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MEETING OF THE FACILITIES COMMITTEE
IOWA CITY COMMUNITY SCHOOL DISTRICT
509 S. DUBUQUE STREET, IOWA CITY, IA 52240
THIRD FLOOR CONFERENCE ROOM
TUESDAY, MARCH 29, 2011

MINUTES

Members Present: Toni Cilek, Mike Cooper, Tuyet Dorau, Gayle Klouda, Michael Shaw and Sarah Swisher
Also Present: Superintendent, Stephen Murley; Assistant Superintendent, Ann Feldmann; Assistant Superintendent, Becky Furlong; West High Principal, Jerry Arganbright; City High Principal, John Bacon

Call to order at 5:51pm.

Approve February 23, 2011 minutes

The minutes of the February 23, 2011 Facilities Committee Meeting were tabled for a correction and clarification.

Roosevelt Appraisal

Murley reported that an appraisal on the Roosevelt building was done and showed an appraised value of \$770,000. He stated the Roosevelt Repurpose Committee presented him with repurposing scenarios for property utilization which included sell to the City and sell the property with preconditions or without preconditions. The City is currently not interested in the property. Murley reported the District has contacted a local realtor to get a market value of the property. Kouda cautioned that they need be careful as sale of property should be discussed in closed session. Murley will meet with the Miller Orchard neighborhood group on April 23, 2011 to share the appraisal, report that the City is not interested in the property at this time, and discuss the three remaining options. Cooper stated he was surprised at the low value of the appraisal. The committee discussed other property in the same area that sold for quite a bit more and the fact that the appraiser used property in Cedar Rapids for comparables.

Action Item(s): The committee agreed that Murley should check with the appraiser for accuracy of the appraisal. Dorau inquired of the time frame for a recommendation. Murley stated he would like to have a decision made well before the date when Roosevelt no longer houses students. Dorau cautioned about vacating the building and letting it sit empty for too long.

Viability Study

Board members received a draft copy of the viability study prepared by Ann Feldmann and Mike Cooper. It was noted this was still a draft and that some of the data highlighted was missing or needed to be verified. The intent of showing the draft now was to understand what other information the Board wanted reported.

Cooper called attention to the square foot per student column where the data showed the major difference between some schools. Dorau inquired if the capacity number was just regular education students or if it included special education and preschool numbers too. Feldmann and Cooper stated the number included only regular education students. It was further determined that the square footage totals included special education classrooms and the labor totals included the special services teachers as well. Dorau stated that if the special education classrooms were used in the square footage it was a misrepresentation of information. The committee discussed the need for consistent data. The committee also discussed the fact that numbers were used from both the Enrollment Report and the RSP report. Klouda stated it was important to be clear in the numbers being used and what they represent. Cilek stated the information for the five previous years would be helpful to analyze trends. Cooper pointed out that the information shows the average district utilization is 97% which is impressive. Dorau questioned if the report could be better done using a quartile analysis. Directors agreed that they don't want to over analyze the information. Cooper stated that the conclusion he was trying to draw was that it costs three times more to educate a child in a school such as Hills or Twain than it does at the school with the least amount of square feet per student. He stated that the fact that the Board raised concern is significant and if a decision was made to close Hills he has five questions: 1. How much money would be saved; 2. When would it happen; 3. How would we work with the Hills community; 4. Where will the kids go; 5. What happens to the building? Klouda stated that in looking at the enrollment projection in the materials provided, Hills will be over capacity in 2015. She stated the discussion is going too far without correct projections and that it bothers her to have this information on paper that could get out to the community when it is not accurate information. (Note, the data was from the RSP estimates and did not include the SINA transfer impact) The information provided does not show Hills declining. Shaw emphasized the need to compare apples to apples. He stated he is concerned we have a problem in search of data that promotes a particular solution. He would like to be objective not subjective in his decision. Dorau stated she looks at this as an ongoing process, not a "close one school and be done" process. She stated this is a first look at the data for the Board to pick apart to create a better document. Klouda agreed and stated there is no complete picture until we have all the information. Cooper stated he was not trying to force a decision and asked what other data Board members needed. Feldmann stated that given the direction she can provide any information the Board wants in the data. Klouda stated the point is that accurate data is imperative. Directors discussed changes to the documents to include adding a column for the number of special education students, using the UI numbers for the enrollment projections, and separating the special education teachers out from the regular education teachers. Klouda stated she was struck at how close the total unit cost per student was in most schools. Directors discussed the next steps. Murley stated that part of the discussion is philosophical in that the total enrollment of the four schools with the least capacity is equal to the capacity of each of the four largest schools individually. He stated the some schools are small and inefficient and the some schools are large and efficient and that there are significant advantages to having larger schools. Murley stated it is not a question of Hills for him as it could be any of the smaller schools. Cooper asked what the next step should be. Klouda stated she would like to hear Murley's recommendation. Murley stated perhaps they look at fewer and newer schools or at preserving what we have and moving forward. He needs to know what direction the Board wants to take. Klouda proposed Board members think about it and let Murley know what they need to consider for decision making. Klouda also stated that when voting she likes to know whether she is voting with or without administration.

Action Item(s): Feldmann will update the Viability Chart to include corrected 5 years enrollment projections using the University projections instead of RSP and columns will be added showing counts by building for both regular and special services. Murley will come back to the Board with a recommendation on proposed actions to be taken.

High School Facility Capacity Issues

Board members discussed overcrowding at West High. Cooper reviewed a document he prepared which included problem definition, key assumptions, possible solutions, and partnerships. Directors discussed the information in the document. Klouda stated long term and short term solutions were needed. Arganbright

stated the places West High is most stressed for space is in the hallways, cafeteria, and gym. He stated City High has space issues in their cafeteria and gym space as well. He stated West High needed something in the interim. Regarding cafeteria and gym space, Klouda asked if the school still need more space in those areas if enrollment maintains around 1,600. Arganbright stated the need for space in those areas is unrelated to future growth. Shaw asked if it was a long term vs. short term discussion. Murley stated we do not have the luxury of time. Shaw asked if he was hearing we hit the point that we need to do something in regards to the trigger definition made last year. Klouda stated utilizing the Kirkwood facility could buy us more time. Arganbright stated there has not been great success with off site programs. In order to be utilized they need to be a sellable program with a good location. Cilek stated this would not be a solution, only a small piece of it. Dorau inquired of a back up plan. Arganbright stated he hesitates with a third high school and suggested delaying the decision until there was better definition. He stated West High could hold enrollment numbers where they are, even with enrollment predicted to increase, as he feels making students move short term is painful for all. He feels 2-3 years out is better for decision making as it would give the district more time to get a clearer picture of enrollment trends in the coming years before making a decision on a third high school. Bacon stated enrollment trends of K-6 students would be of interest to track trends. Bacon also stated we are at a fork in the road when we have to know where we are going before we can make good decision on enhancements. Shaw left the meeting at 8:30pm. Murley asked if an IB school would be viable at City High to encourage enrollment. Bacon stated he would love to learn more about that. Klouda stated she has not given up on a third high school, that short term the Board could look at remodeling cafeterias and gyms in both schools and then investigate off site and magnet options. Klouda asked if the Board has done everything they need to short term to transfer students from West to City. Cooper stated that Hills and Lincoln was the solution to under utilizing City. Klouda stated that was long term, not immediate. Arganbright reiterated that he does not suggest moving students at this point. Cilek left at 8:53pm. Cooper asked if a cost estimate could be prepared for cafeteria and gym remodels.

Action Item(s): Murley offered that the administrative team could come back with immediate, short term and long term solution options for the Board to review at the next meeting.

The meeting adjourned at 9:02pm.

Minutes prepared by Kim Colvin.