
M A H T O M E D I S C H O O L D I S T R I C T

M E M O R A N D U M

DATE: August 1, 2019
TO: Barb Duffrin, Superintendent
Mahtomedi School Board
FROM: Bill Menozzi, Director of Business Services
RE: O.H. Anderson Elementary Dehumidification Project

At the finance and facilities committee meeting on June 13, 2019 the concept of dehumidification at O.H. Anderson (OHA) Elementary was introduced. The purpose of this memo is to follow up on that meeting and provide additional information regarding the project.

OVERVIEW

OHA is our grade 3-5 elementary school. It was originally built in 1964 and is our oldest of the K-12 school buildings in Mahtomedi. Dehumidification (air conditioning) currently exists in the main office, computer labs, media center, and flex lab. No air conditioning exists in the classrooms, main hallways, or kitchen areas.

The American Society of Heating, Refrigeration, and Air-Conditioning Engineers (ASHRAE) standards recommend humidity levels in large sedentary spaces to be between 30 and 60 percent. It is common for heat and humidity levels to exceed standards in the spring, summer, and fall.

The lack of proper air flow creates excess moisture and an environment for mold and mildew to grow. The humidity levels also cause issues with carpet cleaning and excess moisture in the kitchen area.

VALUE OF THE PROJECT

Summer All Stars runs July – August and uses 4-5 classrooms. Summer All Stars has been cancelled due to temperature and heat index. Approximately 50 students and 5 staff.

Summer MAC mid-June to mid-August. Limited air conditioned spaces cannot accommodate all of the activities. Approximately 90 students and 16 staff.

Positive Peers is housed in July at OHA with approximately 60 students.

Pick up lane cars idle and the fumes are drawn into open windows on the east side of the building, creating an indoor air quality issue.

Open house at the end of August can be miserable with heat. This makes for an unpleasant experience for our families when visiting school.

Due to additional scrutiny on security measures, doors are no longer allowed to be propped open as a means of building ventilation.

TAX IMPACT INFORMATION

The estimated tax impact on a ten year borrowing term for a residential homestead with a market value of \$350,000 is \$8/year. On a fifteen year term the tax impact is \$3/year. It is important to note the tax impact information is purely an estimate for comparison purposes, and will not be final until the project is approved and the debt issued.

TIMELINE AND NEXT STEPS

In discussions with our municipal advisor, it is possible that part of the taxpayer increase on this project would be offset by the change in fiscal disparities related to the increase in our operating levy from November, 2018.

Timing is important on this project, as the economic advantages related to the change in fiscal disparities would be for the Pay 2020 levy only. If the School Board would like to move forward with this project a decision needs to be made by the regular study session on August 22, 2019.

DETAILED INFORMATION

Add dehumidification to OHA in order to improve air flow and indoor air quality (IAQ). Health and safety IAQ project financed with Non-Voter Approved General Obligation (GO) Facilities Maintenance bonds. Single site over \$100,000 leveraging additional Long Term Facilities Maintenance (LTFM) levy revenue over \$380 per adjusted pupil unit.

The project would be completed during the summer of 2020. Once approval to fund with GO Facilities Maintenance Bonds is granted by MDE, issue bonds when most economically advantageous to the District while allowing for a summer 2020 project start and finish.

Please let me know if you have questions or would like additional information on this project.

CC:

Kelly Smith, Director, Baker Tilly Municipal Advisors

Susan Prather, OHA Principal

Julie Osterbauer, Buildings & Grounds

SUPPLEMENTAL INFORMATION

Mahtomedi Public Schools
 Approximate Levy Breakout
 Taxes Payable 2020 – 2034
 Bold Items Represent Last Year of Approved Levy

TAX YEAR	OPERATING LEVY	09A OPEB BONDS	14A SCH BLDG BONDS	14B TAXABLE BONDS	16A ABATE BONDS	CAPITAL PROJECTS LEVY	APPROX TOTAL LEVY
18 Pay 19	4,712,130	321,633	3,948,800	13,090	782,050	675,095	\$14.715M
19 Pay 20	4,712,130	319,133	3,558,000	398,090	789,050	675,095	\$14.640M
20 Pay 21	4,712,130	321,133	3,961,000	-	780,300	675,095	\$14.640M
21 Pay 22	5,707,630	321,695	3,964,250	-	776,250	675,095	\$15.636M
22 Pay 23	5,707,630	321,470	3,966,500	-	776,750	675,095	\$15.636M
23 Pay 24	5,707,630	-	4,342,500	-	721,650	675,095	\$15.636M
24 Pay 25	6,703,130	-	4,343,250	-	722,600	675,095	\$16.631M
25 Pay 26	6,703,130	-	4,346,250	-	719,500	675,095	\$16.631M
26 Pay 27	6,703,130	-	4,346,000	-	716,200	675,095	\$16.631M
27 Pay 28	6,703,130	-	4,352,250	-	712,700	675,095	\$16.631M
28 Pay 29	6,703,130	-	4,349,250	-	714,000	675,095	\$16.631M
29 Pay 30	6,703,130	-	4,347,000	-	-	675,095	\$16.631M
30 Pay 31	6,703,130	-	-	-	-	675,095	\$12.281M
31 Pay 32	6,703,130	-	-	-	-	675,095	\$12.281M
32 Pay 33	6,703,130	-	-	-	-	675,095	\$12.281M
33 Pay 34	6,703,130	-	-	-	-	675,095	\$12.281M

Approximate Total Levy

