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# Bond Planning Presentation

March 18, 2019



# Agenda

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1. Overview of the Bond
2. Schedule Overview
3. Design Options & Cost Overview
4. Financial Considerations
5. Questions & Answers





# Overview of the Bond



# Overview of the Bond

## Goals & Objectives

### Why now:

- Maintain community pride in WASD by providing facilities that are safe, secure, and aesthetically welcoming.
- Create improved and higher quality spaces for our highly successful programs such as Choir, Band, and Agriculture.
- Renovate current classrooms and create new environments that will prepare students to succeed in high demand career fields (i.e. STEM)\*
- Offer opportunities for WASD to host any league sporting events (i.e. track, tournaments, etc.)
- Allow more flexibility for local youth programs to utilize indoor facilities
- Create space for innovative programs that did not exist 5 years ago and are part of the long range vision of the district (Virtual, Agriculture, Direct College, Work-based learning).
- Prepare our students for a 21st century work environment by providing collaborative spaces that mimic current and future work spaces.

### Benefits:

- Buildings will be continually maintained through infrastructure upgrades which will increase the longevity of our buildings and preserve the community investment.
- Improved spaces provide better learning environments for students.
- Provide our Music/Agriculture teachers with adequate spaces to continue to deliver exceptional programming for our students.
- Facilities will better align with the reputation of our highly competitive and successful athletic program.
- Increase the availability of gym space so our youngest students are not participating in their youth programs late into the evening
- Enable sports and youth programs to use our own facilities rather than renting spaces elsewhere.
- Provide a safe space for students to learn who are traveling between college and career technical courses.





# Schedule Overview



# Schedule Overview

## Proposed Bond Planning and Project Timeline

### Bond Planning

- Feb.–April 2019: Bond programming and community review
- April - May 2019: Develop bond program
- June 10, 2019: Board approval on bond program and preliminary qualification meeting with Department of Treasury
- Week of June 24, 2019: Meeting with Michigan Department of Treasury to finalize preliminary qualification application
- July 8, 2019: Board approval on preliminary bond application and submit to Department of Treasury
- August 12, 2019: Board approval to adopt resolution calling for the election
- August 13, 2019: Forward ballot wording and resolution to Election Coordinator
- Aug. – Oct. 2019: Bond campaign and community outreach
- Nov 5, 2019: Election Day

### Project Timeline (Series I)

- Nov. 2019 – Nov. 2020: Develop and finalize design documents
- Nov. 2020 – Feb. 2021: Bid project and contract award
- April 2021: Break ground on construction

### Project Timeline (Series II)

- Jan. 2021 – Nov. 2021: Develop and finalize design documents
- Nov. 2021 – Feb. 2022: Bid project and contract award
- April 2022: Break ground on construction

### Project Timeline (Series III)

- Jan. 2023 – Nov. 2023: Develop and finalize design documents
- Nov. 2023 – Feb. 2024: Bid project and contract award
- April 2024: Break ground on construction



# Design Options & Cost Overview



# Design Options & Cost Overview

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## Scenario A:

**Total Bond Cost = \$7.0M**

### Series I (2020)

- Arts Program Addition (9,000 sf)
- New High School Septic Field

### Series II (2022)

- New Track + Field Facility
- STEM Classroom + Laboratory (3,150 sf)
- Agriculture Classroom + Laboratory (3,150 sf)

### Series III (2024)

- Media Center + Technology Laboratory (3,600 sf)
- Elementary School Maintenance + Upgrades
- Middle/High School Maintenance + Upgrades



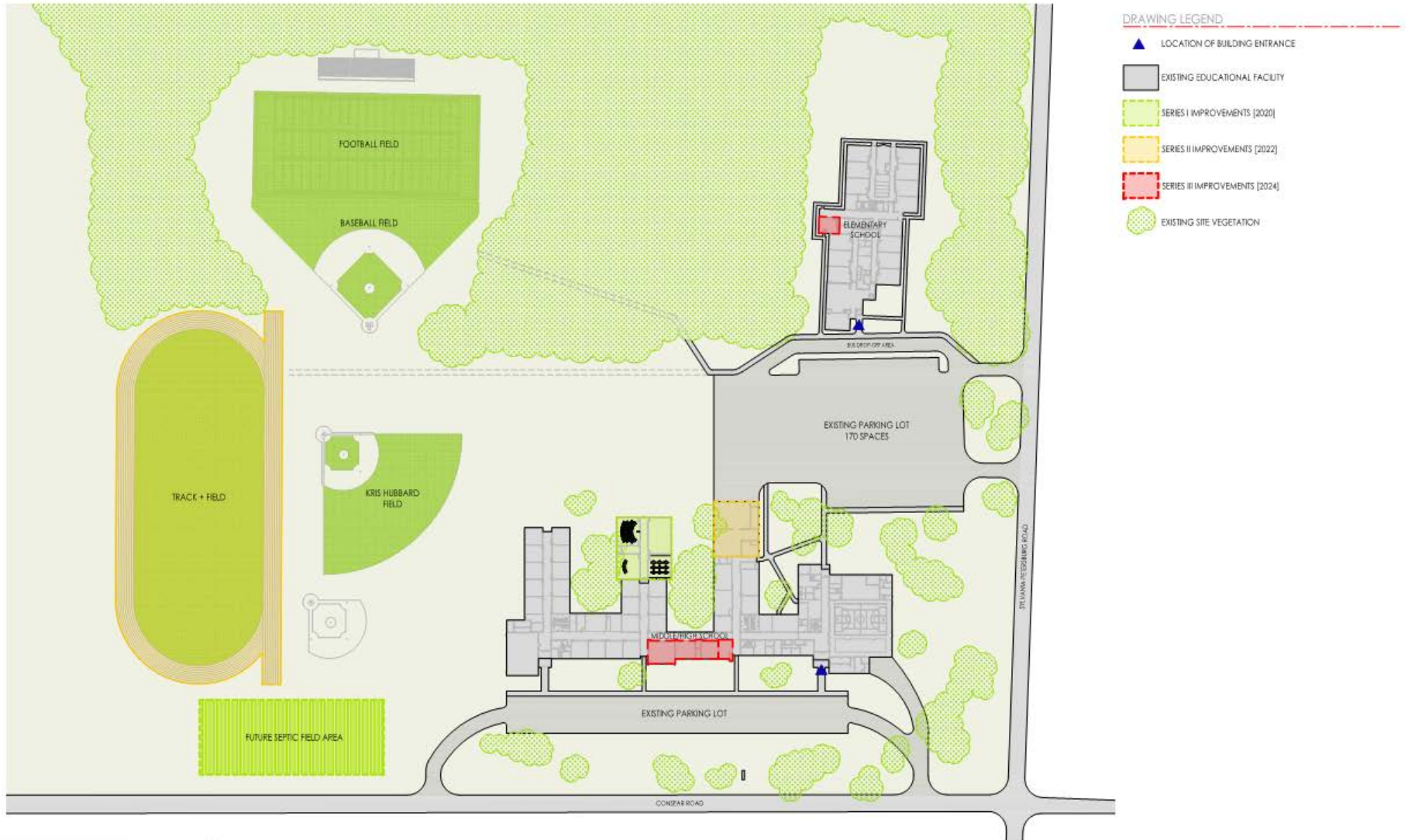




# Design Options & Cost Overview

## Scenario A: Site

Total Bond Cost = \$7.0M



**DRAWING LEGEND**

-  LOCATION OF BUILDING ENTRANCE
-  EXISTING EDUCATIONAL FACILITY
-  SERIES I IMPROVEMENTS (2020)
-  SERIES II IMPROVEMENTS (2022)
-  SERIES III IMPROVEMENTS (2024)
-  EXISTING SITE VEGETATION



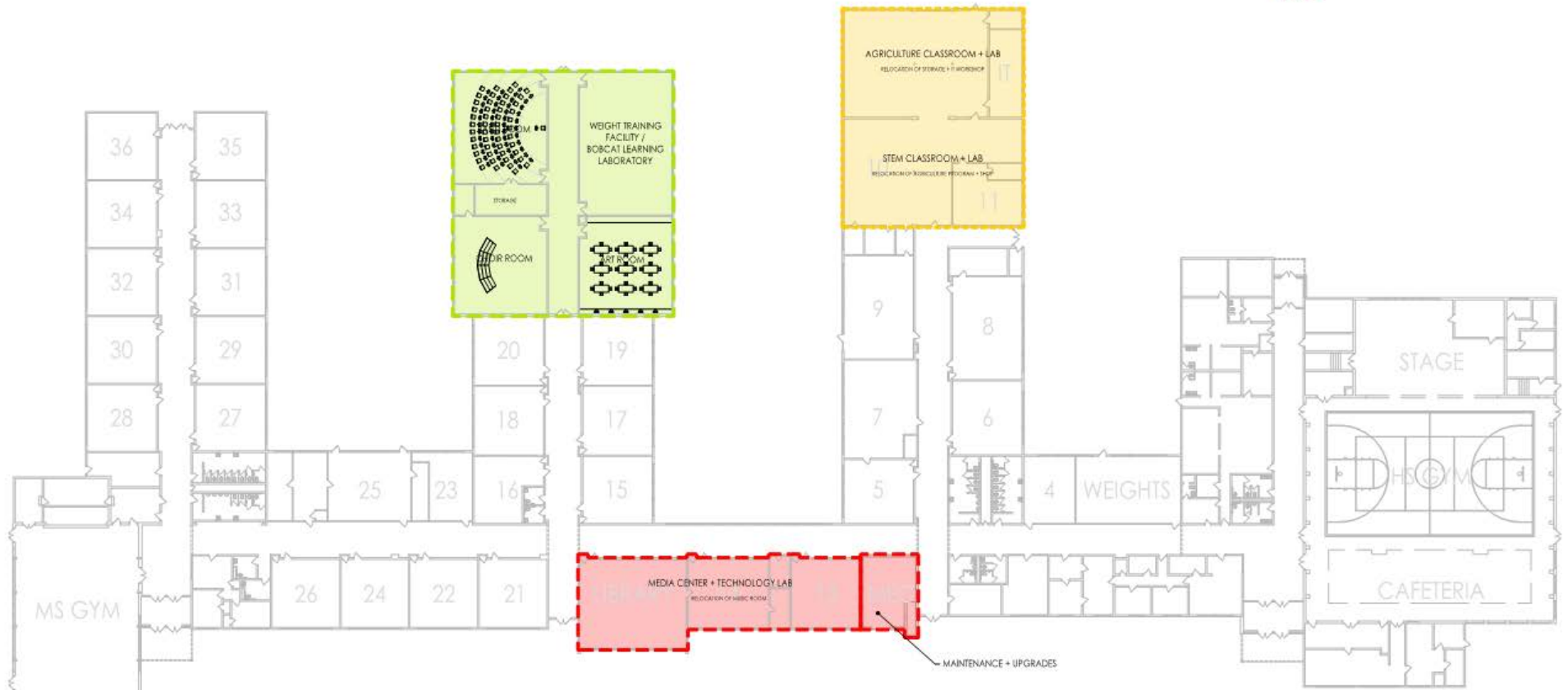
# Design Options & Cost Overview

## Scenario A: Middle/High School

Total Bond Cost = \$7.0M

DRAWING LEGEND

- 23 ROOM IDENTIFICATION NUMBER
- SERIES I IMPROVEMENTS [2020]
- SERIES II IMPROVEMENTS [2022]
- SERIES III IMPROVEMENTS [2024]





# Design Options & Cost Overview

## Scenario A: Elementary School

Total Bond Cost = \$7.0M

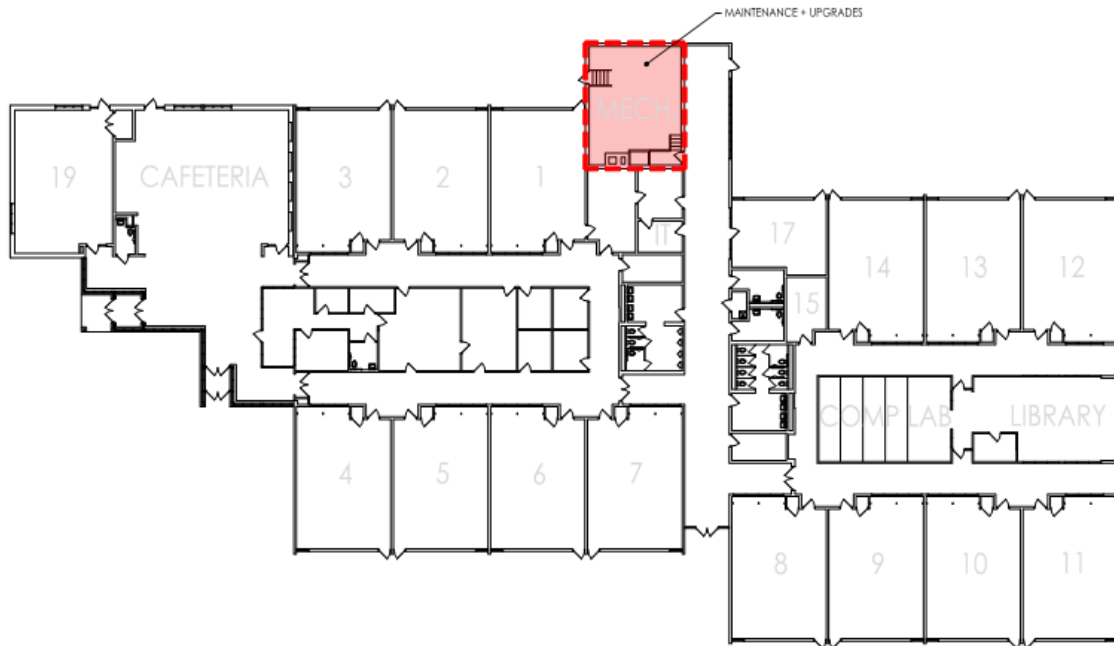
DRAWING LEGEND

23 ROOM IDENTIFICATION NUMBER

SERIES I IMPROVEMENTS [2020]

SERIES II IMPROVEMENTS [2022]

SERIES II IMPROVEMENTS [2024]





# Design Options & Cost Overview

## Scenario B:

## Total Bond Cost = \$14.5M

### Series I (2020)

- Arts Program Addition (9,000 sf)
- New High School Septic Field
- New Track + Field Facility
- New Band Instruments + Choir Piano

### Series III (2024)

- Elementary School Maintenance + Upgrades
- Middle/High School Maintenance + Upgrades
- Parking Lot Expansion
- Flexible Education Center
- High School Main Entry Renovation
- Elementary School Main Entry Renovation
- Elementary/Middle/High School Restroom Renovation
- Football Bleacher Upgrade
- Campus Handicap Accessibility Improvements
- Site Fencing + Gate

### Series II (2022)

- STEM Classroom + Laboratory (3,150 sf)
- Agriculture Classroom + Laboratory (3,150 sf)
- Media Center + Technology Laboratory (3,600 sf)
- New Multi-Purpose Gymnasium
- Science Laboratory Relocation

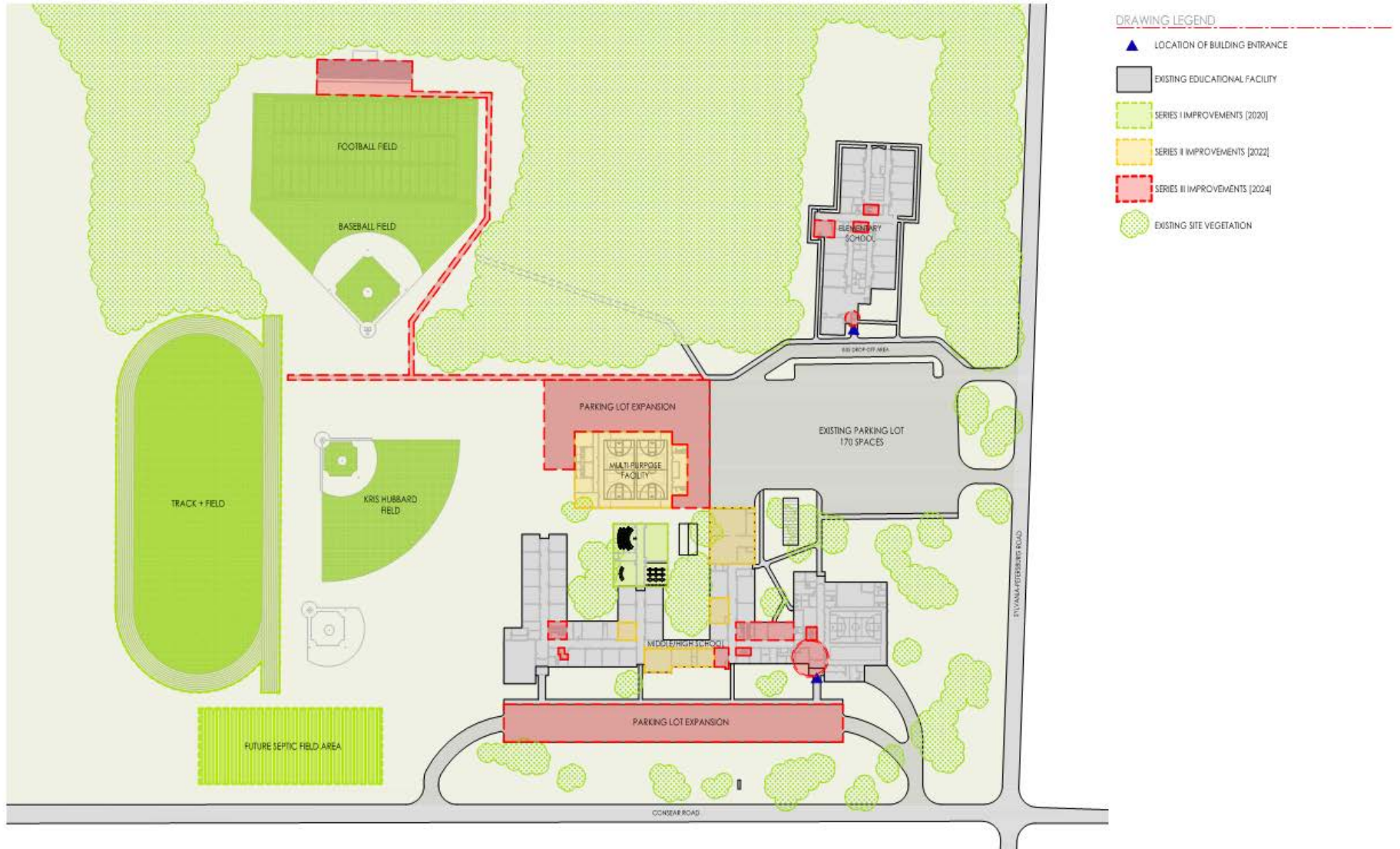




# Design Options & Cost Overview

## Scenario B: Site

Total Bond Cost = \$14.5M





# Design Options & Cost Overview

## Scenario B: Middle/High School

## Total Bond Cost = \$14.5M



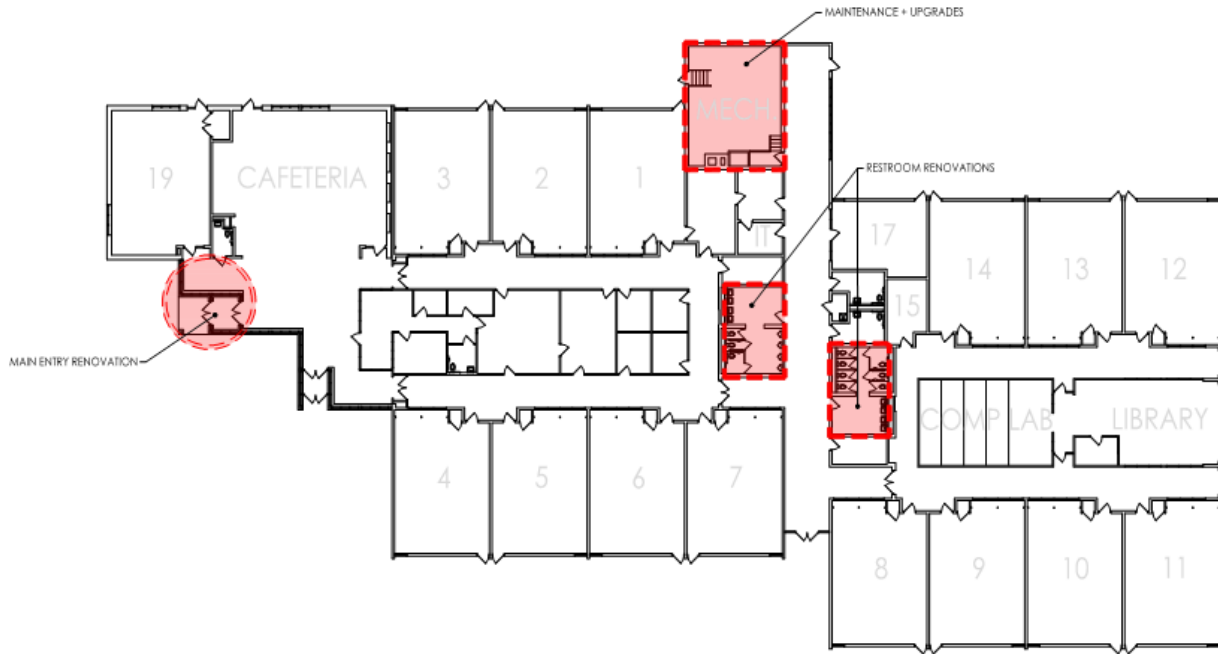


# Design Options & Cost Overview

## Scenario B: Elementary School Total Bond Cost = \$14.5M

DRAWING LEGEND

- 23 ROOM IDENTIFICATION NUMBER
- SERIES I IMPROVEMENTS [2020]
- SERIES II IMPROVEMENTS [2022]
- SERIES III IMPROVEMENTS [2024]





# Financial Considerations





## Financial Considerations

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- Both scenarios include a 3 series bond program with a 25-year finance term.
- Scenario A is projected at a **0 Mill increase** from the current millage rate and extending the current term an additional 18 years.
- Scenario B is projected at approximately **1.4 Mill increase** from the current millage rate and extending the current term an additional 18 years.
- Whiteford will utilize the State of Michigan's Department of Treasury Qualified School Bond Program.
- The School Bond Qualification and Loan program was established by the Michigan Constitution of 1963 and amended by Public Act 92 of 2005 to provide a state credit enhancement and loan mechanism for school





# Financial Considerations for Property Owners

## COMPARISON OF EXAMPLE BOND VOTE ALTERNATIVES - NOVEMBER, 2019 ELECTION

<u>Total Annual Millage Rate and Annual Tax Bill</u>	<b>3 Series</b>	
	<u>0 Mill Increase</u>	<u>1.4 Mill Increase</u>
Proposed 12/1/20 tax bill - debt millage	3.55	4.95
Proposed 12/1/20 tax bill - sinking fund millage	-	-
<b>Estimated 12/1/19 tax bill - debt millage</b>	<b>(2.55)</b>	<b>(2.55)</b>
<b>Estimated 12/1/19 tax bill - sinking fund millage</b>	<b>(1.00)</b>	<b>(1.00)</b>
Difference	-	1.40
Annual tax bill change (\$100,000 market value/\$50,000 taxable value)	\$0.00	\$70.00
Per month	\$0.00	\$5.83





# Financial Considerations for Property Owners

Market Value	Taxable Value	Millage Increase	Annual Increase	Monthly Increase
50,000	25,000	1.40	\$35.00	\$2.92
75,000	37,500	1.40	52.50	4.38
100,000	50,000	1.40	70.00	5.83
125,000	62,500	1.40	87.50	7.29
150,000	75,000	1.40	105.00	8.75
→ 175,000	87,500	1.40	122.50	10.21
200,000	100,000	1.40	140.00	11.67
225,000	112,500	1.40	157.50	13.13
→ 250,000	125,000	1.40	175.00	14.58
275,000	137,500	1.40	192.50	16.04
300,000	150,000	1.40	210.00	17.50
325,000	162,500	1.40	227.50	18.96
350,000	175,000	1.40	245.00	20.42
375,000	187,500	1.40	262.50	21.88
400,000	200,000	1.40	280.00	23.33

- \$175,000 Market Home Value = \$10.21 increase per month
- \$250,000 Market Home Value = \$14.58 increase per month





# Questions & Answers



# Questions & Answers



## *“Where Tradition Meets Innovation”*

November 2019  
Bond Community Forum

### Stakeholder Survey

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

1.) Do you have children who are currently enrolled or have previously attended the Whiteford Agricultural School District? (Please circle one)      Yes                  No

2.) Are there any additional critical facility needs that you feel are not addressed in this proposal? (Please circle one)      Yes                  No

If yes, Please explain: \_\_\_\_\_

3.) Please share which scenario you are most likely to support:

- Minimal approach of Scenario A (Extending the term of the current mileage rate with no increase).
- Expanded approach of Scenario B (Extending the term of the current mileage rate and increasing the mileage rate approximately 1.4 mills).
- Would support EITHER Scenario A or B.
- Would NOT support either scenario.

4.) Please share any additional information you wish for the Board of Education to consider:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Thank you for taking the time to share your input with us. Your responses will be reviewed by the Whiteford Board of Education and the Whiteford Agricultural School District Staff. We sincerely appreciate your participation in this Community Forum.



# *Helping to Plan the Future*

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