

# Building a strong foundation...

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Ted Ammann, Asst. Supt. for District Operations  
Jill Floore, Chief Financial Officer

District Operations  
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# Major Capital Needs

## Renovations (83%):

- Needed improvements to existing schools
- Roofs, windows, HVAC, Electrical upgrades, some playgrounds

## New Construction (17%):

- Additional elementary school to provide needed capacity



# Process

- Needs assessment began three years ago
- Board Workshop 01/25/2011
- Review of projects and pricing
- Work with DOE on Certificate of Necessity
- DOE agrees with scope and phasing
- CN Approval of 92.7 Million\*

\* In 2011 dollars



# 2010-2011 School Approved Capacity Numbers

## Capacity Planning Definitions as per Board Policy 5010

	Design	Program	Enrollment	% Design	% Program	
	2010	2010	2010	2010	2010	
Baltz <sup>1</sup>	968	600	549	56.7%	91.5%	
Bsprings	859	*990	1084	126.2%	109.5%	Severely Overcrowded
Forest Oak	675	613	526	77.9%	85.8%	
Heritage	617	638	549	89.0%	86.1%	
Highlands <sup>2</sup>	284	356	330	116.2%	92.7%	Severely Overcrowded
Lewis	578	645	438	75.8%	67.9%	
Linden Hill	651	710	790	121.4%	111.3%	Severely Overcrowded
Marbrook	493	638	586	118.9%	91.8%	Severely Overcrowded
Mote	659	600	519	78.8%	86.5%*	
N. Star	593	710	772	130.2%	108.7%	Severely Overcrowded
R. Park <sup>3</sup>	889	889	724	81.4%	81.4%*	
Richey	497	516	422	84.9%	81.8%	
Shortlidge	575	594	332	57.7%	55.9%*	
Warner	899	*660	550	61.2%	83.3%*	

### NOTES

1. Design capacity does not take in to account space used for district office
2. We are currently looking at some options to alleviate overcrowding at Highlands
3. Richardson Park – Program and Enrollment now combines RP and RPLC students for this campus.
4. 2010-2011 capacity numbers do not include existing Pre-K classrooms (Mote, Shortlidge, Warner, Richardson Park, Baltz) and Parent Resource Centers (Shortlidge, Warner)

Severely Overcrowded: A building operating OVER its design capacity

Overcrowded: A building over 100% of its program capacity and over 80% of its design capacity

# Impact to our most crowded schools

**Three Most Crowded Elementary Schools: 2011**

	Design	Program	Enrollment	% Design	% Program
	2010	2010	2010	2010	2010
<b>Bsprings</b>	859	990	1084	126.2%	109.5%
<b>Linden Hill</b>	651	710	790	121.4%	111.3%
<b>NStar</b>	593	710	772	130.2%	108.7%

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**Three Most Crowded Elementary Schools: 2011  
With a new school and FLAT enrollment**

	Design	Program	Enrollment	% Design	% Program
	2010	2010	2015	2010	2010
<b>Bsprings</b>	859	990	840	97.8%	84.8%
<b>Linden Hill</b>	651	710	624	95.9%	87.9%
<b>NStar</b>	593	710	590	99.5%	83.1%
<b>New School</b>	600	600	592	98.7%	98.7%

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Hypothetical  
Distribution

# Major Capital Needs - Capacity

- What, where
  - 600 Student preK-5 building
  - Graves Road Property
- When
  - Design (6 to 8 months)
  - Construction duration (18-24 months)
- Costs of a new preK-5 building
  - DOE formula allows 265 per sq. ft.
    - Approximately \$265/sq. ft for 70,000 sq. ft.



# Funding the Projects

<b>YEAR</b>	<b>TOTAL \$</b>	<b>STATE \$</b>	<b>LOCAL \$</b>
<b>2013</b>	<b>\$4,700,100</b>	<b>\$3,133,300</b>	<b>\$7,833,400</b>
<b>2014</b>	<b>\$23,614,000</b>	<b>\$14,168,400</b>	<b>\$9,445,600</b>
<b>2015</b>	<b>\$66,787,200</b>	<b>\$40,072,300</b>	<b>\$26,714,900</b>
<b>2016</b>	<b>\$19,422,300</b>	<b>\$11,653,300</b>	<b>\$7,769,000</b>
<b>TOTAL</b>	<b>\$117,656,900</b>	<b>\$70,594,100</b>	<b>\$47,062,800</b>

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# Tax Rate Implications

- Average tax rate over the life of the bonds is estimated at \$.0581/\$100 of assessed value.
  - Highest tax rate (year 4) is estimated at \$0.083/\$100 of assessed value.
  - Assuming that the “typical” home is assessed at \$75,871, the average cost per year (23 years) is \$42.13. The highest cost (year 6) is \$63.02.
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# Referendum Impact on Tax Rates

Year	Tax Rate /100 w/o Existing Bonds	Tax Rate /100 with Existing Bonds
Year 1	\$.006	-\$0.003
Year 5	\$.081	\$.058
Year 10	\$.069	\$.009
Year 15	\$.058	-\$0.083
Year 20	\$.047	-\$0.094

# Referendum Impact on Tax Bill

Year	Average* Tax Bill w/o Existing Bonds	Average* Tax Bill w/ Existing Bonds
Year 1	\$4.38	-\$2.56
Year 5	\$61.18	\$44.10
Year 10	\$52.22	\$7.07
Year 15	\$43.67	-\$63.31
Year 20	\$35.51	-\$71.47

\* Average assessed value of Red Clay property is \$75,871

# Estimated Tax Values

Assessed Value*	Average Tax Rate .0581/100	Highest Tax Rate Year 4
\$50,000	\$29.05	\$41.53
\$75,871**	\$44.08	\$63.02
\$100,000	\$58.10	\$83.06
\$150,000	\$87.15	\$124.59

\*Assessed Value is different than market value

\*\* Average assessed value of Red Clay property is \$75,871

# F.A.Q.

- Why was the Graves Road property not used when North Star was built?
  - At the time, the site did not have sewer service.
- Why aren't you building a bigger school?
  - We believe that 600 students is a good size for an elementary school and the CN was approved based on our student counts.
- When would the school be open?
  - Final timeline will be developed upon successful referendum, but likely August 2015.
- What happens if it doesn't pass?
  - Adjust feeder patterns at elementary schools, reconsider BSS K-8, remove programs at city schools (Pre-K, Parent Centers , Boost Up, Small Class Size).
- Will there be enough middle school capacity for the elementary students?
  - The middle schools don't currently have the significant overcrowding that we see in our elementary schools. We believe that the additional options available to middle school students will prevent us from an overcrowding problem at middle school.
- Why are you building a school when the overcrowding is a result of choice?
  - The overcrowding is not a result of choice. We have closed choice to our most overcrowded schools and the enrollment has still increased. We have parents who utilize choice at all of our elementary schools. Some of our choice is a result of NCLB required choice options.
- Why are you not proposing new feeder patterns?
  - Adjusting feeder patterns is disruptive to schools and communities.

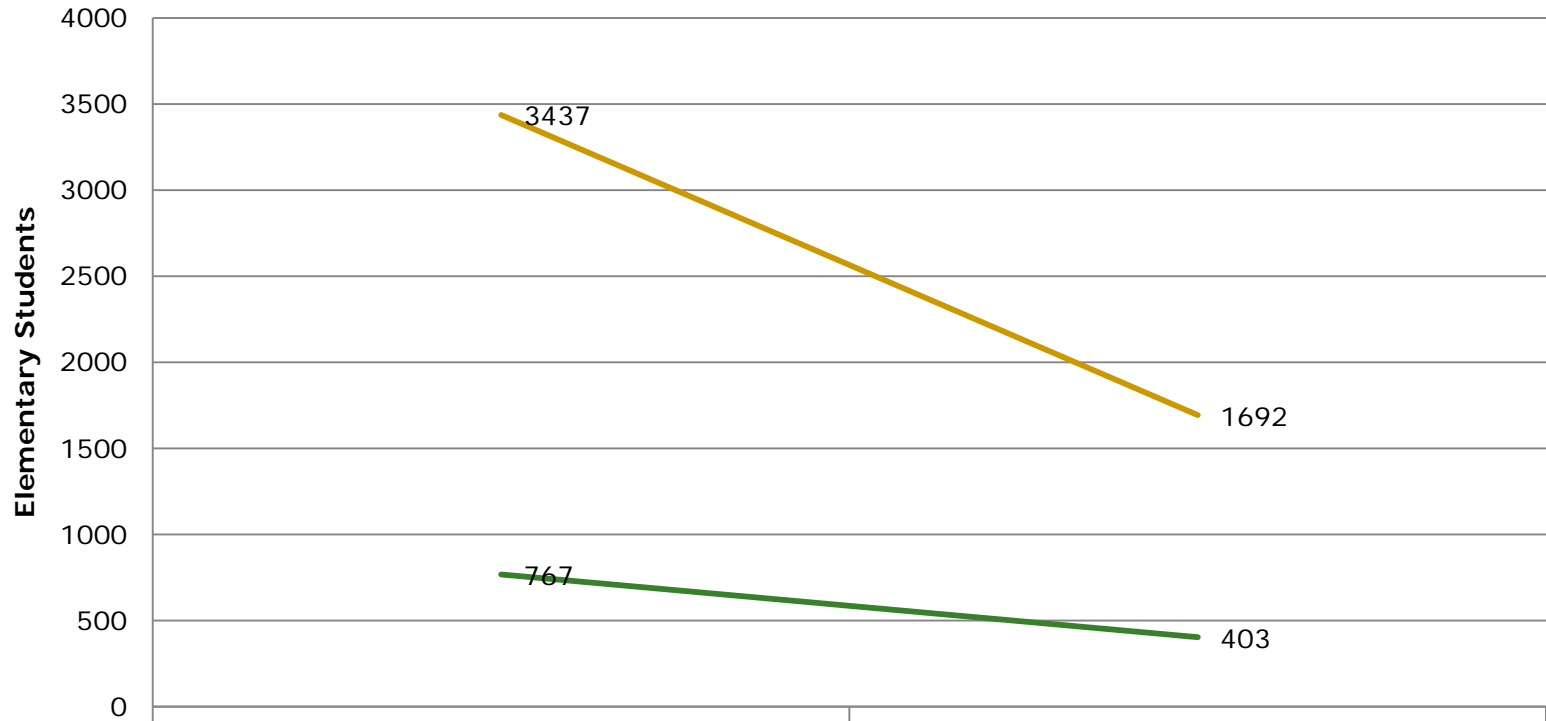
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# F.A.Q.

- What is being done about Highlands which is equally overcrowded?
  - We have been working with some engineers to look at possible options to provide additional classroom space at Highlands. We will work with the Highlands community as we have options to consider.
- What neighborhoods will go to the new school?
  - It would be premature to look at feeder patterns at this point. Once funding for a new school is secured, we will invite community members to work on the most appropriate feeder patterns. The goal would be to decrease the overcrowding at our most crowded schools.
- Can't you fix the problem by adjusting choice?
  - Although the number of In-District and Out-of-District students has significantly decreased, there are still many parents who utilize the state choice law for their students. Choice is not just at our three most overcrowded elementary schools.
  - As examples,
    - Richardson Park (81) has as many choice students as Linden Hill (80)
    - Marbrook (128) has more choice kids than North Star (89)See attached chart

# Choice and overcrowding

## Change in Elementary Choice



	2004	2011
In District	3437	1692
Out of District	767	403

# Two Action Items

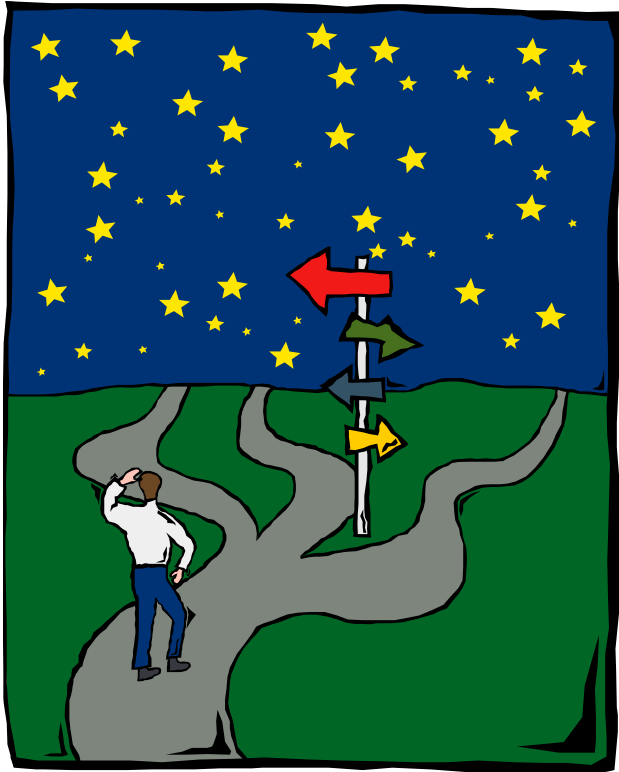
- Action Item One

Pursuant to Certificate of Necessity No. 1332 B-Y, the Department of Education of the State of Delaware certifies "that it has determined that there is a present necessity for a school construction program in the Red Clay Consolidated School District and that the total cost of such construction program as estimated by the Department of Education is \$97,972,900, and that the State's share thereof is \$58,783,800, and the share to be borne by such district is \$39,189,200." It is recommended that the Board of Education hold a special bond election on Tuesday, February 28, 2012, for the purpose of bringing before the voters an amount of local bonded debt of \$39,189,200 for a school construction program to renovate Brandywine Springs, Baltz, Forest Oak, Heritage, Highlands, Lewis, Linden Hill, Marbrook, Mote, Richardson Park, Richey, Shortlidge and Warner Elementary Schools, A.I. DuPont, Conrad, H.B. DuPont, Skyline and Stanton Middle Schools, A.I. DuPont, Cab Calloway, Dickinson and McKean High Schools and Meadowood and Telegraph Road to determine if the voters are for or against such bond issue.

- Action Item Two

Pursuant to Certificate of Necessity No. 1332 A, the Department of Education of the State of Delaware certifies "that it has determined that there is present necessity for a school construction program in the Red Clay Consolidated School District and that the total cost of such construction program as estimated by the Department of Education is \$19,684,200, and that the State's share thereof is \$11,810,500, and the share to be borne by such district is \$7,873,700." It is recommended that the Board of Education hold a special bond election on Tuesday, February 28, 2012, for the purpose of bringing before the voters an amount of local bonded debt of \$7,873,700 to plan, construct and equip a new 600 student elementary school on lands currently owned by the District to determine if the voters are for or against such bond issue.

# The Path Forward



If board approves on  
10/19/2011, next  
steps...

- Public Workshops  
Multiple Dates
- School Presentations  
Multiple Dates
- Referendum  
02/28/2012

\* The board will vote on two Certificates of Necessity