

# Facility Master Plan

Secondary School Focus

Board Update

August 22, 2022

# Agenda

- Connection to Strategic Plan
- Purpose and Vision
- FMP Task Force Outcomes and Process
- Opportunity (Econ Development, Future Ready) Equity and ACCESS
- Concepts For Secondary
- Future Timeline
- Questions and Feedback

# CRCS D STRATEGIC PLAN

## FIVE YEAR STRATEGIC PLAN SYSTEM INDICATORS:

### EQUITY

By June 2022, CRCS D will reduce gaps in reading and math across all student demographic groups (ELL, IEP, race) by 20%.  
From 18-19 37.8% → 2022 30.2%  
average gap

### PROFICIENCY

By June 22 2022, at least 80% of students will score proficient or advanced on ISASP.  
From 18-19 64.5% → 2022 80%  
average proficiency

### GRADUATION RATE

By June 2022, CRCS D will increase graduation rate by 10%.  
From 2017 4 year 83.5% → 2022 93.5%  
5 year 86.4% → 2022 96.4%

## FOCUS AREAS:

### CULTURE

#### PURPOSE:

Provide a safe, supportive, collaborative culture in which diversity of every learner is valued and embraced

#### MEASURES:

- Intercultural Development Inventory (IDI) Continuum Data
- High Reliability Schools (HRS) Survey Data
- Every Student Succeeds Act (ESSA)--Conditions for Learning Survey Data
- Family Engagement Data

#### STRATEGIES:

- Diversity, Equity, and Inclusion Plan
- Intercultural Development Plan
- High Reliability Schools (HRS), Level 1 Implementation and School Improvement Plans (SIP)
- Family Engagement Strategic Plan
- Magnet Schools and Innovative Programs Plan

### STUDENT LEARNING

#### PURPOSE:

Ensure high quality instruction which fosters and inspires academic, social, and emotional learning and growth to meet the needs of every student

#### MEASURES:

- Formative Assessment System for Teachers (FAST) -- Benchmark and Growth
- Future Ready Pathway Course Enrollment Data
- Profile of a Graduate Rubric Measures
- i ready

#### STRATEGIES:

- Academic Road Map Strategic Plan (HRS Levels 1-4)
- Profile of a Graduate Implementation Plan
- School Improvement Plans
- New Art and Science of Teaching Instructional Framework Aligned to Individual Professional Development Plans
- Digital Literacy and Technology Plan
- Magnet Schools and Innovative Programs Plan

### WORKFORCE

#### PURPOSE:

Engage and empower a talented and diverse workforce who supports *Every Learner. Future Ready.*

#### MEASURES:

- Staff Engagement Survey
- Workforce Demographics
- Professional Growth Dashboard
- Employee Retention

#### STRATEGIES:

- Diversity, Equity, and Inclusion Plan
- Workforce Recruitment, On-Boarding, and Succession Plan
- Employee Relations Plan
- Benefit Programs Plan
- HR Systems and Plan

### SYSTEMS AND RESOURCES

#### PURPOSE:

Maximize operational systems and prioritize resources based on student needs while maintaining the financial health of the district

#### MEASURES:

- Systems Completion Milestones
- In-home Internet Access
- School Safety and Security Drills
- Audit Results
- Communications Engagement Data

#### STRATEGIES:

- Technology Strategic Plan
- System Upgrade and Integration for Human Resources and Financial Technology Plan
- Facilities Master Plan (Phase I and Phase II)
- Safety and Security Plan
- Transportation Strategic Plan
- Nutritious and Healthy Meals Implementation Plan
- Communications Strategic Plan

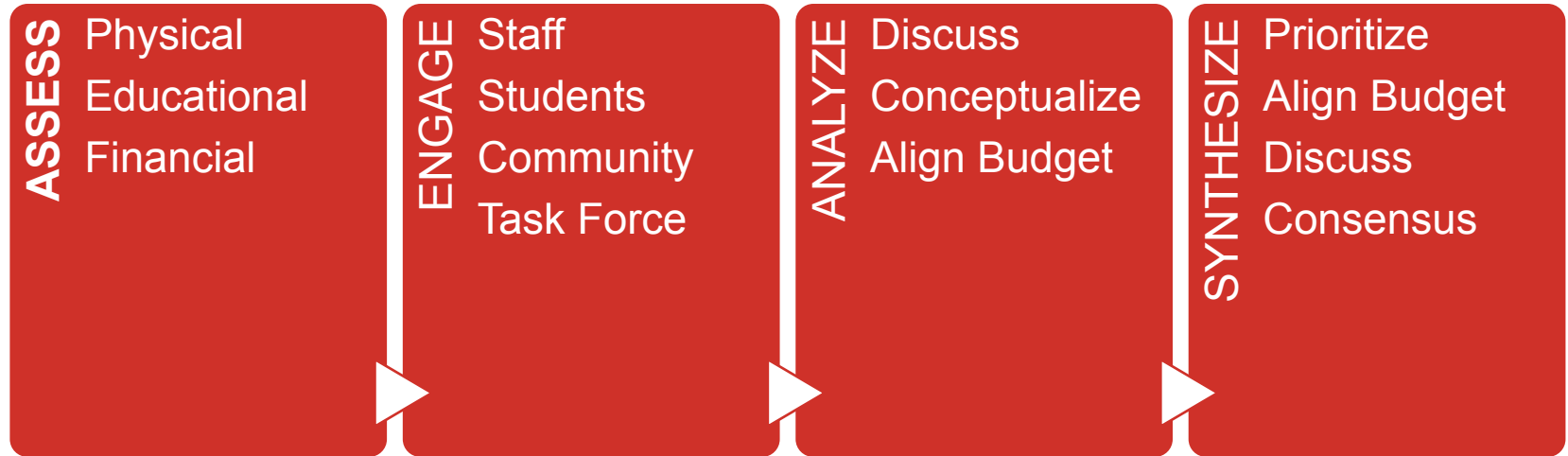
# Purpose & Vision

- Every Learner. Future Ready.
- Continually Assess Condition of Facilities, Enrollment, and Population
- Project Future Needs of Our Students, Our District, Our Community, and Economic Development

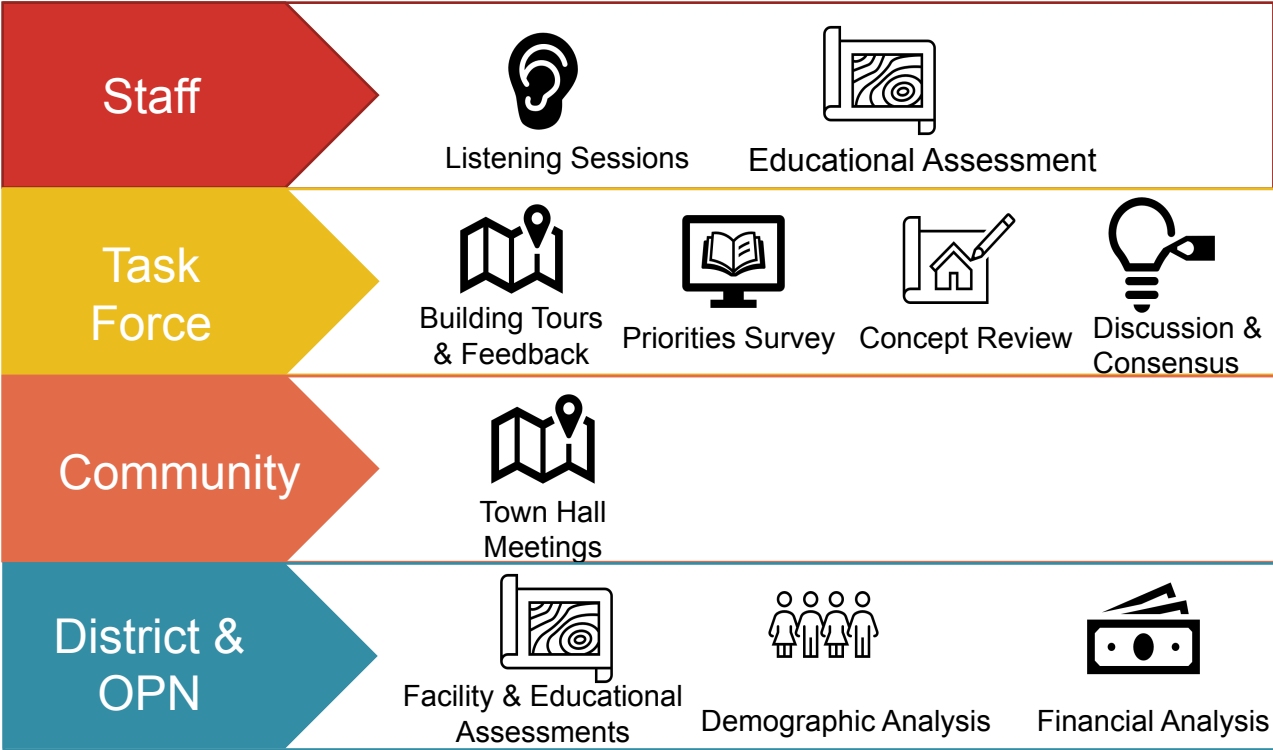
# The Work

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# Objectives -Secondary Schools Masterplan



# Data Points -Secondary Schools Masterplan



# Data Summary - Secondary Schools Masterplan



**FRANKLIN Middle School** 146,790 CSF 204001 SIZE 700 NSF AVG CLASSROOM

**Needs**

- New 400 meter running track
- New football/soccer field
- 3 new tennis courts
- Outdoor facilities storage space
- Accessible toilet and concession stand
- Additional parking spaces
- Provide accessible access to bus pick-up
- Lighting modification in parking lot
- Repair brick and terra cotta exterior
- 2 stair tower for required OPI distance
- New handrails at all stairs
- Full-height clearance at all doors
- Doors with glass and full per code
- Accessible entrance
- Accessible main entrance
- Provide cross corridor doors at multiple corners
- Replace windows
- Replace window treatments
- Fire suppression system
- Replace head ducts
- Replace ductwork
- Replace fire extinguishers
- Provide heat in several unheated rooms including equipment
- Replace all lights and controls to LED
- Replace 2000 southbound and panels
- Replace IT network rooms and cabling
- Replace fire alarm to include voice alarm
- Replace theater lights and dimmers to LED
- Replace terrace lights to LED
- Add LED lights at track
- Kitchen code line hood required
- New cooking equipment washing machines
- Install new washer/dryer equipment
- New dry and refrigerated storage
- Provide new serving line
- Large cafeteria
- New accessible competition gym
- New boy's and girl's locker rooms
- Level access to building during after hour events
- Band, or brass, and choir rooms need higher ceilings
- Make gym rooms accessible, open
- Upgrade 4th floor boy's and girl's rest
- Grade level restrooms full throughout
- New rest in auditorium
- Flexible classroom spaces
- Additional collaboration rooms
- Direct access between office and counseling
- Access from nurse office to front office
- Showers in gymnasium
- Locker room
- Accessible courtyards and area in art room
- Accessible courtyards and area in science rooms
- Auditorium - new stage floor needed
- Replace carpet on all terrace flooring
- Repair wall damage, cracked/peeling plaster
- Provide additional egress from library

**Site**

**Educational Assessments**

Furnishings Windows  
Stage Collaboration Space  
Gym Restrooms HVAC Storage  
Casework Restroom Truck Locker Room  
Artwork Carpet ADA  
Ventilation Classroom Light System  
Finishes Track Program HVAC  
Building

Lower Level    Level 1    Level 2    Level 3

ADMINISTRATION    GENERAL CLASSROOMS    SPECIALTY CLASSROOM    SPECIAL ED/EXTENDED    AUK / COMMONS    OTHER

**FRANKLIN Middle School**

**Flooring**

Lower Level    Level 1    Level 2    Level 3

Safety and Security    Electrical    Technology

25-20 yrs    10-15 yrs    5-10 yrs    0-5 yrs

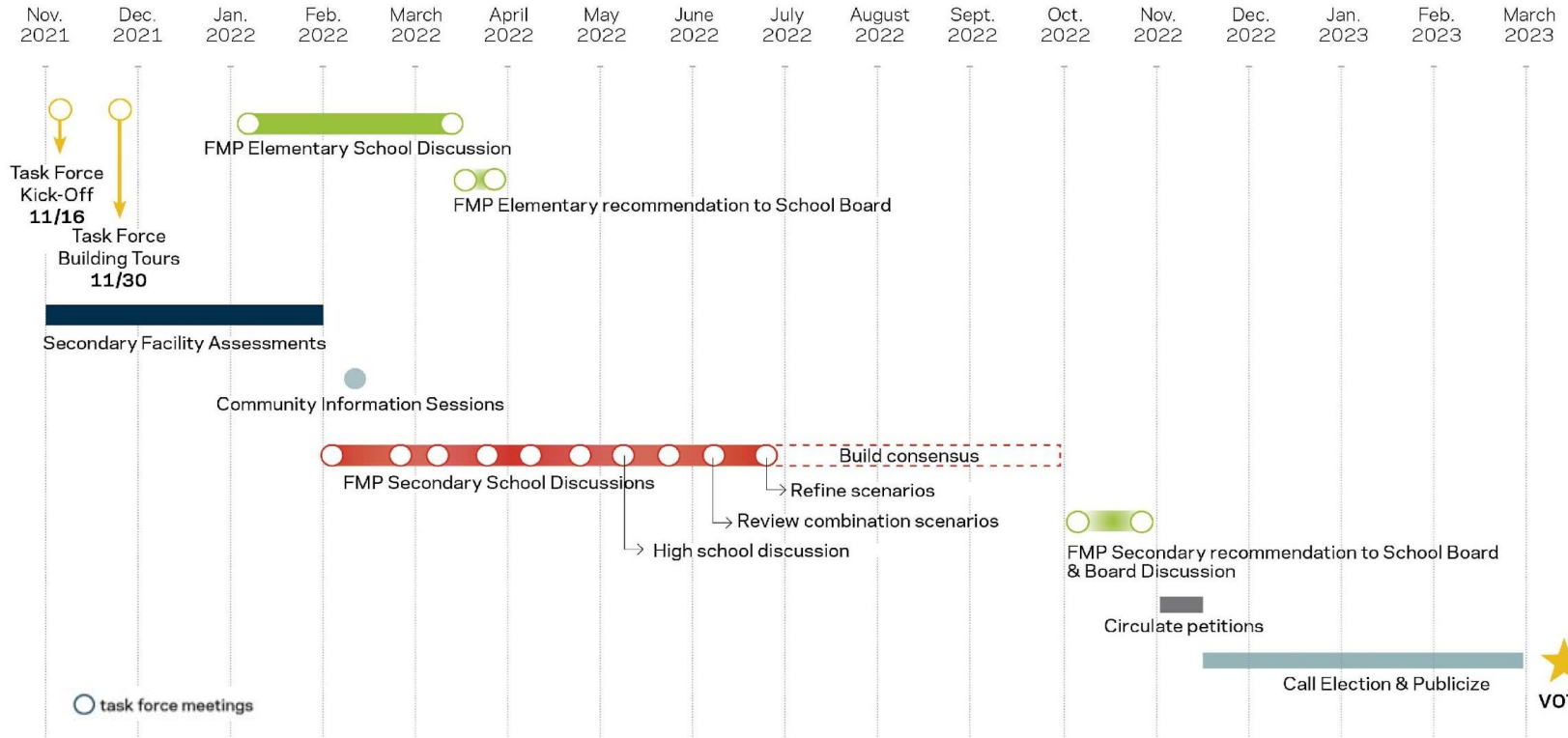
**ADA / Code Deficiencies**

Lower Level    Level 1    Level 2    Level 3

Fire Suppression    HVAC    Plumbing



# Schedule -Secondary Schools Masterplan



# Opportunity and Access

- Our kids deserve the best to be prepared for their futures
- Community and City Engagement
- Economic Development
- Future Ready!

# Driving Factors

- Maintain current high school structure: 3 comprehensive and 1 alternative
- Reduce Middle School building inventory while considering High School Feeder System
- Equitable Facilities across the District
- District Aquatic Center
- Improvements to both Middle and High School Facilities

# Concepts on a 7-10 year timeline

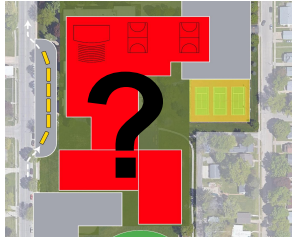
- Middle School Concept Ideas—Balance of Renovation and New
  - New MS Building at New Site on North Side - 1200 students
  - Wilson Site - Renovation/Addition/New Build? - 600 Students (sub group to guide a study)
  - Franklin MS Renovation - 600 students
  - Taft MS Renovation/Addition - 700-800 step 1; 1200 step 2
    - 2 step process: 1) interim—renovation on large areas and maintain RCCBA 2) complete rest of building with a new build for rest of building and repurpose RCCBA

# Concepts on a 7-10 year timeline

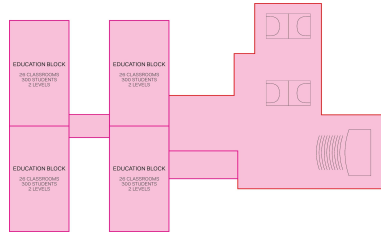
- New District Aquatic Center
- High School
  - HS Multi-Purpose Area Renovation (3 Buildings)
  - New Turf Practice Fields (3 Buildings)
  - Kennedy HS Cafeteria/Kitchen Renovation
  - Metro HS Gym Updates and Locker Room Addition

# Concepts

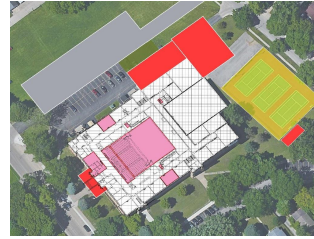
## MIDDLE SCHOOL



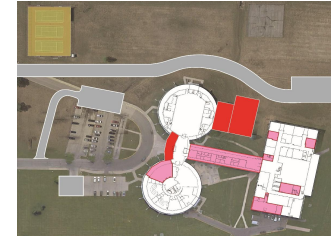
Wilson Site – 600 students



New Building @ New Site  
- 1200 students

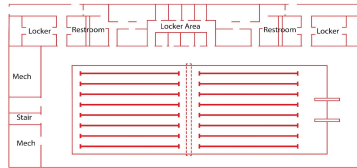


Franklin  
Renovation



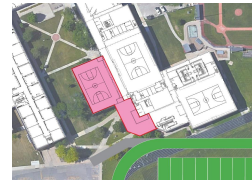
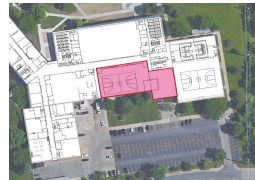
Taft Renovation -  
Interim

## DISTRICT



New Aquatic  
Center

## HIGH SCHOOL



Activity Area Renovation – 3  
locations

- New Turf fields - 3 locations
- Kennedy cafeteria/kitchen renovation
- Metro gym updates and locker addition

# Repurposing Buildings and Directing Feeders

- Middle Schools
  - Franklin/Wilson **Concepts**–WHS Feeders
    - Repurpose McKinley–one idea – keep in inventory for secondary community magnet school
  - Taft/RCCBA **Concepts**–JHS Feeders
    - RCCBA/Roosevelt – maintain until part 2 of Taft concept completed; repurpose with community
  - New Building on North Side on New Site **Concept**–KHS Feeder
    - Repurpose Harding with community

# Finance - Costs

## Construction Costs

Land Acquisition - New Site	\$2,250,000
Renovation/Addition or New Building (600 Student) @ Wilson Site	\$60,825,000
New Building (1200 Student) @ New Site	\$88,875,000
Franklin Renovation (600 Student)	\$30,000,000
Taft Renovation (Step 1)	\$16,600,000
MS Track & Field (5 Locations)	\$4,375,000
HS Activity Areas (3 Locations)	\$3,258,489
HS New Turf Field (3 Locations)	\$7,988,600
Kennedy Cafeteria/Kitchen Renovation	\$2,370,410
Metro Gym Updates	\$779,100
New Aquatic Center	\$19,350,000
Market Contingency - 10%	\$23,667,159
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>	<b>\$260,338,759</b>

## Other Costs

20% Allowance (FFE, Permits, Design Fees, City Requirements, etc)	\$52,067,752
<b>TOTAL PROJECT COST</b>	<b>\$312,406,511</b>



# Finance - Tax Implications

## TAX IMPACT (Using 1/1/21 Valuations & Rollback Percentages)

### Cedar Rapids Community School District, Iowa

### \$312M - stretch sales out to keep to \$2.70 tax rate

	<u>Amount (\$)</u>	<u>per \$1000</u>
Current Debt Levy		0.00
Estimated New Debt Levy		2.70
Estimated Increase:	0	2.70

1/1/2021 Assessed Value	1/1/2021 Rollback Percentage	1/1/2021 Taxable Value	Less: Est. Homestead Credit (1)/(2)	Net Taxable Value	Estimated Tax Rate Increase per \$1,000	Annual Additional Tax	Monthly Additional Tax
<b>Residential Property</b>							
100,000	x 54.1302%	= 54,130	- 4,850	= 49,280	x 2.70	= 133.06	11.09
125,000	x 54.1302%	= 67,663	- 4,850	= 62,813	x 2.70	= 169.59	14.13
150,000	x 54.1302%	= 81,195	- 4,850	= 76,345	x 2.70	= 206.13	17.18
175,000	x 54.1302%	= 94,728	- 4,850	= 89,878	x 2.70	= 242.67	20.22
200,000	x 54.1302%	= 108,260	- 4,850	= 103,410	x 2.70	= 279.21	23.27
250,000	x 54.1302%	= 135,326	- 4,850	= 130,476	x 2.70	= 352.28	29.36
300,000	x 54.1302%	= 162,391	- 4,850	= 157,541	x 2.70	= 425.36	35.45
350,000	x 54.1302%	= 189,456	- 4,850	= 184,606	x 2.70	= 498.44	41.54
400,000	x 54.1302%	= 216,521	- 4,850	= 211,671	x 2.70	= 571.51	47.63
450,000	x 54.1302%	= 243,586	- 4,850	= 238,736	x 2.70	= 644.59	53.72

# Future Timeline

- September - Community Open Houses & Staff Presentations
- October 13th - Reconvene FMP Committee
- October 24th - BOE Work Session
- November - Circulate Petitions
- December - Call Election & Publicize
- January through February - Continue to Communicate & Publicize Plan
- **March 7th - Vote!**

# Feedback and Questions