

2017 Referendum

# Belleville Public Schools




**a collaborative process**



**BELLEVILLE  
PUBLIC SCHOOLS**



- 
- **Belleville Public Schools**
    - **Dr. Richard Tomko**  
*Superintendent of Schools*
  - **Di Cara | Rubino Architects**
    - **Jerry Rubino, AIA**  
*Firm Principal*
    - **Allen Barnett, AIA, LEED AP**  
*Senior Project Manager*
  - **Wilentz, Goldman & Spitzer, P.A.**
    - **Lisa A. Gorab**  
*Public Finance Attorney*

# Project Overview

Facility upgrades at the District's nine existing buildings

<b>Exterior Wall Repair</b>	<b>\$</b>	<b>2,143,000.00</b>
<b>Exterior Door Replacement</b>	<b>\$</b>	<b>59,000.00</b>
<b>Window Replacement</b>	<b>\$</b>	<b>2,925,000.00</b>
<b>Roof Replacement</b>	<b>\$</b>	<b>1,921,000.00</b>
<b>Boiler Replacement</b>	<b>\$</b>	<b>3,330,000.00</b>
<b>Unit Ventilator Replacement</b>	<b>\$</b>	<b>10,066,000.00</b>
<b>Elevator</b>		<b>\$4,575,000.00</b>
<b>Electric Service/Distribution</b>	<b>\$</b>	<b>1,917,000.00</b>
<b>Emergency Egress Lighting</b>	<b>\$</b>	<b>497,000.00</b>
<b>Fire Alarm Replacement</b>	<b>\$</b>	<b>1,528,000.00</b>
<b>Site Work</b>	<b>\$</b>	<b>1,039,000.00</b>
<b>ADA Toilet Upgrade</b>	<b>\$</b>	<b>2,616,000.00</b>
<b>Locker Room Upgrade</b>	<b>\$</b>	<b>880,000.00</b>
<b>Auditorium Repair</b>	<b>\$</b>	<b>671,000.00</b>
<b>Lighting Replacement</b>	<b>\$</b>	<b>1,945,000.00</b>
<b>Clock/Speaker/Intercom</b>	<b>\$</b>	<b>1,728,000.00</b>
<b>Construction Cost:</b>	<b>\$</b>	<b>37,840,000.00</b>
<b>Project Costs:</b>	<b>\$</b>	<b>10,696,610.00</b>
<b>Total Project Cost:</b>	<b>\$</b>	<b>48,536,610.00</b>

# Belleville High School

Exterior Wall Repair	\$	245,000.00
Exterior Door Replacement	\$	N/A
Window Replacement	\$	1,171,000.00
Roof Replacement	\$	760,000.00
Boiler Replacement	\$	880,000.00
Unit Ventilator Replacement	\$	2,700,000.00
Elevator	\$	N/A
Electric Service/Distribution	\$	760,000.00
Emergency Egress Lighting	\$	150,000.00
Fire Alarm Replacement	\$	580,000.00
Site Work	\$	340,000.00
ADA Toilet Upgrade	\$	560,000.00
Locker Room Upgrade	\$	440,000.00
Auditorium Repair	\$	56,000.00
Lighting Replacement	\$	685,000.00
Clock/Speaker/Intercom	\$	590,000.00
Construction Cost:	\$	9,917,000.00
Project Costs:	\$	2,639,040.00
Total Project Cost:	\$	12,556,040.00

# Belleville Middle School

Exterior Wall Repair	\$	420,000.00
Exterior Door Replacement	\$	N/A
Window Replacement	\$	N/A
Roof Replacement	\$	6,000.00
Boiler Replacement	\$	N/A
Unit Ventilator Replacement	\$	2,000,000.00
Elevator	\$	N/A
Electric Service/Distribution	\$	205,000.00
Emergency Egress Lighting	\$	72,000.00
Fire Alarm Replacement	\$	205,000.00
Site Work	\$	162,000.00
ADA Toilet Upgrade	\$	159,000.00
Locker Room Upgrade	\$	440,000.00
Auditorium Repair	\$	325,000.00
Lighting Replacement	\$	250,000.00
Clock/Speaker/Intercom	\$	230,000.00
Construction Cost:	\$	4,474,000.00
Project Costs:	\$	1,261,880.00
Total Project Cost:	\$	5,735,880.00

## School #3

Exterior Wall Repair	\$	6,000.00
Exterior Door Replacement	\$	N/A
Window Replacement	\$	59,000.00
Roof Replacement	\$	390,000.00
Boiler Replacement	\$	630,000.00
Unit Ventilator Replacement	\$	890,000.00
Elevator	\$	N/A
Electric Service/Distribution	\$	160,000.00
Emergency Egress Lighting	\$	40,000.00
Fire Alarm Replacement	\$	48,000.00
Site Work	\$	30,000.00
ADA Toilet Upgrade	\$	490,000.00
Locker Room Upgrade	\$	N/A
Auditorium Repair	\$	75,000.00
Lighting Replacement	\$	135,000.00
Clock/Speaker/Intercom	\$	125,000.00
Construction Cost:	\$	3,078,000.00
Project Costs:	\$	909,360.00
Total Project Cost:	\$	3,987,360.00

## School #4

Exterior Wall Repair	\$	863,000.00
Exterior Door Replacement	\$	6,000.00
Window Replacement	\$	530,000.00
Roof Replacement	\$	410,000.00
Boiler Replacement	\$	435,000.00
Unit Ventilator Replacement	\$	1,050,000.00
Elevator	\$	740,000.00
Electric Service/Distribution	\$	150,000.00
Emergency Egress Lighting	\$	53,000.00
Fire Alarm Replacement	\$	165,000.00
Site Work	\$	96,000.00
ADA Toilet Upgrade	\$	250,000.00
Locker Room Upgrade	\$	N/A
Auditorium Repair	\$	35,000.00
Lighting Replacement	\$	185,000.00
Clock/Speaker/Intercom	\$	160,000.00
Construction Cost:	\$	5,128,000.00
Project Costs:	\$	1,428,360.00
Total Project Cost:	\$	6,556,360.00



## School #5

Exterior Wall Repair	\$	92,000.00
Exterior Door Replacement	\$	N/A
Window Replacement	\$	N/A
Roof Replacement	\$	N/A
Boiler Replacement	\$	530,000.00
Unit Ventilator Replacement	\$	841,000.00
Elevator	\$	770,000.00
Electric Service/Distribution	\$	140,000.00
Emergency Egress Lighting	\$	50,000.00
Fire Alarm Replacement	\$	140,000.00
Site Work	\$	125,000.00
ADA Toilet Upgrade	\$	160,000.00
Locker Room Upgrade	\$	N/A
Auditorium Repair	\$	30,000.00
Lighting Replacement	\$	170,000.00
Clock/Speaker/Intercom	\$	160,000.00
Construction Cost:	\$	3,208,000.00
Project Costs:	\$	941,960.00
Total Project Cost:	\$	4,149,960.00



## School #7

Exterior Wall Repair	\$	30,000.00
Exterior Door Replacement	\$	N/A
Window Replacement	\$	290,000.00
Roof Replacement	\$	N/A
Boiler Replacement	\$	570,000.00
Unit Ventilator Replacement	\$	1,045,000.00
Elevator	\$	760,000.00
Electric Service/Distribution	\$	210,000.00
Emergency Egress Lighting	\$	50,000.00
Fire Alarm Replacement	\$	140,000.00
Site Work	\$	55,000.00
ADA Toilet Upgrade	\$	312,000.00
Locker Room Upgrade	\$	N/A
Auditorium Repair	\$	35,000.00
Lighting Replacement	\$	190,000.00
Clock/Speaker/Intercom	\$	170,000.00
Construction Cost:	\$	3,857,000.00
Project Costs:	\$	1,105,840.00
Total Project Cost:	\$	4,962,840.00

## School #8

Exterior Wall Repair	\$	268,000.00
Exterior Door Replacement	\$	46,000.00
Window Replacement	\$	340,000.00
Roof Replacement	\$	N/A
Boiler Replacement	\$	N/A
Unit Ventilator Replacement	\$	860,000.00
Elevator	\$	760,000.00
Electric Service/Distribution	\$	190,000.00
Emergency Egress Lighting	\$	50,000.00
Fire Alarm Replacement	\$	140,000.00
Site Work	\$	170,000.00
ADA Toilet Upgrade	\$	340,000.00
Locker Room Upgrade	\$	N/A
Auditorium Repair	\$	35,000.00
Lighting Replacement	\$	190,000.00
Clock/Speaker/Intercom	\$	170,000.00
Construction Cost:	\$	3,559,000.00
Project Costs:	\$	1,030,080.00
Total Project Cost:	\$	4,589,080.00

## School #9

Exterior Wall Repair	\$	185,000.00
Exterior Door Replacement	\$	7,000.00
Window Replacement	\$	225,000.00
Roof Replacement	\$	125,000.00
Boiler Replacement	\$	280,000.00
Unit Ventilator Replacement	\$	280,000.00
Elevator	\$	775,000.00
Electric Service/Distribution	\$	50,000.00
Emergency Egress Lighting	\$	20,000.00
Fire Alarm Replacement	\$	55,000.00
Site Work	\$	20,000.00
ADA Toilet Upgrade	\$	180,000.00
Locker Room Upgrade	\$	N/A
Auditorium Repair	\$	45,000.00
Lighting Replacement	\$	70,000.00
Clock/Speaker/Intercom	\$	60,000.00
Construction Cost:	\$	2,377,000.00
Project Costs:	\$	707,470.00
Total Project Cost:	\$	3,084,470.00

## School #10

Exterior Wall Repair	\$	34,000.00
Exterior Door Replacement	\$	N/A
Window Replacement	\$	310,000.00
Roof Replacement	\$	230,000.00
Boiler Replacement	\$	5,000.00
Unit Ventilator Replacement	\$	400,000.00
Elevator	\$	770,000.00
Electric Service/Distribution	\$	52,000.00
Emergency Egress Lighting	\$	12,000.00
Fire Alarm Replacement	\$	55,000.00
Site Work	\$	41,000.00
ADA Toilet Upgrade	\$	165,000.00
Locker Room Upgrade	\$	N/A
Auditorium Repair	\$	35,000.00
Lighting Replacement	\$	70,000.00
Clock/Speaker/Intercom	\$	63,000.00
Construction Cost:	\$	2,242,000.00
Project Costs:	\$	672,620.00
Total Project Cost:	\$	2,914,620.00

# Total Project Cost

<b>Belleville High School</b>	<b>\$</b>	<b>9,917,000.00</b>
<b>Belleville Middle School</b>	<b>\$</b>	<b>4,474,000.00</b>
<b>Elementary School #3</b>	<b>\$</b>	<b>3,078,000.00</b>
<b>Elementary School #4</b>	<b>\$</b>	<b>5,128,000.00</b>
<b>Elementary School #5</b>	<b>\$</b>	<b>3,208,000.00</b>
<b>Elementary School #7</b>	<b>\$</b>	<b>3,857,000.00</b>
<b>Elementary School #8</b>	<b>\$</b>	<b>3,559,000.00</b>
<b>Elementary School #9</b>	<b>\$</b>	<b>2,377,000.00</b>
<b>Elementary School #10</b>	<b>\$</b>	<b>2,242,000.00</b>
<hr/>		
<b>Construction Cost:</b>	<b>\$</b>	<b>37,840,000.00</b>
<b>Project Costs:</b>	<b>\$</b>	<b>10,696,610.00</b>
<hr/>		
<b>Total Project Cost:</b>	<b>\$</b>	<b>48,536,610.00</b>
<hr/>		
<b>Debt Service Aid:</b>	<b>\$</b>	<b>24,146,963.00</b>
<b>Balance:</b>	<b>\$</b>	<b>24,389,647.00</b>
<hr/>		

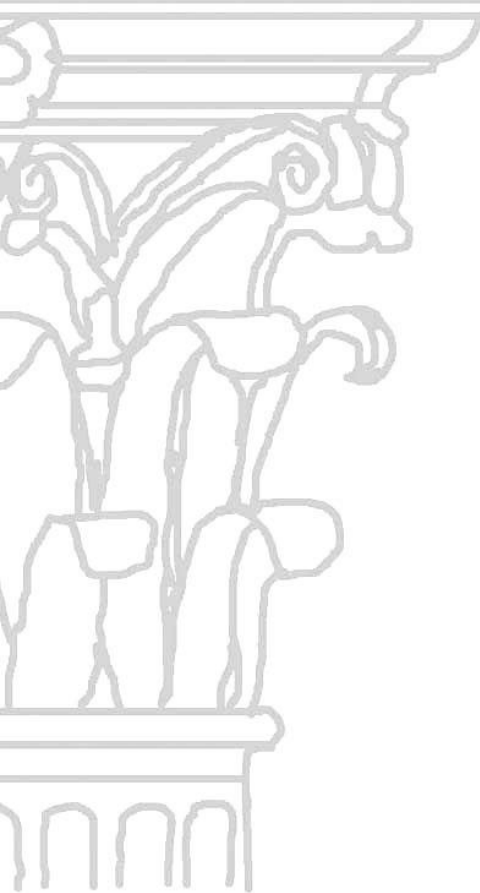
# Preliminary Estimated Annual Tax Impact of Debt Service on Average Assessed Home

## Assumptions:

- \$48,536,610 Project
- Project financed with long term bonds
- Assumes 49.75% State debt service aid (award letter has been received)
- An average interest rate of 3.75% for a 20-year bond issue
- An average interest rate of 4% for a 25-year bond issue
- Bonds issued in January 2018 with first impact in 2019 fiscal year
- 2017 Total assessments of \$2,668,940,430
- 2017 Average assessed home of \$238,100

BOND TERM	20 years	25 years
PAYMENT	\$3,492,000	\$3,107,000
Less: State Contribution	\$1,737,270	\$1,545,732
NET PAYMENT	\$1,754,730	\$1,561,267
ESTIMATED AVERAGE ANNUAL TAX IMPACT ON AVERAGE ASSESSED HOME	\$156.54	\$139.28
ESTIMATED AVERAGE MONTHLY TAX IMPACT ON AVERAGE ASSESSED HOME	\$13.00	\$11.60

*These estimates are very preliminary, and are subject to change based upon debt structure, timing of bond issue, and further interest rate estimates.*



# Questions & Answers



**BELLEVILLE  
PUBLIC SCHOOLS**

