

LOBER Neighborhood Meeting

**Centralized Transportation & Operations Service Center
(Central Campus - South End)**

April 28, 2020



PLANNING for our FUTURE



<https://www.msdt.k12.in.us/future-planning/>

2020 Referenda Objectives:

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

LOBER Neighborhood Virtual Meeting - April 28th



Information to Include:

- **Transportation Center & Bus Storage Draft Plans**
 - Relocation plans of the bus storage on central campus
 1. Rationale on why suggested options have been ruled out
 - Details on buses that would be added to the apx. 80 that are currently stored on the south end of the property
 - Acoustical data findings from sound engineers and noise barrier concepts
 - How proposed improvements create positive environmental impact
 - Traffic Impact Analysis
- **Operations Center Draft Plans**
 - Rationale for use of Northview
 1. Assessment & cost analysis findings
 - District services that would be a part of the operations center
 - Student & community programs that would remain at the existing Northview facility
- **Site Construction Draft Plans**
 - Site details from Schmidt Architects
 1. Draft preliminary renderings and site maps
 2. Bus, car, pedestrian traffic & activity zones
 3. How re-organization positively impacts safety
 4. How these improvements positively impact the future of North Central campus areas
 5. Draft phasing/construction schedules
- **Feedback**
 - Responses to frequently asked questions
 - Opportunity for additional questions and comments

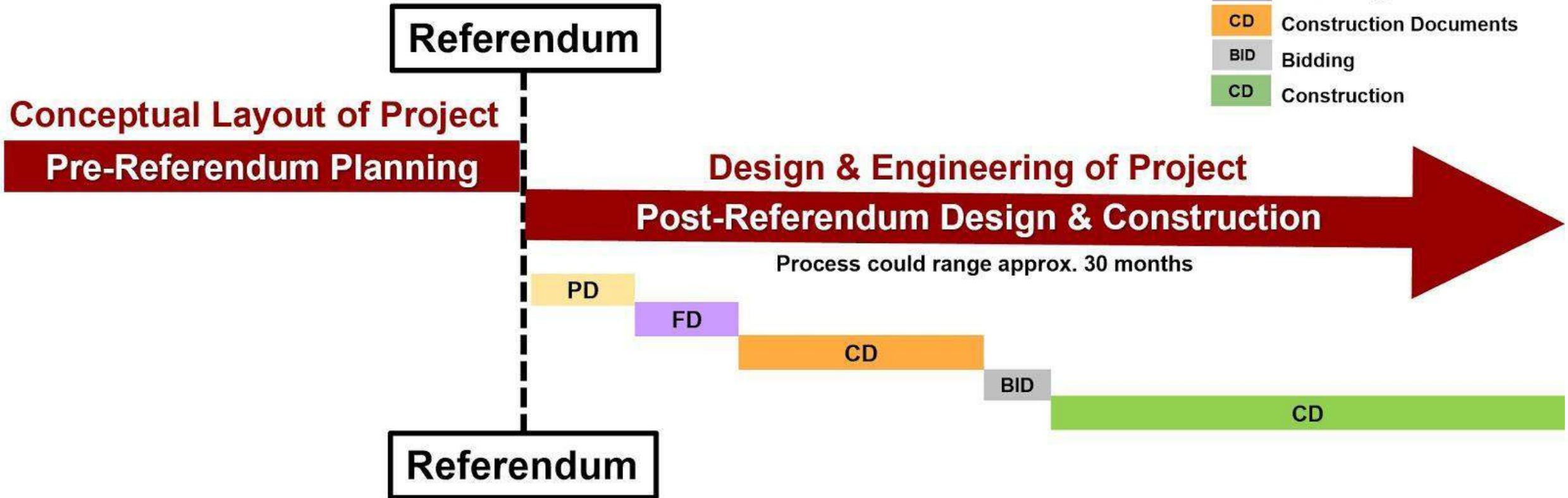
Project Planning Update

Ms. Burrell, Architect (Schmidt Associates)

Project Development Timeline (DRAFT)

Design & Approval timeline for Referendum Projects

- PD Preliminary Design
- FD Final Design
- CD Construction Documents
- BID Bidding
- CD Construction



Project Development Timeline (DRAFT)

Design & Approval timeline for Referendum Projects

Preliminary Site Assessment Checklist

-  Preliminary Site Analysis
-  Review of Existing Site Documents
-  Preliminary Planning & Zoning Review
-  Preliminary City & County Regulatory Coordination & Review
-  Preliminary Acoustical
-  Preliminary Utilities Review

Site Checklist Area of review	Task Started	Task	Comments
Site Analysis	<input checked="" type="checkbox"/>	Review design to proposed use	Strong alignment to the site
	<input checked="" type="checkbox"/>	Review site plan, surrounding location, parcel, or zoning and features	
Documents Review	<input checked="" type="checkbox"/>	Review all existing site documents	See attached current plan & topics
	<input checked="" type="checkbox"/>	Review with City/County	Review with City/County during design process
	<input checked="" type="checkbox"/>	Review with Planning & Zoning	See with City/County
Planning/Zoning Review	<input checked="" type="checkbox"/>	Review with City/County	Review with City/County during design process
	<input checked="" type="checkbox"/>	Review with Planning & Zoning	Review with Planning & Zoning during design process
	<input checked="" type="checkbox"/>	Review with County	Review with County during design process
	<input checked="" type="checkbox"/>	Review with State	Review with State during design process
	<input checked="" type="checkbox"/>	Review with Township	Review with Township during design process



City/County Regulatory Coordination & Review	Task Started	Task	Comments
City/County Regulatory Coordination & Review	<input checked="" type="checkbox"/>	Review with City/County	Review with City/County during design process
	<input checked="" type="checkbox"/>	Review with Planning & Zoning	Review with Planning & Zoning during design process
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	<input checked="" type="checkbox"/>	Review with County	Review with County during design process
Acoustical & Ecological Review	<input checked="" type="checkbox"/>	Review with City/County	Review with City/County during design process
	<input checked="" type="checkbox"/>	Review with Planning & Zoning	Review with Planning & Zoning during design process
	<input checked="" type="checkbox"/>	Review with State	Review with State during design process
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Utilities Review	<input checked="" type="checkbox"/>	Review with City/County	Review with City/County during design process
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LEGEND

-  High School & J. Everett Light Career Center Main Entrance & Components
-  Middle School Main Entrance & Components
-  Hilltop Preschool Main Entrance & Components
-  Bus Paths
-  Bus Rider Entry
-  Driver Paths

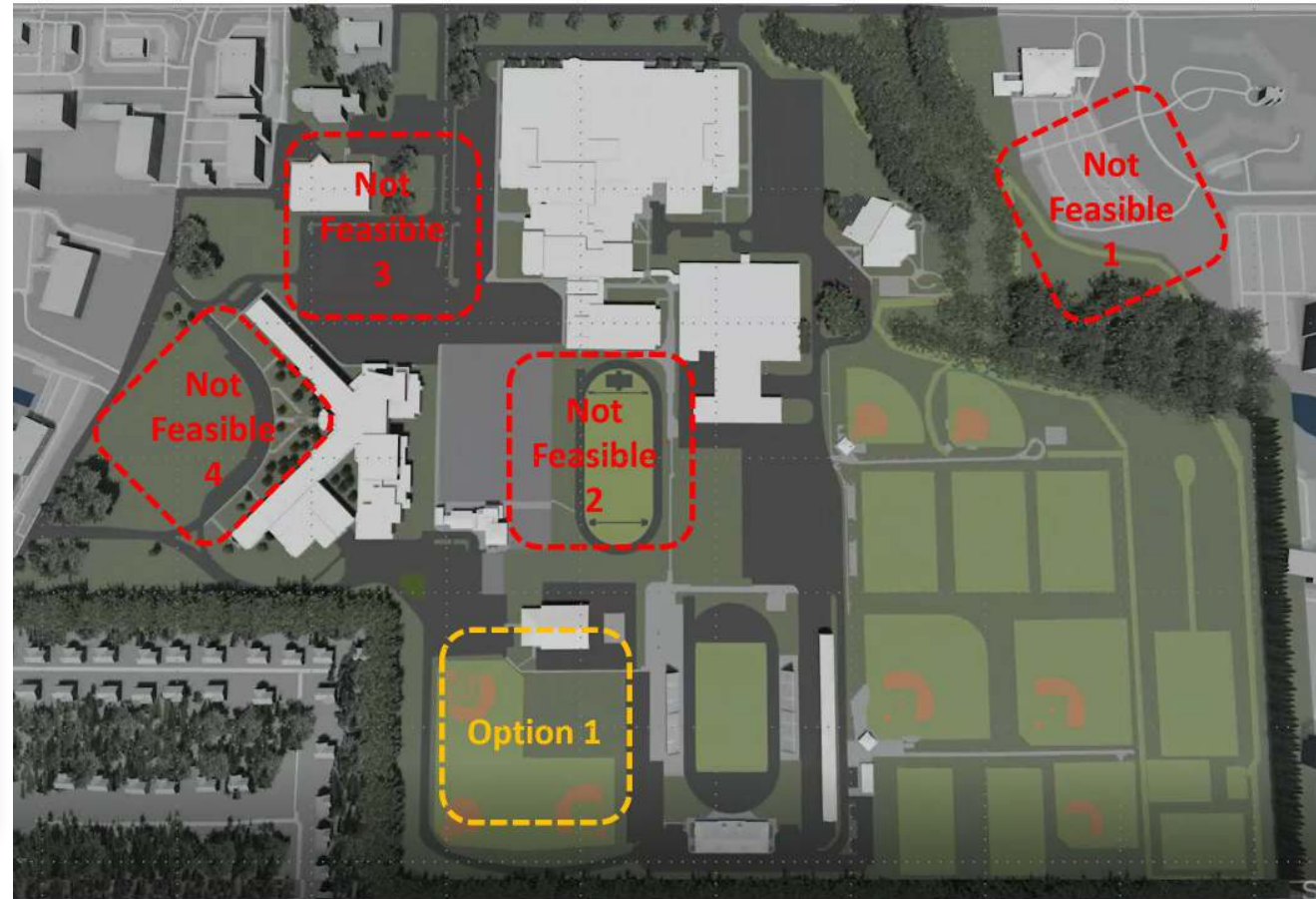


Existing Central Central Campus

Bus Storage Location Analysis

Option 1

- Appropriate Acreage
- Adjacent to existing bus maintenance, fueling and office
- Ability to sequester buses
- Depress bus parking lot for overall site drainage which helps with costs and acoustical barrier
- Location allows for successful acoustical & visual barrier to the neighborhoods



Not Feasible 1

- Takes away space for CEC and Preschool addition
- Does not fit in available space

Not Feasible 2

- Pushes HS circulation and parking too far from the school
- Does not allow for separation of traffic
- Does not fit in available space

Not Feasible 3

- Pushes HS circulation and parking too far from the school
- Does not allow for separation of traffic
- Impedes on future West Gym addition
- Impedes tennis facility future renovations
- Does not fit in available space

Not Feasible 4

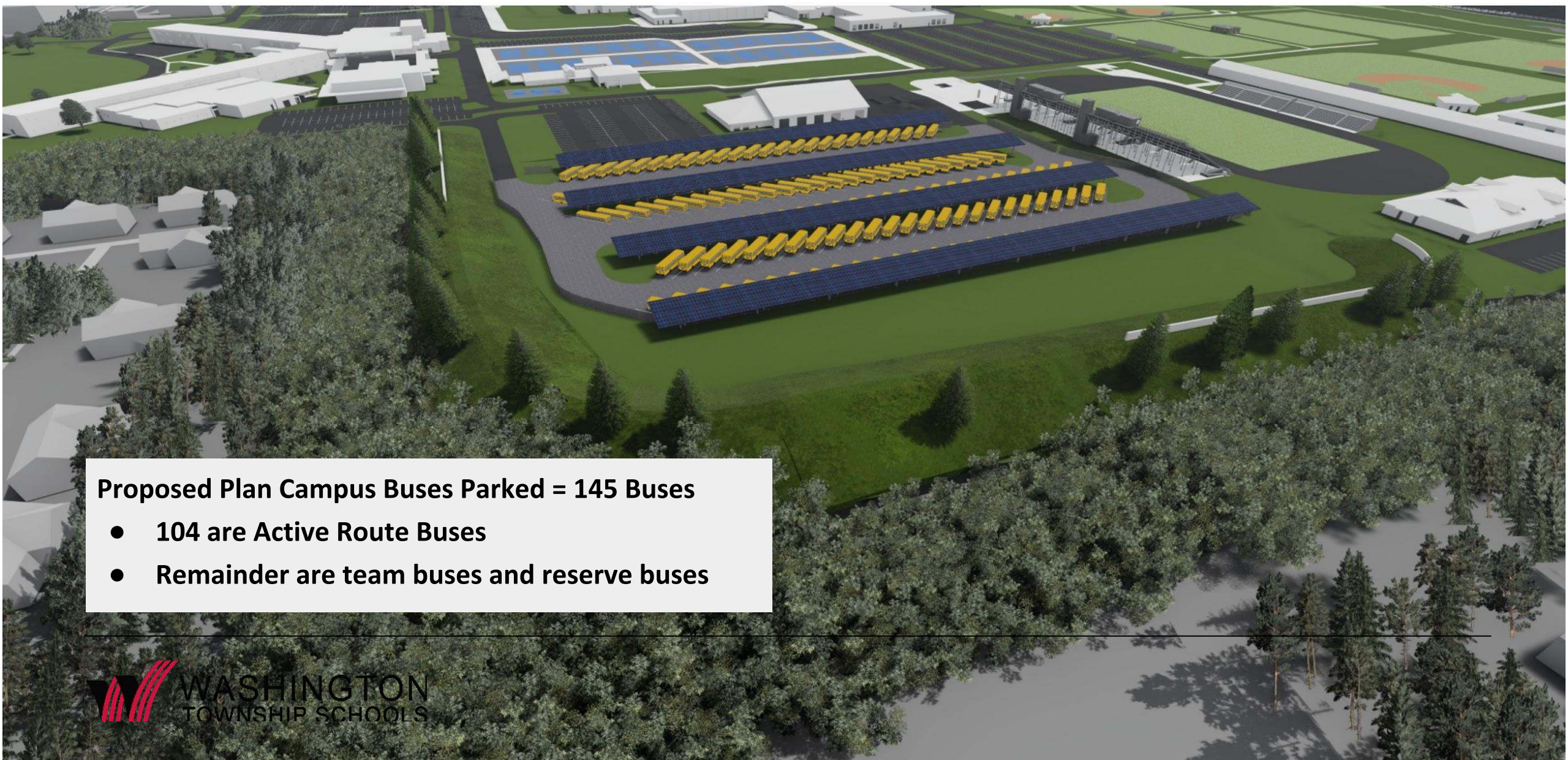
- Unable to provide Acoustical Barrier to neighborhoods
- Site work at this location is cost prohibitive

Existing Bus Maintenance Facility, Parking & Drive



Existing Campus Buses Parked = 78 Buses

Proposed Bus Maintenance Facility, Parking & Berm



Proposed Plan Campus Buses Parked = 145 Buses

- **104 are Active Route Buses**
- **Remainder are team buses and reserve buses**

LEGEND:

- North Central High School
- Bus Parking and Drive Lanes
- Hilltop Preschool
- Other District Buildings

★ High School & J. Everett Light Career Center Main Entrance & Components

★ Middle School Main Entrance & Components

★ Hilltop Preschool Main Entrance & Components

Bus Paths

★ Bus Rider Entry

Driver Paths



DRAFT
APRIL 22, 2020

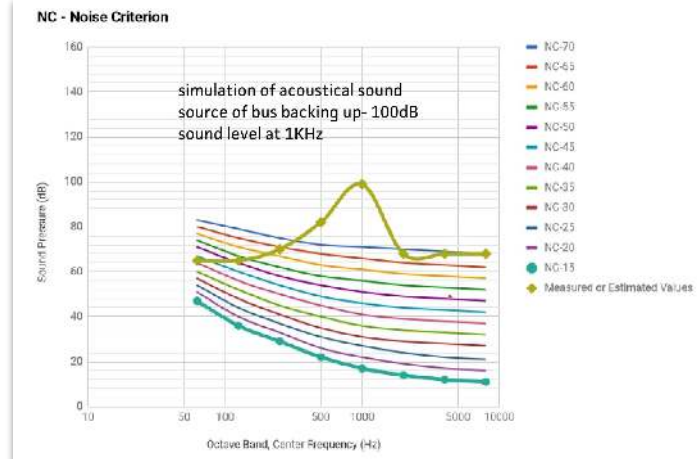
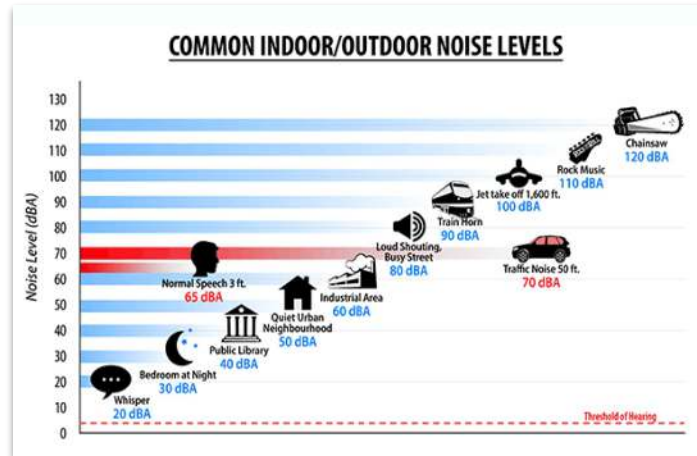


Acoustical Analysis

dBA - Design Group - Acoustics-Technology (Draft Analysis #4)

DRAFT Analysis Results

Projected noise level is a very minimal category = Noise levels of a quiet library or a bedroom at night



“LISTENER #1” WEST RESULTS WITH COMBINATION OF BERM, MASONRY PANELS, ABSORPTIVE FENCE AND CANOPY TREATMENT = -38dB

“LISTENER #2” SOUTH RESULTS WITH COMBINATION OF BERM, MASONRY PANELS, ABSORPTIVE FENCE AND CANOPY TREATMENT = -31dB



Environmental Considerations

- City storm water requirements for new projects requires sites to reduce rate of stormwater runoff
 - Reduce the rate of which the runoff leaves the site by 50%
- City storm water requirements for new projects requires sites to improve water quality
 - Helps improve the water quality of local rivers and streams
 - Helps natural habitats, by provided cleaner water
- As part of this project, green solutions will be considered
 - Permeable pavers
 - Solar panels
- Parking lots effected will be brought to city standards
 - Potentially additional green space
 - Potentially additional landscaping
- Upgraded athletic fields with improved drainage
- Over the last 8-10 years we've been migrating from CAT engines to Cummins engines for all of our buses. The new Cummins engines incorporate Diesel Exhaust Fluid (DEF) into the exhaust system to minimize emissions. Our fleet will be fully migrated to these new engines within the next 2-3 years.
- MSDWT has a very strict bus idling policy to minimize air quality impacts and maximize cost efficiency.
- All waste products from bus repairs and bus wash are self-contained and emptied on a regular basis by an EPA-compliant waste management company (currently Heritage-Crystal Clean) and is then either recycled as part of reuse programs or responsibly disposed of.

Traffic Analysis - Proposed Plan

- **Number of buses with routes on Main Campus will not increase in Proposed Plan**
- **There will be less Car Traffic on the Campus with Proposed Plan:**
 - Approx. 130 less MIDDLE SCHOOL & HILLTOP STAFF TRAFFIC on site
 - Approx. 80 less MIDDLE SCHOOL & HILLTOP PARENT DROP-OFF TRAFFIC on site
 - Approx. 300 less MIDDLE SCHOOL & HILLTOP VISITOR Parking on site
 - Approx. 36 less MIDDLE SCHOOL & HILLTOP BUS DROP-OFF TRAFFIC on site
- **There will be fewer DROP/PICK-UP time periods in a school day on Main Campus**
 - ONE School on site = ONE MORNING DROP-OFF & ONE AFTERNOON DROP-OFF
 - 2 less from MIDDLE SCHOOL
 - 3 less from HILLTOP DEVELOPMENTAL PRESCHOOL
- **Improved DROP/PICK-UP Car Circulation into Campus off of 86th**
- **Impact on 80th Street:**
 - The number of buses that route EAST and back to campus will slightly increase in the am (6:00 - 6:30)
 - There will be no increase in the am route returning back to campus
 - There will be no increase at anytime in the pm routes

Operations Service Center @ Northview

PLANNING for
our FUTURE



Not included in the 2016 referendum.

Centralized Services (Operations/Transportation)

2020 Proposed Referendum Scope (in Red)
Construction Timeline: TBD
\$ 18,800,000

Capacity/ Educational Effectiveness

Capacity/ Educational Effectiveness

Safety, Security, and Code Compliance

- 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
- Expansion of Alternative Program

Healthy Learning Environment

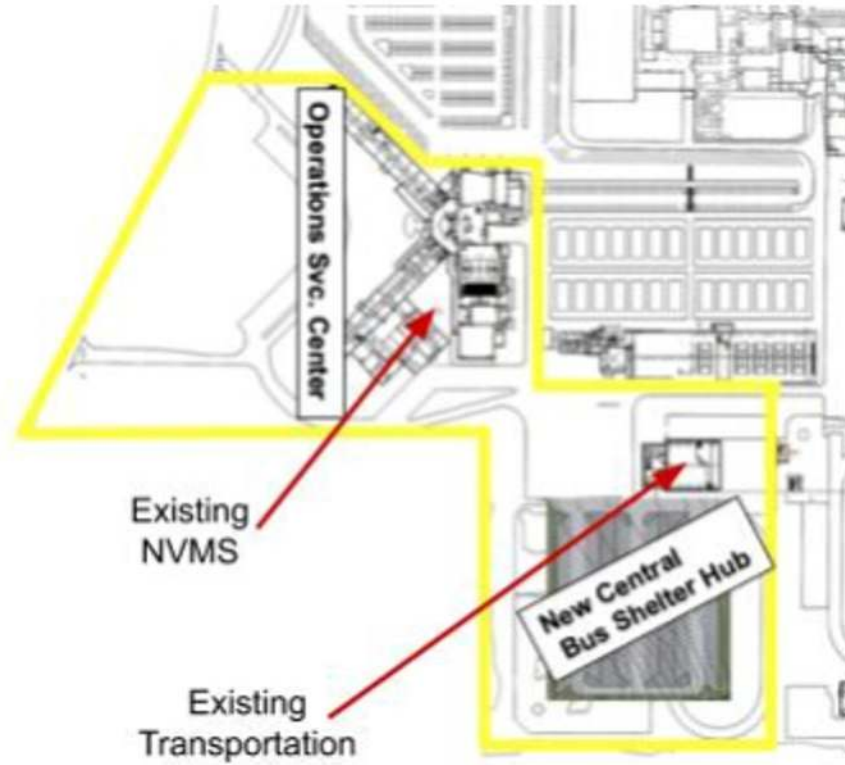
Safety, Security, and Code Compliance

Technology

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

Healthy Learning Environment

Technology



- Technology for District Consolidated Transportation & Operations

Operations Service Center @ Northview



2020 Proposed Referendum Scope (in Red)
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Healthy Learning Environment

Technology

- Technology for District Consolidated Transportation & Operations

For more information on the 2020 Referendum:
[FAQ NVMS & Operations/Transportation](#)



2020 Construction Referendum FAQ

New Middle School (NVMS) and Renovation for Centralized Services (Operations/Transportation)

Project Costs

Question: How will the construction of a new Northview Middle School at 91st & College, an Operations Center (old NVMS), and Transportation facilities be funded?

Answer: Approximately \$18.8 million from the 2016 referendum plus approximately \$53.4 million from the proposed 2020 referendum will fund the construction of the new Northview Middle School at 91st & College. Approximately \$18.8 million would be required from the May 2020 referendum to repurpose the old NVMS into an Operation Service Center and centralizing and renovating existing transportation facilities.

Funding from the 2016 Referendum combined with funding from the May 2020 referendum will be used to construct a new NVMS at 91st & College	Proposed 2020 Referendum funds will fund the transition of the old NVM into the Operations Center and Transportation facilities	Combined funds available for the three projects
\$72,200,000	\$18,800,000	TOTAL \$91,000,000

Project Cost Analysis & Findings

KEY	
A	100-90%
B	89-80%
C	79-70%
D	69-60%
F	59-0%

Facility Name	Facility Condition Score	Year Built & Year of Last Major Renovation
Hilltop Developmental Preschool	40.1%	1976, 2005
District Maintenance / Warehouse / Police Department	40.9%	1978
J. Everett Light Career Center	45.4%	1970
District Transportation Facility / Maintenance Garage	52.6%	2002
North Central High School	54.9%	1963, 1994
Northview Middle School	55.4%	1956
Community and Education Center	61.8%	1999



~~Cost Prohibitive Plan - Average of \$361 per Square Foot @ 283,000 Total Square Feet~~

- ~~Renovation for Northview Middle School @ \$263 per square foot Total Project Cost~~
- ~~Build New Centralized Service Center @ \$459 per square foot Total Project Cost~~



Proposed Plan - Average of \$217 per Square Foot @ 457,100 Total Square Feet

- Building New Northview Middle School @ \$361 per square foot Total Project Cost
- Renovate for Centralized Service Center @ \$ 73 per square foot Total Project Cost

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