

**AUGUSTA SCHOOL DISTRICT  
TAB 6 NARRATIVE  
DEADLINE FEBRUARY 1ST 2016**

**PURPOSE:**

The Academic Facilities Master Plan (A.C.A. §6-21-805) is one of the foundations of the Arkansas Public School Academic Facilities Program. The purposes of the Master Plan are to –

- Establish a mechanism for State supervision of school district activities impacting academic facilities and equipment.
- Develop and continually update information critical to identifying academic facilities needs at the local level and across the state; and
- Allow the State to manage state financial participation in eligible academic facilities projects

**The Master Plan will fulfill A.C.A. §6-21-806 (c).**

Section 4.03.10 of the Rules Governing the Six (6) Year Facilities Master Plan states that master plans shall include a “narrative analysis” of facility needs and response plans to address the following divisions, categories, and history:

- 1). History of project funding and construction.
- 2). Overall district strategy to provide suitable, adequate and maintained public school facilities.
- 3). Growth or decline of District.
- 4). Warm, safe, and dry needs of District.
- 5). Portable buildings.
- 6). End of life building systems.
- 7). History of ARRA funding.
- 8). Partnership Program funding for FY 13-15,15-17 & 17-19.
- 9). Academic Facilities Building Value-Ark. Code Ann. 6-21-112 (f) (18). Tab 12—Total building values.

**The Six-year Master Plan narrative analysis will follow the numerical order previously described.**

**1). HISTORY OF THE DISTRICT INCLUDES PAST PROJECTS, ADMINISTRATIVE CHANGES, AND PROMINENT STRATEGIC FACILITY ISSUES.**

**HISTORY**

- District was removed from the “Fiscal Distress” list during the 2005-06 school term.
- The District has recovered completely from previous “Fiscal Distress” initiated during the first quarter of the 2000-2010 decade.
- The administration and School Board successfully established the annexation of Cotton Plant School District during 2004-05 school term.
- The K-3 campus at Cotton Plant was closed at the start of the 2014-2015 school year.
- The Augusta School District is composed of a K-12 campus in Augusta (beginning August, 2014).
- Augusta School District passed a millage increase of 3.2 mills in **September of 2015.**

### **In reference to History of completed projects:**

- District upgraded technology needs district wide (0809-7401-001).
- Placed a new roof on Cotton Plant Elementary School (0910-7401-014).
- Fire Alarm Systems, emergency lighting and exit lighting were installed during the spring semester of 2010 (0910-7401-017).
- ® Installed Fire Alarm System in Augusta High School (0910-7401-002).
- ® Installed Emergency/Exit Lighting at Augusta High School (0910-7401-003).
- ® Installed Fire Alarm System, exiting lighting, security system in Cotton Plant Elementary (0910-7401-010).

### **History of past/current Superintendents** as it relates to Facility Compliance Program (2004-forward).

Mr. Richard Blevins was acting Superintendent when state law was passed requiring school districts to maintain a Facilities Master Plan.

Mr. Scott Jones was selected as Superintendent by the Augusta Board of Education effective July 1, 2011.

Mr. Jones resigned his position as Superintendent of the district effective June 30, 2013.

Dr. Ray Nassar was selected to replace Mr. Scott Jones as Superintendent effective July 1, 2013.

Dr. Ray Nassar is the current Superintendent for the 2015-2016 school year.

### **History of Fire: Project # 1213-7401-701**

A fire in the spring term of 2012 destroyed the Augusta School District Pre-K building located adjacent to the Administration Offices in Augusta. Total square footage lost was 6900. The District converted previously used elementary classrooms located on the Augusta Elementary campus into pre-kindergarten classrooms. Three restrooms were added to comply with pre-kindergarten classroom requirements. The administrative offices were temporarily moved to a portable building near Augusta High School. The District has completed a new administrative office (planned project # 1314-7401-005-completed). The District officially moved into the building during the fall semester of 2015.

## **2) Overall district strategy to provide suitable, adequate and maintained public school facilities.**

With enrollment figures declining by 250 students over the past six years, the administration and School Board continue to evaluate and debate facility deficiencies on the Augusta campus. The District will address deficiencies as determined by building value formula illustrated in Tab 12. Funding for selected deficiencies will be generated from the annual nine per cent budget requirement in Maintenance and Operation.

The District submitted a partnership application for the 13-15 funding cycle to construct an elementary physical education and multi-purpose complex (1314-7401-001). On April 24, 2013, the District was notified that project number 1314-7401-001 was approved but NOT funded. On April 3<sup>rd</sup>, 2014 the

District was notified of approved partnership for this project. The District was awarded funds based upon the District wealth index. **Due to a declining enrollment with subsequent loss of funding, the District has elected to rescind approved partnership funding of \$318,435.15 (1314-7401-001).** Dr. Ray Nassar submitted a letter to Dr. Charles Stein, Facilities Director, dated August 20, 2014 rescinding partnership funding and construction of an elementary P.E. building/classrooms.

The District made three separate partnership applications for warm/safe/dry projects (**described in section #4 warm/safe/dry**).

**District strategy in regard to addressing facility deficiencies is as follows:**

a). **Delete individual projects 1516-7401-006, 012, and 013. These three projects were combined into one project (High School lighting, electrical upgrades, VCT replacement and plumbing upgrades— 1516-7401-017). With passage of 3.2 mills in September of 2015, the District will renovate Augusta High School (floor, HVAC-(8 units), plumbing, ceiling, lighting, awnings to bus loading zone, and upgrade security). A new bus barn will be also be added to the high school/elementary campus as well-as air-conditioning to the 2003 gymnasium.**

### **3). Growth or decline of District.**

The consolidation of Cotton Plant School District saw a temporary increase in student population. With several years of declining growth and an increase in expenditures on the Cotton Plant campus, the School Board elected to close the Cotton Plant campus. The Augusta campus now serves all K-12 students. The Board of Education solicited bids to sell property and buildings at the Cotton Plant campus during the fall semester of 2014. The November, 2014 School Board minutes contain a detailed account of all transactions as to the selling of lots and buildings. The minutes can be accessed through the Augusta School District web site. In regard to buildings NOT sold, Augusta School District will donate said buildings to the City of Cotton Plant. The October 1<sup>st</sup> 2015 K-12 student enrollment of Augusta School District was 376 students.

### **4). Warm, safe, and dry needs of District**

Augusta School District submitted three warm/safe/dry partnership requests for the 2013-15 funding cycle. The current Augusta High School roof requires replacing (1963 roof-project #1314-7401-003) and the high school VCT flooring is buckling causing hazardous conditions (project #1314-7401-002). The 2004 Facilities Division survey indicates ADA exit door deficiencies at both Augusta High School (High School and attached gym) and Cotton Plant Elementary (1314-7401-004). The District **received** partnership project funding (1314-7401-003--\$152,047.83) to replace the existing roof. The project was **completed** during the 2013-2014 school year. The District **did not** receive financial support from the Division to replace VCT tile in the high school, and **did not** get approval to replace exit doors. Both projects were ruled ineligible for warm/safe/dry funding. Due to the lack of qualifying factors and no positive

suitability numbers, the District will not make a w/s/d partnership funding application for the 2017-19 cycle.

**5). Portable buildings.**

The District has removed all portable buildings. Central office personnel moved into new offices fall semester of 2015.

**6). Building system end of life issues.**

The 1963 high school has several major “end of life” cycle issues. The District has previously applied for partnership projects with the Division ruling the projects were ineligible or partnership funding (VCT flooring in the high school). The District did receive partnership funding to replace Augusta High School roof. The partnership applications for both the roof and flooring were listed as warm/safe/dry applications. The District has replaced approximately one-half of the HVAC and with the passage of the millage will replace the remaining units (8). All buildings on the Cotton Plant campus were closed effective August, 2014.

**7). History of ARRA**

Augusta School District has the following “completed” projects using Federal Stimulus Funding:

- ⊗ Roof repair at Augusta High School—(0910-7401-009). **COMPLETED**
- ⊗ Replace hardwood floor in Cotton Plant Elementary School gym (\$50,000). **COMPLETED**
- ⊗ Roof replaced at Cotton Plant Elementary School. **COMPLETED**
- ⊗ Roof replaced at Cotton Plant Elementary School Gym (\$120,000 for Elem. and Gym). **COMPLETED**
- ⊗ Carpet replaced and new tile installed at Augusta Elementary School (\$36,000). **COMPLETED**

**8). Partnership Program funding for FY 13-15, 15-17 & 17-19.**

**PARTNERSHIP APPLICATOINS FOR 2011-13 FUNDING CYCLE**

Due to declining enrollment, and the uncertainty of enrollment figures at Cotton Plant Elementary, August School District **did not** submit a facilities partnership application for the **2011-13** funding cycle.

Augusta School District did submit four applications for partnership funding for the **13-15** funding cycle. The District applied for construction of a new physical education building for elementary students and received approval. The building was scheduled to be an elementary Physical Education complex that would contain dressing rooms, restrooms and classrooms to house K-7 resource students. The total square footage was to be 8,750 square feet with 6,000 square feet for the elementary physical education and 2,750 square feet for restrooms, dressing rooms and classrooms for resource student space (1314-7401-001). **The District received project funding notification, but has elected to rescind**

**funding (effective school term 2014-15). Dr. Ray Nassar submitted letter to rescind funding on August 20, 2014.**

- The District made application for partnership funding to replace 42,600 square feet of flooring at the high school (#1314-7401-002). The project was rejected by the facilities division with the comment “not a warm/safe/dry project.”
- The District made application to replace/repair a large portion of the leaking high school roof (#1314-7401-003). The District was **approved** and **funded** for project 1314-7401-003.
- The District also submitted application for ADA door exits (fire code exit deficiencies) at both Augusta High School (gym included) and Cotton Plant Elementary (1314-7401-004) and was **NOT approved** as a warm/safe/dry renovation.

The following projects will be addressed on “as-required” basis using the 9% mandatory funding requirement in the Maintenance/Operation budget:

- ⊗ HVAC at Augusta High School. Approximately one-half of the units recently replaced, the District will replace the remaining units on an “as-required” basis (1112-7401-004).
- ⊗ VCT tile replacement, plumbing upgrade, lighting upgrade and replacing ceiling tiles has been rolled into one project (1516-7401-017).

The District has two planned projects for the **13-15 & 15-17 funding cycle**. No partnership funding is available with administrative projects (Administration offices & bus barn). Project number 1314-7401-005 (administrative offices) and project number 1516-7401-015 (bus barn) will be financed through local funding.

**PARTNERSHIP APPLICATIONS FOR THE 17-19 FUNDING CYCLE:**

The Six-Year Facilities Master Plan for 2016 indicates no partnership applications will be submitted for 17-19 partnership cycle.

**9.) ACADEMIC FACILITIES BUILDING VALUE- Ark. Code Ann. 6-21-112 (f) (18).**

1. Administration: The 1964 building with 30,938 square feet (former administrative offices) will continue to be used as district wide administrative storage. Building value (-4%).
2. Administration: Transportation facility, 2,480 square foot built in 1960 will continue to be used as a transportation structure with a building value of (-10%). Scheduled for demolition 2015.
3. Augusta High School: 57,314 square foot built in 1963. The high school had a roof replacement during the fall of 2013 (1314-7401-001). VCT flooring will continue to be replaced on an as-needed basis. HVAC units will be replaced on an “as-needed” basis. The 1963 high school with a building value of (-6%) will continue to be used as the main high school.
4. Cotton Plant Elementary School: Gymnasium #903, 12,680 square feet built in 1962. Building value at (-8%). This building was closed for the 2013-14 school term. **Augusta School Board has accepted bids to sell property.**
5. Cotton Plant High School—Building #901--22,792 square feet built in 1952. Building value at (-28%) has been closed since consolidation of Cotton Plant with Augusta School District. **Augusta School Board has accepted bids to sell property.**
6. Cotton Plant High School—Vocational building #905, 2,880 square feet built in 1968 with a building value of a positive 4%. This building has been closed since consolidation (2004-05) of Cotton

Plant School District with the Augusta School District. **Augusta School Board has accepted bids to sell property.**

7. Cotton Plant High School—Vocational building #906, 2,400 square feet built in 1980 with a building value of a positive 28%. This building has been closed since consolidation of Cotton Plant School District with the Augusta School District. **Augusta School Board has accepted bids to sell property.**

8. Cotton Plant Elementary School: Building #701, 19,112 square feet building in 1962 with a building value of (-8%). This building was closed for the 2014-2015 school term. **Augusta School Board has accepted bids to sell property.**

10. Tab 12 update: To assist districts in capital planning, a Building/Site Survey has replaced the Tab 12 System Replacement Data Input Screen. Every building of the District is assessed through thirty-seven categories to arrive at a total estimated expense to maintain structural/site integrity (chart below).

District:	7401000	Augusta School District			
System	Years 0-5	Years 6-10	Years 11-20	Years 20+	Total
Site	#VALUE!	\$1,455,726	\$1,757,580	\$1,228,305	<b>\$4,441,610</b>
Structural	#VALUE!	#VALUE!	#VALUE!	\$4,331,707	<b>\$4,331,707</b>
Exterior	\$576,078	#VALUE!	\$2,104,073	\$1,896,099	<b>\$4,576,250</b>
Roofing	\$180,729	#VALUE!	\$1,826,446	#VALUE!	<b>\$2,007,176</b>
Interior	\$2,356,147	\$2,330,014	\$1,464,405	\$364,067	<b>\$6,514,633</b>
HVAC	\$495,451	\$993,150	\$2,233,810	#VALUE!	<b>\$3,722,411</b>
Plumbing	\$746,015	\$522,526	\$813,281	\$209,051	<b>\$2,290,873</b>
Electrical	\$839,053	\$1,041,140	\$1,749,080	\$1,635,269	<b>\$5,264,542</b>
Fire & Safety	#VALUE!	\$681,766	\$1,057,167	#VALUE!	<b>\$1,738,934</b>
Technology	#VALUE!	\$992,606	\$243,160	#VALUE!	<b>\$1,235,766</b>
Specialties	\$231,525	\$343,459	\$1,829,240	\$243,160	<b>\$2,647,383</b>
<b>Totals</b>	<b>\$5,424,998</b>	<b>\$8,360,389</b>	<b>\$15,078,241</b>	<b>\$9,907,658</b>	<b>\$38,771,286</b>

**THIS CONCLUDES FACILITIES MASTER PLAN UP-DATE REPORT FOR SCHOOL TERM 2015-2016**

RESOLUTION TO ADOPT 6-YEAR FACILITIES MASTER PLAN  
AUGUSTA SCHOOL DISTRICT  
DECEMBER 14, 2015

We, the undersigned, President of the Board of the Augusta School District, Vice President, Secretary, and members, certify the foregoing to be a true copy of the facilities narrative duly adopted by the Augusta School Board held on Monday, December 14, 2015.

The narrative (Tab 6) appears on the Augusta Facilities web site and a copy will appear in Board minutes which will be held in the central administrative office.

We agree to set aside local monies to pay the Augusta share of Partnership funding for the 15-17 biennium, and the 17-19 partnership funding cycle.

At the time of the meeting, the duly elected, qualified, and serving members of the Board and their respective votes on the adoption of this Narrative were as follows:

Augusta School District Board of Directors-----vote  
(Aye, Nay, Abstain or Absent)

Terry Shadwick, President Terry Shadwick Y

Willie Powell, Vice-President Willie Powell Y

Leslie Collins, Secretary Leslie Collins Y

Debbie Briscoe, member Debbie Briscoe Y

Janice Collier, member Janice Collier Y

Charlotte Hitt, member Charlotte Hitt Y

SIGNED: Susan Bengel Susan Bengel

Terry Shadwick December, 2015  
Terry Shadwick, President

Leslie Collins December, 2015  
Leslie Collins, Secretary