

SWEET HOME CSD

7/24/25

CAPITAL PROJECT PLANNING



PRESENTERS



**Shawn
Wright**
Partner



**Matthew
Cummings**
Associate



**Maggie
Augugliaro**
Senior Advisor



**Nicolas
Humphrey**
Construction
Manager



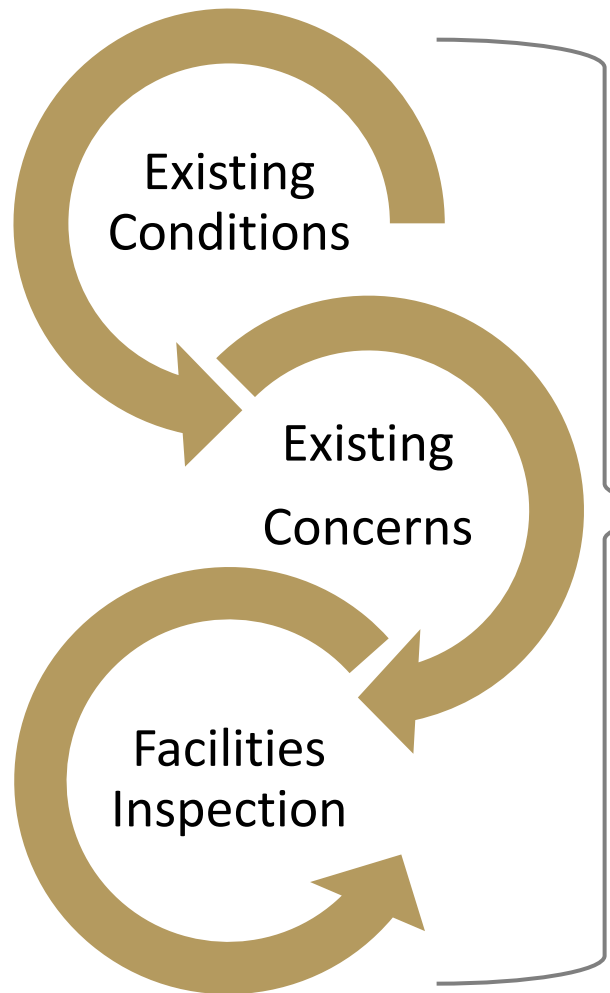
Agenda – Capital Project Planning

- Review Project Scope
 - BCS items, District Wants & Needs
- Capital Project Planning Financials
- Next Steps

THE LONG TERM PLAN

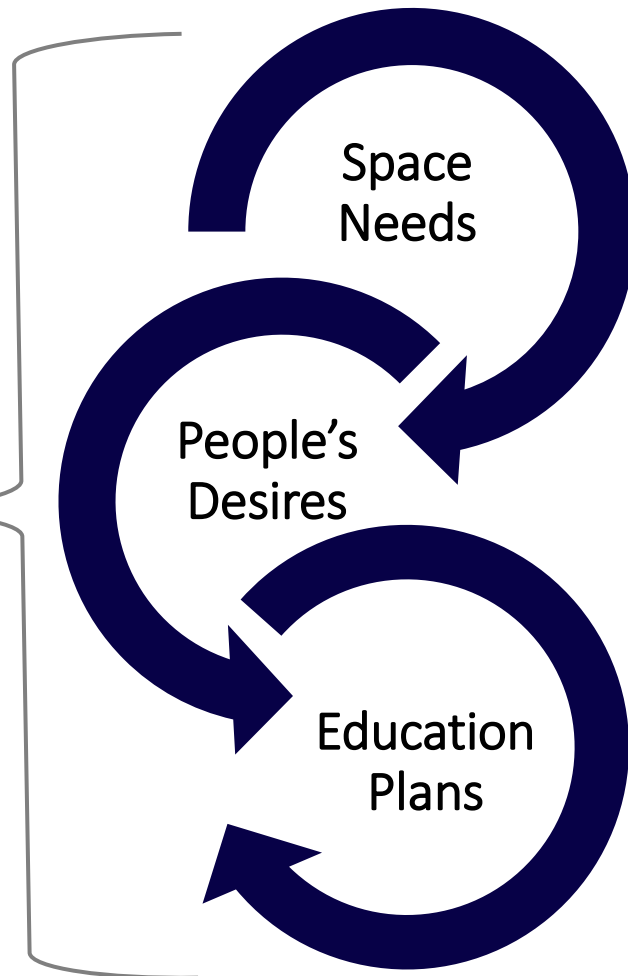
What Work Do We Need to Consider?

BUILDING NEEDS



Successful Facilities Long Term Planning

DISTRICT WANTS

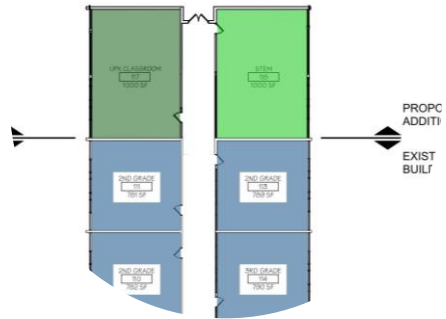


**BASE
PROPOSITION
CONCEPTUAL SCOPE OF
WORK**

GLENDALE ELEMENTARY SCHOOL

DISTRICT ENHANCEMENTS

Classroom Addition



Library Renovation



BCS PRIORITIES

Roof Replacement



HVAC Control Upgrade



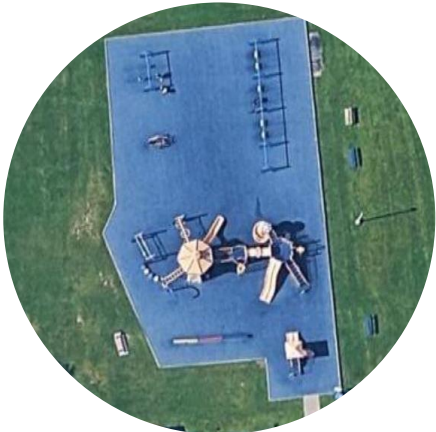
Mechanical RTU Replacements



Boiler & Hot Water Replacement



Playground Improvements



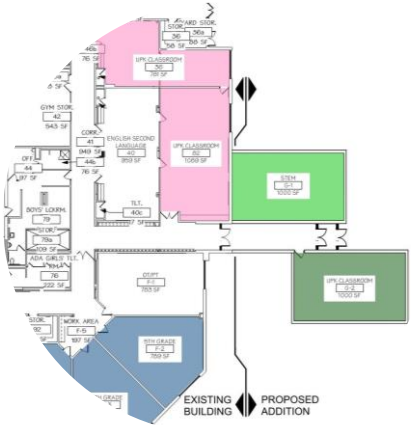
Exterior Access Control



**HERITAGE
HEIGHTS
ELEMENTARY
SCHOOL**

DISTRICT ENHANCEMENTS

Classroom Addition



Playground Improvements



Library Renovation



BCS PRIORITIES

Water Cooler Replacement



Boiler Replacement



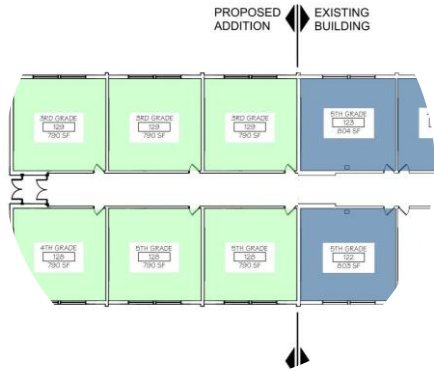
Exterior Door Access Control



MAPELEMERE ELEMENTARY SCHOOL

DISTRICT ENHANCEMENTS

Classroom Addition



Library Renovation



Playground Improvement



North Additional
Parking



BCS PRIORITIES

Roof Replacement



Exit Lighting
Replacement



Chiller Replacement



Pavement Replacement



Access Controls Upgrade



Clock System Replacement



Sidewalk Replacement



WILLOW RIDGE ELEMENTARY SCHOOL

DISTRICT ENHANCEMENTS

Playground Improvements



Classroom Door &
Hardware



BCS PRIORITIES

Crawlspace
Improvements



Access Controls Upgrade



Chiller Replacement



Boardroom Carpet



CMU Control Joint



**DEXTER TERRACE
ELEMENTARY
SCHOOL**

DISTRICT ENHANCEMENTS

District Office Relocation



Additional Parking



Secure Entry



BCS PRIORITIES

Fire Alarm Control Panel



Exit Lighting



Replace Cooling System



**MIDDLE SCHOOL,
HIGH SCHOOL &
BUS GARAGE**

MIDDLE SCHOOL

Roof Replacement



HIGH SCHOOL

District Office/Ready
Academy Relocation



BUS GARAGE

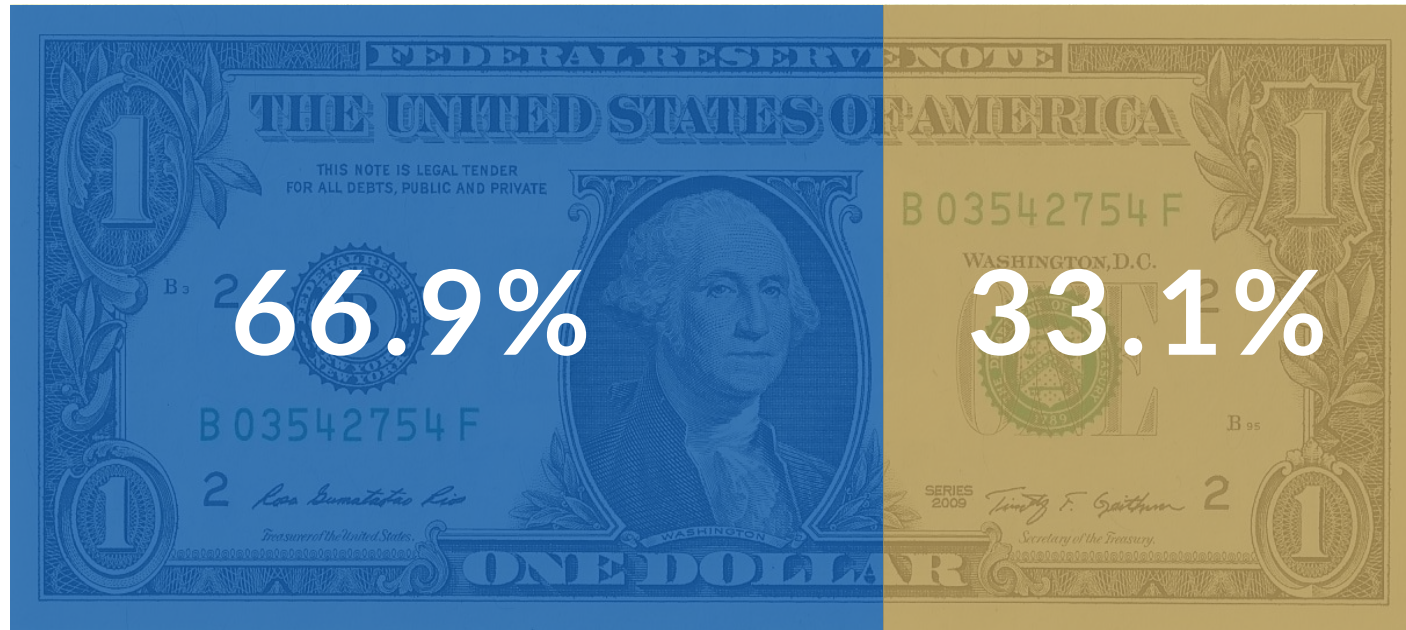
Electrical Upgrades



CAPITAL PROJECT FINANCIALS

BUILDING AID RATIO

*ALL VALUES ARE APPROXIMATE



STATE AID 66.9% *

SWEET HOME
33.1% *



*ASSUMES AIDABLE WORK

CAPITAL PROJECT FINANCIALS

MAXIMUM COST ALLOWANCE

5 YEAR ALLOWANCE BY BUILDING



**Construction:
Building
Related Work**



**Site & Incidentals:
Site Work, Architect,
CM, Insurances,
Financial Advisor,
Admin Fees**

CAPITAL PROJECT FINANCIALS

5 YEAR MAXIMUM COST ALLOWANCES



HIGH SCHOOL

\$49M	\$12.3M
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MIDDLE SCHOOL

\$32M	\$7.7M
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DEXTER TERRACE

\$4.6M	\$1.1M
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GLENDALE

RENOVATIONS	\$11.5M	\$2.3M
ADDITIONS	\$850K	\$170K



HERITAGE HEIGHTS

RENOVATIONS	\$9.4M	\$1.8M
ADDITIONS	\$850K	\$170K



MAPLEMERE

RENOVATIONS	\$10.4M	\$2.1M
ADDITIONS	\$2.5M	\$500K

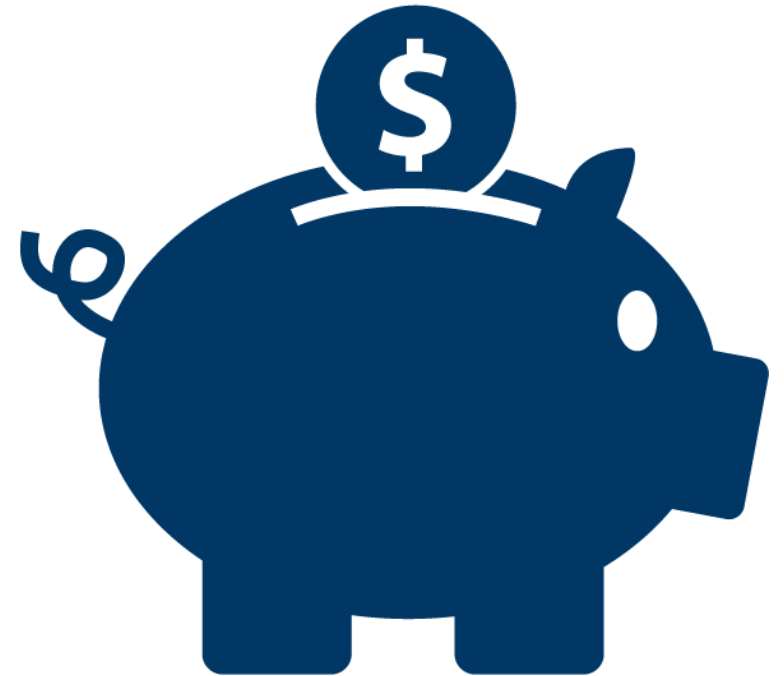


WILLOW RIDGE

\$9.8M	\$2M
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BASE PROPOSITION FINANCIALS

- \$55,200,670 Total Costs
- 76% of scope anticipated to generate state aid at 66.5% Building Aid Ratio & 57% Transportation Aid Ratio
- No tax increase needed to support project
 - \$3,000,000 Capital Reserves used to reduce local share
 - Replacing local share falling off from previous projects
 - Exploring grants and other funding sources for EV Infrastructure scope



Base Proposition
Financial Impacts

Fiscal Years	Total Est. Debt Service	-	Estimated Aid		=	Estimated Local Share
			Building	TRA		
2027-28	\$1,210,670		\$0	\$0		\$1,210,670
2028-29	3,995,827		1,815,872	101,784		2,078,170
2029-30	4,496,869		2,489,266	101,784		1,905,818
2030-31	4,594,806		2,489,266	101,784		2,003,756
2031-32	4,685,619		2,489,266	101,784		2,094,568
2032-33	4,684,306		2,489,266	101,784		2,093,256
2033-34	4,686,706		2,489,266	101,784		2,095,656
2034-35	4,684,306		2,489,266	101,784		2,093,256
2035-36	4,687,106		2,489,266	101,784		2,096,056
2036-37	4,509,706		2,489,266			2,020,440
2037-38	4,510,944		2,489,266			2,021,677
2038-39	4,511,231		2,489,266			2,021,965
2039-40	4,510,356		2,489,266			2,021,090
2040-41	4,513,481		2,489,266			2,024,215
2041-42	4,509,388		2,489,266			2,020,121
2042-43	4,508,075		2,489,266			2,018,809
2043-44	2,643,850		622,317			2,021,533
TOTALS	\$71,943,247		\$37,287,92	\$814,272		\$33,841,055

Fiscal Years	Existing Local Share	Proposition Local Share	Combined	Increase from 2025-26
2025-26	3,537,244		3,537,244	
2026-27	3,534,419		3,534,419	
2027-28	2,325,271	1,210,670	3,535,941	(1,302)
2028-29	1,459,916	2,078,170	3,538,086	843
2029-30	1,634,431	1,905,818	3,540,249	3,006
2030-31	1,532,882	2,003,756	3,536,638	(606)
2031-32	1,076,510	2,094,568	3,171,078	(366,165)
2032-33	1,081,760	2,093,256	3,175,016	(362,228)
2033-34	1,070,510	2,095,656	3,166,166	(371,078)
2034-35	1,073,260	2,093,256	3,166,516	(370,728)
2035-36	1,090,496	2,096,056	3,186,551	(350,692)
2036-37	1,096,711	2,020,440	3,117,151	(420,093)
2037-38	719,951	2,021,677	2,741,628	(795,615)
2038-39		2,021,965	2,021,965	(1,515,279)
2039-40		2,021,090	2,021,090	(1,516,154)
2040-41		2,024,215	2,024,215	(1,513,029)
2041-42		2,020,121	2,020,121	(1,517,123)
2042-43		2,018,809	2,018,809	(1,518,435)
2043-44		2,021,533	2,021,533	(1,515,710)
TOTALS	\$21,233,360	\$33,841,055	\$55,074,415	

Opportunity to
bring on a
future capital
project



**PROPOSITION
OPTION A
GENERAL RENOVATIONS**

**GLENDALE &
MAPLEMERE
ELEMENTARY
SCHOOL**

GLENDALE ELEMENTARY

Classroom Door &
Hardware



Gym Upgrades



Classroom Renovation



Corridor Patching & Paint



MAPLEMERE ELEMENTARY

Door & Hardware
Replacement



Classroom Renovation



Gym Upgrades



Corridor Improvement



**HERITAGE &
WILLOW RIDGE
ELEMENTARY
SCHOOL**

HERITAGE HEIGHTS ELEM.

Corridor Patching & Paint



Gym Upgrades



Classroom Renovation



Multipurpose Area Renovation



WILLOW RIDGE ELEMENTARY

Classroom Renovation



Gym Updates

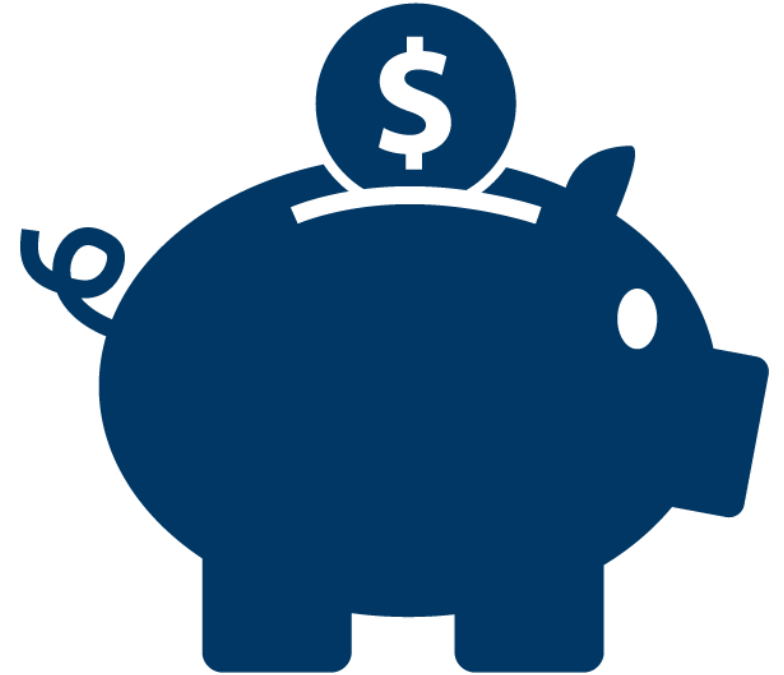


Corridor Improvements



PROPOSITION OPTION A FINANCIALS

- \$17,916,526 Total Costs
- 84% of scope anticipated to generate state aid at 66.5% Building Aid Ratio
- No capital reserve funds contributed
- Would require a Tax Levy Increase to support the project



General Renovations
Financial Impacts

Fiscal Years	Total Est. Debt Service	-	Est. Building Aid	=	Estimated Local Share
2027-28	\$621,526		\$0		\$621,526
2028-29	1,309,265		688,938		620,327
2029-30	1,560,819		944,422		616,397
2030-31	1,563,381		944,422		618,959
2031-32	1,564,631		944,422		620,209
2032-33	1,564,569		944,422		620,147
2033-34	1,565,769		944,422		621,347
2034-35	1,565,369		944,422		620,947
2035-36	1,568,369		944,422		623,947
2036-37	1,564,569		944,422		620,147
2037-38	1,561,331		944,422		616,909
2038-39	1,566,181		944,422		621,759
2039-40	1,563,694		944,422		619,272
2040-41	1,562,475		944,422		618,053
2041-42	1,563,850		944,422		619,428
2042-43	1,562,600		944,422		618,178
2043-44	856,900		236,106		620,795
TOTALS	\$24,685,298		\$14,146,952		\$10,538,346

Average Tax Levy
Increase =
\$620,000

1.14% increase over
2025-26

\$28 Tax Impact Per
Household

**PROPOSITION
OPTION B
TURF FIELDS & TRACKS**

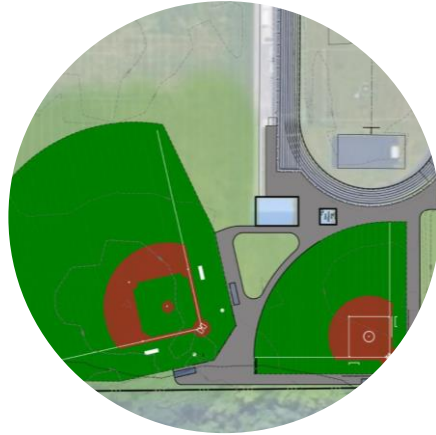
**HIGH SCHOOL &
HERITAGE ELEM.**

HIGH SCHOOL

Track Resurfacing



Baseball & Softball Field
Turf Field



Turf Field Carpet
Replacement



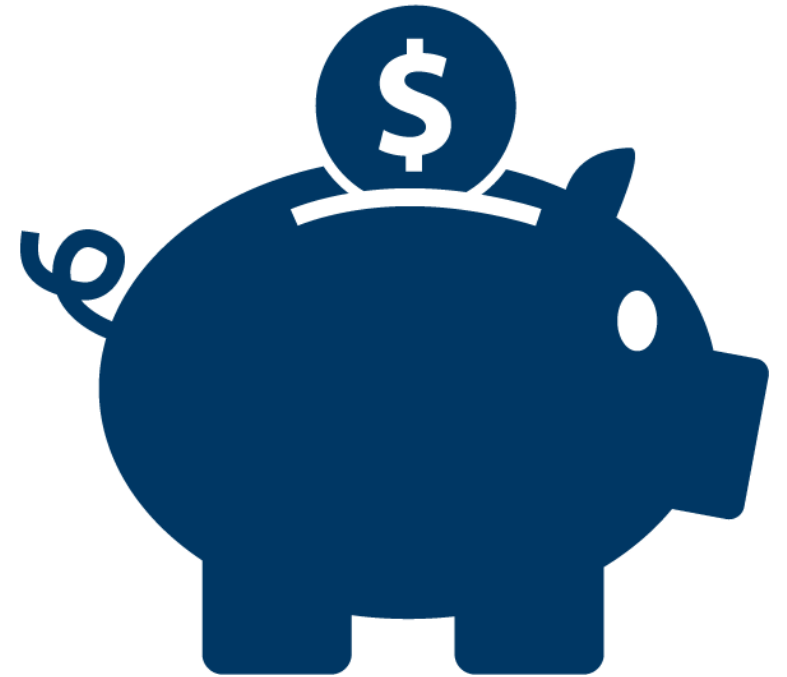
HERITAGE HEIGHTS ELEM.

Track Replacement



PROPOSITION OPTION B FINANCIALS

- \$17,403,028 Total Costs
- 65% of scope anticipated to generate state aid at 66.5% Building Aid Ratio
- No capital reserve funds contributed
- Would require a Tax Levy Increase to support the project



Turf Fields & Tracks Financial Impacts

Fiscal Years	Total Est. Debt Service	-	Est. Building Aid	=	Estimated Local Share
2027-28	\$803,028		\$0		\$803,028
2028-29	1,304,367		501,353		803,015
2029-30	1,491,669		687,274		804,395
2030-31	1,490,731		687,274		803,457
2031-32	1,493,669		687,274		806,395
2032-33	1,490,294		687,274		803,020
2033-34	1,488,494		687,274		801,220
2034-35	1,490,294		687,274		803,020
2035-36	1,490,494		687,274		803,220
2036-37	1,489,094		687,274		801,820
2037-38	1,488,406		687,274		801,132
2038-39	1,490,806		687,274		803,532
2039-40	1,491,081		687,274		803,807
2040-41	1,487,706		687,274		800,432
2041-42	1,487,144		687,274		799,870
2042-43	1,489,175		687,274		801,901
2043-44	971,850		171,819		800,032
TOTALS	\$23,938,302		\$10,295,007		\$13,643,295

Average Tax Levy Increase = \$800,000

1.47% increase over 2025-26

\$36 Tax Impact Per Household

PROPOSITION OPTION C COMBINED

COMBINED
General
Renovations
+
Turf Fields & Tracks

Financial Impacts

Fiscal Years	Classrooms Local Share	+	Fields Local Share	=	Combined Local Share
2027-28	\$621,526		\$803,028		\$1,424,554
2028-29	620,327		803,015		1,423,342
2029-30	616,397		804,395		1,420,792
2030-31	618,959		803,457		1,422,417
2031-32	620,209		806,395		1,426,604
2032-33	620,147		803,020		1,423,167
2033-34	621,347		801,220		1,422,567
2034-35	620,947		803,020		1,423,967
2035-36	623,947		803,220		1,427,167
2036-37	620,147		801,820		1,421,967
2037-38	616,909		801,132		1,418,042
2038-39	621,759		803,532		1,425,292
2039-40	619,272		803,807		1,423,079
2040-41	618,053		800,432		1,418,485
2041-42	619,428		799,870		1,419,298
2042-43	618,178		801,901		1,420,079
2043-44	620,795		800,032		1,420,826
TOTALS	\$10,538,346		\$13,643,295		\$24,181,641

Average Tax Levy
Increase =
\$1,420,000

2.61% increase
over 2025-26

\$64 Tax Impact Per
Household

Propositions

BASE PROP.

\$55.2M
**Conceptual Scope
of Work**

TAX NEUTRAL

Totals

Project Cost: **\$55.2M**

Tax Impact: -

Levy Increase: -

PROP. OPT. A

\$17.9M
**General
Renovations**

+\$28 (1.14%)

Totals

Project Cost: **\$73.1**

Tax Impact: **\$28**

Levy Increase: **1.14%**

PROP. OPT. B

\$17.4M
Turf Fields & Tracks

+\$36 (+1.47%)

Totals

Project Cost: **\$72.6**

Tax Impact: **\$36**

Levy Increase: **1.47%**

PROP. OPT. C

\$35.3M
Combined

+\$64 (+2.61%)

Totals

Project Cost: **\$90.5**

Tax Impact: **\$64**

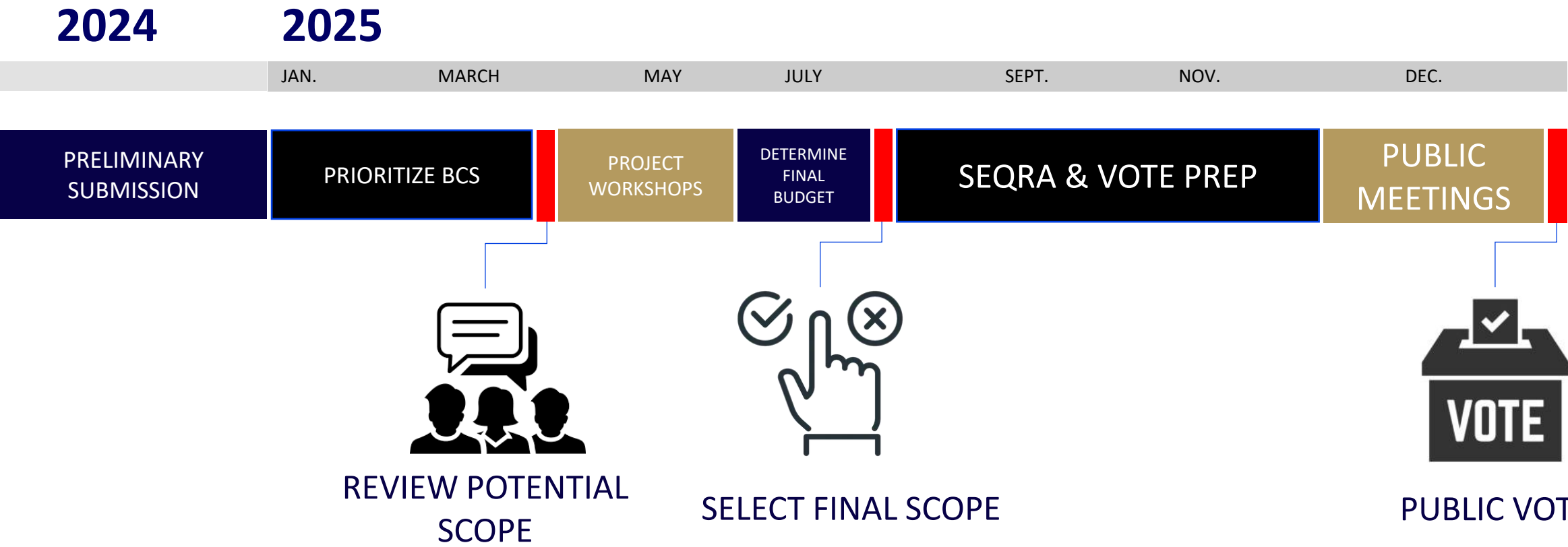
Levy Increase: **2.61%**

NEXT STEPS

Next Project Decisions

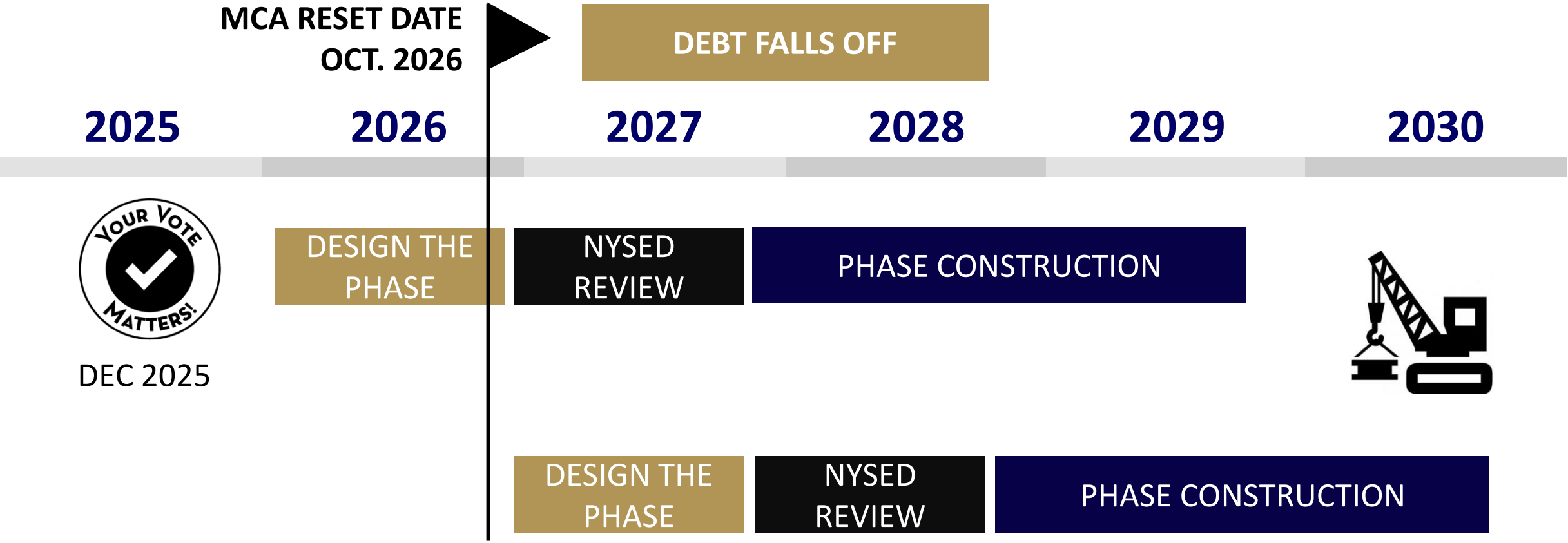
- ☐ Do you want to have additional propositions?
- ☐ If so, which proposition options does the board want?
- ☐ If the board decides to have 3 separate propositions, what is their prioritization?

DEC. VOTE PRE-REF SCHEDULE



LONG TERM PLAN

PROPOSED PROJECT SCHEDULE



Questions?

THANK YOU

