

**VCSC Question and Answer
Elementary Schools
REVISED 4/27/15**

List of Specific Questions

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*Indicates questions added after Thursday, April 2, 2015 meeting at Franklin

**Indicates questions added after Monday, April 6, 2015 meeting at Tecumseh

***Indicates questions added after Tuesday, April 7, 2015 meeting at Clark Middle School

****Indicates questions added after Thursday, April 9, 2015 meeting at Vigo

*****Indicates questions added after Tuesday, April 14, 2015 meeting at Riley

BOLD indicates that it is a clarification or additional information to an original question
(the original content will not be deleted, altered and or changed as it pertains to the Q and A)

1-Question (Q) = Why is now finally the time to begin the discussions pertaining to the Vincennes Community School Corporation’s (VCSC) Elementary Buildings?

1-Answer (A) = In large part the needs of the buildings, i.e. roofs, boilers, accessibility, security, etc. However, the VCSC is also in a unique situation as we are to pay off the high school this coming December. Roofs, boilers, etc. are addressed further in an additional Q and A.

2-Q = If we are scheduled to pay off the high school, why would we not simply return the dollars to the taxpayers and do nothing with our elementary schools?

2-A = Once the VCSC loses our debt rate, we are likely done for. This means that other taxing entities will claim portions of our tax rate, in addition to if there were to be a significant drop in the tax rate, the VCSC likely would never be able to go out and recoup the present or existing tax rate.

3-Q = How much did it cost to build the high school? When did the VCSC first occupy the building?

3-A = \$25,955,000 (1996 First Mortgage Refunding Bonds); Fall of 1998, with the first graduating class of 1989.

4-Q = One would have thought, with 1996 Bonds that the high school should well be paid off. Why is this not the case?

4-A = The VCSC had to refinance the high school four times (1992, 1996, 2002, and 2010). This was done for many different purposes, including to help with cash flow in the debt service fund. Interest rates changing over time also had a significant impact. **Additionally and with the 1996 bonds the VCSC actually extended the terms of the lease out as they needed more dollars for other projects. This included computers for buildings and Inman renovations at the time.**

5-Q = How much did it cost to build the middle school?

5-A = \$27,085,000

6-Q = When is the middle school scheduled to be paid off?

6-A = The VCSC has two different First Mortgage Bonds on the middle school. As a result of this, the final payment is due on the largest bulk (\$17,085,000) in December of 2023. The remaining \$10,000,000 will be paid off in December of 2028.

7-Q = What is the property tax levy?

7-A = The property tax levy is the product of a specific tax rate and the assessed value. The levy is the amount of property tax revenue for a given fund.

8-Q = What is the property tax rate?

8-A = The property tax rate is a statement in dollars and cents, expressed per \$100 of assessed value that will yield a specific amount of money in property taxes.

9-Q = What is Assessed Valuation or AV?

9-A = AV is the total value assigned to all real property and improvements plus personal property subject to taxation. Locally elected assessors determine the property values with appraisal guides prescribed by the Department of Local Government and Finance.

10-Q = What has been the recent tax rate for the VCSC?

10-A = 2015: 0.6738; 2014: 0.6559; 2013: 0.7812; 2012: 0.7336; 2011: 1.1503; 2010: 0.7430

11-Q = Does the circuit breaker (tax caps) have any impact? What is the circuit breaker?
Different Funds?

11-A = Yes, but it has an overall impact upon the VCSC and the many other taxing entities. The definition for the circuit breaker is to ensure that classes of taxpayers do not pay more than a fixed percentage of their property's assessed value in property taxes. Taxpayers are entitled to a tax credit on the amount of tax over the following percentages of gross assessed value for tax payable: Homestead (1%); Other Residential, Rental, and Agriculture Land (2%) and the Long Term Property, Non-Residential Property, and Personal Property (3%). The law enacted in 2008 changed the funding for all taxing entities. The circuit breaker is also often referred to as the tax caps. In addition to

The tax cap or circuit breaker is a constitutional amendment in Indiana. This created a wholesale change in that schools no longer had a "monopoly" on the property taxes collected for their many different funds. This includes: debt service (where we pay our debt on leases, bonds, etc.); transportation (fund where we pay for busing); bus replacement (purchase of school buses); capital projects fund or CPF (fund where we may for the upkeep and maintenance on our facilities) and retirement severance/pension debt (one time retired contractual pension bonds). The general fund was also included in the previous collection of property taxes. However, with the change in 2008 with the tax caps or circuit breaker, the state of Indiana picked up the general fund. Prior to the Indiana picking up the general fund and separating off the other funds as we now compete with the other taxing entities. The VCSC does not receipt in all of the dollars needed to operate or the 100% threshold. For example, the General Fund does not receive 100% of the dollars needed for Kindergarten. Kindergarten students in the State of Indiana are counted as half. In terms of what is now defined as the property tax driven funds, the tax caps have shorted the VCSC along with the many other taxing entities. Stated specifically, here is a history of the property tax collections for the VCSC: 2014: 0.852831%; 2013: 0.814719%; 2012: 0.837031%; 2011: 0.745572%; 2010: 0.815524%; 2009: 0.90757%; 2008: 1.034927%.

12-Q = With all of the different financial funds, why could monies not be used for other purposes and as a result we leave the elementary schools alone and perhaps address teacher salaries, etc.?

12-A = The DLGF (Department of Local Government and Finance) certifies all budgets for taxing entities in Indiana. The law is very clear as to what can be done with each aforementioned fund. Again, the funds include: General Fund (used to pay salaries, instructional costs for

classrooms, etc.) and this is supported through tax dollars and the State of Indiana makes a monthly payment to the VCSC based upon ADM (Average Daily Membership or student/pupil count) and other factors such as free and reduced lunch. Other funds: Debt Service (used to pay off debt or loans for which the VCSC has); Transportation (pays the cost for our buses to operate); School Bus Replacement (replacing school buses as needed); Retirement/Severance Pension Bonds (one time contractual pension retirement bonds); Capital Projects (upkeep and maintenance needs of the buildings. Each of these specific funds has only certain prescribed appropriations or monies that can be spent. For example, the VCSC cannot purchase a school bus from Transportation. The good thing in terms of debt service is that by statute or law, the DLGF is to receipt back enough monies to pay debt. This is the only fund for which they attempt to make whole.

13-Q = When was our elementary schools built and also when was the last time remodeling was completed?

13-A = Franklin Elementary was constructed in 1912 with renovations in 1955 and 1965. Vigo was constructed in 1906 with a renovation in 1966 and also as a result of an arson fire in 1978. Riley was constructed in 1961. Tecumseh-Harrison Elementary was constructed in 1906 with renovations in 1973 and 1998.

14-Q = What specific needs are presently there for each of the buildings?

14-A = Some of this will come from the assessment/feasibility study that will be awarded on Monday, April 20 at the Board meeting. However, we are well aware of glaring needs at the present as well. Tecumseh-Harrison and Franklin both have roofs that have long past their expiration and as a result leak. Estimated repairs to do the roofing work are at \$560,000. We also have boilers at Tecumseh-Harrison and Riley for which need to be replaced as simply as a "ballpark" estimate, each boiler runs a little over \$100,000. Windows, flooring, electrical (includes wiring), restrooms, accessibility (ADA) compliancy, air conditioning (goes along with the HVAC), etc. are also needs and these are needs for each one of the buildings.

15-Q = What is an assessment/feasibility study?

15-A = An assessment/feasibility study looks at each one of our elementary buildings and offers solutions based upon the needs of the buildings. An RFP, (Request for Proposals) was due back to the superintendent on Friday, March 13, 2015. A recommendation will be made to the full Board on Monday, April 20 as to the design team or architect that is commissioned to complete this assessment/feasibility study. From when this is awarded, the firm will have three months to complete this and return their findings to the superintendent and Board. A public work session will also be held so that the community can also be made aware.

16-Q = Lots of talk in the past about what is considered a “mega” or one large elementary school. Is this still the case?

16-A = While this is an option to be considered, it is likely now not an option that makes the most sense. Several things have changed since the VCSC considered this as a possible option nearly a decade ago. Having the ability to pay off the high school changes a lot. But also state law or statute comes into play and this is primarily with Senate Bill 135 or what is also known as the charter school bill legislation enacted on July 1, 2013 that forces a public school corporation to place all vacant properties on a state list for 24 months or two years. The VCSC cannot afford to maintain vacant properties, but also cannot afford to give up properties to those who want to operate a for profit business venture as a charter school. Especially considering that a for profit charter school would only need to provide to the VCSC \$1 for this transaction.

17-Q = Does the VCSC not own the ground on each side of the existing middle school/high school complex? If so, you would appear to have plenty of acreage for a large school.

17-A = No. The VCSC owns in large part only what you see on the present middle school/high school complex. The farm ground that can be seen or viewed is owned by the Diocese.

18-Q = If the Diocese owns the land, why would you not just purchase this from them?

18-A = Discussions have been had over many years and at one time the Diocese appeared willing to sell, but this was several years ago. With the cost of land and also understanding SB 135, it does not make sense for the VCSC to be buying ground.

19-Q = The VCSC has had a great deal of opportunity to bring positives to the community in the form of the former Washington Elementary School and also the downtown properties that most recently included the former Administration Building and Middle School. Even attempting to understand SB 135 and the 24 months or two years, why would the VCSC not simply attempt to hold on to the properties and work with local agencies, companies, etc. for which may have an interest in the buildings?

19-A = The VCSC has been very fortunate and was able to get out ahead of SB135 with the former vacant properties. In terms of this being fortunate, the VCSC sat on Washington, including putting it up for sale and initially it appeared as if we would have no takers. First Christian Church (FCC) came to the table as the VCSC had been asking for Pre-K programming in the community. They saw this as an opportunity to provide for a need. They remained the only buyer for some time and because a public entity cannot receive less than 90% of the appraisal, we had to re-advertise the building. This brought along another individual. In the end, the VCSC simply was fortunate to have FCC but it was a long process to make this happen. In terms of the downtown buildings, again, the VCSC simply became fortunate. A deal had been in the works with a Fort Wayne company for some time. However, they simply were sitting on the property or at least had it tied up making many feel as if things were going to happen at some point. In the end, they had no vested ownership and were out doing other projects and the end result is that the VCSC sought legal action so that we could get out of the agreement. This

transpired only because local developer and architect, Andy Myszak working with Flaherty and Collins out of Indianapolis came to the table and had an interest as they were looking for a project as they were just completing one in Mount Vernon, Indiana. Bottom line is that the VCSC was simply fortunate. This luck will likely will not continue.

20-Q = Bigger or "Mega" does not necessarily mean better in terms of schools, especially as related to elementary schools, is this correct?

20-A = There is no good answer as we all know that all children and students learn in different capacities. Some thrive in smaller settings and some thrive in larger schools where more opportunities can be provided to them. However, according to the last major study commissioned by the Department of Education in 1999/2000, Indiana averaged 426 students per school building as related to elementary schools. The national average at the time was 446.

21-Q = How many elementary students does the VCSC have and what is the present size and occupancy of each of the buildings?

21-A = The VCSC on average has just a little over 1,300 students enrolled in elementary school. Franklin is our largest at a little over 450, Vigo has nearly 370, Tecumseh-Harrison is at 310 and Riley is around 170. Franklin, Vigo and Riley are operating at near maximum capacity. There simply is no additional space in the building at Franklin as all parts are being utilized. Vigo and Riley are very close to this same dynamic. Tecumseh-Harrison has some additional space but it is not considered good space.

An additional aspect would pertain to class size and because we are large or heavy with the numbers of students in certain buildings, we have some classes or grade levels operating with above 30 to a classroom. For example, Franklin and 5th grade. Ideally with all grade levels and with the adequate space desired, we would operate with an average of 25 in our upper grades and lower 20's with the younger grades.

22-Q = If one large or "mega" elementary is not the answer, what is the possible answer, especially considering SB 135?

22-A = Could be to keep or maintain our present facilities or what is often referred to as the "neighborhood" schools. We are not "landlocked" on three of the four facilities (Franklin, Vigo and Tecumseh-Harrison) and this could provide to us the opportunities for expansion, rebuild, etc. Ample amounts of acreage sit in the three aforementioned areas.

23-Q = What about Riley, no mention was made of them in the preceding question?

23-A = The situation with Riley is that they are a "landlocked" school. This could potentially create issues for reconstruction and more so having enough room to do what is desired and it could also be unnecessary expense. Riley could be utilized for many different purposes and this includes the expansion of alternative education, special education programming, etc.

24-Q = If Riley were to be taken out of the equation, could the VCSC operate with three elementary schools?

24-A = The VCSC could feasibly go into three elementary school buildings and built for additional capacity, yet offering to all of our students and staff the same amenities. This includes having gymnasium and cafeteria space separate. In addition to having a library or media center that is not in a portable or having music class on a stage that is in a shared gymnasium/cafeteria. Further, having classrooms that limit noise and other distractions is a huge factor and one for which needs to be compensated for.

25-Q = If the VCSC were to go to three elementary schools, would we not look to lay off staff?

25-A = No. We still have the same number of students. However, if we find by going to three buildings and operating costs do begin to decline and the need is simply not there for present staffing, the VCSC would only look at reducing this based upon retirements and attrition.

26-Q = The historical aspect of Vincennes is important and would this be taken into account as it pertains our present facilities?

26-A = Absolutely and this also promotes keeping with the "neighborhood" schools. We all know the importance of the historical aspect of buildings in Vincennes and we would want to continue to honor this in some form as we move forward with anything as related to our elementary schools. This integrity needs to be honored.

27-Q = A few years ago, discussions centered upon a grade reconfiguration or grades K-2 and grades 3-5 in separate buildings. Is this something that is still being considered?

27-A = While we will not eliminate having no discussions or perhaps more so being considerate if this were to be an idea that is advanced forward, the idea of an elementary grade reconfiguration is not something that at the present is something for which we are supportive of. Reasons for this primarily center upon our parents and more so the inconvenience that this could create for parents having multiple students for which are in elementary schools, but also in separate buildings.

28-Q = If the VCSC were to consider grade reconfiguration, would this be any hindrance to transportation?

28-A = Yes, and this is one of the reasons as well that at least at the present, the VCSC is not placing a lot of emphasis on reconfiguration. As it stands now, the VCSC operates two different transportation "runs" with the same buses. A grade reconfiguration would only add to our transportation issues. As a point of reference, the VCSC pays out \$835,000 for contracted services alone as related to transportation. This does not include the many other routes that are run and these include the VCSC routes or which we run internally. Our total transportation budget is a little over \$1.3M and each year this fund continues to get shorted. With knowing that we are not going to receive all of the dollars that we ask for in the transportation fund, it does not make sense to be adding to transportation when at best we are attempting to break even each year with what we have presently.

29-Q = Can the VCSC unilaterally make the decisions on what direction for which they choose to go?

29-A = No and we would not want it any other way. With the VCSC being one of the largest taxing entities in Knox County and specifically to Vincennes, the community must be involved and this is our only desire. The first step is to help educate the community and the forums become a part of this. Both Mr. Parsley and the Board need a clear sense of direction to ascertain from the community of individuals will be supportive of this endeavor. Further, if we get to the point of new construction or rebuild/remodel, the community again needs to be a part of this process and more so what is actually desired in the school buildings. It truly will take the community being supportive and also understand that the VCSC stands for the Vincennes COMMUNITY School Corporation.

30-Q = The last time the VCSC had a project of this nature, it became problematic and more so those in support and those in opposition had a signature campaign. Will this happen again?

30-A = Could potentially happen as HEA 1001-2008 changed the way building projects are completed in Indiana for schools. Beginning July 1, 2008, voters in the local community determine whether or not to approve to approve school construction projects through the petition and remonstrance or referendum process.

31-Q = If this project does go to the voters in the form of a referendum, when would this likely take place?

31-A = November 2016

32-Q = In terms of a more specific time line, can the VCSC project this out?

32-A = Community forums/discussions take place the first two weeks in April of 2015. The feasibility study will be completed over the three months from when it will be awarded on Monday, April 20, 2015. In August of 2015, the feasibility/assessment will be presented to the Board along with presentations to the community. Based upon this, a clearer picture will be presented and a final decision in terms of commitment is going to be needed by both the school corporation and community. Depending upon the process of remonstrance or referendum, the VCSC could potentially be in a position to start construction/renovations by the summer of 2016. If the decision is needed to go to the voters we would simply have to wait until likely the summer of 2017 and this is provided that the community is supportive.

33-Q = What if the VCSC continues to move forward and the result is that the VCSC must run in a referendum election and loses?

33-A = This will be unfortunate but could become very real and the result will simply be that we will have to focus on remodeling by utilizing \$2M each year on each respective building and simply begin to address the needs building by building over the course of several years. Under Indiana law, \$2M can be utilized per building or per site as long as projects are independent of each other. This would be less than ideal, but does pose another option to the VCSC.

34-Q = Any idea at the present as to projecting out a possible price tag?

34-A = Yes. Looking at other locations and buildings that have been recently constructed including completing what we are likely looking at, you will be between \$35M and \$40M likely for the total project. Very general and crude estimates would likely be somewhere in the following realm per building: Franklin \$11-13M; Vigo \$10-12M; Riley \$6-7M; Tecumseh \$9-11M. However, understand that Riley would likely not take place if it is re-purposed. Some work would be needed in time, but it would not be to the estimated expense that is stated with this answer.

35-Q = If the VCSC is successful how can the remodel/rebuild of three elementary schools take place in terms of construction and what happens to the students while the construction takes place?

35-A = The decision regarding this would come at the hands of the final selection of a project development team. However, again, going back to not being landlocked, you would keep students in their present buildings and as new facilities or construction is completed, you can move them over or into new building space(s). You simply would leave students in their present setting until new construction is finished.

36-Q = Can all three elementary schools be completed at the same time?

36-A = It could happen, but likely would be very difficult as you could potentially awarding the project to three separate or different construction companies. This is not likely a direction for which one would want to go, in addition to sub-contractors would likely be shared. The end result is that simply based upon the needs at the present or at the time of each specific building is likely where you would start the project. Again, keep in mind the needs of roofs, boilers, etc.

37-Q = If this project were to come to fruition, would buildings be ADA compliant?

37-A = Yes. Presently three of our four elementary schools are not ADA compliant; however, they are "grand fathered" under Indiana construction law. Any new changes or remodel/reconstruction would take away this status and all buildings will have to be designed for compliancy in regard to being accessible. This is also one of the many factors that leads us to wanting to make changes and update our elementary schools.

38-Q = Understanding accessibility which becomes a security/safety issues sometimes, is there a need to address the school from a security/safety standpoint?

38-A = Absolutely. Changes/remodeling/rebuilding, etc. will not be made for which does not place the highest of all premiums on security and safety and this also includes morning drop off's and afternoon pickups. Everyone understands in Vincennes when to avoid our elementary schools and it is because of the drop off and pick up and this along with many other safety and security needs must be addressed.

39-Q = Going back to costs and tax levies/rates. Why would we not simply pay off what we have before taking on anything new?

39-A = Reference back to the different funds. One has to also look at it that the funding picture is much different today. The VCSC must compete against the City of Vincennes, Township Fire and the Library for dollars. These are the primary taxing entities for which we compete for these dollars. As we all know, there is only so many dollars to go around for each of the taxing entities and once the VCSC gets out having any debt, other taxing entities are likely to simply pick this up or replace it. All we are asking for is to simply hold our own and maintain the present tax levy.

40-Q = So much is made about Good Samaritan Hospital and Vincennes University and in large part controlling much of the property and this does not allow for the tax base to grow. Is the VCSC not attempting to do the same?

40-A = No. At the present or at least what and where we see the needs and also likely what makes the most sense is that we simply continue to keep our present footprint. We are not seeking present properties that are currently being taxed. We simply desire to keep what we have.

41-Q = Annexation has become a major focal point in Vincennes. Could this have an impact on the VCSC?

41-A = We simply do not know at the present. Because of this, we would not take one position over the other. The VCSC desires what the other taxing entities also desire and this simply is a financial impact study based upon each parcel that is to be considered for annexing. Until this can be completed, there is very little that the VCSC can state at the present with regard to annexation.

42-Q = Are upgrades needed with other facilities?

42-A = Yes and No. We are fortunate in that we have a relatively new school for our middle school students with little to no issues as it pertains to the building itself. As long as we maintain the overall upkeep and maintenance to the building, we should have little to no major needs for likely a minimum of another 10 years.

The high school is also in terms of speaking a relatively newer building compared to the elementary schools. The high school came to fruition in 1987, but opening in 1988 and in large part continues to look and operate in large part as a newer building. We are in the process of completing what will be by the time we finish this summer a \$4.5M renovation to the HVAC and also upgrade of the lighting to the building. This will be completed this coming summer or the Summer of 2015. We do have some additional needs as it pertains to this building and primarily this includes flooring and lockers. The possibilities exist that the VCSC may release a \$2M bond this summer to address these needs. Once we accomplish these items, all that we would in large part be left with in terms of long term needs and also costly needs would be the roof for LHS. The school has five different roofs on it and the first one comes out of warranty in 2020 with the last one coming off the warranty in 2025.

We also have some athletic needs and we will likely continue to address these. We are in the process of completing a major overhaul to Inman Field. A commitment was clearly made to continue to keep and maintain the integrity of Inman Field. But with this came a cost. Granted, discussions were had as to the possible relocation of Inman to the present middle school/high school complex on Hart Street Road. However, when costing items out, we could reinvent Inman and more so return Inman to the state that it was intended and should be looked at for a 1/3 of the cost of relocating the field and other amenities that go along with Inman. However, the VCSC does have other athletic needs. This includes the resurfacing of our tennis courts (\$150,000+), in addition to we need to address soccer and more so make the commitment to our soccer program that we have to Inman and others and this includes making a permanent facility for restrooms, concessions, locker room, etc. Further, the possible relocation of softball or potentially an additional baseball field to the present middle school/high school complex should be considered so that whatever construction is determined for soccer could benefit other sports in terms of a multi facility complex.

If all of these projects were to be addressed, in addition to the primary aspect of the elementary schools, the VCSC could be sitting in a good position for many years to come. However, for this

to happen, we must take pride in our facilities and schools and also to provide the necessary ownership with the community which in turn facilitates the pride. We also must maintain the upkeep and regular routine maintenance to the buildings and facilities and by doing this; we will enjoy even greater longevity.

43-Q = Does "new" translate to more success in terms of students' academic success?

43-A = As everyone knows and understands, statistics and other forms of research can be gathered to support, defend and oppose nearly every position. However, according to the *National Clearinghouse for Educational Facilities* and a study completed and conducted in 2002 by Mark Schneider and as stated in his conclusion "School facilities affect learning. Spatial configurations, noise, heat, cold, light and air quality obviously bear on students' and teachers' ability to perform. Empirical studies will continue, focusing on fine-tuning the acceptable ranges of these variables for optimal academic outcomes. But we already know what is needed: clean air, good light, and a quiet, comfortable, and safe learning environment. This can be and generally has been achieved with the limits of existing knowledge, technology, and materials. It simply requires adequate funding and competent design, construction and maintenance. As a specific point of reference, the VCSC can point to the academic success of our middle school. George Rogers Clark Middle School has continuously progressed in the form of academic success. Granted a lot of the credit goes to the staff and students of CMS, but a stronger/better learning environment in terms of the building as a whole has taken George Rogers Clark Middle School from the state takeover list and now sits under the Indiana accountability letter grade system as that of an "A" school.

44-Q = Can you provide energy costs and more so savings with regard to the old or former most recent CMS and the new CMS?

44-A = Yes. Here is a snapshot of 2009 vs 2014

Natural Gas

2009 0.2642 per sq. ft.

2014 0.0888

Electric*

2009 0.4293 per sq. ft.

2014 0.4968

*New CMS utilizes more electric than gas as compared to former building

Water/Sewer

2009 0.0533 per sq. ft.

2014 0.0281

One simply has to understand and likely assume, that when you have older buildings, you will have many inefficiencies and at the present it is impossible for us to calculate but older windows, roofs, HVAC plants, etc. that in many cases date back to the 1950's with some of this simply do not promote efficiency and this is dollars that we simply throw away from operating with inefficient resources.

45-Q = If a remodel/re-build does occur and looking at utilities, would the VCSC consider "greener" forms of utilities?

45-A = Yes. I.E. Solar farms, wind, etc. are always options and must be explored. There is also lots of different grants for these types of programs and we would explore.

*46-Q = Can you provide a statement of value for each of the four elementary buildings?

*46-A = Yes. According to our Property and Liability Carrier in 2014 (Liberty Mutual) present 2015 statement of values for the properties include: Franklin: \$2,407,000; Riley: \$3,584,000; Tecumseh-Harrison: \$5,341,000; and Vigo Elementary: \$7,755,000. Understand that a statement of value is not the same thing as an appraisal.

*47-Q = If remodeling/rebuilding were to occur with the existing elementary schools, what would the life expectancy be of the updates?

*47-A = This is a question that would need to be answered with the assessment/feasibility study, but I think it is reasonable to state that it would be several years and likely 50 to 60+. This question somewhat goes with question #42. The realization is that any remodel/rebuild would need to put the facilities (elementary schools) in good shape for a long time to come. As we have stated, the existing elementary schools structurally are sound. In other words much of the framework is there. The updates, remodel/rebuild is needed from everything inside the actual framework. We all know that building materials are not what they use to be and that the longevity with a lot of building materials is not going to last you for an eternity. Further, anytime you have buildings, you will have upkeep. Roofs, HVAC, etc. have to be updated over time, just like you would with your house. Often what becomes crucial is the preventive maintenance and upkeep. Whatever occurs with the buildings, it must be a long term commitment.

*48-Q = Concern with Riley Elementary possibly closing and what happens if the VCSC goes from four elementary schools to three. Would the VCSC redistrict in order to equally spread out students?

*48-A = Yes, the VCSC would have to redistrict and the "spreading" out of students would be of the utmost importance. As is addressed with question #24, you would want to remodel/rebuild the existing three for additional capacity. Not only to absorb students from Riley, but also for what is hopeful growth.

*49-Q = Hopeful growth? Has the VCSC not been losing students?

*49-A = September Day Counts (ADM): 2014 = 2,712; 2013 = 2,670; 2012 = 2,710; 2011 = 2,696.

**50-Q =The VCSC talks about being out of space, yet you closed one of your elementary schools and also sold it to someone else. Why would the VCSC have done this when you now could use the additional space?

**50-A =The answer is an unfortunate one and goes back to the many financial cuts to public education. This especially became evident in 2009 when the governor cut \$300 million from public education in order to attempt to balance the State of Indiana budget. The VCSC had to make some tough choices and at the time we were a declining school corporation in terms of enrollment. Further, the operating costs of the inefficient operating elementary schools left the VCSC with no other options. It simply did not make sense to continue to operate with five elementary schools at the time. Not a one of our elementary schools at the time was filled to maximum occupancy. They all had room inside for growth. Unfortunately along with this came the decision that by closing a school and moving students to other buildings that we could reduce staff. Bottom line is that Washington School closed for financial reasons. The end result was that over \$1M was cut by the VCSC at the conclusion of the 2009-10 School Year. Follow this up with an additional \$800,000+ cut the following year and the VCSC has been able to put a better foot forward when it comes to the finances. Along with being better financially prepared today, we are growing in numbers; in addition to we are having academic success. One additional item that folks have to consider is that if Washington School were still in operation today that the price tag for renovations, etc. could be much higher as Washington would have to be a part of the discussion for renovations. Considering the VCSC is using very crude numbers at the present for anything that is financial but as a rule right now with the needs of buildings and a remodel, you could be looking at up to \$10M per building. If this were the case, Washington School could potentially push numbers to \$50M when combined with the others. On a more positive note, Washington School now "re-purposed" as the Washington Christian Center continues to serve the needs of students as they are a pre-school/pre-K provider and serving many future VCSC students.

**51-Q =Can you provide a time line to the HVAC project at LHS?

**51-A = Yes, this is a two year project and phase 2 will be complete this coming summer or the summer of 2015. During the phase 2, air conditioning will be supplied to Alice Arena, in addition to replacing the air units and handlers over man of the auxiliary portions of LHS. This includes Ader Auditorium.

****52-Q** = Is it fair to compare dollar amounts to the middle school and high school for that of elementary schools?

****52-A** = It is a difficult comparison and more so results in the "apples to oranges" comparison. Keep in mind that the high school was built in 1987 or at least a lot of the construction, the middle school during 2009. However, what more so needs to be stated is the size for which the buildings are built for and more so "house". The middle school has approximately 600 students and the high school 800 students. We have 1,300 elementary students. Granted both the high school and also the middle school can handle additional capacity, but it becomes a difficult comparison simply because of the needs and present sizing.

****53-Q** = Is there a threshold for which it would make more sense to stay under that would not activate a referendum? Is this petition/remonstrance?

****53-A** = Yes, and for this to happen, the VCSC would need to stay under \$10M per site for the elementary schools. Petition/remonstrance would essentially be the signature campaigns and this is what has been done before with desiring building projects for the schools in Vincennes, however, \$10M is a new threshold as compared to "uncapped" or limitless ceiling dollar amounts in the past. Anything over \$10 M would likely activate the referendum. Granted neither of these is a guarantee and what is defined with this answer is simply a simplistic way of presenting what is a complicated process in Indiana for building schools. The Indiana General Assembly sets the laws or statutes and petition/remonstrance and referendums are popular legislation for lawmakers and each and every legislative session brings new twists and turns to the two concepts.

****54-Q** = Class size and redistricting continue to be brought up for good reason with social media as the VCSC has begun the discussions. Can you state further issues with class size and redistricting and how this might be addressed?

****54-A** = Yes, and whether it is three or four elementary schools or something else, the VCSC recognizes that redistricting is likely needed and more so evening out numbers amongst the buildings. If the VCSC could provide to each and every elementary school the very same amenities, it would provide a lot of this relief in terms of those desiring for their students to be at one building over the other. Stated also and more specifically if the VCSC were to operate with three elementary schools and re-purposing of Riley, you would not eliminate staff but instead spread the staff out so that we can balance out class sizes amongst the remaining elementary schools. Additionally, having more capacity to grow in elementary buildings would also allow for additional staff should the enrollment warrant and class sizes could be addressed more equally. However, when Franklin Elementary School is completely full and at capacity, we cannot address additional staffing as we simply have nowhere to put the additional staff.

**55-Q = Is there issues with CMS and LHS and needs for each of these buildings for which would constitute large dollar amounts being needed in the very not-so-distant future?

**55-A = No. CMS is in great shape and there should be no major issues for at least 10 years needed with this building. Completing the HVAC upgrade in large part takes care of LHS. Reference to question #42 for some of the more specifics related to LHS. The only real need is that of flooring and lockers and both of these are original to the building.

***56-Q = I continue to simply believe that the VCSC would be better off building new and abandoning what you presently have with your older elementary buildings. Is there a way for this to happen?

***56-A = It is a difficult one and in large part because so many variables have already become the "known's". We do not have the land, we cannot afford to have buildings sitting empty; yet continuing to maintain them, and lastly we do not want to provide opportunities for competitors to come in to Vincennes and offer a for profit model for education by simply providing or giving to us \$1 for the building. We have worked too hard to find the success for this to happen. On top of this, our capacity to receipt in debt is only so much. This is not an infinite number. Our tax levy is what it is. So what we have attempted to do for the present is finding a "happy medium" and more so compromising to take into account many of the factors. This includes maintaining portions of present buildings and especially that of the historic part and essentially providing or putting brand new on the inside. If you do not believe that this can be done simply look at what Clark's Crossing has become. Lastly, the circuit breaker or tax caps define for us what our capacity for taking on debt primarily is. Thus we are not nor can we increase the tax levy and therefore, we have continued to protect our taxpayers.

***57-Q = Much discussion has been on "re-purposing" Riley Elementary. And while it has been stated many times that Riley Elementary will not close as a school building, it still may not serve elementary students or be in the capacity for which it operates today. Is there any idea as to the time line for which it might be "re-purposed"?

***57-A = Considering we have many variables that are unknowns at the present it is difficult to gauge this. However, realistically if the VCSC is fortunate enough and there is little resistance and we continue to move in a progressive manner for updating/renovating elementary schools, you would not see any changes with Riley Elementary until all construction is completed. This likely would be a period of three to five years from when construction first starts.

****58-Q = Are there other uses for Riley Elementary School if the building is "re-purposed" besides that of alternative education?

****58-A = Yes, one of the possibilities could be pre-K programming for the VCSC. STEM is (Science, Technology, Engineering and Math) another option. As it has been stated, there is no guarantee that Riley would be "re-purposed" but in order to control and keep costs down for the total project, Riley could be taken out of the equation or at least for major remodeling, etc.

****59-Q= The question was posed in terms of what is defined as the most ideal size for an elementary school. It was stated by Mr. Parsley that anything in the 500 and below is ideal. Can you elaborate?

****59-A= As was stated in being asked what do I define as the most ideal number for elementary schools, I did state 500 and below. If the VCSC were to operate with three elementary schools, I would envision that each of the three schools would be designed for somewhere right around the 500 student number. One can also reference to question #20 and as to averages and the last major study completed. Personally and this is only Greg Parsley speaking, but I believe with 500 that you can offer enough variety in terms of the curriculum programming but also at the same time maintain what I believe is special about the community neighborhood schools and this being that they continue to be very personalized to the needs of each and every student and also and very importantly where each and every student is recognized for who they are. Numbers any larger within the elementary setting starts to get to just that and this is numbers.

****60-Q= What happens to parking and play (recess) areas not only during construction but also and more importantly after construction?

****60-A= During construction this can be problematic as the existing parking and play areas may get a little tighter and more sparse. However, after construction and again realizing how much property we truly do own on each of the three larger sites, play areas and also parking would be strengthened with more opportunities being provided.

*****61-Q= What is the square footage of each of the four elementary buildings and also the present number of students/enrollment?

*****61-A= Riley: 25,541; Vigo: 56,670; Franklin: 51,882; Tecumseh: 51,972. Present enrollment as of 4/27/15; Riley: 172; Vigo: 367; Franklin: 445; Tecumseh: 316

62-Q = I appreciate the forums and also the Q and A, but what if I have questions after reading and processing the material, what do I do?

62-A = You can contact anyone of our Board members (last name, first initial @vcsc.k12.in.us; ex. hutchisonp@vcsc.k12.in.us or you can also contact Mr. Parsley at 812 -882-4844 or by e-mail at parsleyg@vcsc.k12.in.us. Please note that if you do not or have not received a response by e-mail after two days from a Board member or Mr. Parsley that you likely will need to call as your e-mail was likely blocked by the exchange in the VCSC and as a result got recognized as Spam.

*Q and A's added after Franklin Elementary on 4/2/15

**Q and A's added after Tecumseh-Harrison Elementary on 4/6/15

***Q and A's added after Clark Middle School on 4/7/15

****Q and A's added after Vigo Elementary School 4/9/15

*****Q and A's added after Riley Elementary School 4/14/15