

REPAIR FWCS



July 22, 2019



AGENDA

- Strategic Capital Renewal Plan
- REPAIR Program
 - Goals, Accomplishments and Next Steps
- Funding Plan
- Tax Impact
- Additional Information
- Next Steps
 - REPAIR 2020 and Beyond



STRATEGIC CAPITAL RENEWAL PLAN

- Annually review condition of the District's 60 buildings.
 - Average age of buildings is 61 years.
- Review and update replacement plans and timelines for major building components such as roofs, boilers, chillers, fire alarm, etc.
- Consult with Maintenance & Operations Supervisors to assess mechanical, electrical and plumbing needs
- Work with other departments (Curriculum, Security and Technology) to identify significant programmatic changes that require changes to building infrastructure
- Prioritize and identify funding sources (Annual Capital Projects Plan Improvements, General Obligation Bonds or Referendum Bonds)

REPAIR PROGRAM GOALS

SCHOOL BUILDING BASIC RENEWAL/RESTORATION AND SAFETY PROJECT

- Replace infrastructure that has reached the end of it's useful life
- Eliminate substandard environmental conditions
 - Air quality, Temperature, Lighting
- Increase security for the safety of students and staff
- Increase the overall efficiency of the building to decrease energy use
- Maintain roof replacement schedule
- Maintain maximum tax rate of \$0.3028

OVERALL GOAL:






Provide a better overall learning environment for our students

REPAIR PROGRAM ACCOMPLISHMENTS

	2012 Referendum (Complete)	2016 Referendum (Complete)	2016 Referendum (Under Construction)	2016 Referendum (Total at Full Completion)
Major Improvements	10	3	3	10
Air Conditioning	16	8	3	All School Buildings in District Air Conditioned
Window Replacements	16	5	3	11
Secure Vestibules	11	6	6	22
Classroom Security	10	26	2	33
Roof Replacements	25	2	0	4

Energy Savings Example: Haley Elementary utility costs decreased 43% after completion of renovation!

REPAIR PROGRAM NEXT STEPS

	Locations (36 Buildings Total)	All Buildings in District Complete
Major Improvements	Wayne, Blackhawk and Miami	
Building Expansions	Scott, Franke Park	
Music Area Renovations	Kekionga and Lakeside	
Corridor Lighting and Locker Improvements	6 schools	
Entrance Vestibule & Office Security	12 schools	
Elevator and Lift Modernizations/ADA Improvements	17 buildings	
Window Replacements and Masonry Restoration	9 buildings	Windows 
Roof Replacements	26 buildings	
Temperature Controls Upgrades	6 schools	
Chalk -> Markerboard Conversions	20 schools	

FUNDING PLAN

- Debt tax rate goal
 - Maintain promised maximum rate of \$.3028
- 2019 General Obligation (GO) Bond
 - \$8.15 million
 - Repayment over 2 years, providing savings of \$3.5 million over long-term borrowing
- 2020 Referendum
 - \$125 million
 - Repayment over 20 years

TAX IMPACT TO AVERAGE HOME

2014

- Cost to \$100,000 home = \$98

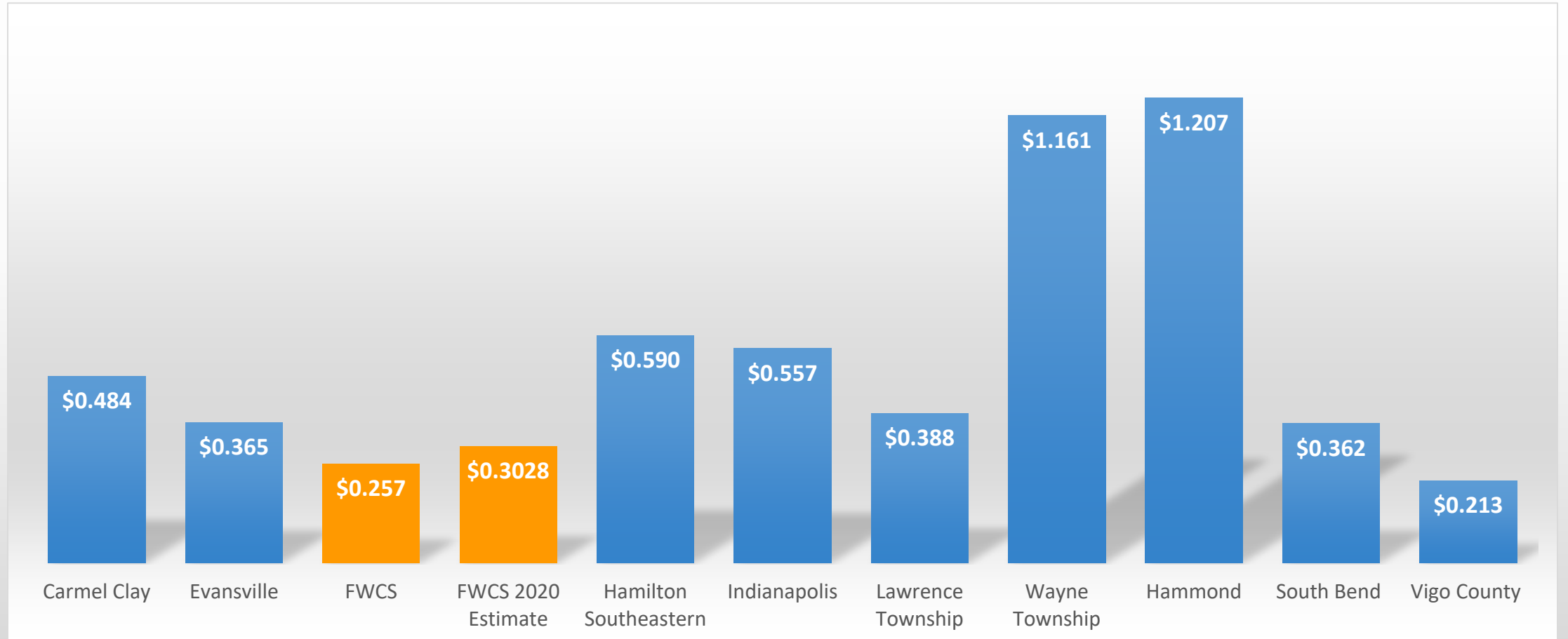
2019

- Cost to same home now estimated at \$108,000 = \$98
- Effective tax rate is currently \$0.257

2020

- Total maximum debt tax rate \$0.3028 (below since the 2012 Referendum)
- Cost to same home, now assessed at \$109,000 = \$117 (\$1.58 increase/month)
- Since the first referendum, the same home has averaged an estimated annual debt cost of \$101, including the proposed new debt

2019 DEBT RATES FOR LARGEST INDIANA DISTRICTS



ADDITIONAL INFORMATION

ESTIMATED \$8.15 MILLION BOND

Current Debt

- Debt Svc. Levy: \$20,700,704
- Debt Svc. Rate: \$0.2573

Estimated Debt

- Total Debt Svc. Levy In 2020: \$25,248,288
- Total Debt Svc. Rate In 2020: \$0.3028 (maximum promised rate since 2012)
- Debt Svc. Rate Increase Due To Project: \$0.0410 (\$13/year for \$100,000 home)

Estimated Total Interest on New Bond: \$1,341,355

Debt Service / Net Assessed Value: 0.41%

Outstanding Debt / Net Assessed Value: 4.5%

NEXT STEPS - REPAIR 2020

2019 General Obligation (GO) BONDS: \$8,150,000



- Board Work Session – June 25, 2019
- Public Hearings – July 22 and August 12, 2019 Board Meetings
- Board Vote – August 12, 2019
- Complete projects in 2020 and 2021

REPAIR 2020: \$125,000,000

- Additional Board Work Sessions and Community Meetings – Fall 2019
- Public Hearings – November 25 and December 9, 2019
- Board Vote – December 9, 2019
- Referendum on Ballot May 5, 2020

NEXT STEPS – AFTER REPAIR 2020

Buildings will always need periodic renewal.

- Current Goal: Maintain maximum debt rate of \$.3028.
- Assuming this maximum tax rate of \$0.3028, funding for future referendums will not be available for approximately 10-15 years.
- Future needs will continue to be assessed and proposed utilizing Strategic Capital Renewal Planning.



*Thank you
Fort Wayne*