



OCTOBER 25, 2018

# CENTER GROVE HIGH SCHOOL

Safety, Security, & Stewardship Project

**1028/Preliminary Determination Hearing**



# HIGH SCHOOL NEEDS

Jeff Henderson, Principal

# IDENTIFY NEEDS

## DEPARTMENT & GROUP MEETINGS

- Math Department
- Special Services Department
- Art Department
- Family & Consumer Sciences Department
- Social Studies Department
- Music Department
- World Language Department
- English Department
- PE and Health Department
- Engineering and Technology Department
- Science Department
- Guidance Department
- Business Department
- Early College Department
- Cafeteria Staff
- Custodial Staff
- Administration Office Staff
- Parent Groups (Music, Athletics, Dance, PTO)
- School Board
- Administration
- Maintenance Staff

# RECOGNIZED ISSUES

## ★ Health & Safety

- Improve Safety & Security of Facility

## ★ Stewardship

- Upgrade Facilities to Current Learning Space / Programming Standards

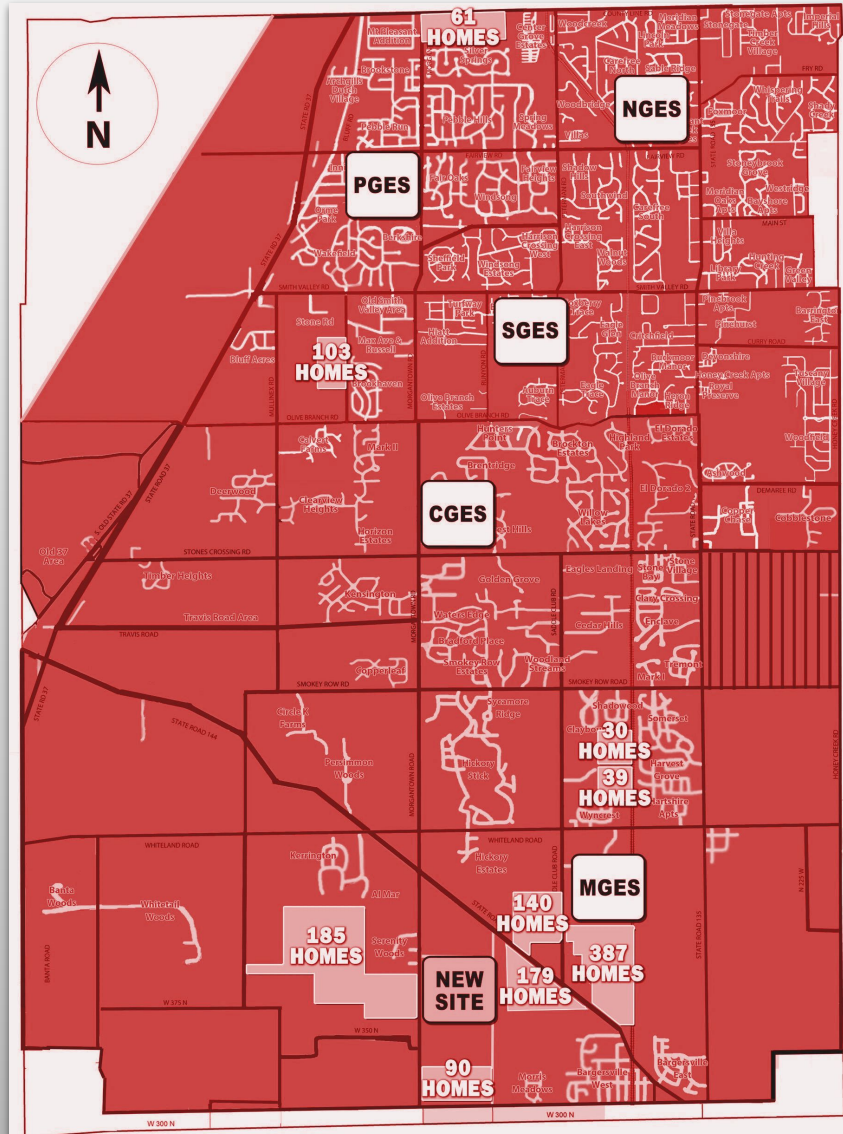
## ★ Academic Growth

- Prepare Academic Space for Program Growth

## ★ Facility Improvements

- Prepare CGHS for Enrollment Growth

# DISTRICT GROWTH



- New subdivisions planned
- Mostly southern half of WRT
- Total: 1,719 new homes
- New elementary to open Aug. 2019

# CGHS RENOVATIONS

## BEST FOR STUDENTS

### ❖ IMPROVE SAFETY

- Multiple added features to enhance safety/security building-wide

### ❖ IMPROVE LEARNING SPACES

- Renovate classrooms to Center Grove's learning space standards
- New cabinetry, furniture, paint, carpet, ceilings, lighting

### ❖ UPGRADE POOL

- Relocate pool, expand from 25-meters to 50-meters, add zero-entry therapy pool, increase deck/spectator space and locker rooms

### ❖ ADD CLASSROOM/GROUP SPACE

- Existing pool space will be reclaimed

## BEST FOR TAXPAYERS

### ❖ STEADY TAX RATE

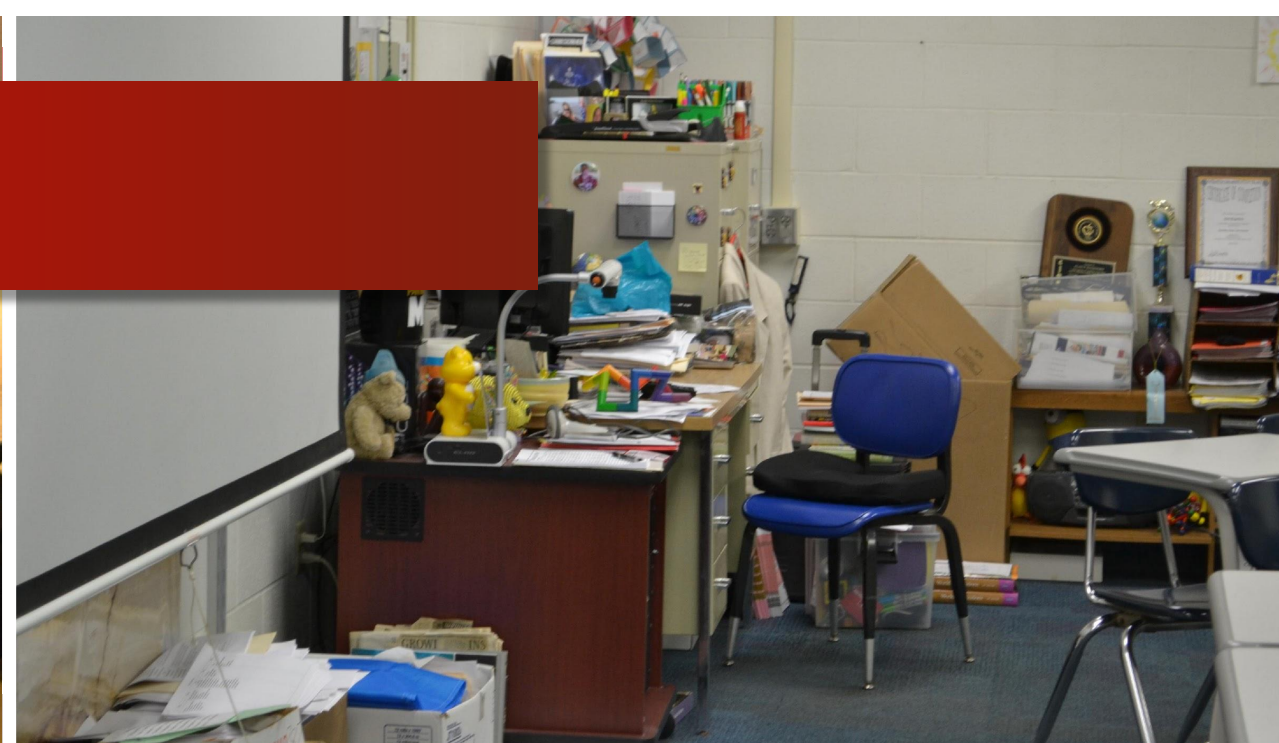
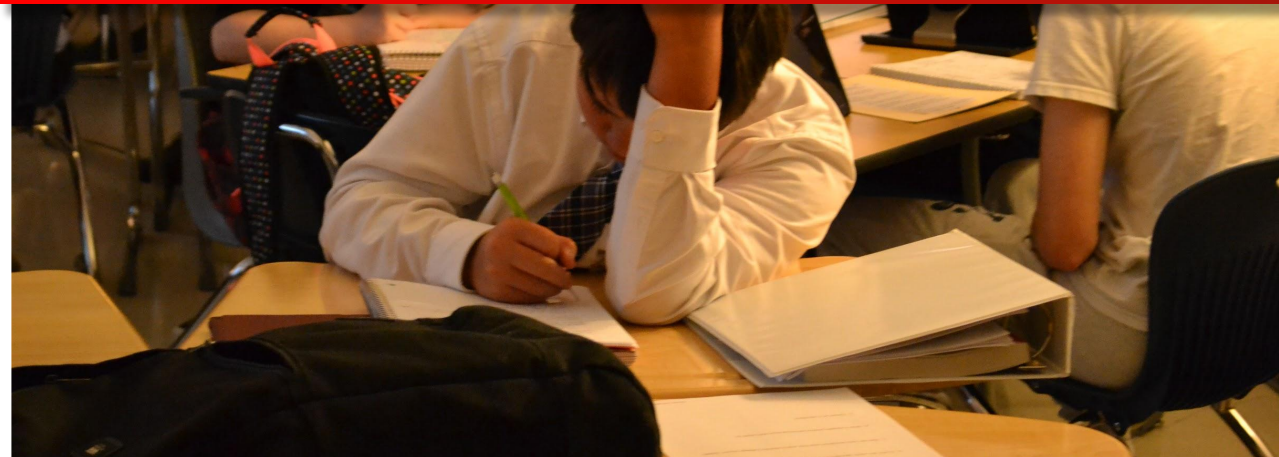
- This project can be achieved while maintaining the current tax rate.

# ADDED SAFETY FEATURES

- ❖ Additional security barriers to restrict building circulation
- ❖ Additional video surveillance
- ❖ Enhance communication systems
- ❖ ADA-compliant emergency messaging
- ❖ Additional door monitoring
- ❖ Additional one way security screening
- ❖ Improved supervision in the P.E. locker rooms
- ❖ Wider pool deck space to provide safer access for swimmers, instructors/coaches
- ❖ Separate pool spectator entrance

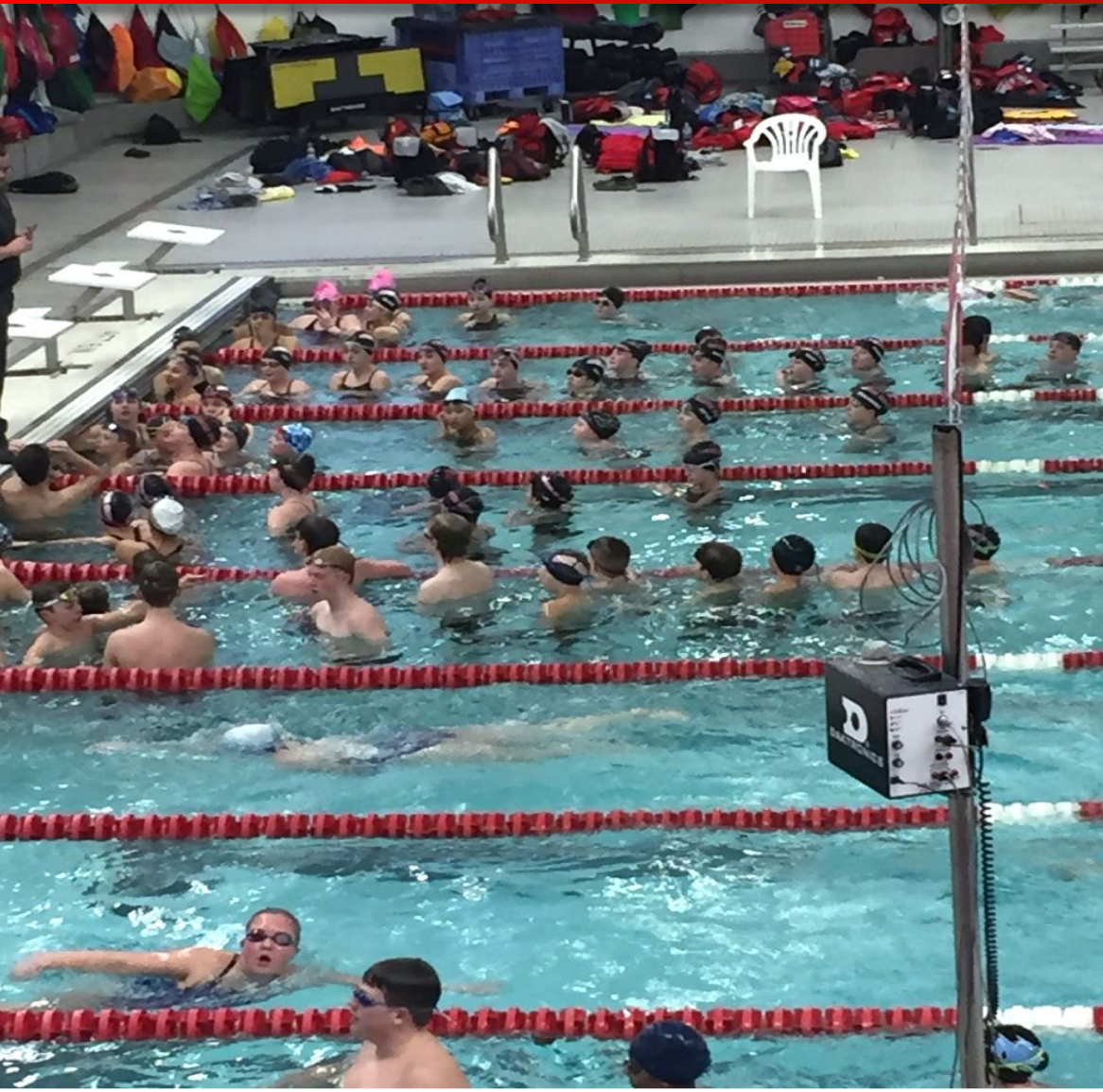


# CLASSROOMS





# POOL







# PROJECT OVERVIEW

Mark Beebe, Lancer + Beebe Architects

# PROPOSED RENOVATIONS

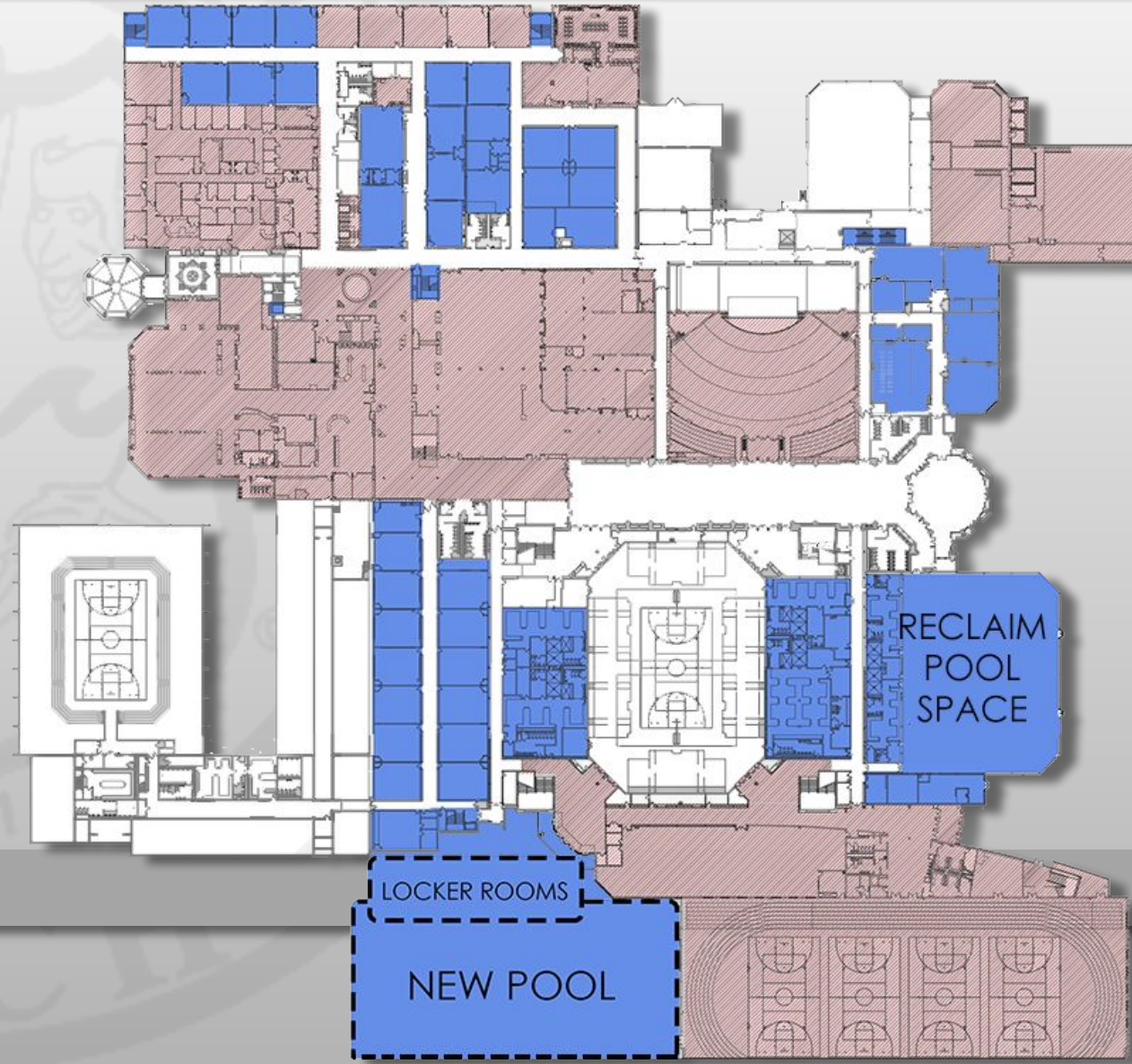
Pink: Recently Renovated; Blue: Proposed Renovations



Lower Level

# PROPOSED RENOVATIONS

Pink: Recently Renovated; Blue: Proposed Renovations

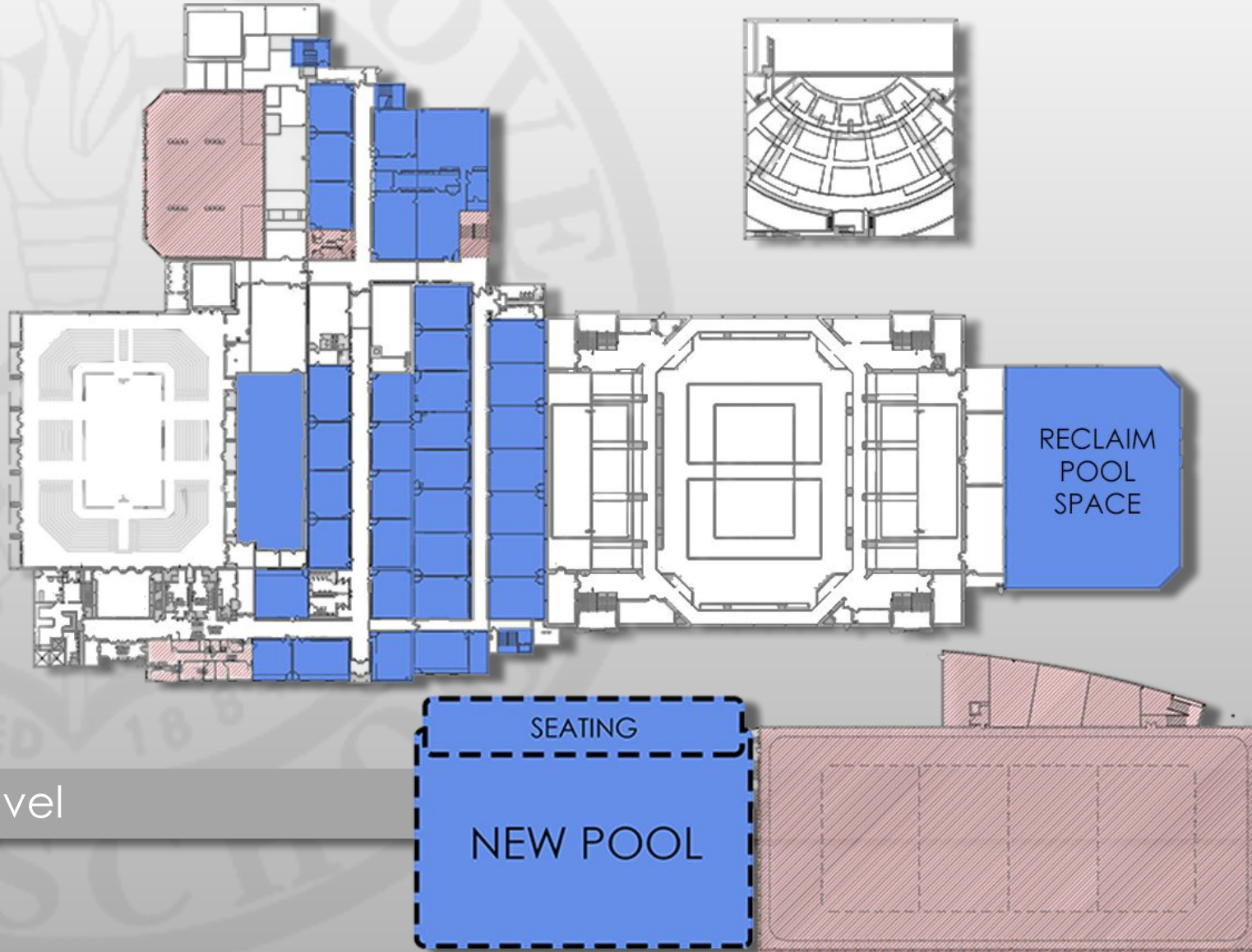


Main Level



# PROPOSED RENOVATIONS

Pink: Recently Renovated; Blue: Proposed Renovations



Upper Level



# CLASSROOMS (Current)





# CLASSROOMS (Rendering)



CENTER GROVE HIGH SCHOOL  
CLASSROOM IMPROVEMENTS

LANCER + BEEBE, LLC  
ARCHITECTURE | PLANNING | INTERIORS



# CLASSROOMS (Rendering)



CENTER GROVE HIGH SCHOOL  
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# PROJECT FUNDING

Paul Gabriel, Chief Financial Officer

# CGHS RENOVATION

## Projected Construction Cost

ESTIMATED CONSTRUCTION COSTS	
Site Work	\$895,590.00
Building - New	\$16,689,591.00
Building - Renovation	\$15,927,746.00
Construction Contingency	\$984,404.00
<b>Subtotal</b>	<b>\$34,497,331.00</b>
ESTIMATED SOFT COSTS	
Architect Fees & Reimbursables	\$2,296,944.00
Construction Management	\$1,968,809.00
Loose Furnishings/Owner's Contingency	\$2,021,916.00
Legal/Financing Costs/Consultants	\$4,125,000.00
Builders Risk Insurance	\$90,000.00
<b>Subtotal</b>	<b>\$10,502,669.00</b>
<b>TOTAL</b>	<b>\$45,000,000.00</b>



# REQUIRED INFORMATION

## CGHS PROJECT

- Estimated maximum par amount of bonds: \$45,000,000
- Maximum term of lease: 21 years
- Maximum term of bonds: 20 years
- Maximum annual lease payment: \$5,900,000
- Maximum total of all lease payments: \$82,795,000
- Total interest cost: \$37,388,038
- Most Recent Certified Rate: 2017 pay 2018 school Debt Service Fund levy (\$14,201,900) and rate (\$0.5721)
- Estimated Maximum Levy & Rate Following the Issuance of the Bonds: 2018 pay 2019 school Debt Service Fund levy (\$15,654,579) and rate (\$0.6020)
- Maximum Debt Service Rate for this project only (based on \$5,900,000 maximum annual lease rental and pay 2018 assessed value): \$0.2377
- Aggregate Maximum Annual Debt Service of the School Corporation as a percent of pay 2018 assessed value: 0.50%
- Direct and Overlapping Debt as a percent of pay 2018 assessed value: 7.55%

**Overall tax rate for the School Corporation will not increase due to the repayment of the bonds for this project.** 19

# FUNDING PROCESS

## **\$5 Million to \$15 Million: Remonstrance**

- Opposition must collect required number of signatures.
- If enough signatures are collected:
  - Project goes to a remonstrance.
  - Each side has 30 days to collect the most signatures.

## **Above \$15 Million: Referendum**

- Opposition must collect required number of signatures.
- If enough signatures are collected:
  - Project is placed on a ballot as a referendum. (The project passes if more people vote in favor of it.)

# CGHS Project Impact

## Project **Without** a Referendum

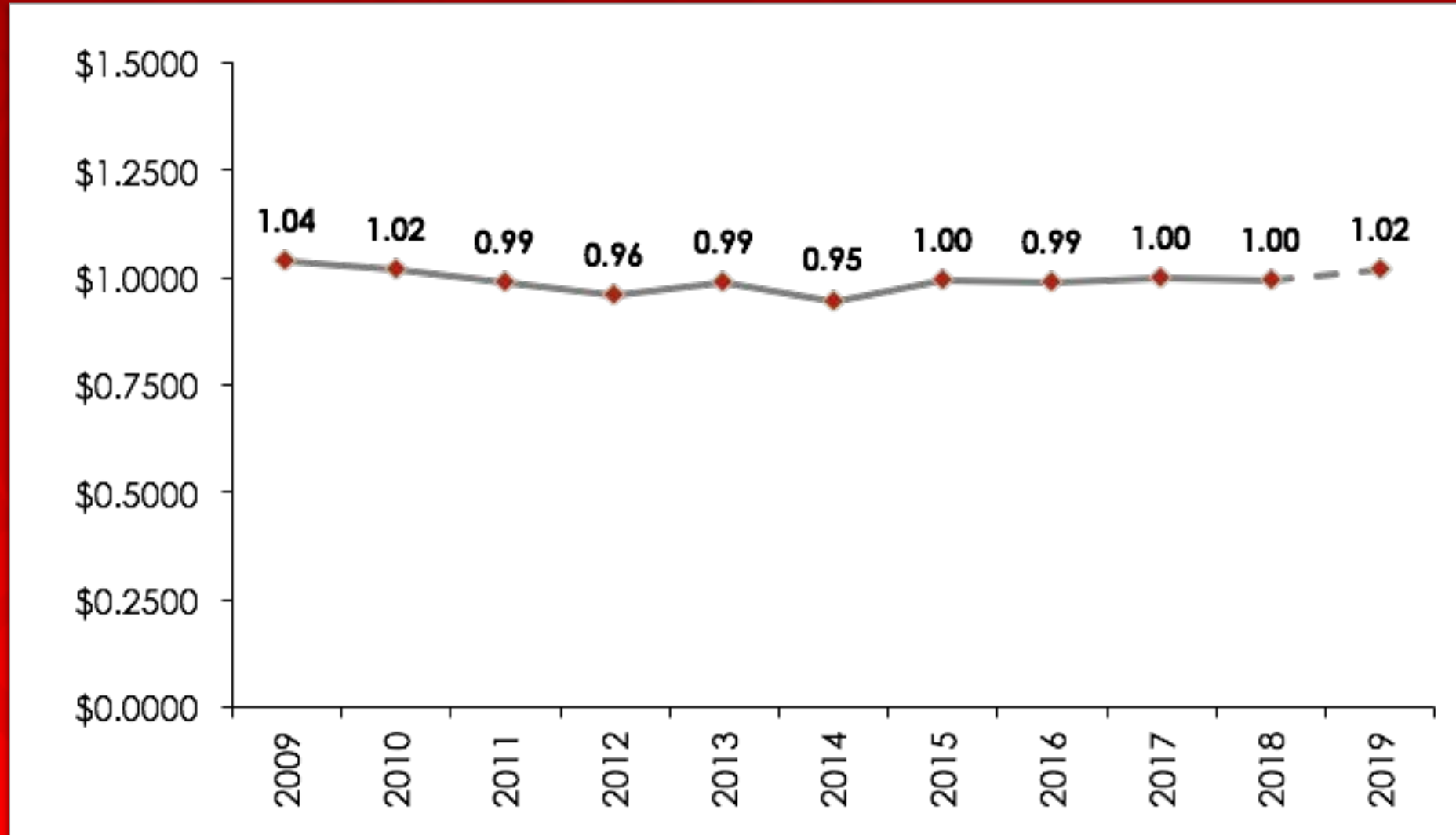
- School tax rate remains FLAT (less than \$1.04)
- Project design begins in January

## Project **With** a Referendum

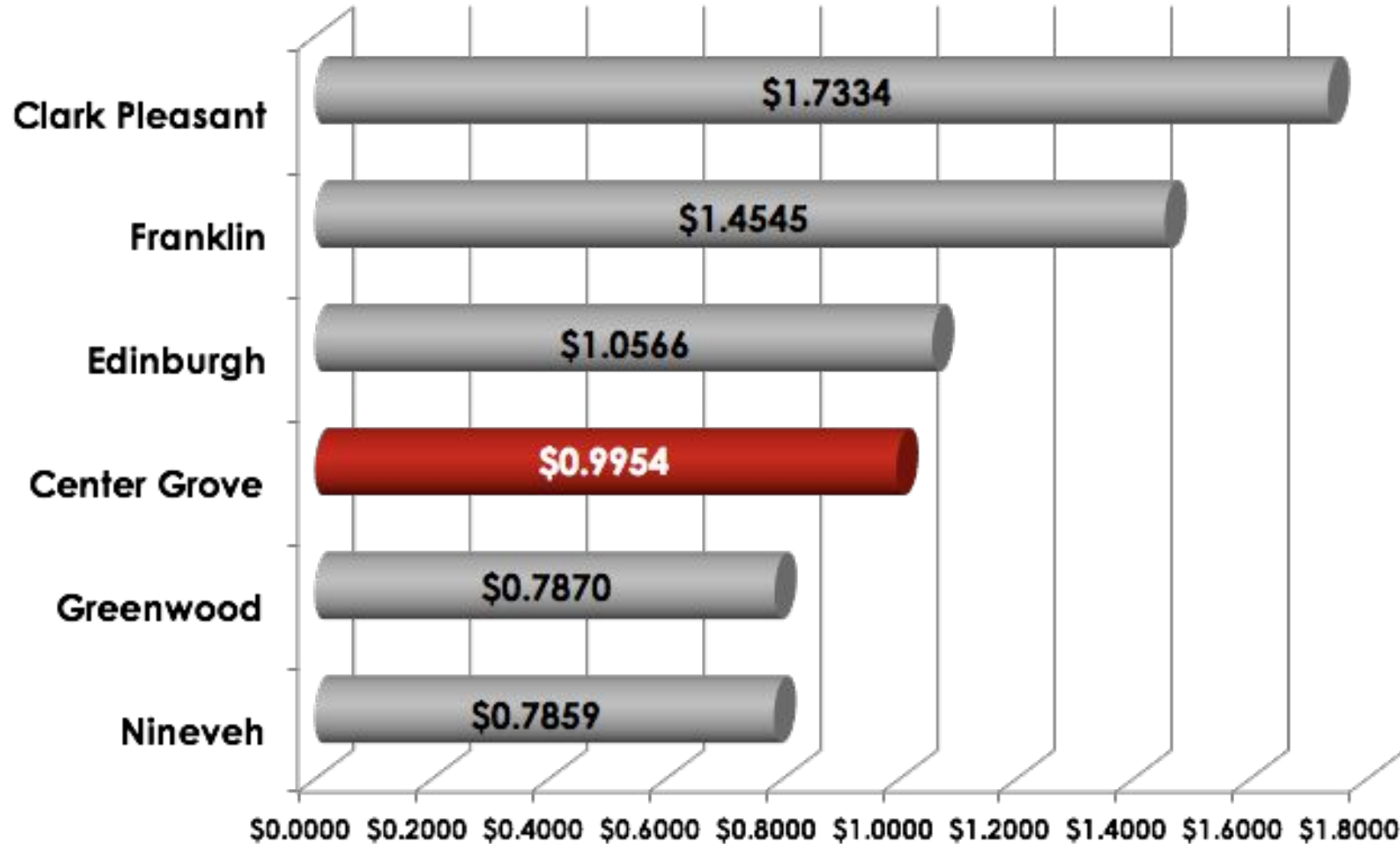
- Project payments move **ABOVE** the tax cap
- Project design will be delayed until May, with some increase in construction costs

# CENTER GROVE SCHOOLS TAX RATE

2009-2018 and Projected 2019



# JOHNSON COUNTY 2018 TAX RATE Comparison







# PROJECT RECAP

Dr. Rich Arkanoff, Superintendent

# RECAP: CGHS RENOVATIONS

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## BEST FOR TAXPAYERS

### ★ STEADY TAX RATE

- This project can be achieved while maintaining the current tax rate.

# CGHS - NEXT STEPS

## BOARD HEARINGS

- Two consecutive board meetings

## PROCESS

- No opposition: Planning begins immediately to move project forward
  - Project would not increase tax rate for WRT residents.
- With opposition: Project becomes a referendum vote in May 2019
  - Cost of project would move above the tax cap.



# PUBLIC COMMENT

CGHS Safety, Security, & Stewardship Project