

Public Hearing Thorntown Elementary School Addition/Renovation Project

December 14, 2020



How We Got Here

- July 29, 2019 Initial meeting with Moake Park Group
- September 9, 2019 School board approved contract with Moake Park to provide the following:
 - Existing Facility Assessment
 - Conceptual Diagrams for Renovation/Additional Options
 - Broad Brush Conceptual Development for New Facility to Replace Thorntown Elementary
- Late September 2019 Thorntown Elementary staff completed survey
- October 22, 2019 Site Visit completed by Moake Park
- January 13, 2020 School Board Work Session with Moake Park & Tecton
- May 2020 Estimated budget completed by Tecton



How We Got Here (Cont.)

- June 22, 2020 School Board Work Session with Moake Park and Tecton
- August 31, 2020 School Board Work Session
- October 11, 2020 School Board approved contract with Moake Park to:
 - Provide Partial Schematic Plan Design
 - Develop Presentation Materials
 - Participate in Meetings and/or Hearings
 - Coordinate with Tecton in the schematic development of a cost estimate



Why does TES need a project?

- Address Aging Building
- Address Space and Site Concerns
- Address 21st Century Learning Needs
- Invest in Community – Continued Commitment



Aging Building

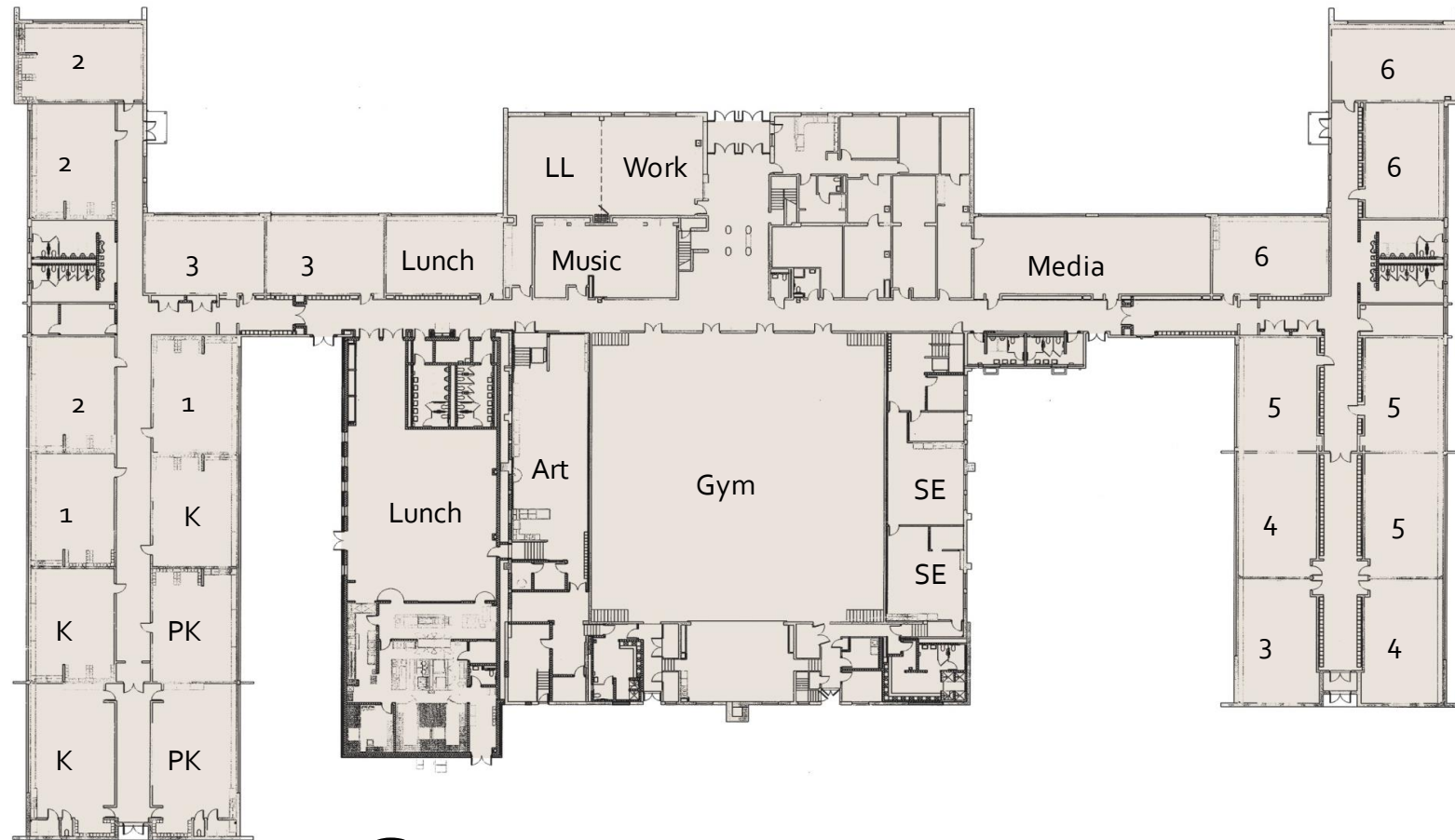
- Mechanical, electrical, and plumbing
- ADA compliance
- Exterior



Space Concerns

- Additional classrooms needed – 3 sections per grade level
- Service providers – OT, PT, Speech, InWell, special ed consultant, SOAR
- Additional office space – School Resource Officer
- Cafeteria, restrooms, teacher lunchroom, and teacher work room
- Special Education – testing area and regulation space
- Storage area





Current 20-21

Guidelines for Determining Number of Sections at Elementary Level

- Kdg: 50-52 2 sections w/aide ; 53 = 3 sections
- 1st: 50-56 2 sections w/aide ; 57 = 3 sections
- 2nd: 50-56 2 sections w/aide ; 57 = 3 sections
- 3rd: 50-56 2 sections w/aide ; 57 = 3 sections
- 4th-6th Possibly 61+ add 3rd teacher

*Multiple factors could prevent administration from meeting these guidelines



Demographic Study

	2016	2017	2018	2019	2020		2021	2022	2023	2024	2025	2026	2027	2028	2029
	-17	-18	-19	-20	-21	9/15/20	-22	-23	-24	-25	-26-	-27	-28	-29	-30
K	56	63	61	61	60	60	59	59	58	57	56	55	54	53	54
1	58	57	65	61	62	55	62	61	61	60	59	58	57	56	55
2	58	62	54	68	62	64	63	63	62	62	62	61	60	59	58
3	74	58	70	54	69	59	63	64	64	63	64	64	63	62	61
4	59	75	60	76	55	48	70	64	65	65	66	67	67	66	64
5	48	59	73	66	74	67	54	69	63	64	66	67	68	68	67
6	49	55	65	78	67	67	75	55	70	64	67	69	70	71	71
Total															
K-6	402	429	448	464	449	420	446	435	443	435	440	441	439	435	430
#		27	19	16	-15		-3	-11	8	-8	5	1	-2	-4	-5
			4.4		-		-	2.5		-		0.2	0.5	0.9	-
%		6.7%	%	3.6%	3.2%		0.7%	%	1.8%	1.8%	1.1%	%	%	%	1.1%



Site Concerns

- Traffic – front entrance, bus pick up/drop off area, walkers, car riders
- Playground



Invest in the Community

- Retaining and attracting families and staff members
- Schools are the hub and a source of pride
- Extended life of existing facility



21st Century Learning

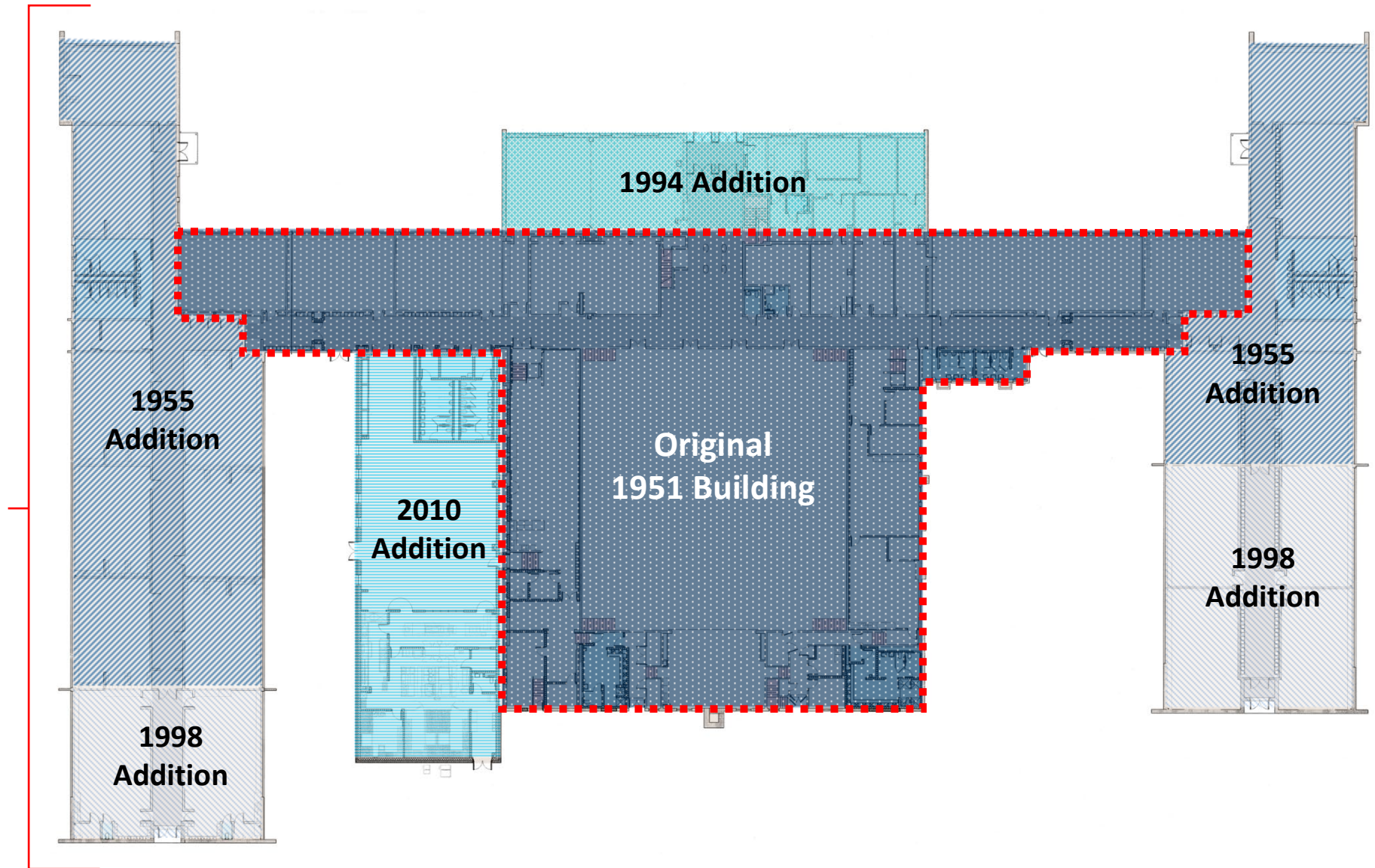
- Project-based learning spaces
- Makerspace Area
- Virtual Reality Lab
- Updated classroom technology



History

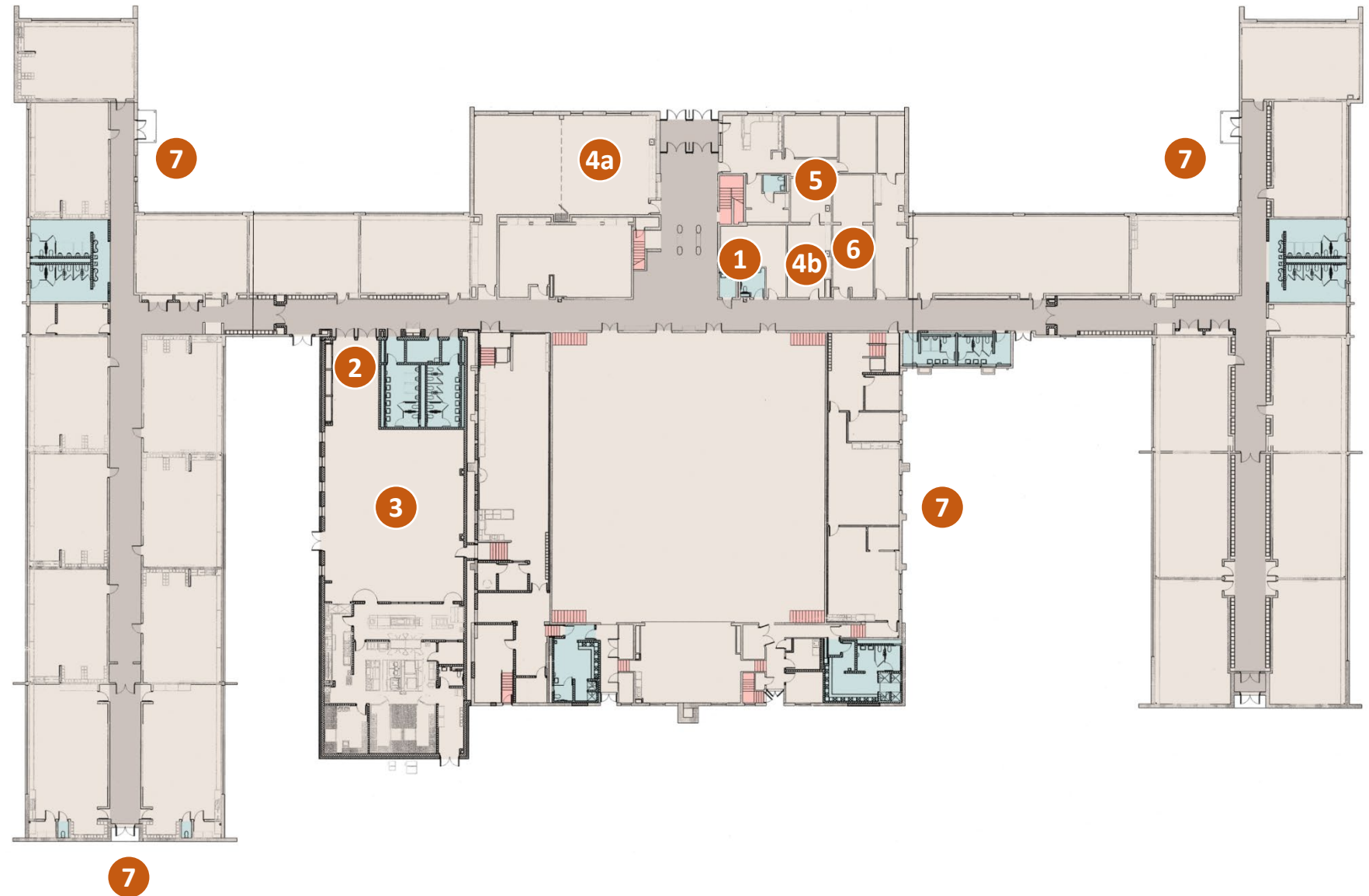
Summary of Findings:

- ADA/Code Compliance
- Functional Deficiencies
- MEP Systems
- Envelope Deficiencies
- Site Deficiencies



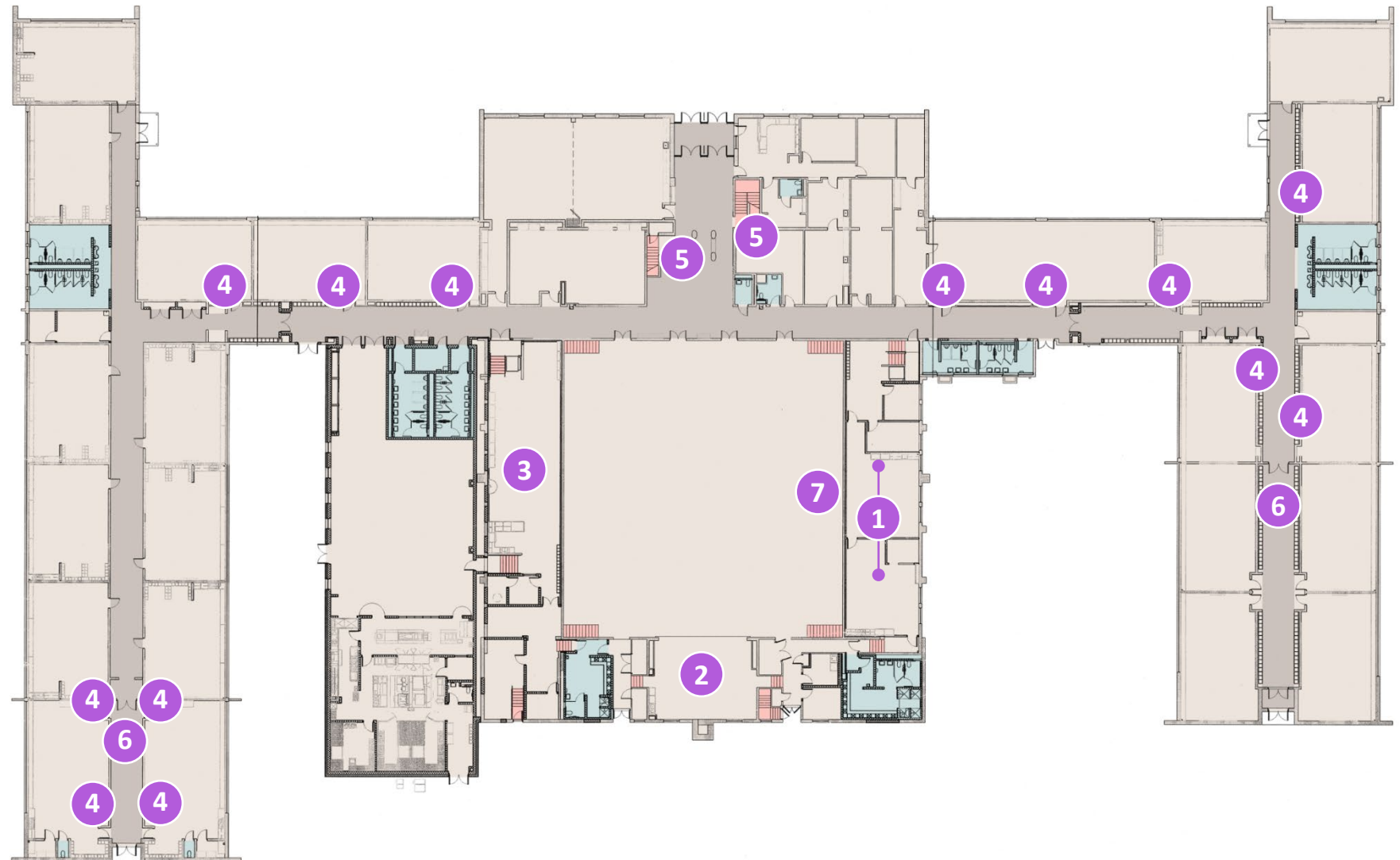
Functional Deficiencies

1. Staff Restrooms
2. Noise Transmission (Student Staging Area)
3. Insufficient Seating
4. Teacher Work Room
Multi-Purpose Room (4a)
Lounge (4b)
5. Office Configuration
6. Computer Lab
7. Lack of Space – Not enough classrooms for 3 sections at each grade level



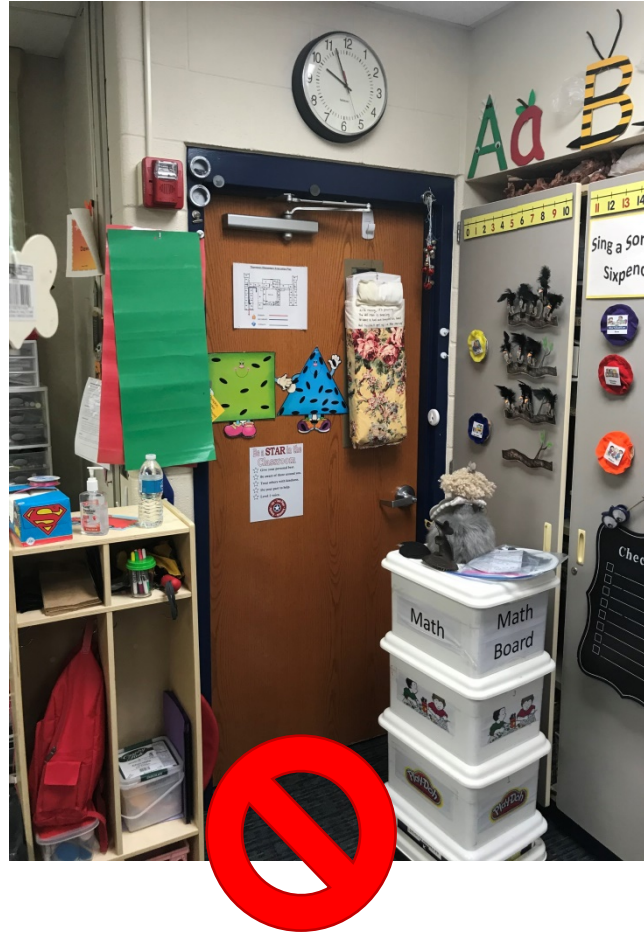
ADA / Code Compliance

1. Special Needs Classrooms
(Lower Level)
2. Stage
(No Ramp)
3. Art Room
(Lower Level)
4. Non-ADA Door Alcoves
5. Non-Accessible 2nd Floor
6. Dead End Corridor
7. Exit Intervening Adjacent Room



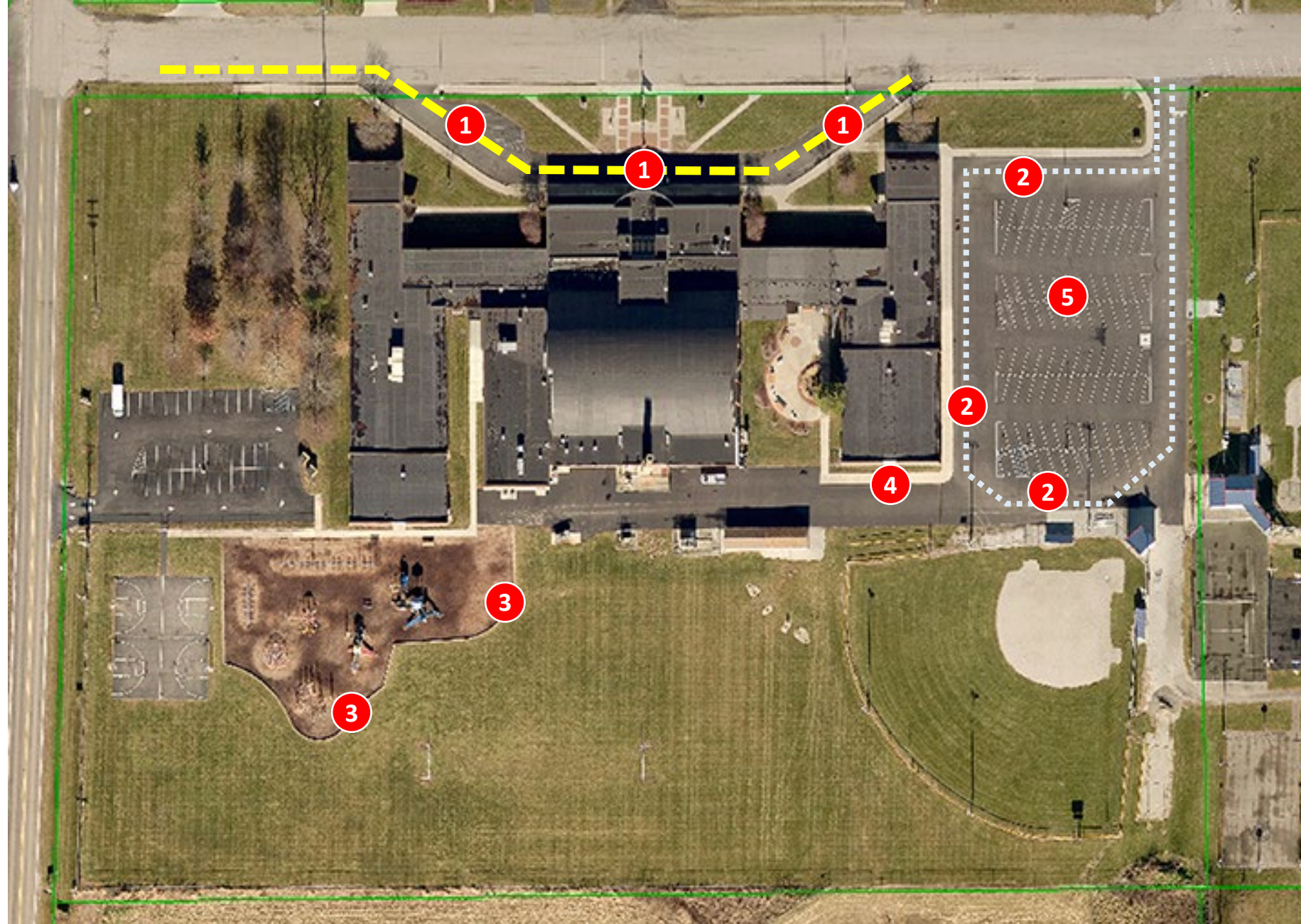
ADA / Code Compliance

(Non Compliant Door Alcoves)



Site

1. Congested Bus Drop-Off & Pick-Up
2. Car Drop-Off & Pick-Up
3. Concrete Curb @ Playground
4. Sidewalk Slope & ADA Ramp
5. Insufficient Parking



Building Envelope

1. EFIS Stained
2. Fascia Stained
3. Soffit Stained

PRIMARILY OCCURRING
IN SHADED AREAS



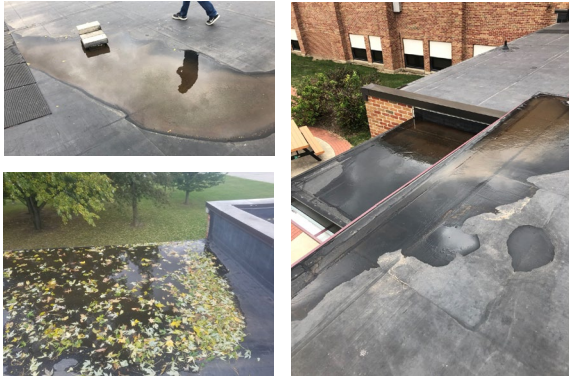
Building Envelope (Misc.)

1. Brick Ledge Deterioration
2. Masonry Fracturing
3. Unit Vent. Louvers
4. Continue Caulking / Sealing Frames



Building Envelope (Roof)

1. Water Ponding on Roof Membrane



MEP SUMMARY

FIRE PROTECTION:

Fire Protection system does not currently exist within the building.

- Provide and install new 6 inch incoming water service to the building.
- Provide and install new wet pipe sprinkler system throughout the building.
- Provide and install new fire protection booster pump.

PLUMBING:

- Replace and update existing plumbing fixtures.

ELECTRICAL:

Electrical service is adequate for existing building and building additions.

- Provide and install a new distribution switchboard.
- Replace existing lighting with LED lighting and Room Occupancy Sensors.



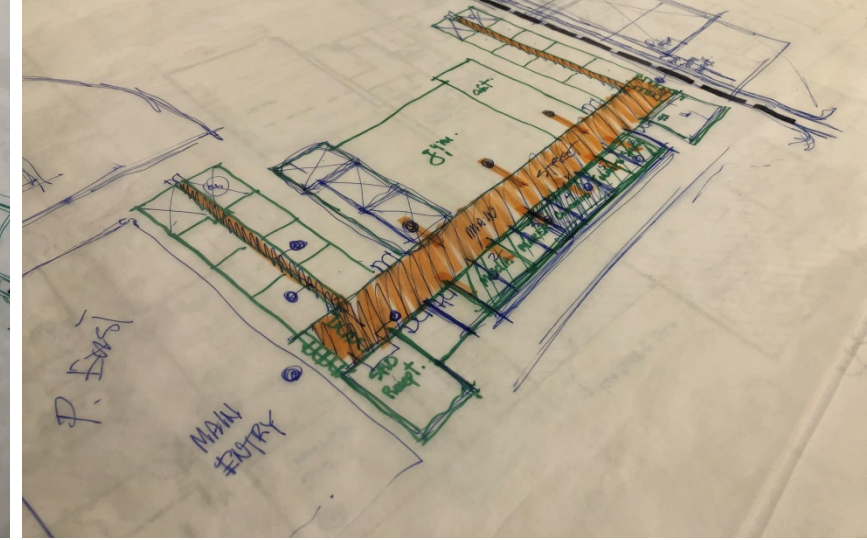
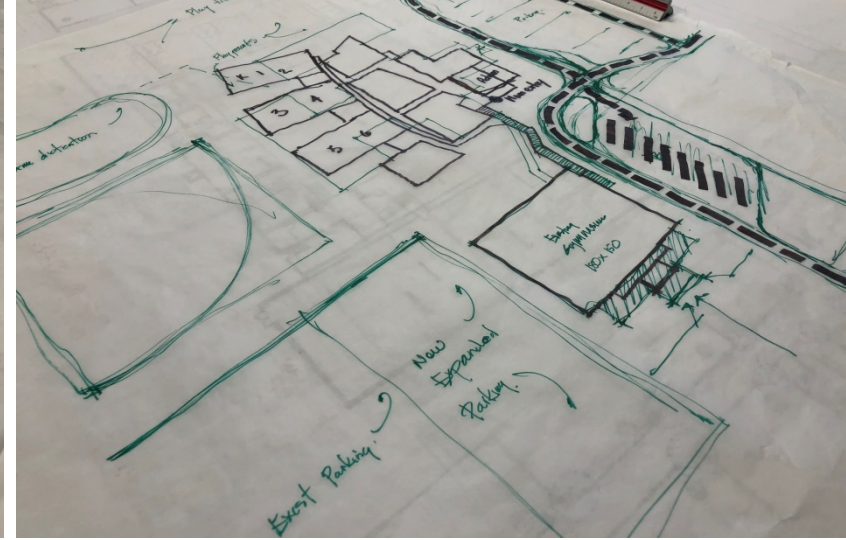
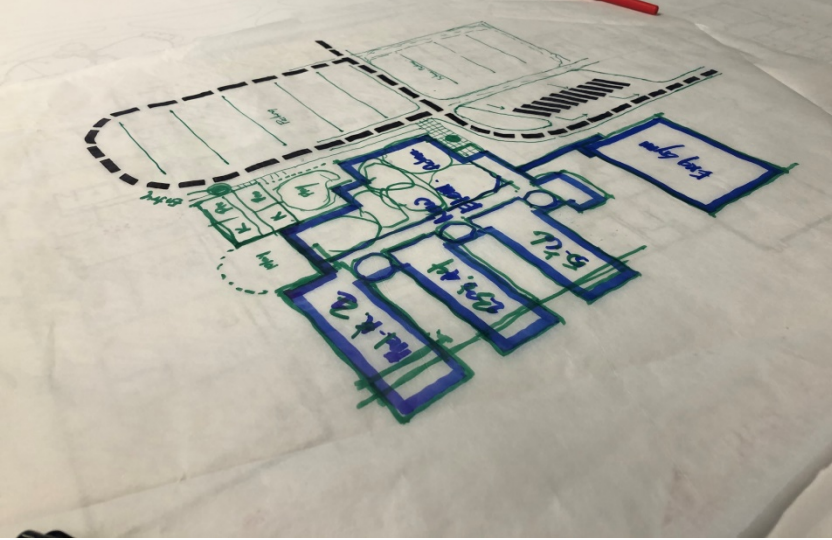
MEP SUMMARY

MECHANICAL:



The existing mechanical system utilizes DX split fan coils with outdoor heat pumps and is passed useful life and in need of constant repair.

- Provide and install new 4-pipe vertical unit ventilators within each classroom.
- Provide and install new outside air intake louvers within building envelope at each vertical unit ventilator location.
- Provide and install new chilled water supply, chilled water return, hot water supply, and hot water return distribution piping throughout the building.
- Provide and install new packaged, air cooled chiller sized for the entire building.
- Provide and install new hot water boiler to existing boiler system.
- Provide and install new chilled water and hot water heat recirculation pumps.
- Provide and install new variable speed/variable capacity modulating air handlers within the gymnasium.
- Provide and install new roof mounted, packaged DX / gas fired rooftop unit for the administrative suite.
- Provide and install all new DDC control system, including all sensors, valves, etc.



Concept 1

Existing Main Entrance Remains

Existing Teaching Stations	
Classrooms	22
Band & Art	2
Special Ed	2
Total	26

Proposed Teaching Stations	
Classrooms	30
Band & Art	2
Special Ed	incl.
Total	32

Net Gain: 6

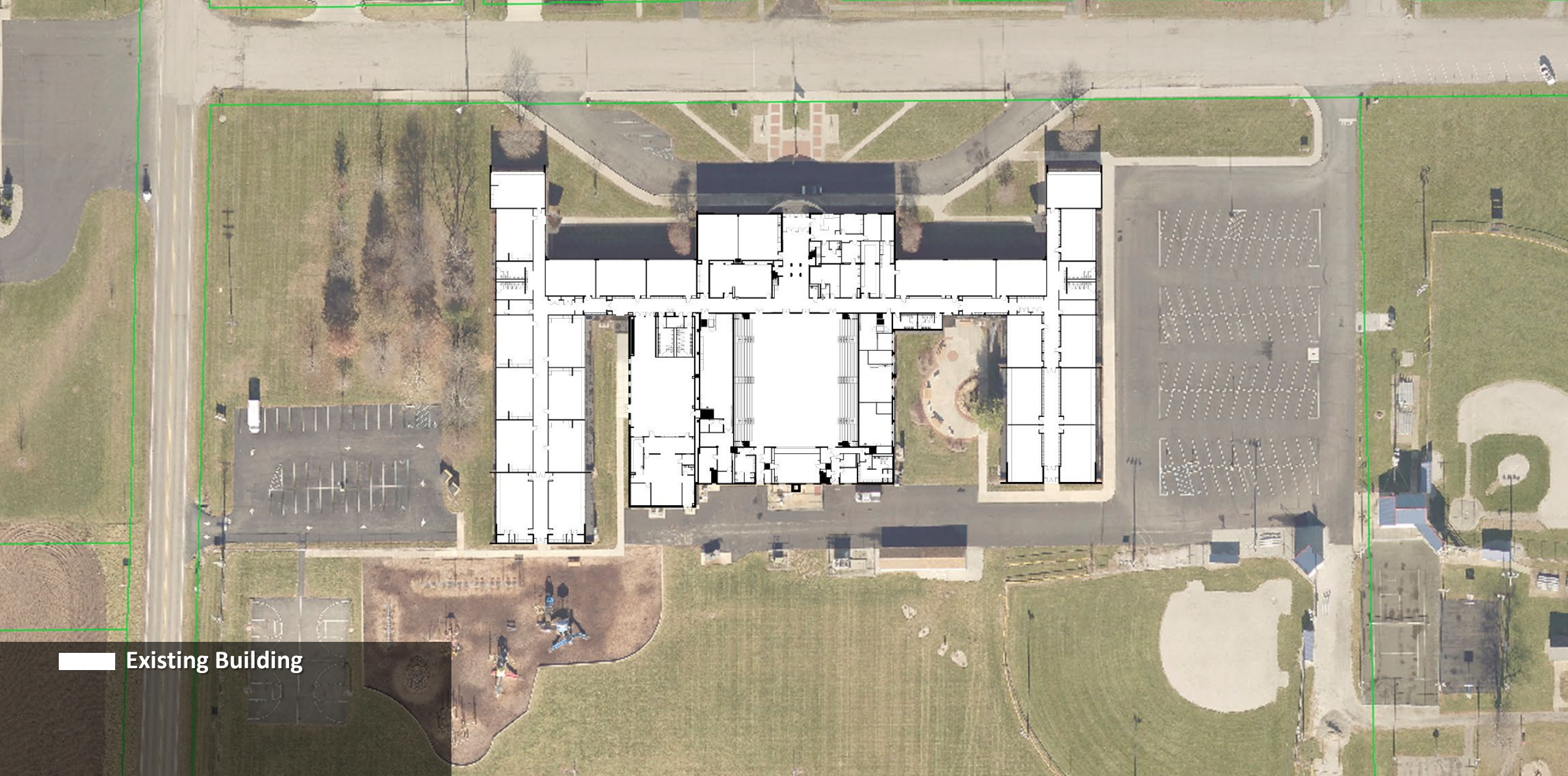


Concept 2

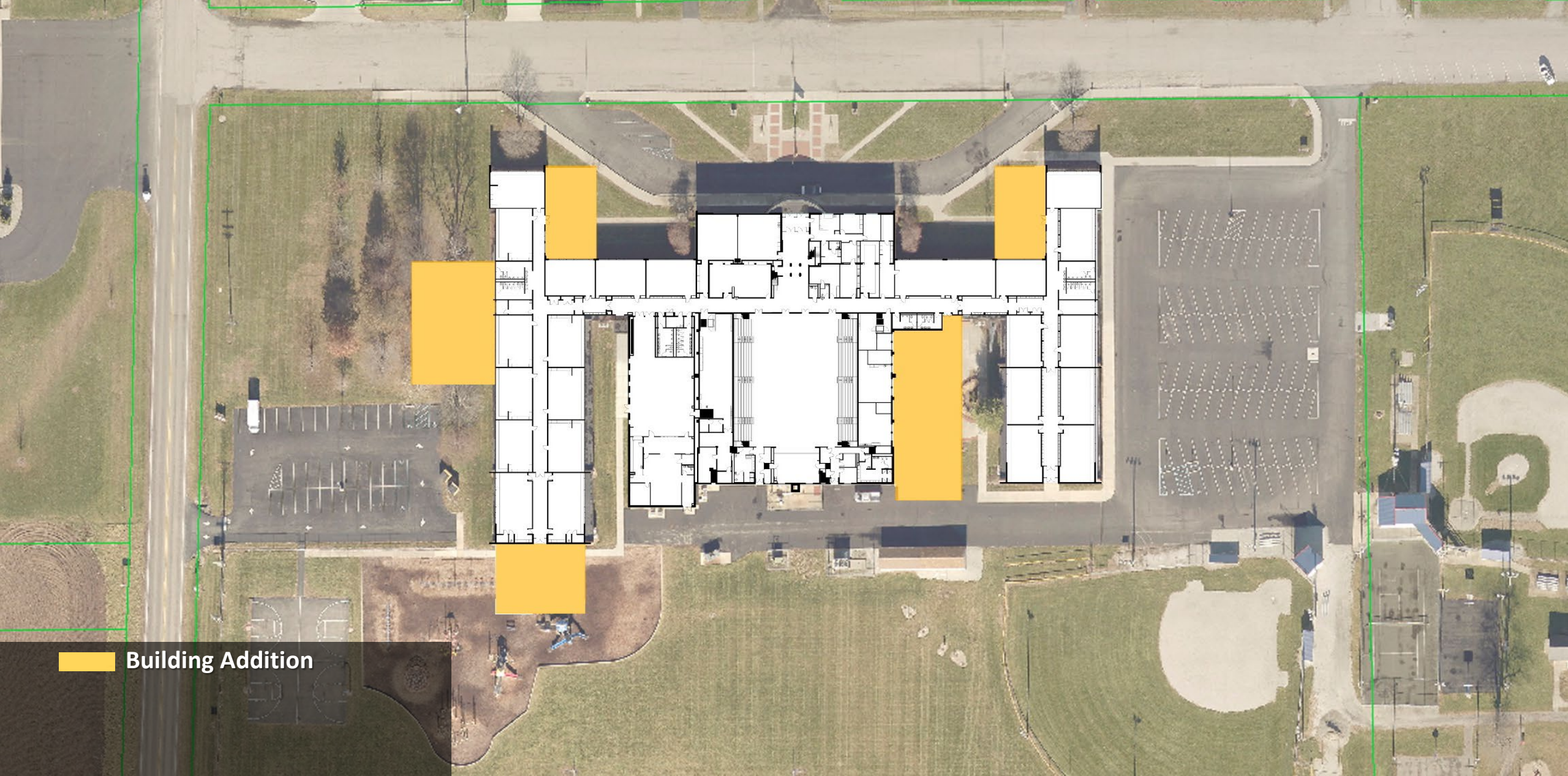
Existing Teaching Stations	
Classrooms	22
Band & Art	2
Special Ed	2
Total	26

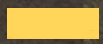
Proposed Teaching Stations	
Classrooms	29
Band & Art	2
Special Ed	incl.
Total	31

Net Gain: 5






Existing Building



 Building Addition




BUILDING SCHEMATIC

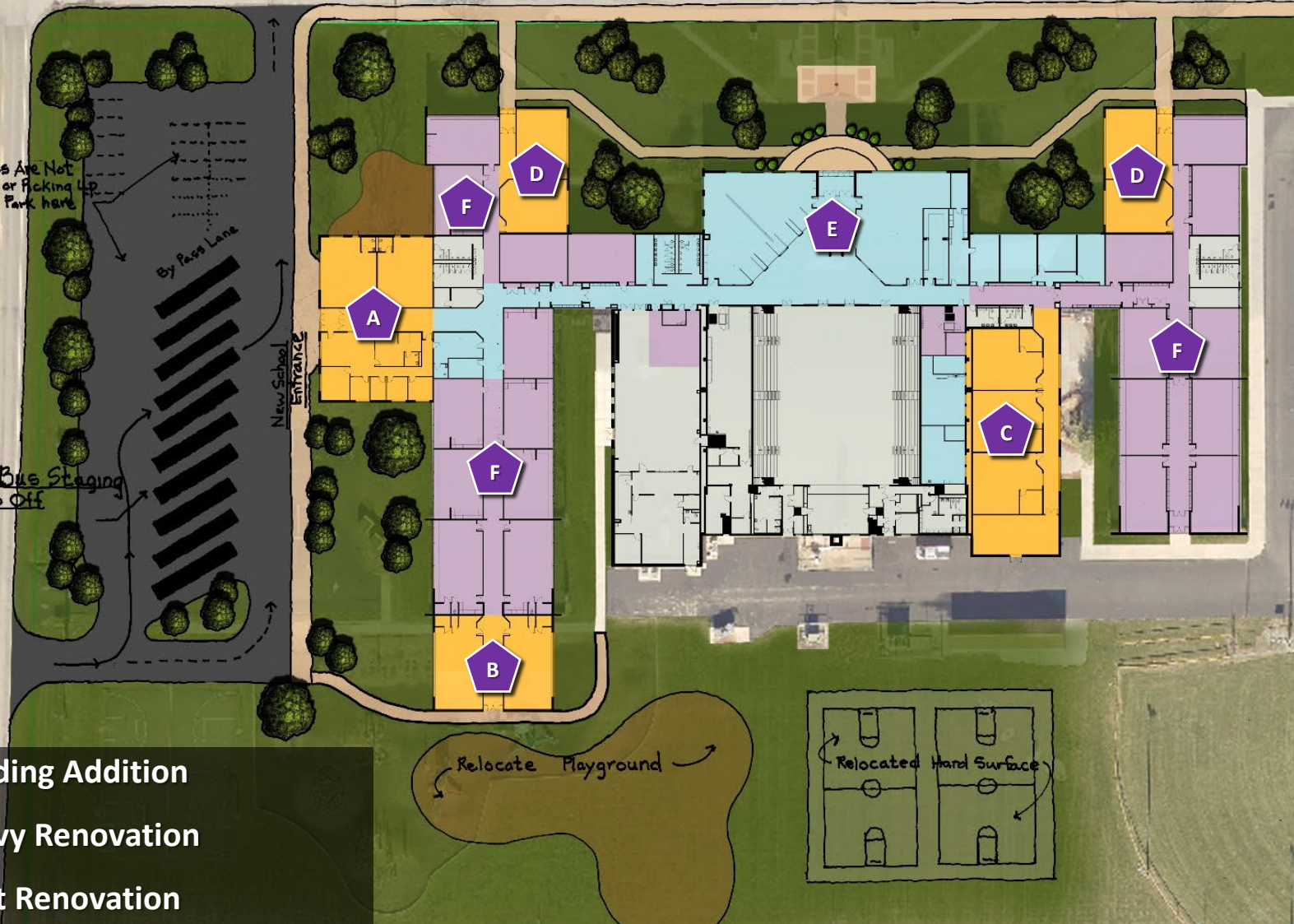
- A. Admin. Addition
- B. Kindergarten Addition
- C. Special Needs Addition
- D. Classroom Addition
- E. Heavy Renovation
- F. Light Renovation

-  Building Addition
-  Heavy Renovation
-  Light Renovation

SITE SCHEMATIC

- A. Admin. Addition
- B. Kindergarten Addition
- C. Special Needs Addition
- D. Classroom Addition
- E. Heavy Renovation
- F. Light Renovation




-  Building Addition
-  Heavy Renovation
-  Light Renovation

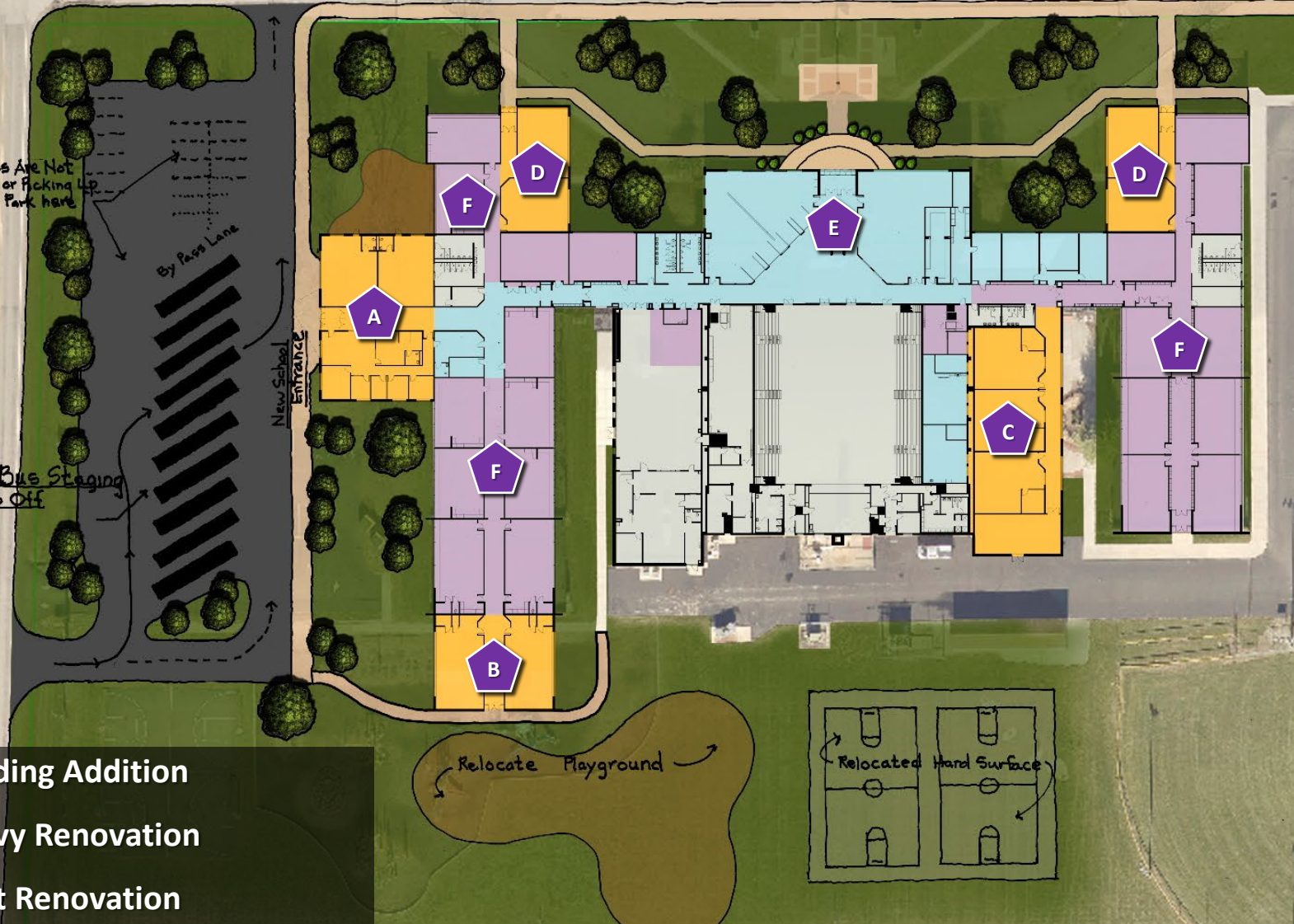


PROJECT BUDGET

- A. Admin. Addition
\$1,674,008 - \$1,724,008
- B. Kindergarten Addition
\$741,620 - \$773,620
- C. Special Needs Addition
\$1,743,310 - \$1,793,310
- D. Classroom Addition
\$1,065,000 - \$1,100,000
- E. Heavy Renovation
\$2,394,120 - \$2,469,120
- F. Light Renovation
\$3,810,000 - \$4,235,000
- G. Site Improvements
\$997,500 - \$1,047,500

Estimated Construction Costs:
\$12,425,558 - \$13,142,558

-  Building Addition
-  Heavy Renovation
-  Light Renovation



Estimated Construction Cost:

\$12,425,558 - \$13,142,558

Estimated Soft Costs:

\$3,357,442

(Contingency, Technology, Loose Equipment,
Engineering, CM Fees, Bond Issuance, Legal
Counsel, Insurance, etc.)

Total Project Budget:

\$16,500,000

Tentative Design and Construction Timeline*

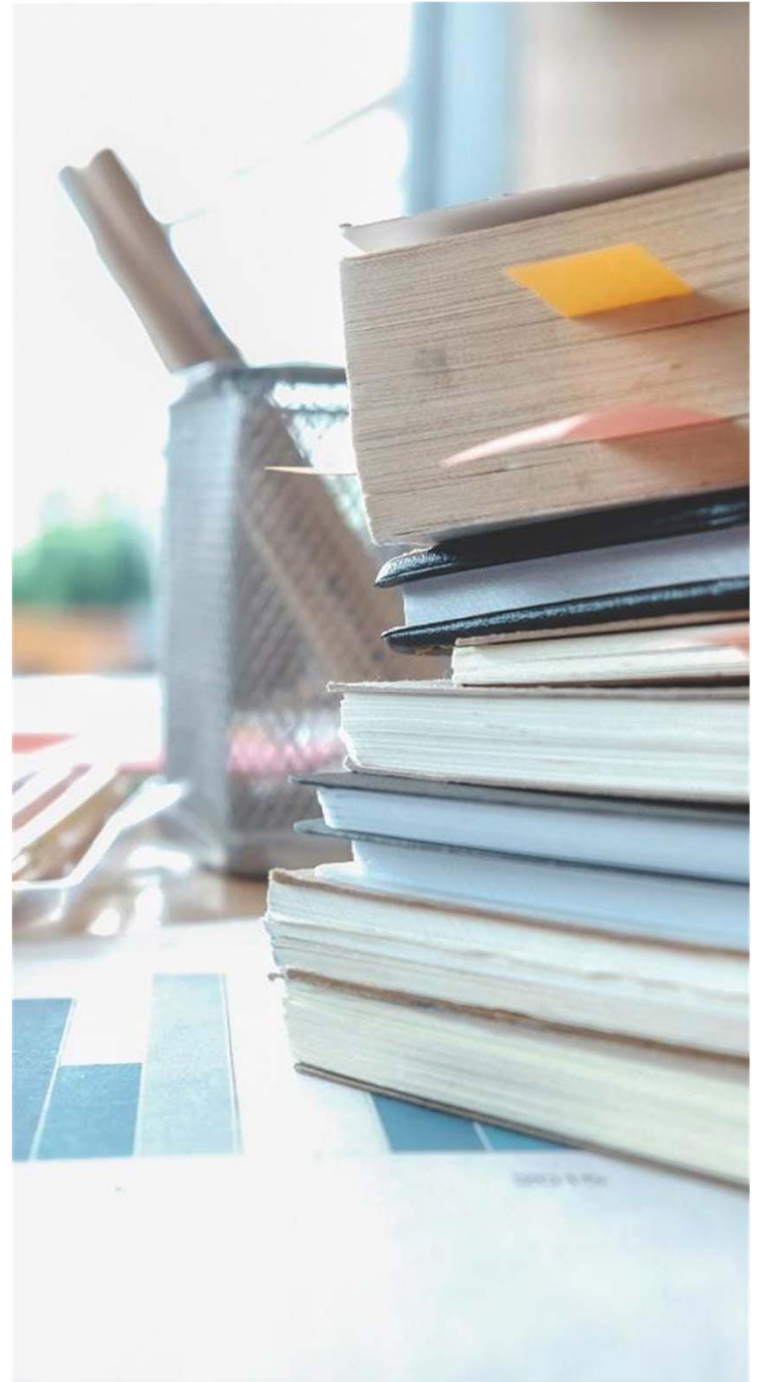
- January 19, 2021 – Earliest calendar date that the Design Phase could begin
- September 2021 – Design completed
- October/November 2021 – Bid packages compiled
- January 2022 – Bids due
- February 2022 – Board approval of bids
- March/April 2022 – Work begins
- July 2024 – Substantial completion of project

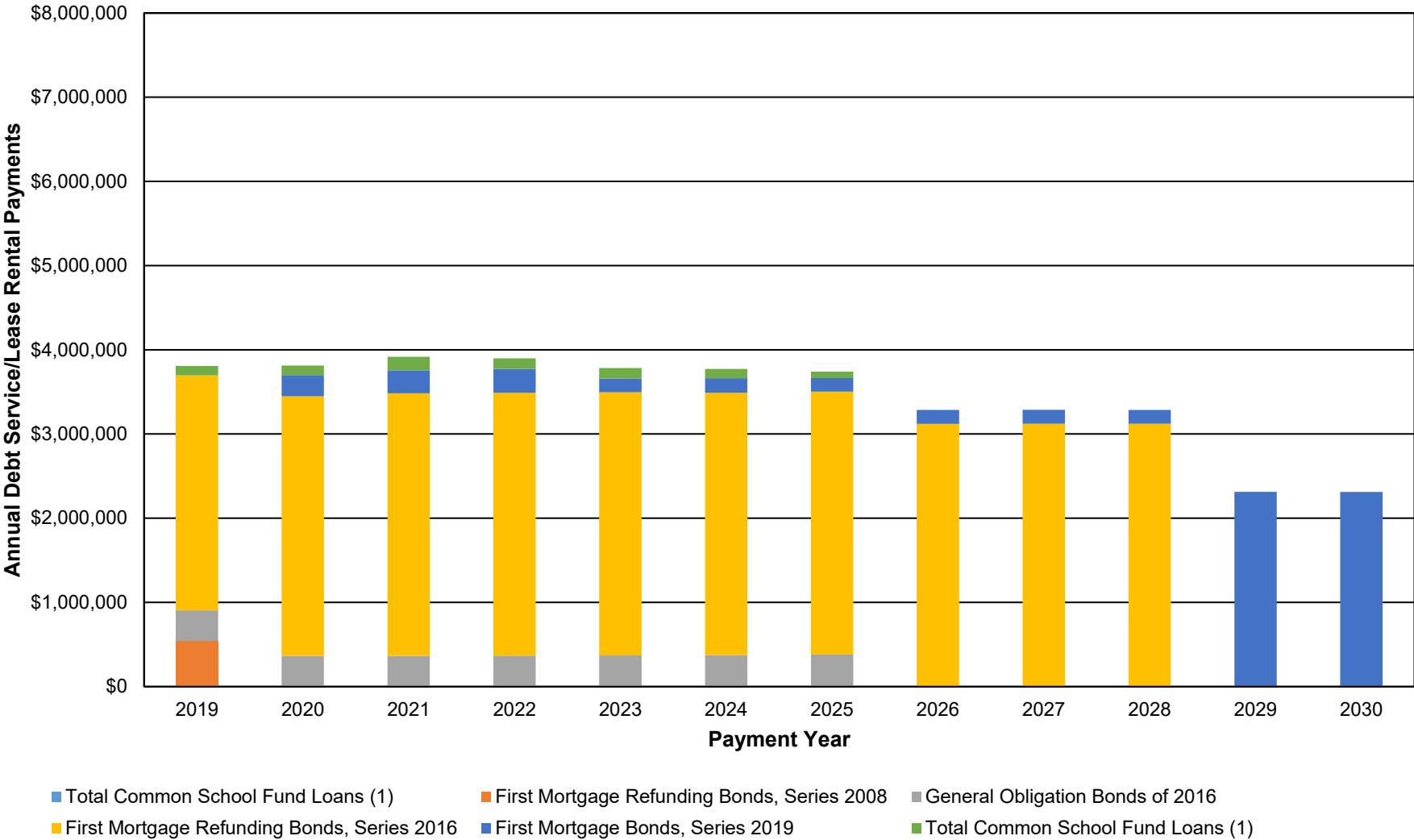


Western Boone County Community School Corporation

Preliminary Determination Hearings

December 2020





(1) Includes Common School Fund Loans A1856, A1914, A2879, A2978, B0125, B0178, B0218, and B0258.

Western Boone County Community School Corporation

Summary of Proposed Financing

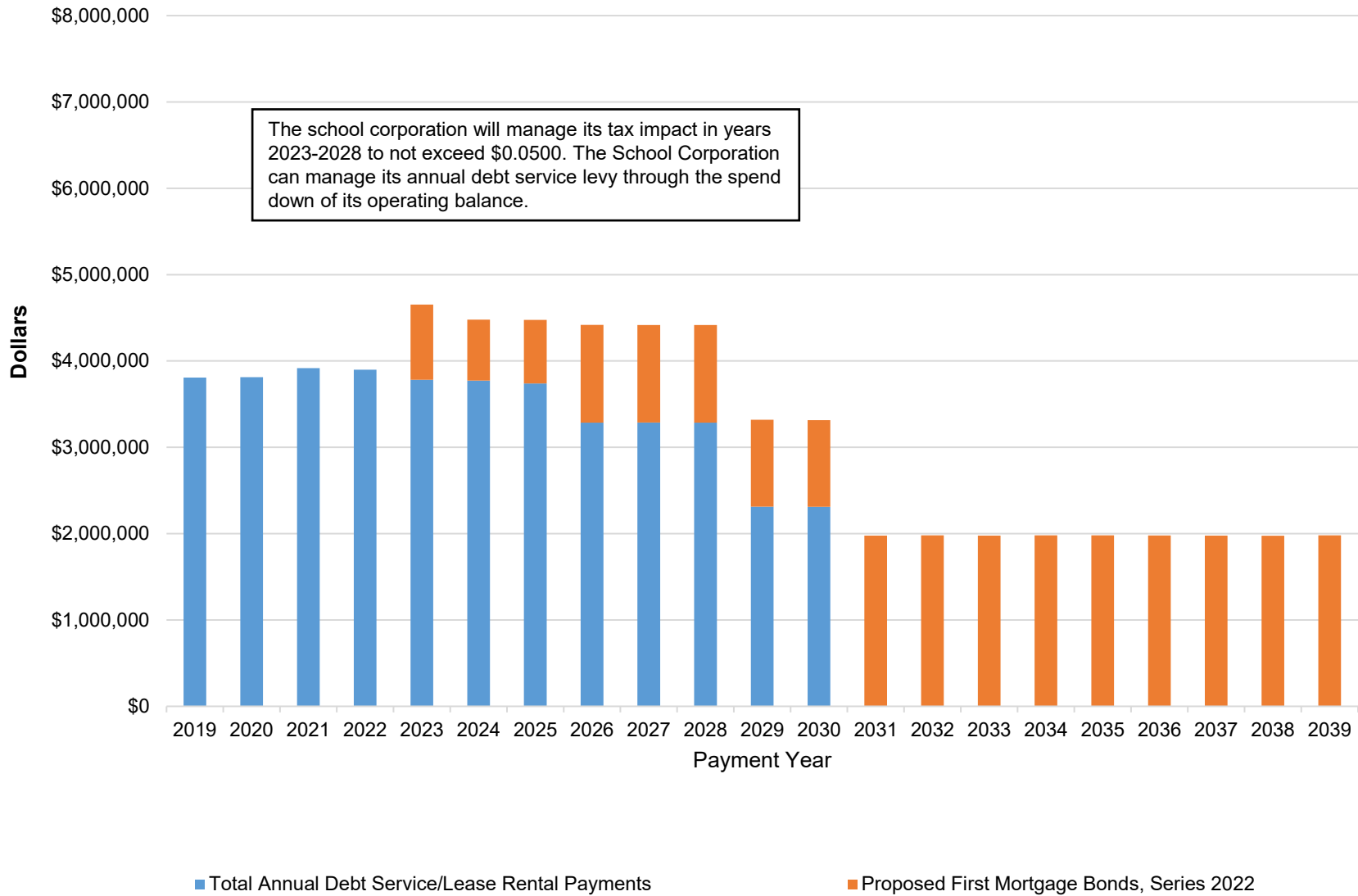

 MUNICIPAL ADVISORS

	Proposed First Mortgage Bonds, Series 2022
Borrowing Amount (1)	\$16,500,000
Estimated Repayment Term (2)	17 years, 3 months
Estimated Total Interest Expense (3)	\$8,929,928
Estimated Maximum Annual Payment (3)	\$1,981,000
Estimated Maximum Tax Rate (4)	\$0.2605
Estimated Increase in 2020 Tax Rate (5)	\$0.0500

- (1) Estimated project proceeds are \$16,175,000 and estimated costs of issuance are \$325,000. Estimated costs of issuance include fees for bond counsel, local counsel, municipal advisor, underwriter's discount, trustee, title insurance, appraisal, builder's risk, and other miscellaneous fees.
- (2) The maximum term of the lease is 20 years.
- (3) Based upon current market rates plus 2% as of the date of this report.
- (4) Represents the maximum estimated tax rate allocable to the project. Based on the 2021 certified net assessed value of \$681,732,582 for the School Corporation per the Department of Local Government Finance. Assumes a 10.3693% license excise/financial institutions factor. Per \$100 of assessed value.
- (5) Represents estimated increase in the debt service tax rate over the 2020 certified debt service tax rate of \$0.5294. The School Corporation plans to utilize a portion of its operating balance to reduce the incremental impact.

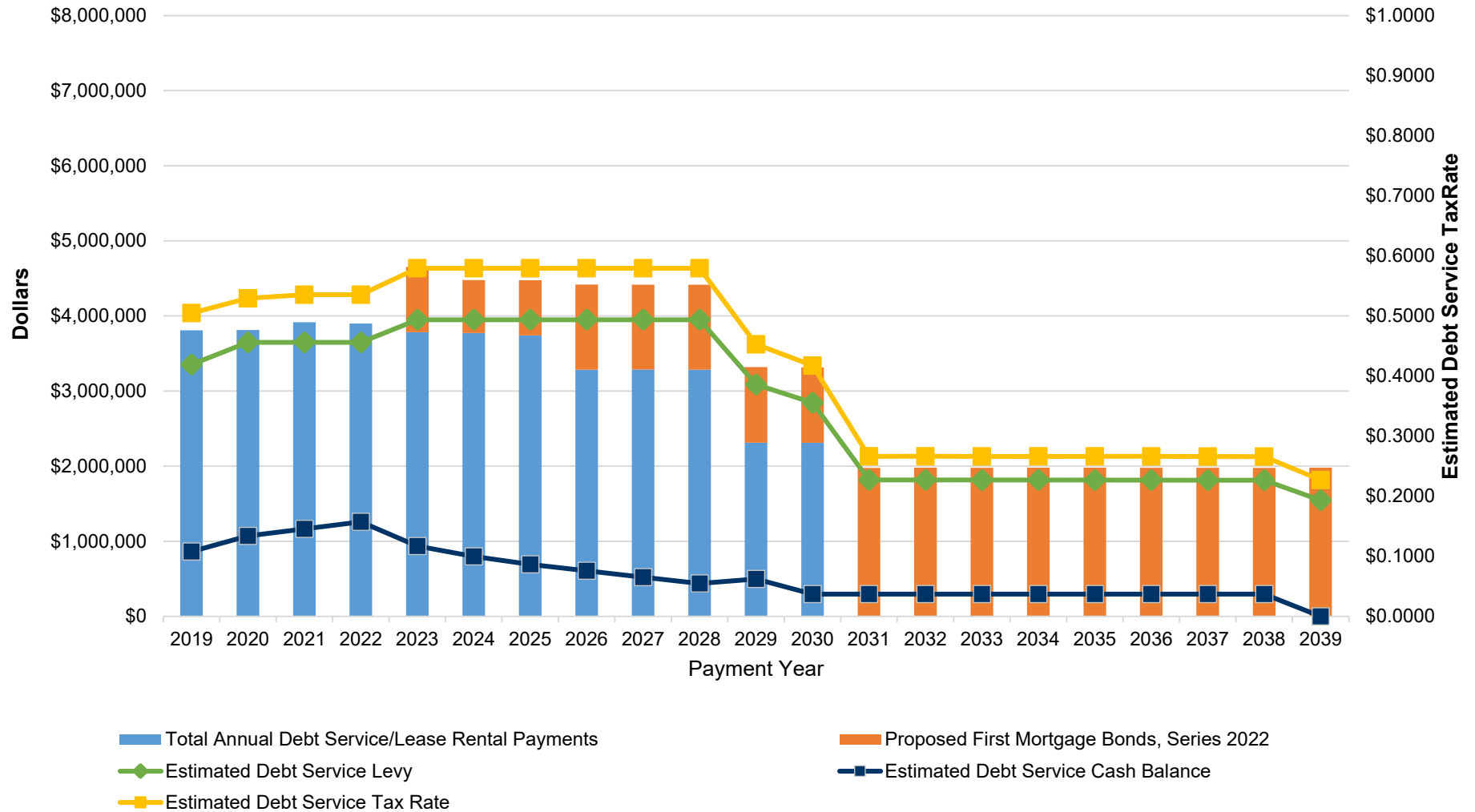
WESTERN BOONE COMMUNITY SCHOOL CORPORATION

SUMMARY OF OUTSTANDING DEBT SERVICE PAYMENTS, LEVY AND CASH BALANCE



WESTERN BOONE COMMUNITY SCHOOL CORPORATION

SUMMARY OF OUTSTANDING DEBT SERVICE PAYMENTS, LEVY AND CASH BALANCE



Western Boone County Community School Corporation
Estimated Taxpayer Impact
(Based on Estimated Incremental Debt Service Tax Rate Increase)

Gross Assessed Value	Net Assessed Value (1)	<u>Monthly</u> Incremental Tax Impact over 2020: \$0.0500 (2)	<u>Yearly</u> Incremental Tax Impact over 2020: \$0.0500 (2)
\$75,000 Home	\$16,500	\$0.69	\$8.28
125,000 Home	49,000	2.04	24.48
173,200 Home (3)	80,330	3.35	40.20
200,000 Home	97,750	4.07	48.84
1 Acre Agricultural Land (4)		0.05	0.60
\$100,000 Commercial/Rental Property		4.17	50.04

(1) For homestead properties, assumes standard deduction, supplemental homestead deduction, and mortgage deduction.

(2) Represents estimated increase in the debt service tax rate over the 2020 certified debt service tax rate of \$0.5294. The School Corporation plans to utilize a portion of its operating balance to reduce the incremental impact.

(3) Represents the median home value of \$173,200 within the School Corporation, per the U.S. Census Bureau, 2014-2018 American Community Survey 5-year estimates.

(4) Per the Department of Local Government Finance, agricultural land is assessed at \$1,280/acre for taxes payable in 2021. Actual value will vary based on productivity factors.

Public Comments

- In-Person Comments First
 - Sign In on Sheet
- Virtual/Call-in Comments Second
 - Call 765.485.2424
 - You will address the board live over the phone
 - If busy, wait for the person ahead to finish and try again
- Comments limited to three minutes

