

Jefferson
HIGH SCHOOL



COMMUNITY MEETING #1

PRE-BOND PLANNING

June 29, 2021

SMA|ARCHITECTS

1. Introduction & Welcome (5 min.)

- Kyrie Russ, JHS Board Vice-Chair

2. Background (10 min.)

- Background / Why We're Here
 - Kyrie Russ, JHS Board Vice-Chair
- Community Outreach Meetings/
Survey, Building Condition Report
and Pre-Bond Overview
 - Tim Norbeck, JHS Superintendent

3. Pre-Bond Process (5 min.)

- SMA Architects, Klint Fisher

4. Identified Needs & Prioritized Needs (10 min.)

- SMA Architects, Jason Davis

5. Prioritized Solutions (35 min.)

- SMA Architects, Jason Davis & Scott Deitle

6. Cost/Benefit of Bond Amount Ranges (5 min.)

- SMA Architects, Klint Fisher

7. Bond Scope Questionnaire (use Zoom survey for Zoom attendees) (10 min.)

- SMA Architects, Jason Davis & Klint Fisher

8. Q&A / Next Steps (10 min.)

9. Adjourn Meeting

BACKGROUND

1. SEVERAL YEAR PROCESS OF UNDERSTANDING DISTRICT'S UNIQUE OPPORTUNITIES & CHALLENGES

- Unique geography
- Compete against larger schools

2. ENSURING JHS CAN CONTINUE TO SERVE THE DISTRICT'S NEEDS INTO THE FUTURE

- Facility's ability to serve long-term for changing educational offerings in 21st century education

3. ENHANCE THE DISTRICT'S OFFERINGS & OPPORTUNITIES FOR STUDENTS INTO FUTURE

1. COMMUNITY OUTREACH MEETINGS & DEMOGRAPHIC STUDY: *APRIL - AUGUST 2019*

- Outreach meetings to understand perception and challenges of JHS in District's communities: Montana City, Jefferson City, Clancy, Boulder & Basin
- Enrollment Projections
- Recommended Facilities Assessment as next step

2. BUILDING CONDITION REPORT: *APRIL- JULY 2020*

- Studied building's mechanical/electrical/plumbing, structural systems and overall building condition; code compliance; ADA; safety and security
- Utilization Study

3. COMMUNITY BOND SURVEY: *2020*

- District-led survey to poll potential scope and range for bond proposal

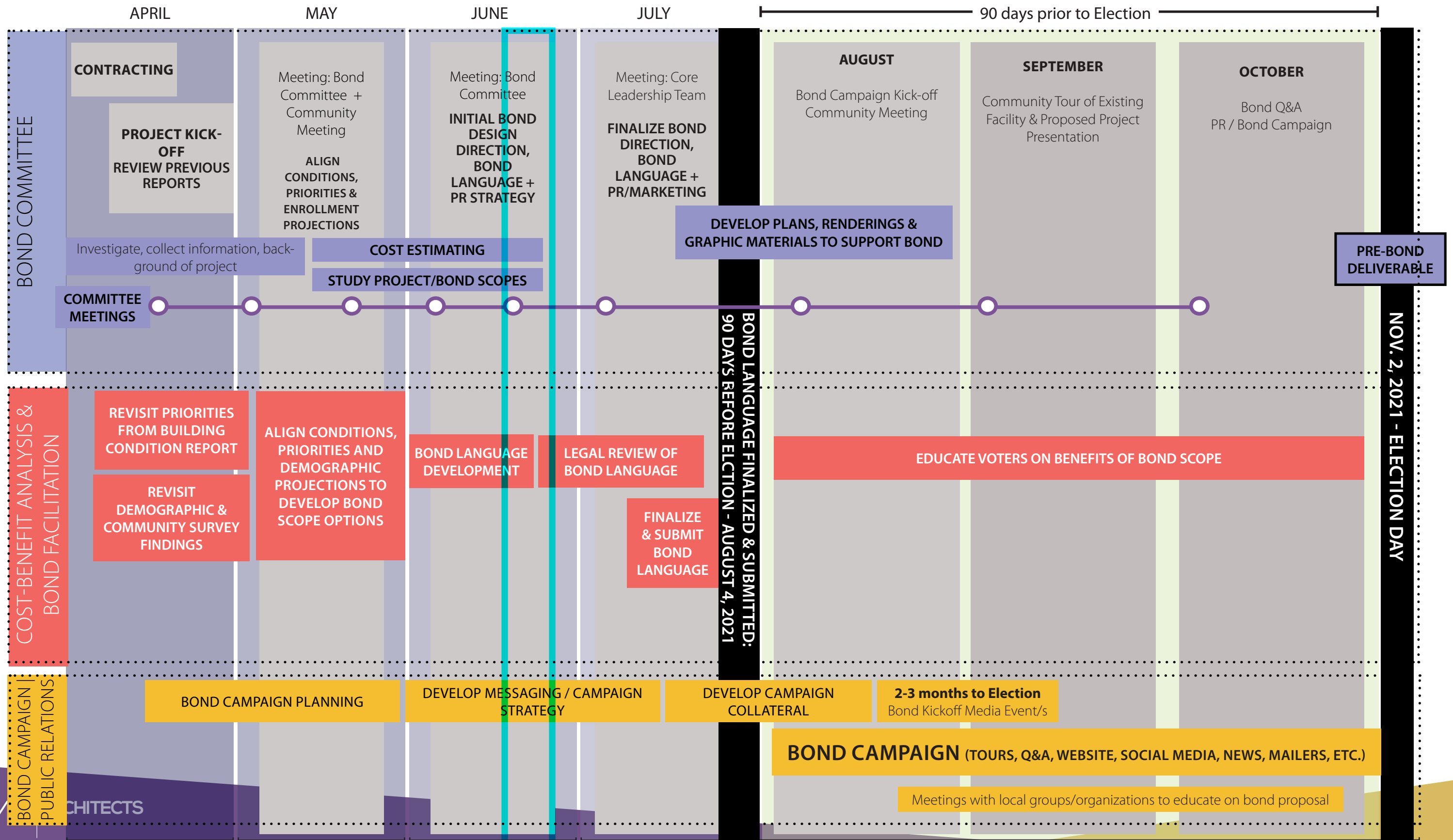
PRE-BOND PROCESS

PRE-BOND PROCESS

1. IDENTIFY BOND COMMITTEE
2. PRIORITIZE THE IDENTIFIED NEEDS IN EXISTING SCHOOL
3. STUDY POTENTIAL SOLUTIONS
4. PRIORITIZE IDENTIFIED SOLUTIONS
5. DEFINE BOND PROPOSAL (SCOPE & COST)
6. REFINE / FINALIZE BOND PROPOSAL (BOND LANGUAGE/COST)
 - SUBMIT 90 DAYS PRIOR TO ELECTION
 - REVIEW WITH LAWYERS/ACCOUNTANTS, SUBMITTING BOND LANGUAGE
7. PUBLIC RELATIONS / BOND CAMPAIGN
8. BOND ELECTION (NOVEMBER)

SCHEDULE

>> Pre-Bond



IDENTIFIED NEEDS

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Modular classrooms removal, add permanent classrooms

Safety/security upgrades school-wide

ADA accessibility to classrooms: music, art, weight room, downstairs locker rooms, all restrooms

SpEd size increase, adding features, toilets, etc.

Drama/theater improvements, new location, etc./ Fine Arts facility

Grounds improvements, Track and Field

M/E/P Upgrades

Mechanical Upgrades: Identified equipment replacement and upgrades

Plumbing Upgrades: Identified repairs and equipment replacement

Electrical Upgrades: Life safety and code compliance upgrades; Electrical upgrades for current and future technology needs; Lighting upgrades

Structural Upgrades: Weight room floor; Roof-to-Wall upgrades

PRIORITIZED NEEDS

1. Modular classrooms removal, add permanent classrooms
2. Safety/security upgrades school-wide
3. ADA accessibility to classrooms: music, art, weight room, downstairs locker rooms, all restrooms
4. M/E/P Upgrades

Mechanical Upgrades: Identified equipment replacement and upgrades

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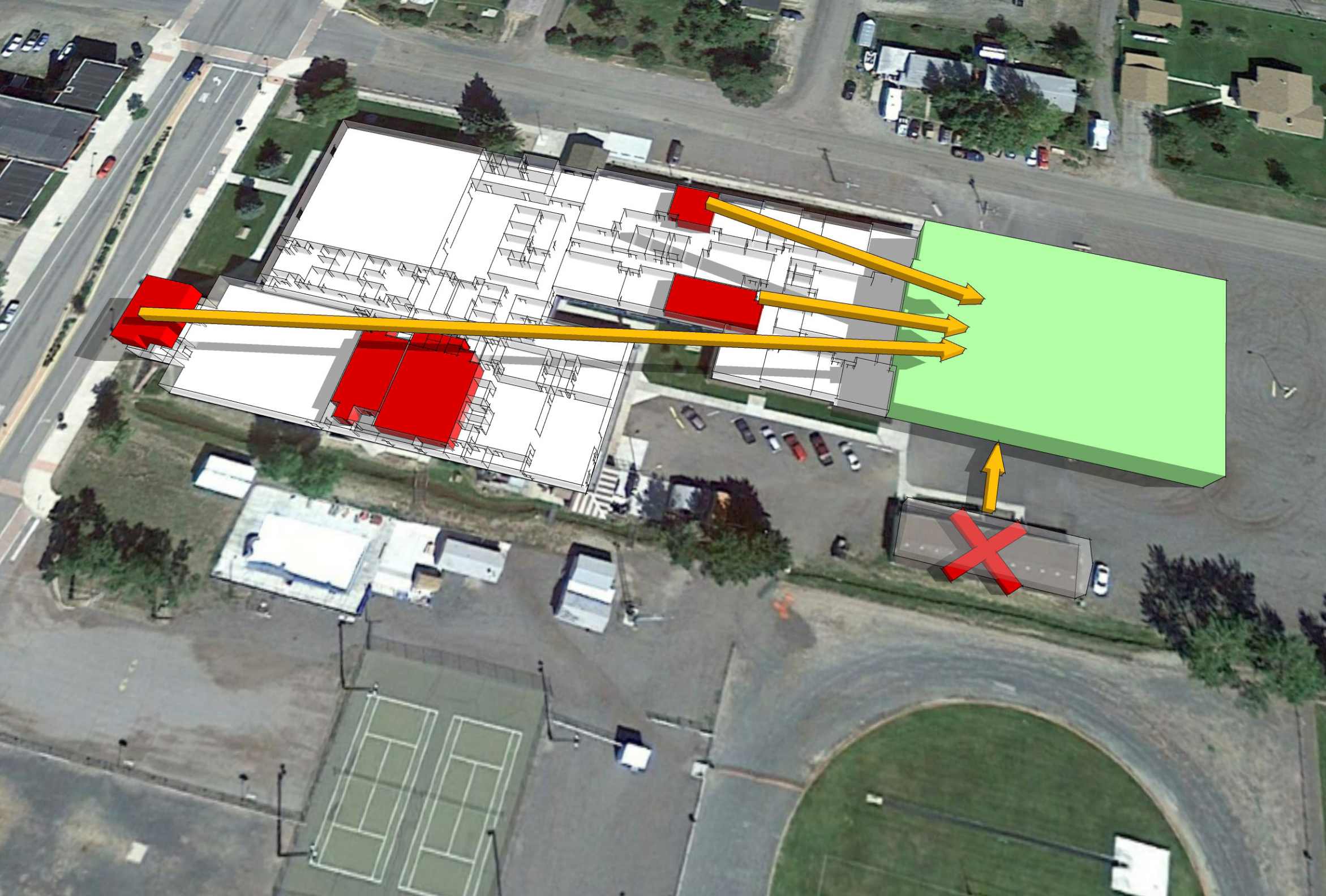
PRIORITIZED NEEDS

5. SpEd size increase, adding features, toilets, etc.
6. Drama/theater improvements, new location, etc./ Fine Arts facility
7. Grounds improvements, Track and Field
8. Structural Upgrades: Weight room floor; Roof-to-Wall upgrades

PRIORITIZED SOLUTIONS



EXISTING SCHOOL BUILDING



PROS:

- SOLVES MOST ISSUES WITH SECURITY, CLASSROOMS, DRAMA AND ARTS, AS WELL AS ACCESSIBILITY
- OPENS UP FREE SPACE FOR STORAGE, ATHLETICS, AND EVEN MORE CLASSROOMS IN REMOVED AREAS

CONS:

- LARGEST EXPENSE
- REMOVES A LARGE PORTION OF PARKING
- DOES NOT INCLUDE A SMALL THEATER OR AUDITORIUM

EXPANDED ADDITION WITH CLASSROOMS (SCIENCE, ART, BAND)

19,400 – 23,700 SF ADDITION | 2,675 SF RENOVATION

REPLACE MODULAR CLASSROOMS, ADD SCIENCE, ART, BAND, SPED, RENOVATE BAND FOR DRAMA

EST. CONSTRUCTION COST:
\$4,547,000 – \$5,659,000

PREVIOUSLY: \$5.8-7.2M



PROS:

- OPTIMAL SECURITY BUILDING-WIDE
- NEW ENTRY HAS PROPER ENTRY SEQUENCE
- UPDATED CLOCK/BELL, PAGING, NOTIFICATIONS
- CREATES WELCOMING MAIN ENTRANCE

CONS:

- NOT IMPROVING CLASSROOM NEEDS
- NOT AN AESTHETIC UPGRADE

SAFETY & SECURITY UPGRADES TO ALL ENTRANCES | MAIN ENTRANCE RECONFIGURED

1,800 – 2,200 SF RENOVATION | RECONFIGURE ENTRY & MAIN OFFICE, ADD SECURITY TECHNOLOGY

EST. CONSTRUCTION COST:
\$545,000 – \$687,000



PROS:

- PROLONGS LIFE OF SCHOOL
- INCREASES ENERGY EFFICIENCY
- RELIEVES MAINTENANCE CONCERNS

CONS:

- UPGRADES ARE NOT READILY VISIBLE TO PUBLIC
- DOESN'T ADD NEEDED EDUCATIONAL SPACE
- CAN INVOLVE A LOT OF SELECTIVE DEMOLITION

MECHANICAL/ELECTRICAL/PLUMBING UPDATES SCHOOL-WIDE

VARIOUS IMPROVEMENTS SCHOOL-WIDE | BACKFLOW PREVENTER, FIRE PROTECTION, PIPE INSULATION, VENTILATION, BOILER AND TEMPERATURE CONTROL UPGRADES

MINIMUM ESTIMATED
CONSTRUCTION COST:
\$1,255,000 – \$1,883,000



PROS:

- MAKES MAIN COMMONS RESTROOM ACCESSIBLE
- MODERNIZES AREAS TO COMPLY WITH CURRENT CODES
- OTHER SCHOOL IMPROVEMENTS PROVIDE ADA IMPROVEMENTS

CONS:

- DOES NOT ADDRESS ALL ADA CONCERNS
- MAY LOSE FIXTURES IN RESTROOMS AND SQUARE FOOTAGE IN OTHER SPACES
- DOES NOT RESOLVE WRESTLING & WEIGHT ROOM ADA CONCERNS

ADA IMPROVEMENTS TO EXISTING

800-1,100 SF RENOVATION | RESTROOM, LOCKER ROOM & ADA UPGRADES

EST. CONSTRUCTION COST:
\$188,000 – \$253,000

PREVIOUSLY: \$412,000-\$571,000



PROS:

- EXPANDS SPACE FOR POPULAR CTE PROGRAMS
- COULD PROVIDE BETTER SAFETY FOR WELDING & SMALL ENGINES
- EXPANDS DUST COLLECTION

CONS:

- TAKES UP EMPLOYEE PARKING SPACE

CTE EXPANSION

1,300 – 1,600 SF ADDITION | 4,500 – 5,500 SF RENOVATION
EXPAND CTE SPACE

EST. CONSTRUCTION COST:

\$1,007,000 – \$1,354,000

\$350,000-\$400,000 ADDITION ONLY



PROS:

- IMPROVES SCHOOL & COMMUNITY AMENITIES
- OPPORTUNITIES TO HOST BIGGER ATHLETIC MEETS
- ADDRESSES DRAINAGE / WEATHER ISSUES OF FIELDS
- INCREASES SCHOOL'S ATHLETICS OPPORTUNITIES

CONS:

- DOES NOT ADDRESS EDUCATIONAL NEEDS
- DOES NOT ADDRESS MOSQUITO PROBLEM

GROUNDS / TRACK UPDATES

ALL WEATHER TRACK, LANE WIDENED, GRASS/IRRIGATION, TENNIS COURTS ENLARGED, PRACTICE FIELD UPDATES, PARKING UPDATES

EST. CONSTRUCTION COST:
\$604,000 – \$756,000

**SAFETY & SECURITY UPGRADES/
IMPROVE ENTRY SEQUENCE**

**CREATE ADA
RESTROOM
NEAR
COMMONS**

**REMOVE ART,
RE-PURPOSE**

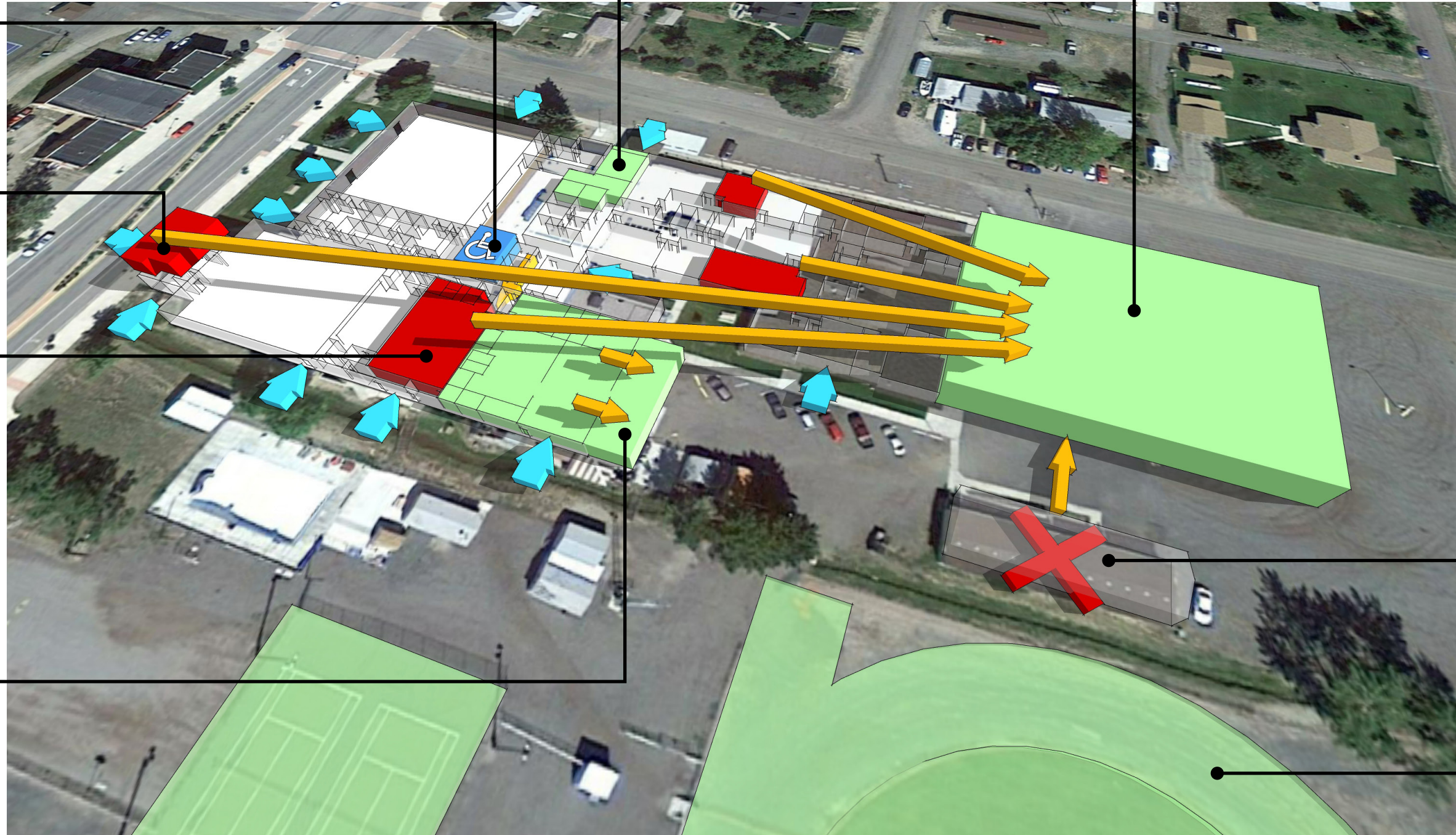
**ADD OPERABLE
DOORS TO
CREATE DRAMA
CLASSROOM/
STAGE &
IMPROVE ADA
TO FORMER
BAND SPACE**

**CTE
EXPANSION**

**CLASSROOM ADDITION: SCIENCE,
REPLACE MODULAR CLASSROOMS,
SPED, BAND, CHOIR, ART**

**REMOVE
MODULARS**

**TRACK & FIELD
UPGRADES**



COMBINED SCHEME

EST. CONSTRUCTION COST:
\$8,140,000-\$10,585,000

PRELIMINARY BOND AMOUNT RANGES

ASSESSED "MARKET VALUE"	Actual Construction	\$8,140,000	\$10,585,000
	Soft Costs (Design Fees, Permitting, Testing, Surveys, Bond Admin etc.)	\$977 _K	\$1.3 _M
	FF&E	\$488 _K	\$636 _K
	BOND	\$9.6 _M	\$12.5 _M
	MILLS	28.88	39.67
	\$100,000	\$38.99 / \$3.25	\$53.55 / \$4.46
	\$200,000	\$77.97 / \$6.50	\$107.11 / \$8.93
	\$300,000	\$116.96 / \$9.75	\$160.66 / \$13.39
		annual / monthly	annual / monthly

BOND AMOUNTS

>> Discuss

	HIGH COST
Safety & Security Upgrades:	\$682,000
ADA Improvements School-Wide:	\$253,000
M/E/P Upgrades:	\$1,883,000
Grounds/Track Updates:	\$756,000
Expanded Classroom Addition:	\$5,659,000
CTE Addition:	\$1,354,000

COMBINED SCHEME EST. CONSTRUCTION COST:
\$8,140,000-\$10,585,000

PROPERTY VALUE

>> Calculate

1. To find out the Assessed "Market Value" & Taxable Value of your property/s, use your QR scanner to visit this website:

svc.mt.gov/dor/property/prc#/map

Hold up your camera app or QR scanner to the code and tap the pop up banner/notification to take you to the website.



2. Enter your address/s and use the taxable values for 2020.

Property Record Card

GO

Enter a property number, assessment code, address or name

Limit your search to the following All Counties All Fields

3. All property owners (including farming and ranching operations, commercial businesses, home owners etc...) should use the following formula to calculate the estimated tax impact of the Bond issue. Look up the **Property's "Taxable Value"** State website from the QR code or from your personal tax statement.

(<http://svc.mt.gov/dor/property/prc>) and use the following formula:

THE ASSESSED "MARKET VALUE" IS NOT THE SAME AS THE ACTUAL MARKET VALUE.

Value History		
Year	Market Value	Taxable Value
2018	\$XXX,XXX	\$X,XXX
2019	\$XXX,XXX	\$X,XXX
2020	\$XXX,XXX	\$X,XXX

"TAXABLE VALUE" X MILLS / 1,000 = ESTIMATED ANNUAL TAX IMPACT OF THE BONDS

Hold up your camera app or QR scanner to the code and tap the pop up banner/notification to take you to the website.



BOND AMOUNTS

>> Discuss

Estimated Mill Levy Computation:	\$4,000,000 20 Year Term		\$5,000,000 20 Year Term		\$7,500,000 20 Year Term		\$12,500,000 20 Year Term		\$15,000,000 20 Year Term	
Par Amount:	\$4,000,000		\$4,000,000		\$7,500,000		\$12,500,000		\$15,000,000	
Total Estimated Interest Over Life of Bond (1):	\$1,376,100		\$1,722,750		\$2,581,350		\$5,230,750		\$6,277,450	
Est Annual Bond Payment on Tax Rolls (1):	\$268,805		\$336,138		\$504,068		\$886,538		\$1,063,873	
Divided By: District's 2020/21 Mill Value:	\$22,349.420		\$22,349.420		\$22,349.420		\$22,349.420		\$22,349.420	
EQUALS: Estimated Number of Mills Required:	12.03		15.04		22.55		39.67		47.60	

NOTE: THE ASSESSED "MARKET VALUE" IS NOT THE SAME AS THE ACTUAL MARKET VALUE.

Estimated Tax Increase for Individual RESIDENTIAL TAXPAYER:

2020/21 Tax Year "MARKET VALUE" of Residential Property (2)	2020/21 Tax Year "TAXABLE VALUE" of Residential Property (2)	Estimated ANNUAL Tax (3)	Estimated MONTHLY Tax (3)	Estimated ANNUAL Tax (3)	Estimated MONTHLY Tax (3)	Estimated ANNUAL Tax (3)	Estimated MONTHLY Tax (3)	Estimated ANNUAL Tax (3)	Estimated MONTHLY Tax (3)	Estimated ANNUAL Tax (3)	Estimated MONTHLY Tax (3)
\$100,000	\$1,350	\$16.24	\$1.35	\$20.30	\$1.69	\$30.45	\$2.54	\$53.55	\$4.46	\$64.26	\$5.36
\$200,000	\$2,700	\$32.47	\$2.71	\$40.61	\$3.38	\$60.90	\$5.07	\$107.10	\$8.93	\$128.52	\$10.71
\$300,000	\$4,050	\$48.71	\$4.06	\$60.91	\$5.08	\$91.34	\$7.61	\$160.65	\$13.39	\$192.79	\$16.07

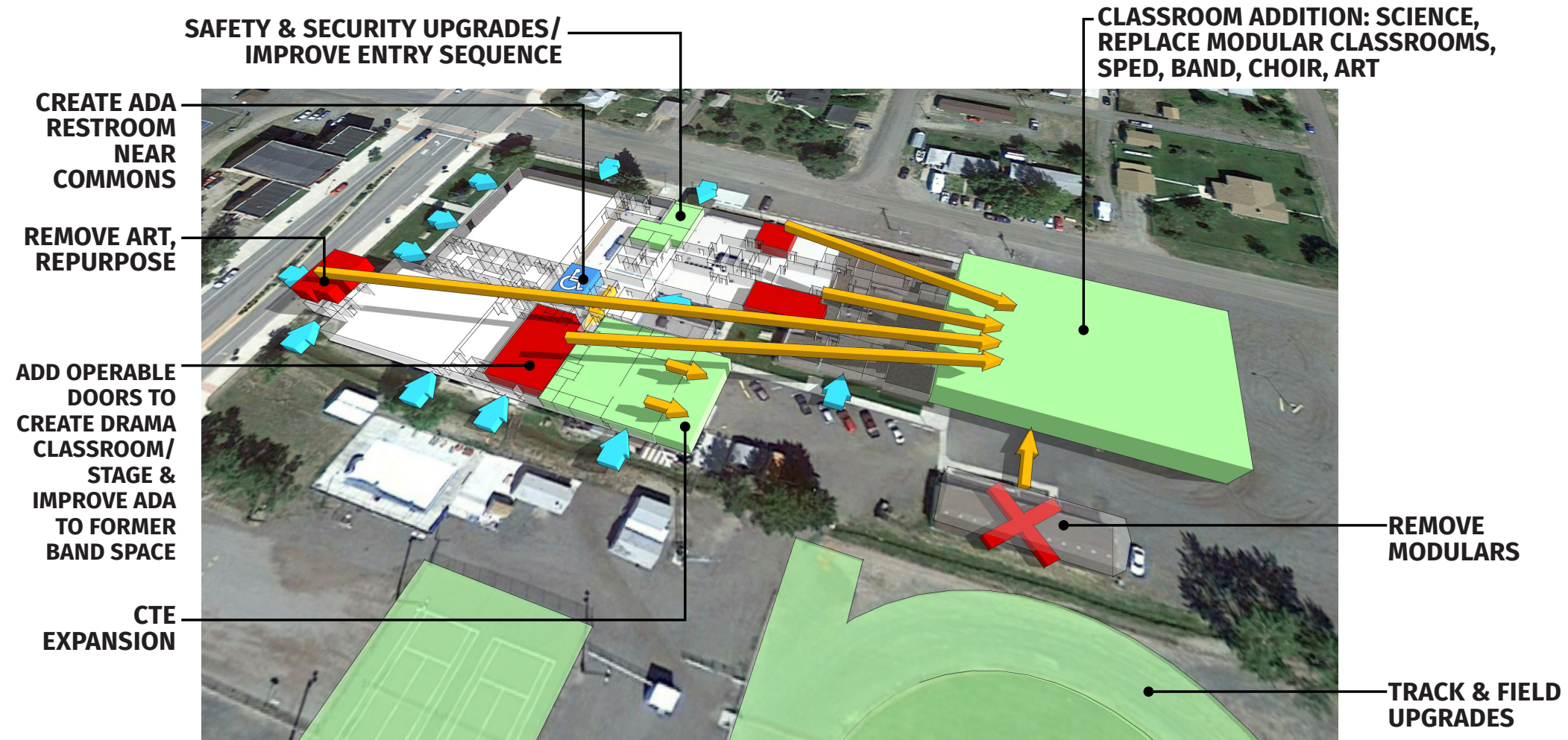
NOTE: All property owners (including farming and ranching operations, commercial businesses, home owners etc...) should use the following formula to calculate the estimated tax impact of the Bond issue. Look up the Property's "Taxable Value" from Personal Tax Statement or the following State website (<http://svc.mt.gov/dor/property/prc>) and use the following formula: **"Taxable Value" X Mills/1,000 = Estimated Annual Tax Impact of the Bonds**

"TAXABLE VALUE" X MILLS /1,000 = ESTIMATED ANNUAL TAX IMPACT OF THE BONDS

NOTE: THE ASSESSED "MARKET VALUE" IS NOT THE SAME AS THE ACTUAL MARKET VALUE.



PROPOSED BOND SCOPE QUESTIONNAIRE



COMBINED SCHEME

EST. CONSTRUCTION COST:
\$8,140,000-\$10,585,000

1. OF THE PROPOSED SOLUTIONS, WHICH DO YOU FEEL BRINGS THE MOST VALUE TO A BOND PROPOSAL AND THE FUTURE OF JEFFERSON HIGH SCHOOL?

A. Safety & Security Upgrades:
\$682,000

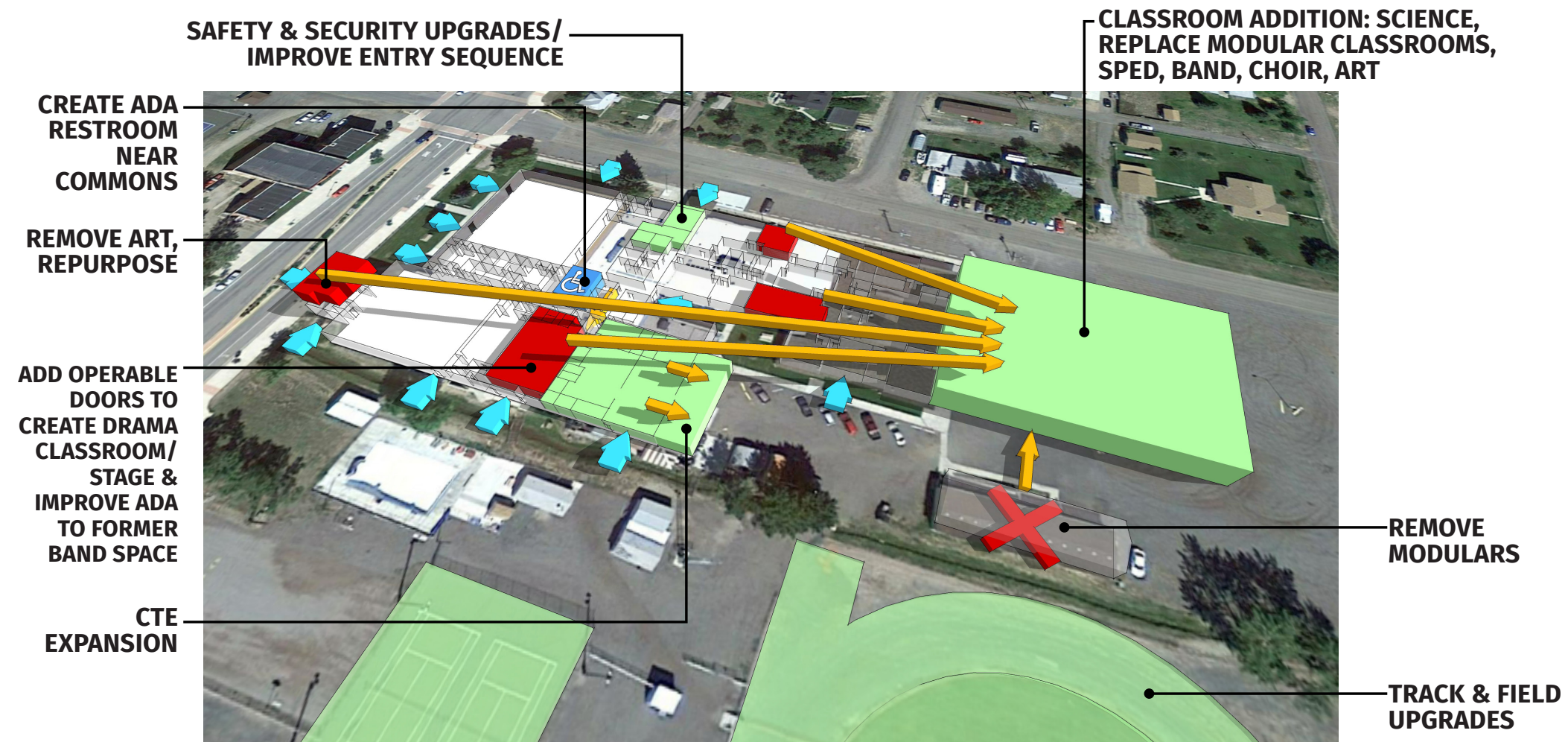
C. M/E/P Upgrades:
\$1,883,000

E. Expanded Classroom Addition:
\$5,659,000

B. ADA Improvements School-Wide:
\$253,000

D. Grounds/Track Updates:
\$756,000

F. CTE Addition:
\$1,354,000

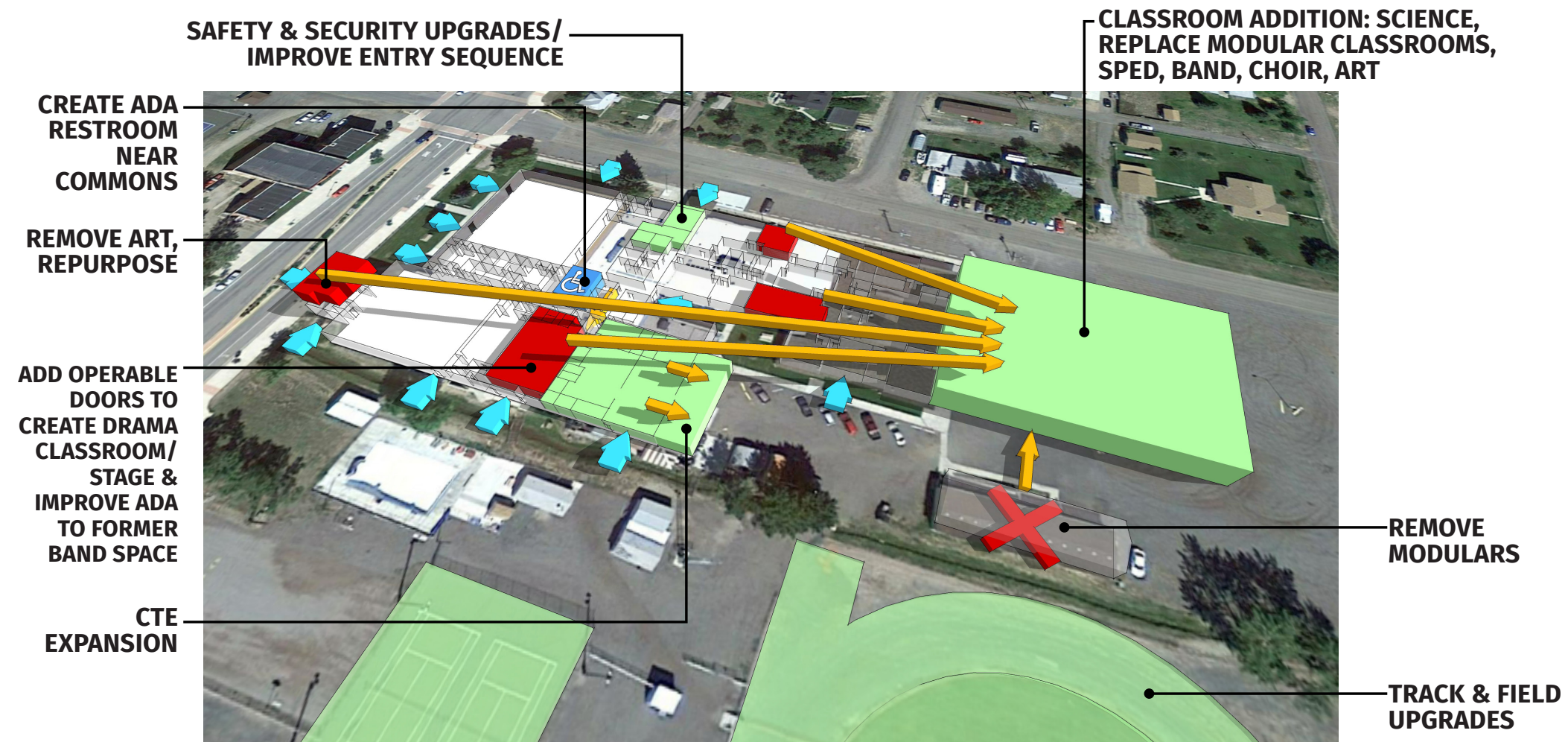


COMBINED SCHEME

EST. CONSTRUCTION COST:
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2. BASED ON THE PRIORITIZED NEEDS & SOLUTIONS, WHAT IS THE MAXIMUM BOND AMOUNT YOU WOULD SUPPORT?

CHOOSE 1:	ASSESSED "MARKET VALUE"	ANNUAL ESTIMATED TAX INCREASE	MONTHLY ESTIMATED TAX INCREASE
A. \$9.6 MILLION	\$200,000	\$77.97	\$6.50
B. \$11 MILLION	\$200,000	\$89.30	\$7.44
C. \$12.5 MILLION	\$200,000	\$107.11	\$8.93



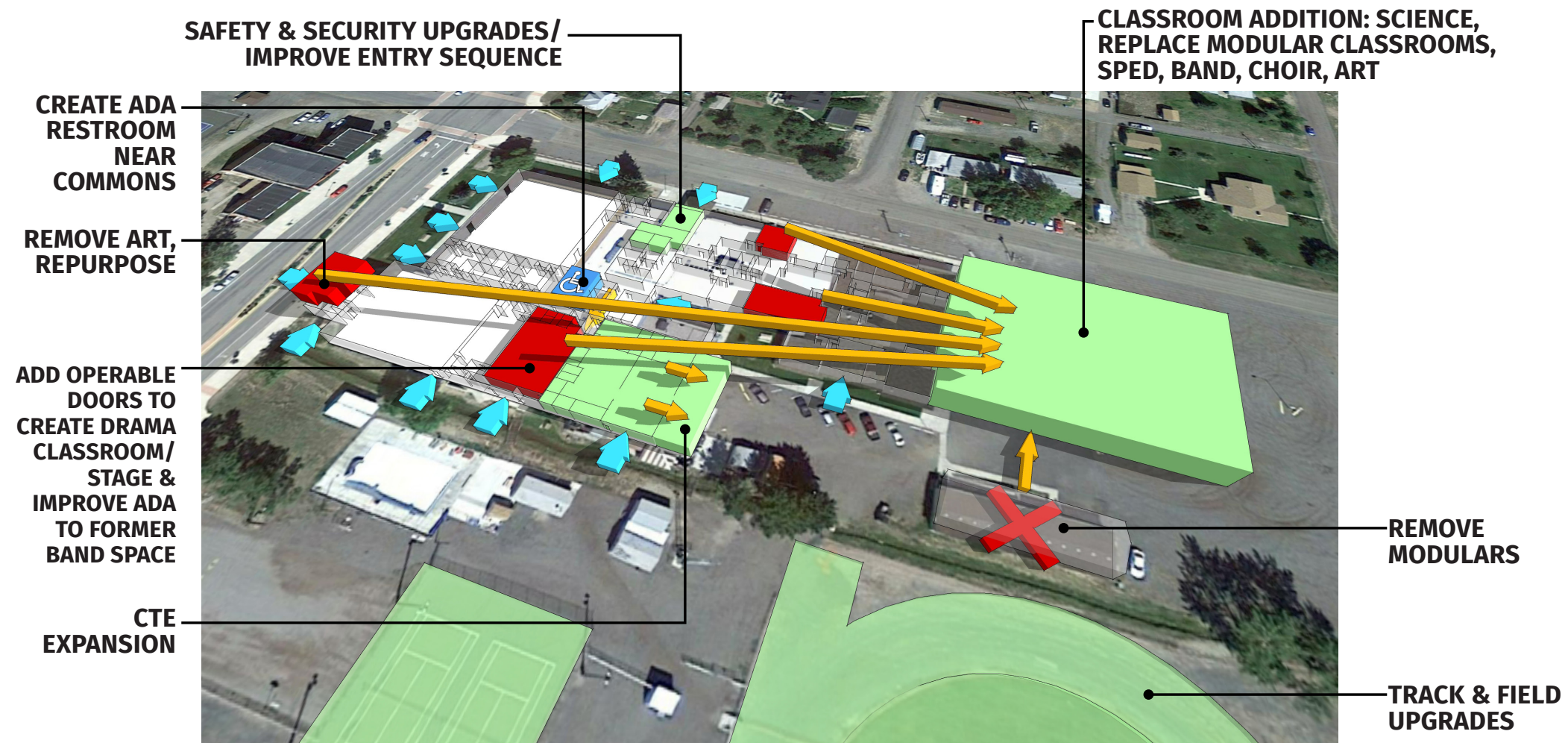
COMBINED SCHEME

EST. CONSTRUCTION COST:
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3. WOULD YOU SUPPORT A SMALLER BOND NOW KNOWING THAT ANOTHER BOND MAY BE NEEDED IN THE FUTURE TO ACCOMPLISH THE REMAINING IDENTIFIED NEEDS? (CHOOSE ONE)

A. YES

B. NO



COMBINED SCHEME

EST. CONSTRUCTION COST:
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4. WOULD YOU PREFER TO SUPPORT A LARGER BOND AMOUNT NOW TO ADDRESS THE IDENTIFIED NEEDS IN ORDER TO AVOID ANOTHER BOND IN THE FUTURE? (CHOOSE ONE)

A. YES

B. NO



Q&A // NEXT STEPS