



Madison City Schools Growth Committee

January 12, 2017



Purpose

Examine the growth and demographics of the district and develop a vision and plan to effectively manage growth.



Agenda

- Growth projections
- Capacity
- Building needs
- Funding
- Increasing revenue
- Alternatives
- Recommendations





Ten year growth projections

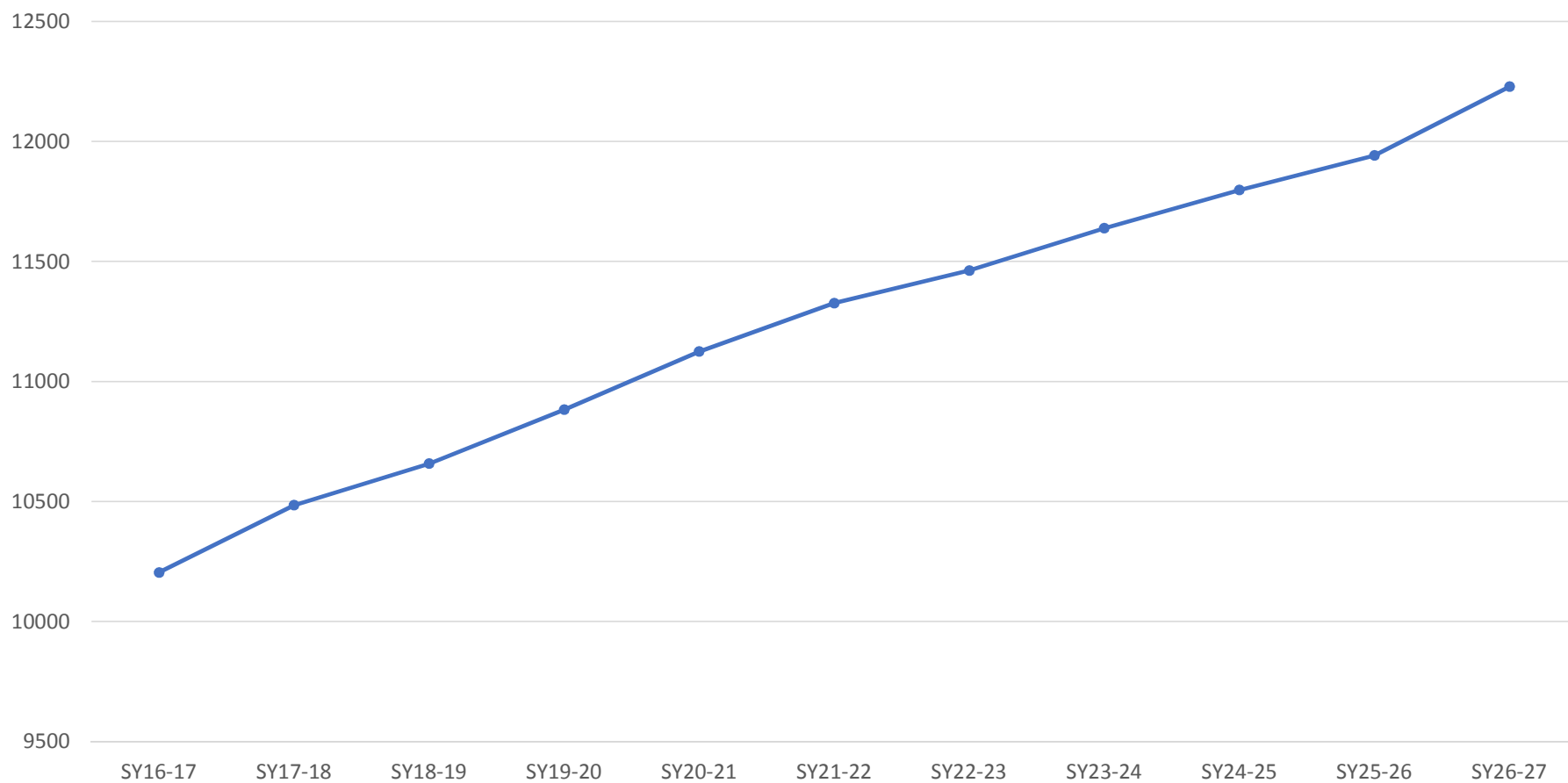


- Projections consider:
 - Past demographer predictions
 - Three-year average growth rates
 - Five-year average growth rates
 - Ten-year average growth rates
 - Historical growth rates per grade
 - Actual enrollment adjusted for growth per grade (marching a grade forward)
 - Unofficial growth projections from City of Madison



K-12 growth projection

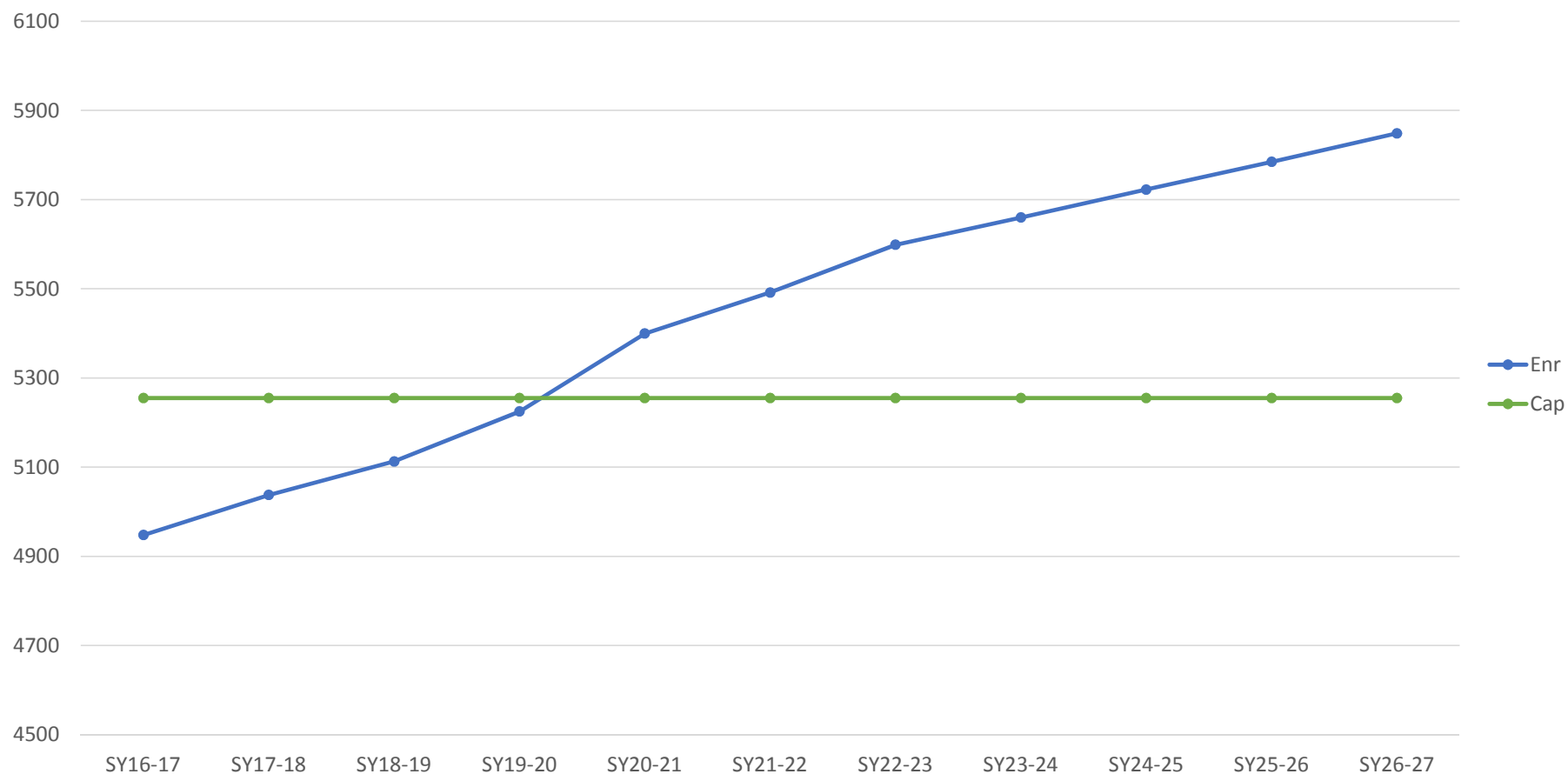
K-12 10-year





Elementary growth projection

Elementary 10-year





Elementary capacity vs enrollment

(as of 01/11/2017)

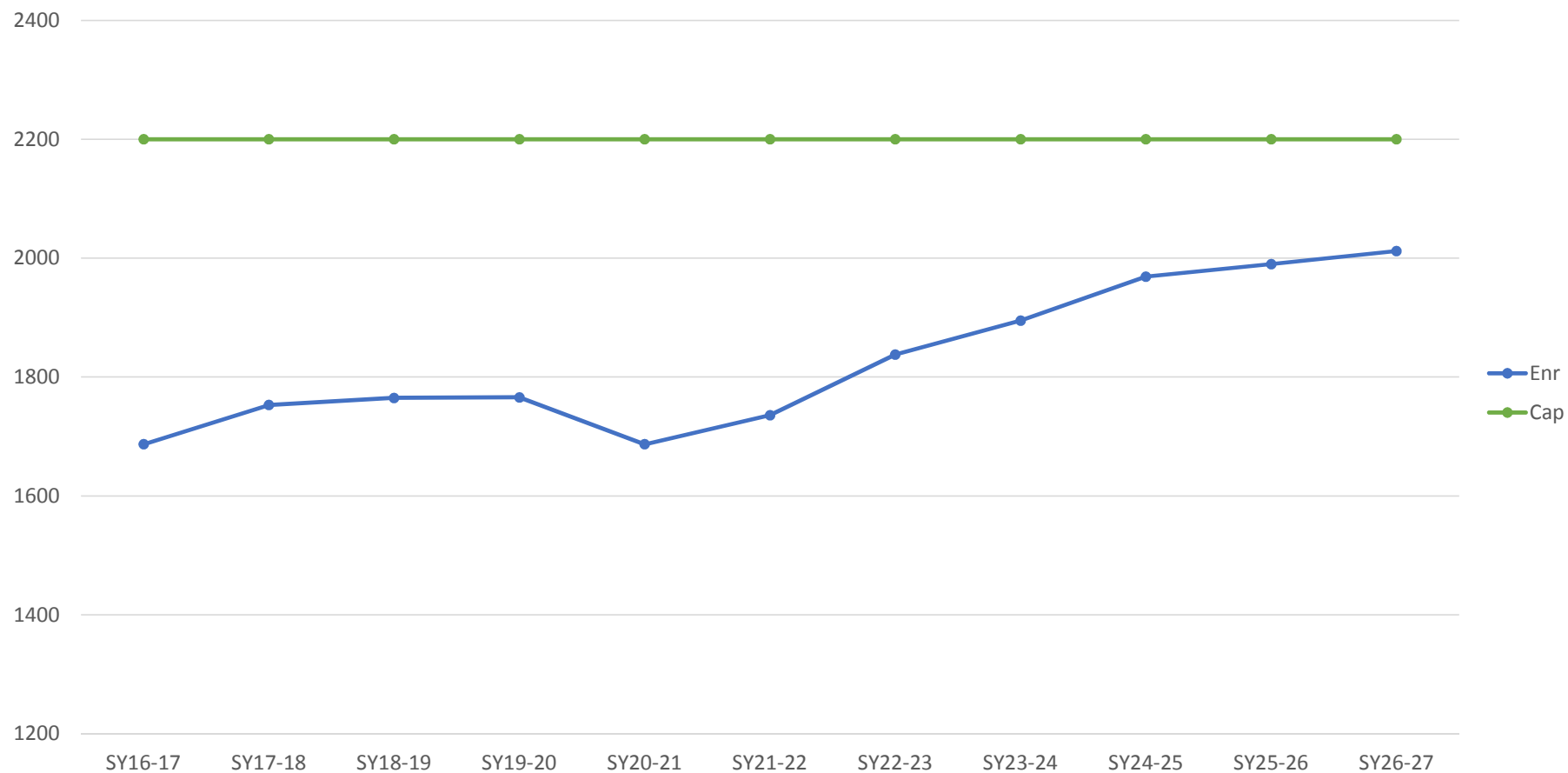
School	Capacity*	Current Enrollment*	Available Space	Percent of Capacity
Columbia	840	814	26	96.9%
Heritage	900	884	16	98.2%
Horizon	620	667	-47	107.6%
Madison	575	583	-8	101.4%
Mill Creek	980	899	81	91.7%
Rainbow	840	675	165	80.4%
West Madison	500	435	65	87.0%
Total Elementary	5,255	4957	298	94.3%

*Does not include Pre-K or DD. Does include four portables at MCES



Middle school growth projection

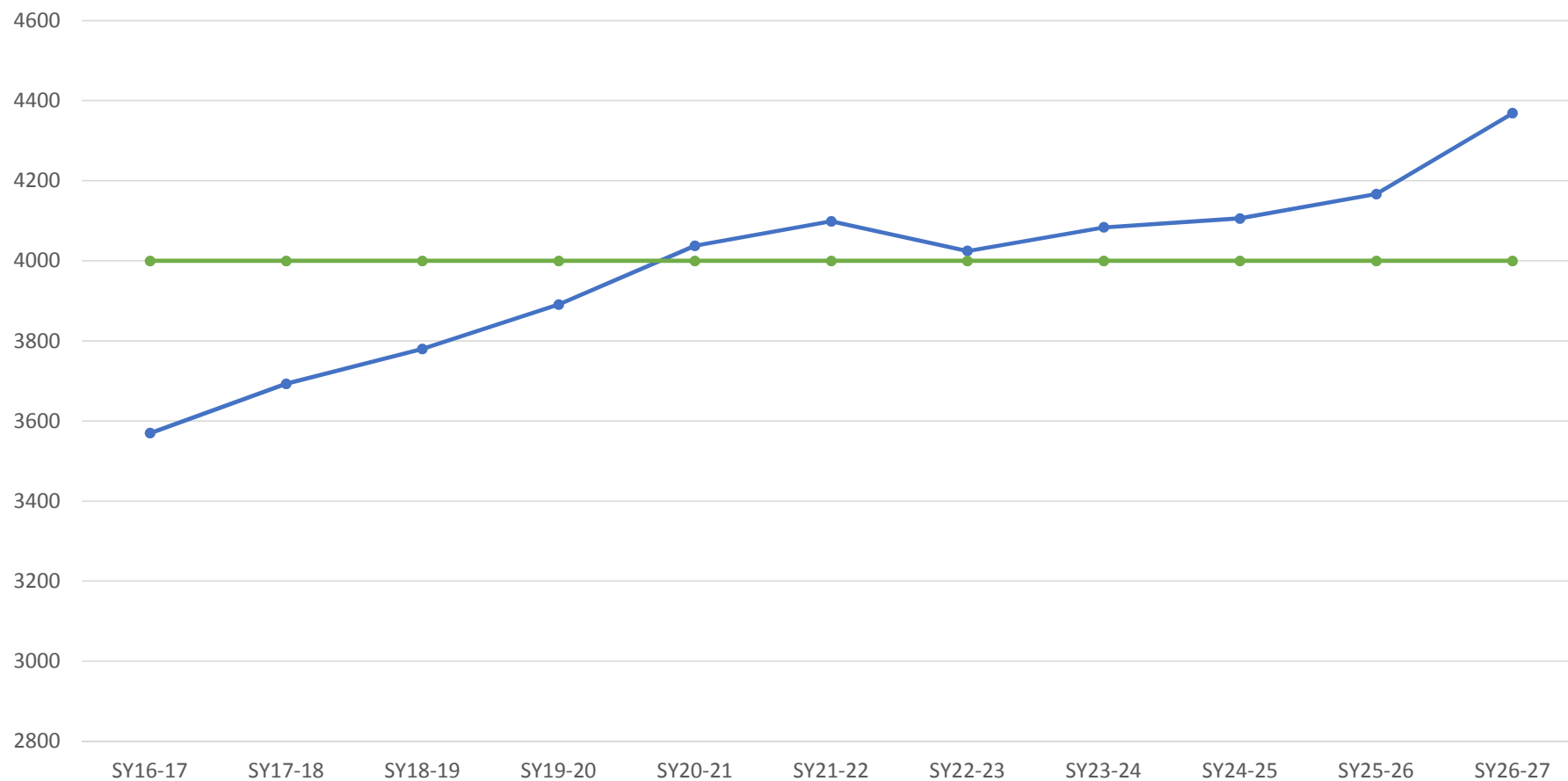
Middle school 10-year





High school growth projection

High school 10-year





Secondary capacity vs enrollment

(as of 01/11/2017)

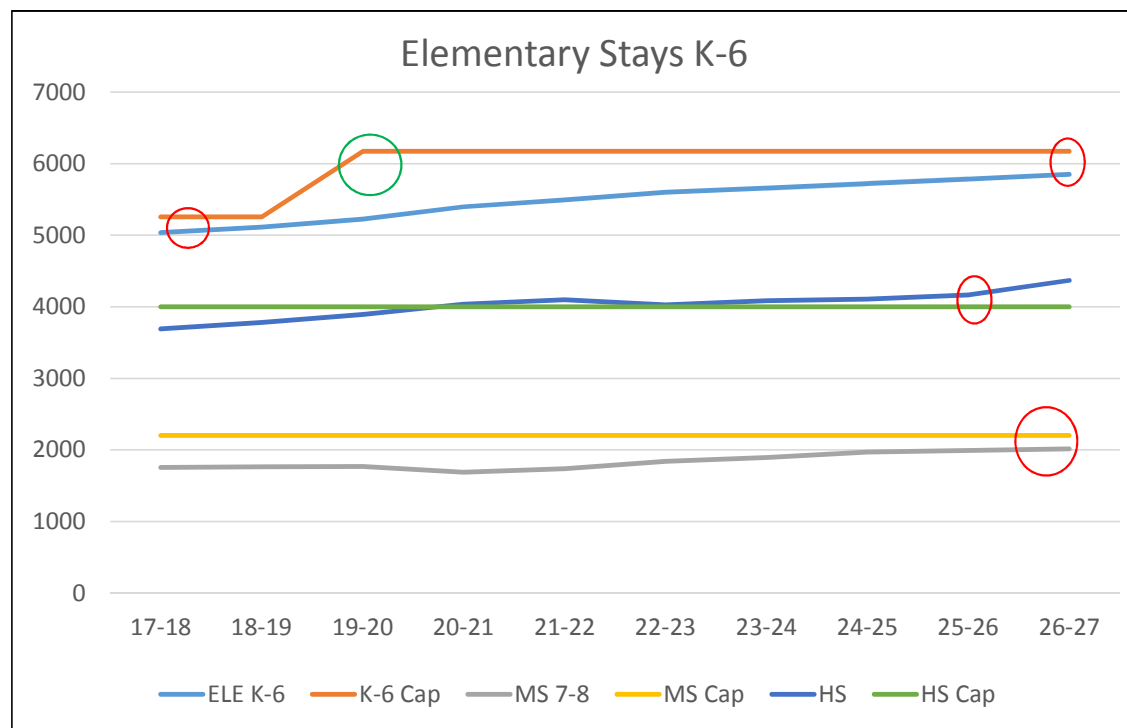
School	Capacity*	Current Enrollment*	Available Space	Percent of Capacity
Discovery	1,200	816	384	68.0%
Liberty	1,000	872	128	87.2%
Total Middle School	2,200	1,688	512	76.7%
Bob Jones	2,000	1,771	229	88.6%
James Clemens	2,000	1,783	217	89.2%
Total High School	4,000	3,554	446	88.9%

*Does not include DD



Ideally, we would build to meet the need....

- New elementary
 - Begin construction ASAP
 - Opens 2019-2020 school year
- New high school
 - Begin construction 2025
 - Opens 2028-29
- New middle school
 - Begin construction 2026
 - Opens 2028-29
- New elementary school
 - Begin construction 2026
 - Opens 2028-2029



But,.....



Cost of a new school:

Project	Cost	Annual "Mortgage Payment" / Operating Cost
Elementary school	\$25,000,000	\$1,500,000
Elementary operating cost	\$500,000	\$500,000
Middle school	\$35,000,000	\$2,250,000
Middle school operating cost	\$600,000	\$600,000
High school	\$65,000,000	\$3,750,000
High school operating cost	\$1,200,000	\$1,200,000

Does not include annual need of \$3 million for buses, technology, maintenance, and growth units



Revenue needed for “Just in Time” building plan

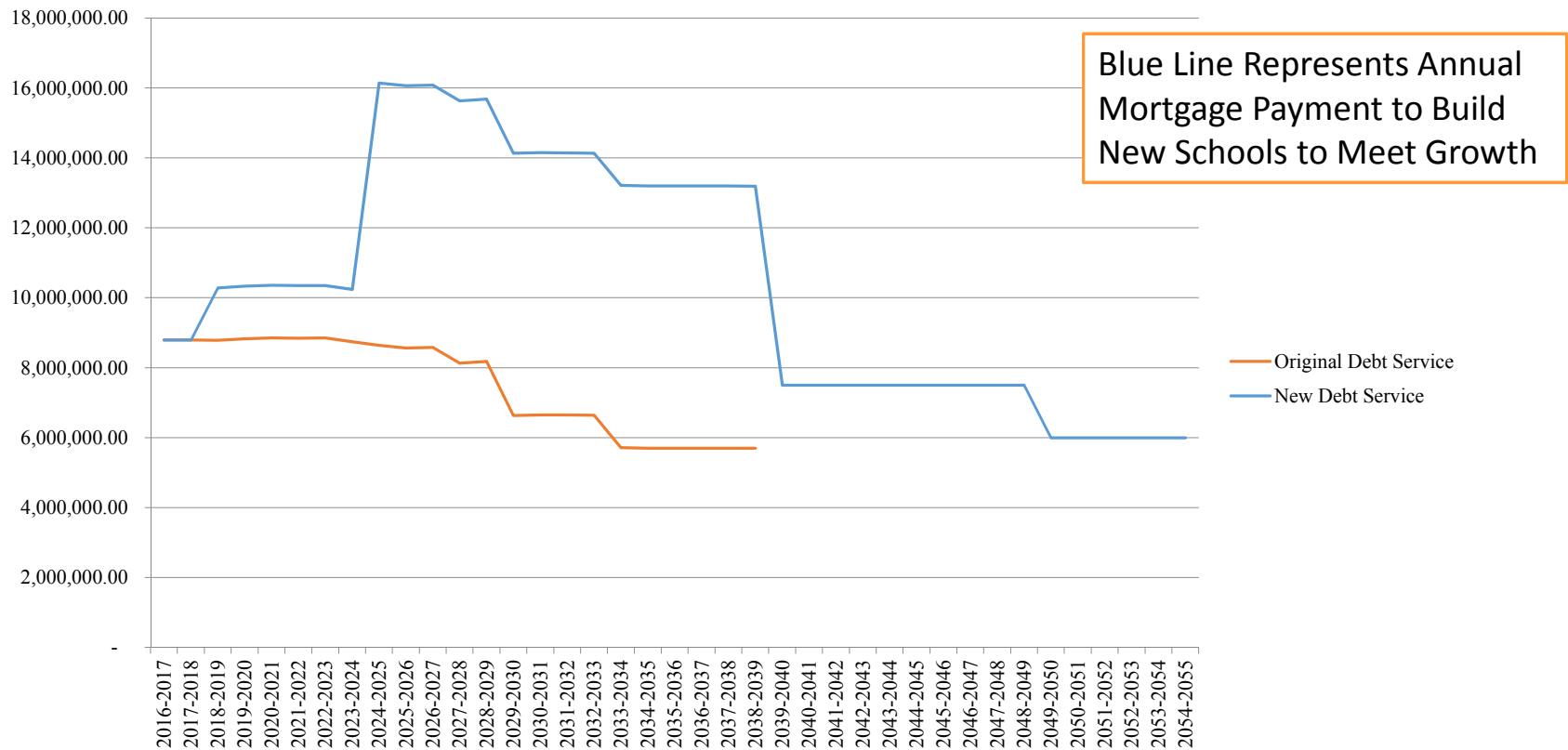
Project	Cost	Annual “Mortgage Payment” / Operating Cost
Elementary school 2017	\$25,000,000	\$1,500,000
Elementary operating cost 2019	\$500,000	\$500,000
High school 2025	\$65,000,000	\$3,750,000
High school operating cost 2028	\$1,200,000	\$1,200,000
Middle school 2026	\$35,000,000	\$2,250,000
Middle school operating cost 2028	\$600,000	\$600,000
Elementary school 2026	\$25,000,000	\$1,500,000
Elementary operating cost 2028	\$500,000	\$500,000
Total		\$11,800,000

Does not include annual need of \$3 million for buses, technology, maintenance, and growth units



Annual “Mortgage Payment”

Annual Debt Payment Over Time





Can MCS afford it?

Total Revenue Less Major Cost Categories SY 16-17 Budget

Total Revenues:	\$102,453,063.69
Expenditures:	
Salaries & Benefits	\$71,126,239.50
Debt Service	\$ 9,300,611.80
Utilities	\$ 2,767,586.02
Local Schools	\$ 6,914,468.92
Federal Programs & Child Nutrition	\$ 3,562,493.62
ACCESS	\$ 1,324,943.00
Classroom Instruct Supp, Technology, Professional Dev	\$ 2,302,022.09
Transportation	\$ 1,567,405.59
Operations and Maintenance	\$ 2,283,072.00
Special Education (MOE Requirement)	\$ 1,296,255.00
Central Office	\$ 757,558.00
Other Expenditures	\$ 20,533.58
Amount Remaining:	\$ (770,125.43)

Not Enough Revenue to Take on New Debt!



Can we increase school funding?

- Madison city property tax
 - One mil equals approximately \$700,000 annually
- County sales tax
 - Half-cent tax generates approximately \$4.5 million annually
- Madison City sales tax
 - Half-cent tax generates approximately \$3 million annually





Property tax timing issues

- Three existing ad-valorem taxes **expiring** and must be renewed by 2019
 - 4.0 mils from all of Madison County
 - 1.5 mils from all of Madison County
 - 4.0 mils from Madison City, and Madison County (exclusive of Huntsville City)
- Voting on new tax prior to renewal jeopardizes the existing taxes
 - Would be three to four years before we could potentially pass new tax





If we cannot build new schools now to meet growth...

Alternatives Considered:

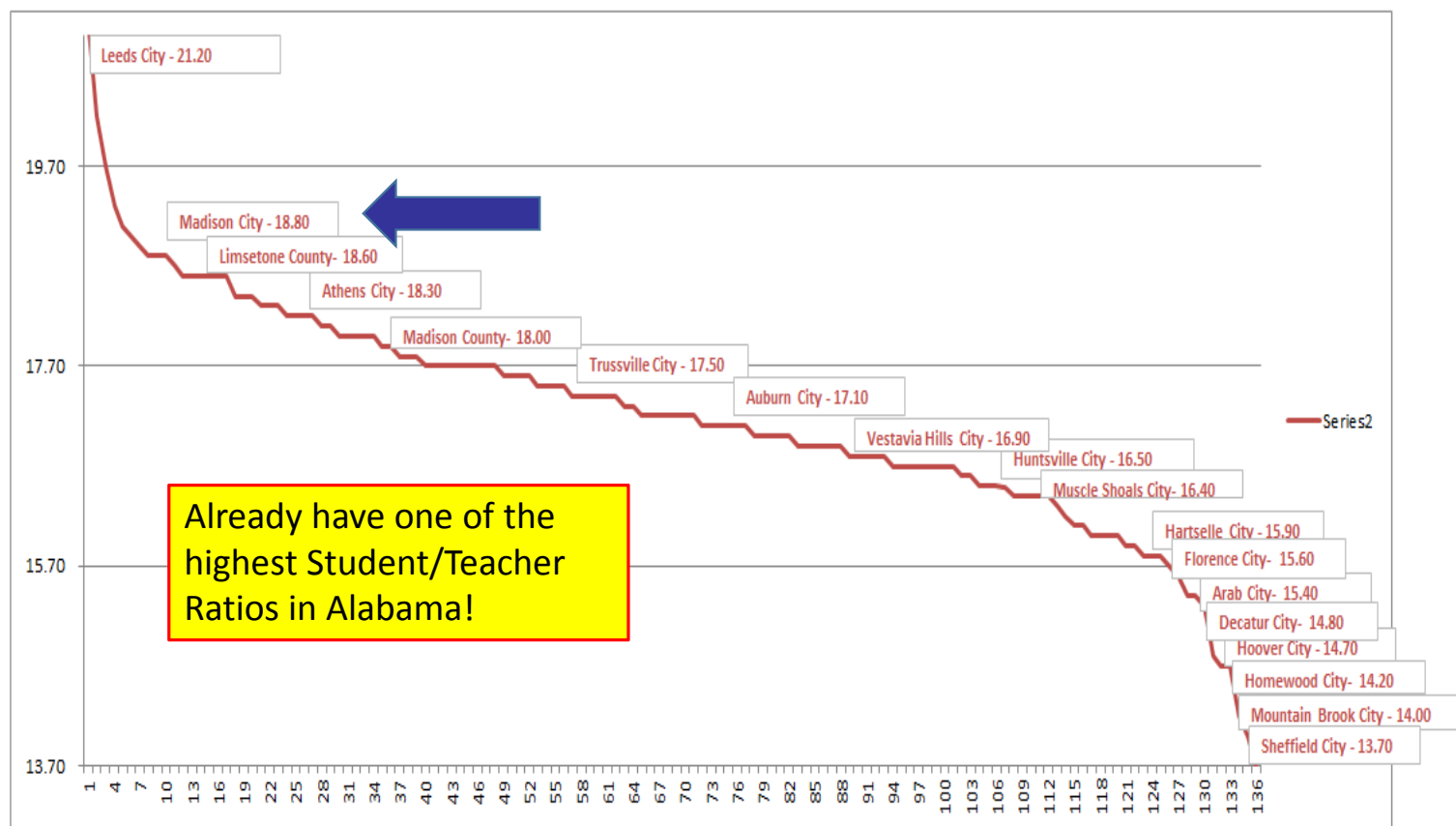
- System Wide Re-Zone
- Put More Students in Each Class
- Move 6th Grade to Middle Schools
- Modular Classrooms at Elementary Schools
- Build Additions to Existing Schools
- 6th Grade Academy
- Magnet Programs
- Gifted Programs

Special Needs Education Committee Recommendations Considered in All Alternatives



Put more students in existing classrooms...?

FTE Student Teacher Ratios FY 2014-2015





Other grade configurations...?

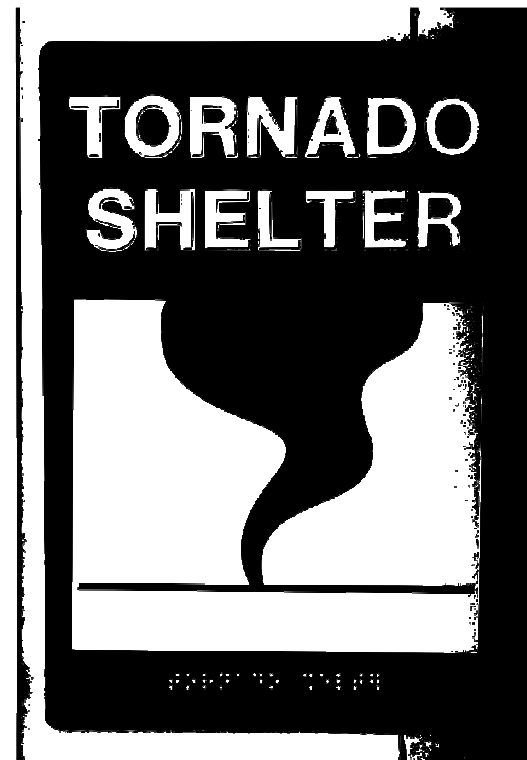


- Move 6th grade to middle school
 - Instantly fills middle school **beyond capacity**
 - Shifts building plan to **two new middle schools**
- Sixth grade academy
 - Must build academy immediately
 - Would require a second academy in 10 years
 - **Still need additional** elementary, middle and high in 10-12 years



Expand capacity using modular classrooms...?

- Must build tornado safe shelter for:
 - Building additions
 - Modular buildings
 - Not required for portable buildings
- Mill Creek modular buildings are grandfathered
- Six older modular classrooms can be used
 - (1 HER, 2 WMAD, 1 RES, 2 HZN)
 - Appx \$290,000 to make classroom ready
 - Gain approximately 120 seats





Building additions...?

- All additions require tornado safe rooms
- Elementary additions
 - Must consider land space and instructional size
 - Gym and cafeteria capacities
 - Horizon could add 10 classrooms
 - Add approximately 225 seats
 - Approximate cost of \$3.5 million
- Middle school addition
 - Liberty can add 20 room pod
 - \$6 million cost for pod
 - \$2 million gym expansion
 - Cafeteria upgrades





Alternate plan...Use a combination of approaches



- **Renovate** six existing modular classrooms (Horizon-2, West Madison-2, Heritage-1, Rainbow-1) to expand 2017-18 capacity by 120
- Immediately begin construction on **10 room Horizon expansion** to expand 2018-19 capacity by 225
- **Rezone** for 2018-19 year
- Delays need for new elementary construction until **property tax renewals** are complete



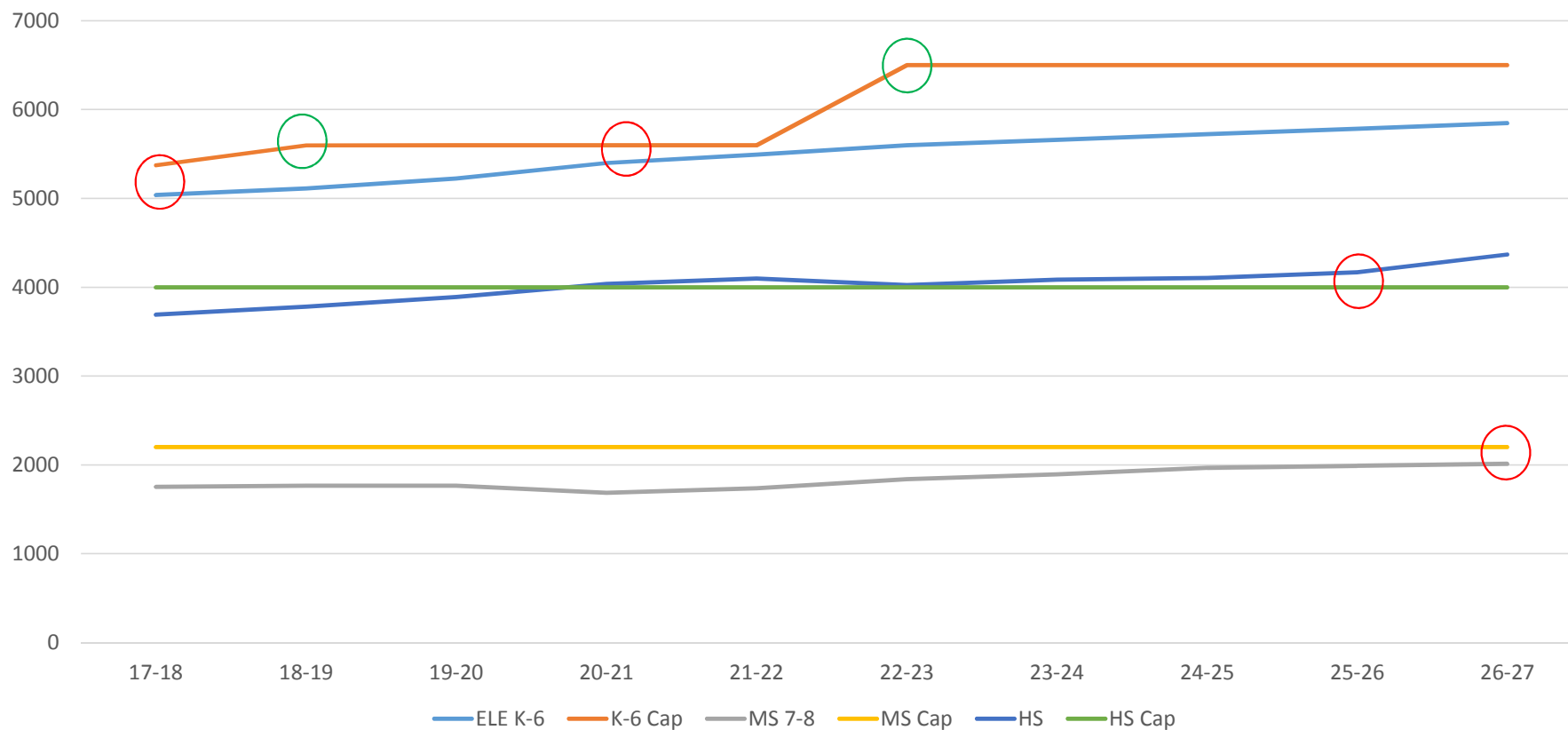
Alternate building timeline

- Renovate existing modular classrooms
 - Immediate
 - Opens 2017-18 school year
- Expand Horizon Elementary
 - Immediate
 - Opens 2018-19 school year
- New Elementary
 - Begin construction 2020-21 school year
 - Opens 2022-23 school year
- New high school
 - Begin construction 2025
 - Opens 2028-29
- New middle school
 - Begin construction 2026
 - Opens 2028-29





Graphic timeline with capacities





Revenue needed for alternate building plan

Project	Cost	Annual Cost
Renovate six modular classrooms 2017	\$300,000	N/A
Horizon expansion 2017	\$3,500,000	N/A
Elementary school 2020	\$25,000,000	\$1,500,000
Elementary operating cost 2022	\$500,000	\$500,000
High school 2025	\$65,000,000	\$3,750,000
Middle school 2026	\$35,000,000	\$2,250,000
High school operating cost 2028	\$1,200,000	\$1,200,000
Middle school operating cost 2028	\$600,000	\$600,000
Total		\$9,800,000

Does not include annual need of \$3 million for buses, technology, maintenance, and growth units



Short term recommendations

- Renovate existing modular classrooms
- Immediately expand Horizon using capital projects fund
- Rezone for 2018-19 school year
- Focus immediate funding efforts on tax renewals
- Communicate long-range needs
 - Construction projects beyond 2020
- Work with city/county officials to identify revenue stream
 - Half-cent sales tax (county or city)
 - Ad-valorem





Mid and long term recommendations

- New elementary school
 - Begin construction in 2020
 - Opens 2022-23 school year
- New High School
 - Begin construction in 2025
 - Opens 2028-29 school year
- New Middle School
 - Begin construction in 2026
 - Opens 2028-29 school year

