

Analysis of NACS Carroll Renovation Proposal

By
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The NACS board met last night and decided a petition drive was the best way to decide between renovation of Carroll High School and building a new High School. The NACS board's position is:

1. \$64 Million is far cheaper than \$120 Million.
2. Staffing costs at two high schools would be \$2.9 Million more.
 - 2.1. Yager said he will have to hire additional custodians, bus drivers, cooks, secretaries, office assistants, teachers and administrators to staff the school in addition to supplies and operating costs.
3. Renovation would increase Carroll's capacity to 2,800 students.
4. Remonstrators' focus is on creating more sports teams in NACS.
5. Updated demographic projections, which take into account the recent moratorium on any new building in Huntertown's water and sewer district show the original projection of 2,800 students by 2013-14, NACS is now projecting about 2,220 students for that same year.
6. Carroll has small learning communities;
 - 6.1. finance academy
 - 6.2. health careers academy
 - 6.3. cadet teaching program
 - 6.4. education pathways in sports medicine and athletic training
 - 6.5. Project Lead the Way Engineering, and culinary arts.

Truth is lending was passed in the banking industry so that common folk could understand the language of a mortgage contract. I think we need the same type of instrument here, "Truth in Education."

Let us look at the main points of the NACS objection to a new high school. However, before we can do that we need to look at the basic current NACS High School Structure. Carroll is a 10-12 high school with a Freshman Academy. Together these two schools according to the NACS board combined have a capacity of 2300 students. This means the renovation would add 500 students. The Freshman Academy has 470 students currently with a capacity of 650 students. This means Carroll has a capacity of 1,650 students.

The School Board presented the following numbers at the 10/28 meeting.

Budget Numbers Presented By NACS Board at 10/28 meeting				
	Addition	Gym	total	New High School
Construction	\$43,500,000	\$7,500,000	\$51,000,000	\$ 96,254,785
Soft Costs	\$ 9,390,000	\$1,405,815	\$10,795,815	\$ 20,375,468
Finance Capital	\$ 925,485	\$ 158,705	\$ 1,084,190	\$ 2,046,245
Capitalized Interest	\$ 701,250	\$ -	\$ 701,250	\$ 1,323,503
Summed	\$54,516,735	\$9,064,520	\$63,581,255	\$ 120,000,000
Actual	\$54,515,000	\$9,065,000	\$63,580,000	

It turns out the \$20,375,468 soft cost for a new school is in reality renovation of the current Carroll High School. Because it was built on a swamp, the heating and cooling system installed ten years ago during the last renovation needs replaced because of mold. In addition the \$96,254,785 construction cost includes another Natatorium (swimming pool complex). The Natatorium cost was not identified by the school board.

The renovation ten years ago apparently was not appropriate since another \$20 million must now be spent to fix the renovation flaws of ten years ago. Middleberry is constructing a new high school at a cost of \$31 Million with a capacity of about 900 students or about \$35,000 per student seat. Though smaller it provides a good reference point to compare costs. Construction costs for a new high school would then expect to come in at \$60 million. However, if we use the NACS board numbers and subtract off the Natatorium and new heating and AC system for Carroll, we are looking at \$37,000 per student seat.

If indeed Carroll's heating and AC unit must be replaced at \$20 million the renovation includes \$41,245,257 to cover new construction, which directly results in increased student capacity. The cost per student seat is \$63,454 per student seat or roughly 84% more than if you built a new school. Why is construction cost so high:

- Adding gym capacity
- Moving/demolition of offices, kitchen and other dedicated areas
- Moving/demolition parking lot
- New construction

Moving existing dedicated spaces add no value to the project. We paid to construct them in the beginning and now we tear them out before their useful life is used up and construct new space in its place.

Comparison of Costs						
	Renovation/ Addition	New Gym	Total	New High School	Renovation Addition minus Heating & AC	New High School, No Natatorium, No Carroll Renovation
Construction	\$ 43,500,000	\$ 7,500,000	\$ 51,000,000	\$ 96,254,785	\$ 30,624,532	\$ 96,254,785
Natatorium				\$ 15,000,000		\$ (15,000,000)
Carroll HS heating & AC				\$ 20,375,468		\$ (20,375,468)
Soft Costs	\$ 9,390,000	\$ 1,405,815	\$ 10,795,815		\$ 9,390,000	\$ -
Finance Capital	\$ 925,485	\$ 158,705	\$ 1,084,190	\$ 2,303,305	\$ 700,186	\$ 1,065,284
Capitalized Interest	\$ 701,250		\$ 701,250	\$ 1,745,239	\$ 530,539	\$ 807,178
Summed	\$ 54,516,735	\$ 9,064,520	\$ 63,581,255	\$ 120,000,000	\$ 41,245,257	\$ 62,751,779
Actual (NACS)	\$ 54,515,000	\$ 9,065,000	\$ 63,580,000			
New Capacity	2,800	0	2,800	1700	650	1,700
Cost per Student Seat	\$ 19,470		\$ 22,708	\$ 70,588	\$ 63,454	\$ 36,913

If indeed Carroll is projected to see a student enrollment increase of 650 students, we then need to look at middle school capacity. In essence a new middle school will also need to be built at some date in the near future to accommodate the increase in High School enrollment. If the Freshman Academy were to revert back to a middle school, we would save this added, yet unidentified cost. In addition, the 650 students projected to be at the

Freshman Academy could be shifted to a new high school along with 400 students from the Carroll high School. This approach saves \$34 million now by not having to build a new middle school, reduce the over crowding at Carroll and reduce transportation costs considerably.

The NACS Web site lists the staffing levels of all the schools. The staffing cost of the Freshmen Academy and the Carroll High School show that increased staffing is minimal. When support staff is compared to classroom/student enrollment, one could draw the conclusion that total staffing at two high schools would be no different than the current Freshmen/Carroll High School Arrangement. Based on just shifting the capacity of the Freshmen Academy to a new school would require at most 7 new staff.

Staffing Level Comparison													
	P R I N C I P A L / A S S I S T A N T	A T H L E T I C	T E A C H E R S	L I B R A R I A N	G U I D A N C E	S P E C I A L E D U C A T I O N	A I D E S	S U P P O R T	F O O D S E R V I C E	C u s t o d i a l S t a f f	P a r t T i m e	T o t a l	C u r r e n t S t a f f E n r o l l m e n t S u p p o r t
CARROLL	2	2	69	1	4	6	16	10	17	13		140	1,725
FRESHMEN ACCADEMY	2		27	1	1	3	4	8	7	4		57	470
MAPLE CREEK MIDDLE	2	0	30	1	1	3	9	8	8	6		68	
OAKVIEW ELEMENTARY	1	0	26	1	1	1	21	9	4	4		68	
HUNTERTOWN ELEMENTARY	1	0	30	1	1	3	18	12	6	3	8	75	
HICKORY CENTER													
PERRYHILL ELEMENTARY	1		25	1	1	1	12	10	6	3		60	
Total High School Staff	4	2	96	1	5	9	20	18	24	17	0	196	2,390
Hypothetical Carroll School by itself	2	2	69	1	4	6	16	10	17	13	0	140	1,718
Hypothetical New High School	2	2	27	1	4	3	7	4	7	6	-	63	672
New Staff required	0	2	0	1	3	0	3	-4	0	2	0	7	2,390

At the 10/28 meeting, many supporters favored the renovation with a new gym. Supporters of renovation said a new gym would reduce overcrowding and scheduling intramural sports late at night. It would allow more after school activities to take place. The NACS Board position that a new school is supported by those who want athletics is wrong. A second school would allow more students to participate in sports since there would be teams from both schools. In addition the inclusion of the Natatorium in the NACS board new school cost would insinuate the board is also inflating the cost of a new high school. All NACS schools, not just the high school, currently use the natatorium. This argument is a red herring.

The School board now states new demographic projections shows enrollment at 2,220 versus 2,800 in the 2013-2014 school year. This means the current enrollment of 2150 total should fit within the current Carroll High School / Freshmen Academy very well without any renovation. At the 10/28 meeting the school board presented a projected enrollment of 2,374. However, what is the projection out ten years or 15 years?

The small learning communities within Carroll appear to be the same clubs we had at Harding High School. Do they meet during the school day or after school? If after school, there is no reason why two schools could not continue joint learning communities.

The NACS board has not been honest with the taxpayers. They have put forth numbers without identifying what these numbers mean. They have included \$20 million, which has nothing to do with a new school, but bad past board decisions. They include a Natatorium and tell no one. They then leave off the fact that a new middle school will have to be constructed because the NACS board converted a perfectly good middle school to a Freshmen Academy. The School board has used Enron style accounting standards.

In this day where we are all feeling the pinch of high gas prices, we understand the value of planning. If you were to find gas at \$2.75 a gallon and knew you could put 15 gallons in, would you put just enough for today knowing it would cost more in the future or would you fill it? There is an old saying; pay me now or pay me more later. Adding new construction to an old building reduces automatically the useful life of the new construction. In addition bussing everyone to one high school increases travel time for half the students and increases travel distance the busses must traverse. A new high school strategically placed can reduce the time our students are on busses, while reducing paid hours to bus drivers and fuel costs.