



Talking Points for DLGF
Construction of New Middle School

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Clark-Pleasant Community School Corporation Decades of Excellence Task Force Steps for Proposed Construction of New Middle School

Planning Process

- Decades of Excellence Task Force convened in November 2005 to begin plans for a 10 year strategic plan
- Task force was a recommending entity – not a decision making entity. The Elected Board of School Trustees was the decision making body.
- Task force was facilitated by an outside the district person with no vested interest
- Task force met in 22 public sessions with two advertised community forums to solicit further community input
- Demographic studies are conducted every two years to study enrollment growth patterns for each school, grade level and to monitor housing starts and commercial growth to guide the strategic planning process.

Complicated Issues

- The perfect storm is revealed – all buildings at all grade levels exceed maximum capacity in 2010
- The debt leeway as established by DLGF would not allow for all projects to be completed to allow for additional classroom spaces to accommodate the expected enrollments
- Priorities for space accommodations were necessary for the allocation of bond dollars to most effectively meet enrollment demands
- The task force reviewed three plans

A Plan is Revealed

- Plan B was the recommended plan from the task force to the board of school trustees
- The board's planning team reviewed the plan on behalf of the board and shared a modified Plan B along with appropriate rationale with them during the board's annual retreat
- The board reconvened the task force in October to share the modified Plan B with them and solicit input from them. By consensus, the task force approved the modified Plan B.
- Two additional community forums were held to share the plan with the public. Questions were asked and answered and no dissention from the public was heard regarding the plan. A 13.5 tax rate impact was projected and shared in all community forums with no one objecting.
- The board adopted the plan as a part of their long range plan

Additional Community Input Sought

- Four Additional community forums were scheduled to review the plans with the public
- The 1028 hearing was held and two individuals from the same family spoke against it and ask for private meetings to discuss it. The board voted unanimously in favor of the recommended plan and granted the dissenters the opportunity to meet with the board's planning team.
- The board's planning team met two or three times with the dissenters.

The Remonstrance – Community Support

- The dissenters file for a petition remonstrance process.
- The Community by number of signatures voted in favor of proceeding with the recommended plan to build a new middle school and use the existing middle school for high school classrooms and begin minor renovations of the high school. The vote for the project was 2,740 in favor and the vote against the project was 1,512 – nearly a two to one margin in favor of the project.
- The plan was presented to the DLGF committee and received a favorable recommendation to proceed. One board member commented on the way the bond issue was structured and applauded the way it was structured in favor of the taxpayers.

Tax Rate Impact – Zero!

- Due to reassessment the projected tax rate impact fell from 13.5 to zero tax rate impact except the for the new facility appeal levy when the building opened
- Over the course of the all projects identified in the long range plan for ten years, the tax rate would never exceed the current rate (2007-2017).

Smart Decision - Rationale

- The proposed project would accommodate enrollment growth needs in three of the four grade levels – intermediate, middle and high school. A new elementary school opened in 2007 and redistricting the elementary school boundaries helped alleviate some enrollment issues at the K-4 level for several years.
- The use the existing middle school as a part of the high school campus alleviated the significant overcrowded conditions at the high school by shifting 900 students into the facility
- The New Middle school was built to projected maximum capacity standards which would allow some intermediate school students to occupy the building until debt leeway allowed for a new intermediate school to be added to the same building in the future.

- Common core spaces were designed to be built with the new middle school which would be shared with the intermediate school addition and save considerable dollars in the future
- Construction cost per square foot: DLGF Guideline - \$157.30 – New Middle School - \$153.30
- Total Cost Per Square Foot: DLGF Guideline - \$188.76 – New Middle School - \$173.11
- Number of Square Feet per student at capacity – DLGF Guideline – 204 – New Middle School – 175
- Loose Equipment and Technology Cost Per Pupil at capacity – DLGF Guideline - \$1,380 – New Middle School - \$1,250
- In comparison to total cost of construction of recently build middle schools in 2007 – Castle - \$190 Sq. Ft.; Avon - \$205 Sq. Ft.; Tri Creek - \$220 Sq. Ft.; Hanover - \$244 Sq. Ft.; **Clark-Pleasant - \$173 Sq. Ft.**

Costly Decisions

- If the new middle school is not constructed, portable classrooms will be required to be used throughout the district as enrollment grows
- 16 portable classrooms are in place currently at the high school
- Portable classroom costs will be born by the capital projects budget
- The use of CPF funds for portable classrooms will be taken from the funds for building maintenance and technology funds
- The use of CPF will hinder the ability of the district to use CPF as a neutralizer for the newly enacted circuit breaker budget bill and greatly impact the general fund dollars available for classroom instruction
- The impact of the circuit breaker budget is approximately 2.5 million dollars in 2009 and 2010
- The cost of a denial would place additional burden on the taxpayers for after July 1st, the cost of the project will fall within the circuit breaker tax caps.
- With an approval order prior to July 1st, the debt will fall within the circuit breaker calculation
- With a referendum, the cost of a special election will be borne by Johnson County as an additional cost to taxpayers
- With a delayed project, construction costs are projected to increase by approximately 5% or Three Million Dollars, as an additional cost to taxpayers
- Without this project approval, Clark-Pleasant Community School Corporation will face severe financial hardships in the near future heavily impacting instruction and children