



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



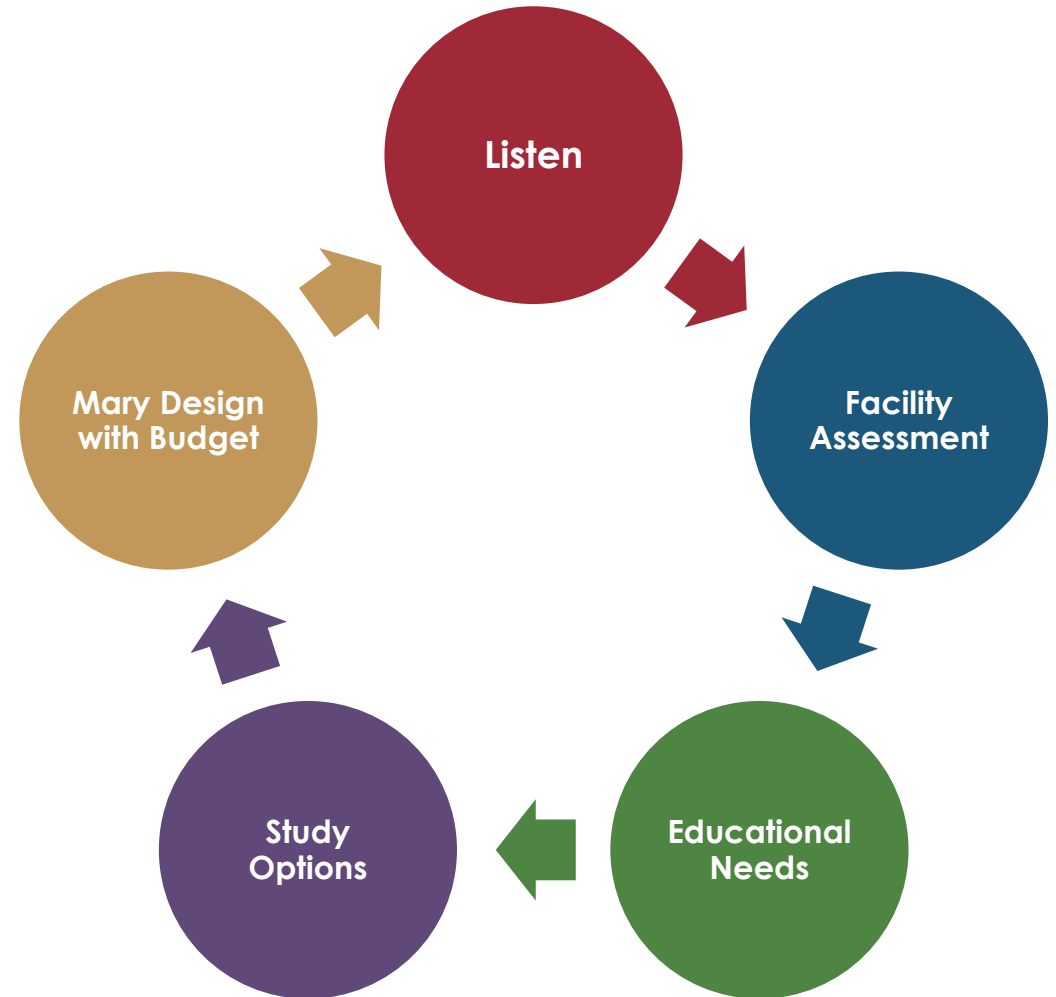
WHY ARE WE TALKING ABOUT FACILITIES

- 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

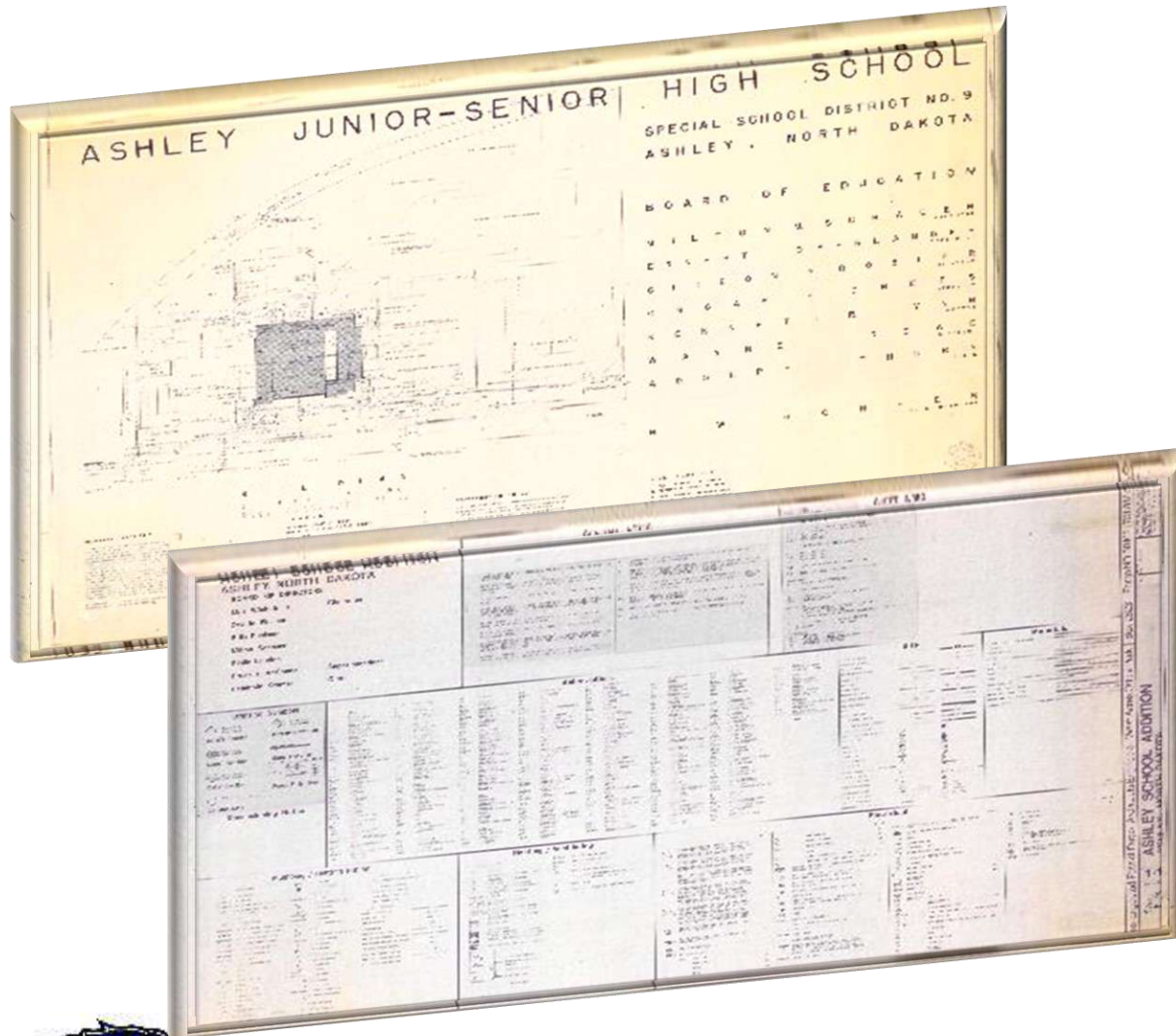


PLANNING PROCESS

- ✓ 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.

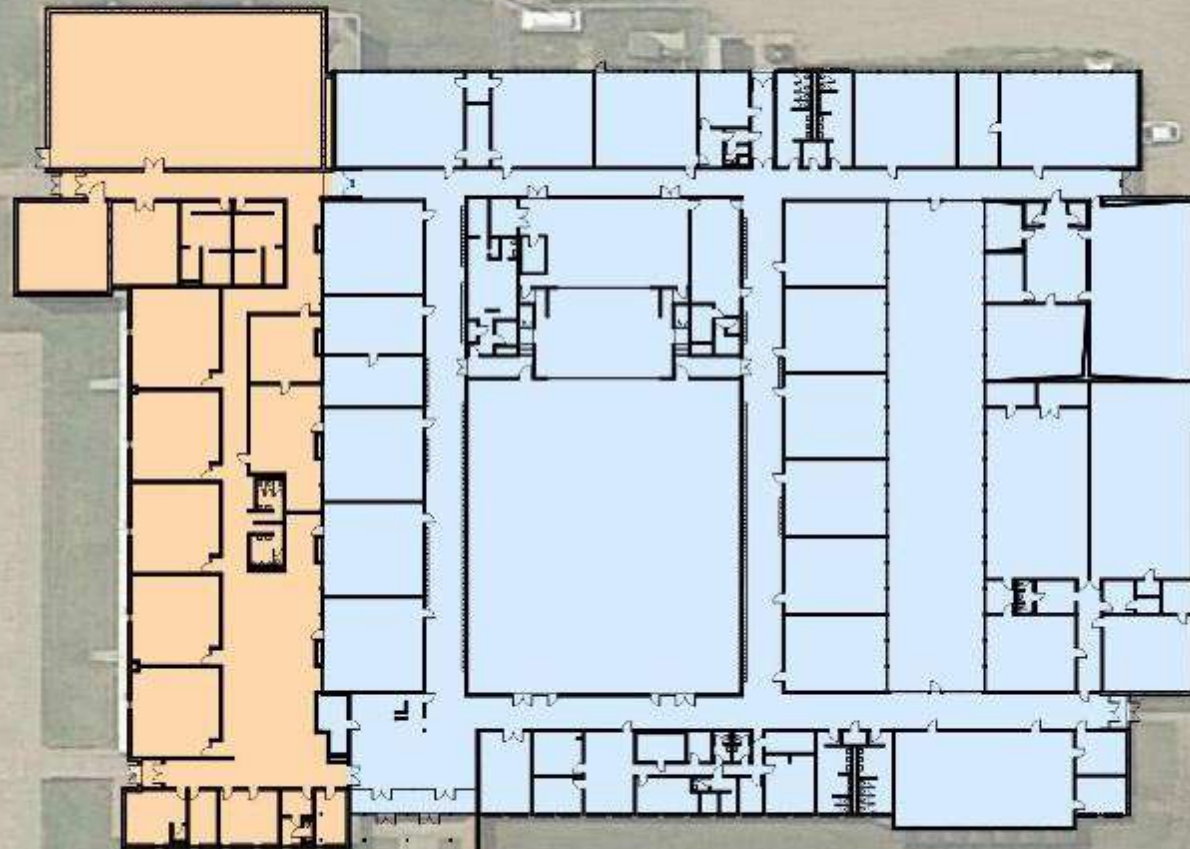
Electrical

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

EXISTING FACILITY

1980 Addition

1961 Original Building



YEAR – SQUARE FOOTAGE

1961 – 60,816 sf

1980 – 18,420 sf

TOTAL = 79,236sf

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

- RED = Issue included in proposed project
- BLUE = Issue partially completed in proposed project
- BLACK = Issue not 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
- 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
- BLACK = Issue not 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

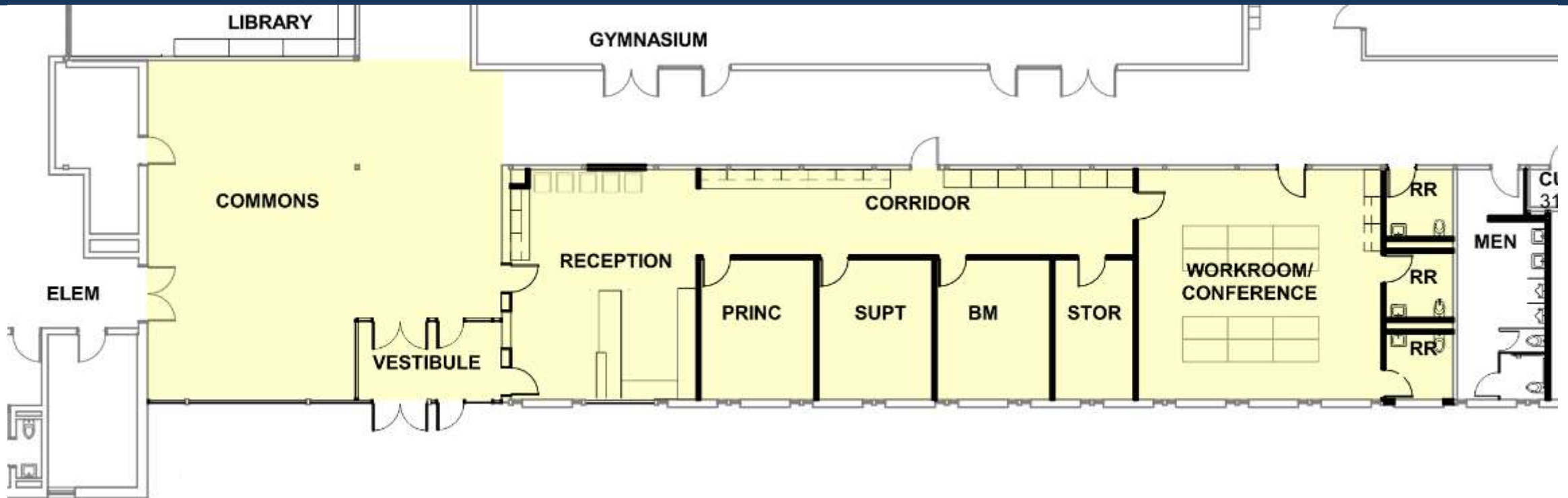


PROPOSED PLAN IMPROVEMENTS



- 1A NEW SECURE ENTRANCE**
- 1B RENOVATED LOBBY/COMMONS**
- 2 RENOVATED ADMINISTRATION OFFICES**
- 3 NEW CONFERENCE ROOM AND STAFF WORKROOM**
- 4 FITNESS CENTER WITH COMMUNITY ACCESS**
- 5 RELOCATED LIBRARY AND COMPUTER LAB**
- 6 RELOCATED PRE-K CLASSROOM**
- 7 RESTROOM/LOCKER ROOM ADA IMPROVEMENTS**
- + ADDITIONAL IMPROVEMENTS**
 - EXTERIOR MASONRY TUCKPOINTING
 - EXTERIOR JOINT SEALANT REPLACEMENT
 - EXTERIOR PAINTING
 - ROOF REPLACEMENT AT THE ELEMENTARY SCHOOL BUILDING
 - INTERIOR DOOR HARDWARE REPLACEMENT (ADA COMPLIANT)
 - INTERIOR ROOM SIGNAGE (ADA COMPLIANT)
 - SELECTIVE INTERIOR FINISH UPGRADES
 - RESTROOM AND LOCKER ROOM IMPROVEMENTS
 - REPLACE WALK-IN COOLER AT KITCHEN
 - WINDOW REPLACEMENT
 - EXTERIOR DOOR REPLACEMENT
 - HVAC IMPROVEMENTS AT THE AG 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

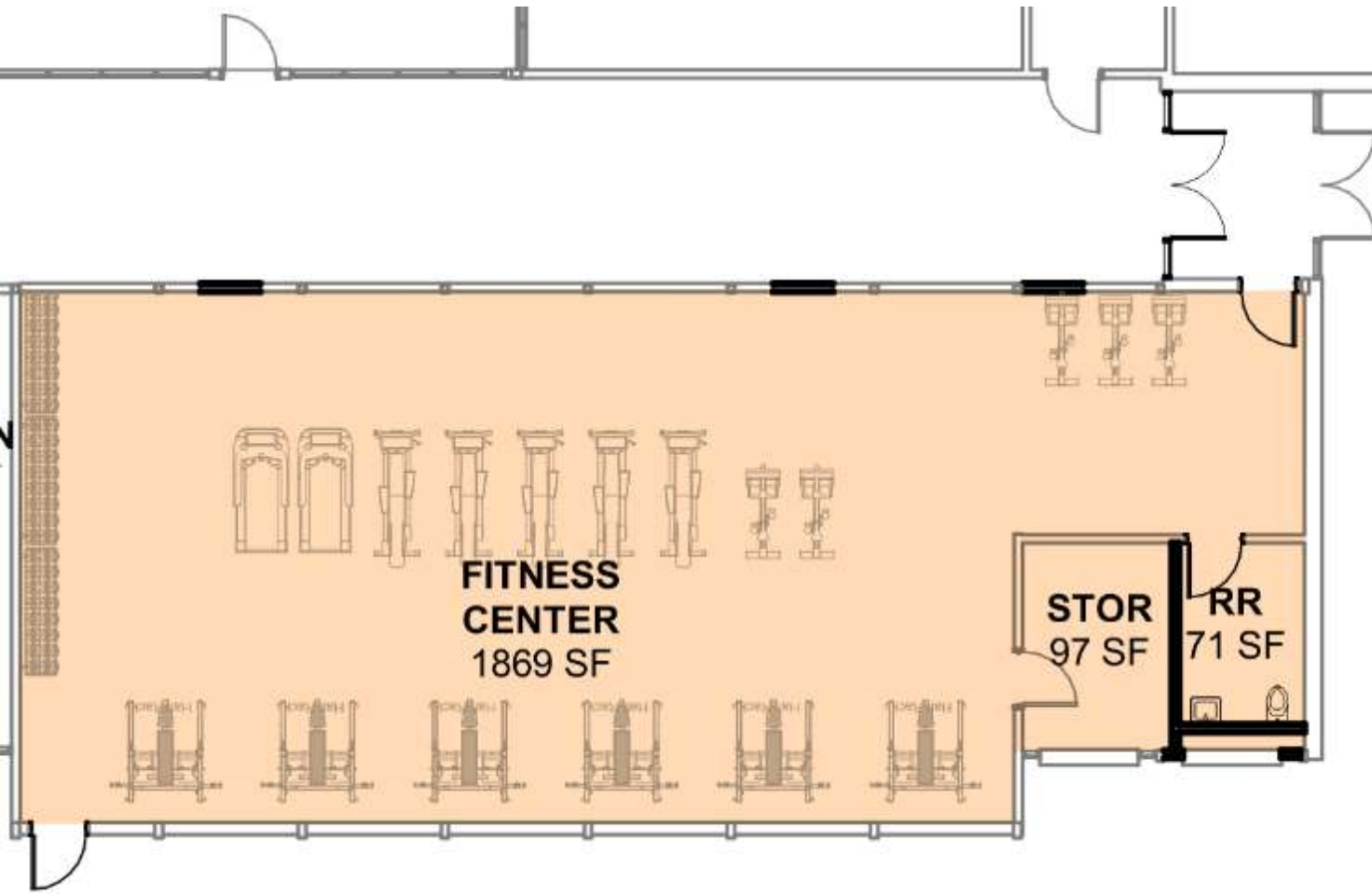
ADMINISTRATIVE OFFICES

- 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

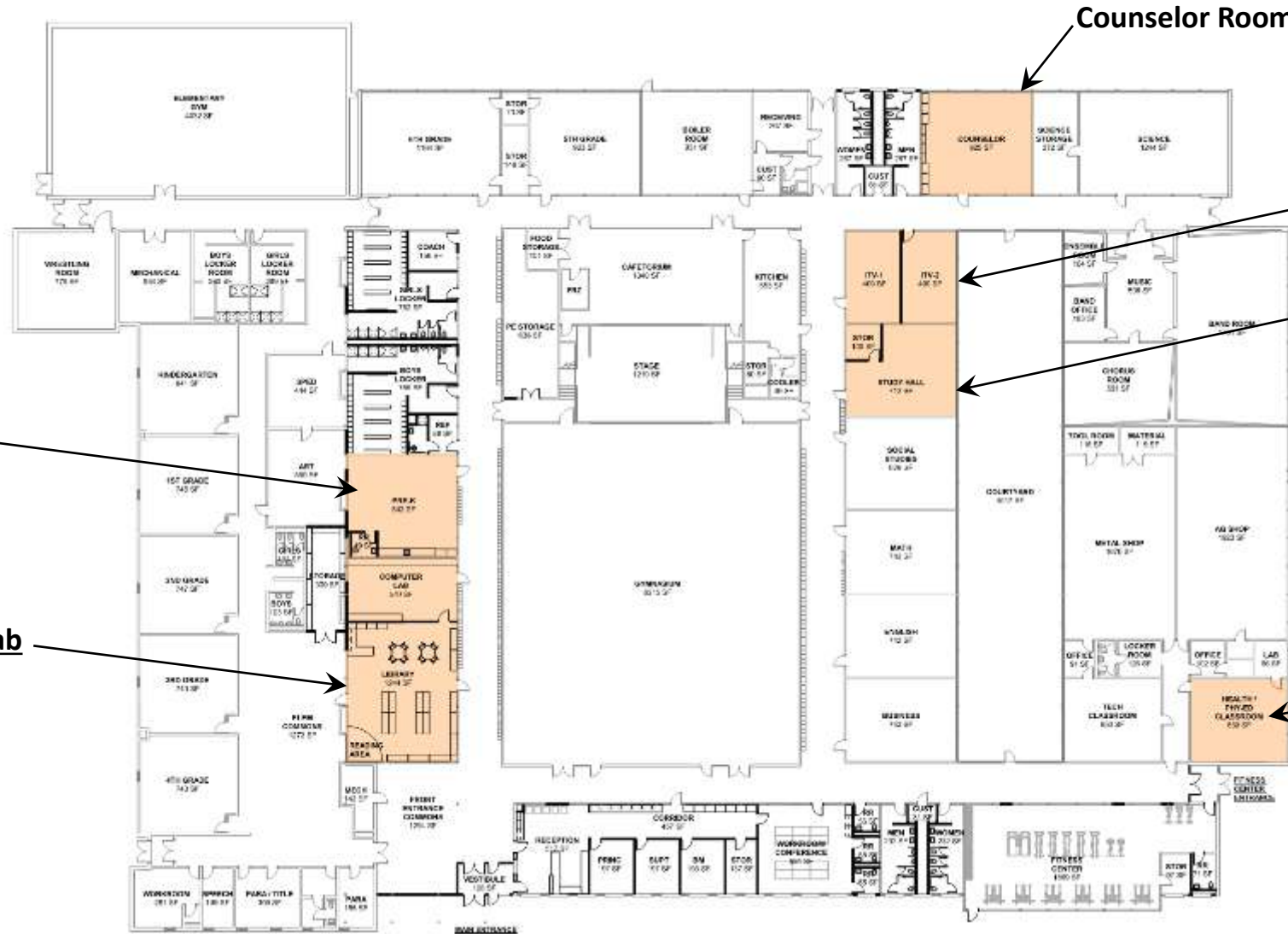
FITNESS CENTER IMPROVEMENTS



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



Pre-Kindergarten Classroom

- Restroom inside classroom

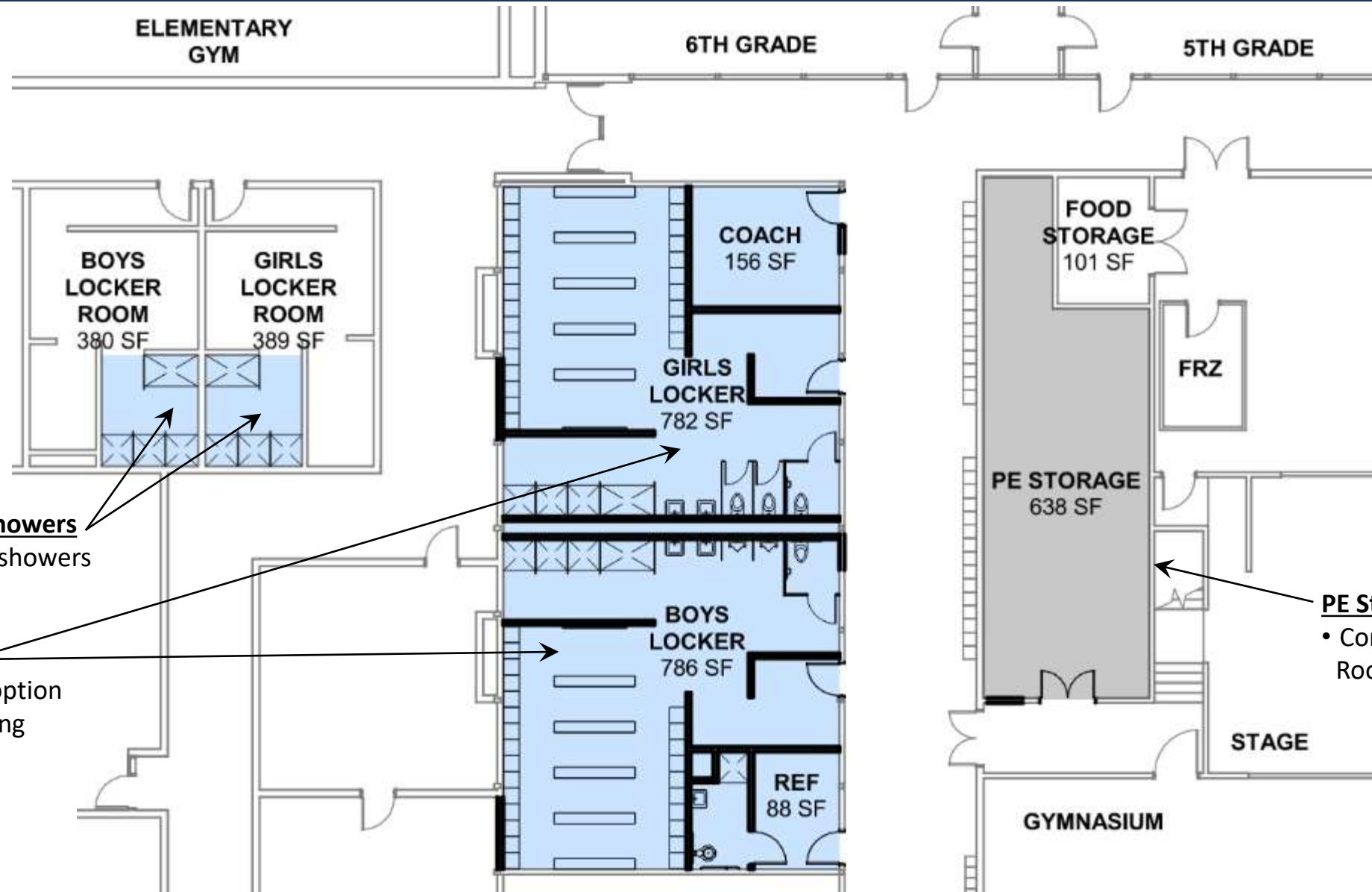
Relocated Library / Computer Lab

- Centralized location
- Shared computer lab

Health/Phy-Ed Classroom

- Near Fitness Room

LOCKER ROOM IMPROVEMENTS



Replace Plumbing at Showers

- Convert to individual showers

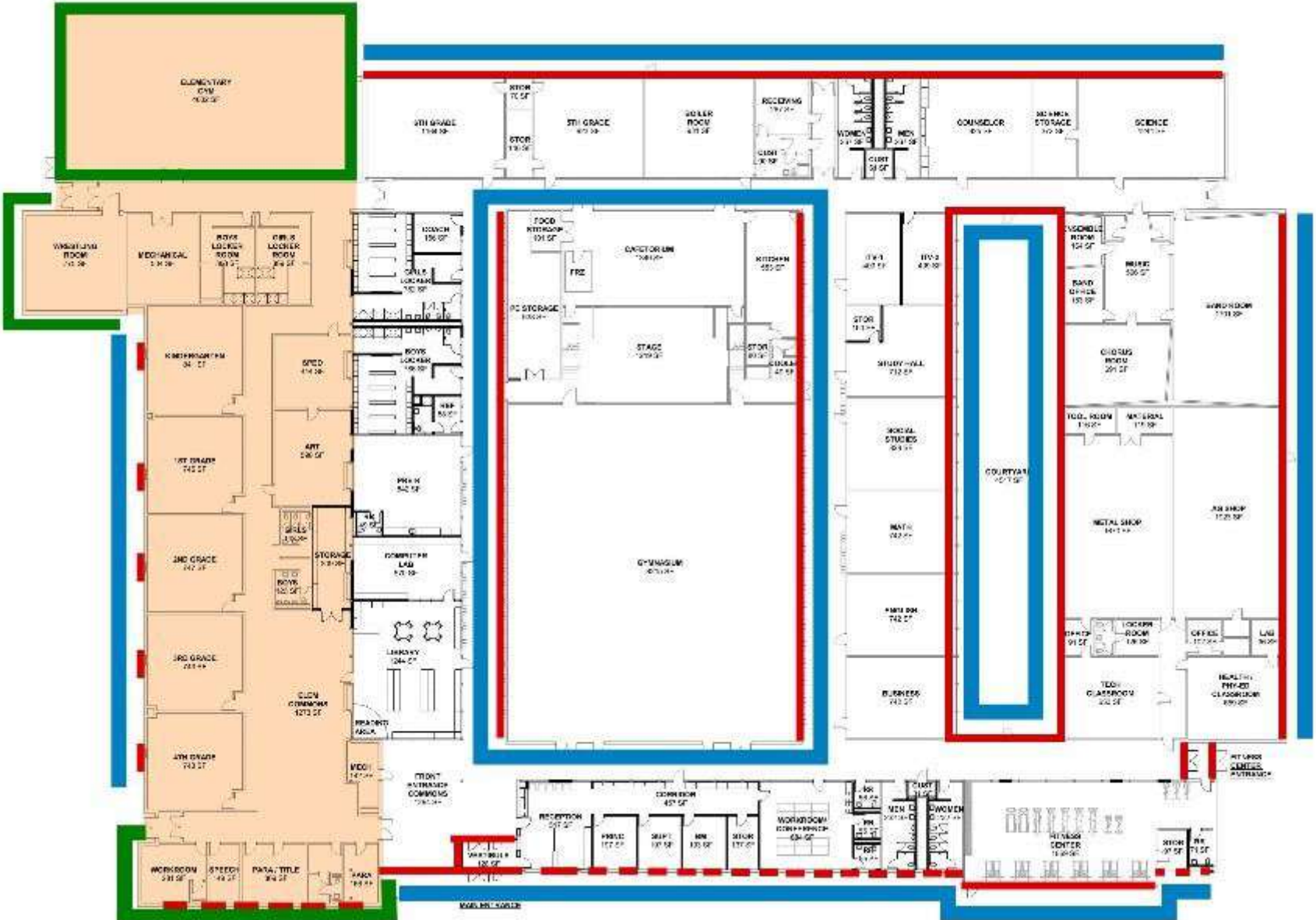
New Locker Rooms





- More cost-effective option than renovating existing
- Replaces plumbing
- ADA Accessible
- Ideal Location
- Modern

PE Storage

- Convert existing Locker Room to Storage

EXTERIOR IMPROVEMENTS

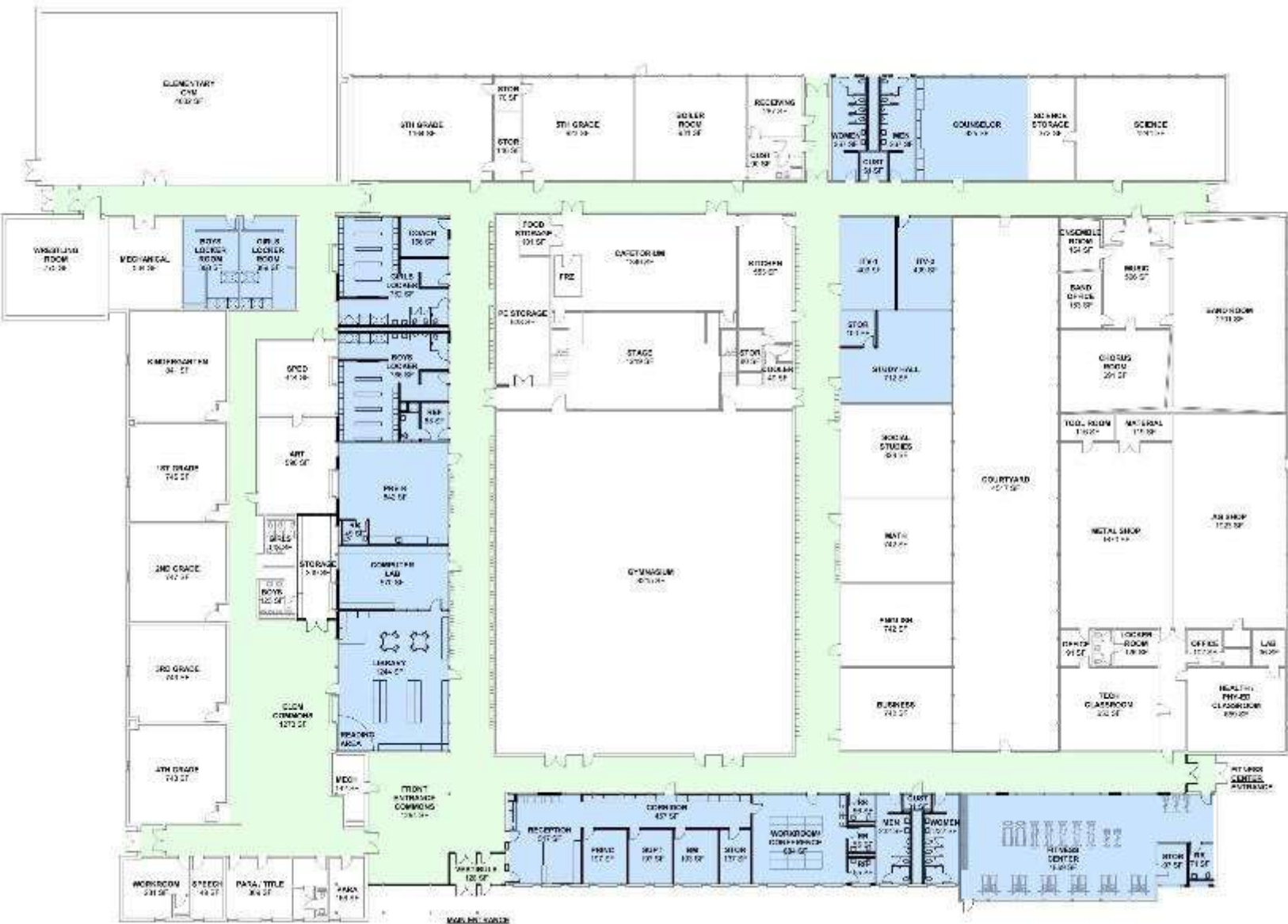


-  Tuckpoint Masonry Walls
-  Exterior Painting
-  Replace Exterior Windows
-  Replace Elementary Roof

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



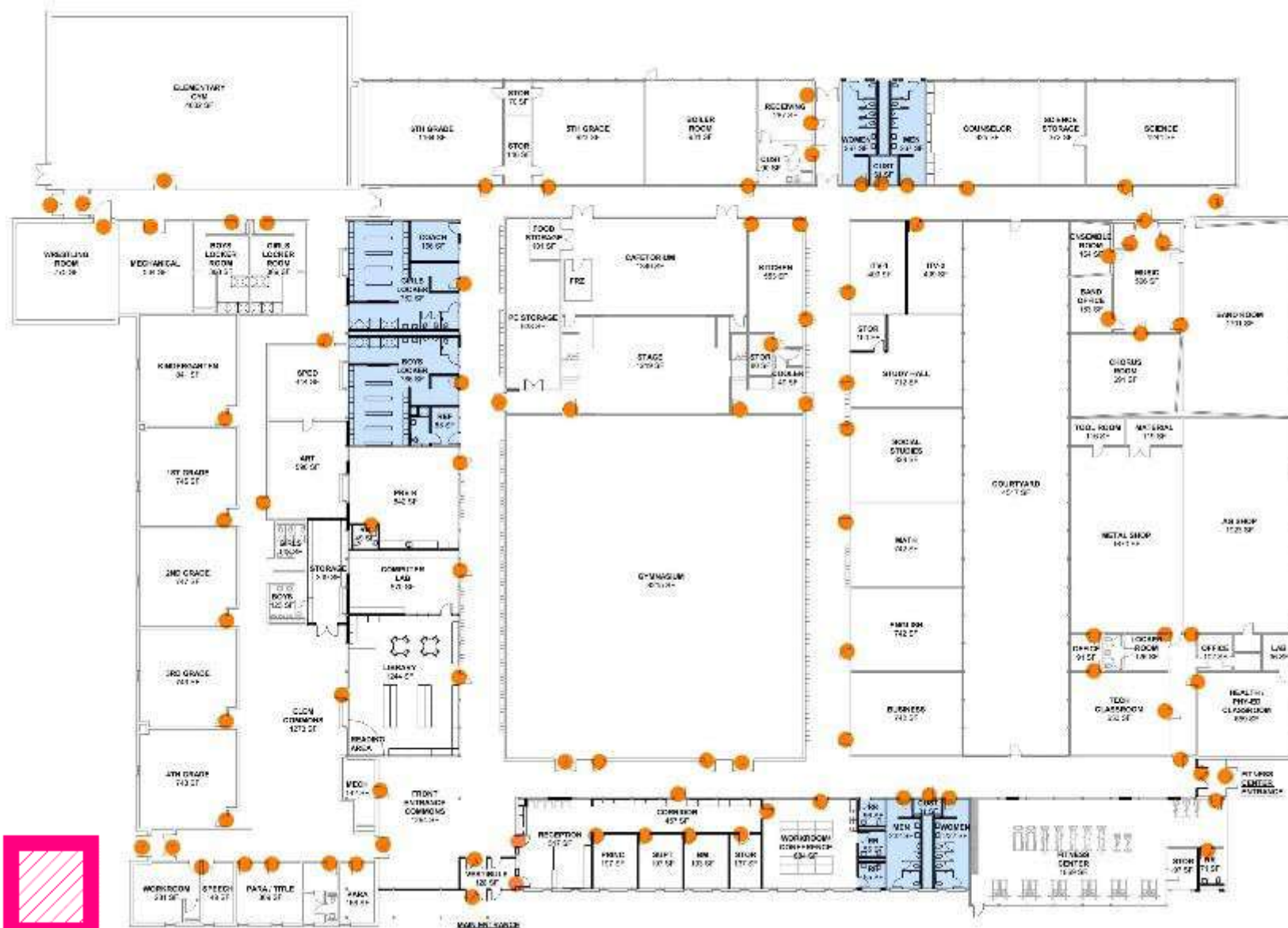
Interior Renovations

- 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



Restroom/Locker Room Renovations

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





ADA Compliant Door Hardware

- Replace Original Door Hardware
- Interior Signage

ADA Parking Improvements

HVAC IMPROVEMENTS

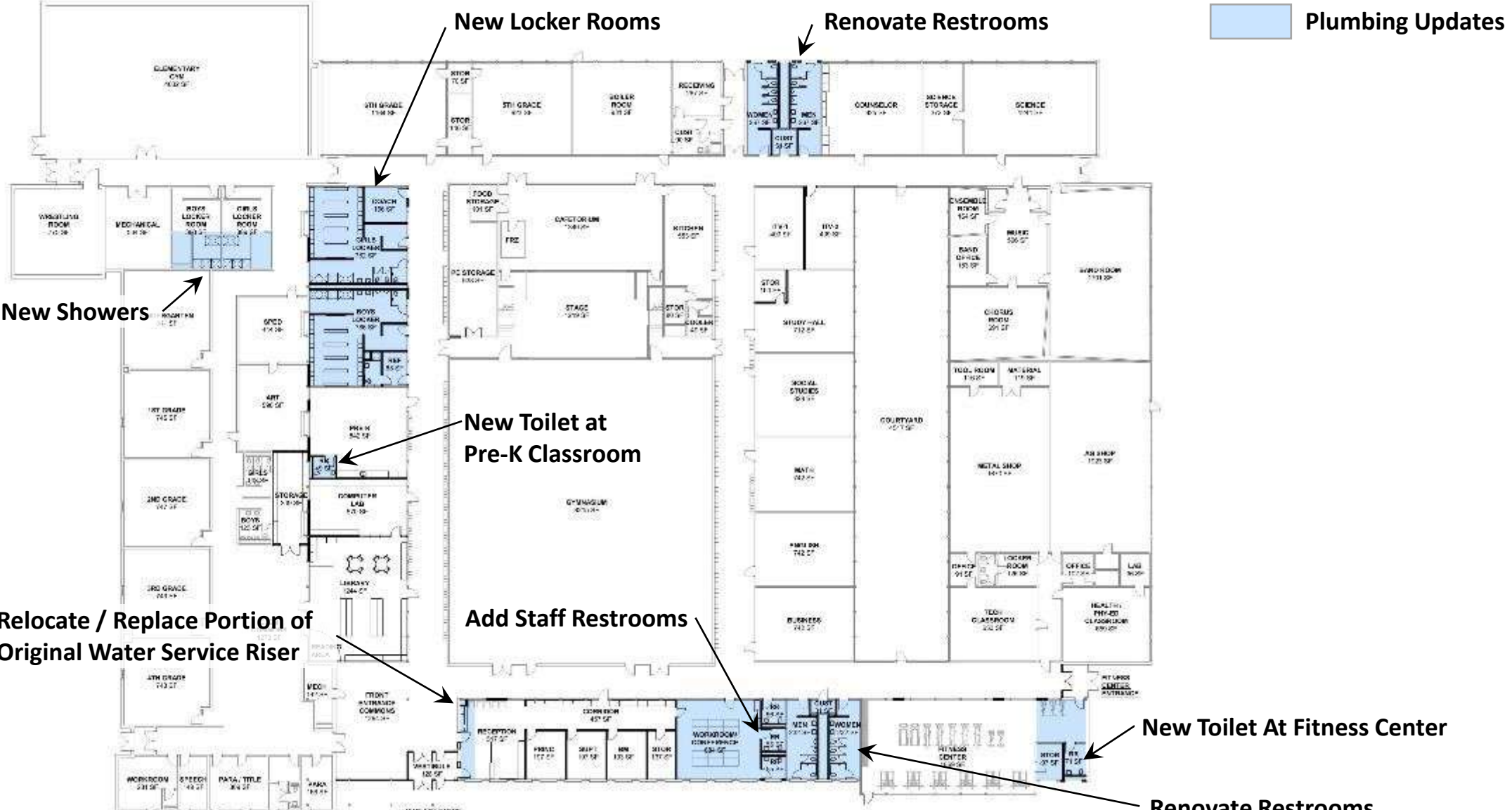


-  HVAC Equipment - New
 -  HVAC Equipment - Direct Replacement
 -  HVAC Maintenance / Repairs
 -  Replace Exhaust Fans

Other Improvements Include:




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

PLUMBING IMPROVEMENTS

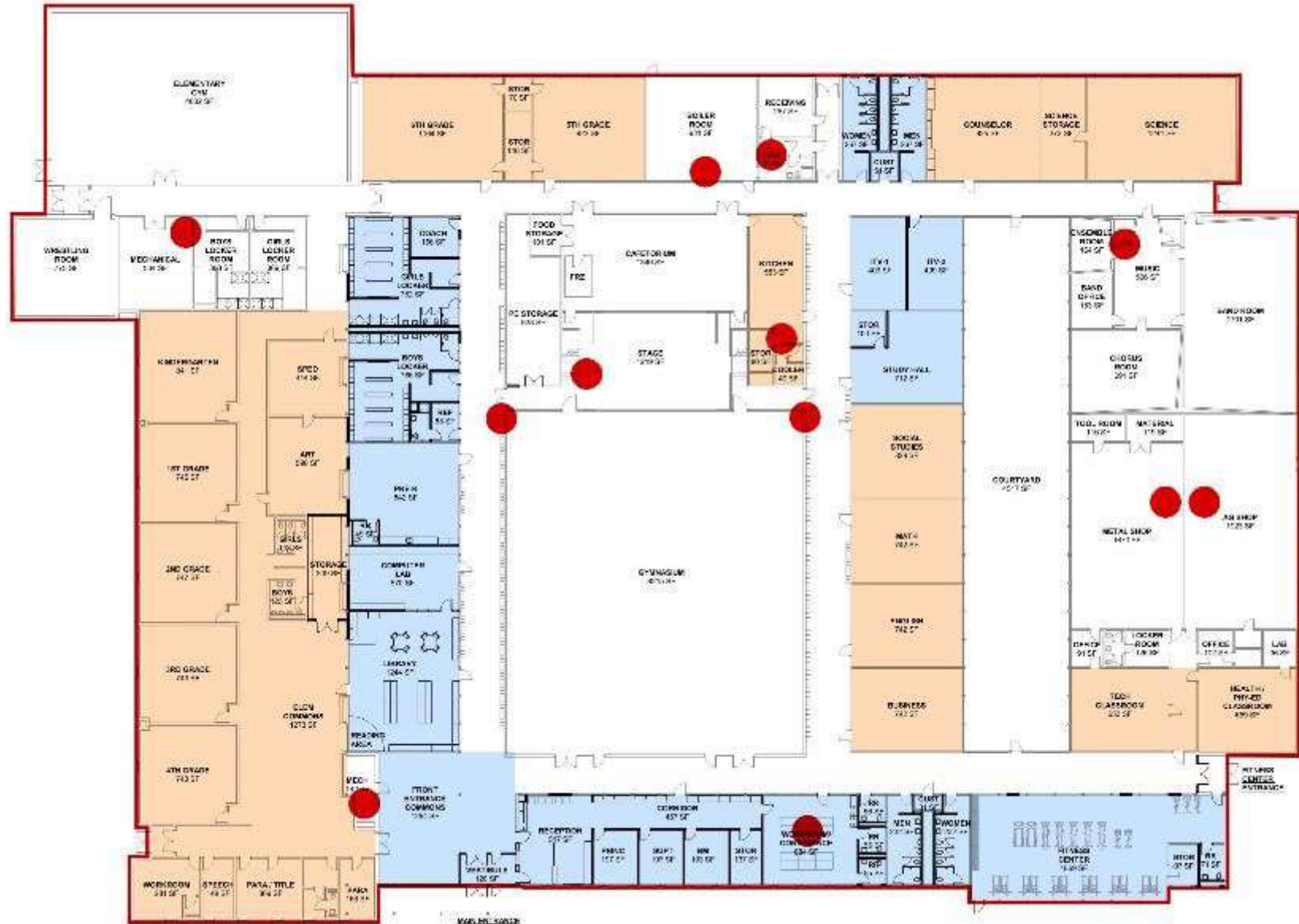






LIGHTING IMPROVEMENTS



-  **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
<hr/>	
Total Projects Costs	\$4,850,000

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

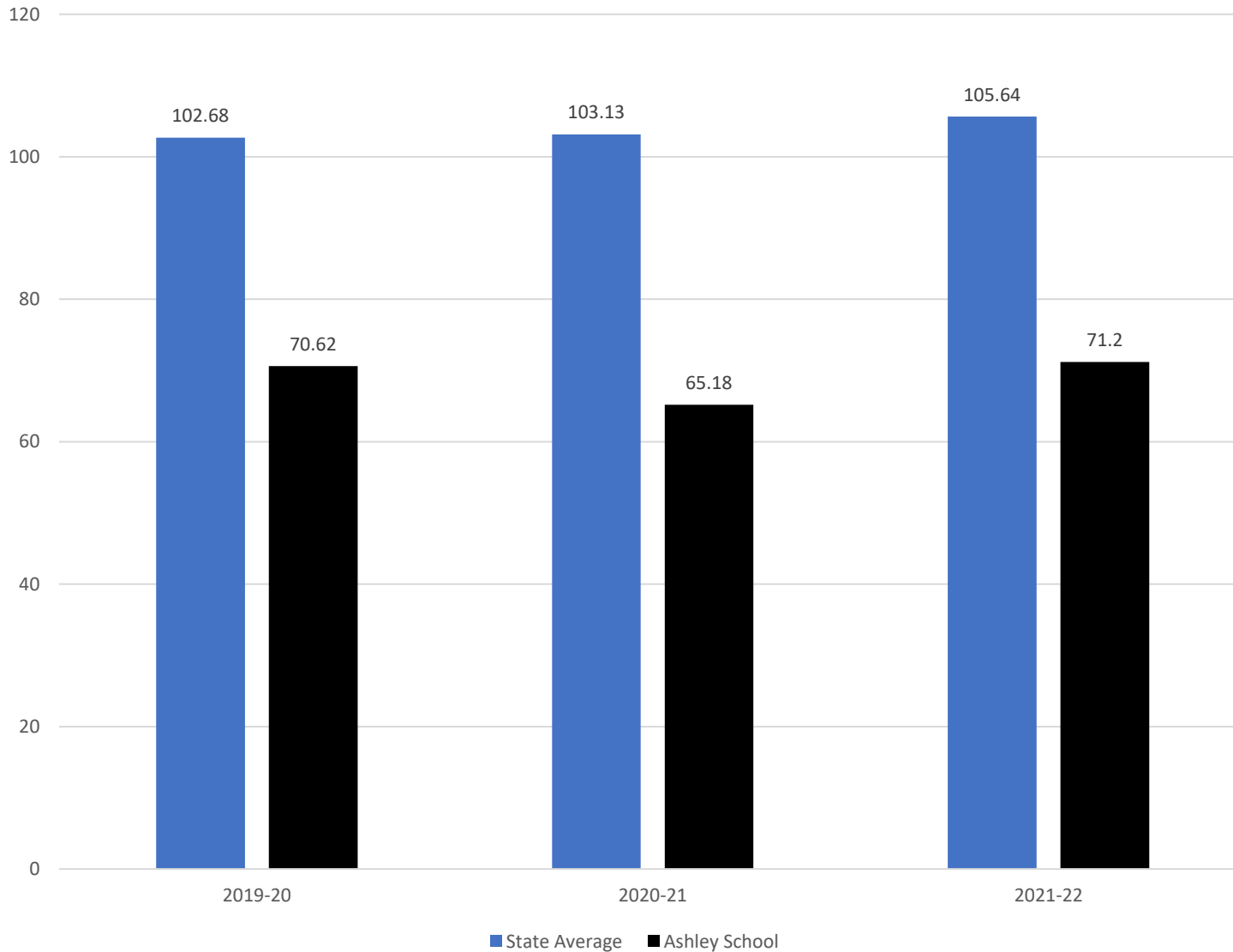
- Safety during PE classes having Mr. Girard's classroom across from weight room and having an actual health classroom to go to.
- Updated restrooms/locker rooms
- Having a bathroom in the Pre-K classroom will be beneficial for students and teacher.
- Students are eager for the commons area and to have 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

Mill Levy Comparisons



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. ☐

No ☐



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

FINANCIAL OVERVIEW

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

2021 McIntosh County Real Estate Tax Statement

Parcel Number

Jurisdiction

04-009-50-00-00

Owner

Physical Location

Legal Description

Legislative tax relief

(3-year comparison):

Legislative tax relief

2019

487.21

2020

731.30

2021

730.87

Tax distribution (3-year comparison):

2019

78,984

2020

119,600

2021

119,600

True and full value

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
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 Calculator

Mill Increase as noted on the ballot = 38.84

Residential Property

Taxable Value	Annual Increase	Monthly Increase
\$5,382.00	\$209.02	\$17.42
True And Full Value	Annual Increase	Monthly Increase
\$119,600.00	\$209.02	\$17.42

Enter *Taxable Value* from Tax Statement

Enter *True and Full Value* from Tax Statement

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

ASHLEY PUBLIC SCHOOL DISTRICT

FEBRUARY 7, 2023 BOND ELECTION

PROPOSING \$16,473,000 BOND FOR SCHOOL BUILDING CONSTRUCTION

ADDRESS IMPROVEMENTS

- 1. Sidewalks and Storm Drainage**
 - Replace sidewalks and storm drains in areas where they are damaged or missing.
 - Install new sidewalks and storm drains in areas where they are needed for safety and accessibility.
 - Repair damaged sidewalks and storm drains.
- 2. Storm Drainage**
 - Install new storm drains in areas where they are needed for safety and accessibility.
 - Repair damaged storm drains.
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 - Install new storm drains in areas where they are needed for safety and accessibility.

QUESTIONS?

VTOM / FLS / MTHS
Ashley Public School
Weds. January 4 @ 7:00 a.m.
February 7 @ 7:00 p.m.

Call: Superintendent
John Schmidt
701-885-3428

WHAT THE BONDLOT DOES AND WHAT IT MEANS

The bondlot is a collection of bond issues that are sold together. It includes the following:

- 1. General Obligation Bonds
- 2. Revenue Bonds
- 3. Industrial Development Bonds
- 4. School Construction Bonds
- 5. Water and Sewerage Bonds
- 6. Airport Bonds
- 7. Public Housing Bonds
- 8. Other Bonds

HOW MUCH WILL IT COST ME?

The cost of the bondlot will depend on the amount of bonds you purchase. The cost will be based on the following:

- 1. The amount of bonds you purchase
- 2. The interest rate on the bonds
- 3. The term of the bonds
- 4. The credit rating of the bonds

ASHLEY PUBLIC SCHOOL DISTRICT

FEBRUARY 7, 2023 BOND ELECTION

FREQUENTLY ASKED QUESTIONS

Q: Why is the district asking for a bond election?

A: The district is asking for a bond election to raise money for school building construction. The district has a number of projects that it needs to fund, and the bond election is the best way to raise the money.

Q: How much money will the bond election raise?

A: The bond election will raise \$16,473,000. This money will be used to fund the following projects:

- 1. Sidewalks and Storm Drainage
- 2. Storm Drainage
- 3. Storm Drainage

Q: How long will it take to build the projects?

A: The projects will be built over a period of several years. The district will start building the projects as soon as the bond election is approved.

Q: How much will it cost me?

The cost of the bondlot will depend on the amount of bonds you purchase. The cost will be based on the following:

- 1. The amount of bonds you purchase
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TYPE OF PROPERTY	FAIR AND FULL VALUE	TAXABLE VALUE	ESTIMATED ANNUAL TAX IMPACT	ESTIMATED MONTHLY TAX IMPACT
Residential	\$1,250,000	\$1,250,000	\$1,250,000	\$1,250,000
Commercial	\$1,250,000	\$1,250,000	\$1,250,000	\$1,250,000
Industrial	\$1,250,000	\$1,250,000	\$1,250,000	\$1,250,000
Other	\$1,250,000	\$1,250,000	\$1,250,000	\$1,250,000



VOTE

FEBRUARY 7, 2023

POLLING LOCATION: ASHLEY PUBLIC SCHOOL
703 WEST MAIN STREET - 8:00 a.m. - 7:00 p.m.

RESIDENTS QUALIFY TO VOTE IF:

- 1. They are a resident of the district.
- 2. They are at least 18 years old.
- 3. They are a U.S. citizen.
- 4. They are not currently in the military.

HOW TO VOTE:

- 1. Go to the polling location.
- 2. Show your photo ID.
- 3. Fill out the ballot.
- 4. Put the ballot in the box.

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Commercial	\$1,250,000	\$1,250,000	\$1,250,000	\$1,250,000
Industrial	\$1,250,000	\$1,250,000	\$1,250,000	\$1,250,000
Other	\$1,250,000	\$1,250,000	\$1,250,000	\$1,250,000

ADDITIONAL INFORMATION

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

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

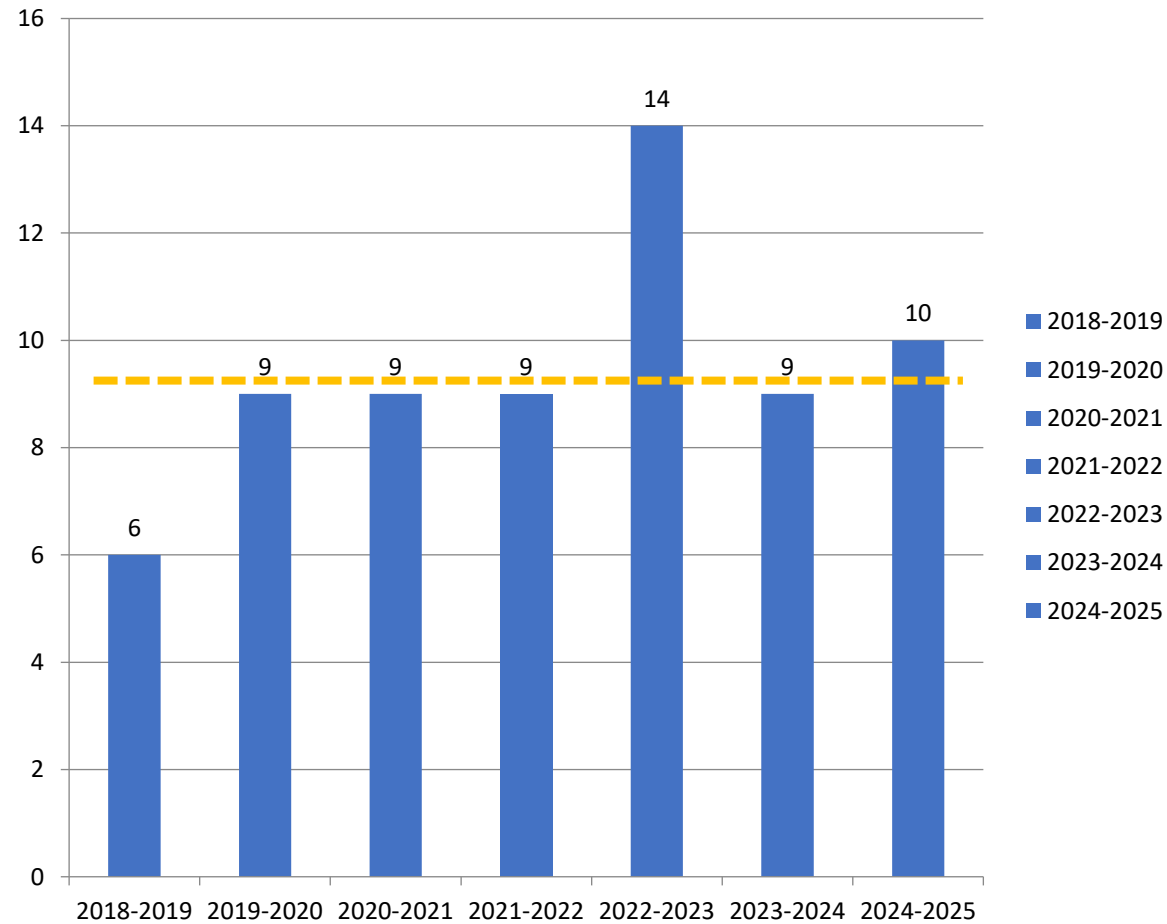
Special Vote: Tuesday February 7, 2023
Polling Place: Ashley Public School Lobby
Polling Time: 9:00 AM to 7:00 PM CT

THANK YOU!

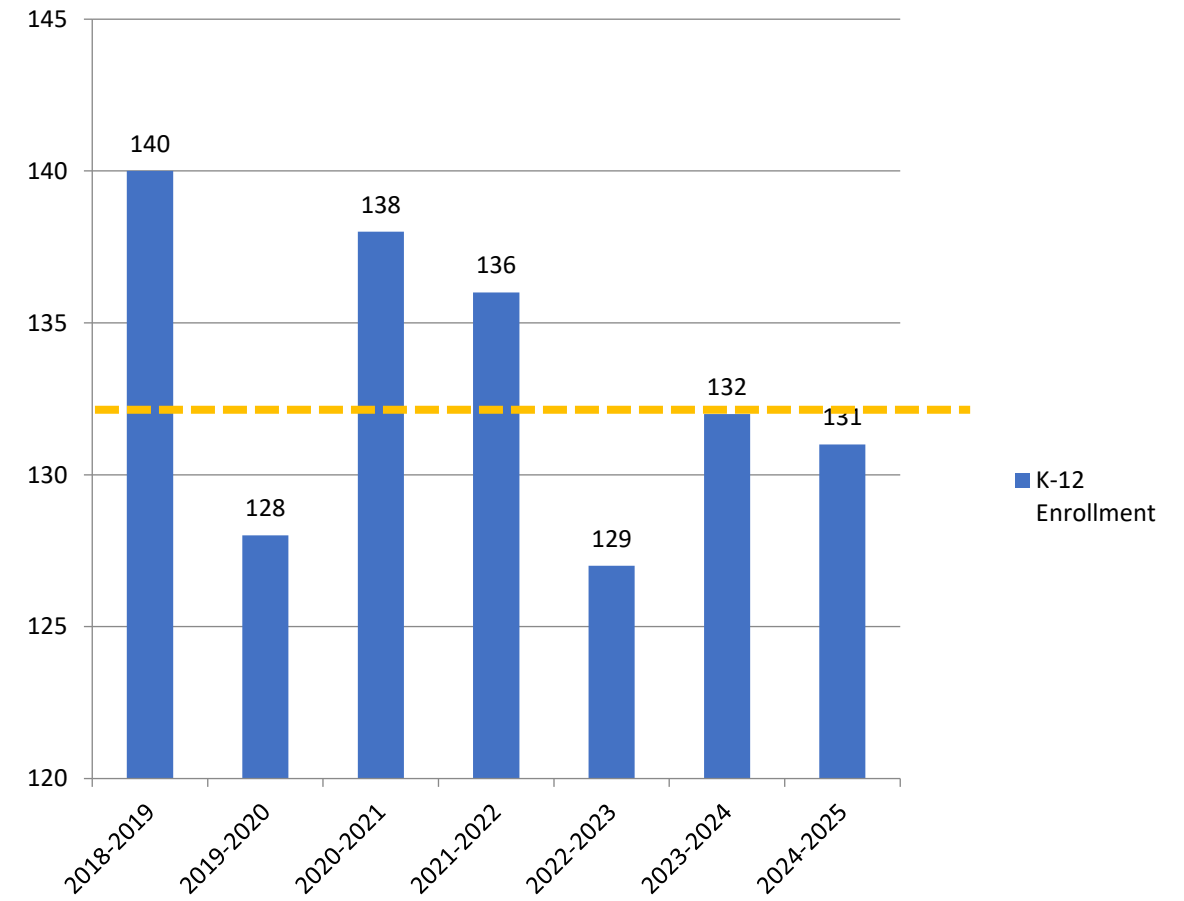


ENROLLMENT

Pre-K Enrollment



K-12 Enrollment



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

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

