

P-H-M Forum Presentation






Wednesday, September 6th, 2023



Why do we need this improvement?

P-H-M has reviewed and discussed the idea of a fieldhouse for over 15 years. ***The purpose of this improvement is to construct a facility to help meet the growing need for additional academic and athletic programming space at Penn High School.***

- A field house would provide additional space for our physical education and wellness programs, for our robust and award-winning athletics teams, for increased student intramural offerings, and to better partner with high school and youth community club sports.
 - It will positively impact our outstanding fine arts programs such as the Marching Band and Guard. It will provide additional opportunities to host large STEM gatherings like FIRST Robotics. It could host student gatherings and dances, art fairs, and exhibits.
 - It would likely serve as a testing location for students in advanced placement courses.
 - Most importantly, this will serve as the first step in a strategic plan to re-imagine space at Penn High School to further expand and meet the academic needs of our students while preparing them for college and career success.
- 
- 
- 




Public Presentations

7.24.23 [Video link](#)
[Presentation link](#)

8.7.23 [Video Link](#)
[Presentation link](#)

8.21.23 [Video Link](#)
[Presentation Link](#)



Facility Assessment History



Schmidt Study 2015

- *Identified:*
 - *Deficiency in the gymnasium and locker room space as it related to Physical Education.*

Fanning Howey Study 2022

- *Identified:*
 - *Additional physical education and athletic space is need to adequately support existing and future programming.*
 - *Students report late evening practice times to access to indoor gym and track facilities.*
 - *Indoor track and field practice and competition is limited by the size of existing facilities and programming needs at SMS and GMS.*
 - *The current Penn HS wrestling room does not meet the needs of the program or support expansion to girls' wrestling*
 - *Intramurals and student clubs are limited to non-gym spaces due to current facility capacity and scheduling restraints.*
 - *Access to a large multi-surface space is needed to better support Winter Guard.*



Penn Field House: Site Concept

SITE FEATURES:

- Accessible from McKinley & Bittersweet
- Reduces traffic on Main Campus
- Appropriate site usage
- Frontage along McKinley
- Accommodates Future Expansion
 - Building
 - Multi-Purpose Fields
 - Parking
- Drop-off/Pick up lane
- Outdoor Trades Lab (Future)

SITE POSITIVES:

- Road Access already Completed off of McKinley with Future Stop Light
- Flat Site
- Water, Power, & Sanitary on McKinley
- Area for Detention



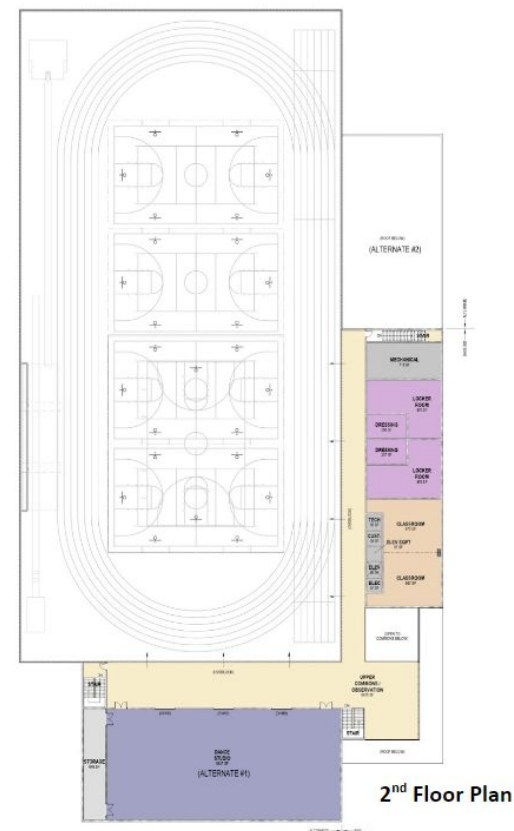
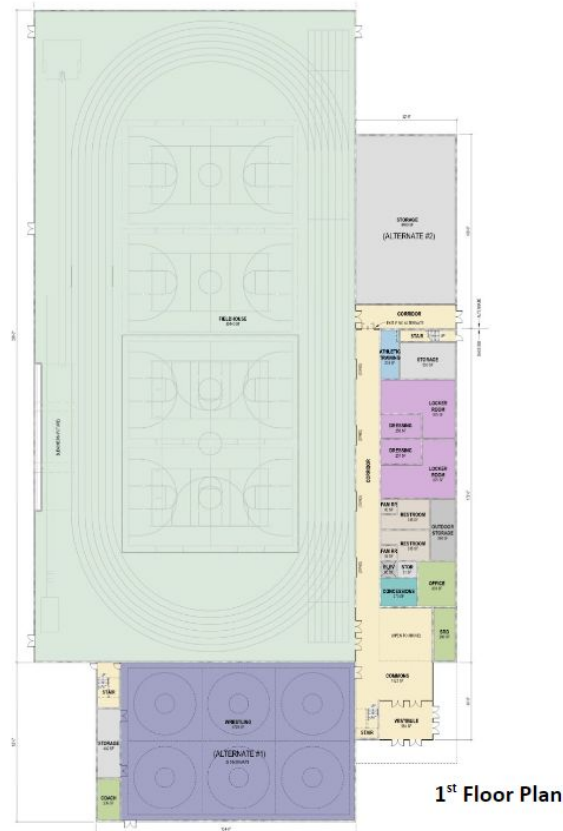
SITE DETAILS:

- Primary Entry/Exit
 - McKinley
- Secondary Entry/Exit
 - Bittersweet Road
- East Parking 100 Cars
- South Parking 44 Cars
- 16+ Cars Stacking Depth for Drop-off/Pick-up
- Canopy at Main Entry

Penn Field House: Concept Plan

Benefits:

- No impact on Penn HS Campus During 18 months of Construction
- Accommodates a Shorter Construction Schedule
- Location
 - Close to Penn High School
 - Centralized to District
- Relieves pressure for facilities at High School
 - Allows for after school activities
 - Allows for earlier practice times
 - Allows for weekend activities
- Year round indoor activities
 - Rightsized
- PHM Opportunities
 - Variety of Courts
 - Walking/Jogging/Running
 - Performing Arts/Dance/Aerobics/Etc.
 - Multiple Dressing Areas
- PHM Center
 - Indoor Event Center
- SRO Office
 - Future Opportunity for Road Patrol
- Observation Areas
 - Telescoping Bleachers (Alternate)
 - Decks/2nd Floor



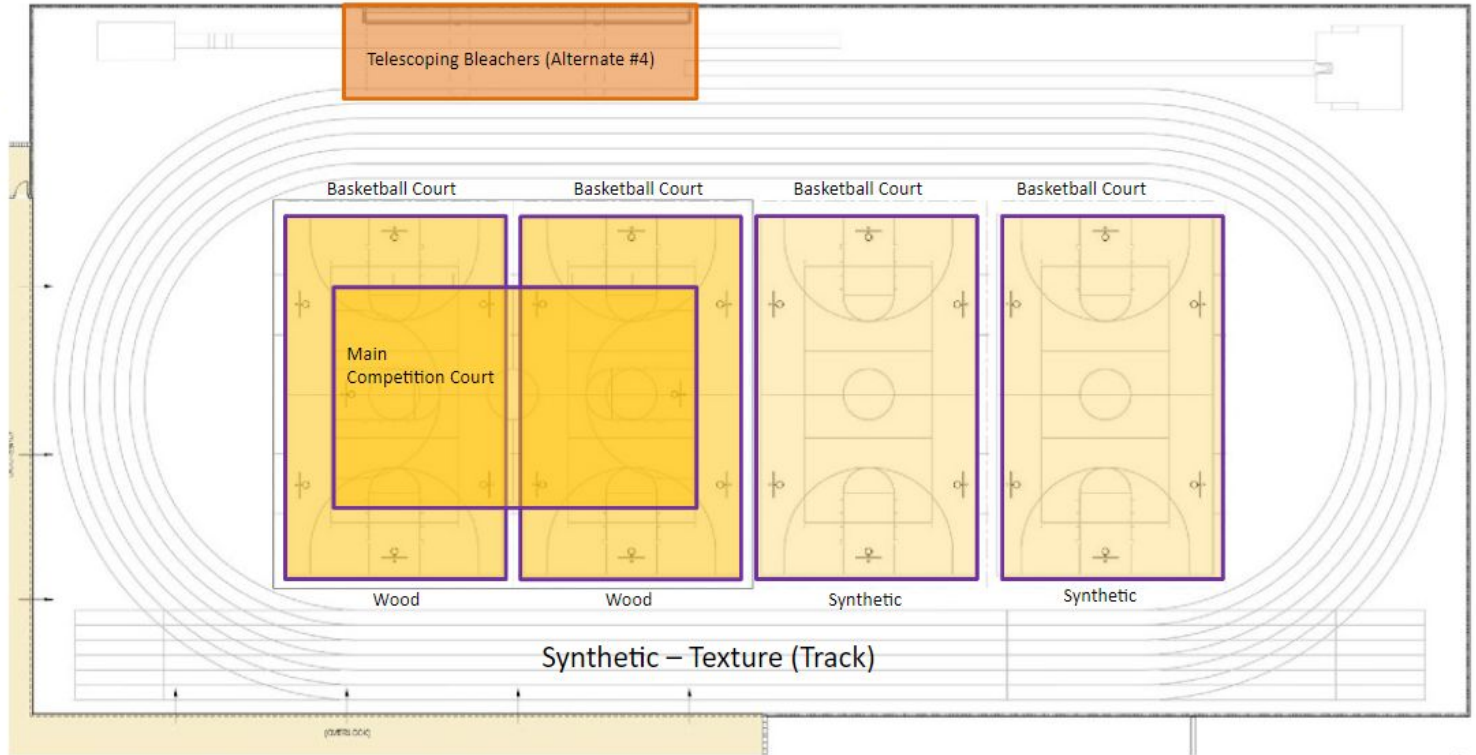
Field House: PHM, Athletic & Performing Arts Activities

Basketball Configuration

- 2 Synthetic Courts
 - Divider Curtains
- 2 Wood Courts
 - Divider Curtains
- 1 Competition Court
 - Seating (840)



PE Equipment Controls = Saves
200+ hours a year

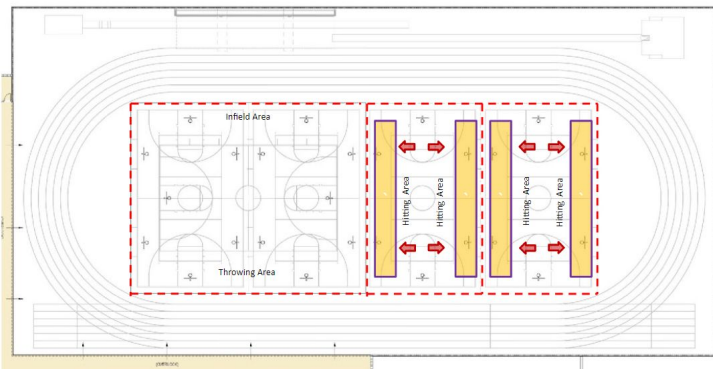




Multipurpose Fieldhouse Configurations

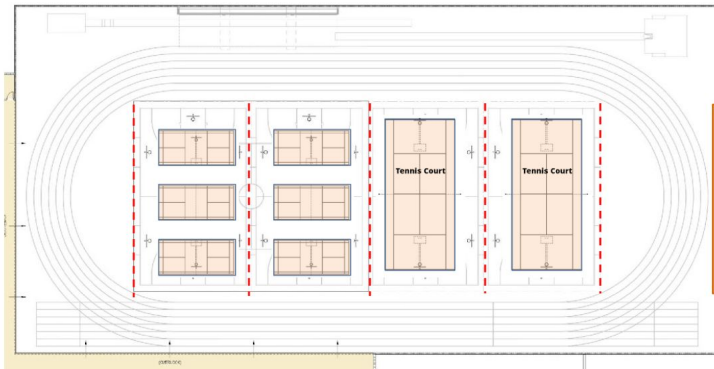
Baseball/Softball Configuration

- Up to 4 Batting Cages
- Throwing Area
 - Pitchers
 - Fielders
- Fielding Area



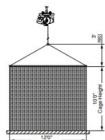
Tennis Configuration

- 2 Synthetic Courts
 - Divider Curtains
- Backboard Wall
 - Handball



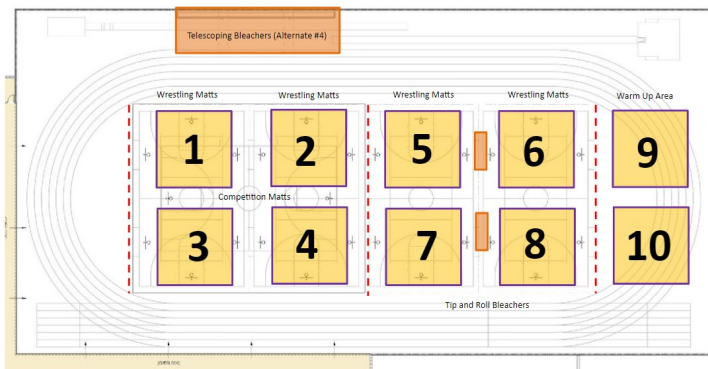
Golf Configuration

- Up to 4 Hitting Cages



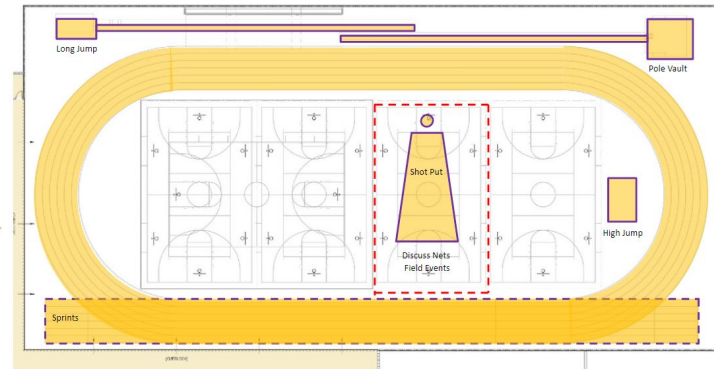
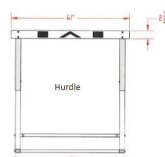
Community/PE Configuration

- 12 Pickle Ball Courts
 - 6 on Wood
 - 6 on Synthetic
- 12 Badminton Courts
 - 6 on Wood
 - 6 on Synthetic



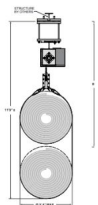
Track Configuration

- Indoor 200 Meter Track
- Pole Vault
- Long Jump
- High Jump
- Discus Net
- Shot Putt Net
- 100 Yard Straight Away
- 40 Yard Dashes
- 6 lanes for Hurdles
- No interference of Runways with Track



Wrestling Configuration

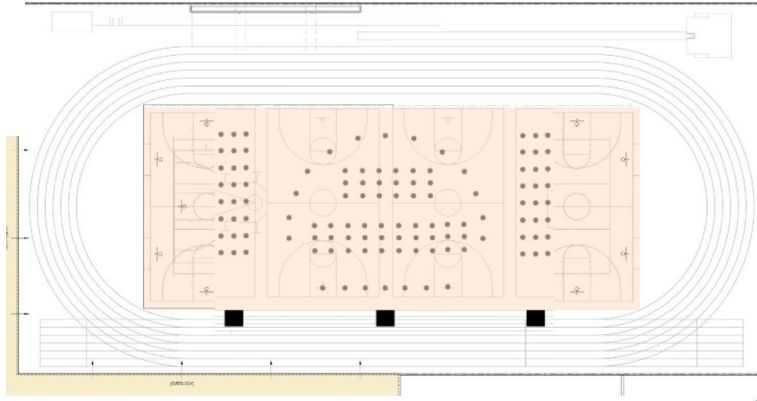
- 8 to 10 Mats
 - Warm up
- 4 Mats with Seating
- 4 Mats with Tip-Roll



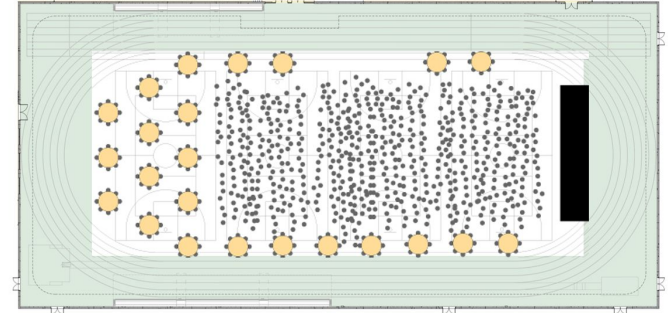


Multipurpose Fieldhouse Configurations

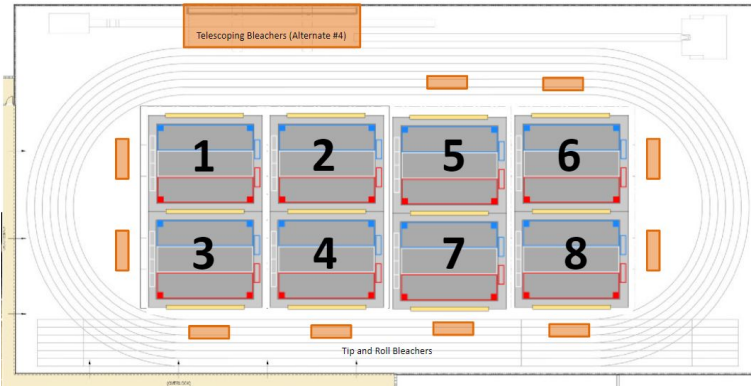
Marching
Kingsmen &
Winter Guard



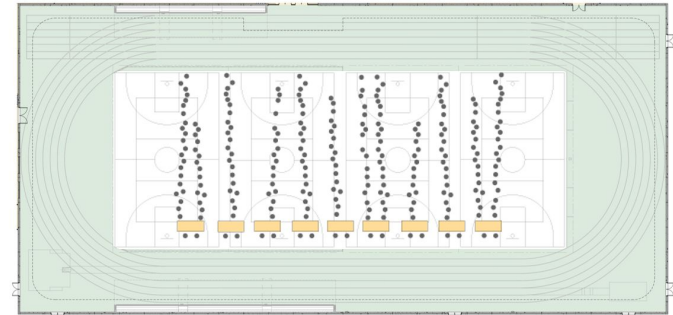
Student
Dances and
Gatherings



Team 135
and FIRST
Robotics



Orientation,
Community Job
Fairs, and
Club/Activity
Night



Impact on Academic Success in the Classroom

INVOLVEMENT IN SPORTS OR PERFORMING ARTS CONTRIBUTE TO ACADEMIC SUCCESS:

It is well-known that psychological benefits directly impact academic performance and learning. Participation in these additional activities contribute to the enhancement of:

- Self-Esteem
- Self-Confidence
- Resilience

DEVELOPMENTAL BENEFITS:

The Field House will enhance school participation and foster positive relationships and lead to being a valued part of P-H-M's Triangle of Success. (Penn student athletes maintain a GPA above 3.6 versus 3.2 for the rest of the student population).

SOCIAL BENEFITS:

Expanded opportunities to participate in extracurricular activities will enrich a student's social experiences, improve their well-being and contribute to their academic success by helping to develop essential skills to work with and collaborate with others.

Examples:

- Increased social interactions
- Access to a social network
- Improved school attendance
- Teamwork and Collaboration
- Proximity to a caring adult with a coach as mentor
- Develop friendships
- Develop a sense of belonging and community

How will this impact Penn during the School day?

1. A multipurpose field house will provide additional Physical Education classroom space
2. Provides a large group space for active learning activities for any class at Penn.
3. Provides the opportunity for additional student parking
4. Provides a secure testing location for AP testing
5. Most importantly, this will serve as the first step in a strategic plan to re-imagine space at Penn High School to further expand and meet the academic needs of our students while preparing them for college and career success.

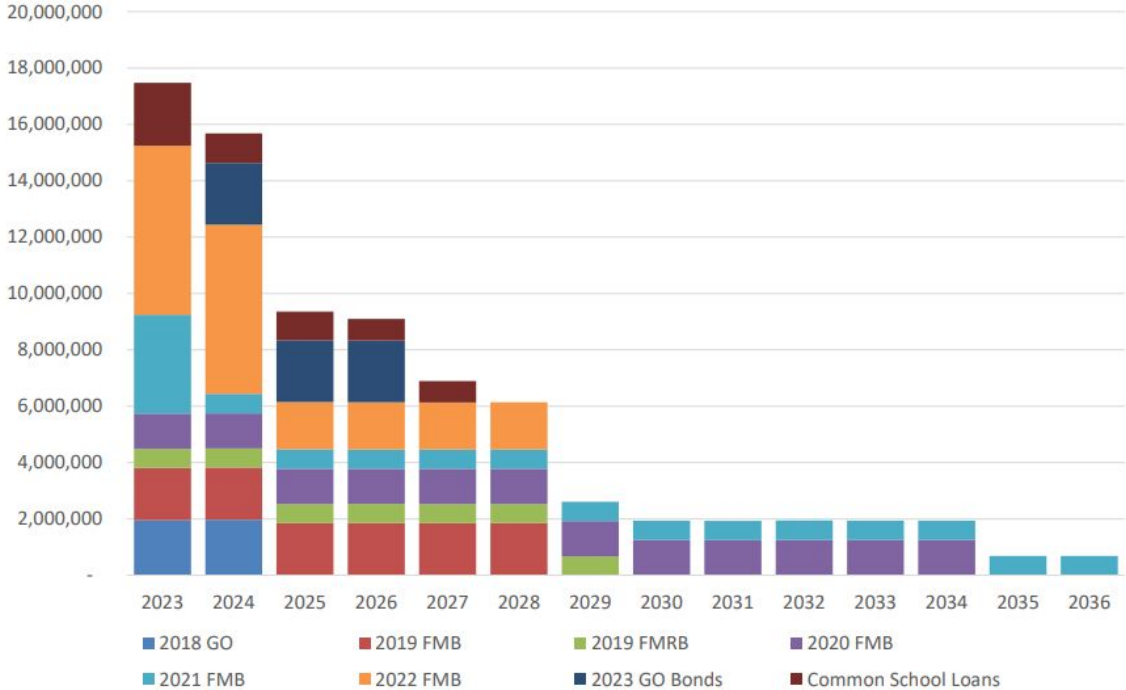
Is this the best option?

1. The construction of a fieldhouse does not raise the tax rate. We **CAN** afford to make this improvement for the students in our school district.
2. Multiple locations and construction options were reviewed. This proposed design and location of a multipurpose fieldhouse:
 - a. provides the school district the opportunity to meet the academic and extracurricular needs of our students and programs as *identified in the last two (2) facility studies*.
 - b. is the most affordable location and construction type of a multipurpose field house
 - c. will not impact student learning or facility use at Penn High School during construction (anticipated to be 18-20 months).
 - d. the parcel of land will allow for future capital improvements to be considered as the district's programming and student learning needs evolve.

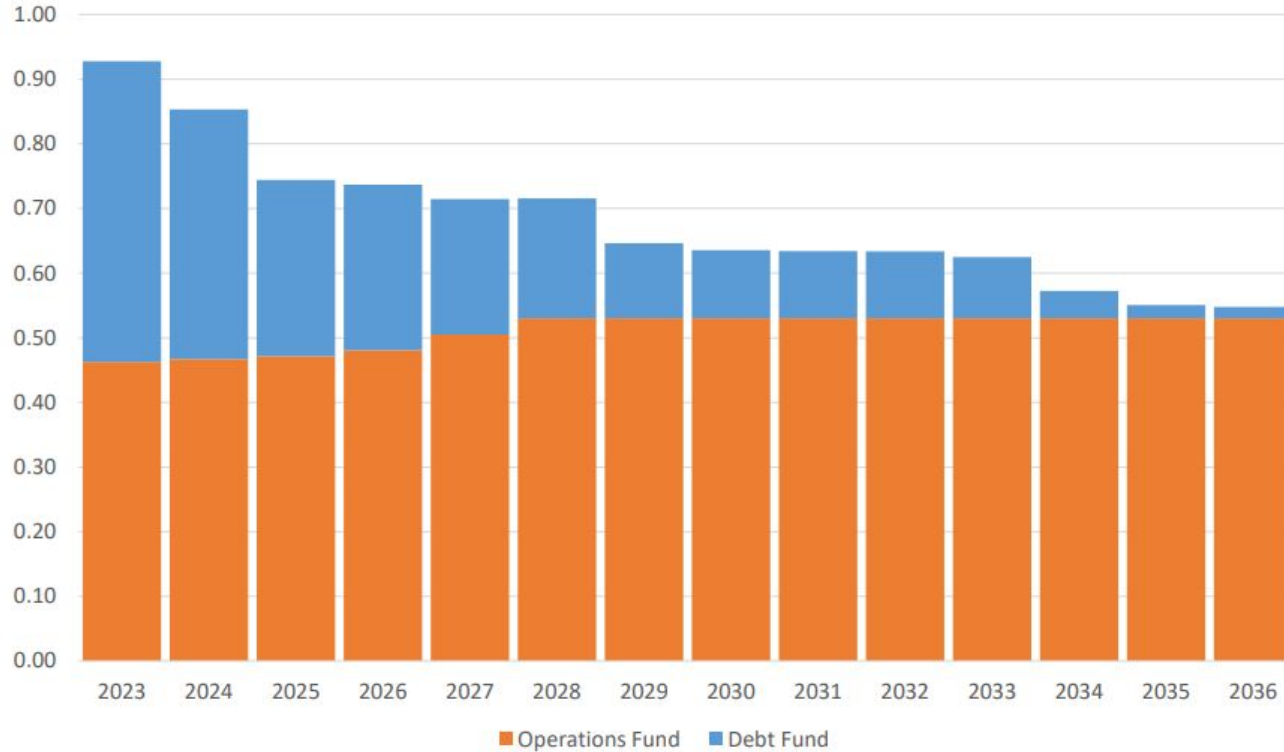
Financial Impact of Project: *Can we afford this improvement?*

- P-H-M has designed a cascading debt structure over 14 years
- This provides ongoing capacity to maintain and improve our aging facilities, educational spaces, and grounds without the need to increase tax rates.

Current Debt Profile



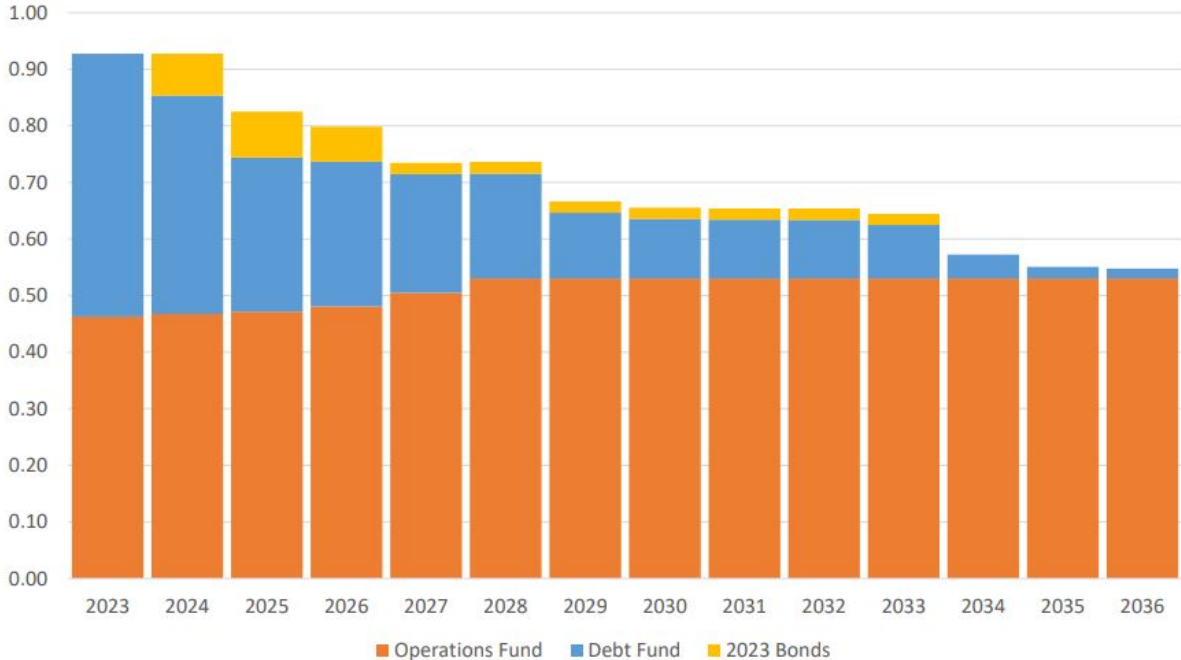
Current Projected Tax Rate



*Assumes 3% NAV growth from 2024 through 2026.
Assumes 4.00% MLGQ in 2024 and 2025, 5.00% MLGQ from 2026 through 2028.*

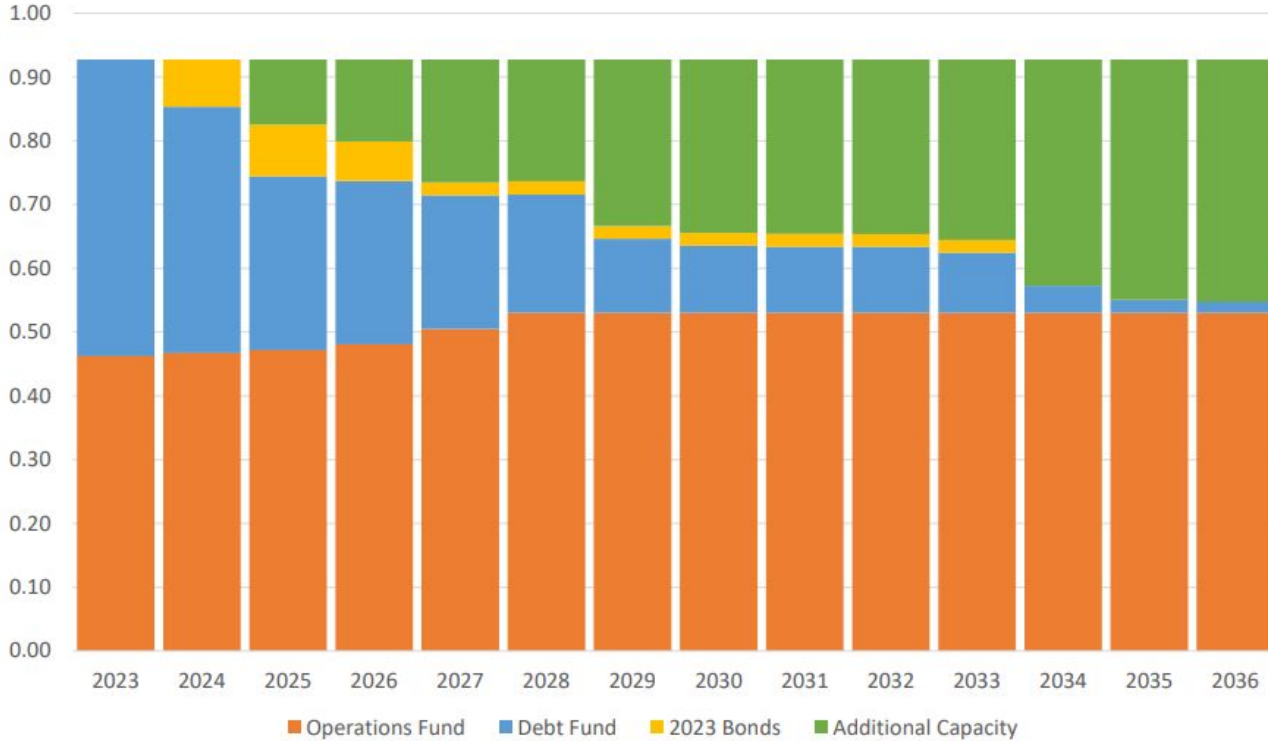
Funding the Fieldhouse Project - \$18,315,000

- P-H-M Goal: Maintain a stable tax rate while meeting our capital improvement needs
- Bond issuance in 2023 with first payment due in 2024
- P-H-M has sufficient debt capacity to continue future capital improvements, including for Summer 2024 and beyond



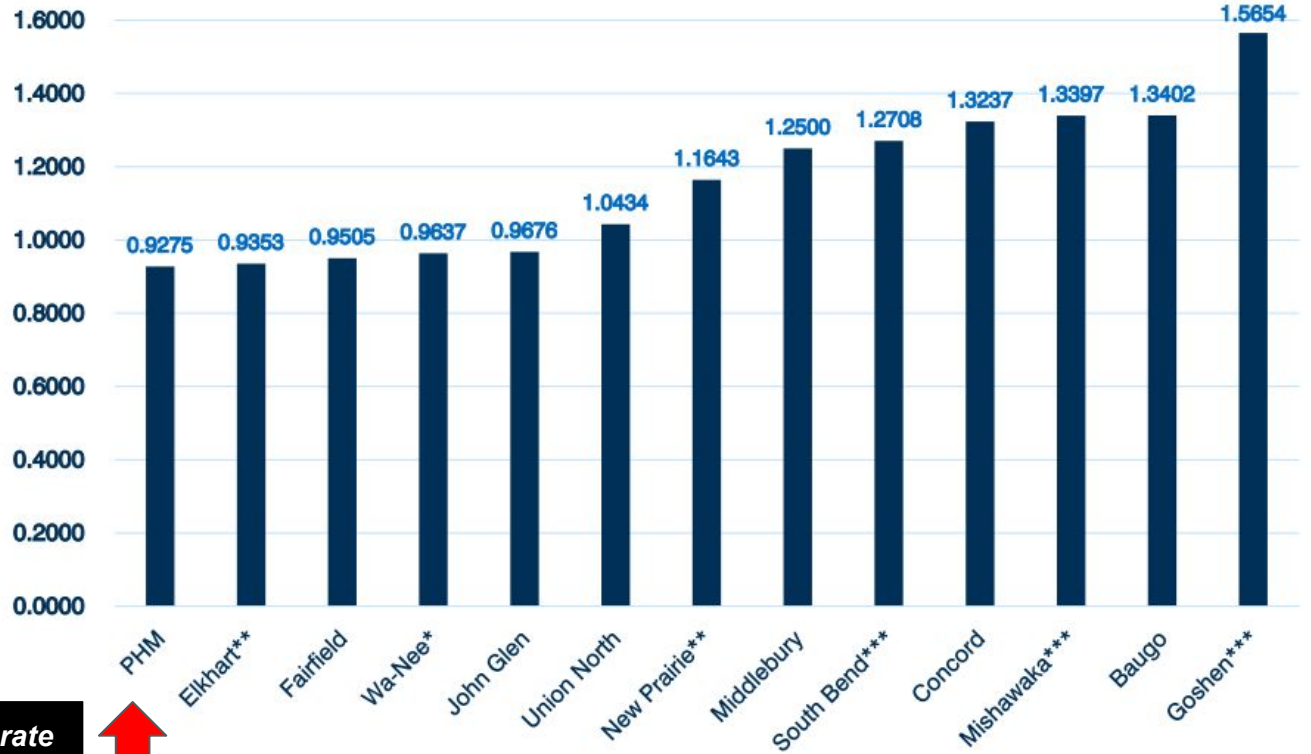
*Assumes 3% NAV growth from 2024 through 2026.
 Assumes 4.00% MLGQ in 2024 and 2025, 5.00% MLGQ from 2026 through 2028.
 Assumes 5.00% interest rate on the 2023 Bonds.*

Funding Future Facility Needs – No Tax Rate Increase



Assumes 3% NAV growth from 2024 through 2026.
 Assumes 4.00% MLGQ in 2024 and 2025, 5.00% MLGQ from 2026 through 2028.
 Assumes 5.00% interest rate on the 2023 Bonds.

Comparable Tax Rates - 2023



P-H-M has the lowest tax rate of the surrounding 12 districts in St. Joseph and Elkhart Counties!



Project Cost and Timing

PROJECT SCHEDULE :

- July 24 Schematic Update
- August 21 Project Hearing
- October 3rd Party Estimate
- November 21 **Release Bid Documents to Bidders**
- November 30 Pre-Bid Conference
- December 19 Receipt of bids
- **January - tbd Award of Contracts**
- January - tbd Issue "Notice to Proceed"
- January - tbd Pre-Construction Meeting with Contractor
- January - tbd Commence New Construction pending agency approvals
- **August 14, 2025 Substantial Completion**

BUILDING AREA:

- New Construction: 75,593 SF
 - Field House: 55,140 SF
 - 1st Floor Program: 11,207 SF
 - 2nd Floor Program: 9,246 SF

PROJECT BUDGET:

- 18 Million
- Alternate Considerations

Overall Fiscal Health



At P-H-M, we are proud of the way we forecast revenue and expenditures to achieve:

- The most stable cash reserves in our history.
- The lowest local property tax rate of our surrounding 12 districts in Elkhart and St. Joseph counties.
- The highest beginning teacher salary in the area.
- Wonderful benefits offerings for staff, including retirement plans.
- The ability to provide 100% of classroom supplies, curriculum materials, and technology, at no cost to families.
- The ability to renovate and improve all of our facilities over the next 10 years focusing on Energy Efficiency, Safety, Expanding Learning Opportunities, and Maintaining Optimal Learning Spaces.



Thank you for your support!

Questions?