



WASHINGTON
TOWNSHIP SCHOOLS

Preliminary Determination Hearing
for
2020 Referenda

School Board Meeting
November 13, 2019



Planning Process & Community Feedback

Continued Community Feedback Opportunities

2018

- Administrative Review and Strategic Planning Feedback
Summer 2018
- Administrator Collaboration on Future Focus Areas for WT
Fall 2018
- Individual Meetings with Each Principal and Superintendent on Strategic Planning for the Future
Fall 2018
- Parent Council Network Presentation and Opportunity for Input
Fall 2018
- Superintendent Presentations at Every School with Opportunity for Input
Fall 2018
- Online Community Survey on Facilities & Future WT Strategic Plan Focus Areas
Fall 2018

2019

- NC Booster Meeting
Spring 2019
- Athletic Facility Planning Listening Sessions
Spring 2019
- WTEA Collaboration
Spring 2019
- High School and Middle School Coaches and Athletic Administrators Survey
Spring 2019
- Community Focus Group
May 2019
- Middle School Parent Survey
Summer 2019
- Head Coach & Lead Booster Athletic Facility Planning Collaboration
Summer 2019
- School Board Tour of Athletic Facilities
Summer 2019
- Administrator Summer Collaboration and Feedback
July 2019
- Athletic Community Advisory Group Formed
Summer 2019
- Athletic Community Advisory Group Meetings
Summer – Fall 2019

2019 (Continued)

- WTEA Teacher Association Collaboration and Feedback
August 2019
- Community Phone Survey
August 2019
- Principal and Athletic Director Site Reviews of Secondary Schools
August 2019
- Athletic Facilities Community Tours
August – September 2019
- Online Community Survey
August – September 2019
- Advancement Center Board Presentation
September 2019
- Fall District Community Presentations
October 2019

Washington Township Board of Education



Back Row: Mr. Turner, Dr. Woodson, Ms. Curlin
Front Row: Mr. Dzwonar, Dr. Thruston, Mr. Fencil

Public Board Meetings on Planning for the Future:

January 23, 2019 School Board Meeting
February 13, 2019 School Board Meeting
February 27, 2019 School Board Meeting
March 14, 2019 School Board Meeting
April 10, 2019 School Board Meeting
April 24, 2019 School Board Meeting
June 10, 2019 Special Board Meeting
June 10, 2019 School Board Meeting
July 24, 2019 School Board Meeting
August 7, 2019 Special Study Session
August 14, 2019 School Board Meeting
September 4, 2019 Special Study Session
September 11, 2019 School Board Meeting
October 16, 2019 School Board Meeting
October 23, 2019 Special Study Session
October 30, 2019 School Board Meeting
November 13, 2019 Public Hearing

Summary Feedback of Needs from Community

- ☐ Improve school and site safety
- ☐ Pay teachers and classified staff competitive wages
- ☐ Improve supports for students' social, emotional, and behavior needs
- ☐ Increase academic supports to student achievement
- ☐ Improve transportation efficiency
- ☐ Maintain our current staff levels
- ☐ Increase technology for 21st century learning
- ☐ Make all areas of our schools accessible to individuals with disabilities
- ☐ Bring school and athletic facilities up to standard with other Districts in Marion and surrounding counties so that we will not have to do major renovations for a long time to come



WASHINGTON
TOWNSHIP SCHOOLS

**May 2020 Referenda
To Address Identified Needs**

May 2020 Referenda

Operating Referendum

\$16 million annually for 8 years

Renew current referendum = \$6.5 million

Compensation Adjustments = \$3.9 million

New Staff = \$5.6 million



Referendum Objectives

- ❖ Improve Student Safety & Achievement
- ❖ Better Pay for Teachers & Staff
- ❖ Continued Investment in Schools & Athletic Facilities
- ❖ Protect Property Values

Construction Referendum

\$285 million

Inflation Adjustment for 2016 Projects = \$47 million

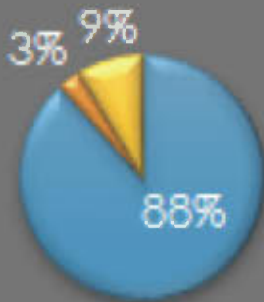
New Projects = \$238 million



2020 Operating Referendum Area #1

Renew Current Operating Referendum

Renew Current Operating Referendum Area #1



■ Teachers ■ Administrators ■ Social Workers

Apx. **\$6.5 million annually**

The 2016 referendum ends soon, and it funds multiple positions. A new operating referendum that renews this level of funding would:

- **Continue funding of 50-60 teachers**
- **Continue funding of 2-4 administrative positions**
- **Continue funding of apx. 15-20 classified positions**

2020 Operating Referendum Area #2

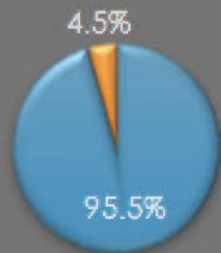
Increase Staff Pay

Apx. \$ 3.9 million annually

In order to maintain our high quality staff and recruit the finest new employees to MSDWT we commissioned an independent evaluation of our current compensation and benefits for all staff. Based on this analysis and feedback from multiple stakeholders we have identified the following priorities:

- **Apx. \$1.5 million to increase teacher pay** (required bargaining by law)
- **Apx. \$1.5 million to increase ALL classified staff compensation** such as Bus Drivers, Transportation Staff, Instructional Assistants, Custodians, Maintenance & Child Nutrition Staff, Office Staff, Support Staff, Etc.
- **Apx. \$900,000 to target compensation adjustments** to identified staff positions across the District where we are not competitive with surrounding districts
 - \$725,000 Identified classified compensation adjustments
 - \$175,000 Identified administrator compensation adjustments

Increase Staff Pay Area #2



■ Teachers & Classified Staff ■ Administrators

2020 Operating Referendum Area #3

Additional Staff

Apx. **\$5.6 million annually**

- **Additional Student Safety Staff:**

5 School Police Officers

- **Additional Student Academic Staff:**

8 Elem. Technology Teachers

Kindergarten Classrooms

3 MS & 1 Alt. School Counselors

3 Alternative School Teachers

8 Elem. Spanish Teachers

3 Transition

NC Graduation Pathways Coordinator

2 NC Attendance Clerks

3 Special Ed. Dept. Chair Stipends

4 School Psychologists

- **Additional Student Support Staff:**

4 Elem. Behavioral Specialists

Coach

3 MS Behavior Specialists

Emotional Learning Coach

8 Elem. Alternative Classroom Teachers

Elem. Social Emotional Learning

2 MS Alt. to Suspension

MS Social

- **Additional Athletic Staff:**

2 Middle School Athletics Supervisors

9 MS Coaching Stipends

11 NC

Coaching Stipends

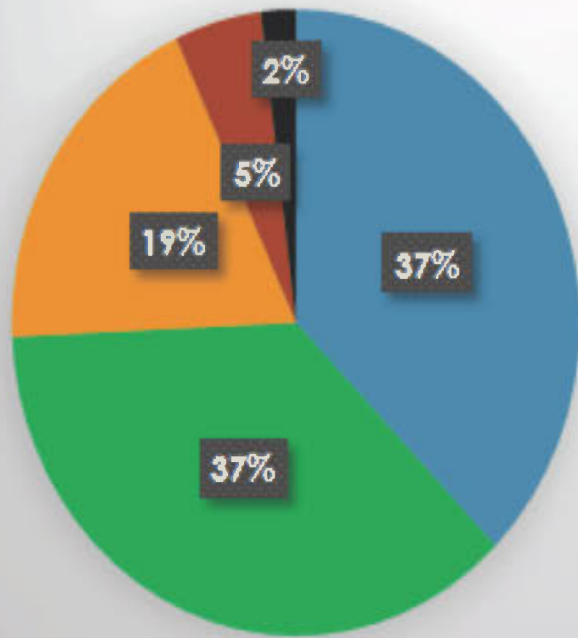
- **Additional Transportation Staff:**

10 Additional Bus Drivers

Bus Mechanic

2020 Operating Referendum Area #3 Additional Staff Summary

Additional Staff Summary-Area #3



- Social/Emotional & Safety Needs
- Academic Needs
- Facilities & Transportation
- School Support Needs
- Athletic and Co-Curricular Needs



2020 Construction Referendum Area #1

Construction Referendum Area #1: Inflation Adjustments To Support Adding Improvements Back in all 2016 Construction Projects (apx. \$47 million representing scope, projected construction inflation rates, hard costs, soft costs)

In 2015, architects and construction managers were budgeting an inflation rate of approximately 2.5% annually for construction based on the industry standard at that time.

Since 2017, the rate of inflation for construction has increased to an average of 5-6% annually. The industry predicts the high inflation rate to continue, and this will impact current and future construction projects.

<u>Project Example</u>	<u>2015 Project Estimate</u>	<u>2019 Project Cost</u>
Eastwood	\$ 29,912,000	\$ 33,203,337 with compounding inflation rates
Crooked Creek	\$ 8,724,080	\$ 10,432,070 with compounding inflation rates

2020 Construction Referendum Area #2

Construction Referendum #2: New Renovations and Improvements NOT Included in the 2016 Referendum (approx. \$238 million representing new scope, hard costs, soft costs and projected construction inflation rates)

- Expanded space for **student support programs**
- Additional **student safety** improvements (all schools)
- Additional building **system replacements** (all schools)
- Improved **access for individuals with disabilities, ADA** (all schools)
- Additional **site improvements** to improve traffic flow/safety and parking (all schools)
- Additional **furniture and casework** replacements (all schools)
- **Athletic facility** improvements and renovations (secondary schools)
- **New Operations Service Center**

Move transportation and bus storage from secondary school properties to:

- Improve traffic circulation
- Enhance safety on school sites
- Increase space for student programs



What is included with the cost estimates?

Hard Costs

Hard Costs are directly related to the construction of a building.

Soft Costs

Soft Costs are an indirect costs and are not directly related to the physical production of the building or the construction project (i.e. furniture, technology, professional services fees, etc.).

Construction Inflation

The construction inflation rate is calculated based on the midpoint of a construction phase using the Turner Building Cost Index. This was calculated based on a compounding rate of 1.34% per quarter.



North Central High School

2016 Referendum Scope (in Black)

Construction Timeline: 2021–2025
\$ 34,516,000

Capacity/ Educational Effectiveness

- Reduce size of departmental offices and convert extra space into instructional space (Partial)
- Expansion and relocation of Art and Special Education Classrooms
- Cafeteria and serving line renovations
- Performing arts additions and renovations (Partial)
- Expand student services
- Update Information Center for 21st century learning
- Create second floor informal learning commons
- Update and reconfigure Science Labs (Partial)

Safety, Security, and Code Compliance

- Renovations to create a secure entrance
- Add and improve security cameras
- Intercom system improvements

Healthy Learning Environment

- Replace boilers
- Replace lighting in gyms
- Replace exterior site lighting
- Replace carpeting and wall coverings in corridors (Partial)
- Renovate main Auditorium and stage
- Renovate Performance Classroom
- Furniture upgrades (Partial)

Technology

- Technology improvements for infrastructure, equipment and classroom technology (Partial)

Items in red removed due to construction inflation

2020 Proposed Referendum Scope (in Red)

Construction Timeline: TBD
\$ 128,021,000

Capacity/ Educational Effectiveness

- Expand parking
- New West Gym (Supports physical education and health classes, extra/co-curricular activities and after school sports practices and conditioning)
- Relocate Wrestling Room to New West Gym expansion and renovate PE and athletic locker rooms
- Additional instructional casework replacement
- Convert additional departmental offices into instructional space

Safety, Security, and Code Compliance

- Relocate Main Office to monitor visitor and bus entry
- Modify drives to separate cars and buses to improve site safety
- Interior and exterior signage upgrades
- Elevator upgrades
- Improve sightlines/visibility in PE Locker Rooms
- Athletic facilities and site renovations
- Stadium renovations (New running track, home and visitor bleachers and support)

Healthy Learning Environment

- Additional mechanical upgrades
- LED lighting and ceiling replacements
- Additional finish and locker upgrades
- Kitchen upgrades
- Additional furniture replacements

Technology

- Additional equipment (network and security infrastructure)

2016 items in red to be included with 2020 Project Scope



Transportation proposed to transition to a new site to improve safety and security and to allow for student program spaces

Allisonville Elementary

2016 Referendum Scope (in Black)
Construction Timeline: 2019–2020
\$7,736,000

2020 Proposed Referendum Scope (in Red)
Construction Timeline: TBD
\$4,230,000

Capacity/Educational Effectiveness

- Renovations to provide appropriate Special Education Classrooms
- Cafeteria and Serving Line updates
- Gymnasium updates
- Renovations to add small group spaces
- Create multi-purpose labs

Capacity/ Educational Effectiveness

- Building addition for additional instructional space
- Additional instructional casework replacements

Safety, Security, and Code Compliance

- Additions and renovations to create a secure entrance
- Add fire sprinkler system
- Upgrade fire alarm system
- Add security cameras
- Intercom system improvements
- Playground handicapped accessibility improvements
- Complete fencing around playground

Safety, Security, and Code Compliance

- Bus parking separation from car drop-off/pick-up
- Complete repave south parking lot with new curbs

Healthy Learning Environment

- Replace carpeting in classrooms and corridors
- Replace restroom finishes
- Remove wall coverings from classrooms and corridors and paint walls
- Upgrade parking lot lighting
- Furniture upgrades (Partial)

Healthy Learning Environment

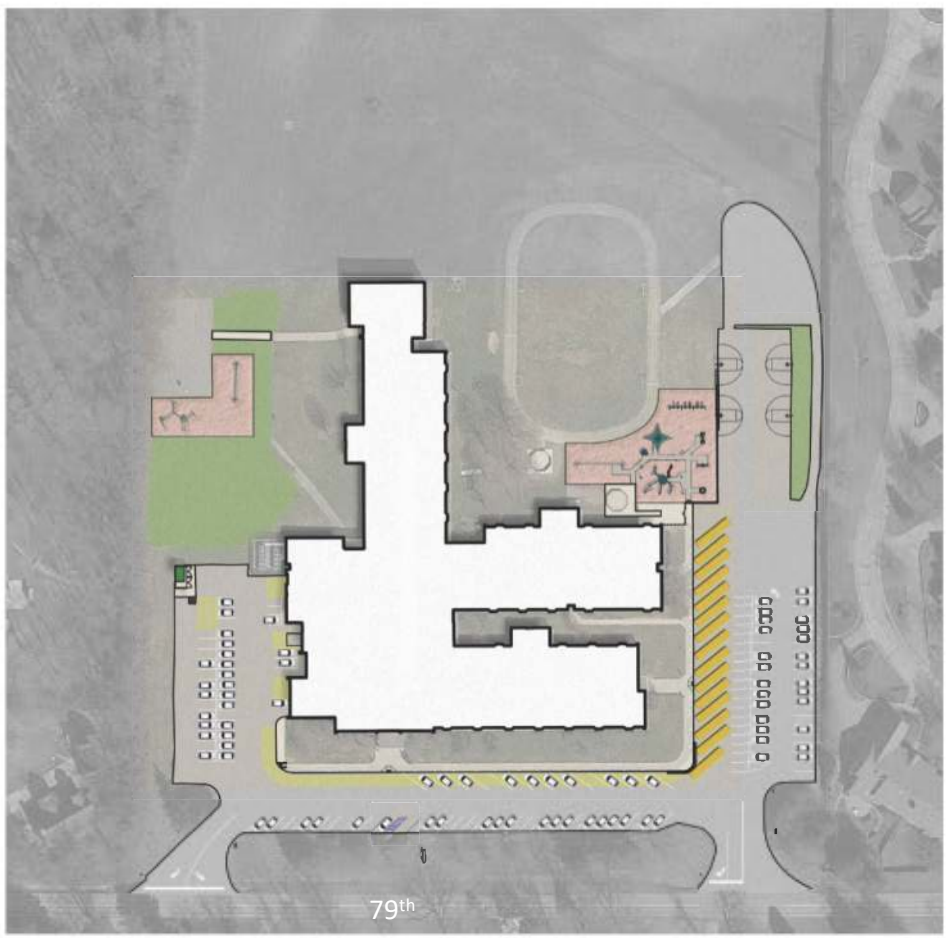
- Mechanical diffuser and grille replacement
- Kitchen upgrades
- Masonry dumpster enclosure
- Additional furniture replacements

Technology

- Technology improvements for infrastructure, equipment and classroom technology

Technology

- Additional equipment (network and security infrastructure)



2020 proposed referendum construction scope will occur with minimal disruption to daily school operation. Majority of scope is isolated areas and exterior work.

Items in red removed due to construction inflation

2016 items in red to be included with 2020 Project Scope

Crooked Creek Elementary

2016 Referendum Scope (in Black)

Construction Timeline: 2019–2021
\$10,192,000

2020 Proposed Referendum Scope (in Red)

Construction Timeline: TBD
\$5,850,000

Capacity/ Educational Effectiveness

- Renovations to eliminate open concept classrooms
- Renovations to add small group spaces
- Renovations to improve art room
- Renovations to provide appropriate Special Education Classrooms
- Renovate current main office area into instructional space

Capacity/ Educational Effectiveness

- Remove operable partitions between classrooms
- Additional instructional casework replacements

Safety, Security, and Code Compliance

- Improvements to site circulation for safety
- Additions and renovations to create a secure entrance
- Upgrade fire alarm system
- Add security cameras
- Intercom system improvements
- Playground handicapped accessibility improvements (Partial)

Safety, Security, and Code Compliance

- Remaining playground surfacing upgrades

Healthy Learning Environment

- Replace roofing system
- Replace mechanical VAV boxes and air handlers
- Major renovations to student restrooms
- Replace wall coverings and floor finishes in corridors
- Replace gymnasium and cafeteria lighting
- Upgrade parking lot lighting
- Furniture upgrades (Partial)

Healthy Learning Environment

- Exterior facade replacement
- Building system controls
- Kitchen upgrades
- Masonry dumpster enclosure
- Additional furniture replacements

Technology

- Technology improvements for infrastructure, equipment and classroom technology

Technology

- Additional equipment (network and security infrastructure)

Items in red removed due to construction inflation



2020 proposed referendum construction scope will occur with minimal disruption to daily school operation and begin with conjunction to 2016 referendum construction scope. Majority of scope is isolated areas and exterior work.

2016 items in red to be included with 2020 Project Scope

Spring Mill Elementary

2016 Referendum Scope (in Black)
Construction Timeline: 2019–2021
\$10,456,000

2020 Proposed Referendum Scope (in Red)
Construction Timeline: TBD
\$2,245,000

Capacity/ Educational Effectiveness

Capacity/ Educational Effectiveness

- Renovations to provide appropriate Special Education Classrooms
- Renovations to add small group spaces
- Renovations to create multi-purpose lab
- **Renovate stage and replace sound system**

- **Additional instructional casework replacements**

Safety, Security, and Code Compliance

Safety, Security, and Code Compliance

- Renovations to create a secure entrance
- Improvements to site circulation for safety
- Complete fencing around play areas
- Add fire sprinkler system
- Upgrade fire alarm system
- Add security cameras
- Intercom system improvements
- Create ramp to the stage for handicapped accessibility
- Playground handicapped accessibility improvements

Healthy Learning Environment

Healthy Learning Environment

- Replace roofing system (**Partial**)
- Replace mechanical VAV boxes and air handlers
- Renovation to student restrooms/create additional student restrooms
- Replace wall coverings, floor finishes and ceilings
- Replace failing operable walls
- Furniture upgrades (**Partial**)

- **Remaining roofing system replacement**
- **Kitchen upgrades**
- **Masonry dumpster enclosure**
- **Additional furniture replacements**

Technology

Technology

- Technology improvements for infrastructure, equipment and classroom technology

- **Additional equipment (network and security infrastructure)**



2020 proposed referendum construction scope will occur with minimal disruption to daily school operation and begin with conjunction to 2016 referendum construction scope. Majority of scope is isolated areas and exterior work.

Items in red removed due to construction inflation

2016 items in red to be included with 2020 Project Scope

Fox Hill Elementary

2016 Referendum Scope (in Black)

Construction Timeline: 2022–2024
\$7,923,000

2020 Proposed Referendum Scope (in Red)

Construction Timeline: TBD
\$8,120,000

Capacity/ Educational Effectiveness

- Renovations to provide appropriate Special Education Classrooms

Capacity/ Educational Effectiveness

- Activity Commons adjacent to classrooms for each grade level
- Create project lab
- Improvements to Media Center
- Centralize student services offices
- Increase storage on ground floor

Safety, Security, and Code Compliance

- Additions and renovations to create a secure entrance
- Upgrade fire alarm system
- Add security cameras
- Add additional access controls to exterior doors
- Intercom system improvements
- Playground handicapped accessibility improvements
- Complete fencing around playground

Safety, Security, and Code Compliance

- Classroom safety door hardware upgrade
- Improvements to site circulation for safety
- Improved sightlines/visibility to classrooms
- Eliminate story pits in kindergarten classrooms

Healthy Learning Environment

- Replace roofing system
- Replace HVAC system
- Replace interior and exterior lighting
- Improvements to wall and floor coverings
- Improve domestic hot water system
- Furniture upgrades (Partial)

Healthy Learning Environment

- Additional Clinic improvements and amenities
- Kitchen upgrades
- Additional furniture replacements
- Renovate student and staff restrooms
- Site drainage improvements

Technology

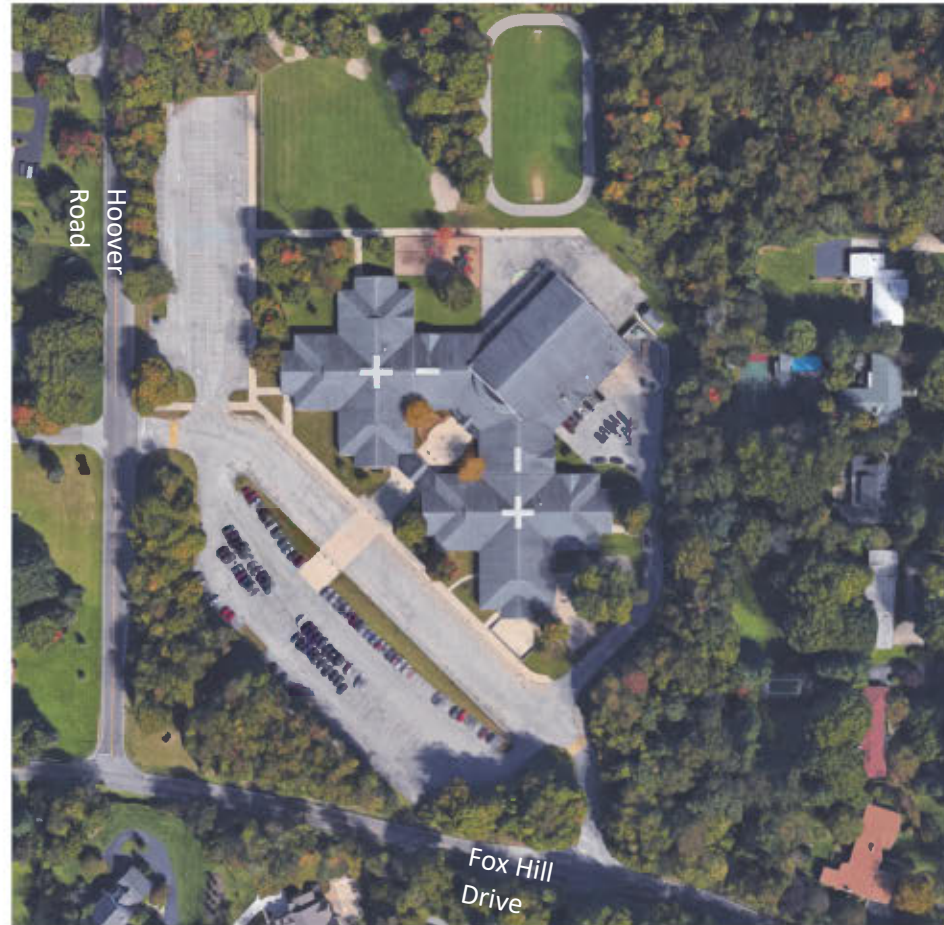
- Technology improvements for infrastructure, equipment and classroom technology

Technology

- Additional equipment (network and security infrastructure)

Items in red removed due to construction inflation

2016 items in red to be included with 2020 Project Scope



Due to original building system's life cycle, material selection, and overall design, the majority of HVAC and plumbing infrastructure requires replacement. Industry standard lifecycle for major building systems is 20-30 years; Fox Hill is 28 years old.

Greenbriar Elementary

2016 Referendum Scope (in Black)

Construction Timeline: 2022–2024
\$7,924,000

2020 Proposed Referendum Scope (in Red)

Construction Timeline: TBD
\$8,305,000

Capacity/Educational Effectiveness

- Renovations to provide appropriate Special Education Classrooms
- Renovations to create multi-purpose lab
- Renovations to add small group spaces

Safety, Security, and Code Compliance

- Additions and renovations to move office area and create a secure entrance
- Upgrade fire alarm system
- Add security cameras
- **Playground handicapped accessibility improvements**
- Kitchen Serving Line improvements

Healthy Learning Environment

- **Replace roofing system**
- Replace HVAC systems
- **Upgrade interior and exterior lighting**
- Replace corridor wall coverings and floor finishes
- Replace flooring in instructional spaces
- Furniture upgrades (**Partial**)

Technology

- Technology improvements for infrastructure, equipment and classroom technology

Items in red removed due to construction inflation



Capacity/ Educational Effectiveness

- **Building addition for additional instructional space**
- **Remove operable partition between classrooms**
- **Improvements to Media Center**
- **Centralize student service offices**
- **Distributed staff workrooms**

Safety, Security, and Code Compliance

- **Classroom safety door hardware upgrade**

Healthy Learning Environment

- **Additional Clinic improvements and amenities**
- **Kitchen upgrades**
- **Renovate staff restrooms**
- **Athletic flooring upgrade in Gym**
- **Additional furniture replacements**

Technology

- **Additional equipment (network and security infrastructure)**

2016 items in red to be included with 2020 Project Scope

Nora Elementary



2016 Referendum Scope (in Black)

Construction Timeline: 2022–2024
\$10,299,000

Capacity/ Educational Effectiveness

- Renovations and additions to create appropriate Special Education Classrooms
- Renovations to add small group spaces

Safety, Security, and Code Compliance

- Additions and renovations to create a secure entrance
- Create ramp to the stage for handicapped accessibility
- Add fire sprinkler system
- Upgrade fire alarm system
- Intercom system improvements
- Add security cameras
- **Playground handicapped accessibility improvements**
- **Update parking lot lighting**
- **Improvements to site circulation for safety**

Healthy Learning Environment

- Replace wall and floor finishes
- Replace mechanical system VAV boxes, and air handler units (Café, Gym, Stage)
- **Replace interior lighting** and ceilings
- Renovate student restrooms
- **Replace exterior windows**
- Replace failing operable walls between classrooms
- Furniture upgrades (**Partial**)

Technology

- Technology improvements for infrastructure, equipment and classroom technology

Items in red removed due to construction inflation

2020 Proposed Referendum Scope (in Red)

Construction Timeline: TBD
\$6,250,000

Capacity/ Educational Effectiveness

- **Centralize student service offices**
- **Distributed staff workrooms**
- **Activity Commons adjacent to classrooms for each grade level**
- **Replace instructional casework**

Safety, Security, and Code Compliance

- **Classroom safety door hardware upgrade**
- **Complete playground replacement**
- **Eliminate story pits in kindergarten classrooms**

Healthy Learning Environment

- **Kitchen upgrades**
- **Renovate staff restrooms**
- **Athletic flooring upgrade in Gym**
- **Additional furniture replacements**

Technology

- **Additional equipment (network and security infrastructure)**

2016 items in red to be included with 2020 Project Scope

Eastwood Middle School

2016 Referendum Scope (in Black)

Construction Timeline: 2019–2021
\$31,201,529

Capacity/ Educational Effectiveness

- Renovations to provide appropriate Special Education Classrooms
- Small two-story classroom addition to increase building capacity
- Performing Arts renovations
- Expand Cafeteria and serving line
- Renovate Media Center
- Improve Science Labs

Safety, Security, and Code Compliance

- Additions and renovations to create a secure entrance
- Add fire sprinkler system
- Upgrade fire alarm system
- Intercom system improvements
- Upgrade security cameras system
- Improvements to site circulation for safety

Healthy Learning Environment

- Replace HVAC system in classroom areas
- Replace chiller ice storage system
- Replace domestic water piping
- Replace roofing system
- Renovate Restrooms
- Renovate Corridors and replace lockers
- **Renovate PE Locker Room**
- Replace wall and floor finishes
- Furniture upgrades (Partial)

Technology

- Technology improvements for infrastructure, equipment and classroom technology

Items in red removed due to construction inflation

2020 Proposed Referendum Scope (in Red)

Construction Timeline: TBD
\$ 9,912,000

Capacity/ Educational Effectiveness

- Add bleacher seating to Cafetorium
- Add operable partitions to LGI
- Additional instructional casework replacement
- Add lighting and curtains to Stage

Safety, Security, and Code Compliance

- Improve sightlines/visibility in Locker Rooms
- Replace Gym bleachers
- Athletic facilities & site renovations
- Bus Barn demolition and site restoration
- Provide ramp to back of performance platform for set delivery

Healthy Learning Environment

- Add acoustical wall and ceiling treatments to Music Rooms and Cafetorium
- Additional HVAC upgrades (Kitchen and Gyms)
- Additional furniture replacements

Technology

- Additional equipment (network and security infrastructure)

2016 items in red to be included with 2020 Project Scope

62nd Street



2020 proposed referendum construction scope will occur with minimal disruption to daily school operations. The majority of the scope is isolated interior scope and exterior work.

Westlane Middle School

2016 Referendum Scope (in Black)

Construction Timeline: 2019–2021

\$ 29,557,079

Capacity/ Educational Effectiveness

- Addition to increase number of Classrooms
- Renovations to increase Classroom sizes
- Renovations to provide appropriate Special Education Classrooms
- Increase number of Small Group Rooms and Instructional Support Spaces
- Update Science Labs
- Expand Cafeteria and serving line
- **Renovate Media Center**

Safety, Security, and Code Compliance

- Additions and renovations to create secure entrance
- Intercom system improvements
- Add fire sprinkler system
- Upgrade fire alarm system
- Upgrade security camera system
- Improvements to site circulation for safety

Healthy Learning Environment

- Replace roofing system
- Expand chiller plant
- Replace floor and wall finishes
- **Renovate PE Locker Rooms**
- Renovate Restrooms
- Renovate former Industrial Arts
- Renovate Corridors and replace lockers
- Furniture upgrades (Partial)

Technology

- Technology improvements for infrastructure, equipment and classroom technology

Items in red removed due to construction inflation

73rd Street



2020 Proposed Referendum Scope (in Red)

Construction Timeline: TBD

\$ 10,805,000

Capacity/ Educational Effectiveness

- **Add bleacher seating to Cafetorium**
- **Add operable partitions to LGI**
- **Add student Fitness Space**
- **Additional renovations to program spaces**
- **Increase size of Music Classrooms**
- **Additional instructional casework replacement**
- **Add lighting and curtains to Stage**
- **Add additional student Restrooms**

Safety, Security, and Code Compliance

- **Improve sightlines/visibility in Locker Rooms**
- **Replace Gym bleachers**
- **Athletic facilities and site renovations**
- **Bus Barn demolition and site restoration**
- **Provide ramp to back of performance platform for set delivery**

Healthy Learning Environment

- **Add acoustical wall and ceiling treatments to Music rooms and Cafetorium**
- **Additional HVAC upgrades**
- **Additional furniture replacements**

Technology

- **Additional equipment (network and security infrastructure)**

2020 proposed referendum construction scope will occur with minimal disruption to daily school operations. The majority of the scope is isolated interior scope and exterior work.

2016 items in red to be included with 2020 Project Scope

Northview Middle School

2016 Referendum Scope (in Black)

Construction Timeline: 2022–2024

\$18,783,000

Capacity/ Educational Effectiveness

- Renovations to provide appropriate Special Education Classrooms
- Update Science Labs
- **Renovate Media Center**
- Renovate Art Rooms
- Renovate band area to create both Band and Choir Classrooms in same area

Safety, Security, and Code Compliance

- Renovations to create a secure entrance
- Add security cameras
- Add fire sprinkler system
- Intercom system improvements
- Modify drives to separate cars and busses at front of school to improve site safety
- ADA accessibility improvements

Healthy Learning Environment

- Replace interior lighting and ceiling tiles
- Replace floor and wall finishes in instructional spaces
- **Renovate classroom corridors and replace student lockers**
- Renovate Auditorium (**Into new Cafetorium**)
- Furniture upgrades (**Partial**)

Technology

- Technology improvements for infrastructure, equipment and classroom technology (**Partial**)

Items in red removed due to construction inflation

86th Street



2020 Proposed Referendum Scope (in Red)

Construction Timeline: TBD

\$ 40,064,000

Capacity/ Educational Effectiveness

- **Create grade level Classroom pods**
- **Relocate Cafeteria and serving line to first floor**
- **Expand parking**
- **Renovate for Alternative Education Program expansion**

Safety, Security, and Code Compliance

- **Upgrade fire alarm system**
- **Relocate Main Office to monitor visitor and bus entry**
- **Improve sightlines/visibility in PE Locker Rooms**
- **Athletic facilities and site renovations**
- **Rework main stairs for safety and security**
- **Classrooms safety door hardware upgrades**
- **Interior and exterior signage upgrades**

Healthy Learning Environment

- **Restroom upgrades**
- **HVAC upgrades**
- **Plumbing upgrades**
- **Electrical upgrades**
- **Window replacements**
- **Kitchen upgrades**
- **Additional furniture replacements**

Technology

- **Additional equipment (network and security infrastructure)**

2016 items in red to be included with 2020 Project Scope

Hilltop Developmental Preschool

2016 Referendum Scope (in Black)

Construction Timeline: NA
\$ 3,410,000

Capacity/ Educational Effectiveness

Hilltop Developmental preschool program and 2016 funding to transition to new site

Safety, Security, and Code Compliance

Hilltop Developmental Preschool program and 2016 funding to transition to new site

Healthy Learning Environment

Hilltop Developmental Preschool program and 2016 funding to transition to new site

Technology

Hilltop Developmental Preschool program and 2016 funding to transition to new site

Items in red removed due to construction inflation

2020 Proposed Referendum Scope (in Red)

Construction Timeline: TBD
\$ 0

Capacity/ Educational Effectiveness

Proposed to convert existing space to accommodate Adult Education

Safety, Security, and Code Compliance

Healthy Learning Environment

Technology

2016 items in red to be included with 2020 Project Scope

86th Street



Hilltop Developmental Preschool will transition to new site

J. Everett Light Career Center

2016 Referendum Scope (in Black)
Construction Timeline: 2022–2024
\$ 7,247,000

Capacity/ Educational Effectiveness

- Renovate Locker Rooms to accommodate both boys and girls
- Create new Restrooms at the south end of the building

Safety, Security, and Code Compliance

- Renovations to create secure entrance
- Upgrade fire alarm system
- **Add fire sprinkler system**
- Intercom system improvements

Healthy Learning Environment

- **Replace rooftop air handlers**
- Increase capacity of electrical service
- Replace domestic water piping
- **Resolve under slab sanitary piping issues**
- Renovate restrooms
- Replace single pane windows
- **Replace interior T-12 lighting with LED**
- **Remove wall coverings from corridor walls, remove and replace carpet**
- Interior and exterior door replacements
- Furniture upgrades **(Partial)**

Technology

- Technology improvements for infrastructure, equipment and classroom technology **(Partial)**

Items in red removed due to construction inflation

2020 Proposed Referendum Scope (in Red)
Construction Timeline: TBD
\$ 13,070,000

Capacity/ Educational Effectiveness

Safety, Security, and Code Compliance

- **Create connection entry to High School**
- **Fire sprinkler system**
- **Classrooms safety door hardware upgrades**
- **Security devices (Security cameras and notification systems)**
- **Interior and exterior signage upgrades**

Healthy Learning Environment

- **Additional plumbing upgrades**
- **Additional HVAC upgrades**
- **Additional Electrical upgrades**

Technology

- **Additional equipment (network and security infrastructure)**

2016 items in red to be included with 2020 Project Scope

86th Street



Community Education Center & Preschool

2016 Referendum Scope (in Black)
Construction Timeline: 2021–2023
Scope not included in 2016 Referendum

Capacity/ Educational Effectiveness

Safety, Security, and Code Compliance

Healthy Learning Environment

Technology

Items in red removed due to construction inflation

2020 Proposed Referendum Scope (in Red)
Construction Timeline: TBD
\$ 15,988,000

Capacity/ Educational Effectiveness

- Convert existing spaces to accommodate the growth of Developmental Preschool programs
- Parking and drive expansion for expanded programs

Safety, Security, and Code Compliance

- Renovations to safety and security to meet code requirements
- Create secure entry into community spaces
- Interior and exterior signage upgrades

Healthy Learning Environment

- Mechanical upgrades
- Plumbing upgrades (Partial)
- Electrical upgrades
- LED lighting upgrades
- Gutter & soffit repairs
- Finish upgrades (walls, floors & operable partitions) (Partial)
- Upgrade furniture, fixtures, and equipment (Partial)
- New Playground for Preschool

Technology

- Additional equipment (network and security infrastructure)

2016 items in red to be included with 2020 Project Scope

86th Street



Proposed new site for Developmental Preschool

Operations Service Center (Transportation & Operations)

2016 Referendum Scope (in Black)
Construction Timeline: 2021-2023
Scope not included in 2016 Referendum

2020 Proposed Referendum Scope (in Red)
Construction Timeline: TBD
\$ 32,140,000

Capacity/ Educational Effectiveness

Capacity/ Educational Effectiveness

Safety, Security, and Code Compliance

Safety, Security, and Code Compliance

Healthy Learning Environment

Healthy Learning Environment

Technology

Technology



Proposed new site for Operations Service Center

- New location for District Consolidated Technology, Maintenance & Police Offices/Training
- New location for District Consolidated Maintenance Workshops, Intake, Repair, Parts Storage, Maintenance vehicle equipment parking/storage
- New location for District Warehouse Storage & Distribution
- New location for District consolidated school building off-site Storage Bays & Distribution - Free up space for educational use at school sites

- New location for District Consolidated Transportation Building, Maintenance Bays & Fueling Station
- New location for District Consolidated bus & maintenance parking & storage

- Technology for District Consolidated Transportation & Operations

Summary of Construction Referendum

North Central High School (including curricular related athletic facilities) JEL Career Center	\$115,133,000	40.4%
Middle Schools (including curricular related athletic facilities)	\$47,578,000	16.7%
High School and Middle School Athletics (not used for curriculum related purposes)	\$39,161,000	13.7 %
Elementary Schools	\$35,000,000	12.2%
Operations Service Center (Transportation & Operations)	\$32,140,000	11.4%
Developmental Preschool and Community Education Center (CEC)	\$15,988,000	5.6%
TOTAL	\$285,000,000	100%

2020 Operating Referendum

Future Impact to Students & Achievement

- Improve school safety and student behavior supports
 - Hire additional school police officers for elementary schools since the primary focus of our school police officers has been the needs of the middle schools and high school
 - Hire additional counselors/behaviorists to be proactive with addressing behavior challenges
 - Hire social emotional learning coaches to help students regulate in the classroom and focus on academics
 - Expand alternative classroom programs to provide options for students whose needs are not met through a traditional instructional environment
- Redefine role of building administrators
 - Focus more time on teaching and learning and less time on student discipline
 - Focus more time on recruiting and retaining quality teachers
- Recruit and retain quality teachers
 - Provide competitive compensation for teachers
 - Add targeted supports for learners who are below grade level
- Expand opportunities and supports for students
 - Continue technology and expand STEM offerings
 - Add transitional kindergarten classes for students who need kindergarten readiness skills
 - Add assistant athletic coaches so that additional students can participate (engaged in school community)
 - Work-based learning internships for HS upperclassmen



2020 Construction Referendum

Future Impact to Students & Achievement

- **Improve school and site safety**
 - Connect North Central to JEL eliminating unsecured access to both schools
 - Address student/parent/bus traffic concerns on central campus and middle schools
 - Separate bus and car traffic at the elementary schools
- **Enhance healthy learning environments**
 - Address student traffic flow challenges in North Central hallways
 - Purchase furniture based on brain research
 - Create instructional spaces allowing for movement, collaboration, and comfort
 - Create spaces for additional student support (counselors/behaviorists, small group instruction)
- **Improve educational effectiveness**
 - Create spaces allowing for more targeted student focus on academics
 - Create spaces allowing for more real world experience scenarios and problem solving
- **Expand program spaces to support expanded student programs**
 - Provide alternative academic program spaces to keep students focused and engaged in school
 - Provide additional programmatic opportunities for students during school and after school



Impact to Students & Schools if We Do Not Seek 2020 Referendum Support for Staff:

- WT will be unable to add additional School Police Officers to our schools
- WT will have to reduce 2-4 administrative positions over two years
- WT will have to reduce our teaching staff by 50-60 teachers within two years which could significantly increase class sizes over two years
- WT will have to eliminate 15-20 classified staff positions over two years
- WT will not be able to recruit and retain outstanding staff
- WT will not be able to expand programs to support student achievement
- WT will not be able to add positions that will support student social, emotional and behavior needs
- Transportation Related Budget Saving Strategies
 - WT will have to alter bus schedules making routes longer
 - WT will have to eliminate after school late buses for athletes, co-curricular activities, reduce field trips or implement “pay to ride” for these bus routes

Impact to Students & Schools if We Do Not Seek 2020 Referendum Support for Facilities:

- Unable to update facilities that are not accessible to be in compliance with the Americans with Disabilities Act
- Will not have funding for additional security upgrades
- Crumbling and unsafe athletic facilities resulting in cancelled competitions, the inability to host tournaments, as well as the inability to attract and retain coaches and athletes
- Continued long term costs to taxpayers for “band-aid” solutions to infrastructure problems
- Elementary school playgrounds will lack the necessary safety upgrades
- Spiraling utility costs will continue to drain District funds
- Unable to continue improvements relative to traffic flow at school sites
- Unable to expand program space needed for preschool and alternative education
- Loss of outstanding staff & families due to deteriorating work environments
- Implement a fee system for organizations who use our property for athletics

2020 Referenda Summary

Operating (Staff) Referendum

1. Maintain current staff
2. Better pay for staff:
 - Increase teacher wages
 - Increase classified staff wages
 - Compensation adjustments to remain competitive
3. Additional staff to support student emotional, social, behavioral, and academic needs

Construction (Facility) Referendum

1. Support to the 2016 projects due to unprecedented increase in construction inflation
2. Additional construction scope (not included in 2016 projects):
 - Expanded renovations (all schools)
 - Student program expansion (designated schools)
 - Athletic facility improvements and renovations (secondary schools)
 - Remove transportation from secondary sites



WASHINGTON
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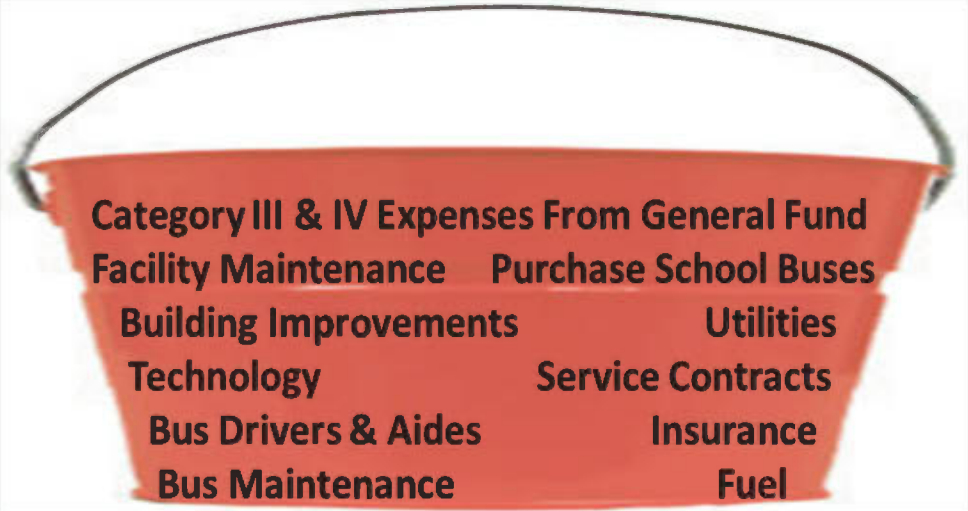
WT Financial Overview

State & Taxpayer Supported Funds



Category I & II Expenses From the General Fund
Education Related Salaries
Benefits
Educational Supplies
Athletic Coaches

EDUCATION FUND #



Category III & IV Expenses From General Fund
Facility Maintenance Purchase School Buses
Building Improvements Utilities
Technology Service Contracts
Bus Drivers & Aides Insurance
Bus Maintenance Fuel

***OPERATIONS FUND #**



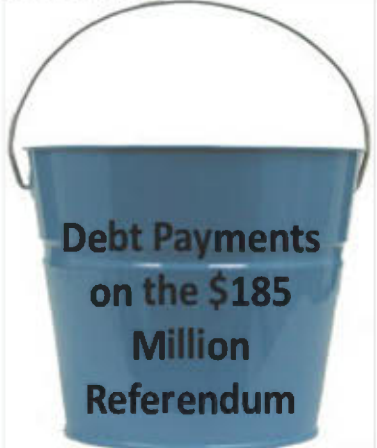
Supports
MSDWT –
Staffing &
Benefits

***OPERATING REFERENDUM**



Bonds
Leases
Loans

***DEBT SERVICE**



Debt Payments
on the \$185
Million
Referendum

***REFERENDUM DEBT FUND**

*Fund will have a property tax levy

Fund will receive State Support through Funding Formula

What has been our loss of funding in the past 10 years for WT?



The State of Indiana cut \$300 million from education in 2010. MSDWT suffered a permanent **cut in funding of \$3 million** from this action and this loss of funding was never restored.

Washington Township has **lost nearly \$42 Million in funding** over the past 10 years:

- The State has changed how the State funding formula determines a school district's complexity, and MSDWT has lost significant revenue as a result. MSDWT has **lost approximately \$32 million** as a result of the changes in complexity funding over the past 5-6 years.
- Change in state policy (property tax caps) has been in effect for most of the last 10 years which also results in lost annual revenue. MSDWT has **lost approximately \$10 million** over the past ten years as a result of this change in state tax policy.

These are some of the reasons why school districts must pursue Operating Referenda in Indiana.

How does our funding compare to less diverse districts around us?



- Washington Township is a very diverse, urban school district and should be funded at a level that recognizes our needs. The complexity component of the state funding formula that supports our students has been reduced significantly over the past five years. Our complexity dollars per student have been reduced from \$1,363 per student in 2015 to an estimated \$789 in 2020 (\$743 in 2021), a **loss of \$574 per student.**
- Carmel and Hamilton Southeastern, our neighbors to the North, have estimated losses of \$140 and \$196 per student respectively. The chart below shows funding per student and highlights how less complex suburban school districts are receiving larger annual increases in funding on a per student basis than a more complex urban district.

Funding Increase Over Last 5 Years

WT =	5.69%	(HIGH complexity district)
Carmel =	13.48%	(LOW complexity district)
HSE =	11.77%	(LOW complexity district)

What funding options do districts have to do major renovation and construction projects?



State funds are NOT provided for major renovations and/or new construction projects. It is left up to each district to decide how to best fund capital improvements. In Washington Township, like most school districts, there is simply not enough money available in the Operations Fund to address significant capital improvements.

When considering the nature and scope of improvements necessary in Washington Township, it is clear that an alternative source of funding is required. That alternative **source of funding is a construction or capital referendum.** That decision is left to the voters in each school district. Once a project is approved by the voters, bonds can be sold to raise the necessary funds.

What options do districts have to consistently pay teachers more and better compensate our classified staff (bus drivers, cafeteria, office staff, IAs, etc.)?



The short answer is we don't get enough money from the State to pay competitive wages and benefits to all of our staff. Our options are limited but could include:

- 1. Reducing staff** so money saved could be reallocated to the remaining staff. However, this option would likely result in significantly larger class sizes.
- 2. Pass a Future Operating Referendum.** The district has asked the Washington Township community to support an Operating Referendum for the past 16 years. These additional dollars have allowed MSDWT to maintain quality programs, keep our highly qualified teachers and staff, provide safe transportation for the 11,000 students we serve each day, and provide additional support for our students. Currently, our wages and benefits are less competitive, so it's necessary to ask the voters to support a higher operating referendum so we are able to keep our quality staff.

Why are school referenda needed now when they haven't always been?



- The Indiana General Assembly and Governor **changed the process in 2008** requiring schools to seek referenda from their communities.
- **We are not alone in seeking support through a referendum.** In Marion County, every district has sought or is seeking referendum support. To the north in Hamilton County, many districts are doing the same.

Why May 2020 for the next Referenda?



- May 2020 election means property tax implications and funds to WT in 2021
- November 2020 is Presidential Election
- No elections in 2021
- Referenda in 2022 means that funds to WT would not arrive until 2023 which would have significant negative impacts to staff, facilities, and ultimately our students



What will happen to the 2016 Operating Referendum?



2016 operating referendum tax rate ends with approval of 2020 operating referendum tax rate

On December 11, 2019, the Board of Education will vote on a Resolution that says MSD of Washington Township has no desire or intention to levy for both the 2016 Operating Referendum rate and the 2020 operating referendum rate in calendar year 2021. The Board of Education commits to levying only one operating referendum in 2021.



If a majority of the voters support the proposed May 2020 referenda, how long will this sustain the supports to WT Schools?



Goal for Longevity of Potential May 2020 Operating/Staff Support

Referendum support in May 2020 by the WT community would sustain these staff needs through 2028.

The District would need to begin developing a new strategic direction for operating needs in **2026 - 2027**.

Important Note: With the passage of the proposed May 2020 Operating Referendum, the 2016 Operating Referendum would be terminated.

Goal for Longevity of Potential May 2020 Construction/Facility Support

The renovations supported through the 2016 referendum, coupled with the potential support generated by the May 2020 referendum, should address major renovations and improvements for the the next **20-30 years**.

Important Note: Exact longevity will depend on what the Board votes on in Dec. specifically.



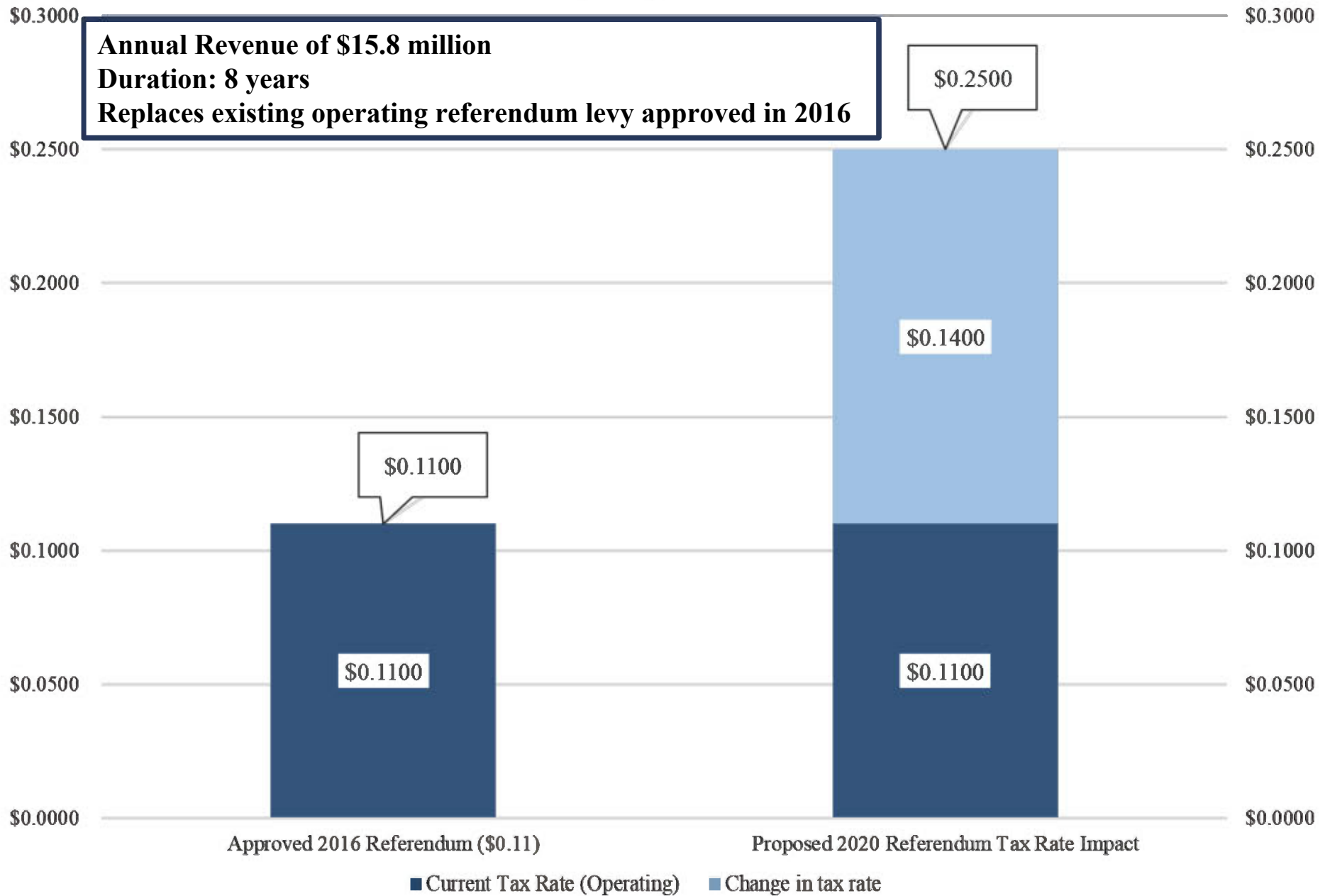
Project Financing & Property Tax Implications

Presented by:

Ms. Belvia Gray

Ms. Lindsay Simonetto

ESTIMATED PROPERTY TAX RATE IMPACT WHEN MAY 2020 REFERENDA ARE APPROVED
Operating Referenda

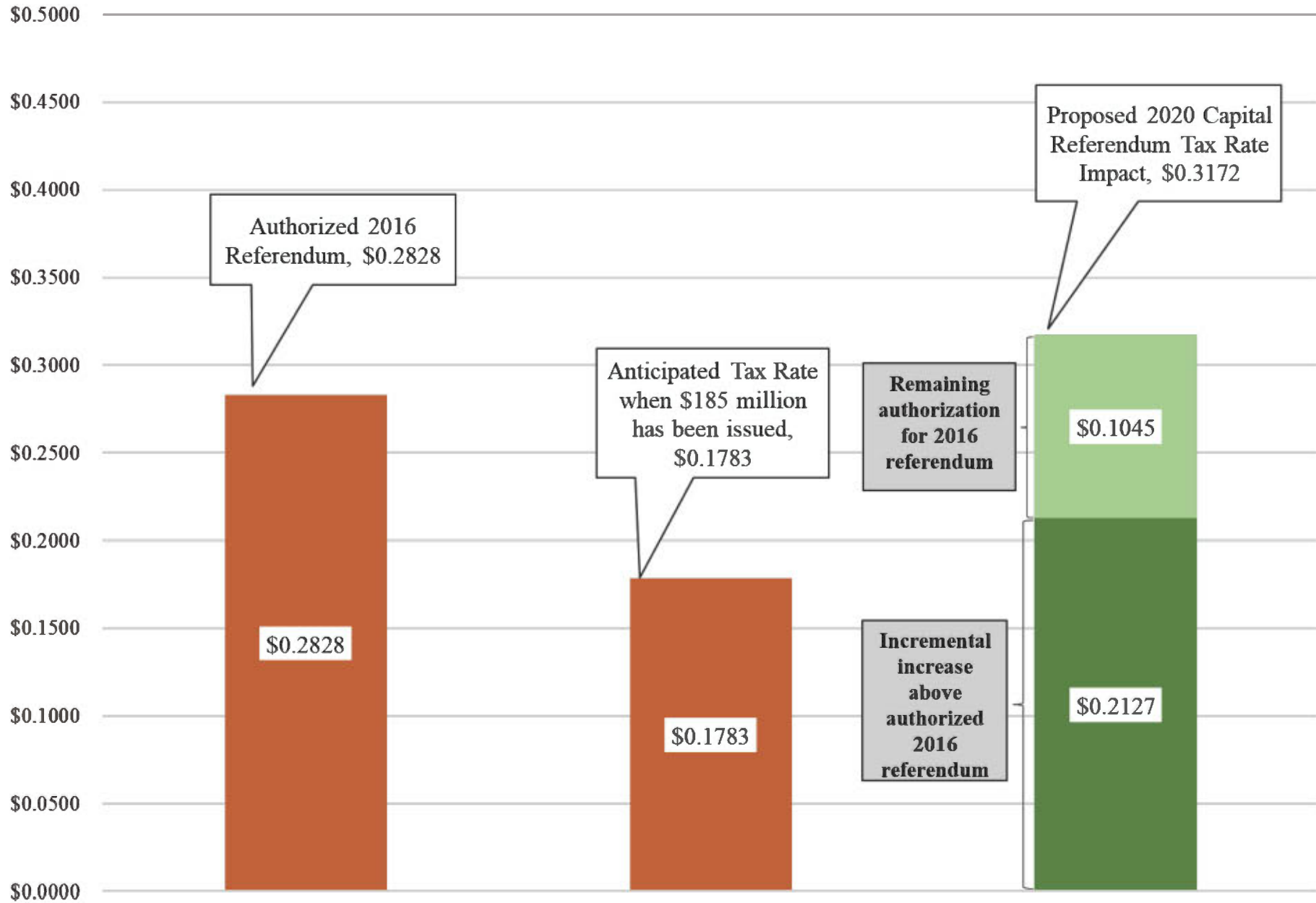


Summary of Capital Referendum

	Proposed 2020 Capital Referendum
Maximum borrowing amount	\$285,000,000
Maximum repayment term (1)	20 years per series
Estimated total interest cost (2)	\$150,541,708
Maximum annual payment	\$21,094,000
Estimated maximum tax rate (3)	\$0.3172
Estimated tax rate increase over 2016 approved rate (4)	\$0.2127

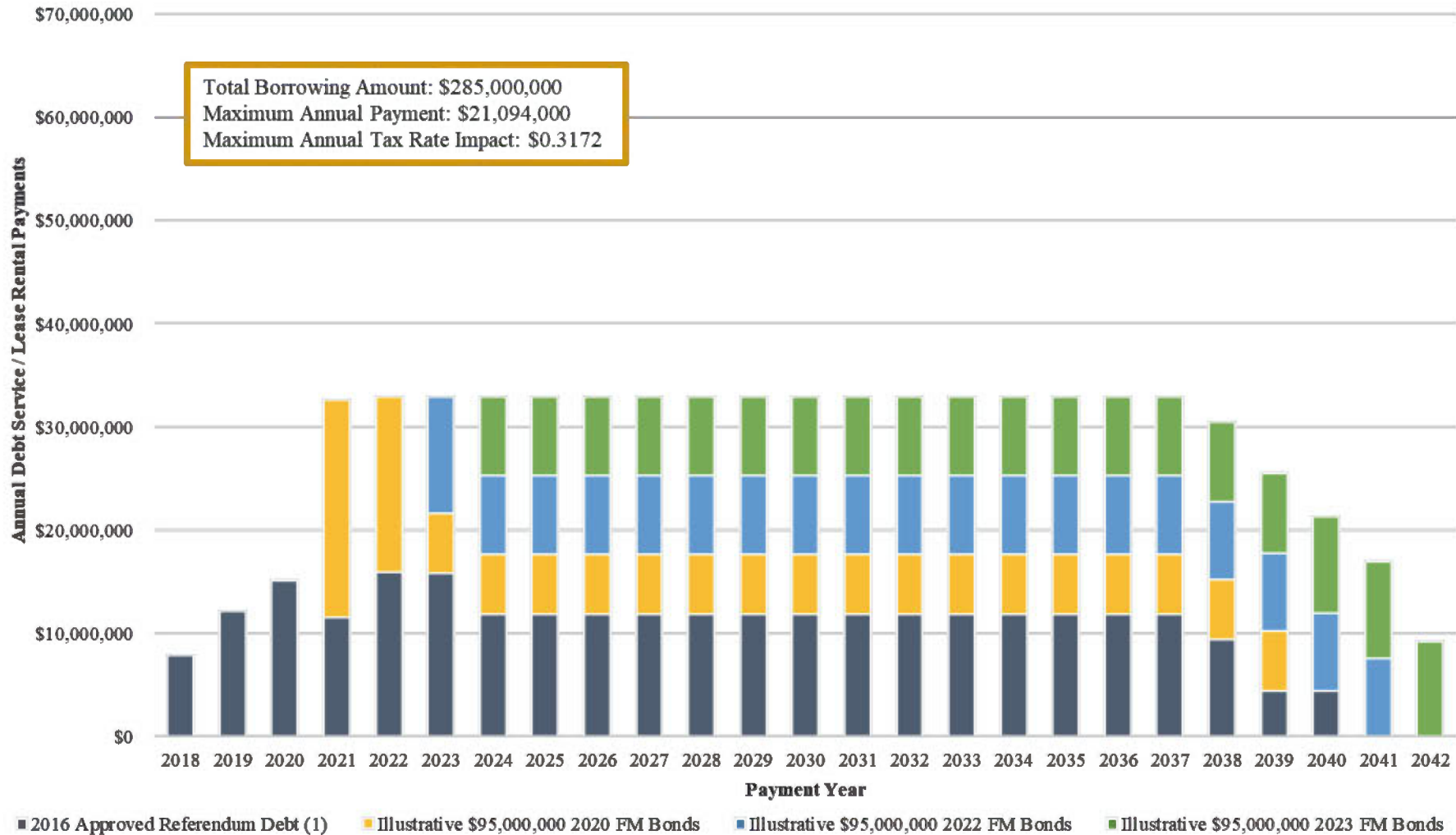
- (1) The term of the lease is 30 years.
- (2) Based upon an interest rate of 5%.
- (3) Based upon the maximum annual payment.
- (4) The 2016 approved capital referendum rate was \$0.2828.

ESTIMATED PROPERTY TAX RATE IMPACT WHEN MAY 2020 REFERENDA ARE APPROVED
Capital Referenda



Existing, Anticipated, and Illustrative Exempt Debt Service / Lease Rental Payments

Capital Referenda

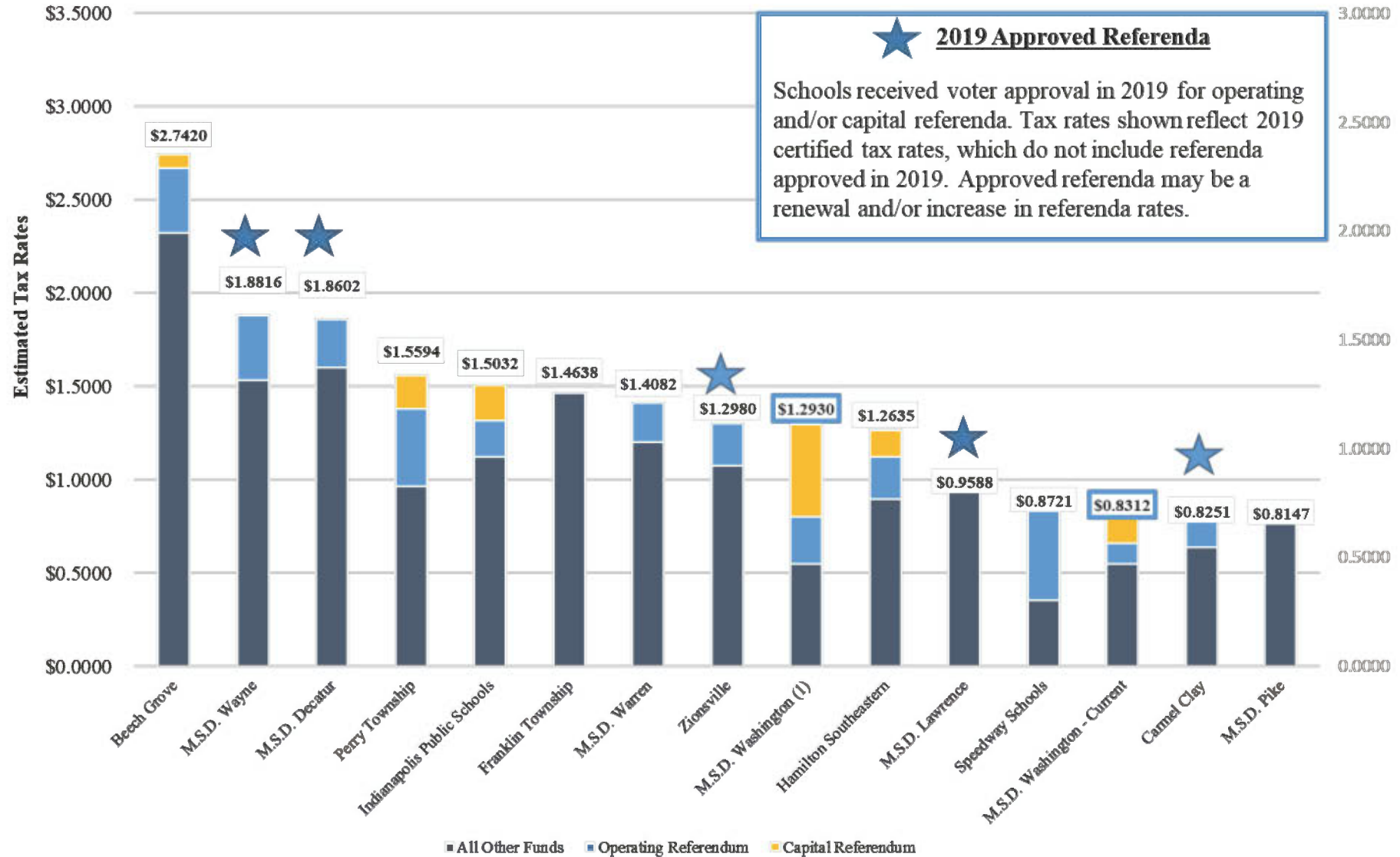


(1) Includes all approved debt, both existing and still to be issued.

M.S.D. OF WASHINGTON TOWNSHIP

COMPARISON OF 2019 CERTIFIED TOTAL TAX RATES

Selected Nearby Schools



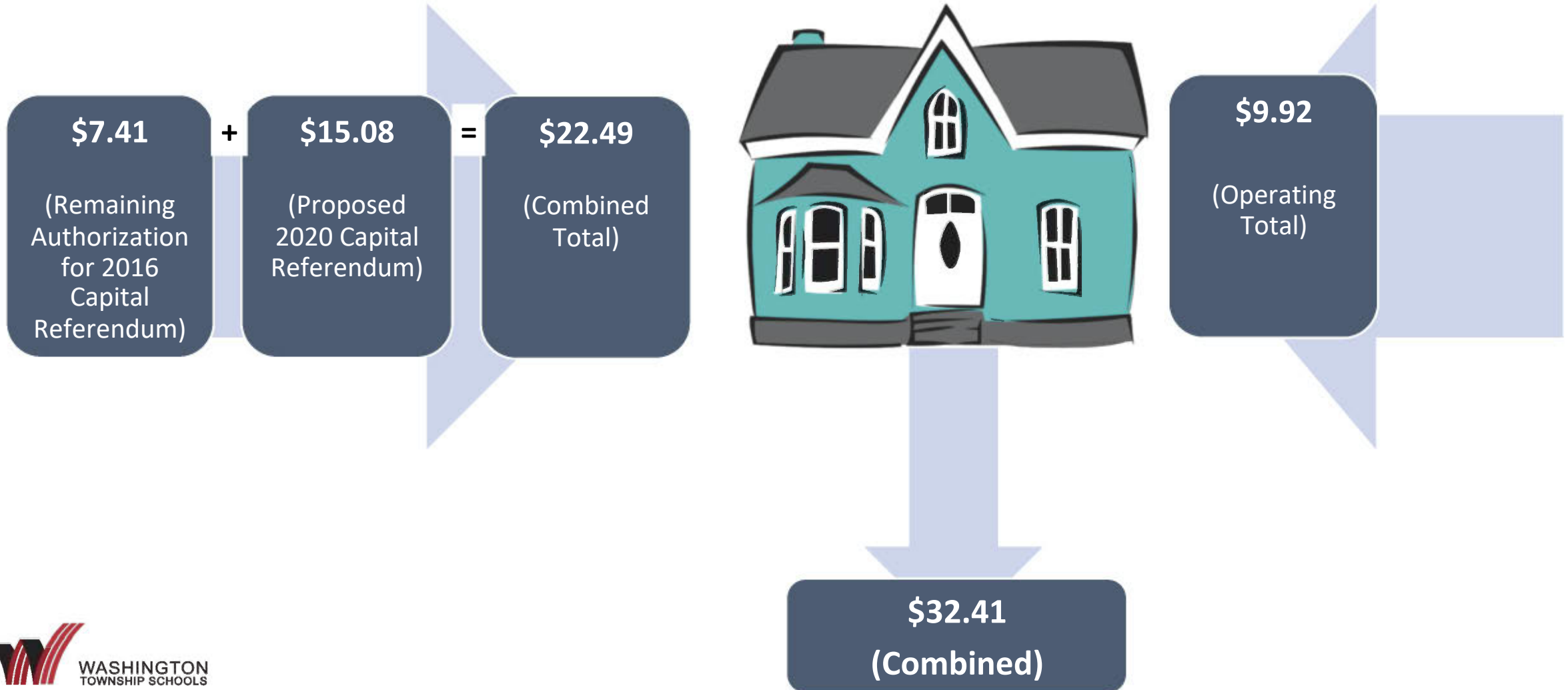
(1) Includes proposed 2020 referenda. Assumes a capital incremental rate of \$0.2127 and an operating incremental rate of \$0.1400 (total of \$0.3527) over the approved \$0.2828 (capital) and \$0.1100 (operating) rates associated with the 2016 referenda.

Summary of 2016 Referendum Monthly Taxpayer Impact

Market Value of Home	Net Assessed Value	2016 Referendum		
		Authorized Total \$0.3928 (1)	Anticipated Total \$0.2883 (2)	Remaining Total \$0.1045 (3)
\$75,000	\$16,500	\$5.40	\$3.96	\$1.44
100,000	32,750	10.72	7.87	2.85
125,000	49,000	16.04	11.77	4.27
150,000	65,250	21.36	15.68	5.68
180,500	85,075	27.85	20.44	7.41
200,000	97,750	32.00	23.48	8.52
250,000	130,250	42.64	31.29	11.35
300,000	162,750	53.27	39.10	14.17
400,000	227,750	74.55	54.72	19.83
500,000	292,750	95.83	70.33	25.50
750,000	465,750	152.46	111.90	40.56
1,000,000	653,250	213.83	156.94	56.89
\$100,000 Commercial/Rental Property		\$32.73	24.03	8.70

- (1) Combined tax rate approved for the Capital (\$0.2828) and Operating (\$0.1100) Referenda in November
- (2) Anticipated tax rate when \$185 million has been issued (\$0.1783) for Capital Referendum. Also includes \$0.1100 tax rate for Operating Referendum.
- (3) Remaining tax rate authorization for 2016 Capital Referendum.

Monthly Taxpayer Incremental Impact – Median Home (\$180,500 Market Value -- \$85,075 Net Assessed Value)



Summary of Incremental Monthly Taxpayer Impact

Market Value of Home	Net Assessed Value	Remaining 2016 Referendum Tax Rate Authorization \$0.1045 (1)	Capital & Operating Referendum in 2020		
			Operating Incremental Impact (\$0.1400)	Capital Incremental Impact (\$0.2127)	Combined Impact
\$75,000	\$16,500	\$1.44	\$1.93	\$2.92	\$6.29
100,000	32,750	2.85	3.82	5.80	12.47
125,000	49,000	4.27	5.72	8.69	18.68
150,000	65,250	5.68	7.61	11.57	24.86
180,500	85,075	7.41	9.92	15.08	32.41
200,000	97,750	8.52	11.40	17.33	37.25
250,000	130,250	11.35	15.20	23.09	49.64
300,000	162,750	14.17	18.99	28.85	62.01
400,000	227,750	19.83	26.57	40.37	86.77
500,000	292,750	25.50	34.15	51.89	111.54
750,000	465,750	40.56	54.34	82.55	177.45
1,000,000	653,250	56.89	76.21	115.79	248.89
\$100,000 Commercial/Rental Property		8.70	\$11.67	\$17.73	\$38.10

(1) Remaining tax rate authorization for 2016 Capital Referendum.

Referenda Assumptions

❓ Tax rate estimates:

- Based upon the net assessed value of \$6,317,064,753 for the approved referenda rates
- Include financial institutions/license excise factor of 5%
- Per \$100 of assessed value

❓ Taxpayer impact:

- Homestead properties include standard, supplemental and mortgage deductions
- Median home value of \$180,500 per U.S. Census Bureau
- No deductions for rental/commercial property

Proposed Ballot Questions

1. Draft Form of Public Question for Operating Referendum:

"For the eight (8) calendar years immediately following the holding of the referendum, shall MSD of Washington Township impose a property tax rate that does not exceed twenty-five cents (\$0.25) on each one hundred dollars (\$100) of assessed valuation and that is in addition to all other property taxes imposed by the school corporation for the purpose of funding improving student safety, increasing student support services, expanding existing academic support programs and retaining teachers and staff?"

2. Draft Form of Public Question for Project Referendum:

"Shall MSD of Washington Township issue bonds or enter into a lease to finance 2020 Safety, Capacity, Efficiency, Technology, Renovation and Construction Project which consists of updating, improving and construction at North Central High School; J. Everett Light Career Center; Eastwood, Northview and Westlane Middle Schools; Hilltop Developmental Preschool; Allisonville, Crooked Creek, Fox Hill, Greenbriar, John Strange, Nora, and Spring Mill Elementary Schools; the Community and Education Center and construction of an operational services center, which is estimated to cost not more than \$285,000,000 and is estimated to increase the property tax rate for debt service by \$0.3172 per \$100 of assessed valuation?"



WASHINGTON
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2020 Proposed Referenda Summary

May 2020 Proposed Referenda

Operating Referendum

Additional property tax rate that does not exceed **\$0.25 per \$100 of assessed valuation**



Construction Referendum

Additional property tax rate that does not exceed **\$0.3172 per \$100 of assessed valuation**



our PLANNING for FUTURE



Public Comment

2020 Referenda Objectives:

- ❖ Improve Student Safety & Achievement
 - ❖ Better Pay for Teachers & Staff
- ❖ Continued Investment in Schools and Athletic Facilities
 - ❖ Protect Property Values

our PLANNING for FUTURE



Project Resolution

2020 Referenda Objectives:

- ❖ Improve Student Safety & Achievement
 - ❖ Better Pay for Teachers & Staff
- ❖ Continued Investment in Schools and Athletic Facilities
 - ❖ Protect Property Values