



*golden eagles*

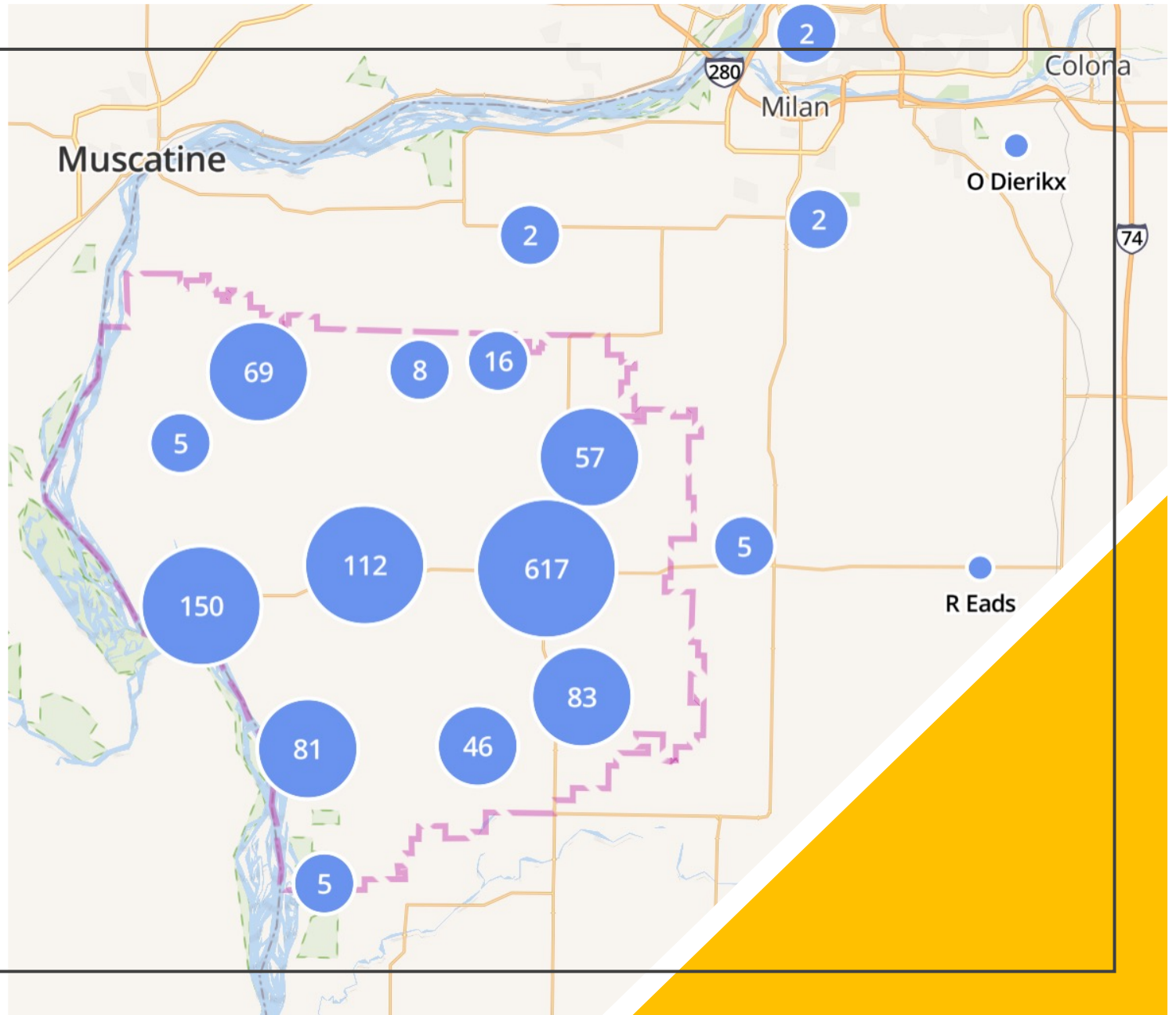
**MerCo Facility Update 2024**

# Facility Study Fall 2019

- At the 2019 December board meeting we interviewed three firms to perform a 10-year facility study for the district. Bray Architects was chosen to lead the study at the January 2020 meeting which included a survey of all district residents by School Perceptions.

# Survey Data

- Nearly 4000 surveys were mailed to district residents with almost 800 returned of which over 400 were from Aledo addresses. This closely mirrors our current student population. Approximately half of the surveys returned had students in school.



# Elementary Schools

- Majority Supported Elementary Needs First
- 1) Consolidate Operations in a Single Elementary
  - Estimated Cost 17M
- 2) Continue to Operate Two Elementary Schools
  - Estimated Cost 17M – Actual Cost 12M
  - Contracts Signed in March 2023



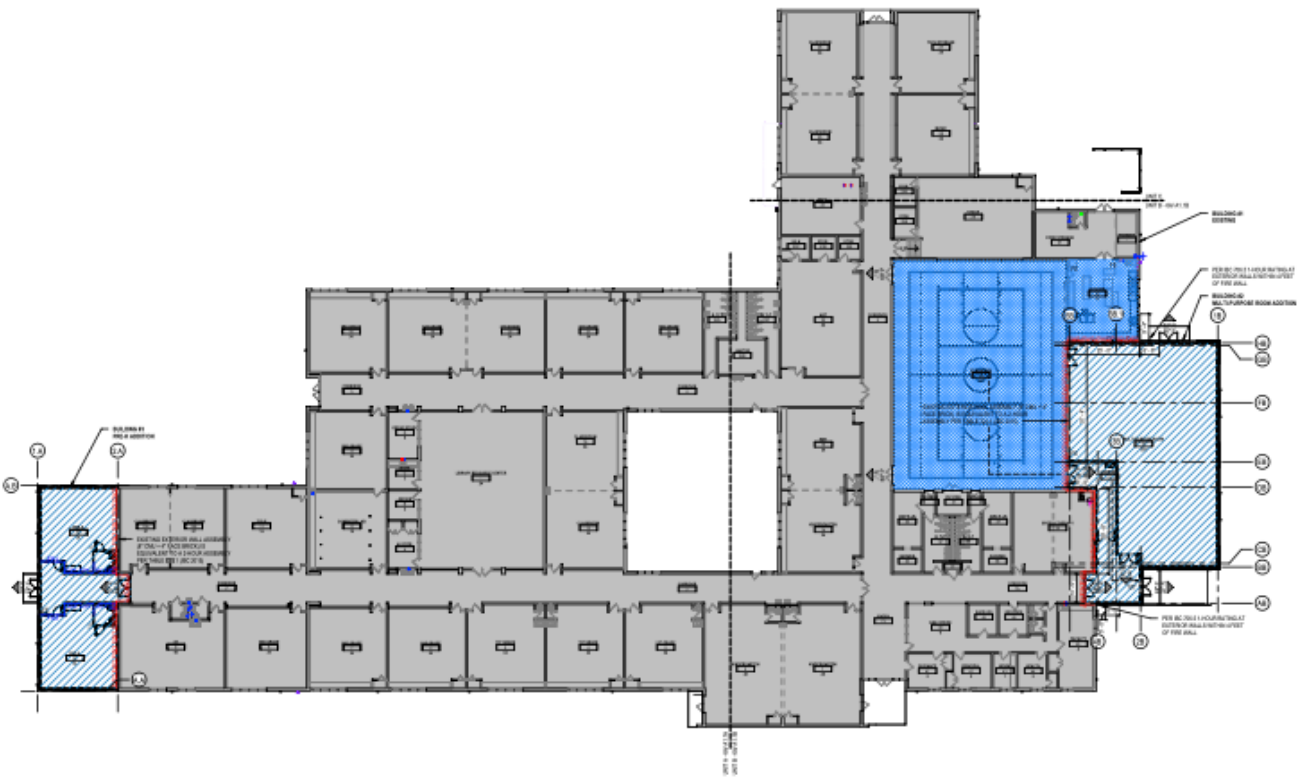
# Junior High

- Expanding Intermediate School to Accommodate Grades 6-8
- 1) Began a five classroom addition at the intermediate school in the spring of 2021 – 2.1M
- 2) Occupied in August 2022 and closed the three story wing in Joy
- 3) All preschool operations were consolidated in Joy in the newer portions of the building

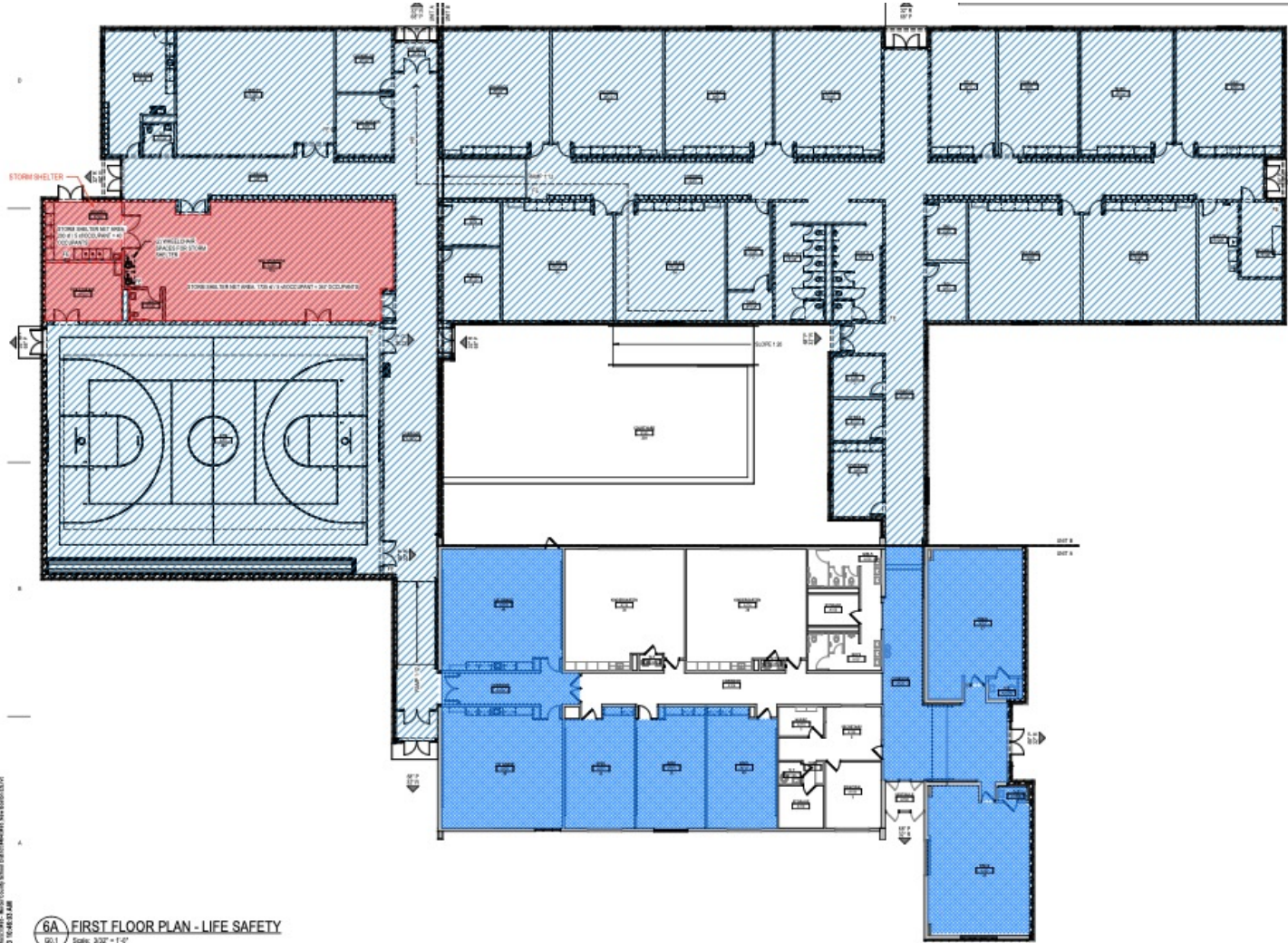
# High School

- Survey Priorities
- 1) Replace Building Systems – Floors, Windows, Doors
- 2) Remodel and Expand Cafeteria and Commons
- 3) Renovate Vocational Area
- 4) Expand Special Education Classrooms

# Apollo Elementary Addition



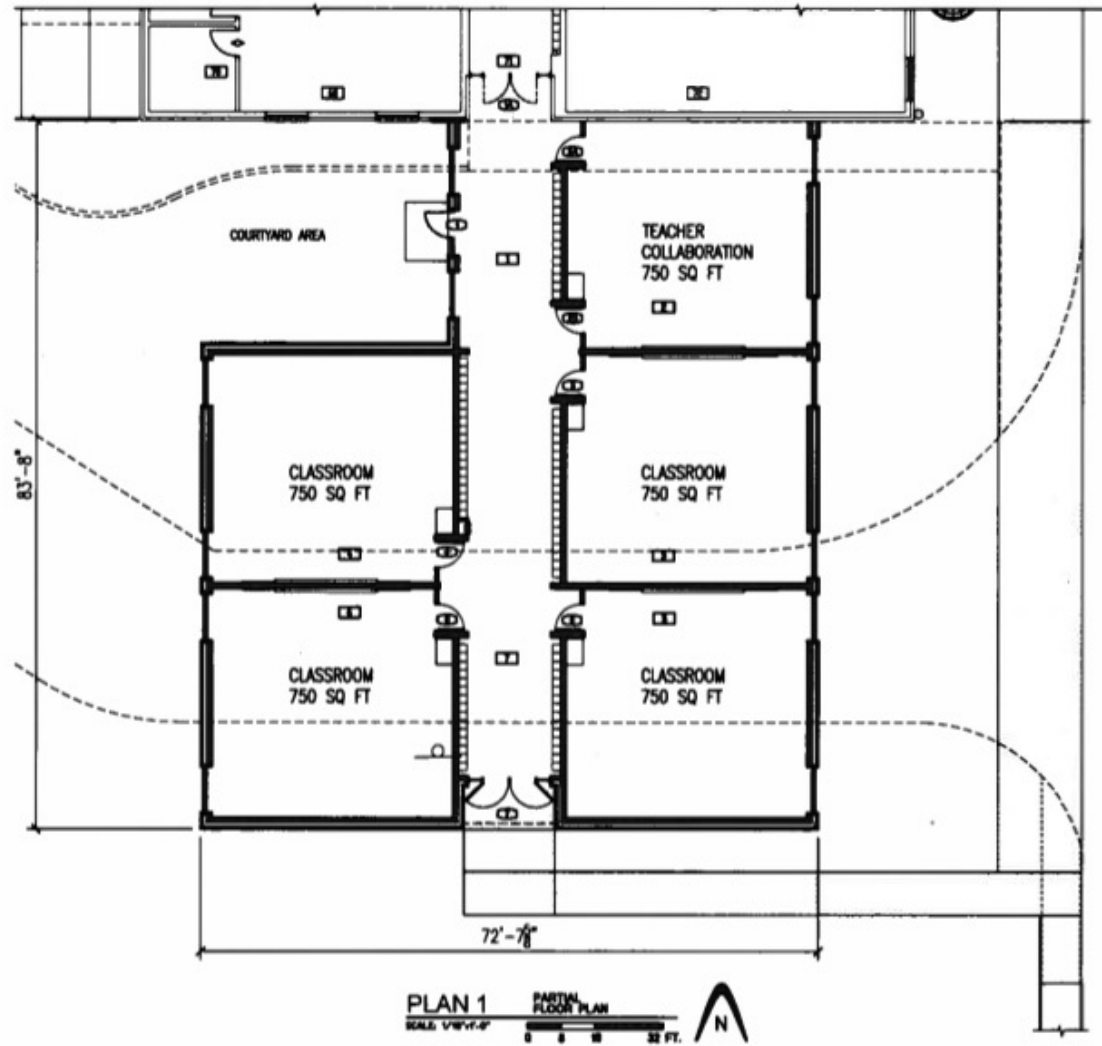
6A OVERALL CODE REVIEW PLAN - OPTION 2  
Scale: 1/8" = 1'-0"



# New Boston Elementary Addition

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6A FIRST FLOOR PLAN - LIFE SAFETY  
00.1 Scale: 3/32" = 1'-0"



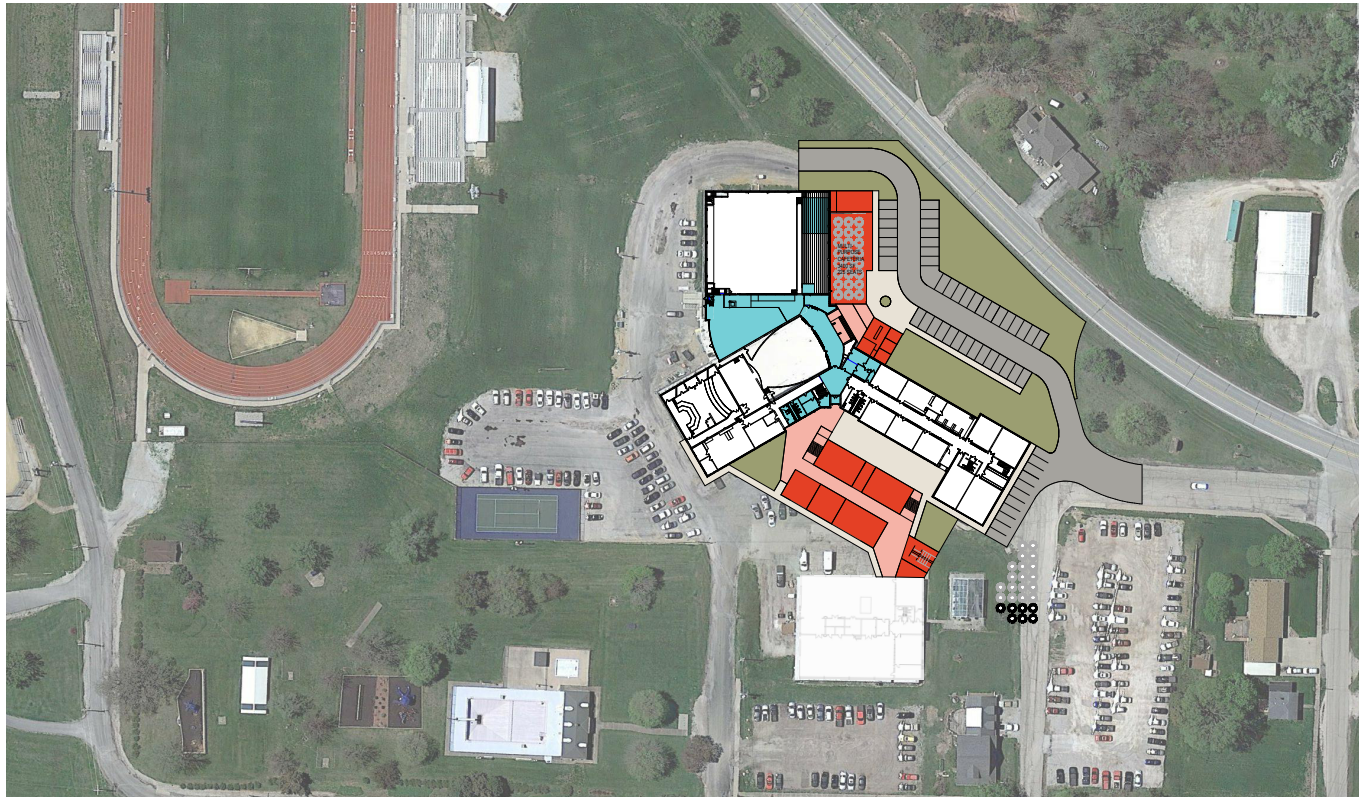
# Mercer County Junior High



# Mercer County High School



SD\_2023\_option 10\_phase 1 | Mercer County High School



**ADDITION**  
ENTRANCE / ADMIN / CAFETERIA: 6,200 SF  
CLASSROOMS: 22,200 SF

**RENOVATION**  
LEVEL 1: 8,400 SF  
LEVEL 2: 2,000 SF

#### Academic Addition

##### 19 Classrooms:

- 1 - Ag lab/classroom
- 2 - Science lab/classrooms + Prep room
- 16 general classrooms

##### Study Hall

##### Faculty lounge

##### Faculty toilets

##### Student toilets

##### Collaborative learning space

##### Corridors that can accommodate lockers

##### Storage / Mechanical / Data rooms

#### Athletic Addition

##### Gymnasium

##### Wrestling Room

##### Locker rooms

## Phase 1

Cafeteria/Entrance – 2.8M

Classrooms – 10M

Renovations – 2.6M

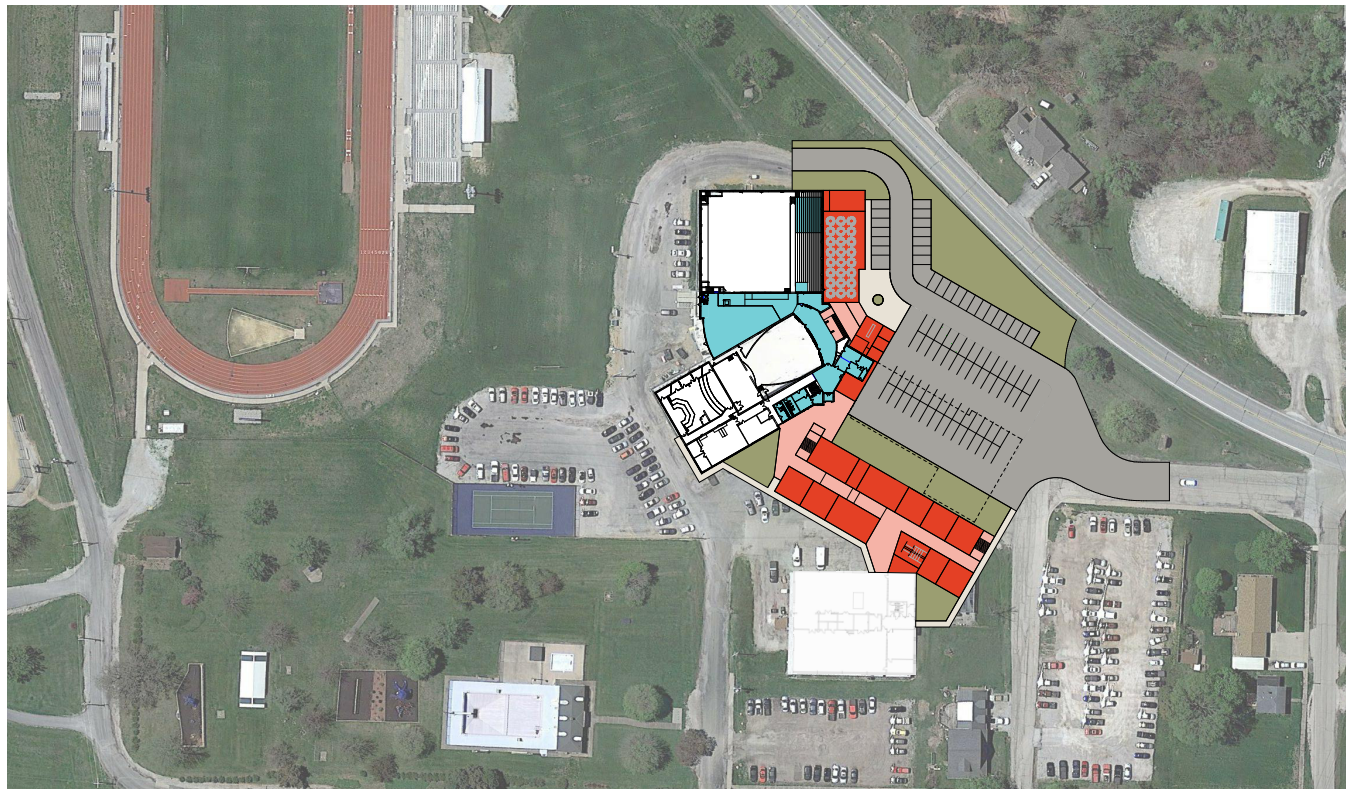
**Total 15.4M**



# Mercer County High School



SD\_2023\_option 10\_phase 2 | Mercer County High School



**ADDITION**  
ENTRANCE / ADMIN / CAFETERIA: 6,200 SF  
CLASSROOMS: 33,600 SF

**RENOVATION**  
LEVEL 1: 9,100 SF  
LEVEL 2: 2,000 SF

## Phase 1

Cafeteria/Entrance – 2.8M

Classrooms – 10M

Renovations – 2.6M

**Total 15.4M**

## Phase 2

Classrooms – 5M

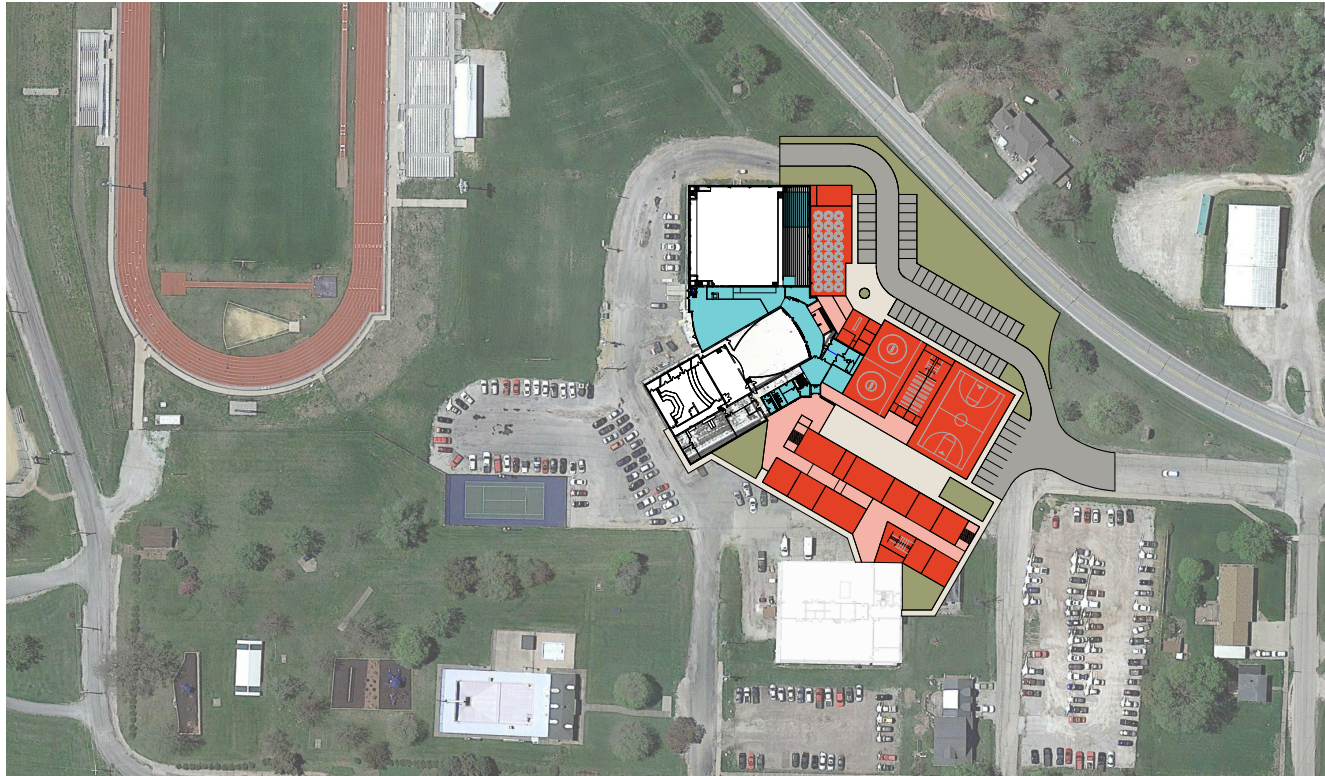
**Total Phase 1&2 – 20.4M**



# Mercer County High School



SD\_2023\_option 10\_phase 3\_option 2 | Mercer County High School



**ADDITION**  
ENTRANCE / ADMIN / CAFETERIA: 6,200 SF  
CLASSROOMS: 33,600 SF  
GYMNASIUM: 14,500 SF

**RENOVATION**  
LEVEL 1: 9,100 SF  
LEVEL 2: 2,000 SF

## Phase 1

Cafeteria/Entrance – 2.8M

Classrooms – 10M

Renovations – 2.6M

**Total 15.4M**

## Phase 2

Classrooms – 5M

## Phase 3

PE/Athletic Space – 6.8M

**Total Phase 1, 2, & 3 – 27.2M**

# Financing School Construction & Renovation

2016 – 1.7M Health Life Safety Bond

2017 – 375K Working Cash Bond

2018 - 3.5M Health Life Safety Bond

2021 – 18.6M General Obligation Bonds (3.2M paid off prior outstanding debt)

2024 – Proposed 12M or 17M General Obligation Bond

HLS Levy generates about 125K/yr

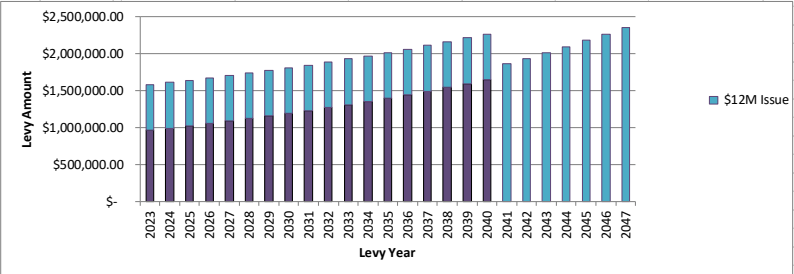
O&M Levy generates about in 400K/yr discretionary spending

Sales Tax generates about 550K/yr

CPPRT generates about 2M/yr



Mercer Co CUSD 404 (Mercer County)								
\$12M New Issue								
Levy Year	Due 12/1	Existing Payment	\$12M Issue	Total Payment	Sales Tax	District Contribution	Levy	Balance
2023	2024	\$ 964,180.56	\$ 615,000.00	\$ 1,579,180.56	\$250,000.00	\$334,728.00	\$ 714,180.56	\$ 280,272.00
2024	2025	\$ 993,215.58	\$ 615,000.00	\$ 1,608,215.58	\$250,000.00	\$344,644.75	\$ 743,215.58	\$ 270,355.25
2025	2026	\$ 1,023,321.50	\$ 615,000.00	\$ 1,638,321.50	\$250,000.00	\$354,260.00	\$ 773,321.50	\$ 260,740.00
2026	2027	\$ 1,054,603.00	\$ 615,000.00	\$ 1,669,603.00	\$250,000.00	\$365,271.00	\$ 804,603.00	\$ 249,729.00
2027	2028	\$ 1,087,206.28	\$ 615,000.00	\$ 1,702,206.28	\$250,000.00	\$376,028.25	\$ 837,206.28	\$ 238,971.75
2028	2029	\$ 1,121,049.51	\$ 615,000.00	\$ 1,736,049.51	\$250,000.00	\$388,026.25	\$ 871,049.51	\$ 226,973.75
2029	2030	\$ 1,156,234.39	\$ 615,000.00	\$ 1,771,234.39	\$250,000.00	\$399,618.25	\$ 906,234.39	\$ 215,381.75
2030	2031	\$ 1,192,833.62	\$ 615,000.00	\$ 1,807,833.62	\$250,000.00	\$410,901.50	\$ 942,833.62	\$ 204,098.50
2031	2032	\$ 1,230,855.27	\$ 615,000.00	\$ 1,845,855.27	\$250,000.00	\$423,370.50	\$ 980,855.27	\$ 191,629.50
2032	2033	\$ 1,270,438.12	\$ 615,000.00	\$ 1,885,438.12	\$250,000.00	\$435,478.50	\$ 1,020,438.12	\$ 179,521.50
2033	2034	\$ 1,311,630.47	\$ 615,000.00	\$ 1,926,630.47	\$250,000.00	\$448,820.00	\$ 1,061,630.47	\$ 166,180.00
2034	2035	\$ 1,354,436.29	\$ 615,000.00	\$ 1,969,436.29	\$250,000.00	\$463,345.50	\$ 1,104,436.29	\$ 151,654.50
2035	2036	\$ 1,398,990.76	\$ 615,000.00	\$ 2,013,990.76	\$250,000.00	\$477,305.50	\$ 1,148,990.76	\$ 137,694.50
2036	2037	\$ 1,445,277.76	\$ 615,000.00	\$ 2,060,277.76	\$250,000.00	\$490,797.25	\$ 1,195,277.76	\$ 124,202.75
2037	2038	\$ 1,493,255.41	\$ 615,000.00	\$ 2,108,255.41	\$250,000.00	\$505,315.25	\$ 1,243,255.41	\$ 109,684.75
2038	2039	\$ 1,543,343.31	\$ 615,000.00	\$ 2,158,343.31	\$250,000.00	\$521,112.75	\$ 1,293,343.31	\$ 93,887.25
2039	2040	\$ 1,595,334.23	\$ 615,000.00	\$ 2,210,334.23	\$250,000.00	\$536,134.75	\$ 1,345,334.23	\$ 78,865.25
2040	2041	\$ 1,649,427.45	\$ 615,000.00	\$ 2,264,427.45	\$250,000.00	\$552,281.25	\$ 1,399,427.45	\$ 62,718.75
2041	2042		\$ 1,858,125.00	\$ 1,858,125.00				
2042	2043		\$ 1,935,750.00	\$ 1,935,750.00				
2043	2044		\$ 2,011,000.00	\$ 2,011,000.00				
2044	2045		\$ 2,093,375.00	\$ 2,093,375.00				
2045	2046		\$ 2,177,250.00	\$ 2,177,250.00				
2046	2047		\$ 2,262,125.00	\$ 2,262,125.00				
2047	2048		\$ 2,352,375.00	\$ 2,352,375.00				
		\$22,885,633.51					\$ 18,385,633.51	\$ 3,242,560.75

Levy Amount

Levy Year

\$12M Issue

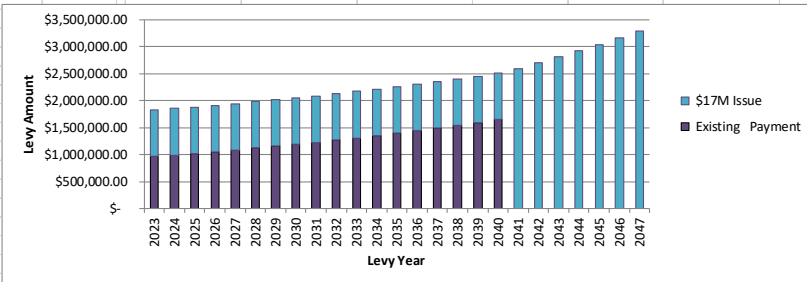
# Proposed 12M Bond Issue – Phase 1

Interest only payments until 2041  
Balloon payments until 2048  
District utilizes Sales Tax revenue to keep Property Tax rate flat

No additional Taxpayer impact



Levy Year		Due 12/1	Existing Payment	\$17M Issue	Total Payment	Sales Tax	District Contribution	Levy	Balance
2023	2024		\$ 964,180.56	\$ 860,000.00	\$ 1,824,180.56	\$250,000.00	\$334,728.00	\$ 714,180.56	\$ 525,272.00
2024	2025		\$ 993,215.58	\$ 860,000.00	\$ 1,853,215.58	\$250,000.00	\$344,644.75	\$ 743,215.58	\$ 515,355.25
2025	2026		\$ 1,023,321.50	\$ 860,000.00	\$ 1,883,321.50	\$250,000.00	\$354,260.00	\$ 773,321.50	\$ 505,740.00
2026	2027		\$ 1,054,603.00	\$ 860,000.00	\$ 1,914,603.00	\$250,000.00	\$365,271.00	\$ 804,603.00	\$ 494,729.00
2027	2028		\$ 1,087,206.28	\$ 860,000.00	\$ 1,947,206.28	\$250,000.00	\$376,028.25	\$ 837,206.28	\$ 483,971.75
2028	2029		\$ 1,121,049.51	\$ 860,000.00	\$ 1,981,049.51	\$250,000.00	\$388,026.25	\$ 871,049.51	\$ 471,973.75
2029	2030		\$ 1,156,234.39	\$ 860,000.00	\$ 2,016,234.39	\$250,000.00	\$399,618.25	\$ 906,234.39	\$ 460,381.75
2030	2031		\$ 1,192,833.62	\$ 860,000.00	\$ 2,052,833.62	\$250,000.00	\$410,901.50	\$ 942,833.62	\$ 449,098.50
2031	2032		\$ 1,230,855.27	\$ 860,000.00	\$ 2,090,855.27	\$250,000.00	\$423,370.50	\$ 980,855.27	\$ 436,629.50
2032	2033		\$ 1,270,438.12	\$ 860,000.00	\$ 2,130,438.12	\$250,000.00	\$435,478.50	\$ 1,020,438.12	\$ 424,521.50
2033	2034		\$ 1,311,630.47	\$ 860,000.00	\$ 2,171,630.47	\$250,000.00	\$448,820.00	\$ 1,061,630.47	\$ 411,180.00
2034	2035		\$ 1,354,436.29	\$ 860,000.00	\$ 2,214,436.29	\$250,000.00	\$463,345.50	\$ 1,104,436.29	\$ 396,654.50
2035	2036		\$ 1,398,990.76	\$ 860,000.00	\$ 2,258,990.76	\$250,000.00	\$477,305.50	\$ 1,148,990.76	\$ 382,694.50
2036	2037		\$ 1,445,277.76	\$ 860,000.00	\$ 2,305,277.76	\$250,000.00	\$490,797.25	\$ 1,195,277.76	\$ 369,202.75
2037	2038		\$ 1,493,255.41	\$ 860,000.00	\$ 2,353,255.41	\$250,000.00	\$505,315.25	\$ 1,243,255.41	\$ 354,684.75
2038	2039		\$ 1,543,343.31	\$ 860,000.00	\$ 2,403,343.31	\$250,000.00	\$521,112.75	\$ 1,293,343.31	\$ 338,887.25
2039	2040		\$ 1,595,334.23	\$ 860,000.00	\$ 2,455,334.23	\$250,000.00	\$536,134.75	\$ 1,345,334.23	\$ 323,865.25
2040	2041		\$ 1,649,427.45	\$ 860,000.00	\$ 2,509,427.45	\$250,000.00	\$552,281.25	\$ 1,399,427.45	\$ 307,718.75
2041	2042			\$ 2,600,375.00	\$ 2,600,375.00				
2042	2043			\$ 2,706,125.00	\$ 2,706,125.00				
2043	2044			\$ 2,811,625.00	\$ 2,811,625.00				
2044	2045			\$ 2,926,125.00	\$ 2,926,125.00				
2045	2046			\$ 3,043,750.00	\$ 3,043,750.00				
2046	2047			\$ 3,163,750.00	\$ 3,163,750.00				
2047	2048			\$ 3,290,250.00	\$ 3,290,250.00				
			<b>\$22,885,633.51</b>				<b>\$18,385,633.51</b>		<b>\$ 7,652,560.75</b>

# Proposed 17M Bond Issue Phases 1&2

**Interest only payments until 2041**  
**Balloon payments until 2048**  
**District utilizes Sales Tax revenue and requires additional funding of at least 250K/yr to keep Property Tax rate flat**

**Potential Taxpayer impact of 10 to 15 cents on current rate of \$4.85**

**Phase 3 not possible without tax increase**



# Next Steps?



- A. Board of Education acts on Phase 1 or Phase 1&2 and pursues new bond issue
- B. Board of Education pursues other less expensive alternatives