

FUTURE-READY FACILITIES PLAN BOND TASK FORCE COMMITTEE

BOND OPTIONS WORKSHOP

January 14, 2025



Superintendent
Dr. Tawana Grover



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?

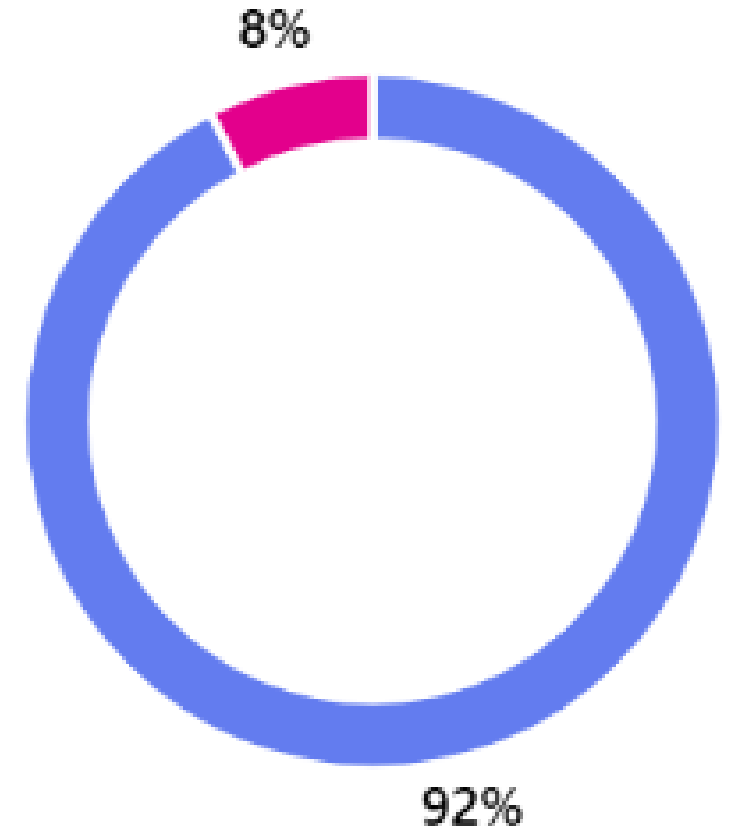
Results from Questionnaire

Do you agree that “right-sizing” the District to reduce building inventory and operational costs should be a priority with this bond?

- Yes, I agree that right sizing the district should be a priority
- No, combining schools should not be a focus of this bond plan.

24

2



Results from Questionnaire

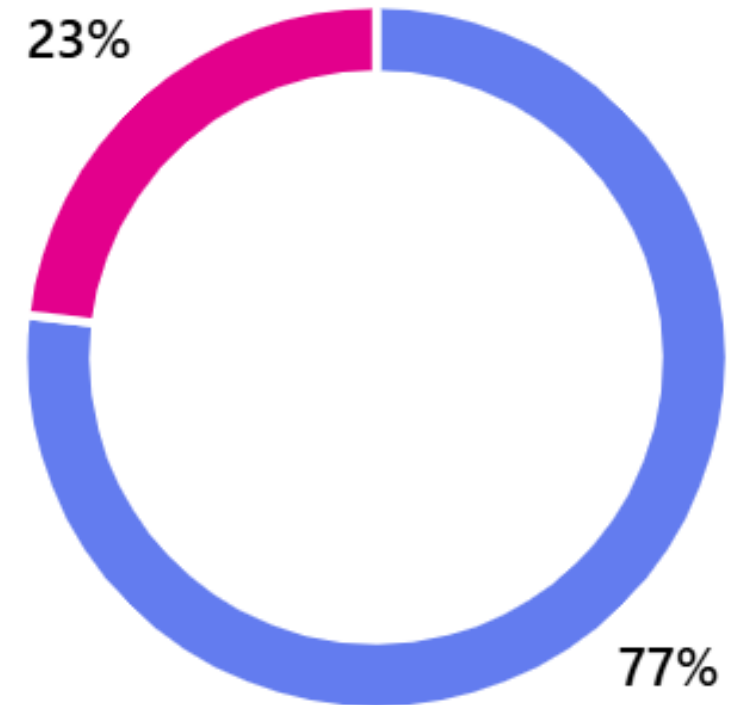
Prioritize the projects from Most Important to Least Important for passing the bond.



Results from Questionnaire

Will you support the Task Force's Bond Proposal with the four projects listed above?

| | |
|-------|----|
| ● Yes | 20 |
| ● No | 6 |



Results from Questionnaire

Will you support the Task Force's Bond Proposal with the four projects listed above? If, "No" why?

● Yes 20

● No 6

Unsure at this time.

All options contained a Middle School. Land currently outside the City. This will perpetuate white flight. The task force did not prioritize such a school.

Concerned about the consolidation of programs that does not fully account for staff input or partnerships we have cultivated to support their success.

Heavy Kennedy feeder centered. Why does Harding get replaced? Just "slapping some paint" on Roosevelt/Wilson and Franklin/McKinley

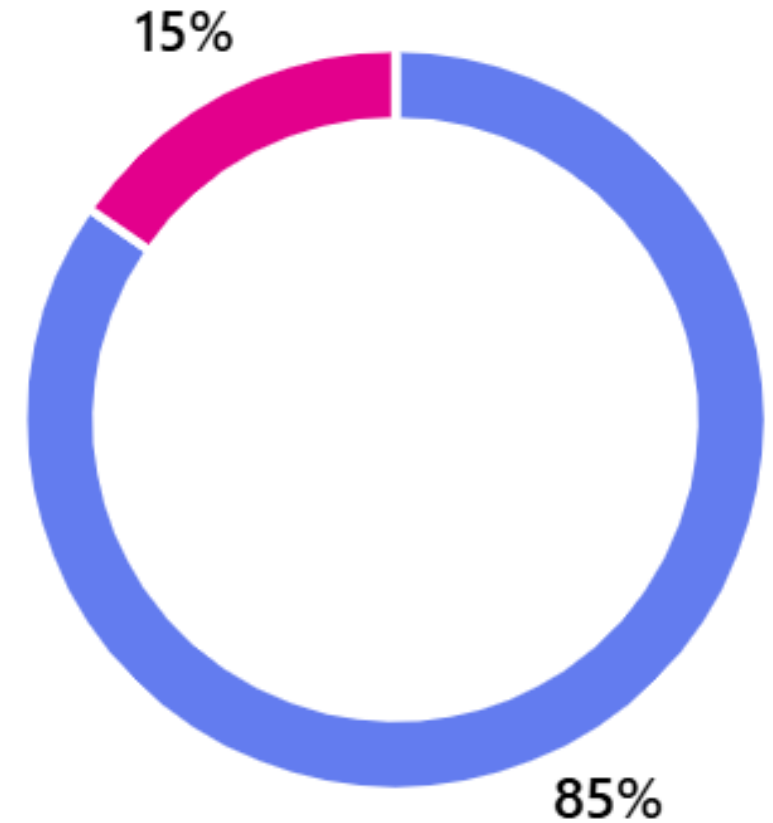
Do not want the Wilson reno for the combo of CRA and Grant. Wilson should be renovated and stay as Wilson MS.

The task force gave us a very narrow focus of questions to answer and did not address the larger issues of the district

Results from Questionnaire

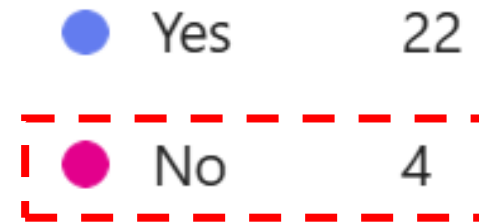
As a Task Force Member, have you trusted this bond planning process?

| | |
|-------|----|
| ● Yes | 22 |
| ● No | 4 |



Results from Questionnaire

As a Task Force Member, have you trusted this bond planning process?



The role of the task force seems to be rubber stamping what has already been decided. Quit leading us to the answers you want and let us debate and come up with our own solutions. Help us make decisions that are equitable.

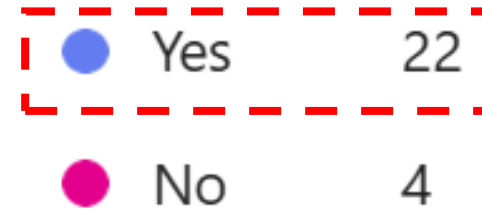
The process of making it seem like we had input on what really is wanted and needed was nice, but I don't see any of that reflected in the options. As a life long CR community member and [...], I just have not trusted the leadership or the process of this bond since the beginning.

Why was there no public input on the career pathways plan? Get back to basics. New schools and programs are not the solution.

Without a comprehensive shared vision of the staff it affects it feels disingenuous to our needs.

Results from Questionnaire

As a Task Force Member, have you trusted this bond planning process?



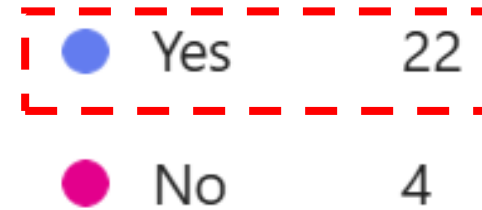
Answered questions honestly and supported by data when applicable. Process was truly collaborative.

Through the last process/task force the goals kept on changing. This process has been more open, logical and clear.

I truly believe you were listening and developed a plan that was a result of that input without compromising your own expertise. It is a pleasure to be part of this important group.

Results from Questionnaire

As a Task Force Member, have you trusted this bond planning process?



Communication has been much better this time around.

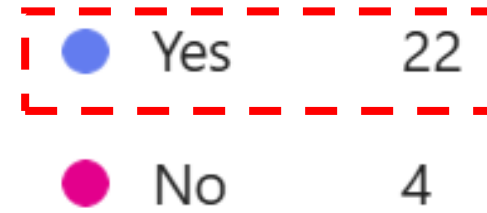
The amount of detailed information shared and honesty by district employees, staff and consultants. Especially surrounding the capacity of schools, cost to operate, future plans for SAVE funding, location of a new middle school, any changes to school zoning, etc.

I have MOSTLY trusted the process. I have particularly appreciated the thoughtful sequence of topics/activities, the in-depth data, and the intentionality around including a wide range of perspectives.

I appreciated the input and work to breakdown the various initiatives from all the lenses. The work we did at the November meeting was very direct and showed what the priorities should be.

Results from Questionnaire

As a Task Force Member, have you trusted this bond planning process?



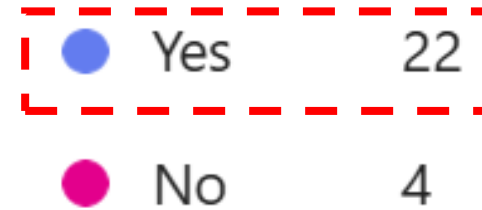
We have been able to see the data behind the decisions that are being made. Of course the district has to move forward with plans that are right for the students without waiting for community feedback at every turn. When community buy in is needed, it is incredibly helpful to have enough information to fully understand and be able to articulate to others who may have questions

The space to bring questions to the meetings and expect answers for myself and others who may have brought questions to my attention is also appreciated.

I think the ideas came from the very extensive work the committee members did.

Results from Questionnaire

As a Task Force Member, have you trusted this bond planning process?



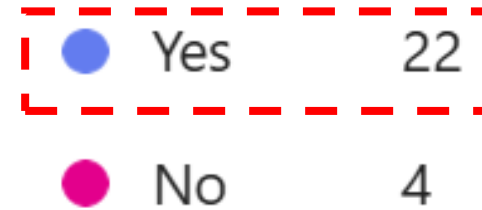
The bond options are clearly derived from community input which is such a positive sign.

Every question asked received an answer. Options were presented and all members who were in attendance had an opportunity to weigh in.

For the most part, a vision was set and open discussions have allowed members to not only express their opinions but provide input on problem solving our space and building cost issues. It was clear during the meetings that it was also our role to shared ideas with others in the community to build trust and transparency.

Results from Questionnaire

As a Task Force Member, have you trusted this bond planning process?



Consistent access to information.

Confidence in district leadership.

Better communication.

I think that you have provided good informative information.

This has been overwhelming and disheartening to try to decide the very basic things to make CRCSD better. I do not understand why anyone would vote no for a school bond when good schools affect everyone. And now with the info in front of me, it's even more critical to get this bond through. It's not a trust issue to me or something specific, but how or who will roll it out differently than last time is the biggest problem.

Why these projects?

McKinley Renovation

Wilson Renovation

New Middle School

**Kennedy HS:
Freshman Academy /
Commons Renovation**

Why these projects?

Following the December Task Force Meeting the District had meetings with every site principal who will be impacted by the bond projects to get feedback.

Franklin MS

McKinley STEAM

Wilson MS

Roosevelt MS

Metro HS

Grant ES

CRA @ Taylor ES

Kennedy HS

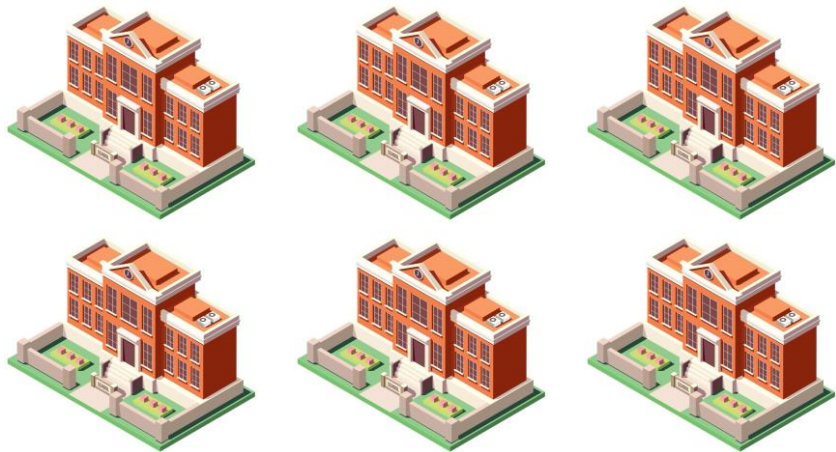
Why these projects?

McKinley Renovation

Wilson Renovation

New Middle School

**Kennedy HS:
Freshman Academy /
Commons Renovation**



Investment in Historic Buildings

Full renovation and modernization for McKinley

Investment in Cedar Rapids Core

Addition will create room for Franklin students

Upgraded Athletic Facilities with McKinley Renovation

Franklin becomes new home for Metro HS, the Transition Center and other District programming

Metro Operations Annual Savings: \$4,474,117

Metro PPEL Savings: \$1,990,000

Rent Savings from Transition Center Lease Agreement

Begins to address having too many MS facilities

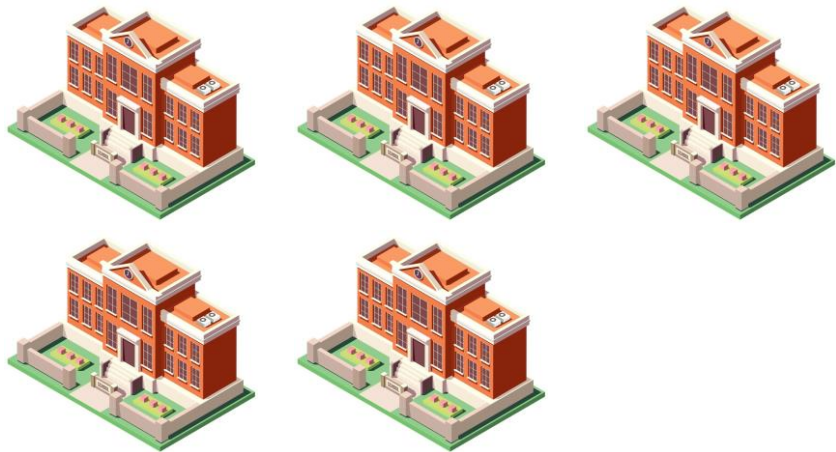
Why these projects?

McKinley Renovation

Wilson Renovation

New Middle School

Kennedy HS:
Freshman Academy /
Commons Renovation



Investment in Historic Buildings

Full renovation and modernization for Wilson

Investment in Cedar Rapids Core

Remodel will create room for Grant and CRA students

Supports “right-sizing” the district and being a good steward of the district’s resources

MS students move to Roosevelt which will be improved

Honoring original elementary facilities plan

Grant Operations Annual Savings: \$3,950,788

CRA@Taylor Operational Annual Savings: \$4,731,330

Grant PPEL Savings: \$880,000

CRA@Taylor PPEL Savings: \$1,009,000

Why these projects?

McKinley Renovation

Wilson Renovation

New Middle School

“The building of a new Harding will allow us to be centrally located in our attendance area, making it easier and more accessible to our students and families. This would also allow us to create a true feeder system from K-6 which will help with consistency and communication as students move from elementary to secondary schools. I'm excited to see how we can create a safe and secure learning environment that will fit all of our student's needs.”

Jessica Johnson – Harding Principal

Modern innovative new school.

Strategic placement for feeder pattern development

More centrally located in its attendance area

City will annex land to be part of Cedar Rapids city

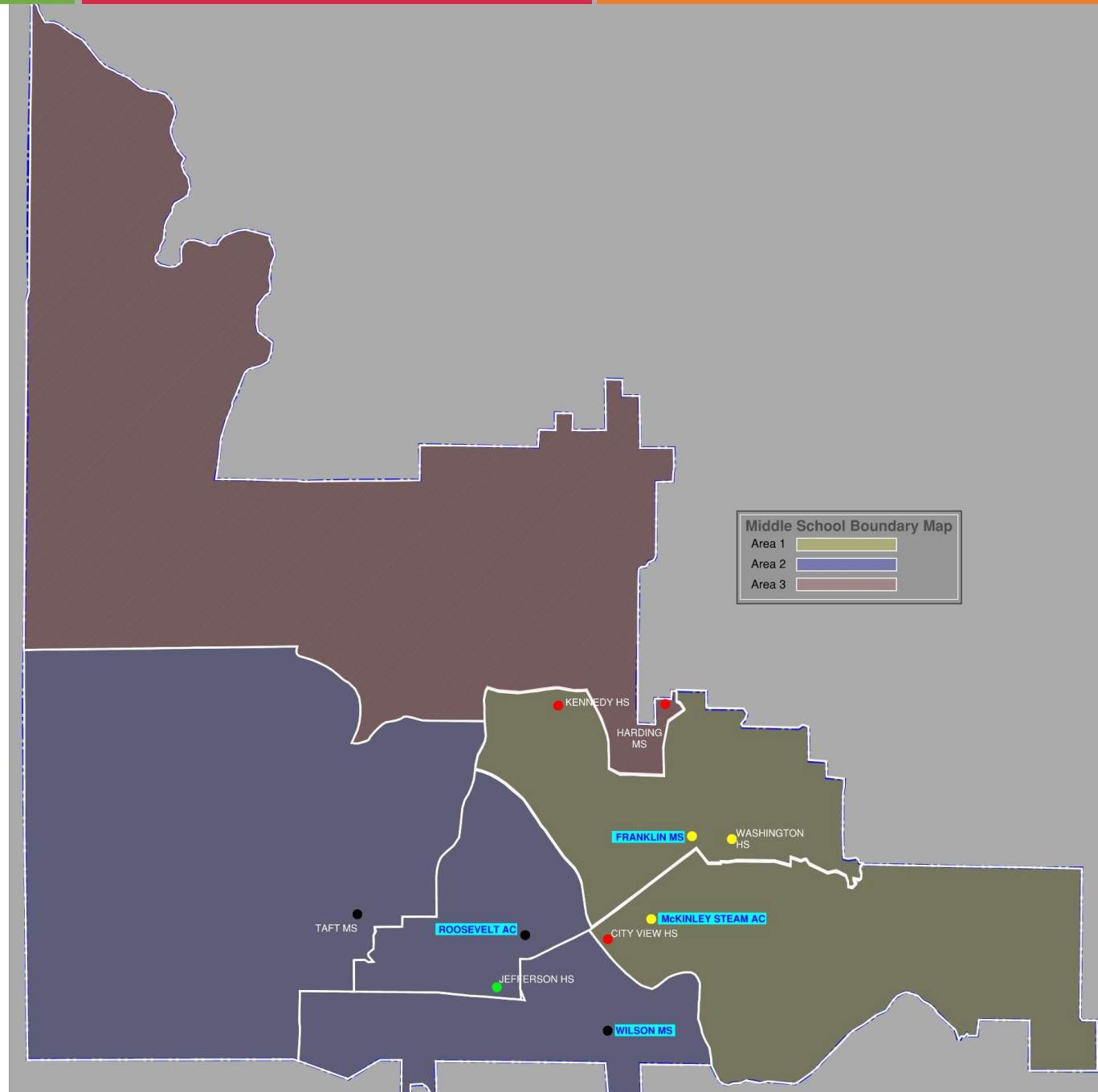
Current Harding location is surrounded by Linn-Mar

Bond is the only available funding source for this size of a project.

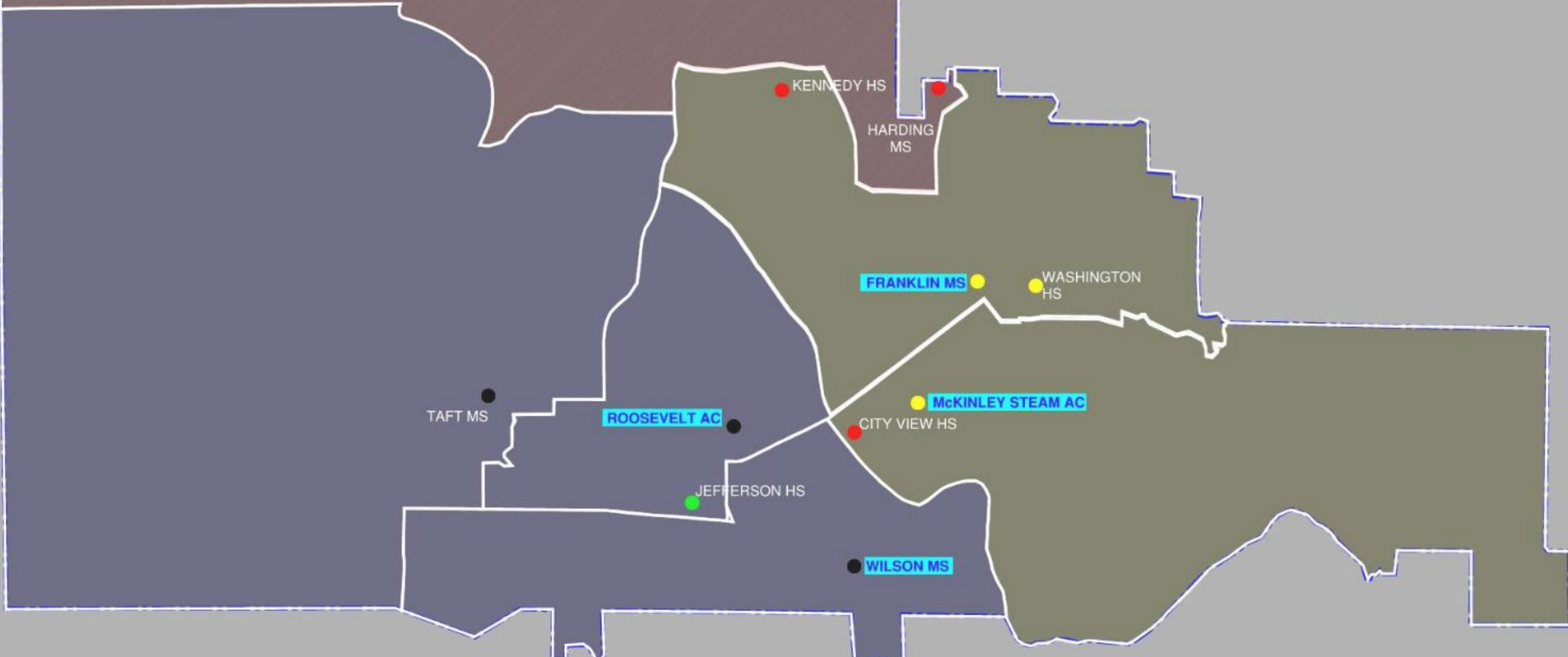
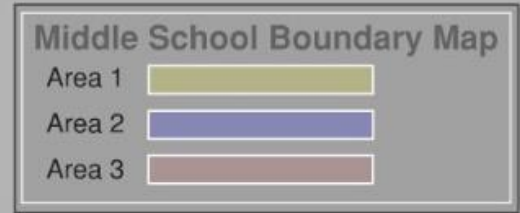
Harding Operations Annual Savings:
Projected \$1,077,765

Harding PPEL Savings: \$5,247,000

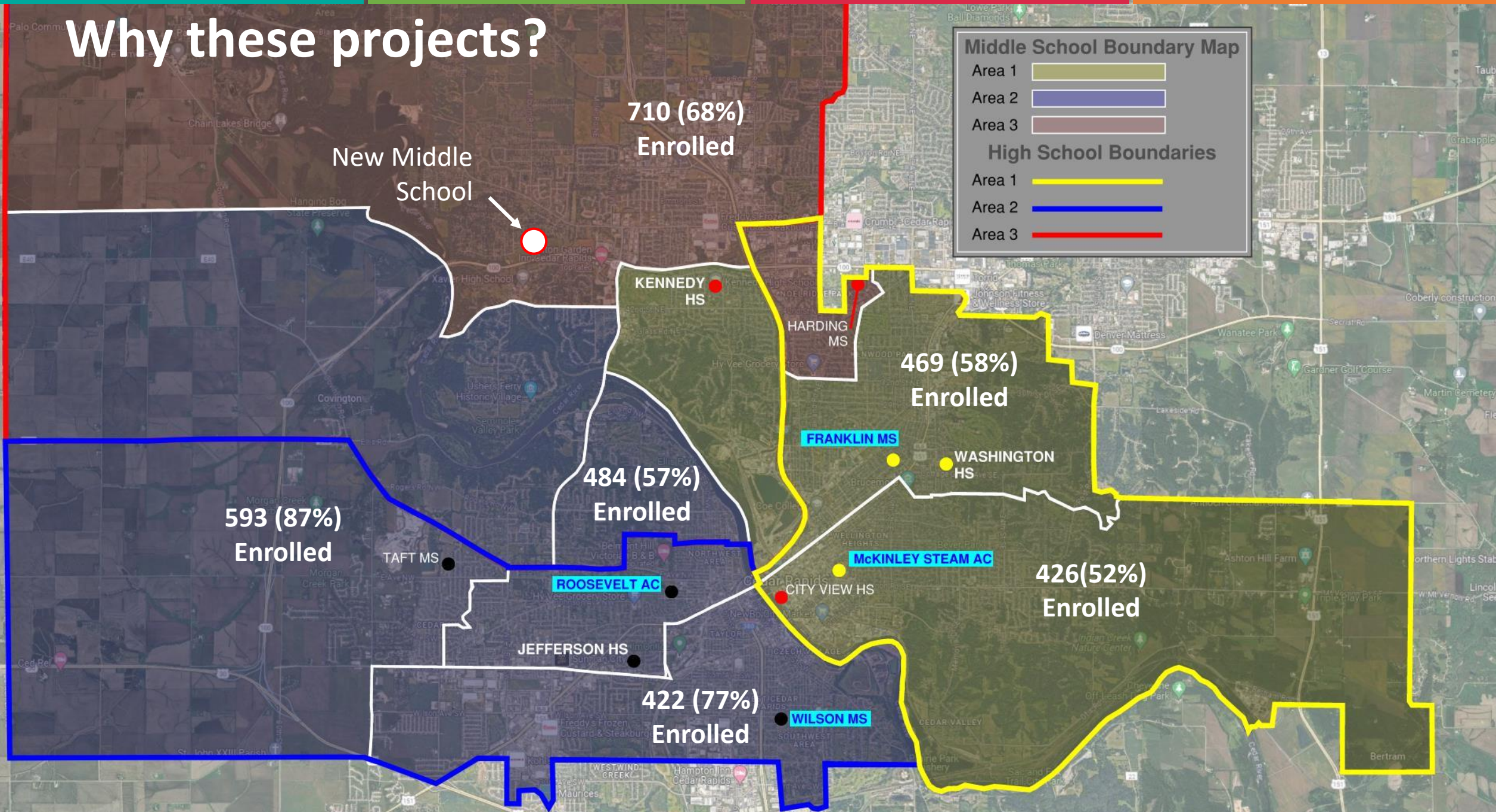
Why these projects?



Why these projects?



Why these projects?



Why these projects?

McKinley Renovation

Wilson Renovation

New Middle School

**Kennedy HS:
Freshman Academy /
Commons Renovation**

New Freshman Academy

Continues commitment to HS improvements

Addition/Renovation of Commons to reduce pressure on the food service demand for students.

Freshman Academy finishes the development of Freshman Academies started with Washington and Jefferson

Continued commitment to serve all students in the District.

Why these projects?

New Middle School



VIOLA GIBSON ES

HIAWATHA ES

NIXON ES

KENNEDY HS
PIERCE ES

HARDING MS

WRIGHT ES

KENWOOD LEADERSHIP AC

RAILSIDE ES

FRANKLIN MS

WASHINGTON HS

POLK ALT

JOHNSON STEAM AC

GRANT WOOD ES

ERSKINE ES

TAFT MS

TRUMAN ELC

WEST WILLOW ES

MAPLE GROVE ES

MADISON ES

HARRISON ES

ROOSEVELT AC

CLEVELAND ES

HOOVER ES

JEFFERSON HS

VAN BUREN ES

WILSON MS

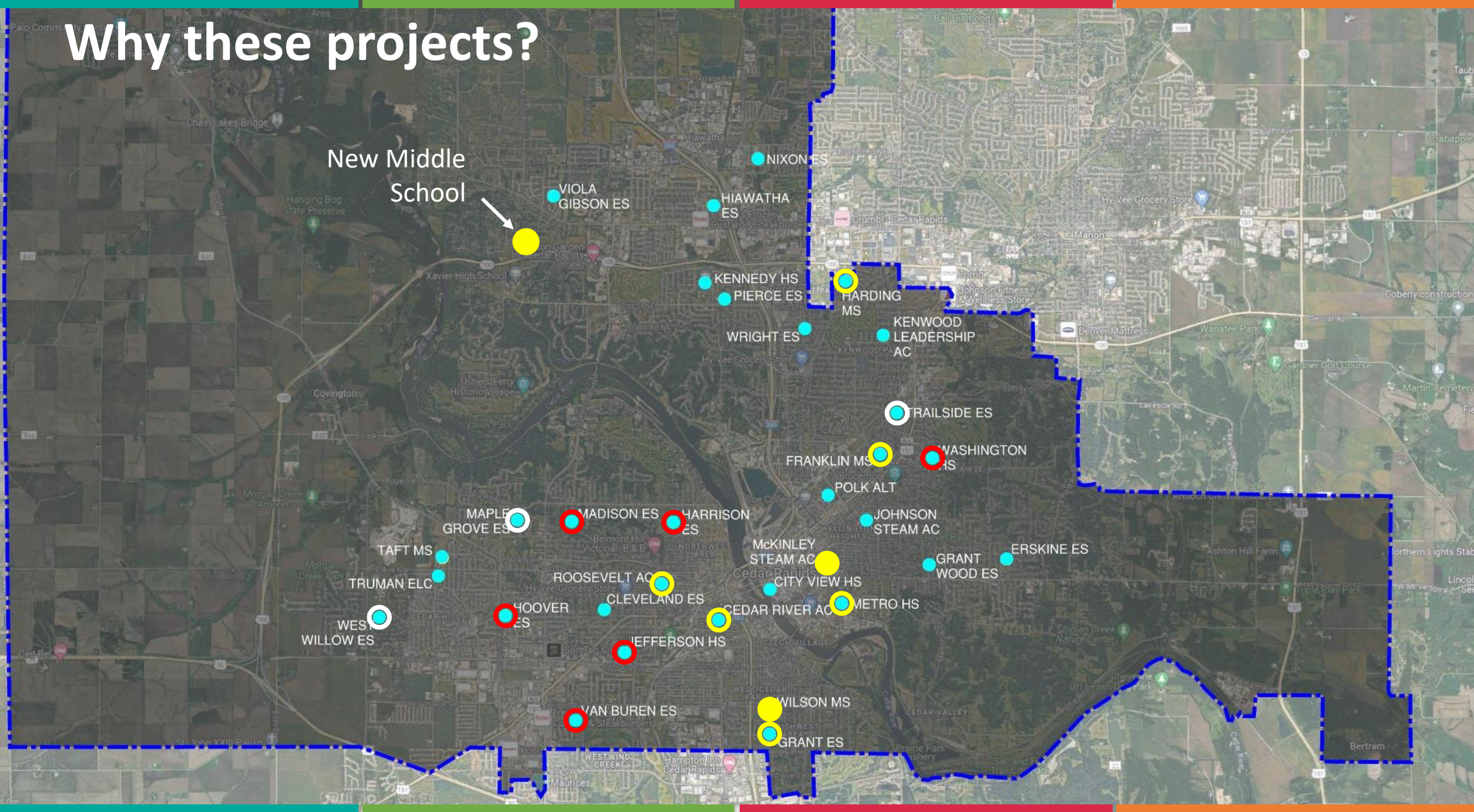
GRANT ES

McKINLEY STEAM AC

CEDAR RIVER AC

CITY VIEW HS

METRO HS



Why these projects?

Total PPEL Cost Savings

\$5,247,000

Harding PPEL Savings

\$880,000

Grant PPEL Savings

\$1,009,000

CRA@Taylor PPEL Savings



\$1,990,000

Metro HS PPEL Savings

\$7,136,000

Total PPEL Savings from Bond Package

Projected Net Savings \$7million to \$10million annually

Total Annual Operational Cost Savings

\$1,077,765

Harding Annual Operations Savings

\$3,950,788

Grant Annual Operations Savings

\$4,731,330

CRA@Taylor Operations Savings



\$4,474,117

Metro HS Operations Savings

\$14,234,000

Projected Savings Annually from Bond Package

Bond Proposal – From December

\$189 Million

**Kennedy HS:
Freshman Academy / Commons
Renovation**

\$12 Million

New Middle School

\$90 Million

McKinley Renovation

\$51 Million

Wilson Renovation

\$36 Million

Bond Proposal - Currently

\$198.6 Million

McKinley Renovation

\$58.9 Million

Wilson Renovation

\$35.7 Million

New Middle School

\$104 Million

Bond Proposal - Option

\$210.6 Million

McKinley Renovation

\$58.9 Million

Wilson Renovation

\$35.7 Million

New Middle School

\$104 Million

**Kennedy HS:
Freshman Academy /
Commons Renovation**

\$12 Million

How are Costs Developed?

New Middle School

Step 1:

Building Program is created to estimate the size of the school needed

Result:

New Middle School estimated to be 168,000sf in Area.

| KEY | | Standard Middle School |
|------------------------------|---------------|------------------------|
| ✓ | Essential | |
| P | Preferred | |
| N | Non-Essential | |
| | Unnecessary | |
| Middle School Program | | |
| Administration | | |
| Principal's Office | ✓ | |
| Reception | ✓ | |
| Secure Entry Vestibule | ✓ | |
| Counselor's Office | ✓ | |
| Secretarial Area | P | |
| Assistant Principal's Office | ✓ | |
| Conference Room | ✓ | |
| Art | | |
| Classroom | ✓ | |
| Kiln Area | ✓ | |
| General Storage Area | ✓ | |
| Auditorium | ✓ | |
| Stage Area | ✓ | |
| Scene Shop and Storage Area | ✓ | |
| Make-Up and Dressing Rooms | ✓ | |
| Costume Storage | ✓ | |
| Black Box Multi-Use Theater | ✓ | |
| Music | | |
| Band/Orchestra Room | ✓ | |
| Instrument Storage | ✓ | |
| Vocal/General Music Room | ✓ | |

Standard Middle School Program created from meeting with Academic Team identifying spaces that are needed in a standard middle school. Spaces are identified according to the key to the left to determine if they are necessary spaces or not.

| Area | Qty | Total Area | | |
|-----------|-----|------------|-----------------------|-----|
| | | | School Enrollment | 800 |
| 144 SF | 1 | 144 SF | Faculty | 40 |
| 240 SF | 1 | 240 SF | Kitchen Staff | 8 |
| 100 SF | 1 | 100 SF | Admin Staff | 7 |
| 144 SF | 1 | 144 SF | | |
| 200 SF | 1 | 200 SF | Total Staff | 55 |
| 144 SF | 4 | 576 SF | Total Occupants | 855 |
| 240 SF | 1 | 240 SF | # of Total Classrooms | 44 |
| | | | | |
| 1,200 SF | 1 | 1,200 SF | CL | |
| 400 SF | 1 | 400 SF | CL | |
| 300 SF | 1 | 300 SF | | |
| 10,000 SF | 1 | 10,000 SF | CL | |
| 5,000 SF | 1 | 5,000 SF | | |
| 4,000 SF | 1 | 4,000 SF | CL | |
| 1,600 SF | 1 | 1,600 SF | | |
| 400 SF | 1 | 400 SF | CL | |
| 3,600 SF | 1 | 3,600 SF | CL | |
| | | | | |
| 1,600 SF | 1 | 1,600 SF | CL | |
| 720 SF | 1 | 720 SF | | |
| 1,600 SF | 1 | 1,600 SF | CL | |

How are Costs Developed?

New Middle School

Step 2:

Review historic and current cost data to establish estimated construction cost

Result:

Projected cost is \$425/sf for a middle school with field athletics

| Site | Area | Unit Cost for Construction | Date |
|--|--------|----------------------------|--------|
| Trailside Elementary School | 96,410 | \$307 /sf | Mar-23 |
| Ottumwa High School Athletic Addition | 60,000 | \$360 /sf | Oct-23 |
| Oxford Junction Addition | 16,000 | \$500 /sf | Jan-24 |
| Indianola HS Classroom / Entrance Addition | 70,000 | \$400 /sf | Feb-24 |
| Newton | | \$395 /sf | Oct-24 |
| Woodward Granger Middle School * | 80,000 | \$406 /sf | Nov-24 |

*Woodward Granger did not include baseball, softball, tennis or football/soccer fields or track in the construction

December New Middle School SF Cost used \$375/sf

How are Costs Developed?

New Middle School

Step 3:

Apply historical and current building cost data to building program

Step 4:

Apply additional costs for design, permitting, furniture & equipment cost, and contingency for unplanned occurrences

Result:

New Middle School estimated to be \$94,962,000 if bid today

| | | |
|--------------------------------------|---|-----|
| A&E, Permitting Design Fees | = | 8% |
| FF&E (Furniture, Fixtures, Equip) | = | 15% |
| Bond Contingency | = | 10% |

| | | | |
|-------|---|--------------|---------------------|
| | × | 168,000sf | |
| | | \$425 / sf | Cost per SF |
| <hr/> | | | |
| | | \$71,400,000 | Construction Cost |
| | + | 33% | Additional Costs |
| <hr/> | | | |
| | | \$94,962,000 | Construction Budget |

How are Costs Developed?

New Middle School

Step 5:
Apply escalation cost to allow for inflation. Design work cannot start before Nov. 2025. Assuming 1 year to design, we need to allow for 2 years of inflation cost increase.

Final Result:
New Middle School Bond Budget is estimated at \$104 Million

Escalation Cost = 10.25%
(Based on 2 years of 5% annual inflation each year)

| | | |
|-------|---------------|---------------------|
| | \$94,962,000 | Construction Budget |
| × | 10.25% | Escalation Costs |
| <hr/> | | |
| | \$104,695,605 | Bond Project Budget |
| | \$104,000,000 | Bond Project Budget |

Bond Proposal - Currently

McKinley Renovation

Wilson Renovation

New Middle School

Task Force Values

- ✓ Providing Equity / Opportunities & Removing Barriers
- ✓ Excellence in Education
- ✓ Supporting School Staff
- ✓ Providing Modern Facilities
- ✓ Serving the Community

District Values

- ✓ The Promise – Ensuring Every Student is Future-Ready
- ✓ Being Good Stewards for Community Resources
- ✓ Creating Transformative Future Forward Facilities
- ✓ Pride in CRCSD

Survey Review

As requested at the last meeting, here is the draft survey that will be going out to the public.

Survey Schedule:

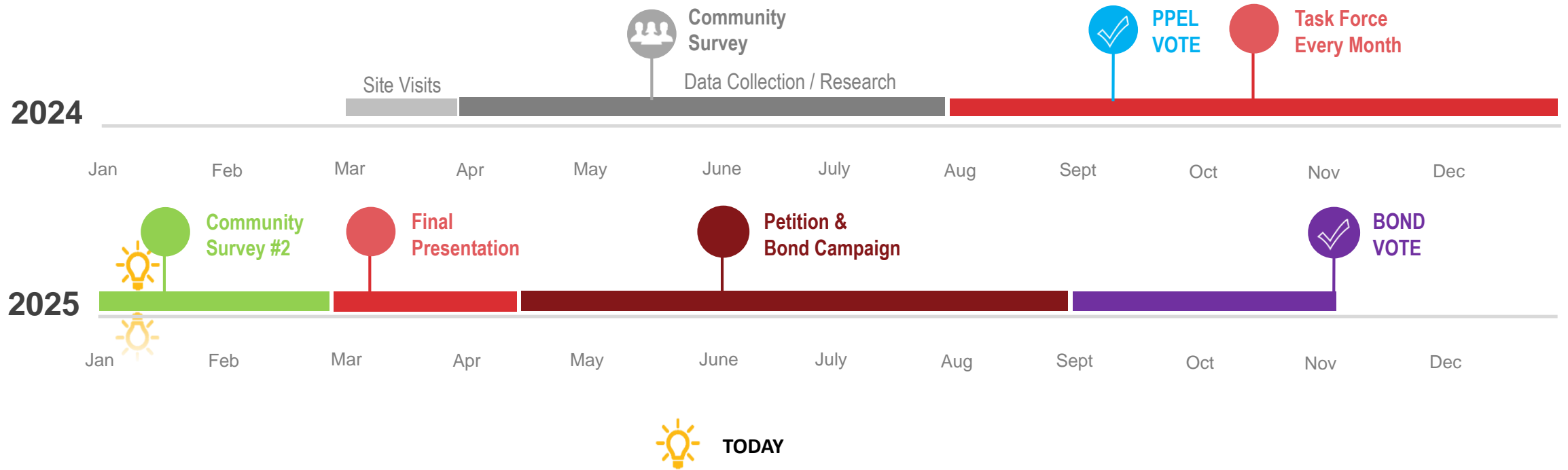
- January 16th: Survey goes to print
- February 10th: Survey arrives in mailboxes and will be available on-line
- March 3rd : Survey closes
- March 24th : Survey results presented to School Board

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

294 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 14

January 16

February 11

March 25

Refine Bond Options Workshop

Community Survey #2 goes to print

Placeholder (If Needed)

Survey Results Review



THANK YOU

For Being A
Valuable Part Of This Process

