

ASHLEY PUBLIC SCHOOLS

REPORT TO THE COMMUNITY

February 1, 2023



TONIGHT'S DISCUSSION

- Discuss current facility condition
- Discuss facility improvement concepts
- School finances and project costs



- Sharing information for Referendum Vote on February 7, 2023
- Seeking public input / questions





WHY ARE WE TALKING ABOUT FACILITIES

- Aging condition of facilities
- Capital Maintenance Improvements
- School safety
- Optimize use of school
- Responsibly address our needs today as construction costs and interest rates will continue to rise





PLANNING PROCESS

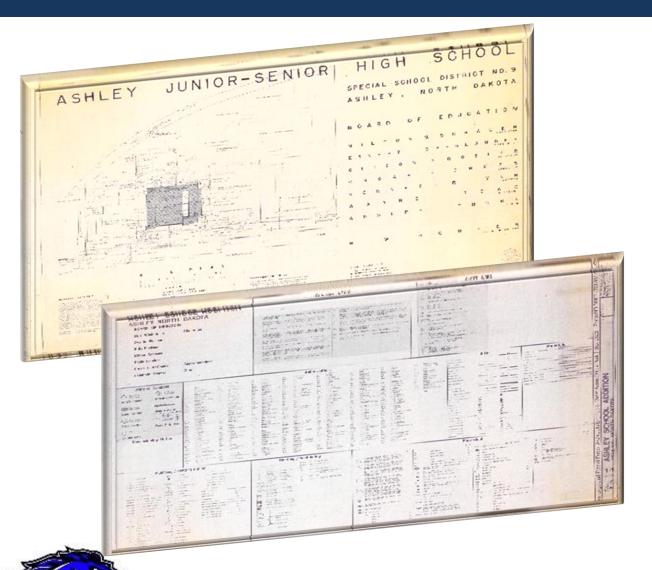
- ✓ Facility Assessment / Capital Maintenance Plan
- ✓ Educational Needs
- ✓ Analyze Funding/Tax Impact
- ✓ Study Options
- ✓ Public Meetings
 - November 3, 2022
 - January 4, 2023
 - February 1, 2023
- ✓ Survey
- ✓ Marry Design w/Budget
- ✓ School Board Decision
- ☐ Referendum Vote February 7, 2023
- ☐ Design / Bid / Build Project







INFORMATION GATHERING



Researched Historical Records

- √ Square Footages/Ages of Facilities
- ✓ Recent Facility Improvements
- ✓ Fire Marshal Reports
- ✓ Asbestos Reports

Field Work

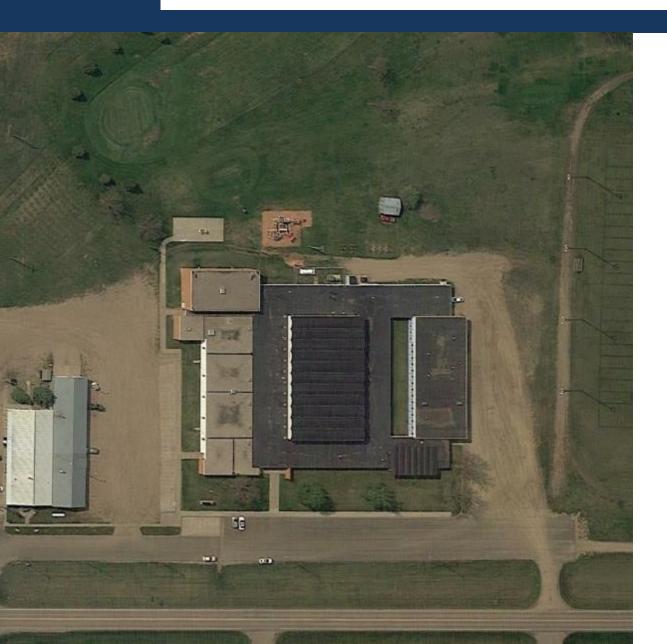
- ✓ Toured School Facilities
- ✓ Photos of Existing Conditions
- ✓ Documented Conditions

Conversations

- ✓ Superintendent
- √ Facility Personnel
- ✓ Additional Faculty



FACILITY ASSESSMENT



Architectural / Site

- ✓ Site (circulation, paving, drainage)
- ✓ Envelope (exterior, windows)
- ✓ Roof (type, age, condition)
- ✓ Finishes (flooring, walls, ceilings)
- ✓ Code Compliance (life safety, accessibility "ADA")
- ✓ Hazardous Materials (asbestos)
- √ Safety / Security

Mechanical / Plumbing

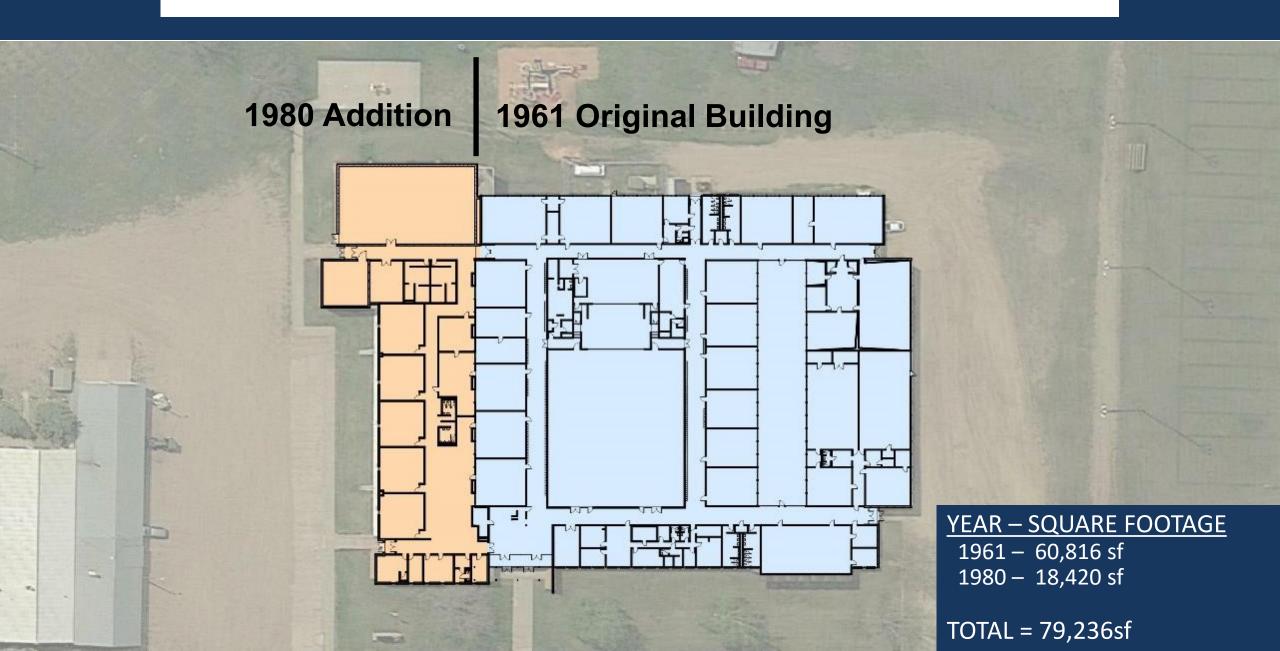
- ✓ HVAC (boilers, AHUs, piping, ductwork, terminal units, controls)
- ✓ Plumbing piping, fixtures
- ✓ Design, Code issues, etc.

Electrical

- ✓ Electrical service
- ✓ Power distribution (panels, breakers, etc.)
- ✓ Lighting
- ✓ Information Technology
- ✓ Master Clock
- ✓ Access Systems
- ✓ Fire Alarm System



EXISTING FACILITY



CRITICAL ISSUES (0-5 YEARS)

Building Repairs and Maintenance

- Exterior Tuckpointing
- Exterior Doors Weatherstripping
- Exterior Painting Doors/Frames
- Exterior Caulking joints and penetrations
- Roofing Replacement
- Window Replacement

ADA Accessibility

- Replace doorknobs with latches
- Automatic H/C Operators
- ADA Parking
- Restroom Upgrades

LEGEND

- o RED = Issue included in proposed project
- BLUE = Issue partially completed in proposed project
- o BLACK = Issue <u>not</u> included in proposed

Plumbing

- Water Heater Replacement
- Camera/Investigate sewer piping (some repairs needed)
- Locker Room Shower Improvements
- Selective replacement of plumbing fixtures

HVAC

- Air Handler Maintenance
- o Replace terminal units in classrooms
- Ventilation

Electrical

- New Fire Alarm System
- Replace electrical service panels
- Replace PA System
- Emergency Lighting





LONG TERM ITEMS (6-10+ YEARS)

Building Repairs and Maintenance

- Asbestos Abatement Flooring
- Asbestos Abatement Ceiling
- Asbestos Abatement fitting, pipe insulation, chalkboards
- Recommend updated asbestos survey
- Flooring
- Painting
- Interior Door Replacement
- Misc. Finishes for Mechanical Renovation
- Remodel Locker Rooms

ADA Accessibility

Accessible lift at stage

LEGEND

- RED = Issue included in proposed project
- BLUE = Issue partially completed in proposed project
- o BLACK = Issue <u>not</u> included in proposed



Plumbing

- Fixture Replacement
- Fire Protection w/new water service

HVAC

- Direct Digital Controls
- Replace HVAC Equipment
- Pumps/ Motors

Electrical

- Replace older equipment
- Master Clock
- Tamper Resistant Receptacles
- Convert lighting to LED

Site

- Sidewalks/Stoops
- Replace deteriorated concrete
- Grading

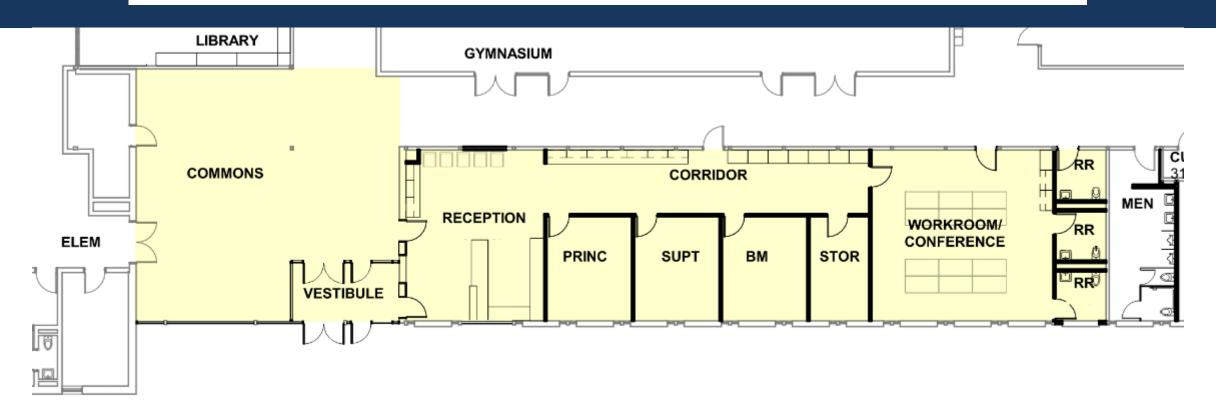


PROPOSED PLAN IMPROVEMENTS



- 1A NEW SECURE ENTRANCE
- RENOVATED LOBBY/COMMONS
- RENOVATED ADMINISTRATION OFFICES
- NEW CONFERENCE ROOM AND STAFF WORKROOM
- FITNESS CENTER WITH COMMUNITY ACCESS
- RELOCATED LIBRARY AND COMPUTER LAB
- RELOCATED PRE-K CLASSROOM
- RESTROOM/LOCKER ROOM ADA IMPROVEMENTS
- ADDITIONAL IMPROVEMENTS
 - EXTERIOR MASONRY TUCKPOINTING
 - EXTERIOR JOINT SEALANT REPLACEMENT
 - EXTERIÓR PAINTIR
 - RODE REPLACEMENT AT THE ELEMENTARY SCHOOL BUILDING
 - INTERIOR DOOR HARDWARE REPLACEMENT (ADA COMPLIANT)
 - INTERIOR ROOM SIGNAGE (ADA COMPLIANT).
 - SELECTIVE INTERIOR FINISH LIPGRADES.
 - RESTROOM AND LOCKER ROOM IMPROVEMENTS.
 - REPLACE WALK-IN COOLER AT KITCHEN.
 - WINDOW REPLACEMENT
 - EXTERIOR DOOR REPLACEMENT.
 - HVAC IMPROVEMENTS AT THE AB SHOP, GYMNASIUM, AND CLASSROOMS.
 - ELECTRICAL IMPROVEMENTS TO INCLUDE:
 - · REPLACE LIGHTING
 - REPLACE FIRE ALARM SYSTEM
 - · REPLACE ELECTRICAL PANELS
 - INSTALL ACCESS CONTROL

SECURE ENTRANCE / OFFICE RENOVATION



LOBBY/COMMONS AND SECURE ENTRANCE

- Modify doors at main entrance to provide a secure entrance vestibule.
- Visitors will be required to go through the office to enter the building.
- Create a MS/HS commons area

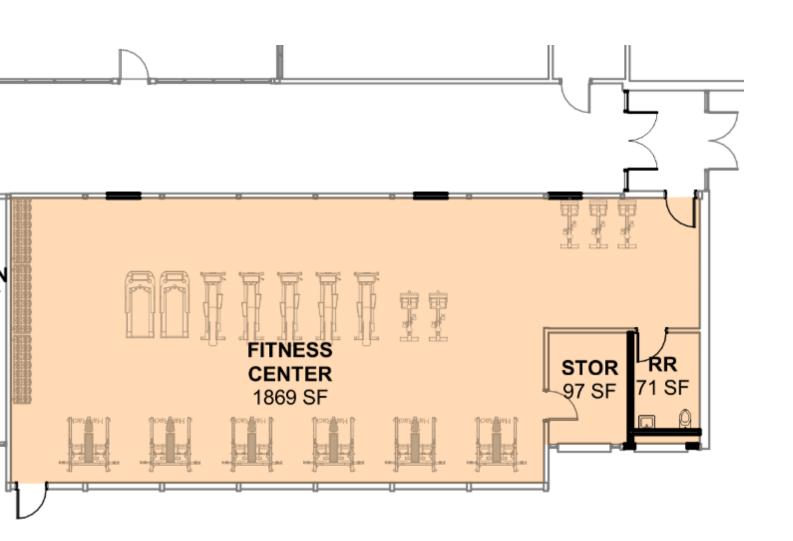
ADMINISTRATIVE OFFICES

- Reception area with supervision of commons
- Direct line of sight of entrance and vestibule
- Add window and remove brick wall at entrance
- New offices / storage
- Optimize area outside offices for additional storage and workspace

CONFERENCE ROOM / STAFF WORKROOM

- Conference room accessible through office
- Larger staff workroom
- ADA accessible staff restrooms
- ADA accessible restroom off the main corridor

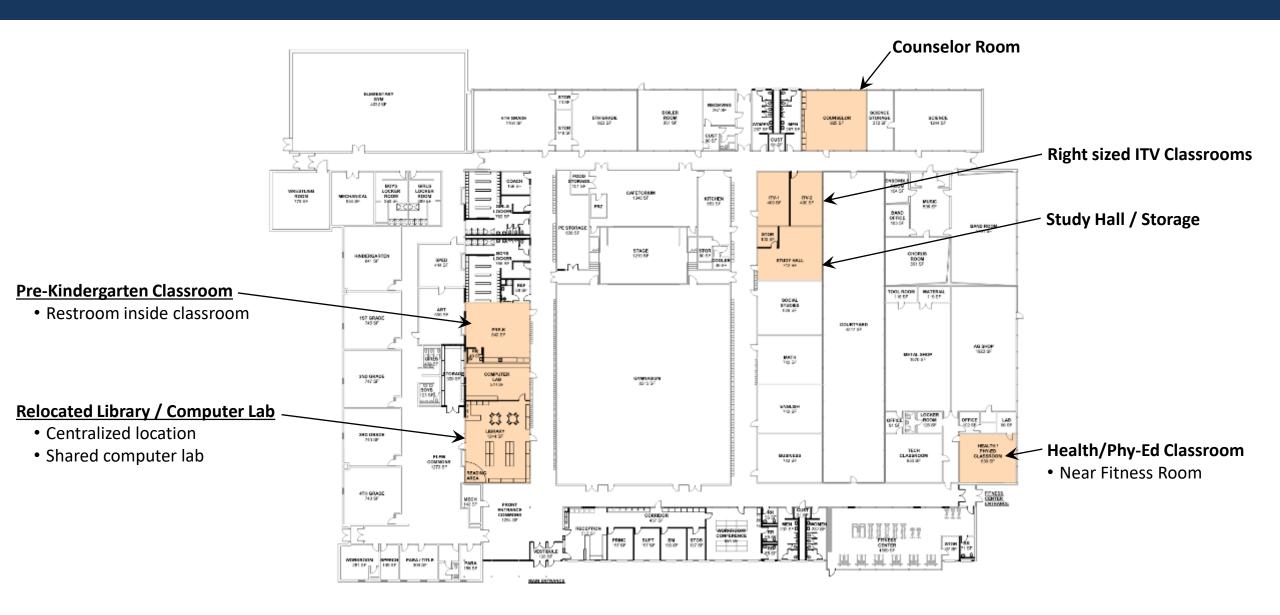
FITNESS CENTER IMPROVEMENTS



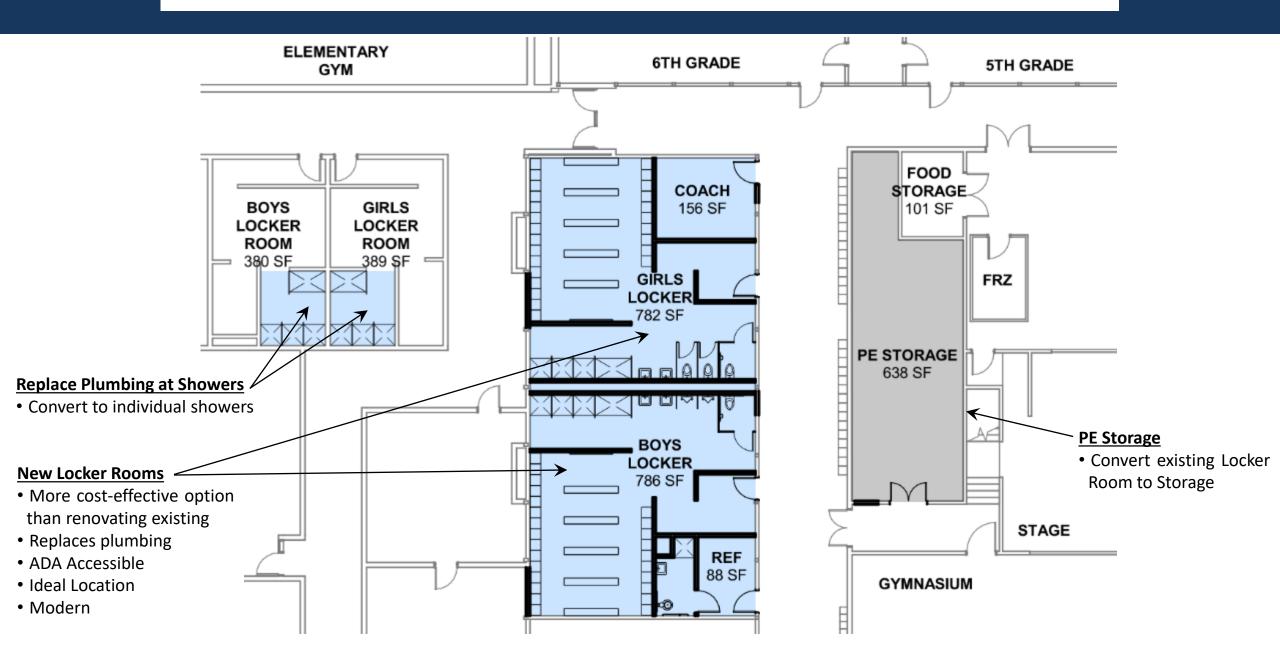
FITNESS CENTER

- Convert current Library into Fitness Center
- Requires minimal renovation
- Existing area to be renovated in Locker Rooms
- Reuse existing fitness equipment
- Storage room for decluttering space
- Individual restroom
- Combined cardio and weight rooms allows for better supervision of students
- Secured vestibule allows for year-round access after hours without allowing access to entire school.

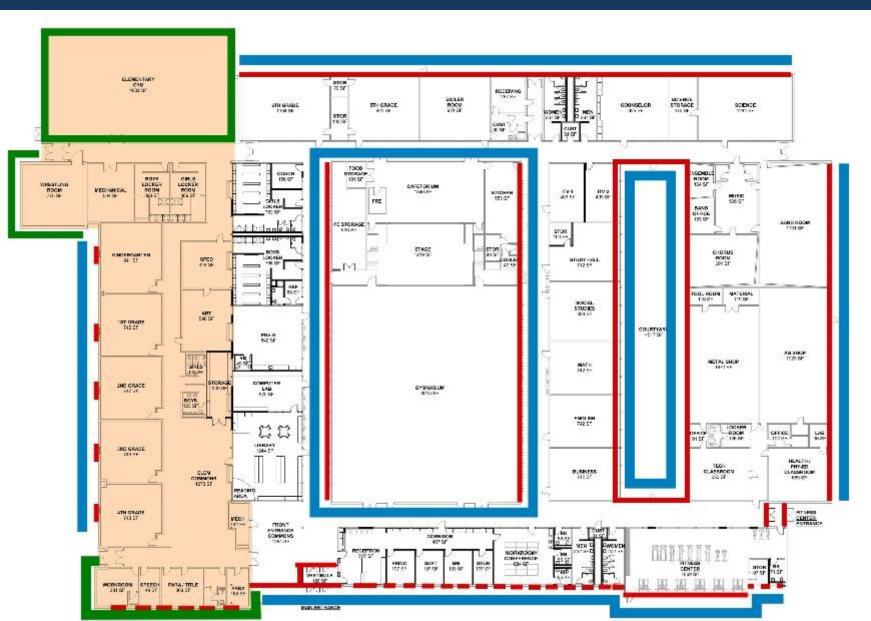
CLASSROOM PROGRAMING



LOCKER ROOM IMPROVEMENTS



EXTERIOR IMPROVEMENTS



Tuckpoint Masonry Walls

Exterior Painting

Replace Exterior Windows

Replace Elementary Roof

Other Exterior Improvements Include:

- Exterior Painting
- Replace Deteriorated Joint Sealant
- Preventative Maintenance (Roof Repairs)
- Replace Exterior Doors
- Add Access Control to Exterior Doors

INTERIOR FINISH IMPROVEMENTS



Interior Renovations

- Entrance Commons
- Secure Entrance
- Offices / Staff Workroom
- Fitness Center
- Library / Computer Lab
- Pre-k / ITV Classrooms
- Locker Rooms
- Restrooms

New Interior Finishes

- Selective Asbestos Abatement
- Flooring
- Ceilings
- Lighting
- Paint / Wall Finishes

ADA IMPROVEMENTS





- ADA Accessible
- Replace Fixtures / Piping
- Replace Floor, Wall, Ceiling Finishes
- Replace Toilet Partitions
- Replace Lighting



- Replace Original Door Hardware
- Interior Signage



ADA Parking Improvements

HVAC IMPROVEMENTS



HVAC Equipment - New

HVAC Equipment - Direct Replacement

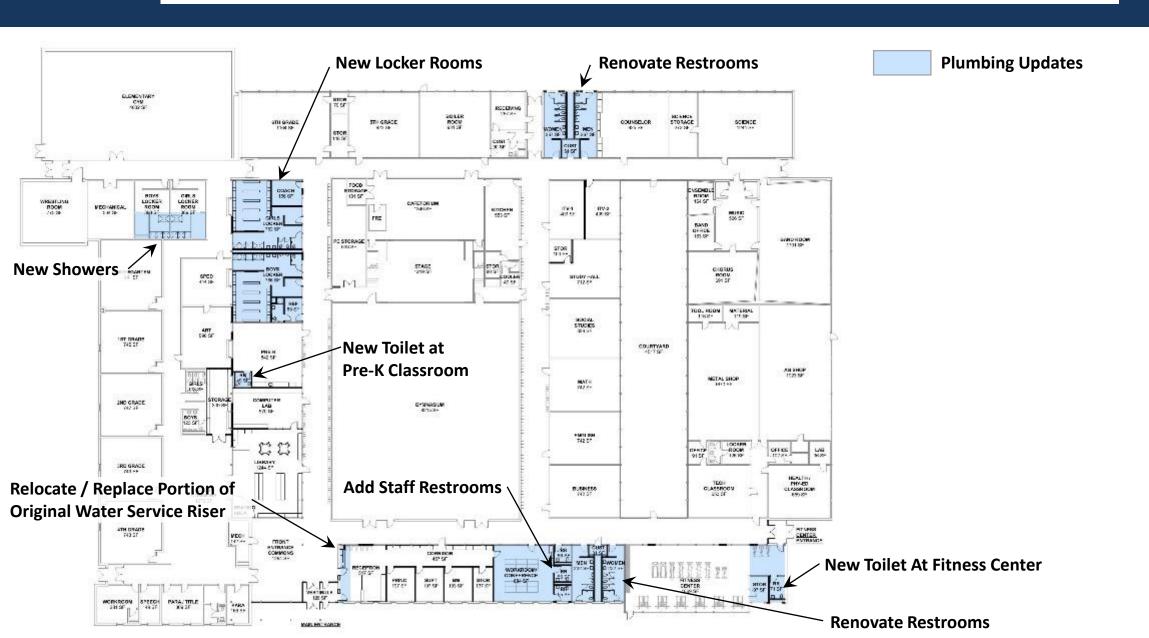
HVAC Maintenance / Repairs

Replace Exhaust Fans

Other Improvements Include:

 All new/refurbished HVAC equipment will be added to digital control system.

PLUMBING IMPROVEMENTS



LIGHTING IMPROVEMENTS

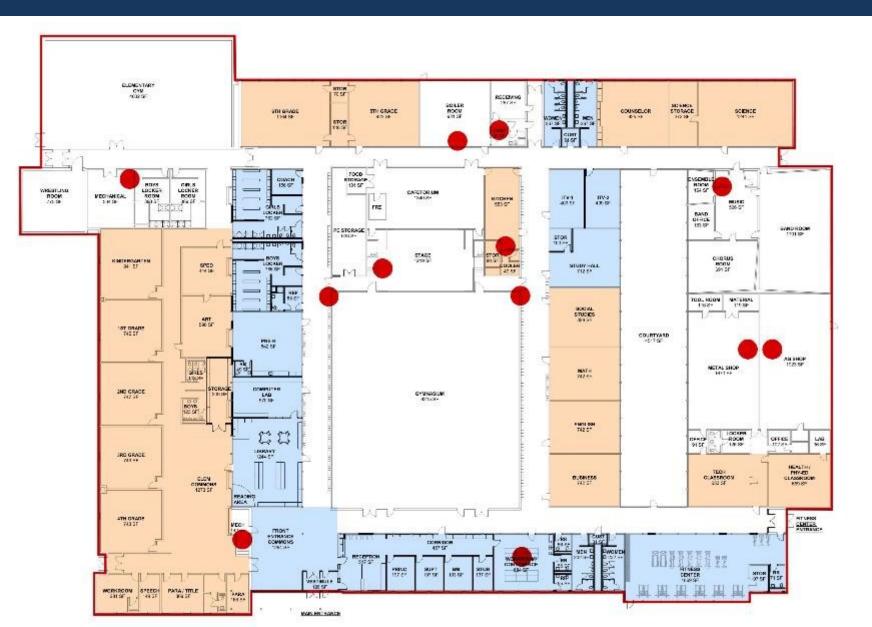


New Lighting / Ceilings at Renovation Area

New Lighting / Ceilings at Corridors

New Lighting (Existing Ceilings to Remain)

ELECTRICAL IMPROVEMENTS



New Electrical Devices/Wiring

Improvements to Outlets/Wiring

New Fire Alarm System/Clock System

Replace Electrical Panels

CONSTRUCTION MANAGER AT RISK (CMAR)

Defined Hiring Process per North Dakota Century Code

- Selected by qualifications and fees
- Consolidated Construction Co. has been selected

Pre-Construction Services

- Provide Estimated Budget and Cost Management at early stages of the project
- Target participation of local contractors, including surrounding areas
- Marry Design and Budget

100% of project WILL BE Legally Advertised and Competitively Bid

Following approval of referendum by voters first, then after School Board review

Guaranteed Maximum Price

100% of savings returned to school district

Schedule & On-site Supervision

- Develop schedule and manage all sub-contractors
- Full-time on-site superintendent to supervise construction

SUMMARY OF PROJECT COSTS

Secure Entrance Renovation (\$134/SF)	\$550,000
Library / Computer Lab / Pre-K Classroom (\$80/SF)	\$220,000
Classroom Renovations (Counselor, ITV, Study Hall, Phy Ed)(\$40/sf)	\$140,000
Fitness Center Renovation (\$70/SF)	\$150,000
Elementary Roof Replacement (\$21/SF)	\$375,000
Locker Room Renovation (\$202/SF)	\$400,000
Restroom Renovation (\$212/SF)	\$275,000
Interior Finish Improvements (Corridors, ADA, Abatement)	\$500,000
HVAC / Electrical Improvements	\$1,100,000
Exterior Improvements (Tuckpoint, Windows, Paint)	\$430,000
Construction Contingency	\$165,000
Soft Costs (AE & Finance/Legal Fee's, Furnishings)	\$545,000

BENEFITS OF THE PROJECT

WHAT OUR STAFF IS SAYING

- Improve visual appeal, indoor comfort for students, and safety conditions
- Gives us, as teachers, a chance to create and enhance learning environments that will have the right balance of educational elements and stimulation to encourage the best learning experiences (ex: centralizing library, modernizing and updating the computer lab, creating storage areas so other rooms can be properly utilized)
- This renovation offers a chance for the community to invest in its future, preparing the school for students and staff for decades to come while providing a safe, clean, welcoming environment.

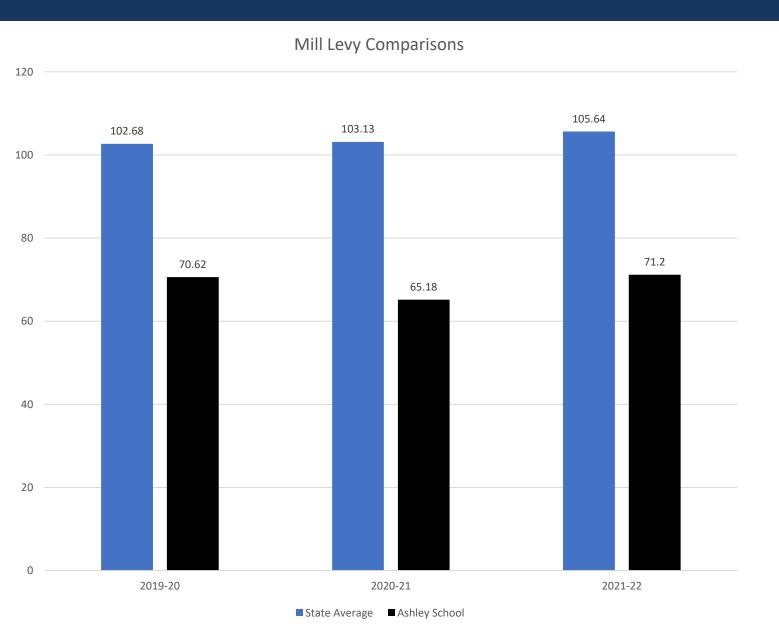
BENEFITS TO STUDENTS

- Safety during PE classes having Mr. Girard's classroom across from weight room and having an actual health classroom to go to.
- Updated restrooms/locker rooms
- Having a bathroom in the Pre-K classroom will be beneficial for students and teacher.
- Students are eager for the commons area and to have a place to gather, they are excited to have a central library, and modernizing the computer lab.
- Students are looking forward to having a study hall classroom and updated ITV classrooms, as well.
- We want our students to be proud of our school!

FACILITY RELATED QUESTIONS?



DISTRICT MILL LEVY



State Average = 105.64 Mills
Ashley School Levy = 71.20 Mills
124 Lowest Levy compared to 147 Districts

SCHOOL FINANCES – BASIC FUNDS

- ☐ General Fund
 - Salaries, benefits, books, equipment, services
 - Significant revenue is driven by student enrollment (\$10,237 state aid per student)
 - Most general fund expenses (~72%) are spent on staff salaries and benefits

- ☐ Other Funds: Can be levied by a vote of the School Board paid back from General Fund
 - Miscellaneous Fund Levy (0 mills currently, Could levy up to 12 mills)
 - Special Reserve Fund Levy (0 mills currently, Could levy up to 3 mills)
 - Lease Revenue Bonds
 - Up to \$4 million, paid back by General Fund
 - Can be authorized by School Board, without voter approval





VOTER APPROVED FUNDING METHODS

□ Building Fund Levy

- Requires 60% voter approval, maximum of 20 mils, no "sunset"
- Used to pay for school improvements
- Can pay back a conventional loan
- Currently: 1.57 mills (Voter approved previously at 10 mills)
 - Generates approximately \$15,000 per year

✓ Sinking and Interest Fund Levy (i.e. Bond Referendum)

- Requires 60% voter approval, up to 5% of debt limit
- Debt Limit is ~ \$4.85 million
- 2021/22 Taxable Valuation \$95,497,240

Bank of North Dakota 2% Interest Loans

Requires voter approval of Bond Referendum



OFFICIAL BALLOT

OFFICIAL BALLOT February 7, 2023

ASHLEY PUBLIC SCHOOL DISTRICT NO. 9 OF MCINTOSH, LOGAN AND DICKEY COUNTIES STATE OF NORTH DAKOTA

QUESTION #1

Shall Ashley Public School District No. 9 of McIntosh, Logan and Dickey Counties, North Dakota, issue its general obligation bonds in an amount not to exceed \$4,850,000 maturing within a maximum of 20 years, resulting in an estimated additional millage of 38.84 mills, equal to \$38.84 on each \$1,000 of taxable valuation for the first taxable year, for the purpose of providing funds, together with any other funds available, to construct interior renovations and capital maintenance needs in the existing facility, to make improvements to school property, and to otherwise improve, remodel and renovate school property.

Yes	š	•		•	•	•		
No							П	



WHAT THE BALLOT SAYS

QUESTION #1

Shall Ashley Public School District No. 9 of McIntosh, Logan and Dickey Counties, North Dakota, issue its general obligation bonds in an amount not to exceed \$4,850,000 maturing within a maximum of 20 years, resulting in an estimated additional millage of 38.84 mills, equal to \$38.84 on each \$1,000 of taxable valuation for the first taxable year, for the purpose of providing funds, together with any other funds available, to construct interior renovations and capital maintenance needs in the existing facility, to make improvements to school property, and to otherwise improve, remodel and renovate school property.

- ➤ General Obligation Bonds cannot exceed \$4,850,000
- 20-Year Loan Maximum
 - 4.1% used for planning based on current rates
 - May be reduced to 2% if referendum is approved and DPI approves State Construction Loan Application (Potential savings of \$75k per year)
- ➤ Additional millage of 38.84 mills
- > \$38.84 on each \$1,000 of taxable valuation



\$370,890 (Annual Loan Payment) ÷\$9,550 (Current value of 1 mill)

= 38.84 mills required to make annual payment

TAX IMPACT TABLE

FINANCI	ΙΔΙ	NVFR \	/IFW

	TYPE OF PROPERTY	TRUE AND FULL VALUE	TAXABLE VALUE	ESTIMATED ANNUAL TAX IMPACT	ESTIMATED MONTHLY TAX IMPACT
		\$ 75,000	\$ 3,375	\$ 131.07	\$ 10.92
	Residential	100,000	4,500	174.76	14.56
	Residential	150,000	6,750	262.15	21.85
		200,000	9,000	349.53	29.13
		\$ 75,000	\$ 3,750	\$ 145.64	\$ 12.14
0	Commercial	100,000	5,000	194.18	16.18
	commercial	150,000	7,500	291.27	24.27
		200,000	10,000	388.37	32.36
	Agricultural	Per Acre \$ 821.00	\$ 41.05	\$ 1.59	\$ 0.13
	Average	Per Quarter 131,360	6,568	255.08	21.26

For questions on your tax statement, contact:
McIntosh County Auditor 701-288-5141
Logan County Auditor 701-754-2425
Dickey County Auditor 701-349-3249 ext 111

Refer to the Frequently Asked Questions Sheet for a tax impact example using an actual County Real Estate Tax Statement.

To view your tax statement visit www.ndpropertytax.com

MAILED REAL ESTATE TAX STATEMENT

Parcel Number Jurisdiction

04-009-50-00-00

Owner Physical Location

Legal Description

Legislative tax relief			
(3-year comparison):	2019	2020	2021
Legislative tax relief	487.21	731.30	730.87

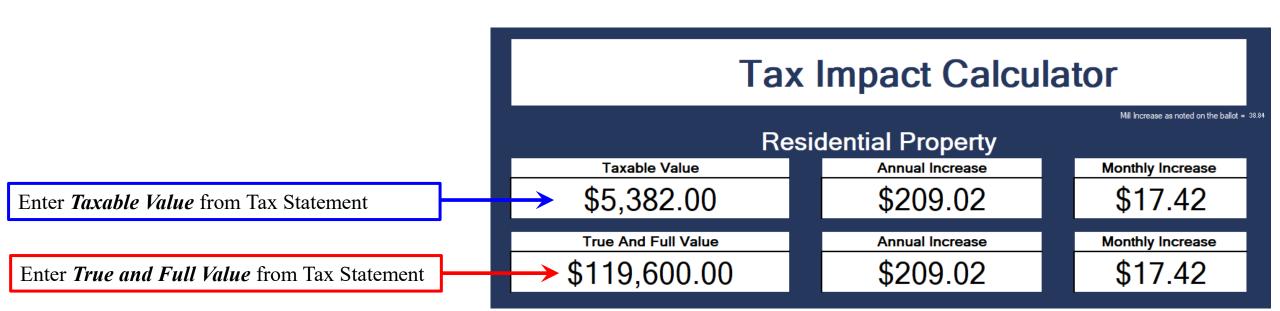
Tax distribution (3-year compari	ison): 2019	2020	2021
True and full value	78,984	119,600	119,600

True and full value	70,704	119,000	119,000
Taxable value	3,554	5,382	5,382
Less: Homestead credit	0	0	0
Disabled Veterans credit	0	0	0
Net taxable value	3,554	5,382	5,382



TAX IMPACT EXAMPLE

Tax distribution (3-year comparison):	2019	2020	2021
True and full value	78,984	119,600	→119,600
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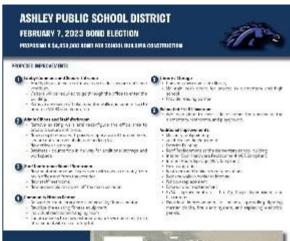


POTENTIAL TIMELINE

- School Board Called for the Vote:
 - December 9, 2022
- Public Meetings / School Tours:
 - January 4th & February 1st 2023
- Referendum Vote:
 - February 7, 2023
- Prepare Design and Construction Drawings (if voter approved):
 - February / March 2023
- Legal Ads/Bid/Award Construction:
 - March/April 2023
- Construction Timeline:
 - **Summer / Early Fall 2023** (Fitness Center, Library, Pre-K, Secure Entrance / Offices)
 - 2023 / 2024 (Capital Maintenance Projects: Tuckpointing, ADA, HVAC, Electrical)
 - All Construction Complete by August 2024



FACT SHEET & FAQ'S AVAILABLE







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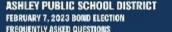
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DUESTIONS?

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ADDITIONAL INFORMATION

https://www.ashley.k12.nd.us/referendum-information/



Ashley School Renovation Project

Date of Special Vote: Tuesday February 7, 2023

Polling Place: Ashley Public School Lobby

Polling time: 9:00 AM to 7:00 PM CST

Referendum Information

- Special Election Notice
- · School Renovation PowerPoint Presentation
- Requirements for Identification
- Absentee Ballot · Public Meetings Notice
- · Fact Sheet
- · Tax Impact · Master Plan



CLICK "ASHLEY SCHOOL RENOVATION PROJECT"

- **Special Election Notice**
- **School Renovation PowerPoint Presentation**
- **How to Vote**
- **Requirements for Identification**
- **Absentee Ballot**
- **Public Meetings Notice**
- Fact Sheet
- **FAQ**
- **Tax Impact Calculator**
- **Master Plan**

Additional Questions?

Supt. Jason Schmidt 288-3456, Jason.schmidt@k12.nd.us

School Board Members:

Lyle Fey 226-0578

Jordan Jenner 210-0393

Ross Litsey 261-0489

Amy Schlepp 260-3358

Kyle Thiery 731-0155

Special Vote: Tuesday February 7, 2023

Polling Place: Ashley Public School Lobby

Polling Time: 9:00 AM to 7:00 PM CT

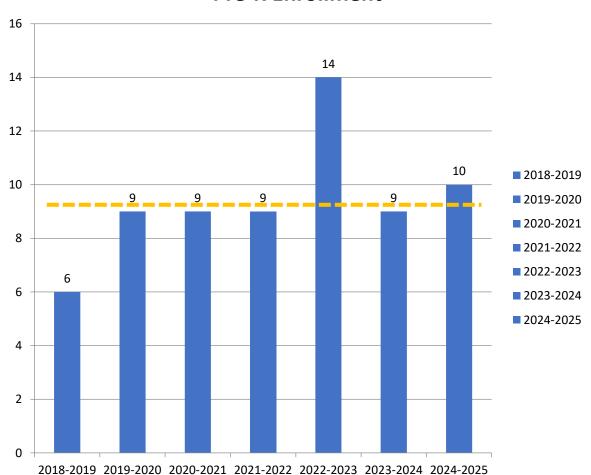
THANK YOU!



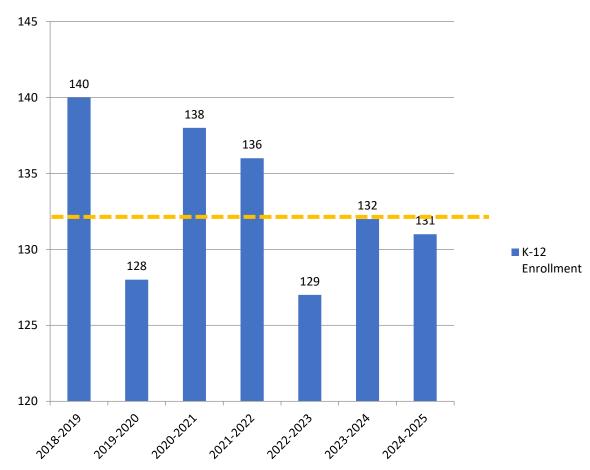


ENROLLMENT





K-12 Enrollment



- 11 students / grade = 132 students
- 12 students / grade = 144 students

- 2007-2022 Enrollment Avg = 130
- 2017-2021 Enrollment Avg = 135