

# **WINCHESTER CUSD 1 GYM, LOCKER ROOMS & AND LOBBY CONSTRUCTION FINANCING**



**PRESENTED  
BY  
SUPERINTENDENT  
JEFF ABELL**

## Previous Gym Dimensions

- Gym Sq. Footage - **8,000 Sq. Ft**
- Locker Room/Office – **2,000 Sq. Ft**
- Total Sq. Footage – **10,000 Sq. Ft**
- Gym Ceiling Height – **22 Ft.**
- Bleacher Dimensions – **7 rows**
- Seating Capacity - **700**

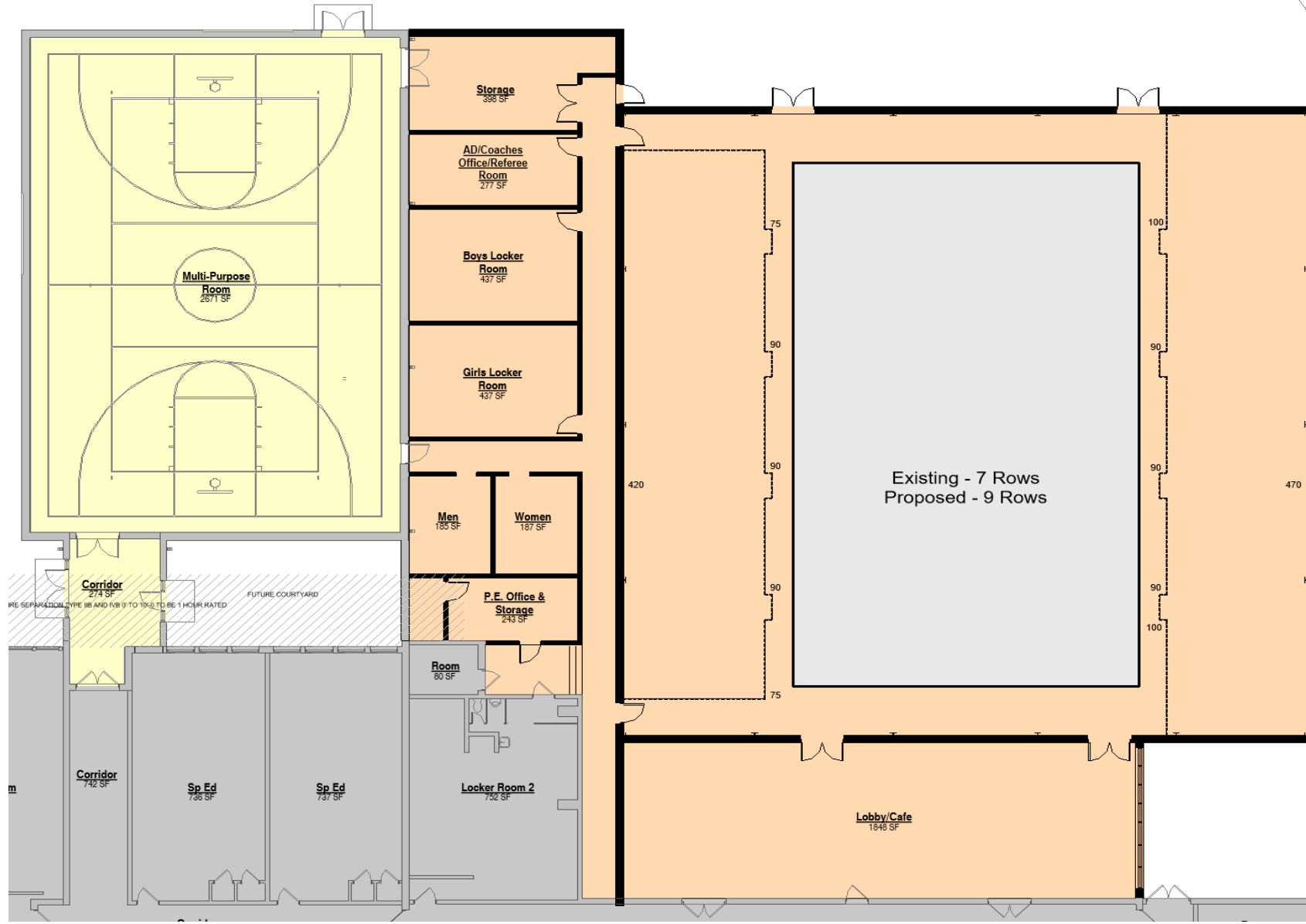


## Proposed Gym Dimensions

- Gym Sq. Footage – **9,850 Sq. Ft.**
- Locker Room/Office  
Sq. Footage – **2,400 Sq. Ft.**
- Gym Ceiling Height – **28 Ft.**
- Bleacher Dimensions – **9 rows**
- Seating Capacity - **890**
- **New Feature**
  - Lobby
  - Balcony
  - Second High School Locker Room  
(previously had one high school locker room shared by boys and girls)
  - Bathrooms

# POTENTIAL FLOOR PLAN

Plan may be adjusted during the engineering phase to facilitate cost effective construction.



# PRE-CONSTRUCTION SITE-WORK

Estimated \$190,000-\$230,000



Excavation & Grading

Storm & Site Drainage

Patching at Existing Building

Misc. Demolition

# Roughly 50% of the construction cost falls under the category of GENERAL CONSTRUCTION – Estimated \$3,500,000 - 3,700,000

This is basically the cost of the labor and materials needed to build building the structure.



| Scott County Prevailing Wage Rates posted on 7/15/2026 |          |          |  |                    |         |         |
|--------------------------------------------------------|----------|----------|--|--------------------|---------|---------|
| Trade Title                                            | Base     | Foreman  |  | Trade Title        | Base    | Foreman |
| BRICK MASON                                            | \$ 66.33 | \$ 68.58 |  | OPERATING ENGINEER | \$71.92 | \$82.41 |
| CARPENTER                                              | \$ 74.92 | \$ 77.67 |  | OPERATING ENGINEER | \$82.41 | \$82.41 |
| CEMENT MASON                                           | \$ 66.33 | \$ 68.58 |  | PAINTER            | \$58.56 | \$60.06 |
| CERAMIC TILE FINISHER                                  | \$ 63.02 | \$ 63.02 |  | PLUMBER            | \$75.60 | \$80.60 |
| ELECTRIC PWR EQMT OP                                   | \$ 86.59 | \$ 97.78 |  | ROOFER             | \$64.61 | \$68.71 |
| ELECTRICIAN                                            | \$ 68.48 | \$ 70.98 |  | SHEETMETAL WORKER  | \$76.38 | \$80.38 |
| IRON WORKER                                            | \$ 74.33 | \$ 76.33 |  | SPRINKLER FITTER   | \$85.23 | \$88.73 |
| LABORER                                                | \$ 62.89 | \$ 64.14 |  | TILE MASON         | \$64.96 | \$66.91 |

# MEP (Mechanical, Electrical, and Plumbing)

| Estimated Costs |                    |                    |
|-----------------|--------------------|--------------------|
| HVAC & Controls | \$900,000          | \$955,000          |
| Electrical      | \$390,000          | \$420,000          |
| Plumbing        | \$320,000          | \$350,000          |
| <b>Total</b>    | <b>\$1,610,000</b> | <b>\$1,725,000</b> |

# OTHER COSTS

| Estimated Costs                                                               |                  |                  |
|-------------------------------------------------------------------------------|------------------|------------------|
| Gym Floor                                                                     | \$152,000        | \$160,000        |
| Equipment - Bleachers                                                         | \$180,000        | \$185,500        |
| Gym Equipment - Including<br>six ceiling suspended basketball hoop<br>systems | \$65,000         | \$80,000         |
| Locker Room - Lockers and benches                                             | \$35,000         | \$50,000         |
| <b>Total</b>                                                                  | <b>\$432,000</b> | <b>\$475,500</b> |

# SMALLER ITEMS

| Estimated Costs                                                        |                 |                  |
|------------------------------------------------------------------------|-----------------|------------------|
| Scoreboards, Locker Room Clocks, Etc.                                  | \$8,000         | \$18,000         |
| Sound System                                                           | \$20,000        | \$50,000         |
| Misc. Furniture - Training, Coach's Office, Blinds, Trophy Cases, Etc. | \$35,000        | \$35,000         |
| <b>Total</b>                                                           | <b>\$63,000</b> | <b>\$103,000</b> |

# MISCELLANEOUS

| Estimated Costs                    |                  |                  |
|------------------------------------|------------------|------------------|
| Door Intrusion and Control Systems | \$8,000          | \$8,000          |
| Misc. Sidewalks                    | \$22,500         | \$22,500         |
| Sprinklers                         | \$75,500         | \$85,000         |
| <b>Total</b>                       | <b>\$106,000</b> | <b>\$115,500</b> |

# General Conditions



- **Field Office & Administrative Infrastructure**
  - **Job Trailer Rental:** The mobile office used by the management team.
  - **Office Utilities:** Electricity, heating/cooling, and high-speed internet for the trailer.
  - **Office Supplies:** Printers, paper, and tech hardware.
  - **Software Licenses:** Procore, Autodesk, or other project management and scheduling platforms.
- **Site Utilities & Temporary Facilities** - Contractors need basic infrastructure to keep workers safe, clean, and functional before the building's permanent utilities are turned on.
- **Temporary Toilets:** Porta-potty rentals and weekly servicing.
- **Temporary Power & Lighting:** Generators or temporary electrical hookups to run tools and light the site.
- **Temporary Water:** Water hookups or bottled
- **Bonding**

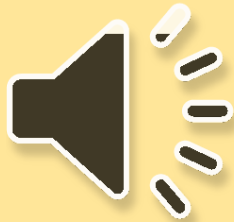
| Estimated Costs    |           |           |
|--------------------|-----------|-----------|
| General Conditions | \$800,000 | \$850,000 |

# ESTIMATED COST SUMMARY



|                                              |                                  |
|----------------------------------------------|----------------------------------|
| • PRE-CONSTRUCTION Site-Work                 | <u>\$190,000-\$230,000</u>       |
| • GENERAL CONSTRUCTION                       | <u>\$3,500,000 - \$3,700,000</u> |
| • MEP (Mechanical, Electrical, and Plumbing) | <u>\$1,610,000 - \$1,725,000</u> |
| • GYM FLOOR/BLEACHER/LOCKERS/BASKETS         | <u>\$432,000 - \$475,500</u>     |
| • SCOREBOARD, LOCKER ROOM CLOCKS             | <u>\$63,000 - \$103,000</u>      |
| • SOUND SYSTEM, FURNITURE, TROPHY CASES      |                                  |
| • DOOR SYSTEM, SPRINKLERS, SIDEWALKS         | <u>\$106,000 - \$115,500</u>     |
| • GENERAL CONDITIONS                         | <u>\$800,000 – 850,000</u>       |
| • Soft Cost - ARCHITECT, ENGINEERING - 9%    | <u>\$603,090 - \$647,910</u>     |
| • CONTINGENCY – 10%                          | <u>\$670,100 – \$719,900</u>     |
| • TOTAL ESTIMATED COST                       | <u>\$7,974,190 - \$8,566,810</u> |

# \$8,500,000 REFERENDUM IMPACT ON TAXES



| General Obligation Bonds for Building Purposes<br>Estimated Homeowner Tax Rate Increase |                                                 |
|-----------------------------------------------------------------------------------------|-------------------------------------------------|
| Estimated Net Project Proceeds:                                                         | \$8,500,000                                     |
| Amortization:                                                                           | 30-Years                                        |
| Est. Bond & Interest Tax Rate Increase <sup>(1)</sup> :                                 | \$0.4056                                        |
| Market Value                                                                            | Estimated Homeowner Tax Increase <sup>(2)</sup> |
| \$100,000                                                                               | Annual<br>\$110.86                              |
|                                                                                         | Monthly<br>\$9.24                               |
|                                                                                         | Daily<br>\$0.30                                 |

<sup>(1)</sup> Per \$100 of equalized assessed valuation. Based on rate setting equalized assessed valuation of \$89,888,546.

<sup>(2)</sup> Calculated at 1/3 of market value, less \$6,000 Homestead Exemption. Per \$100 of valuation.

# \$8,500,000 REFERENDUM IMPACT ON TAXES

| General Obligation Bonds for Building Purposes<br>Estimated Landowner Tax Rate Increase |                                                          |
|-----------------------------------------------------------------------------------------|----------------------------------------------------------|
| Estimated Net Project Proceeds:                                                         | \$8,500,000                                              |
| Amortization:                                                                           | 30-Years                                                 |
| Est. Bond & Interest Tax Rate Increase <sup>(1)</sup> :                                 | \$0.4056                                                 |
| Net Taxable Value Per Acre <sup>(2)</sup>                                               | Estimated Landowner Tax Increase Per Acre <sup>(3)</sup> |
| \$500                                                                                   | \$2.03                                                   |
| \$550                                                                                   | \$2.23                                                   |
| \$600                                                                                   | \$2.43                                                   |
| \$650                                                                                   | \$2.64                                                   |
| \$700                                                                                   | \$2.84                                                   |
| \$750                                                                                   | \$3.04                                                   |
| \$800                                                                                   | \$3.24                                                   |
| \$850                                                                                   | \$3.45                                                   |
| \$900                                                                                   | \$3.65                                                   |
| \$950                                                                                   | \$3.85                                                   |
| \$1,000                                                                                 | \$4.06                                                   |

<sup>(1)</sup> Per \$100 of equalized assessed valuation. Based on rate setting equalized assessed valuation of \$89,888,546.

<sup>(2)</sup> Farmland values are certified by the Farmland Assessment Technical Advisory Board.

<sup>(3)</sup> Per \$100 of Net Taxable Value.

# What if the referendum does not pass?

- If the referendum does not pass the district will move forward with a HLS (Health/Life Safety) building replacement bond for \$4,600,000 as approved by the Illinois State Board of Education.
- At this time we are not certain as to what a \$4,600,000 facility might look like. The square footage for the gym, locker room, office and storage will most likely be less than our previous gym as well as having a lower seating capacity.
- The next two slide will show the impact on property taxes for \$4,600,000 on a 20-Year Schedule and a 30-Year Schedule.



# \$4,600,000 HLS BOND IMPACT ON TAXES

**Under the 20-Year Plan:** For every \$1.00 borrowed, the district pays an estimated **\$0.72** in interest.

| General Obligation Bonds for Building Purposes<br>Estimated Homeowner Tax Rate Increase |                                                 |
|-----------------------------------------------------------------------------------------|-------------------------------------------------|
| Estimated Net Project Proceeds:                                                         | \$4,600,000                                     |
| Amortization:                                                                           | 20-Years                                        |
| Est. Bond & Interest Tax Rate Increase <sup>(1)</sup> :                                 | \$0.2815                                        |
| Market Value                                                                            | Estimated Homeowner Tax Increase <sup>(2)</sup> |
|                                                                                         | Annual                                          |
|                                                                                         | \$76.94                                         |
| \$100,000                                                                               | Monthly                                         |
|                                                                                         | \$6.41                                          |
|                                                                                         | Daily                                           |
|                                                                                         | \$0.21                                          |

<sup>(1)</sup> Per \$100 of equalized assessed valuation. Based on rate setting equalized assessed valuation of \$89,888,546.

<sup>(2)</sup> Calculated at 1/3 of market value, less \$6,000 Homestead Exemption. Per \$100 of valuation.

**Under the 30-Year Plan:** For every \$1.00 borrowed, the district pays an estimated **\$1.58** in interest—nearly doubling the cost of the actual improvements.

| General Obligation Bonds for Building Purposes<br>Estimated Homeowner Tax Rate Increase |                                                 |
|-----------------------------------------------------------------------------------------|-------------------------------------------------|
| Estimated Net Project Proceeds:                                                         | \$4,600,000                                     |
| Amortization:                                                                           | 29-Years                                        |
| Est. Bond & Interest Tax Rate Increase <sup>(1)</sup> :                                 | \$0.1312                                        |
| Market Value                                                                            | Estimated Homeowner Tax Increase <sup>(2)</sup> |
|                                                                                         | Annual                                          |
|                                                                                         | \$35.86                                         |
| \$100,000                                                                               | Monthly                                         |
|                                                                                         | \$2.99                                          |
|                                                                                         | Daily                                           |
|                                                                                         | \$0.10                                          |

<sup>(1)</sup> Per \$100 of equalized assessed valuation. Based on rate setting equalized assessed valuation of \$89,888,546.

<sup>(2)</sup> Calculated at 1/3 of market value, less \$6,000 Homestead Exemption. Per \$100 of valuation.

# \$4,600,000 HLS BOND IMPACT ON TAXES

We know our agricultural community carries a unique burden when it comes to property taxes.

By choosing the 20-year option, we are absorbing a higher annual cost now to ensure we don't place a 30-year structural drag on your farming operations.

*A 30-year option keeps the annual tax per acre as low as possible. This minimizes the fixed overhead on your fields even during years when crop prices or yields are down*

| General Obligation Bonds for Building Purposes<br>Estimated Landowner Tax Rate Increase |                                                             |
|-----------------------------------------------------------------------------------------|-------------------------------------------------------------|
| Estimated Net Project Proceeds:                                                         | \$4,600,000                                                 |
| Amortization:                                                                           | 20-Years                                                    |
| Est. Bond & Interest Tax Rate Increase <sup>(1)</sup> :                                 | \$0.2815                                                    |
| Net Taxable Value Per Acre <sup>(2)</sup>                                               | Estimated Landowner Tax<br>Increase Per Acre <sup>(3)</sup> |
| \$500                                                                                   | \$1.41                                                      |
| \$550                                                                                   | \$1.55                                                      |
| \$600                                                                                   | \$1.69                                                      |
| \$650                                                                                   | \$1.83                                                      |
| \$700                                                                                   | \$1.97                                                      |
| \$750                                                                                   | \$2.11                                                      |
| \$800                                                                                   | \$2.25                                                      |
| \$850                                                                                   | \$2.39                                                      |
| \$900                                                                                   | \$2.53                                                      |
| \$950                                                                                   | \$2.67                                                      |
| \$1,000                                                                                 | \$2.82                                                      |

<sup>(1)</sup> Per \$100 of equalized assessed valuation. Based on rate setting equalized assessed valuation of \$89,888,546.

<sup>(2)</sup> Farmland values are certified by the Farmland Assessment Technical Advisory Board.

<sup>(3)</sup> Per \$100 of Net Taxable Value.

| General Obligation Bonds for Building Purposes<br>Estimated Landowner Tax Rate Increase |                                                             |
|-----------------------------------------------------------------------------------------|-------------------------------------------------------------|
| Estimated Net Project Proceeds:                                                         | \$4,600,000                                                 |
| Amortization:                                                                           | 29-Years                                                    |
| Est. Bond & Interest Tax Rate Increase <sup>(1)</sup> :                                 | \$0.1312                                                    |
| Net Taxable Value Per Acre <sup>(2)</sup>                                               | Estimated Landowner Tax<br>Increase Per Acre <sup>(3)</sup> |
| \$500                                                                                   | \$0.66                                                      |
| \$550                                                                                   | \$0.72                                                      |
| \$600                                                                                   | \$0.79                                                      |
| \$650                                                                                   | \$0.85                                                      |
| \$700                                                                                   | \$0.92                                                      |
| \$750                                                                                   | \$0.98                                                      |
| \$800                                                                                   | \$1.05                                                      |
| \$850                                                                                   | \$1.12                                                      |
| \$900                                                                                   | \$1.18                                                      |
| \$950                                                                                   | \$1.25                                                      |
| \$1,000                                                                                 | \$1.31                                                      |

<sup>(1)</sup> Per \$100 of equalized assessed valuation. Based on rate setting equalized assessed valuation of \$89,888,546.

<sup>(2)</sup> Farmland values are certified by the Farmland Assessment Technical Advisory Board.

<sup>(3)</sup> Per \$100 of Net Taxable Value.

# SUMMARY

- **Conservative Budgeting:** Estimates are high to ensure we can fully cover the new facility costs without coming back for more.
- **Borrowing Only What's Needed:** We will not spend the full authorized amount unless it is absolutely necessary.
- **Seeking Future Relief:** We will continue exploring grants and outside funding to lower your tax burden down the road.
- **An Essential Request:** We are asking because our district, students and communities genuinely need it, not just because we want it.

