

# FUTURE-READY FACILITIES PLAN BOND TASK FORCE COMMITTEE

## BOND OPTIONS WORKSHOP

December 10, 2024



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?

## Bond Plan Feedback (From November Task Force Meeting)

### 13 Respondents

Multiple Bond Options were utilized in the exercise.

- 7 of 13 used Option 1
- 8 of 13 used Option 2
- **12 of 13 used Option 3**
- 7 of 13 used Option 4

### 34 Possible Selections

4 of the 13 Respondents are associated with the District

**Bond Option #3** was the most used Bond Approach

### Top 10 Projects by Selection

1. Washington CCR Phase 2 - 21 Selections
2. Jefferson CCR Phase 2 - 19 Selections
3. Kennedy CCR - 17 Selections
4. Erskine New School - 15 Selections
5. Harding New MS - 14 Selections
6. Kennedy Kitchen - 12 Selections
7. Wright HVAC - 12 Selections
8. Pierce HVAC - 11 Selections
9. Wilson Reno - 11 Selections
10. Kenwood HVAC - 10 Selections

### New Schools Selected:

- Cleveland ES (3)
- Erskine ES (15)
- Grant ES (5)
- Harding MS (14)
- Hiawatha (5)
- Johnson STEAM (4)
- Kenwood LA (2)
- Nixon ES (2)
- Pierce ES (8)
- Taft MS (6)

# October Meeting Follow-up

## Questions

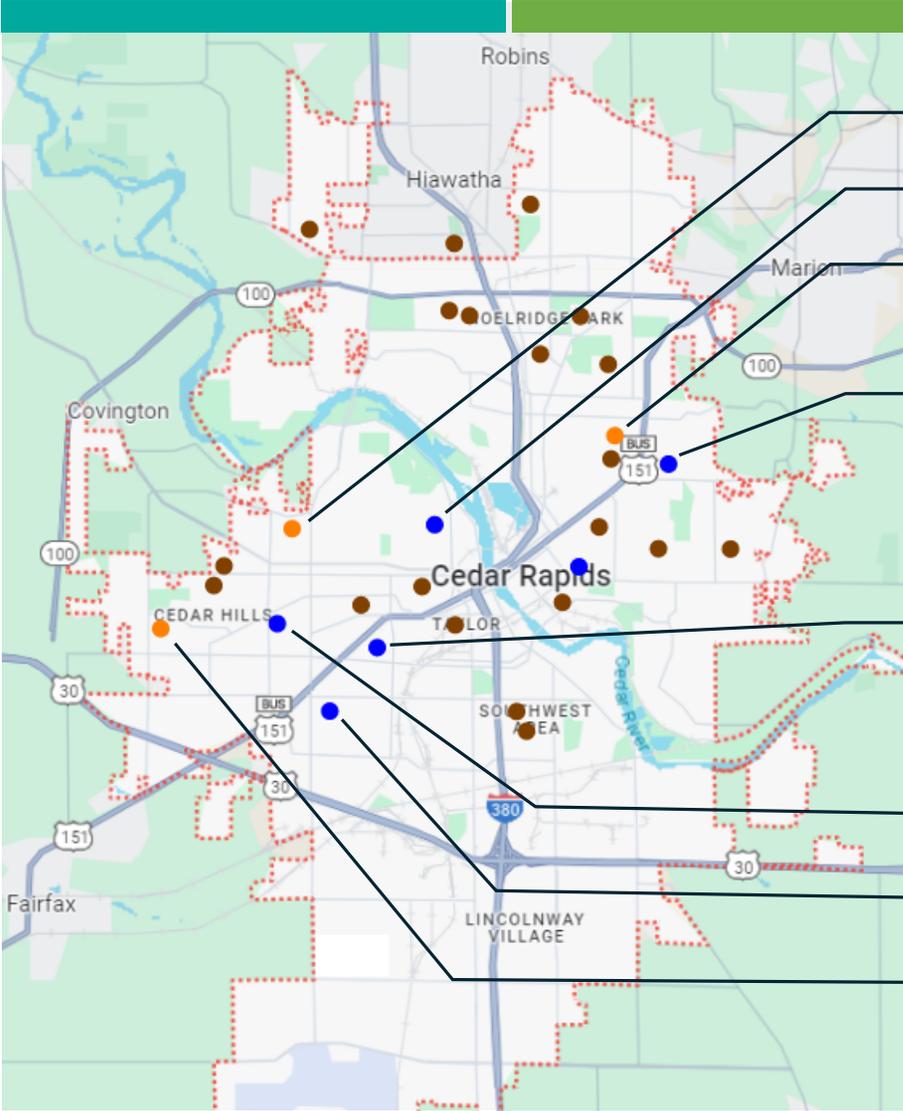
How has diversity/equity been included in the bond planning?

## Answers

Equity has become a focus for the current District Administration and is an underlying current in all discussions.

1. Task Force voices
2. Informed decisions that led to bond options as you will see.
3. Informed decisions for current school design at Hoover and Van Buren: Community Service Model.
4. Equity informs our decisions at the CRCSD Administrative Levels as you will see in the bond options.

Let's look at the next page....



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**

## 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

# October Meeting Follow-up

## Questions

How has diversity/equity been included in the bond planning?

How do school bonds work?

## Answers

See Previous Slides

See the following page:

# How do School Bonds Work

How does a home loan work?

Based on available projected income & credit rating, you are allowed to apply for a loan up to a certain amount.

That loan allows you to build now, and pay back the loan over time.

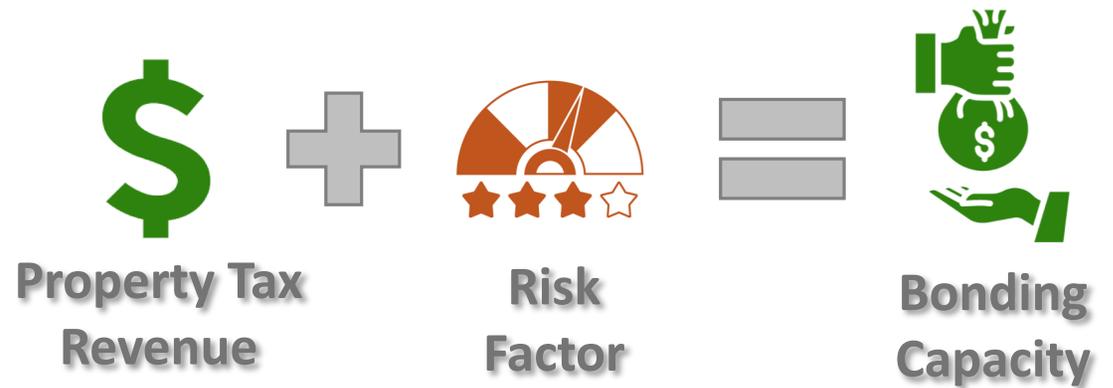


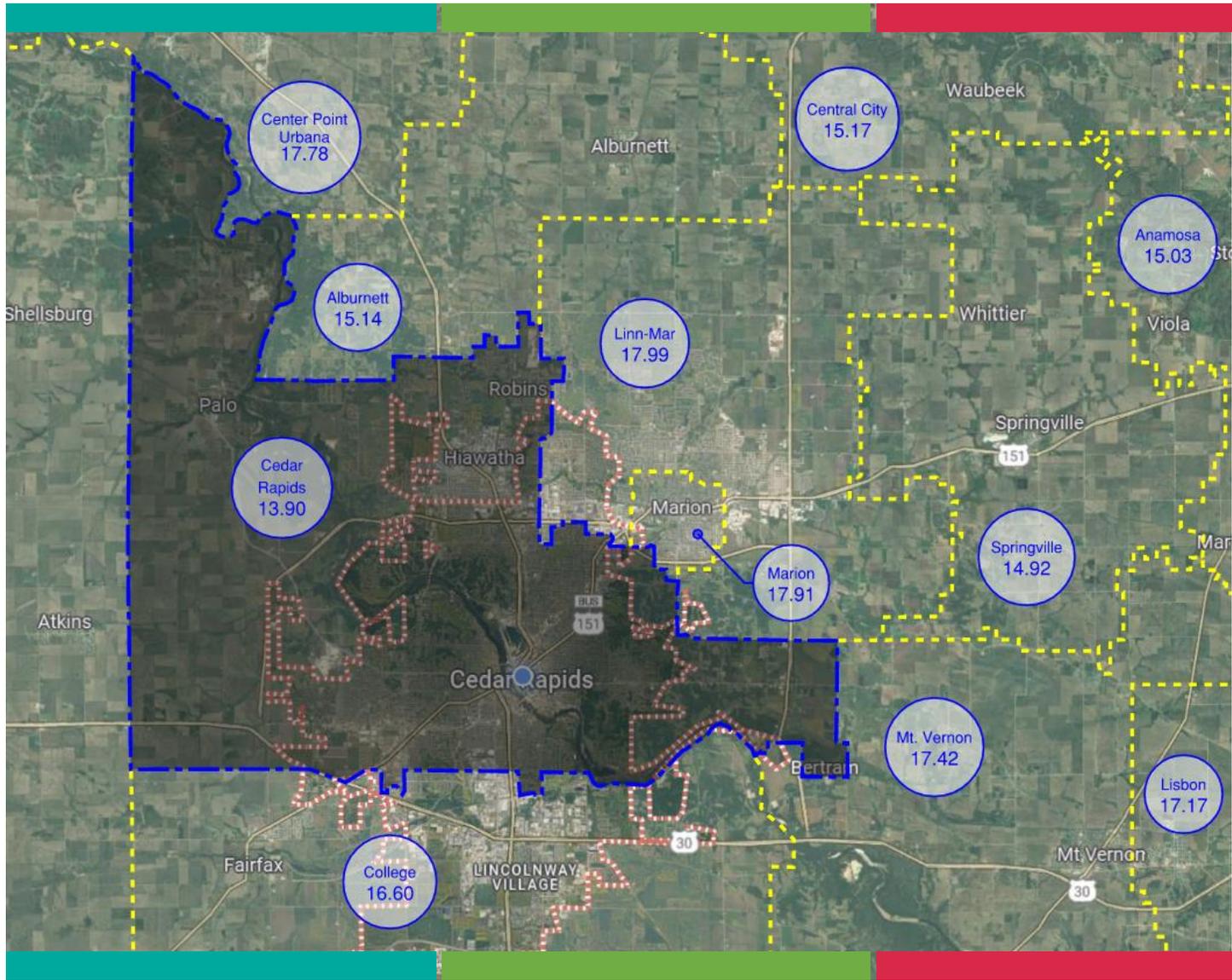
# How do School Bonds Work

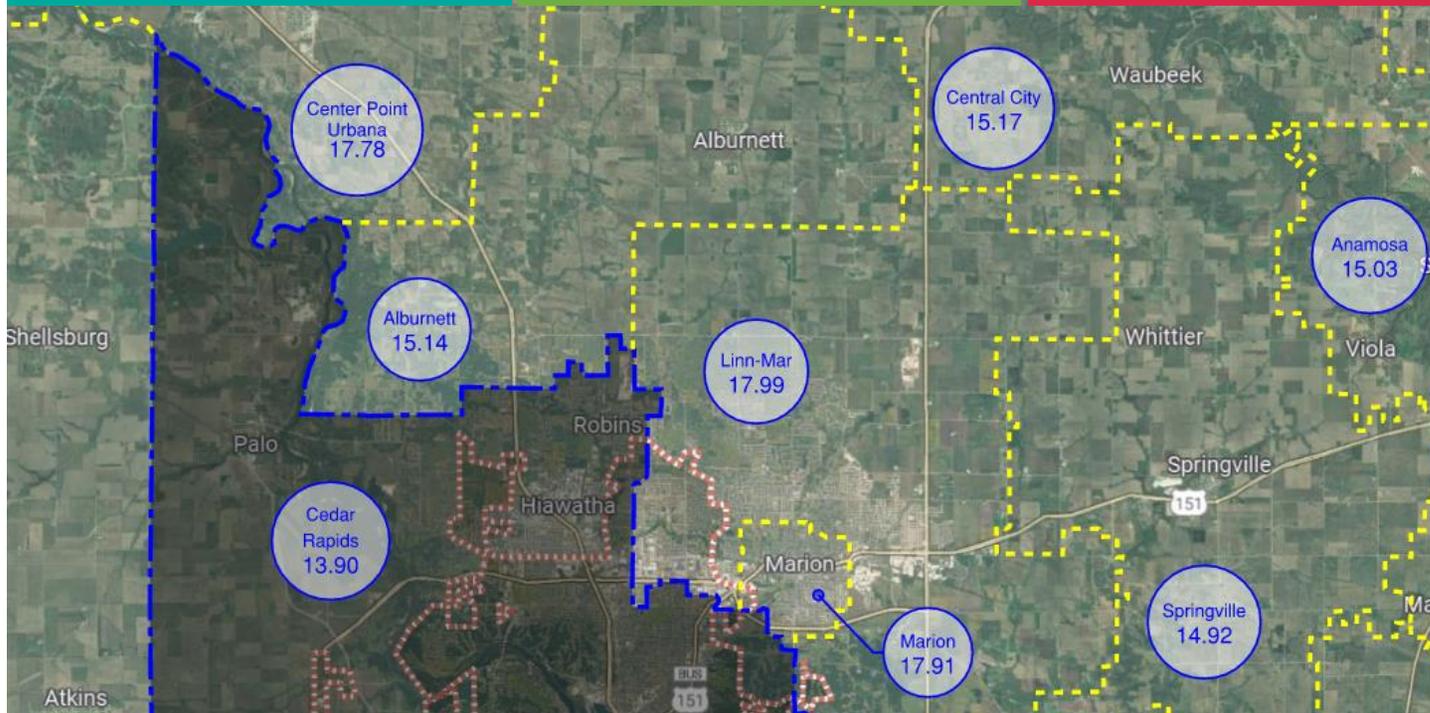
School Bonds work similarly

Revenue generated by Property Tax is treated similarly to income

Because Property Taxes are required by law, the credit rating for school bonds are very high







**Debt Service Levy is the portion of the Property Tax Levy that is used for School Bonds**

**All Surrounding Districts use the Debt Service Levy except Cedar Rapids**

| School District     | Total District Levy | Instructional Support Levy* | Management Levy* | Voted PPEL* | Regular PPEL* | Debt Service Levy* | Uniform Levy | Additional Levy | Cash Reserve Levy | Playground Levy |
|---------------------|---------------------|-----------------------------|------------------|-------------|---------------|--------------------|--------------|-----------------|-------------------|-----------------|
| Linn-Mar            | 17.99339            | 1.47181                     | 0.93981          | 1.34        | 0.33          | 1.97028            | 5.4          | 2.95162         | 3.45487           | 0.135           |
| Marion Independent  | 17.91125            | 1.1676                      | 2.35191          | 1.05644     | 0.33          | 4.04945            | 5.4          | 3.55585         | 0                 | 0               |
| Center Point-Urbana | 17.78268            | 1.31359                     | 2.16966          | 1.34        | 0.33          | 4.04944            | 5.4          | 3.17999         | 0                 | 0               |
| Mount Vernon        | 17.41546            | 0.23166                     | 1.3731           | 1.34        | 0.33          | 3.0295             | 5.4          | 3.17398         | 2.40222           | 0.135           |
| College Community   | 16.60398            | 1.09235                     | 1.73365          | 0.67        | 0.33          | 4.05               | 5.4          | 2.53742         | 0.79056           | 0               |
| Alburnett           | 15.14721            | 1.21748                     | 0.93854          | 0.4985      | 0.33          | 3.33827            | 5.4          | 2.69236         | 0.73206           | 0               |
| <b>Cedar Rapids</b> | <b>13.90069</b>     | <b>0.04172</b>              | <b>2.12327</b>   | <b>1.34</b> | <b>0.33</b>   | <b>0</b>           | <b>5.4</b>   | <b>3.32126</b>  | <b>1.34444</b>    | <b>0</b>        |

# How do School Bonds Work

Property Value

\$175,000



Rollback %

47.431%



Calculated  
Property Value

\$83,005

# How do School Bonds Work

Property Value  $\times$  Rollback % = Calculated Property Value

\$175,000  $\times$  47.431% = \$83,005

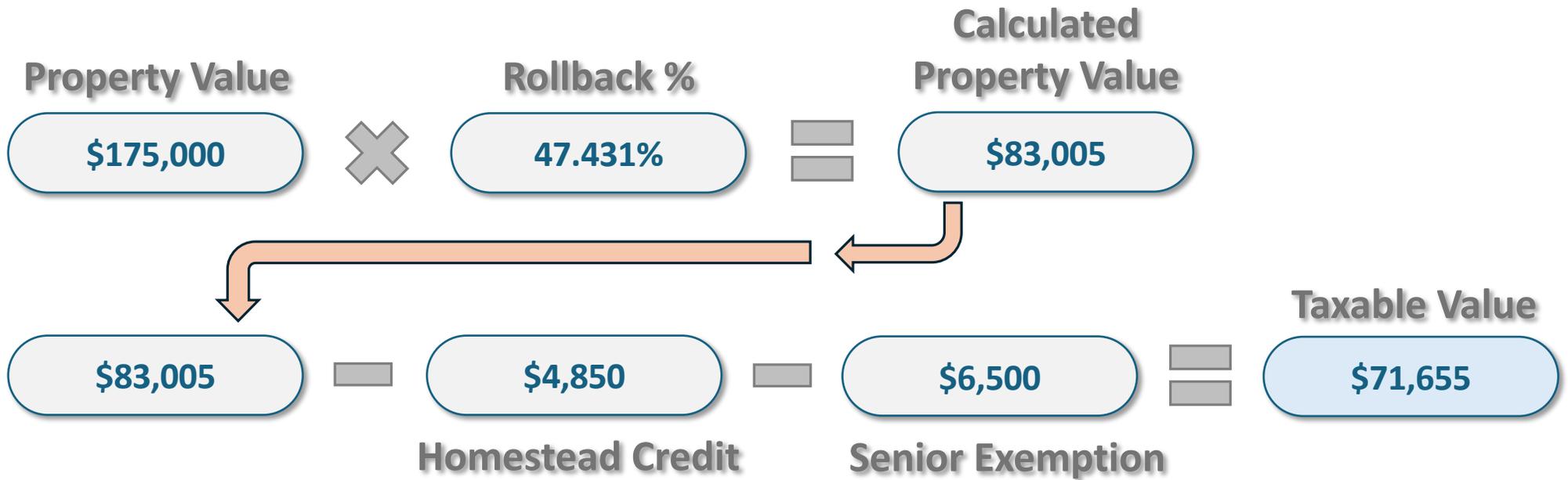
What is Rollback?



Rollback is a State Initiative used to control the variability of various classes of property. Primarily impacting Agriculture Property and Residential Property. It is adjusted annually.

| Fiscal Year | Agriculture | Residential | Small Commercial | Commercial | Small Industrial | Industrial |
|-------------|-------------|-------------|------------------|------------|------------------|------------|
| 2025-26     | 73.85%      | 47.43%      | 47.43%           | 90.00%     | 47.43%           | 90.00%     |
| 2024-25     | 71.83%      | 46.34%      | 46.34%           | 90.00%     | 46.34%           | 90.00%     |
| 2023-24     | 91.64%      | 54.65%      | 54.65%           | 90.00%     | 54.65%           | 90.00%     |
| 2022-23     | 89.04%      | 54.13%      | 90.00%           | 90.00%     | 90.00%           | 90.00%     |
| 2021-22     | 84.03%      | 56.13%      | 90.00%           | 90.00%     | 90.00%           | 90.00%     |
| 2020-21     | 81.48%      | 56.40%      | 90.00%           | 90.00%     | 90.00%           | 90.00%     |
| 2019-20     | 56.48%      | 55.07%      | 90.00%           | 90.00%     | 90.00%           | 90.00%     |
| 2018-19     | 54.55%      | 56.91%      | 90.00%           | 90.00%     | 90.00%           | 90.00%     |

# How do School Bonds Work



# How do School Bonds Work

**Taxable Value** × **Tax Rate Increase** = **Additional Annual Tax**

**\$71,655** × **\$2.00/\$1,000** = **\$143.31**

**Per Month**

**\$11.94**

**\$0.40 per day**

# Bond Funding 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



# Bond Funding Options

## Bond Option 2

Increase Tax Rate  
\$2.00 / \$1,000  
Property Tax Increase  
Renewable

\$186,320,000  
For Facilities  
Improvements

## From the Spring Survey:

How did you vote on the \$220  
Million School Bond Referendum in  
November 2023

Yes – 29.6%  
No – 44.1%  
Did Not Vote – 26.3%

When asked why they voted no:

**71.8% Said the Bond was Too Expensive / Tax  
Impact Too Large**





## Challenges

Student Count, not seat count,  
establishes Operational Funds  
provided by the state.

Seats in the District

**19,381**

Student Count, not seat count,  
establishes SAVE Funds  
distributed by the State

Students in the District

**14,720**

**4,661**  
**Empty Seats**



# Challenges

West Willow ES



= 600



**4,661**  
**Empty Seats**

25 Students per classroom

186 Empty Classroom

# Challenges

Franklin MS



= 800



**4,661**  
**Empty Seats**

25 Students per classroom

186 Empty Classroom

# Challenges

Average ES

**1,860 Empty Seats at the Elementary School Level**



= 437



\$16.8 Mil

\$4.2 Mil

\$4.2 Mil

\$4.2 Mil

\$4.2 Mil

Average MS

**1,640 Empty Seats at the Middle School Level**



= 790



\$13.4 Mil

\$6.7 Mil

\$6.7 Mil



## 2024 Spring Survey

**Would you support a long-range plan to right-size our district based on the actions above?**

**Yes – 53%**  
**No – 13.5%**  
**Not Sure/Need Info – 33.5%**

**Do you support expanding courses and training in college and career connected learning courses?**

**Yes – 78.9%**  
**No – 7.9%**  
**Not Sure – 13.2%**





# Bond Development Values

## Bond Plan Mission (From August Task Force Meeting)

### THE PROMISE – THE NORTH STAR

The bond aims to fulfill a promise of educational excellence, ensuring every student is **future-ready** and that the District meets ambitious achievement goals, effectively preparing students for post-graduation success.

### GOOD STEWARDS

As good stewards of community resources, the district seeks to right-size its operations, efficiently manage financial resources and use savings to support further improvements and initiatives.

### TRANSFORMATIVE, FUTURE-FORWARD FACILITIES

The plan focuses on creating modern, innovative facilities that not only meet current educational standards but are also designed to be sustainable and relevant into the future, enhancing both student learning and staff retention.

### PRIDE IN CRCSD

The goal is to bolster community pride and trust in the District, creating a positive and visible transformation that resonates widely, leading to a strengthened and more united Cedar Rapids.





# Bond Development Values

Task Force Values (From October Task Force Meeting)

Providing Equity and Opportunities and Removing Barrier

Excellence in Education

Supporting School Staff

Providing Modern Facilities

Serving the Community





## Bond Options : Option 1

**Kennedy HS:  
CCR / Commons Renovation**

**New Middle School**

**New Elementary School**





## Bond Options : Option 1

**Kennedy HS:  
CCR / Commons Renovation**

**\$30 Million**

**New Middle School**

**New Elementary School**

- 1. Continues College & Career Readiness Development at 3<sup>rd</sup> High School**
  - 2. Provides a Freshman Academy similar to Washington and Jefferson.**
  - 3. Provides Equity and Opportunities for Student of all Feeder Patterns**
  - 4. Provided needed expansion of cafeteria to provide better experience for students.**
- 



## Bond Options : Option 1

Kennedy HS:  
CCR / Commons Renovation

New Middle School

**\$90 Million**

New Elementary School

1. Provides a modern innovative middle school facility
2. Replaces existing Harding Middle School which has a PPEL Schedule of \$5.2 Million
3. School is currently at 57% Capacity. This allows for the school to be “*right-sized*”
4. Allows for strategic development of feeder patterns in the future.



# Bond Options : Option 1

Kennedy HS:  
CCR / Commons Renovation

New Middle School

New Elementary School

**\$52 Million**

## 1. Allows for right-sizing the district by allowing one school to replace two schools.

1. Considering CRA@Taylor combining with Cleveland (No AC) **\$2.5 Mil Savings\***
2. Considering Nixon combining with Hiawatha **\$2.6 Mil Savings\***
3. Considering Kenwood LA combining with Wright (No AC) **\$2.8 Mil Savings\***

## 2. Provides a modern innovative school serving needed areas of the district.

\* Projected Savings in Operational Costs

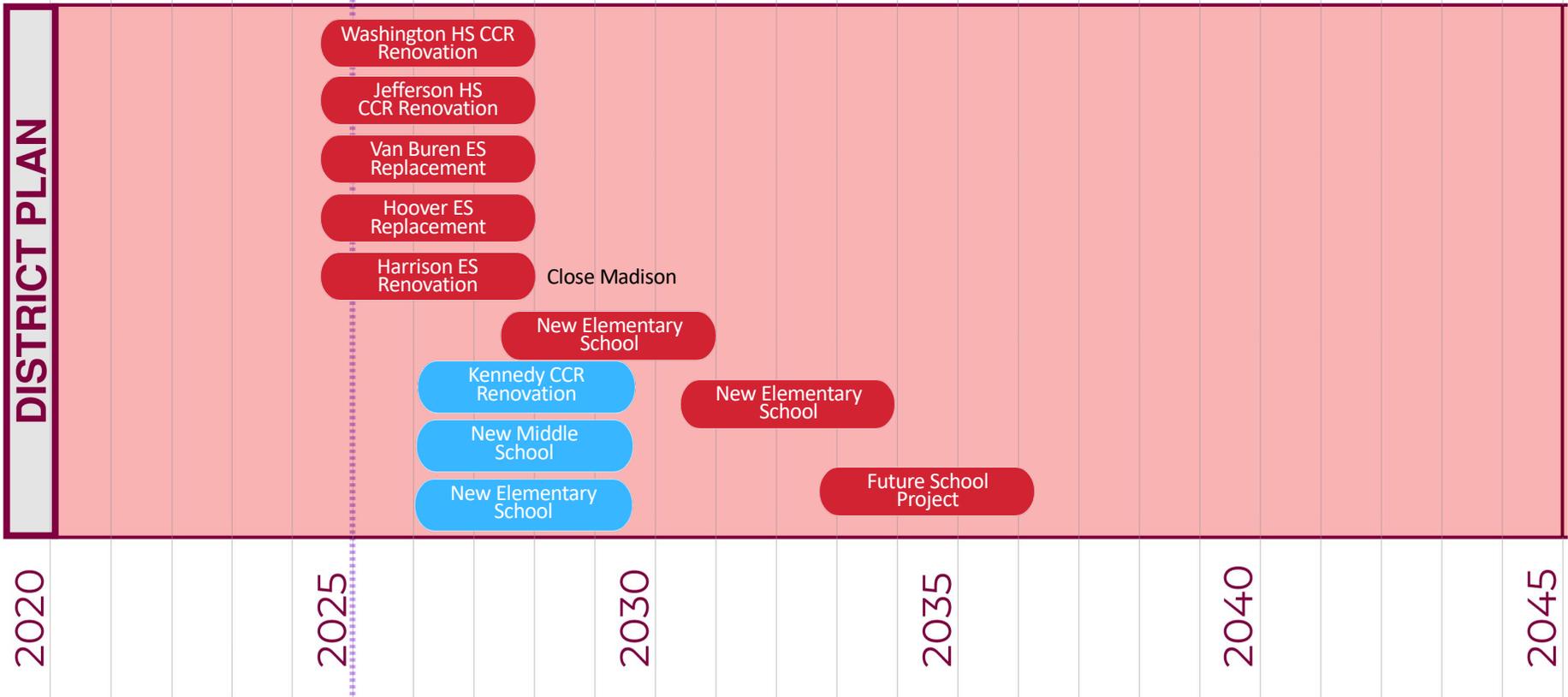


# Long Range Plan

## Bond Option 1

SAVE Projects

Bond Projects





## Bond Options : Option 2

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

**New Middle School**

**Wilson Renovation**

**New Elementary School**





## Bond Options : Option 2

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

**\$12 Million**

**New Middle School**

**Wilson Renovation**

**New Elementary School**

- 1. Provides a Freshman Academy similar to Washington and Jefferson.**
  - 2. Provides Equity and Opportunities for Student of all Feeder Patterns**
  - 3. Provided needed expansion of cafeteria to provide better experience for students.**
- 



## Bond Options : Option 2

Kennedy HS:  
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## Bond Options : Option 2

Kennedy HS:  
Freshman Academy / Commons  
Renovation

New Middle School

Wilson Renovation

**\$36 Million**

New Elementary School

1. Investment at Historic Wilson Middle School to continue long term investment.
  2. Address deficiencies within the school such as Gym / Auditorium / Kitchen and ADA issues.
  3. Modernize the school.
- 

## Bond Options : Option 2

Kennedy HS:  
Freshman Academy / Commons  
Renovation

New Middle School

Wilson Renovation

New Elementary School

**\$52 Million**

**1. Allows for right-sizing the district by allowing one school to replace two schools.**

- |  |                           |
|--|---------------------------|
| 1. Considering CRA@Taylor combining with Cleveland (No AC) | <b>\$2.5 Mil Savings*</b> |
| 2. Considering Nixon combining with Hiawatha               | <b>\$2.6 Mil Savings*</b> |
| 3. Considering Kenwood LA combining with Wright (No AC)    | <b>\$2.8 Mil Savings*</b> |

**2. Provides a modern innovative school serving needed areas of the district.**

**3. .**

\* Projected Savings in Operational Costs

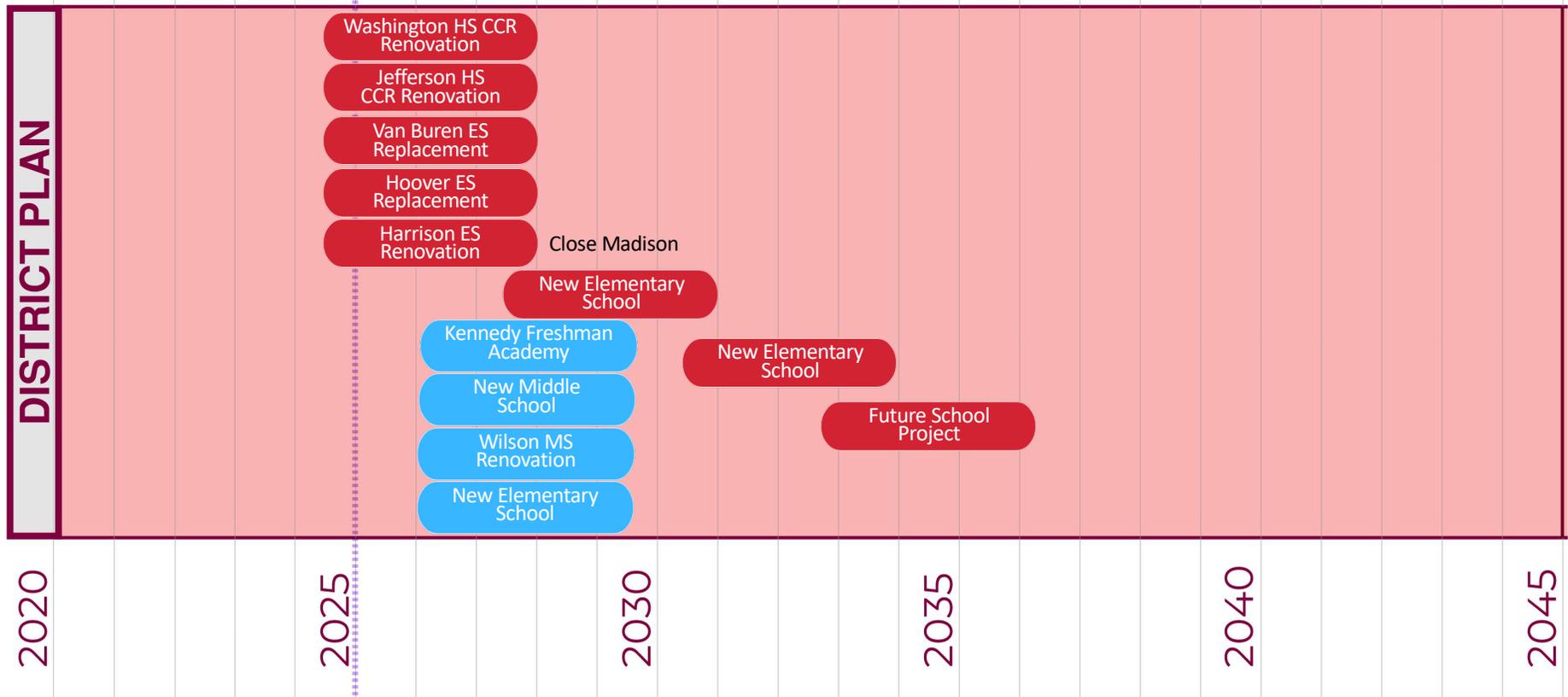


# Long Range Plan

## Bond Option 2

SAVE Projects

Bond Projects





## Bond Options : Option 3

**New Middle School**

**Wilson Renovation**

**New Elementary School**





## Bond Options : Option 3

New Middle School

**\$90 Million**

Wilson Renovation

New Elementary School

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## Bond Options : Option 3

New Middle School

Wilson Renovation

**\$36 Million**

New Elementary School

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## Bond Options : Option 3

New Middle School

Wilson Renovation

New Elementary School

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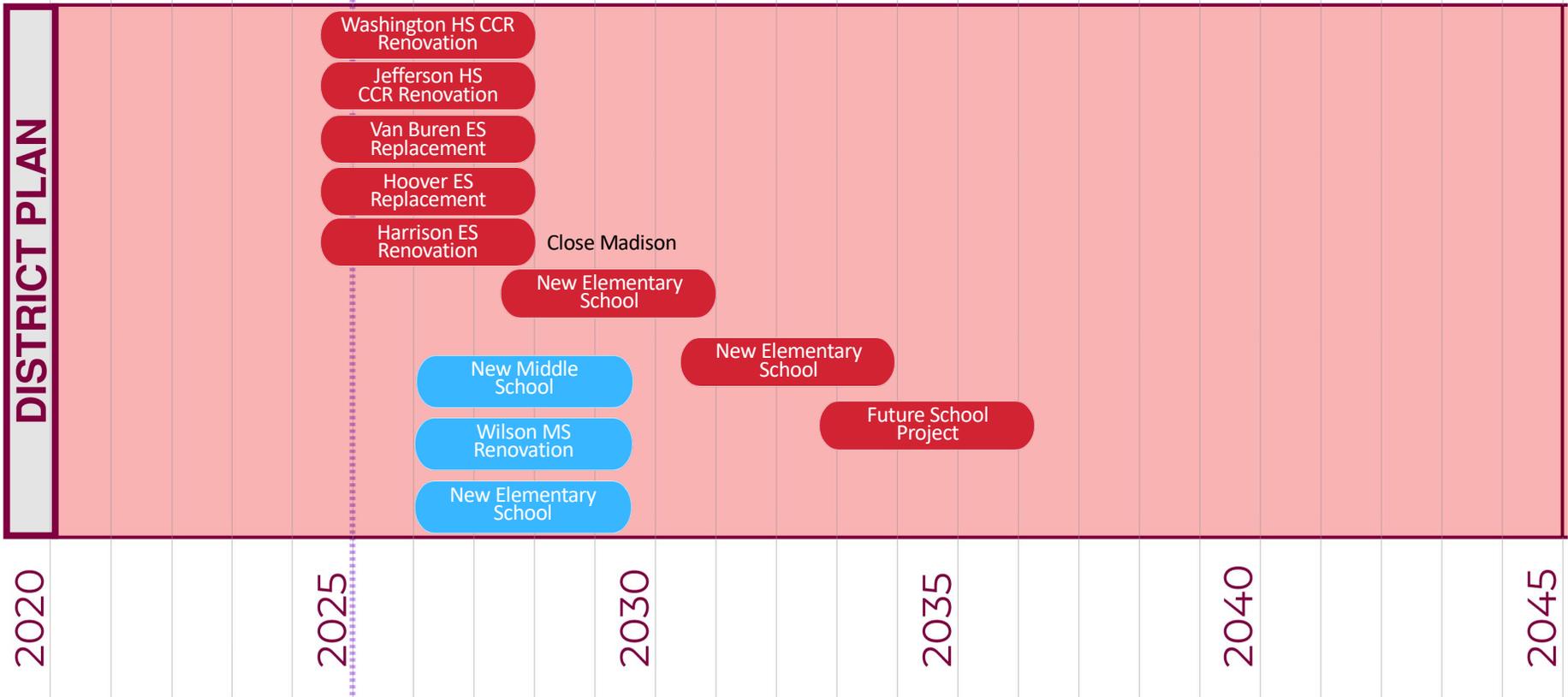


# Long Range Plan

## Bond Option 3

SAVE Projects

Bond Projects





## Bond Options : Option 4

**New Middle School**

**McKinley Renovation**

**Wilson Renovation**





## Bond Options : Option 4

New Middle School

**\$90 Million**

McKinley Renovation

Wilson Renovation

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4. Allows for strategic development of feeder patterns in the future.



## Bond Options : Option 4

New Middle School

McKinley Renovation

**\$51 Million**

Wilson Renovation

- 1. Continued Investment in Historic McKinley School.**
- 2. Fully modernizing facility to enhance educational opportunities for the future.**
- 3. Allows for strategic development of feeder patterns in the future. Create building that can house both McKinley and Franklin students.**
- 4. Franklin can be used then to house Metro HS, the district Transition Center and other District programming.**
  - Metro HS could be removed from inventory
  - Transition Center currently leases space for operation





## Bond Options : Option 4

New Middle School

McKinley Renovation

Wilson Renovation

**\$36 Million**

1. Committed Long-Term Investment at Historic Wilson School
  2. Address deficiencies within the school: Gym / Auditorium / Kitchen / ADA etc
  3. Modernize the school.
  4. Create school that can become the new home for Grant and Cedar River Academy schools reducing annual operations cost for the District.
  5. MS Students combine at Roosevelt MS.
- 

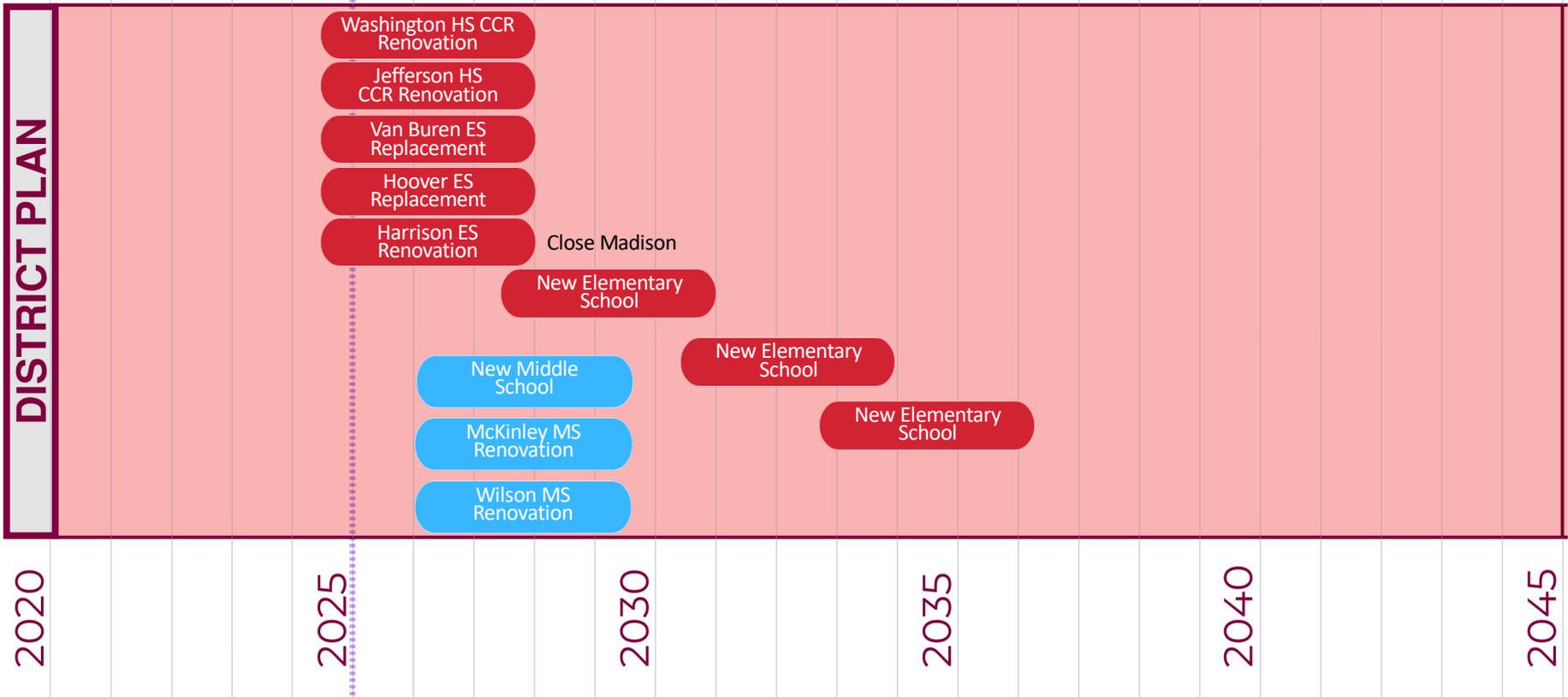


# Long Range Plan

## Bond Option 4

SAVE Projects

Bond Projects





## Bond Options : Option 5

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

**New Middle School**

**McKinley Renovation**

**Wilson Renovation**





## Bond Options : Option 5

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

**\$12 Million**

**New Middle School**

**McKinley Renovation**

**Wilson Renovation**

- 1. Provides a Freshman Academy similar to Washington and Jefferson.**
  - 2. Provides Equity and Opportunities for Student of all Feeder Patterns**
  - 3. Provided needed expansion of cafeteria to provide better experience for students.**
- 



## Bond Options : Option 5

Kennedy HS:  
Freshman Academy / Commons  
Renovation

New Middle School

**\$90 Million**

McKinley Renovation

Wilson Renovation

1. Provides a modern innovative middle school facility
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- 

## Bond Options : Option 5

Kennedy HS:  
Freshman Academy / Commons  
Renovation

New Middle School

McKinley Renovation

**\$51 Million**

Wilson Renovation

1. Continued Investment in Historic McKinley School.
2. Fully modernizing facility to enhance educational opportunities for the future.
3. Allows for strategic development of feeder patterns in the future. Create building that can house both McKinley and Franklin students.
4. Franklin can be used then to house Metro HS, the district Transition Center and other District programming.
  1. Metro HS could be removed from inventory
  2. Transition Center currently leases space for operation



## Bond Options : Option 5

Kennedy HS:  
Freshman Academy / Commons  
Renovation

New Middle School

McKinley Renovation

Wilson Renovation

**\$36 Million**

1. Committed Long-Term Investment at Historic Wilson School
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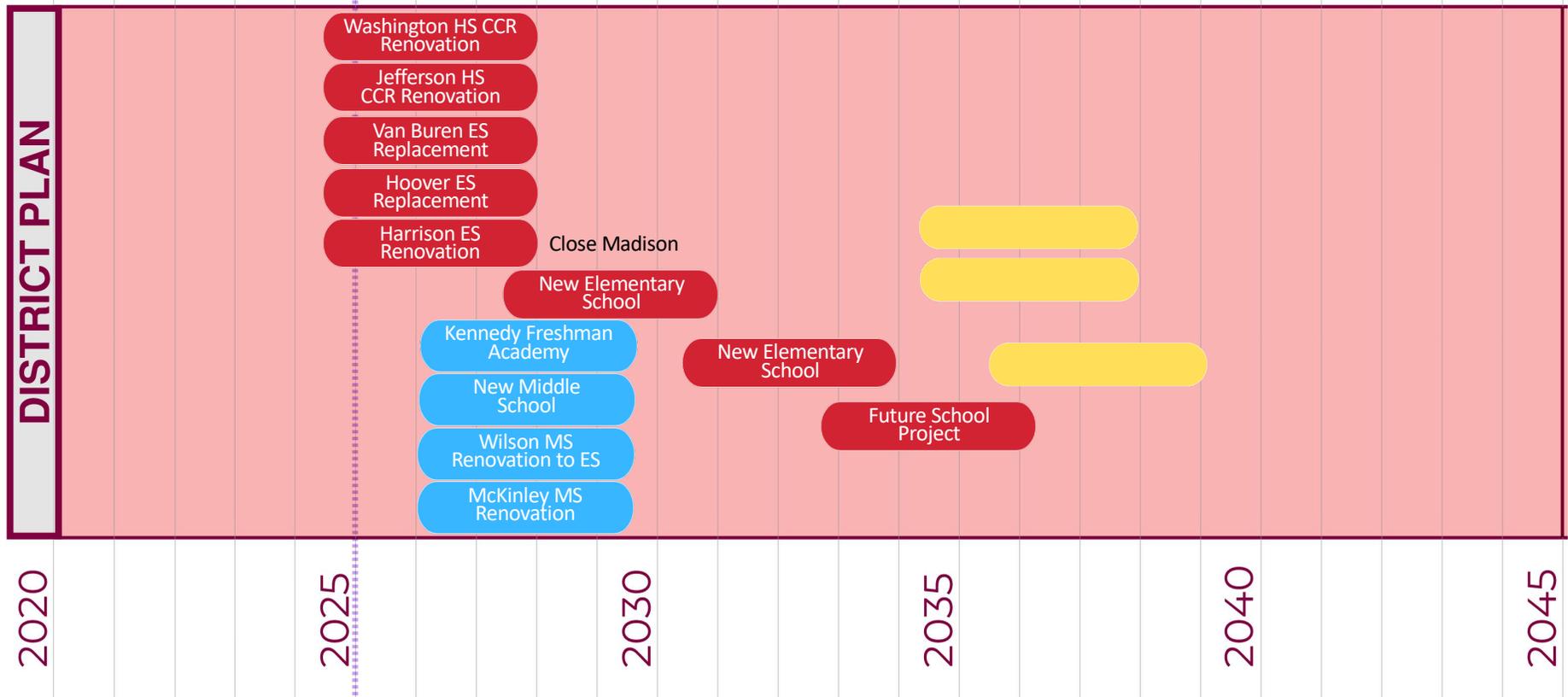


# Long Range Plan

## Bond Option 5

SAVE Projects

Bond Projects





## How Does the Bond Fit into the Long-Range Plan

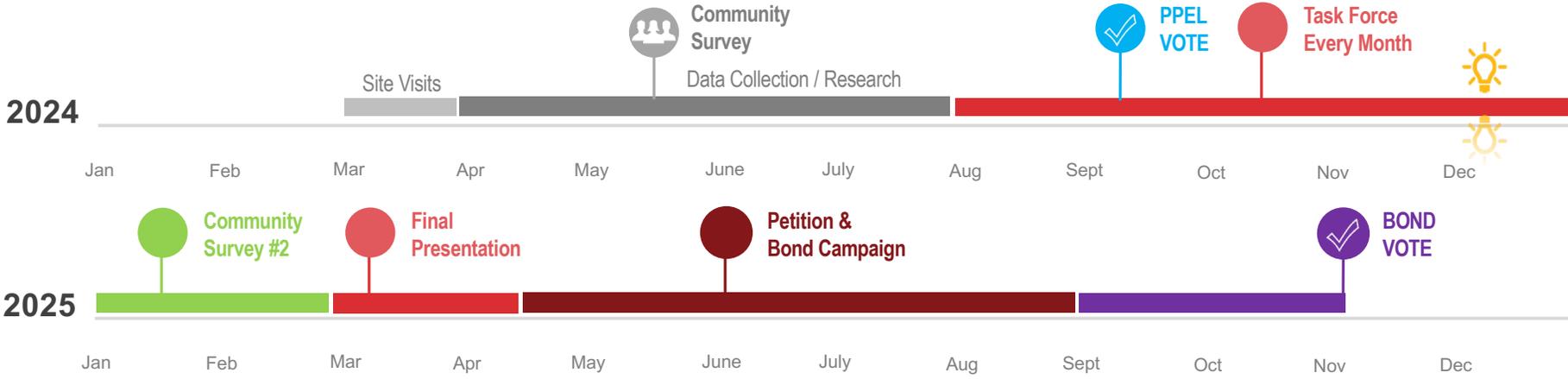
### Challenges to Solve:

- Declining Enrollment = Declining Funding
  - Operational Expenses are draining resources of the District intended to provide innovation and excellence in education
  - Right-sizing the District allow for delivery of quality education.
  - We cannot combine schools at any level without building new.
  - Building schools 50% larger (from 400 to 600 in size) allows for the district to be right-sized by combining two schools into one.
- 

Task Force Workshop  
Bond Options



# 321 DAYS UNTIL BOND VOTE



 TODAY

# 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

January 14

Refine Bond Options Workshop (If Needed)

February 11

Refine Bond Options Workshop (If Needed)

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](mailto:futurereadyfacilities@crschools.us)



# THANK YOU

For Being A  
Valuable Part Of This Process

