

## Mott-Regent Public School Mott, ND

### PROJECT GOALS

When Consolidated was retained in the fall of 2014, the Mott-Regent Public School was facing many significant challenges, having their community say “not yet” twice to a referendum, yet still needing to replace a one hundred year-old elementary building. It had become very costly to operate and maintain their aging facilities, let alone invest in meeting today’s educational needs. It was difficult to attract and retain staff, and students were not reaching their full potential.

The situation was simply not sustainable.

### REFERENDUM SUCCESS

Today, the Mott-Regent community looks forward to an addition that creates one modern, K-12 building. Their voters said “Yes” on their facility improvement in June of 2016. Costs were reduced nearly \$6 million from the previous referendum, plus this outcome allows Mott-Regent to avoid millions of dollars in future maintenance costs.

Consolidated provided the resources and leadership to allow Mott-Regent to gain consensus among voters. Our Planning and Pre-Referendum services included Community Listening, Facility Assessments, and working with a Citizen’s Committee - the Vision for the Future Task Force - on a consensus facility recommendation to the School Board. Once the School Board called for the referendum, Consolidated worked with the district’s Communications Committee to get the word out in many effective ways, including overcoming a challenge by the fee-for-service ND Taxpayer Watchdog Network.

Contact:  
Elroy Burkle, Former Superintendent  
elroy.burkle@k12.nd.us | 701-230-1973

Viola LaFontaine, Superintendent  
viola.lafontaine@k12.nd.us | 701-824-2795

### THIS PROJECT’S RELEVANCE TO YOURS:

- ▣ Successful community support and passage of a referendum following two failed attempts with another firm.
- ▣ Creating a modern PreK-12 campus with efficient design and “surgical” renovations.
- ▣ New school addition with flexible space planning, and shared commons spaces.
- ▣ Marrying design and budget to keep tax impact acceptable to voters, including prioritization of District Capital Maintenance Plan so operational budgets are sustainable.
- ▣ Received 152 bids from all over the State of North Dakota.



Addition and renovations to the existing high school that replaced the 100 year-old elementary school and provided new media center, computer labs, ITV, and FACS. The district has a modern, K-12 learning facility, a two-story addition, with classrooms, multi-purpose room, kitchen and elevator. Existing building renovations include heating improvements, electrical power upgrades, and life safety improvements.

PROJECT SIZE: 35,000 SF + RENOVATIONS

PROJECT BUDGET: \$8.6 MILLION

FINAL COST: IN PROGRESS

SCHEDULE: AUGUST, 2016 - JULY, 2017

## PROJECT GOALS

Consolidated began working with Strasburg Public Schools in the fall of 2014, after two attempts to pass a referendum to replace a building that had toxic mold had not succeeded. The district also faced challenges in the maintenance of two separate facilities while working to meet the educational needs of the student body. This made retaining staff and students difficult. In addition to the cost challenges, the loss of State Foundation Aid from those open enrolled students created a “double whammy” of declining revenues.

Something needed to change.

## REFERENDUM SUCCESS

Today, the Strasburg community looks forward to the consolidation of their two facilities into one modern, K-12 building. Their voters said “Yes” by a nearly 2:1 margin on their facility improvement in October of 2015. This outcome allows Strasburg to avoid millions of dollars in future maintenance costs, reduces their overall square footage by 22%, and results in more manageable annual operating costs.

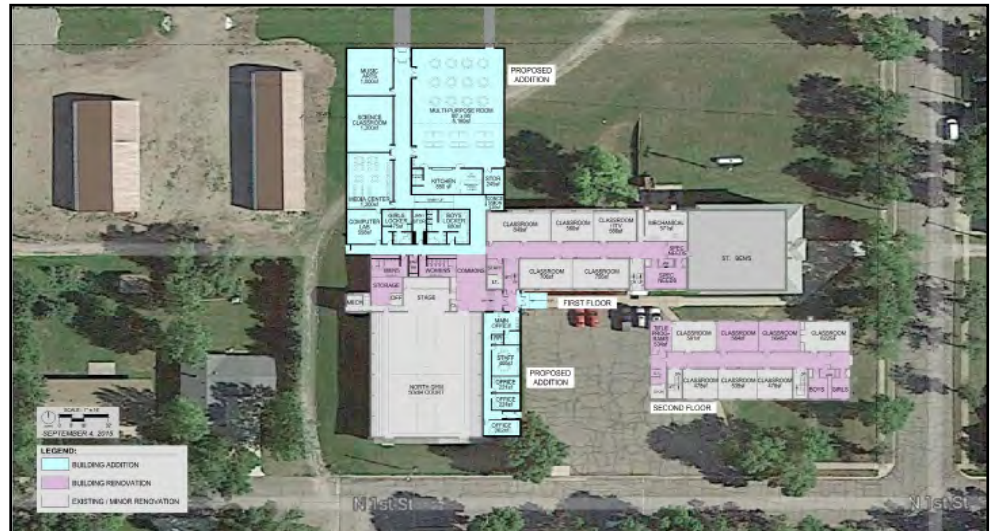
Consolidated provided the resources and leadership to allow Strasburg to gain consensus among voters. Our Planning and Pre-Referendum services included Community Listening, Facility Assessments, and working with a Citizen’s Committee - the Clipper Legacy Task Force – on a consensus facility recommendation to the School Board. Once the School Board called for the referendum, Consolidated worked with the district’s Communications Committee to get the word out in many effective ways, including overcoming a challenge by the fee-for-service ND Taxpayer Watchdog Network.

Contact:  
Tracy Mittleider, Superintendent  
tracy.mittleider@k12.nd.us | (701) 336-2667

## Strasburg Public School Strasburg, ND

### THIS PROJECT’S RELEVANCE TO YOURS:

- ❑ Successful community support and passage of a referendum following two failed attempts with another firm.
- ❑ Creating a modern PreK-12 campus featuring gymnasium, music, science and media center spaces.
- ❑ Careful scheduling and coordination with an occupied school.
- ❑ Extensive community participation in the project, and planned as a Community Center upon completion.



Addition and renovations to the existing elementary school, in order to accommodate the community’s junior and high school students and consolidate the district into a single K-12 learning facility. A two-story addition, with classrooms, multi-purpose room, kitchen and elevator. Existing building renovations include heating and ventilation replacement, electrical power upgrades, life safety improvements, and a new, secure entrance.

PROJECT SIZE:	17,500 SF + RENOVATIONS
PROJECT BUDGET:	\$3.9 MILLION
FINAL COST:	IN PROGRESS
SCHEDULE:	JUNE, 2016 - JULY, 2017

## THIS PROJECT'S RELEVANCE TO YOURS:

- ❑ A complicated addition and renovation to the historic high school, scheduled while school is in session and completed for the winter sports season.
- ❑ Coordinated community engagement to gain support for the project.
- ❑ Reduced costs over \$600,000 in the pre-construction phase through value engineering.
- ❑ Generated 98 bids for the various categories of work by inviting over 300 contractors and making over 200 telephone calls.
- ❑ Generated community in-kind donations for portions of the project, and planned as a Community Center upon completion.

Consolidated's services began in the fall of 2014 with a facilities assessment and community listening (focus groups.) The Underwood Public Schools have been well maintained and have a strong historical character worth preserving, so Consolidated studied several addition and renovation options.

## Underwood Public School Underwood, ND

This project consists of an addition and renovation to the high school portion of the existing K-12 school. The work includes construction of an addition that will include new administration offices, student and event commons space, public restrooms, and other support space. Renovation work includes transformation of the vacated administration offices into ADA-compliant restrooms, and miscellaneous renovation for the connection of the new addition.

PROJECT SIZE:	7,300 SF NEW 6,000 SF RENOVATION
PRELIMINARY BUDGET:	\$2.6 MILLION
FINAL COST:	\$2.1 MILLION
SCHEDULE:	JUNE, 2016- DECEMBER, 2016

Contact:  
Brandt Dick, Superintendent  
[brandt.dick@underwoodschool.org](mailto:brandt.dick@underwoodschool.org) | (701) 442-3201



## PROJECT GOALS

The Oakes Public Schools Strategic Facility Plan called for improved safety and security, improving public access and perception, and an improved community library. The facility's design needed to be compatible with their existing historical High School, completed in time for National Reading Awareness Month in March of 2016, and within their budget.

## COST & SCHEDULE MANAGEMENT

Consolidated was selected in October of 2014, and immediately began working with the Architect, Michael Burns, to estimate project costs. When it became apparent that costs would exceed the School District's budget, Consolidated worked with the Architect to reduce costs by over \$150,000. Bid results resulted in further savings, and the project was completed under budget.

In addition, Consolidated provided the School District with a 10-year Capital Maintenance Plan for their use in budgeting future capital improvements.

In keeping with the National Reading Awareness Month deadline set by the district, Consolidated completed the entire project, including the community library, in time to celebrate and hold their community open house.

## COMPETITIVE BIDDING

A total of 84 bids were received for the various categories of work. To achieve those results, over 400 sub-contractors were contacted, plans were posted at all area Builder's Exchanges, and Consolidated made hundreds of phone calls. Approximately 50% of the Work is being awarded to contractors located within a 70 mile radius of Oakes, including several residents of

## Oakes Public School Oakes, ND

### THIS PROJECT'S RELEVANCE TO YOURS:

- ▣ A complicated addition and renovation to the historic high school while school was in session.
- ▣ Local subcontractor involvement and economic impact: Over 50% of work was completed by subcontractors within a 70-mile range of Oakes.
- ▣ Value engineering resulted in a \$400,000 reduction in costs.
- ▣ Rigorous quality control inspections by VP of Field Operations resulted in minimal punch list.
- ▣ Replaced masonry contractor due to unacceptable quality.
- ▣ Student involvement: "Student Construction Manager of the Day"
- ▣ This is the first project the school superintendent has overseen, and he would "definitely recommend" Consolidated again.

Office and library addition that houses a centralized office area and library space that connects the elementary and high school buildings. This will

eliminate the existing walkway between the two buildings. The new office wing will have additional administrative offices, a boardroom, restrooms and an expanded student locker area.



**PROJECT SIZE:**  
8,200 SF NEW  
4,000 SF RENOVATIONS

**PROJECT BUDGET:**  
\$3.2 MILLION

**FINAL COST:**  
\$2.8 MILLION

**SCHEDULE:**  
MAY, 2015 - MARCH, 2016

## Kenmare Vo-Tech Expansion Kenmare, ND

### THIS PROJECT'S RELEVANCE TO YOURS:

- o Master Planning includes future phases to combine facilities for this K-12 district.
- o Faced with unacceptable mechanical bids - in excess of \$100 per square foot - Consolidated rebid the mechanical work and saved the district over \$350,000.
- o Construction completed through the winter, saving money in an excellent bidding period.
- o Quality control measures resulted in replacement of concrete subcontractor due to unacceptable quality.
- o Restoring pride in a community that said "not yet" to two referendums prior to Consolidated's involvement.

Expansion of the Kenmare High School Vocational Technical education department with a new building constructed on the north side of the existing school. As part of a comprehensive master plan, it addresses the school's immediate need for vocational training in agronomy, construction, mechanics and welding. The facility features two classrooms and a shop containing welding stations, wood and metal fabrication stations, restrooms, teacher offices, and tool/material storage.

PROJECT SIZE: 7,000 SF + MEZZANINE  
 PROJECT BUDGET: \$2 MILLION  
 FINAL COST: \$1.99 MILLION  
 SCHEDULE: OCTOBER, 2015 - APRIL, 2016

Contact:  
 Doug Miller, School Board President  
 dnl.miller@gmail.com | (701) 721-1107

Duane Mueller, Superintendent  
 duane.mueller@k12.nd.us | (701) 385-4996

