

Ludington Board of Education
Public Meeting Notice

Please Post

Mission: The Ludington Area School District, in partnership with parents and community, will educate and empower students to adapt and succeed in their future.

FINANCE COMMITTEE

Date: October 12, 2022

Time: 5:00 p.m.

Place: Ludington Area School District Administration Office
809 East Tinkham Avenue, Ludington, Michigan

- 1) CALL TO ORDER & ROLL CALL
- 2) CITIZEN PARTICIPATION
- 3) AGENDA MODIFICATION
- 4) DISCUSSION ITEMS
 - a) Technology Bids
 - b) Construction Update
 - c) 510 Sixth Street Property
 - d) Updates from other committees
- 5) OTHER ITEMS OF BUSINESS AND ANNOUNCEMENTS
- 6) ADJOURNMENT

This is a meeting of the Board of Education in public for the purpose of conducting the School District's business and is not to be considered a public community meeting. Official minutes of the Ludington Board of Education are available for public inspection during normal business hours at the Board of Education's Central Business Office, 809 E. Tinkham Avenue, Ludington, Michigan, 231-845-7303. The Ludington Area School District is an equal opportunity employer and provider. If you are an individual with a disability who is in need of special accommodations to attend or participate in a public meeting please contact Superintendent Dr. Kyle B. Corlett at 231-845-7303 at least 24 hours prior to the meeting or as soon as possible.

Memorandum - Office of the Superintendent

TO: Board of Education
FROM: Dr. Kyle B. Corlett, Superintendent
RE: Committee Meeting – Agenda Notes

CITIZEN PARTICIPATION

Review Board Policy 0167.3: Public Participation at Board Meetings

The Board of Education recognizes the value of public comment on educational issues and the importance of allowing members of the public to express themselves on District matters.

To permit fair and orderly public expression, the Board shall provide a period for public participation at every regular meeting of the Board and publish rules to govern such participation in Board meetings. The rules shall be administered and enforced by the presiding officer of the meeting.

The presiding officer shall be guided by the following rules:

- A. Public participation shall be permitted as indicated on the order of business, or at the discretion of the presiding officer.
- B. Participants must be recognized by the presiding officer and will be requested to preface their comments by an announcement of their name, address, and group affiliation, if and when appropriate.
- C. Each statement made by a participant shall be limited to three (3) minutes duration.
- D. No participant may speak more than once.
- E. Participants shall direct all comments to the Board and not to staff or other participants.
- F. The presiding officer may:
 1. interrupt, warn, or terminate a participant's statement when the statement is too lengthy, personally directed, abusive, obscene, or irrelevant;
 2. request any individual to leave the meeting when that person does not observe reasonable decorum;
 3. request the assistance of law enforcement officers in the removal of a disorderly person when that person's conduct interferes with the orderly progress of the meeting;
 4. call for a recess or an adjournment to another time when the lack of public decorum so interferes with the orderly conduct of the meeting as to warrant such action;
 5. waive these rules with the approval of the Board when necessary for the protection of privacy or the administration of the Board's business.
- G. The portion of the meeting during which the participation of the public is invited shall be limited to thirty (30) minutes, but the timeframe will be extended, if necessary, so that no one's right to address the Board will be denied.
- H. Tape or video recordings are permitted. The person operating the recorder should contact the Superintendent prior to the Board meeting to review possible placement of the equipment, and agrees to abide by the following conditions:
 1. No obstructions are created between the Board and the audience.
 2. No interviews are conducted in the meeting room while the Board is in session.
 3. No commentary, adjustment of equipment, or positioning of operators is made that would distract either the Board or members of the audience while the Board is in session.
- I. Each Board agenda will include the following statement, "Public participation shall be permitted only as indicated on the order of business."

Revised: January 21, 2019

Legal: M.C.L.A. 15.263(4)(5)(6), 380.1808

DISCUSSION ITEMS

Technology Bids

The attached document from Communication From Design lists the bids we've received for technology purchases for the LHS and OJ remodeling. These include new clocks, PA systems, network equipment, projectors, wiring and more.

Construction Update

The attached document summarizes the construction work that has been completed so far at LHS and OJ, as well as upcoming work.

510 Sixth Street Property

LASD has owned a small lot on 510 Sixth Street for over 10 years now since it was donated from the city to us. It sounds like the city was originally going to use it for a skate park, but once the skate park by Stearns Park was completed, the city donated the property to the school. The school has no use for the property and it would be great for the town if it was developed somehow instead of being left vacant. Attached is an assessment on its value.

Updates from Other Committees

We will review updates from each of the other committees in preparation for the Board meeting on Monday.



LUDINGTON AREA SCHOOL DISTRICT
SECONDARY TECHNOLOGY SYSTEMS
ISSUED: SEPTEMBER 6, 2022
OPENED: OCTOBER 3, 2022

BID REVIEW REPORT

REVIEW DATE	October 7, 2022
SELECTED BIDDERS	MOSS - Public Address, Clock Systems, Building Access, and Video Monitoring Systems Bridges AV – Multimedia Systems
CONTRACT	Bridges AV - \$643,000.00, Moss - \$1,083,253.30
DESIGNER APPROVAL	Doug Ransom
OWNER APPROVAL	Andy Klevorn

IN REVIEW OF BID(S), THE FOLLOWING DUE DILIGENCE WAS PERFORMED:

A	The review team (Andy Klevorn, Rebecca Szilagy, Doug Ransom) conducted post bid interviews with multiple bidders of interest from all categories on October 7.
B	Conducted multiple follow-ups to clarify questions, document compliance and confirm configuration matters, on multiple dates via both telephone and email communication.
C	Received written confirmations of variance from bid documents with Contractors.
D	Determined there to be appreciable value in combining certain bids, both for constructability and, for ongoing operations.
F	Verified and discussed five (5) year warranty alternate using a cost/benefit analysis.
G	
H	
I	
J	

RECOMMENDATION	Board Motion
	To approve contracts with Bridges AV of Marcellus, Michigan in the amount of \$643,000.00, for multimedia systems including post bid clarifications, and with Moss of Grand Rapids, Michigan in the amount of \$1,083,253.30 inclusive of combined award and warranty bid alternates, for clocks, public address building access and video monitoring systems, to be paid with funds from the 2019 bond proceeds.



Ludington Area School District
Bid Tabulation

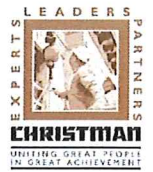
Name: Secondary Complex Technology Renovations
Date: October 3, 2022 at 10:00am

#	Bidder Name	Contact Form (Y/N)	Adoption #1 (Y/N)	Adoption #2 (Y/N)	Security (Broad Check)	Single Stream (Y/N)	References (Y/N)	Local Engineers (Y/N)	Excess Version (Y/N)	Section 27.41.16 Multimedia Systems	Section 27.51.16 Public Address System	Section 27.53.73 Clock System	Section 28.13.00 Building Access System	Section 28.20.00 Video Monitoring System	NOTES:
1	Parkey Electric	Y	Y	Y	Y	Y	Y	Y	Y	\$724,895.00	\$151,470.00	\$181,085.00			
2	Mesa Telecommunications	Y	Y	Y	Y	Y	Y	Y	Y	\$724,874.46	\$101,880.87	\$180,414.08	\$815,844.48	\$175,895.58	
3	Acorn Sound	Y	Y	Y	Y	Y	Y	Y	Y	\$1,711,711.00					Non compliant bid
4	Biologics AV	Y	Y	Y	Y	Y	Y	Y	Y	\$823,000.00					
5															
6															
7															
8															
9															
10															



UNDER CONSTRUCTION

Ludington Area Schools MSHS Additions and Renovations



Project is 2% Complete

WORK IN PROGRESS

This Month

- Continue interior demolition at HS collaboration center
- Start foundations at HS office and classroom additions
- Start grading and underground utilities in HS student parking lot
- Continue interior demolition MS at existing classrooms.
- Sitework to begin at MS addition

Next Month

- Establish underground plumbing and electrical in HS
- Begin masonry foundation block and underground utilities at HS additions
- Start foundations at MS classroom additions
- Install curbs at HS student parking lot

PROJECT MANAGEMENT UPDATE

Safety

- This month's Safety Goal focuses on the due diligence tasks involved in preparing for emergencies on our jobsites. It is important to be prepared in the case that an emergency breaks out.

Schedule

- The project is on schedule

Other Progress

- Oriole Field turf and track design in progress. Bidding in December.
- Balance of Oriole Field design in development



HS Student Parking Prep



HS Office and Classroom Site

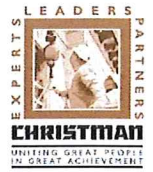


HS office Footing Tie In



UNDER CONSTRUCTION

Ludington Area Schools MSHS Additions and Renovations



Footing Tie In



Old Horizons / Athletic Office Demo



Overall Building Site



Horizons Area Demo



Overall Building Site



Athletic office / Horizons Demo



Corlett, Kyle <kcorlett@lasd.net>

510 Sixth St market analysis

2 messages

Mary Jo Pung <mjpgung@greenridge.com>
To: "Corlett, Kyle" <kcorlett@lasd.net>
Cc: Mary Jo Pung Team <maryjopungteam@gmail.com>

Wed, Sep 28, 2022 at 2:36 PM

Hi Kyle.

Attached is a comparative market analysis for the lot owned by LASD on Sixth St.

In this attachment, you'll find the Assessor's Card, a sketch (from the City of Ludington site) of the property, a map of the comparable sales, screen shots, photos, MLS sheets, and a "net" sheet showing proceeds after seller expenses.

The subject property at 510 Sixth St is mostly concrete, and has several light poles. The property is zoned R2A, which is General Single Family Residential. If one were to build a home on this lot, it would take time and money to prepare the site.

The comparable sales are:

612 Adams St, which was sold in January 2022 for \$16,500 and is a normal city lot of 60'x140'. This lot is grassy and is on a hill.

604 Third St, was sold in January 2022 for \$13,500. This lot is in the middle of a block and is a normal city lot of 60' x 140'

607 Fourth St, is a double corner lot that has a nice landscape with grass and several trees. It sold in April 2022 for \$46,000. If the lots were sold for \$23,000 each, that would make sense, as they are in such a nice setting.

My opinion of price on the lot owned by LASD is in the range of \$12,000 - \$16,000.

If you have any questions, please let me know.


Mary Jo Pung
Associate Broker
Greenridge Realty
231.690.1587

300 S Rath #101
Ludington, MI 49431

From: Scanner
Sent: Wednesday, September 28, 2022 2:16 PM
To: Mary Jo Pung
Subject: Message from "GREENRIDGE-RATH"

This E-mail was sent from "GREENRIDGE-RATH" (MP C407).

Scan Date: 09.28.2022 14:03:37 (-0400)
Queries to: scanner@greenridge.com

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4968K

Corlett, Kyle <kcorlett@lasd.net>
To: Mary Jo Pung <mjpung@greenridge.com>

Thu, Sep 29, 2022 at 9:28 AM

Hi Mary Jo,
This is really helpful! Thanks for getting back to me so quickly. I will bring this info to the board for their approval to move forward. Thanks again

Kyle B. Corlett, Ph.D.
Superintendent
Ludington Area School District

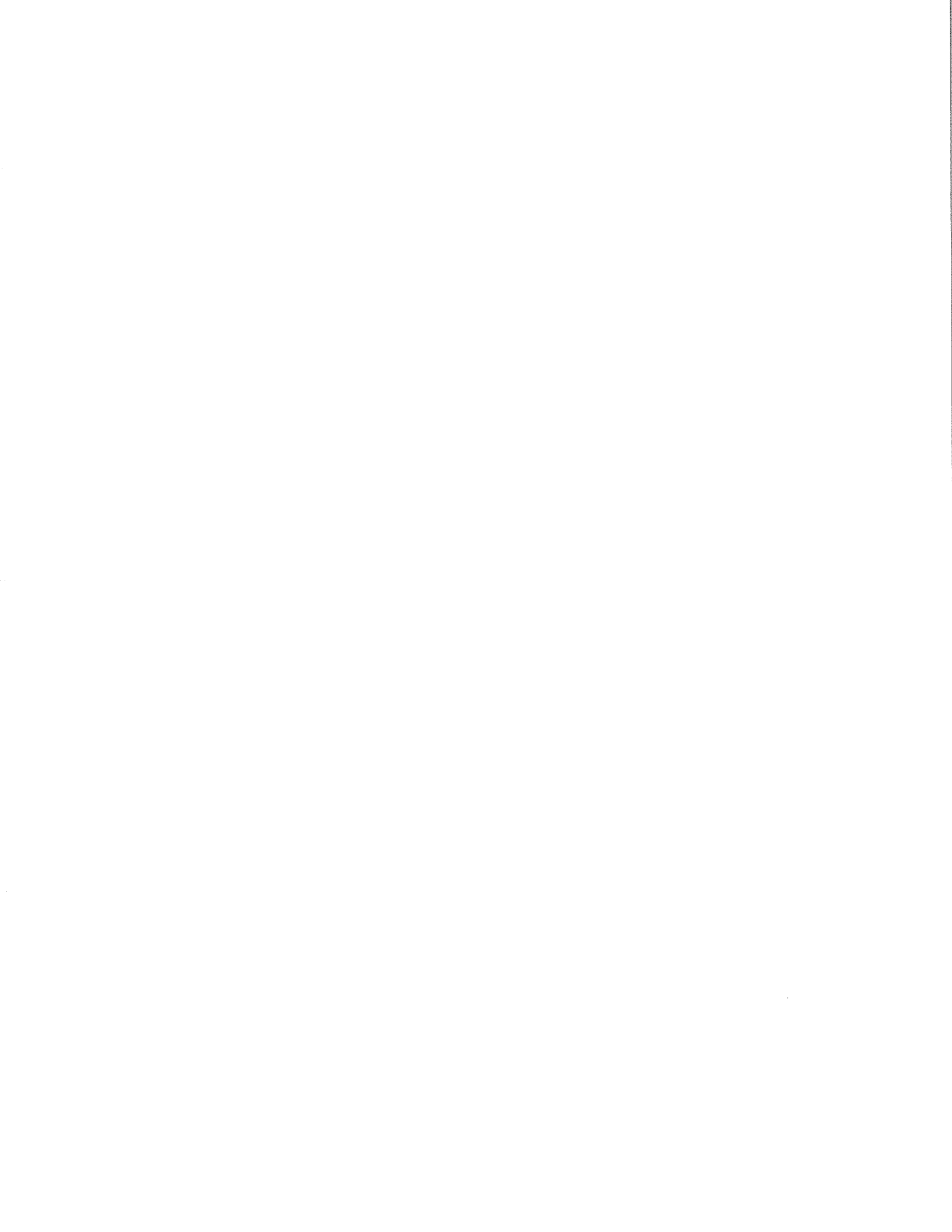
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GREENRIDGE
Realty, Inc.

Sales Proceeds for LASD - Sixth St lot
Prepared by Mary Jo Pung

Sales Price	\$	10,000.00	\$	12,000.00	\$	14,000.00	\$	16,000.00	\$	18,000.00
Title work	\$	425.00	\$	425.00	\$	425.00	\$	425.00	\$	425.00
Transfer Tax (\$8.60/\$1000 - public schools exempt)	\$	-	\$	-	\$	-	\$	-	\$	-
Title Company closing cost (buyer and seller each pay 1/2)	\$	250.00	\$	250.00	\$	250.00	\$	250.00	\$	250.00
Admin fee	\$	195.00	\$	195.00	\$	195.00	\$	195.00	\$	195.00
Buyers side commission	\$	1,000.00	\$	1,000.00	\$	1,000.00	\$	1,000.00	\$	1,000.00
Listing Side commission	\$	1,000.00	\$	1,000.00	\$	1,000.00	\$	1,000.00	\$	1,000.00
Total	\$	7,130.00	\$	9,130.00	\$	11,130.00	\$	13,130.00	\$	15,130.00



Land Sold Customer Detail Report

607 Lot 9 & 10 4th Street, Ludington, MI 49431

\$46,000



List Number: 22005235
Area: MasonOceanaManistee - O
Municipality: Ludington
Lot Dimensions: 120' x 140'
Cross Streets: Grant
Waterfront: No

Property Sub-Type: Lot
Sub-Area: O51 - Ludington
County: Mason

Status: Sold
List Price: 51,000
List Price/Acre: 130,769.23
Sold Price/Acre: 117,948.72
Tax ID #: 051-420-009-00
Lot Acres: 0.39
Lot Square Footage: 16,988
Road Frontage: 60

Directions: From Ludington Ave: Go South on Washington Ave, East on 4th St 5 blocks, Both lots on NW corner of Grant intersection.

Legal: ADDITION NO. 2 LOTS 9 & 10 BLOCK 100.
Taxable Value: 4,054
Annual Property Tax: 167.03
School District: Ludington

SEV: 24,000
Tax Year: 2021
Zoning: Residential

For Tax Year: 100
Homestead %: 100
Special Assmt/Type: None Known

Assoc. Amenities:	Lot Description:	Buildable; Cleared; Corner Lot; Level	Terms Available:	Cash; Conventional
Assoc. Fee	Mineral	Unknown	Util Avail at Street:	Broadband; Cable; Electric; Natural Gas; Public Sewer; Public Water; Storm Sewer; Telephone
Incl. Auction	Rights:		Utilities	None
Details:	Outbuildings:		Attached:	
Docs at List	Sale	None	Water Fea.	
Office:	Conditions:		Amenities:	
Plat	Street Type:	Paved; Public	Water Type:	
Map	Association		Current Use:	Residential
	Info.:			

Public Remarks: City of Ludington; The Sugar Sand, Lake Michigan Beaches, Gorgeous dunes, parks, trails and hiking paths are calling YOU to come Build your DREAM home/cottage. Beautiful CORNER city lot(s) ready for your perfect house plans. THIS BUILDABLE DOUBLE LOT IN THE CITY OF LUDINGTON - Level, CORNER 120'x140' lot on paved road with all city services available.(public water and sewer, underground utilities and natural gas) Great neighborhood to build your new home within close proximity to downtown district, beaches, multiple Lakes, shopping and NEW SCHOOL COMPLEX. One of the few lots remaining within the city limits.

RP: No

Sold Date: 04/04/2022
Sold Price: \$46,000

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Beautiful double lot on a quiet corner.



607 Fourth St.

510 SIXTH ST LUDINGTON, MI 49431 (Property Address)

Parcel Number: 051-452-001-00



Item 1 of 3 2 Images / 1 Sketch

Property Owner: LUDINGTON AREA SCHOOLS

Summary Information

> Assessed Value: \$0 | Taxable Value: \$0

> Property Tax information found

Owner and Taxpayer Information

Owner	LUDINGTON AREA SCHOOLS 510 SIXTH ST LUDINGTON, MI 49431	Taxpayer	LUDINGTON AREA SCHOOLS 809 E TINKHAM AVE LUDINGTON, MI 49431
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General Information for Tax Year 2022

Property Class	201 COMMERCIAL-IMPROVED	Unit	051 LUDINGTON
School District	LUDINGTON AREA SCHOOL DIST	Assessed Value	\$0
MAP #	No Data to Display	Taxable Value	\$0
RENTAL UNITS	0	State Equalized Value	\$0
WARD	Not Available	Date of Last Name Change	09/19/2007
CTY COMM DIST	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
CAROL ANN	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date No Data to Display

Principal Residence Exemption	June 1st	Final
2022	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2021	\$0	\$0	\$0
2020	\$0	\$0	\$0
2019	\$0	\$0	\$0

Land Information

Zoning Code	R2A	Total Acres	0.193
Land Value	\$0	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	7000 EXEMPT PARCELS	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	60.00 ft	140.00 ft
Total Frontage: 60.00 ft		Average Depth: 140.00 ft

Legal Description

Land Division Act Information

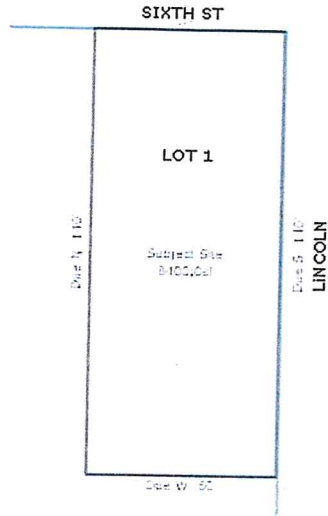
Date of Last Split/Combine	<i>No Data to Display</i>	Number of Splits Left	0
Date Form Filed	<i>No Data to Display</i>	Unallocated Div.s of Parent	0
Date Created	01/01/0001	Unallocated Div.s Transferred	0
Acreage of Parent	0.00	Rights Were Transferred	<i>Not Available</i>
Split Number	0	Courtesy Split	<i>Not Available</i>
Parent Parcel	<i>No Data to Display</i>		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
07/19/2007	\$0.00	QC	LUDINGTON SKATE CLUB	LUDINGTON AREA SCHOOLS	03-ARM'S LENGTH	7R04565
06/30/1999	\$0.00	WD	LUDINGTON AREA SCHOOLS	LUDINGTON SKATE CLUB	33-TO BE DETERMINED	502-343

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Image/Sketch for Parcel: 051-452-001-00



Sketch by Apex Medina™

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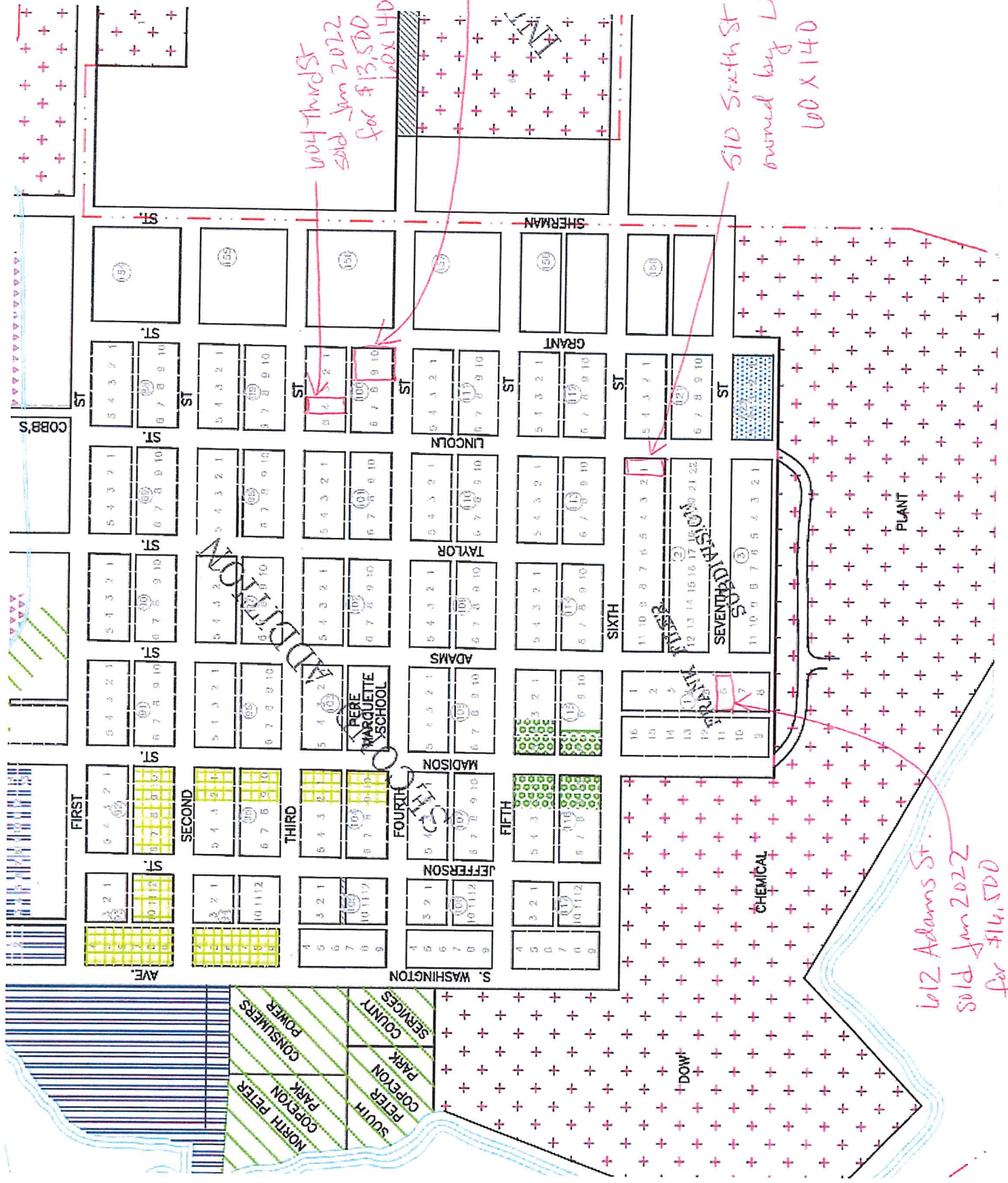
Comparable Sales

1007 Fourth St.
 Double lot w/
 nice trees
 sold for \$44,000
 April 2022
 120x140

1004 Third St.
 sold Jun 2022
 for \$13,500
 100x140

510 Sixth St.
 owned by LTSD
 100x140

1012 Adams St.
 sold Jun 2022
 for \$14,500
 100x140



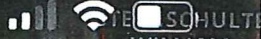
12:32

WELLS JOHN B

NELSON FAMILY ENTS LLC

SCHULTZ WILLIAM A

ON HUNT



100 ft

595 ft elevation

Lincoln St

MORKERT BRIAN

CHRIST RA

6th

KRAATZ STACY

KARBOSKE RAYMOND J

LUDINGTON AREA SCHOOLS

KAR W

510 Sixth St
Owned by
LASD

KADROVACH CASI

BLOUGH REBECCA

Lincoln St

KAR W

Sat
2D

Hunt Map
Layers



Offline Maps



My Content



Tools



Tracker

510 Sixth St.
(L.A.S.D.)



Land Sold Customer Detail Report

604 Third Street, Ludington, MI 49431

\$13,500



List Number: 21026952
Area: MasonOceanaManistee - O
Municipality: Ludington
Lot Dimensions: 60 x 140
Cross Streets: Lincoln
Waterfront: No

Property Sub-Type: Lot
Sub-Area: O51 - Ludington
County: Mason

Status: Sold
List Price: 13,500
List Price/Acre: 71,052.63
Sold Price/Acre: 71,052.63
Tax ID #: 53-051-420-004-00
Lot Acres: 0.1928
Lot Square Footage: 8,400
Road Frontage: 60

Directions: Ludington Avenue to Madison, S. to Third Street East to property.

Legal: Addition No. 2, Lot 4, Block 100
Taxable Value: 11,040
Annual Property Tax: 653
School District: Ludington

SEV: 13,800
Tax Year: 2020
Zoning:

For Tax Year: 2021
Homestead %: 0
Special Assmt/Type: None known

Assoc. Amenities:	Lot Description:	Cleared; Sidewalk	Terms Available:	Cash; Conventional
Assoc. Fee Incl.:	Mineral Rights:	No	Util Avail at Street:	Cable; Electric; Natural Gas; Public Sewer; Storm Sewer
Auction Details:	Outbuildings:		Utilities Attached:	Electric
Docs at List Office:	Sale Conditions:	None	Water Fea. Amenities:	
	Street Type:	Paved; Public	Water Type:	
	Association Info.:		Current Use:	

Public Remarks: CITY OF LUDINGTON BUILDING SITE! Not many available. 60 x 140 north facing lot on a paved road with all of the city amenities.
Exclusive Agency: Yes **RP:** No

Sold Date: 01/12/2022
Sold Price: \$13,500

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Land Sold Customer Detail Report

612 Adams Street, Ludington, MI 49431

\$16,500



List Number: 21116423
Area: MasonOceanaManistee - O
Municipality: Ludington
Lot Dimensions: 60 x 140
Cross Streets: 7th St
Waterfront: No
Water Access Y/N: No

Property Sub-Type: Lot
Sub-Area: O51 - Ludington
County: Mason

Status: Sold
List Price: 19,900
List Price/Acre: 104,736.84
Sold Price/Acre: 86,842.11
Tax ID #: 051-451-006-00
Lot Acres: 0.19
Lot Square Footage: 8,276
Road Frontage: 60

Directions: US-10 to Madison. South on Madison to 6th St. East on 6th Street to Adams. South on Adams to Lot.

Legal: Frank Filer's Subdivision Lot 6 Block 1
Taxable Value: 35,300
Annual Property Tax: 1,430
School District: Ludington

SEV: 35,300
Tax Year: 2020
Zoning:

For Tax Year: 2021
Homestead %: 100
Special Assmt/Type: N/A

Assoc. Amenities:	Lot Description: Buildable; Level	Terms Available: Cash; Conventional
Assoc. Fee Incl.:	Mineral Rights: No	Util Avail at Street: Broadband; Cable; Electric; Natural Gas; Public Sewer; Public Water; Telephone
Auction Details:	Outbuildings:	Utilities Attached: None
Docs at List Office:	Sale Conditions: None	Water Fea. Amenities:
	Street Type: Paved; Public	Water Type:
	Association Info.:	Current Use: Residential

Public Remarks: Building site in Ludington with view of Pere Marquette Lake. This building site has recently had a house removed and ready for your new home.
Exclusive Agency: Yes **RP:** No

Sold Date: 01/05/2022
Sold Price: \$16,500

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