

St. George Community Consolidated School District No. 258

Referendum Q & A

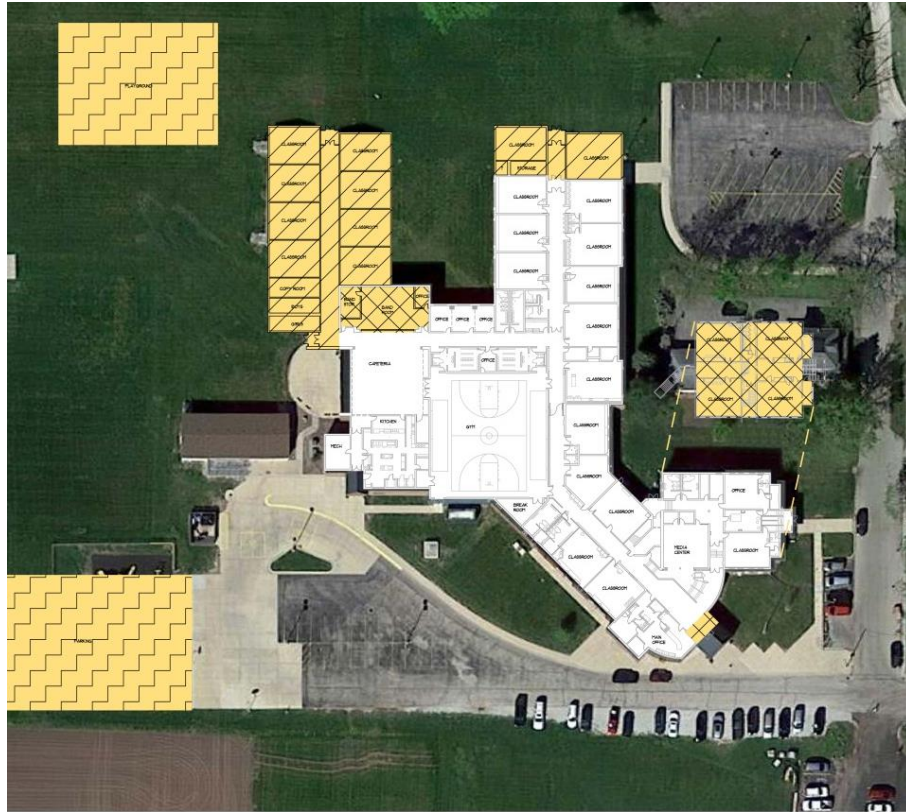
WHAT HAVE WE LEARNED SO FAR?

Through staff and parent surveys, meetings with the facilities planning committee, a facility assessment, a 10 year health and life safety survey, and a facility master plan we have learned that:

- ❖ building safety and security are a high priority, especially at the front entry to the building;**
- ❖ eliminating the mobile classrooms would improve the educational process by alleviating weather concerns with students in the mobiles, improving security, and improving the efficiency of students moving between the mobiles and the main building;**

WHAT HAVE WE LEARNED SO FAR? (Continued)

- ❖ **the original four (4) existing classrooms are not up to modern classroom standards;**
- ❖ **renovations to the HVAC, electrical, and plumbing systems are necessary to replace old and outdated equipment that is beyond their usable life span; and**
- ❖ **the two (2) classrooms that were divided in half are too small and need to be restored to their original sizes.**



WHAT IS THE PROPOSED SCOPE OF WORK?

- Secure Main Entry
- Eliminate Mobiles
- New Classrooms
- Security Upgrades
- Modernized Classrooms
- HVAC Replacement
- New Boiler
- Relocate Playground
- Improve Parking
- Renovate Band Room

WHAT WILL THE NEW ADDITIONS LOOK LIKE?

Rendering of the Proposed Building Additions to St. George School



KEY:

- WHITE = Current Building (Existing)**
- BRICK = Proposed Building Additions (Eliminates Mobile Units)**

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WHAT IS THE PRELIMINARY PROJECT TIMELINE?

2019:

- ❖ **Temporarily Relocate Mobile Classrooms (They will be used during the construction process and eliminated once construction is complete.)**
- ❖ **Develop Detailed Architectural Drawings for the Entire Project**
- ❖ **Secure the Main Entry**

WHAT IS THE PRELIMINARY PROJECT TIMELINE? (Continued)

2020:

- ❖ Bid process begins**
- ❖ Electrical, Plumbing, Fire Protection, and Fire Alarm System Upgrades**
- ❖ Renovate Band Room to Eliminate Raised Floor and Add Storage**
- ❖ Security Upgrades**

WHAT IS THE PRELIMINARY PROJECT TIMELINE? (Continued)

2020-2021:

- ❖ **Site Preparation**
- ❖ **Construct Classroom Additions**
 - **10 Classrooms**
 - **Restrooms**
 - **Storage**

WHAT IS THE PRELIMINARY PROJECT TIMELINE? (Continued)

2021:

- ❖ New Boiler**
- ❖ HVAC Replacement**
- ❖ Relocate Playground**
- ❖ Parking Lot Improvements**
- ❖ Eliminate Classroom Mobile Units**

Budget Estimate

<u>Item</u>	<u>Budget Totals</u>	<u>Notes</u>
Secure Main Entry	\$103,500	Secure entry vestibule with door into office
New Classrooms (13,359 s.f.)	\$3,963,615	
Relocate Mobile Classrooms	\$120,000	Temporary relocation during construction
Electrical System Upgrades	\$605,000	
Fire Protection System Upgrades	\$62,150	
Fire Alarm System Upgrades	\$93,225	
Security Upgrades	\$92,115	
Plumbing System Upgrades	\$229,955	
HVAC Replacement	\$580,800	
Relocate Playground	\$150,000	
Primary Parking Lot Replacement	\$110,400	
Extend East Parking Lot	\$165,600	
Renovate Band Room (1,785 s.f.)	\$81,438	Remove raised floor and ramp; Add storage
Total For All Scope of Work	\$6,357,798	
A/E Fees	\$572,202	
Total Project Cost	\$6,930,000	

WHAT IS A BOND REFERENDUM?

A School Building Bond Referendum is a question posed to the voters of a district over whether or not to grant the Board of Education the authority to issue bonds, or long-term debt, to build new school facilities and/or improve existing facilities.



WHAT IS THE REFERENDUM QUESTION?

On April 2, 2019 the following referendum question will be proposed to the voters of the St. George Community Consolidated School District Number 258:

“Shall the Board of Education of St. George Community Consolidated School District Number 258, Kankakee County, Illinois, build and equip classroom additions to, and alter, repair, renovate and equip the existing school building of the District, including to provide for secure entrances and other security and safety improvements, and repair and replace parking lots and make other site improvements, and issue bonds of said School District to the amount of \$6,930,000 for the purpose of paying the costs thereof?”

WHAT IS THE ESTIMATED CURRENT COST OF BOND AND INTEREST TO A TAXPAYER?

Example: \$100,000 Home

$$\text{.68} \times \$33,333 = \$18.89 \text{ per month}$$

Actual costs are specific to the taxpayer's situation such as exemptions.

WHAT IS THE TAX IMPACT FOR LOCAL TAXPAYERS IF THE REFERENDUM IS APPROVED?

- ❖ **District bond payments will continue for 19 or 20 years.**
- ❖ **Our District can only control the structure of the bonds, not the property growth.**
- ❖ **We are planning a repayment structure that maintains the current bond and interest commitment.**

WHAT IS THE TAX IMPACT FOR LOCAL TAXPAYERS IF THE REFERENDUM IS APPROVED? (Continued)

- ❖ **The plan uses a 2% EAV growth assumption. The average EAV is 3%.**

That means...

- **if the actual growth is greater than 2%, the tax rate decreases**
- **if the actual growth is less than 2%, the tax rate increases**



WHY DOESN'T THE DISTRICT USE IMPACT FEES TO PAY FOR THESE PROJECTS?

- ❖ **We will use all available impact fees for qualifying parts of the project such as new classroom construction and associated costs.**

WHAT EFFORTS HAVE BEEN MADE BY THE SCHOOL DISTRICT TO BENEFIT TAXPAYERS?

- ❖ **St. George CCSD No. 258 applied for the new Property Tax Relief Grant.**
 - **Grant was awarded based upon highest level of property taxes in a community.**
 - **Our district's initial ranking was 513 out 852 school districts.**
 - **Our district's final ranking was 250 out of 373 applicants.**
 - **Final awards went to 28 school districts.**

- ❖ **The District routinely responds to significant property tax assessment protests in an attempt to maintain the tax base and maintain fair allocation of the tax burden among all taxpayers.**

WHAT HAPPENS IF THE REFERENDUM FAILS?

- ❖ **Mobile and divided classrooms will continue to be used indefinitely.**
- ❖ **Security upgrades to the front entry will take 2-3 additional years to accomplish through setting aside operational money.**
- ❖ **HVAC replacements and boiler will not be replaced except under emergency (total failure) conditions.**
- ❖ **Other safety improvements and renovations would not occur.**



PLEASE VISIT OUR WEBSITE
WWW.SG258.ORG/COMMUNITY

OR

CALL THE DISTRICT OFFICE AT
(815) 802-3102

SCHOOL TOURS WILL BE HELD IN MARCH!

Parents and community members are invited to join walk and talk tours scheduled in March at St. George School to learn more about the 2019 No Tax Rate Increase School Bond Referendum. Many dates and times are available.

Call (815) 933-1503 or (815) 802-3102 or email rstegall@sg258.org to schedule your school tour.



**SCHEDULE
A SCHOOL TOUR**



APRIL 2, 2019