

Thorntown Elementary School Addition/Renovation Project

November 16, 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

- 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



Staff Survey Responses

What are the best features of our current building?

The "home" atmosphere

Large classrooms, large gym, close classrooms within team

Shape of building -you can look down the main hall and see who is in hall/what is happening, Gymnasium, art room, cafeteria, office area, restroom facilities,

Updated restrooms, media center, gym for inside recess

I love the character of the building.

The old gym is a center piece and needs to be preserved if new building is built.

All of the general classrooms are on the same level. The cafe and Media Center are brightly decorated for the students.

The 'split' between the older and younger students, the grouping of similar grade classrooms

lots of windows that allows natural light to come in!! love this!!!

The rooms that have a sink in them, our gym and our bathrooms are nice. Our school is bright and well maintained.

The gym, cafeteria, and art room

The lobby and gym are very inviting.

Nice gym- everything is close (grade level classrooms)- nice media center

size and history of the gym

clean, cafeteria, safe

The gym. We have a beautiful (old) gym floor. Which makes our gym unique and historic. Sinks/water fountains in some rooms.

What are the biggest concerns with our current building structure?

Short on space overall

Space as we grow, more staff bathrooms closer to classrooms

Roof leaks often, lack of space, heating-air system -its always hot or freezing cold, cafeteria noise

No space! Classrooms, MPR, Need for designated space for counselors, OT/PT, all the outside support people, ineffective heating/cooling, leaks in roof, electrical issues that prevent heating up lunch while laminating, blown circuits when plugging in crockpots), sharing lunchroom with workroom (parents in room while trying to relax and share with colleagues, mold in classroom cabinets, lack of storage space,

There is no open space to meet with groups. We are also lacking storage space.

Capacity of the building for students and events is tight at times for safety in hallways. During events the ability to move people safely is a concern due to exit points into smaller hall ways.

The temperatures throughout the building are so different.

Running out of space, noisy cafeteria area (especially during testing)

too many leaks when it rains/snows - no place for kids to take cover on the playground in the heat - more trees or a large covered structure would be great

space for growth, meetings

Doors that do not open out, our locks and the windows within the doors. There is not enough room (in many of the rooms) for students to do moving activities within the rooms. Also, there is limited storage in the rooms. Not enough electrical outlets. Also, the walls are not conducive for hanging things.

No room to update technology in the ceilings and classrooms are too small. No storage for equipment used for special clubs, etc

Issues with the heating and cooling systems. Space for growing classes.

Not enough restroom space. It gets very crowded on the primary end.

space issues - we are constantly juggling who gets to work where when we have small group instruction, counseling, mentors, and other special programs; storage of equipment (folding chairs, tables), textbooks, etc when not in use; narrow hallways are often congested with passing classes; waiting for restrooms, lining up from lunch/specials, etc.

no bathrooms in lower grade classroom, temperature, playground

leaks in the ceiling. Irregular cooling & heating.

Wish List Features of a renovation or construction project: (ie. larger dining area with round tables & sound buffers)

Large Multi purpose room that is NOT STORAGE!!!! Storage area for table/chairs, etc. Teacher's Lunch room that is semi-private that not a storage or catch all room. Small rooms for Soar/ small groups to meet.

Smaller/newer desk for grade 2 even tables instead of desk

Larger dining area, sound buffers, smart board on longer board not the narrow board, more lockers, heating/cooling system that works, teacher lunchroom space that does not include storage for other items

New building!! Enough space to grow! Working heat/cooling, electrical upgrades, office areas for support staff (tech, counselor, etc) restrooms in PreK-K classrooms, MPR, inside space for recess (if not gym), reset room, science/tech lab, new roof, different design for dismissal/arrival, flexible seating

A maker space with lots and lots of storage, flexible seating, tile floors, SmartBoard, plenty of power outlets, and a sink.

I would like to see a designated area for bus loading and unloading, car riders and students who walk to school. Buses, cars are all in one area for drop off. This causes a lot foot and vehicle traffic to be in one location. If buses, car riders each had a separate designated location that would lower potential for incidents. The 2 locations for car drop off I feel is unnecessary, all car riders need to be dropped off in one location. The current parking lot layout hinders that ability. Sound barrier for cafeteria and larger area for lunch.

More space. We are running out of space for Counselors, Mentors and Small Groups to meet with students in the building. We use every room some of the days of the week including the stage.

More small group work spaces around the building that could be utilized by anyone (outside of the classrooms)

that and more RESTROOMS - they are way over crowded - adult restrooms at each end of the building would be lovely - sharing restrooms with students is not ideal. cafe round tables, more mulch for playground, security on playground, bathrooms in lower grade levels

Restrooms for all kindergarten classrooms. Sound buffers for cafeteria.

A place to cook with your class that would not interrupt teachers as they are eating their lunch. An area to laminate that will not trip breakers while teachers eat their lunch. A better way to display art in the hallways. We like the paper because it provides the color that is needed for stimulation but then have issues with the fire marshal...is there a better way?

Need a new building with more up to date spaces except leave the gym, cafeteria and art room and build around those three. Maybe add some buffers to quiet the cafeteria

Larger dining area, sound buffers, more stalls in some of the restrooms. more classrooms, reset classroom,

More restroom space. Teacher restroom at the ends of the building. More relaxing teacher lunchroom. A walking track on the playground.

larger dining area to enable us to use round tables; sound buffers in cafe; regulation room/space; conference room in office area; study carrels in office area, counseling area; storage/multipurpose room; separate work room and staff lunch room

Other considerations as we begin to explore options for our school:

Making sure to still remember the history of the building and students

New desk that do not take up so much class space

1st consideration - a new school building or additional classrooms, sinks in every classroom, a roof that doesn't leak, a multipurpose room, concession area by the gym

Please, please continue to ask for teacher input throughout this endeavor.

Fixing the electrical system so that we don't blow fuses in the lounge and regulating temperatures throughout the building.

Office for the SRO to be more visible to students and closer to main entry hallway.

Safe Visitor Scanning before the people enter the office. Ability to see people before coming into the air lock to "buzz" them into the school.

Dedicated quiet area for special education testing- both upstairs and downstairs are high traffic and/or noisy areas

copy machines at each end of the building - things we are submitting to the copiers are getting lost, and it is difficult to track them down - when taking things down to copy, there is always a line

padded room of special safety room for escalated students, more room for meetings like SOAR, counseling, InWell. (Also consider doors swinging inward instead of out as a security measure, because during ALICE barricading the door doesn't help when they pull the door outward)

Continued input from the teachers that are teaching in these rooms:)

Move 6th grade to the high school

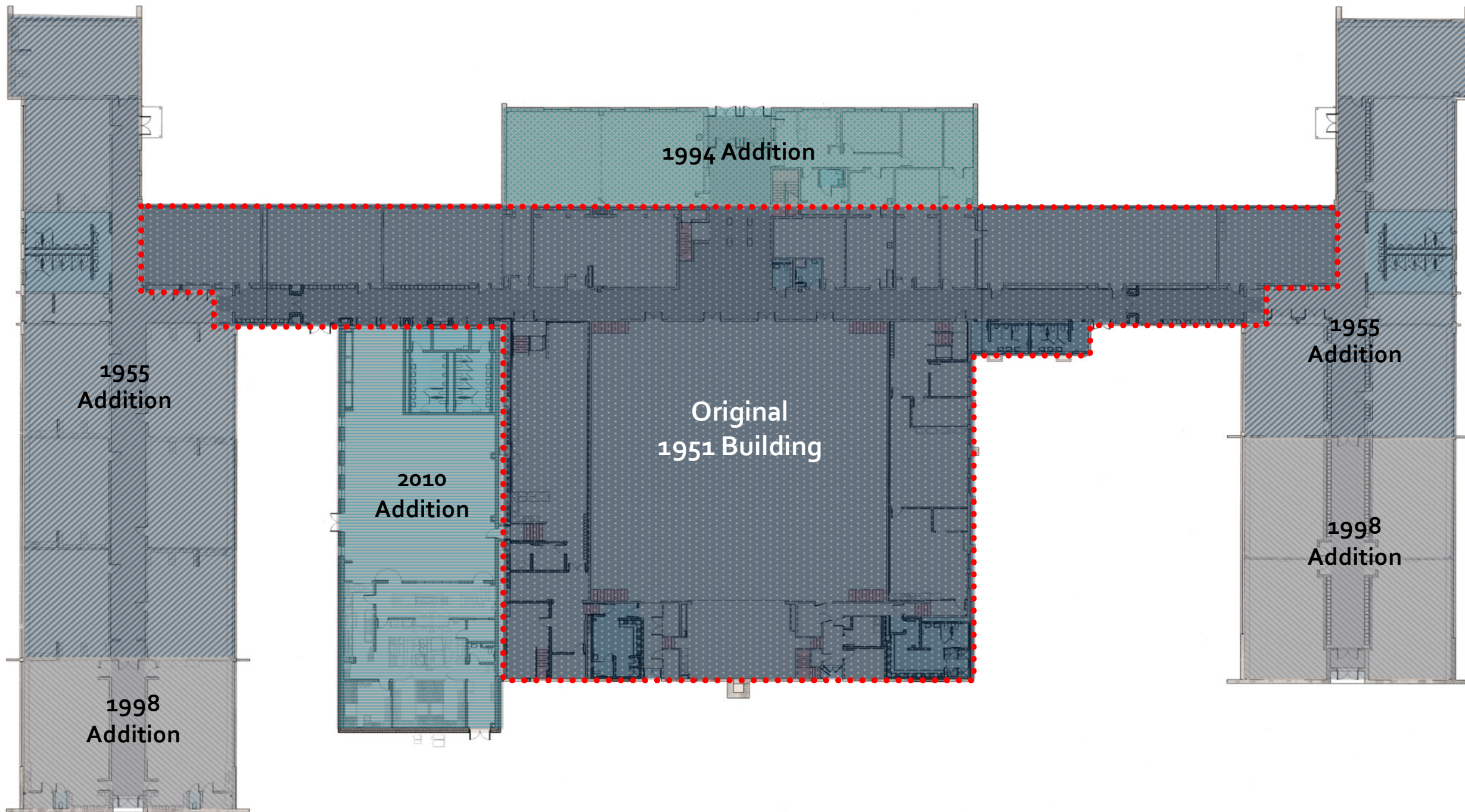
new building, additional space,

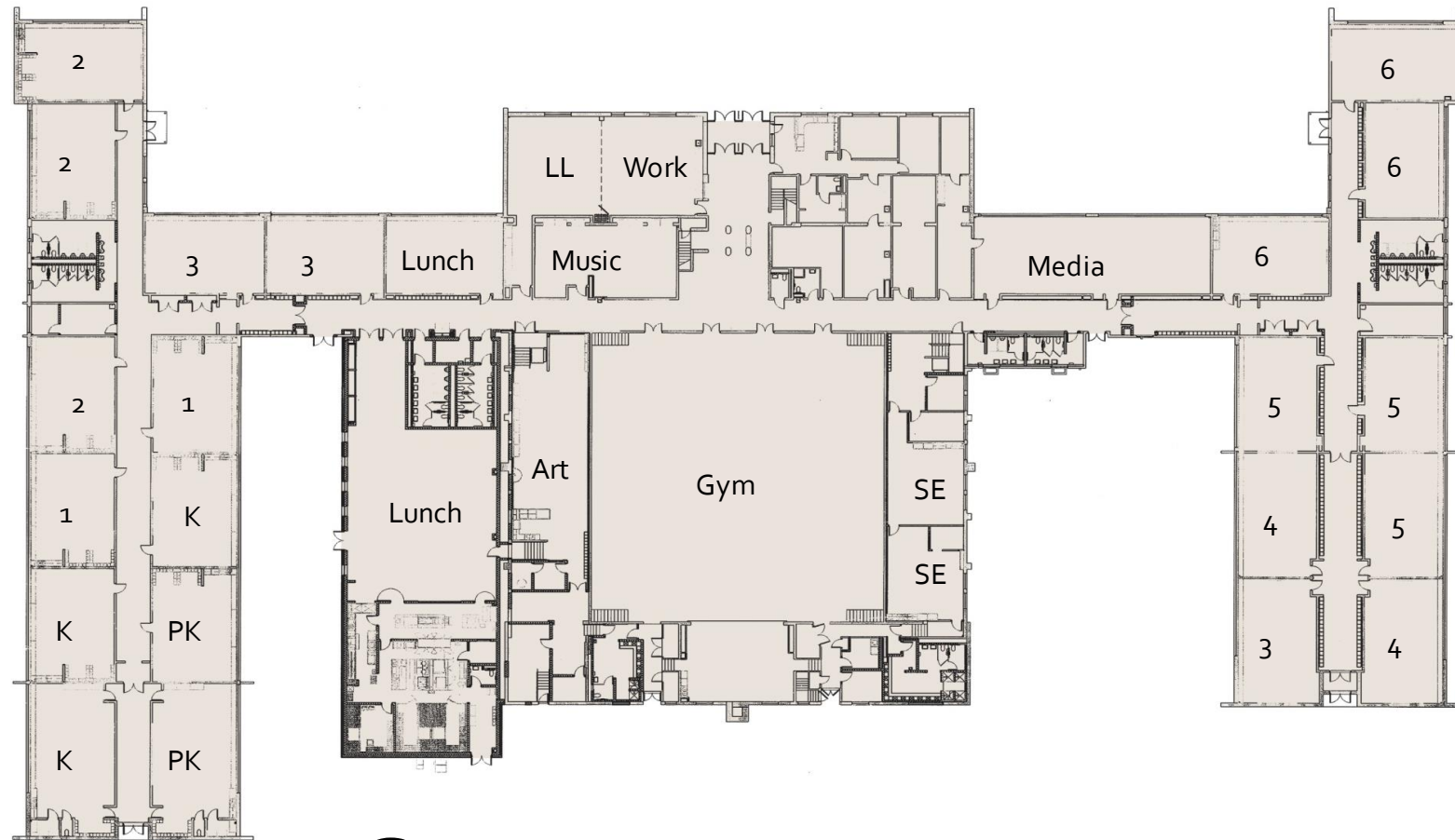
It would be nice to have some trees or something for shade on the playground for hot days. An outside area to do classwork.

playground space to include equipment for small students, as well as other options such as painted surface games and a fitness trail

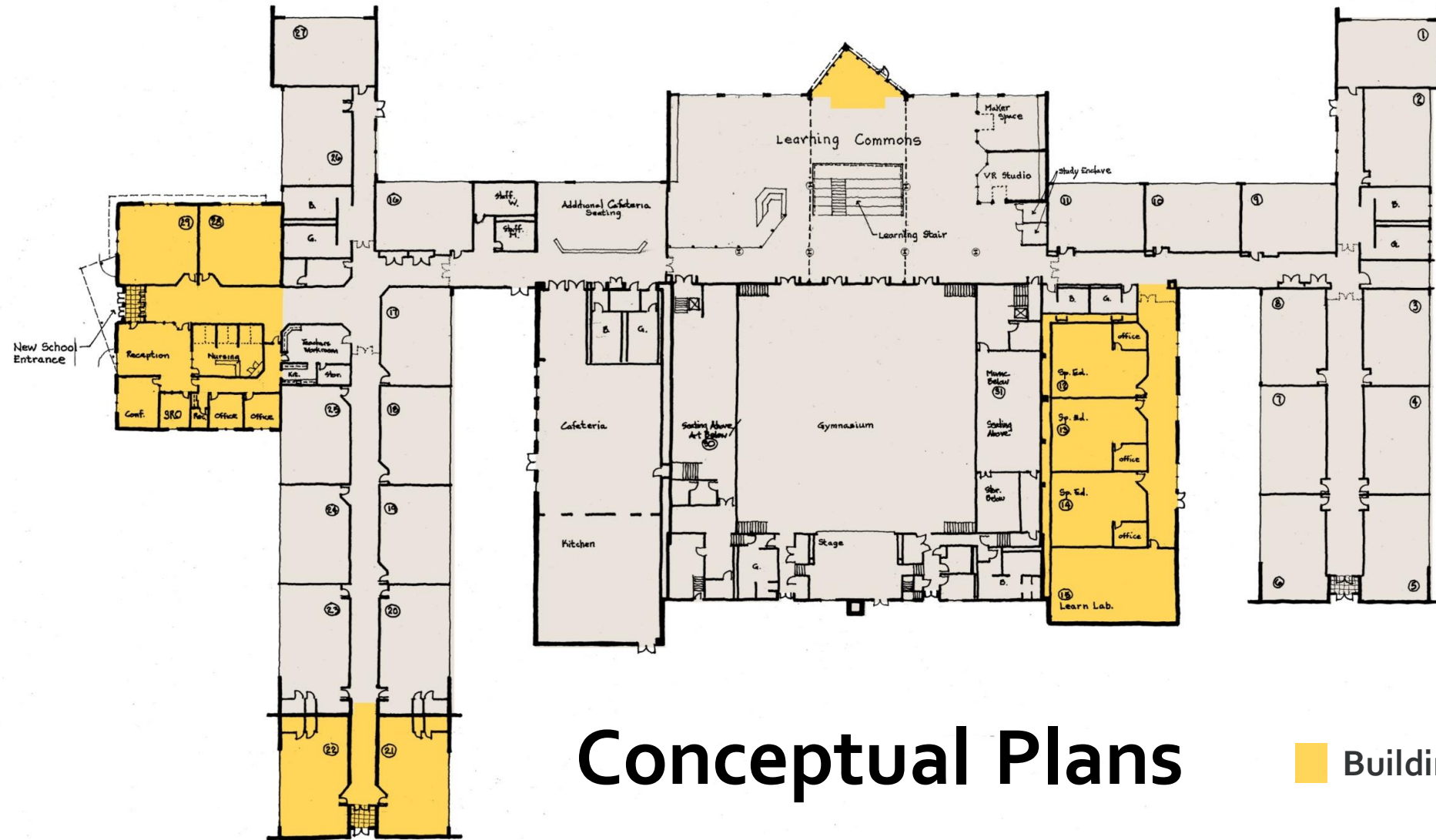
it would be nice to have a way to open the stage up and cover the kitchen. Maybe some sort of dividers on wheels that sit at the back of the stage? This may not belong here, but I figured I'd mention it!

Small equipment for PreK / Kdgn ONLY (separate playground if do able, so town kids won't destroy it.) Is it possible to add an upstairs to gain classrooms for older children? Better car rider pick up procedure/one way roads to limit traffic going both ways. More parking spaces on the Westside of the building. Extending the playground fence so it touches the West side of the building. Redo and extend the blacktop area. (there are HUGE cracks and is not level. This could be tributed to falls and accidents.) Make a walking track/Wellness stations around the soccer field.



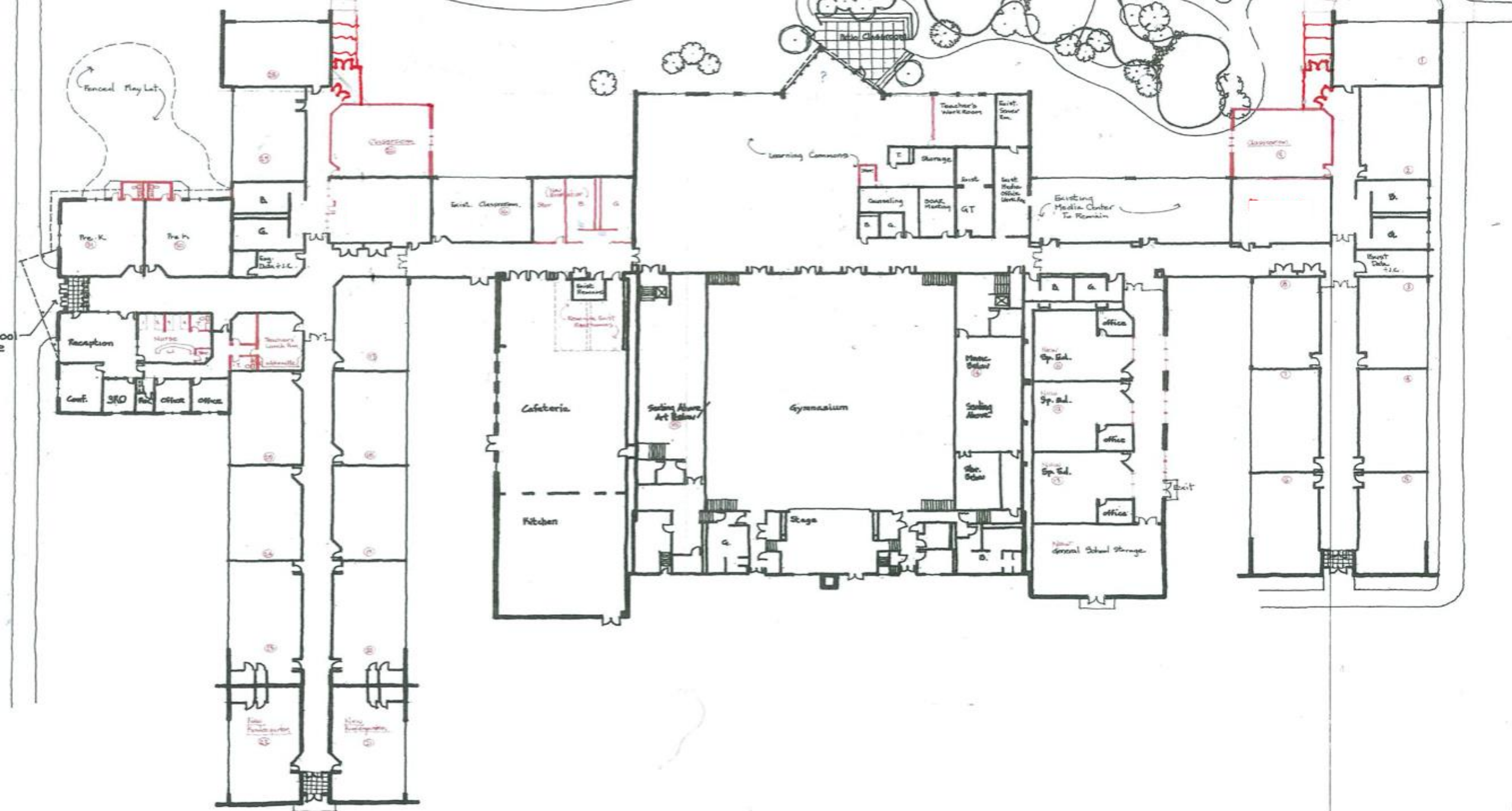


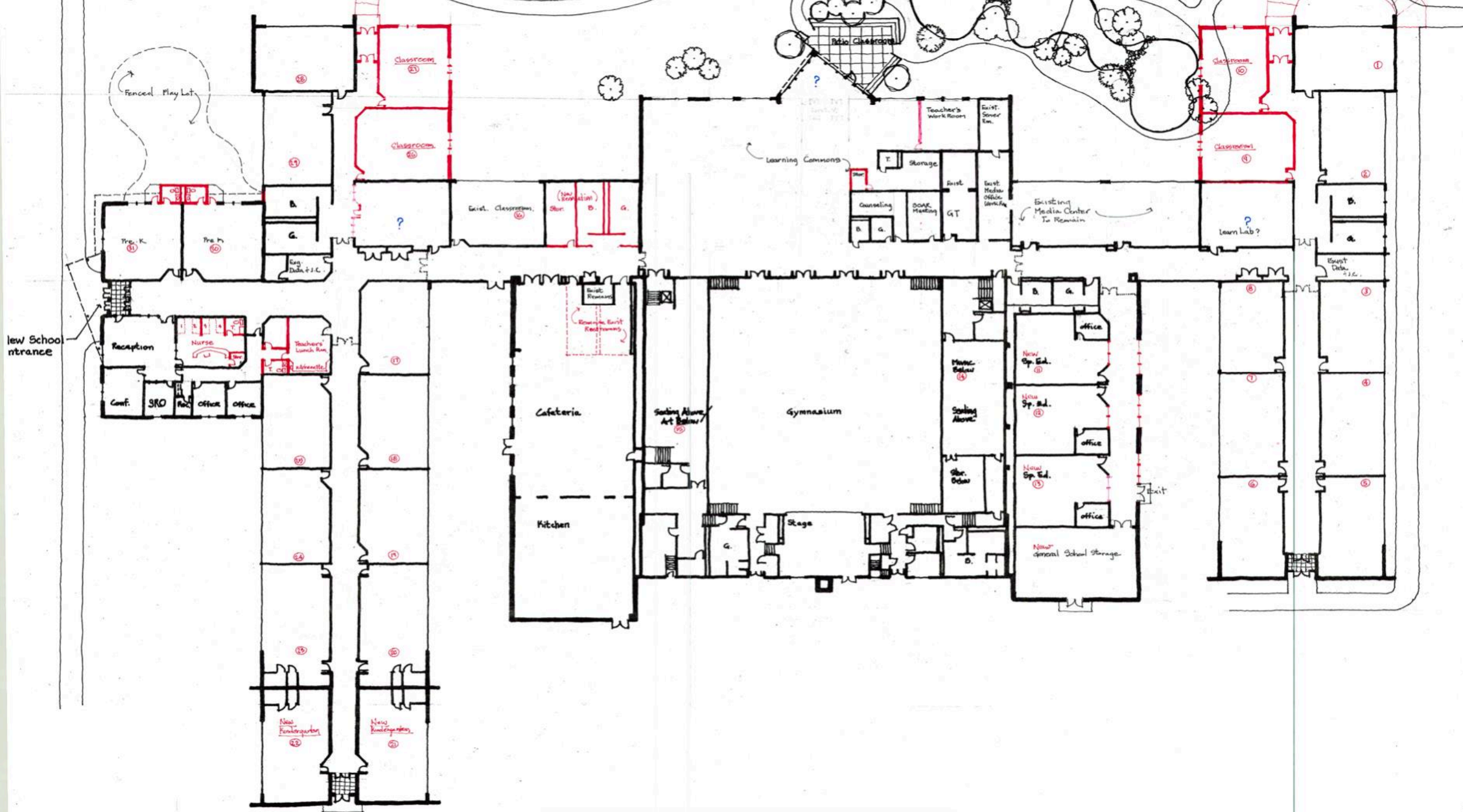
Current 20-21

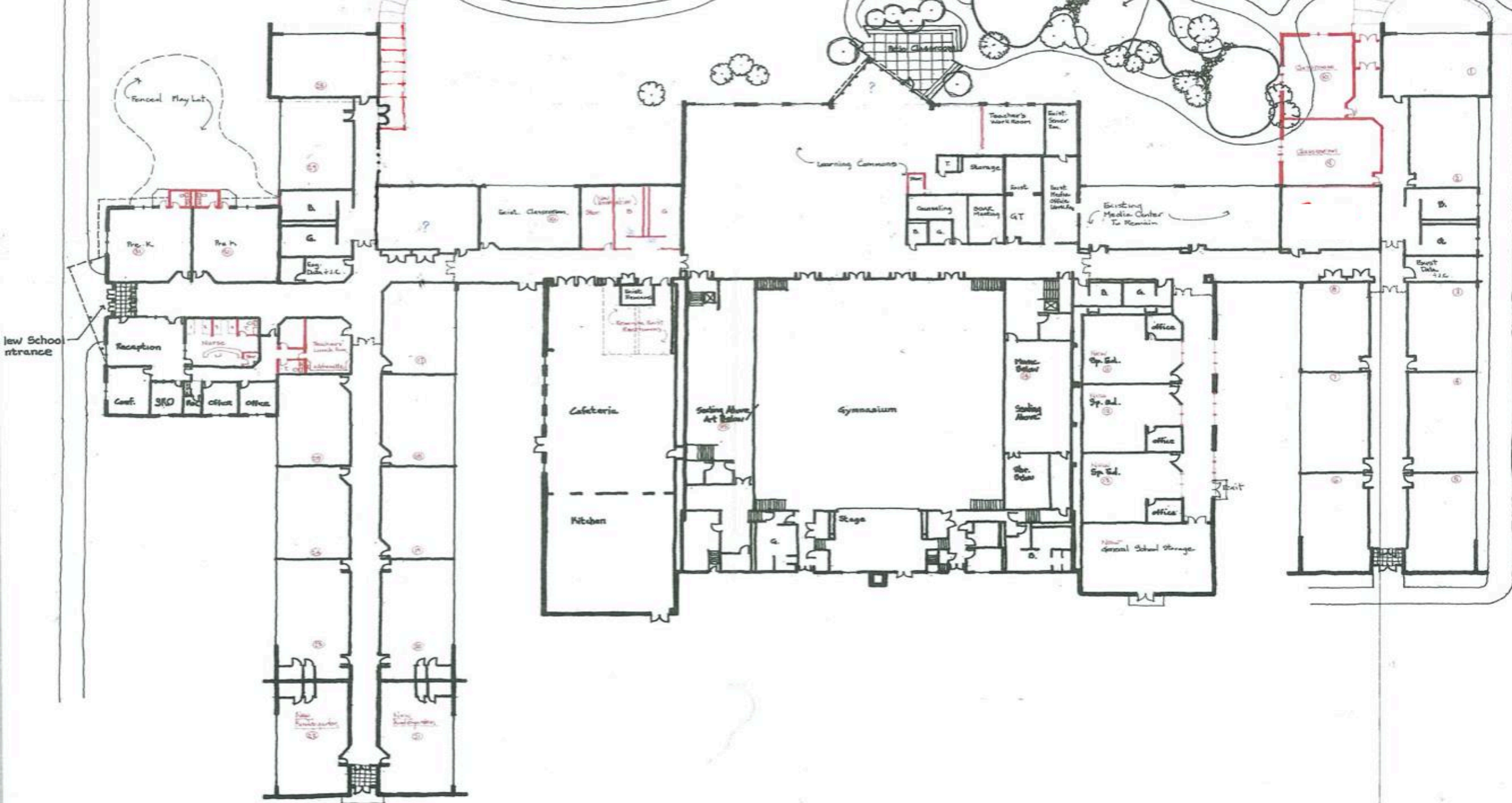


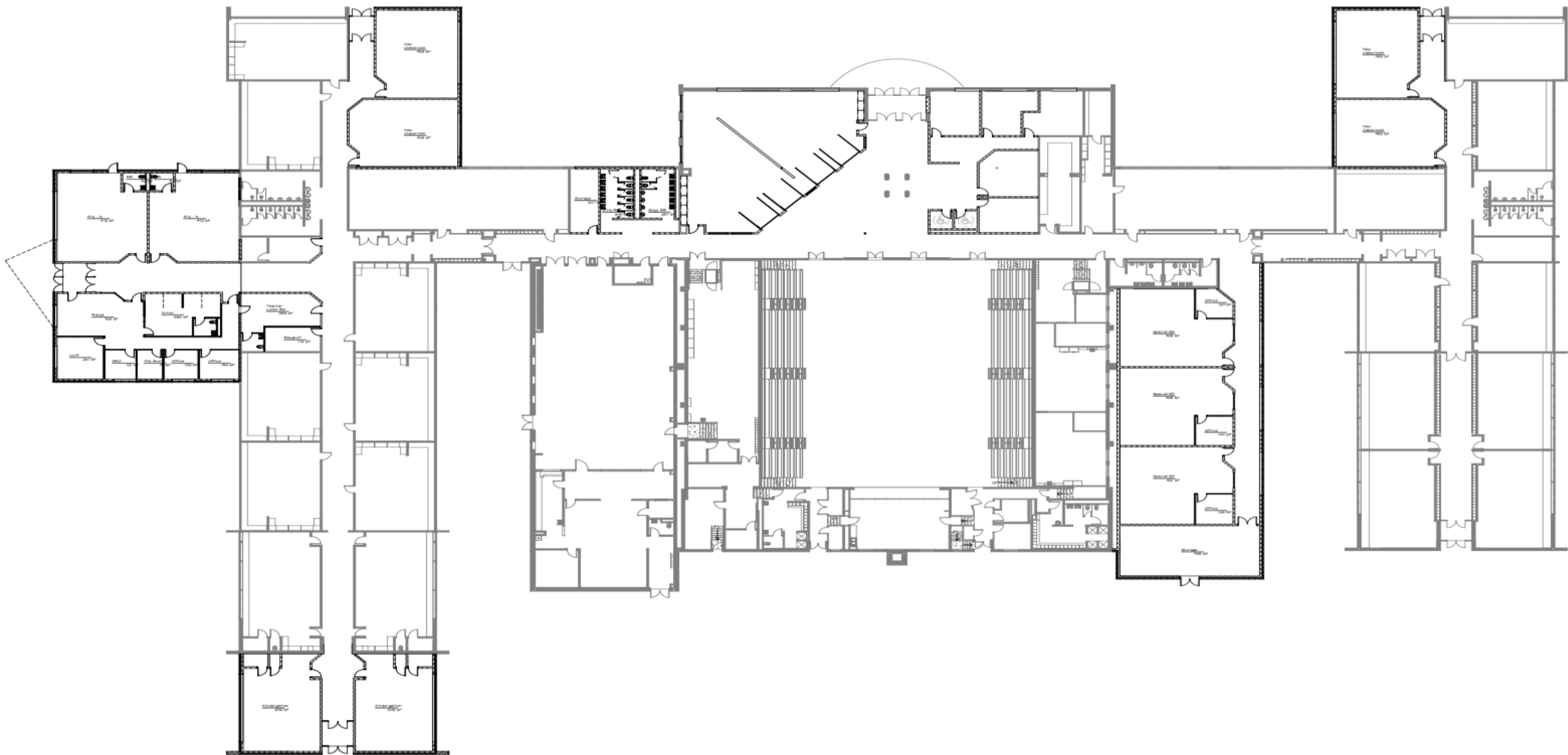
Conceptual Plans

Building Addition









ADA / Code Compliance

1. Location/Layout (Special Needs Classrooms)
2. Stage
3. Art Room
4. Non-ADA Door Alcoves
5. Non-Accessible 2nd Floor
6. Dead End Corridor
7. Exit Intervening Adjacent Room



MEP SUMMARY

FIRE PROTECTION:

In talking with Thorntown Utilities, there is a 6 inch water main located on E. Mill Street on the north side of the school that could be tapped to bring in a new fire service to the school, however, it was discovered that the water pressure from the main is 48 psi which is considered very low and would likely require a fire pump to be added.

- **Provide and install new 6 inch incoming water service to the building, approx. 600 linear feet of pipe from E. Mill Street to the south side of the building.**
- **Provide and install new wet pipe sprinkler system throughout the building.**
- **Provide and install new fire protection booster pump.**



MEP SUMMARY

MECHANICAL:

The initial intent of the mechanical system is to replace the existing DX split fan coil / outdoor heat pump condensing units and roof mounted DOAS system with the same type of system for both the existing building along with the new additions to provide heating and cooling for the spaces. The two constant volume, chilled water/hot water air handlers that serve the gymnasium are to be replaced with new variable speed, variable capacity, chilled/hot water air handlers. The existing controls are to be extended to the new units that are to be installed. The existing Dyson units will be replaced with equipment from a different manufacturer.

- Provide and install DX fan coils and outdoor condensing units.
- Provide and install new roof mounted DOAS air handler units with energy recovery.
- Provide and install new roof mounted exhaust fans.
- Provide and install new ceiling diffusers, registers, and grilles throughout the building.
- Extend the existing DDC control system to the new additions and all new equipment that currently does not have controls.



MEP SUMMARY

PLUMBING:

During the 2010 building renovation, a new 3 inch water service was brought into the building and all new gas fired water heaters, fixtures, and main distribution lines were installed. A majority of the plumbing work would be to provide new fixtures and supply piping to the new additions. Minor revisions to the existing piping may need to occur based on the final designs.



MEP SUMMARY

ELECTRICAL:

The facility is served by a 208/120V, 3-phase underground service into a 2500A switchboard with a 2500A 100% rated main circuit breaker. This service then serves equipment and panelboards throughout the facility. The service and power distribution were installed as part of a building project in 2009, so it has significant expected service life left.

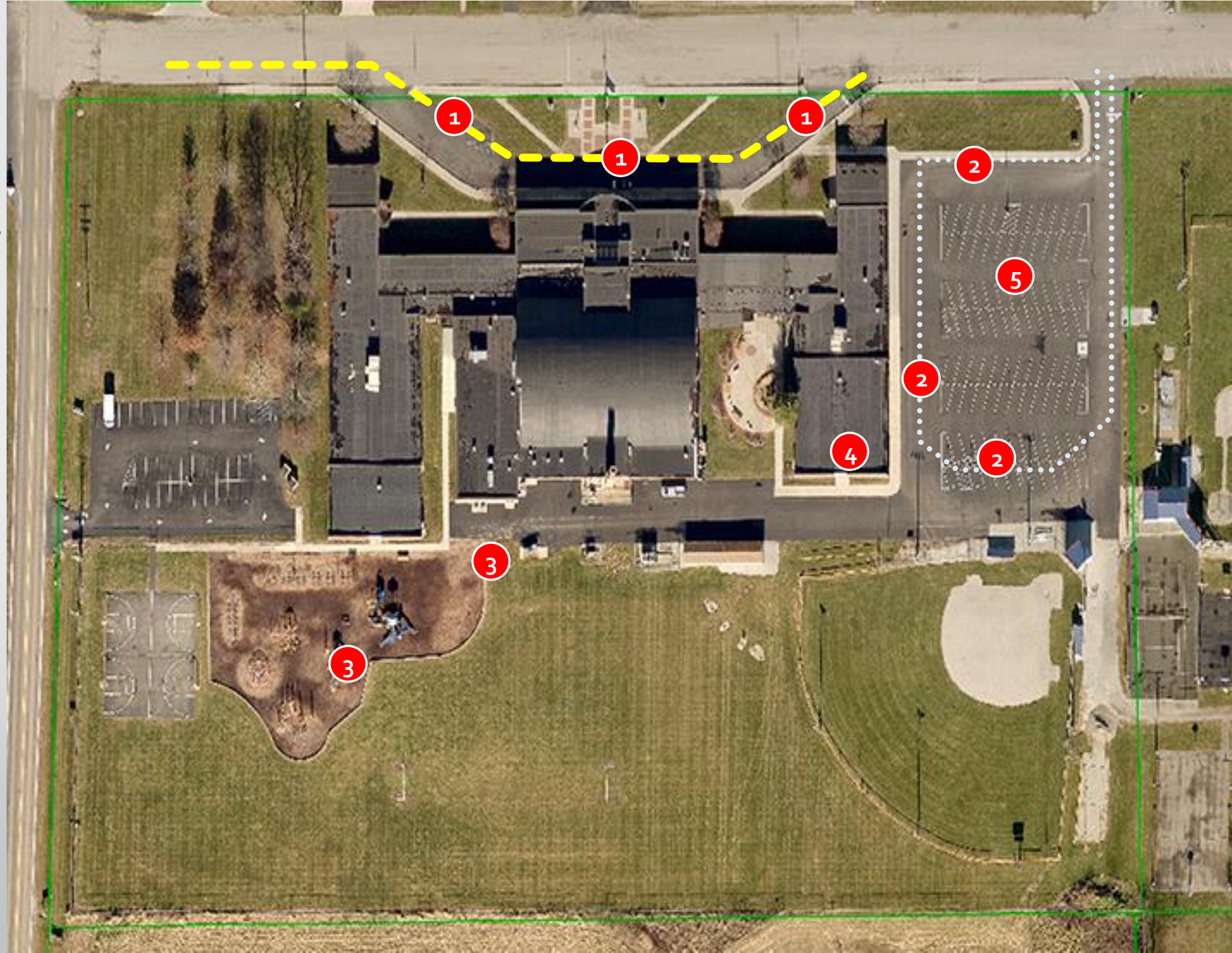
Based on information obtained from the digital metering on the main switchboard, the maximum demand on the electric service for the past 24 months was 1113 amps or 401 KW, which translates to approximately 44% of the capacity of the service. Therefore, there is significant capacity on the electric service for a building addition(s). However, the main switchboard has a limited amount of space for installing new circuit breakers.

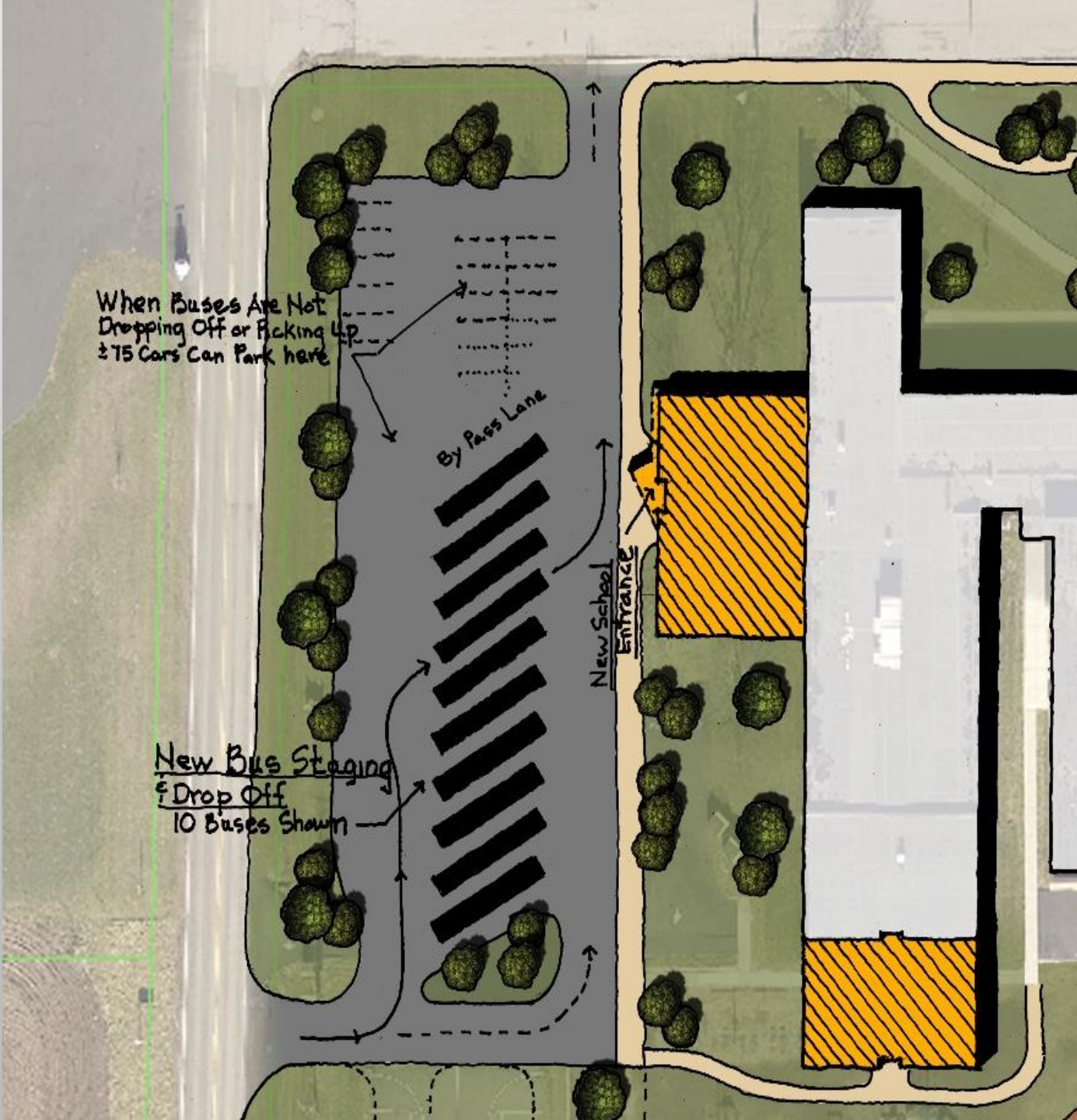
- Provide and install a new distribution switchboard.
- Provide and install new LED lighting throughout the building.
- Relocate and extend the existing Addressable Fire Alarm System to the new Main Entrance.



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

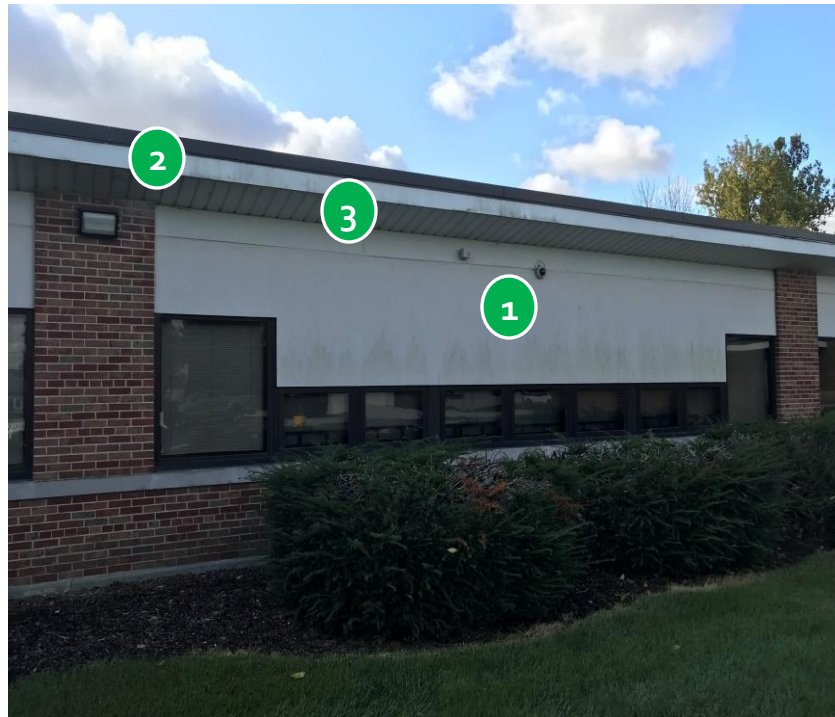
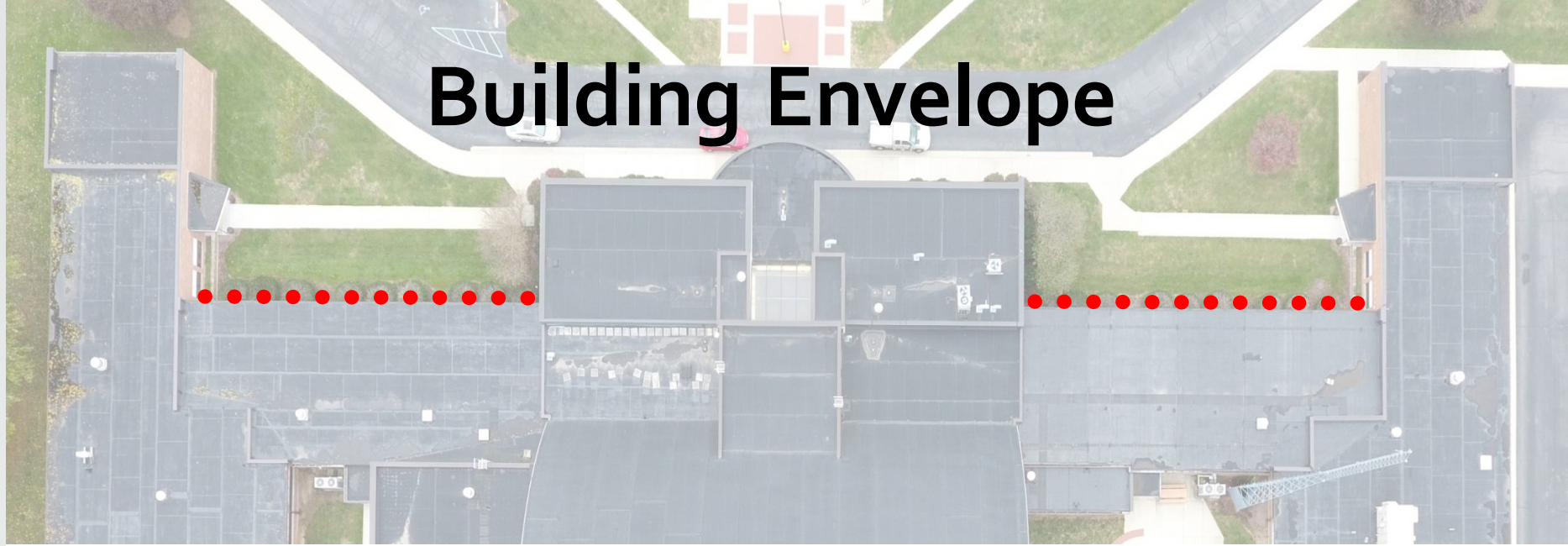




Building Envelope

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

Occurring
primarily in
shaded areas



Building Envelope (Misc.)

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



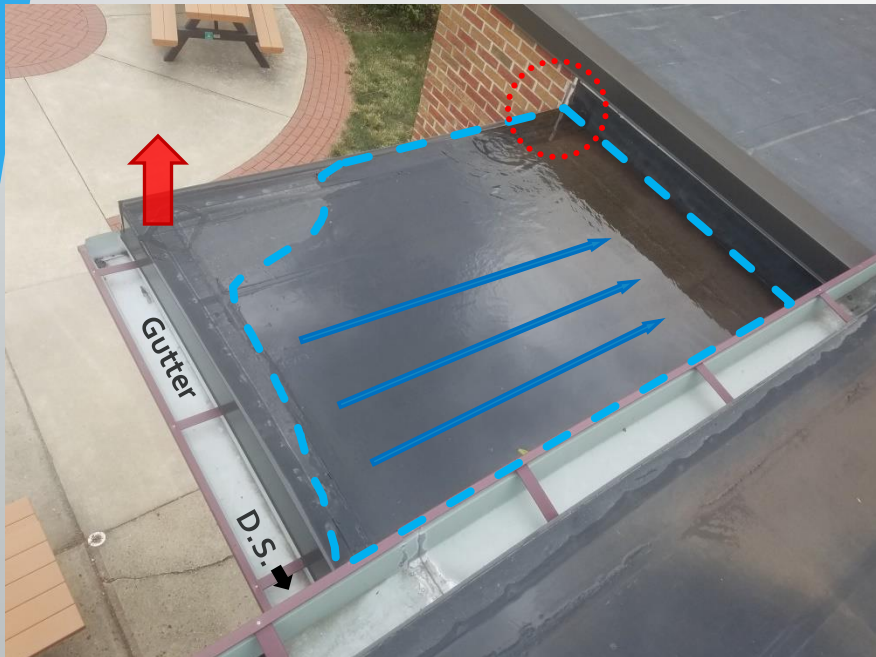
Building Envelope (Misc.)

1. Masonry Planters



Building Envelope (Roof)

Structural Movement Evident @ Canopies



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



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%



WBCCSC Non-Resident Enrollment

	2020-21	2019-20	2018-19
Thorntown	62	56	38
Granville Wells	59	53	48
Western Boone	92	92	84
	213	201	170



School Financing

- State Supported Funds
 - Education (formerly General Fund) – Based on enrollment
 - Operations – Up to 15% transferred from state funds
 - Bus Replacement
 - Transportation
 - Capital Projects
- Locally Supported Funds
 - Operations – At least 85% locally funded
 - Debt Service – used for funding building projects

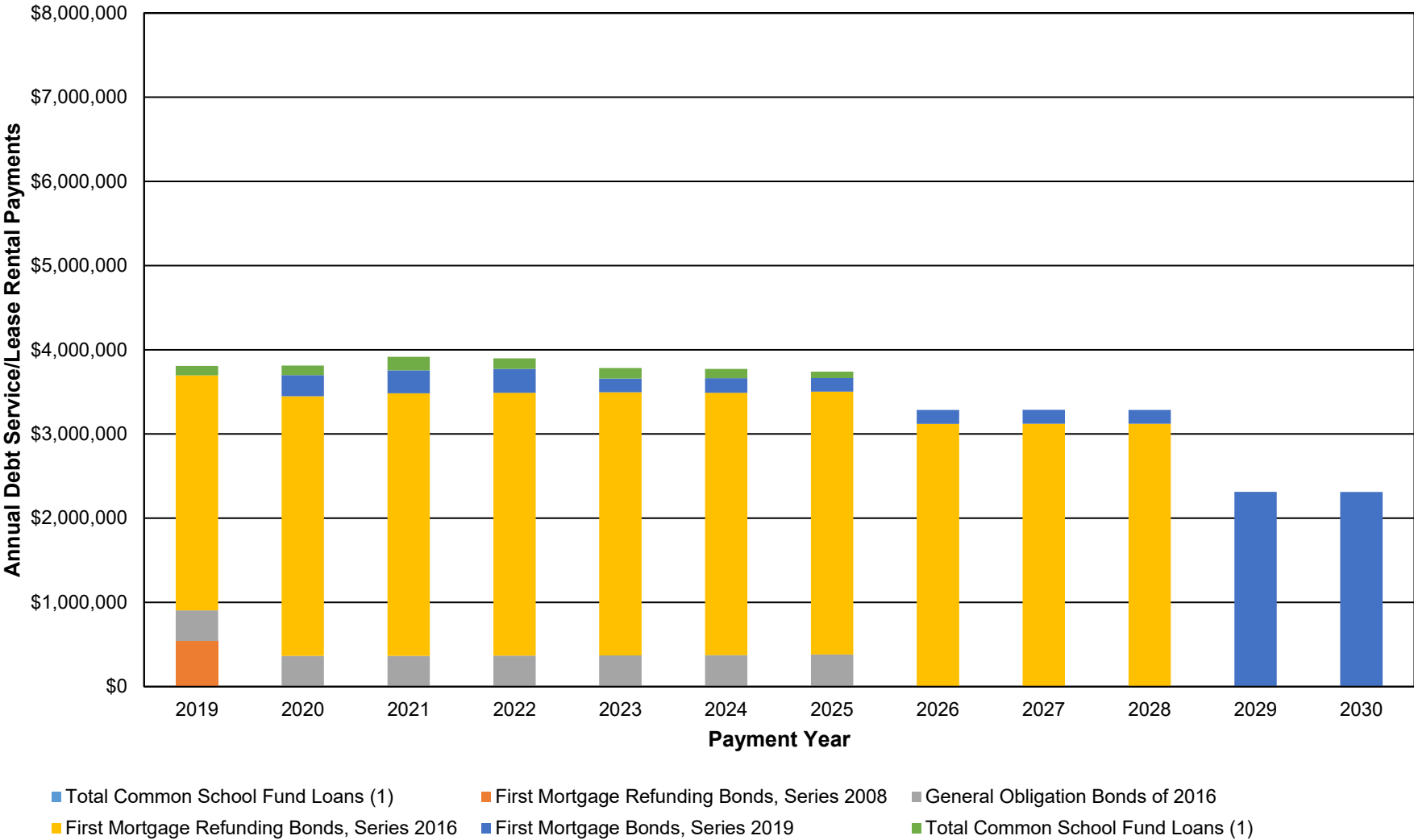


Financial Impact

- Interest and financing calculated on current market rate plus 2% to be conservative



Chart of Existing Debt Service/Lease Rental Payments



(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



	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.

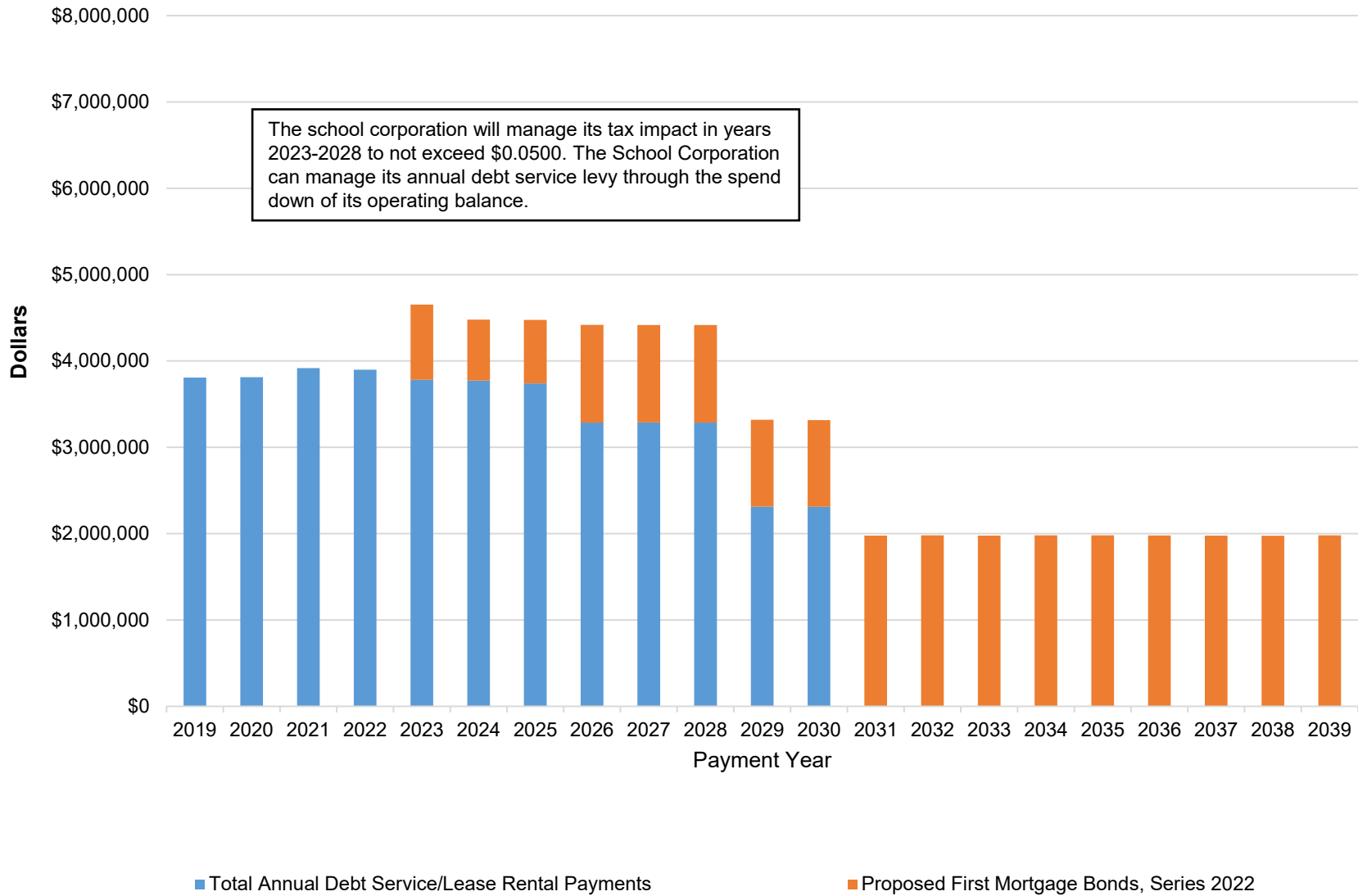
(3) Based upon current market rates plus 2% as of the date of this report.

(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.

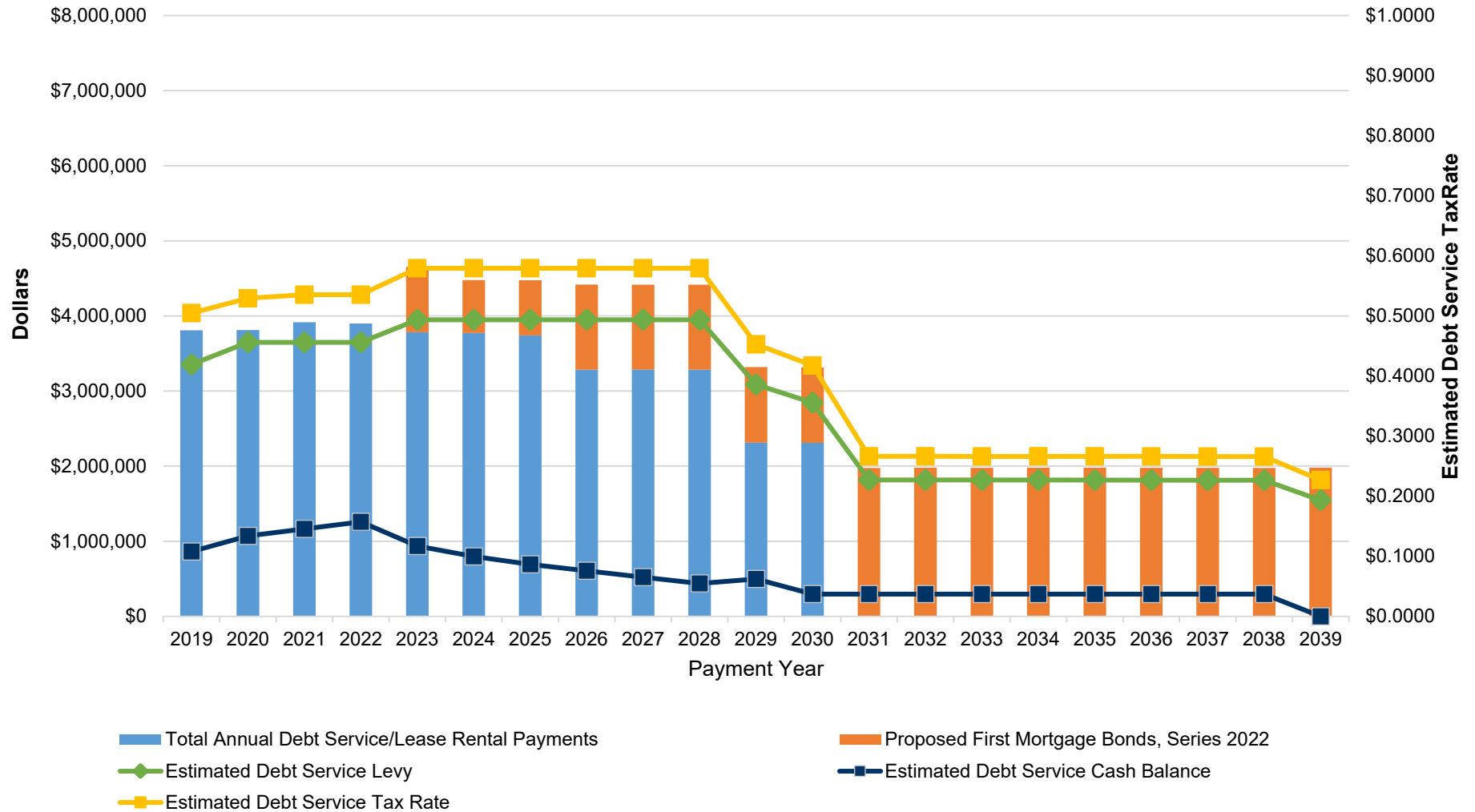
WESTERN BOONE COMMUNITY SCHOOL CORPORATION

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.

Potential Timeline for Project

- November 16th - Stakeholder Meeting
- December 7th - 1st Public Determination Hearing to discuss project
- December 14th - 2nd Public Determination Hearing and 1028 Project Hearing – Board may pass resolutions to proceed



Tentative Design and Construction Timeline*

- January, 19 2021 – Begin design phase after obtaining a Certificate of No Application Petition
- 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

