



SUNMAN-DEARBORN
COMMUNITY SCHOOLS

Building Project Parent Information Presentation

August 5-6, 2019



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Background Information

- School Corporation has Four (4) Major Funds:
 - Education - Mostly Instructional Expenses
 - \$24,212,150
 - Operations - Transportation, Operations, Utilities, Maintenance
 - \$10,464,500
 - Debt Service - Bonds, Building Projects
 - \$6,912,584
 - Pension Bond - Debt Incurred to Fund Teacher Retirement
 - \$1,073,849



Background Information

- Operations Fund
 - Salaries - Custodial, Maintenance, Central Office
 - 21.5%
 - Benefits - Health Insurance, Workman's Comp, Social Security
 - 9.2%
 - Contracted Transportation
 - 27.2%
 - Utilities
 - 12.3%
 - Repairs/Upgrades
 - 10.6%
 - \$1,000,000



Background Information

- Repairs/Upgrades
 - 10.6%, or around \$1,000,000
 - Break/Fix
 - Emergency Allocations
 - Unexpected Items
 - Remaining amount = \$600,000
 - Very difficult to replace and upkeep five (5) school buildings.
 - Examples - We replaced the HVAC control system at East Central High School in 2018 at a cost of over \$400,000. This one project nearly consumed all of the budget for repairs.
 - A new roof at North Dearborn Elementary School will cost in excess of \$2,000,000.



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Feasibility Study Timeline

- Board advertised Request for Proposal (RFP) in August 2018
- Board hired Lancer + Beebe to conduct Feasibility Study in September 2018
- Lancer + Beebe met with teachers, maintenance staff, custodians, administrators, board members, and parents for input
- Lancer + Beebe, along with engineers, walked the buildings and roofs to review conditions
- At the June, 2019, board meeting, Lancer + Beebe presented preliminary findings.



IIB. Facility Assessment Summary

		High School	Middle School	Sunman Elem	North Dearborn Elem	Bright Elem
SITE CHARACTERISTICS						
1	Visibility / Site Access / Signage	59	55	80	59	80
2	Parking	65	50	70	65	75
3	ADA Compliance	85	75	85	85	85
4	Bus/Parent Drop-Off	70	50	75	69	80
5	Site Lighting	70	80	80	80	80
6	Paving / Sidewalks	69	75	75	70	75
7	Storm Water Drainage	69	69	73	72	65
8	Landscaping and Plazas	85	85	85	85	85
9	Delivery / Maintenance Access	70	55	70	75	90
10	Possibility of expansion	75	65	90	90	69
11	Playground/Playfield facilities	70	75	70	70	75
BUILDING EXTERIOR						
1	Masonry / Cladding	65	59	59	75	69
2	Exterior Doors	75	69	59	75	80
3	Windows / Window Sills	65	59	65	85	69
4	Roofing	59	59	59	59	59
5	Fascia (Roof Edging)	80	65	75	69	69

Assessment Scoring Guide	0-59, FAILING	60-69, Poor	70-79, Below Average	80-89, Average	90-100, Good
Description	Failing condition, performance, and/or efficiency. Critical issues require immediate attention. Life safety/health/welfare.	Poor condition, performance, and/or efficiency. Energy efficiency, property maintenance/stewardship.	Below average condition. Requires heightened monitoring for worsening condition. Long-term management issues.	Average condition. Monitor for typical maintenance and possible issues.	Good condition. No improvement necessary. Routing maintenance and monitoring only.
Replacement / Improvement Schedule	Immediate	1-3 Years	3-5 Years	5-10 Years	Over 10 Years



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Feasibility Study - Prioritized Items

- At the July 2019 board meeting, Lancer + Beebe, placed all items into four (4) categories:
 - Top Priority
 - Recommended (as budget allows)
 - Future Building Project (2025)
 - Removed Items



Top Priority - Safe, Warm, and Dry

- Safe

- Secure Vestibule, Access Control - All Buildings
- PA System Replacement - All Buildings
- Traffic Pattern/Site Circulation - ECHS, S-DMS, and NDES
- Fire Alarm System - ECHS, S-DMS, BES, and SES
- Pool Renovation - ECHS

- Warm

- HVAC System - End of Life - S-DMS, and BES

- Dry

- New Roofs - All Buildings
- Exterior Envelope - All Buildings



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SUNMAN-DEARBORN COMMUNITY SCHOOLS FACILITY ASSESSMENT		HIGH SCHOOL	MIDDLE SCHOOL	SUNMAN ES	DEARBORN ES	BRIGHT ES	MEDIAN LIFE EXPECTANCY OF EQUIPMENT
		YEARS IN SERVICE	YEARS IN SERVICE	YEARS IN SERVICE	YEARS IN SERVICE	YEARS IN SERVICE	
MECHANICAL/PLUMBING SYSTEMS AND EFFICIENCY							
1	Controls	25 / 14	8	18	18	26 / 8	15
2	Chillers	-	8	5	18	8	20
3	Pumps	14	33 / 8	18	18	26	20
4	Valve/Damper Actuators	14	33	18	18	26	15
5	Unit Vents, Fan Powered Boxes, and Fan Coils	14	33	18	18	26	20
6	Air Handling Units	-	33	18	18	26	20-25
7	Roof Exhausters	14	33	18	18	26	20
8	VAV Terminals	14	-	18	18	26	20
9	Package Rooftop Units	14	-	18	-	7	15
10	Boilers	14	33 / 8	18	18	26	25
11	Plumbing Distribution and Infrastructure	25 / 15	33	18	18	26	40
12	Plumbing Fixtures and Trim	25 / 15	33	18	18	26	20
13	Plumbing Flush Valves	25 / 15	33 / 9	9	18 / 9	26 / 9	20
13	Plumbing Equipment (HW Recirc Pumps/TMV Valves)	25 / 15	33	18 / 9	3 / 10	26 / 3	15
14	Domestic Water Heater (Natural Gas)	6 / 15	9	9	3	3	15
15	Fire Suppression/Sprinklers	25 / 15	NA	9	18 / 10	26	35
ELECTRICAL SYSTEM AND EFFICIENCY							
1	Electrical Equipment	25/15	33	18	18	26	25+
2	Light Fixtures	25/15	20+	18	18	26	20
3	Communications/Telephone System	10+	10+	18	18	26	10
4	Security Cameras/Building Access	10+	10+	10+	10+	10+	10
5	Data/Internet	10+	10+	10+	10+	10+	10



Recommended

- Enhanced/Improved Learning Environments
 - New Finished (Carpet, Paint, etc.)
 - STEM (Science, Technology, Engineering, and Math) Upgrades
 - Media Center Upgrades
 - Special Education Upgrades
 - Administration Upgrades
 - LED Lighting Conversion
 - New Pool at East Central High School
 - Existing Pool Re-purposed to Address Other Activity Space Needs
 - High School Winter Percussion, Winter Guard
 - Middle School Physical Education
 - Dedicated Maintenance/Bus Garage/Storage Facility

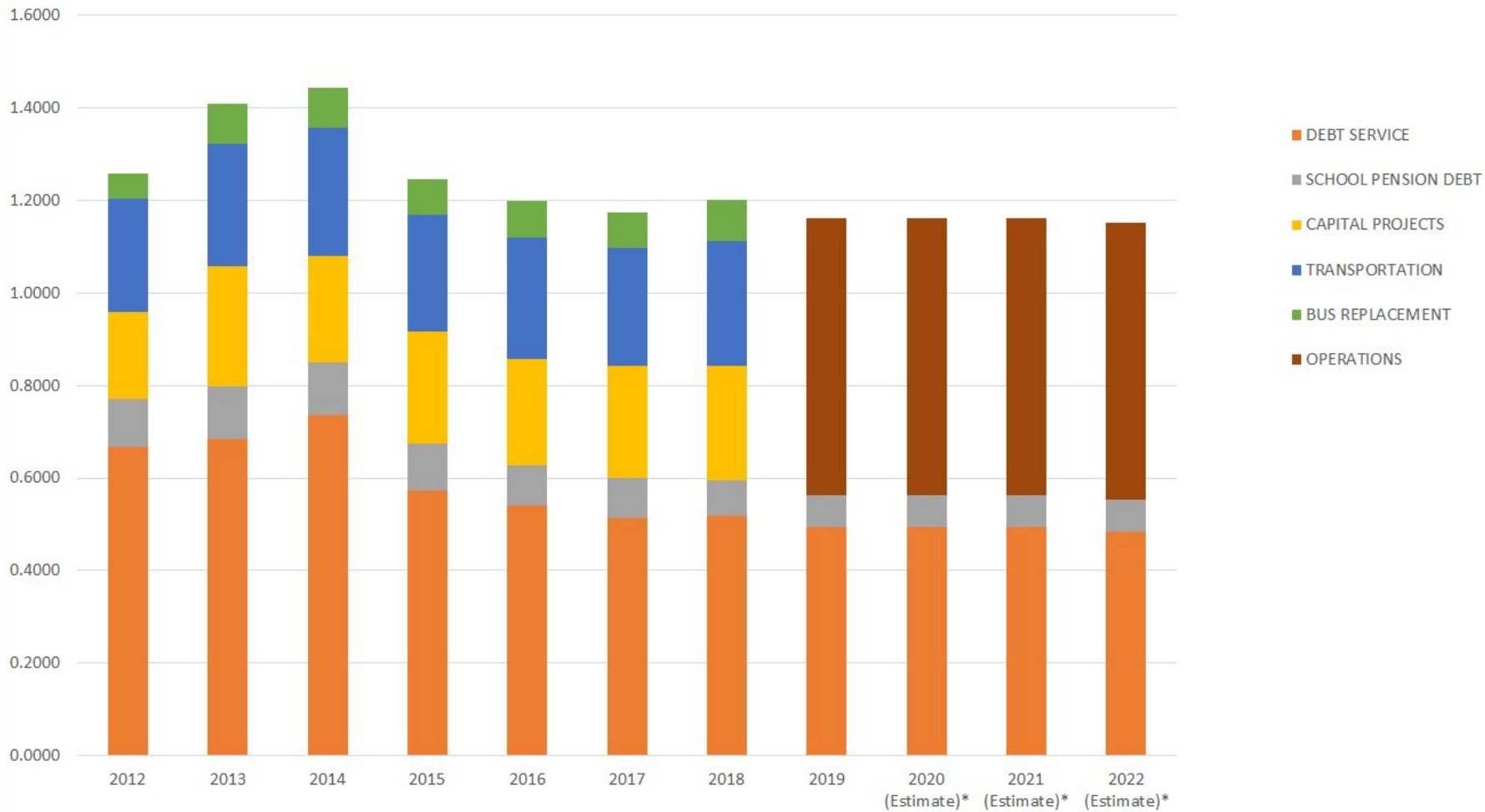


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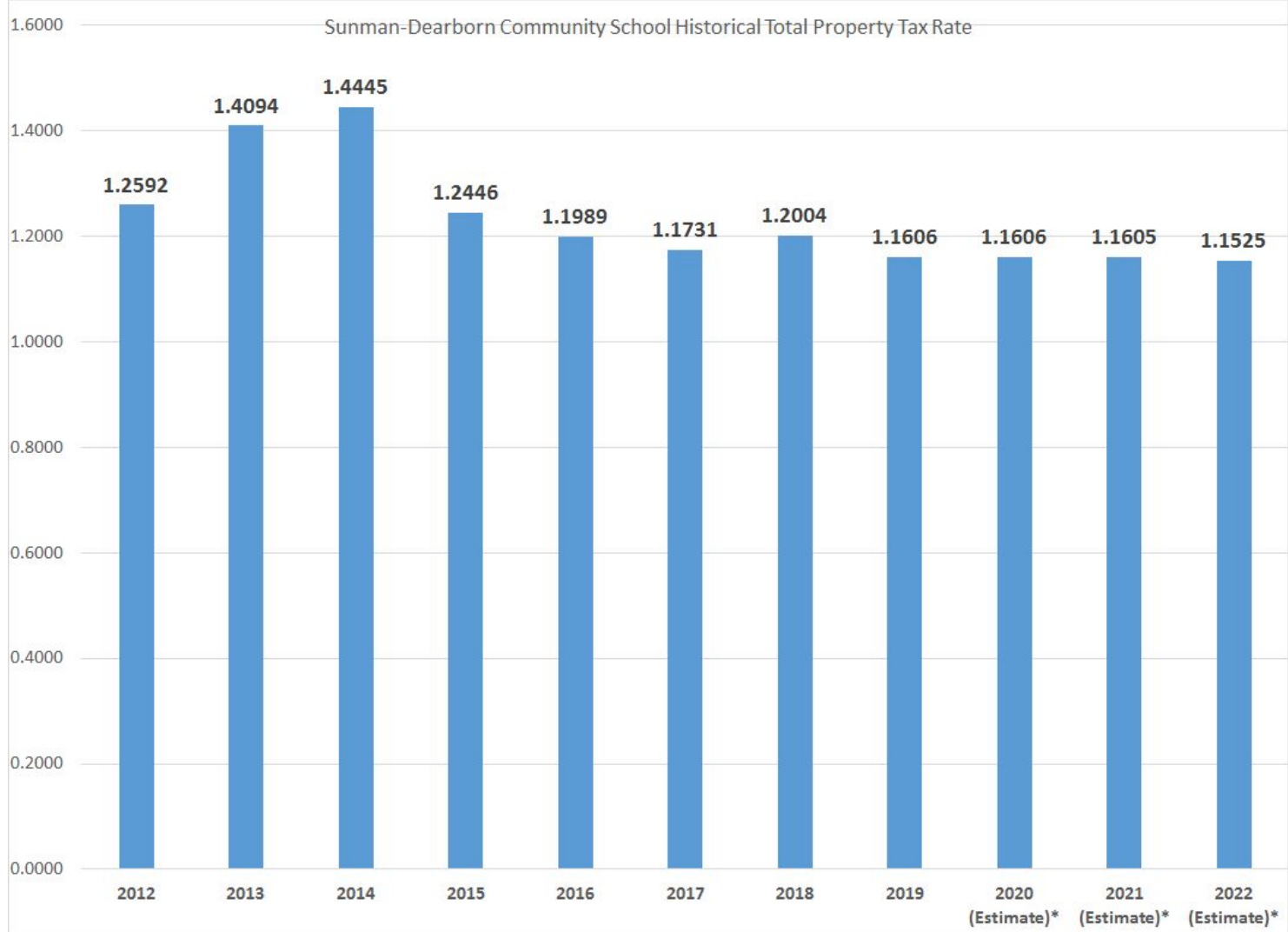
Financing

Sunman-Dearborn Historical Property Tax Rates - All Funds

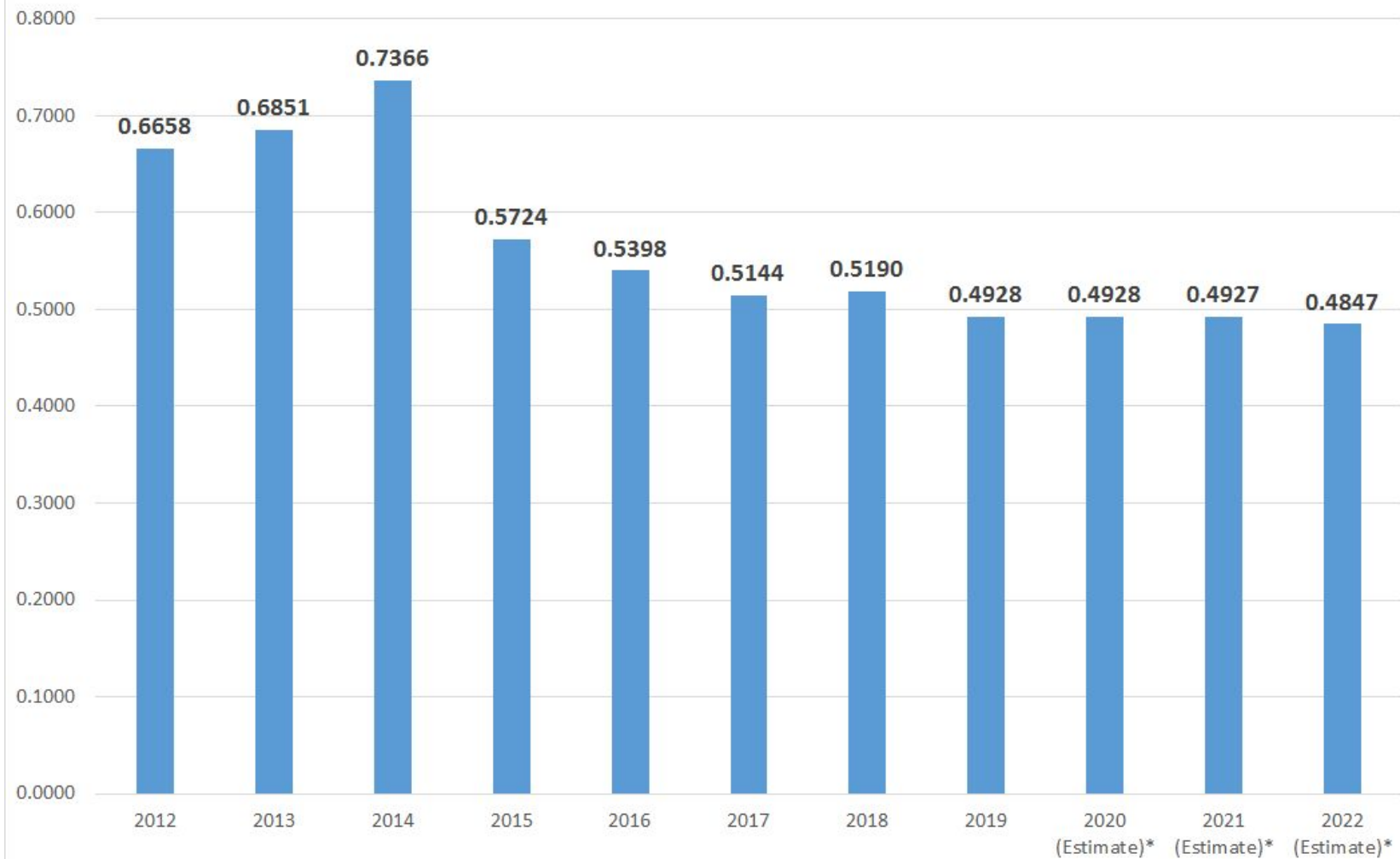
Sunman-Dearborn Community Schools Historical Property Tax Rate - All Funds



Sunman-Dearborn Community School Historical Total Property Tax Rate



Sunman-Dearborn Community School Historical Tax Rate - Debt Service



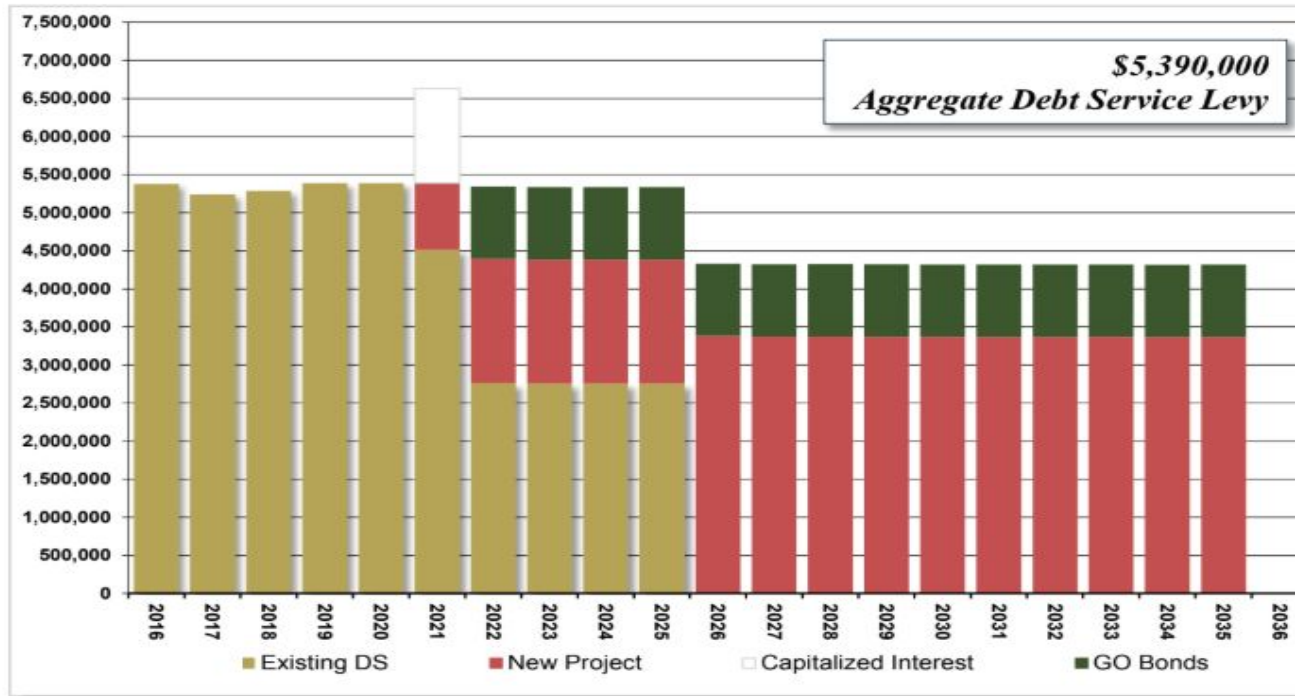


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Financing

Payment Structure

Estimated Debt Service Levy for \$48,000,000 Project



Notes:

- (1) Issue Bonds in Spring 2020.
- (2) Debt Service Fund Levy includes Miscellaneous Revenue (taxes plus FIT/PCA, License Excise Taxes, CVET).
- (3) \$1,658,500 Capitalized Interest to control the Debt Service Fund Rate Impact in 2021.



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Financing

Your Property Tax Bill



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Property Example - \$156,600 Assessed Value

Taxing Authority	Rate	Amount
School	1.2004	\$891.90
Corporation	NA	NA
County	.5056	\$375.66
Library	.0830	\$61.67
Solid Waste	.0353	\$26.23
Township	.0452	\$33.58
Total	1.8695	\$1,389.04



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Timeline

- Public Hearings
 - August 8 and August 15, 2019
- Design
 - September, 2019 - November, 2019
- Construction Documents
 - February, 2020 - March, 2020
- Bidding
 - April, 2020
- Construction
 - June, 2020 - June 2023



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Questions

For more information go to
<http://bit.ly/2019feas> (case sensitive)