

ACS Bond Town Hall #2

February 12th @ 6:30 PM

THANK YOU!

I appreciate your continued interest in our school bond proposal!



Greetings & Introductions

Hello!

Election Day- Feb. 27th

15 MORE DAYS!

ACS Mission and Vision

Mission Statement

Nurture, prepare and empower our students to reach their full potential.

Vision Statement

Our students will be prepared to positively impact their future, their community, and the world.

It's ALL about our students!

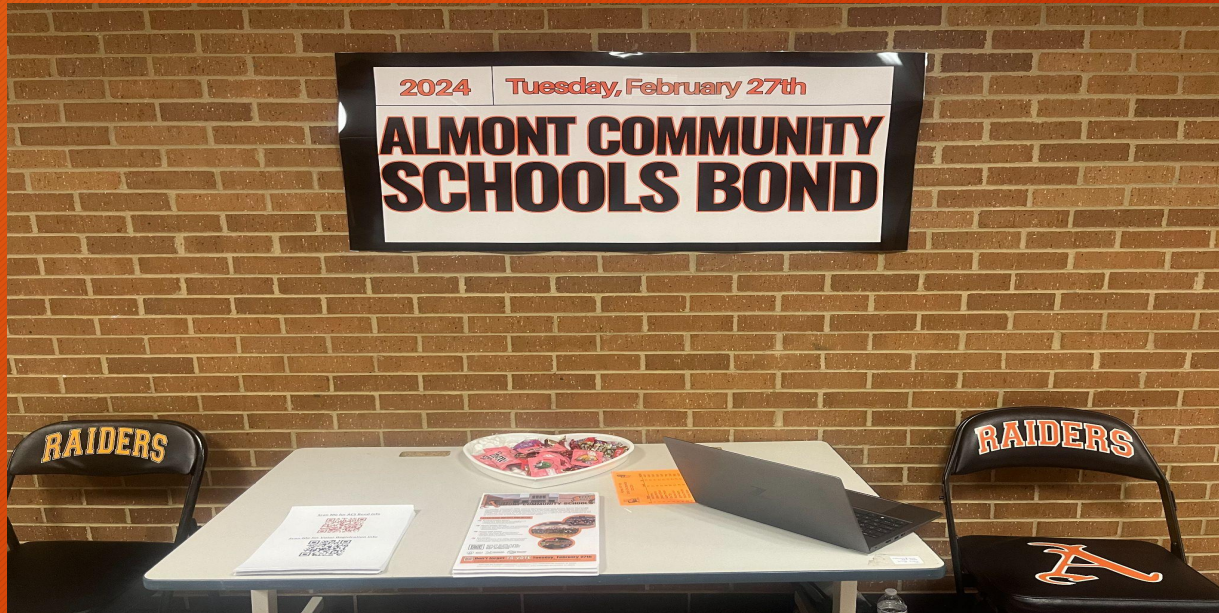


Bond Information

- Please be sure to visit our ACS website (www.almontschools.org) and click on the tab for Bond Information.
- FAQ documents, Worklists, Plans, Town Hall Presentation #1, and Treasury Application are posted.

ACS Bond Booth

Thank you for taking the time to stop by the ACS Bond Booth!



Tonight's Agenda- Simple.

- My Presentation (approx. 20 min)
- Public Comment
- Submit Questions
- HS Tour, if interested.

Sinking Fund (AKA... “Emergency Fund”)

FAQ: *How much is in our District’s Sinking Fund after the recent tax collection?*

Answer: Currently, ACS has \$755,323.78 in its Sinking Fund.

Definition of Sinking Fund

A sinking fund is a savings account into which a local school district can deposit voter approved local millage revenue in order to pay cash for projects or repairs as they arise rather than having to borrow through short-term notes or long-term bonds.

Sinking Fund (cont.)

- The approx. cost to replace a boiler system at one of our school buildings may range from \$300,00-\$500,000.
- Depending on the emergency, the Sinking Fund may be depleted immediately.

Speaking of Sinking Fund...

- We will identify HIGH PRIORITY areas that may be taken care with our Sinking Fund \$\$\$.
- We will solicit input from our Maintenance Director.
- Go out for New Sinking Fund Millage- TBA.

WHY are we proposing the \$58.4M bond?

AGING FACILITIES

- *AHS= 35 years old
- *OP= 24 years old
- *AMS= 18 years old

Need infrastructural updates to include, but not limited to, HVAC, boilers, roofs, parking lots, safety glass, classroom and office furniture, and lighting across the district.

OTHER FOCUS AREAS

Safety and Security Enhancements

21st Century Learning Environments

Band, Choir, Art, Athletics, & Playgrounds

Enrollment Projections- 14.7%

Grade 1	Preceding 5-Year Enrollment 2	(Year) Current Enrollment 3	(Year) Projected 5-Year Enrollment 4	(Col 4 - Col 3) / Col 3 Projected Enrollment Change (%) 5
K		112	119	6.25%
1		93	123	32.26%
2		116	128	10.34%
3		130	128	-1.54%
4		92	134	45.65%
5		99	132	33.33%
6		110	108	-1.82%
7		100	133	33.00%
8		107	151	41.12%
9		113	106	-6.19%
10		100	112	12.00%
11		124	115	-7.26%
12		84	94	11.90%
Total	1,437	1,380	1,583	14.71%

Enrollment (cont.)

- 14.7%= 203 students in five years
- AMS already houses both Preschool Programs and 4th Grade
- Currently, ALL classrooms at OP are utilized for instruction.

Our STUDENTS!



What is a *Millage*?

- The definition of *millage* is a rate (as of taxation) expressed in mills per dollar. Property tax rates in Michigan are expressed in mill rates.
- A mill is equal to \$1 of tax for every \$1,000 of taxable value. For example, if your total tax rate is 7.00 mills and your taxable value is \$100,000, your taxes owed would be \$700 annually.

Millage (cont.)

*Bond Funds cannot be used for teacher salaries and curriculum.

*Bond Funds offset General Fund Expenditures.

*School Revenue comes from:

- The State

- Local Taxes

- Grants

- Fundraising

Almont's Millage Rates

- 2023 Taxes= 8.45 mils
- 2024 Taxes= 8.0 mils
- If bond passes, 2025 Taxes= 7.0 mils

Millage (cont.)

FAQ: *If we lower the bond, won't the millage go down?*

Answer: NO!

If we are at \$58.4M, we are at 7.0 mils

If we are at \$20M we are at 7.0 mils

The term changes but the mils stay the same to take advantage of the state program that allow lower interest rates.

Roncelli and French Associates

- Roncelli manages approx. \$350M in annual construction projects.

<https://roncelli-inc.com/>

- FA brings over 52 years of experience to Almont. FA was the original architect for all Almont facilities.

<https://www.frenchandassociates.biz/>

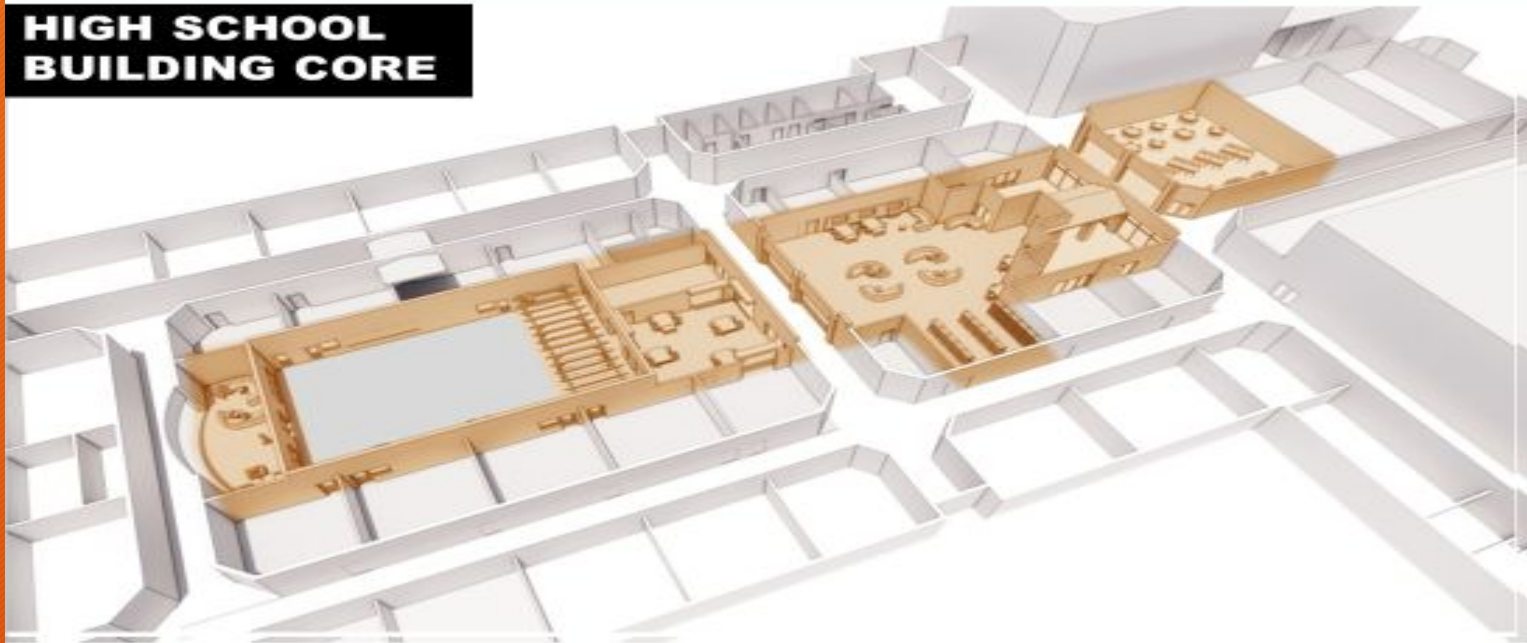
Almont HS

- Safety and Security Enhancements
- Infrastructure Overhaul
- Facility Upgrades and Renovations
- Athletic and Recreation Improvements

Almont HS (cont.)

21ST CENTURY LEARNING ENVIRONMENTS

HIGH SCHOOL BUILDING CORE



Needs Addressed:

- ✓ Programming Needs
- ✓ Flexibility
- ✓ Multi-Use
- ✓ STEAM/Maker Spaces
- ✓ Student Experience

Almont HS (cont.)

MEDIA CENTERS REIMAGINED



Multi-Purpose Building

FAQ: *What will go into this building?*

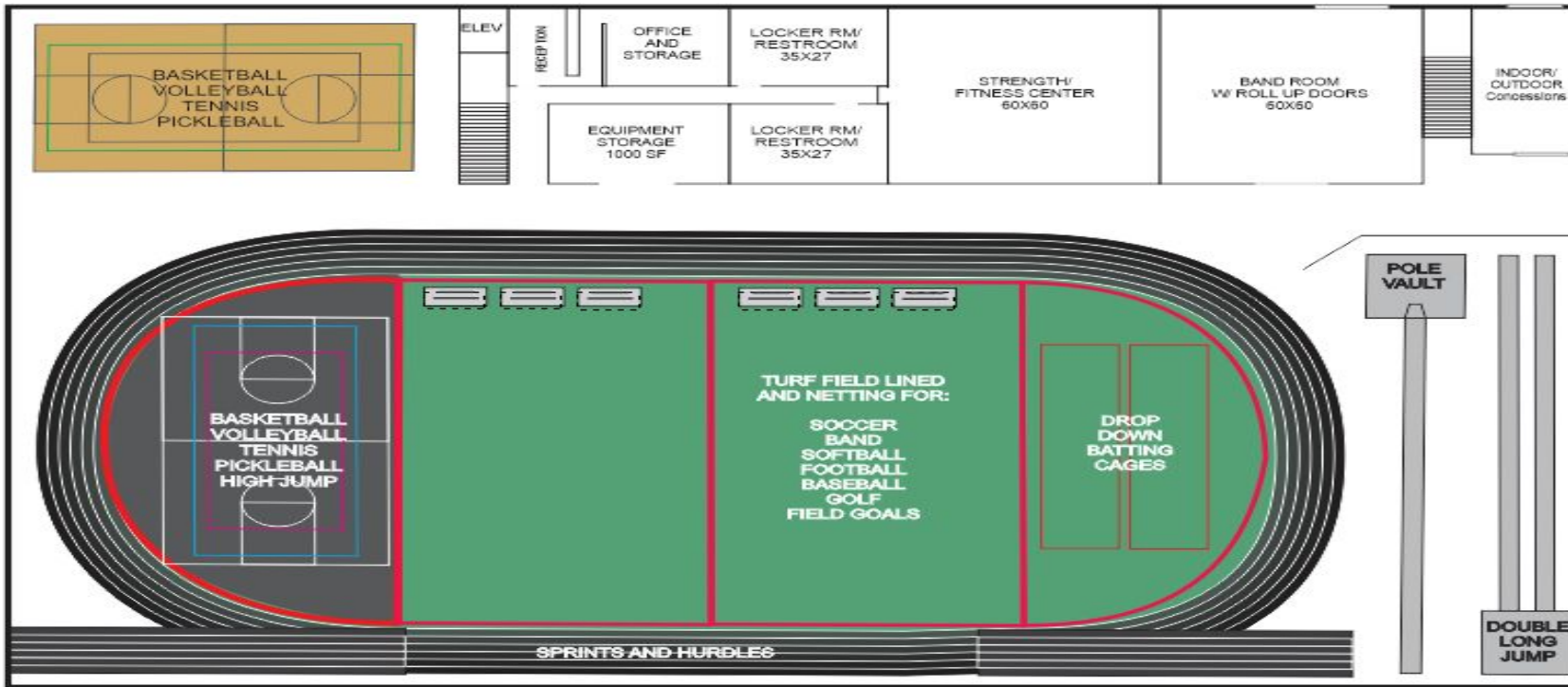
Answer: If the bond passes, the specific details for this facility would be determined through coordination between design experts, District staff, such as the superintendent, band director, and the maintenance director, and community input.

SAMPLE ONLY

MULTIPURPOSE FACILITY EXAMPLE

DISCLAIMER: THIS IS A DRAFT SAMPLE PREDESIGN AND HAS NOT BEEN REVIEWED BY AN ARCHITECT OR ENGINEER. SPACE ALLOCATIONS MAY CHANGE AND INCLUDE ADDITIONAL BENEFITS OR EXCLUDE SHOWN ITEMS. FINAL DESIGN TO BE PROVIDED BY ARCHITECT DURING FOLLOWING DESIGN PHASE AFTER BALLOT.

UPPER LEVEL



Our Students- FIRST!



Multi-Purpose Bldg. (cont.)

Return on Investment

Operational Costs – Multipurpose Center

Costs	Description	Cost Each	Average Quantity Annual	Total	Notes
Reception	Part time receptionist/check in	720	50	\$ 36,000	\$12/hr, Student Project, 50 weeks (10hr day/\$12/6days)
Manager	Facility Manager / Add to Athletic Dir / Staff addition?	15000	1	\$ 15,000	Use current head count
Officials/Meet Managers	Officials for events	\$ 300.0	33	\$ 9,900	Average
Benefits	Employee benefits	\$ -	1	\$ -	N/A Part time and Headcount use.
Custodial	Addition to contract	39519	1	\$ 39,519	based on contract at 40% of sf cost
Utility	80,000 sf, Gas Water Electric	72000	1	\$ 72,000	Projected from study at \$.90/sf
Team Cut	Percentage of Event to Team Hosting Event	\$ 4,780	1	\$ 20,000	fundraising for running events
Phone	Land Line VOIP	250	2	\$ 500	Reception and office phone
Maintenance	Equipment Maintenance	3000	1	\$ 3,000	HVAC, Etc.
Maintenance	Floor Track/Turf Maintenance	5000	1	\$ 5,000	Repairs on surfaces
Revenue taxes	Taxes on non student activity revenue/rentals	\$47,300	35%	\$ 16,555	taxes on rentals/memberships/non sanctioned events
Supplies	First Aid, Custodial, Office	8600	1	\$ 8,600	Misc supplies
Insurance	Additional Rider for School	10000	1	\$ 10,000	Estimate
				\$ 236,074	

Multi-Purpose Bldg. (cont.)

Return on Investment

Revenues— Multipurpose Center

Item	Description	Revenue Each	Average Quantity Annual	Total	Notes
Sponsorships	Placard in Fieldhouse	\$ 1,000	40	\$ 40,000	Indoor signage, local vendors, annual
Pickleball Leagues and Tourneys	All Ages Leagues and Tourneys	\$ 2,000	10	\$ 20,000	\$20/p 100 participants
Softball Tournaments	Travel Softball Indoor	\$12,000	5	\$ 60,000	8 teams, 3 rounds/ages, \$500 per team
MITS Track Meets	MITSA Sanctioned Indoor Season meets	\$15,000	4	\$ 60,000	4 dates, 600 runners @\$20, 600 spectators @\$5
Track Club	Thumb Area Track Club Indoor Per participant	\$ 250	50	\$ 12,500	All area track club, paid memberships
Fitness Memberships	Non Resident Fees	\$ 20	50	\$ 12,000	Fitness center, track, pickleball, drop ins
Soccer Tournaments	Travel Soccer Leagues	\$14,400	4	\$ 57,600	6 teams, 4 rounds/ages, \$600 per team weekend
Travel Team Rentals	Practice Rentals /hr Soccer, Softball, Baseball, Track	\$ 40	720	\$ 28,800	120 days*3hr*2sect*\$40
7 on 7 Football Leagues	Teen ages, Full leagues	\$ 3,200	2	\$ 6,400	8 teams,, \$400 per team (Qty are age levels)
Flag Teams	All ages Indoor Flag	\$ 3,200	5	\$ 16,000	8 teams,, \$400 per team (Qty are age levels)
Adult Ed	Classes, Training, Sports	\$ 25	100	\$ 2,500	Partner with Village or Township
Cheer Events	Competitions, Etc.	\$ 3,000	3	\$ 9,000	School team run events
Multipurpose room rental	Meetings, Parties, etc.	\$ 40	100	\$ 4,000	1000+sf room for use
Drop In Sports	Soccer, Flag, etc	\$ 10	500	\$ 5,000	\$10ea,50 days, 10 per day conservative
Concessions	Indoor Concessions	\$ 500	15	\$ 7,500	\$500 per event profit
				\$ 341,300	
	Total Profit Annually			\$ 105,226	Conservative
	Total Profit Annually			\$ 189,781	Probable

Athletic Facilities

Almont HS Track – DANGEROUS & UNACCEPTABLE!



No Home Meets since 2017!

Cost of New Track

\$630,000

*83% of Sinking Fund \$\$\$

Athletic Facilities (cont.)



2023 All-BWAC Softball First Team



Grace Koenig-Sr.



Devin Johnston-Sr.



Myah McLean-Sr.

Honorable Mention



Brooke Bunch-So.



Kendall Roszczewski-Sr.

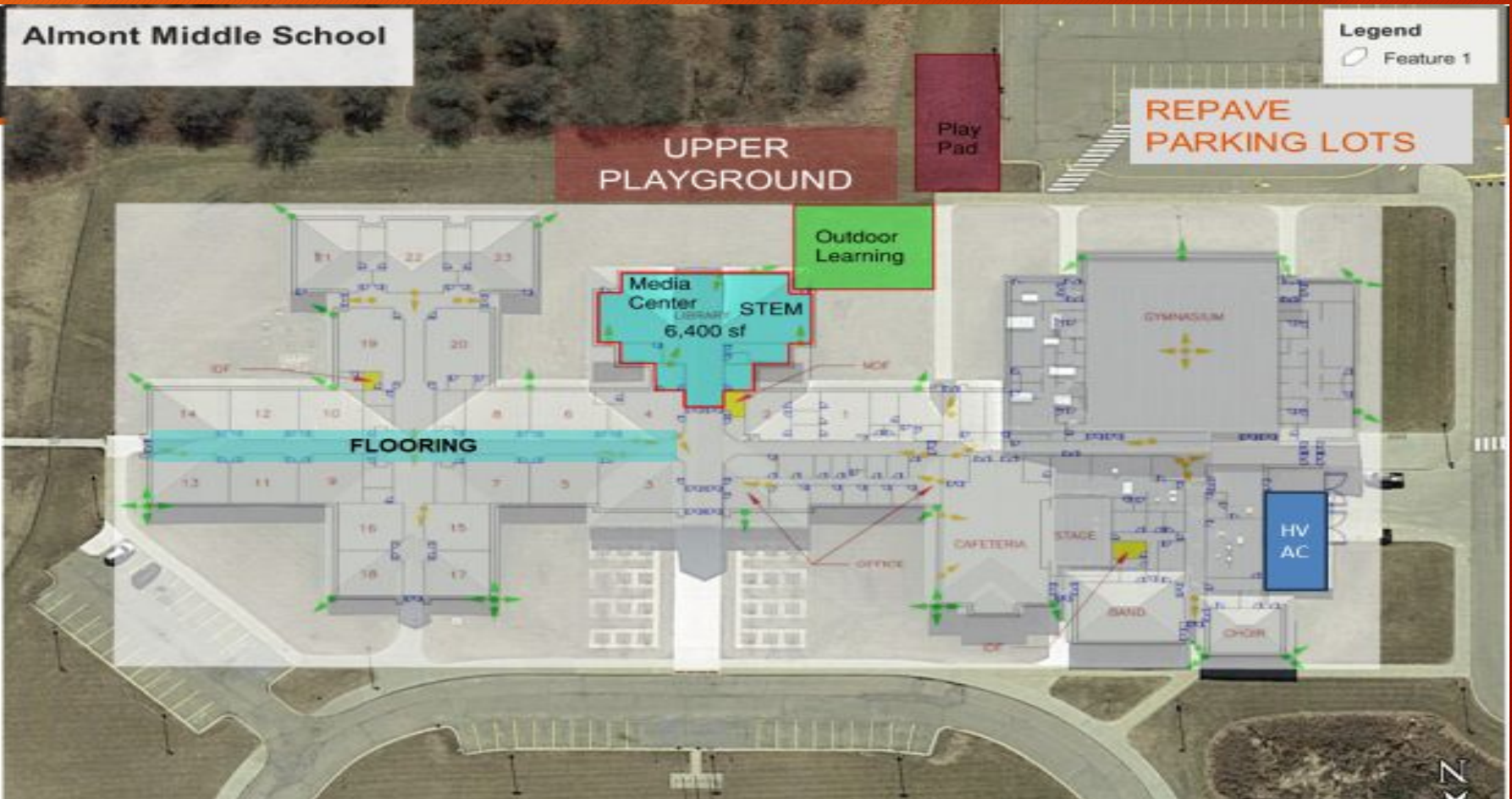


Almont MS

- Safety and Security Enhancements
- Infrastructure Improvements
- Learning and Recreational Enhancements

Almont MS (cont.)

Almont Middle School



Almont MS (cont.)- SAMPLE

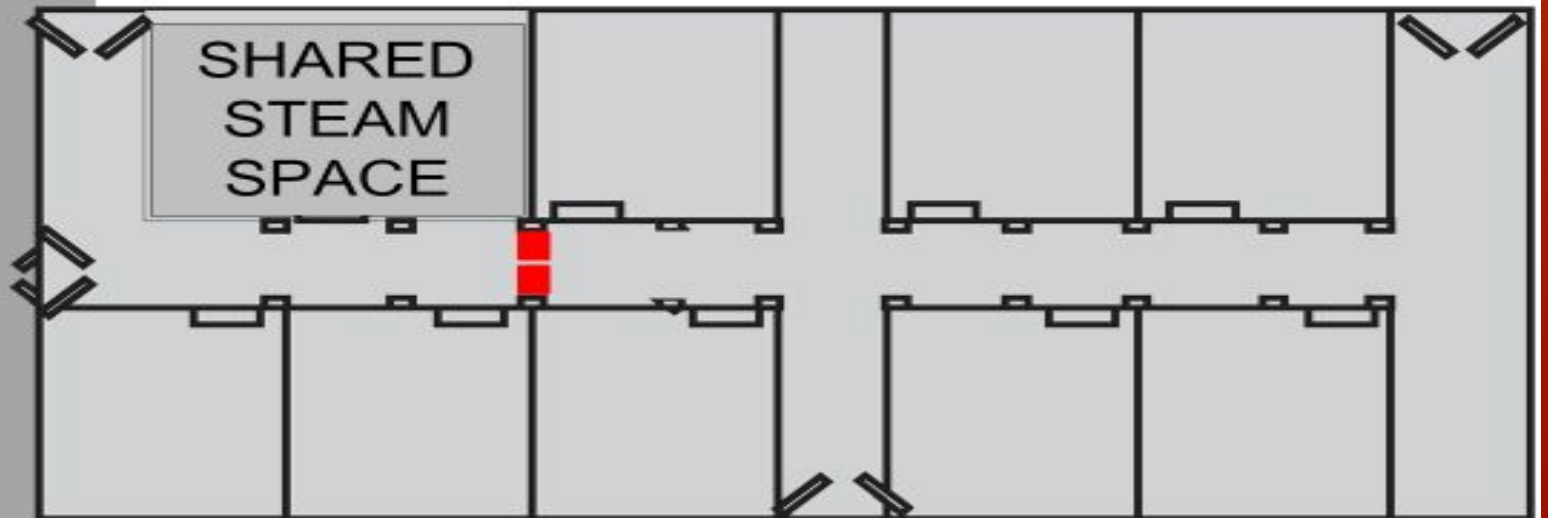


Orchard Primary

- Safety and Security Enhancements
- Infrastructure Improvements
- 8 Classrooms + STEAM Space

OP/AMS Connector

Flex OP Addition



FACTS

- Per projected growth, this allows the District to place students with their school-aged peers (Preschool, 4th Grade, etc...)
- Meet Goals/Vision for K-12 STEM/STEAM Initiative
- Shared Administrative Services

Playground- SAMPLE



Summary of Energy Usage

FAQ: *In summary, what would be the average anticipated annual energy cost for the District for the newly created areas (AMS/OP connector and multi-purpose building), if the bond passes?*

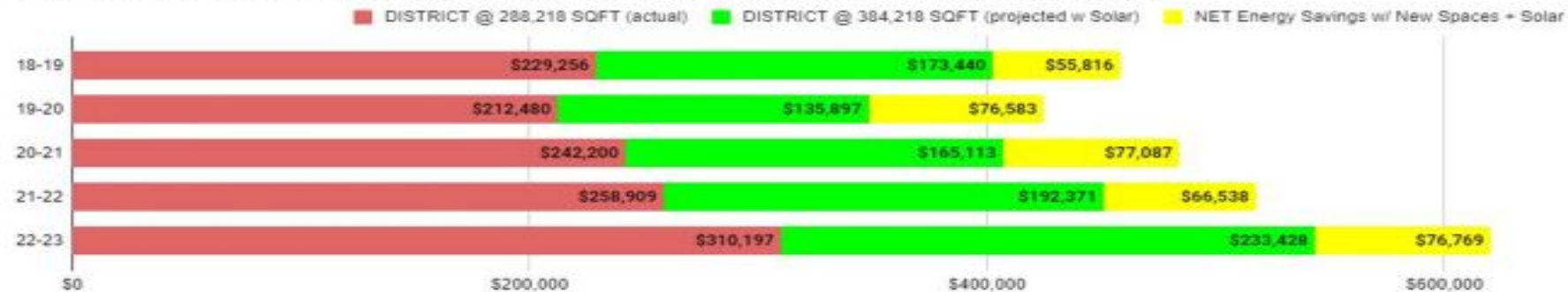
Answer: If the bond passes, the District's total energy costs would likely decrease due to the rooftop solar array that would be installed on the multi-purpose building. The gas costs would be expected to increase by \$28,000 over the annual average, but electric costs would be expected to decrease by \$95,227 over the annual average.

Need More Details?

SUMMARY & DISTRICT IMPACT

ELECTRIC Historical Rates per SQFT	18-19 (\$0.089)	19-20 (\$0.097)	20-21 (\$0.107)	21-22 (\$0.101)	22-23 (\$0.120)	
DISTRICT @ 288,218 SQFT (actual)	\$149,697	\$136,867	\$160,266	\$175,310	\$218,020	
DISTRICT @ 384,218 SQFT (projected)	\$65,859	\$36,001	\$53,690	\$80,948	\$110,469	
Electric Savings w/ New Spaces + Solar	\$83,838	\$100,866	\$106,576	\$94,362	\$107,551	
GAS Historical Rates per SQFT	18-19 (\$0.28)	19-20 (\$0.26)	20-21 (\$0.29)	21-22 (\$0.29)	22-23(\$0.32)	
DISTRICT @ 288,218 SQFT (actual)	\$79,559	\$75,613	\$81,934	\$83,599	\$92,177	
DISTRICT @ 384,218 SQFT (projected)	\$107,581	\$99,896	\$111,423	\$111,423	\$122,959	
Historical Combined Energy Costs	18-19	19-20	20-21	21-22	22-23	
DISTRICT @ 288,218 SQFT (actual)	\$229,256	\$212,480	\$242,200	\$258,909	\$310,197	
DISTRICT @ 384,218 SQFT (projected w Solar)	\$173,440	\$135,897	\$165,113	\$192,371	\$233,428	
NET Energy Savings w/ New Spaces + Solar	\$55,816	\$76,583	\$77,087	\$66,538	\$76,769	\$352,793

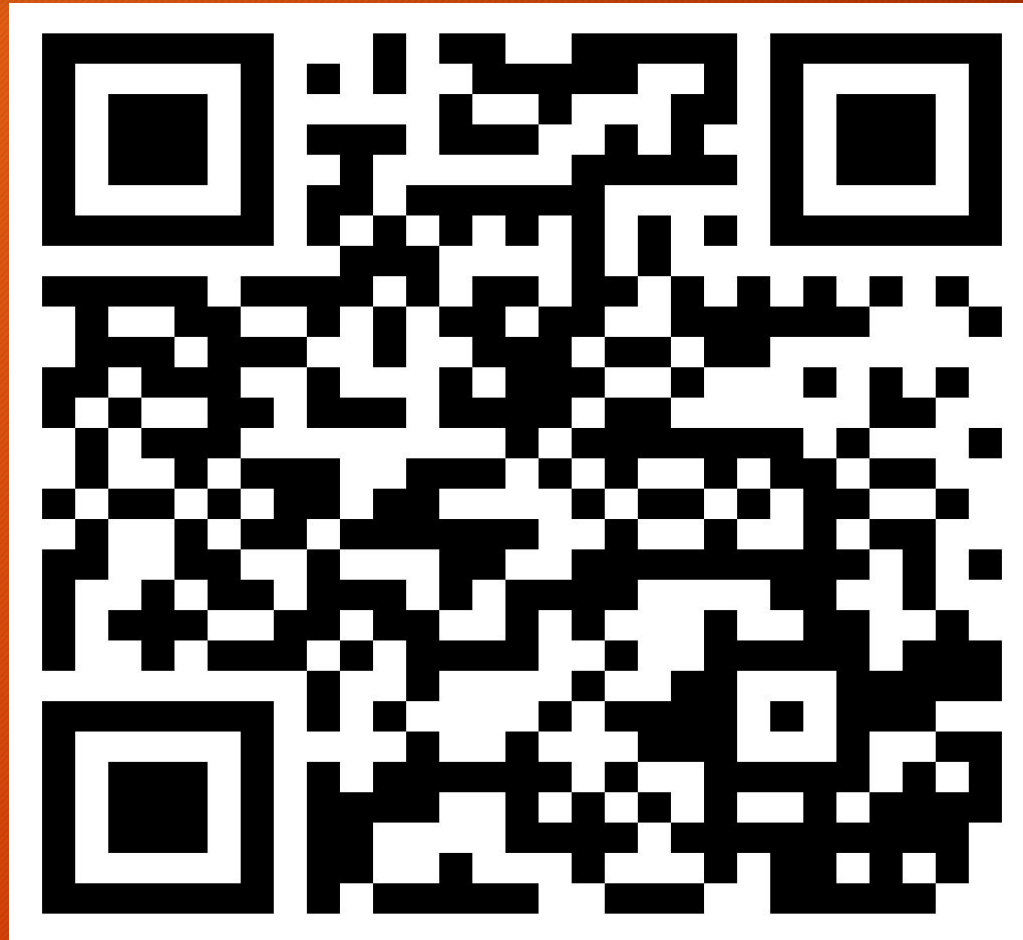
DISTRICT - NET Energy Costs (Historical) -vs- Projected (with New Spaces - Solar) -vs- SAVINGS



PLEASE Register to Vote!



ACS Bond Information



#1 Priority- STUDENTS!



Our students DESERVE the BEST!



...so does our ACS Staff!



Don't Forget to VOTE!

FEBRUARY 27th!

Polls are open from 7:00 AM-8:00 PM.

THANK YOU and REMEMBER...



Together

T

E

Everyone

Achieves

A

M

More

Public Comment

- Please state your first and last name and then proceed to make your comment. You will have three minutes to speak.
- If you have a question, please fill out the designated form and place it in the tray.
- Please be respectful at all times.

Enjoy Mid-Winter Break Feb. 15th-20th!



HS Tour

Please meet me outside of the auditorium in 5 minutes and I will gladly show you around.

Thank you!