

## School Facilities Study

# ***Unatego Central School District***

Advisory Committee Meeting  
January 21, 2016



*Castallo and Silky-Education Consultants*  
Alan Pole and Bill Silky, Consultants

# Updates from December 17<sup>th</sup> Meeting



# Major Townships-Tax Variable Trends

<b>Tax Rate Calculation Variables Over Time</b>				
<i>School Year/Township</i>	<i>Assessed Property Value</i>	<i>Equalization Rate</i>	<i>Full Property Value</i>	<i>Percent of Total District Tax Levy</i>
2010-11-Otego	\$198,835,039	106.39	\$186,951,817	48.398%
2010-11-Unadilla	\$91,650,142	58.19	\$157,504,110	40.775%
2011-12-Otego	\$199,251,862	109.35	\$182,214,780	47.774%
2011-12-Unadilla	\$91,731,218	58.19	\$157,640,862	41.305%
2012-13-Otego	\$199,583,075	112.33	\$177,675,665	47.832%
2012-13-Unadilla	\$92,090,852	60.00	\$153,484,753	41.319%
2013-14-Otego	\$200,046,371	117.64	\$170,049,618	48.417%
2013-14-Unadilla	\$92,388,995	64.30	\$142,795,973	40.658%
2014-15-Otego	\$199,983,943	121.01	\$165,262,327	47.660%
2014-15-Unadilla	\$93,061,532	64.70	\$143,835,443	41.481%
2015-16-Otego	\$200,076,074	118.12	\$169,383,740	48.240%
2015-16-Unadilla	\$93,378,157	65.00	\$143,658,703	40.014%
<b>SOURCE: District tax rate calculation worksheets.</b>				

# Should there be a 4<sup>th</sup> Option?

*Option 4: Close Unadilla Elementary, move grades 3 and 4 to Otego Elementary, and move grade 5 to the junior-senior high school?*

(Staff savings of approximately \$400,000 would be the same regardless of the elementary school that closed)

# Feasible vs. Desirable Options

- Feasible Options: Grade/building arrangements that can be implemented based on available space and facility conditions. (Is it possible?)
- Desirable Options: Grade/building arrangements that are feasible *and* are desirable based on available space, facility conditions, educational soundness and fiscal responsibility. (Is it a good idea?)



# Space Utilization: Otego Elementary School (34,196 sq. ft.)

<b>Table XXX</b> <b>Otego Elementary School Classroom Usage 2015-16</b> <b>(Includes Gym, Cafeteria, Library, Music Room, &amp; Art Room)</b>				
School Building	No. Full-Size Rooms	Grade Level Classrooms (12)	Other Usage of Full-Size Rooms (9)	Usage of Small Rooms, Not Full-Size, Other Than Administration
Otego Elementary	21	K-5 1-3 2-4	Special Ed- 8:1:1-1 Special Ed Resource/Movement Room-1 Special Ed AIS-1 Grade 1 AIS-1 Grade 2 AIS-1 Computer Room-1 OT/PT-1 Speech/ESL/Storage-1 Faculty Room-1	Health Office DSS Counselor

# Space Utilization: Unadilla Elementary School (63,458 sq. ft.)

<b>Table XXX</b> <b>Unadilla Elementary School Classroom Usage 2015-16</b> <b>(Includes Gym, Large Multi-Purpose Room, Cafeteria, Library, Music Room, &amp; Art Room)</b>				
School Building	No. Full-Size Rooms	Grade Level Classrooms (9)	Other Usage of Full-Size Rooms (17)	Usage of Small Rooms, Not Full-Size, Other Than Administration
Unadilla Elementary	26	3-3 4-3 5-3	Special Ed Resource-2 Physical Therapy-1 Occupational Therapy-1 Computer Lab-1 Study Hall-1 Empty-2 Faculty Room-1 AIS-3 LTA-4 Book Room-1	Conference-1 Work Room-1 Speech-1 Lounge-1 Music Lessons-1 Primary Library-1 Padded Room-1

# Financial Impact of Options





# Option 2: Impact Assuming All Staff Cuts in Year 1

Table ??

2017-18 Estimated Taxes On A \$100,000 Home in Each Township With and Without Fiscal Savings from Option 2

<i>Township</i>	<i>Taxes-No Savings</i>	<i>Taxes-With Savings</i>	<i>Difference</i>
Franklin	\$2,262.47	\$2,132.26	-\$130.21
Sidney	\$2,543.63	\$2,397.24	-\$146.39
Butternuts	\$1,837.63	\$1,731.87	-\$105.76
Laurens	\$1,886.90	\$1,778.31	-\$108.59
Oneonta	\$2,104.09	\$1,982.99	-\$121.10
Otego	\$1,783.42	\$1,678.82	-\$104.60
Unadilla	\$3,237.06	\$3,050.76	-\$186.30

**Assumptions:**

- 1-The assessed property values for each township were those in 2015-16
- 2-The equalization rates in each town are the same as in 2015-16



# Option 2: Impact Assuming Some Staff Cuts in Year 1

**Table ??**

**2017-18 Estimated Taxes On A \$100,000 Home in Each Township With and Without Fiscal Savings from Option 2**

<i>Township</i>	<i>Taxes-No Savings</i>	<i>Taxes-With Savings</i>	<i>Difference</i>
Franklin	\$2,262.47	\$2,169.23	-\$93.24
Sidney	\$2,543.63	\$2,438.81	-\$104.82
Butternuts	\$1,837.63	\$1,761.91	-\$75.72
Laurens	\$1,886.90	\$1,809.15	-\$77.75
Oneonta	\$2,104.09	\$2,017.38	-\$86.71
Otego	\$1,783.42	\$1,707.93	-\$75.49
Unadilla	\$3,237.06	\$3,103.66	-\$133.40

**Assumptions:**

- 1-The assessed property values for each township were those in 2015-16
- 2-The equalization rates in each town are the same as in 2015-16



# Option 3: Impact Assuming All Staff Cuts in Year 1

Table ??

2020-21 Estimated Taxes On A \$100,000 Home in Each Township With and Without Fiscal Savings from Option 3

<i>Township</i>	<i>Taxes-No Savings</i>	<i>Taxes-With Savings</i>	<i>Difference</i>
Franklin	\$2,401	\$2,324	-\$77
Sidney	\$2,699	\$2,613	-\$86
Butternuts	\$1,950	\$1,888	-\$62
Laurens	\$2,002	\$1,938	-\$64
Oneonta	\$2,232	\$2,161	-\$71
Otego	\$1,890	\$1,830	-\$60
Unadilla	\$3,435	\$3,325	-\$110

**Assumptions:**

1-The assessed property values for each township were those in 2015-16 since there has been little percentage change up or down in any of the townships over the past five years.

2-The equalization rates in each town are the same as in 2015-16



# Option 3: Impact on District Debt Service

**Table ?  
Debt Service Analysis**

Year Ending	P&I	Local Share @ 17%	Add to Capital Fund	Local Share of New Debt	Total Local Share
2016	\$3,011,581	\$511,969		\$0	\$511,969
2017	\$2,564,663	\$435,993	\$75,976	\$0	\$435,993
2018	\$2,567,100	\$436,407	-\$414	\$0	\$436,407
2019	\$2,274,900	\$386,733	\$49,674	\$0	\$386,733
2020	\$2,273,100	\$386,427		\$100,000	\$486,427
2021	\$2,290,650	\$389,411		\$267,169	\$656,580
2022	\$2,278,700	\$387,379		\$267,969	\$655,348
2023	\$2,298,200	\$390,694		\$268,169	\$658,863
2024	\$1,357,700	\$230,809		\$267,769	\$498,578
2025	\$1,332,350	\$226,500		\$266,769	\$493,269
<b>Total</b>			\$125,236		



# Key Findings



1. District enrollments have been declining and are projected to continue to decline. This is consistent with other demographic indicators regarding the area in general.
2. Considering all schools in the district and in light of declining enrollments, there is excess capacity for housing more students than is currently being used. This excess capacity is primarily at the Unadilla Elementary School, the Middle School, and the High School.
3. The current district grade level pattern (K-2, 3-5, 6-8, 9-12) is one of the most common found in schools today for the middle grades. However researchers agree there is no “one best way” to organize the grades that improves student learning.

# Key Findings

4. The district's current transportation plan to get students to and from school uses a shuttle system and, as a result, there is considerable lack of instructional time due to this shuttle system.
5. Although the community consistently supports the school budget put forward by the Board of Education, the district is in very poor financial condition.
6. The most recent (2015) Building Conditions Survey indicates it would take \$3,325,000 at Unadilla Elementary School, \$3,971,000 at Otego Elementary, \$7,315,000 at the Middle/High School, and \$317,000 at the bus garage to implement all the changes recommended.

**KEY FINDINGS**

# Key Findings



7. The architects estimate it would cost approximately \$18,000,000 if the district chose to build a new elementary school and house all the grade K-5 students in this new building.
8. The closing of any school in the district may or may not impact housing values in the area. Research is inconsistent on this topic and from at least two cases examined it does not seem to have adversely impacted local assessed or full property values.
9. If the district chooses to close any school it is highly unlikely it would be able to sell the building at a price anywhere near the appraised value of the school.



# Key Findings

10. Although the district has made a number of recent staff cuts, if the district did close one of its elementary schools, this would create more staffing efficiencies and save the district approximately \$392,000 recurring each year.
11. Closing one elementary school would also result in approximately \$35,000 in annual utility savings.
12. The district's outstanding debt service will be paid off after 2025. Over the repayment period remaining, the district could use some of the reduced principal and interest amounts each year to add to a capital fund or pay off any new debt.





# Key Findings

13. To implement either option 2 or 3 that the committee has discussed would result in negligible impact on transportation cost; however the district would need to find additional drivers.
14. There would be a tax benefit for all residents if Otego Elementary School were closed and all K-4 elementary students attend the Unadilla school with the 5<sup>th</sup> graders moving to the high school.
15. If the district chooses to close both elementary schools and build a new one there would be increased capital debt and some tax increase starting in 2020.



# Questions????

