

FUTURE-READY FACILITIES PLAN BOND TASK FORCE COMMITTEE

NEEDS & CHALLENGES

October 8, 2024



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WELCOME

Portrait of a Graduate



ALL CRCSD STUDENTS ARE
FUTURE READY!

be y☆u.

BE CRCSD.
EVERYONE • EQUIPPED • EMPOWERED • ENGAGED • EXCEL

"Change is the law of life. And those who look only to the past or present are certain to miss the future."

- *John F Kennedy*

Example of Success:



They made significant investments in modernizing its facilities, adopting renewable energy and technology to stay ahead of the curve.



The data is clear. Here are the barriers we face:

- Nine schools still rely on window air conditioning units - learners lose valuable learning time.
- Three Schools at or over capacity - Disrupts learning, straining resources, students sent out of neighborhood schools.
- Accessibility/ADA-Compliance remains an issue - makes it difficult for some learners, staff, and families to participate in school life.
- Outdated Classrooms - Don't support collaboration, technology, safety features.
- Safety and Security

Research shows that inadequate facilities directly impact learner achievement:

- Schools with inadequate facilities report **12-20% lower learner performance** compared to those with modern amenities.

(Maxwell & Schechtman, Journal of Educational Administration, 2017)

- Overcrowded classrooms lead to a **20% increase in behavioral issues** and significantly reduce learner engagement

(Uline & Tschannen-Moran, Educational Administration Quarterly, 2016).

- Buildings with outdated infrastructure require up to **14 times more funding** for upkeep, diverting resources from educational programs.

(Bowers & Urick, Journal of Education Policy, 2019)

- **Vision for the Future: Barriers Down, Achievement Up**
- **Driving towards equitable student outcomes.**
- **Equipping, empowering, and engaging students to excel.**

- **Vision for the Future: Barriers Down, Achievement Up**
- **Create equitable and safe learning environments = equitable student outcomes.**
- **Equipping, empowering, and engaging students to excel.**

A Collective Effort for a Better Future:

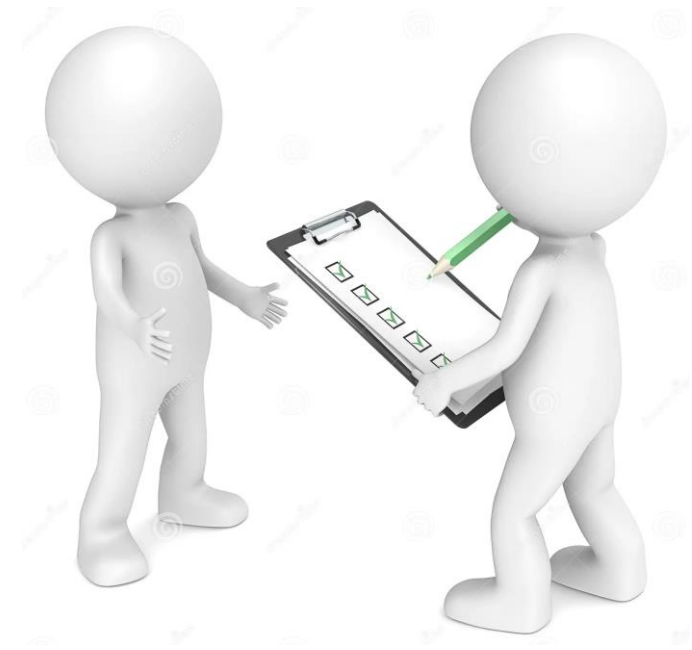
Our learners rely on us, and everyone plays a role in building their future!



September Task Force Discussion

Common Themes from Values Discussion:

- 1. Equity / Remove Barriers / Opportunities (42 Responses)**
2. Quality / Excellence in Education
3. Supporting School Staff
4. Providing Modern Facilities
5. Serving the Community



Binders = Information



Please pick up your binders if you haven't already.

If you took your binders home, please add tonight's presentation

We encourage you to take them home and study the information

Feedback?



Do we have any
questions from the
community?



Have you actively been sharing
information with your
neighbors and friends?

September Meeting Follow-up

Questions

Why did we spend money on City View?

Why are we going through this exercise? I know the projects have already been selected

What governs the school board's decision concerning changes to the Bond Plan?

I've already been told that the historic buildings are going to be torn down so why are we doing this?

Answers

City View was created through a federal grant application. \$2.7 Million was provided by the grant. CRCSD used \$660K of PPEL funding to provide the HVAC upgrades necessary to support the school use.

The slate of Bond projects have not been selected. That's the purpose for the Task Force.

Once the Bond Resolution is passed by a vote, the school board is legally bound to provide the projects as outlined in the Resolution.

The historically significant buildings have been identified (Magnificent Seven). The community survey expressed a strong desire to save these buildings.

September Meeting Follow-up

Questions

I've already been told that the historic buildings are going to be torn down so why are we doing this?

Answers

The historically significant buildings have been identified (Magnificent Seven). The community survey expressed a strong desire to save these buildings.

Magnificent Seven

Harrison ES

McKinley
STEAM

Wilson MS

Roosevelt CBA

Franklin MS

Garfield ES

Arthur ES

Survey expressed strong community support (via comments) for saving the buildings

From the Survey:

56%

Support Renovating /
Expanding Harrison

CRCSD is currently investing in projects at Harrison ES to upgrade the facilities using SAVE, PPEL and Grant Funding Sources

\$3.6 Million has already been invested at Franklin MS for facility improvements

Arthur & Garfield sale stipulated the buildings would be saved

September Meeting Follow-up

Budget Exercise

We don't
have
enough
information

Just tell us
what
projects you
want to do

This was
frustrating

The missing piece...

Information

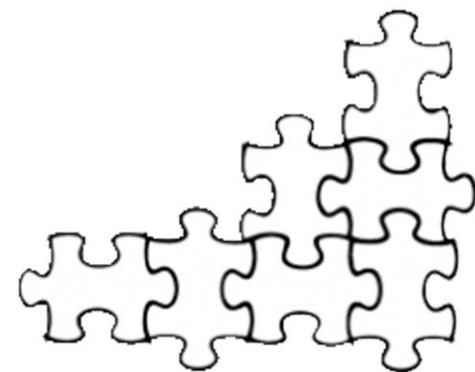
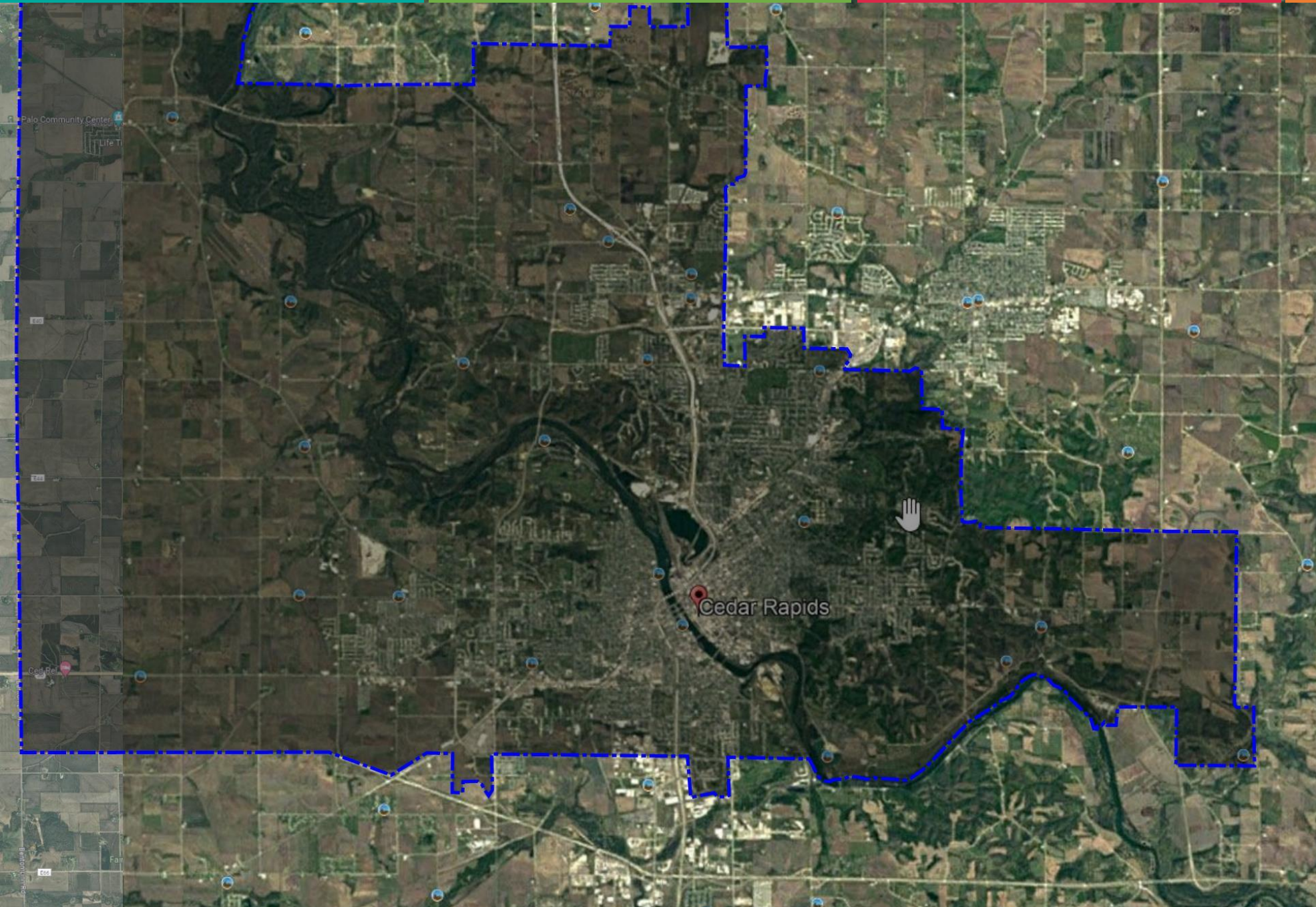


TODAY'S GOALS:

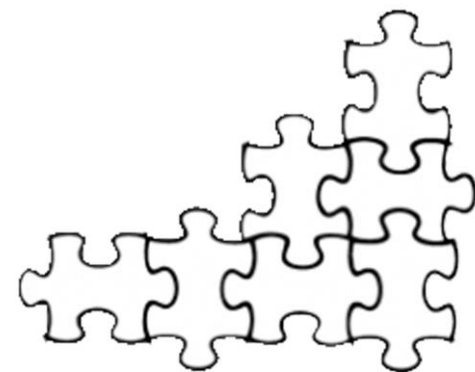
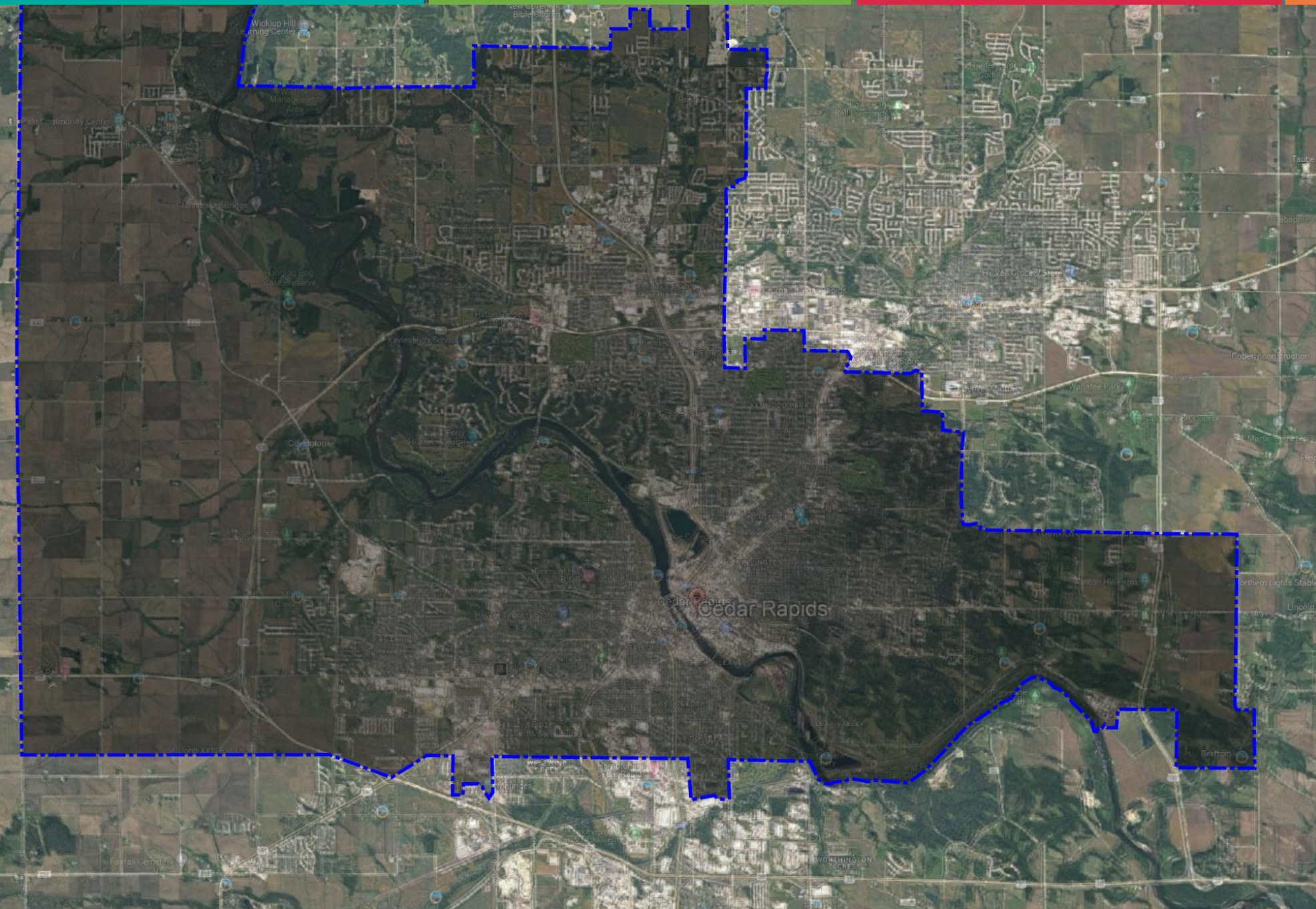
- The purpose for today is to get comfortable with the data (how to use & understand it)
- Take it home and study, think, discuss and digest the data
- Come back in November ready to work.



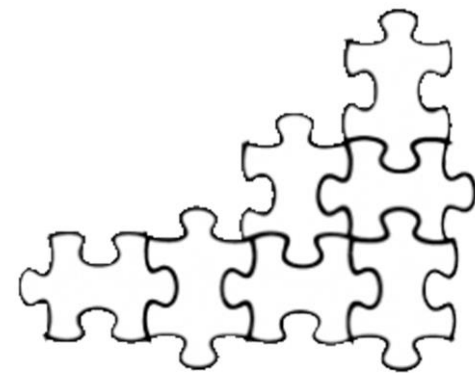
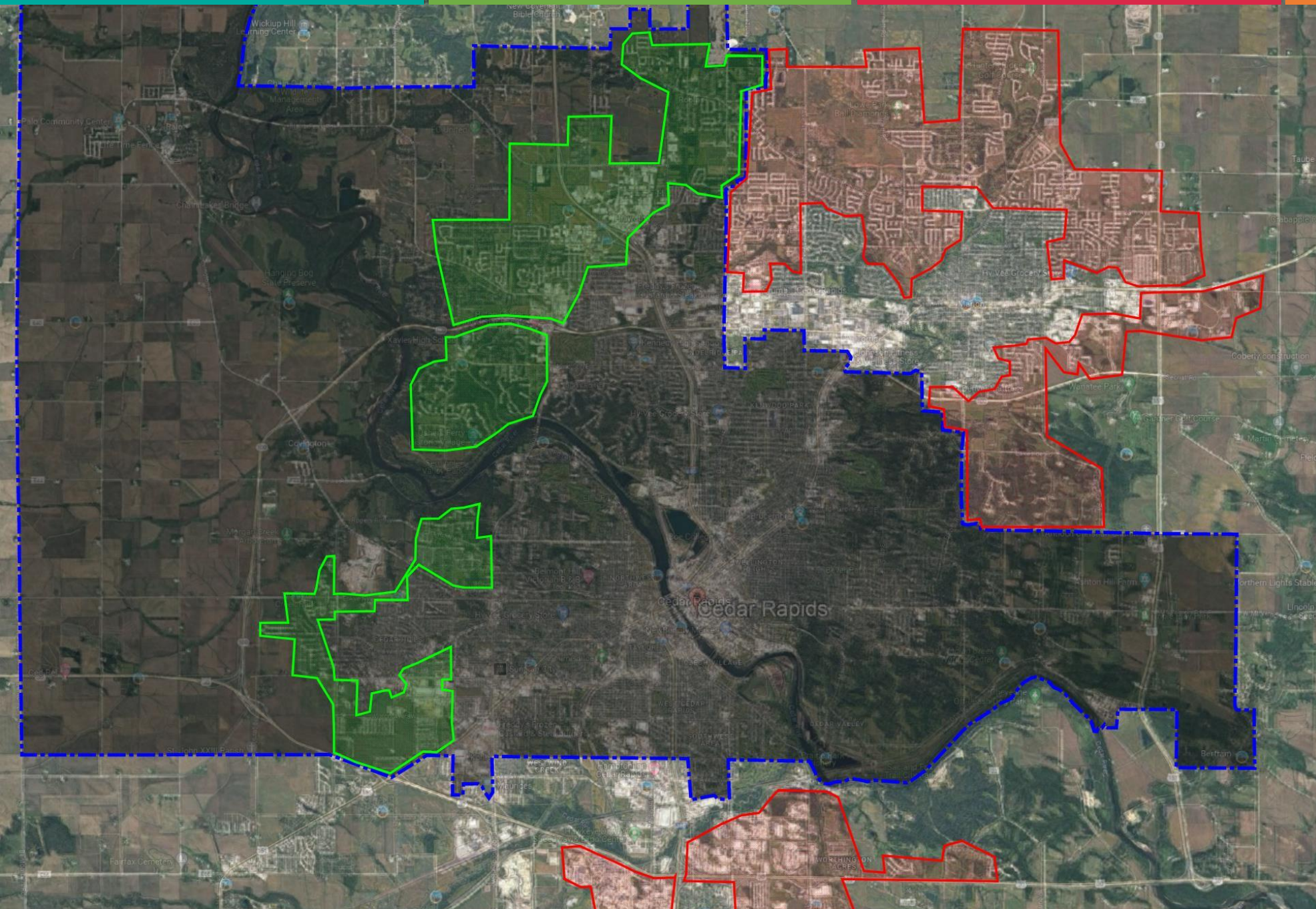
Cedar Rapids 1980

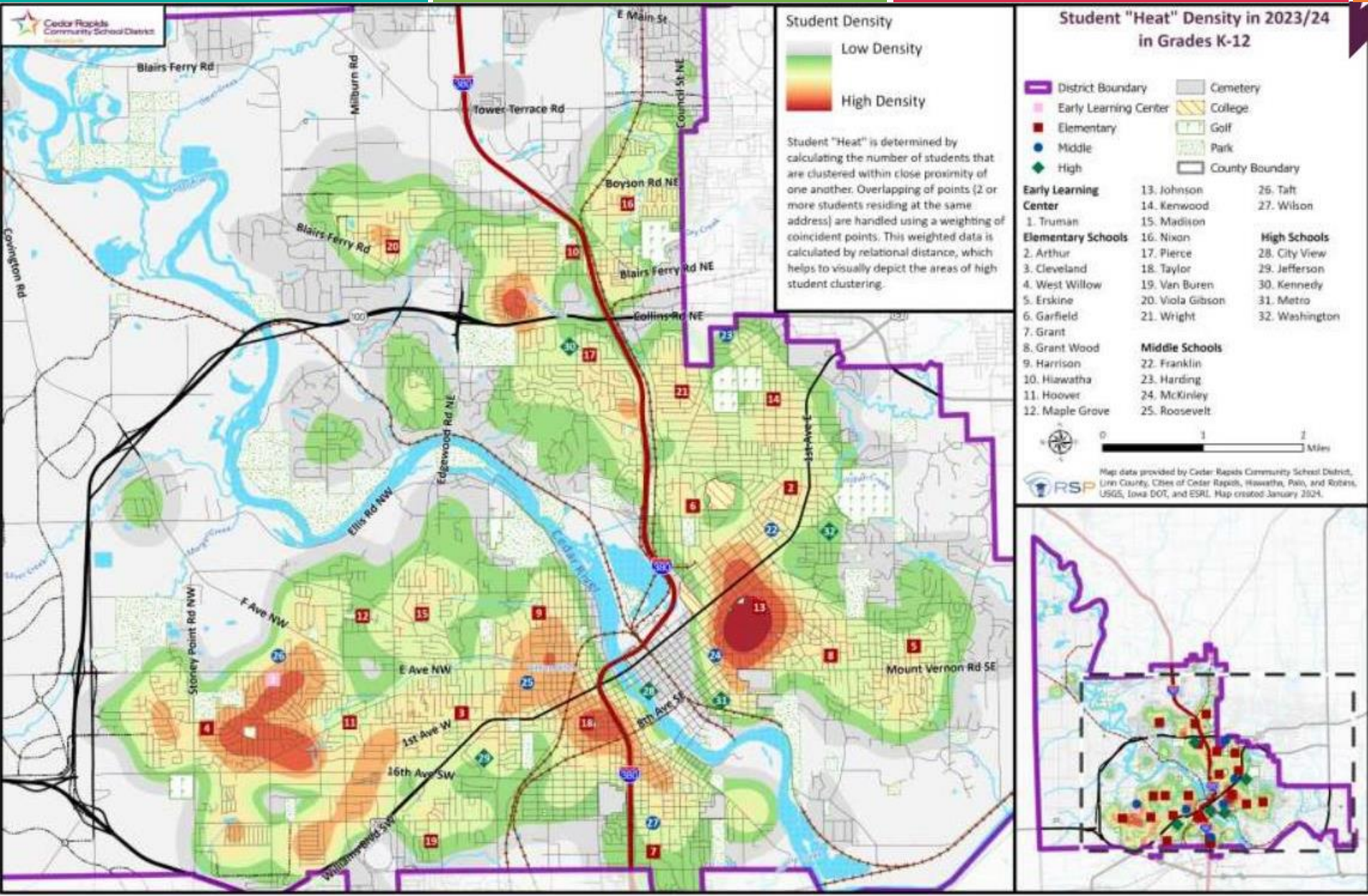


Cedar Rapids 2020

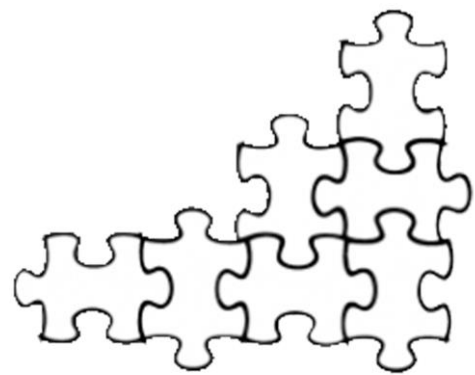


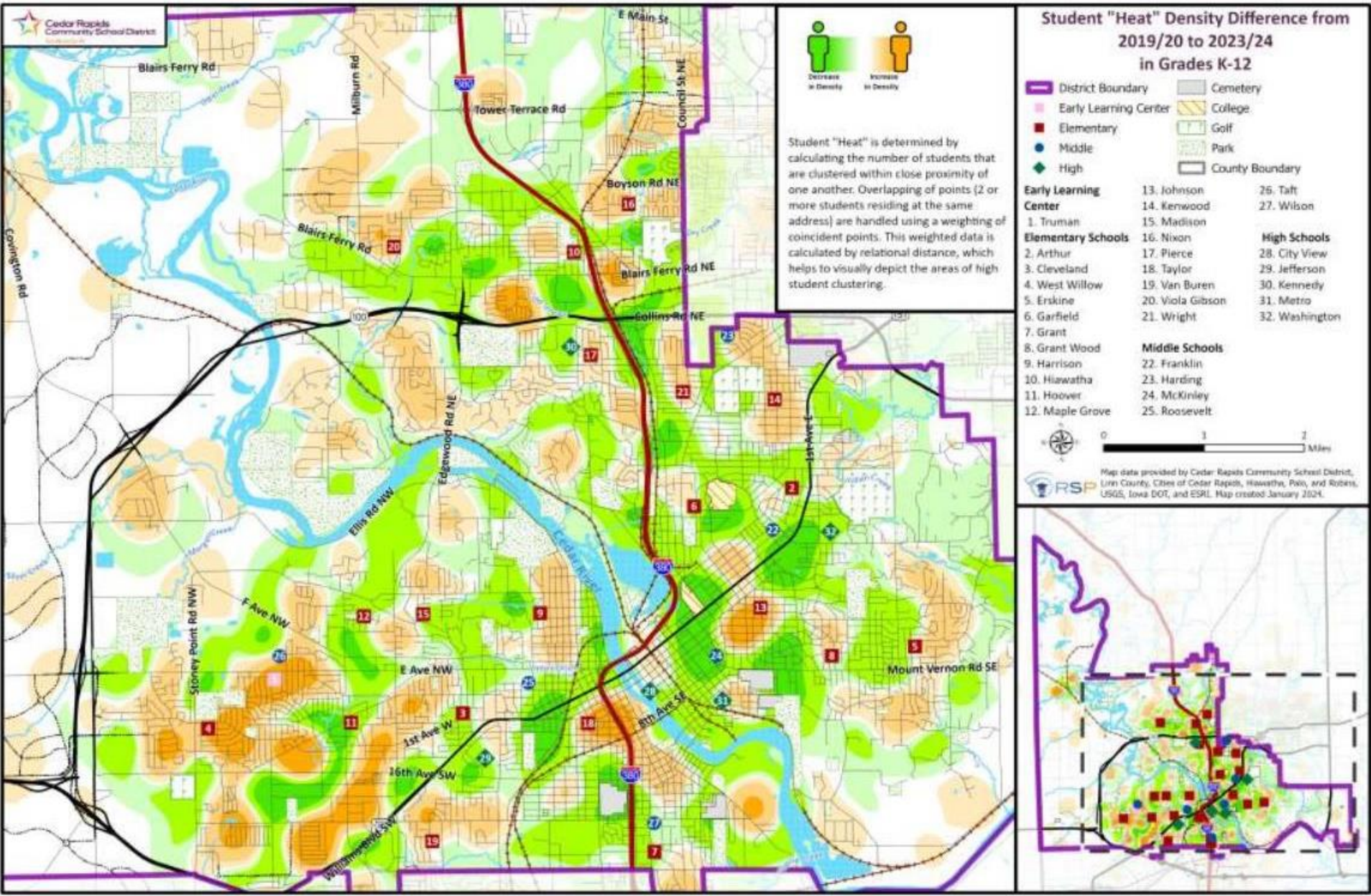
Cedar Rapids 40 Years of Development





Student Density Heat Map SY 23-24

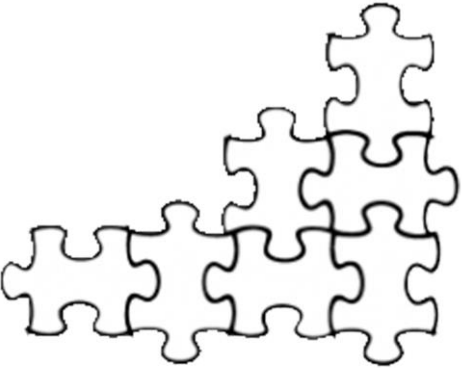




Student Density Change

SY 19-20

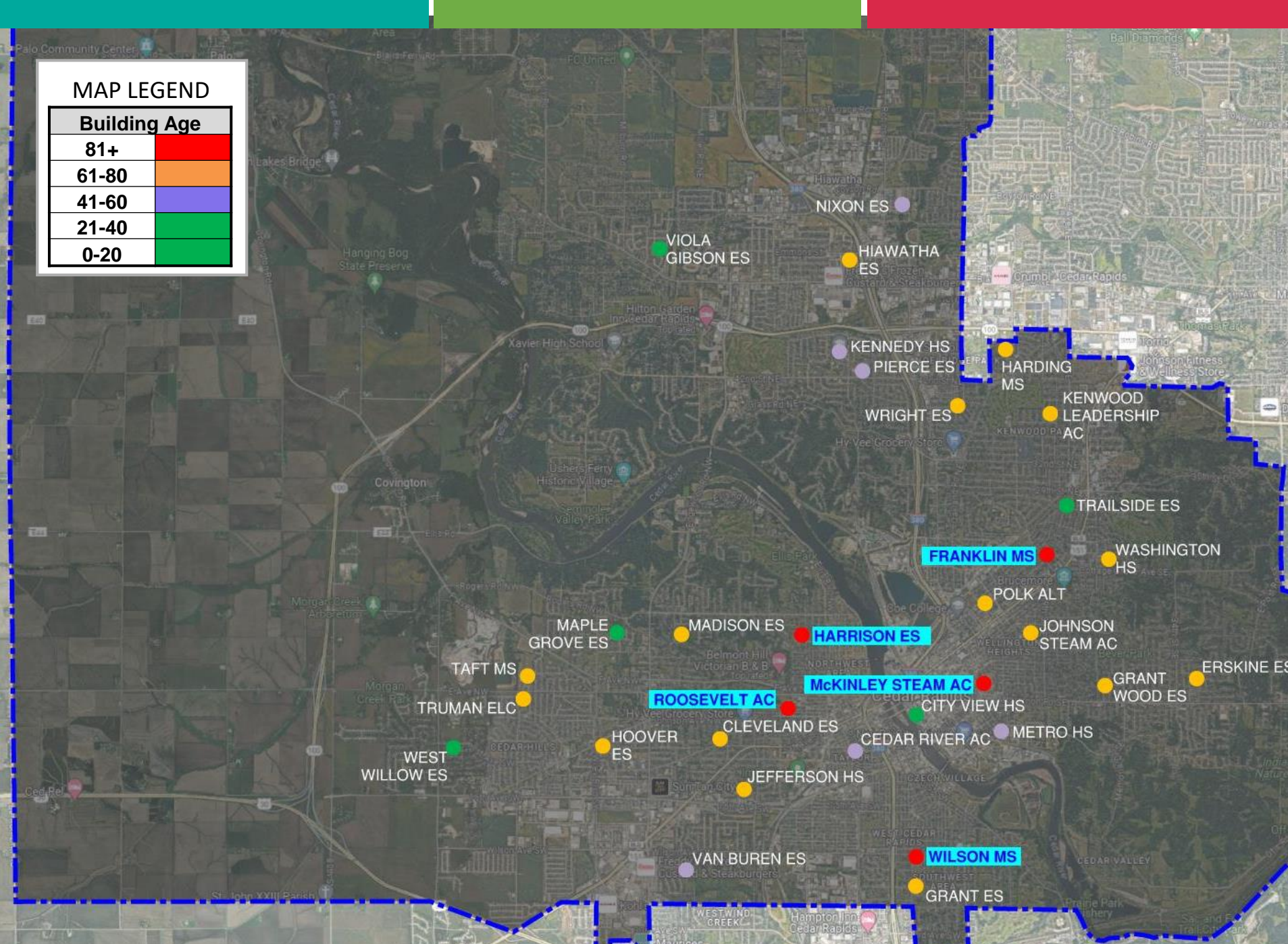
SY 23-24



Building Age

MAP LEGEND

Building Age	
81+	Red
61-80	Orange
41-60	Purple
21-40	Green
0-20	Light Green

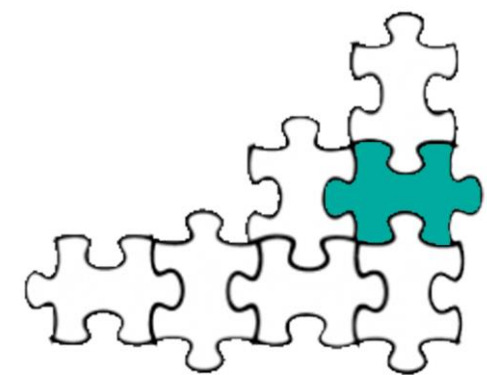
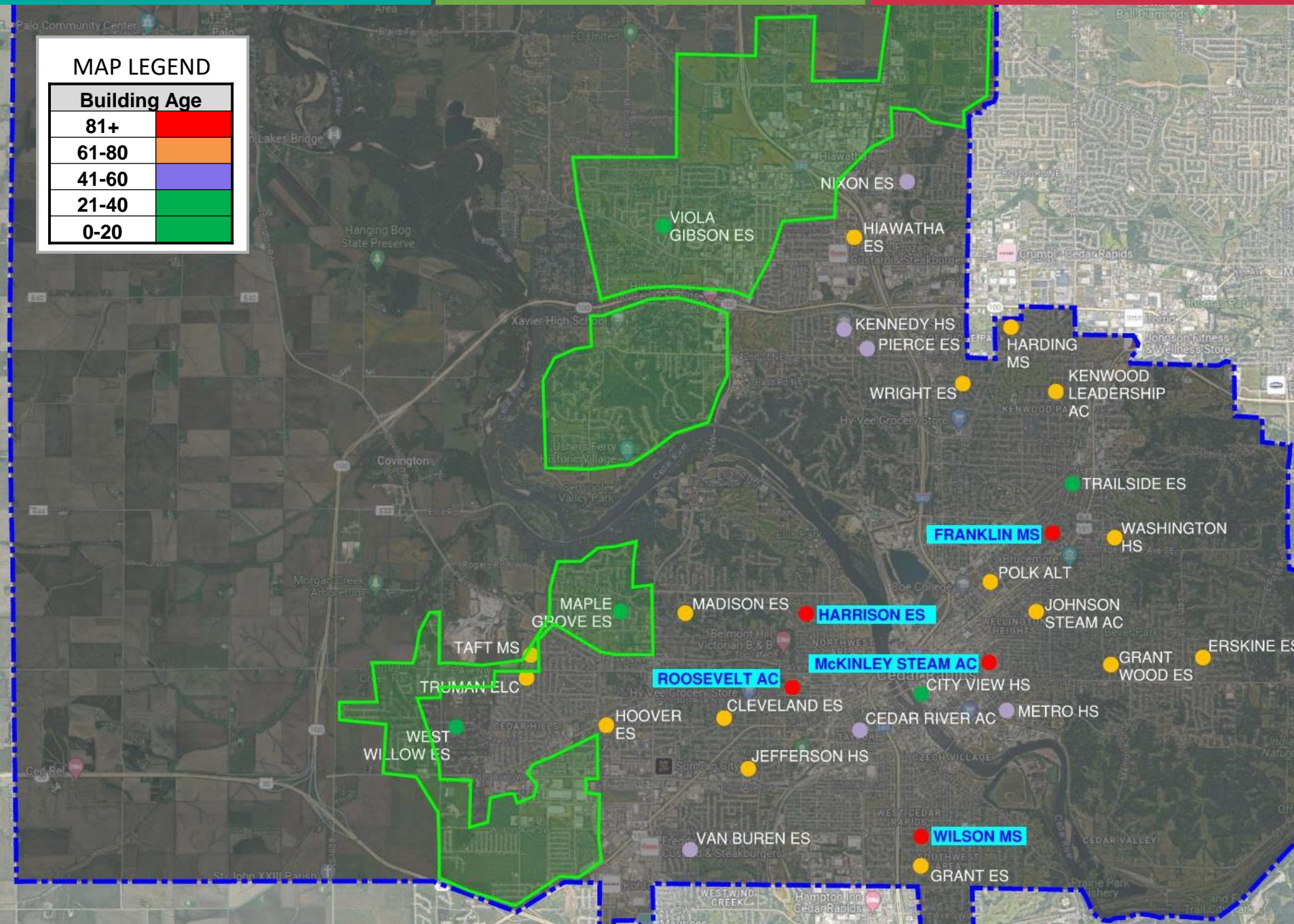


Building Age

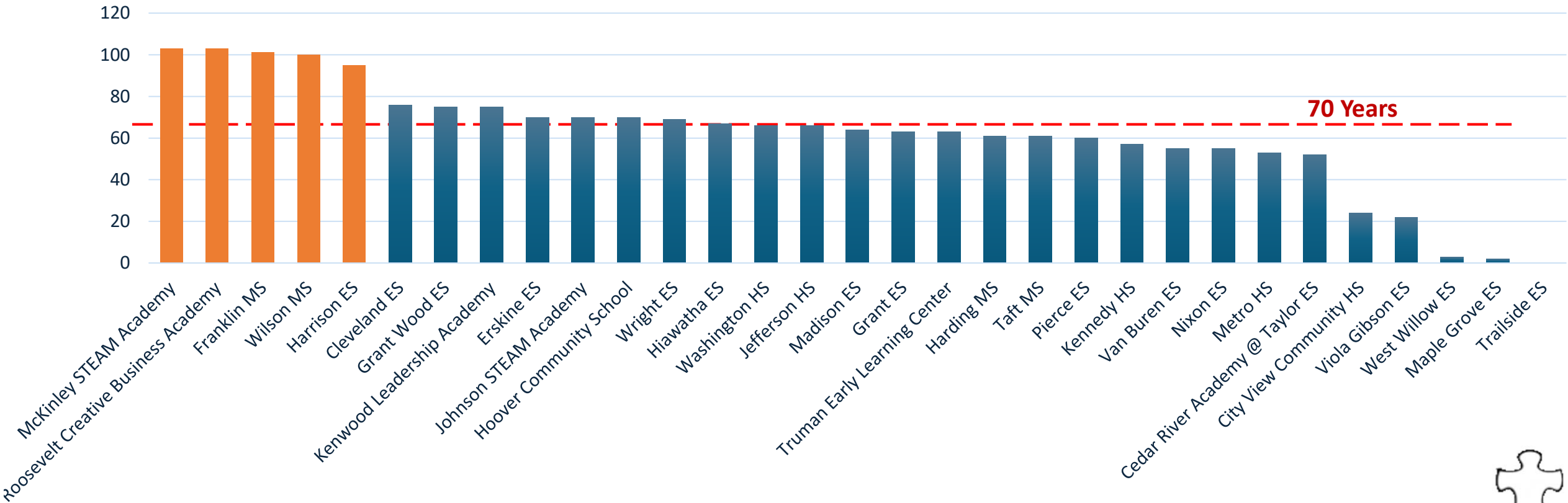
Consider Placement of Schools as indicators of City Growth

MAP LEGEND

Building Age	
81+	Red
61-80	Orange
41-60	Purple
21-40	Green
0-20	Light Green



Building Age



Building Age

SCHOOL NAME	School Level	Year Originally Built	Building Age
Transition Center	4 ALT	1902	122
McKinley STEAM Academy	2 MS	1921	103
Roosevelt Creative Business Academy	2 MS	1921	103
Franklin MS	2 MS	1923	101
Wilson MS	2 MS	1924	100
Harrison ES	1 ES	1929	95
Cleveland ES	1 ES	1948	76
Grant Wood ES	1 ES	1949	75
Kenwood Leadership Academy	1 ES	1949	75
Erskine ES	1 ES	1954	70
Hoover Community School	1 ES	1954	70

Average Building Age = 66
Average Elementary Age = 61
Average Middle School Age = 88
Average High School Age = 53



Building Capacity

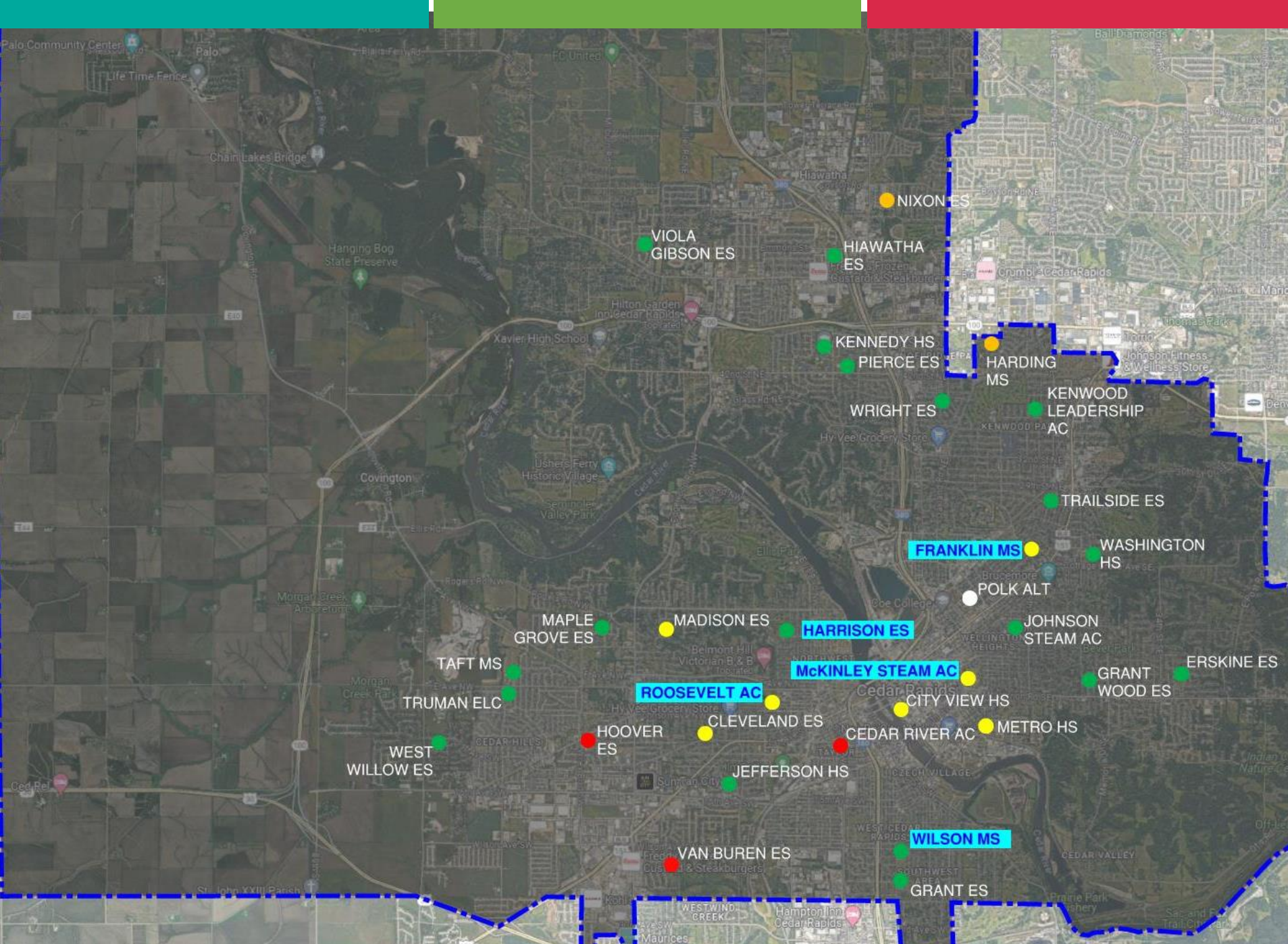
SY 2024-25 (Enrolled)

Red Dot:
Over Capacity

Green Dot:
Target Capacity

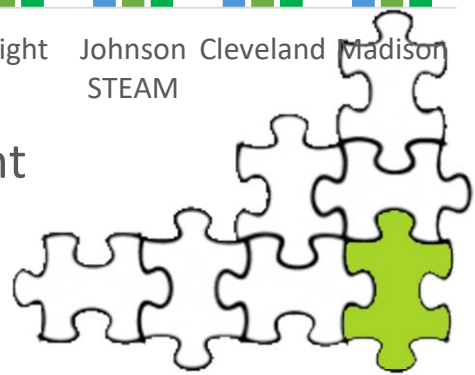
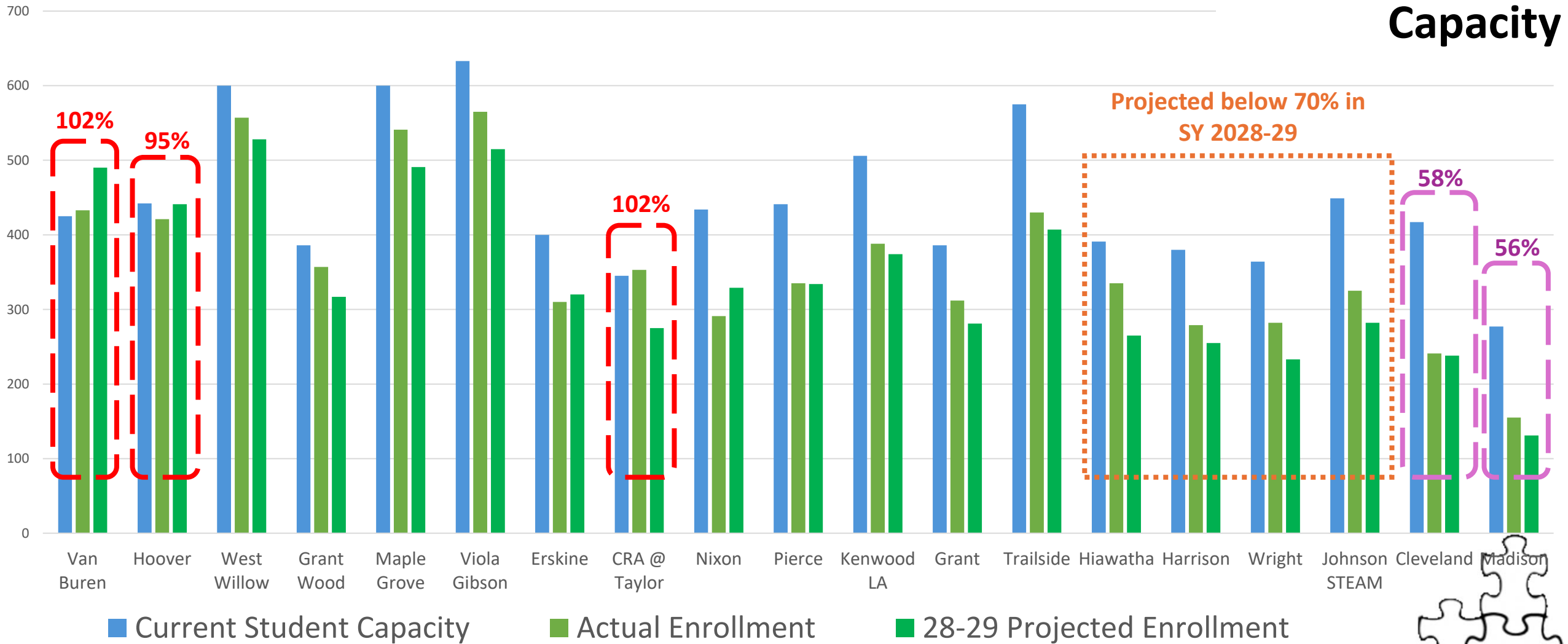
Yellow Dot:
Under Capacity

White Dot:
No Data Available



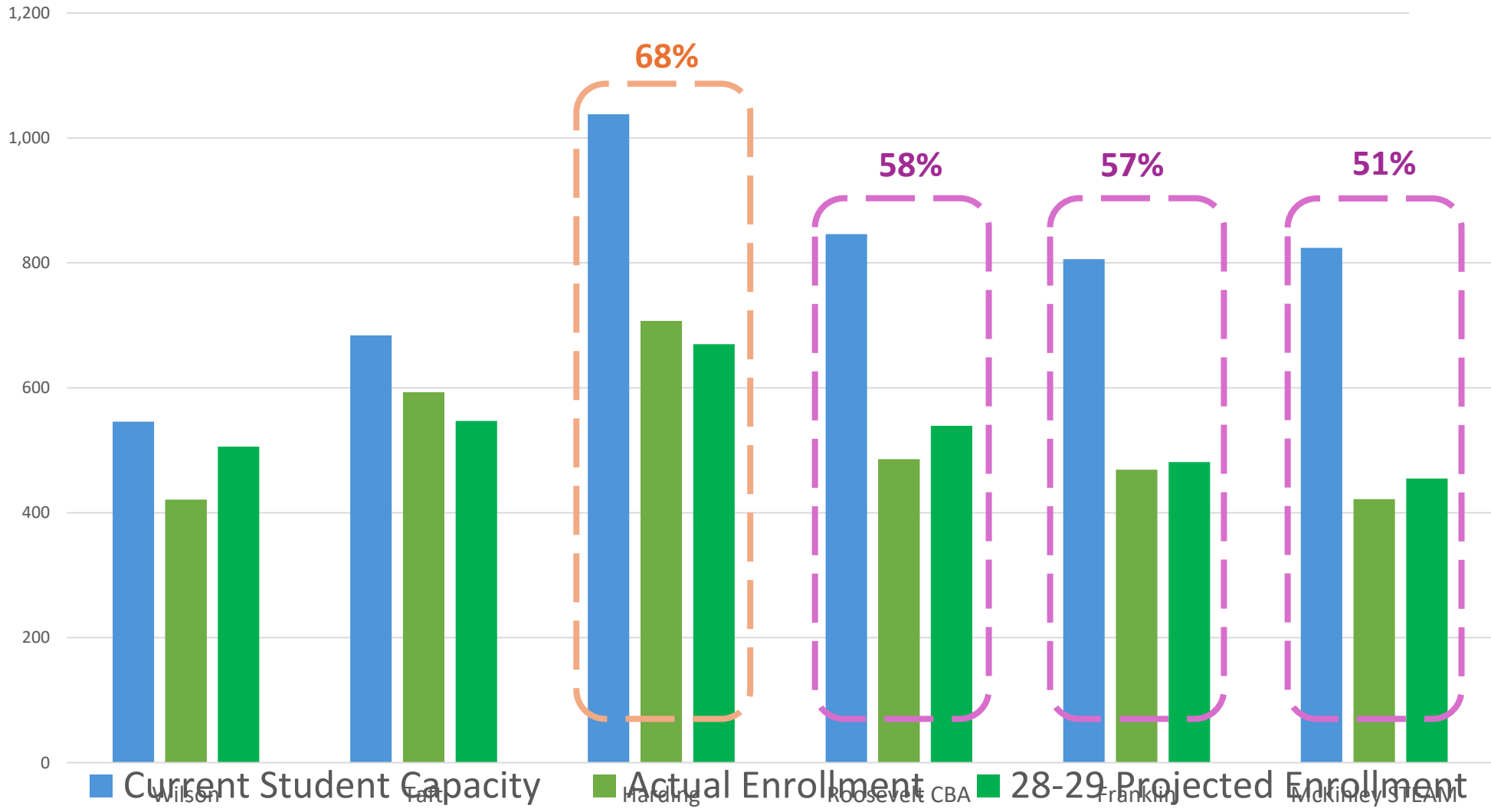
Elementary School Capacity

Building Capacity

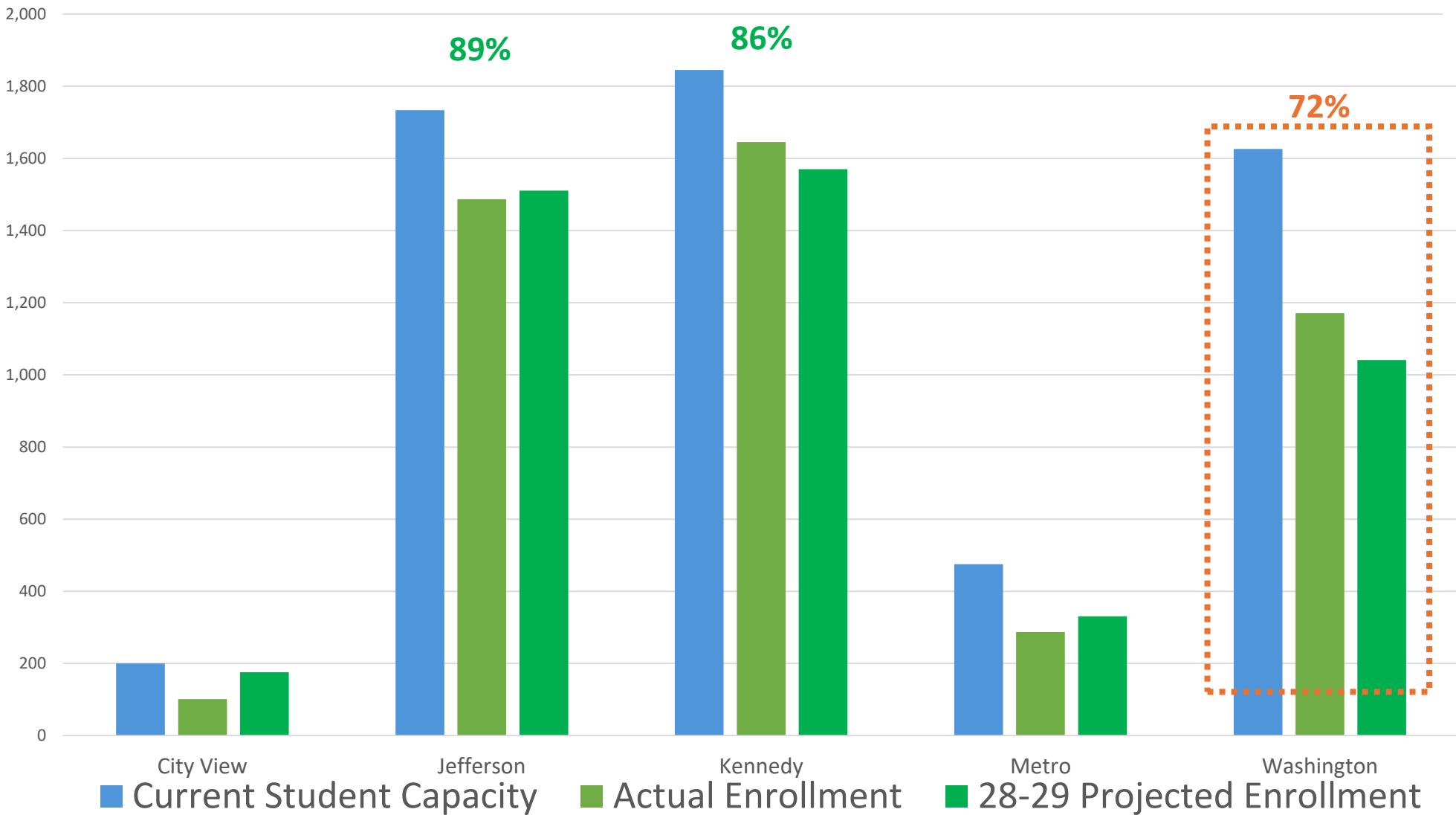


Middle School Capacity

Building Capacity

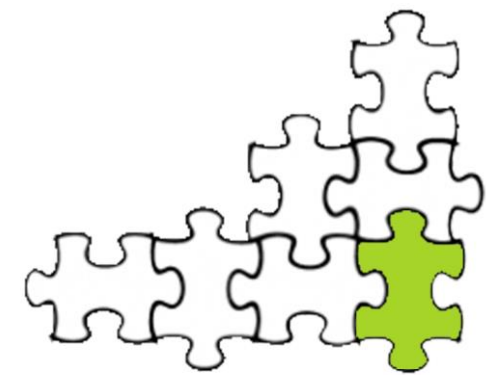


High School Capacity



Building Capacity

Washington is projected to be at **62% Capacity** by SY 28-29.



Building Capacity

SY 24-25

SCHOOL NAME	School Level	Current Student Capacity	Actual Enrollment	Capacity %
Cedar River Academy @ Taylor ES	1 ES	345	353	102%
Van Buren ES	1 ES	425	433	102%
Hoover Community School	1 ES	442	421	95%
West Willow ES	1 ES	600	557	93%
Washington HS	3 HS	1,626	1,171	72%
Harding MS	2 MS	1,038	707	68%
Nixon ES	1 ES	434	291	67%
Metro HS	3 HS	475	287	60%
Franklin MS	2 MS	806	469	58%

Elementary School Average Capacity = 71%

Middle School Average Capacity = 59%

High School Average Capacity = 59%

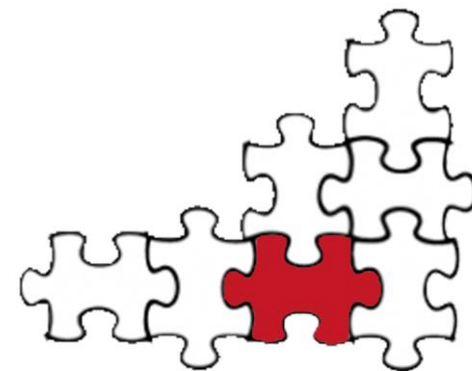
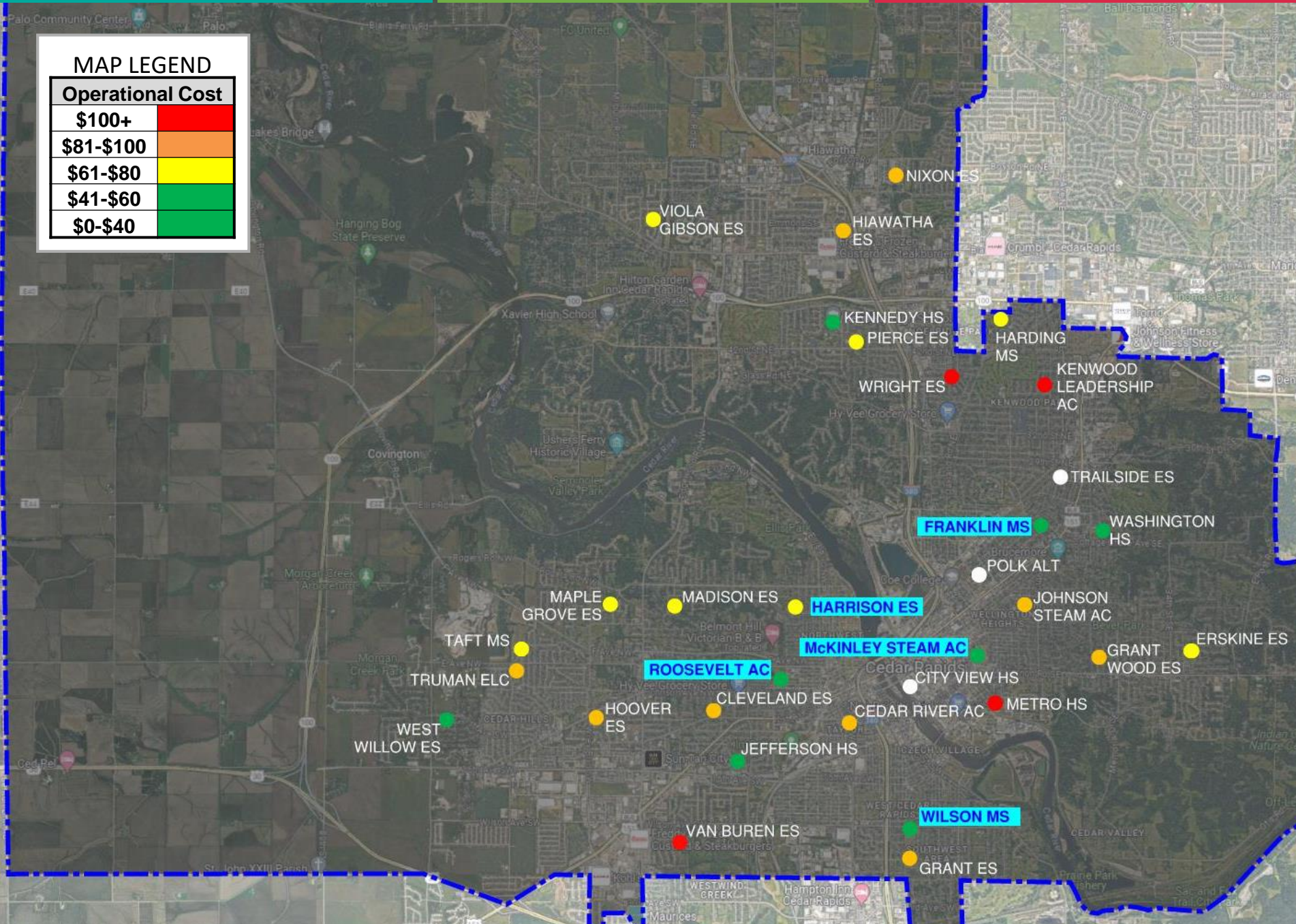


Building Cost Per Square Foot

These are costs associated with operating a school building. This studied as a SF cost for comparative analysis

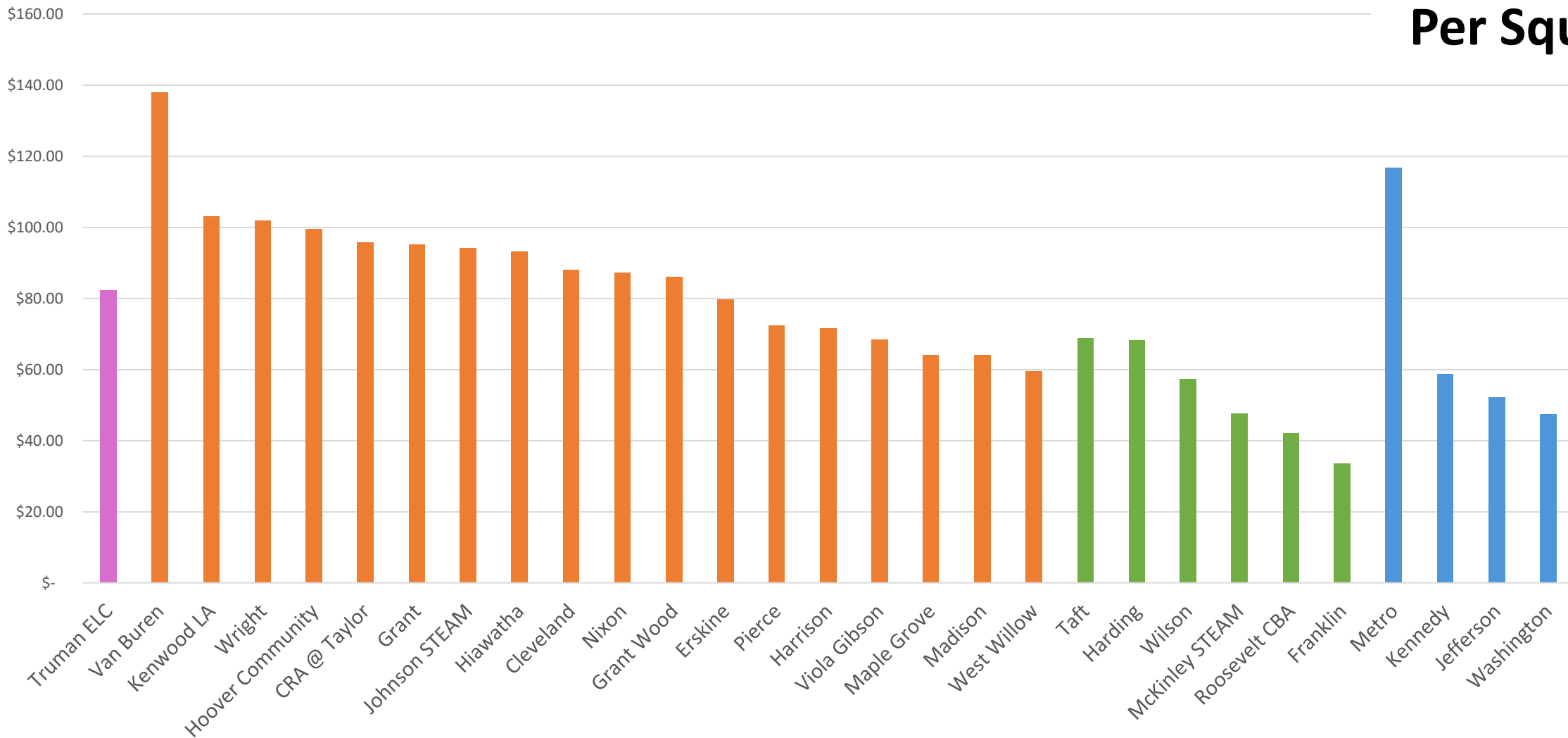
MAP LEGEND

Operational Cost	
\$100+	Red
\$81-\$100	Orange
\$61-\$80	Yellow
\$41-\$60	Green
\$0-\$40	Light Green

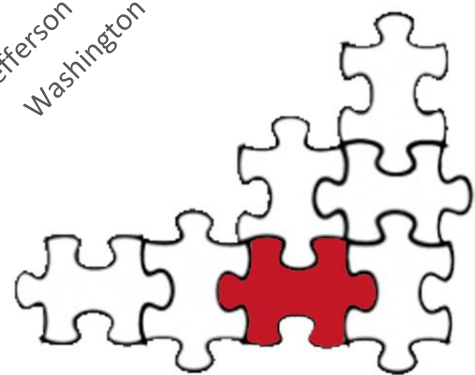


Operational Cost / SF (Staffing & Building)

Building Cost Per Square Foot



Note: Building cost data for Trailside ES & City View HS Not Available



Building Cost Per Square Foot

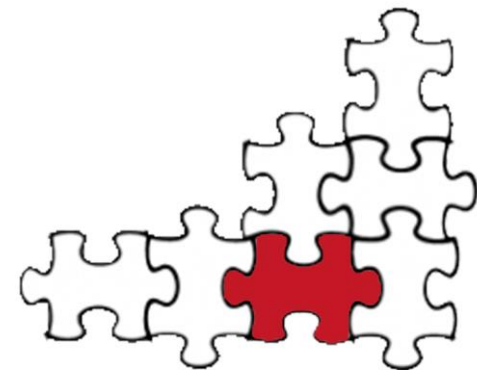
This cost includes the costs for staff, utilities, maintenance, food service, etc. Everything it takes to operate a school

SCHOOL NAME	School Level	Operational Cost per Building SF
Van Buren ES	1 ES	\$137.89
Metro HS	3 HS	\$116.70
Kenwood Leadership Academy	1 ES	\$103.15
Wright ES	1 ES	\$101.88
Washington HS	3 HS	\$47.40
Roosevelt Creative Business Academy	2 MS	\$42.16
Franklin MS	2 MS	\$33.54

Staffing Operational Costs to operate schools in 2023-2024 totaled **\$164,680,976**

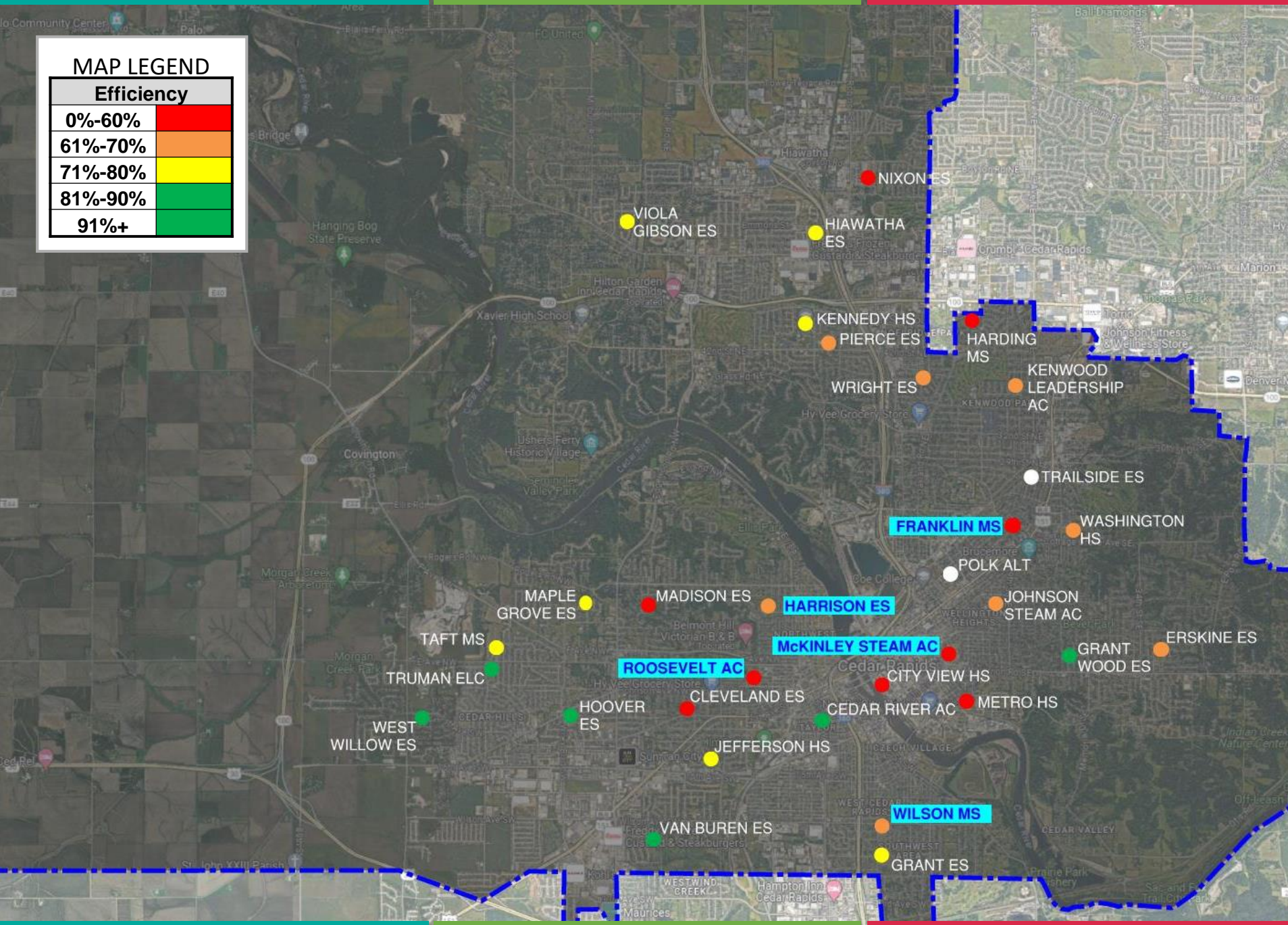
Building Operational Costs for schools in 2023-2024 totaled **\$11,870,334**

It costs nearly 14x more to staff schools than it does to operate the buildings



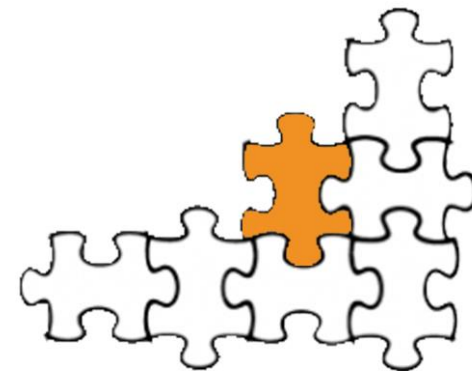
MAP LEGEND

Efficiency	
0%-60%	Red
61%-70%	Orange
71%-80%	Yellow
81%-90%	Light Green
91%+	Dark Green



Operational Cost per Seat Vs Cost per Student

Efficiency is developed as a ratio of cost per seat compared to cost per student

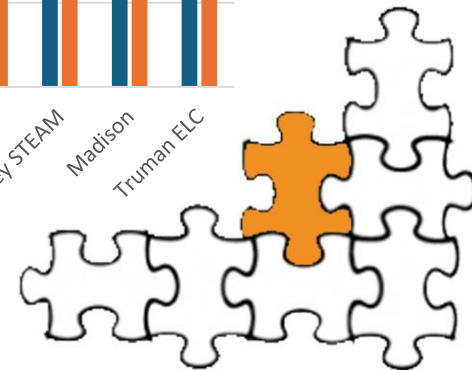
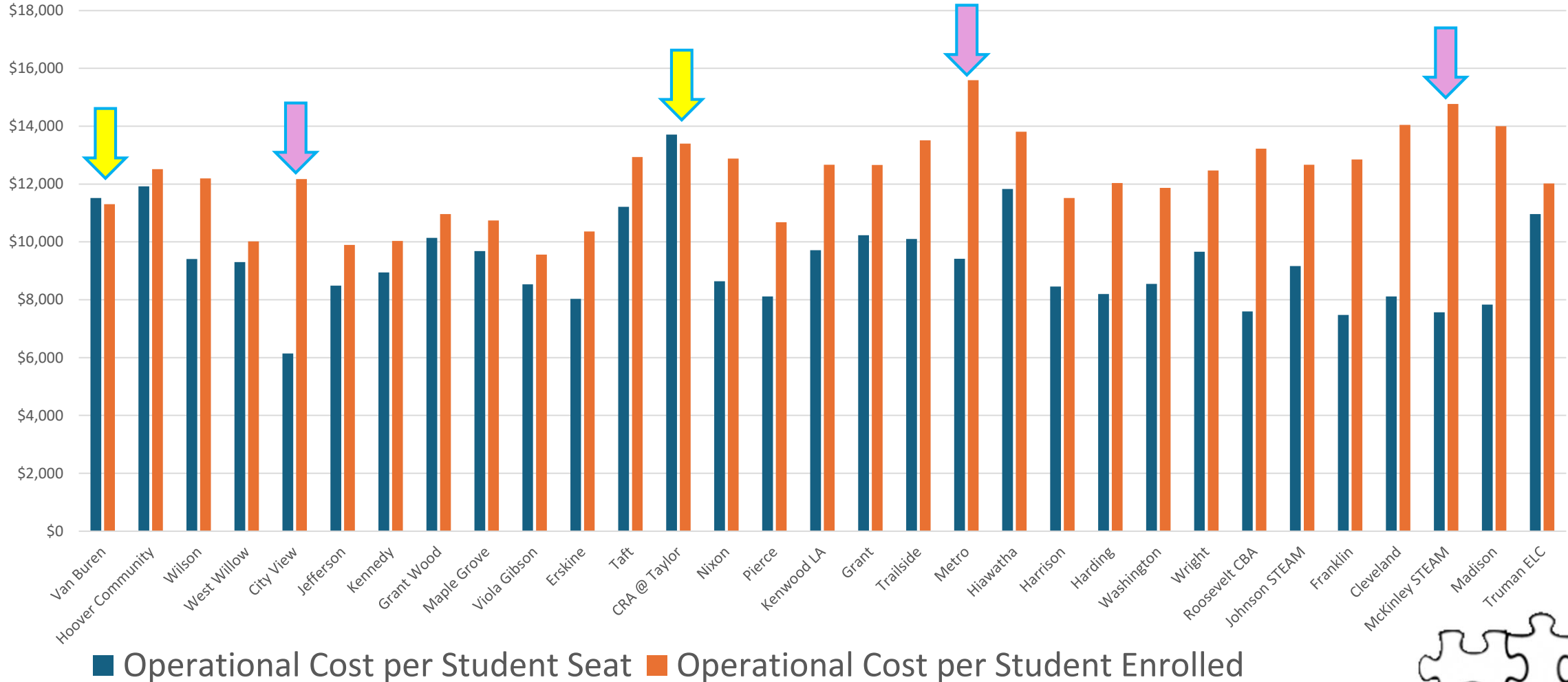


These Buildings are efficient yet over capacity which needs to be addressed

Buildings, like these, with a large discrepancy are not efficient and cost the District more money to operate

Operational Cost per Seat Vs Cost per Student

Operational Cost Efficiency



Operational Cost per Seat Vs Cost per Student

SCHOOL NAME	Human Operational Annual Cost	Building Operational Annual Cost	Building Repair Annual Costs	TOTAL ANNUAL BUILDING OPERATION COST	Operational Cost per Student Seat	Operational Cost per Student Enrolled	Operational Cost Efficiency per Student Enrolled
Roosevelt Creative Business Academy	\$5,845,485	\$558,079	\$24,001	\$6,427,565	\$4,851	\$13,225	37%
Washington HS	\$12,886,920	\$895,433	\$116,875	\$13,899,228	\$5,852	\$11,870	49%
Harding MS	\$7,989,667	\$504,785	\$16,458	\$8,510,909	\$5,973	\$12,038	50%
Hiawatha ES	\$4,279,551	\$321,405	\$25,914	\$4,626,871	\$6,855	\$13,812	50%
Wright ES	\$3,301,010	\$193,202	\$21,965	\$3,516,177	\$10,819	\$12,469	87%
Cedar River Academy @ Taylor ES	\$4,434,535	\$293,178	\$3,617	\$4,731,330	\$11,828	\$13,403	88%
Truman Early Learning Center	\$3,108,970	\$235,046	\$9,687	\$3,353,703	\$10,960	\$12,020	91%
West Willow ES	\$5,267,627	\$310,634	\$1,609	\$5,579,870	\$10,145	\$10,018	101%
Van Buren ES	\$4,476,949	\$408,801	\$8,603	\$4,894,354	\$11,516	\$11,303	102%



Area
38,398 SF
Cost / SF
\$88.16 / SF

Cleveland - 2024 Enrolled 241 with Capacity of 417
\$3,114,948 – Staffing Cost
\$251,870 – Building Cost
\$14,046 per student enrolled

Area
93,674 SF
Cost / SF
\$57.59 / SF

West Willow – 2024 Enrolled 557 with a Capacity of 600
\$5,267,627 – Staffing Cost
\$312,243 – Building Cost
\$10,018 per student to operate that school

Consider why it's better to have a school near capacity vs under-capacity from a tax-payer viewpoint



Let's Take a Break

Question: (Provide Answers Later)

Has any information presented surprised you tonight?

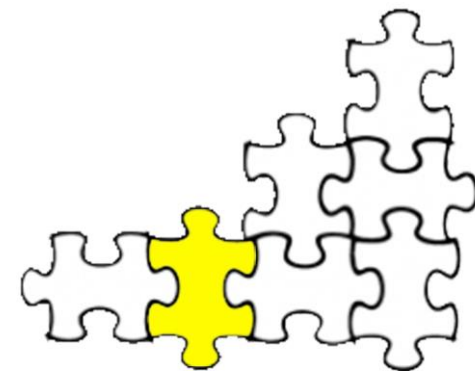
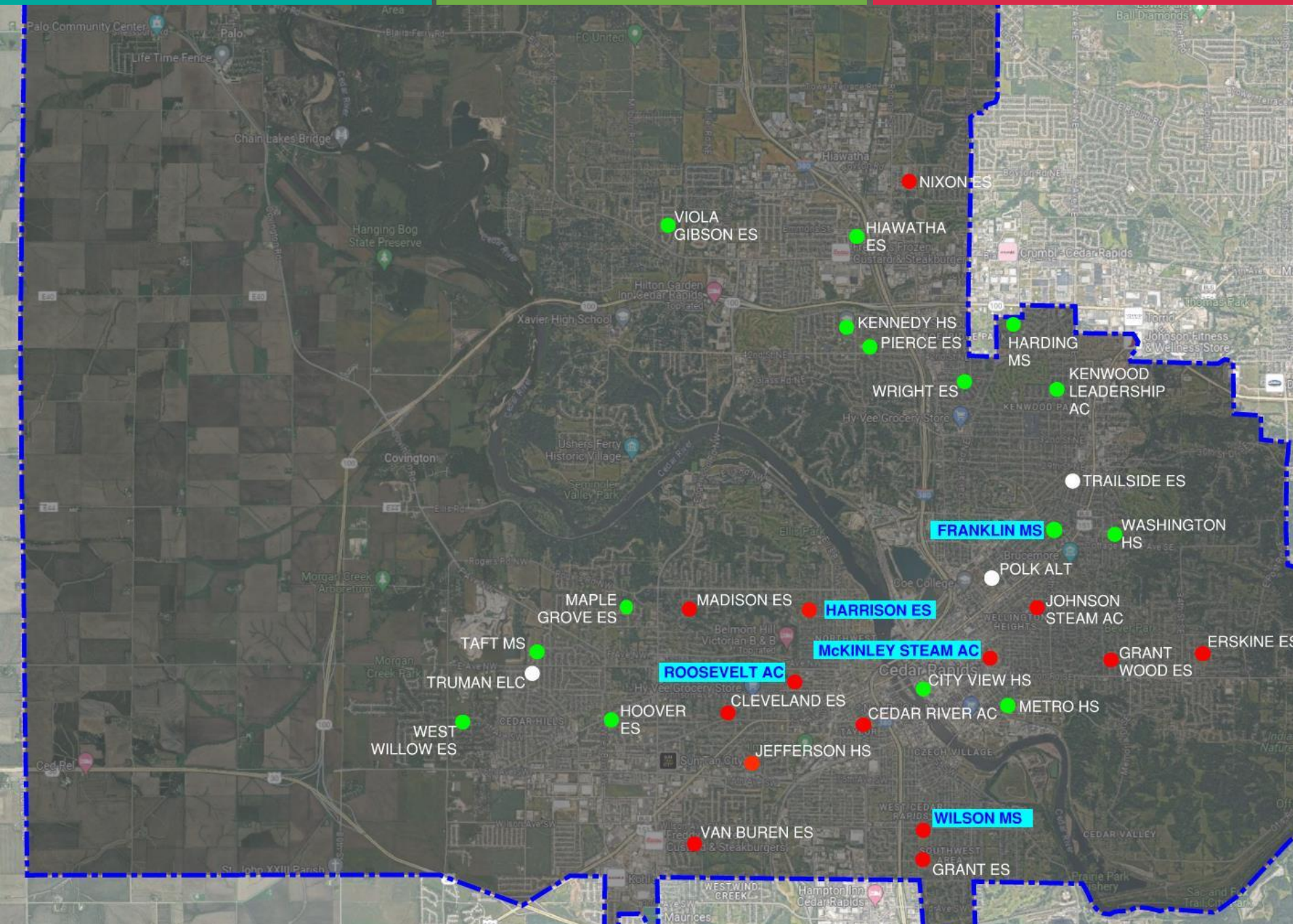
Take 5-10 Minutes
Please explore the building

School Evaluation In-District Transfers

Red Dot:
Students Transferring Out

Green Dot:
Students Transferring In

White Dot:
No Data



School Evaluation In-District Transfers

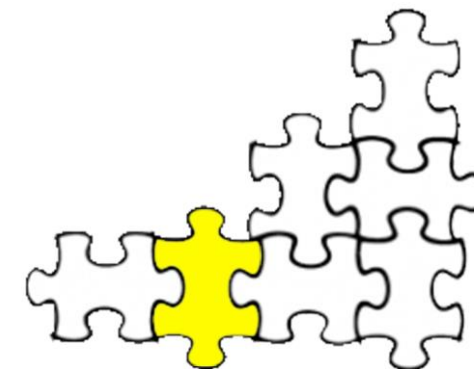
SCHOOL NAME	School Level	In-District Transfer Into School	In-District Transfer Out of School	Net Change In-District Transfers	% Enrollment Change due to Transfers
Wilson MS	2 MS	31	128	-97	-23%
Van Buren ES	1 ES	30	108	-78	-18%
Jefferson HS	3 HS	96	335	-239	-16%
Cleveland ES	1 ES	57	93	-36	-15%
Madison ES	1 ES	31	46	-15	-10%
Taft MS	2 MS	153	28	125	21%
Kenwood Leadership Academy	1 ES	189	42	147	38%
City View Community HS	3 HS	94	0	94	93%
Metro HS	3 HS	320	0	320	111%

Schools with double digit percentage change

-23% Wilson MS
 -18% Van Buren ES
 -16% Jefferson HS
 -15% Cleveland ES
 -10% Madison ES
 -10% Grant ES

Kenwood LA +38%
 Taft MS +21%
 Hoover ES +14%
 Washington HS +10%

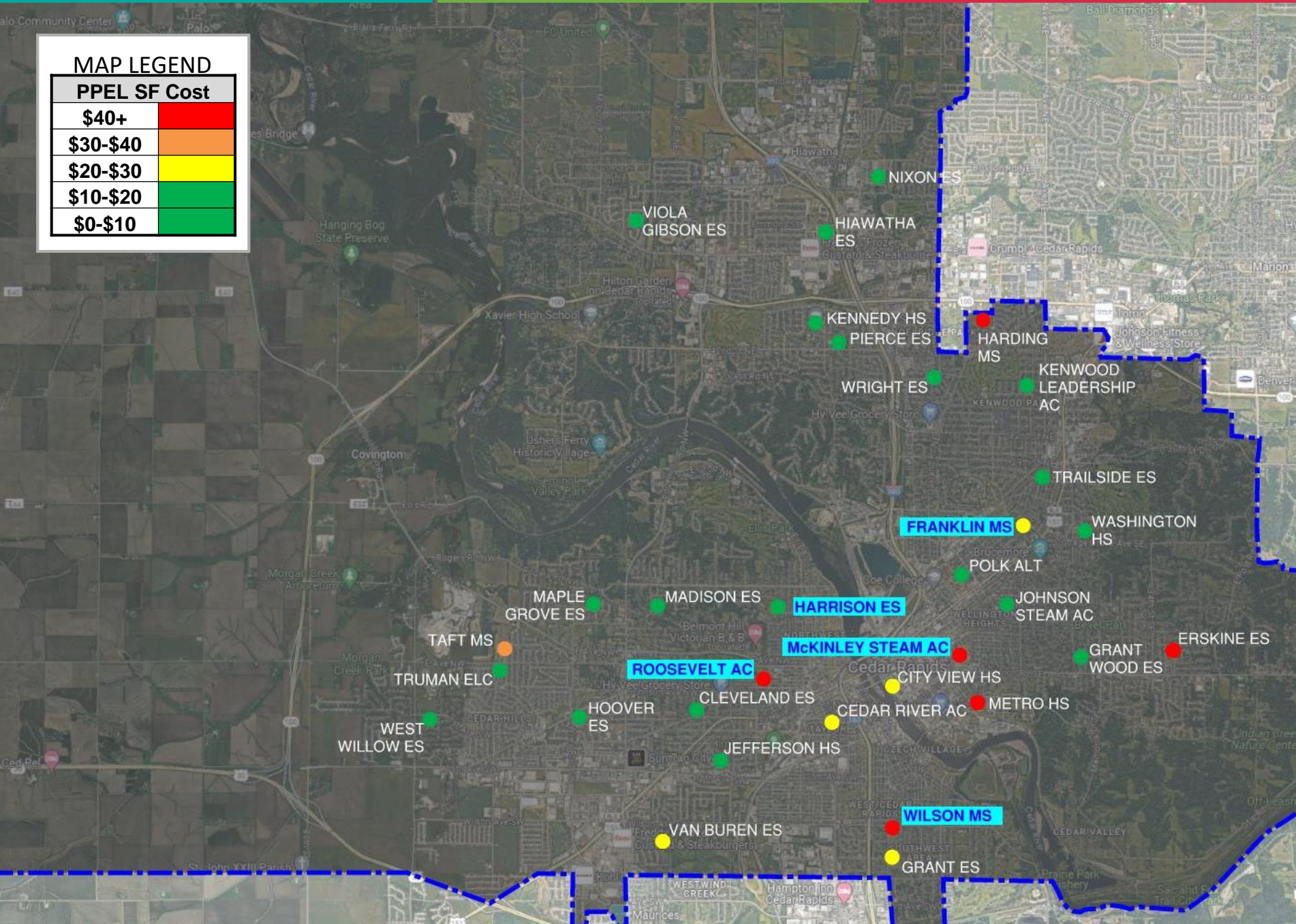
Students move out of a school for a variety of reasons. However, is it normal for ¼ of students in a boundary to move to another school?



School Evaluation Scheduled PPEL Costs

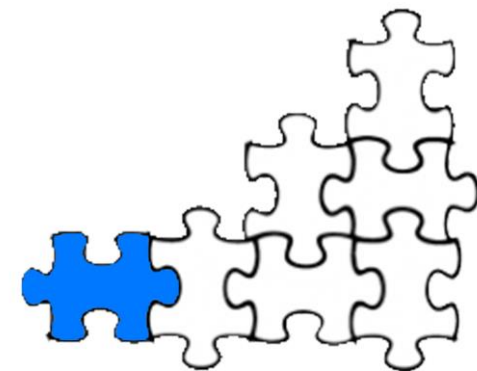
MAP LEGEND

PPEL SF Cost	
\$40+	Red
\$30-\$40	Orange
\$20-\$30	Yellow
\$10-\$20	Green
\$0-\$10	Light Green



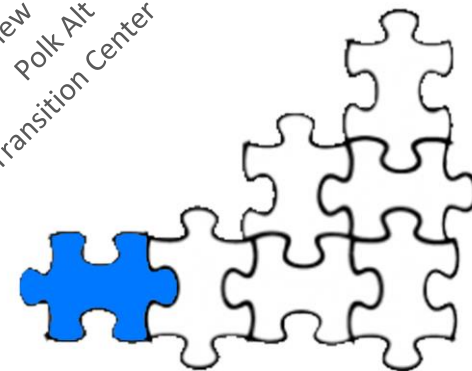
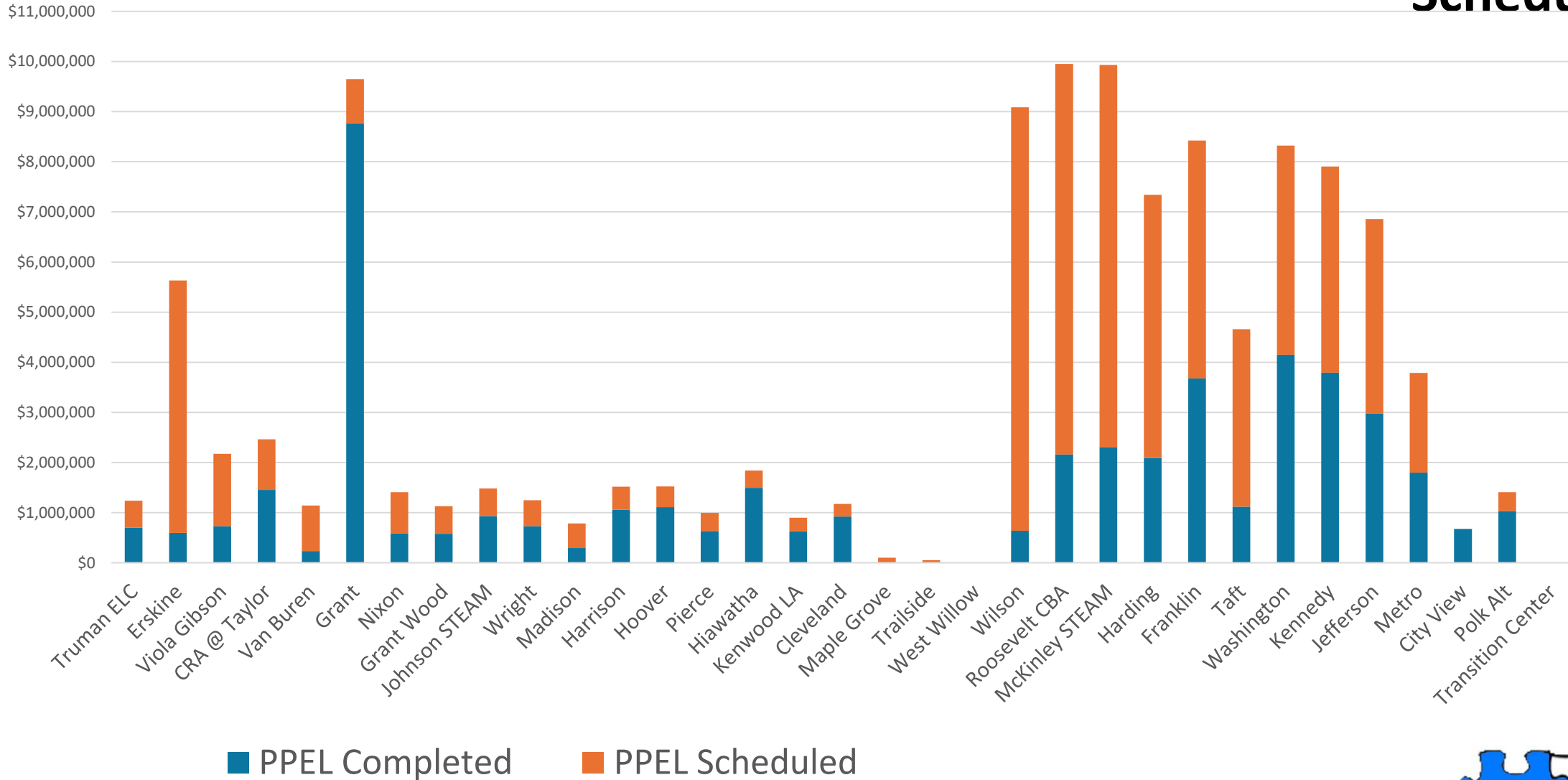
What is the anticipated budget for maintaining a building vs a major construction project to address deficiencies?

Commercial Buildings require continued maintenance. At what point is it excessive?



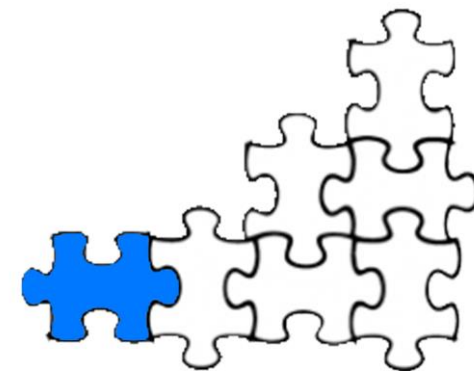
School Evaluation Scheduled PPEL Costs

PPEL Expenditures by School



School Evaluation Scheduled PPEL Costs

SCHOOL NAME	School Level	Completed PPEL Project Costs	Scheduled PPEL Project Costs	Scheduled PPEL Costs / SF of Building Area
Erskine ES	1 ES	\$597,500	\$5,032,000	\$125
Wilson MS	2 MS	\$639,000	\$8,447,000	\$94
McKinley STEAM Academy	2 MS	\$2,301,300	\$7,630,000	\$58
Metro HS	3 HS	\$1,800,000	\$1,990,000	\$52
Roosevelt Creative Business Academy	2 MS	\$2,162,000	\$7,790,000	\$51
Harding MS	2 MS	\$2,092,250	\$5,247,000	\$42
Taft MS	2 MS	\$1,118,500	\$3,540,000	\$32
Harrison ES	1 ES	\$1,060,000	\$460,000	\$10
Hoover Community School	1 ES	\$1,110,000	\$415,000	\$8
Pierce ES	1 ES	\$633,250	\$362,000	\$7
Hiawatha ES	1 ES	\$1,496,500	\$345,000	\$7
Cleveland ES	1 ES	\$920,500	\$255,000	\$7
Kenwood Leadership Academy	1 ES	\$629,250	\$270,000	\$6
Maple Grove ES	1 ES	\$0	\$100,000	\$1
Trailside ES	1 ES	\$0	\$50,000	\$1
West Willow ES	1 ES	\$0	\$0	\$0



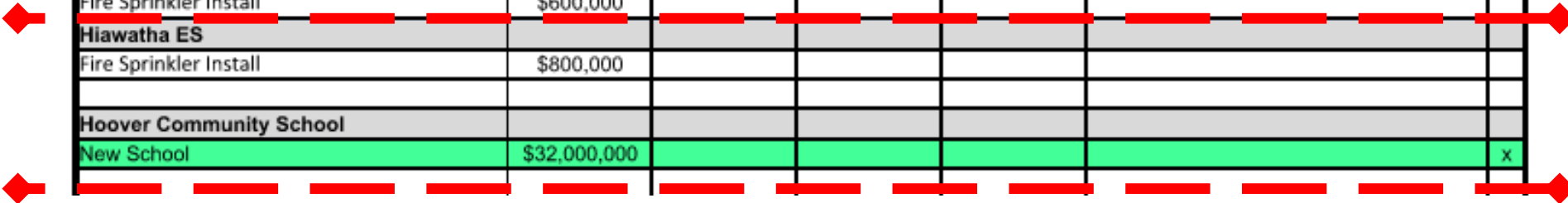
School Evaluation Improvement Needs

NEEDS / POSSIBLE BOND PROJECTS LIST						
SCHOOL SITES & NEEDS ASSESSMENT	SAVE / PPEL	2025 BOND	FUNDING OPTION 1	FUNDING OPTION 2	REASON / LOGIC FOR RECOMMENDATION	Accept / Reject
Cedar River Academy @ Taylor ES						
Renovate School / Fire Sprinkler System		\$22,200,000				
New School		\$32,800,000				
City View Community HS						
Cleveland ES						
HVAC Installation		\$3,300,000				
Fire Sprinkler Install	\$600,000					
Erskine ES						
HVAC Installation		\$3,500,000				
Fire Sprinkler Install	\$600,000					
Hiawatha ES						
Fire Sprinkler Install	\$800,000					
Hoover Community School						
New School	\$32,000,000					x

Facilities Assessments and Program Studies have **started** to define the needs of the District are.

This list provides the **current** identified needs and, in some cases, options to consider for possible bond projects.

This allows for initial budgeting for project costs and are used as a metric to evaluate school buildings.

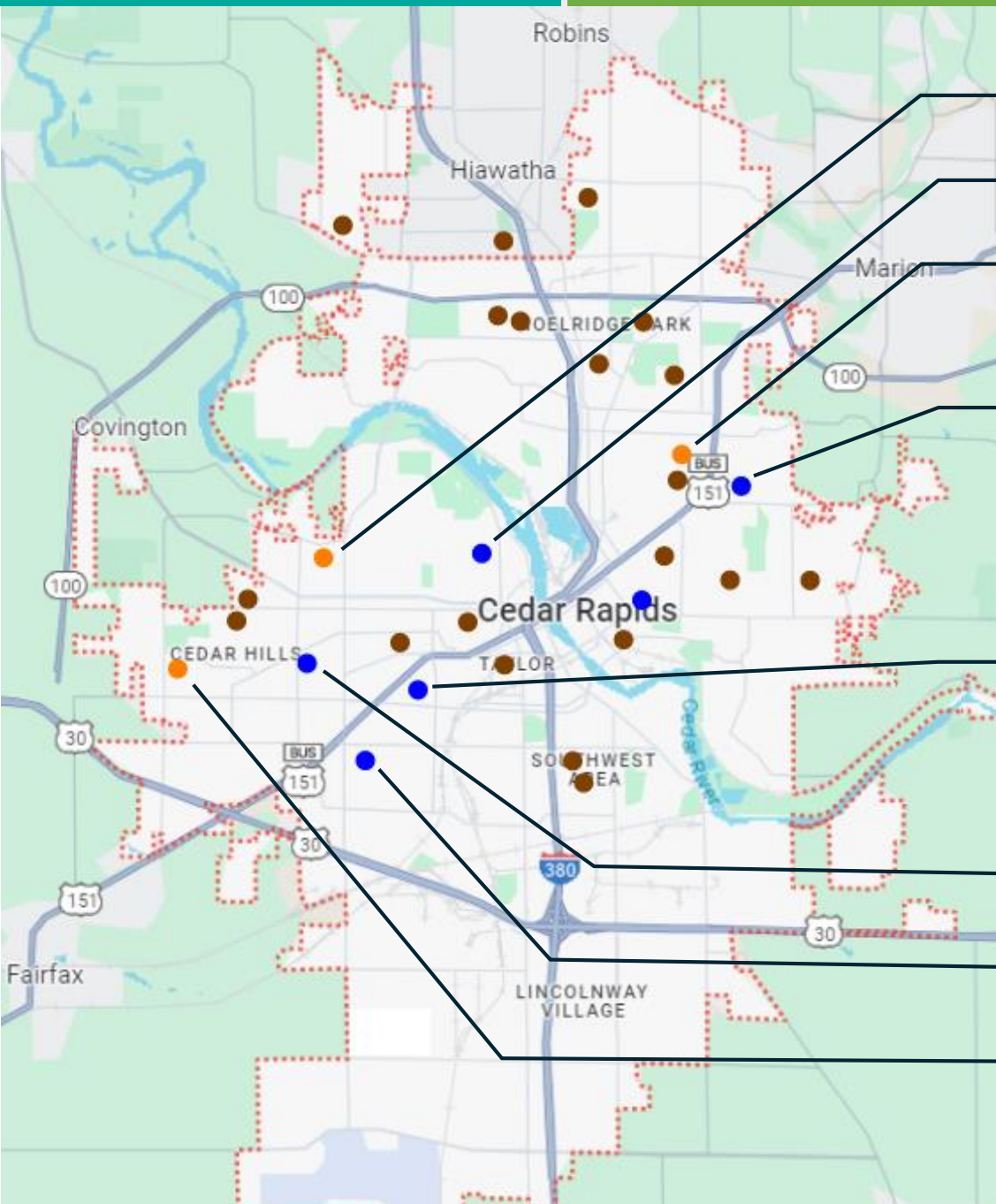


Current Work

Maximizing PPEL and SAVE funds, Cedar Rapids Community School District is committed to ensuring **Every Learner is Future Ready!**

These projects are providing a solid foundation for development of a District Master Plan.

Consider what projects will continue to build on this momentum for the District



New Maple Grove ES – **Opened August '22**

Harrison ES Renovation Design started Fall '24

New Trailside ES – **Opened August '24**

Washington HS CCR Renovations and Additions to support CCR Engineering, Design & Technology development. Design started Fall '24

Jefferson HS – Renovations & Addition to support CCR Aviation & Engineering Academy development. Design started Fall '24

New Hoover ES – Design starting Fall '24

New Van Buren ES – Design starting Fall '24

New West Willow ES – **Opened August '21**

School Evaluation

CRCSD FUTURE READY FACILITY SCORE					
Score Ranks	1	2	3	4	5
Building Age Score	81+	61-80	41-60	21-40	0-20
Building Capacity Score (28-29 SY)	95%+	0%-65%	66%-75%	76%-85%	86%-95%
Operational Cost Score	\$100+	\$81-\$100	\$61-\$80	\$41-\$60	\$0-\$40
Needs Assessment Score					
PPEL Score	\$40+	\$30-\$40	\$20-\$30	\$10-\$20	\$0-\$10
Cost Per Student Efficiency Score	0%-60%	61%-70%	71%-80%	81%-90%	91%+
Transfer Score	-10%	-9%-0%	1%-5%	5%-10%	10% +
Academic Performance					



School Evaluation

FUTURE READY FACILITIES SCORE

SCHOOL SITE	FACILITY DATA						STUDENT DATA		FRF SCORE
	Building Age	Enrollment Capacity	Operational Cost / SF	Needs Assessment Rating	Scheduled PPEL	Cost per Student Efficiency	Transfer Score	Academic Performance Score	
Van Buren ES	3	1	1		3	5	1		35%
Franklin MS	1	2	1		3	1	3		40%
Roosevelt Creative Business Academy	1	2	4		1	1	2		43%
McKinley STEAM Academy	1	2	4		1	1	2		43%
Harding MS	2	2	3		1	2	3		43%
Metro HS	3	3	1		1	2	5		45%
Wright ES	2	2	1		4	3	3		48%
Viola Gibson ES	4	4	3		4	4	3		73%
Hiawatha ES	2	5	2		5	4	4		75%
Pierce ES	3	4	3		5	3	3		75%
Trailside ES	5	3	4		5	3	2		78%
Kennedy HS	3	5	4		4	4	3		80%
Maple Grove ES	5	4	3		5	5	4		83%
West Willow ES	5	5	4		5	5	3		90%



Available Financial Options

Bond Option 1

Increase Tax Rate

\$1.50 / \$1,000

Property Tax Increase

Renewable

\$139,745,000

For Facilities
Improvements



Bond Option 2

Increase Tax Rate

\$2.00 / \$1,000

Property Tax Increase

Renewable

\$186,320,000

For Facilities
Improvements



Bond Option 3

Increase Tax Rate

\$2.70 / \$1,000

Property Tax Increase

Renewable

\$216,750,000

For Facilities
Improvements



Bond Option 4

Increase Tax Rate

\$2.70 / \$1,000

Property Tax Increase

Non-Renewable

\$251,495,000

For Facilities
Improvements



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NEEDS & CHALLENGES



MOVING
POPULATION



COST TO
OPERATE

NEIGHBOR –
HOOD
SCHOOLS



AGING
FACILITIES



RIGHT SIZED
SCHOOLS



WORKSHOP & DISCUSSION

ACTIVITY:

1. Create a Priority List
2. Provide Selection of projects.
3. Don't worry about scheduling. Scheduling will be the responsibility of the bond planning team once the final lists have been selected

CONSIDERATIONS:

1. Current Enrollment vs Future Enrollment
2. Financial investment in Facilities now and in the future
3. Will selected projects receive broad support from the community?
4. Does this school align with the Task Force Values?
 - Equity / Remove Barriers / Opportunities**
 - Quality / Excellence in Education
 - Supporting School Staff
 - Providing Modern Facilities
 - Serving the Community

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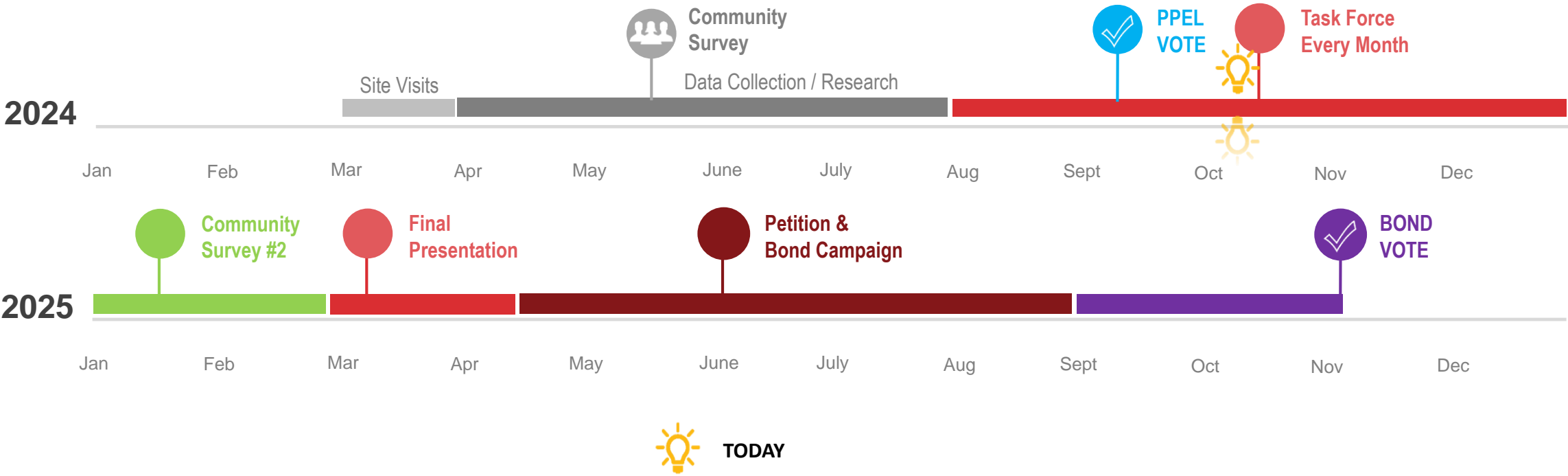
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399 DAYS UNTIL BOND VOTE



Future Meetings

2024

August 13 — Bond Process

September 17 — Funding Alignment

October 8 — Needs/Challenges Facing the District

November 12 — Establishing Goals Workshop

December 10 — Bond Options Workshop



FUTURE MEETINGS

2025

January

Community Survey #2

March 11

Refine Bond Options Workshop (If Needed)

April 8

Presentation of Final Bond Options



Questions

If questions come up between meetings or as you are studying the material, please don't wait until the next meeting. Send all questions via email to:

futurereadyfacilities@crschools.us

A diverse group of students of various ages, from young children to teenagers, are posed on the wide stone steps of a school building. They are dressed in casual attire, including plaid shirts, hoodies, and sweaters. The building behind them features a large arched entrance and classical architectural details. The overall atmosphere is bright and positive.

WE ARE ALL HERE FOR THE SAME PURPOSE

**IMPROVE OUTCOMES FOR
ALL CEDAR RAPIDS STUDENTS**

THANK YOU

For Being A
Valuable Part Of This Process

