

Facilities Improvement Bond

Public Hearing Presentations:

Manchester Elementary School - Rescheduled to Dec. 6 (November 27, 2018) 6:00 p.m.

Mt. Vernon Elementary School - November 28, 2018, 6:00 p.m.

Wayne Elementary School - December 4, 2018, 6:00 p.m.

Readfield Maranacook Community High School - December 5, 2018, 6:00 p.m.

A CARING SCHOOL COMMUNITY DEDICATED TO EXCELLENCE

MARANACOOK
AREA SCHOOLS

RSU #38

Proposed Projects:

Manchester Elementary School - Boiler Replacement

Wayne Elementary School - Boiler Replacement & New Septic System

Maranacook Middle School - Water Storage Tank Replacement

Maranacook High School - Roof replacement & structural upgrades

Paving projects:

Wayne Elementary - Parking Lot paving

Mount Vernon Elementary - Entrance, Parking, and walks paving

Readfield Elementary - Front, Side, and Rear paving

High School - North and West sides paving & Millard Harrison Drive road upgrade with paving



Cost per project

Manchester - \$1,465,875

Wayne - \$745,00

Middle School - \$190,250

High School - \$2,052,800

District wide paving - \$1,389,785

Total Bond: \$5,843,710



Why Bond?

School Construction Project (DOE)

- To be considered must submit application - ranked (competitively)
- 2010 - 2011 Application Cycle (8 years ago) -71 applications, 16 funded
- 2016 - 2017 Cycle 74 Projects
- As of August 2018 NO projects moved to Approval List
- (Integrated Consolidated 9 - 16 Educational Facility list of 7 with 1 approval)
- Without new construction, even large renovations do not qualify for this program.



Why Bond? continued

DOE School Revolving Renovation Fund

Priority 1 = health, safety, and compliance (structural roof repair, ADA compliance, air quality improvements, hazardous waste etc.)

- Maximum cost is \$1,000,000 per priority, per building, within a 5 year period
- Program allows school unit to borrow from Maine Municipal Bond Bank
- School Year 2018 the program is dormant
- 2017 Ratings - 81 total (40 eligible/41 not eligible)
- Application Cycle July 1 to Sept. 30 (typically) - award in February

Priority 2 = other

- DOE has not approved these projects



Tax impact

“Retiring debt” and new debt related to this bond request.

Estimated Tax Implication of Bond					
Fiscal Year	Description of Debt Decrease	Local \$ Facility Debt Reduction	Accumulated Debt Reduction	Estimated Local Debt - New Bond	Cummulative Net Increase in Debt
2019-2020	Budgeted for Architect	(60,000)	(60,000)	87,944	27,944
2020-2021	Siemens Phase I Project	(128,065)	(188,065)	562,554	374,489
2021-2022	Local % MS Construction & New Fields	(113,938)	(302,003)	554,568	252,565
2022-2023	Siemens Phase II Project	(49,524)	(351,527)	545,997	194,470
2023-2024	High School Renovations	(101,308)	(452,835)	536,745	83,910

Estimated Tax Implication of Bond by Town*

Fiscal Year	Budget Increase	Manchester	Mt. Vernon	Readfield	Wayne	Total
	Enrollment @ 50% of Increase	31.62%	20.55%	35.26%	12.57%	100.00%
	Valuation @ 50% of Increase	31.36%	24.47%	25.52%	18.65%	100.00%
	Average Percentage	31.49%	22.51%	30.39%	15.61%	100.00%
2019-2020	27,944	8,800	6,290	8,492	4,362	27,944
2020-2021	374,489	117,927	84,297	113,807	58,458	374,489
2021-2022	252,565	79,533	56,852	76,755	39,425	252,565
2022-2023	194,470	61,239	43,775	59,099	30,357	194,470
2023-2024	83,910	26,423	18,888	25,500	13,098	83,910
5 Year Total	933,378	293,921	210,103	283,654	145,700	933,378

*Estimated increases based on 2018 state valuations and 10/1/18 student enrollment.

Estimate cost share by individual towns for first 5 years calculation.

Bond will be issued for 15 years.

Tax impact

Fall Bond issue with bond anticipation note in Spring (to begin work) = 1 interest payment only in 2018.

ESTIMATED TOWN MILL CALCULATION				
Based on Fiscal Year 2018-2019				
11/19/18				
2019-2020 - Year 1 (One Interest Payment)				
Description	Manchester	Mt. Vernon	Readfield	Wayne
Total Valuation Base	318,644,450.00	244,718,721.00	247,556,913.00	186,016,238.00
County Tax	335,770.00	253,691.00	270,000.00	198,029.00
Municipal Appropriation	1,925,718.00	1,289,560.00	2,548,726.00	1,184,257.00
TIF Financing Plan Amount	34,396.00	-	-	2,612.00
Education Appropriation	4,106,177.00	3,137,324.00	3,564,799.00	2,218,997.00
Add'l Education Appropriation	8,800.00	6,290.00	8,492.00	4,362.00
Total Appropriations	6,410,861.00	4,686,865.00	6,392,017.00	3,608,257.00
State Municipal Revenue Sharing	122,775.00	82,938.00	135,000.00	46,968.00
Other Revenues	781,080.00	439,007.00	1,456,243.00	396,045.00
Total Deductions	903,855.00	521,945.00	1,591,243.00	443,013.00
Net to be Raised in Local Taxes	5,507,006.00	4,164,920.00	4,800,774.00	3,165,244.00
Maximum Allowable Tax (x1.05)	5,782,356.30	4,373,166.00	5,040,812.70	3,323,506.20
Min. Tax Rate (Net Tax/Val. Base)	0.017283	0.017019	0.019393	0.017016
Max. Tax Rate (Max. Allow/Val. Base)	0.018147	0.017870	0.020362	0.017867
Current Mill Rate	0.01735	0.01710	0.01944	0.01705
\$150,000 Home at Current Mill Rate	2,602.50	2,565.00	2,916.00	2,557.50
Average Mill Increase - Min vs Max	0.01771	0.01744	0.01988	0.01744
\$150,000 Home at Average Mill Increase	2,657.20	2,616.70	2,981.61	2,616.20
Property Tax Increase Due to Bond	54.70	51.70	65.61	58.70

Tax impact

Year 2 - 1st principal payment
& 2 interest payments

2020-2021 - Year 2 (One Principal Payment & Two Interest Payment)				
Description	Manchester	Mt. Vernon	Readfield	Wayne
Total Valuation Base	318,644,450.00	244,718,721.00	247,556,913.00	186,016,238.00
County Tax	335,770.00	253,691.00	270,000.00	198,029.00
Municipal Appropriation	1,925,718.00	1,289,560.00	2,548,726.00	1,184,257.00
TIF Financing Plan Amount	34,396.00	-	-	2,612.00
Education Appropriation - Adjusted	4,114,977.00	3,143,614.00	3,573,291.00	2,223,359.00
Add'l Education Appropriation	117,927.00	84,297.00	113,807.00	58,458.00
Total Appropriations	6,528,788.00	4,771,162.00	6,505,824.00	3,666,715.00
State Municipal Revenue Sharing	122,775.00	82,938.00	135,000.00	46,968.00
Other Revenues	781,080.00	439,007.00	1,456,243.00	396,045.00
Total Deductions	903,855.00	521,945.00	1,591,243.00	443,013.00
Net to be Raised in Local Taxes	5,624,933.00	4,249,217.00	4,914,581.00	3,223,702.00
Maximum Allowable Tax (x1.05)	5,906,179.65	4,461,677.85	5,160,310.05	3,384,887.10
Min. Tax Rate (Net Tax/Val. Base)	0.017653	0.017364	0.019852	0.017330
Max. Tax Rate (Max. Allow/Val. Base)	0.018535	0.018232	0.020845	0.018197
Current Mill Rate	0.01735	0.01710	0.01944	0.01705
\$150,000 Home at Current Mill Rate	2,602.50	2,565.00	2,916.00	2,557.50
Average Mill Increase - Min vs Max	0.01809	0.01780	0.02035	0.01776
\$150,000 Home at Average Mill Increase	2,714.10	2,669.67	3,052.30	2,664.52
Property Tax Increase Due to Bond	111.60	104.67	136.30	107.02



These are best guess estimates only!

Past facilities improvements (Elementary)

Mt. Vernon Elementary School	
2010	Siemen's Phase II Project - Building Envelope
2010	Siemen's Phase II Project - New Propane Boiler
2010 & 2016	Paving
2013-2017	Sections of Roof Reshingled
2017	Removal of Underground Oil Tank

Wayne Elementary School	
2010	Siemen's Phase II Project - Building Envelope
2010	Siemen's Phase II Project - Removal of 3rd Boiler
2013 - 2018	Sections of Roof Reshingled
2015 & 2016	Window Replacements
2017	Exterior Doors Replaced

Readfield Elementary School	
2010	Siemen's Phase II Project - Building Envelope
2010	Siemen's Phase II Project - New Propane Boiler
2010 - 2016	Sections of Roof Reshingled
2017	Removal of Underground Oil Tank

Manchester Elementary School	
2010	Siemen's Phase II Projects - Building Envelope
2010 & 2016	Asbestos Removal
2014 & 2016	Boiler Heat Exchange & Section Replacements
2015	Roof Drain Repair
2016	2 - Large Sections of Roof Reshingled
2017	12 - Heat Recovery Univentilators Installed

Past facilities improvements (Maranacook Schools)

Maranacook Community Middle School	
2010	Siemen's Phase II Project - Building Envelope
2010	Siemen's Phase II Project - "Shoulder Season" Propane Boiler
2015	Restore Section of Roof
2017	Pump Purchase

Maranacook Campus	
2010 - 2014	Entrance Road Repairs
2016	Dugout & Bleacher Repairs
2018	Tennis Court Restore

Maranacook Community High School	
2010	Siemen's Phase II Project - Building Envelope
2010	Window & Door Replacements
2013 - 2014	Small Roofs Resingled
2014	Main Electrical Breaker Replacement
2018	2 - Univentilators Replaced
2018	Boiler Room Panel Box Replaced

Transportation	
2017	Diesel Tank Replacement

More information:

Go to: <http://www.maranacook.org/bond-referendum/>

Facebook: <https://www.facebook.com/MaranacookSchools/>

Oak Point Report: <https://app.box.com/s/3rq1xjck67l0zmgzgfb3rf1klptgcr8u>.

Central Office: 685 - 3336

Questions?