



ASHLEY PUBLIC SCHOOLS REPORT TO THE COMMUNITY NOVEMBER 3, 2022

TONIGHT'S DISCUSSION

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



- Sharing information collected to date
- Seeking public input / additional ideas, i.e. Survey
- ***No decisions have been made / will be made tonight***



WHY ARE WE TALKING ABOUT FACILITIES

- Aging condition of facilities
- School safety
- Getting more classroom space
- Moving the Fitness Room





COMPANY BACKGROUND

EngTech
ARCHITECTS · ENGINEERS · FORENSICS

Bismarck, ND firm founded in 2004

Education/Public Sector Focus

Experience with 17 Class B schools

Integrated Architecture / Engineering Firm

Architecture

Structural Engineering

Mechanical Engineering

Electrical Engineering

Forensics



FORENSIC EXPERIENCE

EngTech
ARCHITECTS · ENGINEERS · FORENSICS



PLANNING PROCESS

- ✓ Facility Assessment / Capital Maintenance Plan
- ✓ Educational Needs
- ✓ Analyze Funding/Tax Impact
- ✓ Study Options

☐ **Public Meetings**

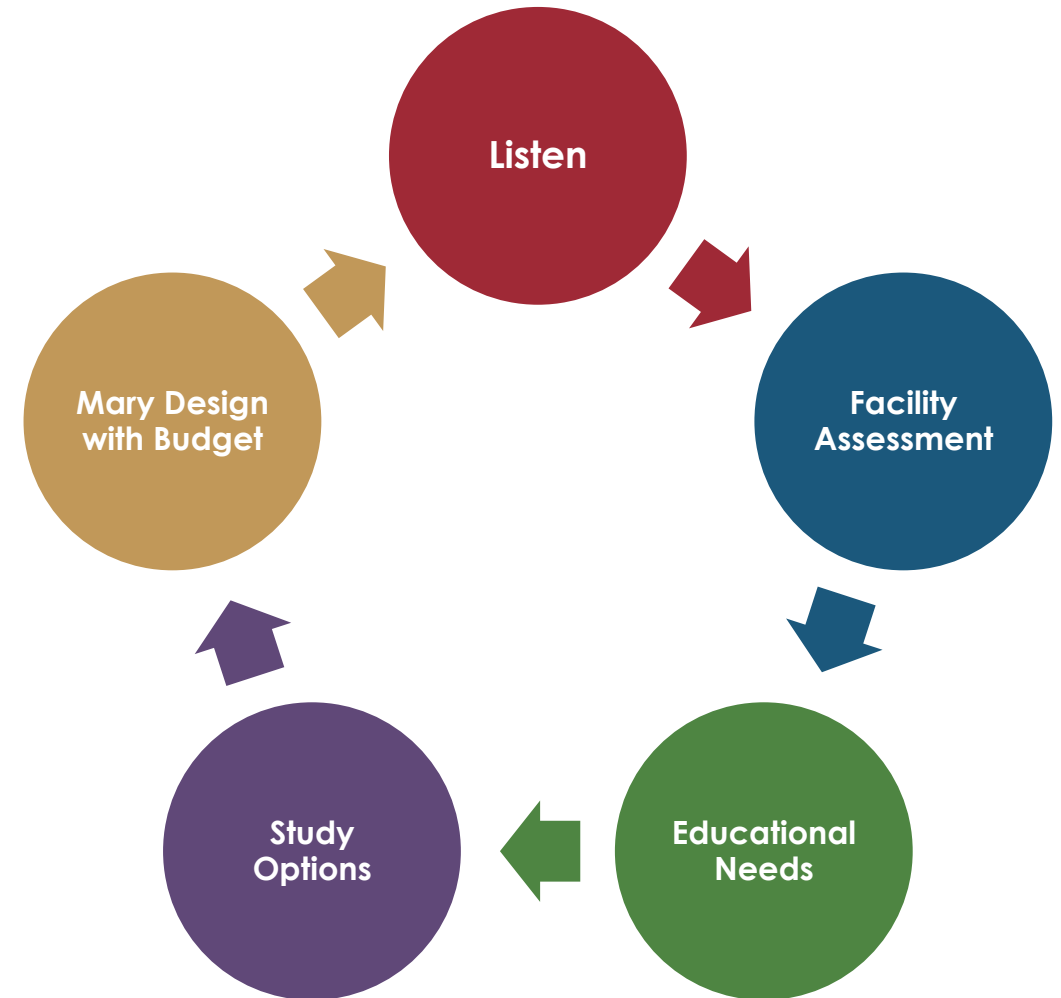
☐ **Survey**

☐ Marry Design w/Budget

☐ School Board Decision

☐ Referendum (?)

☐ Design / Bid / Build Project



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

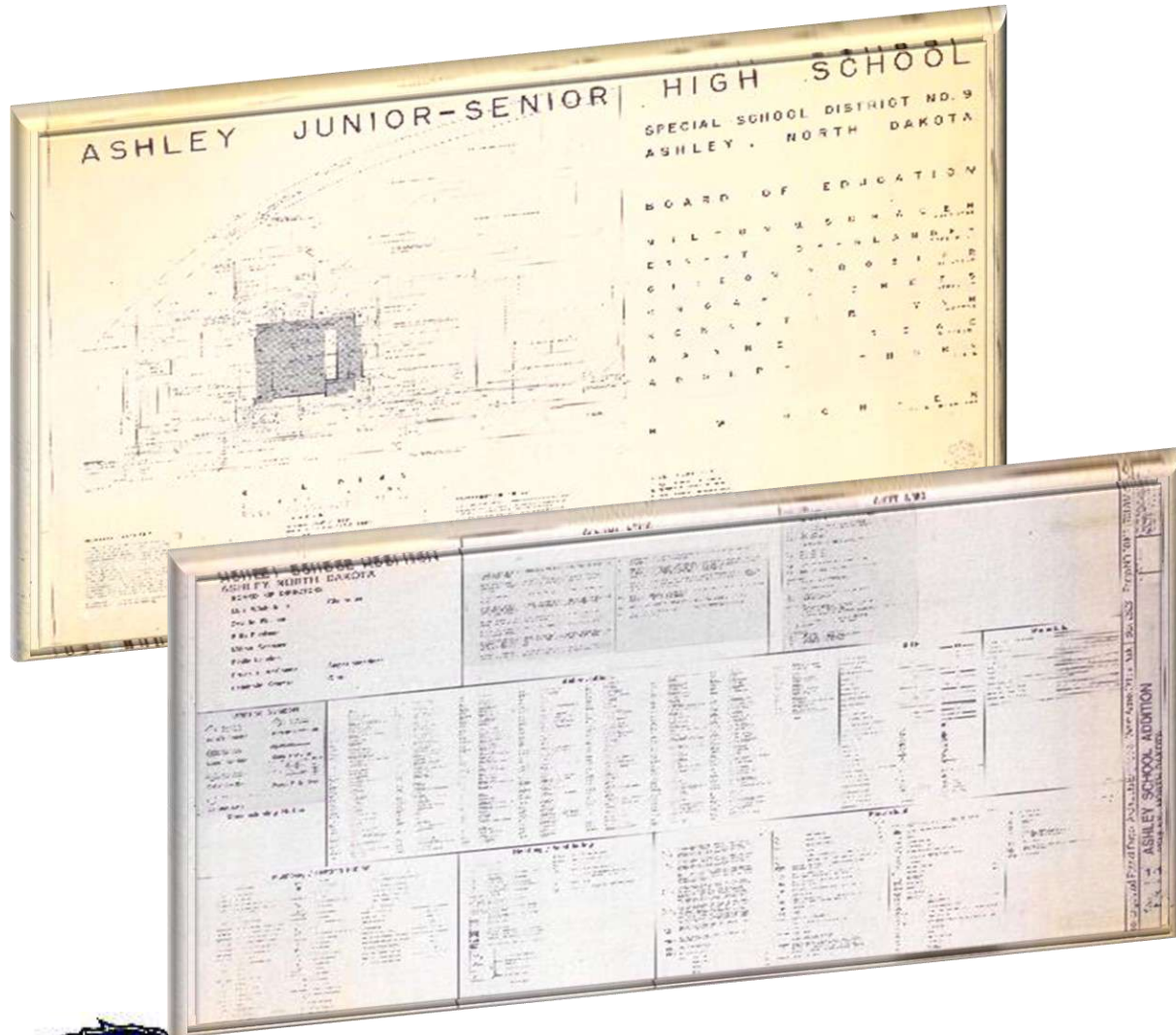
MECHANICAL / PLUMBING

- ✓ 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

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

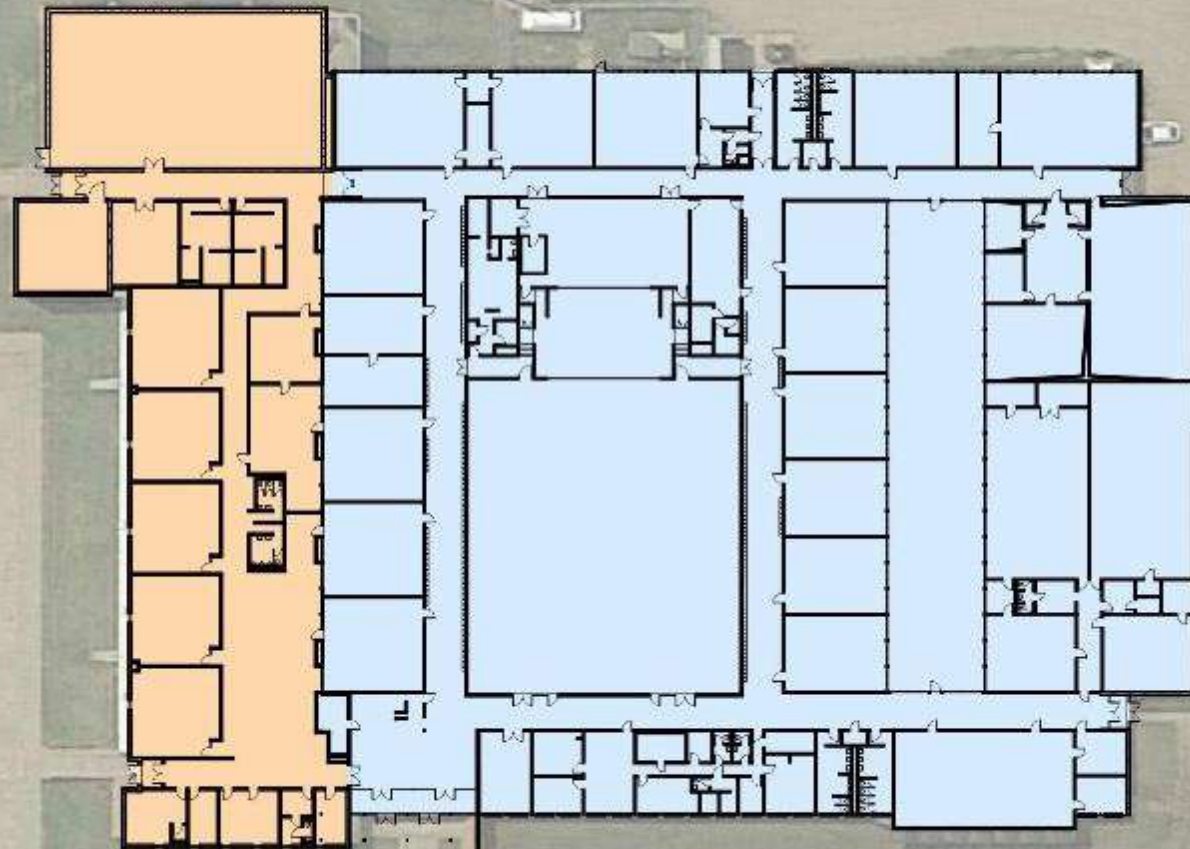
- ✓ Superintendent
- ✓ Facility Personnel
- ✓ Additional Faculty



EXISTING FACILITY

1978 Addition

1959 Original Building



YEAR – SQUARE FOOTAGE

1959 – 60,816 sf

1978 – 18,420 sf

TOTAL = 79,236sf

INITIAL IMPRESSIONS



ARCHITECTURAL / SITE

- Buildings have been maintained well
- Durable Building Envelope (Needs maintenance)
- No structural issues
- Some asbestos
- Code Compliance (ADA & Fire Sprinkler)
- Safety / Security

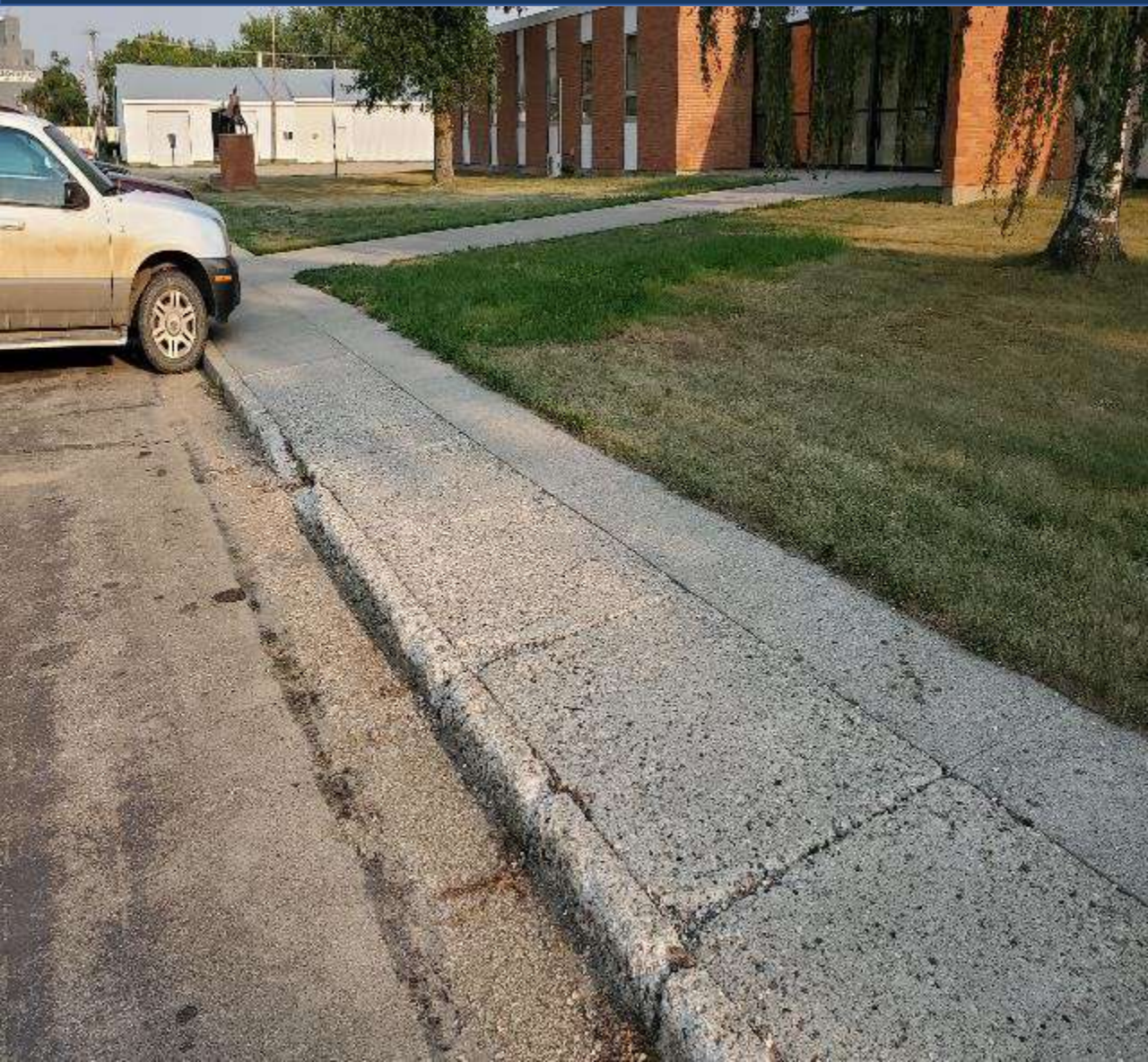
MECHANICAL / PLUMBING

- Aging HVAC / Plumbing
- Minimal Fresh Air
- New boilers

ELECTRICAL

- Newer electrical gear / Older Service Panels
- Available Electrical Capacity
- Outdated Fire Alarm
- No Access Control

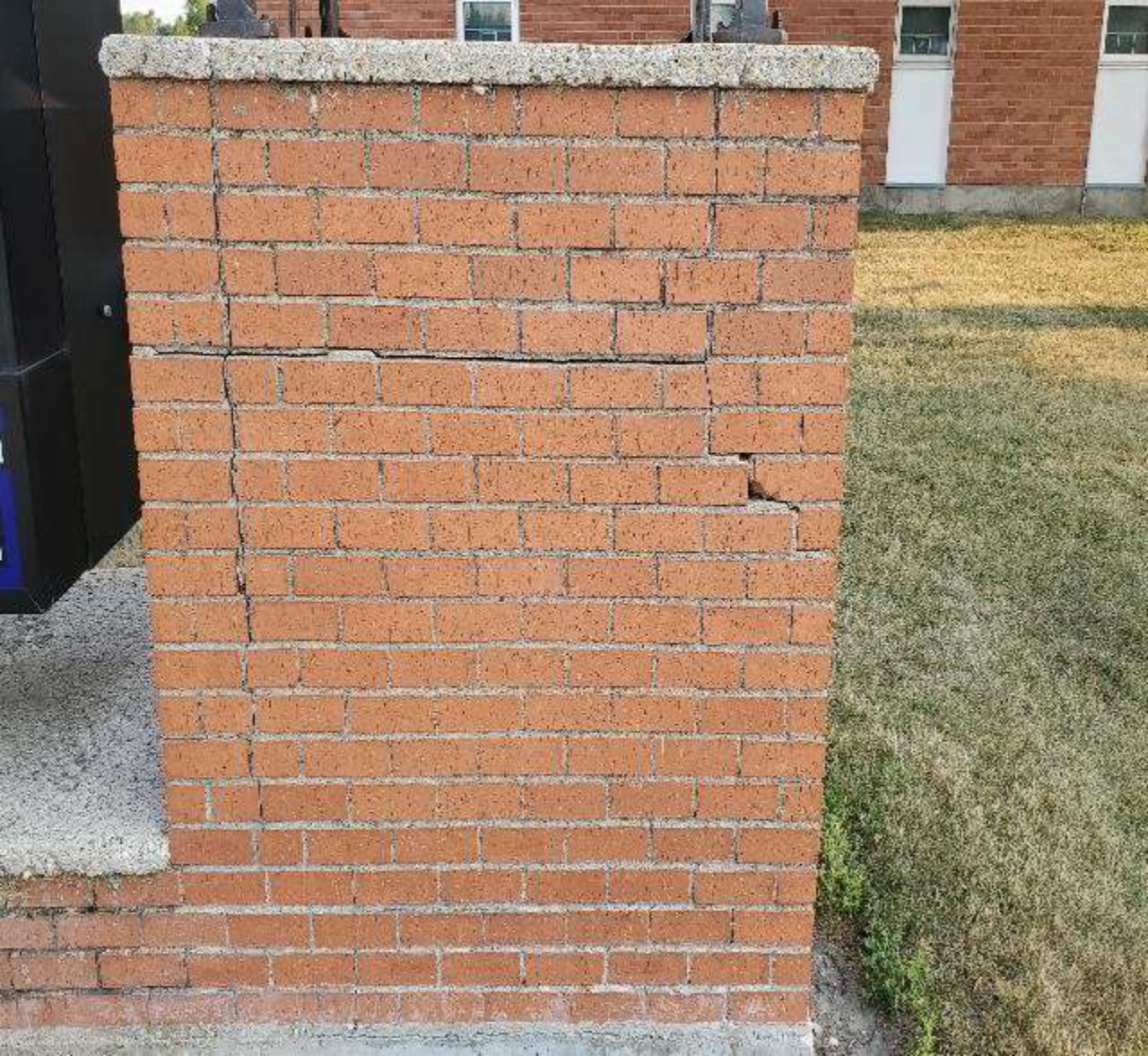
SITE HAZARDS



NON-COMPLIANT ADA PARKING



MASONRY REPAIR



BUILDING SEALANT



WINDOW SEAL / WEATHERIZATION



ROOF MAINTENANCE



SAFETY / SECURITY



CLASSROOM FINISHES



NON-COMPLIANT ADA



ASBESTOS



HVAC



1959 MECHANICAL ROOM



POWER DISTRIBUTION



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

■ Handicap Accessibility

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

■ Site

- Grading

■ Exit/Egress

- Replace handrails/guardrails

■ Plumbing

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

■ HVAC

- Replace Air Handlers
- Replace terminal units
- Ventilation

■ Electrical

- New Fire Alarm System
- Replace electrical service panels
- Replace PS 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
- Replace Glass Block with Brick
- Flooring
- Painting
- Interior Door Replacement
- Remodel Locker Rooms*
- Misc. Finishes for Mechanical Renovation

■ Handicap Accessibility

- Handicap Accessibility at stage

■ Plumbing

- Fixture Replacement
- Fire Protection w/new water service

■ HVAC

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

■ Electrical

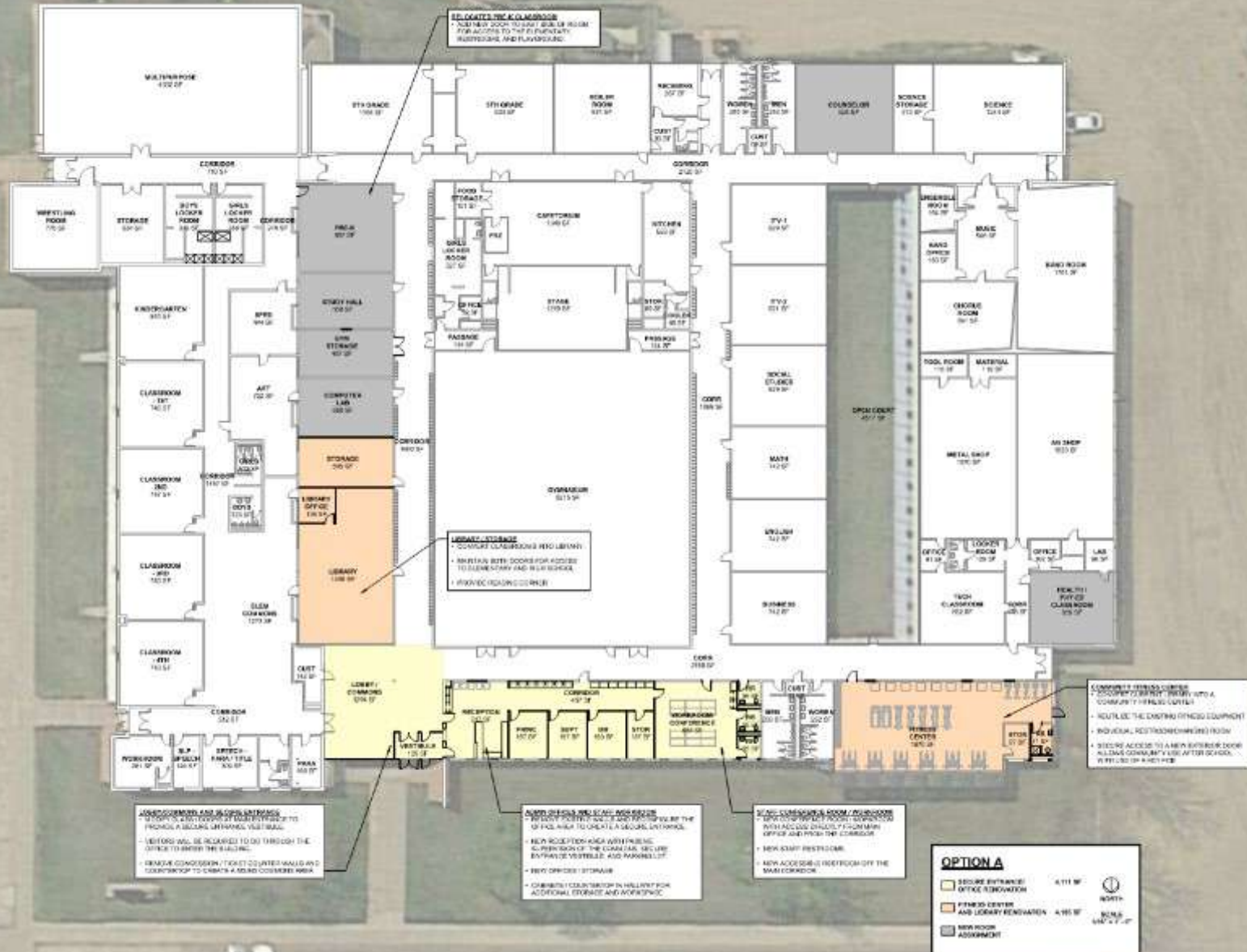
- Replace older equipment
- Master Clock
- Replace wiring / Tamper Resistant Receptacles
- Convert lighting to LED

■ Site

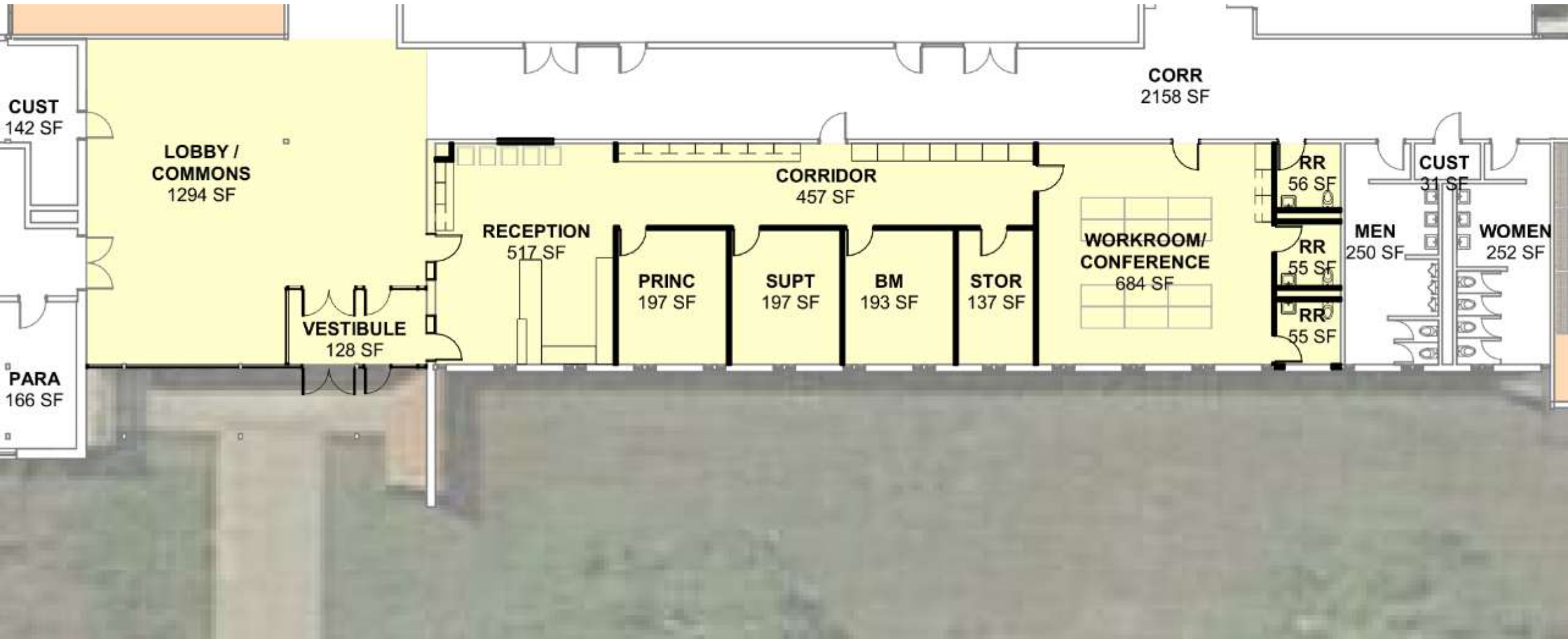
- Sidewalks/Stoops
- Replace deteriorated concrete



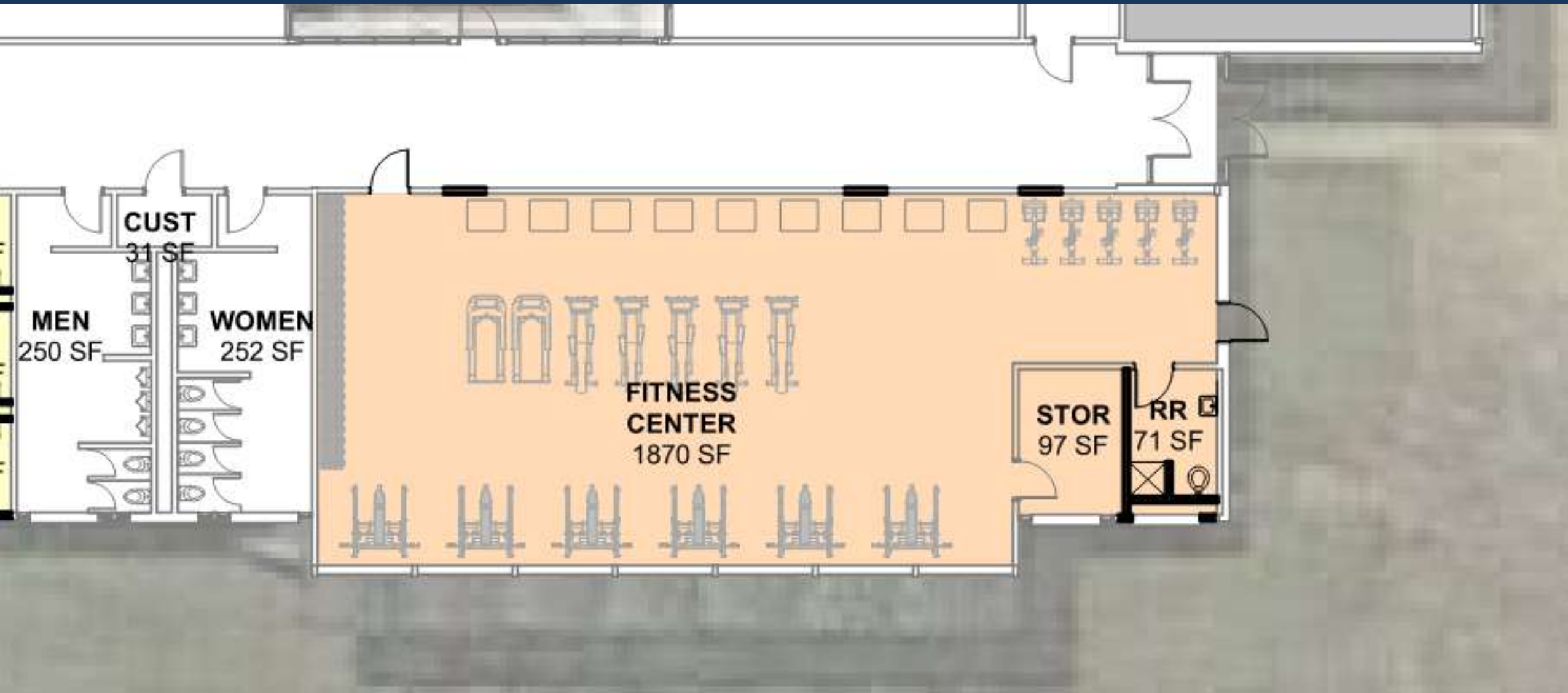
MASTER PLANNING INITIAL DESIGN PROGRAM



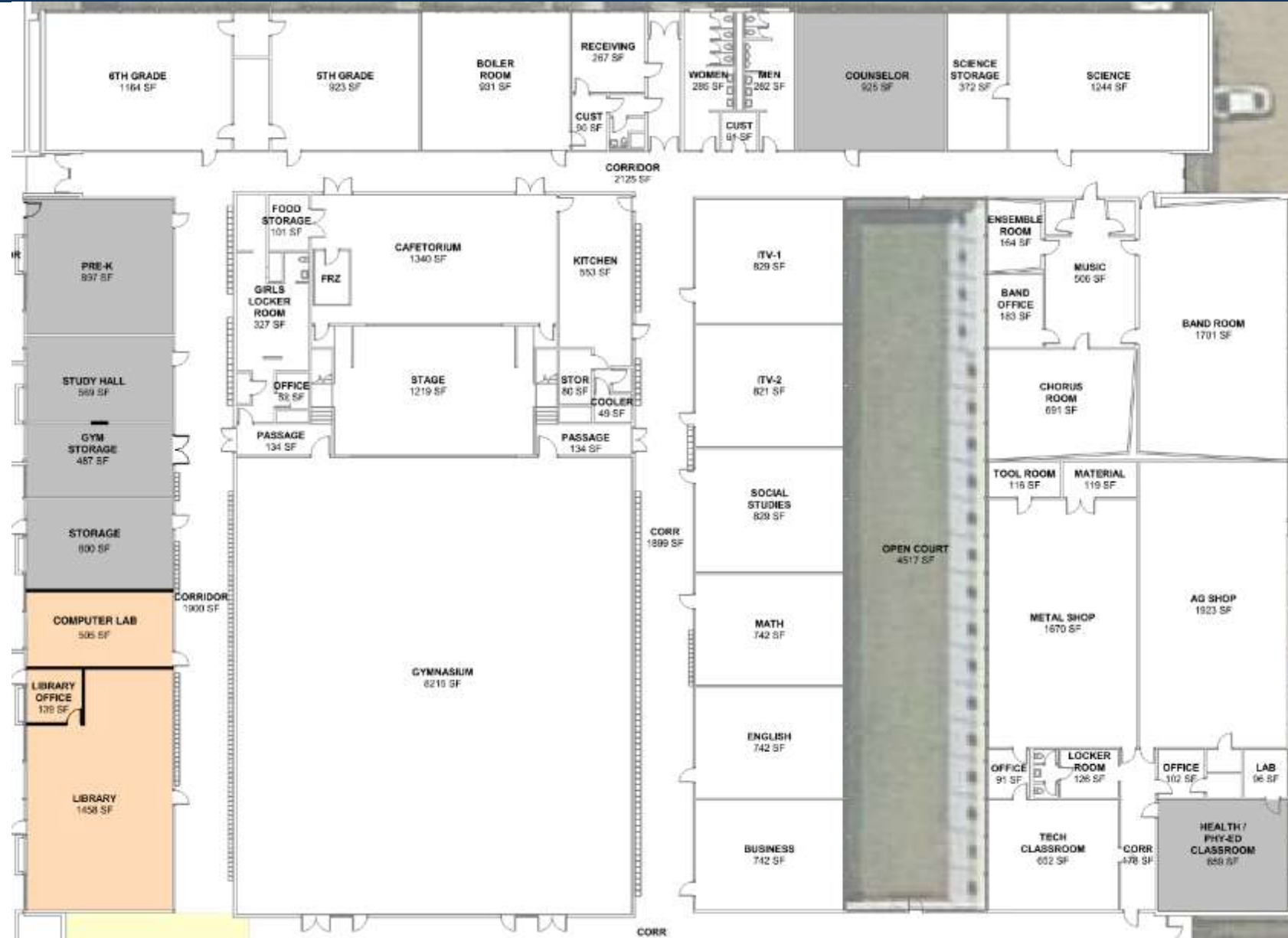
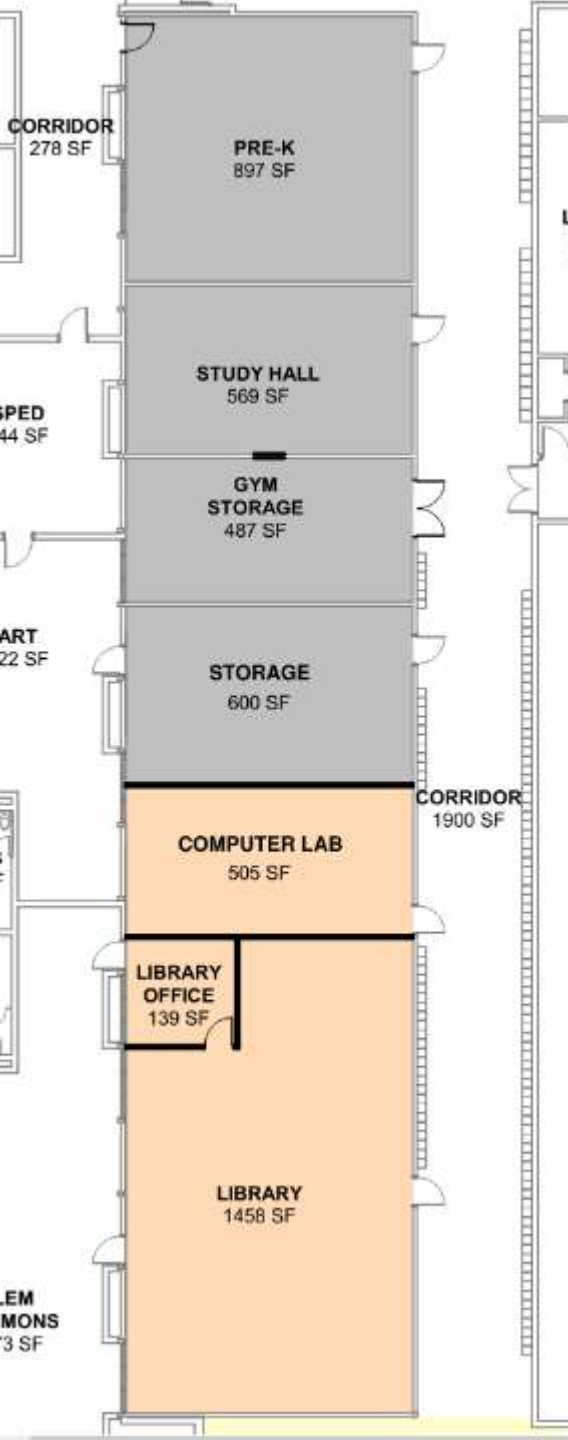
SECURE ENTRANCE / OFFICE RENOVATION



FITNESS CENTER IMPROVEMENTS



CLASSROOM REPROGRAMING

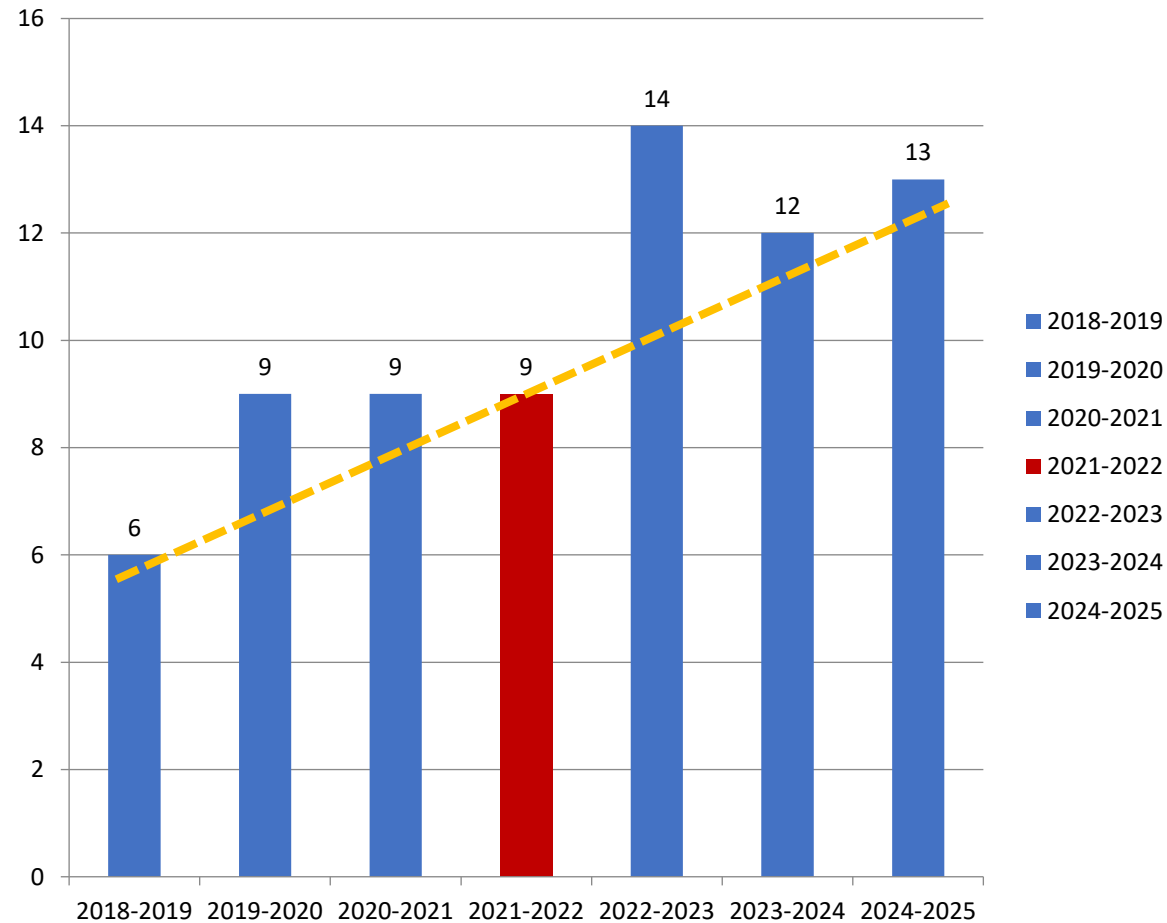


FACILITY RELATED QUESTIONS ?

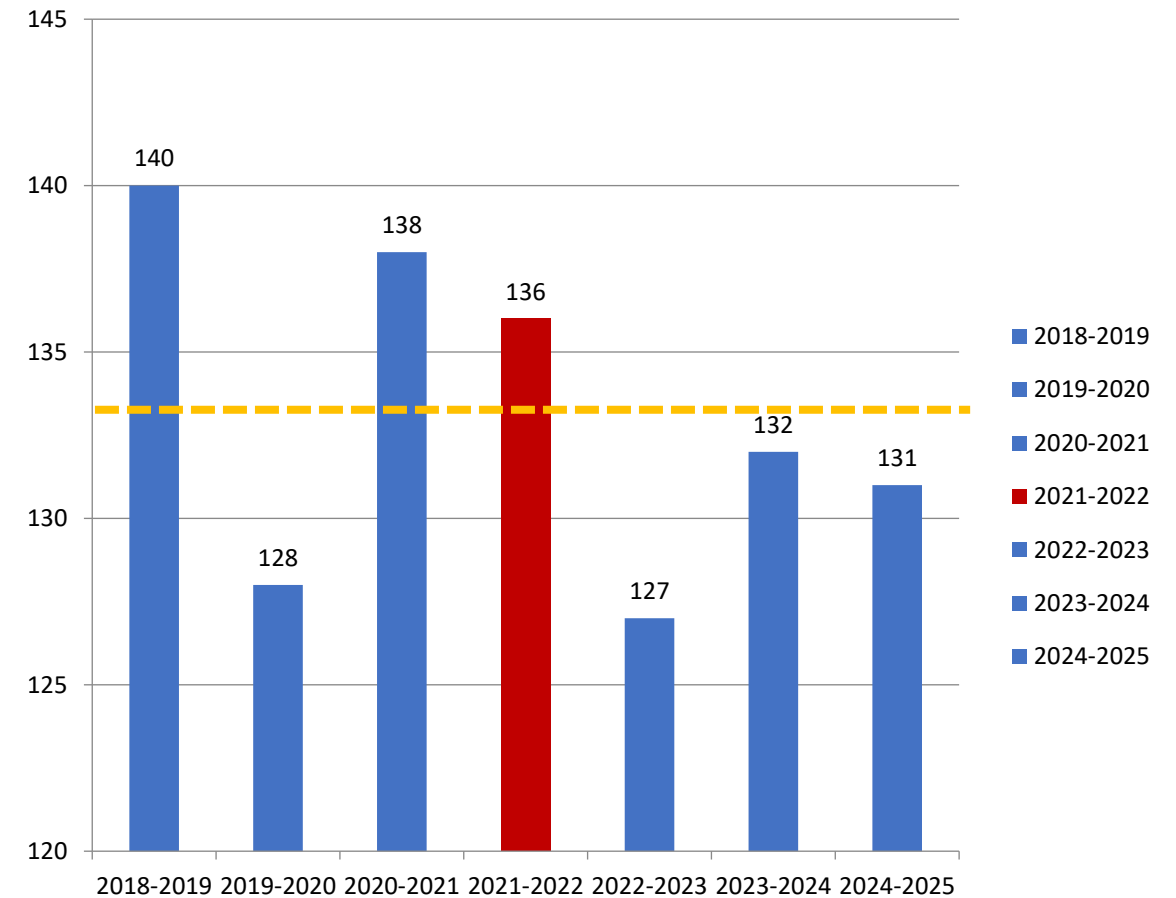


ENROLLMENT

Pre-K Enrollment



K-12 Enrollment



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

- 2007-2021 Enrollment Avg = 130
- 2017-2021 Enrollment Avg = 137

ENROLLMENT

SCHOOL DISTRICT	PK-12 ENROLLMENT
Zeeland	32
Gackle-Streeter	95
Kulm	113
Strasburg	115
HMB	140
<u>Ashley</u>	<u>141</u>
Wishek	210
Napoleon	221
Linton	222
Edgeley	240
Ellendale	297



SCHOOL FINANCES – BASIC FUNDS

❑ General Fund

- Salaries, benefits, books, equipment, services
- Majority of revenue is driven by student enrollment (\$10,237 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*

- 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 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 (~\$ 4.77million)
- Requires 50% voter approval to exceed 5%, up to a max of 10% (~9.55 million)
- 2021/22 Taxable Valuation \$9,549,724 million

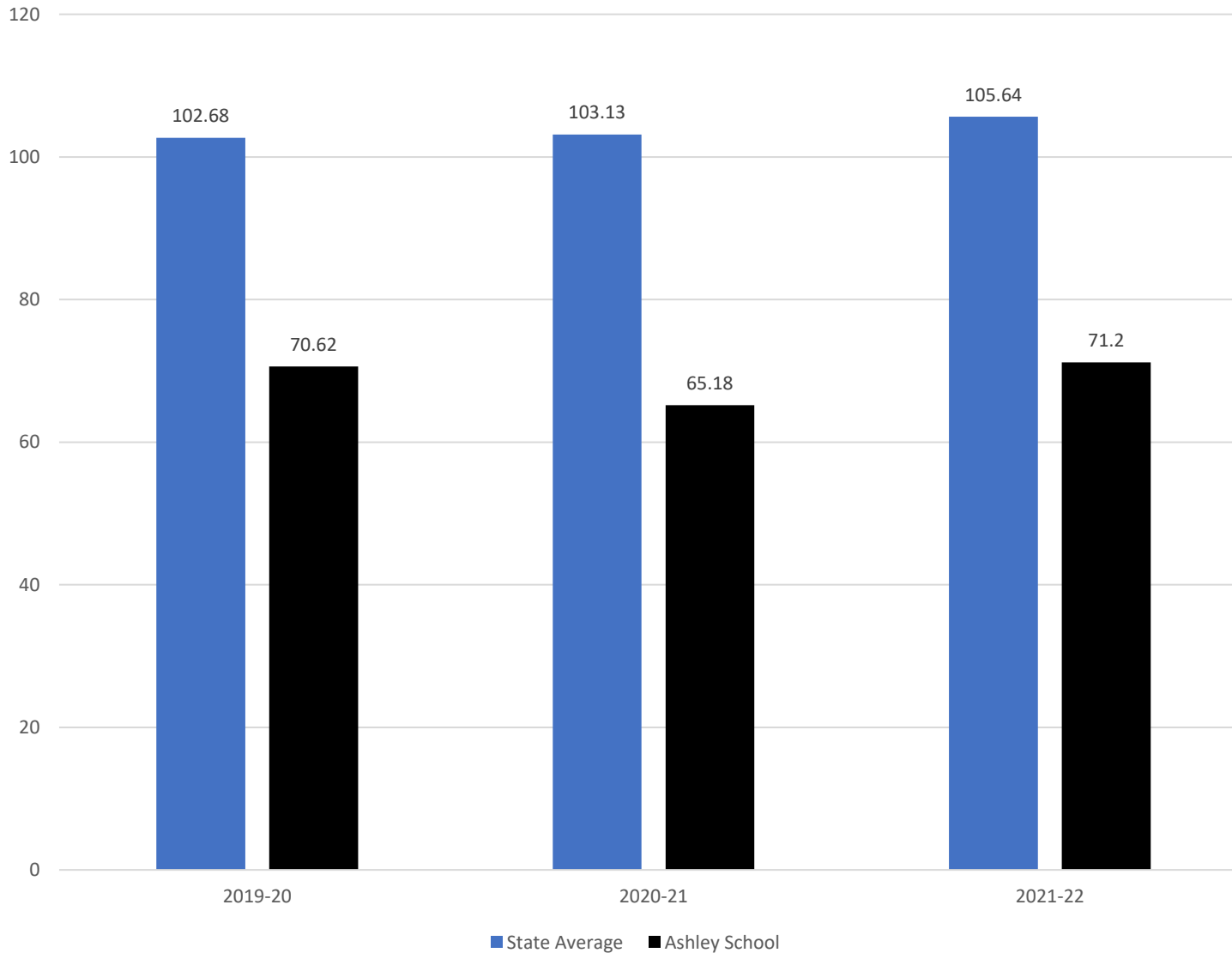
➤ Bank of North Dakota 2% Interest Loans

- Requires voter approval of Bond Referendum



DISTRICT MILL LEVY

Mill Levy Comparisons



State Average = 105.64 Mills

Ashley School Levy = 71.20 Mills

124 Lowest Levy compared to 147 Districts

MILL LEVIES OF OUR “NEIGHBORS”

SCHOOL DISTRICT	MILL LEVY
Kulm	107.06 *
Strasburg	97.21 *
Ellendale	92.96 *
Edgeley	87.94 *
Zeeland	83.21
Gackle-Streeter	81.00
Wishek	79.99
<u>Ashley</u>	<u>71.20</u>
Linton	69.80
HMB	62.62
Napoleon	60.00

*Passed Referendum



DETAILS OF A BOND

- 20-Year Fixed Rate Loan
- Interest Rate based on bond sale date
 - 2% State Loan if referendum is approved
- Can be paid off early

- Annual Debt Service determines # of Mills required
- 1 mill = \$9,550

- Example: \$1,500,000 Bond
\$116,920 Annual Payment
÷ \$9,550
= 12.24 mills required to make annual payment



WHAT WILL IT COST

	True & Full Value	\$100,000 Residential	\$100,000 Commercial	\$821 / Acre Cropland (1/4 Section)
<u>Secure Entrance / Fitness Center</u>				
<i>\$1,500,000 (12.24 mills)</i>		<i>\$4.70 / mo</i>	<i>\$5.22 / mo</i>	<i>\$6.4 / mo</i>
<u>Previous Project + Critical Maintenance Items</u>				
<i>\$3,000,000 (24.03 mills)</i>		<i>\$9.01 / mo</i>	<i>\$10.01 / mo</i>	<i>\$12.80 / mo</i>
<u>Base Project + Maximum Capital Maintenance</u>				
<i>\$4,700,000 (37.67 mills)</i>		<i>\$14.13 / mo</i>	<i>\$15.70 / mo</i>	<i>\$20.80 / mo</i>



POTENTIAL TIMELINE

- Public Meeting / Discussion:
 - **November 2022**
- School Board Consideration
 - **November-December 2022**
 - *If Referendum, then 60 days until vote once motion is passed.*
- Prepare Design and Construction Drawings**:
 - **December 2022 / January 2023**
- Legal Ads/Bid/Award Construction:
 - **February / March 2023**
- Construction Start:
 - **May/June 2023**
- Occupancy:
 - **August 2023**
 - *(Referendum projects would likely require more time)*



Ashley Public School

<https://www.ashley.k12.nd.us/>

Please complete a survey

Jason Schmidt, Superintendent

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THANK YOU!

