

Community Collaboration

91st & College Property

January 13, 2020

Agenda

Monday, January 13, 2020

4:00 - 5:30 PM

- Welcome – Ms. Britain-Smith, Director of Operations
 - Update – IndyGo Temporary Usage
- Recap – Mr. Dzwonar, School Board Member
 - Project Goals and Objectives
- Review of Suggestions & Feedback – Team
- Alternative Plan – Architect (Schmidt Associates)
 - Response to Concerns and Suggestions
 - Alternative Plan for 91st & College
- Listening/Feedback Session – Ms. Britain-Smith
 - Table Exercise

Welcome and Introductions

Ms. Britain-Smith

- Meetings will be facilitated by MSDWT
- Meetings are inclusive
 - District Staff
 - School Board Members
 - Parents
 - Community Organizations
 - Community Leaders
 - Professional Partners
- Group is not a decision making group

IndyGo Update - Temporary Usage

91st & College Property

Temporary use from Dec. 16, 2019 - April 1, 2020

If you have questions or concerns, contact:

Lesley Gordon

Director of Public Relations, IndyGo

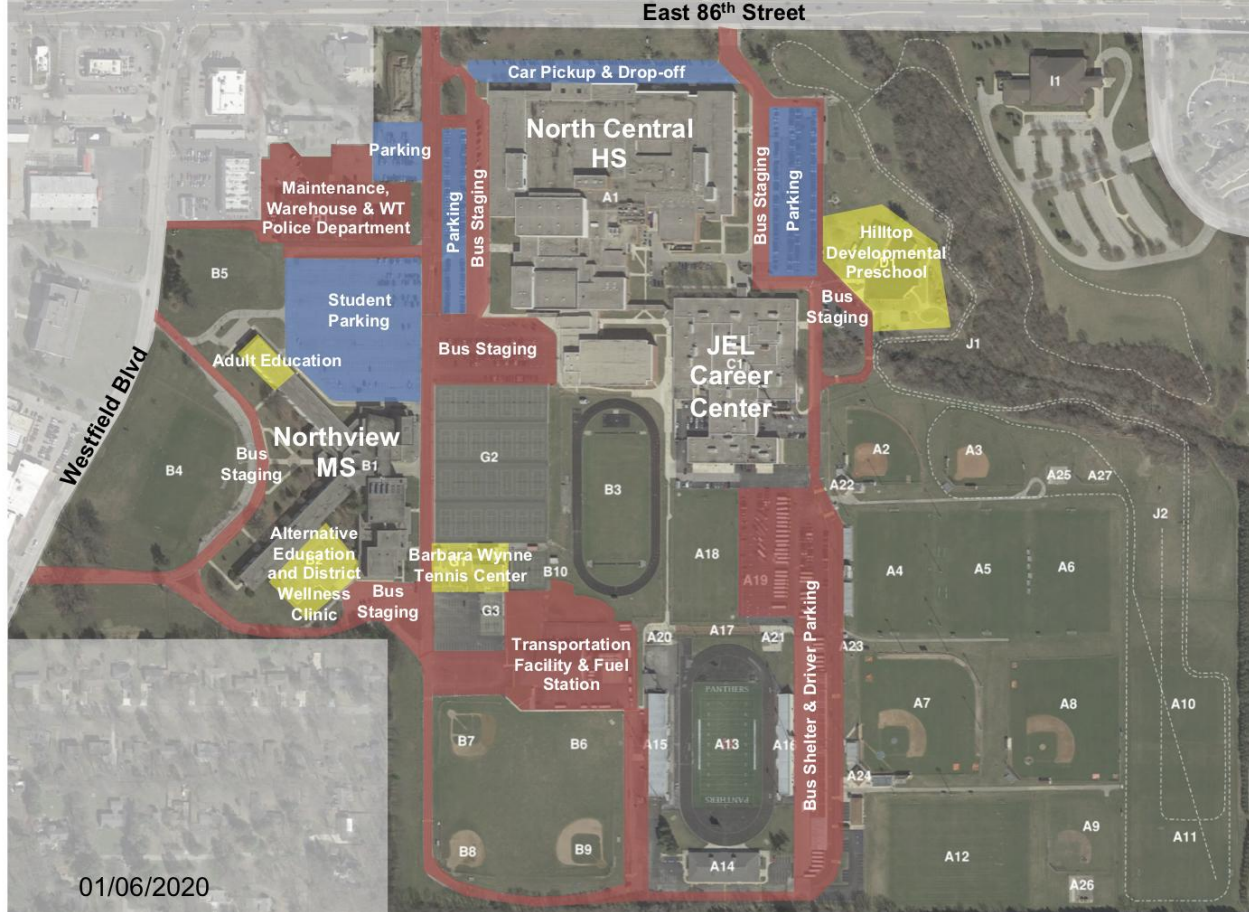
317-635-2100

Proposed Project Goals & Objectives (Re-Cap)

Mr. Dzwonar, School Board

- Improvements are needed on Central Campus and Middle School Sites
 - Safety - Remove or sequester transportation department and bus storages
 - Traffic circulation - Separate vehicle and bus traffic
 - Increase site utilization
 - Increase student program space
 - Increase parking
 - Zone/Separate Northview MS extra/co-curricular activities
 - Improve athletic facilities
 - Increase parking
 - Centralize District Services (example: Transportation, Operations, Technology, WT Police Department, Wellness Clinic)
- Nature preservation and environmentally conscious
- Fiscally responsible (Cannot increase the budget allocation)

EXISTING MSD WASHINGTON TOWNSHIP CENTRAL CAMPUS SITE PLAN



01/06/2020

PLANNING for OUR FUTURE

- A1. North Central High School
- A2. Varsity Softball Field
- A3. Junior Varsity Softball Field
- A4. Varsity Soccer Field - Field 1
- A5. Junior Varsity Soccer Field - Field 2
- A6. Freshmen Soccer Field - Field 3
- A7. Varsity Baseball Field- "Panther Park"
- A8. Junior Varsity Baseball Field
- A9. Baseball Practice Field
- A10. Soccer Practice Field - Field 4
- A11. Rugby/Soccer Field
- A12. Lacrosse Fields
- A13. High School Football Stadium/Lacrosse/Soccer Field/Running Track
- A14. End Zone Building
- A15. Bleachers- Home
- A16. Bleachers- Visitor
- A17. Hall of Fame Walk
- A18. Football Practice Field
- A19. Band Practice Area
- A20. Football Concession/Ticket Booth -Home
- A21. Football Concession/Ticket Booth- Visitor
- A22. Softball Concession/Ticket Booth
- A23. Soccer Concession/Ticket Booth
- A24. Baseball Concession/Ticket Booth
- A25. Batting Cages- Softball
- A26. Batting Cages-Baseball
- A27. Softball Practice Field
- B1. Northview Middle School
- B2. True North Clinic
- B3. Middle School Football Field/ Running Track
- B4. Middle School Soccer Field
- B5. Soccer Practice Field
- B6. Rugby/Lacrosse Field
- B7. Youth Softball Field
- B8. Middle School Softball Field
- B9. Middle School Baseball Field
- B10. Middle School Concession Stand
- C1. J. Everett Light Career Center
- D1. Hilltop Developmental Preschool
- E1. Bus Barn and Fuel Station
- F1. Bus Shelter
- G1. Barbara Wynne Tennis Center
- G2. Tennis Courts
- G3. Youth Tennis Courts
- H1. Maintenance Warehouse
- I1. H. Dean Evans Community and Education Center
- J1. Cross Country Course
- J2. Cross Country Finish Line

Review of Feedback & Alternative Plan

Response to Suggestions and Concerns

Alternative Plan for 91st & College

Community Suggestions & Responses

Community Suggestions	Response
<p>Sports Complex at 91st & College</p> <p>Response by: NC Principal</p>	<p>Concerns outweigh benefits:</p> <ul style="list-style-type: none"> ● Athletics still needed on campus for PE ● Financial Implications by duplicating facilities ● Additional Transportation Cost - transporting students to and from ● Safety and Security Concerns - Isolated after hours without supervision ● No inclement weather shelter ● No other Marion County HS has removed/isolated athletic facilities ● Practice times would be impacted due to transportation ● Event management Constraints - additional staff costs - trainers/supervisors/etc. ● Lighting and music concerns with events (long hours)
<p>Split the District - Two High Schools</p> <p>Response by: NC Principal</p>	<p>Concerns outweigh benefits:</p> <ul style="list-style-type: none"> ● Significant financial implications to staff ● Significant financial implications to operating costs (utilities, etc.) ● Securing land large enough for HS - District does not own land large enough ● Inefficient space utilization of NC by taking half of the students out
<p>Restrict Student Drivers to Create more Space</p> <p>Response by: NC Principal</p>	<p>Yes, we have begun work on this suggestion</p> <ul style="list-style-type: none"> ● We have already starting restricting student drivers ● Even restricting drivers to seniors only will not create enough needed space to improve safety on central campus ● Additional transportation costs (extra and co-curricular activities)

Community Suggestions & Responses Continued

Community Suggestions	Response
<p>Restrict Non-Resident Students</p> <p>Response by: Director of Secondary</p>	<p>Concerns outweigh benefits</p> <ul style="list-style-type: none"> • They do not use our buses and are required to transport themselves • Out of 11,000 students apx. 800 are non-resident throughout K-12 (less than 8% of the district enrollment) • We receive the same state funds for non-resident students as we do resident students
<p>Land Swap</p> <p>Response by: CFO</p>	<p>Current exploration of available land options within WT</p>
<p>Divide up central services onto all of the property WT owns</p> <p>Response by: CFO</p>	<p>Concerns outweigh benefits</p> <ul style="list-style-type: none"> • We have done an extensive review of our properties and due to financial implications, space, location in the District, etc. we do not see any other sites viable for the central campus overcrowding issue • Duplicates spaces and creates additional costs
<p>Use John Strange Property</p> <p>Response by: CFO</p>	<p>Yes, suggestion included in master facilities plan</p> <ul style="list-style-type: none"> • We are in current collaboration for use of this property • Property not large enough for center service center (approx. 12 acres)
<p>Sell WT Properties Not Being Used</p> <p>Response by: CFO</p>	<p>Concerns outweigh benefits</p> <ul style="list-style-type: none"> • Proceeds of land sale would be insufficient to cover the costs of capital improvements and still would not relieve congestion on Central Campus

Community Suggestions & Responses Continued

Community Suggestions	Response
<p>Move Adult Education from Northview</p> <p>Response by: Architect (Schmidt)</p>	<p>Yes, suggestion included in master facilities plan</p> <ul style="list-style-type: none"> • We are reviewing relocation of Adult Education
<p>Parking Garage on Central Campus</p> <p>Response by: Architect (Schmidt)</p>	<p>Concerns outweigh benefits</p> <ul style="list-style-type: none"> • Financial expense would be significant • Parking garage does not help bus storage issues • Increased safety concerns
<p>Improve/Restrict Areas on Central Campus Where Cars Can Go</p> <p>Response by: Architect (Schmidt)</p>	<p>Yes, suggestion included in master facilities plan</p> <ul style="list-style-type: none"> • We have implemented this idea starting this school year but without relieving overcrowding on the campus we are restricted as to how much of this we can do
<p>Convert NC to LED Lighting</p> <p>Response by: Architect (Schmidt)</p>	<p>Yes, suggestion included in master facilities plan</p> <ul style="list-style-type: none"> • Included in all schools with the passage of the 2020 Referendum
<p>Put Warehouse on the CEC Property</p> <p>Response by: Architect (Schmidt)</p>	<p>Yes, suggestion of moving something off central campus to CEC property included in master facilities plan</p> <ul style="list-style-type: none"> • Considered relocating Hilltop Developmental Preschool to Central Office in our Master Plan
<p>Re-Route Traffic Flow on Central Campus</p> <p>Response by: Architect (Schmidt)</p>	<p>Yes, suggestion included in master facilities plan</p> <ul style="list-style-type: none"> • Included in our Master Plan with the passage of the 2020 Referendum, however, only possible with relieving overcrowding on Central Campus

Community Suggestions & Responses Continued

Community Suggestions	Response
<p>Build Wellness Center at Old Credit Union site on Central Campus</p> <p>Response by: Architect (Schmidt)</p>	<p>Concerns outweigh benefits</p> <ul style="list-style-type: none">• Not cost effective• Does not help with needed extra parking
<p>Put a Library at 91st & College</p> <p>Response by: Architect (Schmidt)</p>	<p>Not our responsibility to determine library branches, however unlikely due to proximity of the current Nora Library Branch</p>
<p>Conduct Environmental Impact & Traffic Study</p> <p>Response by: Architect (Schmidt)</p>	<p>Yes, suggestion included in master facilities plan</p> <ul style="list-style-type: none">• We have conducted a preliminary traffic study on central campus and plan to conduct a traffic study for any additional properties that will be incorporated in the master facility plan• Working with professional partners we will conduct all appropriate environmental impact studies for 91st & College at the appropriate time
<p>Construct a School at 91st & College</p> <p>Response by: Architect (Schmidt)</p>	<p>Yes, suggestion is being acted upon</p> <ul style="list-style-type: none">• Current Alternative Draft Option for 91st and College Property

The new draft alternative does NOT CHANGE FUNDS ALLOCATED TO PROJECTS from referenda. Allocations for NVMS from 2016 + proposed 2020 and Operations Service Center proposed for 2020 could be used to fund the proposed alternative plan without impacting any other projects.

PLANNING for OUT FUTURE

Edition: 10/24/2019



2016 Referendum Scope (in Black)
Construction Timeline: 2022 - 2024
\$18,783,000

Capacity/ Educational Effectiveness

- Review plans to provide open/operable Special Education Classrooms
- Update science lab
- Renovate Media Center
- Demolish old rooms
- Reconfigure classrooms to create both Row and Choir Classrooms in some areas

Safety, Security, and Code Compliance

- Renovators to create a secure entrance
- Add security cameras
- Add fire alarm system
- Webcam system improvements
- Modify or use to separate cars and trailers at front of school to improve site safety
- ADA accessibility improvements

Healthy Learning Environment

- Replace interior lighting and ceiling tiles
- Replace floor and wall finishes in non-student spaces
- Renovate classroom ventilation and replace student lockers
- Recycle materials (into new classrooms)
- Furniture program (Partial)

Technology

- Technology improvements for infrastructure, equipment and classroom technology

Items in red removed due to construction inflation

Northview Middle School

86th Street



2020 Proposed Referendum Scope (in Red)
Construction Timeline: TBD
\$ 60,804,000

Capacity/ Educational Effectiveness

- Upgrade level Classroom pods
- Renovate lockers and storage area to first floor
- Expanded parking
- Renovate for Alternative Education Program expansion

Safety, Security, and Code Compliance

- Upgrade fire alarm system
- Reconfigure Main Office to maximize value and use entry
- Increase entry visibility to 2nd locker floors
- Athletic facilities and use renovations
- Assess main stairs for safety and security
- Classroom safety door hardware upgrades
- Interior and exterior signage upgrades

Healthy Learning Environment

- Restroom upgrades
- WiFi upgrades
- Flooring upgrades
- Electrical upgrades
- Window replacements
- Kitchen upgrades
- Additional furniture replacements

Technology

- Additional equipment (network and security infrastructure)

2016 items in red to be included with 2020 Project Scope

PLANNING for OUT FUTURE



2016 Referendum Scope (in Black)
Construction Timeline: 2021-2023
Scope not included in 2016 Referendum

Capacity/ Educational Effectiveness

Safety, Security, and Code Compliance

Healthy Learning Environment

Technology

Items in red removed due to construction inflation

Operations Service Center (Transportation & Operations)

91st Street



2020 Proposed Referendum Scope (in Red)
Construction Timeline: TBD
\$ 32,140,000

Capacity/ Educational Effectiveness

- New location for District Consolidated Technology, Maintenance & Police Offices/Training
- New location for District Consolidated Maintenance Workshops, Break, Repair, Parts Storage, Maintenance vehicle equipment parking/storage
- New location for District Warehouse Storage & Distribution
- New location for District consolidated school building off-site Storage Bays & Distribution - first up space for educational use at school sites

Safety, Security, and Code Compliance

- New location for District Consolidated Transportation Building, Maintenance Bays & Fueling Station
- New location for District Consolidated bus & maintenance parking & storage

Healthy Learning Environment

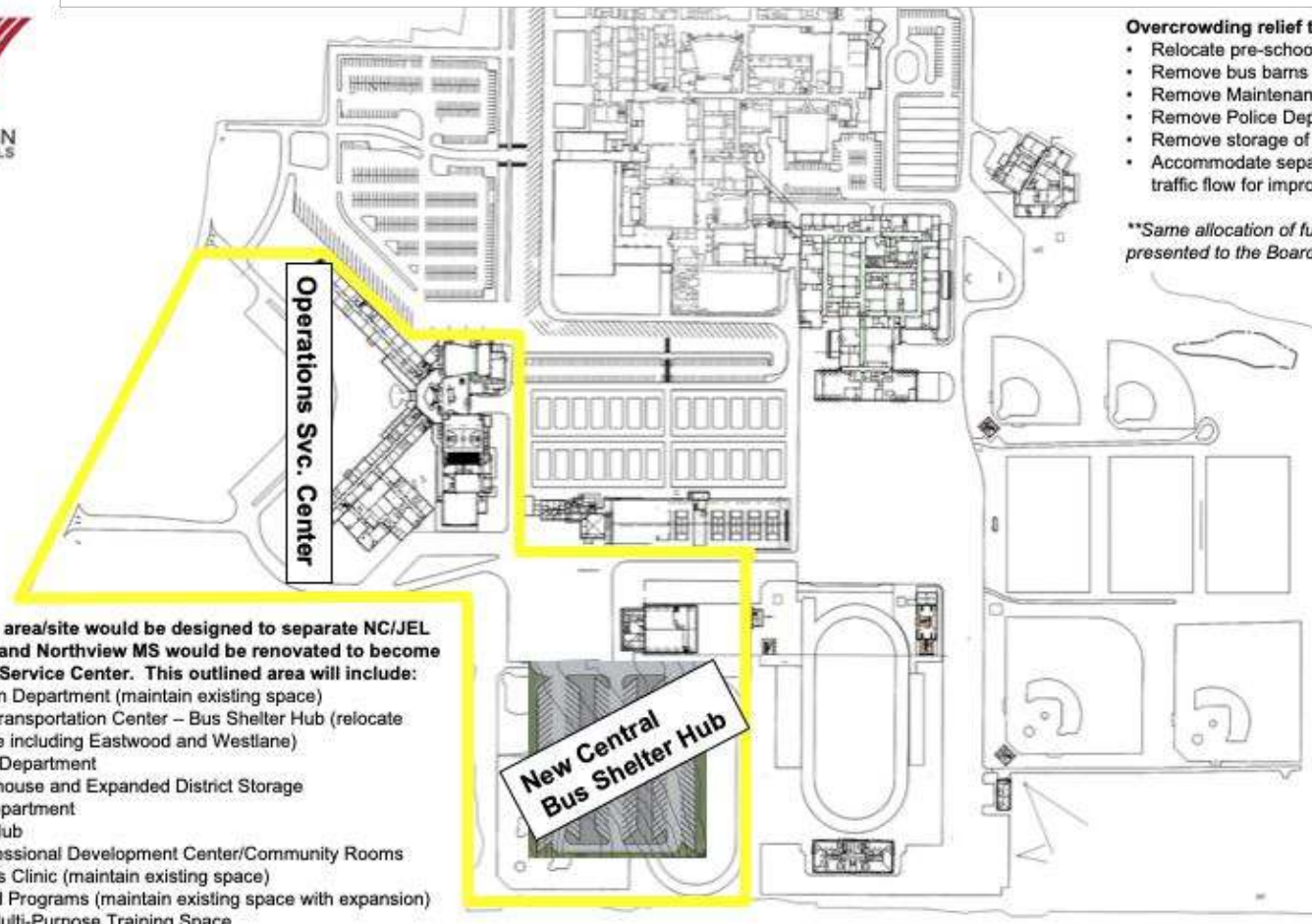
Technology

- Technology for District Consolidated Transportation & Operations

2016 items in red to be included with 2020 Project Scope



**New
Construction of
Northview
Middle School**



Yellow outlined area/site would be designed to separate NC/JEL Campus traffic and Northview MS would be renovated to become the Operations Service Center. This outlined area will include:

- Transportation Department (maintain existing space)
- Centralized Transportation Center – Bus Shelter Hub (relocate existing space including Eastwood and Westlane)
- Maintenance Department
- District Warehouse and Expanded District Storage
- WT Police Department
- Technology Hub
- Training/Professional Development Center/Community Rooms
- Staff Wellness Clinic (maintain existing space)
- Alternative Ed Programs (maintain existing space with expansion)
- NC Athletic Multi-Purpose Training Space
- Other possible centralized services

Overcrowding relief to NC Campus:

- Relocate pre-school
- Remove bus barns
- Remove Maintenance/Warehouse Dept.
- Remove Police Dept.
- Remove storage of equipment
- Accommodate separation of bus and vehicle traffic flow for improved safety

***Same allocation of funds for NC / JEL that was presented to the Board in Dec. ***

**Central Campus
Draft Site Plan
1/13/20**

Renovations to Northview Middle School and Central Campus to include:

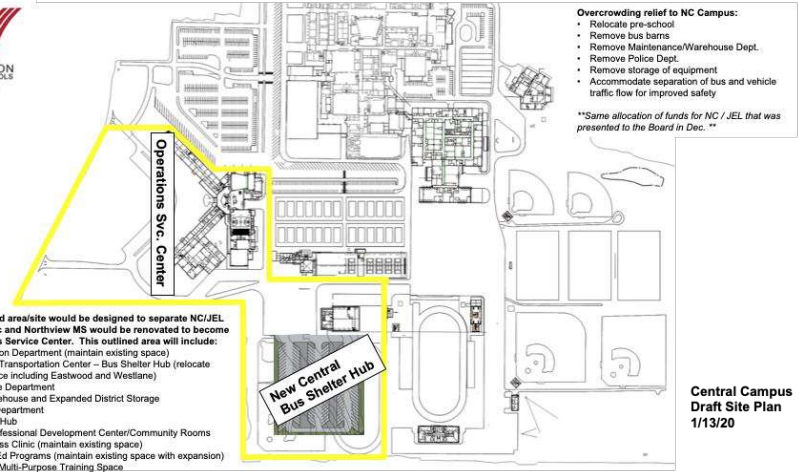
- Transportation Dept. (maintain existing space)
- Centralized Transportation Center - Bus Shelter Hub (relocate existing space including Eastwood and Westlane)
- District Warehouse & Expanded District Storage
- Maintenance Department
- WT Police Department
- Technology Hub
- Training/Professional Development Center/Community Rooms
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- NC Athletic Multi-Purpose Training Space
- Other possible centralized services

Architects anticipate total cost of design and construction of a NEW Middle School at 91st & College and Central Campus renovations for Transportation and Operations Center not to exceed combined allocations already projected for these projects.



New Construction of Northview Middle School

91st & College Alternative DRAFT Plan – 01/13/2020



Overcrowding relief to NC Campus:

- Relocate pre-school
- Remove bus bays
- Remove Maintenance/Warehouse Dept.
- Remove Police Dept.
- Remove storage of equipment
- Accommodate separation of bus and vehicle traffic flow for improved safety

***Same allocation of funds for NC / JEL that was presented to the Board in Dec. ***

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- Training/Professional Development Center/Community Rooms
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- Alternative Ed Programs (maintain existing space with expansion)
- NC Athletic Multi-Purpose Training Space
- Other possible centralized services

Central Campus Draft Site Plan 1/13/20

Community Concerns Regarding Use of 91st & College Washington Township Owned Property	Would the Alternative Plan address this?
Drainage issues	Yes <ul style="list-style-type: none"> ● Details depend on site specifics and city approvals ● Any drainage issues that are on the District owned property will be mitigated per code
Fuel tank leakage - Underground storage tanks	Yes
Green space for community to use	Yes <ul style="list-style-type: none"> ● Schools have ample green space for the community to use
Needed sidewalks	Yes <ul style="list-style-type: none"> ● Based on city approvals & code requirements including ADA
Increased traffic, congestion and noise with transportation hub	Yes <ul style="list-style-type: none"> ● School traffic control would be provided ● School based bus traffic is limited and similar to Nora

Community Concerns Regarding Use of 91st & College Washington Township Owned Property	Would the Alternative Plan address this?
Burmese community use of the property and continued use of the site by community for green space	Yes <ul style="list-style-type: none"> • Community would still be able to use the property
Zoning	Yes <ul style="list-style-type: none"> • 91st & College is already zoned for a school
Loss of property value to homes with the site being an operations center	Yes <ul style="list-style-type: none"> • New schools add value
Road improvements, traffic lights and widening considerations for 91st & College	Yes <ul style="list-style-type: none"> • The planning process will address all of these concerns with the site housing a school per city requirements

Feedback Exercise

What are your thoughts about building a new Northview Middle School at 91st & College and repurposing the current NVMS and redesign of operations/transportation services on Central Campus to improve safety and relieve overcrowding on central campus?

Next Meeting

Wednesday, January 22, 2020
4:00 - 5:30 PM

H. Dean Evans Community and Education Center
8550 Woodfield Crossing Blvd

Room A, B, C