



CENTRAL DECATUR
COMMUNITY SCHOOL DISTRICT

2026 BOND REFERENDUM

CONNECTING OUR COMMUNITY

IMPROVE SAFETY • MODERNIZE LEARNING • MAXIMIZE TAX DOLLARS

NOVEMBER 3

*A plan to build one modern elementary school
for Central Decatur students.*

THE PLAN

One Modern Elementary, Built for Today's Enrollment

What's included:

- ~20,000 square foot addition at North Elementary
- Junior-Senior High **secure entry** vestibule upgrades
- Junior-Senior High **exterior door replacements**
- Demolition of South Elementary

\$11,955,000

TOTAL PROJECT INVESTMENT

Funded through a General Obligation (G.O.) Bond

Central Decatur students deserve one modern elementary built for today's enrollment. This plan consolidates the district's elementary programs onto a single site — creating long-term efficiencies for tax dollars and major improvements to school safety for generations of students to come.

CONCEPT: NEW ELEMENTARY ENTRANCE



Denovo
CONSTRUCTION SOLUTIONS

STUDIO MELEE



A Plan Built on Three Priorities



Create Operational Efficiencies

Bring staff and resources together under one roof instead of maintaining multiple facilities.



Improve School Safety

A secure entry and dedicated elementary office for a safe, nurturing environment.



Maximize Use of Tax Dollars

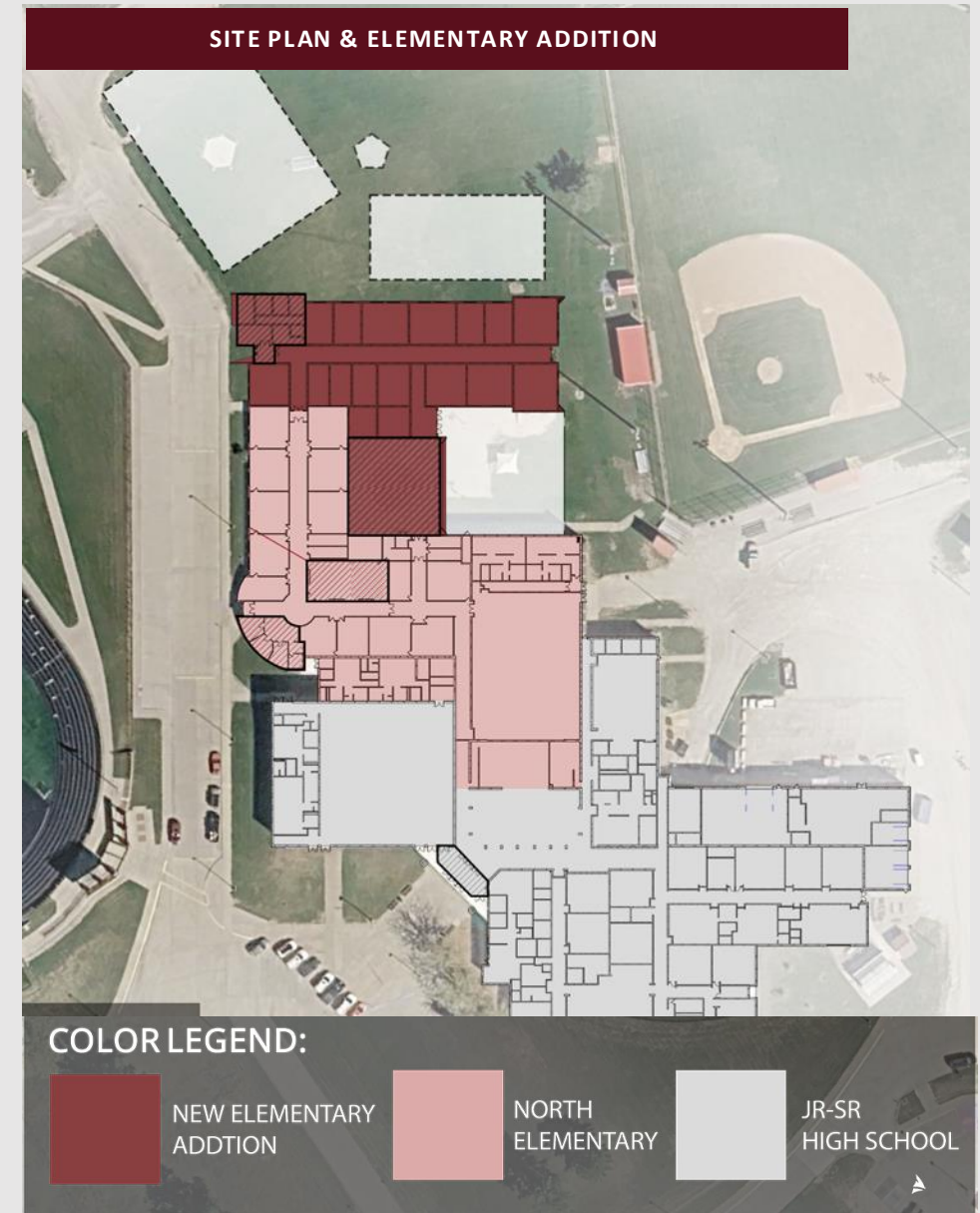
A responsible plan projected to save taxpayer dollars in the long run.

CREATE OPERATIONAL EFFICIENCIES



More time dedicated to educating our students

- Over **15 employees** on average transferring between North and South Elementary at least once every day. Over an entire school year this adds up to a **total loss of 700-950 hours** that could be spent supporting our students
- Currently we have **~10,000 square feet of redundant or unnecessary space** at South Elementary. This is extra space that we are currently paying to heat, maintain, and staff.



IMPROVE SCHOOL SAFETY



One Site, Complete Separation by Grade Spans

- This plan brings all students to one location while **maintaining complete physical separation between elementary and middle/high school spaces** — giving our youngest learners a safe, nurturing environment to grow.
- The junior/senior high school main entrance will be updated with a **secure vestibule**, allowing staff to better monitor and control visitor access into the building.
- The project also **replaces original exterior doors throughout the Junior-Senior High**, addressing aging infrastructure and improving the building's overall performance for years to come.

CURRENT CONDITION OF JR/SR HIGH VESTIBULE DOORS



SECURE & ACCESSIBLE LOWER ELEMENTARY PLAYGROUND



CENTRAL DECATUR CSD
JUNIOR SENIOR HIGH SCHOOL RENOVATION & ELEMENTARY ADDITION

Denovo
CONSTRUCTION SOLUTIONS



III III III III
STUDIO HELEE

CONCEPT

MAXIMIZE USE OF TAX DOLLARS



**Invest more now.
Save more later.**

- This plan allows the district to use the community's tax dollars more wisely: investing more into the education of our students and spending less money maintaining an aging facility
- With a smaller footprint to maintain and consolidating our resources, we estimate we can save roughly **\$120,000 per year** in operational and utility expenditures. This adds up to over **\$3.2M saved** over the life of the bond issue.
- Renovating South Elementary has been estimated to cost over **\$8.2 million** while the addition alone is estimated to cost roughly **\$10.5 million**. Paying a little more now will cost the district a lot less many years down the road.



New Elementary Cafeteria & Multi-Purpose Room



CONCEPT

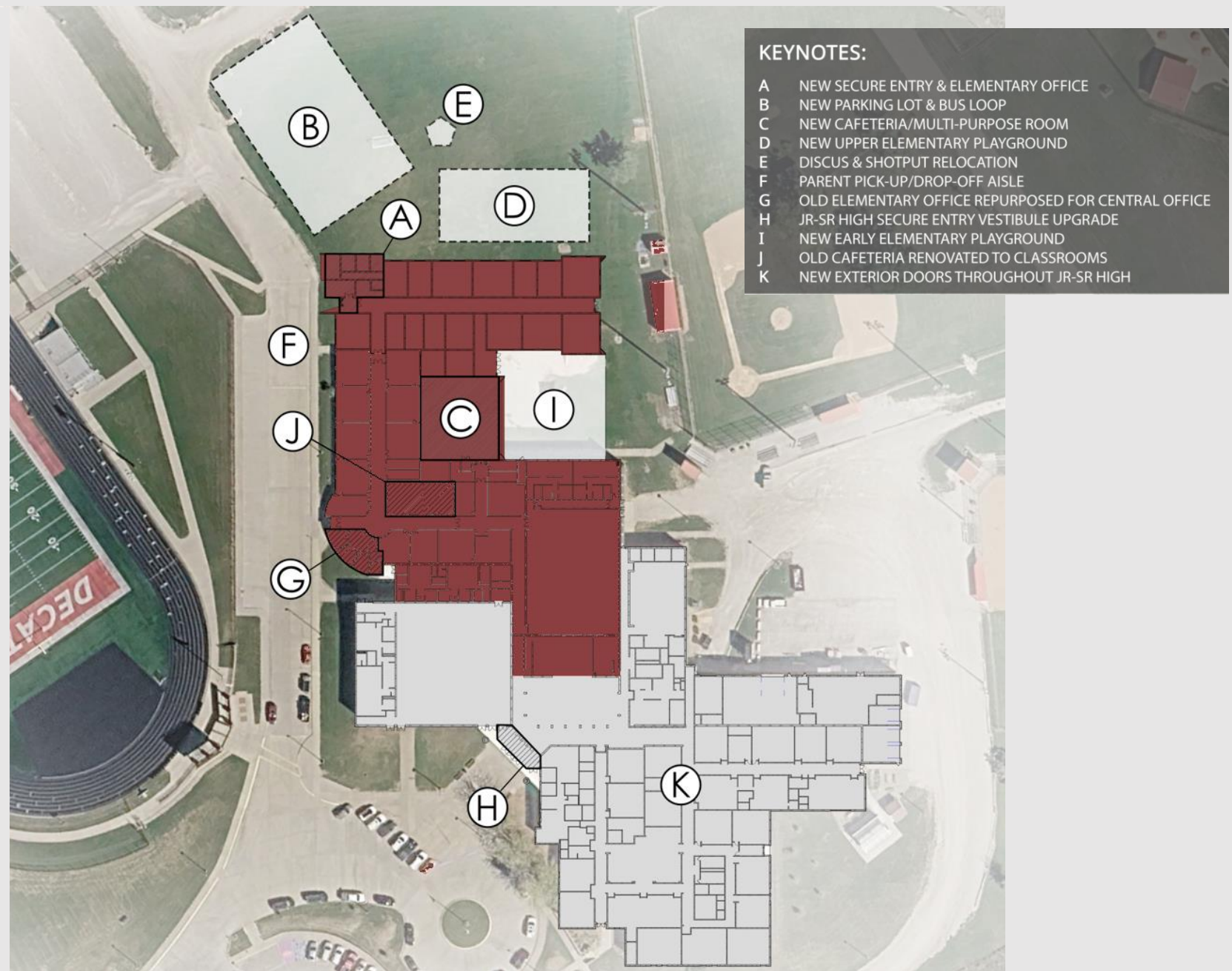
THE SITE PLAN

One Building, Two Schools

The plan consolidates elementary programs onto the existing campus, adjacent to North Elementary, while keeping Elementary & Junior-Senior High programming physically separate.

 Elementary School (PK-6)

 Jr-Sr High School (7-12)



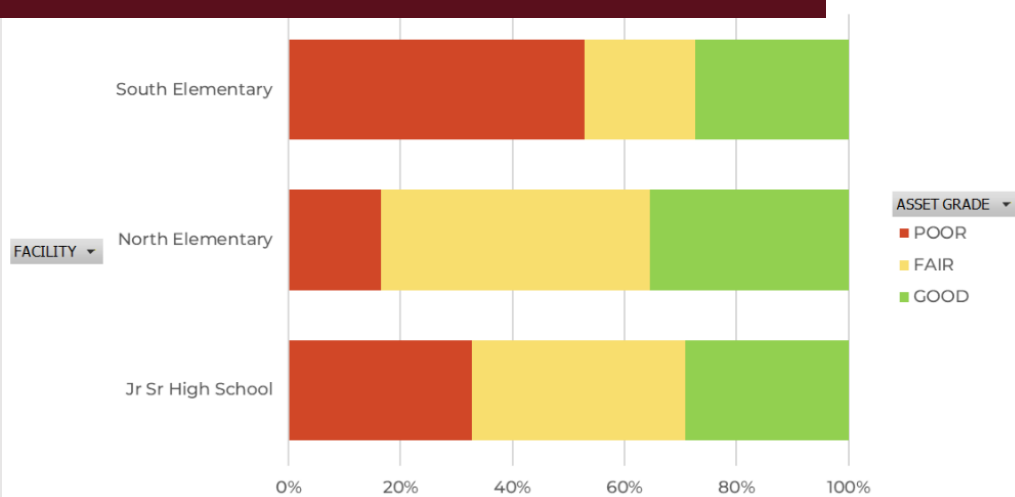
WHY AND WHY NOW?

The Challenge with South Elementary

- Aging & corroding **exterior doors**
- **Obsolete HVAC** systems with severe temperature swings between classrooms
- Aging interior finishes and **asbestos** containing materials
- Original 1958 restrooms that **do not meet ADA (accessibility) standards**
- **Exterior façade issues** including tuckpointing needs and aging fascia
- Significant **humidity issues** leading to damp floors



FACILITY CONDITIONS PER 2025 FACILITY ASSESSMENT

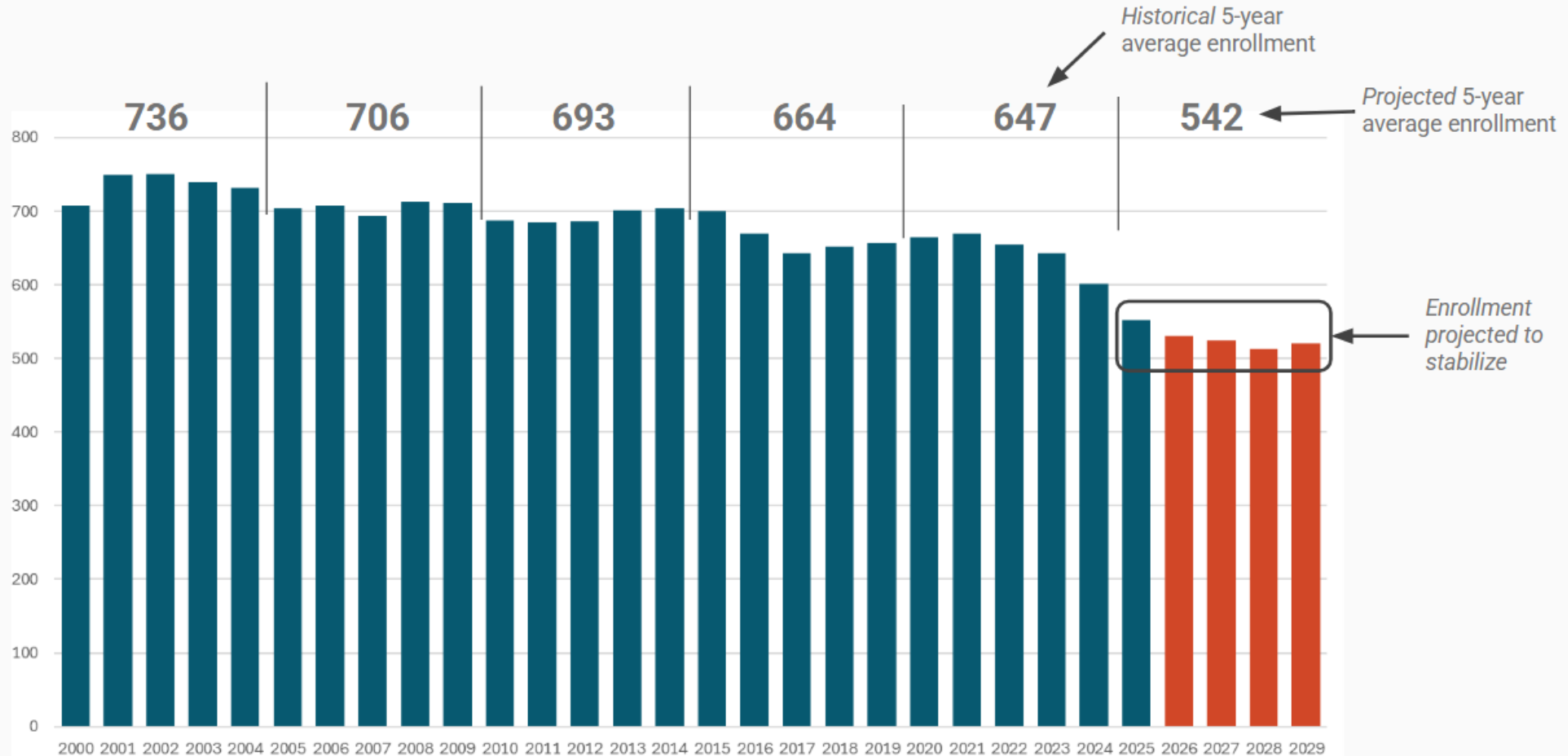


RENOVATE OR BUILD?

BUILD (\$10.5M)		RENOVATE (\$8.2M)	
PROS	CONS	PROS	CONS
○ Lowest life cycle cost ○ No students displaced during construction ○ Solves operational inefficiencies ○ Less building area to maintain ○ More dedicated educational time ○ Offloads oldest and most expensive building to maintain in district	○ Higher upfront cost	○ Lower upfront cost	○ Highest life cycle cost ○ Students displaced during construction ○ Doesn't solve operational inefficiencies ○ More building area to maintain ○ Less dedicated educational time ○ Oldest and most expensive building remains under district care

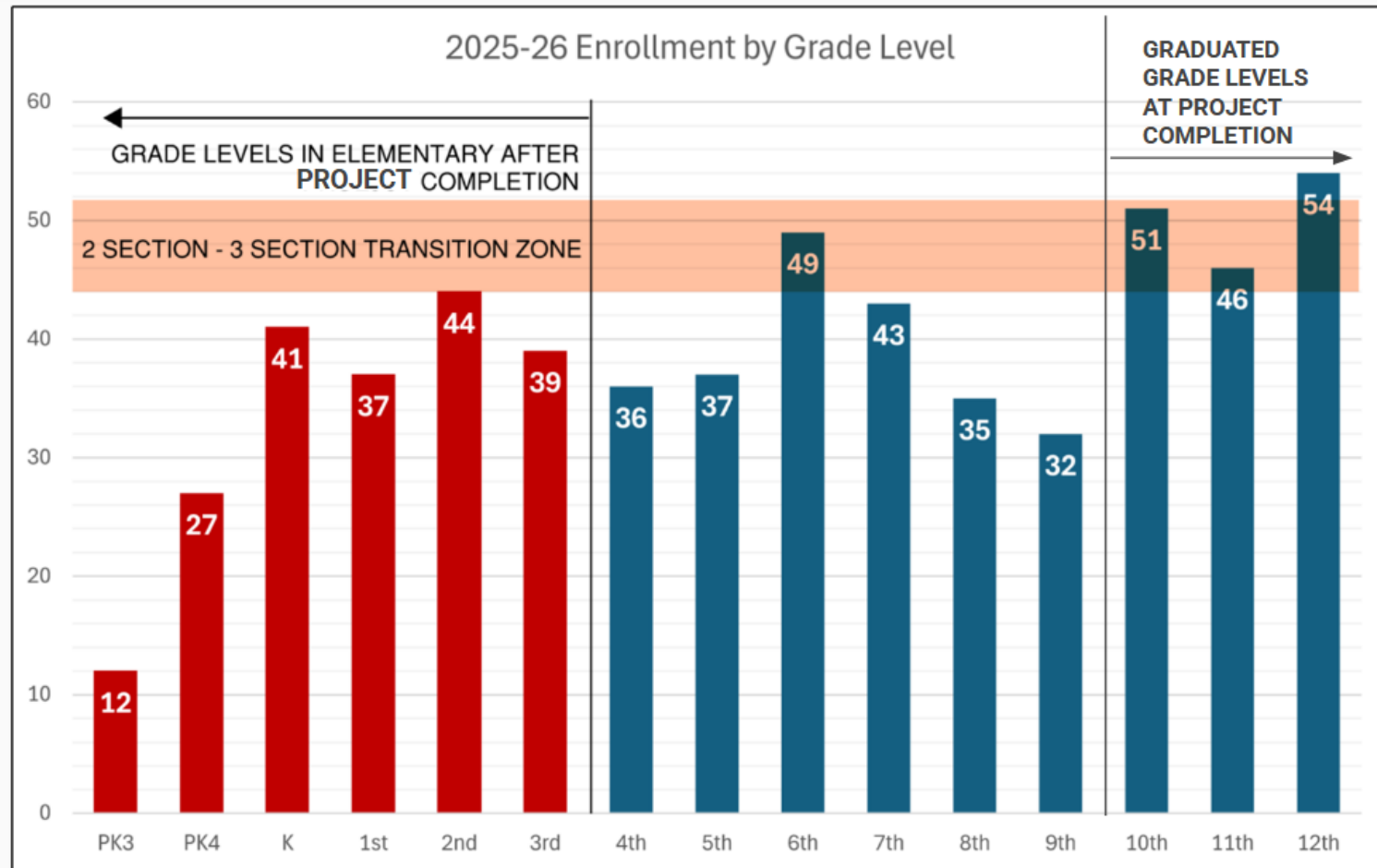
Our Current Enrollment Reality

Historical & Projected Enrollment (K-12)



Our Current Enrollment Reality

Grade Level Enrollment



What This Means for Your Property Taxes

The proposed improvements would be funded through a General Obligation (G.O.) Bond, with a proposed increase to the property tax rate.

+\$4.05

PROPERTY TAX INCREASE PER \$1,000 OF
TAXABLE PROPERTY VALUE

**+\$15.04/
month**

ESTIMATED ANNUAL PROPERTY TAX
INCREASE ON MEDIAN HOME IN DISTRICT
(\$112,400)

\$11.96M

TOTAL PROJECT
INVESTMENT

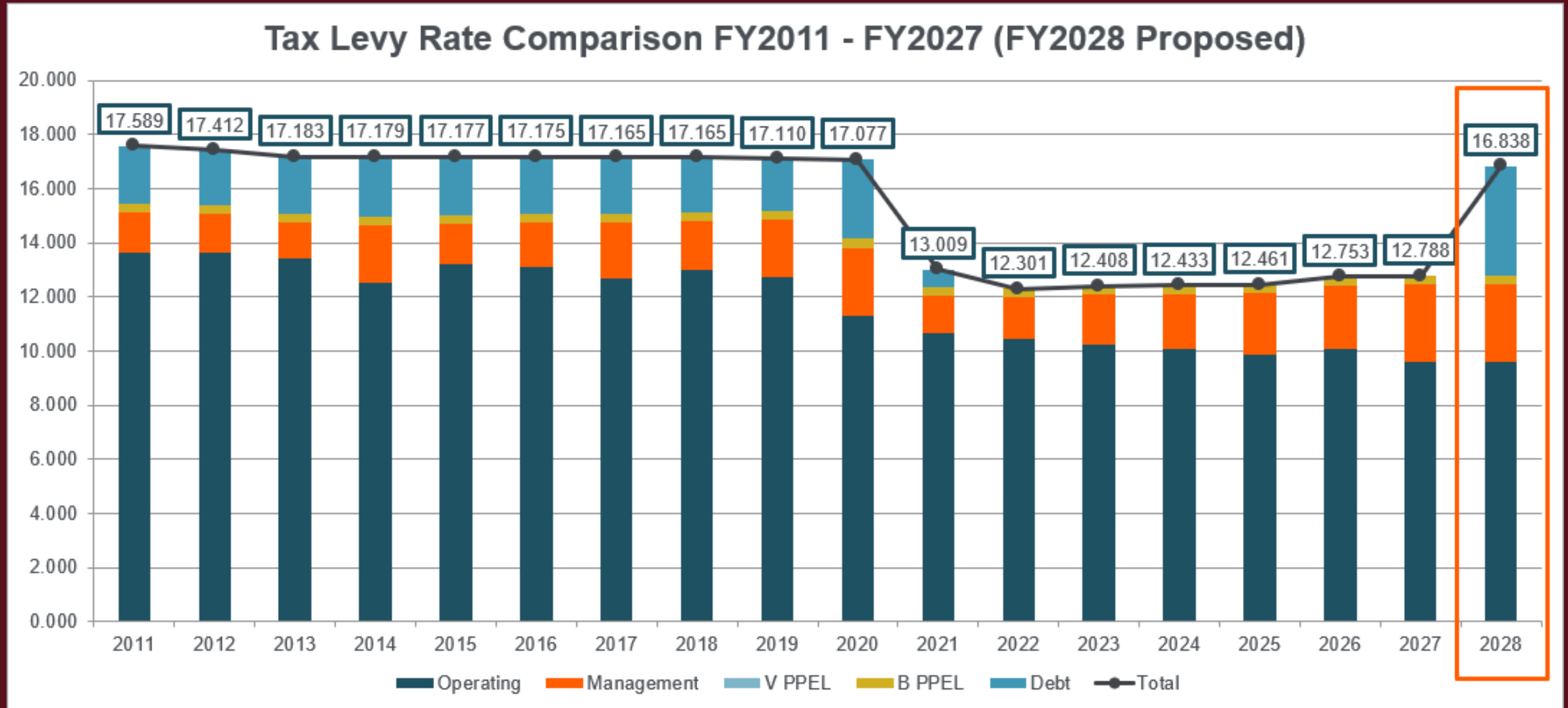
Visit centraldecatur.org/bond to use the **tax-impact calculator** and estimate your own annual property tax impact.

Central Decatur Bond Issue & Tax Rate History

Our community has a history of stepping up during difficult times to support the school district to ensure the success of the next generation

DISTRICT BOND ISSUE HISTORY		PROPOSED BOND ISSUE
1985 Junior-Senior High Construction \$36,000,000 Today <i>*estd. based on total bldg. area</i>	2001 North Elementary Addition \$12,360,000 Today <i>*estd. based on historical inflation of \$5.5M bond issue</i>	2026 Elementary Consolidation \$11,955,000

Central Decatur Bond Issue & Tax Rate History



Recent Projects that Have Not Raised Property Taxes

COST	YEAR	PROJECT	HOW WAS IT FUNDED?
\$1,857,300	2023	Infrastructure: Fluid cooler, Gym HVAC, Roof Coatings	Using funds received from state sales tax (SAVE Fund)
\$5,275,335	2015	Athletic Complex & Bus Barn	Using funds received from state sales tax (SAVE Fund)

GET INVOLVED

More Opportunities To Learn!

Learn more about the plan, ask questions, and hear directly from district leadership.



Visit our Bond Website: centraldecatur.org/bond/



Next Town Hall Meeting:

Thursday, October 15

Central Decatur High School Cafeteria

5:30 P.M.



Tuesday, November 3

Election Day — Vote

**POLLS OPEN 7:00am
– 8:00pm**

HOW TO VOTE

Our bond issue question is on the backside of the ballot.

FLIP YOUR

BALLOT

to vote for the bond



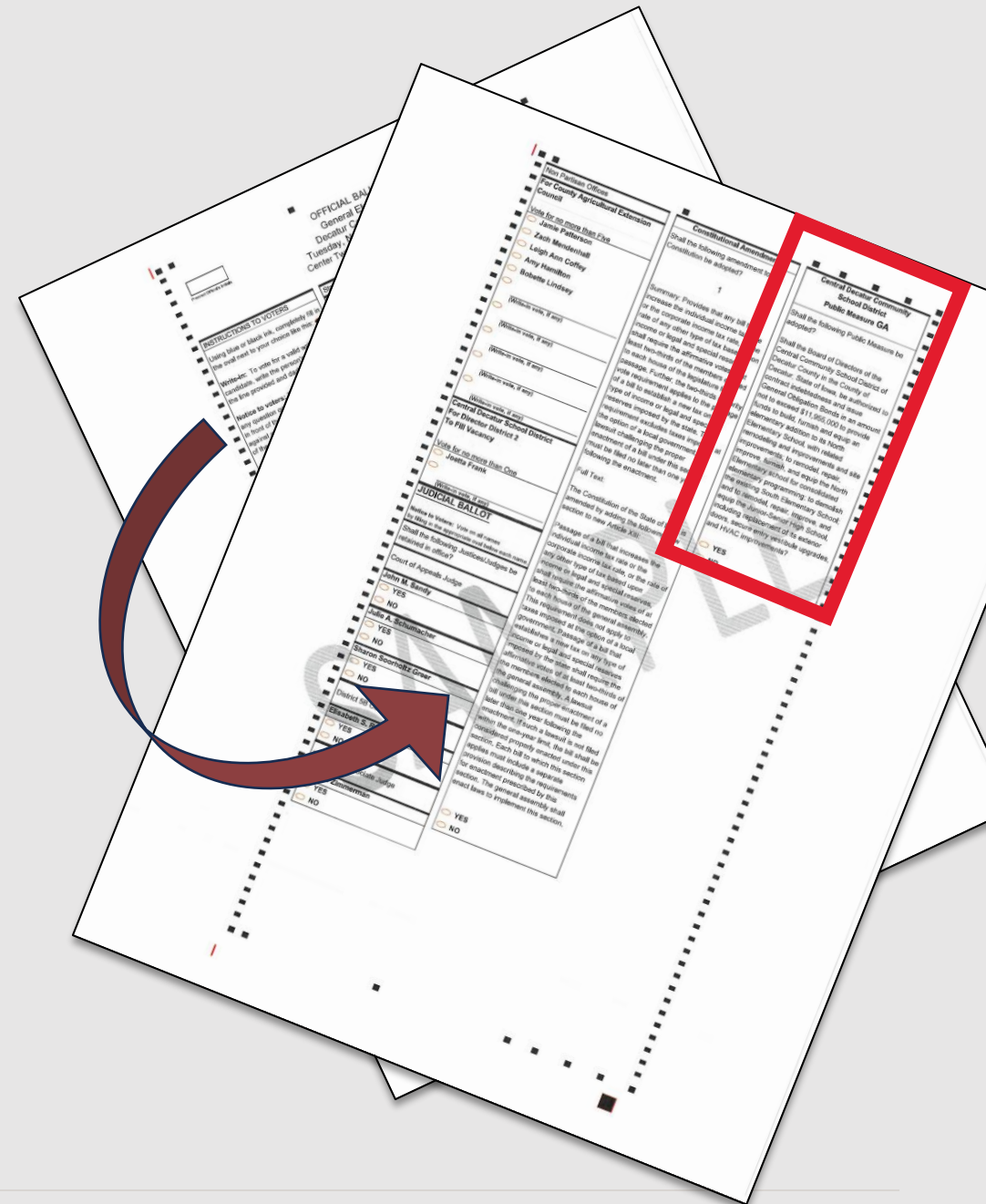
Learn about Ways To Vote:
centraldecalatur.org/bond/how-to-vote/



**Absentee in-person voting begins
October 14. Absentee ballots mailed.**



Bond Issue = Public Measure GA





VOTE NOVEMBER 3

Stay informed and follow the progress of the 2026 Bond
Referendum.

www.centraldecatur.org/bond

