

HOME FACILITY CONDITIONS  
CAPITAL FINANCES  
LONG-TERM PLANNING SURVEY CONTACT

# Long-Term Planning

The Granite School District Board of Education has spent several months exploring multiple long-term capital planning options. In addition to the \$36.6 million required for rebuilds, the board has narrowed down three options for ongoing school renovations, repairs and remodels.

All planning options were developed in conjunction with outside engineering and financial consultants.

## Option 1

One remodel during a building's life cycle, with costs around 10% of a similar building's construction cost. Remodel includes cosmetic items such as painting, carpet, lighting, furniture, etc.

- Annual Remodel Costs to District: \$3,562,500
- Annual Savings in Maintenance Costs: \$659,291

Option 1 does not address life cycle maintenance or major system replacements.

## Option 2

One remodel during a building's life cycle, with costs around 25% of a similar building's construction cost. Remodel includes cosmetic items and partial updates to major systems (HVAC, roofing, etc.).

- Annual Remodel Costs to District: \$10,603,125
- Annual Savings in Maintenance Costs: \$3,212,354

School conditions improve under Option 2, and renovations keep pace with learning needs.

**The board favors Option 2 for long-term capital planning.**

## Option 3

Two remodels during a building's life cycle, both around 30% of a similar building's construction cost. Remodels include cosmetic items as well as complete updates to major systems, playgrounds and fields.

- Annual Remodel Costs to District: \$24,588,750
- Annual Savings in Maintenance Costs: \$8,586,879

Option 3 meets industry standards for buildings, and school conditions improves significantly.

## Financing Capital Plans

The board of education has worked with financial consultants to develop the best possible funding options to address the capital needs in the district.

The board is sensitive to taxpayers in the Granite School District community, many of which do not have students who attend our schools. Financial planning took careful consideration of the needs of our students and the impact to property owners.

The following calculations are based on the annual costs to fund major rebuilds (\$36.6 million), and Option 2 of the possible long-term capital planning strategies.

## **Single Tax Increase**

A single property tax increase that would immediately raise capital funding levels.

A home valued at \$250,000 would see an annual tax increase of \$259.88.

## **Series of Bonds**

A series of school building bonds put to voters every 4 to 5 years over a 20 to 30 year period.

Annual tax impact is dependent on the size of financed bonds. If a bond fails to pass, building projects would be put on hold.

## **Hybrid of Both**

An initial 10-year, \$261 million bond put to voters, after which the district would maintain tax revenue.

Initial bond tax increase of \$197.86 (based on \$261 million 10-year bond), tax revenue maintained when bond is paid off after 10 years.

After in-depth analysis and consultations from outside financial experts, the board of education favors the Hybrid Model because it has the most successful cash flow and the least amount of impact to taxpayers.

## Board of Education Goals and Guiding Principles

### **1 Improve Facility Conditions**

Improve facility conditions and “Leave the district better than we found it.” There’s not much that can be done about decisions that were made decades ago, but we can enhance our current situation.

### **2 Build for 21st Century Education**

We need to build for 21st century education. The classroom is always evolving and adapting to advancements in technology. Our buildings need to be equipped to handle these changes for the benefit of students.

### **3 Responsible Plans**

All plans for capital projects need to be fiscally responsible.

## No Final Decision Has Been Made

You, as community members, parents and taxpayers, are our partners in education. We want your input and ideas as we work to secure the best outcomes for students. All our kids deserve facilities that are safe, welcoming, and meet the educational needs of the children we serve.

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