



Vigo County Oversight Board
March 26, 2026



In developing the reorganization plan, the Board of School Trustees considered information about:

- **the current condition of our facilities as documented in the facility study being conducted by Gibraltar Design,**
- **our current facility assets and the feasible use of each of them as documented by analysis conducted by Gibraltar Design,**
- **our enrollment history and future enrollment forecasts as documented by the demographic study conducted and presented by McKibben Demographics Research, LLC,**
- **the learning needs of our community's children and the district's geography,**
- **the feedback that has been offered by employees, students, and community members throughout the current and previous facility studies,**
- **the limited amounts of funding available to educate our community's children,**
- **the statutes outlining financing requirements, referendums, and remonstrances,**
- **the previous and newly enacted state statutes and regulations within which we must operate,**
- **the potential impact of future statutory restrictions, such as those recently considered by the General Assembly, and**
- **the impending decision about whether to renew or increase the 2019 operational referendum.**

VCSC Priorities Directing our Work

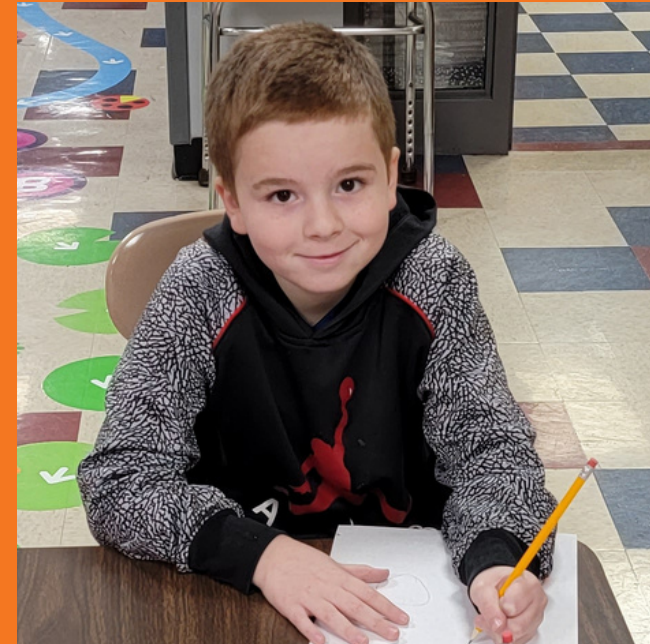
**Enhancing and Expanding
Student Opportunities**

**Continually Improving
Teaching and Learning**

High Reliability Schools

Modernizing Facilities

Living Within Our Means



Recognizing Realities: Additional Needs

- Expand the number of Full-Day PreK opportunities
- Expand the number of Alternative School opportunities
- Consolidate programs to prevent cuts to student opportunities
- Increase program alignment with college/university partners, especially in areas related to Career-Technical Education (CTE)



Facility Forum

**DISTRICT-WIDE
FACILITY
ASSESSMENT**

March 2025

CREATED FOR

*Vigo County
School
Corporation*



GIBRALTAR
DESIGN

SUMMARY OF NEEDS MATRIX

Elementary Schools – Quantify Facility Priorities ✓

MAJOR NEED ITEMS	SCHOOLS						
	Lost Creek	Ouabache	Riley	Rio Grande	Sugar Creek	Sugar Grove	Terre Town
HVAC							
Heating Plant (Boilers)				✓			
Cooling Plant (Chillers)/Cooling Tower		✓	✓				✓
Air Distribution (Air Handling Units / VAV Boxes / Unit Ventilators / Exhaust Fans)	✓	✓	✓			✓	✓
Hydronic Piping/Pumps		✓	✓			✓	
Temperature Controls	✓					✓	✓
AC Condensing Unit (Small Capacity)		✓	✓				
Ductwork							
Kitchen Hood Systems (Hood, Exhaust Fan, Make-up)			✓			✓	
PLUMBING							
Water, Sanitary, Storm Piping		✓				✓	
Plumbing Equipment (Water Heater/ Softener/ Pumps)			✓			✓	
Plumbing Fixtures and Trims			✓			✓	
ELECTRICAL							
Building Electrical Service	✓	✓					
Lighting (Site and/or Building)	✓	✓	✓	✓		✓	✓
Emergency Lighting	✓	✓		✓			✓
Fire Alarm	✓	✓	✓	✓	✓		
Technology (Data / Telephones / Intercom)							
ARCHITECTURAL							
Finish Replacement*		✓					
Window Replacement							
Restroom Renovations	✓	✓		✓		✓	
Sitework				✓		✓	✓

✓ - Update Already Planned

SUMMARY OF NEEDS MATRIX

Middle/High Schools – Quantify Facility Priorities ✓

MAJOR NEED ITEMS	SCHOOLS								
	Booker T Washington	North Vigo	South Vigo	West Vigo HS	Honey Creek	Otter Creek	Sarah Scott	West Vigo MS	Woodrow Wilson
HVAC									
Heating Plant (Boilers)				✓				✓	
Cooling Plant (Chillers)/Cooling Tower		✓	✓	✓	✓	✓		✓	
Air Distribution (Air Handling Units / VAV Boxes / Unit Ventilators / Exhaust Fans)		✓	✓	✓	✓			✓	✓
Hydronic Piping/Pumps		✓	✓	✓	✓		✓	✓	
Temperature Controls		✓	✓	✓				✓	✓
AC Condensing Unit (Small Capacity)		✓	✓	✓	✓			✓	
Ductwork		✓	✓	✓				✓	
PLUMBING									
Water, Sanitary, Storm Piping		✓	✓	✓		✓		✓	✓
Plumbing Equipment (Water Heater / Softener / Pumps)				✓				✓	
Plumbing Fixtures and Trims							✓		
ELECTRICAL									
Building Electrical Service		✓	✓	✓				✓	
Lighting (Site and/or Building)		✓	✓	✓	✓	✓		✓	✓
Emergency Lighting	✓	✓	✓	✓	✓		✓	✓	
Fire Alarm		✓	✓			✓	✓		✓
Technology (Data / Telephones / Intercom)				✓					✓
ARCHITECTURAL									
Finish Replacement		✓	✓	✓			✓	✓	✓
Window Replacement		✓	✓	✓	✓			✓	
Restroom Renovations		✓	✓		✓			✓	✓
Sitework							✓		✓

Update Already Planned

Vigo County
Oversight Board

DISTRICT-WIDE FACILITY ASSESSMENT

January 8, 2026

CREATED FOR

Vigo County
School
Corporation



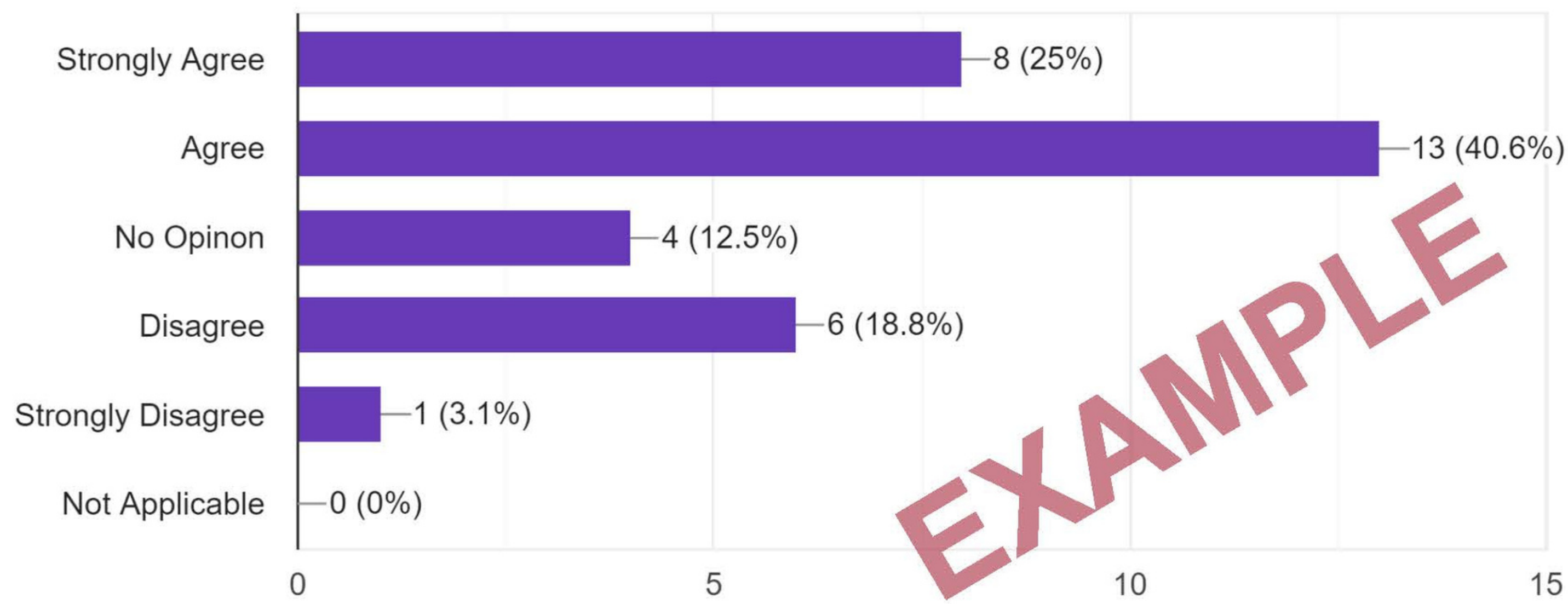
GIBRALTAR
DESIGN



PROCESS AND APPROACH

Example of Question and Tabulated Results

Year-round comfortable temperature is provided throughout the building
32 responses



EXAMPLE

PROCESS AND APPROACH

Example of Tabulated Results – Open Ended Response

Vigo County
Oversight Board

DISTRICT-WIDE FACILITY ASSESSMENT

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GIBRALTAR
DESIGN

Question 9: There are functional rooms you feel are missing from your school that if provided would enhance the learning opportunities for the students. If yes, please list in the comments.

1. The hallway is being used for one on one with students.
2. More rooms for small group/interventions
3. No opinion
4. Multi-purpose room for science/art/music enrichment activities
5. We are always looking for places to do small groups or assessments.
6. Rooms for labs; ENL room; Professional Development rooms; Rooms to use as "Model Rooms" for other teachers to observe lessons; Community Room; Proper Auditorium; Outdoor classrooms; Multiple computer labs to accommodate more than one class at a time
7. The building lacks a true media center, auditorium, nurse's suite, small groups classrooms
8. More functional auditorium
9. More small group areas
10. Tutor rooms for small groups and one on one instruction, a separate place to be able to take care of changing needs of the wheelchair students
11. Small Group Interaction Rooms
12. We do not have enough small group areas.
13. Like indoor rooms recess
14. Tutor rooms, larger auditorium, another gym, larger or second cafeteria, additional computer lab



School Funding “Buckets”

Education Fund - can be used for consumable supplies, curricular materials, and the salaries, wages, and benefits of teachers, counselors, nurses, secretaries, educational assistants, building level administrators, etc.

Operations Fund - can be used for building maintenance, repair, and replacement needs, transporting students (including driver wages and benefits and fuel), replacing obsolete buses, maintaining buses, updating equipment and technology, utility costs, property/casualty insurance, custodians, SPO's, etc.

Debt Service Fund - can be used to pay back bonds for new construction, building renovations, building maintenance projects, etc. – the longest payback period for school-purposed bonds is 20 years

Operational Referendum Fund – an optional fund that must be approved by voters in a general election (as of 2025 statutory changes) to supplement the Education and/or Operations Fund – VCSC has passed an operational referendum – expires after 8 years unless voters renew it

Building Referendum Fund – same as the debt service fund but must be approved by voters in a general election (as of 2025 statutory changes) – used to pay back bonds – the longest payback period for school-purposed bonds is 20 years



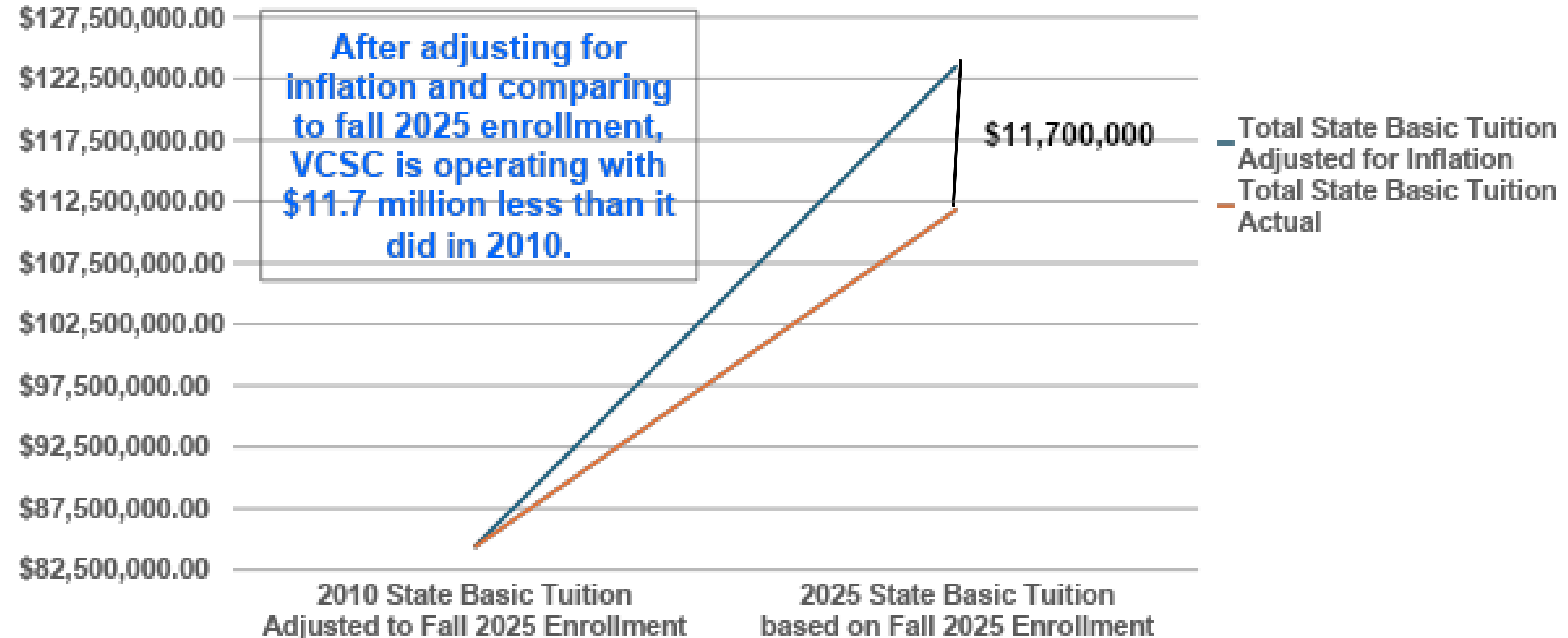
Funding History Referendum to Support Educational Operations

In 2019, the community approved an operational referendum (\$0.1622 property tax rate) to supplement state and replace lost property tax revenue to support the following purposes:

- Support classroom teaching**
- Provide mental health supports (includes school counselors and behavioral interventionists)**
- Provide physical health supports (includes school nurses / health assistants)**
- Employ School Protection Officers to implement the SPO Safety Program**
- Purchase fuel for school buses to transport students (helps offset circuit breaker losses)**



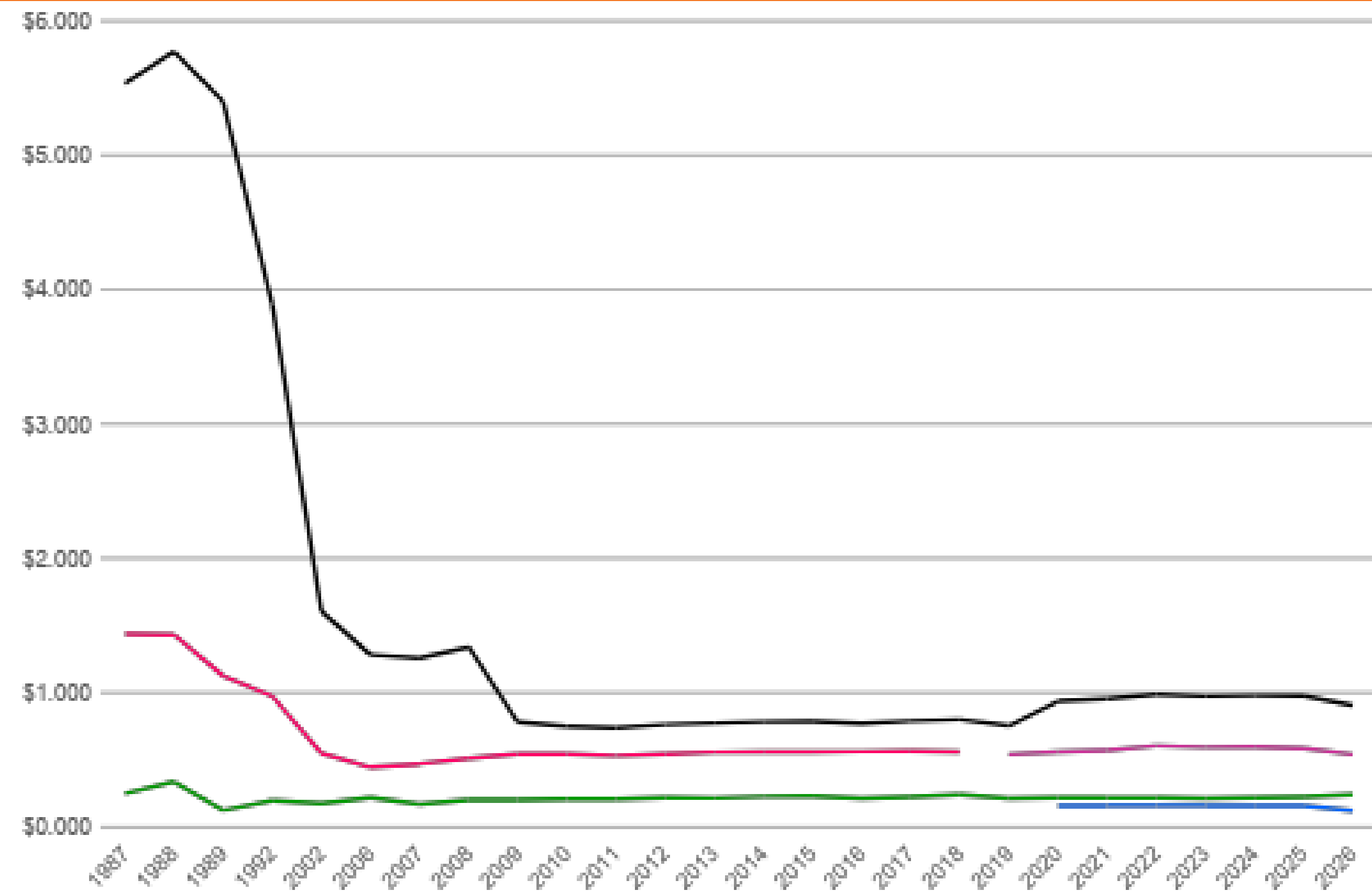
State Basic Tuition Actual vs State Basic Tuition Adjusted for Inflation (Basing 2010 and 2025 funding on Fall 2025 Enrollment)





Funding History

VCSC Property Tax Rates



Color Key

Overall Property Tax Rate

Debt Service Rate

Referendum Fund Rate

Combination of the previous
Cumulative Building Capital Projects, Bus
Replacement and Transportation Funds,
Operations Fund Rate (replaced the
combination of the previous Cumulative
Building/Capital Projects Bus Replacement
and Transportation Fund rates)

The property tax rate for VCSC
decreased from \$0.9761 to \$0.9053 for
the calendar year 2026 budget.

When SEA 1 is fully implemented, we
expect our property tax rates to
increase even if there are no changes
to our levy. This increase will likely be
the result of shifting responsibilities
caused by changes in deductions and
credits included within SEA 1.



VCSC Property Tax Rates Compared to Other IN Schools

- **Indiana's 288 school corporations have an average total property tax rate of \$1.02. The VCSC total property tax rate is \$0.9053.**
- **Of the 26 school districts serving enrollments between 9,000 and 15,000 students plus Plainfield, Mooresville, and Lafayette school corporations, VCSC has the 9th lowest total property tax rate.**
- **Indiana's 288 school corporations have an average debt service property tax rate of about \$0.45. The VCSC total property tax rate is \$0.2424.**
- **Of the 26 school districts serving enrollments between 9,000 and 15,000 students plus Plainfield, Mooresville, and Lafayette corporations, VCSC has the 6th lowest debt service property tax rate.**
- **Of the 64 Indiana school corporations whose voters approved an operational referendum, VCSC has the 7th lowest rate (\$0.1206) and the 5th lowest levy per student (\$539).**

Recognizing Realities: Preventative Maintenance

**Monies NEEDED
to Preventatively
Maintain Schools**

**About \$23 million
per year**



**Monies AVAILABLE
to Preventatively
Maintain Schools**

**About \$9 million
per year**



Survey During Facility Forum

(Was available to those who did not attend)

I am concerned about the current state of our school facilities.

The modernization of our district's schools increases the chances that young families choose to remain in Vigo County and support growth in the local community and economic development.

Modernizing our schools makes it more likely that our kids and grandkids choose to remain in Vigo County while also attracting new residents and businesses to grow our community.

**Agree/
Strongly Agree**

**Disagree/
Strongly Disagree**

86.5%

6.1%

78.4%

8.9%

77.0%

10.9%



Recognizing Realities: Enrollment

**District Enrollment:
When North and South Opened
More than 21,000**



**Forecasted
District Enrollment:
2029 – 2030 School Year
Less than 12,500**





Recognizing Realities: Enrollment

**Current HS Enrollment Capacity
North, South and West
Combined:**

More than 6,000



**Forecasted HS Students for
North, South, and West
Combined in 2029 – 2030**

3,200



Recognizing Realities: Enrollment

1971 - 1972
Number of North HS Graduates

725

2029 - 2030
Forecasted Number of Seniors
at North and South Combined

600



Living Within Realities: Reorganization Plan



Elementary Schools

**600 – 700
Students**



Middle Schools

**900 – 1,000
Students**



High Schools

**Consolidate to
preserve programs
for students
AND
Continue offering
a smaller school
experience**



Reorganization Plan: Elementary Schools

Devaney

Lost Creek

Fayette

Otter Creek

Franklin

Riley

Fuqua

Sarah Scott

Honey Creek

Terre Town





Reorganization Plan: Middle Schools

Consolidated

North Campus

South Campus

Woodrow Wilson





Reorganization Plan: High Schools

**Construct a new
high school located east of
the Wabash River**

**Renovate and Modernize
West Vigo High school**



Based on 2026 Cost Estimates							
Annual Estimated Savings Generated Compared to implementing OPTION 3 (modernizing the status quo)	OPTION 1 One HS for the entire County New Construction	OPTION 2 One HS for the entire County utilizing the current North HS	OPTION 3 Continue with 3 HS, 5 MS, and 15 ES (modernizing the status quo)	OPTION 4 Two HS with continued use of WV and with North HS serving as the Consolidated HS east of the river	OPTION 5 Two HS with continued use of WV and with South HS serving as the Consolidated HS east of the river	OPTION 6 Two HS with continued use of WV and a newly constructed HS serving as the Consolidated HS east of the river	OPTION 7 Two HS with North HS and South HS serving as the two HS
Education Fund	\$12,100,000	\$11,400,000	\$0	\$9,500,000	\$6,800,000	\$10,300,000	\$3,600,000
Operations Fund	\$4,700,000	\$6,200,000*	\$0	\$5,000,000*	3,000,000*	\$3,500,000	\$1,600,000*
Construction / Modernization Costs	\$78,200,000	\$130,800,000*	\$0	\$92,500,000*	\$32,200,000*	\$58,900,000	\$67,300,000*
Overall Estimated Modernization Costs for High Schools east of the river	\$256,200,000	\$237,100,000	\$252,720,000	\$214,260,000	\$214,850,000	222,200,000	\$267,000,000

Recognizing Realities: Timeline Planning

Group 1

Construct a new high school east of the Wabash River

Group 2

Modernize:
• West Vigo HS

Modernize and Add Classrooms:

- DeVaney
- Fayette
- Franklin

Group 3

Renovate and Modernize into Middle Schools:

- North
- South
- Consolidated

Modernize Woodrow Wilson Middle School

Group 4

Modernize:
• Fuqua

- Honey Creek
- Lost Creek
- Otter Creek

Group 5

Modernize and Repurpose:

- Dixie Bee - Career Center
- Farrington Grove - Alt. School
- Sugar Grove - Early Learning

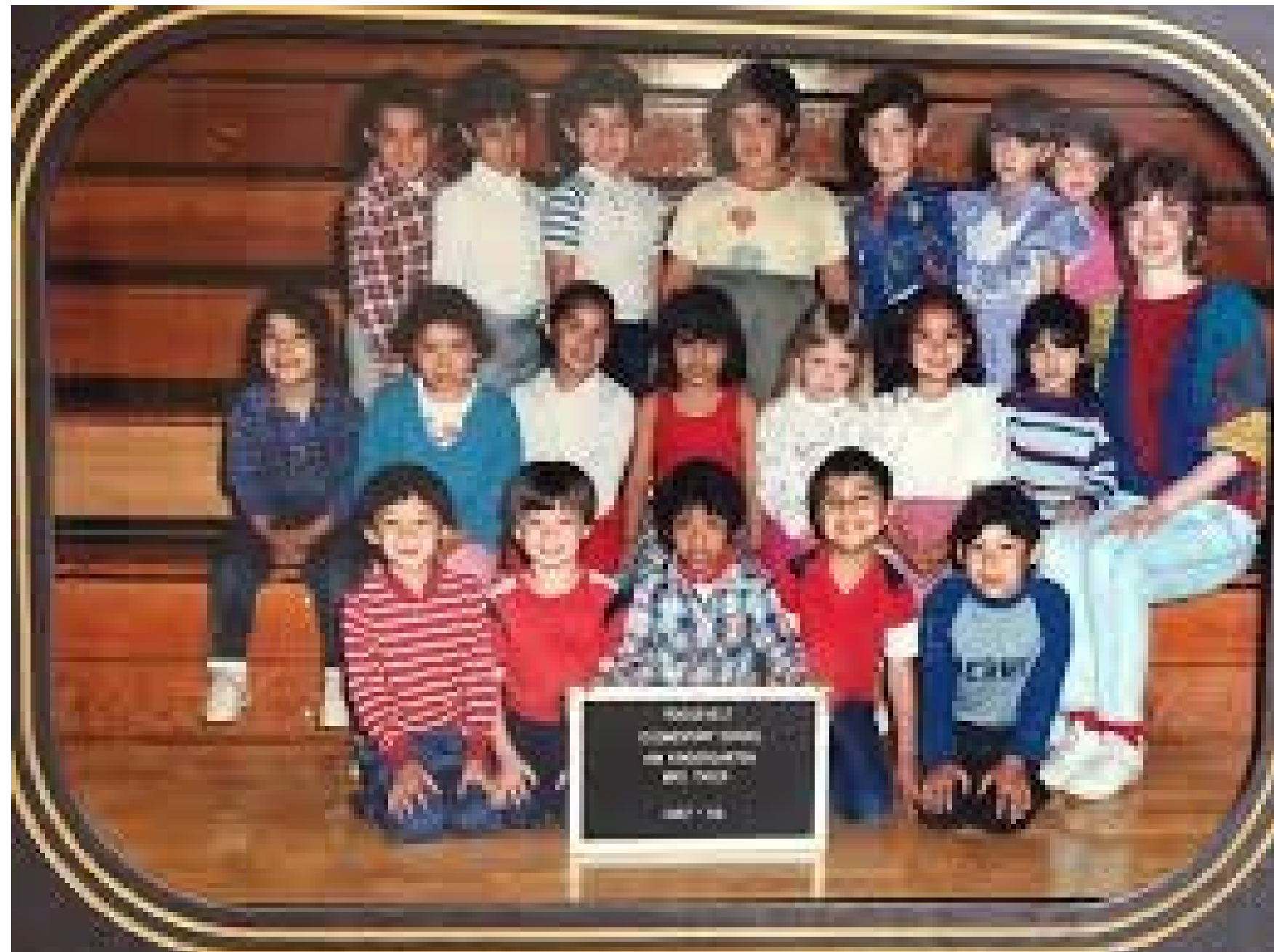




1971 – 1972 Kindergarten Students (Class of 1984)



1987 - 1988 Kindergarten Students (Class of 2000)



Graduates Class 2000



2000 – 2001 Kindergarten Students (Class of 2000)



Graduates Class 2013



2013 – 2014 Kindergarten Students (Class of 2026)



Seniors Class 2026



2025 - 2026 Kindergarten Students (Class of 2038)



**Will they attend or graduate
from the schools that
have been modernized?**

or



**When they graduate, will we still
be talking about how something
needs to be done to our schools?**