

Consolidated 1028/Preliminary Determination Hearing



MAY 16, 2013

Introduction



MR. RICH ARKANOFF

Guide to Information



Our web site is: www.centergrove.k12.in.us

- Go to our web site
- On the home page, click on “Support Services” and then “Budget and Finance”
- For general information about our school corporation budget, click on any of the years shown
- For information about these building projects, click on “Building Projects”

Guide to Information (continued)



- If you have questions or would like more information:
 - **Mr. Rich Arkanoff, Superintendent**
Email: arkanoffa@centergrove.k12.in.us
Phone: 317-881-9326
Mail: 4800 W. Stones Crossing Rd., Greenwood, In 46143
 - **Dr. William Long, Assistant Superintendent**
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 - **Dr. Paul Gabriel, Chief Financial Officer**
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Mail: 4800 W. Stones Crossing Rd., Greenwood, In 46143

History



DR. WILLIAM LONG

Prior Studies and Reports



- Strategic Planning Committee
 - Student Learning Environment
 - Recommendations to the Board
- Facilities Assessment
 - CSO Architects
 - Every Corporation Owned Building
- School Meetings
 - Staff
 - Parents
 - Administrators

Prior Studies and Reports



- Subcommittee's Recommendation of Priorities
 - Address district-wide Safety, Security and Accessibility issues
 - Address major Educational Effectiveness and Capacity issues identified at:
 - ✦ North Grove Elementary
 - ✦ Center Grove Elementary
 - ✦ Center Grove High School
- Subcommittee's Recommended Next Steps
 - ✓ Develop cost estimates for the top priorities as determined by the School Board
 - ✓ After looking at costs, develop a comprehensive plan for implementation phasing and financing
 - Share comprehensive plan with the community for feedback and gain community support for the plan

Description of the Three Projects



MR. ANDY MCNEILLY

Project Descriptions



1. Addition & Renovation to Center Grove E.S.

- \$10,000,000 Total Project Cost

2. Multi-Facility Project

- \$10,000,000 Total Project Cost @ North Grove E.S. Renovation & Addition
- \$2,000,000 Total Project Cost for Safety & Security Upgrades at Pleasant Grove E.S., Sugar Grove E.S., Maple Grove E.S., Center Grove M.S. Central and Center Grove M.S. North

3. Center Grove H.S. Renovation

- \$20,000,000 Total Project Cost

Project Costs	Center Grove Elementary	Multi-Facility Project		Center Grove High School
		North Grove Elementary	5 Schools Safety & Security	
Hard Construction Costs:				
Building Renovation & Addition	\$8,000,000	\$8,000,000	\$1,680,000	\$16,060,000
Project Contingency @ 5% of Construction Cost	\$403,300	\$403,300	\$84,150	\$805,300
Subtotal Hard Construction Costs	\$8,403,300	\$8,403,300	\$1,764,150	\$16,865,300
% of Total Project Cost	84%	84%	88%	84%
Soft Costs:				
Fees:				
A/E Fee	\$496,000	\$496,000	\$61,000	\$992,000
CM Fee	\$135,300	\$135,300	\$22,550	\$270,600
CM Staffing Costs @ 3% of Construction Cost	\$240,000	\$240,000	\$50,400	\$481,800
Reimbursable Project Expenses Budget	\$10,800	\$10,800	\$1,800	\$21,600
Pre-Construction Regulatory Agency Fees and Permits	\$6,000	\$6,000	\$1,000	\$12,000
Soil Testing	\$5,000	\$5,000	\$0	\$0
Surveys	\$20,000	\$20,000	\$0	\$0
Furniture, Fixtures and Equipment:	\$0	\$0	\$0	\$0
Technology	\$100,000	\$100,000	\$0	\$200,000
Bid Document Printing	\$2,000	\$2,000	\$500	\$3,500
Builder's Risk Insurance	\$20,000	\$20,000	\$5,000	\$30,000
Financing Costs:				
Bond Anticipation Note Costs	\$12,000	\$12,000	\$2,000	\$24,000
\$42,000,000 Bond Issue Underwriter's Fee	\$61,200	\$61,200	\$10,200	\$122,400
\$42,000,000 Bond Issue Cost of Issuance	\$42,000	\$42,000	\$7,000	\$84,000
Capitalized Interest	\$446,400	\$446,400	\$74,400	\$892,800
Subtotal Soft Costs	\$1,596,700	\$1,596,700	\$235,850	\$3,134,700
% of Total Project Cost	16%	16%	12%	16%
		\$10,000,000	\$2,000,000	
Total Project Costs	\$10,000,000	\$12,000,000		\$20,000,000

CGES Project Description



- **Addition & Renovation to Center Grove E.S.**
 - New bus parking on south side of building to separate bus and car traffic for safety
 - ADA upgrades and additional fencing at playground for Safety and Security
 - 11,800 sq. ft. Addition with Gym and Office Expansion
 - Secure Vestibule at Main Entrance with Office Renovation
 - New HVAC system
 - Upgraded Electrical and Data Systems
 - Upgraded finishes throughout
 - Renovation of old office area and gym/cafeteria area

Center Grove Elementary School



North
Site Plan

Center Grove Elementary School



North
Floor Plan

Multi-Facility Project Description



- **Addition & Renovation to North Grove E.S.**
 - New bus parking on west side of building to separate bus and car traffic for safety
 - ADA upgrades and additional fencing at playground for Safety and Security
 - 14,208 sq. ft. Addition with Gym and Kindergarten Classrooms
 - Secure Vestibule at Main Entrance with Office Renovation
 - New Fire Protection system
 - New HVAC system
 - Upgraded Electrical and Data Systems
 - Upgraded finishes throughout
 - Renovation of old office area and gym/cafeteria area

Multi-Facility Project Description



- **Safety and Security**

- Secure Vestibule & Playground ADA upgrades at Pleasant Grove Elementary E.S.
- Secure Vestibule & Playground ADA upgrades at Sugar Grove E.S.
- Playground ADA upgrades at Maple Grove E.S.
- Secure Vestibule at Center Grove Middle School Central
- Secure Vestibule at Center Grove Middle School North

Multi-Facility Project Description



North Grove Elementary School



North
Site Plan

Multi-Facility Project Description

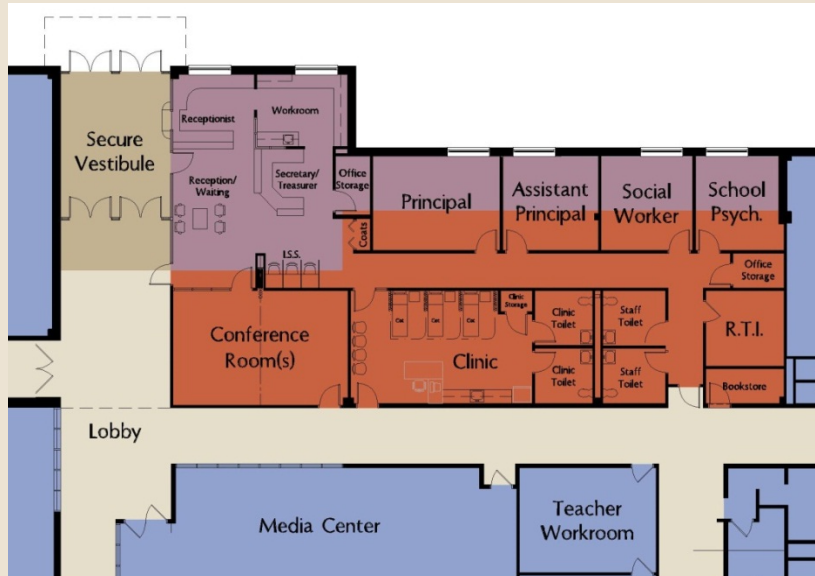


North Grove Elementary School

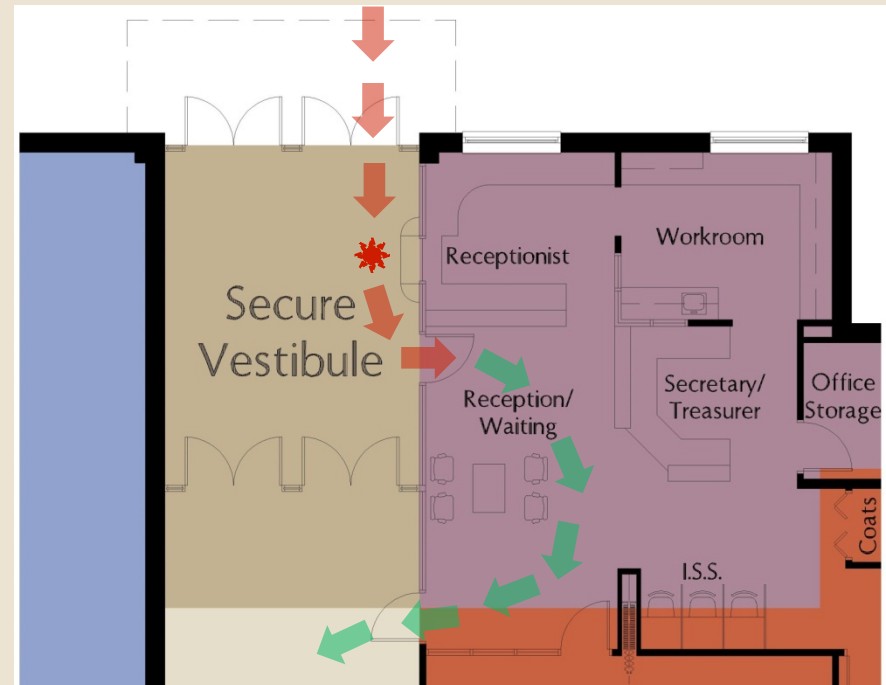


North
Floor Plan

Multi-Facility Project Description



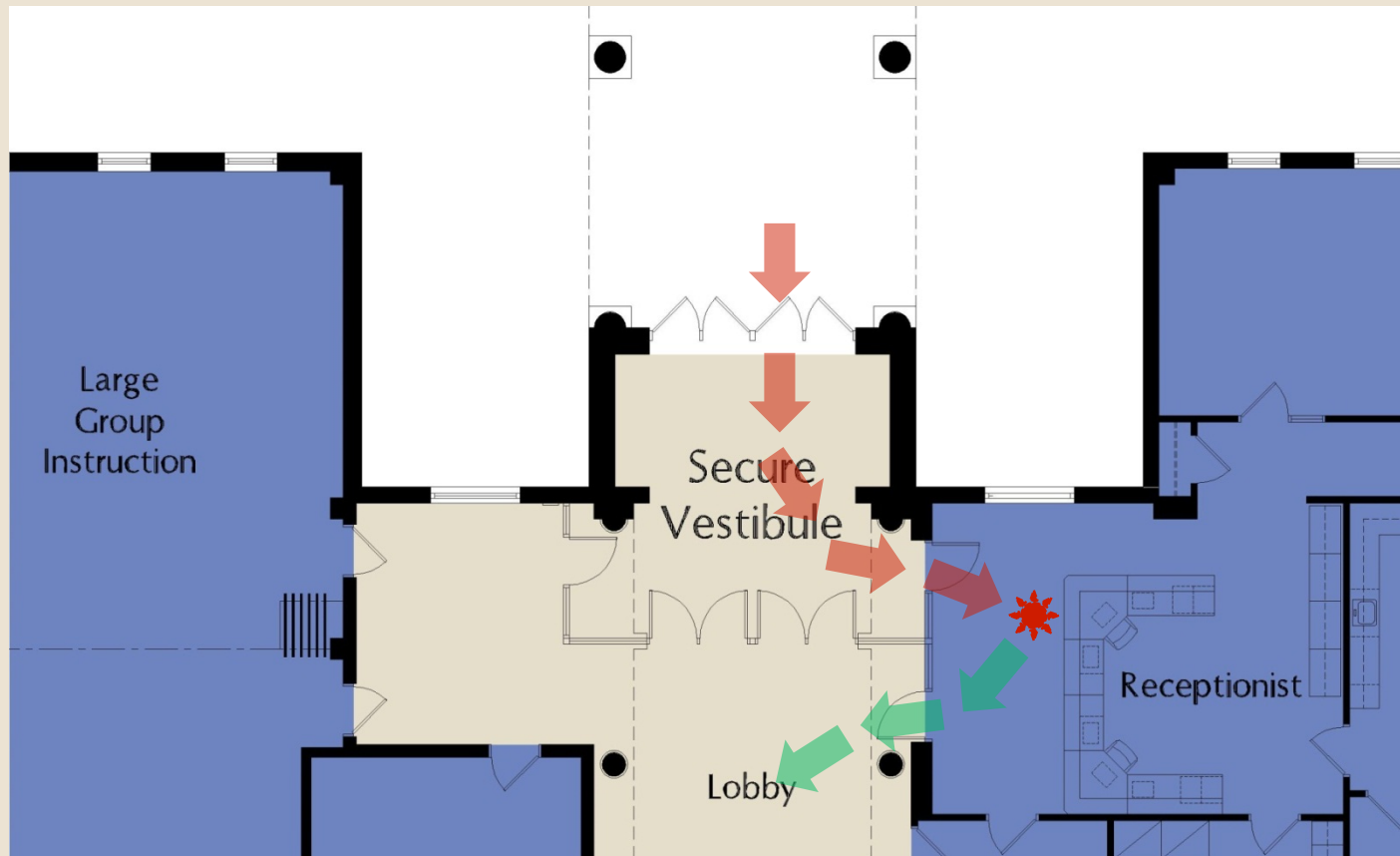
Pleasant Grove E.S. Secure Vestibule



Multi-Facility Project Description



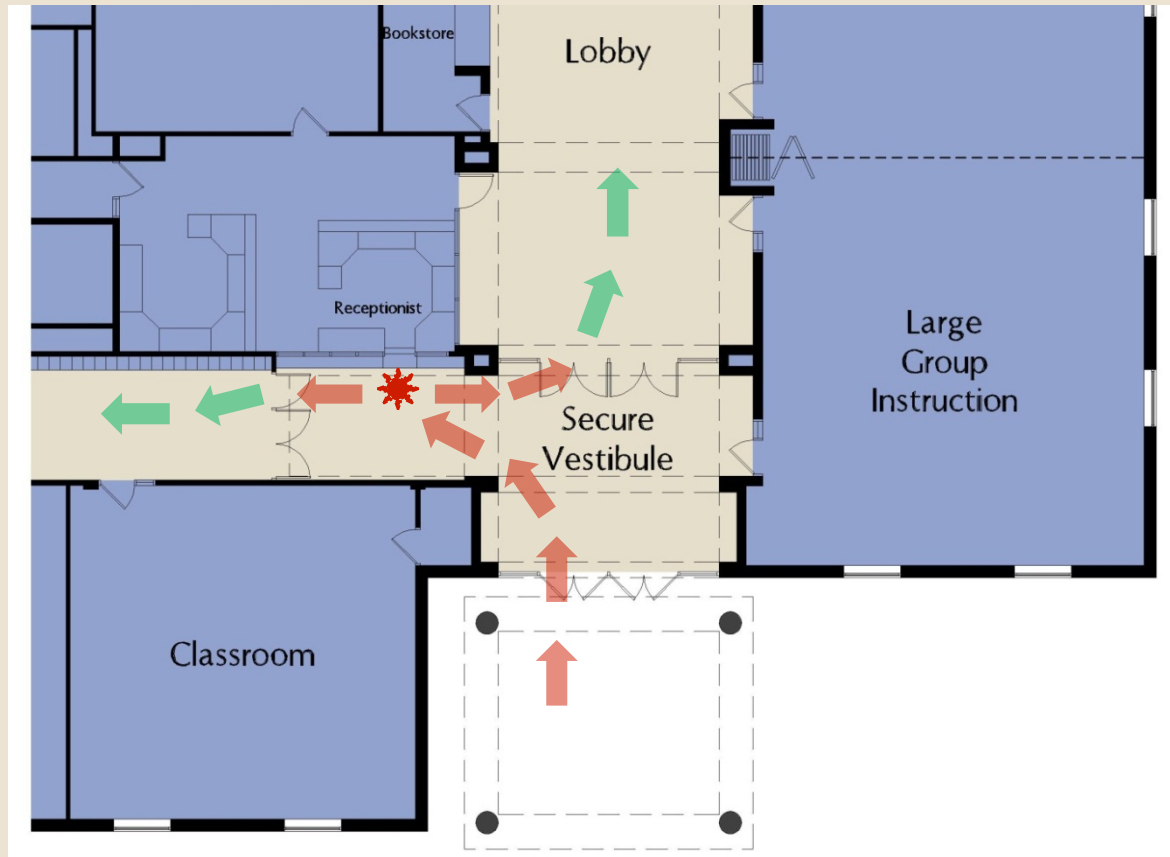
Sugar Grove E.S. Secure Vestibule



Multi-Facility Project Description



Center Grove M.S. Central Secure Vestibule



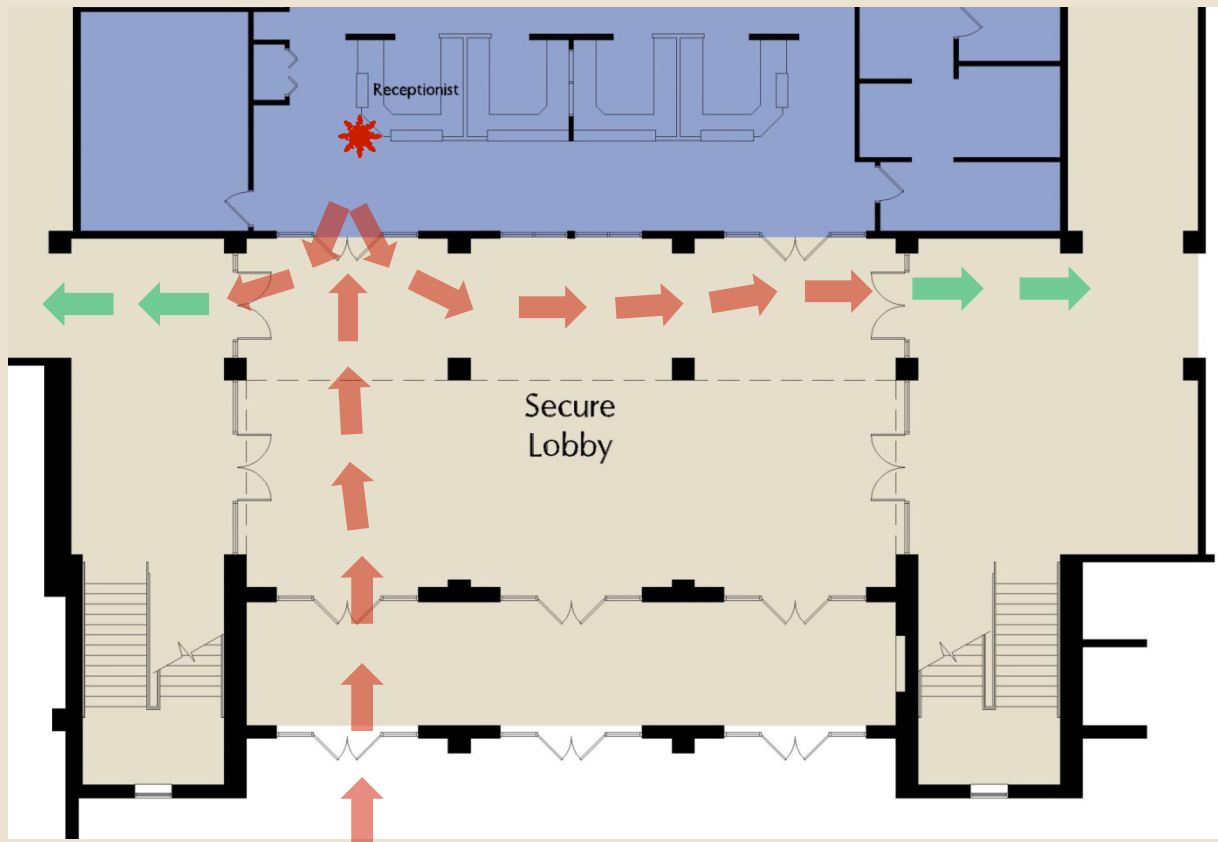
Multi-Facility Project Description



Center Grove M.S. North Secure Vestibule



North

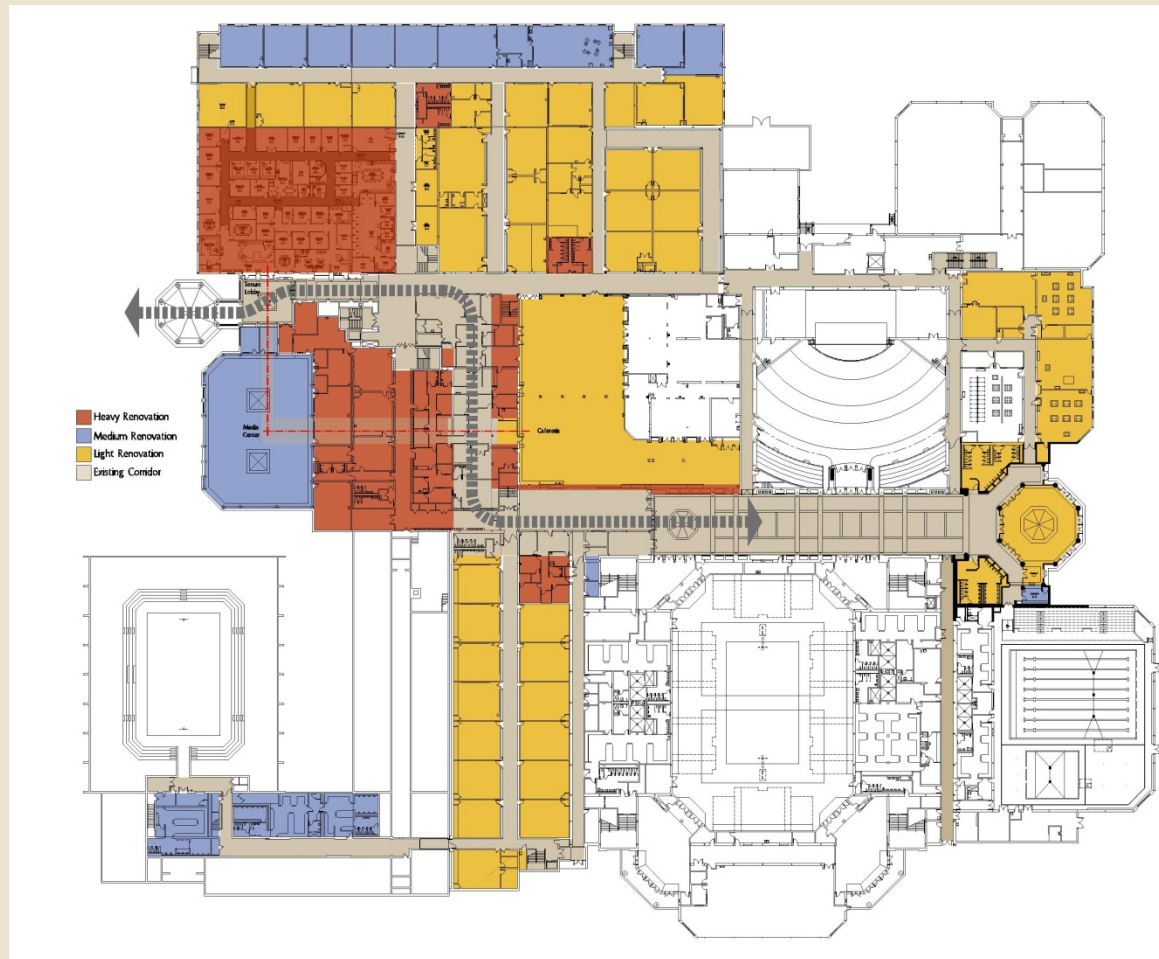


Center Grove High School



- **Renovation of Center Grove High School**
 - Relocate Main Office to be directly adjacent to main entrance
 - Secure Vestibule at Main Entrance
 - Secure Vestibule at West Hall of Excellence Entrance
 - Renovate Media Center
 - Create student commons through center of building
 - Upgrade Finishes
 - Renovate Science Labs
 - ADA Restroom Upgrades throughout

Center Grove High School



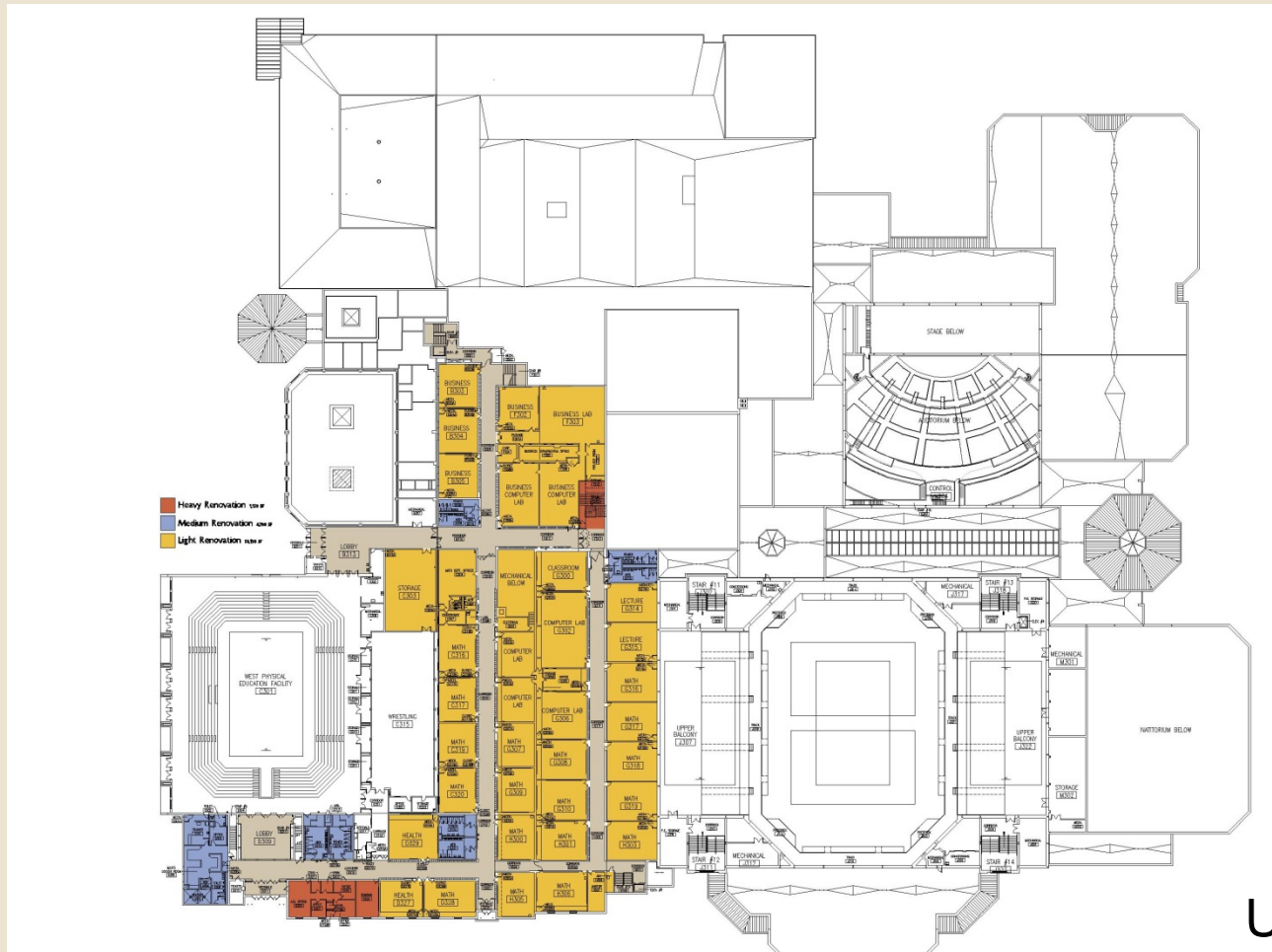
North
Main Level

Center Grove High School



North
Lower Level

Center Grove High School



Financial Information



DR. PAUL GABRIEL

Legally Required Information



- The law requires certain information to be presented related to the tax impact. This information is shown on the next slide.
- None of this information conflicts with or changes the tax impact which we have been discussing.
- The law requires us to present each project by itself, as if it were the only one we would do.
- If we do not do any of these projects, our tax rate will almost certainly go down.
- There is a resolution to be approved for each project.

In summary, we can do all three of these projects without any significant change in our tax rate.

INFORMATION REQUIRED FOR THE 1028 PRELIMINARY DETERMINATION HEARING

Center Grove High School Renovation Project:

- Estimated maximum par amount of bonds: \$20,000,000
- Maximum term of lease: 21 years
- Maximum term of bonds: 20 years
- Maximum annual lease payment: \$1,770,000
- Maximum total of all lease payments: \$31,236,000
- Total interest cost: \$12,036,675
- 2012 pay 2013 school Debt Service Fund levy and rate: \$10,516,386 and rate of \$0.5079
- Estimated maximum annual total school Debt Service Fund levy during lease term excluding other proposed projects: \$10,623,550
- Estimated maximum annual total school Debt Service Fund rate during lease term excluding other proposed projects: \$0.4738
- Overall tax rate for the School Corporation will not increase due to the repayment of the financings of this project and other proposed projects.

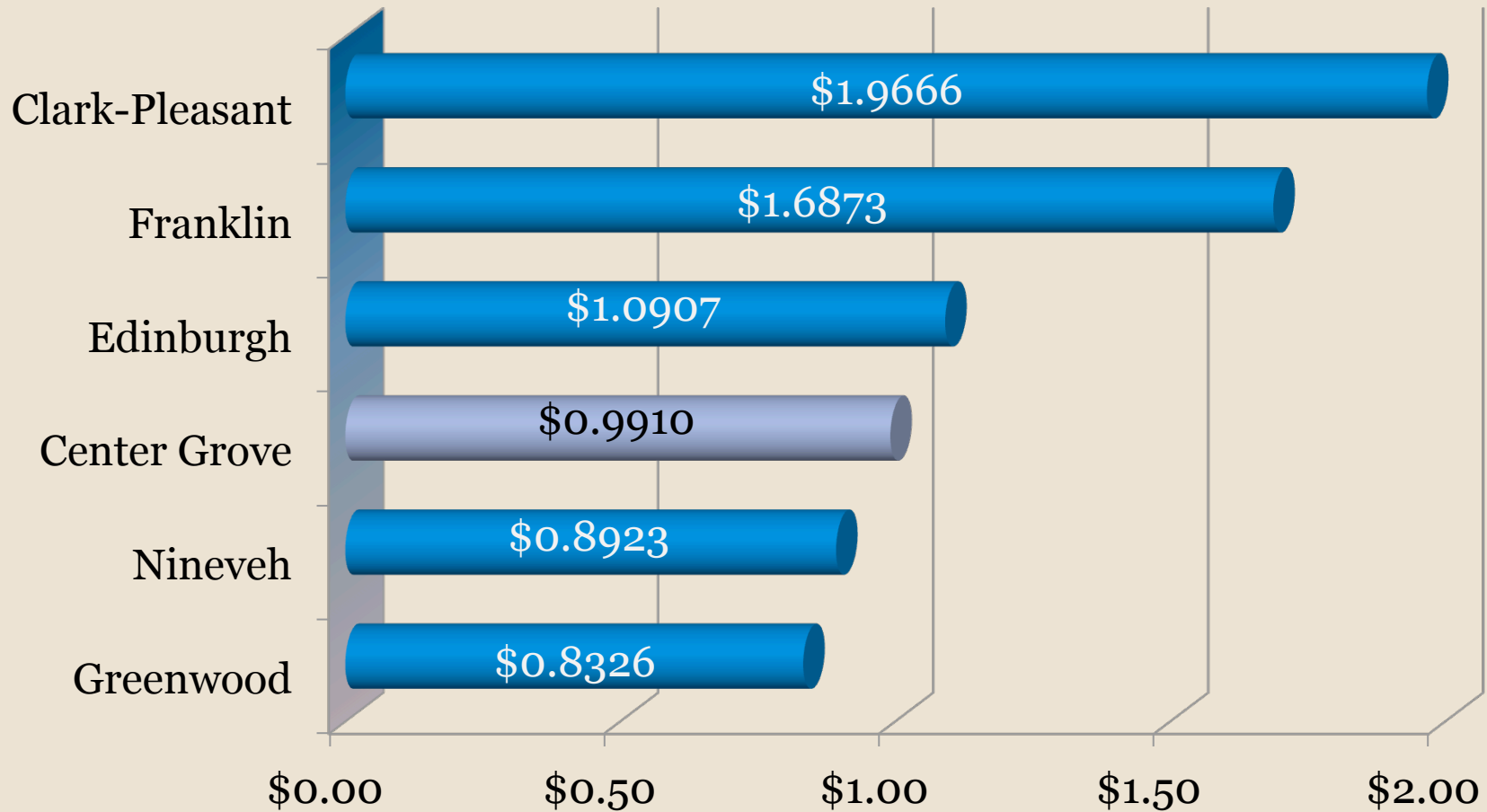
Multi-Facility Renovation and Safety and Security Project:

- Estimated maximum par amount of bonds: \$12,000,000
- Maximum term of lease: 21 years
- Maximum term of bonds: 20 years
- Maximum annual lease payment: \$1,065,000
- Maximum total of all lease payments: \$18,736,000
- Total interest cost: \$7,221,499
- 2012 pay 2013 school Debt Service Fund levy and rate: \$10,516,386 and rate of \$0.5079
- Estimated maximum annual total school Debt Service Fund levy during lease term excluding other proposed projects: \$9,949,050
- Estimated maximum annual total school Debt Service Fund rate during lease term excluding other proposed projects: \$0.4437
- Overall tax rate for the School Corporation will not increase due to the repayment of the financings of this project and other proposed projects.

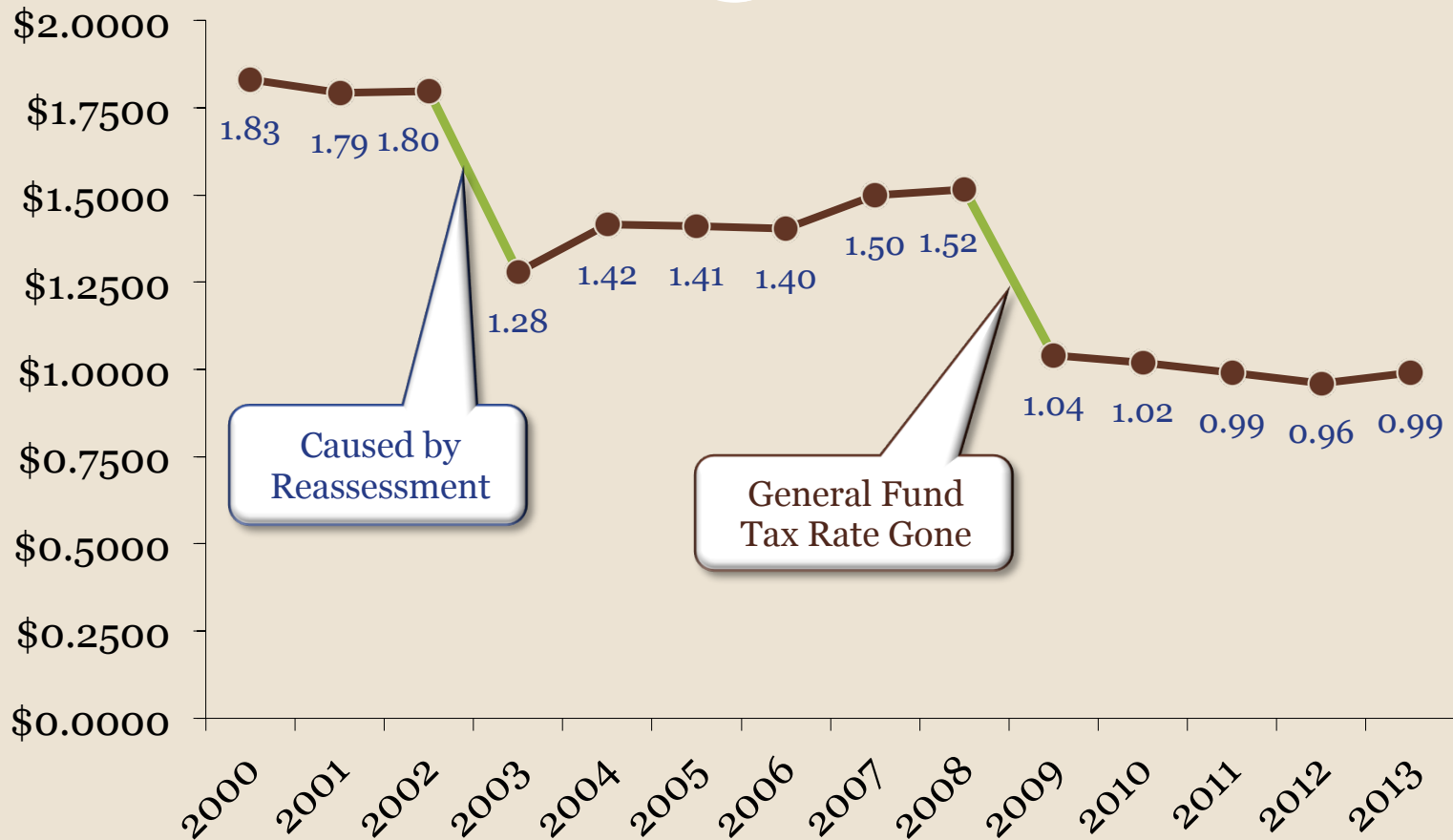
Center Grove Elementary School Renovation Project:

- Estimated maximum par amount of bonds: \$10,000,000
- Maximum term of lease: 21 years
- Maximum term of bonds: 20 years
- Maximum annual lease payment: \$890,000
- Maximum total of all lease payments: \$15,618,000
- Total interest cost: \$6,018,337
- 2012 pay 2013 school Debt Service Fund levy and rate: \$10,516,386 and rate of \$0.5079
- Estimated maximum annual total school Debt Service Fund levy during lease term excluding other proposed projects: \$9,780,900
- Estimated maximum annual total school Debt Service Fund rate during lease term excluding other proposed projects: \$0.4362
- Overall tax rate for the School Corporation will not increase due to the repayment of the financings of this project and other proposed projects.

2013 School Tax Rates for All Johnson County Schools

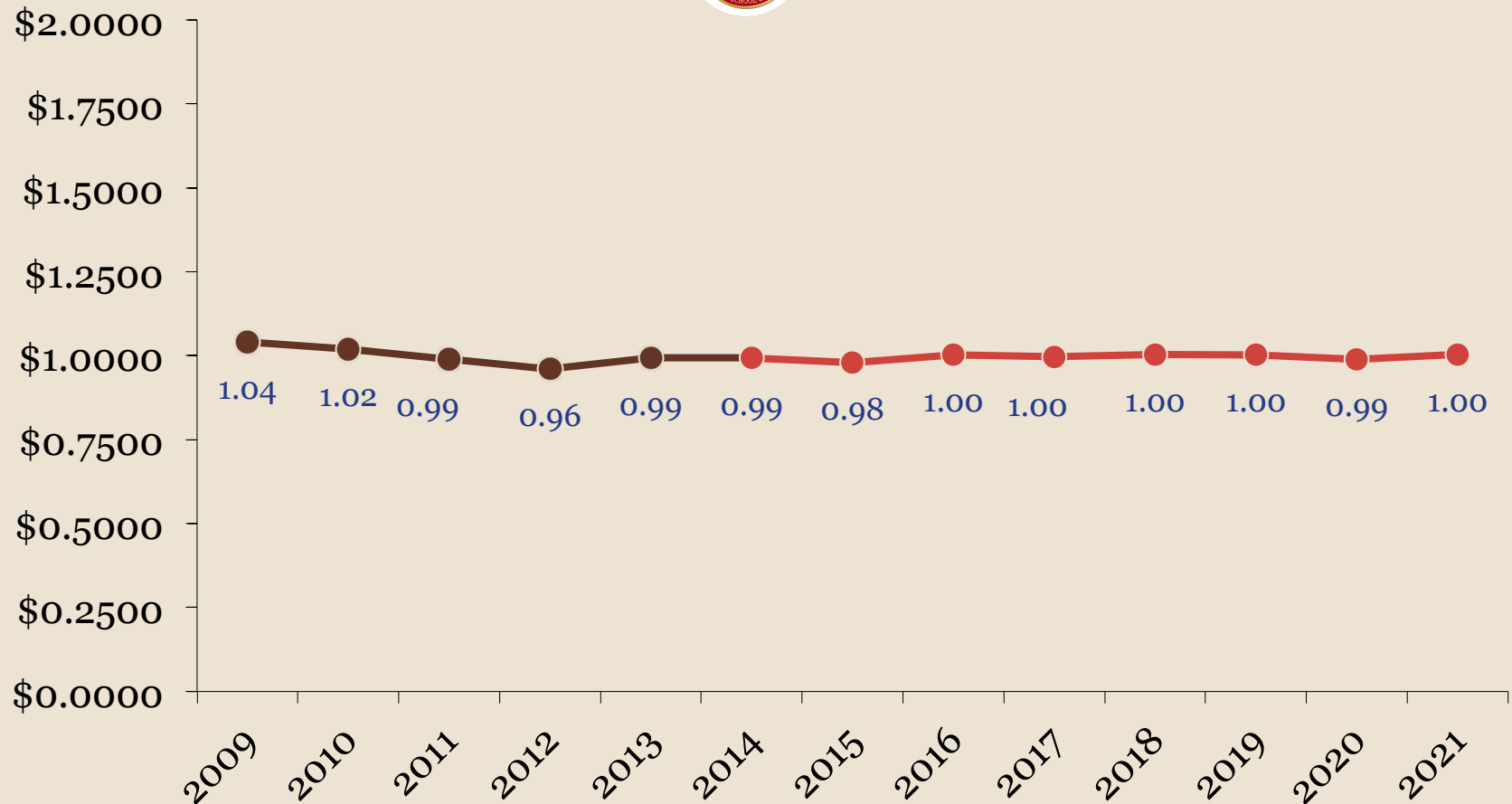


Center Grove School Tax Rate 2000-2013



Tax rates for 1995 – 2001 have been divided by three to reflect the change to true tax value that took place in 2001.

Current and Projected School Tax Rates 2009-2021



Project Calendar



DR. PAUL GABRIEL

Project Calendar



- **CSO Facility Study Presented** **October 3, 2012**
- **Board appoints architect** **January 10, 2013**
- **Advertise 1028 hearing** **May 3, 2013**
- **1028 preliminary hearing** **May 16, 2013**
- **Advertise prelim. determination** **May 20, 2013**
- **Design completed** **February 2014**
- **Bidding period** **March/April 2014**
- **Board approves bids** **April 2014**
- **Construction begins** **April 2014**

Public Comments



PROCEDURES