



Stephen F. Murley
Superintendent
(319) 688-1000

509 S. Dubuque Street
Iowa City, IA 52240
(319) 688-1009 Fax

**MEETING OF THE FACILITIES COMMITTEE
IOWA CITY COMMUNITY SCHOOL DISTRICT BOARD OF DIRECTORS
509 S. DUBUQUE STREET, IOWA CITY, IA 52240
SECOND FLOOR CONFERENCE ROOM
WEDNESDAY, FEBRUARY 23, 2011 @ 6:30PM**

- I. Approve December 8, 2010 & January 19, 2011 minutes ([Enclosure 1](#))
- II. Roof Program/Building Envelope Program
- III. Roosevelt Update
- IV. Draft 2011-12 CFP ([Enclosure 2](#))
- V. Elementary School Viability Study ([Enclosure 3](#))
- VI. Elementary School Attendance Boundaries
 - a. Borlaug Elementary School
- VII. Junior High School Enrollment Projections
- VIII. High School Enrollment Projections
- IX. Adjourn

FACILITIES COMMITTEE MEETING
IOWA CITY COMMUNITY SCHOOL DISTRICT, COUNTY OF JOHNSON, STATE OF IOWA
BOARD ROOM 509 S. DUBUQUE STREET
4:00 PM WEDNESDAY, DECEMBER 8, 2010
CHAIR MIKE COOPER, PRESIDING

MEMBERS PRESENT: Mike Cooper, Patti Fields

MEMBERS PRESENT VIA TELEPHONE: Michael Shaw

MEMBERS ABSENT: Toni Cilek, Tuyet Dorau, Gayle Klouda, Sarah Swisher

OTHERS PRESENT: Superintendent Steve Murley, Board Secretary Paul Bobek, Assistant Superintendent Ann Feldmann, and Physical Plant Director Paul Schultz

Chair Cooper called the meeting to order at 4:07 PM. Chair Cooper noted that the context for tonight's meeting is to receive information regarding the district's facility needs.

Horn Elementary School Update

Physical Plant Director Schultz presented a Horn gymnasium update and that that project is progressing satisfactorily and is on time.

Directors Klouda and Cilek arrived at 4:08 PM.

Director Dorau arrived at 4:10 PM.

Director Cilek asked about the e-mail directors received regarding the Horn boundary attendance zone. Assistant Superintendent Feldmann noted how the relationship between the Horn boundary and Roosevelt closing work together. Superintendent Murley and Assistant Superintendent Feldmann will work together to bring a draft to the board to explain these boundary concerns and timelines. Director Cilek suggested this topic be discussed at the full board meeting as well.

Elementary School at the Development at the Crossings

Assistant Superintendent Feldmann noted that this item is on the next board agenda for approval at Step 4, which is 75% complete. OPN, the district architect, are planning to send to the city the site plans for review by the end of the month.

Physical Plant Director Schultz provided the board an update on the City of Coralville's plans to run fiber in that area and how it will impact the school district. Mr. Schultz reported on meetings regarding the utilities and that we are now waiting for OPN to provide an updated budget. Director Klouda noted this project needs Step 3 approval as well and recommended that steps 3 & 4 be granted or sought at the same time.

Roosevelt Re-Purposing Study

Chair Cooper reported on the Roosevelt Repurposing Committee meeting noting the committee has met twice and is scheduled their third meeting next week. He noted there is no interest by the City or the County to use Roosevelt at all. Director Klouda shared with the board a recent Daily Iowan article regarding city interest and use for Roosevelt. Chair Cooper reviewed the

article and said that was news to him and most likely the committee as well. Chair Cooper reviewed that the committee has brainstormed approximately 20 ideas or options and that the next steps include how to market the building and to narrow down the list of options. Director Klouda noted the board's duty to the tax payers to maximize value from Roosevelt and to know what the fair market value for that property is. Superintendent Murley suggested directors may wish to consider an appraisal of Roosevelt.

Audit of Temporary Facilities and Placements

Superintendent Murley reported principals have provided him with each buildings use of the 32 portables that are currently in the district. Nine are on the east side with 23 on the west side. Superintendent Murley noted that in total, there are approximately 1.5 elementary schools in portables.

Attendance Zones – Hills and Lincoln Elementaries

Superintendent Murley reported on his meetings with Hills and Lincoln parents, specifically addressing those schools progression to City High. Superintendent Murley noted that parents are concerned about the path students will need to take to get to school and thus concerned about the continuous progression for students in grades 7-12. Superintendent Murley reported that on average 51 students per grade level exist between Hills and Lincoln and noted that Southeast Jr. High currently has capacity with continuous educational experience for this number of students. Parents believe this is a good solution, but some parents continue to express concern about the distance of getting to school. Superintendent Murley noted that approximately two to three weeks before registration materials go out. Director Cilek noted it should be a board priority to address the question when is a school viable. Directors requested preliminary enrollment for Hills and this should be discussed at the next board meeting. Director Klouda noted the board should consider the Jr. High boundaries and noted that if this occurs there could be capacity at Northwest Jr. High which could accept students from North Central Jr. High which would then negate or continue to defer the school building addition at North Central Jr. High.

Election of Chair

MOTION BY DIRECTOR FIELDS, SECONDED BY DIRECTOR DORAU FOR DIRECTOR COOPER TO BE THE CHAIR. IT WAS THE CONSENSUS OF THE COMMITTEE.

Comprehensive Facilities Plan

Executive Director of Administrative Services Bobek distributed to directors an update on this year's SFIP. Directors have not approved the SFIP in its entirety for this year and the materials Mr. Bobek distributed summarized the board's action to date. Mr. Bobek noted that the SFIP provided to directors on July 2, 2010 was the starting point and reflected projects approved by the board at their January 26, 2010 meeting and then again at their July 13, 2010 meeting. Mr. Bobek also identified in tonight's SFIP both projects the administration will be returning to the board seeking board approval. Mr. Bobek distributed a list of undesignated small projects which is new. Previously directors asked for as much information on projects spent at each building and this was an attempt to provide that request. Mr. Bobek also shared with directors the ten year estimated summary with updated sales tax revenues and explained the reason for those changes. The updated projects list was reflected in this summary as well as the annual short and overage and its cumulative short and over. Mr. Bobek noted how inflation is captured and reflected in these projections. Projections remain at an estimated 5% per year inflation factor, which in aggregate adds almost \$35 million of estimated expense to the project. Mr. Bobek

reported the difference between the 4% and 5% annual inflation factor was approximately \$7.7 million. Mr. Bobek then reconciled the total projects presented in the July 2, 2010 SFIP to the total projects presented this evening identifying project by project the differences.

Director Klouda noted that those items the administration is not seeking approval for this year don't simply disappear and fall of the schedule, but the administration may need to consider them next year as well. In addition, Director Klouda noted that in the 2014-2015 year, there is only one project presently identified and is concerned to think what the plan is spending too much money in the early years and not spreading out revenues to finance projects in future years. This document should be a planning document to assist in prioritizing which projects are completed and when and should also include the rational and systematic methodology for that prioritization. Director Dorau suggested a two pronged approach to prioritization that includes facility and academic needs. Director Cooper reported on a recent visit to Northwest Jr. High noting how the science labs could be considered as well. Director Fields suggested the board be proactive recognizing in 2013, the district participates in the state wide pool and will lose significant annual revenue. It is the administration's intent to bring next year's SFIP to the board in January 2011. It was also noted that this document will be titled in future years the Comprehensive Facility Plan. Director Klouda also requested the dollar threshold for specific projects identified in this plan be established.

City High School Fine Arts Addition

Assistant Superintendent Feldmann reported this project will be coming to the board at a January 2011 meeting for board approval. As it presently stands, it is estimated this project will cost approximately \$6.5 million and Ms. Feldmann reviewed for the board the scope of work.

Director Fields left the meeting at 5:45 PM.

The board asked the administration to share with the City High staff that the board is still concerned about the \$6.5 million price tag when the project was originally identified at \$4.5 million and requested the staff identify which future projects could be cut to finance the additional \$2 million needed at the \$6.5 million level.

Paul Schultz distributed to directors an update as well on the City High Fine Arts Addition.

The remaining agenda items were deferred until a January 2011 Facility Committee meeting at which time Superintendent Murley and Chair Cooper will develop a draft agenda.

Chair Cooper declared the meeting adjourned at 6:10 PM.

President

Board Secretary



Stephen F. Murley
Superintendent
(319) 688-1000

509 S. Dubuque Street
Iowa City, IA 52240
(319) 688-1009 Fax

**MEETING OF THE FACILITIES COMMITTEE
IOWA CITY COMMUNITY SCHOOL DISTRICT BOARD OF DIRECTORS
509 S. DUBUQUE STREET, IOWA CITY, IA 52240
3rd FLOOR CONFERENCE ROOM
WEDNESDAY, JANUARY 19, 2011 @ 5:30PM**

Members Present: Tuyet Dorau, Gayle Klouda, Mike Cooper, Michael Shaw

Absent: Patti Fields, Toni Cilek, Sarah Swisher

Also Present: Superintendent, Stephen Murley; Executive Director of Administrative Services, Paul Bobek; Assistant Superintendent Ann Feldmann; and Physical Plant Director Paul Schultz

Chair Cooper called the meeting to order at 5:30p.m.

Director Toni Cilek arrived at 5:35 p.m.

Approve December 8, 2010 minutes

The minutes were recently distributed. The Directors deferred taking action on them tonight.

Comprehensive Facilities Plan

Executive Director of Administrative Services, Paul Bobek reviewed the 2010-2011 SFIP Projects and summarized on one page the remaining projects the administration is seeking board approval. This lists each specific project, including those that would fall under the title District Wide Small Projects; totaling \$2,898,200 worth of additional projects for board approval for the 2010-2011 year. Mr. Bobek reviewed the dollar amount the projects the board previously approved and if the board approves the request, a grand total of \$6,285,200 of projects will have been approved in aggregate for the 2010-2011 year. Mr. Bobek then reviewed dollar amounts of the three projects the board approved in prior years, Crossing Elementary, Horn Addition and West High Science Remodel, noting that the total projects for 2010-2011 is \$22,239,580. Director Dorau requested that the administration not seek approval of specific projects under the undesignated small project amount. This would be in accordance with the boards' governance module; however, Director Cilek requested the Board be informed on these projects. Directors inquired if Superintendent Murley was comfortable with this plan. Furthermore, the Board requested only those specific projects of \$100,000 or more, District Wide Buses, District Wide Rentals and 28E and District Wide Carpet Repair/Replacement, are the only three projects the administration needs to seek board approval at the upcoming meeting January 25, 2011. Directors discussed the Board's role and that the board will receive the SFIP and not approve the SFIP. Mr. Bobek reviewed the 1st draft of specific projects for 2011-2012 and incorporated them into the existing SFIP format. Mr. Bobek noted that the format will be changing in the next presentation and that specific sources of funding

from Sales Tax & PPEL will be identified and only the next three years worth of projects will be specifically scheduled. Directors noted that the SFIP is an administrative documents used to communicate to the public and the Board. Directors reached consensus that specific projects below \$100,000 be included in the SFIP as informational only for the board. Directors discussed previous SFIP regarding schools with uncertain features and that no significant capital projects were identified for those schools in the near term. Directors noted that until final decisions are made regarding these buildings and the appropriate capital expenditures should be scheduled. Superintendent Murley reviewed criteria that will be used in identifying which projects will be completed. He noted that the instructional purpose will be included going forward. Directors requested the Durant study identification of high priorities also be captured, reflected or addressed in the 2011-2012 plans.

Elementary Facilities Issues

Horn Elementary School Update

Paul Schultz, Physical Plant Director, reviewed for the board that students are in the new gymnasium and this is working well. The new gym has relieved pressure off of the multi purpose room. Mr. Schultz reported the classroom wing is ahead of schedule and the contractor, McComas-Lacina, is performing well. Director Dorau inquired when will the board receive a recommendation for the new classroom utilization. Superintendent Murley noted that a meeting is scheduled on January 26, 2011 with the parents to seek their input. As noted, the original plan is not to move the Roosevelt students to Horn until Roosevelt is scheduled to close. Roosevelt parents are now asking the Board to reconsider and allow those Roosevelt students to move to Horn as soon as Horn is available to accommodate them.

Roosevelt Elementary School Re-Purpose Study

Chair Cooper reported on recent Roosevelt repurposing meetings and this committee is schedule to conduct their final meeting on February 9, 2011. To date 18 possibilities have been identified by the committee and the committee is now refining that list and identifying the pros and cons of each. Director Cooper reported that an appraisal of Roosevelt has been ordered. The committee suggested that a real estate listing might next be an order. Director Cooper noted that one church has expressed interest in the building and that the committee suggested the district consider marketing the building. Directors discussed that the committee is charged with making recommendations, but they do not have the final decision making authority, only the board does. Director Copper read from the June 9, 2009 Board Minutes noting that the boards' action was to close Roosevelt and to repurpose Roosevelt. Directors discussed the intent of this motion and whether it prohibits the board from its ability to sell this property. Directors requested the June 9, 2009 case be reviewed for the exact language of the motion, Superintendent Murley will share that a future meeting.

Secondary Facilities Issues

Kirkwood Joint Regional Educational Center Discussion

Superintendent Murley reviewed for the board the administrator who attended the Kirkwood Joint Regional Educational Center in Monticello to see the programming that Kirkwood provides along with 8 other school districts. Superintendent Murley noted this provides career trade and Tech educational opportunities for many students and now the University of Iowa has entered these discussions and can offer a STEM School with interest from the Engineering & Education of Colleges. Currently the District, U of I and Kirkwood Community College are all discussing how a partnership might work. Superintendent Murley noted that we will also consider working with our neighboring school districts. Director Dorau inquired, how does it fit into the districts enrollment and capacity issues? Superintendent Murley explained how students would attend these programs offsite and how this would free up space at the existing high schools. Directors discussed the opportunity of visiting the Kirkwood Monticello site themselves as well as seeking supplemental funding and encouraged conversation with legislators.

Placement of CTTE Programs Off-site

Discussion of the City High Fine Arts addition may displace the current City High Career Ed building. Once the Warehouse, Tech Center and Central Office move into the new Press Citizens Building, this would free up space in the Warehouse whereby the Career Ed Program might be housed. This might provide additional opportunity for both City High and West students.

School Capacity

Hills Elementary School Viability

Superintendent Murley reviewed Hills Elementary School current class sizes noting that on average there are 17 students per cohort group. Directors requested the operational cost of Hills on a per pupil and square foot basis and asked the administration to develop a process to determine the viability of a school. It was noted this process should be applicable to all schools. Directors suggested placing this topic on their agenda on a regular basis. Director Shaw requested that all variables be defined that would be used to consider a school's variability. Superintendent Murley will develop and recommend criteria and a process for the board. Director Klouda suggested the Superintendent's Administrative Facilities Advisory Committee should be involved in this process and to input from them as well.

Attendance Patterns

Director Cilek discussed revisiting the current 7th and 8th grade decision. Superintendent Murley noted that board legal counsel, Kirsten Fry, had delivered an opinion on Roberts Rules addressing prior board decisions and will provide this opinion to Directors. Director Cilek asked how Directors should respond to parents when it's asserted the parents have retained legal counsel on this matter. Director Dorau suggested the board have more work sessions on a more regular basis. The existing agenda setting process should be utilized to consider matters that the board may wish to reconsider or to amend past actions.

Agenda Setting

- Attendance Patterns
- Hills Elementary School Viability
- Junior High School Enrollment Projections
- High School Enrollment
- Junior High Boundaries

Next meeting was set for February 23, 2011 at 5:30 pm. scheduled to conclude at 7:30 pm

Motioned by Director Dorau seconded by Director Cilek to adjourn at 8:21 p.m.



Stephen F. Murley
Superintendent

509 S. Dubuque Street
Iowa City, IA 52240
(319) 688-1000
(319) 688-1009 Fax

To: Steve Murley

From: Paul Bobek

Date: February 18, 2011

Re: Draft 2011-2012 Comprehensive Facility Plan (CFP)

Attached is the Draft CFP for the 2011-2012 fiscal year. This Draft was developed from the prior year SFIP and the annual meetings with Principals. The following process was utilized to develop this Draft:

1. Reviewed the top priorities identified in the Durant report and accounted for them as noted in the attached.
2. Proposed projects estimated to cost \$50,000 or more are identified separately for each of the next three fiscal years instead of the next five fiscal years. Individual projects estimated to cost less than \$50,000 are intended to be financed from the District Wide Undesignated Small Projects budget.
3. Identified which Fund, Physical Plant & Equipment Levy, PPEL, or the Sales Tax Fund, would finance each project.
4. Ninety percent of the annual PPEL revenues were calculated as being available for projects with the remaining ten percent allocated to a Contingency account within the PPEL Fund.
5. Proposed projects were first allocated to the PPEL Fund until the available PPEL dollars were fully appropriated.
6. There are only three specific projects proposed to utilize Sales Tax Funds. Those projects and their corresponding fiscal year are as follows:
 - a. 2011-12: City High Fine Arts Addition, \$6,200,000
 - b. 2012-13: Northwest Jr. High Kitchen Addition: \$1,500,000
 - c. 2013-14: North Central Jr. High Classroom Addition: \$2,889,684
7. PPEL Revenues are projected based upon the Taxable Valuation for the 2011-12 fiscal year and continued at that annual dollar amount for all future years. (It is critical to note that the Voted PPEL expires June 30, 2015 and will require another community referendum to continue thereafter. These projections are predicated on a successful Voted PPEL referendum and the annual Voted PPEL amount in the attached is \$6,440,989.)
8. The annual Sales Tax Revenues for the fiscal years beginning after the incentive period (i.e. Sales Tax years 6 and thereafter) have been adjusted to reflect the Sales Tax per student that the Department of Revenue and Finance is paying school districts in the 2010-2011 fiscal year of \$800 per student. Previous Sales Tax projections for Sales Tax years 6 and thereafter were projected at \$575 per student, the then statutory rate in the Iowa Code at the time Johnson County passed the Sales Tax referendum. This variable alone has increased the projected Sales Tax Revenues in year 6 and thereafter by \$2,700,000, annually.

In addition to the Draft 2011-2012 CFP is a summary of the Sales Tax Fund for the life of the Sales Tax Fund for the three and one half years ending December 31, 2010. We intend to update this report annually to track life to date revenues, expenditures, and reserved and unreserved Fund Balances.

If you have any questions or need additional information, please let me know.

Thank you

Fiscal Year Ending June 30	2011	2012	2013	2014	Years 4-10	Total
SALES TAX						
Sales Tax Years 3-5	\$ 13,898,978	\$ 13,898,978				\$ 27,797,956
Sales Tax Year 6-12			9,611,026	9,611,026	67,277,182	86,499,234
June 30, 2010 Carryover	19,289,186					19,289,186
Total Sales Tax	<u>\$ 33,188,164</u>	<u>\$ 13,898,978</u>	<u>\$ 9,611,026</u>	<u>\$ 9,611,026</u>	<u>\$ 67,277,182</u>	<u>\$ 133,586,376</u>
PPEL						
Board Approved \$.33 (Annually)	\$ 1,532,401	\$ 1,586,214	\$ 1,586,214	\$ 1,586,214	\$ 11,103,498	\$ 17,394,541
Voter Approved \$1.34 (Expires 6.30.15)	6,222,478	6,440,989	6,440,989	6,440,989	45,086,923	\$ 70,632,368
Total PPEL Revenue	<u>\$ 7,754,879</u>	<u>\$ 8,027,203</u>	<u>\$ 8,027,203</u>	<u>\$ 8,027,203</u>	<u>\$ 56,190,421</u>	<u>\$ 88,026,909</u>
Total Sales Tax & PPEL Revenue	<u>\$ 40,943,043</u>	<u>\$ 21,926,181</u>	<u>\$ 17,638,229</u>	<u>\$ 17,638,229</u>	<u>\$ 123,467,603</u>	<u>\$ 221,613,285</u>
EXPENDITURES						
Annual Project Needs, Inflation Adjusted	<u>\$ 22,239,580</u>	<u>\$ 14,095,706</u>	<u>\$ 9,409,007</u>	<u>\$ 11,500,039</u>	<u>\$ 125,014,281</u>	<u>\$ 182,258,613</u>
Cash Short and Over	<u>\$ 18,703,463</u>	<u>\$ 7,830,475</u>	<u>\$ 8,229,222</u>	<u>\$ 6,138,190</u>	<u>\$ (1,546,678)</u>	<u>\$ 39,354,672</u>
SALES TAX RESERVES						
Comprehensive High School #3	(12,840,000)	(3,210,000)	(3,210,000)	(3,210,000)	(9,630,000)	(32,100,000)
Technology	(1,879,799)	(1,258,900)	(1,258,900)	(1,258,900)	(3,776,700)	(9,433,199)
FRC	(1,200,000)	(300,000)	(300,000)	(300,000)	(900,000)	(3,000,000)
Total Sales Tax Reserves	<u>\$(15,919,799)</u>	<u>\$ (4,768,900)</u>	<u>\$ (4,768,900)</u>	<u>\$ (4,768,900)</u>	<u>\$ (14,306,700)</u>	<u>\$ (44,533,199)</u>
Annual 10% PPEL Contingency	(775,488)	(802,720)	(802,720)	(802,720)	(5,619,042)	(8,802,690)
Total Annual Reserves	<u>\$(16,695,287)</u>	<u>\$ (5,571,620)</u>	<u>\$ (5,571,620)</u>	<u>\$ (5,571,620)</u>	<u>\$ (19,925,742)</u>	<u>\$ (53,335,889)</u>
Annual Cash Over/(Short)	<u>\$ 2,008,176</u>	<u>\$ 2,258,855</u>	<u>\$ 2,657,602</u>	<u>\$ 566,570</u>	<u>\$ (21,472,420)</u>	<u>\$ (13,981,217)</u>
Cumulative Undesignated Balance	<u>\$ 2,008,176</u>	<u>\$ 4,267,031</u>	<u>\$ 6,924,633</u>	<u>\$ 7,491,203</u>	<u>\$ (13,981,217)</u>	

Note:

The above reflect the following assumptions:

1. The 5th year of the incentive period for Sales Tax expires in FYE 2012 and the District participates in the Statewide Sales Tax thereafter until FYE 2029.

The estimated Sales Tax Revenues for the year in the statewide pool are calculated at \$800 per student time 10.1.10 Official Enrollment of 12,010.78.

Prior Sales Tax revenue estimates were calculated at the then statutory amount of \$575 per student. The Statewide per pupil allocations for FYE

2009, 2010, and 2011 were \$768.61, \$756.79, and \$800.20, respectively. (Source: Michael Lipsman, Iowa Dept of Revenue and Finance)

A new Revenue Purpose Statement will need to be adopted by the Board and approved by the community prior to the District participating in the Statewide Pool.

The Statewide pool exists until FYE 2029, but the above projections only reflect through FYE 2021. An estimate of FYE 2022 - 2029 at \$800 per student and 10.1.11 Official Enrollment approximate \$76,888,208.

2. **THE VOTED PPEL EXPIRES JUNE 30, 2015 AND REQUIRES ANOTHER REFERENDUM. THE ABOVE PROJECTIONS REFLECTS A SUCCESSFUL REFERENDUM TO CONTINUE THE VOTED PPEL.**

THIS APPROXIMATES \$38,645,934 (\$6,440,989 x 6)

3. The Sales Tax Reserves reflect the annual dollar amount the Board has requested be set aside for a possible 3rd high school, family resource centers, and technology. The amount of these reserves in FYE 2011 reflect the annual reserve less what has been spent life to date for that purpose.
4. The annual Sales Tax Reserve amounts are calculated as the campaign dollar amount divided equally over the original 10 year Sales Tax life.
5. The June 30, 2010 Sales Tax Carryover reflects the June 30, 2010 Fund Balance and agrees to the audit report.
6. No interest earnings are reflected in the above.
7. None of the above reflect the issuance of Sales Tax Revenue Bonds or any other debt issuance.
8. The total dollar amount of Annual Project Needs for FYE 11 of \$22,239,580 is the amount reflected at the 1.11.11 Board Meeting.

TOTAL PROJECT EXPENDITURE SUMMARY

	Projects	2011-2012	2012-2013	2013-2014	Years 4 -10
Coralville Central	2,762,670	105,000	75,000	230,000	2,352,670
Hills	1,550,000	-	-	-	1,550,000
Hoover	6,500,620	58,000	150,000	380,000	5,912,620
Horn	225,000	-	-	-	225,000
Kirkwood	4,390,500	-	285,000	-	4,105,500
Lemme	470,000	75,000	50,000	-	345,000
Lincoln	2,018,930	95,000	75,000	-	1,848,930
Longfellow	3,658,294	130,000	130,000	-	3,398,294
Lucas	2,876,250	285,000	75,000	-	2,516,250
Mann	3,583,000	65,000	-	-	3,518,000
Penn	2,033,710	50,000	236,250	-	1,747,460
Roosevelt	-	-	-	-	-
Shimek	3,120,000	-	-	-	3,120,000
Twain	2,360,000	75,000	-	-	2,285,000
Van Allen	50,000	50,000	-	-	-
Weber	2,000,000	-	-	-	2,000,000
Wickham	-	-	-	-	-
Wood	1,632,000	75,000	75,000	-	1,482,000
North Central JH	6,196,684	57,000	-	2,889,684	3,250,000
Northwest JH	3,170,000	65,000	1,500,000	-	1,605,000
South East JH	4,826,000	-	50,000	600,000	4,176,000
City High	15,223,500	6,430,000	115,000	125,000	8,553,500
West High	12,241,960	425,000	325,000	325,000	11,166,960
Food Service	-	-	-	-	-
CAO	-	-	-	-	-
Physical Plant	-	-	-	-	-
District Wide	53,853,335	5,384,482	5,392,997	5,384,482	37,691,374
	<u>\$ 134,742,453</u>	<u>\$ 13,424,482</u>	<u>\$ 8,534,247</u>	<u>\$ 9,934,166</u>	<u>\$ 102,849,558</u>
Relative %		9.96%	6.33%	7.37%	76.33%
Estimated Inflation Rate		5.00%	5.00%	5.00%	5.00%
Estimated Total Dollars Adj. for Inflation	<u>\$ 160,019,033</u>	<u>\$ 14,095,706</u>	<u>\$ 9,409,007</u>	<u>\$ 11,500,039</u>	<u>\$ 125,014,281</u>
Total Est'd Costs at 4%	<u>\$ 154,686,125</u>	<u>\$ 13,961,461</u>	<u>\$ 9,230,642</u>	<u>\$ 11,174,586</u>	<u>\$ 120,319,436</u>
Total Est'd Cost of 1% Inflation	<u>\$ 5,332,908</u>	<u>\$ 134,245</u>	<u>\$ 178,365</u>	<u>\$ 325,453</u>	<u>\$ 4,694,845</u>

Note:

Inflation in years -10 assumes all occurs in year 4.

Comprehensive Facility Plan

Prioritization

Safety or

Durrant	Notes	Prioritization			2011-2012			2012-2013			2013-2014			Years 4 - 10
		Compliance	Infrastructure	Instructional	Total	SILO	PPEL	Gen. Fund	SILO	PPEL	Gen. Fund	SILO	PPEL	
	Coralville Central													
	Stair tread replacements	1			50,000		50,000							
	Remodel Restrooms		1		150,000				75,000			75,000		
A	Electrical panels		3		80,000							80,000		
	Univent replacement		2		400,000									400,000
	Expand Sprinkler system		3		220,000									220,000
	Possible Elevator		3		500,000									500,000
	Replace Interior Lighting			1	75,000							75,000		
	Replace Exterior Lighting	1			55,000		55,000							
	Air condition building		3		1,232,670									1,232,670
	Annual Building Total				2,762,670	\$0	\$105,000	\$0	\$0	\$75,000	\$0	\$0	\$230,000	\$0
					2,762,670		\$105,000			\$75,000			\$230,000	
	Hills													
	Replace Boilers and Chiller		1		735,000									735,000
A	Replace Univents		1		200,000									200,000
	Upgrade Electrical		1		200,000									200,000
	Install Sprinkler System		3		140,000									140,000
	Install water prevention exterior walls		2		100,000									100,000
	Air Condition Remaining Non Conditioned Spaces		2		100,000									100,000
	Replace Cabinetry & Shelving Building Wide		2		75,000									75,000
	Annual Building Total				1,550,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,550,000
					1,550,000		\$0			\$0			\$0	\$1,550,000
	Hoover													
	Univent Replacement		2		210,000									210,000
	Expand computer lab/remodel/air condition			1	58,000		58,000							
	Air condition building		3		922,620							80,000		922,620
	Replace windows (east and south)		1		80,000									
	Replace interior lighting			1	75,000				75,000					
	Replace exterior lighting		1		75,000				75,000					
	Replace domestic hot water		2		100,000									100,000
	Install sprinkler system		3		180,000									180,000
	Possible Elevator		3		500,000									500,000
	Add Classrooms and Gym			1	4,000,000									4,000,000
	Secure Bldg Entrance Remodel	1			300,000							300,000		
	Annual Building Total				6,500,620	\$0	\$58,000	\$0	\$0	\$150,000	\$0	\$0	\$380,000	\$0
					6,500,620		\$58,000			\$150,000			\$380,000	
	Horn													
	Install Sprinkler system		3		225,000									225,000
	Annual Building Total				225,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$225,000
					225,000		\$0			\$0			\$0	\$225,000
	Kirkwood													
	Upgrade HVAC		3		380,000									380,000
	Enlarge - Remodel Computer Room			1	175,000									175,000
	Upgrade unit ventilators		2		85,000									
	Replace MP room VCT & hall carpet w/polished concrete		1		200,000				85,000					
	Install Fire Sprinkler		3		220,000				200,000					220,000
	Replace 6 portable classrooms w/classrooms			2	2,500,000									2,500,000
	Replace interior lighting		2		75,000									75,000

Replace exterior lighting	2		75,000								75,000	
Add Secure Entrance, Move Computer Room Into Office	1		350,000								350,000	
Expand Library by remodeling classroom and new classroom		2	260,500								260,500	
Construct 2 small group spaces		2	70,000								70,000	
Annual Building Total			4,390,500	\$0	\$0	\$0	\$0	\$285,000	\$0	\$0	\$0	\$4,105,500
			4,390,500	\$0	\$0	\$0	\$0	\$285,000	\$0	\$0	\$0	\$4,105,500
Lemme				SILO	2011-2012 PPEL	Gen. Fund	SILO	2012-2013 PPEL	Gen. Fund	SILO	2013-2014 PPEL	Gen. Fund
Replace interior lighting		1	50,000					50,000				
Replace exterior lighting		2	75,000		75,000							75,000
Replace walkway paving around building		2	50,000									50,000
Install sprinkler		3	220,000									220,000
Annual Building Total			470,000	\$0	\$75,000	\$0	\$0	\$50,000	\$0	\$0	\$0	\$345,000
			470,000	\$0	\$75,000	\$0	\$0	\$50,000	\$0	\$0	\$0	\$345,000
Lincoln				SILO	2011-2012 PPEL	Gen. Fund	SILO	2012-2013 PPEL	Gen. Fund	SILO	2013-2014 PPEL	Gen. Fund
Elevator installation ADA		3	500,000									500,000
Replace back steps-phased		1	95,000		95,000							
Replace interior lighting			75,000					75,000				
Replace exterior lighting		2	75,000									75,000
Air condition building		1	588,930									588,930
Secure Bldg Entrance Remodel Office		1	300,000									300,000
Replace two portables/two classrooms			385,000									385,000
Annual Building Total			2,018,930	\$0	\$95,000	\$0	\$0	\$75,000	\$0	\$0	\$0	\$1,848,930
			2,018,930	\$0	\$95,000	\$0	\$0	\$75,000	\$0	\$0	\$0	\$1,848,930
Longfellow				SILO	2011-2012 PPEL	Gen. Fund	SILO	2012-2013 PPEL	Gen. Fund	SILO	2013-2014 PPEL	Gen. Fund
Replace Univents		2	200,000									200,000
Replace Domestic Water Pipes		2	150,000									150,000
Install elevator		3	750,000									750,000
Upgrade interior lighting			75,000		75,000							
Expand Parking		1	55,000					55,000				
Repair Coal Room Ceiling		1	75,000					75,000				
Construct new library			595,000									595,000
Construct two new classrooms & remodel library			485,000									485,000
Make 5 restrooms accessible		3	410,000									410,000
Replace Gym Windows w/ Kalwall Panels		1	55,000		55,000							
Air condition building		1	808,294									808,294
Annual Building Total			3,658,294	\$0	\$130,000	\$0	\$0	\$130,000	\$0	\$0	\$0	\$3,398,294
			3,658,294	\$0	\$130,000	\$0	\$0	\$130,000	\$0	\$0	\$0	\$3,398,294
Lucas				SILO	2011-2012 PPEL	Gen. Fund	SILO	2012-2013 PPEL	Gen. Fund	SILO	2013-2014 PPEL	Gen. Fund
Window replacement		2	400,000									400,000
Abate Hall Floor, Polish & Stain Concrete		1	75,000		75,000							
Abate Gym Floor, Replace Floor Covering		1	50,000		50,000							
Replace Univents		2	230,000									230,000
Upgrade lighting Exterior Security			75,000		75,000							
Upgrade lighting Interior Hall and Classrooms		1	75,000					75,000				
Replace portable with 2 classrooms			450,000									450,000
Install sprinkler		3	220,000									220,000
Create small group space		2	116,250									116,250
Remodel Boys & Girls Rest Room (West Hallway)		1	85,000		85,000							
Replace Domestic Hot Water		2	100,000									100,000
Air Condition Building		1	1,000,000									1,000,000
Annual Building Total			2,876,250	\$0	\$285,000	\$0	\$0	\$75,000	\$0	\$0	\$0	\$2,516,250
			2,876,250	\$0	\$285,000	\$0	\$0	\$75,000	\$0	\$0	\$0	\$2,516,250
Mann				SILO	2011-2012 PPEL	Gen. Fund	SILO	2012-2013 PPEL	Gen. Fund	SILO	2013-2014 PPEL	Gen. Fund

Electrical Upgrade	1		250,000									250,000
Replace Stair Treads	1		65,000	65,000								
B Install elevator	3		750,000									750,000
Replace water lines	2		150,000									150,000
Addition (storage, kitchen, workroom)	2		250,000									250,000
B Make 5 restrooms accessible	3		410,500									410,500
Construct a new library/computer lab art room		3	787,000									787,000
Remodel current library space into music room		2	135,500									135,500
Air condition building	1		785,000									785,000
			<u>3,583,000</u>	<u>\$0</u>	<u>\$65,000</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$3,518,000</u>
Annual Building Total			<u>3,583,000</u>	<u>\$65,000</u>		<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>		<u>\$3,518,000</u>
Penn												
Air condition building (8 rooms remain)	1		323,460									323,460
Construct 3 classrooms, replacing portables and library expansion		2	577,500									577,500
Add 3 small group instruction		2	236,250			236,250						
Construct 2 BD rooms		2	262,500									262,500
Expand library by remodeling adjacent classroom		2	64,000									64,000
Expand/Remodel /Air Condition Computer Room		2	50,000	50,000								
Secure Bldg Entrance Remodel			300,000									300,000
Install sprinkler		3	220,000									220,000
			<u>2,033,710</u>	<u>\$0</u>	<u>\$50,000</u>	<u>\$0</u>	<u>\$0</u>	<u>\$236,250</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$1,747,460</u>
Annual Building Total			<u>2,033,710</u>	<u>\$50,000</u>		<u>\$236,250</u>		<u>\$0</u>	<u>\$0</u>	<u>\$0</u>		<u>\$1,747,460</u>
Roosevelt												
			-									-
			-									-
			-	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
			-	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Building Total			-	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Shimek												
Electrical upgrade/replacement		2	100,000									100,000
Build Gym, Remodel Kitchen		2	2,000,000									2,000,000
Add Lunch Table Storage Room		2	125,000									125,000
Replace HVAC system		1	675,000									675,000
Install sprinkler		3	220,000									220,000
			<u>3,120,000</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$3,120,000</u>
Annual Building Total			<u>3,120,000</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$3,120,000</u>
Twain												
Replace Univents		2	350,000									350,000
Replace windows		2	325,000									325,000
Install elevator		3	160,000									160,000
Install sprinkler		3	220,000									220,000
Replace boiler		1	80,000									80,000
Expand parking		1	50,000									50,000
Secure Bldg with Electronic Access		1	75,000	75,000								
Air condition building		1	1,100,000									1,100,000
			<u>2,360,000</u>	<u>\$0</u>	<u>\$75,000</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$2,285,000</u>
Annual Building Total			<u>2,360,000</u>	<u>\$75,000</u>		<u>\$0</u>		<u>\$0</u>	<u>\$0</u>	<u>\$0</u>		<u>\$2,285,000</u>
Van Allen												
Remodel room in library for computer lab		1	50,000	50,000								
			-									-
			50,000	\$0	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Building Total			<u>50,000</u>	<u>\$50,000</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Weber												

Construct larger gym	2	2,000,000								2,000,000
		-								-
		2,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000,000
Annual Building Total		2,000,000								2,000,000
Wickham			2011-2012	2012-2013	2013-2014					
			SILO	PPEL	Gen. Fund	SILO	PPEL	Gen. Fund	SILO	PPEL
		-								
		-								
Annual Building Total		-	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		-								\$0
Wood			2011-2012	2012-2013	2013-2014					
			SILO	PPEL	Gen. Fund	SILO	PPEL	Gen. Fund	SILO	PPEL
		-								
Add parking (30 spaces)	1	85,000								85,000
Replace windows & mapes panels	1	75,000				75,000				
Upgrade interior lighting	1	75,000		75,000						
Install sprinkler	3	220,000								220,000
Secure Bldg Entrance Remodel	1	400,000								400,000
Replace four portables w/ classrooms	3	777,000								777,000
Annual Building Total		1,632,000	\$0	\$75,000	\$0	\$0	\$75,000	\$0	\$0	\$0
		1,632,000		\$75,000			\$75,000		\$0	\$1,482,000
Garner			2011-2012	2012-2013	2013-2014					
			SILO	PPEL	Gen. Fund	SILO	PPEL	Gen. Fund	SILO	PPEL
		-								
		-								
Annual Building Total		-	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		-								\$0
		-								\$0
North Central JH			2011-2012	2012-2013	2013-2014					
			SILO	PPEL	Gen. Fund	SILO	PPEL	Gen. Fund	SILO	PPEL
Addition of 12 classrooms	1	2,889,684							2,889,684	
Replace water valves for heat pumps	1	57,000		57,000						
Gym/basement/shelter	3	3,250,000								3,250,000
Annual Building Total		6,196,684	\$0	\$57,000	\$0	\$0	\$0	\$0	\$2,889,684	\$0
		6,196,684		\$57,000			\$0		\$2,889,684	\$3,250,000
Northwest JH			2011-2012	2012-2013	2013-2014					
			SILO	PPEL	Gen. Fund	SILO	PPEL	Gen. Fund	SILO	PPEL
Replace HVAC	2	1,500,000								1,500,000
Expand Kitchen	1	1,500,000				1,500,000				
Upgrade electrical	3	105,000								105,000
Main Gym floor needs sanding and refinishing	1	65,000		65,000						
Annual Building Total		3,170,000	\$0	\$65,000	\$0	\$1,500,000	\$0	\$0	\$0	\$0
		3,170,000		\$65,000		\$1,500,000			\$0	\$1,605,000
South East JH			2011-2012	2012-2013	2013-2014					
			SILO	PPEL	Gen. Fund	SILO	PPEL	Gen. Fund	SILO	PPEL
Upgrade electrical	3	220,000								220,000
Exterior Security lighting	1	90,000								90,000
Replace Univents	2	400,000							200,000	200,000
Replace rooftop air conditioners	3	80,000							80,000	
Install sprinkler	3	138,000								138,000
Replace all original doors, closers, & hardware	2	165,000								165,000
Replace domestic hot water lines	1	450,000								450,000
Replace lockers	2	320,000							320,000	
Install air conditioning	3	2,913,000								2,913,000
Ventilation in Monson Gym	1	50,000					50,000			
Annual Building Total		4,826,000	\$0	\$0	\$0	\$0	\$50,000	\$0	\$0	\$600,000
		4,826,000		\$0			\$50,000		\$600,000	\$4,176,000
			2011-2012	2012-2013	2013-2014					

Fiber and IT Room Upgrades

Annual Building Total

2011-2012 PPEL SPENDING AMOUNT

Grand Total

5,000,000	500,000			500,000			500,000		3,500,000	
53,853,335	\$0	\$5,384,482	\$0	\$0	\$5,392,997	\$0	\$0	\$5,384,482	\$0	\$37,691,374
53,853,335		<u>\$5,384,482</u>			<u>\$5,392,997</u>			<u>\$5,384,482</u>		<u>\$37,691,374</u>
\$134,742,453	\$6,200,000	\$7,224,482	\$0	\$1,500,000	\$7,034,247	\$0	\$2,889,684	\$7,044,482	\$0	\$102,849,558
	\$13,424,482			\$8,534,247			\$9,934,166			

- A Assessed by Physical Plant. Able to Defer
- B ADA-Deferred
- C Addressing Longfellow, Mann, & Shimek
- D Addressing West High
- E Addressing a Portion of the Items

IOWA CITY COMMUNITY SCHOOL DISTRICT
 LOCAL OPTION SALES TAX
 LIFE TO DATE SUMMARY
 (Accrual Basis)

2/18/2011

	Fiscal Year Ending					
	June 30, 2008	June 30, 2009	June 30, 2010	June 30, 2011	June 30, 2012	Total
Revenues						
Sales Tax Revenue	\$13,255,027	\$13,018,411	\$12,997,890	\$5,106,206		\$44,377,534
Investment Income	135,275	295,868	211,750	58,356		701,249
Other	0	55,100		111,450		166,550
Total Revenue	\$13,390,302	\$13,369,379	\$13,209,640	\$5,276,012	\$0	\$45,245,333
Expenditures						
Technology	\$1,290,589	\$692,935	\$1,113,377	\$228,373	\$0	\$3,325,274
SEJH New Gym & Science Remodel	3,621,469	1,354,598	61,980	0	0	5,038,047
Buford Garner Elementary	41,644	2,446,855	9,059,298	657,186	0	12,204,983
Norman Borlaug Elementary	0	0	67,840	197,313	0	265,153
Horn Elementary Addition	0	0	540,850	2,912,004	0	3,452,854
Durant Report	275,454	7,163	0	0	0	282,617
RSP	0	0	106,083	0	0	106,083
Family Resource Centers	0	0	0	0	0	0
Third High School	0	0	0	0	0	0
Total Expenditures	\$5,229,156	\$4,501,551	\$10,949,428	\$3,994,876	\$0	\$24,675,011
Net revenues (expenditures)	\$8,161,146	\$8,867,828	\$2,260,212	\$1,281,136	\$0	
Beginning Balance:	\$0	\$8,161,146	\$17,028,974	\$19,289,186	\$20,570,322	
Ending Balance	\$8,161,146	\$17,028,974	\$19,289,186	\$20,570,322	\$20,570,322	
Fund Balance:						
Unreserved	\$4,682,835	\$9,474,698	\$8,079,387	\$4,819,996		
Reserved:						
Family Resource Centers	300,000	600,000	900,000	1,200,000		
Technology	-31,689	534,276	679,799	1,710,326		
Third High School	3,210,000	6,420,000	9,630,000	12,840,000		
	\$8,161,146	\$17,028,974	\$19,289,186	\$20,570,322	\$0	

Main Indices of a School's Viability

Enrollment

- Total enrollment
- Current enrollment by grade
- Current enrollment by special programs
 - Sorted by those within and outside school attendance zone
- Enrollment trend (Up, down, or flat)
- Enrollment projections over the next 5 years
- External events that might change

Facility

- Age
- General condition (Excellent, good, or fair)
- Ability to add onto building (cost and available space)
- Number and Size of Teaching Space
 - Allocation to regular education classrooms
 - Allocation to special programs (listed above)
- Number and Size of non-teaching spaces
- Classroom square foot per student
- Cost to retrofit classrooms for 21st Century Learning
- State of IT infrastructure (switches, cabling, phone system, intercom, etc.)
- Extent of instructional technology present (presence of interactive white boards, mounted projectors, sound enhancement systems, etc.)
- Cost to make ADA compliant (Durham Report)
- Security
- Impact of building on environment
- Number and use of temporary buildings
 - Operating costs of temporary buildings (heating and cooling)

Operating Expenses – non-labor

- Utilities (Gas, electric, water, & telephone)

- Grounds (Lawn, snow, playground, fields, parking)
- Insurance
- Other

Operating Expenses – Labor

- Administrators
- Teachers
- Associates
- Clerical
- Grants/Technical
- Food Service
- Custodial
- Maintenance

Transportation

- Busing
- Staff travel
- Parking and access

Unit Cost

- Non-labor operating cost per square foot
- Non-labor operating cost per student
- Labor operating cost per square foot
- Labor operating cost per student
- Total operating cost per square foot
- Total operating cost per student
- Total operating cost of building

Maintenance/upkeep requirements

- Immediate (year 1)
- Intermediate (2 – 5 years)
- Long Range (6+ years)

Community

- Current use by community (programs, partnerships)