



2020 Construction Referendum FAQ

Proposed Changes for Central Campus (South End) Centralized Services & Transportation

Below are frequently asked questions received from community stakeholders after a number of meetings regarding the proposed plans for the south end of the Central Campus.



[Central Campus - South End Information](#)

FREQUENTLY ASKED QUESTIONS

Question: Why the change from developing the Operations Service Center & Centralized Transportation on the 91st & College property and moving it back to Central Campus?

Answer: In our evaluation of the district owned property at 91st & College site it was determined that a school is the best use of that site. In addition, findings from our Facility Assessment of the existing Northview Middle School concluded that it is more efficient to construct a new middle school and renovate the existing Northview Middle School building for the Operations Service Center. Construction of a new building allows for the new Northview Middle School to be consistent with the other district middle schools.

Question: Has the district explored contracting out the bus service?

Answer: The district has not directly explored outsourcing transportation services through the RFP process. We are aware that Indianapolis Public Schools is outsourcing 100% of their transportation service beginning with the 2020-2021 school year. MSDWT, along with other Marion County districts, none of which outsource transportation services, will be monitoring IPS's transportation operation this coming year to determine if it actually is more effective and economical.

Question: Why should the district use capital funds for transportation?

Answer: Please note that the State of Indiana does not fund capital improvement projects for public schools. Our Operations Fund (not to be confused with the Referendum Operating Fund) currently supports the transportation department's daily ongoing expenses and the purchase of new school buses. The use of capital funds to support transportation is minimal. Currently, all three bus shelters need to be replaced. The estimated cost of building a centralized bus parking facility on Central Campus is approximately \$1.5 million less than replacing three separate shelters. It is the most cost effective way to provide a new parking facility for our fleet.

Question: What is the current bus data and the bus data for the proposed plan?

Answer:	Current	Proposed Plan
Daily use of buses on Central Campus	104 Daily Active Use	104 Daily Active Use
Buses stored or to be stored on Central Campus	78 School Buses	145 School Buses
Buses stored at Eastwood & Westlane	39 School Buses (WL) 28 School Buses (EW)	0 (The estimated cost of building a centralized bus parking facility on Central Campus is approximately \$1.5 million less than replacing three separate shelters)

Existing Bus Maintenance Facility, Parking & Drive



Proposed Bus Maintenance Facility, Parking & Berm



Question: Will there still be green space accessible to the surrounding neighborhoods?

Answer: As part of the referendum all of Central Campus' site circulation, parking and exterior athletic spaces will be enhanced for safety and utilization. This would include an intentional distribution of green space throughout the campus such as renovation and improvements to athletic fields, site drainage and detention improvements, and rework of open green space. Through the continued design phase pedestrian access to our Central Campus will be a priority.

Question: Will we see an impact on the amount of traffic at Central Campus with the proposed campus plan including the centralized bus storage?

Answer: The amount of traffic circulating daily on/to/from Central Campus would decrease overall. The number of buses with routes on Central Campus will not increase in the proposed plan and remain at approximately 104 buses. The number of buses fueling or undergoing maintenance on Central Campus will not increase in the proposed plan and remains at 145. The number of buses stored/parked on Central Campus will increase from 78 to 145. Of the 145 stored buses, 30% are team, specialty or reserve buses that do not run daily school routes. The number of bus driver parking on site will increase by approximately 67.

As part of the proposed plan the existing southern campus loop drive currently bordering the southern neighborhood and utilized by bus and car traffic is removed. In its place, the design proposes a new natural berm and green space for Shot put and Discus. This removes bus and car circulation from the southern perimeter of Central Campus.

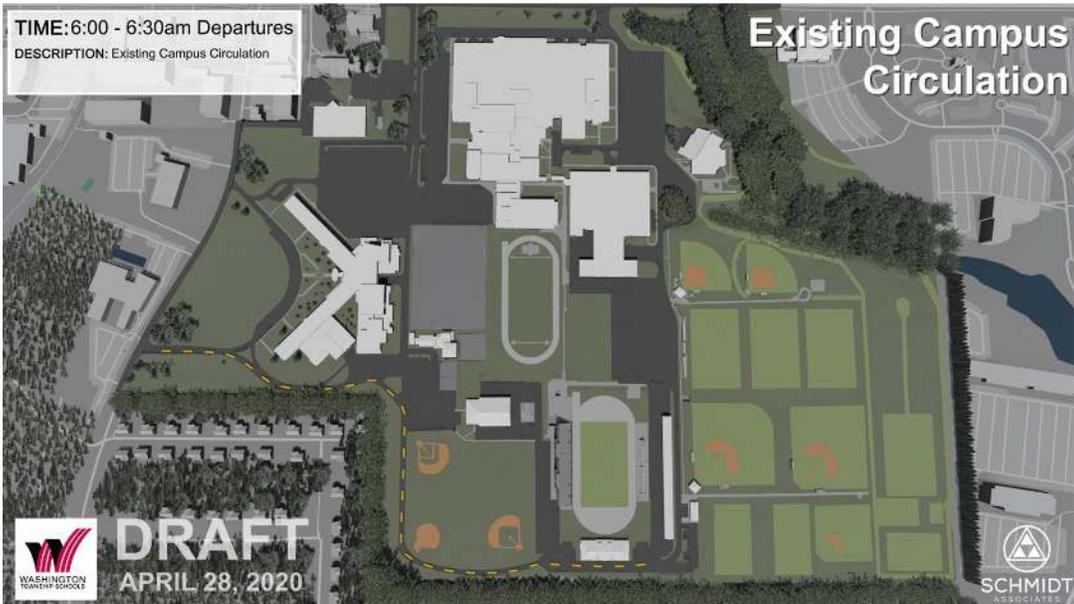
In the new proposed plan, buses will all utilize the entrance/exit at the 8400 block of Westfield Blvd which is already controlled by a traffic light. We estimate the heaviest traffic in the morning to occur as buses exit campus at staggered times between 5:00-8:00 AM. Specifically, bus traffic between the timeframe of 6:00-6:30 AM could see an increase of approximately 50 buses leaving Central Campus.

Daily traffic circulating on/to/from Central Campus will decrease when Northview Middle School moves to 91st & College and Hilltop Preschool moves to the Community Education Center Site. The current daily bus routes of 36 buses will go away and Middle School/Preschool staff, parent, & visitor traffic will decrease. Staff parking will decrease by approximately 30%, Parent drop-off traffic will decrease by approximately 17%, Parent pick-up traffic will decrease by approximately 17%, and the need for the allotted 300 visitor/event spaces currently utilized by the Middle School and Preschool will disappear.

In addition to less parent/visitor traffic on Central Campus, the proposed plan relocates the North Central High School visitor entrance to the east side of the building. This allows for an expanded parent drop-off/pick-up staging area within the campus, improving the car circulation off and at the 86th Street entrance.

Please also visit the following link to view videos of the existing and proposed bus circulation plans (Central Campus) and Proposed Construction Timeline (Central Campus).

<https://www.msdt.k12.in.us/central-campus-south-end-information/>



Question: Was the sound test taken from the ground level or the height of the second floor? Since most of us sleep on the second floor, this is important to know.

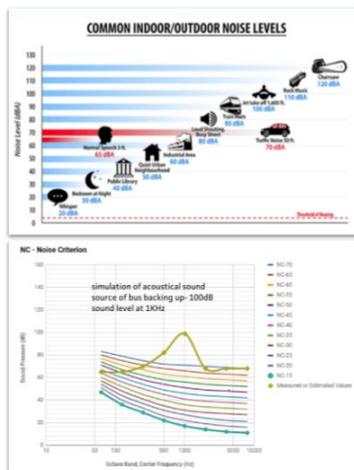
Answer: The test was taken from outside on ground level. Therefore, being inside your house would only help the acoustics.

Question: How much will the noise-level increase with more buses parked at Central Campus?

Answer: None, the noise level will decrease. Although more buses will be parked on Central Campus, our current designs that will be funded by the proposed referendum delineate the creation of an engineered system of natural berm, masonry wall, acoustically treated fencing and canopies. The acoustical barrier between the central bus storage and neighborhoods will reduce noise levels to a minimum. The end result will be substantial improvements and the creation of a much quieter atmosphere for the bordering neighborhoods. The sound levels experienced by a neighbor outside one's home would be improved from the existing sound levels experienced today. The anticipated noise level when buses are backing up with alarm could be compared to the noise level of a quiet library or a bedroom at night.

Acoustical Analysis

dBA - Design Group - Acoustics-Technology (Draft Analysis #4)



DRAFT Analysis Results
Projected noise level is a very minimal category = Noise levels of a quiet library or a bedroom at night

"LISTENER #1" WEST RESULTS WITH COMBINATION OF BERM, MASONRY PANELS, ABSORPTIVE FENCE AND CANOPY TREATMENT = -38dB

"LISTENER #2" SOUTH RESULTS WITH COMBINATION OF BERM, MASONRY PANELS, ABSORPTIVE FENCE AND CANOPY TREATMENT = -31dB



Question: The increase in building square footage will be increasing with the addition of a new middle school and with the renovation of the existing Northview building. How does the district anticipate this project will help in overall efficiency of future expenditures?

Answer: Some examples would be:

- Potential reduction of 20% in utility costs due to the change of occupancy at the existing Northview building.
- Elimination of the existing maintenance and warehouse facility located at 1549 E. 85th Street which was cost prohibitive to renovate. Cost to renovate and expand the existing maintenance and operations warehouse is \$12.5 million, compared to \$18.8 million to renovate the existing Northview building for all the following centralized functions:

Maintenance Department, District Warehouse, Police Department, Technology Hub, Alternative Education space, expanded district storage, NCHS multi-purpose athletic training space, professional development/community rooms, and continued use of the existing IU Staff Health and Wellness Center.

- Reduced daily travel for the maintenance, safety checks and fueling of buses, savings found in building and maintaining one new canopied bus lot instead of renovating and maintaining three existing bus facilities
- The savings of approximately \$1.5M for the centralized bus storage facility vs. renovating three existing bus storage facilities (Central Campus, Eastwood and Westlane Middle School sites).
- Potential savings with utilization of solar.
- Construction of a new efficiently designed Northview Middle School at 91st and College to include high efficiency mechanical, electrical and plumbing systems.

Project Cost Analysis & Findings

KEY		Facility Name	Facility Condition Score	Year Built & Year of Last Major Renovation
A	100-90%	Hilltop Developmental Preschool	40.1%	1976, 2005
B	89-80%	District Maintenance / Warehouse / Police Department	40.9%	1978
C	79-70%	J. Everett Light Career Center	45.4%	1970
D	69-60%	District Transportation Facility / Maintenance Garage	52.6%	2002
E	59-50%	North Central High School	54.9%	1963, 1994
F	59-0%	Northview Middle School	55.4%	1956
		Community and Education Center	61.8%	1999

← Original 1956 High School Building



Cost Prohibitive Plan – Average of \$361 per Square Foot @ 283,000 Total Square Feet

- Renovate for Northview Middle School @ \$263 per square foot Total Project Cost
- Build New Centralized Service Center @ \$459 per square foot Total Project Cost



Proposed Plan - Average of \$217 per Square Foot @ 457,100 Total Square Feet

- Building New Northview Middle School @ \$361 per square foot Total Project Cost
- Renovate for Centralized Service Center @ \$ 73 per square foot Total Project Cost



Question: Has IDEM conducted an environmental impact study of the air & water pollution associated with the proposed plans?

Answer: No. We are in the pre-referendum process. As we get into the formal design phase, we would engage state and local agencies that would require any approval process.

Question: What is the impact of additional drainage to the Northern Hill neighborhood with the proposed plans?

Answer: By design we are not allowed to impact negatively on any neighboring property. Stormwater release rates are regulated by the city and the design will need to show engineering compliance to be approved. All site work has to go through the appropriate city approval process.

Question: Who will be providing financial and environmental oversight of the proposed projects?

Answer: The financial oversight of the projects is a shared responsibility between the School Board, Capital Projects Team, Chief Business Officer and the Superintendent. In addition, the district utilizes financial advisors and bond counsel. In regards to the environmental oversight of projects there are required inspections and training through entities such as IDEM that the district currently follows and will continue to follow in the future. Finally, all decisions of the district are made in open sessions of the locally-elected School Board. Any resident is welcome to attend those meetings and to ask questions.

Question: How will the proposed plans impact property values?

Answer: We are not aware of school construction projects that have negatively impacted real estate properties. Studies have shown that the quality of schools has a direct benefit to the quality of home values. Having new school district facilities and new and renovated schools has the potential to increase property values for you and other residents.

Additional Resources:

[Central Campus - South End Information](#)

[91st & College Information](#)

[New NVMS Task Force](#)

[Scope & Cost Breakdown - Secondary](#)

[Scope & Cost Breakdown - Elementary](#)

[FAQ - Funding \(NVMS and Central Campus-South End\)](#)

[FAQ - PE/Athletic Referendum Scope Summary](#)