



2022 Six Year Facility Master Plan



Contact Information

District LEA:	3003
District Physical Address:	472 Magnet School Rd Malvern, AR 72104
District Mailing Address:	Same
District Phone Number:	(501) 332-5468
District Fax Number:	(501) 337-4119
Superintendent:	Danny Thomas Danny.Thomas@magnetcove.k12.ar.us



Magnet Cove School District 2022 Master Plan Narrative

Grade Configuration

The Magnet Cove School District made up of a K-4 Elementary School, 5-8 Middle School and 9-12 High School. The Middle School and High School share dining space on the High School Campus.

Enrollment Growth

According to the enrollment projection summary report posted on the Division of Public School Academic Facilities and Transportation (Division) website, student enrollment over the next 10 years will increase from a 2020-21 enrollment of 736 students to 898 students by school year 2030-31. These numbers have been impacted by the COVID-19 pandemic, but the District anticipates a full recovery in enrollment once concerns over the virus subside. Magnet Cove School District will continue to monitor enrollment projection data for space planning purposes.

Current and Future Projects

Magnet Cove School District is committed to the sustainability of our facilities and plans to address future growth and facility needs as follows:

New Elementary School (PP# 1920-3003-001): a new Elementary School is being constructed. Upon completion, the district will take all existing buildings, except Pre-K, on the old elementary school campus out of service for academic use.

Middle School/High School Flooring Upgrades - ESSER (SF#2122-3003-300): the District will replace the existing VCT and carpet flooring in the MS and HS with new LVT floor tiles. Ceramic and VCT tiles in the kitchen and restroom areas will also be replaced with a seamless epoxy flooring system.

HVAC Upgrades - ESSER (SF# 2223-3003-300): the District will add HVAC to the Auxillary Gym on the Middle School campus, which is currently unconditioned. Completion of this project will improve indoor air quality in this facility and assist with the mitigation of Covid-19 and other air-borne viruses.

Insulation Upgrades at the High School Main Building (SF# 2223-3003-700): the district will install additional insulation at the High School main building to slow the loss of energy from the building

Middle School/High School Intercom System Upgrades (SF# 2223-3003-701): the district will upgrade Intercom and video surveillance systems on the HS and MS campuses.

Negative Depreciated Value Buildings

Magnet Cove Elementary (-44%): This facility is being maintained in an adequate manner through the use of school funds and will be taken out of academic service under Partnership Project # 1920-3003-001 once construction on the new Elementary School is complete.

Pre K (-44%): adequately maintained through the use of school funds.

Magnet Cove High School (-4%): adequately maintained through the use of school funds.

Softball Field Complex (-2%): adequately maintained through the use of school funds.

Baseball Field Complex (-2%): adequately maintained through the use of school funds.

Magnet Cove School District is committed to addressing the facility needs within our district and we are grateful for the support of our School Board, community, staff, students, and the Division of Public School Academic Facilities and Transportation.

Sincerely,

Danny Thomas, Superintendent
Magnet Cove School District

District Report

Magnet Cove School District

January 03, 2022

472 Magnet School Rd., Malvern, Arkansas 72104

LEA: 3003000

Districtwide Facilities

	Current Master Plan Enrollment	Permanent Buildings	Temporary Buildings	Gross Square Feet
District Totals	736	19	0	218,740

LEA	School	Grades Served	Utilization	Current Master Plan Enrollment	Permanent Buildings	Temporary Buildings	Gross Square Feet	School Depreciated Value**
3003013	3003 - Magnet Cove ES 22083 Hwy. 51, Malvern, AR 72104	K-04	Utilized as Designated	399	4	0	60,896	-8.26%
	Building Number & Name	Building Use	Academic	Utilization	Type	Built Date	Gross Sq Ft	Depreciated Building Value
	300301301 Magnet Cove Elementary	Combination of Uses	Yes	Utilized	Permanent	1950	37,862	-44%
	300301308 Annex	Combination of Uses	Yes	Utilized	Permanent	1998	18,189	52%
	300301313 PE/Saferoom	Instructional	Yes	Utilized	Permanent	2012	2,913	80%
	300301314 Pre-k	Pre-K	No	Utilized	Permanent	1950	1,932	-44%

LEA	School	Grades Served	Utilization	Current Master Plan Enrollment	Permanent Buildings	Temporary Buildings	Gross Square Feet	School Depreciated Value**
3003014	3003 - Magnet Cove HS 472 Magnet School Rd., Malvern, AR 72104	09-12	Utilized as Designated	337	8	0	127,181	22.27%
	Building Number & Name	Building Use	Academic	Utilization	Type	Built Date	Gross Sq Ft	Depreciated Building Value
	300301302 Gymnasium	Instructional	Yes	Utilized	Permanent	2007	31,449	70%
	300301303 Baseball Complex	Athletic	No	Utilized	Permanent	1971	956	-2%
	300301310 Aquaponics	Agriculture	Yes	Utilized	Permanent	1999	660	54%
	300301313 Band	Music	Yes	Utilized	Permanent	1999	10,249	54%
	300301401 Magnet Cove High School	Combination of Uses	Yes	Utilized	Permanent	1970	76,348	-4%
	300301415 Football Concession & PressBox	Athletic	No	Utilized	Permanent	2011	4,266	78%
	300301311 Softball Field Complex	Athletic	No	Utilized	Permanent	1971	835	-2%
	300301312 Greenhouse	Agriculture	Yes	Utilized	Permanent	2016	2,418	88%

Magnet Cove School District

Districtwide Facilities

	Current Master Plan Enrollment	Permanent Buildings	Temporary Buildings	Gross Square Feet
District Totals	736	19	0	218,740

LEA	School	Grades Served	Utilization	Current Master Plan Enrollment	Permanent Buildings	Temporary Buildings	Gross Square Feet	School Depreciated Value**
3003000	3003 - Administration 472 Magnet School Rd., Malvern, AR 72104		Utilized as Designated	0	3	0	5,889	0.00%
	Building Number & Name	Building Use	Academic	Utilization	Type	Built Date	Gross Sq Ft	Depreciated Building Value
	300300001 Administration	Administration	No	Utilized	Permanent	2000	2,769	56%
	300300002 Bus Shop	Service	No	Utilized	Permanent	1994	3,000	44%
	300300003 Wastewater Plant	Service	No	Utilized	Permanent	1990	120	36%

LEA	School	Grades Served	Utilization	Current Master Plan Enrollment	Permanent Buildings	Temporary Buildings	Gross Square Feet	School Depreciated Value**
3003015	3003 - Magnet Cove Middle School 472 Magnet School Rd, Magnet Cove, AR 72104	5-8	Utilized as Designated		1	0	22,164	50.00%
	Building Number & Name	Building Use	Academic	Utilization	Type	Built Date	Gross Sq Ft	Depreciated Building Value
	300301307 Middle School	Combination of Uses	Yes	Utilized	Permanent	1997	22,164	50%
	Addition(s)	Addition Use	Academic	Utilization	Original Structure	Built Date	Gross Sq Ft	Depreciated Addition Value
	Original Structure	Combination of Uses	Yes	Utilized	X	1997	15,564	50%
	Gymnasium	Combination of Uses	Yes	Utilized		1997	6,600	50%

LEA	School	Grades Served	Utilization	Current Master Plan Enrollment	Permanent Buildings	Temporary Buildings	Gross Square Feet	School Depreciated Value**
3003999	3003- Pasture Land HWY 51 W, Malvern, AR 72104		Utilized as Designated		2	0	2,610	0.00%
	Building Number & Name	Building Use	Academic	Utilization	Type	Built Date	Gross Sq Ft	Depreciated Building Value
	300301308 Agri Barn	Agriculture	No	Unused	Permanent	1991	2,520	38%
	2 Farm Storage Shed	Storage	No	Unused	Permanent	1991	90	38%

Magnet Cove School District
Districtwide Facilities

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District Totals	736	19	0	218,740

LEA	School	Grades Served	Utilization	Current Master Plan Enrollment	Permanent Buildings	Temporary Buildings	Gross Square Feet	School Depreciated Value**
3003000	3003 - Vacant Land		Unused		1	0	0	0.00%
	Building Number & Name	Building Use	Academic	Utilization	Type	Built Date	Gross Sq Ft	Depreciated Building Value
	300300001 18 Acres on south side of High School		No	Unused	Permanent	2016	0	0%

****School Depreciated Value is a composite of all academic buildings under their respective schools.**

Magnet Cove School District

Enrollment Projection Summary

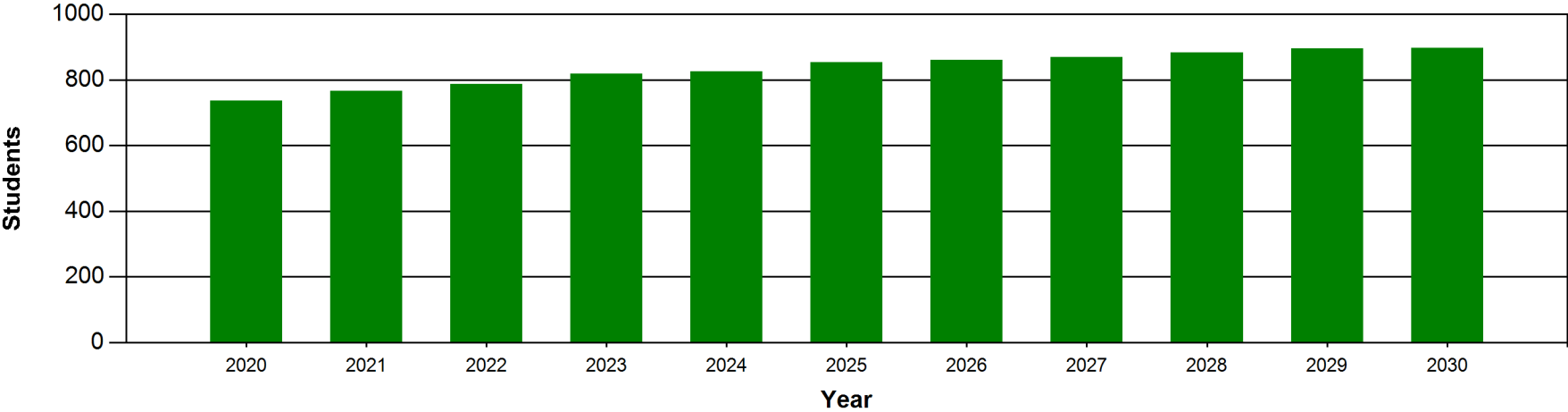
	2020-21	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Grade	Enrollment	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Kindergarten	62	66	66	67	60	64	64	64	64	64	64
Grade 1	42	60	64	64	65	58	62	62	62	62	62
Grade 2	56	43	61	65	65	66	59	63	63	63	63
Grade 3	62	57	43	62	66	66	67	60	64	64	64
Grade 4	56	64	59	45	65	69	69	69	63	67	67
Grade 5	57	59	67	62	47	68	72	72	73	66	70
Grade 6	64	60	62	71	65	50	71	76	76	76	69
Grade 7	67	65	61	63	73	67	51	73	77	77	78
Grade 8	48	70	68	64	66	76	69	53	76	80	80
Grade 9	69	49	71	70	66	67	77	71	54	78	82
Grade 10	51	70	50	72	70	66	68	78	72	55	78
Grade 11	56	50	69	49	71	69	65	67	77	70	54
Grade 12	46	53	47	65	46	67	66	61	63	73	67
Other	0	0	0	0	0	0	0	0	0	0	0
Totals	736	766	788	819	825	853	860	869	884	895	898

Magnet Cove School District

5 Year Enrollment Growth	
2020-21 Enrollment	736
2025-26 Enrollment	853
Difference	117

10 Year Enrollment Growth	
2020-21 Enrollment	736
2030-31 Enrollment	898
Difference	162

Projected Enrollment



Insurance

STATEMENT OF VALUES
BUILDINGS/STRUCTURES AND CONTENTS COVERAGE
ARKANSAS PUBLIC SCHOOL INSURANCE PLAN

ARKANSAS INSURANCE DEPARTMENT
Risk Management Division
 1 Commerce Way, Suite 504
 Little Rock, Arkansas 72202-2087
 Phone: 501-371-2690 Fax: 501-371-2842
 Email: insurance.risk.management@arkansas.gov
 Website: www.insurance.arkansas.gov



Policy Period: 07/01/2021 - 06/30/2022

30-03 - Magnet Cove School District

						Values Insured				
						Total Square Footage	Replacement Cost Building	Agreed Value	Contents	Total Insured Value
Address	City	Zip Code	Asset ID							
30-03 - Administration										
30-03 - Administration										
1 BUS SHOP	472 Magnet School Rd. D	Malvern	72104	30-03: 3877	3,000	183,363.00	183,366.00	0.00	146,352.00	329,718.00
2 CENTRAL OFFICE	472 Magnet School Rd. A	Malvern	72104	30-03: 3876	2,769	396,413.00	396,402.00	0.00	177,086.00	573,488.00
3 FUEL TANK	472 Magnet School Rd. M	Malvern	72104	30-03: 3972	0	15,108.00	15,108.00	0.00	14,184.00	29,292.00
4 SEWER LIFT STATIONS (2)	472 Magnet School Rd.	Malvern	72104	30-03: 18438	0	65,520.00	65,520.00	0.00	0.00	65,520.00
5 SEWER LIFT STATIONS (3)	472 Magnet School Rd.	Malvern	72104	30-03: 18437	0	98,280.00	98,280.00	0.00	0.00	98,280.00
6 WASTEWATER PLANT	472 Magnet School Rd. K	Malvern	72104	30-03: 3883	120	647,117.00	646,983.00	0.00	0.00	646,983.00

Summary for 'Agency' = 30-03 - Administration (6 detail records)
 Division Total

5,889 1,405,800.03 1,405,658.80 0.00 337,622.21 1,743,281.01

30-03 - Agriculture

30-03 - Agriculture										
7 AGRI BARN	HWY 51 W A	Malvern	72104	30-03: 3885	1,980	33,469.00	0.00	17,381.00	0.00	17,381.00
8 AGRI BARN #2 (NOT CURRENTLY INSURED)	HWY 51 W B	Malvern	72104	30-03: 3886	120	2,753.00	0.00	0.00	0.00	0.00
9 AGRI BARN #3 (NOT CURRENTLY INSURED)	HWY 51 W C	Malvern	72104	30-03: 3887	320	1,856.00	0.00	0.00	0.00	0.00
10 AGRI BARN #4 (NOT CURRENTLY INSURED)	HWY 51 W D	Malvern	72104	30-03: 3888	100	580.00	0.00	0.00	0.00	0.00
11 FARM STORAGE SHED (NOT CURRENTLY INSURED)	HWY 51 W E	Malvern	72104	30-03: 4642	90	673.00	0.00	0.00	0.00	0.00

Summary for 'Agency' = 30-03 - Agriculture (5 detail records)
 Division Total

2,610 39,330.86 0.00 17,380.91 0.00 17,380.91

30-03 - Elementary

30-03 - Elementary										
12 COVERED WALKWAYS AT VARIOUS BUILDINGS	22083 Hwy 51 A	Malvern	72104	30-03: 3881	5,070	80,664.00	80,666.00	0.00	0.00	80,666.00
13 ELEMENTARY ANNEX	22083 Hwy 51 B	Malvern	72104	30-03: 3873	18,189	2,352,599.00	2,352,536.00	0.00	703,618.00	3,056,153.00
14 ELEMENTARY PAVILION	22083 Hwy 51 F	Malvern	72104	30-03: 3971	600	22,662.00	22,663.00	0.00	1,638.00	24,301.00
15 HEADSTART	22083 Hwy 51 D	Malvern	72104	30-03: 3891	1,932	228,326.00	228,325.00	0.00	0.00	228,325.00
16 HEADSTART PLAY SHED	22083 Hwy 51	Malvern	72104	30-03: 18402	288	1,901.00	1,903.00	0.00	0.00	1,903.00
17 MAIN BUILDING	22083 Hwy 51 C	Malvern	72104	30-03: 3872	37,862	6,276,888.00	6,276,799.00	0.00	1,759,159.00	8,035,958.00
18 SAFE ROOM	22083 Hwy 51 G	Malvern	72104	30-03: 4640	2,913	809,798.00	809,780.00	0.00	153,662.00	963,443.00
19 SCHOOL SIGN	22083 Hwy 51 E	Malvern	72104	30-03: 3889	0	42,910.00	42,910.00	0.00	0.00	42,910.00

Summary for 'Agency' = 30-03 - Elementary (8 detail records)
 Division Total

66,854 9,815,747.47 9,815,581.47 0.00 2,618,076.64 12,433,658.11

30-03 - High School

30-03 - Academic										
20 AQUAPONICS	472 Magnet School Rd. E	Malvern	72104	30-03: 3880	660	34,419.00	34,422.00	0.00	7,035.00	41,457.00
21 BAND BUILDING	472 Magnet School Rd. C	Malvern	72104	30-03: 3875	10,249	1,658,405.00	1,658,378.00	0.00	491,400.00	2,149,778.00
22 HIGH SCHOOL GREENHOUSE	472 Magnet School Rd.	Malvern	72104	30-03: 14047	2,418	258,581.00	258,580.00	0.00	11,587.00	270,167.00
23 HIGH SCHOOL GYM	472 Magnet School Rd. L	Malvern	72104	30-03: 3884	31,449	5,037,720.00	5,037,847.00	0.00	351,809.00	5,389,656.00
24 MAIN BUILDING	472 Magnet School Rd. F	Malvern	72104	30-03: 3871	76,348	13,745,198.00	13,744,863.00	0.00	4,602,183.00	18,347,046.00

STATEMENT OF VALUES
BUILDINGS/STRUCTURES AND CONTENTS COVERAGE
ARKANSAS PUBLIC SCHOOL INSURANCE PLAN

ARKANSAS INSURANCE DEPARTMENT

Risk Management Division

1 Commerce Way, Suite 504
 Little Rock, Arkansas 72202-2087
 Phone: 501-371-2690 Fax: 501-371-2842
 Email: insurance.risk.management@arkansas.gov
 Website: www.insurance.arkansas.gov



Policy Period: 07/01/2021 - 06/30/2022

30-03 - Magnet Cove School District

						Values Insured				
	Address	City	Zip Code	Asset ID	Total Square Footage	Cost To Rebuild	Replacement Cost Building	Agreed Value	Contents	Total Insured Value
30-03 - Athletics										
25	BASEBALL FIELD COMPLEX	472 Magnet School Rd. G	Malvern	72104	30-03: 3879	956	310,189.00	310,183.00	0.00	7,903.00
26	FOOTBALL CONCESSION AND PRESS BOX	472 Magnet School Rd. I	Malvern	72104	30-03: 4367	4,266	837,540.00	837,542.00	0.00	165,849.00
27	FOOTBALL STADIUM COMPLEX	472 Magnet School Rd. I	Malvern	72104	30-03: 3882	0	1,757,141.00	1,757,147.00	0.00	35,180.00
28	SOFTBALL FIELD COMPLEX	472 Magnet School Rd. J	Malvern	72104	30-03: 3878	835	162,472.00	162,471.00	0.00	7,903.00
Summary for 'Agency' = 30-03 - High School (9 detail records)										
Division Total						127,181	23,801,664.48	23,801,433.14	0.00	5,680,849.83

30-03 - Middle School

30-03 - Middle School										
29	COVERED WALKS	472 Magnet School Road	Malvern	72104	30-03: 12715	560	8,882.00	8,879.00	0.00	0.00
30	MAIN BLDG. AND GYMNASIUM	472 Magnet School Rd. H	Malvern	72104	30-03: 3890	22,164	2,970,793.00	2,970,867.00	0.00	1,083,009.00
Summary for 'Agency' = 30-03 - Middle School (2 detail records)										
Division Total						22,724	2,979,675.04	2,979,746.60	0.00	1,083,008.79

Totals for 30-03 - Magnet Cove School District						225,258	38,042,217.88	38,002,420.01	17,380.91	9,719,557.47
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Effective Date Last Revision: 7/1/21

Date Prepared: 6/21/21

TC-Territory Code
EZ-Earthquake
Zone
CT-Construction
Type
PC-Protection Class
FZ-Flood Zone
BC-Building
Condition

Note: Trails, bridges, paths, boardwalks, Lift stations and other infrastructure are not insured unless scheduled.

Note: Agreed Values Insured are Maximum Values Insured.

Property Retention \$1,000
Boiler/Machinery Retention \$5,000
Inland Marine Retention \$1,000
 See Insurance Coverage Summary and Limits form for other retentions.

All buildings listed on the Statement of Values are located at the address shown below unless otherwise noted on the Statement of Values or the attached Building Address Schedule. Building descriptions are included in the Building Appraisal Report for each building.

Mailing Address/Phone No:
 Danny Thomas / Jamie Reid
 472 Magnet School Road
 Malvern, AR 72104
 Phone: (501) 332-5468 Fax: (501) 371-2842
danny.thomas@magnetcove.k12.ar.us

Projects

Capital Projects - Committed

January 03, 2022

3003000 - Magnet Cove School District

Summary of Committed Capital Projects			
Project Number	School Number, Name, and Type	Project Name	Status
1920-3003-001	3003 - Magnet Cove Elementary School	New Elementary School	Committed

3003000 - Magnet Cove School District

Capital Project Detail

Project Number & Name:

1920-3003-001 - New Elementary School

Submit for 2019 - 2021 Partnership Program

Funding Year: Year 1 - 2019-20

Schools and Buildings to be Replaced or Renovated

3003013 - 3003 - Magnet Cove ES
 300301301 - Magnet Cove Elementary
 300301308 - Annex
 300301313 - PE/Saferoom
 300301314 - Pre-k

Funding Type

Partnership

Primary Type

Warm/Safe/Dry Space Replacement

Secondary Type

Project Category

Building Replacement

Project Scope:

The district plans to construct a new elementary school for grades K-4. This facility will replace the existing Elementary School Campus and include demolition of the ES Main Building and Pre-K building. Because this new addition will not be located within proximity of the existing Annex and Safe Room Building, those will be repurposed to non-academic use as follow:
 Annex Building = storage
 Safe Room = will remain a safe room, but will no longer serve as rainy day ES PE.

This project is for a new school is expected to be approximately 55,980 GSF in size, meeting all minimum requirements of the POR for 401 students.

Project Justification:

The ES Main Building, which includes houses many of the core instructional and single-purpose spaces for this campus, has a depreciated value of -36%, and is in many ways no longer suitable for it's intended purpose. Deficiencies within these facilities are the result of space size and construction compliance issues that are ever present in an educational space that is nearing 70 years old. Requirements for technology, and changes to instructional delivery methods are ever changing and adequacy in education weighs heavily on a district's ability evolve and conform with this trend.

Rising enrollments are also a factor in this request for a new school. Magnet Cove School District was recognized by the Division as a high growth district within the State of Arkansas during 2015, 2016, and 2017. This increase in students comes in large from an increase in school choice applicants. This freedom to decide and choose Magnet Cove speaks volumes to the integrity of our District and the standards for quality education that are upheld on our campuses.

In summary, the Elementary School Main Building is no longer able to effectively sustain enrollment and function as intended due to it's antiquated offerings. It would be extremely challenging to bring these facilities up to standard, while providing a safe environment for educational occupancy and the costs of such renovations do not justify it's salvage. The District intends to construct a new Facility for grades K-4, in closer proximity to the MS/HS campus in efforts to unify the campuses and provide adequate facilities district-wide.

Does this Project include demolition of existing facility?

Yes

SqFt Demolished

39,794

Magnet Cove ES & Pre-K Building have a negative depreciated value of -36%. Although these buildings have been maintained throughout the years they are no longer in compliance with current construction, technology, or instructional standards. They are also lacking the space needed to support projected future enrollments on the K-4 campus.

Capital Projects - Committed

January 03, 2022

3003000 - Magnet Cove School District

Does this Project include repurposing of existing facility?

Yes

SqFt Repurposed

21,102

The new ES campus will not be constructed in close proximity to these buildings, and that distance renders them unusable by this campus or any other campus in the District. The District will be utilizing the annex building as storage once this new ES is built, and the Safe Room will remain a safe room for the district, however it will no longer be used as ES PE.

Does this Project involve grade reconfiguration?

No

Does this Project result in any Abandoned/UnUsed Facilities?

No

Does this Project result in any Underutilized Facilities?

No

Design Start Date

05/06/2019

Construction Start Date

12/02/2019

Completion Date

07/05/2021

Status

Committed

Area (GSF)

55,980

Funding Code

Partnership

Facility Type

Academic

Planning Year

Created

2018

Changed

2021

Expected Annual Cost for this Project

Pre-2022

\$11,000,000

2022-2023

\$0

2023-2024

\$0

2024-2025

\$0

2025-2026

\$0

2026-2027

\$0

2027-2028

\$0

2028-2029

\$0

2029-2030

\$0

2030-2031

\$0

2031-2032

\$0

Total Cost

\$11,000,000

If total less than \$150,000, Number of Students:

0

\$300 per student cost:

3003000 - Magnet Cove School District

1920-3003-001 Continued - 2019 - 2021 Partnership Program Questions

Green Incentive

For New School or New Building, Green building incentive to be sought
(Percentage of state financial participation)

None

C.2. Indicate how the school district intends to fund their share of the partnership program:

Note: If more than one source of district funds is to be used, indicate what percentage of the district's share of each type of funds will support the project.

- A. District share to be funded through existing operational fund balances:

Yes	5	%
-----	---	---
- B. District share to be funded through any State or Federal grant:

No		%
----	--	---
- C. District share to be funded through bond already secured:

No		%
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- D. District share to be funded through bonds to be secured in an election during the course of the project:

Yes	95	%
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- E. Indicate the FY in which you intend to apply for permission to sell bonds to support this project:

2019

C.3. Does the new construction project include work that could be classified as maintenance, repair, and renovation (and does not qualify for state financial participation)?

No

Total Maintenance, Repair, Renovation Costs contained in Total Cost
(These costs ARE NOT eligible for state financial participation)

----->

0

Total New Construction Costs contained in Total Cost
(These costs ARE eligible for state financial participation)

----->

0

C.6. Discuss how this new construction project conforms with sound educational practices. Does the project improve practices of the entire district, several schools, or only one school?

Construction of this new facility will provide the space and environmental stimulation necessary for K-4 students in the Magnet Cove School District. The core of the current Elementary School is housed in the oldest building on campus, and is not in compliance with construction, technology, instructional, or space standards. Every area is undersized and/or in need of major improvements to remain in service. This new campus will address each of these issues without disrupting instruction or placing students in harm's way during construction.

C.7. Discuss the new construction project's compliance with current academic facilities standards as contained in the Arkansas School Facility Manual, including, without limitation, appropriate space utilization of existing academic facilities in the district.

Construction of this new Elementary School will meet all requirements of POR, AR school facilities manual, and applicable building codes. The new facility will be constructed to accommodate the daily instructional needs of 401 K-4 students, based on projections provided by the District.

C.8. Discuss how the new construction project supports the prudent and resourceful expenditure of state funds and improves the school district's ability to deliver an adequate and equitable education to the public school students in the district.

The Elementary School Main Building is no longer able to effectively sustain enrollment and function as intended due to its antiquated offerings. It would be extremely challenging to bring these facilities up to standard, while providing a safe environment for educational occupancy and the costs of such renovations do not justify its salvage. The District intends to construct a new Facility for grades K-4, in closer proximity to the MS/HS campus in efforts to unify the campus and provide adequate facilities for all campuses district-wide.

Partnership Project Documents

(Files located in directory Documents\3003000\Projects\1920-3003-001\)

File Name	Type	Upload Date
Magnet Cove - 1920-3003-001 - New ES POR.xlsx	xlsx	10/30/2017 8:31:08 PM
Magnet Cove - 1920-3003-001 - New ES Schematic.pdf	pdf	10/31/2017 11:35:44 AM

3003000 - Magnet Cove School District

MCSD - 1920-3003-001 New K-4 ES Useful Tools using district projections.xls	xls	10/30/2017 8:31:57 PM
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Capital Projects - Planned

January 03, 2022

3003000 - Magnet Cove School District

Summary of Planned Capital Projects			
Project Number	School Number, Name, and Type	Project Name	Status
2122-3003-300	--Multiple Schools--	Middle School / High School- Flooring Replacement - ESSER	Planned
2223-3003-300	3003 - Magnet Cove Middle School	HVAC Upgrades - ESSR II	Planned
2223-3003-700	3003 - Magnet Cove High School	Insulation Upgrades at the High School Main Building	Planned
2223-3003-701	--Multiple Schools--	HS/MS Intercom System Upgrade	Planned

3003000 - Magnet Cove School District

Capital Project Detail

Project Number & Name:

2122-3003-300 - Middle School / High School- Flooring
Replacement - ESSER

Schools and Buildings included in Project

3003014 - 3003 - Magnet Cove HS
300301401 - Magnet Cove High School
3003015 - 3003 - Magnet Cove Middle School
300301307 - Middle School

Funding Type

ESSER

Primary Type

Warm/Safe/Dry System Replacement

Secondary Type

Project Category

Do Schools Reside on single Campus?

No

Do Schools share space?

No

Project Scope:

The District will replace the existing VCT and carpet flooring in the MS and HS with new LVT floor tiles. Ceramic and VCT tiles in the kitchen and restroom areas will also be replaced with a seamless epoxy flooring system.

This replacement will assist the district with cleaning and sanitization practices for years to come; thus helping to mitigate the spread of COVID 19 and other viruses

Building Systems

Interior

Does this Project include demolition of existing facility?

No

Does this Project include repurposing of existing facility?

No

Does this Project involve grade reconfiguration?

No

Does this Project result in any Abandoned/UnUsed Facilities?

No

Does this Project result in any Underutilized Facilities?

No

Design Start Date

Expected Annual Cost for this Project

Construction Start
Date

Completion Date

Status

Planned

If total less than \$150,000, Number
of Students:

Area (GSF)

0

\$300 per student cost:

Funding Code

ESSER

Facility Type

Academic

Planning Year

Created

2022

Changed

2022

3003000 - Magnet Cove School District

Capital Project Detail

Project Number & Name:

2223-3003-300 - HVAC Upgrades - ESSR II

Schools and Buildings included in Project

3003015 - 3003 - Magnet Cove Middle School

300301307 - Middle School

Funding Type

ESSR

Primary Type

Warm/Safe/Dry System Replacement

Secondary Type

Project Category

Project Scope:

Add HVAC to the Auxillary Gym at the Middle School which is currently unconditioned to improve indoor air quality.

Building Systems

HVAC

Does this Project include demolition of existing facility?

No

Does this Project include repurposing of existing facility?

No

Does this Project involve grade reconfiguration?

No

Does this Project result in any Abandoned/UnUsed Facilities?

No

Does this Project result in any Underutilized Facilities?

No

Design Start Date

04/12/2021

Construction Start Date

06/28/2021

Completion Date

08/21/2023

Status

Planned

Area (GSF)

0

Funding Code

ESSR

Facility Type

Academic

Planning Year

Created

2022

Changed

2022

Expected Annual Cost for this Project

Pre-2022

\$0

2022-2023

\$0

2023-2024

\$0

2024-2025

\$0

2025-2026

\$0

2026-2027

\$0

2027-2028

\$0

2028-2029

\$0

2029-2030

\$0

2030-2031

\$0

2031-2032

\$0

Total Cost

\$0

If total less than \$150,000, Number of Students:

0

\$300 per student cost:

3003000 - Magnet Cove School District

Capital Project Detail

Project Number & Name:

2223-3003-700 - Insulation Upgrades at the High School Main Building

Schools and Buildings included in Project

3003014 - 3003 - Magnet Cove HS

300301401 - Magnet Cove High School

Funding Type

Local

Primary Type

Warm/Safe/Dry System Replacement

Secondary Type

Project Category

Building Systems

Interior

Project Scope:

The district will install additional insulation at the High School campus to improve and slow the loss of energy within the building.

See attached for additional details

Does this Project include demolition of existing facility?

No

Does this Project include repurposing of existing facility?

No

Does this Project involve grade reconfiguration?

No

Does this Project result in any Abandoned/UnUsed Facilities?

No

Does this Project result in any Underutilized Facilities?

No

Design Start Date

11/01/2021

Construction Start Date

05/23/2022

Completion Date

08/08/2022

Status

Planned

Area (GSF)

0

Funding Code

Local

Facility Type

Academic

Planning Year

Created

2022

Changed

2022

Expected Annual Cost for this Project

Pre-2022	\$0
2022-2023	\$403,625
2023-2024	\$0
2024-2025	\$0
2025-2026	\$0
2026-2027	\$0
2027-2028	\$0
2028-2029	\$0
2029-2030	\$0
2030-2031	\$0
2031-2032	\$0
Total Cost	\$403,625

If total less than \$150,000, Number of Students:

0

\$300 per student cost:

3003000 - Magnet Cove School District

Capital Project Detail

Project Number & Name:

2223-3003-701 - HS/MS Intercom System Upgrade

Schools and Buildings included in Project

3003014 - 3003 - Magnet Cove HS
 300301302 - Gymnasium
 300301313 - Band
 300301401 - Magnet Cove High School
 3003015 - 3003 - Magnet Cove Middle School
 300301307 - Middle School

Funding Type

Local

Primary Type

Warm/Safe/Dry System Replacement

Secondary Type

Project Category

Do Schools Reside on single Campus?

No

Do Schools share space?

No

Project Scope:

Upgrade the intercom and video surveillance at the MS & HS
 Intercom cost is \$50K; waiting for pricing on video surveillance.

Building Systems

Specialties

Does this Project include demolition of existing facility?

No

Does this Project include repurposing of existing facility?

No

Does this Project involve grade reconfiguration?

No

Does this Project result in any Abandoned/UnUsed Facilities?

No

Does this Project result in any Underutilized Facilities?

No

Design Start Date

05/02/2022

Construction Start Date

05/23/2022

Completion Date

10/23/2023

Status

Planned

Area (GSF)

0

Funding Code

Local

Facility Type

Academic

Planning Year

Created

2022

Changed

2022

Expected Annual Cost for this Project

Pre-2022

\$0

2022-2023

\$0

2023-2024

\$0

2024-2025

\$0

2025-2026

\$0

2026-2027

\$0

2027-2028

\$0

2028-2029

\$0

2029-2030

\$0

2030-2031

\$0

2031-2032

\$0

Total Cost

\$0

If total less than \$150,000, Number of Students:

0

\$300 per student cost:

ADA Statement



Identification of Access Issues

The Magnet Cove School District is not aware of any ADA Access Compliance issues within the District at this time. If any issues arise they will be promptly remedied.

Custodial and Maintenance Processes and Procedures

STATEMENT OF ASSURANCE

School districts are required to participate in the state-level computerized maintenance management system designed to track work orders and preventative maintenance work established by the division at no cost to the school district. (Arkansas Code Annotated §6-21-808 (c)(2)(B)(ii)(a)).

Commissioner's Memo COM-11-054 dated May 12, 2011 provided the following information regarding school districts' participation in the state-level computerized maintenance management system.

Maintenance Plan (Tab 10):

- Does the district have a work-request system that allows school district personnel to inform the maintenance department of needs and allows the responsible person to prioritize responses?
- Does the district's SchoolDude Maintenance Direct module reflect the approved work orders entered by the designated work categories? (The number of work orders will be district and building specific and is dependent on numbers, sizes, ages and uses of buildings.)
- Has the district documented completing approved work orders?

Preventative Maintenance Plan (Tab 11):

- Does the district have the correct preventative maintenance schedules for its buildings and systems entered into the Preventative Maintenance Direct (PMD) module?
- Does the district have its state mandated inspections entered into PMD?
- Has the district documented completing its PMD work orders?

School District Name: Magnet Cove

I, the undersigned Superintendent for the above named school district, assure the Division of Public School Academic Facilities and Transportation that the district

(mark one) ☒ is in compliance ☐ is NOT in compliance

with Arkansas Code Annotated § 6-21-808 (c)(2)(B)(ii)(a) by its participation in the state-level computerized maintenance management system to track work orders and preventative maintenance work.

Superintendent Signature: Danny Thomas Date Signed: 12-13-2021

Danny Thomas
(Typed Superintendent Name)

JANITORIAL SERVICE CLEANING AGREEMENT
Magnet Cove High School (73,500 sq. ft.)
Magnet Cove Elementary School (37,862 sq. ft.)
Magnet Cove School Annex (15,024 sq. ft.)

Job Specifications:

Janitorial Service Monday through Friday
August 2021 through May 2022

- **Classrooms** – spot mopped each day and deep cleaned each week
(Deep clean involves dusting all horizontal surfaces, blinds, inside glass, mop entire floor, scrape anything off floor)
- **Hallways** – scrubbed three times per week with automatic scrubber and buffed with high speed buffer and spot mopped the other days
- **Carpet** – vacuum daily and spot clean spills as needed
- **Tile Floors** – dust mop daily; this includes classrooms
- **Restrooms** – disinfect each restroom daily, which includes sinks, floors, toilets, toilet bases, mirrors, petitions and handles (once during the day-student restrooms and once during the evening-all restrooms)
- **Offices** – dust all open horizontal surfaces one time per week
(flooring cleaned as specified above)
- **Stairs** – sweep and mop each day and mop one time per week
- **Door Glass** – cleaned each day
- **Inside Glass** – cleaned as needed
- **Water Fountains** – cleaned and disinfected daily
- **Lights, Corners, Walls, Ceiling** – remove spider webs as often as needed
- **Cafeteria Floors** – sweeps and mops each day and buffs one time per week (Note: one time per week janitor will fold tables up and move tables to one side of the room prior to scrubbing and buffing the floor then set tables back when finished)
- **Trash** – all can liners will be replaced each day and the trash will be placed in its proper location (includes disposing of cardboard) & in

addition, high school upstairs/downstairs commons empty trash after lunch each day

- Sweep or blow-off all entries to buildings and empty entry trash cans and replace trash liners daily
- ***Auditorium** – clean once per month

*The specifications listed above that apply to these areas are to be followed.

- Order all paper products, aerosol deodorizers, urinal screens, and can liners for the district (district purchases)
- Supply all equipment and supplies to perform said duties
- A day custodian will be required to take care of emergencies, cafeterias, and hall restrooms.

Provide the following:

- Certificate of liability insurance
- All equipment and supplies to perform these services and the services of the district custodial employee (mops, brooms, maid carts, mop buckets, ringers, dusters, nitrile gloves, vacuum cleaners, floor cleaner, window cleaner, disinfectant, and protein digester)
- Material Safety Data Sheet (MSDS) on all cleaners and deodorizers

Payment Schedule: This purchase service agreement will begin on August 1, 2021 to May 31, 2022. This agreement may be cancelled by either party with confirmable thirty (30) days written notice to the other party. Ten monthly payments (August – May) will be made at the rate of \$12,523.38.

Total Annual Cost: **\$125,233.80**

MCSD: Danny Thomas
Superintendent

David's Janitorial:

[Signature]
Owner

Date: 4/19/2021

Date: 4/19/2021

JANITORIAL SERVICE CLEANING AGREEMENT

Magnet Cove Gymnasium (31,449 sq. ft.)

Football Stadium

Job Specifications:

**Janitorial Service Monday through Friday
August 2021 through May 2022**

- **Water Fountains** – cleaned and disinfected daily
- **Hallways** – concrete floors will be swept daily and mopped as needed
- **Hardwood Floor** – dust mopped each day
- **Carpet** – dressing rooms and coaches' offices will be vacuumed each day
- **Laundry Room** – cleaned daily
- **Officials' Room** – cleaned daily
- **Bleacher Chairs** – checked and wiped out after each game
- **Bleachers** – swept and spot mopped after each game
- **Area Under Bleachers** – checked and cleaned after each game
(must receive instructions on moving bleachers)
- **Hospitality Room** – will be cleaned each day if needed and after each game
- **Restrooms** – disinfect each restroom daily, which includes sinks, floors, toilets, toilet bases, mirrors, petitions and handles
- **Front Lobby Restrooms** – disinfect and clean sinks, floors, toilets, toilet bases, mirrors, petitions and handles after basketball games and special events; check one time per week and flush all toilets; all horizontal surfaces dusted one time per month
- **Offices** – dust all open horizontal surfaces one time per week
(The specifications listed above that apply to this area are to be followed.)
- **Showers** – home showers disinfected each day; visiting showers disinfected three times per week and after each game

- **Door Glass** – All East and West door glass cleaned each day; coaches' offices glass spot cleaned each day; main entrance door glass cleaned the day before each game and after each game
- **Lights, Corners, Walls, Ceiling** – remove spider webs that can be reached as often as needed
- **Trash** – all can liners will be replaced each day and the trash will be placed in its proper location
- **Porch** – Sweep or blow-off porch and empty entry trash cans and change liners as needed
- **Football Stadium** – clean the press box and upstairs storage, upper and lower restrooms, home and visitor dressing rooms after each home ballgame and home track meet (junior high, senior high, peewee - approximately 13 football games & 3 track meets)
- **District/Regional Basketball Tournaments** – list a separate quote per day for cleaning the gymnasium
- **Football Play-off Games & District Track Meet** – list a separate quote per game/meet for cleaning the football stadium
- **Graduation** – clean after graduation ceremony
- **Gymnasium** – Six additional weeks (June & July) only (calendar attached)

Provide the following:

- Certificate of liability insurance
- All equipment and supplies to perform these services (mops, brooms, maid carts, mop buckets, ringers, dusters, nitrile gloves, vacuum cleaners, floor cleaner, window cleaner, disinfectant, and protein digester)
- Order all paper products, aerosol deodorizers, urinal screens, and can liners (purchased by the District)
- Material Safety Data Sheet (MSDS) on all cleaners and deodorizers

Payment Schedule: This purchase service agreement will begin on August 1, 2021 to May 31, 2022. This agreement may be cancelled by either party with confirmable thirty (30) days written notice to the other party. Ten monthly payments (August – May) will be made at the rate of \$3,924.84.


Contract Total: \$39,248.40

Per daily cost post season basketball tournaments:	\$241.44
Per game/meet cost for playoff games & district track meets:	\$201.45
Per game (basketball, volleyball, etc.) clean up after 35 th game:	\$111.64
Six additional weeks of summer cleaning in the gymnasium:	\$3,296.45

MCSD:


Superintendent

David's Janitorial:


Owner

Date:

4/19/21

Date:

4/19/21



Tab 10/11

Below are the processes used for the School Dude Work Order System.

Maintenance Work Order:

Step 1: Teacher/Employee requests maintenance work to be completed by logging into School Dude systems and submitting their request.

Step 2: The work order request goes to the system administrator who then prints and distributes to the Maintenance/Safety Director for completion.

Step 3: Once the work has been performed, the Administrator completes the Maintenance Work Order for in the School Dude System.

Preventative Work Order:

Step 1: A Preventative Work Order is generated, according to the previously determined schedules which are set up in the School Dude system

Step 2: The Preventative Work Order goes to the system administrator who then prints and distributes to the Maintenance/Safety Director for completion.

Step 3: Once the work has been performed, the Administrator completes the Preventative Maintenance Work Order in the School Dude System.

Replacement Schedule

Replacement Schedule

District Detail

1/3/2022 11:53 AM

District:	3003000	Magnet Cove School District			
System	Years 0-5	Years 6-10	Years 11-20	Years 20+	Total
Site	-	\$171,421	\$5,302,614	\$1,923,310	\$7,397,345
Structural	-	-	-	\$6,419,876	\$6,419,876
Exterior	\$30,306	-	\$2,266,870	\$4,485,129	\$6,782,305
Roofing	\$16,355	-	\$2,958,412	-	\$2,974,767
Interior	-	\$6,042,126	\$2,827,073	\$500,804	\$9,370,003
HVAC	-	\$3,584,506	\$1,932,352	-	\$5,516,858
Plumbing	\$38,698	\$937,323	\$1,924,516	\$494,689	\$3,395,225
Electrical	\$48,928	\$42,876	\$4,639,831	\$3,070,764	\$7,802,399
Fire & Safety	-	\$1,010,423	\$1,566,792	-	\$2,577,215
Technology	-	\$1,439,044	\$392,443	-	\$1,831,487
Specialties	\$1,403	\$591,075	\$2,822,090	\$509,029	\$3,923,597
Totals	\$135,689	\$13,818,795	\$26,632,991	\$17,403,601	\$57,991,077

Replacement Schedule

District Detail

1/3/2022 11:53 AM

School:	3003013	3003 - Magnet Cove Elementary School
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System	Years 0-5	Years 6-10	Years 11-20	Years 20+	Total
Site	-	\$171,421	\$1,640,744	\$636,707	\$2,448,872
Structural	-	-	-	\$1,544,259	\$1,544,259
Exterior	-	-	\$537,527	\$1,093,911	\$1,631,438
Roofing	-	-	\$715,560	-	\$715,560
Interior	-	\$1,847,672	\$80,382	\$91,023	\$2,019,078
HVAC	-	\$1,071,051	\$255,993	-	\$1,327,044
Plumbing	-	\$226,888	\$469,204	\$120,607	\$816,699
Electrical	-	-	\$1,830,345	\$46,471	\$1,876,815
Fire & Safety	-	\$243,051	\$376,881	-	\$619,932
Technology	-	\$434,695	\$5,857	-	\$440,552
Specialties	-	\$202,457	\$618,894	\$122,444	\$943,795
Totals	\$0	\$4,197,235	\$6,531,388	\$3,655,421	\$14,384,044

Addition:	1	Magnet Cove Elementary - Original Structure
------------------	----------	--

System	Years 0-5	Years 6-10	Years 11-20	Years 20+	Total
Structural	-	-	-	\$960,141	\$960,141
Exterior	-	-	\$334,207	\$680,138	\$1,014,345
Roofing	-	-	\$444,899	-	\$444,899
Interior	-	\$1,165,004	-	\$80,697	\$1,245,701
HVAC	-	\$703,433	\$121,654	-	\$825,088
Plumbing	-	\$141,067	\$291,727	\$74,987	\$507,781
Electrical	-	-	\$1,166,907	-	\$1,166,907
Fire & Safety	-	\$151,116	\$234,325	-	\$385,442
Technology	-	\$273,913	-	-	\$273,913
Specialties	-	\$152,258	\$358,416	\$76,129	\$586,803
Totals	\$0	\$2,586,792	\$2,952,135	\$1,872,091	\$7,411,019

Replacement Schedule

District Detail

1/3/2022 11:53 AM

Addition:	1	Annex - Original Structure
------------------	----------	-----------------------------------

System	Years 0-5	Years 6-10	Years 11-20	Years 20+	Total
Structural	-	-	-	\$461,254	\$461,254
Exterior	-	-	\$160,554	\$326,740	\$487,294
Roofing	-	-	\$213,730	-	\$213,730
Interior	-	\$559,671	\$38,767	-	\$598,438
HVAC	-	\$337,931	\$58,443	-	\$396,374
Plumbing	-	\$67,769	\$140,146	\$36,024	\$243,939
Electrical	-	-	\$560,585	-	\$560,585
Fire & Safety	-	\$72,597	\$112,571	-	\$185,167
Technology	-	\$131,588	-	-	\$131,588
Specialties	-	\$36,573	\$208,757	\$36,573	\$281,902
Totals	\$0	\$1,206,128	\$1,493,553	\$860,590	\$3,560,271

Addition:	1	PE/Saferoom - Original Structure
------------------	----------	---

System	Years 0-5	Years 6-10	Years 11-20	Years 20+	Total
Structural	-	-	-	\$73,871	\$73,871
Exterior	-	-	\$25,713	\$52,328	\$78,041
Roofing	-	-	\$34,229	-	\$34,229
Interior	-	\$63,550	\$41,615	\$6,209	\$111,374
HVAC	-	-	\$63,480	-	\$63,480
Plumbing	-	\$10,853	\$22,445	\$5,769	\$39,067
Electrical	-	-	\$43,308	\$46,471	\$89,779
Fire & Safety	-	\$11,626	\$18,028	-	\$29,655
Technology	-	\$15,217	\$5,857	-	\$21,074
Specialties	-	\$5,857	\$33,433	\$5,857	\$45,147
Totals	\$0	\$107,104	\$288,108	\$190,504	\$585,717

Replacement Schedule

District Detail

1/3/2022 11:53 AM

Addition:	1	Pre-k - Original Structure			
System	Years 0-5	Years 6-10	Years 11-20	Years 20+	Total
Structural	-	-	-	\$48,993	\$48,993
Exterior	-	-	\$17,054	\$34,706	\$51,759
Roofing	-	-	\$22,702	-	\$22,702
Interior	-	\$59,447	-	\$4,118	\$63,565
HVAC	-	\$29,687	\$12,415	-	\$42,102
Plumbing	-	\$7,198	\$14,886	\$3,826	\$25,911
Electrical	-	-	\$59,544	-	\$59,544
Fire & Safety	-	\$7,711	\$11,957	-	\$19,668
Technology	-	\$13,977	-	-	\$13,977
Specialties	-	\$7,769	\$18,289	\$3,885	\$29,943
Totals	\$0	\$125,789	\$156,847	\$95,528	\$378,165

Replacement Schedule

District Detail

1/3/2022 11:53 AM

School:	3003014	3003 - Magnet Cove High School
----------------	----------------	---------------------------------------

System	Years 0-5	Years 6-10	Years 11-20	Years 20+	Total
Site	-	-	\$3,000,588	\$1,054,260	\$4,054,848
Structural	-	-	-	\$3,409,316	\$3,409,316
Exterior	\$6,158	-	\$1,193,093	\$2,402,535	\$3,601,787
Roofing	-	-	\$1,579,769	-	\$1,579,769
Interior	-	\$2,933,007	\$1,920,646	\$286,543	\$5,140,196
HVAC	-	\$1,499,446	\$1,430,317	-	\$2,929,763
Plumbing	\$7,975	\$499,691	\$1,030,503	\$264,887	\$1,803,056
Electrical	\$8,970	-	\$1,989,800	\$2,144,744	\$4,143,514
Fire & Safety	-	\$536,592	\$832,055	-	\$1,368,646
Technology	-	\$702,300	\$270,323	-	\$972,623
Specialties	\$1,403	\$272,355	\$1,539,570	\$270,323	\$2,083,651
Totals	\$24,506	\$6,443,390	\$14,786,665	\$9,832,609	\$31,087,170

Addition:	1	Gymnasium - Original Structure
------------------	----------	---------------------------------------

System	Years 0-5	Years 6-10	Years 11-20	Years 20+	Total
Structural	-	-	-	\$843,047	\$843,047
Exterior	-	-	\$293,449	\$597,192	\$890,641
Roofing	-	-	\$390,641	-	\$390,641
Interior	-	\$725,267	\$474,933	\$70,856	\$1,271,055
HVAC	-	-	\$724,464	-	\$724,464
Plumbing	-	\$123,864	\$256,149	\$65,842	\$445,855
Electrical	-	-	\$494,251	\$530,347	\$1,024,598
Fire & Safety	-	\$132,687	\$205,748	-	\$338,435
Technology	-	\$173,663	\$66,845	-	\$240,508
Specialties	-	\$66,845	\$381,550	\$66,845	\$515,240
Totals	\$0	\$1,222,325	\$3,288,031	\$2,174,129	\$6,684,485

Replacement Schedule

District Detail

1/3/2022 11:53 AM

Addition:	1	Baseball Complex - Original Structure			
System	Years 0-5	Years 6-10	Years 11-20	Years 20+	Total
Structural	-	-	-	\$25,627	\$25,627
Exterior	-	-	\$8,920	\$18,154	\$27,074
Roofing	-	-	\$11,875	-	\$11,875
Interior	-	\$22,047	\$14,437	\$2,154	\$38,638
HVAC	-	-	\$22,023	-	\$22,023
Plumbing	-	\$3,765	\$7,787	\$2,002	\$13,553
Electrical	-	-	\$15,024	\$16,122	\$31,146
Fire & Safety	-	\$4,033	\$6,254	-	\$10,288
Technology	-	\$5,279	\$2,032	-	\$7,311
Specialties	-	\$4,064	\$9,567	\$2,032	\$15,663
Totals	\$0	\$39,189	\$97,919	\$66,090	\$203,198

Addition:	1	Aquaponics - Original Structure			
System	Years 0-5	Years 6-10	Years 11-20	Years 20+	Total
Structural	-	-	-	\$17,692	\$17,692
Exterior	\$6,158	-	\$12,533	-	\$18,691
Roofing	-	-	\$8,198	-	\$8,198
Interior	-	\$15,221	\$9,967	\$1,487	\$26,675
HVAC	-	-	\$15,204	-	\$15,204
Plumbing	\$7,975	\$1,382	-	-	\$9,357
Electrical	\$8,970	-	\$1,403	\$11,130	\$21,503
Fire & Safety	-	\$2,785	\$4,318	-	\$7,103
Technology	-	\$3,645	\$1,403	-	\$5,047
Specialties	\$1,403	\$1,403	\$6,605	\$1,403	\$10,813
Totals	\$24,506	\$24,434	\$59,630	\$31,712	\$140,283

Replacement Schedule

District Detail

1/3/2022 11:53 AM

Addition:	1	Band - Original Structure			
System	Years 0-5	Years 6-10	Years 11-20	Years 20+	Total
Structural	-	-	-	\$274,743	\$274,743
Exterior	-	-	\$95,633	\$194,620	\$290,253
Roofing	-	-	\$127,307	-	\$127,307
Interior	-	\$236,359	\$154,777	\$23,091	\$414,228
HVAC	-	-	\$236,098	-	\$236,098
Plumbing	-	\$40,366	\$83,477	\$21,457	\$145,301
Electrical	-	-	\$161,073	\$172,836	\$333,909
Fire & Safety	-	\$43,242	\$67,052	-	\$110,294
Technology	-	\$56,595	\$21,784	-	\$78,380
Specialties	-	\$21,784	\$124,344	\$21,784	\$167,913
Totals	\$0	\$398,347	\$1,071,545	\$708,533	\$2,178,425

Addition:	1	Magnet Cove High School - Original Structure			
System	Years 0-5	Years 6-10	Years 11-20	Years 20+	Total
Structural	-	-	-	\$2,046,646	\$2,046,646
Exterior	-	-	\$712,399	\$1,449,789	\$2,162,188
Roofing	-	-	\$948,351	-	\$948,351
Interior	-	\$1,760,713	\$1,152,983	\$172,014	\$3,085,710
HVAC	-	\$1,499,446	\$259,320	-	\$1,758,765
Plumbing	-	\$300,701	\$621,848	\$159,844	\$1,082,392
Electrical	-	-	\$1,199,881	\$1,287,511	\$2,487,392
Fire & Safety	-	\$322,121	\$499,491	-	\$821,612
Technology	-	\$421,597	\$162,278	-	\$583,875
Specialties	-	\$162,278	\$926,281	\$162,278	\$1,250,836
Totals	\$0	\$4,466,855	\$6,482,831	\$5,278,082	\$16,227,768

Replacement Schedule

District Detail

1/3/2022 11:53 AM

Addition:	1	Football Concession & PressBox - Original Structure
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System	Years 0-5	Years 6-10	Years 11-20	Years 20+	Total
Structural	-	-	-	\$114,358	\$114,358
Exterior	-	-	\$39,806	\$81,008	\$120,814
Roofing	-	-	\$52,990	-	\$52,990
Interior	-	\$98,381	\$64,424	\$9,611	\$172,416
HVAC	-	-	\$98,272	-	\$98,272
Plumbing	-	\$16,802	\$34,746	\$8,931	\$60,479
Electrical	-	-	\$67,044	\$71,941	\$138,985
Fire & Safety	-	\$17,999	\$27,909	-	\$45,908
Technology	-	\$23,557	\$9,067	-	\$32,624
Specialties	-	\$9,067	\$51,757	\$9,067	\$69,891
Totals	\$0	\$165,806	\$446,015	\$294,917	\$906,738

Addition:	1	Softball Field Complex - Original Structure
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System	Years 0-5	Years 6-10	Years 11-20	Years 20+	Total
Structural	-	-	-	\$22,384	\$22,384
Exterior	-	-	\$7,791	\$15,856	\$23,647
Roofing	-	-	\$10,372	-	\$10,372
Interior	-	\$19,256	\$12,610	\$1,881	\$33,748
HVAC	-	-	\$19,235	-	\$19,235
Plumbing	-	\$3,289	\$6,801	\$1,748	\$11,838
Electrical	-	-	\$13,123	\$14,081	\$27,204
Fire & Safety	-	\$3,523	\$5,463	-	\$8,986
Technology	-	\$4,611	\$1,775	-	\$6,386
Specialties	-	\$1,775	\$10,131	\$1,775	\$13,680
Totals	\$0	\$32,454	\$87,300	\$57,725	\$177,479

Replacement Schedule

District Detail

1/3/2022 11:53 AM

Addition:	1	Greenhouse - Original Structure			
System	Years 0-5	Years 6-10	Years 11-20	Years 20+	Total
Structural	-	-	-	\$64,819	\$64,819
Exterior	-	-	\$22,562	\$45,916	\$68,478
Roofing	-	-	\$30,035	-	\$30,035
Interior	-	\$55,763	\$36,516	\$5,448	\$97,727
HVAC	-	-	\$55,701	-	\$55,701
Plumbing	-	\$9,523	\$19,694	\$5,062	\$34,280
Electrical	-	-	\$38,001	\$40,776	\$78,778
Fire & Safety	-	\$10,202	\$15,819	-	\$26,021
Technology	-	\$13,352	\$5,139	-	\$18,492
Specialties	-	\$5,139	\$29,336	\$5,139	\$39,615
Totals	\$0	\$93,980	\$252,805	\$167,161	\$513,946

Replacement Schedule

District Detail

1/3/2022 11:53 AM

School:	3003000	3003 - Administration			
System	Years 0-5	Years 6-10	Years 11-20	Years 20+	Total
Site	-	-	\$94,181	\$33,090	\$127,271
Structural	-	-	-	\$107,010	\$107,010
Exterior	-	-	\$37,248	\$75,803	\$113,051
Roofing	-	-	\$49,585	-	\$49,585
Interior	-	\$92,060	\$60,284	\$8,994	\$161,338
HVAC	-	\$69,862	\$22,095	-	\$91,958
Plumbing	-	\$15,722	\$32,514	\$8,357	\$56,593
Electrical	-	-	\$62,736	\$67,318	\$130,054
Fire & Safety	-	\$16,842	\$26,116	-	\$42,958
Technology	-	\$22,043	\$8,485	-	\$30,528
Specialties	-	\$8,485	\$48,431	\$8,485	\$65,400
Totals	\$0	\$225,014	\$441,675	\$309,057	\$975,746

Addition:	1	Administration - Original Structure
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System	Years 0-5	Years 6-10	Years 11-20	Years 20+	Total
Structural	-	-	-	\$56,040	\$56,040
Exterior	-	-	\$19,507	\$39,697	\$59,204
Roofing	-	-	\$25,967	-	\$25,967
Interior	-	\$48,211	\$31,570	\$4,710	\$84,491
HVAC	-	\$33,957	\$14,201	-	\$48,158
Plumbing	-	\$8,234	\$17,027	\$4,377	\$29,638
Electrical	-	-	\$32,855	\$35,254	\$68,109
Fire & Safety	-	\$8,820	\$13,677	-	\$22,497
Technology	-	\$11,544	\$4,443	-	\$15,987
Specialties	-	\$4,443	\$25,363	\$4,443	\$34,250
Totals	\$0	\$115,209	\$184,610	\$144,522	\$444,341

Replacement Schedule

District Detail

1/3/2022 11:53 AM

Addition:	1	Bus Shop - Original Structure
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System	Years 0-5	Years 6-10	Years 11-20	Years 20+	Total
Structural	-	-	-	\$49,009	\$49,009
Exterior	-	-	\$17,059	\$34,717	\$51,776
Roofing	-	-	\$22,709	-	\$22,709
Interior	-	\$42,162	\$27,609	\$4,119	\$73,890
HVAC	-	\$35,906	\$6,210	-	\$42,115
Plumbing	-	\$7,201	\$14,891	\$3,828	\$25,919
Electrical	-	-	\$28,732	\$30,831	\$59,563
Fire & Safety	-	\$7,714	\$11,961	-	\$19,674
Technology	-	\$10,096	\$3,886	-	\$13,981
Specialties	-	\$3,886	\$22,181	\$3,886	\$29,953
Totals	\$0	\$106,963	\$155,238	\$126,389	\$388,590

Addition:	1	Wastewater Plant - Original Structure
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System	Years 0-5	Years 6-10	Years 11-20	Years 20+	Total
Structural	-	-	-	\$1,960	\$1,960
Exterior	-	-	\$682	\$1,389	\$2,071
Roofing	-	-	\$908	-	\$908
Interior	-	\$1,687	\$1,104	\$165	\$2,956
HVAC	-	-	\$1,685	-	\$1,685
Plumbing	-	\$288	\$596	\$153	\$1,037
Electrical	-	-	\$1,149	\$1,233	\$2,383
Fire & Safety	-	\$309	\$478	-	\$787
Technology	-	\$404	\$155	-	\$559
Specialties	-	\$155	\$887	\$155	\$1,198
Totals	\$0	\$2,842	\$7,646	\$5,056	\$15,544

Replacement Schedule

District Detail

1/3/2022 11:53 AM

School:	3003015	3003 - Magnet Cove Middle School			
System	Years 0-5	Years 6-10	Years 11-20	Years 20+	Total
Site	-	-	\$567,102	\$199,252	\$766,354
Structural	-	-	-	\$1,288,700	\$1,288,700
Exterior	-	-	\$448,572	\$912,880	\$1,361,453
Roofing	-	-	\$597,143	-	\$597,143
Interior	-	\$1,108,658	\$725,992	\$108,311	\$1,942,962
HVAC	-	\$944,148	\$163,284	-	\$1,107,432
Plumbing	-	\$189,340	\$391,556	\$100,648	\$681,544
Electrical	-	-	\$755,522	\$810,700	\$1,566,222
Fire & Safety	-	\$202,828	\$314,512	-	\$517,340
Technology	-	\$265,465	\$102,180	-	\$367,645
Specialties	-	\$102,180	\$583,246	\$102,180	\$787,607
Totals	\$0	\$2,812,620	\$4,649,110	\$3,522,672	\$10,984,402

Addition:	3	Middle School - Original Structure
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System	Years 0-5	Years 6-10	Years 11-20	Years 20+	Total
Structural	-	-	-	\$644,350	\$644,350
Exterior	-	-	\$224,286	\$456,440	\$680,726
Roofing	-	-	\$298,571	-	\$298,571
Interior	-	\$554,329	\$362,996	\$54,156	\$971,481
HVAC	-	\$472,074	\$81,642	-	\$553,716
Plumbing	-	\$94,670	\$195,778	\$50,324	\$340,772
Electrical	-	-	\$377,761	\$405,350	\$783,111
Fire & Safety	-	\$101,414	\$157,256	-	\$258,670
Technology	-	\$132,732	\$51,090	-	\$183,823
Specialties	-	\$51,090	\$291,623	\$51,090	\$393,804
Totals	\$0	\$1,406,310	\$2,041,004	\$1,661,710	\$5,109,024

Replacement Schedule

District Detail

1/3/2022 11:53 AM

School:	3003999	3003 - Pasture Land
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System	Years 0-5	Years 6-10	Years 11-20	Years 20+	Total
Structural	-	-	-	\$70,591	\$70,591
Exterior	\$24,148	-	\$50,429	-	\$74,576
Roofing	\$16,355	-	\$16,355	-	\$32,710
Interior	-	\$60,729	\$39,768	\$5,933	\$106,430
HVAC	-	-	\$60,662	-	\$60,662
Plumbing	\$30,723	\$5,681	\$740	\$190	\$37,333
Electrical	\$39,958	\$42,876	\$1,427	\$1,531	\$85,793
Fire & Safety	-	\$11,110	\$17,228	-	\$28,338
Technology	-	\$14,541	\$5,597	-	\$20,139
Specialties	-	\$5,597	\$31,949	\$5,597	\$43,143
Totals	\$111,183	\$140,535	\$224,154	\$83,843	\$559,715

Addition:	1	Agri Barn - Original Structure
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System	Years 0-5	Years 6-10	Years 11-20	Years 20+	Total
Structural	-	-	-	\$68,157	\$68,157
Exterior	\$23,724	-	\$48,281	-	\$72,005
Roofing	\$15,791	-	\$15,791	-	\$31,582
Interior	-	\$58,635	\$38,396	\$5,728	\$102,760
HVAC	-	-	\$58,570	-	\$58,570
Plumbing	\$30,723	\$5,323	-	-	\$36,046
Electrical	\$39,958	\$42,876	-	-	\$82,835
Fire & Safety	-	\$10,727	\$16,634	-	\$27,361
Technology	-	\$14,040	\$5,404	-	\$19,444
Specialties	-	\$5,404	\$30,847	\$5,404	\$41,655
Totals	\$110,196	\$137,006	\$213,923	\$79,290	\$540,414

Replacement Schedule

District Detail

1/3/2022 11:53 AM

Addition:	1	Farm Storage Shed - Original Structure			
System	Years 0-5	Years 6-10	Years 11-20	Years 20+	Total
Structural	-	-	-	\$2,434	\$2,434
Exterior	\$424	-	\$2,148	-	\$2,572
Roofing	\$564	-	\$564	-	\$1,128
Interior	-	\$2,094	\$1,371	\$205	\$3,670
HVAC	-	-	\$2,092	-	\$2,092
Plumbing	-	\$358	\$740	\$190	\$1,287
Electrical	-	-	\$1,427	\$1,531	\$2,958
Fire & Safety	-	\$383	\$594	-	\$977
Technology	-	\$501	\$193	-	\$694
Specialties	-	\$193	\$1,102	\$193	\$1,488
Totals	\$988	\$3,529	\$10,231	\$4,553	\$19,301

School:	3003000	3003 - Vacant Land
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System	Years 0-5	Years 6-10	Years 11-20	Years 20+	Total
Totals					

Addition:	1	18 Acres on south side of High School - Original Structure			
System	Years 0-5	Years 6-10	Years 11-20	Years 20+	Total
Totals					

Maintenance and Operations Expenses



Magnet Cove School District has a current building fund balance of \$7,313,539.69. The money available in this account will be used to complete construction on the new Elementary School, and support locally funded construction projects listed on the Master Plan.

Please contact the district if additional information is needed.

Thank you,
Danny Thomas

ARKANSAS PUBLIC SCHOOL COMPUTER NETWORK
DATE: 12/13/2021
TIME: 13:31:18

MAGNET COVE SCHOOL DISTRICT
DETAILED STATEMENT OF CHANGES IN FUND BALANCES
FOR PERIODS 1 THROUGH 6 OF 22

PAGE NUMBER: 1
MODULE NUM: STATMN9EAR

SELECTION CRITERIA: orgn.fund in ('3006', '3404')

FUND/SF	FUND TITLE	BEG BALANCE	REVENUE	NON-REVENUE	NON-EXPEND	EXPENDITURES	END BALANCE
3006	NEW ELEM CONSTRUCTIO	9,468,640.35	39,777.93	.00	.00	2,439,870.92	7,068,547.36
3404	CONST	646,803.48	842,282.36	.00	.00	1,431,086.04	1,057,999.80
TOTAL	BUILDING FUND	10,117,443.83	882,060.49	.00	.00	3,930,956.96	7,068,547.36
TOTAL		10,117,443.83	882,060.49	.00	.00	3,930,956.96	7,068,547.36

Partnership Pymt #17 Received, not yet entered into revenue: + \$ 244,992.33

Fund Balance: \$ 7,313,539.69

Annual Statistical Report 2019/2020

County: HOT SPRING

MAGNET COVE SCHOOL DIST.

LEA: 3003000

	2019/2020 Actual	2020/2021 Budget		2019/2020 Actual	2020/2021 Budget
1 Area in Square Miles	49		CURRENT EXPENDITURES		
2 ADA	699		Instruction:		
4 4 Qtr ADM	737		49 Regular Instruction	2,642,174	2,652,438
5 Prior Year 3 Qtr ADM	735		50 Special Education	469,600	421,149
6 Assessment	71,425,935		51 Career Education	253,992	315,909
7 M&O Mills	25.00		52 Adult Education	0	0
8 URT Mills	25.00		53 Compensatory Education	120,785	132,908
9 M&O Mills in Excess of URT	0.00		54 Other	249,047	250,420
10 Dedicated M&O Mills	0.00		55 Total Instruction	3,735,599	3,772,824
11 Debt Service Mills	22.78		District Level Support:		
12 Total Mills	47.78		56 General Administration	218,319	221,999
13 Total Debt Bond/Non Bond	18,601,440		57 Central Services	307,436	316,736
State and Local Revenue			58 Maintenance & Operations Of Plant	1,000,076	989,113
14 Property Tax Receipts (Incl URT)	2,727,812	3,404,110	59 Student Transportation	164,170	184,276
15 Other Local Receipts	921,739	840,217	60 Othr District Level Support Service	27,563	12,000
16 Revenue From Interm Srcs	2,029	0	61 Total District Support Services	1,717,564	1,724,124
17.1 Foundation Funding (Excl URT)	3,122,146	3,156,038	School Level Support:		
17.2 98% of URT X Assessment less Net Revenues	31,397	0	62 Student Support Services	428,645	483,213
18 Student Growth Funding	35,909	0	63 Instructional Staff Support Service	329,229	349,306
19 Declining Enrollment Funding	0	0	64 School Administration	426,984	431,891
20 Consolidation Incentive/Assistance	0	0	65 Total District Support Services	1,184,858	1,264,410
21 Isolated Funding	0	0	Non-Instructional Services:		
22 Enhanced Transportation Funding	0	0	66 Food Service Operations	475,397	414,724
23 Other Unrestricted State Funding	0	0	67 Other Enterprise Operations	0	0
24 Total Unrestricted Revenue from State and Local Sources	6,841,033	7,400,365	68 Community Operations	0	0
Restricted Revenue from State Sources:			69 Other Non-Instructional Services	0	0
25 Adult Education	0	0	70 Total Non-Instructional Services	475,397	414,724
Regular Education:			71 Facilities Acquisition And Const.	403,917	6,747,746
26 Professional Development	20,144	26,500	72 Debt Service	334,113	932,609
27 Other Regular Education	39,504	0	75 Other Non-Programmed Costs	0	0
Special Education:			76 Total Expenditures	7,851,448	14,856,436
28 Gifted And Talented	0	0	77 Less: Capital Expenditures	(405,041)	-6,747,746
29 Alt. Learning Environment (ALE)	40,689	38,856	78 Less: Debt Service	(334,113)	-932,609
30 English Language Learner (ELL)	0	0	79 Total Current Expenditures	7,112,294	7,176,082
31 National School Lunch State Categorical Funds (NSL)	190,412	199,880	80 Exclusions from Current Expenditures	(284,038)	-268,975
32 Other Special Education	73,232	10,440	81 Net Current Expenditures	6,828,256	6,907,107
33 Career Education	60,564	0	82 Per Pupil Expenditures	9,768	
34 School Food Service	2,261	2,350	83 Personnel - Non-Federal Licensed Classroom FTEs	55.60	
35 Educational Service Cooperatives	0	0	83.5 Total Salary - Non-Federal Licensed Classroom FTEs	2,516,960	
36 Early Childhood Programs	0	0	84 Avg Salary - Non-Federal Licensed Classroom FTEs	45,269	
37 Magnet School Programs	0	0	85 Personnel - Non-Federal Licensed FTEs	59.69	
38 Other Non-Instructional Program Aid	98,782	1,523,454	85.5 Total Salary - Non-Federal Licensed FTEs	2,884,109	
39 Total Restricted Revenue from State Sources	525,588	1,801,480	86 Avg Salary - Non-Federal Licensed FTEs	48,318	
40 Total Restricted Revenue from Federal Sources	725,545	787,599	87.1 Legal Balance (funds 1-2-4)	1,277,137	1,262,540
Other Sources of Funds:			87.2 Categorical Fund Balance	4,711	4,711
41 Financing Sources	13,780,017	0	87.3 Deposits With Paying Agents (QZAB)	0	0
42 Balances Consol/Annexed District	0	0	87.4 Net Legal Bal (Excl Cat & QZAB)	1,272,426	1,257,829
43 Indirect Cost Reimbursement	0	0	88 Building Fund Balance (fund 3)	13,836,802	8,707,618
44 Gains & Losses - Sale Fixed Assets	0	0	89 Capital Outlay Balance/Dedicated M&O (fund 5)	0	0
45 Compensation - Loss Of Fixed Assets	0	0			
46 Other	0	0			
47 Total Other Sources of Funds	13,780,017	0			
48 Total Revenue and Other Sources of Funds from All Sources	21,872,182	9,989,444			

District	LEA	Campus	Facility No.	Facility Name	S.F.	Facility Use	Academic	Maint. Expenditure
Magnet Cove	3003	Elementary School	300301301	Elementary - Main	37862	School Instructional	Academic	\$173,175.75
Magnet Cove	3003	Elementary School	300301308	Annex	18189	School Instructional	Academic	\$83,194.07
Magnet Cove	3003	Elementary School	300301313	PE/Saferoom	2913	School Instructional	Academic	\$13,323.67
Magnet Cove	3003	Elementary School	300301314	Pre-K	1932	School Instructional	Academic	\$8,836.71
Magnet Cove	3003	High School	300301302	Gymnasium	31449	School Instructional	Academic	\$143,843.54
Magnet Cove	3003	High School	300301303	Baseball Complex	956	Athletic	Non-Academic	\$4,372.62
Magnet Cove	3003	High School	300301310	Aquaponics	660	School Instructional	Academic	\$3,018.75
Magnet Cove	3003	High School	300301313	Band	10249	School Instructional	Academic	\$46,877.56
Magnet Cove	3003	High School	300301401	High School - Main	76348	School Instructional	Academic	\$349,205.59
Magnet Cove	3003	High School	300301415	Football Concessions & Pressbox	4266	Service	Non-Academic	\$19,512.12
Magnet Cove	3003	High School	300301308	Agri Barns	2520	unused	Non-Academic	\$11,526.14
Magnet Cove	3003	High School	300301312	Greenhouse	2418	School Instructional	Academic	\$11,059.61
Magnet Cove	3003	High School	300301311	Softball Field Complex	835	Athletic	Non-Academic	\$3,819.18
Magnet Cove	3003	Middle School	300301307	Middle School - Main	15564	School Instructional	Academic	\$71,187.66
Magnet Cove	3003	Middle School	300301405	Gymnasium	6600	School Instructional	Academic	\$30,187.52
Magnet Cove	3003	Administration	300300001	Administrative	2769	Administrative	Non-Academic	\$12,665.04
Magnet Cove	3003	Administration	300301306	Bus Shop	3000	Service	Non-Academic	\$13,721.60
Magnet Cove	3003	Administration	300301307	Waste Water Plant	120	Service	Non-Academic	\$548.86
Total District SF					218,650		19/20 M&O Spending - Actual	\$1,000,076.00

Average Cost/SF: \$4.57

Academic	\$933,910.44	93%
Non-Academic	\$66,165.56	7%
Total Check	\$1,000,076.00	100%