



Capital Projects Planning

2011-12

Agenda

- Board Comments
- Facilities Status
- Capital Projects Fund Status
- 2011 Decision
- Estimated Tax Impact
- Next Step

Board Comments

Community messages from 2007 \$500 million plan that failed

- Improve academic performance
 - Fix struggling schools
- Develop affordable plan (\$200-\$350 million)
 - We support schools, just too much \$
- Focus on building needs, not wants

Academic performance improvements

Reading at or above grade level for grades 1-3	<u>2007</u> 58%	<u>2011</u> 72%
Graduation rate <i>(2011 not official yet)</i>	<u>2007</u> 75.3% State avg. 76.2%	<u>2010</u> 85.5% State avg. 84.1%

- Made Adequate Yearly Progress 2010, 2011
- Earned “A” rating in 2010-11 by Indiana DOE

How did we improve academically?

- Full day kindergarten
- Data-informed, personalized teaching
- Principals as instructional leaders
- Professional development of teachers
- Balanced Score Card goals, alignment
- LEAD program at 11 schools, now all schools

Exercised responsibility with taxpayer money

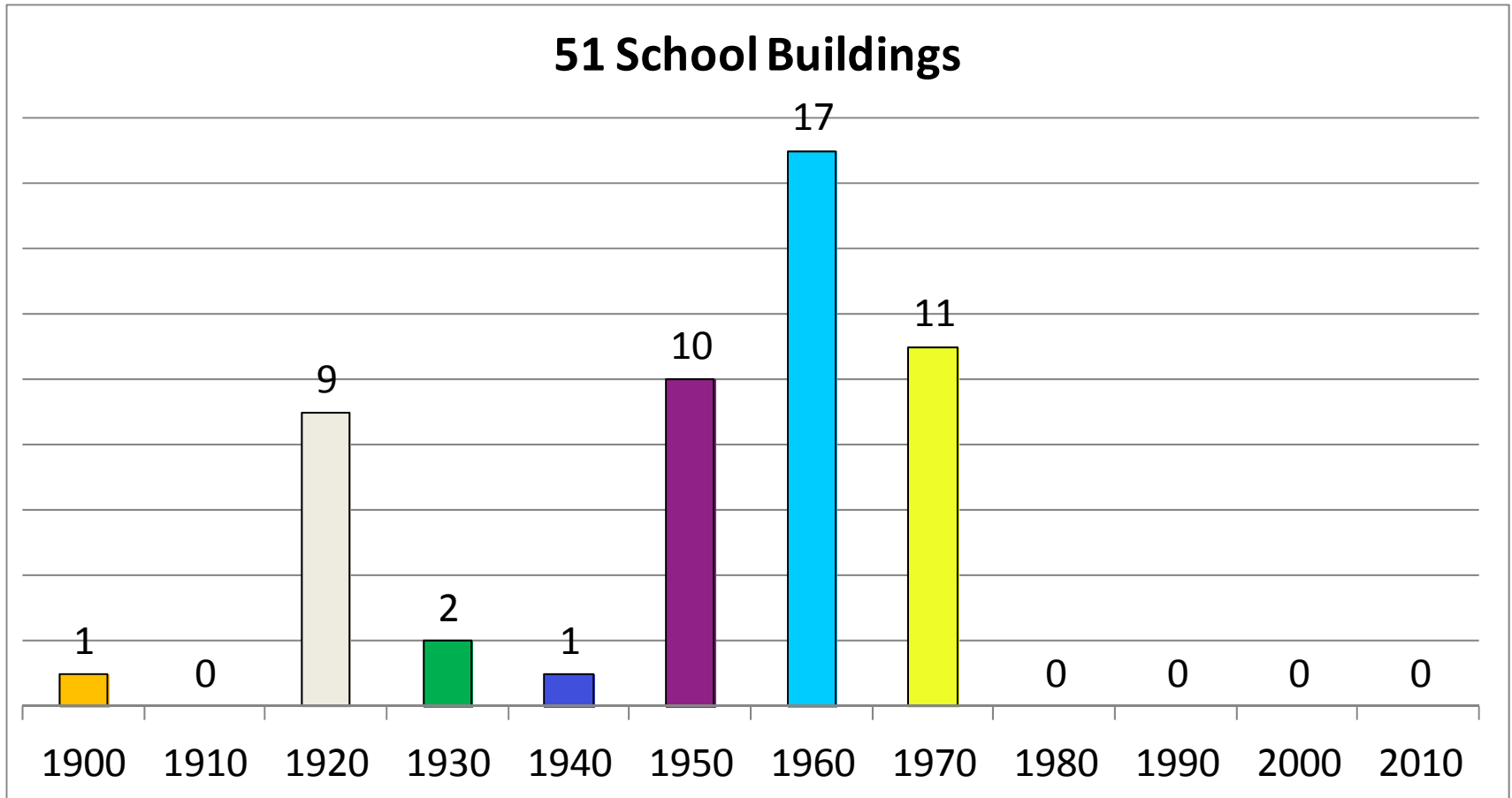
- Reduced budget \$15 million in 2010-11
 - Closed Elmhurst, Pleasant Center
 - Outsourced custodial saving \$4.4 million
 - Cut administrative expenses
 - Negotiated health insurance savings
- Spend 78.3% on instruction compared to state average of 72.6%

Facilities Status

Building Inventory

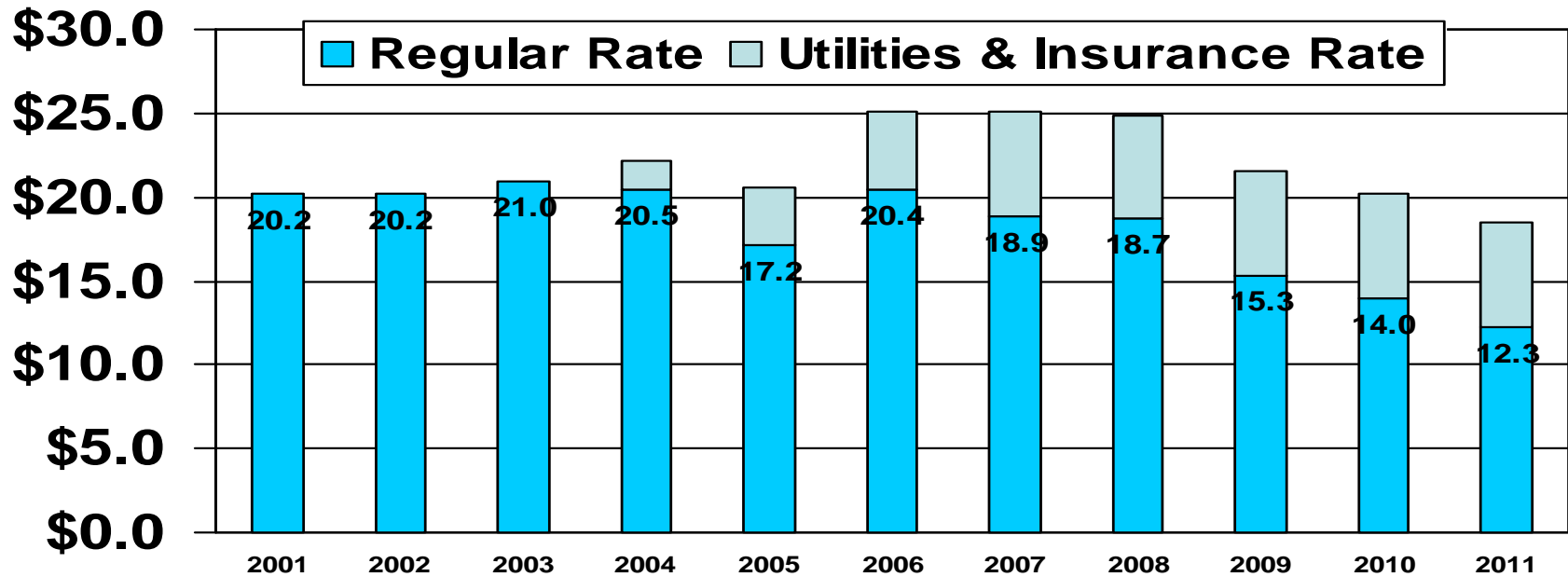
- 51 school buildings
- 11 other (Grile Administration, Maintenance & Operations, Nutrition Center, Media Services, Warehouse, Facilities Construction, Transportation North & South, Athletic Stadiums, Auto Center, Construction Trades)
- Average age of school buildings – 54 years
 - Last new school (Miami Middle School) built in 1976 – 36 years ago
 - South Side remodeled in 1996, North Side in 2006

Schools Built by Decade



Capital Projects Fund Status

Capital Projects Fund Revenue Declining

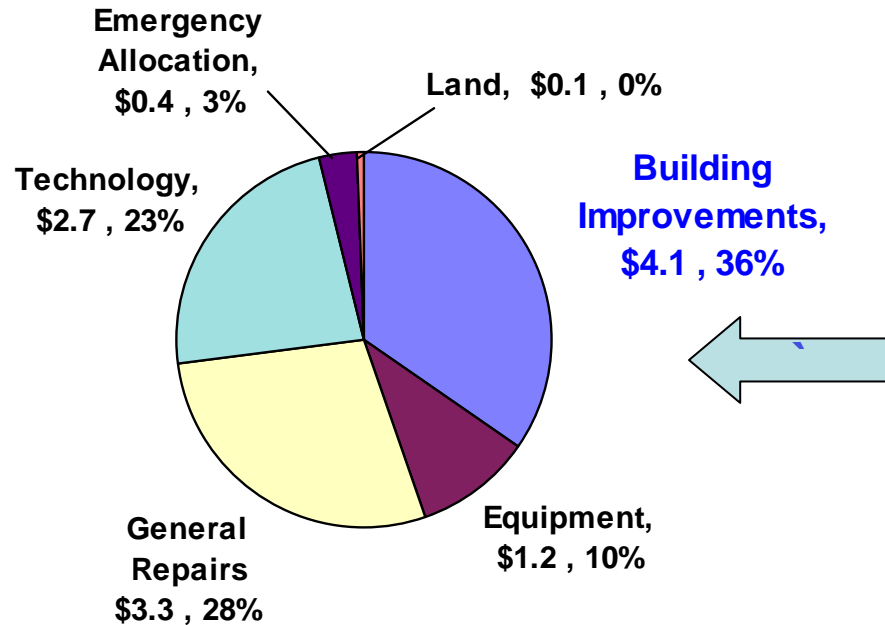


- Tax base of FWCS has declined due to new statutory deductions and economic factors (19% since 2008).
- Circuit Breaker (tax caps) reduces property tax supported funds. CPF revenue is now reduced about \$2 million per year.
- State requirement to actuarially fund contractual retirement benefits, resulted in 2005 debt with no tax increase – required cuts to property tax supported funds, about \$2.3 million for CPF.

2012 CPF Budget

(excluding Utilities & Insurance portion)

\$11.8 million



2012 Building Improvements

Roof Replacement	\$ 1,400,000
HVAC Replacement	1,100,000
Mechanical/Electrical	400,000
Traffic/Safety	300,000
General Building Systems	273,055
Site Improvements	200,000
Hazardous Materials	160,000
School Sports Facilities	120,000
Professional Services	75,000
School Programmatic Needs	55,096
Major Project	-
	<hr/>
	\$ 4,083,151

Largest Projects since 2007

		Funding		
2007	Franke Park	CPF	\$1,882,000	Mechanical and window renovation
2008	Lakeside	CPF	\$1,904,000	Mechanical and window renovation
2010	Northrop	CPF	\$761,000	Roof deck and roofing replacement
2009-11	Wayne	Bond	\$6,000,000	Renovated wing @ Wayne for New Tech Academy

What are the needs?

- Baby boom curtain walls and windows waste energy, tax dollars
- Old heating systems and poor ventilation create 50-100 degree temperature extremes
- Moisture from masonry, roof and wall leaks create mold, illness, absenteeism, need for interior repairs
- Some boilers and equipment are beyond expected life
- Replacement parts no longer available for some equipment
- Steam pipes cannot be patched much longer
- Roof section repairs are behind schedule, beyond expected life
- Open railings and bleachers are a safety hazard
- Barriers to handicapped students, employees and parents

2011 Proposal & Decision

Administration Proposal

- Improve 41 buildings
 - 20 highest priority schools, and
 - Catch-up projects in those and other buildings
- Phase improvements and financing of \$242 million over 10 years
 - Phase I: 2013-2016 \$119,346,312
 - Phase 2: 2017-2019 \$60,525,992
 - Phase 3: 2020-2022 \$62,007,745
- Expected impact to median home \$27/year

Suggested Viewing video showing examples of current issues and previous renovations

www.fortwayneschools.org

and click on



Examples of Items in 2007 Project Not in 2011 Recommendation

Square Footage for:

Kindergarten classrooms

Pre-K space

Special Education space

Art or Music space

Auditoriums or gymnasiums

Enlarging general education classrooms

Additional or expanding cafeterias

Additional or expanding computer labs

Additional or expanding media centers

Distance Learning space

Expanded health clinics

Expanded science labs or storage spaces

Teaching Collaboration Areas

Parent/Community Rooms

Expanded Administrative Areas

Other Improvements:

Playgrounds

Play Fields

Renovation of cooking or serving kitchens and lines

Reconfiguring any office, classroom, or cafeteria layouts

Overlaying existing playgrounds or parking lots

Replacing site lighting, walks and landscaping

2011 Public Meetings Conducted (10)

March 15

Oct. 3, 17, 24

Board Work sessions completed

Nov. 21

Nov. 1, 6:30 p.m.

Community Meeting – Memorial Park

Nov. 8, 2:00 p.m.

Community Meeting – Northrop

Nov. 9, 6:30 p.m.

Community Meeting – Harrison Hill

Nov. 10, 6:30 p.m.

Community Meeting – Snider

Dec. 12

Public Hearing

Board Approval

12-12-11

- Improve 36 buildings (Phase I)
 - Major improvements in 10 highest priority schools
 - Specific projects in other buildings
 - Construction period 2013-2016,
 - Maximum amount to finance \$119,346,312
 - Expected impact to median home \$27/year
- Revisit other phases later
 - Phase 2: 2017-2019 \$60,525,992
 - Phase 3: 2020-2022 \$62,007,745

Building/Classroom

Infrastructure at 10 Buildings

- Building Infrastructure Required
 - HVAC Replacement
 - Masonry Restoration
 - Windows and Window Wall Systems
- Classroom Infrastructure as Needed
 - Flooring, ceilings and classroom lighting, dry erase boards, casework – storage and bookcases, doors, window blinds, painting

Catch-up Projects

- Roof replacements that are behind schedule at 28 buildings
- Window replacements and masonry repairs at 8 buildings to improve energy efficiency
- Chillers at 6 buildings with infrastructure already in place

Access and Safety Improvements

- Safety Improvements and Repairs
 - Fire alarm replacement, stairwells, handrails, and mandates

Buildings with Major Infrastructure Improvements

	Total	Major Infrastructure	Roof Catch-Up
Bloomingtondale	4,836,337	4,375,162	461,175
Croninger	5,717,751	5,562,651	155,100
Haley	6,630,661	6,630,661	
Harris	4,984,107	4,984,107	
Harrison Hill	9,846,422	9,723,497	122,925
Irwin	4,209,466	4,209,466	
Jefferson	7,649,538	7,637,988	11,550
Memorial Park	9,915,187	9,744,412	170,775
Snider	40,289,381	40,289,381	
Weisser Park	7,007,554	7,007,554	



Catch-up Projects

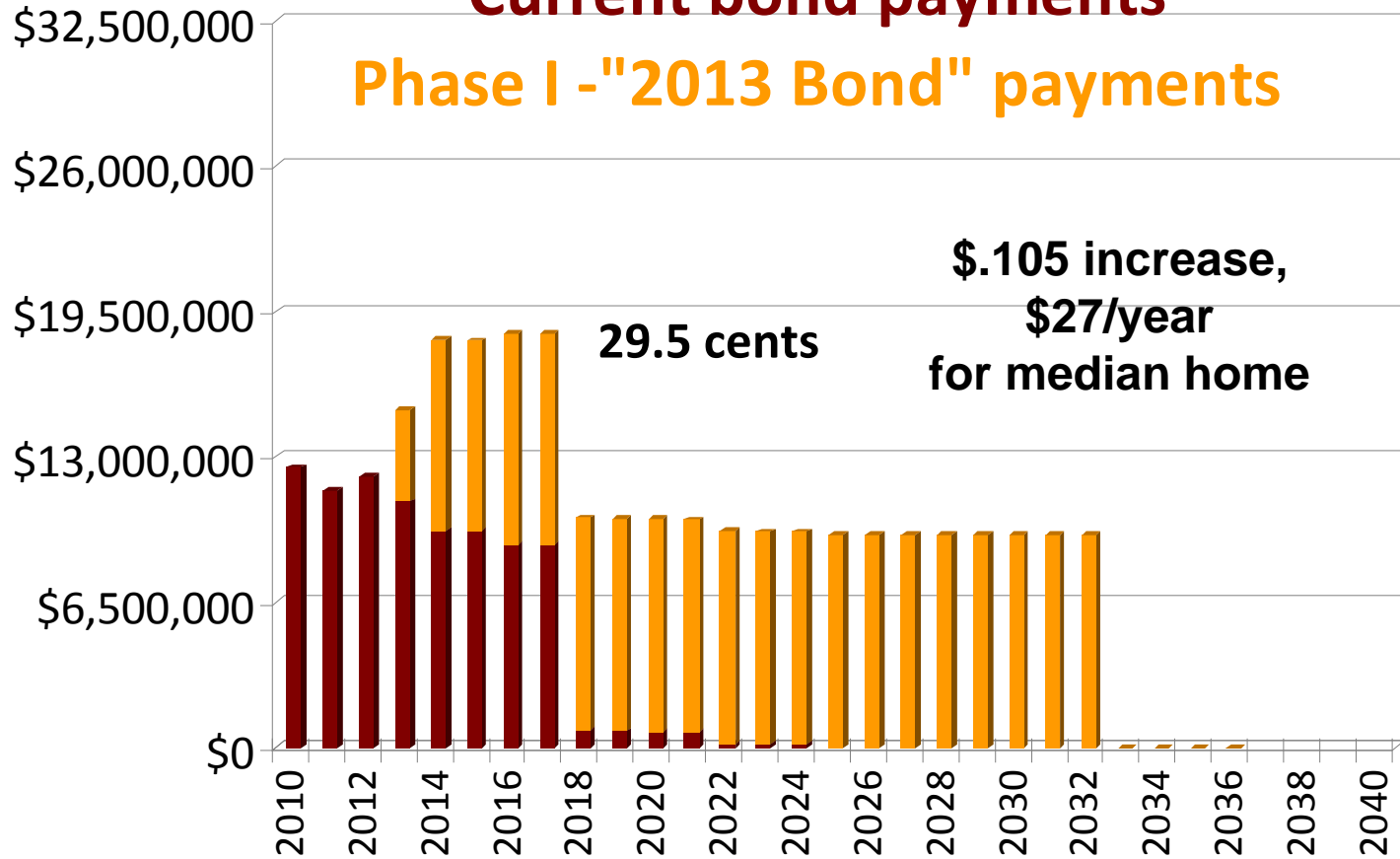
	Total	Roof Catch-Up	Windows / Masonry	Chiller Additions
Abbett	1,885,465		991,715	893,750
Adams	955,226	299,475	655,751	
Automotive Center	577,500	577,500		
Brentwood	729,968	130,075	599,893	
Bunche	165,000	165,000		
Franke Park	148,500	148,500		
Indian Village	467,500			467,500
Kekionga	299,475	299,475		
Maplewood	962,500			962,500
Miami	520,575	520,575		
Northcrest	104,500	104,500		
Northrop	830,775	830,775		
Northwood	1,648,143	206,250	1,441,893	
Portage	1,954,354	37,950	1,366,404	550,000
Scott	1,438,839	114,125	444,714	880,000
Shambaugh	625,261	147,400	477,861	
Shawnee	382,800	382,800		
South Side	67,650	67,650		
South Transportation	225,225	225,225		
Study	108,900	108,900		
Towles	3,197,327	658,350	1,988,977	550,000
Washington	36,300	36,300		
Washington Center	165,825	165,825		
Wayne	88,275	88,275		
Waynedale	87,450	87,450		
Young	586,575	586,575		

Estimated Tax Impact

Debt Structuring Example

Current bond payments

Phase I - "2013 Bond" payments



19 cents →

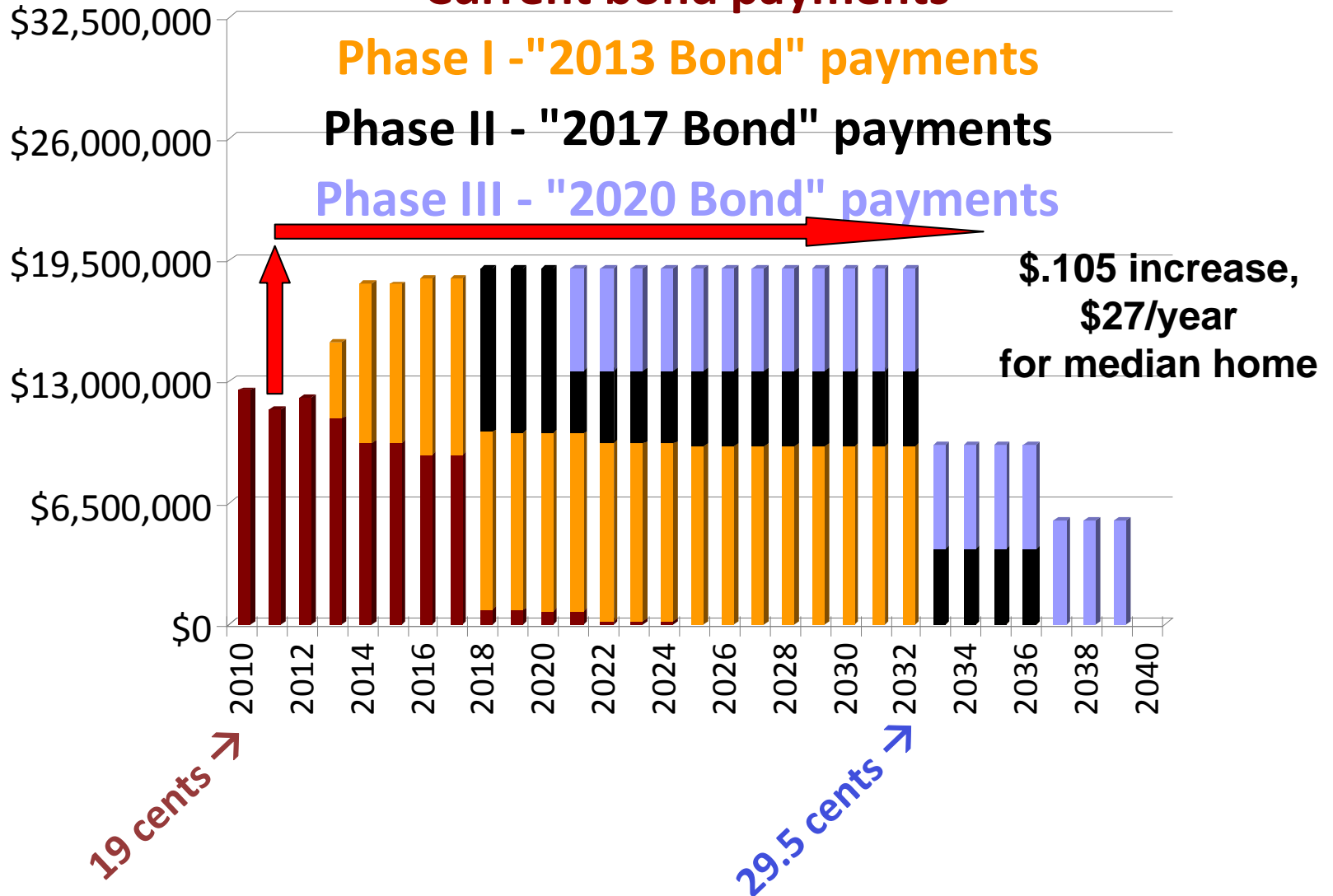
14.6 cents →

29.5 cents

\$.105 increase,
\$27/year
for median home

Debt Structuring Example

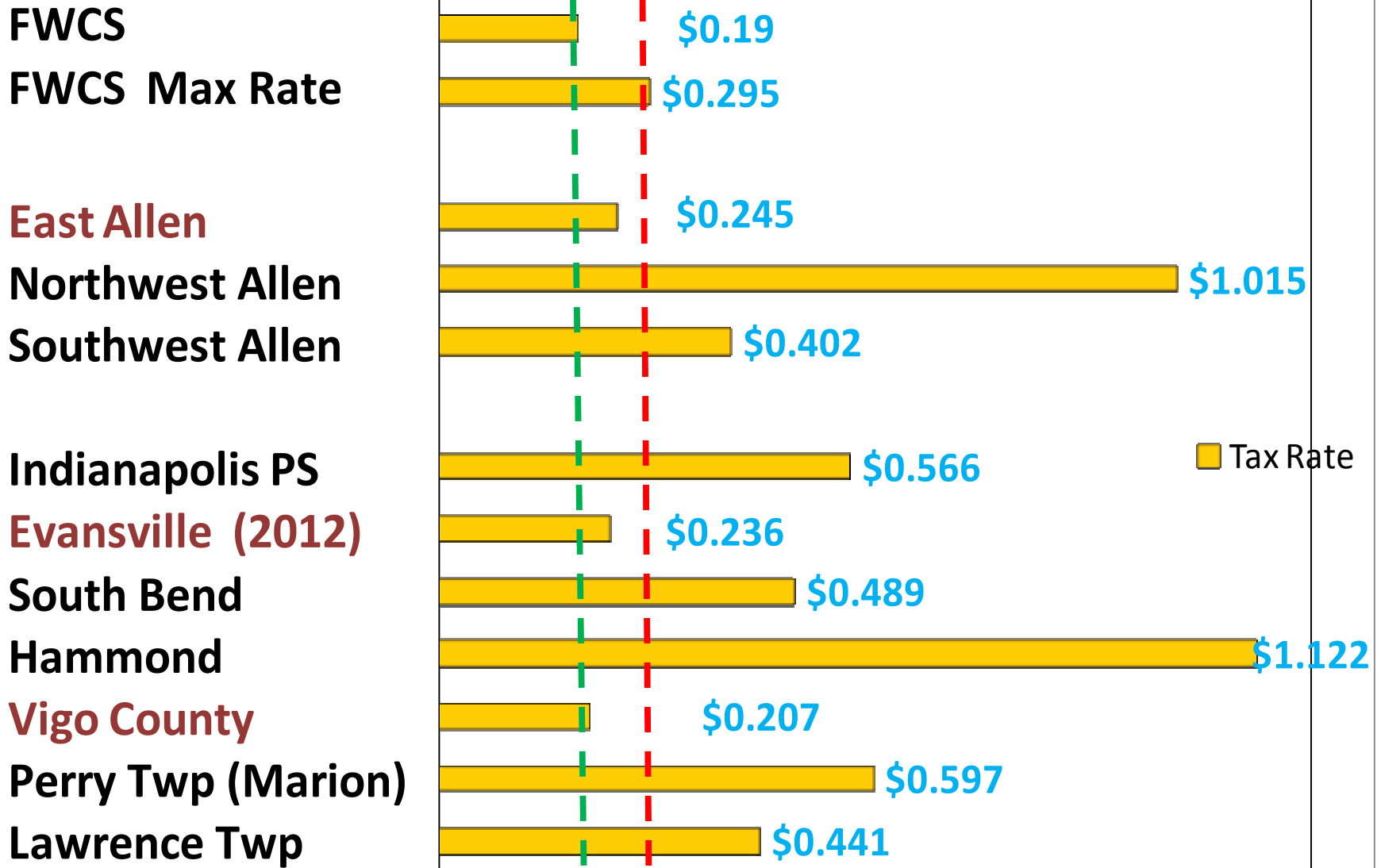
Current bond payments



Example of Tax Impact for Homeowner

Median market value in FWCS district	\$89,600
<u>Deductions:</u>	
Homestead standard	(45,000)
	<u>44,600</u>
Times 35% - supplemental deduction	(15,610)
	<u>28,990</u>
Mortgage	<u>(3,000)</u>
Assessed (taxable) value	25,990
Divide by 100	260
Times rate increase	<u>\$ 0.105</u>
Expected cost per year maintained through all phases	\$27

2011 Debt Service Tax Rates for Larger Indiana School Districts



Next Step: Phase I Referendum May 8 Election

- Benefit of referendum
 - Allows community to decide on project
 - Allows debt rate to be outside of the property tax caps
 - All taxpayers share cost
 - Won't increase tax cap loss for all units of government in FWCS boundaries
- To get on ballot, must have the signatures of 100 registered voters or owners of property within the FWCS boundaries
- Language on ballot to be approved by DLGF, will include amount of project and tax rate for new debt



For information:

www.fortwayneschools.org, click on

