



Winchester Community Unit School District #1

**Planning
Presentation**

WC

Sign In & Questions



Welcome to Session #4

- **Please sign in using one of the sign-in sheets on the tables located in the Corridor.**
- **Additionally, questions can be submitted using the paper copies also provided on the tables located in the Corridor.**

Calendar of Sessions To-Date



- ~~• Session #1 Wednesday, April 3rd~~
- ~~• Session #2 Wednesday, April 10th~~
- ~~• Session #3 Wednesday, April 24th~~
- **Session #4 Monday, May 6th**

All times have been from 6:30 – 8pm

Agenda



1

**Our
Journey**

2

**Project
Options**

3

Location

Building Committee Plan Group



- **Board committee consisting of three (3) board members.**
- **Superintendent of Schools**
- **Architect – Graham & Hyde**

Recap from Previous Meetings



- 1. History of School District**
- 2. Committee Focus**
- 3. Options Considered**
- 4. Recap of Data**

History of School District



WGS Built



Commons



WGS Elevator



Pritchett



WGS Renovation



38 Years

1921

1959

1962

1970

1979

13 Years

1992

1997

12 Years

2009

2012

2017

10 Years

2027



WHS Built



Ag Shop



Kindergarten & Vocational



WGS Library



PK Built

- 1. Safety & Security for students and staff**
- 2. Compliance with Americans with Disabilities Act (ADA)**
- 3. Physical environment of our schools**
- 4. Learning environment of our schools**

Options Considered



Option 1 Construction of New Building

Option 2 Major Renovations with Additions

Option 3 Basic Remodel

Option 1 New Building



- **Approximately 70,000 sf**
- **New Secure Entrance**
- **New Attached 1,200 Seat Gym**
- **New Attached Vocational Area**
- **New Attached Commons/Cafeteria**
- **New Auditorium for 300**

Estimated Costs: \$36 million

Financed over 30 years

Option 2 Major Renovations



- **Approximately 90,000 sf**
- **New Secure Entrance**
- **New Attached 1,200 Seat Gym**
- **New Attached Vocational Area**
- **New Attached Commons/Cafeteria**
- **Temporary Classrooms During Construction**

Estimated Costs: \$32 million

Financed over 30 years

Option 3

Basic Remodel



- **Remodel Existing Building with Basic Health, Life, and Safety Needs**
- **Asbestos Removal**
- **Address ADA with Elevator**
- **New Fire Alarms**
- **New HVAC System**
- **Remodeled Locker Rooms and Locker Restrooms**

Estimated Costs: \$10 million

Financed over 30 years

Cost to Taxpayers



- **On a home with fair market value of \$100,000 . . .**
- **The estimated tax increase would be ~\$1,000 per year.**

Bond Calculations

ASSUMPTIONS

- 4% EAV growth
- No exemptions listed



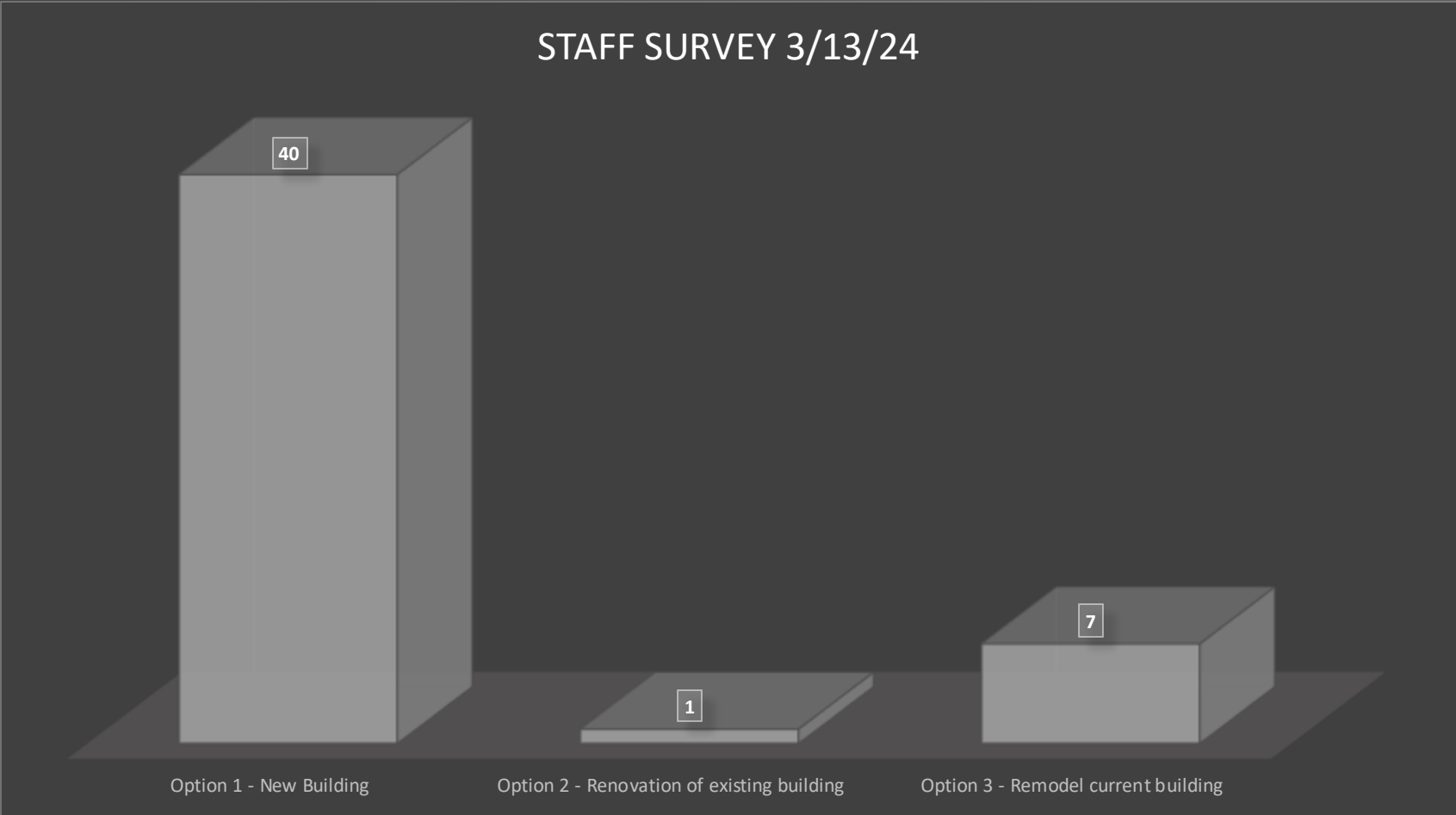
| Total Debt Service | EAV | B&I Tax Rate | Home Fair Market Value | Net Taxable Value | Tax Increase |
|--------------------|----------------|--------------|------------------------|-------------------|--------------|
| \$ 2,262,000 | \$ 74,000,000 | \$ 3.0568 | \$ 100,000 | \$ 33,333 | \$ 1,019 |
| \$ 2,262,000 | \$ 76,960,000 | \$ 2.9392 | \$ 104,000 | \$ 34,667 | \$ 1,019 |
| \$ 2,262,000 | \$ 80,038,400 | \$ 2.8261 | \$ 108,160 | \$ 36,053 | \$ 1,019 |
| \$ 2,262,000 | \$ 83,239,936 | \$ 2.7174 | \$ 112,486 | \$ 37,495 | \$ 1,019 |
| \$ 2,262,000 | \$ 86,569,533 | \$ 2.6129 | \$ 116,986 | \$ 38,995 | \$ 1,019 |
| \$ 2,262,000 | \$ 90,032,315 | \$ 2.5124 | \$ 121,665 | \$ 40,555 | \$ 1,019 |
| \$ 2,262,000 | \$ 93,633,607 | \$ 2.4158 | \$ 126,532 | \$ 42,177 | \$ 1,019 |
| \$ 2,262,000 | \$ 97,378,952 | \$ 2.3229 | \$ 131,593 | \$ 43,864 | \$ 1,019 |
| \$ 2,262,000 | \$ 101,274,110 | \$ 2.2335 | \$ 136,857 | \$ 45,619 | \$ 1,019 |
| \$ 2,262,000 | \$ 105,325,074 | \$ 2.1476 | \$ 142,331 | \$ 47,444 | \$ 1,019 |
| \$ 2,262,000 | \$ 109,538,077 | \$ 2.0650 | \$ 148,024 | \$ 49,341 | \$ 1,019 |
| \$ 2,262,000 | \$ 113,919,600 | \$ 1.9856 | \$ 153,945 | \$ 51,315 | \$ 1,019 |
| \$ 2,262,000 | \$ 118,476,384 | \$ 1.9092 | \$ 160,103 | \$ 53,368 | \$ 1,019 |
| \$ 2,262,000 | \$ 123,215,440 | \$ 1.8358 | \$ 166,507 | \$ 55,502 | \$ 1,019 |
| \$ 2,262,000 | \$ 128,144,057 | \$ 1.7652 | \$ 173,168 | \$ 57,723 | \$ 1,019 |
| \$ 2,262,000 | \$ 133,269,819 | \$ 1.6973 | \$ 180,094 | \$ 60,031 | \$ 1,019 |

Current HLS Bond



- **Original bond issued in 2017**
- **Purpose to renovate the WGS**
- **Amount \$4.72 million (\$7.0M in 2024 Costs)**
- **Current tax rate to pay bond = .42 cents**

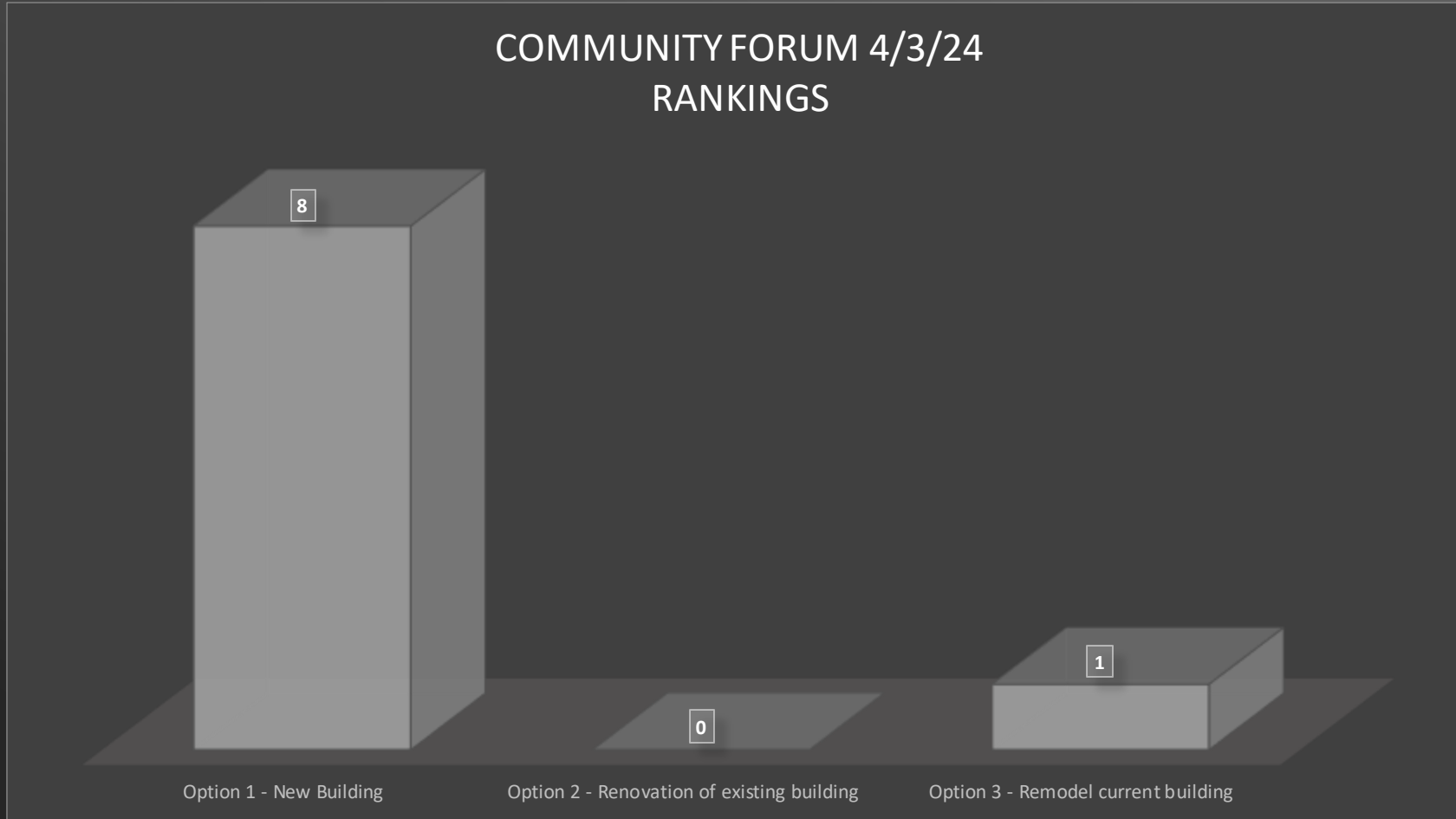
Survey - Staff



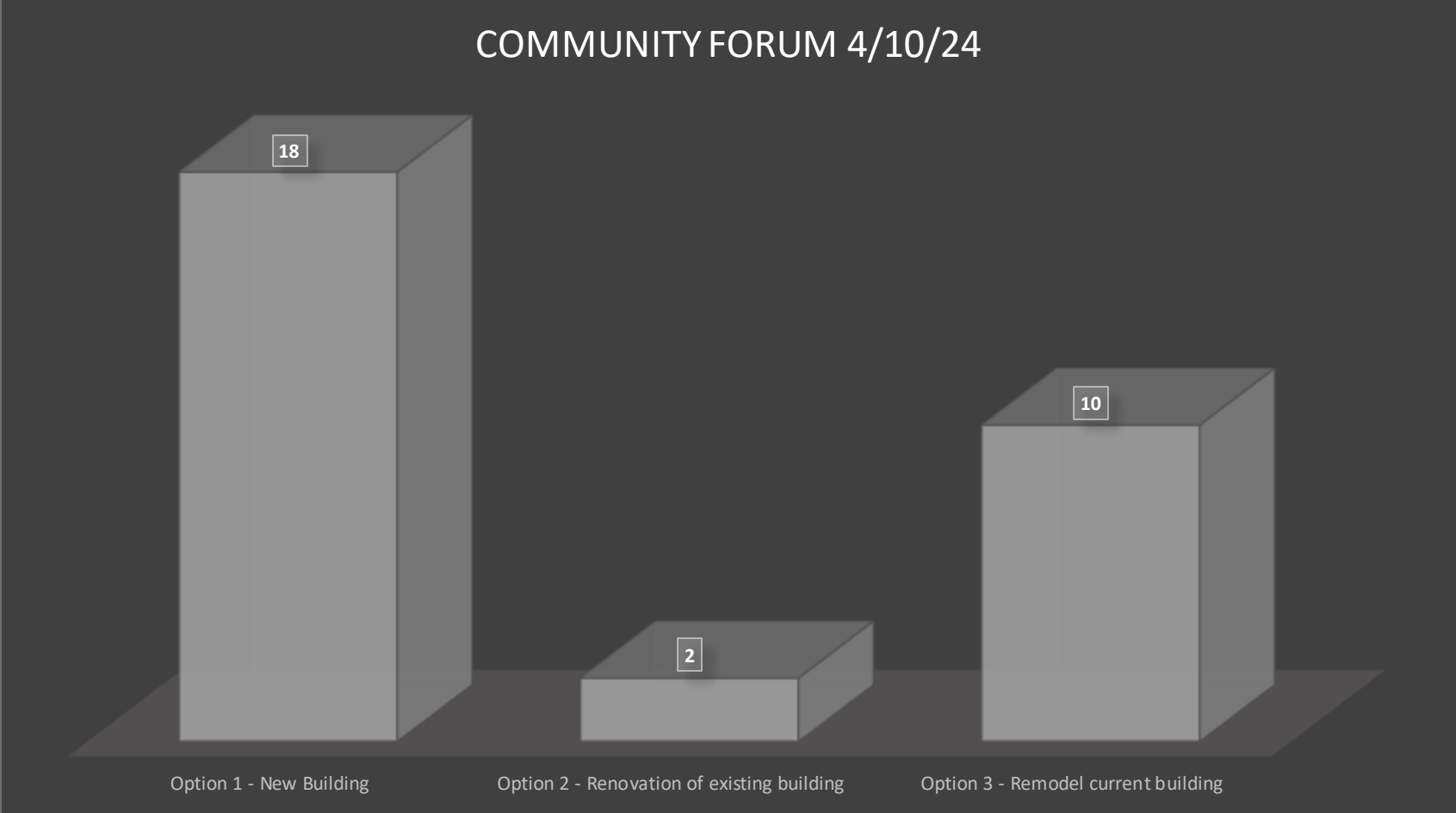
Survey - Community



COMMUNITY FORUM 4/3/24 RANKINGS



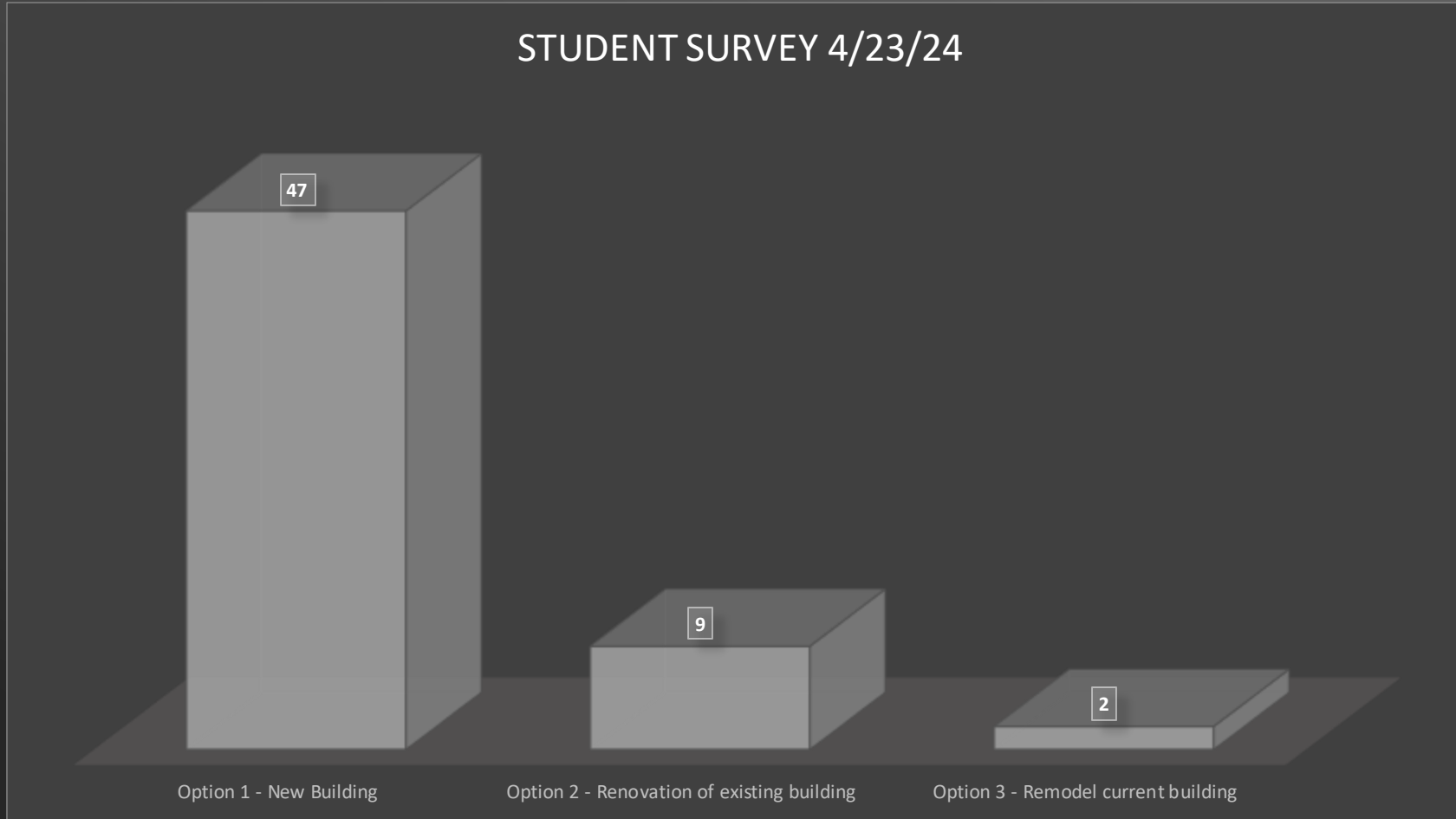
Survey - Community



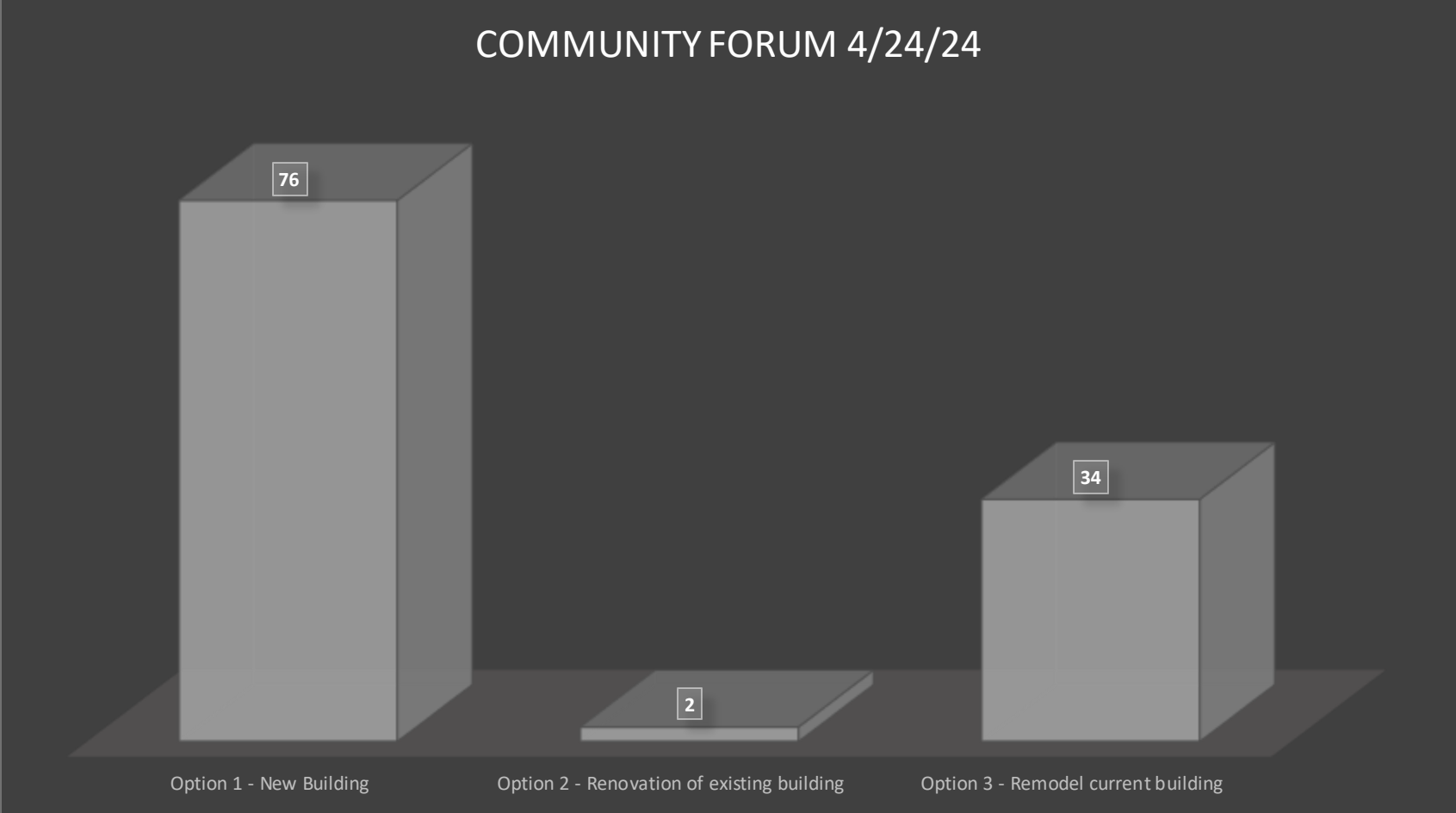
Survey - Student



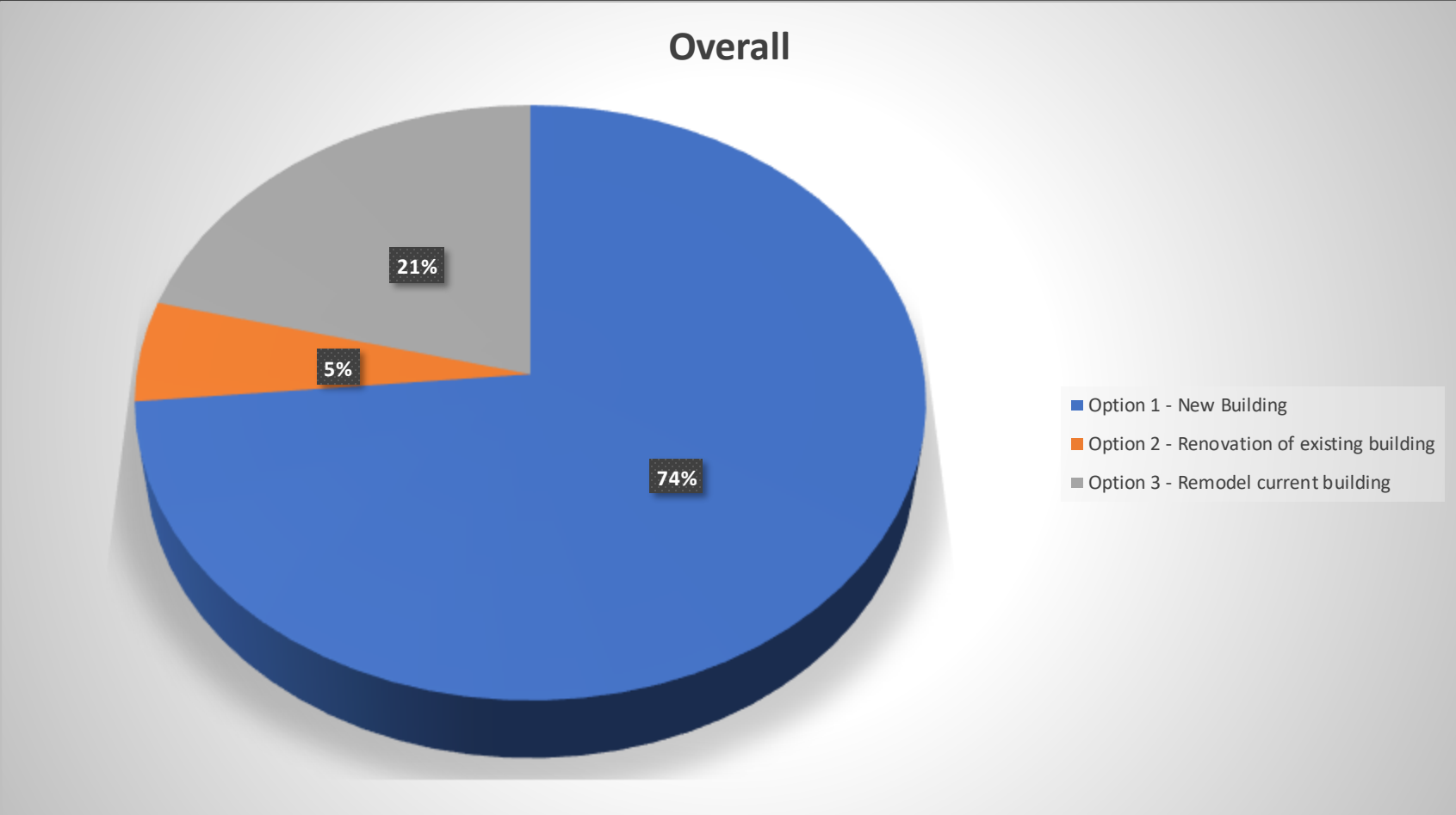
STUDENT SURVEY 4/23/24



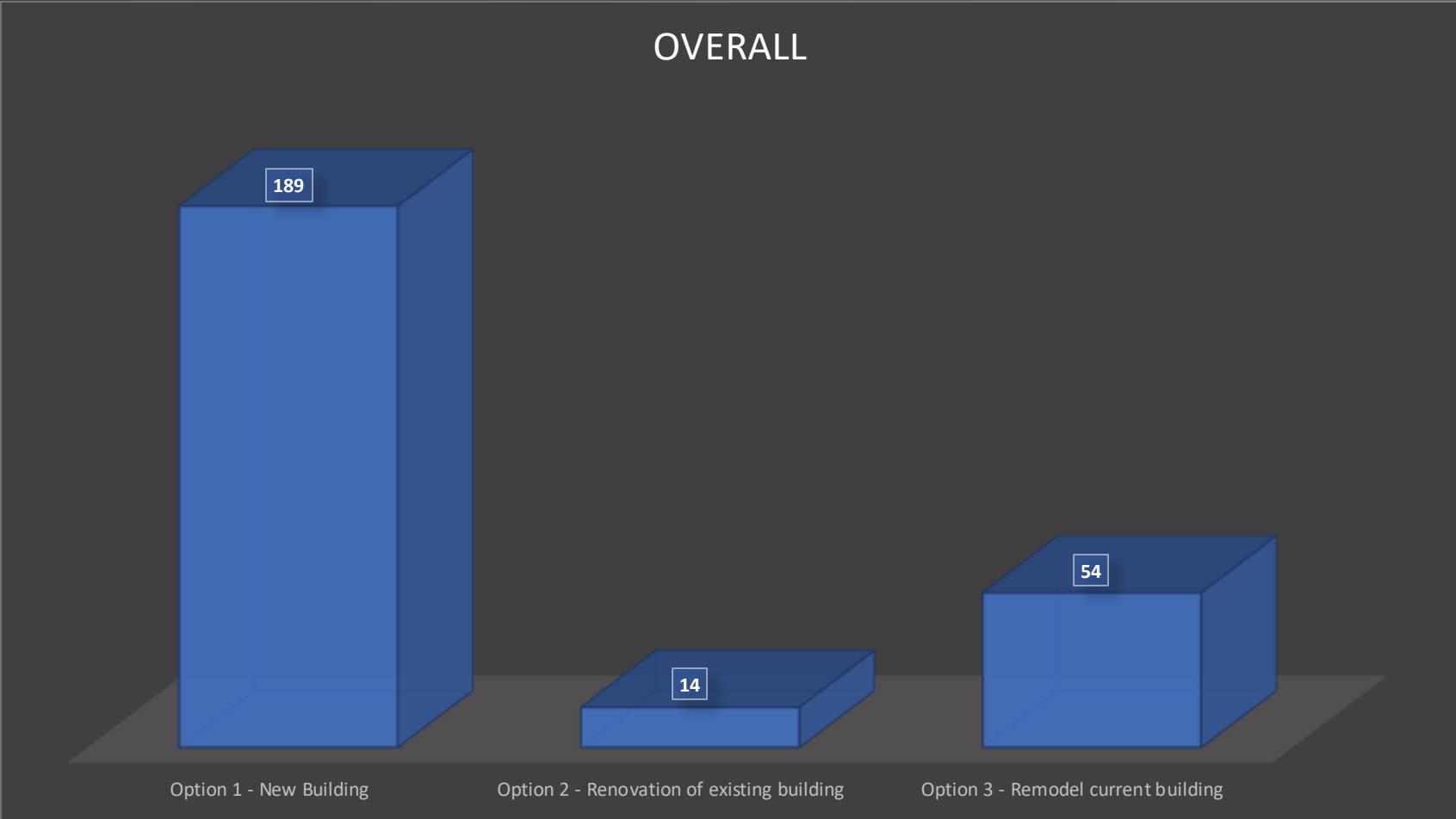
Survey - Community



Survey - Overall



Survey - Overall



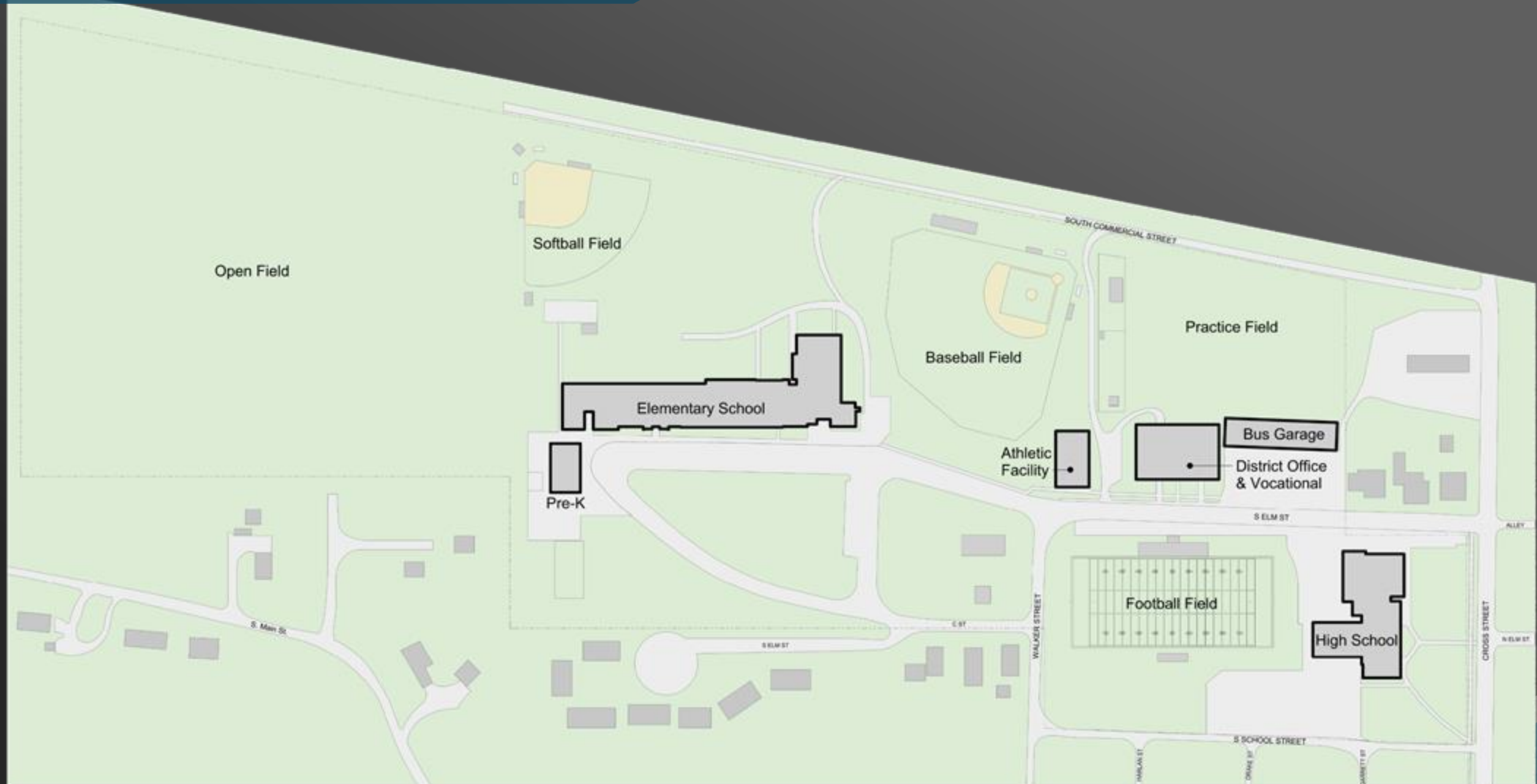
Purpose



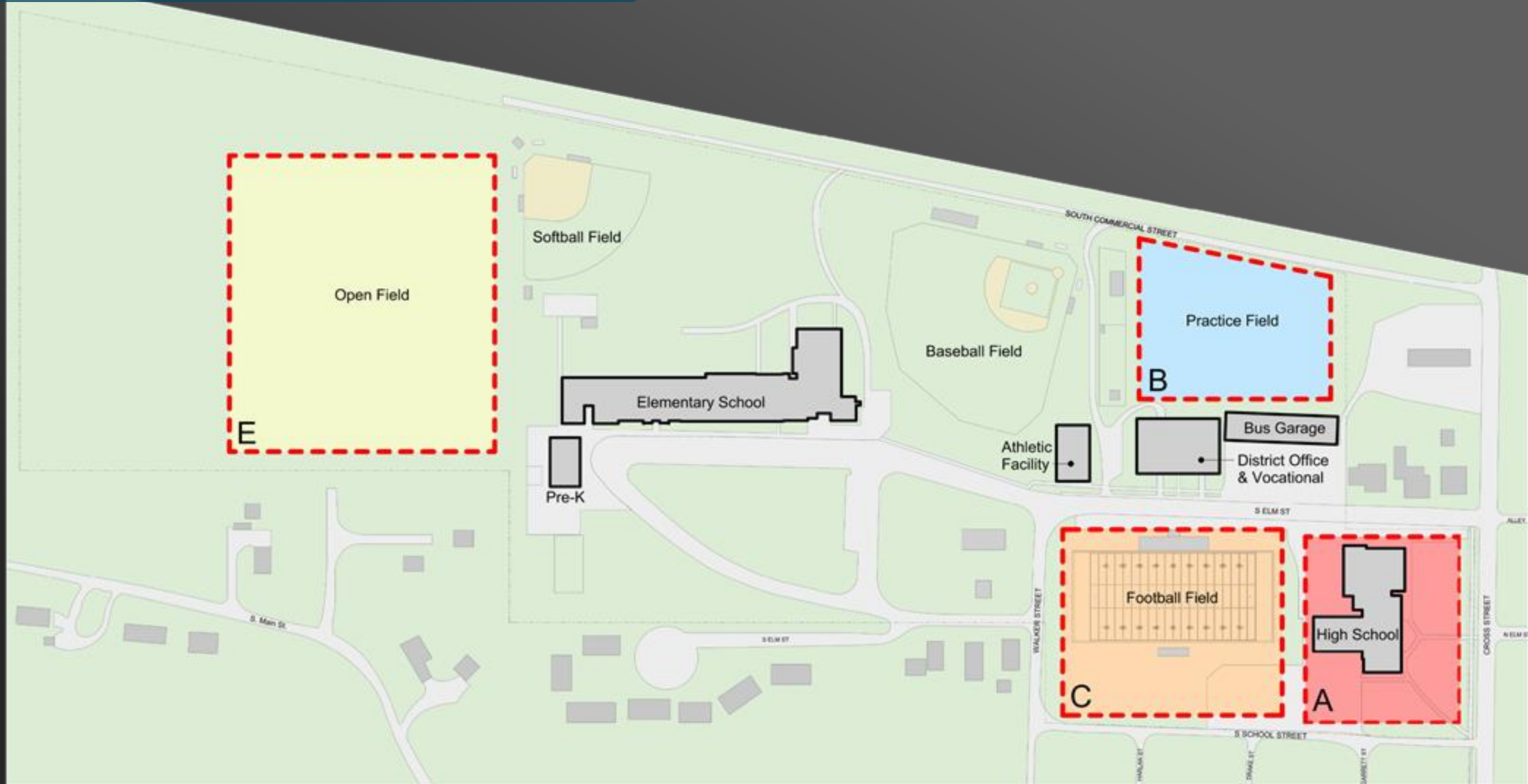
Goal for tonight's session

**HELP CHOOSE A
SITE LOCATION**

Existing Conditions



Site Locations A, B, C, and E

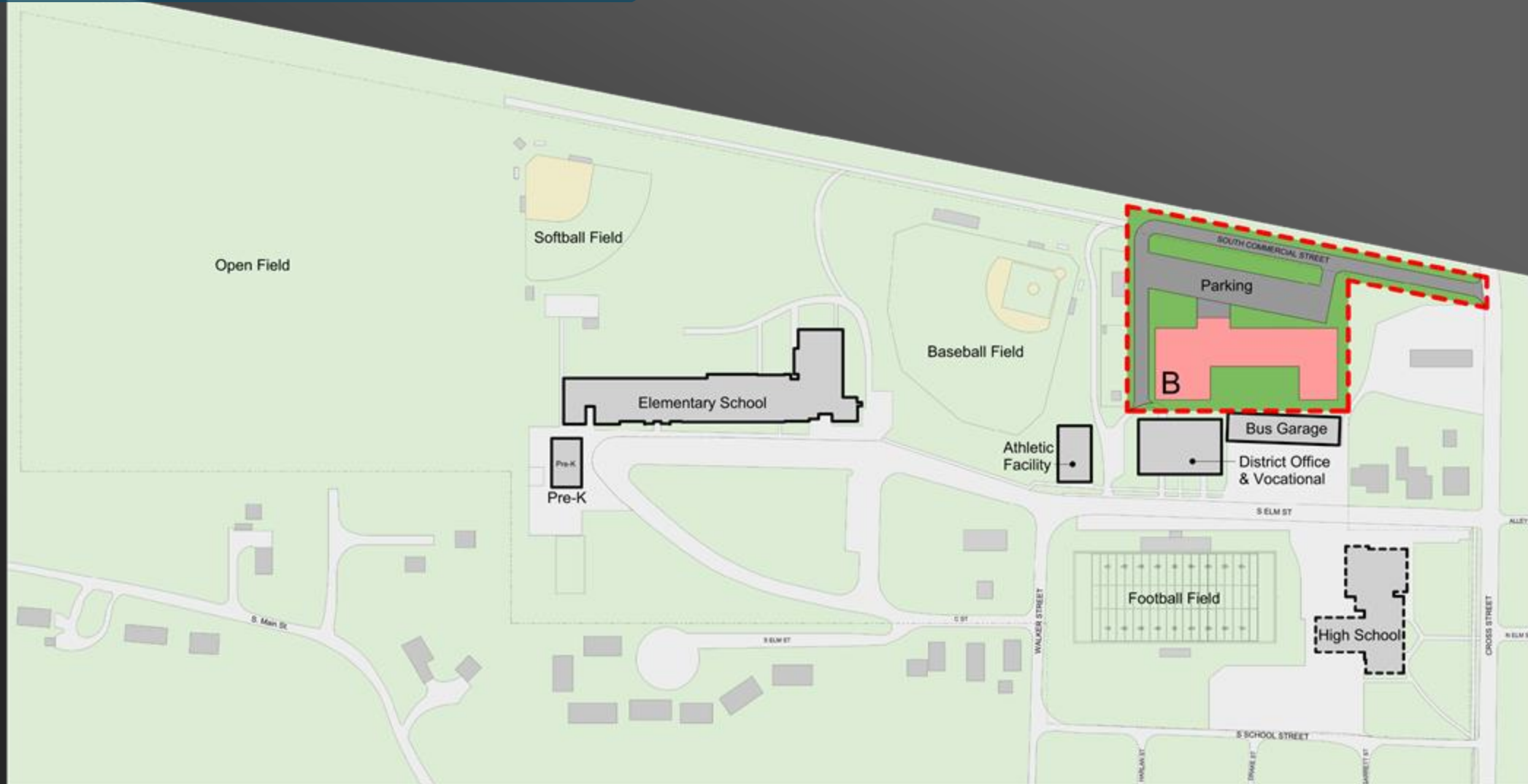


Option 1- Site Location A

WC



Option 1- Site Location B



Option 1- Site Location E

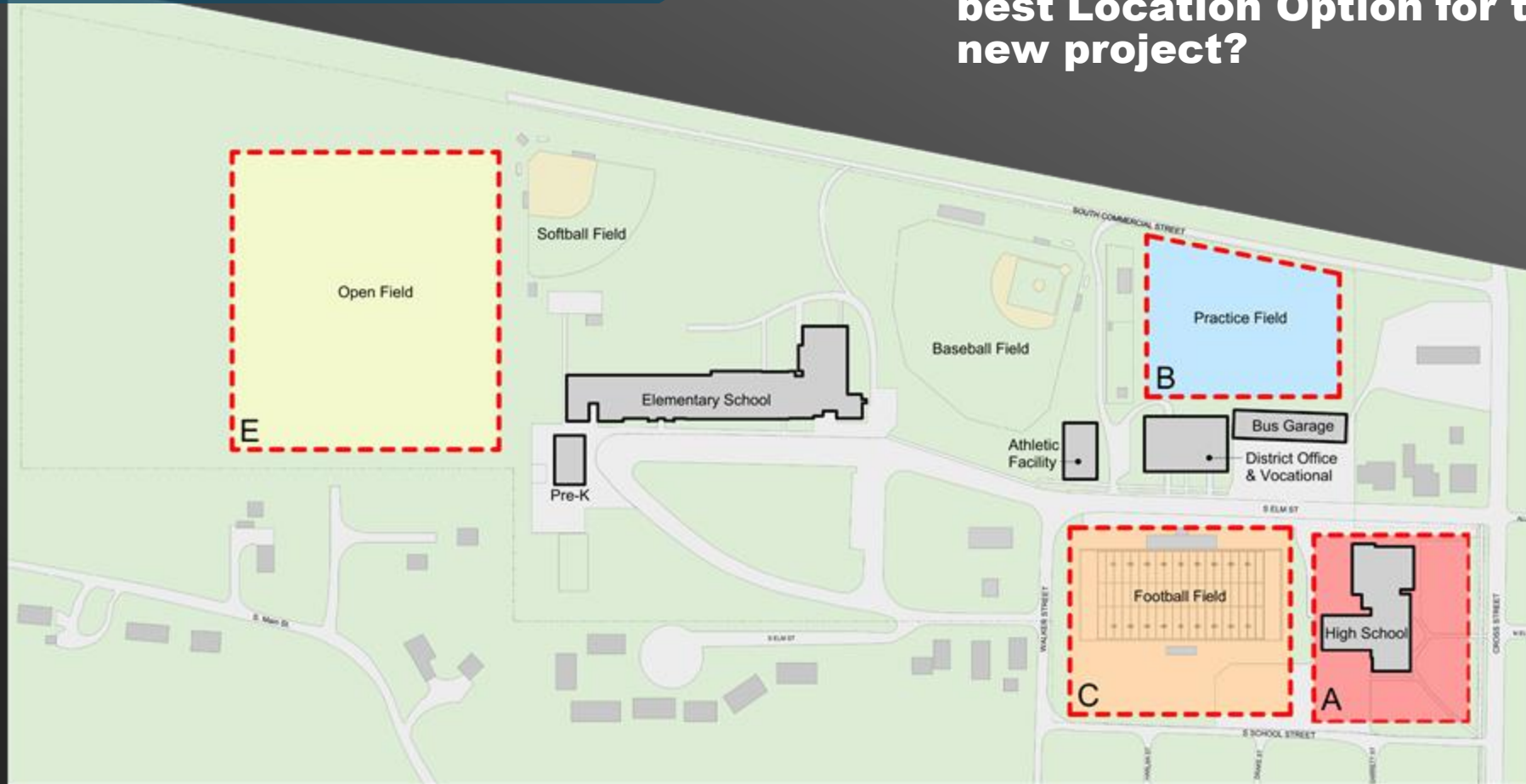


Activity

Individual Choice

Instructions

1) Place your sticker on the Location you believe is the best Location Option for the new project?



Select your **INDIVIDUAL** choice from the Proposed Site Location Options (A, B, C, and E)

Next Steps



Website

www.Winchesterschools.net/BuildingProjectinformation

Facebook

www.facebook.com/winchesterschools

Thank you!