



Columbia Falls School District

K-8 Facility Bond Proposal – 2019

Why now?

The Junior High School, which represents the newest school building within the District was constructed in 2001 after a successful General Obligation Bond election. **These 20 year bonds mature in FY 2020.** The relinquishment from the liability associated with the current obligation (JH bonds) can be leveraged to provide the District with incremental resources to replace or upgrade other selected District owned educational facilities. It is *fiscally prudent* for the District to replace this annual debt service with a new project to sustain the District's aging elementary school buildings. **Historically low Interest rates** to borrow the funds necessary to repair/replace our existing buildings.

Current Facility Assessment for the two Elementary School Buildings

Glacier Gateway Elementary

Constructed in 1940. 70,000 sq ft. The utility tunnels throughout the building are failing. Pipes are severely corroded/leaking and not allowing the steam HVAC system to operate. Electrical infrastructure is interfaced with leaking steam pipes. Classroom air handlers operating marginally with numerous thermostatic control failures. Estimated cost to replace/upgrade the mechanical equipment, piping, **HVAC system is \$4 Million.** Future additions will require significant upgrades to fire sprinklers and fire blocking to meet current building code. Other inadequacies that limit the educational services that can be effectively delivered to students include the extremely long and winding corridors and the special programs conducted in out buildings isolated from main building.

Ruder Elementary

Constructed in 1975. 10,800 sq ft. Additions in 1991/96 – 38,000 sq ft. Heating boilers are old and outdated and have never been replaced. The gym is also used as a dining space, which takes 3-4 periods a day from required physical education that constrains the rest of the schedule and limits courses and enrichment opportunities for students. Students are required to routinely pass from the main building to the annex. Current enrollment surpasses the capacity requiring students to enroll in Glacier Gateway and be served in various ancillary spaces throughout the building.

Proposed Project Scope

Ruder Elementary – Add 24,125 sq. ft. to existing building by uniting the two adjacent wings. The additional space will facilitate serving 644 students. Current enrollment is 475 students. Remodel the existing building and classrooms to align the building layout for the most effective delivery of academic programs and instruction. Upgrade the infrastructure with efficient and effective mechanical systems and a new roof.

Glacier Gateway Elementary-construct a new school directly to the west of the existing school on the current multi use field (oval). 75,000 sq. ft. to accommodate 644 students. Demolish the existing north wing. Remodel and incorporate the existing newer gym into the design and layout of the new building. The south wing (old Junior High) would be maintained in its current state with no intention of future use.

Multi Use Fields-The current field at Glacier Gateway would be displaced by the new building. This would exacerbate the current shortage of multi-use fields with the Columbia Falls community. Multi-use fields and a parking lot would be excavated on the open land the District owns between Ruder Elementary and the Junior High School. The incremental difference associated with this component of the project will increase the monthly cost per \$100,000 of market value by \$.26 per month or \$3.06 per year.

Junior High School-The entrance to the building would be remodeled to align to current best practices to ensure the safety of our students.

Why Replace Glacier Gateway Elementary instead of Renovate?

Renovation would require decommission existing utility tunnels by encasing with concrete. Install new mechanical system with an overhead distribution (piping) system. Update fire alarm and suppression system to meet current code. Remodel the entire building for ideal safety and security. Estimated cost \$19 million. Proposed cost of completely new school is \$24 million. The new school can be constructed while the existing school continues to be used allowing for no disruption to the delivery of education during the transition period.

What about Canyon Elementary School Building?

Canyon Elementary located in Hungry Horse was constructed in 1988. 26,120 sq. ft. The school was designed to serve approximately 250 students. Enrollment dwindled to less than 100 in 2010. The District currently serves 106 students from the Canyon area based on bus ridership reports. **The total expense to operate the building in 2010 was \$955,000.** The District would have to cut this cost to operate this school from the current annual general fund budget, resulting in an insurmountable annual operating budget deficit. In summary, electing to re-open the Canyon Elementary School would require the District to transport and relocate students who reside within the city limits, would result in cuts to programs in the existing two buildings, and the District would still face cost to maintain and replace the aging infrastructure at the existing two elementary schools.

How much will the proposed bond levy cost me?

The current annual debt service of \$904,000 associated with the 20 year bonds issued to construct the Junior High School in 2001 will come off the books next school year and would be replaced by the proposed \$37,072,000 project, which will have an annual debt service of approximately \$2,788,500 for the next twenty years. The *incremental increase* in taxes for the \$37,072,000 proposed bond levy on a \$100,000 "market valued" home is estimated at approximately \$73/year or \$6.08/month for 20 years. Each property owner can calculate the amount for their own property by using the property tax calculator that can be found at this link: <https://cfmthschools.net>

Current General Obligation Bonds -Junior High

Issue Date	November 18, 1999
Maturity Date	July 1, 2020
Par Amount	\$ 11,950,000
Annual Debt Service	\$ 904,566
Mill Levy	29.99

Monthly Tax per \$100K of Market Value \$3.35

Proposed General Obligation Bonds

Issue Date	TBD
Maturity Date	20 Year Term
Par Amount	\$ 37,072,000
Annual Debt Service	\$ 2,788,494
Mill Levy	83.82

Monthly Tax per \$100K of Market Value \$9.43

Incremental increase to Elementary District Budget

Issue Date	TBD
Maturity Date	20 Year Term
Par Amount	\$ 37,072,000
Annual Debt Service	\$ 1,883,928
Mill Levy	53.83

Monthly Tax per \$100K of Market Value \$6.08