



Board of Education Study Session
Tuesday, January 21, 2025 5:00 PM
Auditorium A

A regular meeting of the Board of Education of Granite School District. The Board may vote to meet in a closed executive session for any of the purposes set forth in Section 52-4-205 of Utah's Open and Public Meetings Act.

- 1. **CALL TO ORDER** President McDermott
- 2. **CONSENT ITEMS**
 - A. Administrative Appointments and Transfers 2
- 3. **EXECUTIVE SESSION - Litigation**
- 4. **STUDY ITEMS**
 - A. Board Ethics Training Doug Larson, General Counsel 3
 - B. Open and Public Meetings Training Doug Larson, General Counsel 5
 - C. Capital Plan Update Todd Hauber 22
- 5. **ADJOURN**

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Complete texts of agenda are available at www.graniteschools.org.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Stacy Bushell at 385-646-4523 (alternate TDD number 801-298-9484) at least three working days prior to the meeting.

Members of the Board of Education may participate electronically.



January 13, 2025

Superintendent Benjamin Horsley
Granite School District
2500 South State Street
Salt Lake City, UT 84115

Dear Superintendent Horsley:

As an action item during the January 21, 2025, Board Study Session, I recommend the approval of administrative appointments and administrative transfers which will be provided to board members prior to the meeting.

Should there be any questions regarding the appointments, please contact me by 1:00 p.m. on Tuesday, January 21, 2025.

Sincerely,

A handwritten signature in black ink, appearing to read "John Welburn". The signature is fluid and cursive, with a long horizontal stroke at the end.

John Welburn
Assistant Superintendent
School Leadership & Improvement Services

ej

CONFLICT OF INTEREST/FINANCIAL DISCLOSURE

Board members must meet the requirements of the Utah Public Officers' and Employees' Ethics Act, Utah Code Ann. §67-16-1 *et seq.* Board members shall disclose annually any direct or indirect financial interest that they have in any corporation or business that furnishes goods or services to, or otherwise does business with the District and/or any transaction made with the District in which the board member or a close relation to the board member has a financial interest. These requirements are designed to prevent a board member from being placed in a position where her/his interest in public schools and her/his pecuniary interests might conflict. Board members shall strive to avoid any appearance of a conflict of interest even if a conflict may not actually exist.

CONFIDENTIALITY

Board members may have access to confidential information and records pertaining to students, parents or guardians, patrons, employees, contractors, volunteers, retirees, donors, or other individuals or entities associated with the District. The information board members have access to may contain sensitive financial information, personal information of patrons, personally identifiable student information, and other sensitive information. All such information is protected by state and federal laws. Board members shall sign the confidentiality agreement required by all district employees.

Board members agree to access, use, and/or disclose confidential information only as required and permitted in performing their assigned duties, including oral, written, or electronic communications or documents. Some confidential information may be shared with district employees, volunteers, affiliates, or contractors on a "need-to-know" basis. However, board members shall not misappropriate or misuse confidential information at any time and shall safeguard confidential information. If a board member becomes aware of a breach of confidential information, the board member shall report the breach to the superintendent immediately.

BOARD MEMBER CODE OF CONDUCT

Board members agree to abide by the commitments and ethics articulated in District Policy Article II.C., the district's code of conduct for educators in V.C.14., and with educator standards articulated in Utah Administrative Code R277-217. Additionally, board members agree to refrain from conduct that would constitute a violation of basic causes for disciplinary action for district employees as outlined in District Policy Article IX.A.4.C. and conduct that is discriminatory, harassing, or retaliatory as outlined in District Policy Article V.C.1. Abiding by these basic standards of conduct will engender trust and respect for board members and the office they occupy.

Further, to promote a strong working relationship, board members will:

1. Endeavor to be on time to board meetings and participate fully.
2. Notify the board president and superintendent, with as much advance notice as possible, when the board member cannot attend a meeting for professional or personal reasons.
3. Make requests for information or add topics to the agenda through the board president or vice president (see Article II.D.).
4. Be familiar with the issues and read the materials provided in advance of the meeting in order to be fully prepared to discuss issues and take action on agenda items.
5. Address questions or concerns with the board president and the superintendent in advance of the board meeting to avoid surprises and unnecessary conflict.
6. Approach each issue with an open mind and show respect for diverse opinions.
7. Refrain from introducing issues not on the board agenda during the board meeting.
8. Refrain from repetitive discussion on an agenda item that needlessly lengthens a meeting.
9. Avoid dominating debate, thereby denying colleagues an equal opportunity to discuss the matters at hand.
10. Participate in continuing education activities and, after attending a conference, workshop, or convention paid for by the District, provide a report to other board members for the benefit of the Board.
11. Have the courage to share personal perspectives but respect the perspectives and intentions of others and defer to the ultimate decisions of the Board.
12. Respect the role and decision-making authority of the superintendent in communications with constituents and colleagues, both public and private.
13. Attend school or district PTA, community council, and other meetings according to your assignments, ability, and interest. Listen and respond, as appropriate, but avoid dominating the discussion or advancing personal agendas.
14. Support the role of the superintendent at board meetings by deferring to the superintendent's expertise as appropriate, asking for clarification on agenda items, allowing the superintendent time to provide adequate follow-up on questions and concerns, and request permission of the board president before asking questions of anyone in the audience.
15. Follow through on assignments.
16. Maintain civil dialogue by speaking respectfully and listening carefully to others.
17. Maintain in confidence conversations of a sensitive nature with fellow board members, the superintendent, and staff.
18. Take concerns and complaints to the superintendent and appropriate administrators, and refrain from trying to resolve concerns and complaints unilaterally.
19. Refrain from gossiping or speaking negatively about patrons or district personnel.



Utah Open and Public Meetings Act

Utah Code Title 52, Chapter 4

Intent

- The OPMA ensures that board business is conducted, and actions are taken by the board in the open



Training

- Annual training on OPMA is required



Meetings

- Meetings describe convening the board (1) with a quorum present (2) to discuss, receive public comments about, or act upon a matter over which the board has jurisdiction or advisory power
- *A meeting is not a meeting if: (1) no funds are expended, (2) discussion is only for the purpose of administrative or operational matters where no formal actions are taken, and/or (3) it constitutes a chance or social gathering*

Proper Notice

- At least 24 hours notice of date, time, place
- Include an agenda that is reasonably specific
- Posted to pmn.Utah.gov and a physical posting where the meeting is held; we also post to our website (newspaper no longer required)
- Post annual schedule on pmn.Utah.gov; we also post to our website
- With a majority vote, the board may convene an emergency meeting without 24 hours notice to discuss matters of an urgent nature

Agenda Items

- Board meeting should adhere to the agenda properly noticed to the public; board shall not take final action on topics not on the agenda
- Board may discuss an item raised by the public not listed on the agenda but cannot take final action



Public Participation

- “A meeting is open to the public unless closed”; includes work or study sessions and site visits
- The district generally allows public comment if a patron signs up in advance
- Public comment is required in public hearings for school closures, boundary changes, budget hearings, tax increases (truth in taxation), and bond ballot measures
- Members of the public who disrupt an open meeting may be removed and can be charged with a class B misdemeanor

Minutes and Recordings

- Requirement to keep minutes and recording unless meeting is a site visit and no vote is taken
- Recordings of open meetings shall be posted to pmn.Utah.gov within 3 days
- Draft minutes must be made available within 30 days, and approved minutes shall be posted and made available 3 days after adopted



Electronic Meetings

- Electronic meetings may be convened (the district has a policy); notice of electronic meeting shall be provided to members at least 24 hours in advance
- Means for a connection, an anchor location, and space for the public to attend are required
- Note: board members may participate in an open meeting by telephone; participating telephonically is not the same as conducting an electronic meeting



Closed Meetings

- The board can conduct closed meetings in limited circumstances to discuss one or more of the following:
 - An individual's character, competence, or health
 - Pending or imminent litigation
 - Matters of acquisition or sale of real property (water rights)
 - Deployment of security systems
 - Investigations of alleged criminal conduct
 - Certain deliberations and decision making involved in procurement

Closed Meetings (continued)

- Requires a 2/3 vote of the quorum in an open meeting
- The board shall announce the reason for closing the meeting and the location of closed meeting in the motion; a vote by name shall be on the record
- No resolution, rule, regulation, contract, or appointment may be approved in a closed meeting
- The board cannot discuss competence or physical or mental health of a person applying to fill an elected position or a midterm vacancy
- Information gathering and final action must be performed in open meeting while deliberation and the process of decision making can be performed in a closed meeting

Closed Meetings (continued)

- The board shall decide who attends a closed meeting; the individuals present must be disclosed on the recording
- A recording must be kept unless the purpose is to discuss the character, professional competence, the physical or mental health of an individual, or security systems; in those cases, the board chair may sign an affidavit affirming the purpose of the meeting
- Minutes may be kept but are not required



Common Mistakes

- Conference calls, email correspondence, and text messages that constitute a quorum
- Failing to cite a reason for a closed meeting or closing a meeting for a reason other than those designated
- Disclosing information learned in a closed meeting (or in the course of accessing confidential information)

Penalties

- The recording of a closed meeting may be made public
- Final actions of the board may be voided by a court if OPMA is violated
- A public employee who intentionally discloses a record or information record knowing that the disclosure or use is prohibited may be charged with a class B misdemeanor.

Questions?

Capital Project Plan Review

Board Study Session, January 21, 2025



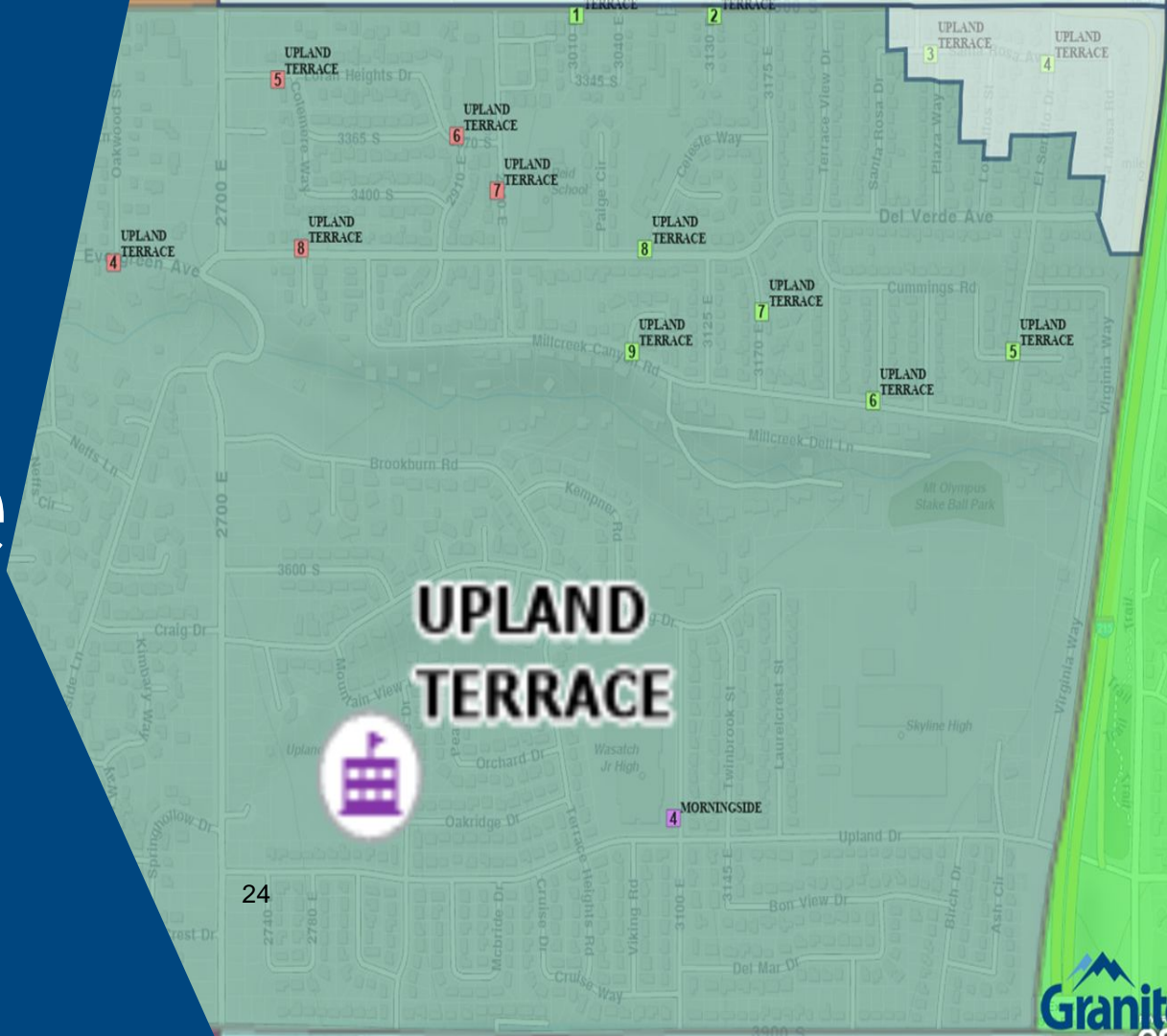
Agenda



1. **Review Pay-As-You-Go Capital Plan**
2. **Review Amendments to the Capital Plan**
3. **Discussion Options Moving Forward**
4. **Review On-going Capital Needs**



Where Were We



Plan Recap

School Report By FCI		
School Type	School Name	FCIndex
Other	Maintenance Compound	108.69%
Other	GEC Boiler Plant	107.99%
1 Elementary School	South Kearns	103.71%
2 Elementary School	West Kearns	98.13%
3 Elementary School	Arcadia	97.09%
4 Jr. High School	West Lake	93.88%
5 Elementary School	Orchard	93.65%
6 Jr. High School	Kearns Jr	92.92%
7 Elementary School	Academy Park	92.40%
8 Elementary School	Sandburg	92.13%
9 Jr. High School	Brockbank	91.26%
10 Elementary School	Eastwood	91.08%
11 Elementary School	Spring Lane	90.15%
12 Elementary School	Oakridge	89.94%

Phase I

Phase I

Type	School Name	FCIndex	
ary School	Redwood	88.78%	Phase 2
ary School	Vista	88.77%	
School	Evergreen	88.19%	
ary School	Oquirrh Hills	87.72%	
School	Valley Jr	87.61%	
ary School	Farnsworth	87.49%	
ary School	Taylorville Elem	87.33%	
ary School	Truman	87.11%	
ary School	Lake Ridge	87.11%	
High School	Skyline Sr	85.61%	
23 Elementary School	Gourley	85.49%	
24 Elementary School	Westbrook	85.02%	
25 Elementary School	Fox Hills	84.78%	
26 High School	Taylorville Sr	84.19%	
27 Elementary School	Fremont	83.98%	
28 Elementary School	Morningside	83.01%	
29 Elementary School	Upland Terrace	83.01%	
30 Elementary School	Frost	82.92%	
31 Elementary School	Western Hills	82.90%	
32 Other	Jones Center	82.40%	Phase 2



Plan Recap

Option 1 | One remodel during a building's life cycle, with costs around 10% of a similar building's construction costs. 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

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 costs. 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 condition improves; renovations keep pace with learning needs

Option 3 | Two remodels during a building's life cycle, both around 30% of a similar building's construction costs. Remodels include cosmetic items as well as complete updates to major systems.

Annual Remodel Costs to District:
\$24,588,750

Annual Savings in Maintenance Costs:
\$8,586,879

Meets industry standards; School condition improves significantly

26

The board favors **Option 2** for long-term capital planning because the remodels adequately extend the life of the building, and the price tag is more manageable.



Plan Recap

FINANCING CAPITAL PLANS

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

The board is sensitive to taxpayers in the Granite School District community, many of whom do not currently have students who attend our schools. Financial plans took careful consideration of the needs of our students and the impact to property owners. With inflation and borrowing costs expected to rise in the years ahead, the board also considers the present value of money as it relates to financial planning.



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.



HYBRID OF BOTH

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

Initial bond tax increase of \$183.43; tax revenue maintained afterward.

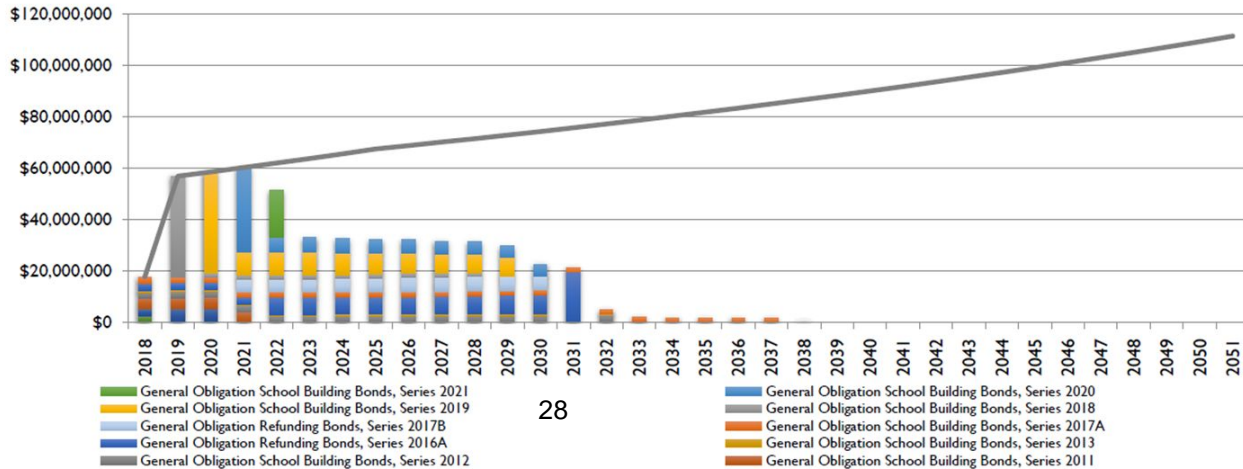
These calculations are based on the annual costs to fund major rebuilds (\$36.6 million), and Option 2 (see left page) of long-term capital planning strategies.

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.



Financial Model

- Tax rate increase to 0.000623 to 0.001957
- Issue four series of bonds totaling \$238M then transition to a pay-as-you-go program



Voter Information Pamphlet

ON YOUR BALLOT

Here is a sample of the text that will appear on your ballot as required by state law.

LOCAL QUESTIONS
<p>OFFICIAL BALLOT FOR BOARD OF EDUCATION OF GRANITE SCHOOL DISTRICT, SALT LAKE COUNTY, UTAH BOND ELECTION</p> <p>NOVEMBER 7, 2017</p> <p>GRANITE SCHOOL DISTRICT BOND</p> <p>Shall the Board of Education of Granite School District, Utah, be authorized to issue General Obligation Bonds in a principal amount not to exceed Two Hundred Thirty-Eight Million Dollars (\$238,000,000) for the purpose of paying all or a portion of the costs to purchase school sites, purchase and construct buildings and furnishings, and improve existing school property, said Bonds to be due and payable in not to exceed twenty-one (21) years from the date of issuance of the Bonds?</p> <p>PROPERTY TAX COST OF THE BONDS</p> <p>If the Bonds are issued as planned, without regard to the taxes currently levied for outstanding bonds that will reduce over time, an annual property tax to pay debt service on the Bonds will be required over a period of ten (10) years in the estimated amount of \$190.69 on a \$259,900 residence and in the estimated amount of \$346.71 on a business property having the same value.</p> <p>The foregoing information is only an estimate and is not a limit on the amount of taxes that the District may be required to levy to pay debt service on the Bonds. The District is obligated to levy taxes to the extent provided by law in order to pay the Bonds.</p> <p><input type="checkbox"/> FOR THE ISSUANCE OF BONDS (YES)</p> <p><input type="checkbox"/> AGAINST THE ISSUANCE OF BONDS (NO)</p>

More info: gsdfuture.org

REBUILD/REMODEL TIMELINE - PHASE ONE

2018	<p>South Kearns Elementary #Evergreen Jr. High Hunter High School #Valley Jr. High</p>	<p>*Rebuild Remodel Wing Addition Remodel</p>
2019	<p>West Kearns Elementary Howard Driggs Elementary Rosecreek Elementary</p>	<p>*Rebuild Remodel Remodel</p>
2020	<p>Cyprus High School Skyline High School</p>	<p>*Rebuild *Rebuild</p>
2021	<p>Calvin Smith Elementary Mass Elementary Plymouth Elementary</p>	<p>Remodel Remodel Remodel</p>
2022	<p>Arcadia Elementary Taylorsville High School</p>	<p>*Rebuild Remodel</p>
2023	<p>Orchard Elementary Hillsdale Elementary Kennedy Jr. High</p>	<p>Rebuild Remodel Remodel</p>
2024	<p>Academy Park Elementary Kearns Jr. High Magna Elementary Valley Crest Elementary</p>	<p>Rebuild Rebuild Remodel Remodel</p>
2025	<p>Sandburg Elementary Lincoln Elementary Pioneer Elementary</p>	<p>Rebuild Remodel Remodel</p>
2026	<p>Eastwood Elementary Crestview Elementary</p>	<p>Rebuild Remodel</p>
2027	<p>Spring Lane Elementary Cottonwood Elementary</p>	<p>Rebuild Remodel</p>
2028	<p>Evergreen Jr. High Oakridge Elementary Valley Jr. High</p>	<p>Rebuild Rebuild Rebuild</p>

29

*Projects to be financed with bond proceeds (Utah Code 53A-18-102)
#Necessary renovations or repairs to ensure usability until later rebuild.

THE NEED



Based on in-depth analysis of school conditions by independent engineers, more than half our schools were found to be 75% or more in decline.

Granite has the highest average school facility age in the state.

Annual capital revenue is about \$17 million, but current capital needs exceed \$1 billion.

WHY BOND NOW?



Bonding now saves taxpayers money in the long run.

Interest rates remain at historic lows, while construction costs are rising at a rapid rate. If we kick the can down the road even a few years, we can expect to pay 10% more in construction costs with every passing year.

WHAT WILL THIS BOND DO?



This bond sets in motion a strategic 40-year plan to rebuild and renovate ALL schools in the district.

Within the first 10 years: 14 schools will be rebuilt, 17 schools will be remodeled, and ALL schools will receive revitalizing upgrades.



SEISMIC IMPROVEMENTS

The bond will allow the district to fund much needed seismic stability improvements for schools as needed.



SECURITY UPGRADES

The bond will allow the district to fund security upgrades for schools as needed. These are modern concerns that were not considered in school designs 50 years ago.

WHAT'S THE IMPACT ON ME?

This 10-year \$238 million bond means a home valued at \$259,900 will see an annual property tax increase of about \$15 a month, or roughly \$190 annually.

#Y1 - Granite's property tax rate is below the state average despite being the third largest district in the state.



Plan of Finance

Originally
Planned to be
Funded with
Bond Proceeds

REBUILD/REMODEL TIMELINE - PHASE ONE

2018

South Kearns Elementary	*Rebuild
#Evergreen Jr. High	Remodel
Hunter High School	Wing Addition
#Valley Jr. High	Remodel

2019

West Kearns Elementary	*Rebuild
Howard Driggs Elementary	Remodel
Rosecrest Elementary	Remodel

2020

Cyprus High School	*Rebuild
Skyline High School	*Rebuild

2021

Calvin Smith Elementary	Remodel
Moss Elementary	Remodel
Plymouth Elementary	Remodel

2022

Arcadia Elementary	*Rebuild
Taylorville High School	Remodel

2023

Orchard Elementary	Rebuild
Hillsdale Elementary	Remodel
Kennedy Jr. High	Remodel

2024

Academy Park Elementary	Rebuild
Kearns Jr. High	Rebuild
Magna Elementary	Remodel
Valley Crest Elementary	Remodel

2025

Sandburg Elementary	Rebuild
Lincoln Elementary	Remodel
Pioneer Elementary	Remodel

2026

Eastwood Elementary	Rebuild
Crestview Elementary	Remodel

2027

Spring Lane Elementary	Rebuild
Cottonwood Elementary	Remodel

2028

Evergreen Jr. High	Rebuild
Oakridge Elementary	Rebuild
Valley Jr. High	Rebuild

*Projects to be financed with bond proceeds (Utah Code 53A-18-102)
#Necessary renovations or repairs to ensure usability until later rebuild.



Plan of Finance Amendments

8/6/2019 – Hunter High Addition

9/3/2019 – Roosevelt Elementary
Rebuild

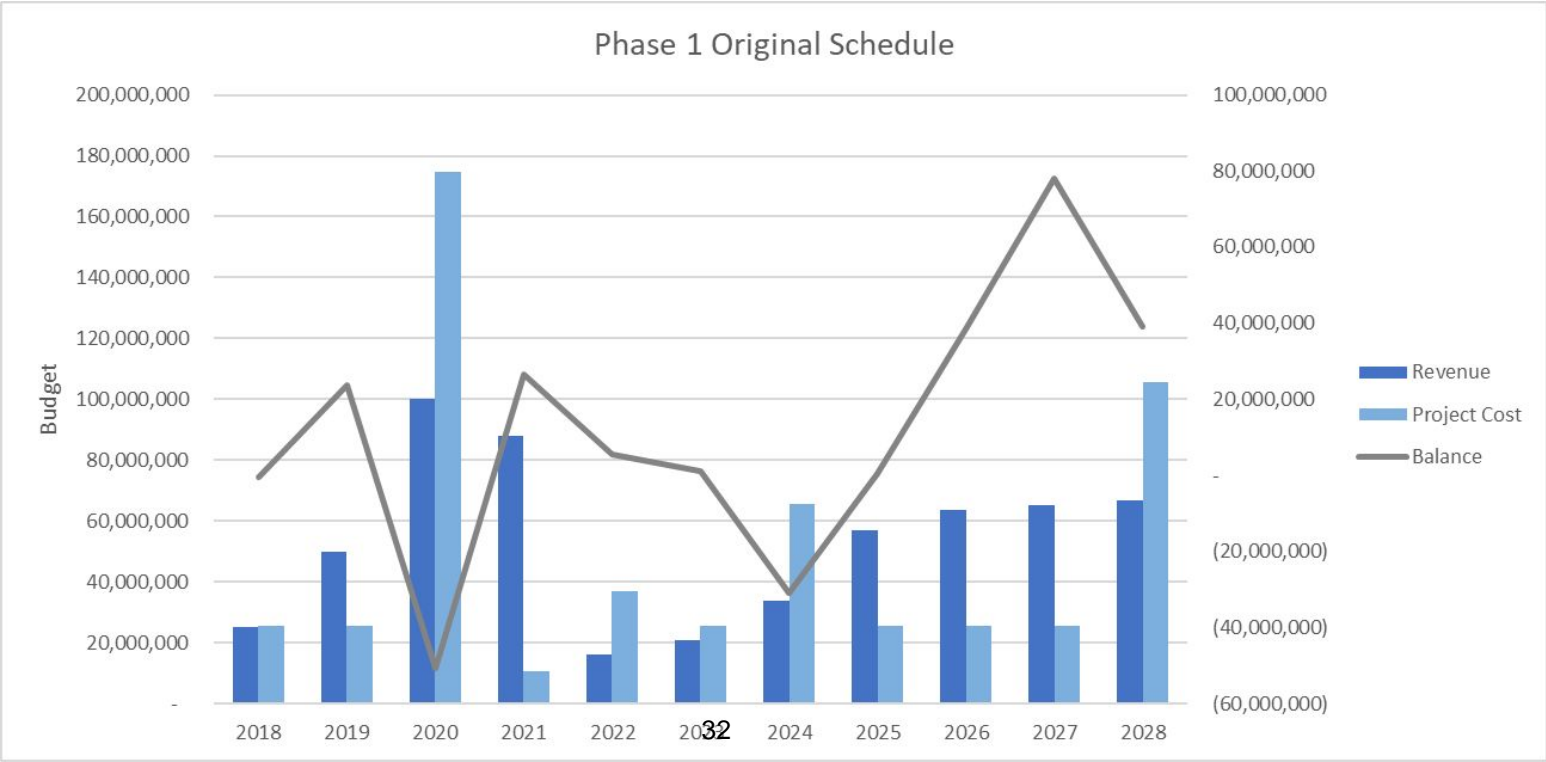
9/24/2019 – Driggs Elementary
Remodel

10/1/2019 – Rosecrest Elementary
Remodel

11/12/2019 – Skyline/Cyprus design



Original Plan Analysis



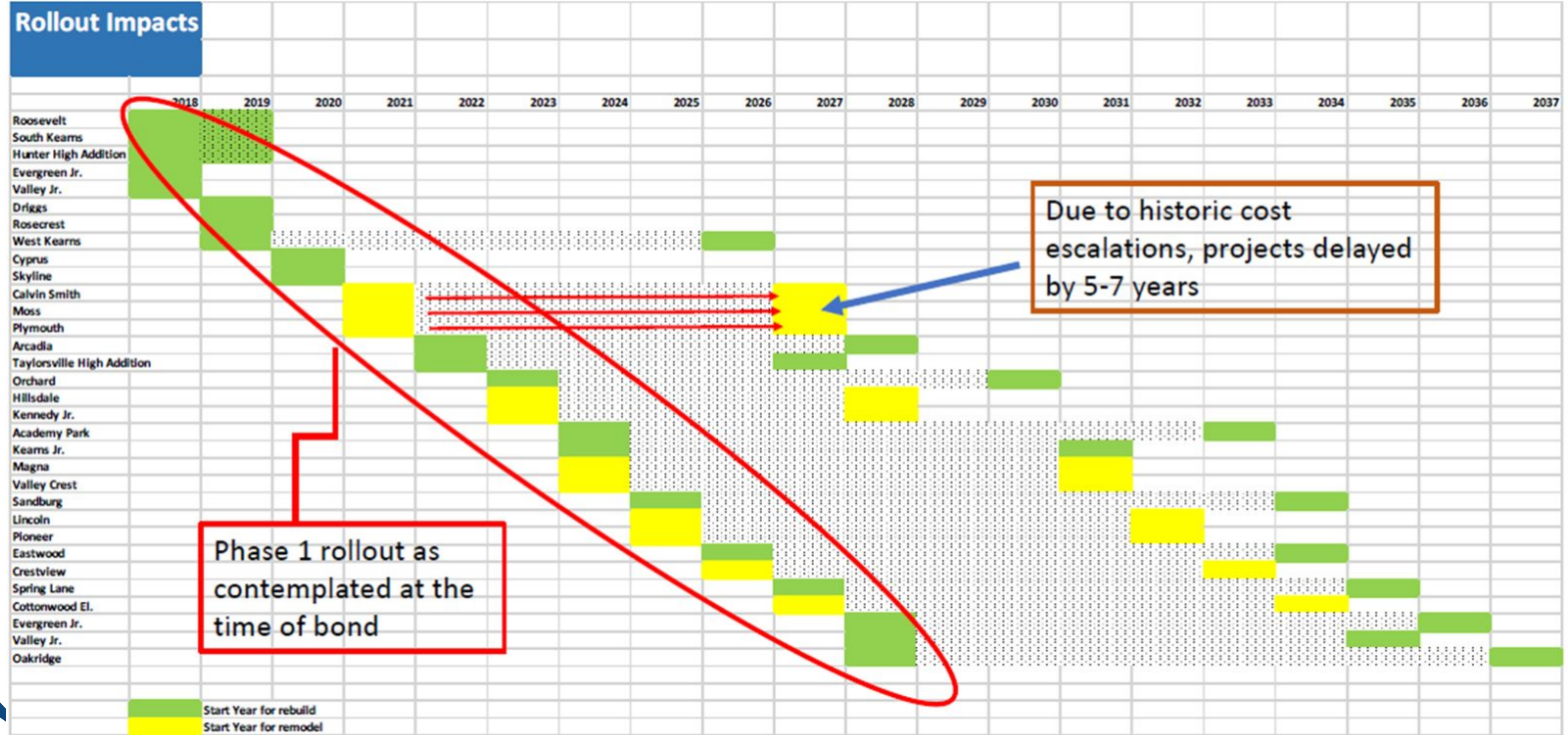
Cost Challenges

As reported in
2019 & 2020

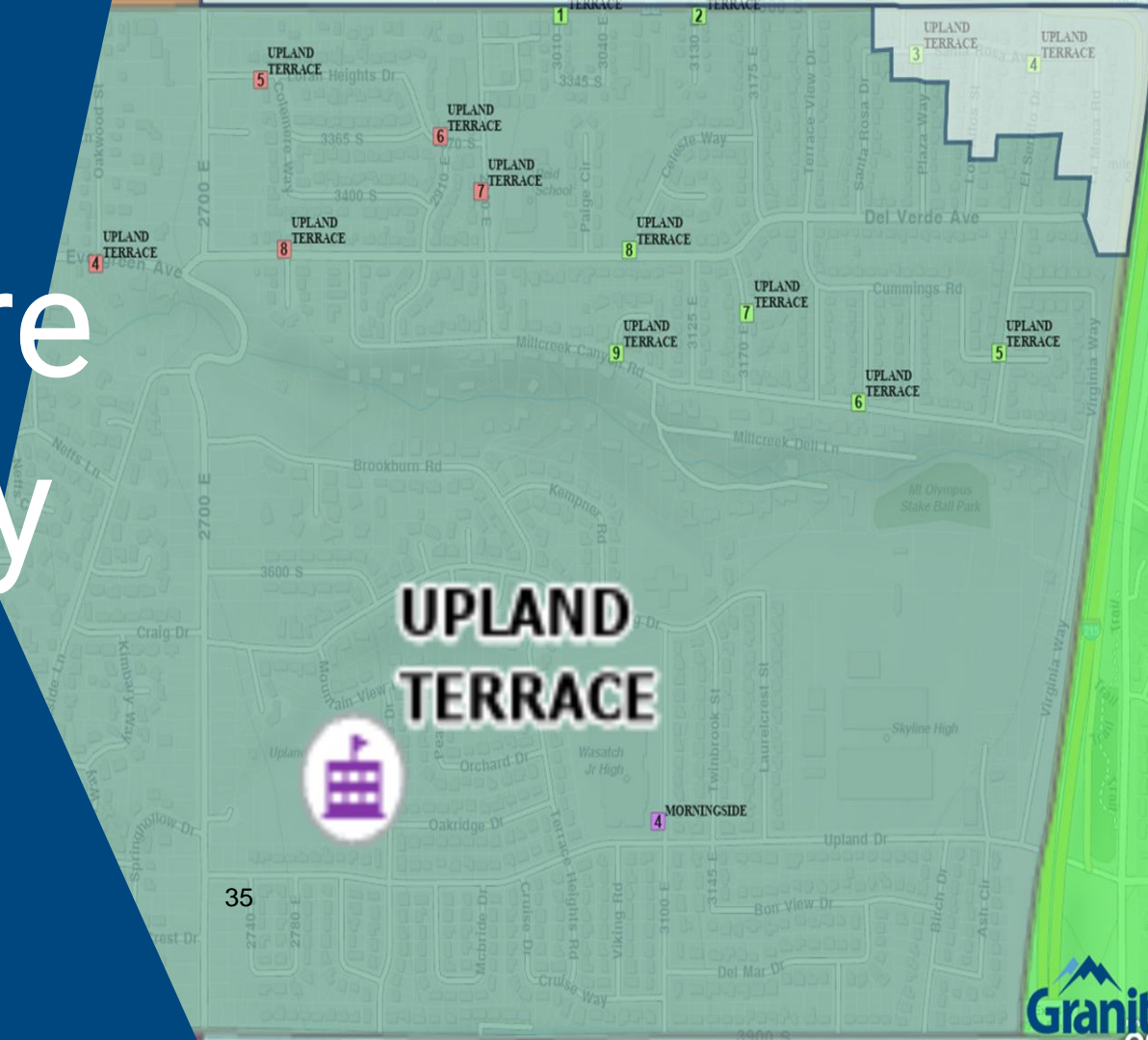
- 2017 to 2020: Construction Inflation
 - Upwards of 10% annual increase
- 2021 and Beyond: Construction Inflation–
 - 6% to 7% annual increase
- Unforeseen events
- High School Design Value Engineering Discussions



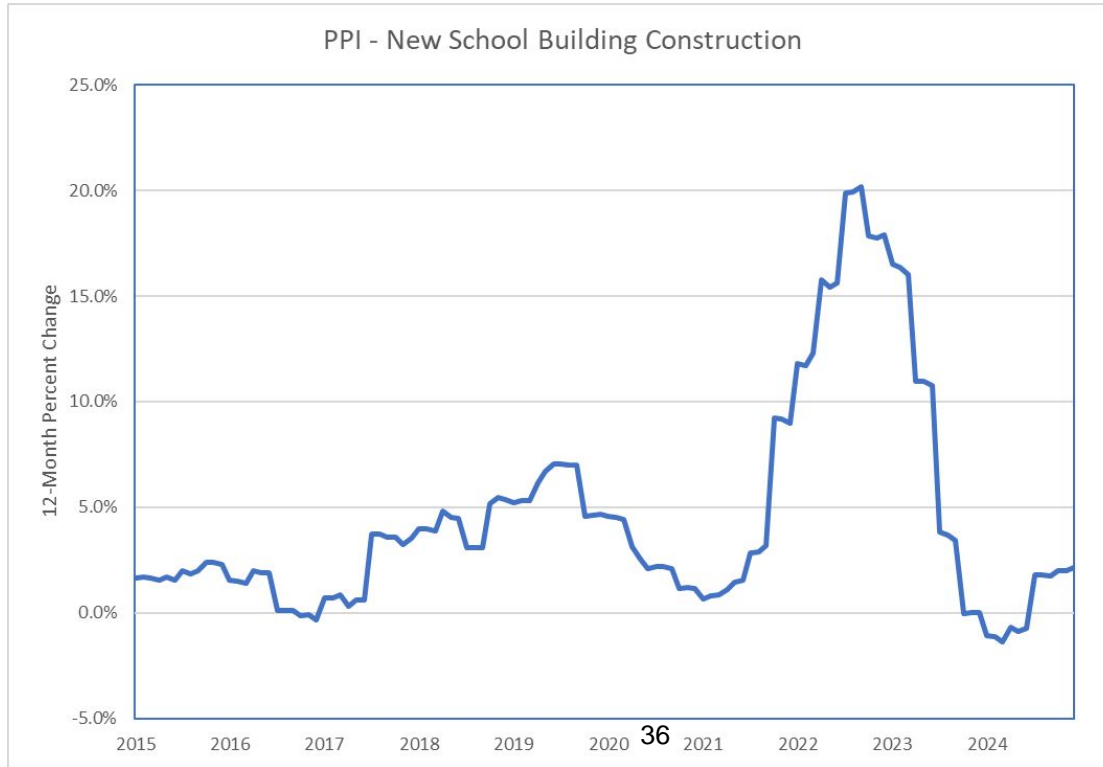
Timeline Shift



Where Are We Today



Price/Cost Update



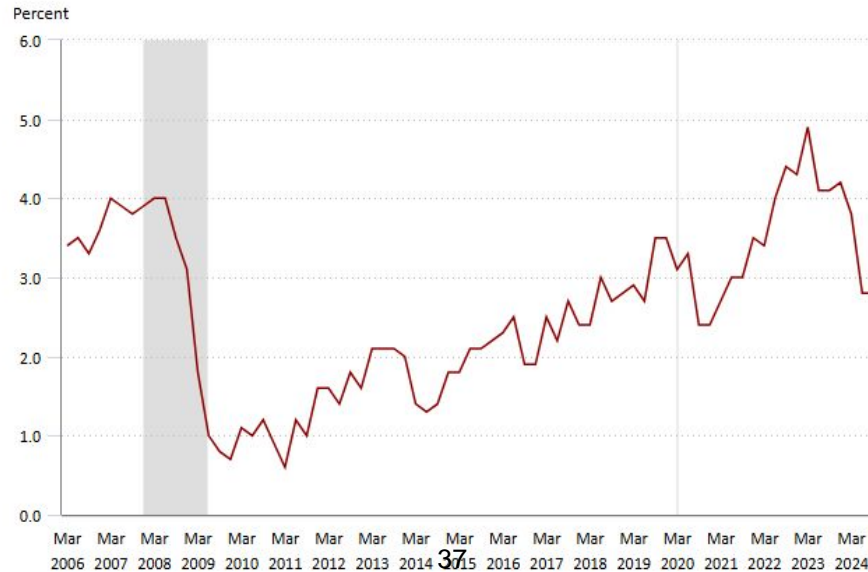
Source: U.S. Bureau of Labor Statistics



Price/Cost Update

Compensation in selected private industries, 12-month percent change, not seasonally adjusted

— Construction — Manufacturing — Wholesale trade — Retail trade — Transportation and warehousing
— Utilities — Information — Finance and insurance — Real estate and rental and leasing
— Professional, scientific, and technical services — Administrative and support and waste management and remediation services
— Education services — Health care and social assistance — Leisure and hospitality



Hover over chart to view data.

Note: Shaded area represents recession, as determined by the National Bureau of Economic Research.

Source: U.S. Bureau of Labor Statistics.



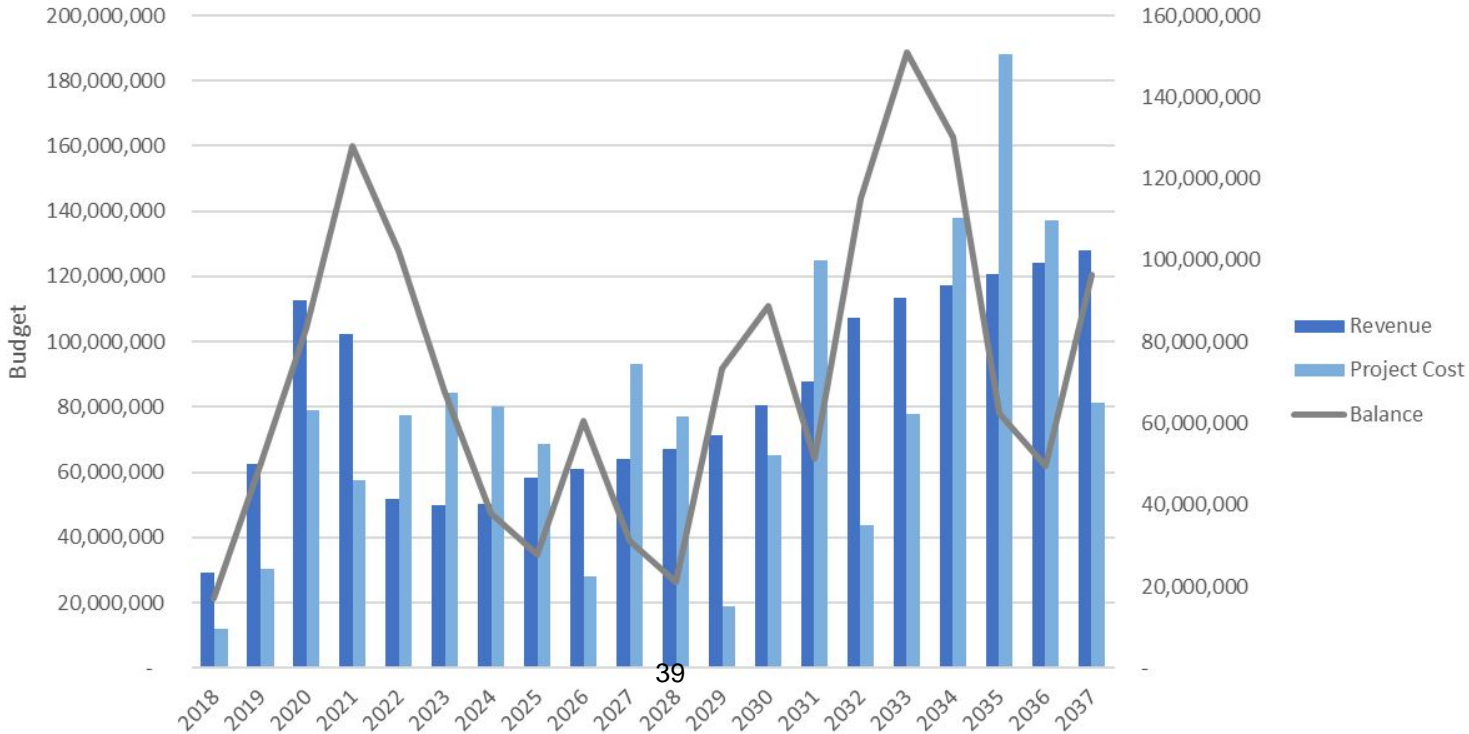
Revenue Update

Combined Levy - 0.001812									
FY	Assumed TV Increase	Tax	Redemption	FIL	Total Ptax	Bond Payments	Transfer to Fd 10	FB Adjustment	Available for Capital Outlay
22		68,915,494.00	1,538,301.00	3,356,292.00	73,810,087.00	30,267,681.26	1,500,000.00	425,739.26	42,468,145.00
23		76,658,895.00	1,464,469.00	3,402,780.00	81,526,144.00	30,605,181.26	1,500,000.00		49,420,962.74
24		81,456,429.00	1,026,985.00	3,360,773.00	85,844,187.00	33,897,779.87	1,500,000.00		50,446,407.13
25		88,586,989.00	1,343,251.67	3,373,281.67	93,303,522.33	33,553,207.00	1,500,000.00		58,250,315.33
26	3.0%	91,244,599.00	1,343,251.67	3,373,281.67	95,961,132.33	33,550,456.00	1,500,000.00		60,910,676.33
27	3.0%	93,981,937.00	1,343,251.67	3,373,281.67	98,698,470.33	33,216,707.00	1,500,000.00		63,981,763.33
28	3.0%	96,801,395.00	1,343,251.67	3,373,281.67	101,517,928.33	33,057,306.00	1,500,000.00		66,960,622.33
29	3.0%	99,705,437.00	1,343,251.67	3,373,281.67	104,421,970.33	31,679,718.00	1,500,000.00		71,242,252.33
30	3.0%	102,696,600.00	1,343,251.67	3,373,281.67	107,413,133.33	25,251,219.00	1,500,000.00		80,661,914.33
31	3.0%	105,777,498.00	1,343,251.67	3,373,281.67	110,494,031.33	21,215,700.00	1,500,000.00		87,778,331.33
32	3.0%	108,950,823.00	1,343,251.67	3,373,281.67	113,667,356.33	4,730,700.00	1,500,000.00		107,436,656.33
33	3.0%	112,219,348.00	1,343,251.67	3,373,281.67	116,935,881.33	1,915,700.00	1,500,000.00		113,520,181.33
34	3.0%	115,585,928.00	1,343,251.67	3,373,281.67	120,302,461.33	1,615,950.00	1,500,000.00		117,186,511.33
35	3.0%	119,053,506.00	1,343,251.67	3,373,281.67	123,770,039.33	1,582,200.00	1,500,000.00		120,687,839.33
36	3.0%	122,625,111.00	1,343,251.67	3,373,281.67	127,341,644.33	1,565,800.00	1,500,000.00		124,275,844.33
37	3.0%	126,303,864.00	1,343,251.67	3,373,281.67	131,020,397.33	1,502,800.00	1,500,000.00		128,017,597.33
38	3.0%	130,092,980.00	1,343,251.67	3,373,281.67	134,809,513.33				134,809,513.33



Current Plan Status

Phase 1 Current Schedule



What are the Current Stressors Regarding the Plan

- Construction inflation outpacing timing of projects
- Start of projects are delayed
- Reordering of projects
- Need to get more done now
- School safety requirements (HB84)
- Tax impact on citizens
- Small increases through 2032 not acceptable
- Promise of Pay-As-You-Go strategy made by prior board



Options

- Continue Extended Implementation of “Phase 1”
- Look at cost savings/reductions
 - Build “Less Expensive Building”
 - Revise Building Capacity
 - Consolidate Schools
- Remove schools from the project list
- Raise more revenue
 - GO Bond
 - LRB Bond
 - Asset Management (e.g. land leases)
 - Asset Liquidation



Phase 1 Projects

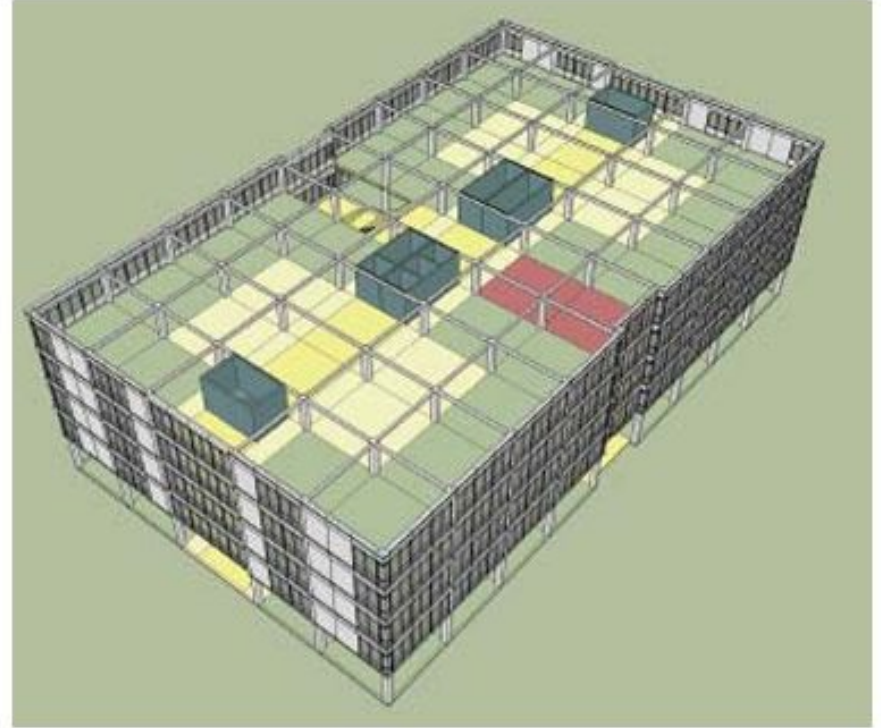
<https://gsdfuture.org/>



SCHOOL	PROJECT	ORIGINAL		Status
		PROJECTED START DATE	PROJECTED START DATE	
Evergreen Jr. High	Remodel	2018	2018	Completed
Valley Jr. High	Remodel	2018	2018	Completed
Roosevelt (Olene Walker Elementary)	Rebuild	2018	2019	Completed
South Kearns	Rebuild	2018	2019	Completed
Hunter High School	Addition	2018	2019	Completed
Howard Driggs Elementary	Remodel	2019	2019	Completed
Rosecrest Elementary	Remodel	2019	2019	Completed
Cyprus High School	Rebuild	2020	2020	Under construction
Skyline High School	Rebuild	2020	2020	Under construction
West Kearns Elementary	Rebuild	2019	2027	
Calvin Smith Elementary	Remodel	2021	2028	
Moss Elementary	Remodel	2021	2028	
Plymouth Elementary	Remodel	2021	2028	
Taylorville High School	Addition	2022	2028	
Arcadia	Rebuild	2022	2029	
Hillsdale Elementary	Remodel	2023	2029	
Kennedy Jr. High	Remodel	2023	2029	
Orchard Elementary	Rebuild	2023	2031	
Magna Elementary	Remodel	2024	2032	
Valley Crest Elementary	Remodel	2024	2032	
Kearns Jr. High	Rebuild	2024	2033	
Sandburg Elementary	Rebuild	2025	2033	Closed - 2019
Lincob Elementary	Remodel	2025	2033	
Pioneer Elementary	Remodel	2025	2033	
Academy Park Elementary	Rebuild	2024	2034	
Crestview Elementary	Remodel	2026	2034	
Eastwood Elementary	Rebuild	2026	2035	
Cottonwood Elementary	Remodel	2027	2035	
Spring Lane Elementary	Rebuild	2027	2036	Closed - 2023
Valley Jr. High	Rebuild	2028	2036	
Evergreen Jr. High	Rebuild	2028	2037	
Oakridge Elementary	Rebuild	2028	2037	

Look at Cost Savings/Reductions

- Build “Less Expensive Building”
- Revise Building Capacity
- Consolidate Schools



Closed Schools

- SY2021
 - Westbrook
 - Carl Sandburg
- SY2023
 - Twin Peaks
 - Spring Lane
 - Millcreek
- SY2024
 - Western Hills
- SY2025
 - Orchard
 - Redwood



New Revenue

WHY BOND NOW?



NEEDS, NOT WANTS



More than half our school buildings have reached 75% or more of their maximum life cycle.



Granite has the highest average school facility age in the state.



Seismic improvements are needed at most schools in the district.



The bond would allow funding for security upgrades as needed.

SAVE TAXPAYERS MONEY

Interest rates remain at historic lows, while construction costs are rising at a rapid pace.

If we kick the can down the road even a few years, we can expect to pay 10% more in construction costs with every passing year.



*Annual tax increase amount on a \$259,900 home



Granite
SCHOOL DISTRICT

REGISTER TO VOTE:
vote.utah.gov

THE 2017 SCHOOL BOND - THE NEED



Based on in-depth analysis of school conditions by independent engineers, more than half our schools were found to be 75% or more in decline.

Granite has the highest average school facility age in the state.

Annual capital revenue is about \$17 million, but current capital needs exceed \$1 billion.

WHY BOND NOW?



Bonding now saves taxpayers money in the long run.

Interest rates remain at historic lows, while construction costs are rising at a rapid rate. If we kick the can down the road even a few years, we can expect to pay 10% more in construction costs with every passing year.

WHAT WILL THIS BOND DO?



This bond sets in motion a strategic 40-year plan to rebuild and renovate ALL schools in the district.

Within the first 10 years: **14** schools will be rebuilt, **17** schools will be remodeled, and **ALL** schools will receive revitalizing upgrades.

WHAT'S THE IMPACT ON ME?

This 10-year \$238 million bond means a home valued at \$259,900 will see an annual property tax increase of about \$15 a month, or roughly \$190 annually.

FYI - Granite's property tax rate is below the state average despite being the third largest district in the state.

gsdfuture.org



New Revenue

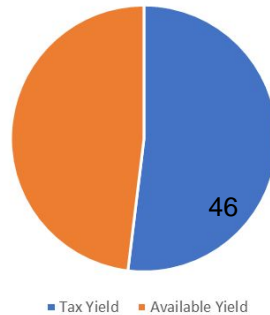
Capital Local Levy Rate History



Capital Local Levy Yield

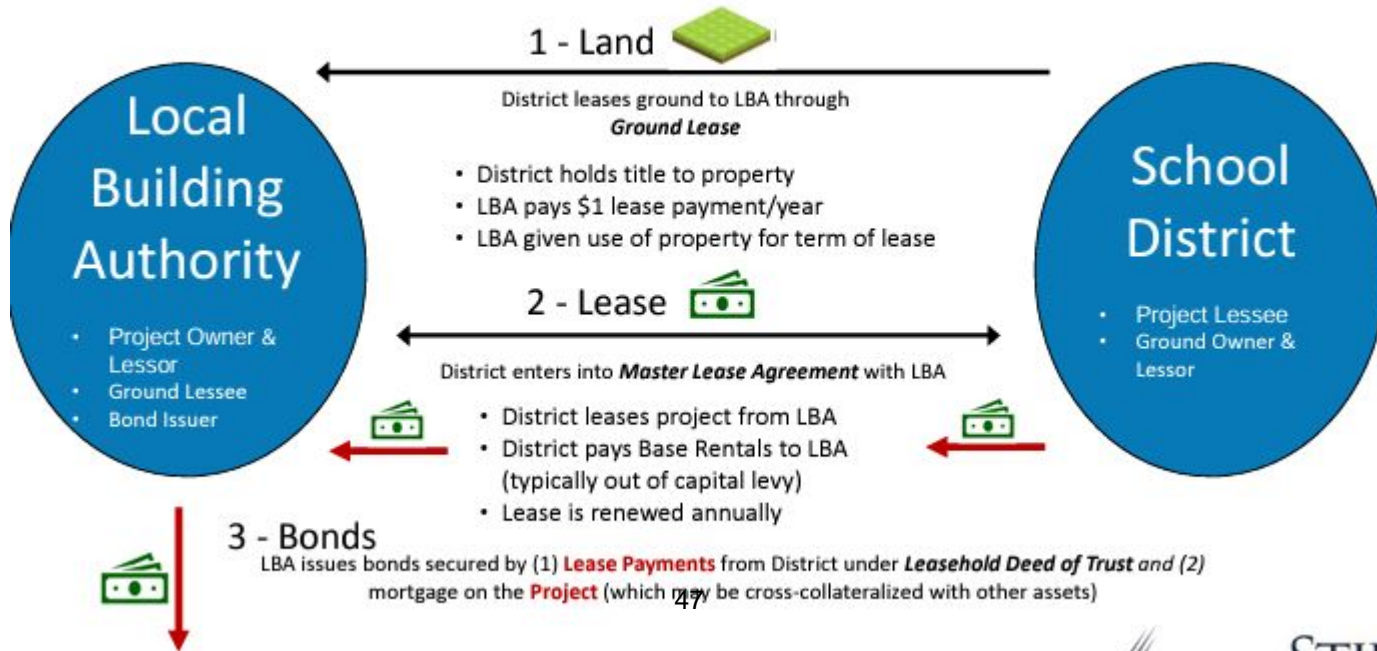


FY2024 Tax Yield Ratio



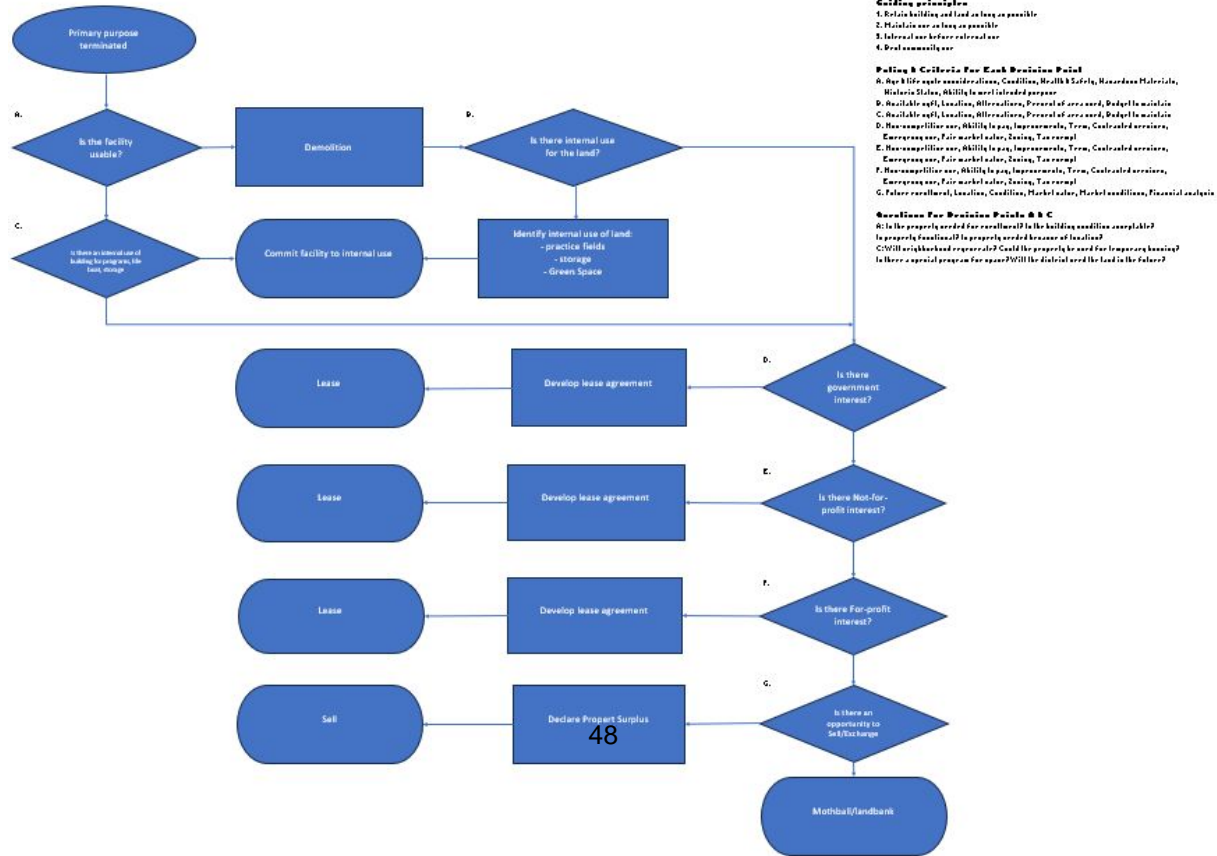
New Revenue

WHAT IS A LEASE REVENUE BOND?

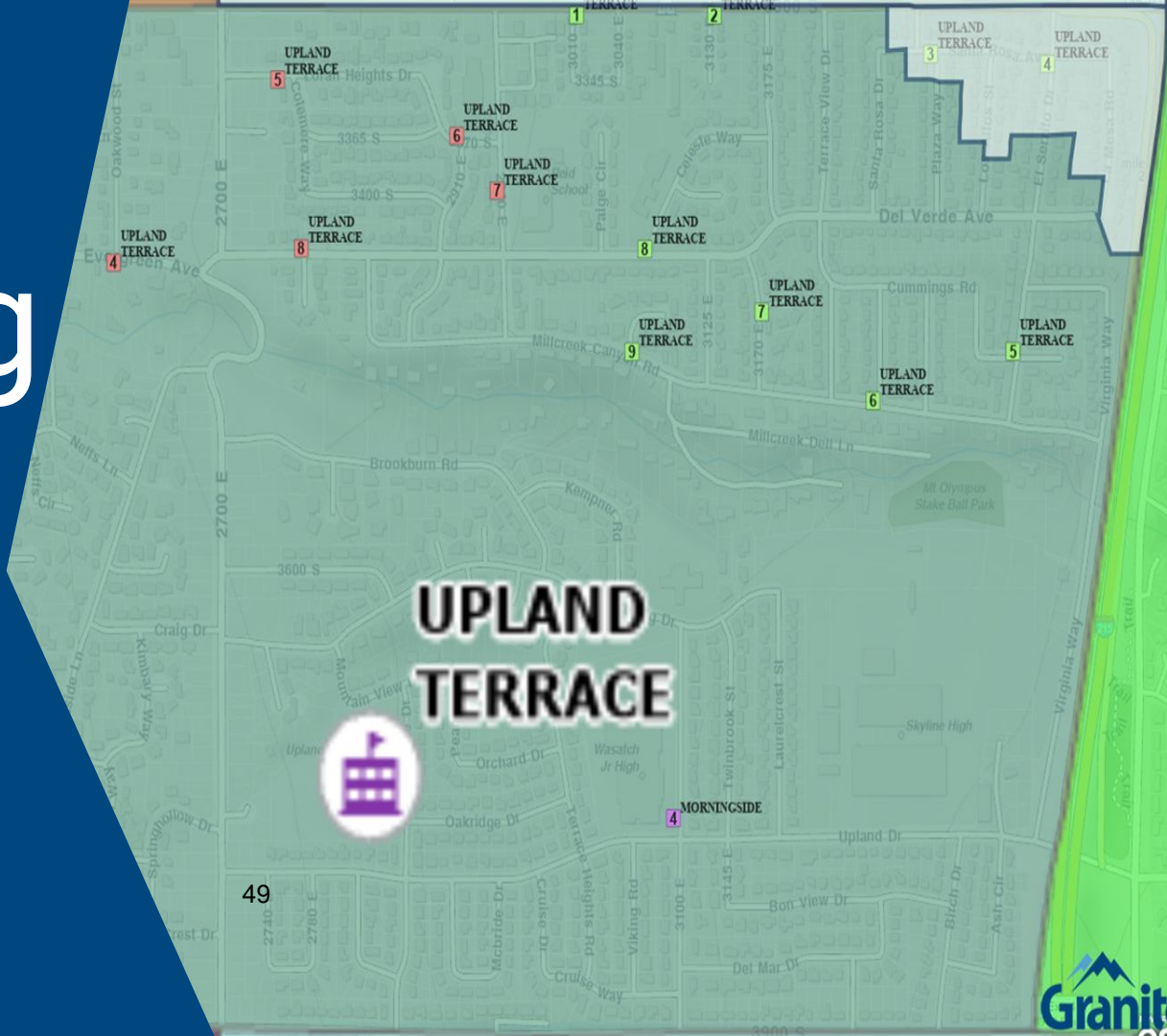


New Revenue

Land Use Decision Flow Chart



On-Going Capital Needs



Capital Budget

Regular Capital Budget - FY2021 thru FY2025

	2021	2022	2023	2024	2025 Wrk Bdgt
Property Taxes:					
1124 - PTAX Capital Local Levy	19,472,660	60,071,599	66,854,192	69,074,002	76,169,166
1125 - PTAX Redemption Capital Local	412,923	1,194,392	1,277,163	1,039,798	1,297,469
1174 - Fee In Lieu Tax Capital Local	999,815	2,948,154	2,967,563	2,879,738	3,113,924
Total Property Taxes	20,885,398	64,214,145	71,098,918	72,993,538	80,580,559
PT for Long-Term Capital Plan	-	(42,468,145)	(49,420,963)	(50,743,980)	(58,341,141)
Net Property Taxes for Regular Capital	20,885,398	21,746,000	21,677,955	22,249,558	22,239,418
Department / School Allocations:					
Information Systems	3,935,000	3,935,000	3,937,283	4,162,283	4,766,043
Department Equipment Allocations	160,000	160,000	160,000	160,000	160,000
Condemnation Equipment Allocations	475,000	475,000	450,000	450,000	450,000
Maintenance Departments	2,761,630	2,311,840	2,797,936	2,392,746	2,992,520
Police Department	417,433	417,433	417,432	421,327	425,000
Property Management	1,575,500	1,570,500	1,570,500	1,640,640	1,593,600
School Allocations	845,500	845,500	845,500	832,500	832,500
School Buses	1,295,174	1,357,046	1,480,362	1,623,000	1,000,000
Support Services	728,000	728,000	728,000	728,000	728,000
Total Department / School Allocations	12,193,237	11,800,319	12,387,013	12,410,496	12,947,663
		50			
Net Amount Remaining	8,692,161	9,945,681	9,290,942	9,839,062	9,291,755



Capital Projects “Top Ten” Categories

Category	FY24 Requests	Category	FY24 Requests
ADA	\$5,345,000	Gym & Dance Floors	\$784,948
Auditorium Sound & Lighting	\$2,280,000	HVAC	\$10,565,000
General Building	\$2,558,782	Irrigation	\$5,743,420
Bleachers	\$885,000	Lighting	\$948,000
Cabinets & Counters	\$1,468,000	Lockers	\$515,000
Ceilings	\$100,000	Paint	\$115,000
CO Detection	\$444,500	Pavement	\$6,331,116
Concrete	\$80,400	Playground	\$910,000
Doors & Hardware	\$919,000	Plumbing	\$5,150,000
Electrical	\$870,000	Restrooms & Dividers	\$201,000
Fencing	\$1,302,427	Roofing	\$8,112,340
Fire Alarm	\$1,407,263	Security Systems	\$2,088,850
Flooring	\$1,693,500	Stage Rigging & Curtains	\$51,000
General Grounds & Turf	\$6,809,340 ⁵¹	Relocatables	\$487,400



Capital Project Funding Challenge

The FY24 shortfall contributed to deferred maintenance \$58 million.



Voter Information Pamphlet

LOCAL QUESTIONS

OFFICIAL BALLOT FOR
BOARD OF EDUCATION OF
GRANITE SCHOOL DISTRICT,
SALT LAKE COUNTY, UTAH
BOND ELECTION

NOVEMBER 7, 2017

GRANITE SCHOOL DISTRICT BOND

The Board of Education of Granite School District, Utah, is authorized to issue General Obligation Bonds in a principal amount not to exceed Two Hundred Thirty-Eight Million Dollars (\$238,000,000) for the purpose of all or a portion of the costs to purchase sites, purchase and construct buildings and furnishings, and improve existing school property, said Bonds to be due and payable in not to exceed twenty-one (21) years from the date of issuance of the Bonds?

PROPERTY TAX COST OF THE BONDS

Bonds are issued as planned, with regard to the taxes currently levied for funding bonds that will reduce over time, equal property tax to pay debt service on bonds will be required over a period of ten years in the estimated amount of \$190.69 per \$259,900 residence and in the estimated amount of \$346.71 on a business property of the same value.

foregoing information is only an estimate and not a limit on the amount of taxes that district may be required to levy to pay debt service on the Bonds. The District is obligated to pay taxes to the extent provided by law in order to pay the Bonds.

FOR THE ISSUANCE OF BONDS
(YES)

AGAINST THE ISSUANCE OF BONDS
(NO)

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number high school #Valley Jr. High	wing Addition Remodel
2019	
West Kearns Elementary	*Rebuild
Howard Driggs Elementary	Remodel
Rosecrest Elementary	Remodel
2020	
Cyprus High School	*Rebuild
Skyline High School	*Rebuild
2021	
Calvin Smith Elementary	Remodel
Moss Elementary	Remodel
Plymouth Elementary	Remodel
2022	
Arcadia Elementary	*Rebuild
Taylorville High School	Remodel
2023	
Orchard Elementary	Rebuild
Hillsdale Elementary	Remodel
Kennedy Jr. High	Remodel
2024	
Academy Park Elementary	Rebuild
Kearns Jr. High	Rebuild
Magna Elementary	Remodel
Valley Crest Elementary	Remodel
2025	
Sandburg Elementary	Rebuild
Lincoln Elementary	Remodel
Pioneer Elementary	Remodel
2026	
Eastwood Elementary	Rebuild
Crestview Elementary	Remodel
2027	
Spring Lane Elementary	Rebuild
Cottonwood Elementary	Remodel
2028	
Evergreen Jr. High	Rebuild
Oakridge Elementary	Rebuild
Valley Jr. High	Rebuild

*Projects to be financed with bond proceeds (Utah Code 53B-102)
Necessary renovations or repairs to ensure usability until later rebuild.



half our schools were found to be 75% or more in decline.

Granite has the highest average school facility age in the state.

Annual capital revenue is about \$17 million, but current capital needs exceed \$1 billion.

WHY BOND NOW?



Bonding now saves taxpayers money in the long run.

Interest rates remain at historic lows, while construction costs are on the rise at a rapid rate. If we kick the can down the road even a few years, we can expect to pay 10% more in construction costs with every passing year.

WHAT WILL THIS BOND DO?



This bond sets in motion a strategic 40-year plan to rebuild and renovate ALL schools in the district.

Within the first 10 years: 14 schools will be rebuilt. 17 schools will be remodeled, and ALL schools will receive revitalizing upgrades.



SEISMIC IMPROVEMENTS

The bond will allow the district to fund much needed seismic stability improvements for schools as needed.



SECURITY UPGRADES

The bond will allow the district to fund security upgrades for schools as needed. These are modern concerns that were not considered in school designs 50 years ago.

WHAT'S THE IMPACT ON ME?

This 10-year \$238 million bond means a home valued at \$259,900 will see an annual property tax increase of about \$190 a month, or roughly \$190 annually.

FYI - Granite's property tax rate is below the state average despite being the third largest district in the state.



Capital Plan Inclusive of On-Going Capital Needs

