



Welcome!

Community Information Sessions
November 2025 Bond

August 7 & 8, 2025

Meet Your Team



Building Excellence.





NCA Mission & Vision Statement

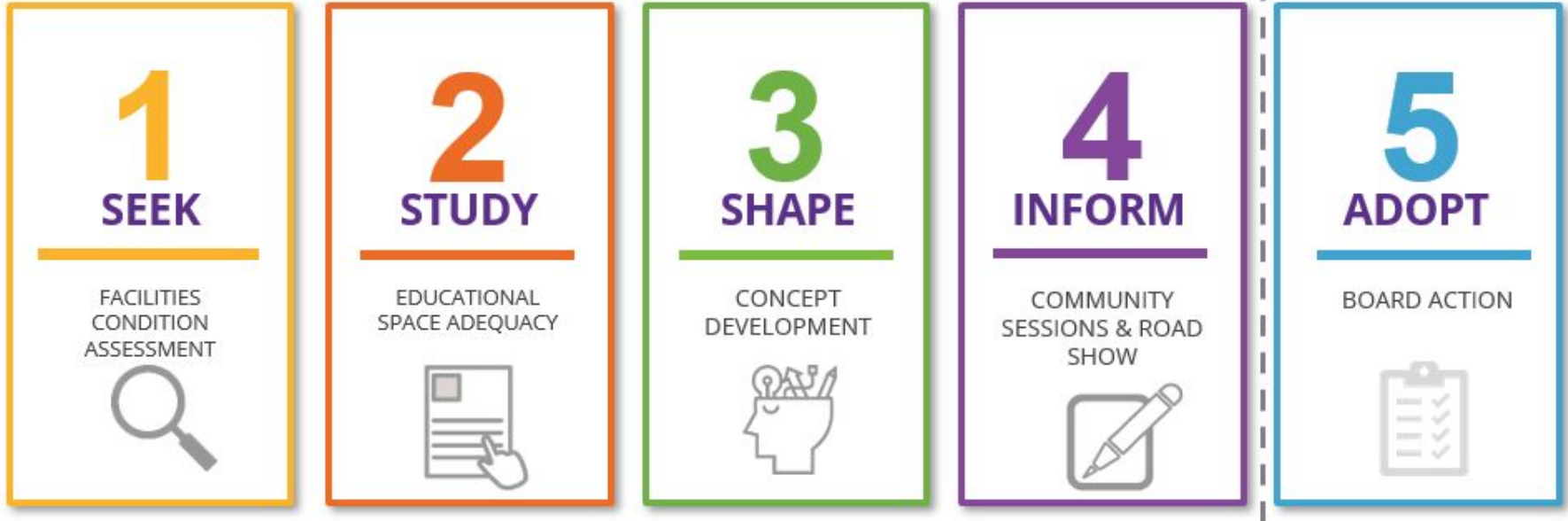
The staff of the North Central Area School District believes that in order to provide a quality education for all children, we must have the cooperation of school personnel with community support. Together we shall provide the skills necessary for developing students intellectually, socially, emotionally and physically. By establishing and maintaining high standards, we hope to develop responsible, productive citizens who will be prepared to meet the challenges of the future.

Points of Pride

- NCA consistently scores **above the state average in all subjects** across all grade levels in academic proficiency, with our high school earning the “US News Best High School” ranking in 2024.
- For a small district, we provide a **variety of elective and extracurricular offerings**, including CTE, art, music, dual enrollment, robotics, athletics, and much more.
- Our staff **prioritizes relationship building** with all stakeholders and works hard to ensure all students have access to a high-quality education.
- **Community support** of our district.



Facility Planning Process





How We Got Here



NCA Journey

- 2021 – Architect brought on to support District
 - Initial IDI Facilities Assessment
 - Master Planning Options Explored
- 2024 –
 - Failed Sinking Fund - Infrastructure Needs Assessment
 - State-wide Facilities Assessment
 - 12d Grant Awarded
- 2025 – Construction Manager Hired
 - November Bond





Why Now?



Understanding District Needs

- Planning for maintenance and educational improvement of facilities
- District-wide assessment of site and buildings including objective analysis and subjective feedback
- Identifying opportunities to enhance the student and staff experience
- Prioritizing long and short-term projects

Facilities Assessment Findings



BUILDING DATA – NORTH CENTRAL AREA SCHOOLS

Table 2 – Building FCA Summary Data: NORTH CENTRAL AREA JUNIOR AND SENIOR HIGH SCHOOL

Building Category	Sub-Category	Critical (1-3 yrs)	Near Term (4-6 yrs)	Long Term (7-9 yrs)	Total
A-Substructure					
	A10-Foundation	\$240,304	\$320,882	\$524,232	\$1,085,418
	A20-Basement	\$283,398	\$0	\$0	\$283,398
	Substructure Subtotal	\$523,703	\$320,882	\$524,232	\$1,368,816
B-Shell					
	B10-Superstructure	\$35,425	\$18,875	\$1,475,775	\$1,530,076
	B20-Exterior Closure	\$313,938	\$2,748,153	\$384,036	\$3,446,127
	B30-Roofing	\$1,228,755	\$221,975	\$0	\$1,450,730
	Shell Subtotal	\$1,578,118	\$2,989,003	\$1,859,812	\$6,426,933
C-Interiors					
	C10-Interior Construction	\$59,839	\$465,313	\$0	\$525,153
	C20-Staircases	\$14,916	\$0	\$0	\$14,916
	Interiors Subtotal	\$74,755	\$465,313	\$0	\$540,068
D-Services					
	D10-Conveying Systems	\$124,297	\$0	\$0	\$124,297
	D20-Plumbing	\$495,113	\$104,863	\$40,892	\$640,868
	D30-HVAC	\$1,733,950	\$1,600,158	\$558,330	\$3,892,438
	D40-Fire Protection	\$0	\$839	\$1,573	\$2,412
	D50-Electrical	\$754,686	\$830,741	\$327,657	\$1,913,084
	Services Subtotal	\$3,108,046	\$2,536,602	\$928,451	\$6,573,099
E-Equipment & Furnishings					
	E10-Equipment	\$176,502	\$0	\$0	\$176,502
	E20-Furnishings	\$223,735	\$0	\$68,415	\$292,150
	Equipment & Furnishings Subtotal	\$400,238	\$0	\$68,415	\$468,653
F-Special Construction & Demo					
	F10-Special Construction	\$0	\$0	\$0	\$0
	Special Construction & Demo Subtotal	\$0	\$0	\$0	\$0
G-Building Sitework					
	G20-Site Improvements	\$7,980	\$16,778	\$39,319	\$64,077
	G30-Site Utilities	\$0	\$559,271	\$0	\$559,271
	G40-Site Electrical	\$0	\$67,113	\$0	\$67,113
	Building Sitework Subtotal	\$7,980	\$643,162	\$39,319	\$690,461
NORTH CENTRAL AREA JUNIOR AND SENIOR HIGH		\$5,692,839	\$6,954,961	\$3,420,229	\$16,068,030

Facilities Assessment Findings



BUILDING DATA - NORTH CENTRAL AREA SCHOOLS

Table 2 - Building FCA Summary Data: NORTH CENTRAL ELEMENTARY SCHOOL

Building Category	Sub-Category	Critical (1-3 yrs)	Near Term (4-6 yrs)	Long Term (7-9 yrs)	Total
A-Substructure					
	A10-Foundation	\$242,119	\$0	\$98,140	\$340,259
	A20-Basement	\$0	\$0	\$0	\$0
	Substructure Subtotal	\$242,119	\$0	\$98,140	\$340,259
B-Shell					
	B10-Superstructure	\$0	\$0	\$891,731	\$891,731
	B20-Exterior Closure	\$485,699	\$132,177	\$973,287	\$1,591,162
	B30-Roofing	\$950,540	\$0	\$0	\$950,540
	Shell Subtotal	\$1,436,239	\$132,177	\$1,865,018	\$3,433,433
C-Interiors					
	C10-Interior Construction	\$44,548	\$340,037	\$0	\$384,585
	C20-Staircases	\$0	\$0	\$0	\$0
	Interiors Subtotal	\$44,548	\$340,037	\$0	\$384,585
D-Services					
	D10-Conveying Systems	\$0	\$0	\$0	\$0
	D20-Plumbing	\$92,291	\$96,054	\$354,021	\$542,366
	D30-HVAC	\$1,528,859	\$1,484,844	\$220,186	\$3,233,889
	D40-Fire Protection	\$621	\$317,098	\$0	\$317,720
	D50-Electrical	\$110,482	\$313,725	\$240,281	\$664,488
	Services Subtotal	\$1,732,253	\$2,211,721	\$814,489	\$4,758,463
E-Equipment & Furnishings					
	E10-Equipment	\$124,297	\$0	\$0	\$124,297
	E20-Furnishings	\$12,119	\$280	\$27,130	\$39,529
	Equipment & Furnishings Subtotal	\$136,416	\$280	\$27,130	\$163,826
F-Special Construction & Demo					
	F10-Special Construction	\$0	\$0	\$0	\$0
	Special Construction & Demo Subtotal	\$0	\$0	\$0	\$0
G-Building Sitework					
	G20-Site Improvements	\$15,612	\$748,025	\$69,516	\$833,153
	G30-Site Utilities	\$0	\$209,727	\$393,190	\$602,917
	G40-Site Electrical	\$29,831	\$0	\$0	\$29,831
	Building Sitework Subtotal	\$45,443	\$957,752	\$462,706	\$1,465,901
NORTH CENTRAL ELEMENTARY SCHOOL TOTAL		\$3,637,019	\$3,641,966	\$3,267,483	\$10,546,467

Over \$26M
of needs
identified!



A Once-in-a-Generation Opportunity

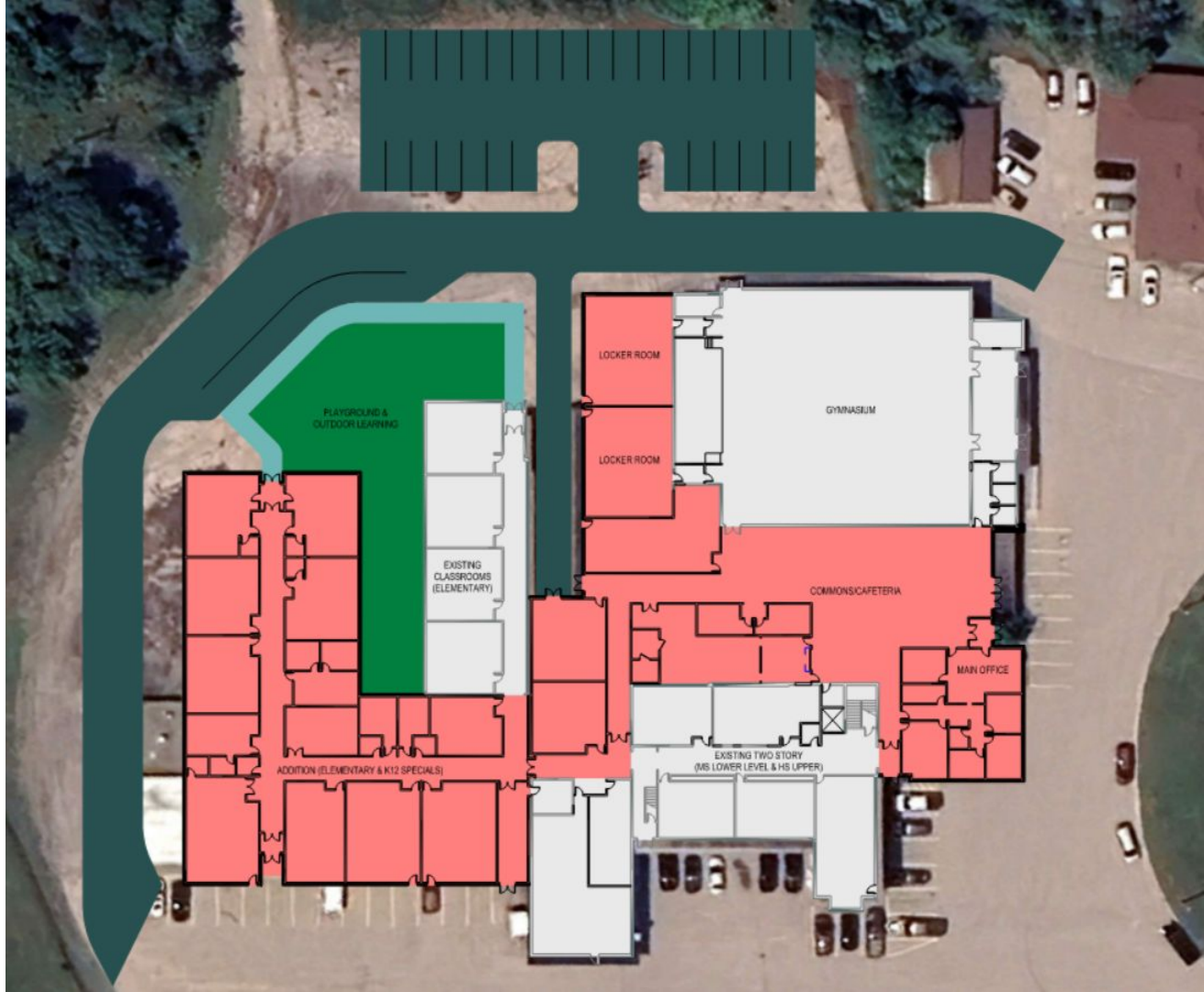
Section 12d Internal Consolidation Grant

Background Information

- **One of 3 selected districts** of the more than 150 applicants statewide
- \$15.4M to consolidate operations from 2 buildings to 1
- Transformative opportunity for students, staff, and broader community
- Single state-of-the-art building will...
 - Create modern classrooms
 - Upgrade security systems
 - Integrate cutting-edge technology
 - Secure the long-term stability of our district



Conceptual Plans



Project Summary

- Prioritized capital maintenance improvements
 - Classroom renovations to accommodate space needs for PreK – 12th grade students
 - Targeted general classroom updates
 - Modern amenities that support innovative teaching and learning
 - Integrating cutting-edge technology
 - Acquisition of furnishings, fixtures, and equipment
-

Finances & Millage Impact



Project Cost Summary

Total Project Cost	\$25,700,000
<u>Section 12d Grant</u>	<u>-\$15,400,000</u>
Bond Proposal	\$10,300,000

Nearly **60%** of the total project cost will be paid by the Section 12D grant awarded to NCA!



**NORTH CENTRAL AREA SCHOOLS
COUNTY OF MENOMINEE, STATE OF MICHIGAN
SCHOOL BUILDING AND SITE BONDS
(GENERAL OBLIGATION - UNLIMITED TAX)**

**SUMMARY OF THE ESTIMATED MILLAGE IMPACT BASED ON A \$9.9 MILLION PROJECT AMOUNT WITH A NOVEMBER 2025 VOTE,
BONDS ISSUED IN 2 SERIES, 18 MONTHS APART AND MAXIMUM BOND TERM OF 22 YEARS**

Scenario Table No.	Bond Amount	Estimated Capitalized Interest	Estimated Bond Proceeds for Project	Bond Term	Estimated Total Interest Cost	Estimated Interest Rate	Ballot Info		Maximum Total Mills All Debt	Increase (Decrease) in Debt Levy*
							First Year Millage*	Average Millage		
<u>22 Year Bond Term</u>										
Pre-Election2										
Series 2026	\$2,065,000	\$68,145	\$1,947,247	15 yrs., 3 mo.	\$799,975	4.40%				
Series 2027	8,235,000	215,294	7,952,753	21 yrs., 9 mo.	5,998,669	4.70%				
Total	\$10,300,000	\$283,439	\$9,900,000		\$6,798,644	4.64%	2.80	3.56	3.92	2.20

*The estimated mills in the first year for the new bonds is 0.60 higher than the millage change over the 2025 debt levy since the debt levy for the existing debt is projected to decrease by 0.60 mill with the 2026 debt levy.

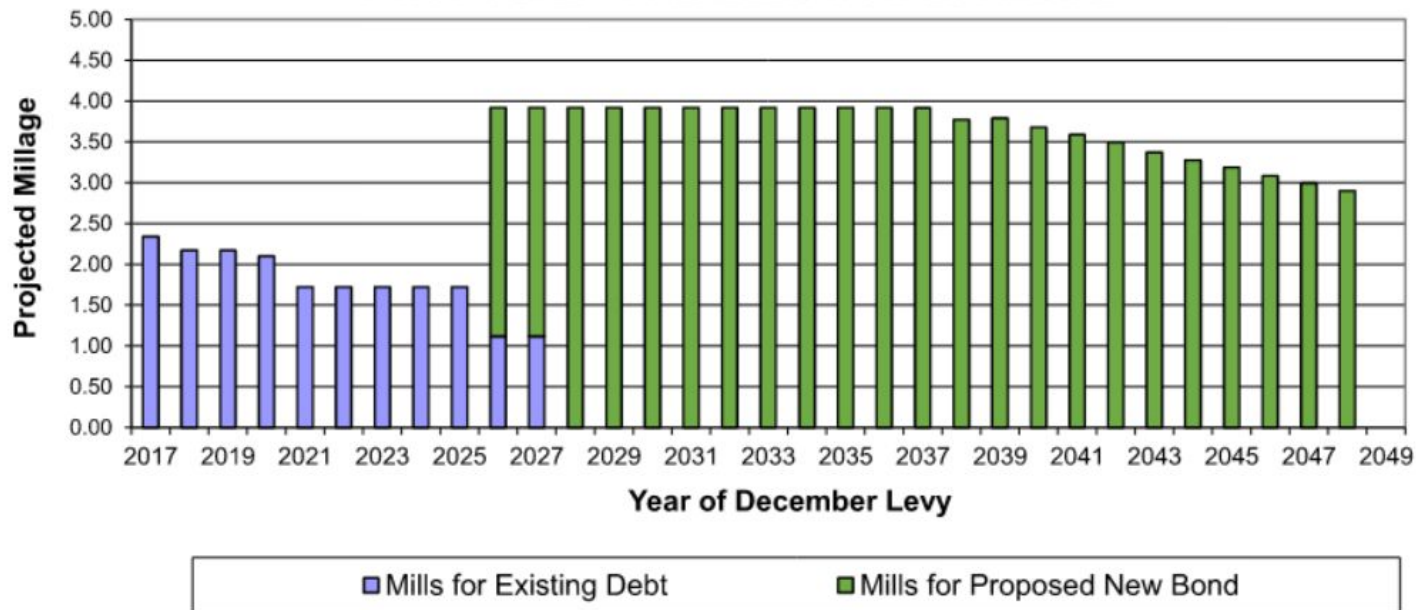
ASSUMPTIONS:

- a debt levy of 1.72 mills for 2024 and 2025.
- November 2025 vote, first series dated February 2026 and second series dated August 2027.
- an annual change in Taxable Value of 4.50% for the next 5 years and 3.0% thereafter.

NOTATION:

- The interest rates shown above are estimates. The actual interest rates will be determined at the time of sale. Changes in interest rates may impact the millage required. Changes in interest rates may impact the millage required. The final millage will be based on actual interest rates and bond payments, and actual taxable values.

NORTH CENTRAL AREA SCHOOLS MILLAGE PROJECTION FOR AN NOVEMBER 2025 BOND PROPOSAL - PRE-ELECTION ESTIMATE



The debt millage projection is contingent on several variables including: the future Taxable Value and the interest rate on the proposed bonds.



What's Next?



Timeline to November 2025 Bond



- August 2025 – Board Adopts Resolution to go to Bond
- August 21 – Back to School Event (Bond Info available)
- September & October 2025:
 - Bond info to Mailboxes
 - Bond Information Sessions & Building Tours
- **November 4 – VOTE!**

Ballot Language

Shall North Central Area Schools, Menominee County, Michigan, borrow the sum of not to exceed Ten Million Three Hundred Thousand Dollars (\$10,300,000) and issue its general obligation unlimited tax bonds therefor, in one or more series, for the purpose of:

erecting and remodeling school buildings, facilities and additions to school buildings and facilities; equipping, re-equipping, furnishing and refurbishing school buildings and facilities; acquiring and installing instructional technology; and preparing, developing, improving and equipping playgrounds, structures, facilities and sites?

NORTH CENTRAL AREA SCHOOLS
BOND PROPOSAL

Shall North Central Area Schools, Menominee County, Michigan, borrow the sum of not to exceed Ten Million Three Hundred Thousand Dollars (\$10,300,000) and issue its general obligation unlimited tax bonds therefor, in one or more series, for the purpose of:

erecting and remodeling school buildings, facilities and additions to school buildings and facilities; equipping, re-equipping, furnishing and refurbishing school buildings and facilities; acquiring and installing instructional technology; and preparing, developing, improving and equipping playgrounds, structures, facilities and sites?

The following is for informational purposes only:

Estimated millage that will be levied for the proposed bonds in 2026 is 2.80 mills (\$2.80 on \$1,000 of taxable valuation) for a 2.20 mills not increase over the prior year's levy. The term number of years the bonds of any series may be outstanding, exclusive of any refunding, is twenty (22) years. The estimated simple average annual millage anticipated to be required, if this bond debt is 3.56 mills (\$3.56 on each \$1,000 of taxable valuation).

to State law, expenditure of bond proceeds must be audited and the proceeds cannot be used for repair or maintenance costs, teacher, administrator or employee salaries, or other expenses.)

The ballot proposition language is intended for review and discussion purposes only. Please review the draft with your approval, complete the dollar figure, initial and date where indicated above, and return or (b) fax to the Im Koffler at Koffler@ncaschools.com and Jill Walker at jwalker@ncaschools.com. We will then prepare and send to you the final ballot language required for your school board to properly approve the ballot proposition language.

One Building.
One Mission.
One Future.







Questions?

Please scan the QR code with your phone's camera to provide feedback, or fill out the Comment Card!



PLEASE SHARE YOUR THOUGHTS...

Do you think the proposed solution will be beneficial? ☐ Yes ☐ No

What are your thoughts on the proposed solution?

What do you need more information about?

Do you currently have a student in the North Central Area Schools? ☐ Yes ☐ No

Do you need additional information? ☐ Yes ☐ No

If yes, please leave your name and contact information.

NORTH CENTRAL AREA SCHOOLS ONE BUILDING • ONE MISSION • ONE FUTURE

BOND
VOTE NOV 4

IDAHO STATE UNIVERSITY



Tour of School

Optional Tour of our School Building(s)

For More
Info...



Website: <https://ncajets.org/ncabond25/>

Email: tdepuydt@ncajets.org

Phone: (906) 498-7737 ext. 101

Facebook:

<https://www.facebook.com/NCAJETS.ORG>



Thank You!