



Learning Environments Vision 2020

**School City of Hobart
Project Hearing
School Board Meeting**



VISION 2020
FOR THE BRICKIES

Project Hearing:
School Board Meeting: June 5, 2017
School City of Hobart



Project Hearing Agenda



- I. **Call to Order**
- II. **Welcome**
- III. **Statement of Purpose of Project Hearing**
- IV. **Educational Needs for Project**
- V. **Overview of Project to Meet the Educational Needs**
- VI. **Overview of Project Schedule and Project Costs**
- VII. **Financial Impact of Project**
- VIII. **Closing Remarks**
- IX. **Hearing Opened for Public Comment**
- X. **Board Consideration of 1028 Resolution**
- XI. **Board Consideration of Resolution Approving Amendment to the Lease**
- XII. **Adjournment**





- I. **Call to Order**
- II. **Welcome**
- III. **Statement of Purpose of Project Hearing**





IV. Educational Needs for Project



Introduction and Mission

❑ VISION FOR STUDENT LEARNING:

The School City of Hobart Community will foster intellectual curiosity, natural abilities, critical thinking, and literacy in students while developing respectful and responsible citizens who are excited about the challenges of tomorrow, confident in their ability to chart the future, and dedicated to the pursuit of lifelong learning.

❑ MISSION:

Our Schools Equip Children for Adulthood
Our Schools Address the Needs of Individual Students
Our Schools Are Community Schools
Our Schools Are Committed to Success



Facility Plans – Past Work

- Began in 2002 with comprehensive Feasibility Facility Report
- Community and Committees Involved
- Established Long-Term understanding for Community & School Boards
- Protect Facility Assets with Fiscal Responsibility
- Maximize opportunities when presented for major initiatives; New High School in 2009 and Remodel New Middle School
- Refinanced new HS bonds to a lower interest rate with the same terms to prepare for future building needs with no additional tax rate impact



Major Needs & Rationale

New Elementary for Ridge View ES (Built 1955)

- Improve student learning environment
- Manage district enrollments and capacities
- Continue long-term Facility Asset Planning

New Swimming Pool for Hobart High School

- Location of new pool at HHS for increased safety for traveling students – all athletics/fitness on one campus!
- Correct the inequity previously done by State when they eliminated the pool from the new HS building project before they would approve construction
- Community asset and public use



Facility Review: Ridge View Elementary

Building Maintenance Needs:

Exterior Stairs and Railing Replacement

Nurse Station Inadequate

Kitchen Upgrades

Exterior Door Replacement

Roof Replacement

Brick Replacement at Gym

Boiler and Pump Replacement

Upgrade Sewage Ejector System

Electrical System Inadequate

Building ADA Compliance Needs:

Build Four Classrooms at Main Level to Overcome ADA Non-Compliance at Lower Level (3 classrooms on the lower level and no access but stairs)

Build Gym Addition to Separate the Cafeteria From the Gym

Ensure all District Students Receive Equal Facilities

Building Capacity:

Students who eat breakfast cannot all fit in the cafeteria and have to wait for available seat

Inclement weather – there is no place to hold students on arrival due to breakfast program

Shuttle extra students to Joan Martin and Liberty when student capacity is reached

Students and Families cannot fit in the cafeteria/gym for one event

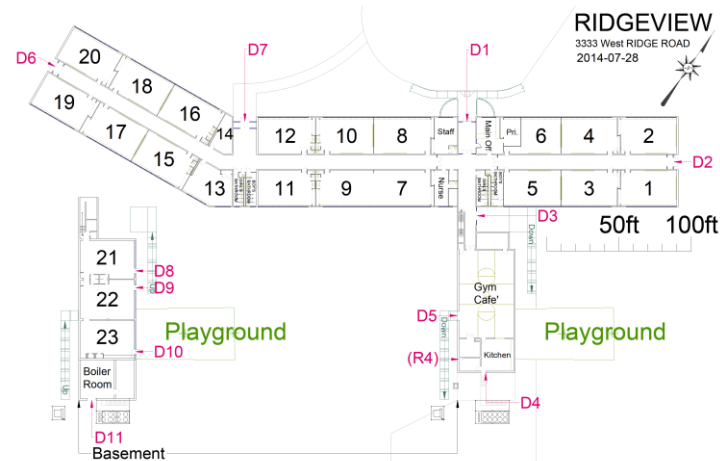
Blow circuit breakers often



Financial Investment Analysis and Value of and to Existing Building

Ridge View Elementary

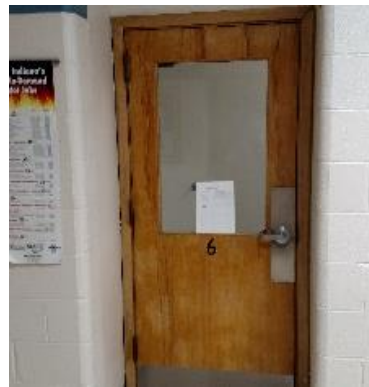
- **What could we do?**
 - Limitations for additions
 - Site Restrictions with Boundary Lines
 - Elevations issues with 20ft difference between lower and upper floors
- **What would Ridge View gain?**
 - 1 extra classroom by making building ADA compliant
 - Separate gym and cafeteria
- **Are the costs of repairs and additions worth the value of the existing building?**
 - Costs and additions are approximately 3.5 to 4 times the value of the building



Current Conditions at RV



Typical Restroom
-Non ADA



Typical Classroom Entry
-Non ADA
-Wireglass
-Original construction (1955)



Classroom
-Minimal storage
-Size meets minimal standard
-Chalkboards
-Fluorescent Lighting



Cafeteria and Gym share spaces



Access to Classrooms
-Non ADA



Access to Lower Level Classrooms
-Non ADA



Instructional Need Changes



Spaces to Support Learning



Need for New HS Pool

High School Related

- IHSAA Swimming and Diving
- Large Invitational Meets
- PE Instruction
- Health/Life Fitness
- Alternative Practices for all athletics (Recovery Days)
- Athletic Training, Physical Therapy and Rehabilitation
- Life Guarding and Water Safety Certification
- Lifetime Recreation class
- Cross curricular activities; Math, Science, Health programs
- Career Day

Community Related

- Health/ Life Fitness Programming
- Senior Citizen Open Swim
- Learn to swim for community youth
- Swim Club(s)
- Master Swim Program
- Water Recreation activities for Parks programs including Scuba, Sail and related
- USA/ Indiana swimming meets
- Large Regional events for economic development



Community Aquatic Learning/Fitness Environments



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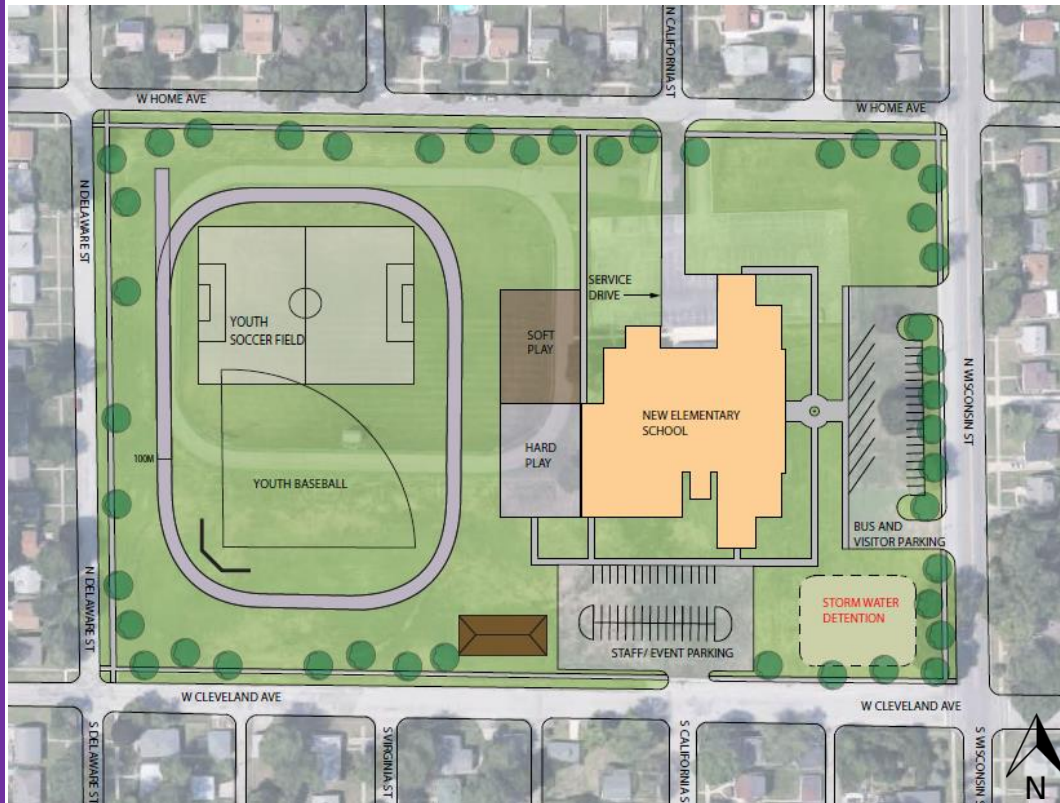


V. Overview of Project to Meet the Educational Needs



New Elementary Centered in Community for Population Density

Site Diagram of SCOH's Mundell Area



Considerations

- ❑ There are approximately 310 students at Ridge View
- ❑ There are approximately 180 Mundell area students attending Joan Martin that are bussed
- ❑ Community assets with park settings
- ❑ Right size play areas
- ❑ Safe and efficient travel patterns



New Elementary

Area	SF
Main Office/ Student Support	2,070
20 Typical Classrooms (900SF)	18,000
4 – Special Use Classrooms (900SF)	3,600
Cafeteria Multi-Use Space	4,000
Gym	5,040
Gym Storage	290
Raised Stage	860
Resource Room	1,240
Professionals Library	550
Media Center	2,400
Music/ Multi-Use	1,200
Art Room	1,200
Kitchen	2,000
Large Group Instruction	1,120
Restrooms	2,600
Custodial Storage	380
Mechanical/ Electrical/ Storage	4,280
Circulation, Walls Structure	6,310
Circulation Space	12,320
Total Program SF	69,500

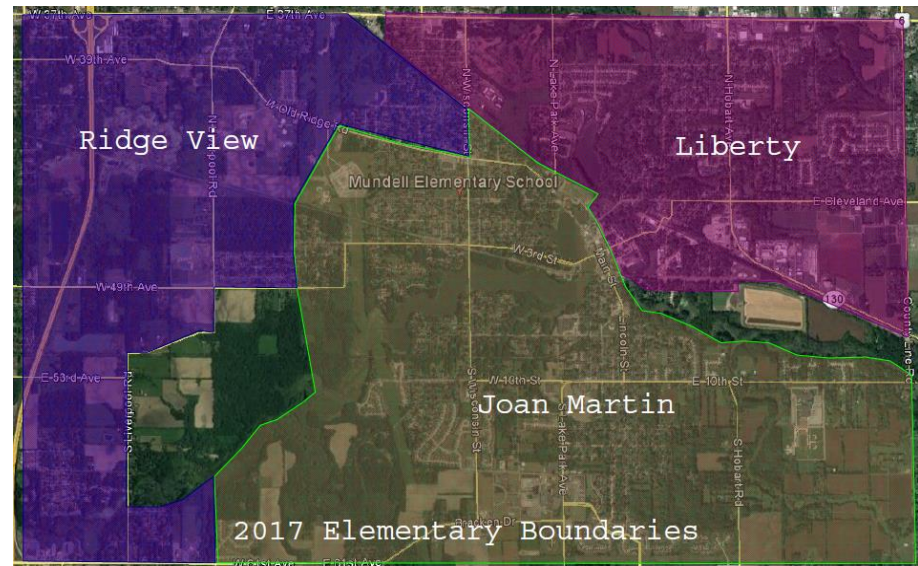
Considerations

- Robust Technology
- Right size rooms
- Modern HVAC
- Lighting
- ADA Accessibility
- Separate Cafeteria and Gym Spaces
- Provide for student population needs and potential future growth in city



New Elementary Provides Other Solutions

- **New 69,500 SF/ 550 Student Elementary School**
- **Accommodates Student and Staff Needs from Ridge View Elementary**
- **Reduction of transportation services needed by 2-3 busses**
 - **Currently only 22 walkers at Ridge View**
 - **Mundell neighborhood within walking distance**
- **Accommodates Approximately 180 Students from Joan Martin – Mundell neighborhood back to Mundell site**
- **Could absorb future building of homes and additional areas of growth in the city**

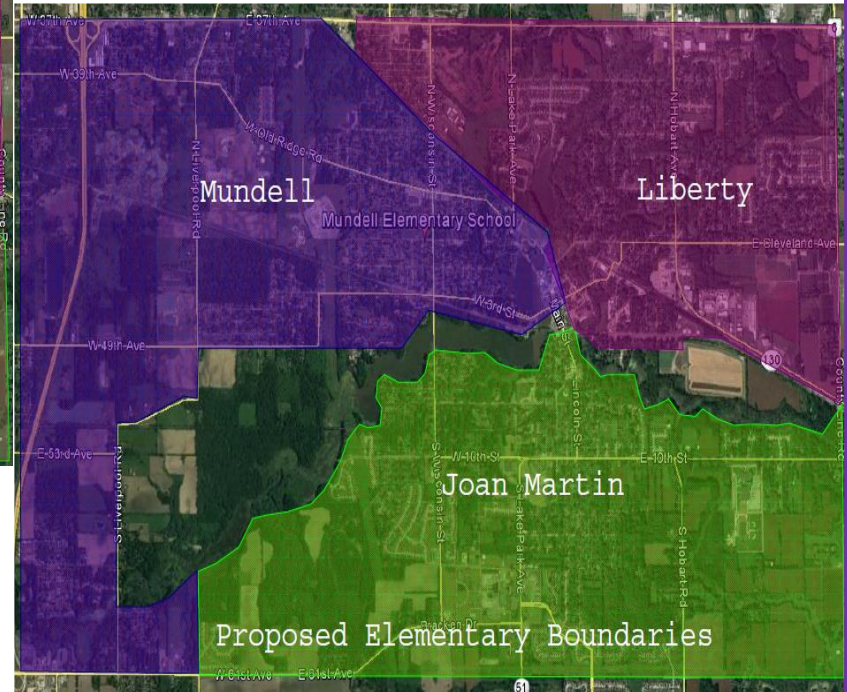
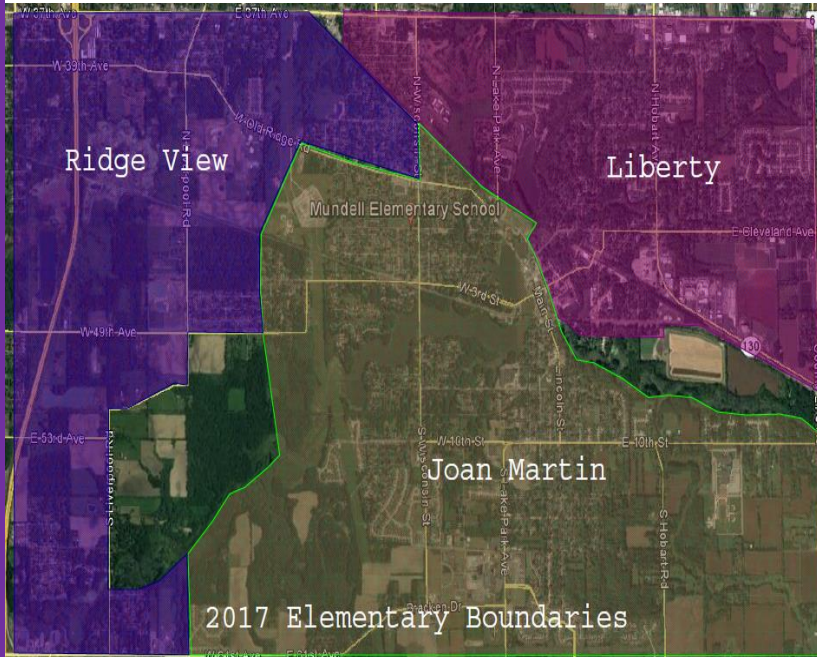


- ❑ **Joan Martin Elementary**
 - **Core Lunch Facilities Inadequate for Building's Population (at original design the café size was cut due to budget)**
- ❑ **Kitchen/Serving/Dining**
 - **60% Student Lunch Participation Due to Congestion**
 - **Approximately 180 Students bussed from Mundell Area to Martin**
 - **District Goal to Allow Students More Time to Eat**



District Boundaries

Before

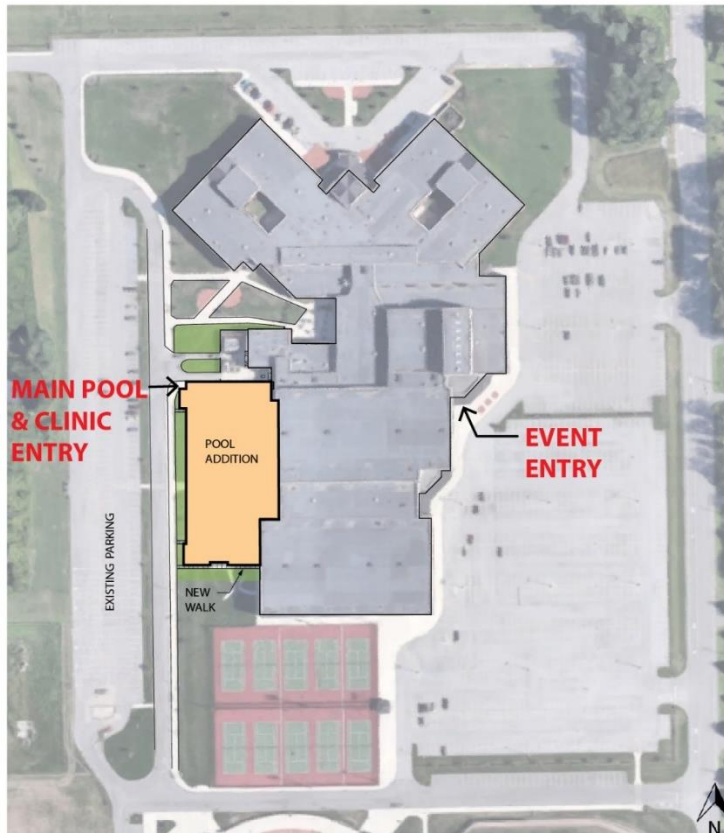


After



Hobart HS New Swimming Pool

Pool Location Diagram



Hobart HS Site

Considerations

- ❑ Build a pool as intended in the original New HS Project before the state eliminated it (the building has the rough-ins ready to go from the original construction)
- ❑ Correct the elimination of lockers when the pool was removed from the new HS construction project
- ❑ Provide safety by eliminating constant travel to Middle School for High School Students
- ❑ Swimming is a life skill for wellness needed by ALL students beyond MS level instruction
- ❑ Practicing in a pool after game days for all athletes provides recovery and conditioning
- ❑ Providing a pool at the HS adds physical therapy and rehabilitation for student athletes by athletic trainer
- ❑ Community hub for activity



Facility Review – Additional Facility Needs in Other Buildings

High School

- Asphalt Resurface East Lot
- Field Turf Replacement (use old turf on practice fields)
- Track Resurfacing
- Tennis Court Resurfacing
- Baseball & Softball Field lighting

Middle School

- Parapet & Tuckpointing at Auditorium
- Boiler Replacement
- Gym Fan Unit Replacement
- Pool Equipment and Dehumidification Units
- Auditorium HVAC Replacement
- Auditorium Seating Replacement

Boiler Replacement

- Joan Martin
- Liberty Elementary
- George Earle Early Learning Center

Roofing Replacement

- Ridge View (partial for usable spaces)

District-Wide Technology Plan



Capital Facility Projects Review – Summary Costs

- New Elementary School
- Pool Addition at High School
- Additional Facility Needs in Other Buildings
- Total Facility Needs (Hard and Soft Cost)
\$ 40.0 Million Capital Project Costs
- *Total Bond Issuance \$41.2 Million***
(Includes Finance Costs)





VI. Overview of Project Schedule and Project Costs



VI. Overview of Project Schedule

Timeframe	Milestone
June 5, 2017	Project Hearing
November 7, 2017	Referendum
November 2017	School Board Meeting – Approval to Proceed
December thru Spring 2018	School Board Design Reviews
Spring 2018	Bid Phase for Projects
Summer 2018	Under Construction
August 2019	Open new High School Pool
August 2020	Open New Elementary



Project Costs

□ Total Facility Needs (Hard and Soft Cost)

\$40.0 Million Capital Project Costs

□ ****Total Bond Issuance \$41.2 Million***

(Includes Finance Costs)





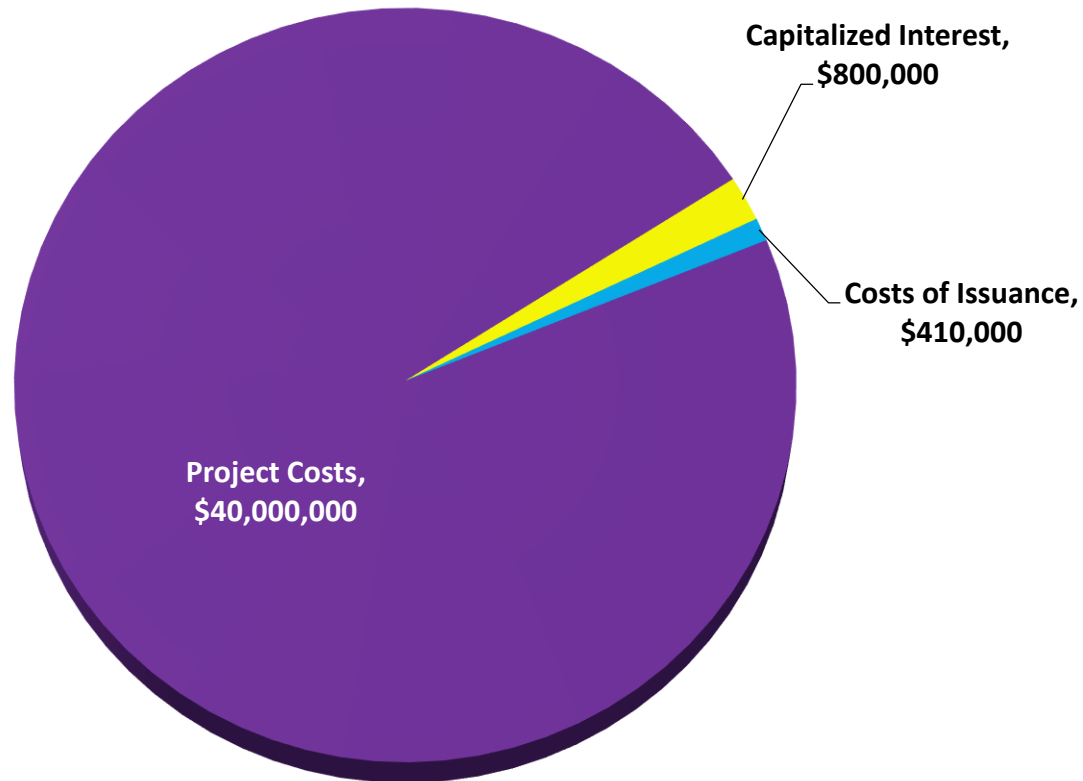
VII. Financial Impact of Project



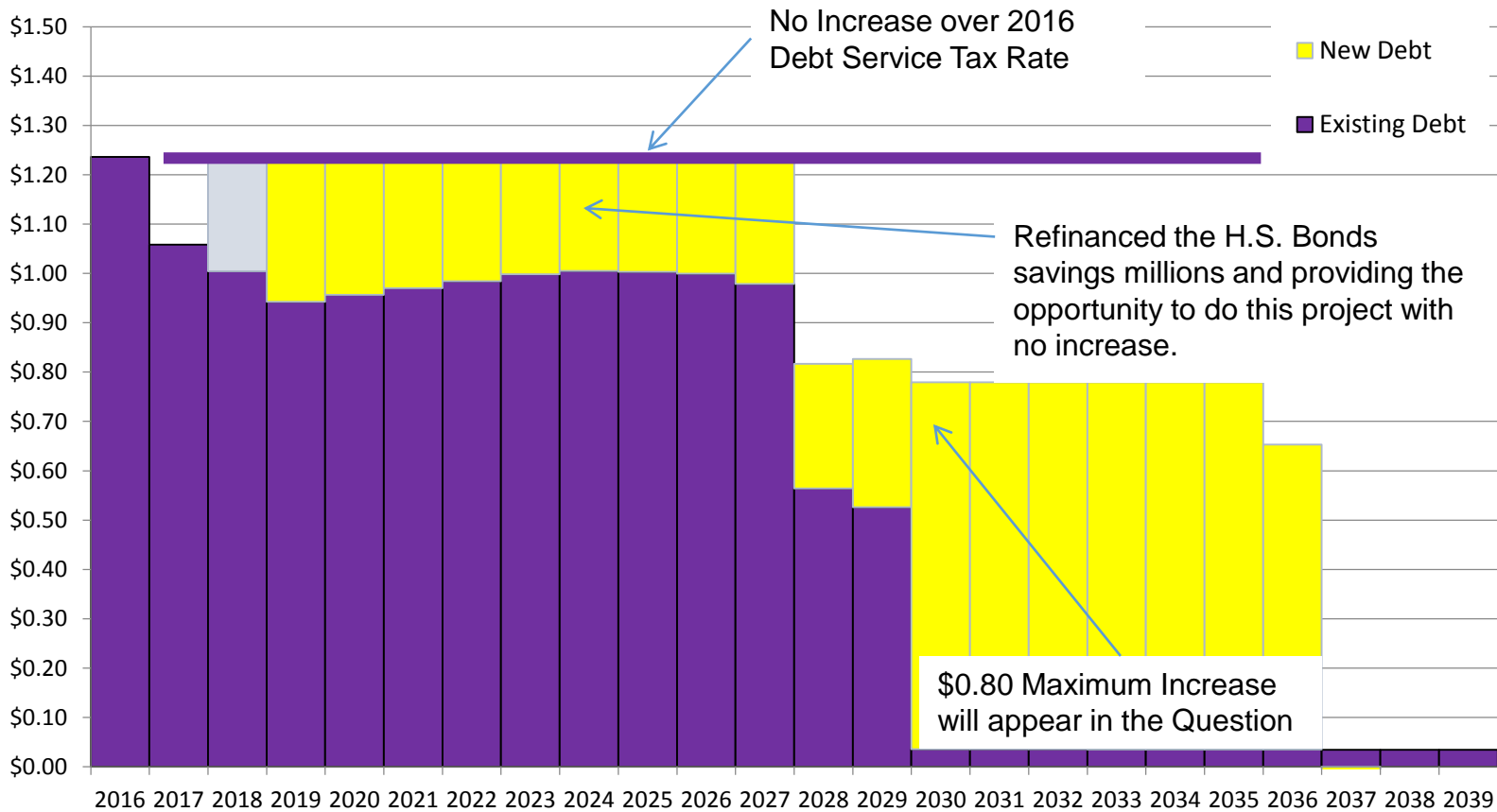
How to Pay for These Facility Assets?

EST. \$41,210,000 BOND ISSUE - NOVEMBER 2017 REFERENDUM

Estimated Budget – Bond Issue



EST. \$41,210,000 BOND ISSUE – NOVEMBER 2017 REFERENDUM

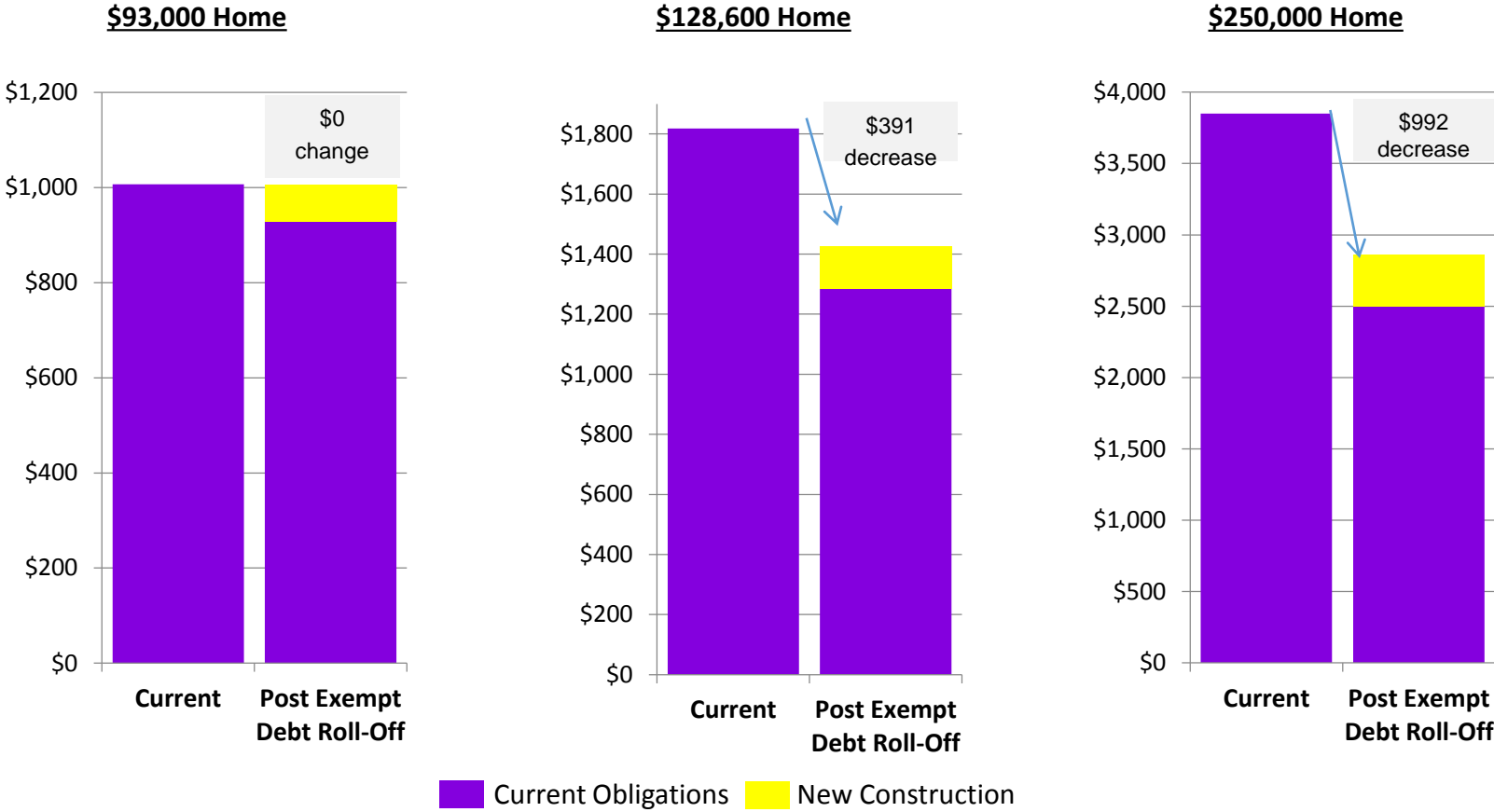


* Assumes no AV growth, market interest rates plus 1% and 19.5 year tailored repayment. TIF AV is included for the calculation of referendum debt rate, but is not included for the existing debt.



EST. \$41,210,000 BOND ISSUE – NOVEMBER 2017 REFERENDUM

Estimated Tax Bill Change Due To Exempt Debt Roll-Off



** Assumes only the impact of the School City of Hobart's exempt debt rolling to non-exempt and a maximum borrowing with no rate increase over the 2016 Debt Service Rate (utilizing the savings from the 2016 bond refunding).*



The Question on the ballot for November 7, 2017 Referendum

PROJECT REFERENDUM

- Shall the School City of Hobart issue bonds or enter into a lease to finance the 2018 Safety, Efficiency, Technology, Renovation and Construction Project which consists of restoration, repair and renovation of Hobart High School, Hobart Middle School, Liberty Elementary School, The Early Learning Center at George Earle Elementary, Ridge View Elementary School and Joan Martin Elementary School and the construction of a new elementary school and a pool at Hobart High School, and which is estimated to cost not more than \$41,210,000 and is estimated to increase the property tax rate for debt service by a maximum of \$0.80 per \$100 of assessed valuation?





VIII. Closing Remarks



Your Support

- Continue Commitment to Children of Hobart**
- Fiscally Responsible Protection of Assets**
- Long-term Planning; New Elementary will be 50 year School**
- Provide the High School a Swimming Pool [long since deserved when removed by the state from original new HS project]**
- Take Advantage of current financial opportunity to address other important District-wide Facility Needs**



A Fall 2017 Capital Referendum

- SCOH could do a Capital Referendum for a new elementary school and pool – no tax rate impact Fall 2017**
- Advantages of doing these projects in the Fall of 2017**
 - **No tax rate increase in 2017**
 - **Low interest rates for construction**
 - **Avoid future construction cost inflation**
 - **Generational impact on the community**





IX. Hearing Opened for Public Comment





**X. Board Consideration
of Project Resolution**

**XI. Board Consideration
of Resolution
Approving
Amendment to the
Lease**





XII. Adjournment





THANK YOU !

We appreciate your commitment
in providing Hobart students an
enriching environment for enhanced
learning, opportunity, and
achievement.

We touch the future!
We have impact!



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