

**Master Facility Plan
Frequently Asked Questions
Updated 10/21/25**

New Questions:

So as a concern of what has been the lack of maintenance on the present building- what is the schools New Plan of action on maintenance and preventative actions going forward in a new building? I see all over town - not just the school the process of we just let it fall apart til its too late. What is the process of setting aside the adequate funds needed going forward every year for when things fail, because they will fail. That is a big question I have had and have never asked I suppose. What preventive measures will be taken to make sure the new building doesn't go the way of every other school and building in Walden that this happens too?

Great question:

A little background: The current state of the building is not due to poor maintenance and there has actually been multiple upgrades to the school over the years, [see previous question below](#). The main building has been well maintained through the years with regular maintenance cycles within the annual budget. We currently have a long range plan of maintenance in place, see the resources below. Although there have been deferred maintenance on more major concerns due to budget constraints, i.e. the parking lot that was never graded correctly in the original construction which causes water to erode the parking lot.

The critical needs of the main building are major systems due to the age that no longer support current building codes and just wearing out, see the 2025 list of deficiencies identified by the Colorado Department of Education below. For example the top concerns are the roof (which has been maintained through the years- a new bladder was installed in the late early 2000's and we repaired seams and around vents in 2023). The roof also has wooden trusses which no longer meet construction codes for a building of this size. The roof system is deteriorating and needs a complete overhaul but once we bring the roof system up to code, you have to also bring other systems up to code that interact with the roofing system and there would have to be asbestos mitigation to address the building envelope, which is failing. The Electrical is another very concerning and outdated such system. Most classrooms only have 2 outlets per room with a ton of extension cords and some have had outlets added but the electrical is not built to handle the kind of technological load that are a part of today's classroom. These are only 2 examples of systems that are not related to regular maintenance.

- [2025-2030 Maintenance Plan](#)
- [CDE list of Deficiencies and Facility Conditions Report](#)

What is the new plan to keep up with maintenance? The BEST grant actually requires grantees to have a maintenance and replacement plan in place for the new building. There will be funds dedicated to the maintenance plan to ensure that plan is funded.

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The impact on Agriculture seems significant, can you provide an example of a typical North Park ranch and what the tax impact might be.

While each property is unique, many ranchers have reached out to the tax assessor and our financial underwriter to estimate the tax implications.

The example below is an actual landowner who has given permission to release their estimates without identifying information.

Type of Land	Acres	Value	Annual Rate
Ag Meadow Hayland	820	\$328,631	\$400.54
Ag Meadow Hayland	145	\$31,195	\$214.00
Grazing Land Ag	142	\$21,153	\$148.38
Grazing Land Ag	93	\$16,926	\$55.86
Grazing Land Ag	192	\$4,708	\$24.52
Grazing Land Ag	980	\$7,948	\$8.11
Commercial/Ag Outbuilding #1	N/A	\$3,571	\$3.57
Commercial/Ag Outbuilding #2	N/A	\$1,267	\$4.53
Commercial/Ag Outbuilding #3	N/A	\$879	\$1.12
Commercial/Ag Outbuilding \$4	N/A	\$9,438	\$6.74
Commercial/Ag	N/A	\$11,304	\$3.53
Residential	N/A	\$74,024	\$49.35
Residential	N/A	\$336,185	\$137.50
Total Annual Tax Impact			\$1,033.23

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How long does our portion of the bond take for repayment? Up to 25 years.

How long should the construction take from start to finish (estimated)?

This is a multi-dimensional timeline, depending entirely on the success of both the local bond and the state's competitive BEST grant.

Scenario 1: Bond Passes (Nov 2025) AND BEST Grant is Awarded (May 2026) - Best Case

Phase	Timeframe	Action
Procurement	Summer 2026	The District must re-bid and select a Construction Owner's Representative (Owner's Rep) for the active construction phase, as required by procurement rules. The Owner's Rep then hires the rest of the project partners (contractor, design team).
Design & Permitting	Late 2026 – Early 2027	Final, detailed design work, securing state and local permits, and procurement of materials and construction teams.
Groundbreaking	Spring 2027	Site preparation and construction begin.
Phase 1 Completion	Fall 2028	New instructional wing is completed, allowing students and staff to move into the new facility.
Phase 2 & Final Completion	Late 2029 – Early 2030	Demolition of old instructional wings, construction of new parking/drop-off lanes, and renovation of the remaining existing buildings are completed.

Scenario 2: Bond Passes (Nov 2025) BUT BEST Grant is NOT Awarded (May 2026)

The local bond is **contingent** on receiving the BEST grant and is not activated until the grant is awarded. If the grant fails, the District will reapply in the next cycle (Spring 2027). The entire timeline will **roll back one year or more** for every subsequent grant application needed. The construction sequence described in Scenario 1 would follow, but the start would be delayed.

Scenario 3: Bond Doesn't Pass (Nov 2025) BUT BEST Grant is Awarded (May 2026)

The BEST grant award is contingent on the District providing its local matching funds (the bond) within a specified period.

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- The District would quickly go back to voters for a bond in **November 2026**.
- **If the 2026 bond passes:** The project moves forward, delayed by one year (likely completion Late 2030/Early 2031).
- **If the 2026 bond fails:** The BEST grant is likely **forfeited**. The District would have to reapply for both the grant (Spring 2027) and the bond (Fall 2027), resulting in a delay of two years or more.

What guarantee is there that your contracting comes in at these estimated prices? If contractual prices skyrocket, where does the offset come from?

There is no absolute guarantee against future price changes, but the District has implemented multiple financial safeguards and controls to mitigate inflation and unexpected costs.

Financial Safeguard	Purpose and Action	Impact on Risk
Inflation Factor	The bond amount itself is set high (near the statutory capacity limit) to proactively include an inflation factor. This is specifically designed to absorb the expected rise in material and labor costs between the planning phase (now) and the actual construction start (2027).	Reduces risk of cost overruns due to general inflation during the initial delay period.
20% Contingency Fund	A 20% contingency fund is built into the overall budget. This money is for managing unforeseen issues <i>during</i> construction (e.g., unexpected sub-surface conditions, mandatory changes, or specific material spikes).	Protects against surprises and unexpected issues encountered once construction is underway.
Guaranteed Maximum Price (GMP)	The District will work with a construction manager/general contractor to establish a Guaranteed Maximum Price (GMP) . This legally binds the contractor to finish the defined scope of work for no more than that price, making them responsible for any overruns beyond the contingency.	Transfers most financial risk from the District to the Contractor after the design is finalized.

If Costs Still Exceed the Budget Cap:

1. **Scope Reduction (Value Engineering):** The bond amount approved by the voters is a **hard cap**. If costs rise beyond the total funding available (Bond + BEST Grant + Contingency), the primary action is **Value**

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Engineering—the District must immediately find ways to reduce the project scope, change materials, or eliminate non-essential features to ensure the project budget is balanced.

2. **BEST Supplemental Funds:** Historically, after global disruptions (like COVID), the BEST program has, on rare occasions, offered supplemental funds for projects facing extreme, uncontrollable material cost increases. The District could explore this option, but it is **not guaranteed** and cannot be relied upon as a primary source of offset.
3. **Refinancing:** Refinancing the bond after it is issued is done if interest rates drop, allowing the District to pay **less total interest** over the life of the bond. Refinancing is a tool for *saving* taxpayer money, **not** for *increasing* the available principal funds for construction.

What is the North Park School District R-1 Board of Education proposing? The Board of Education is proposing a \$20.41 million bond to fund improvements to the district's PK-12 building which will be about 36% of the total projected cost of \$56.5 million and the BEST grant, when awarded, will cover 64% of the project.

What is the purpose of the proposed bond? The bond will fund the construction of a new two-story replacement of the current instructional wings, the most critical areas of the building, as well as renovations to other existing spaces to address various deficiencies and provide an enhanced learning environment for students.

In general, how do bonds work to fund schools?

School districts fund infrastructure improvements by issuing voter-approved bonds, which are essentially loans from investors, to pay for large capital projects like new schools. Renovations, or technology upgrades. The district then repays the investors, including interest, over a set period using money generated from property taxes with their community. This process allows school districts to finance expensive projects by spreading the cost across many taxpayers over time, rather than requiring a large upfront payment.

- **Voter Approval:** School districts must first get approval from voters to take on a loan through a bond measure.
- **Bond Issuance:** If voters approve the measure, the school district issues bonds to investors, which act as promissory notes (IOUs).
- **Funding the Projects:** Investors buy these bonds, providing the school district with the necessary funds to complete its infrastructure projects.
- **Repayment:** The school district uses funds from property taxes to repay the investors for the principal amount borrowed plus the agreed-upon interest over the life of the bond.
- **Infrastructure Improvements:** The money from the bonds is used for specific purposes, such as building new schools, renovating existing ones, upgrading technology, and improving safety features.

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Can this explanation be broken down more?

A bond is similar to a mortgage. Most homeowners cannot afford to pay for their home all at once so the cost is spread over 20 or 30 years. This allows the district to spread the cost making it more affordable.

Additionally, the district property tax base is nearly 50% oil and gas, meaning oil and gas currently pays for 50% of the property tax increase, lessening the burden on residential. For seniors that qualify for the Homestead act 50% of the first \$200,000 of home actual value is exempt, lessening the tax burden even more.

Why are bonds used?

- Large-Scale Projects: Bonds are a practical way for districts to fund expensive, long-term projects like construction and major renovations that would be difficult to pay for with annual operating budgets.
- Long-Term Investment: By spreading the cost over many years (often 12-20 years), bonds allow for significant improvements to be made without placing a large financial burden on taxpayers in any single year.
- Community Investment: The process ensures that the community benefits from better facilities while contributing to their cost over time.

Will the bond be issued if the BEST grant application is not approved? No, the bond will **only** be issued if the district is successful in receiving a BEST grant and this is how it is written explicitly into the ballot language.

How will the bond be paid for? The bond will be paid for through an increase in property .

What is the role of oil and gas operations in the district's tax base? Oil and gas operations contribute 46.2% of the district's tax base, helping to keep taxes lower for residents.

What if the oil and gas industry tanks...how will that impact the bond and the community contributions if passed? This is a risk. If the assessed value of oil and gas decreases, the share of the tax burden does get passed on to the other taxpayers. This is the case in many districts across the state and it will be important to take advantage of the oil and gas industry while it's here and can share in the tax burden. North Park used this risk in its 2025 BEST grant application for the hardship waiver. This was approved by the BEST board unanimously. With that said, we will need to reapply for the BEST grant for the spring of 2026.

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What does the ballot language say? Most of the ballot language is required by law. We wish it could be more simple to read so we will break it down for you. In black is the legal language with annotations of simplified language in red.

Ballot Title and Text:

NORTH PARK SCHOOL DISTRICT R-1 BALLOT ISSUE 4A:

SHALL NORTH PARK SCHOOL DISTRICT R-1 DEBT BE INCREASED BY UP TO \$20.41 MILLION, WITH A REPAYMENT COST OF UP TO \$38.1 (This is the maximum repayment cost if it takes 25 years to pay off. MILLION, AND SHALL DISTRICT TAXES BE INCREASED BY UP TO \$1.8 MILLION ANNUALLY (this is the maximum that can be collected from tax payers on an annual basis) FOR THE FOLLOWING:

- PROVIDING MAJOR RENOVATIONS TO THE CURRENT K-12 SCHOOL FACILITY, INCLUDING REMODEL OF NEWER PORTIONS OF THE EXISTING BUILDING, AND THE REPLACEMENT OF CLASSROOM AND LEARNING SPACE TO PROVIDE FOR A MORE SAFE AND SECURE LEARNING ENVIRONMENT FOR STUDENTS; (The funds cannot be used for anything other than what is listed)
- SUCH AMOUNTS TO BE USED TO PROVIDE LOCAL MATCHING MONEY REQUIRED FOR THE DISTRICT TO RECEIVE A “BEST” GRANT FROM THE STATE (WHICH GRANT IS NOT REQUIRED TO BE REPAID BUT WHICH IS CONTINGENT UPON THE DISTRICT’S ABILITY TO PROVIDE THE MATCHING AMOUNT);
 - PROVIDED THAT NO BONDS WILL BE ISSUED UNLESS A “BEST” GRANT IS RECEIVED; AND (If The Bond Passes, It Will Not Go Into Effect Unless A Best Grant Is Awarded. If It Takes 3 More Years To Obtain A Best Grant- The Bond Amount Still Won’t Increase But Inflation Will Cause The Project To Increase In Expense So Adjustments Would Have To Be Made To The Project To Not Exceed The Bond Amount)
- PROVIDED FURTHER THAT REVENUE FROM IMPOSITION OF THE MILL LEVY MAY NOT EXCEED \$1.8 ANNUALLY; (The funds cannot be used for anything other than what is listed even if the funds have to sit for an extended amount of time until a BEST grant is awarded. Most school that were awarded in the spring had a bond already passed as a match and were in their 3rd year-this will be North Park’s 3rd year to apply for the grant and we are in the top five on the back up funding list which is a positive sign for being funded in 2026)

SUCH DEBT TO BE EVIDENCED BY THE ISSUANCE OF GENERAL OBLIGATION BONDS WHICH BEAR INTEREST, MATURE, ARE SUBJECT TO REDEMPTION, WITH OR WITHOUT PREMIUM OF NOT MORE THAN 3%, AND BE ISSUED AT SUCH TIME, AT SUCH PRICE (AT, ABOVE OR BELOW PAR) AND IN SUCH MANNER AND CONTAINING SUCH TERMS, NOT INCONSISTENT WITH THIS BALLOT ISSUE, AS THE BOARD OF EDUCATION MAY DETERMINE, AND SHALL PROPERTY TAXES BE IMPOSED WITHOUT LIMIT AS TO RATE TO GENERATE AN AMOUNT SUFFICIENT IN EACH YEAR TO PAY THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT OR ANY REFUNDING DEBT, OR TO CREATE A RESERVE FOR THE SAME?

Here's a simplified breakdown of the above paragraph:

- The School Board can issue bonds: This means they can borrow money by selling bonds to investors.

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- The bonds will have interest, a maturity date, and a possible redemption premium: The investors who buy the bonds will earn interest. The bonds will mature at a certain time, and the school board can pay them off early with a penalty (a "premium") of up to 3%.
- The School Board can set the terms: The Board of Education has the authority to decide when to issue the bonds, how much to sell them for (at, above, or below their face value), and the specific terms of the bond agreement.
- Taxes will be raised to pay for the debt: To repay the bonds, property taxes will be imposed without a rate limit. **This part of the ballot language can be confusing. It does not mean that the district has a “blank check” to raise property taxes as much as it wants. It means the school district can adjust the rates year to year and raise property taxes needed to equal the amount needed up to the 1.8 million annually. Some years the rates will need to be more and some years less depending on the economy but it will never be more than the cap of 1.8 million annually to cover the principal, interest, and any premium on the debt, as well as to create a reserve fund.**

What is the monthly tax increase for a residential property valued at \$100,000? The estimated monthly tax increase for a residential property valued at \$100,000 is \$9 to \$10 per month. See the chart below.

North Park R-1 School District			
2026 Prelim Collection Assessed Value	99,089,920		
Outstanding GO Debt	0		
Debt Match	19,817,984		
Residential Assessment Rate	7.05%		
Home Value	300.00		
Coupon	5.00%		
Amortization (years)	25		
Par Amount	20,410,000		
Annual Payment	1,448,140		
Total Repayment	36,203,491		
Required Mill Levy	14.61		
Annual Cost to Residential	103.03		
Monthly	8.59		
Annual Cost to Commercial	394.59		
Monthly	32.88		
	Average Cost	Bond Cost	Bond Cost
Jackson County Agricultural Impact	Per Acre	Per Acre	Per 160

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			Acres
Meadow Hay Irrigation	88.40	1.29	206.71
Grazing Land	15.23	0.22	35.61
Farm Ranch/Waste Land	2.19	0.03	5.12

What is the District’s [Notice of Financial Information](#) and Community Impact?

Total District Fiscal Year Spending

<u>Fiscal Year</u>	
2025-2026 (estimated)	\$5,993,000
2024-2025 (estimated)	\$4,512,493
2023-2024 (estimated)	\$4,456,337
2022-2023 (actual)	\$4,032,621
2021-2022 (actual)	\$4,179,830

Overall percentage change from 2021-2022 to 2025-2026: 43%
Overall dollar change from 2021-2022 to 2025-2026: \$2,013,544

Proposed Tax Increase

District Estimate of the Maximum Dollar Amount
of the Proposed Tax Increase For First Full Fiscal Year
of the Proposed Tax Increase:

BALLOT ISSUE NO. 4A: \$1,800,000

District Estimate of First Full Fiscal Year Spending
Without the Proposed Tax Increases (2025-2026): \$5,993,000

Information on District’s Proposed Debt

BALLOT ISSUE NO. 4A:

Principal Amount of Proposed Bonds:	Not to exceed \$20,410,000
Maximum Annual District Repayment Cost:	Not to exceed \$ 1,800,000
Total District Repayment Cost:	Not to exceed \$38,100,000

Information on District’s Current Debt¹

Principal Amount Outstanding Debt:	\$0
Maximum Annual Repayment Cost:	\$0
Remaining Total Repayment Cost:	\$0

¹ Excluded from debt are enterprise and annual appropriation obligations.

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What is the status of the district's application for a BEST grant?

The district's application was placed in the top five of the backup project list, which could still be awarded this year if other districts who were awarded the BEST grant are not able to pass their bond measure. The District will apply for the BEST grant again in January of 2026 with a revised plan that is more affordable and meets the goals of addressing the most critical deficiencies by replacing the three instructional wings and renovation of the other, less critical deficiencies. The plan is designed as a long term solution to meet the educational needs of our students for the next 60 years instead of another patch.

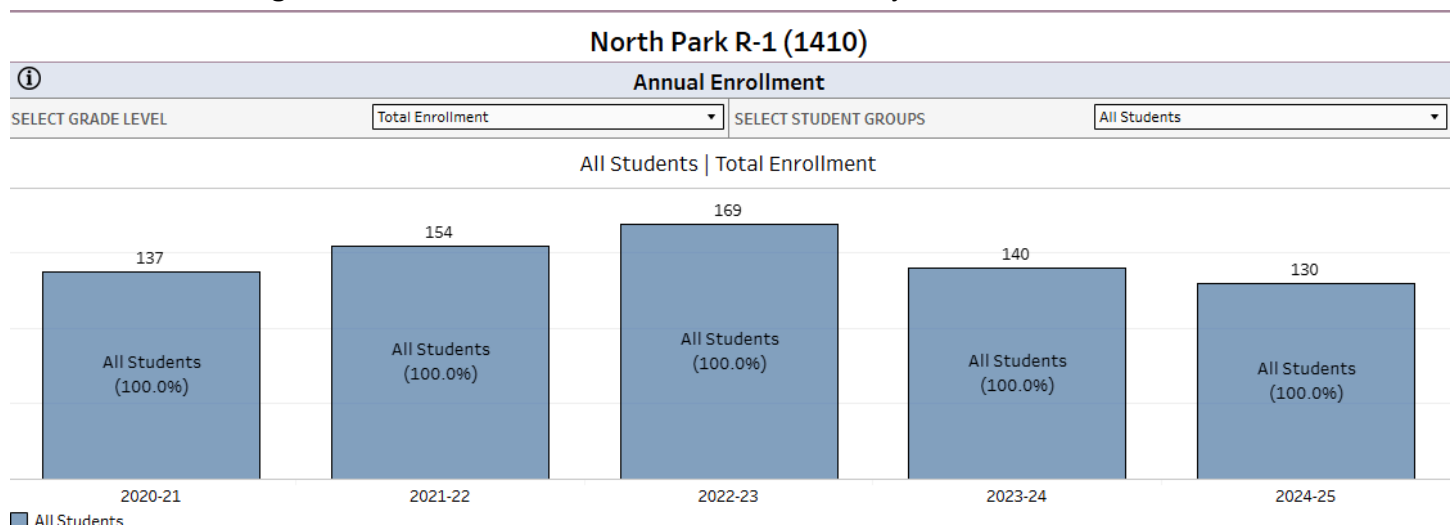
What is the maximum repayment cost for the bond? The maximum repayment cost for the bond is \$38.1million over 25 years.

What is the "BEST" program? The "BEST" program stands for Building Excellent Schools Today. It is a state of Colorado grant program that provides funding for school construction and renovation projects.

What is the maximum annual tax increase for the bond? The maximum annual tax increase for the bond is \$1.8 million. See explanation above in red.

What will happen if the bond is not passed and the District receives a BEST grant in May of 2025? The District will assess the community's reasons for not passing the bond and use that information to rework the plan and then will come back to the voters in 2025. If the district is awarded a BEST grant in the spring of 2025 and then a bond in the fall of 2025 does not pass, then the BEST grant will be forfeited and the funds will go to another school on the back up funding list who passed their bond. Currently, North Park is on the back up funding list as a result of their BEST application in 2024 for a full-school replacement.

What is the current student enrollment, and how will the district address declining enrollment? Current enrollment **PK-12th grade is 125** which has declined in the last five years.



While the district has been experiencing declining enrollment, the homeschool population has remained relatively stable other than through the pandemic.

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The declining enrollment is due to a declining population in Jackson County for various reasons such as job changes, life situations, and the lack of amenities and affordable and available housing and the disappearance of the family owned ranching operations.

This project is not due to growth, it is due to critical infrastructure failure. In fact the overall square footage of the finished campus plan will be less than the current square footage and be more cost effective.

What does "district services" entail, and why is 27% of the budget allocated to it? District Services include office staff, administration, and central office salaries, district administrative costs such as copier leases, technology expenses including salaries and equipment, phone operations/plans, professional services, supplies and materials, audit services, Board of Education dues, liability, property, auto, and worker's compensation insurance, and district furniture. The 2024-2025 budget can be found online under financial transparency or at: <https://npk12.org/en-US/financial-transparency-898e5171>

Why haven't there been any upgrades to the school since 1970? The district has not had any **MAJOR** upgrades that require a bond. However, the district has had upgrades since 1970. North Park School site was constructed in 1949 and sits on 19.28 acres. There have been 5 additions including a Vo-Ag building in 1977 that was connected to the main building by an enclosed Breezeway in 2014, a Media Center in 1998, a Kindergarten and Preschool addition in 2007 and a Cafeteria addition in 2009. In 2021-2022, there was a BEST grant for a new boiler system, and safety and security upgrades including a new camera system and door access controls. Other upgrades include a new playground installed in 2008-2009, sidewalk repair the summer of 2023 and regular maintenance as needed. The latest upgrades have been through the Safety and Security Disbursement grant which was written to enhance perimeter safety as research shows that it is the number one defense in school safety. This grant included adding ballistic film to the front office, entrance and west window bank, additional cameras and an intercom system for the preschool which is waiting to be installed. The district has no outstanding debt, which has kept local taxes lower for the community. The district has prioritized keeping taxes low and living within its yearly allocation of state funds year to year.

How will the district ensure that the project is fiscally responsible, given the declining enrollment and the fact that those with acreage will pay more in taxes? The district plans to apply for a BEST grant to cover approximately 66% of the project costs. In addition, in the 2025 BEST application, North Park was awarded a hardship waiver which would have decreased our percentage to 25% and increased the state's percentage to 75%. The hardship was based on the volatile nature of the oil and gas industry since that percentage is just under half of the tax revenue of Jackson County. We will have to reapply for the waiver in 2026 and the likelihood of receiving it is positive. However, we cannot count on those funds.

The District adopts an annual budget based on the funds allotted based on enrollment which is aligned to the strategic plan and student needs. Additionally, the district conducts an annual audit to ensure accountability. Additionally, there will be an independent audit of the bond funds and publish the report on its website to ensure transparency and accountability.

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The annual revenues, based on student enrollment, funds the year to year operations of the school district. The school finance formula does not fund major replacement needs, only year to year operations with the overwhelming majority going directly to teaching and learning.

The district is taking several steps to ensure that the project is fiscally responsible and that the tax burden is distributed fairly and acknowledges that this does impact all taxpayer's. The district is committed to providing a high-quality education for all students, and the new building will help to ensure that students have access to the resources they need to succeed.

What steps will be taken to improve the quality of education and staff, even with a new building? The District has developed a district improvement plan which it has been implementing for the past three years. To learn more, see the District Website, www.npk12.com and then click "Strategic Plan" under "Our District. Over the last years, the District's Accreditation ratings have continued to see significant improvement. The elementary has moved from an improvement plan to a performance plan. The middle school is currently in the highest category of distinction. This has been accomplished through improved programming for students, hiring high quality staff and growing our own through the pathways developed by the Colorado Department of Education and ensuring our teachers have access to high quality professional learning and teaching materials. The new building is intended to provide an enhanced learning environment with new classrooms, a science lab, and other instructional spaces to support students' educational needs now and into the future.

Will the increase in taxes be worth it if the student population continues to decline? The improvements to the school will provide long-term benefits to the community, even if the student population continues to decline. The new building is expected to reduce maintenance costs, extend the useful life of the building, and provide healthier learning environments for students, teachers, and staff. This project is not due to growth, it is due to poor conditions of the school as most of the systems are beyond their intended life. The new instructional wing will have a capacity of around 400 students in case of growth but provide flexible and cost efficient savings regardless of the population. With that said, North Park is transitioning to combined grade levels so it will be important that the new learning spaces are flexible to accommodate for the need for fewer classrooms that can easily be transitioned to separate grade levels if the population of Jackson County rebounds. There will always be students to teach in North Park and all students deserve a safe, healthy, and innovative learning environment.

How will the district address the concerns of those on fixed incomes who are already struggling financially? A tax increase for our elderly and others on a fixed income is a concern and one that is not taken lightly. There is an annual cap of \$1.8 million and the district cannot exceed that cap. If the bond passes and the BEST grant does not pass this year, then the bond will not be activated unless the BEST grant is awarded. The BEST grant will cover approximately 66% of the project costs, significantly reducing the burden on the community, including those on fixed incomes.

Tax impacts may be reduced for those who qualify for a senior homestead or disabled veteran exemption. This will help alleviate the financial burden on eligible individuals with fixed incomes.

Improvements to the school will provide long-term benefits to the community, even if the student population continues to decline. The new building is expected to reduce maintenance costs, extend the useful life of the

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building, and provide healthier learning environments for students, teachers, and staff. These benefits can help offset the impact of the tax increase in the long run. North Park will continue to explore additional funding sources such as grants and private donations to further reduce the financial burden on the community. As an example, the District has been very successful in bringing in additional dollars through grants to enhance our programming for students such as The School Health Professional Grant in which we have added a school counselor, social and emotional programming and high quality professional development for staff to increase student engagement in learning, Vaping Education Prevention Grant which focuses on student services and behavioral supports for all students, Stronger Connections Grant is focusing on meaningful community and parent engagement and communications systems to better inform our stakeholders, the Nurse grant helps retain our school nurse and has upgraded much of the equipment and programming associated with overall student health and finally, the Safety and Security Disbursement Grant focuses on additional camera and ballistic film on the windows to increase overall student safety.. These grants have brought in over a million dollars in funds to be distributed over a four year period.

Overall, the district is committed to fiscal responsibility to alleviate concerns about the impact of the tax increase on those with fixed incomes.

What are some less costly options that could be developed to meet the district's goals?

The current solution is a more affordable solution that focuses on replacing only the most critical parts of the building with deficiencies. An extensive renovation without an addition would require building-code upgrades and temporary classroom trailers, making the project duration longer and significantly impacting academics and project costs and has a price tag of 10 million dollars more than the current solution. The District could just tackle one deficiency at a time that has been outlined in the Colorado Department of Education's Facility Assessment. This pathway would still require a BEST grant and possibly a bond due to the asbestos abatement needed and the kinds of upgrades needed to address the list of deficiencies.

Why were the sidewalks not repaired before they got so bad? The sidewalks have been slowly deteriorating and were not prioritized over other needs in the past as the year to year budget only allows for so much improvement each year. The west sidewalks have been repaired as they were in the worst shape and the front sidewalks have been patched.

What is the district's plan to deal with the old buildings on the hill? The district is actively working on a solution to deal with the building on the hill. This is complicated due to deed restrictions and hazardous materials which makes it a complicated and expensive project that is not included in the bond project due the increased cost for the community. The plan is to redevelop the site in a way that benefits the community. The redevelopment summary report will be available soon, check back often to see the report as it is in the final stages of development by KSU. This report will be used to apply for the first step of the grant which is the hazardous material clean up. The grant application is due in November.

Why is the old building being demolished rather than repurposed for housing or some community benefit? At the time it was abandoned, around 2005, there was not a need for additional housing in the community. It is unclear if heat was turned off at that time or later. Around 2007, there was an offer to buy the building and the land it sat on. The Board began a process to research if it was possible to sell the building and the land as the land was donated to the school district in 1904 by the Rigger family.. The land has a

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restricted deed that states that it can only be used for educational purposes. If the district were to ever use the land for a purpose other than educational, the land would go back to the family. Although it could be used for staff housing, the district already has a couple of units available for staff housing and because we are so small, additional staff housing, although would be nice in some years, does not have enough staff to take advantage of more housing than we currently have. In addition, the building is in poor shape and beyond repurposing it for anything.

There was an EPA assessment completed in August and we are waiting on the final report that will outline the current conditions, the cost of clean up and the recommendation for next steps.

What are the arguments for and against the bond?

Arguments for: The bond will provide new and improved learning spaces for students, reduce maintenance costs, extend the useful life of the building, and provide healthier learning environments.

Arguments against: Property taxes are already high, enrollment is declining, and the district should focus on spending money on teachers, curriculum, and classroom resources instead of new buildings.

How large of mill-levy increase does a \$20.38 million bond equate to? 14.9 mills assuming a 25 year amortization. 16.7 mills at a 20 year amortization, Since the BEST cap was increased again this year, the State has the ability to grant cash grants as well as lease purchase grants. In the past, they have required 20 year amortization for lease purchase grants. So we want to allow for the ability to receive either cash or lease purchase grants. In order to provide this flexibility we are allowing for either 20 or 25 years.

Are there any comparable mill-levy rates for other school districts with similar demographics to the North Park School District?

North Park's total levy will be 38 mills if passed.

Lone Star 101: 27 general fund no bond levy – total levy 27 mills

Revere School District: 27 GF levy, bond levy 13 – total levy 42 mills

Idalia RJ-1: 24.5 GF levy bond levy 13 – total levy 37.5 mills

Otis: 27 GF bond 7.06 mills total 34 mills

Akron: 27 GF levy bond levy 9.8 mills – total levy 37 mills

The mailer made reference to improvements from this bond contributing to graduates staying in our community. How will this bond proposal and overall improvements contribute to graduates staying within the community? Our plan includes renovating our Vocational complex to include Career and Technical Certification programs that will help our graduates be more career ready for the industries that make Jackson County thrive like Welding, Hay and Cattle production such as artificial insemination, forestry/range management, natural resource management, health care(CNA program), mechanics and construction. Our current vocational complex was added in 1978 and just does not meet the needs of our graduates today to ensure they are workforce ready for Jackson County.

**Master Facility Plan
Frequently Asked Questions
Updated 10/21/25**

How does homeschooling affect the district's overall budget? North Park's budget is based on our student count, which is declining as more families are leaving our community and the lack of affordable housing. In an enrollment analysis in October of 2025, it was found that since 2021, 60 students have left the district. Of those, 52 have moved out of the county and the majority of those have left the state. The remaining eight are still in the county and are enrolled in online public schools. North Park does have a contingent of homeschooled students, most of which have been families that have traditionally homeschooled as it is part of their belief system, not all students thrive in public education for a variety of reasons, health concerns, distance from school, extensive travel and the availability of public online schools today offers a wide variety of programming that may be a better fit for a family's lifestyle. We do offer homeschooled students the opportunity to come for parts of the day and for extracurricular activities. It is difficult to estimate how many homeschool students reside in Jackson County as not every family submits the required "Intent to Homeschool" documentation. Currently the impact is an estimated \$350,000 dollars from the budget as a result of the homeschool population that have been confirmed through a variety of means.

North Park does offer online options for students who need a different learning environment that would keep the funding in the district as opposed to funding state level online programs.

Who do I contact with additional questions?

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