

School Facilities Use Study

Cortland Enlarged City School District

Advisory Committee Meeting
November 8, 2017



Castallo and Silky LLC

Alan Pole and Bill Silky, Consultants

Purpose of the Study

"What options exist to arrange the grades and school buildings to maintain, and perhaps enhance, the education of Cortland City School District students while ensuring fiscal responsibility to the taxpayer. How could the grades and schools be organized?"



Major Study Conclusions



- The district has suffered declining enrollment the past five years and this trend will continue for at least the next six years.
- Research tells us “what” a district does with grade configuration, not “which” grade configuration it uses, is what determines student success.
- While there are some minor differences in elementary programs from school-to-school, the district generally is getting good results in terms of student learning.

Major Study Conclusions



- The Junior and Senior High School program offerings are quite broad and approximately 27% of the juniors and seniors avail themselves of offerings at the local BOCES.
- There are many athletic and curricular offerings for students in the Junior/Senior High School.
- The district has excess capacity in nearly all of its school buildings.
- All of the district's school buildings need some capital work.

Major Study Conclusions



- The district's transportation program has a very complex routing system resulting in many buses having to drop off and/or pick-up students at multiple schools.
- There are a number of "feasible" options for possibly reconfiguring the grades and schools that may be educationally and fiscally to the district's benefit.
- Should staff reductions be part of the future facilities plan, it is very reasonable to assume that those reductions could be accomplished through attrition.
- For at least the past 5 years, the full value tax rate for the district has remained approximately the same.
- The district has financed operating deficits with fund balance and reserves which has negatively impacted the district's financial condition.
- The district has some significant financial challenges for the future.

Updates From September 13th Meeting



Table ?? Live Births 2004-2015	
Year	Live Births
2004	261
2005	298
2006	234
2007	269
2008	304
2009	290
2010	231
2011	255
2012	228
2013	246
2014	215
2015	232
2016	247

Updated Live Birth Count-2016



Table ??: Enrollment History and Projections

Grade	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Birth	304	290	231	255	228	246	215	232	247	234	234	234	234
K	221	221	196	165	186	165	163	154	166	176	167	167	167
1	205	219	217	184	165	182	182	159	150	162	172	163	163
2	218	191	207	211	186	163	160	176	154	146	157	167	158
3	200	202	182	202	196	186	178	153	169	148	139	150	160
4	189	200	191	170	191	200	190	172	148	164	143	135	146
5	223	179	187	190	164	192	185	184	167	144	159	139	131
6	192	213	174	174	191	166	160	181	180	163	140	155	135
7	199	203	214	186	190	199	201	168	190	189	172	148	163
8	215	194	208	193	181	186	184	195	163	185	183	167	143
9	203	197	194	219	188	178	178	182	192	161	182	181	164
10	196	188	195	183	205	184	180	170	174	184	154	174	173
11	190	186	175	171	164	195	189	165	157	160	169	142	160
12	186	187	194	173	176	166	166	191	167	159	162	171	143
K-12	2637	2580	2534	2421	2383	2362	2316	2251	2177	2139	2099	2058	2007
K-6	1448	1425	1354	1296	1279	1254	1218	1179	1134	1102	1078	1076	1061
7-8	414	397	422	379	371	385	386	364	354	374	355	314	306
9-12	775	758	758	746	733	723	712	708	690	663	666	667	640

Note: Live births from 2021-22 to 2024-25 are averages of the previous five years of live births.



Recent History of Restricted Fund Balance

Restricted Fund Balance						
Category	6/30/13	6/30/14	6/30/15	6/30/16	6/30/17	6/30/18 Est
Unemployment	\$368,012	\$368,496	\$360,542	\$347,224	\$347,489	\$286,024
Retirement	\$3,031,976	\$3,036,918	\$2,248,554	\$1,483,450	\$1,336,819	\$687,691
Tax Cert	\$809,222	\$810,352	\$811,123	\$811,895	\$853,791	\$1,011,895
Liability	\$877,668	\$879,000	\$379,835	\$30,126	\$30,163	\$0
Emp Benefits	\$1,823,774	\$1,540,505	\$1,289,413	\$965,696	\$714,362	\$265,696
Capital	\$1,503,910	\$1,506,368	\$1,508,252	\$1,510,141	\$2,284,332	\$2,881,889
Workers Comp	\$0	\$1,570,000	\$786,896	\$576,892	\$356,209	\$134,916
Insurance	\$2,004,191	\$2,007,458	\$2,009,969	\$2,012,487	\$243,078	\$241,884
Debt Service	\$513,865	\$513,865	\$1,612,865	\$1,113,917	\$1,183,823	\$1,117,193
Repair	\$0	\$0	\$466,364	\$466,545	\$685,207	\$584,545
Total	\$10,932,618	\$12,232,962	\$11,473,813	\$9,318,373	\$8,035,273	\$7,211,733



Recent History of Unassigned Fund Balance

Unassigned Fund Balance 6/30/13 to 6/30/17					
	<u>6/30/13</u>	<u>6/30/14</u>	<u>6/30/15</u>	<u>6/30/16</u>	<u>6/30/17</u>
Total	\$1,731,901	\$1,520,715	\$720,230	\$30,480	\$291,137



The district is estimating the Unassigned Fund Balance will be \$159,000 at the end of the 2017-18 year.

Recent History of Assigned Fund Balance

Five-Year History of Assigned Fund Balance					
	<u>6/30/13</u>	<u>6/30/14</u>	<u>6/30/15</u>	<u>6/30/16</u>	<u>6/30/17</u>
Total	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000



The district is estimating the Assigned Fund Balance at the end of 2017-18 will again be \$535,000.

What We Know About School Closure and Impact on Home Values

- Research tell us if an elementary school closes thus increasing the distance from home to school, it has an adverse affect on property values.
- Research also tells us that when the perceived quality of a school district improves it positively impacts property values.



Property Valuation: Defining Terms

- “Assessed Value”: The value placed on a parcel of land by a local assessor
- “Full Value”: The value of a parcel of land once the state’s equalization rate has been applied to the assessed value.
- “True Value”: The amount of money a person would pay for a particular parcel of land.



One School District's Experience

Year	Schools			Total Assessed Value
	Altmar	Parish	Williamstown	
2007-08	\$71,003,677	\$93,663,049	\$55,530,142	\$220,196,868
2008-09	\$76,149,128	\$93,609,716	\$58,193,389	\$227,952,233
2009-10	\$89,177,362	\$94,497,871	\$65,829,816	\$249,505,049
2010-11	\$89,868,246	\$93,596,737	\$65,879,683	\$249,344,666
2011-12	\$77,210,580	\$117,707,782	\$58,874,237	\$253,792,599
2012-13	\$92,084,907	\$140,318,700	\$66,303,225	\$298,706,832
2013-14	\$89,952,721	\$138,048,935	\$66,526,050	\$294,527,706
2014-15	\$92,978,097	\$141,411,076	\$66,574,411	\$300,963,584
2015-16	\$92,208,868	\$141,727,312	\$67,458,888	\$301,395,068

NOTE: The Altmar and Parish Elementary Schools closed on June 30, 2012. The Altmar building sold for \$400,000 on 12/18/12 and is now a luxury salmon fishing resort; the Parish building sold for \$245,000 on 11/22/13 and is now a high tech manufacturing facility. Williamstown Elementary sold on 5/15/13 for \$55,000.

Appraised Values of District Elementary Schools

Appraised Value of Cortland Elementary Schools	
Parker	\$12,033,500
Randall	\$12,460,000
Smith	\$13,123,000
Barry	\$15,332,100
Virgil	\$8,351,500



Overview of School Buildings

Table XXX
Overview of School Buildings

Schools	Barry	Parker	Randall	Smith	Virgil	Jr.-Sr. High School
Year of Original Building	1958	1928	1928	1957	1932	1964
Sq. Ft. in Current Building	65,840	50,573	55,480	56,358	34,654	270,878
Number of Floors	1	3	3	1	3	3
Grades Housed	K-6	Pre-K-6	K-6	Pre-K-6	Pre-K-6	7-12
Students Served	349	248	295	252	124	1,104
Current Architect	King & King					



Staffing Overview by Elementary Building-2017-18

Staffing Overview by Building-2017-18					
<i>Title</i>	<i>Barry</i>	<i>Parker</i>	<i>Randall</i>	<i>Smith</i>	<i>Virgil</i>
Aide	6	6.6	5.5	5.5	6.5
10 mo. clerical	1	1	2	2	
12 mo. Clerical	1	1			1
Custodian/ Cleaner	3	3	2	3	2
Food Service	3	2	2	3	2
Nurse	1	1	1	1	.7
10.5 month Principals				1	
12 month Principals	1	1	1		1
Teacher	37.2	27.4	31	28	14.9
Teaching Assistant	8	5	5	4	4



Table xxx
Staffing Overview with Fringe Benefits @ 47%-2017-18

Title	Number of Staff	Total Salaries	Average Salary	Cost/FTE with 47% Fringe*
Administrators	12	1,222,640	101,867	149,773
Aide	47	776,423	16,520	24,284
Bus Driver	19	372,507	19,606	28,820
Bus Mechanic	2	79,001	39,501	58,066
10 mo. Clerical	12	290,843	24,237	35,628
11 mo. Clerical	1	34,065	34,065	50,076
12 mo. Clerical	18	644,880	35,827	52,665
IT	4	175,083	43,771	64,343
Custodian/Cleaner	21	605,764	28,846	42,403
Operations & Maintenance	9	367,376	40,820	60,005
Food Service	24	336,285	14,012	20,597
Nurse	7	222,891	31,842	46,807
10.5 mo. Principals	1	113,408	113,408	166,710
12 mo. Principals	8	857,759	107,220	157,613
Teacher	250	14,384,312	57,537	84,580
Teaching Assistant	31	779,687	25,151	36,972
TOTAL		21,262,924		

* Fringe benefits include costs for health insurance, retirement, social security, workers compensation, unemployment insurance, etc.

2017-18 Staffing Overview with 47% Fringe Benefits



Summary of Building Condition Survey

Table xxx
Priorities from 2015 Building Condition Survey

Facility	Priority 1 (1-2 Years)	Priority 2 (3-5 Years)	Priority 3 (6-10 Years)	Other
Barry	4,770,081	996,438	1,033,200	1,800,645
Parker	4,278,395	851,875	365,250	16,380
Randall	1,118,799	895,500	799,725	50,820
Smith	4,160,393	1,800,075	228,908	18,900
Virgil	638,935	587,813	329,805	71,400
Jr.-Sr. High	11,697,895	3,644,938	3,614,850	213,885
DO/Bus Garage	1,056,028	332,313	60,750	1,575
District Total	27,720,525	9,108,950	6,432,488	2,173,605



Staff Savings from Closing Virgil

Table xxx
Staff Savings from Closing Virgil*

# of FTE	Position	Salary/FTE	Salary Savings
1	12 Month Clerical	\$52,344	\$52,344
2	Custodian/Cleaner	44,158	88,316
2	Food Service Workers	20,580	41,160
0.7	Nurse	45,335	31,735
1	Principal	157,613	157,613
2.65	Teacher (.3 Art, 1.0 Library, .4 Vocal Music, .25 Instrumental Music, .2 String Music, .5 Physical Education)	83,668	221,720
Total Savings			\$592,888

* Assumes that the following positions will remain: all teacher aides, all teaching assistants, all special education teachers, all AIS reading and math teachers, all psychologists, all speech therapists, and all social workers



Staff Savings from Closing Parker

Table xxx
Staff Savings from Closing Parker*

# of FTE	Position	Salary/FTE	Salary Savings
1	12 Month Clerical	\$52,344	\$52,344
1	10 Month Clerical	33,904	33,904
3	Custodian/Cleaner	44,158	132,474
2	Food Service Workers	20,580	41,160
1	Nurse	45,335	45,335
1	Principal	157,613	157,613
4.05	Teacher (.5 Art, 1.0 Library, 1.0 Vocal Music, .35 Instrumental Music, .2 String Music, 1.0 Physical Education)	83,668	338,855
Total Savings			\$801,685

* Assumes that the following positions will remain: all teacher aides, all teaching assistants, all special education teachers, all AIS reading and math teachers, all psychologists, all speech therapists, and all social workers



Utility Costs by Building

Table xxx

Utility Costs for Five Elementary Schools-2013 School Year

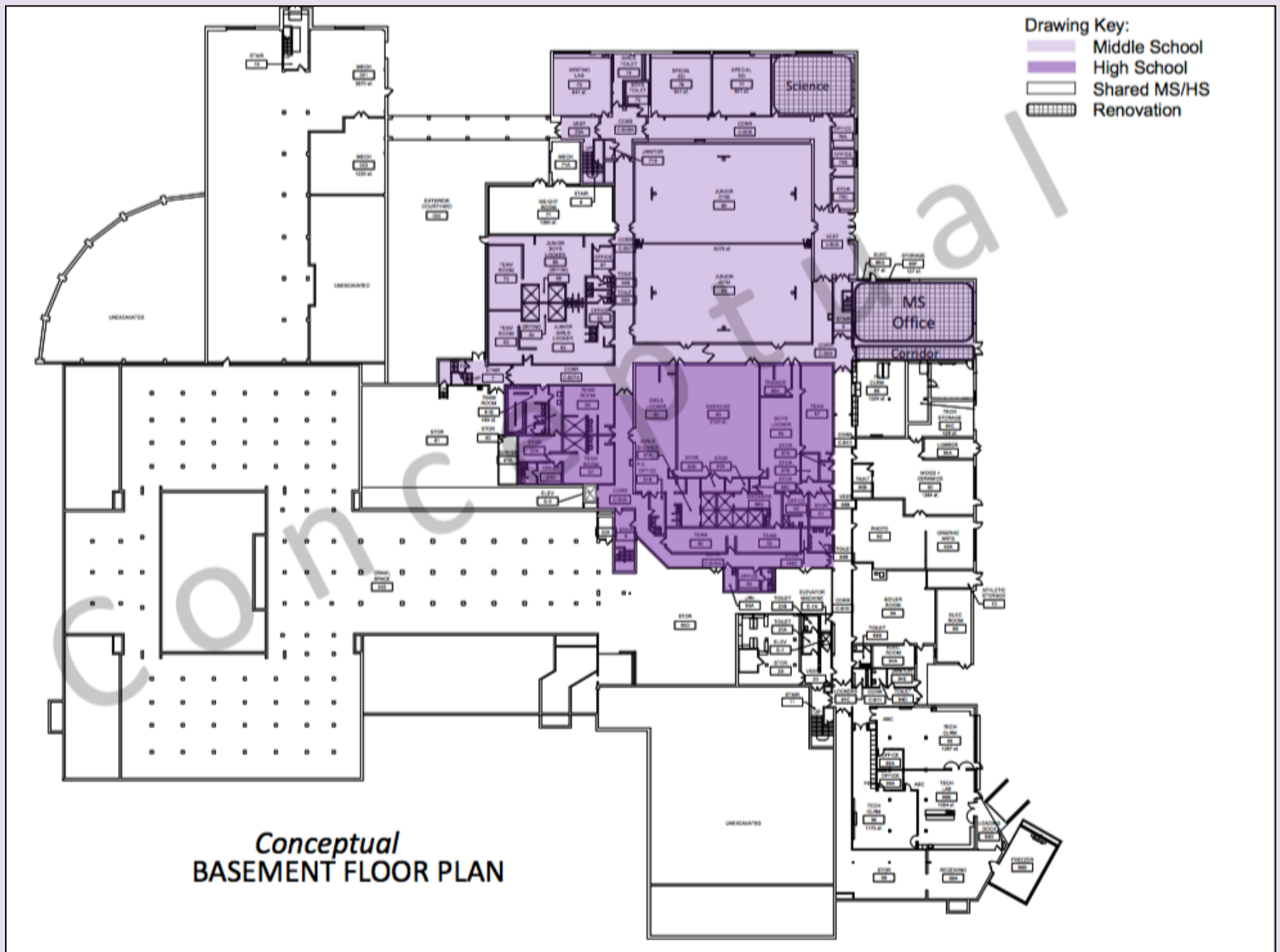
	Barry	Parker	Randall	Smith	Virgil
Electric	256,000	208,955	262,701	237,089	230,107
Natural Gas	39,655	39,639	39,668	51,337	44,000
Total	295,655	248,594	302,369	288,426	274,107
Savings @ 40%	118,262	99,438	120,948	115,370	109,642

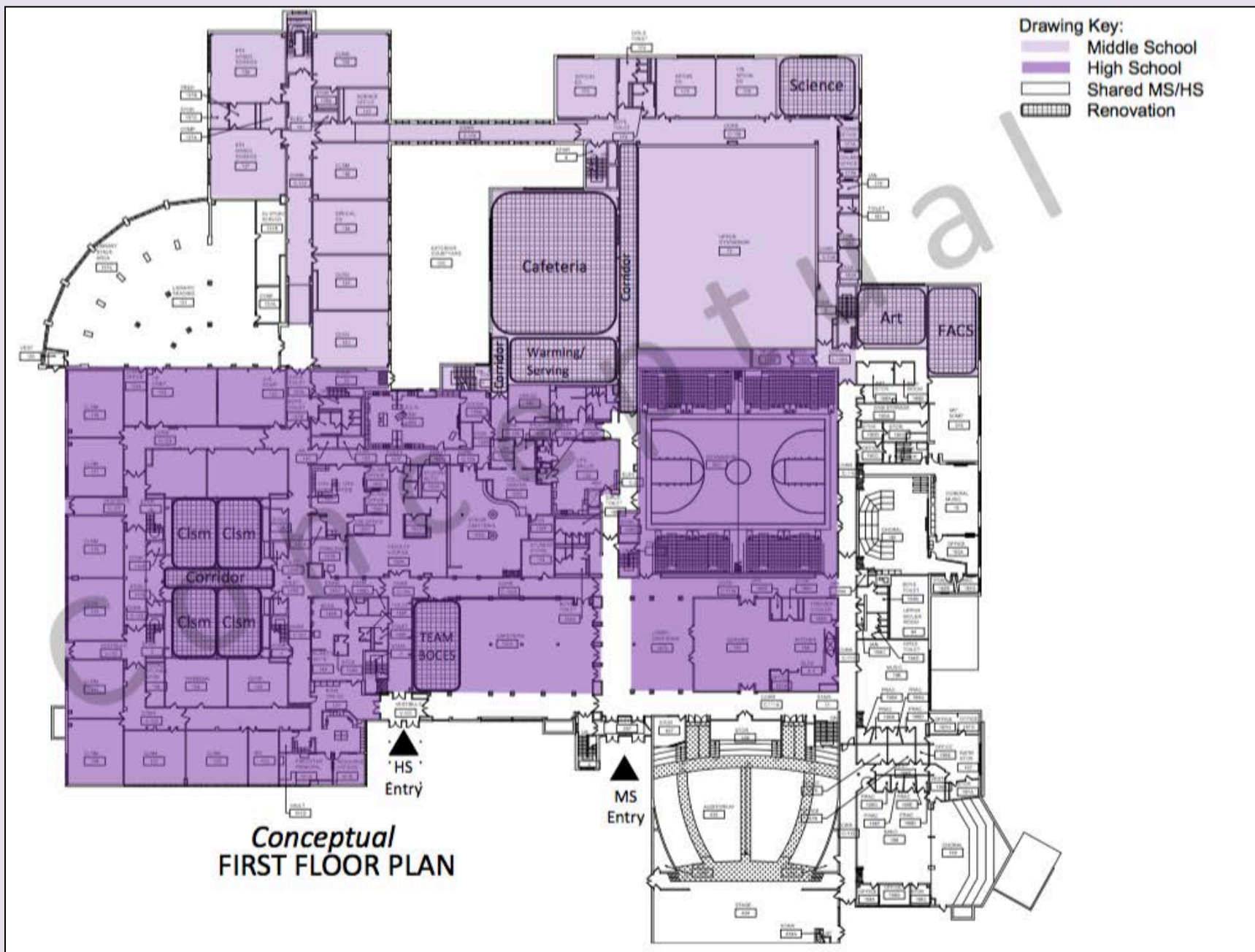


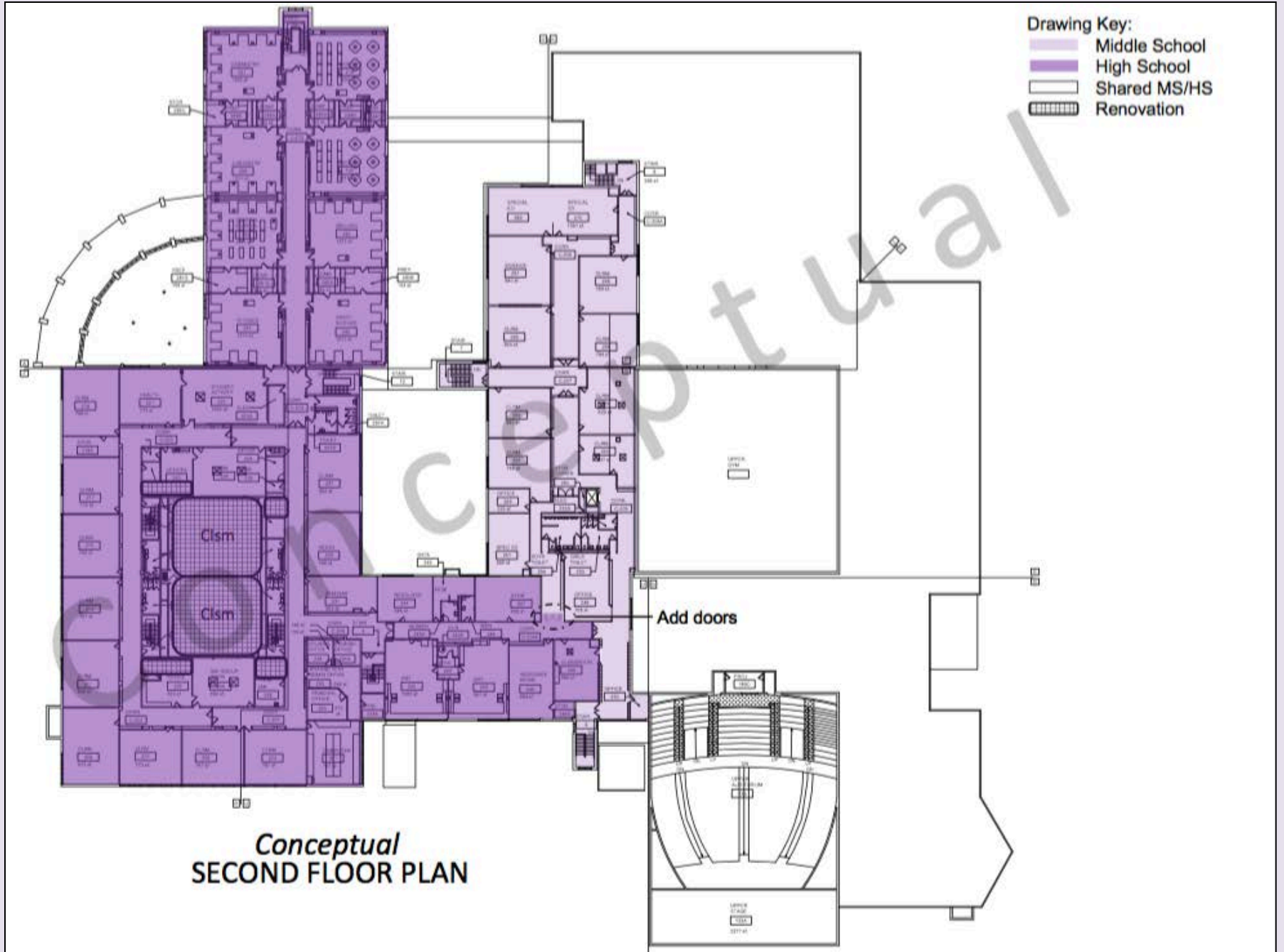
Architect's Estimate for Moving 6th Grade

- \$8-10,000,000
 - Includes \$250,000 for site work
 - Includes \$150,000 for furniture
 - Study will use \$10,000,000 to cover miscellaneous finish renovations and replacement of operable partitions









Option #	Description	# of Buildings	# of sections K-5	# of sections K-6	Cost	Savings (staff-attrition)
1	Current arrangement	6	(56)	(66)	\$37M-BCS	-
8 (1)	Close Virgil; 2 grade centers-K-2 Randall & Smith; 3-5 Barry & Parker; 6-8 middle school	5	50	-	\$36M-BCS + \$10M-MS	\$600,000 + \$110,000-Utility + 6 Teachers @ \$84K
8 (2)	Close Parker; 2 grade centers-K-2 Barry & Virgil; 3-5 Randall and Smith; 6-8 middle school	5	51	-	\$32M-BCS + \$10M-MS	\$800,000 + \$100,000-Utility + 5 teachers @ \$84K
8a	Close Virgil; Keep 4 K-5 elementary schools; 6-8 middle school	5	59	-	\$36M-BCS + \$10M-MS + 3 teachers @ \$84K	\$600,000 + \$110,000-Utility
8b	Close Parker; Keep 4 K-5 elementary schools; 6-8 middle school	5	54	-	32M-BCS + \$10M-MS	\$800,000 + \$100,000-Utility + 2 teachers @ \$84K
8c-1	Close Virgil OR Parker; Keep 4 K-6 elementary schools	5	-	68	36M-BCS + 2 teachers @ \$84K	\$600,000 + \$110,000-Utility
8c-2	Close Virgil OR Parker; Keep 4 K-6 elementary schools	5	-	62	32M-BCS	\$800,000 + \$100,000-Utility + 4 teachers @ \$84K
A	Close Parker; 2 grade centers-K-2 Smith & Virgil; 3-6 Barry & Randall	5	-	59	\$32M-BCS	\$800,000 + \$100,000-Utility + 7 teachers @ \$84K
B	Close Virgil; 2 grade centers-K-2 Randall & Smith; 3-6 Barry & Parker	5		60	\$36M-BCS	\$600,000 + \$110,000-Utility + 6 teachers @ \$84K

Summary of Cost Implications with Various Options



Questions????

