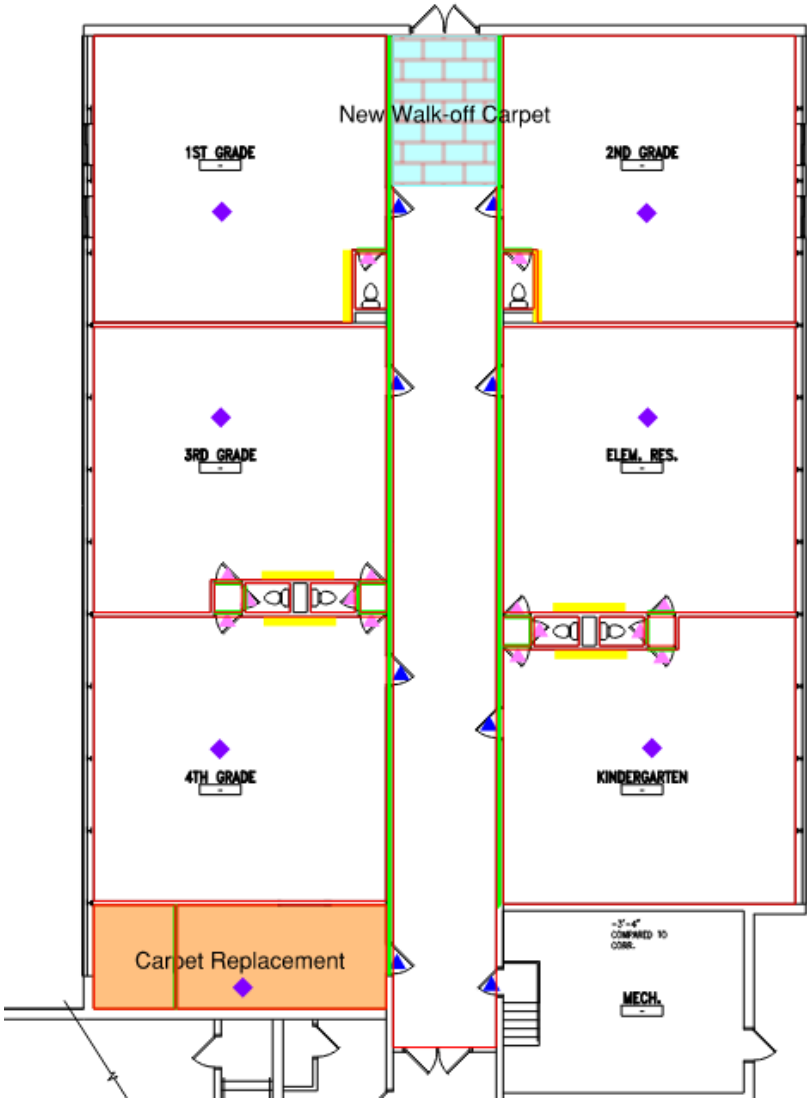
Wood Floor recently refinished to preserve history of facility

44 Lockers to Replace/ Refinish

Flooring in 5- 10 years

Flooring in 5- 10 years

Interior Surfaces – 1955 Elementary Classrooms

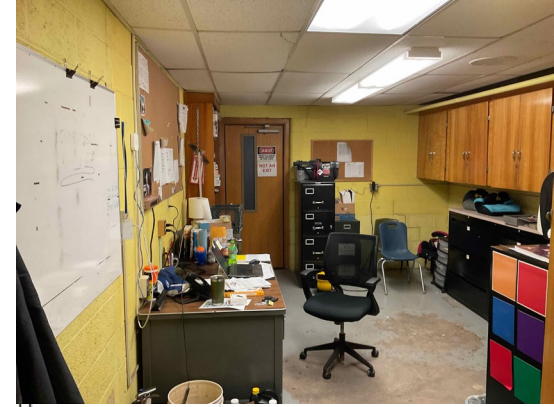
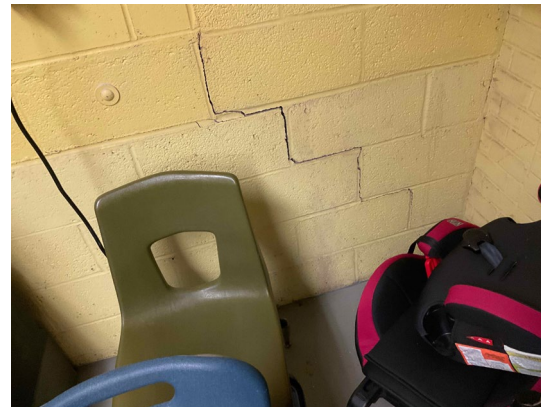


1955 Elementary CR Interior Surfaces

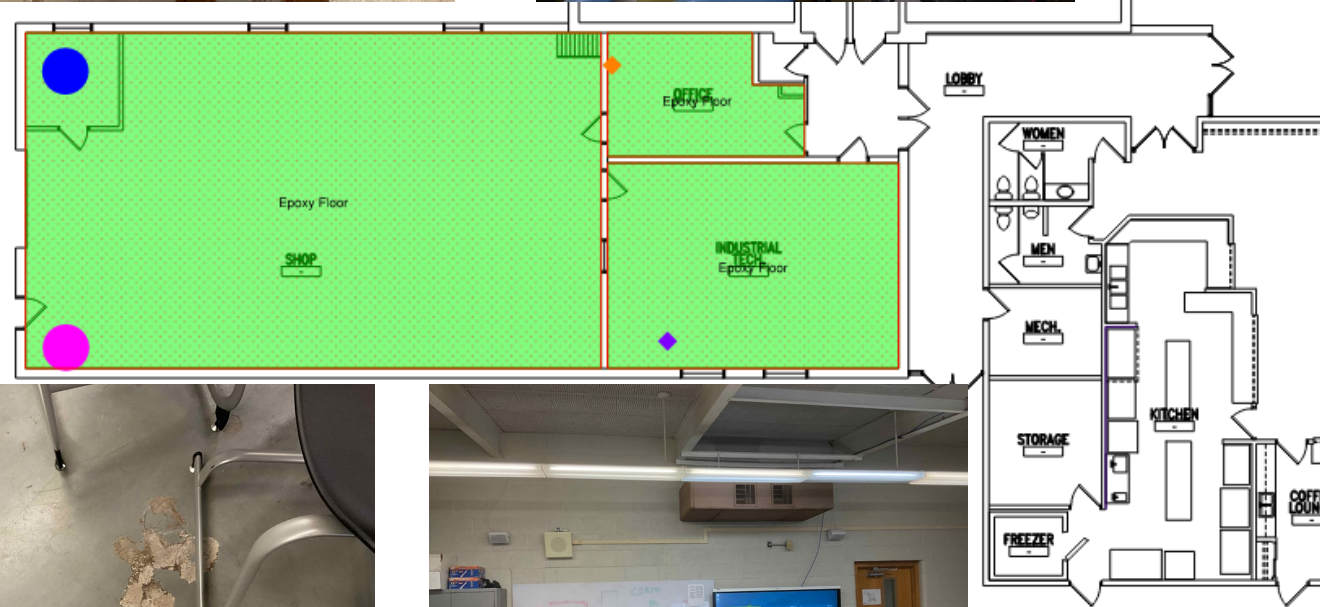
- Carpet Replacement
- ◆ Door Hardware
- ▲ Doors/Hardware For Transfer Grill
- Infill Transom Windows
- Lower Cabinet With Sink Not ADA
- New Walk-off Carpet
- Paint



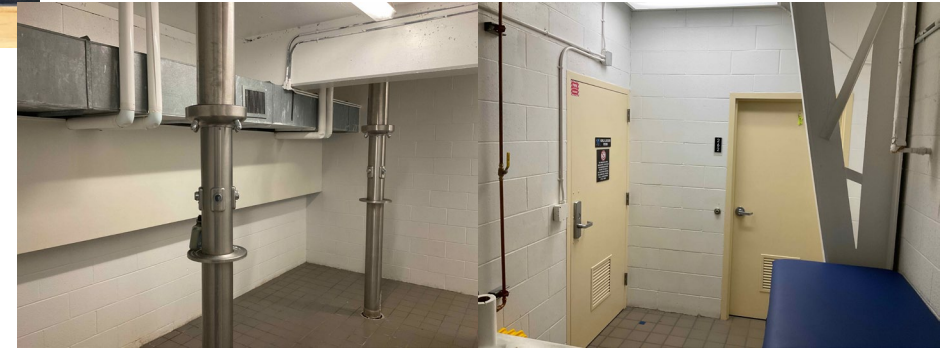
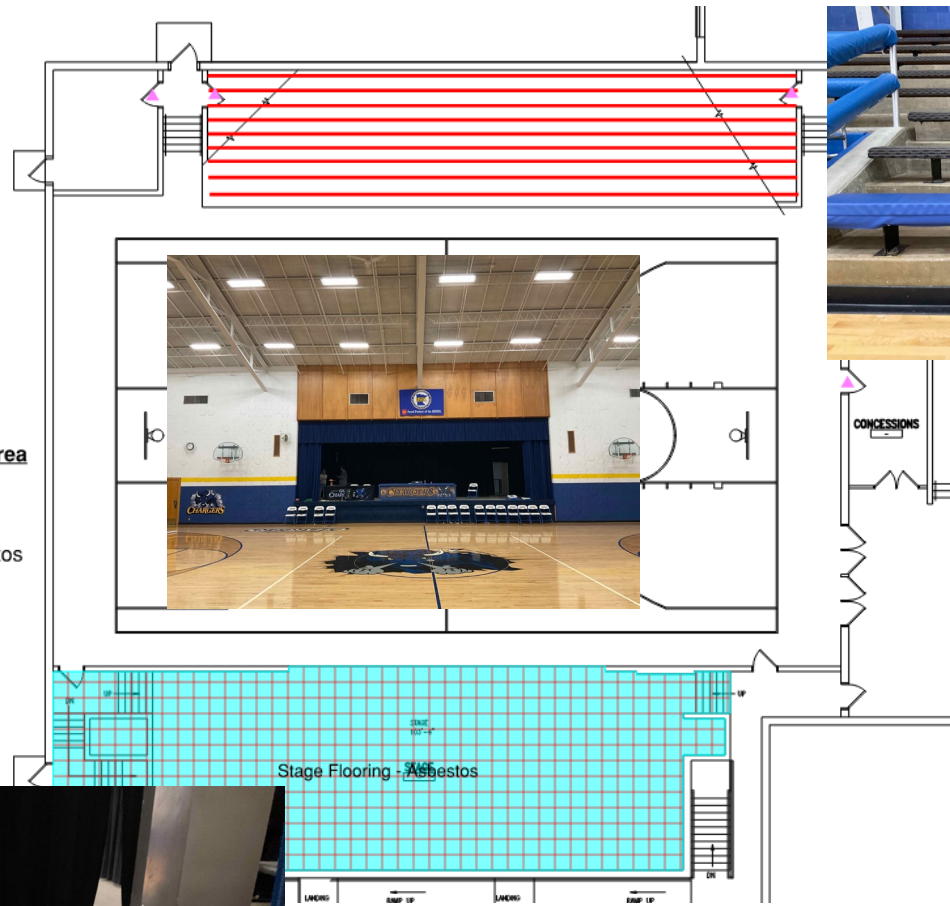
Interior Surfaces – 1955 Shop Area






- 1955 Shop Area**
- ◆ Cabinetry Replacement
 - Epoxy Floor
 - Install Paint Booth
 - Paint
 - Replace Dust Collection
 - ◆ Structural Crack



Interior Surfaces – 1964 Gym/Stage/Lobby/Locker Rooms





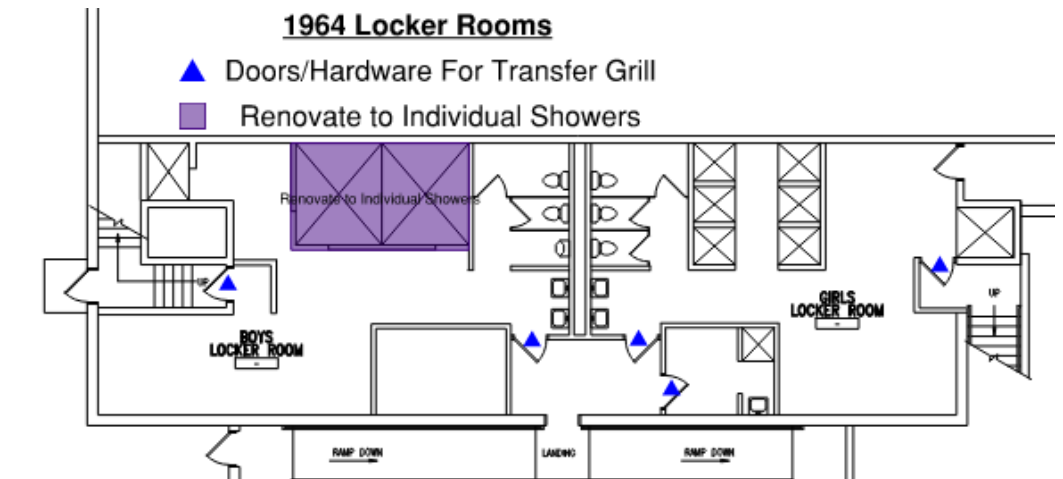
1964 Gym/Stage/Lobby Area

-  Bleacher Benches
-  Door Hardware
-  Stage Flooring - Asbestos

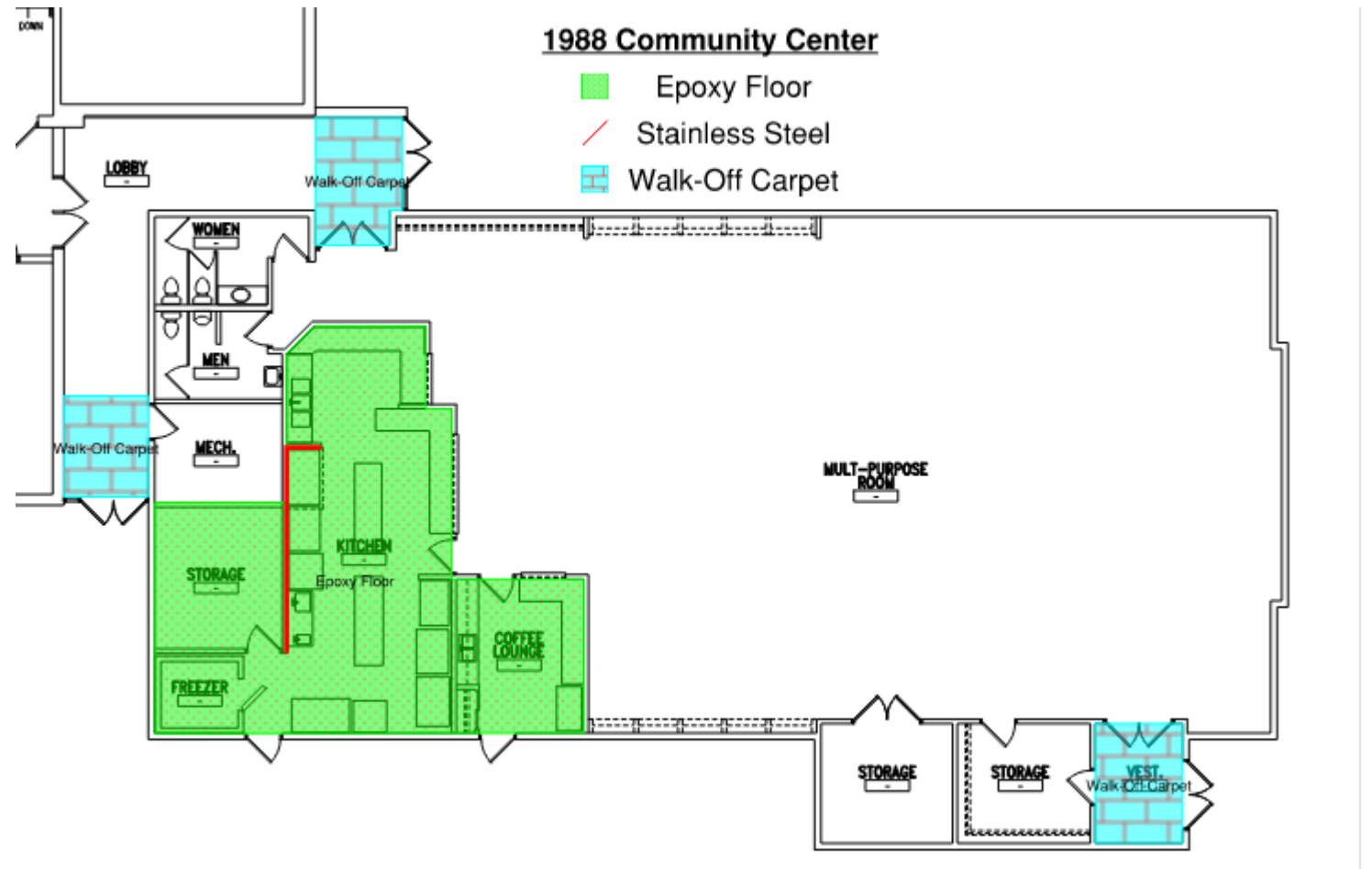


1964 Locker Rooms

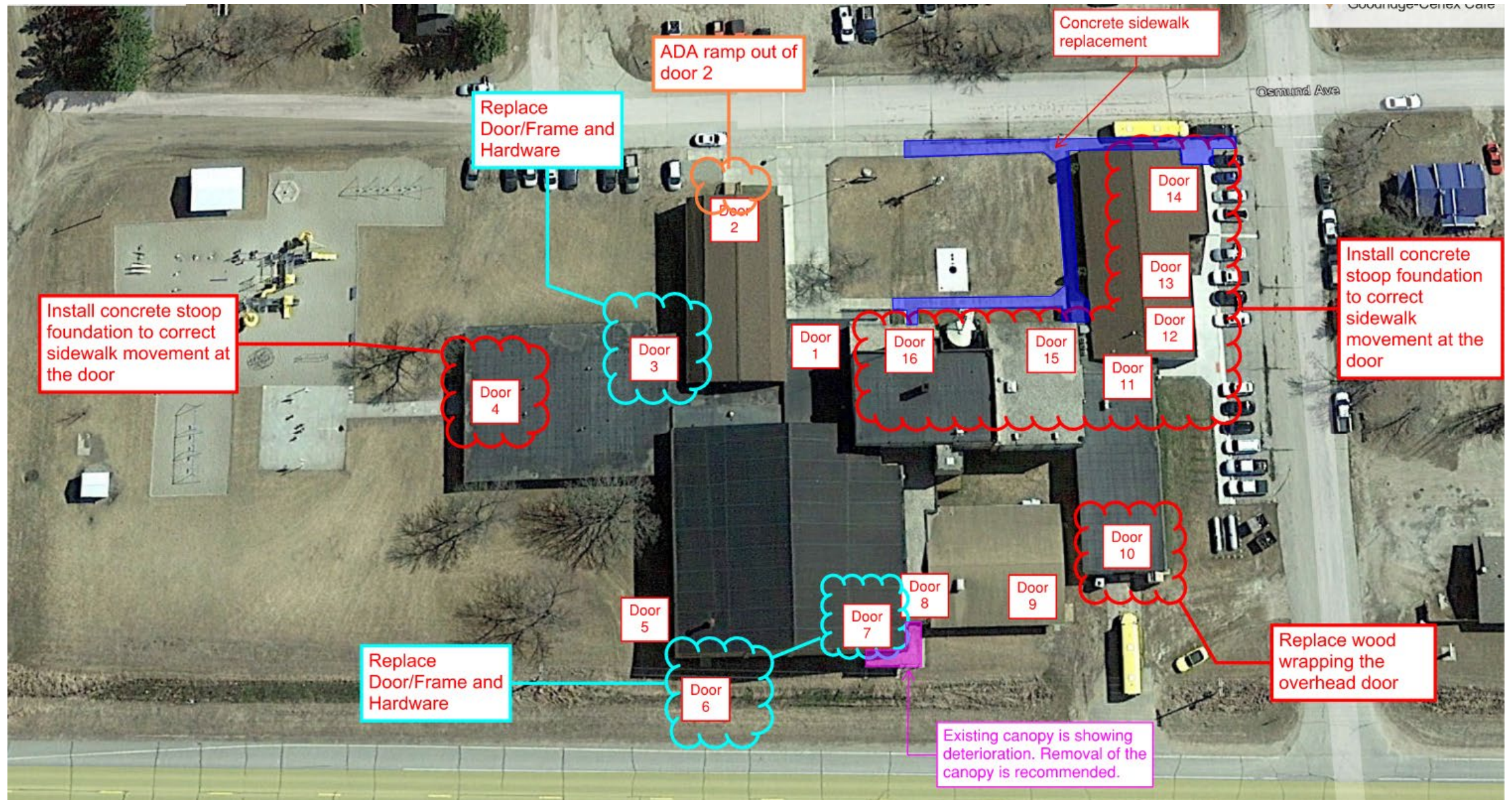
-  Doors/Hardware For Transfer Grill
-  Renovate to Individual Showers



Interior Surfaces – 1988 Community Center



Building Envelope



Building Envelope



ADA Ramp



Door #3 Replacement



Door #4 Concrete Stoop



Door #6 Replacement

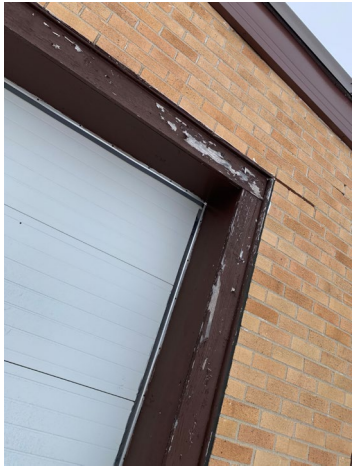


Door #7 Replacement



Door 7 and 8 Canopy

Building Envelope



Shop OH Door Trim



Door #11 Concrete Stoop



Door #12 Concrete Stoop



Door #14 Concrete Stoop



Door #15 Concrete Stoop



Door #16 Concrete Stoop



East Side Sidewalk Replacement

Roofing



Site Work



Electrical Branch Panels

Existing Condition:

- The existing electrical branch panels have exceeded their life expectancy
- These panels were installed in the period between 1950-1980

Proposed Solution:

- Replace the existing branch panels with new
- Upgrade the wiring from the main distribution panels to the branch panels



Shop Panel










1955 Elementary Panel




Stage Electrical Panels

MN School Funding Opportunities

Funding Options:	LTFM – Deferred maint 	Performance Contracting 	General Fund 	Abatement Bonds - parking lots 	Health & Safety LTFM - IAQ 	Lease Levy - new edu. space 	Bond Referendum 
Plan total:							
Tax impact or no tax impact	Board Authority – No Direct Tax Impact	Board Authority – No Direct Tax Impact	Board Authority – No Direct Tax Impact	Board Authority – Direct Tax Impact	Board Authority – Direct Tax Impact	Board Authority – Direct Tax Impact	Voter Approved – Direct Tax Impact
Debt term		Cap facility bonds or lease – paid back from savings	Pay as go Or COP's or Capital facility bonds	Abatement Bonding Set by district	Alt Facility Bonding set by district	15-year lease payments	
ANNUAL TAX IMPACT ON \$200K HOME							

Next Steps

Goodridge Public Schools Independent School District #561		2023												
		January	February	March	April	May	June	July	August	September	October	November	December	
														
Planning Process Schedule - DRAFT 2-8-23														
Phase I - Assessment and Plan Development														
General														
Approval of ICS Planning Agreement														
Communications (Ongoing throughout Process)														
Assessment and Data Gathering														
Facility Assessment				★										
Listening Sessions				★										
Demographics Analysis				★										
Educational Adequacy				★										
Plan Development														
Solutioning / Cost Estimates					★	★								
Community Feedback														
Report Back to Board on Feedback								★						
Plan Revisions / Updates														
Board Work Session to Refine Plan											★			
Board Decision on Next Steps											★			
Phase II - Referendum Communications														
Referendum														
Submit Review and Comment										★				
Referendum Communications														
Referendum Date										★				

April

- Schedule board work session
- Invite Ehler's to present a range of tax impacts
- Board project / tax exercise to better understand priorities



QUESTIONS?