

CENTER POINT - URBANA COMMUNITY SCHOOL DISTRICT

FACILITIES MASTER PLAN
COMMUNITY INPUT MEETINGS - APRIL + MAY 2024

INVISION
PLANNING | ARCHITECTURE | INTERIORS

 **ESTES**
CONSTRUCTION

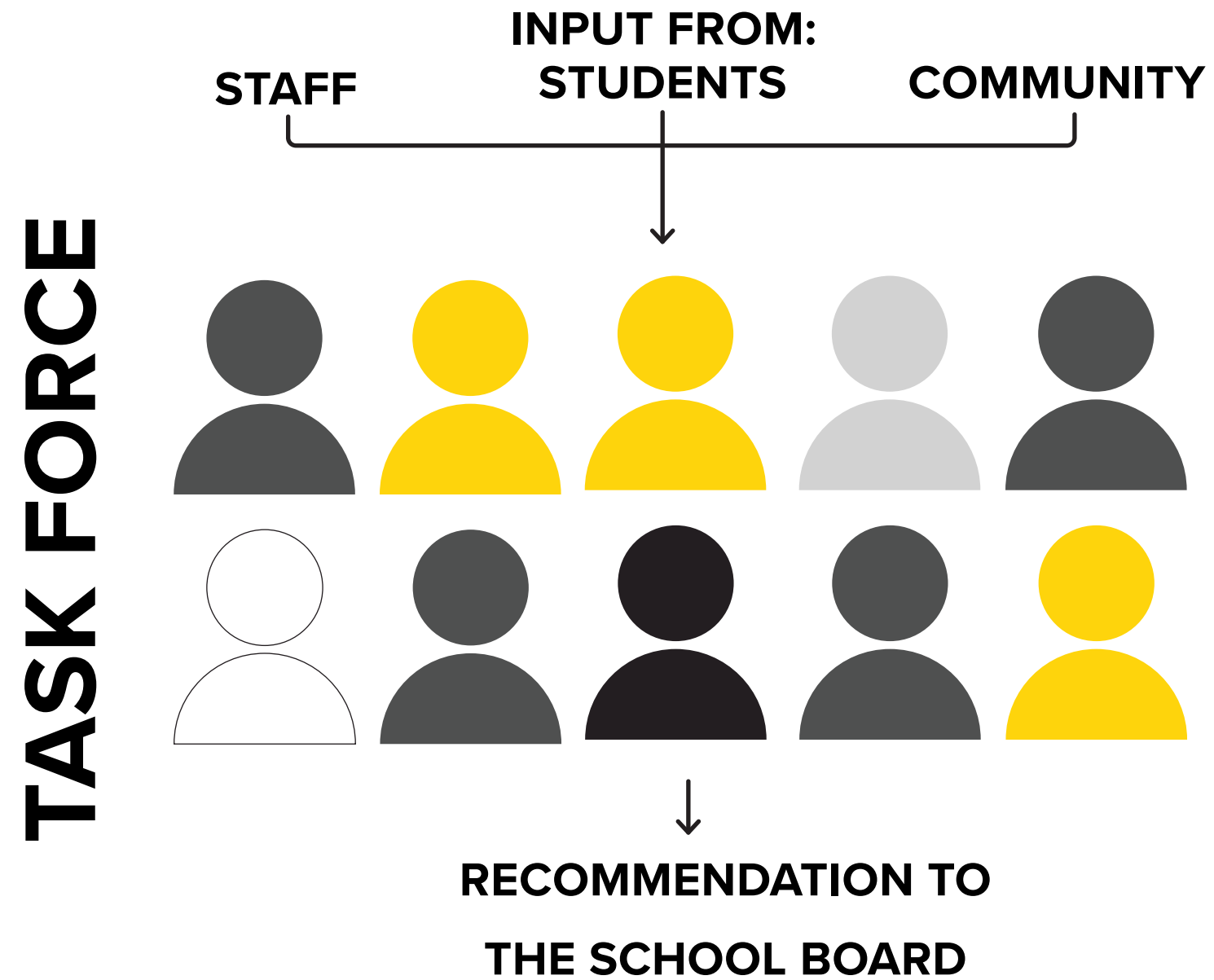
PROCESS

1. WHERE ARE WE?

2. WHERE DO WE WANT TO BE?

3. HOW DO WE GET THERE?

TASK FORCE

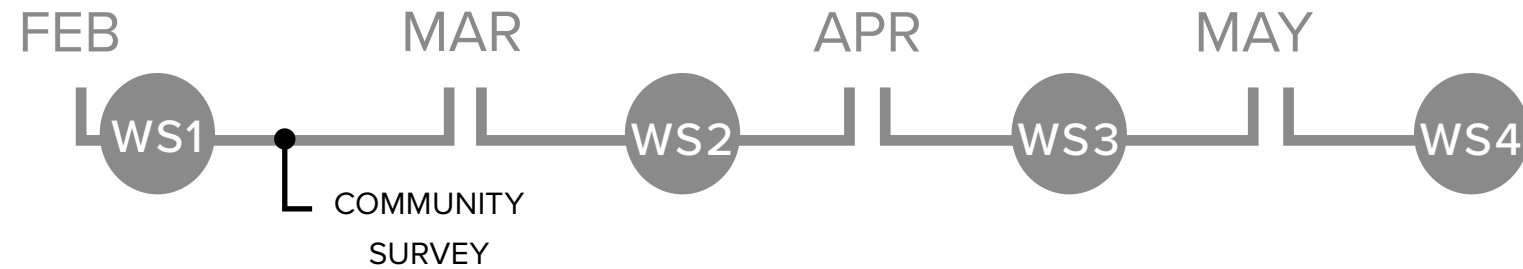


SCHEDULE

2022

WHERE ARE WE?

WHERE DO WE WANT TO BE?



Workshop 1 Discovery Focus Groups Educator Team 1 Task Force 1	Workshop 2 Data Educator Team 2 Task Force 2	Workshop 3 Prioritization Task Force 3	Workshop 4 Approaches Task Force 4
--	---	--	--

HOW DO WE GET THERE?

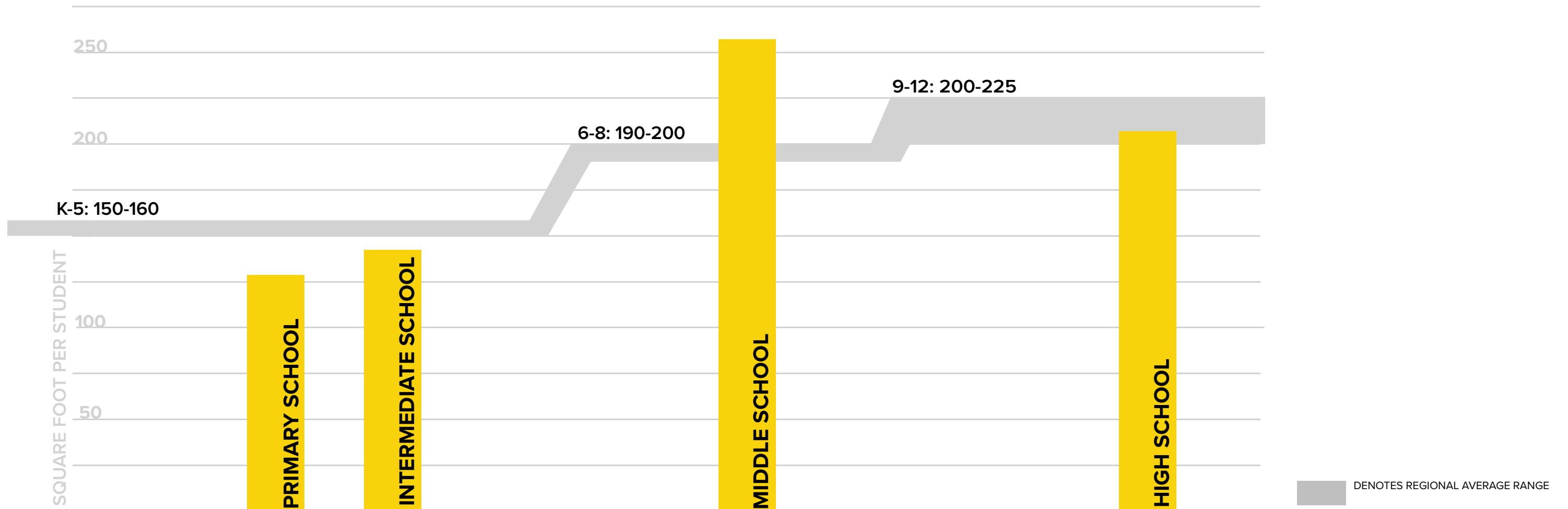
2024



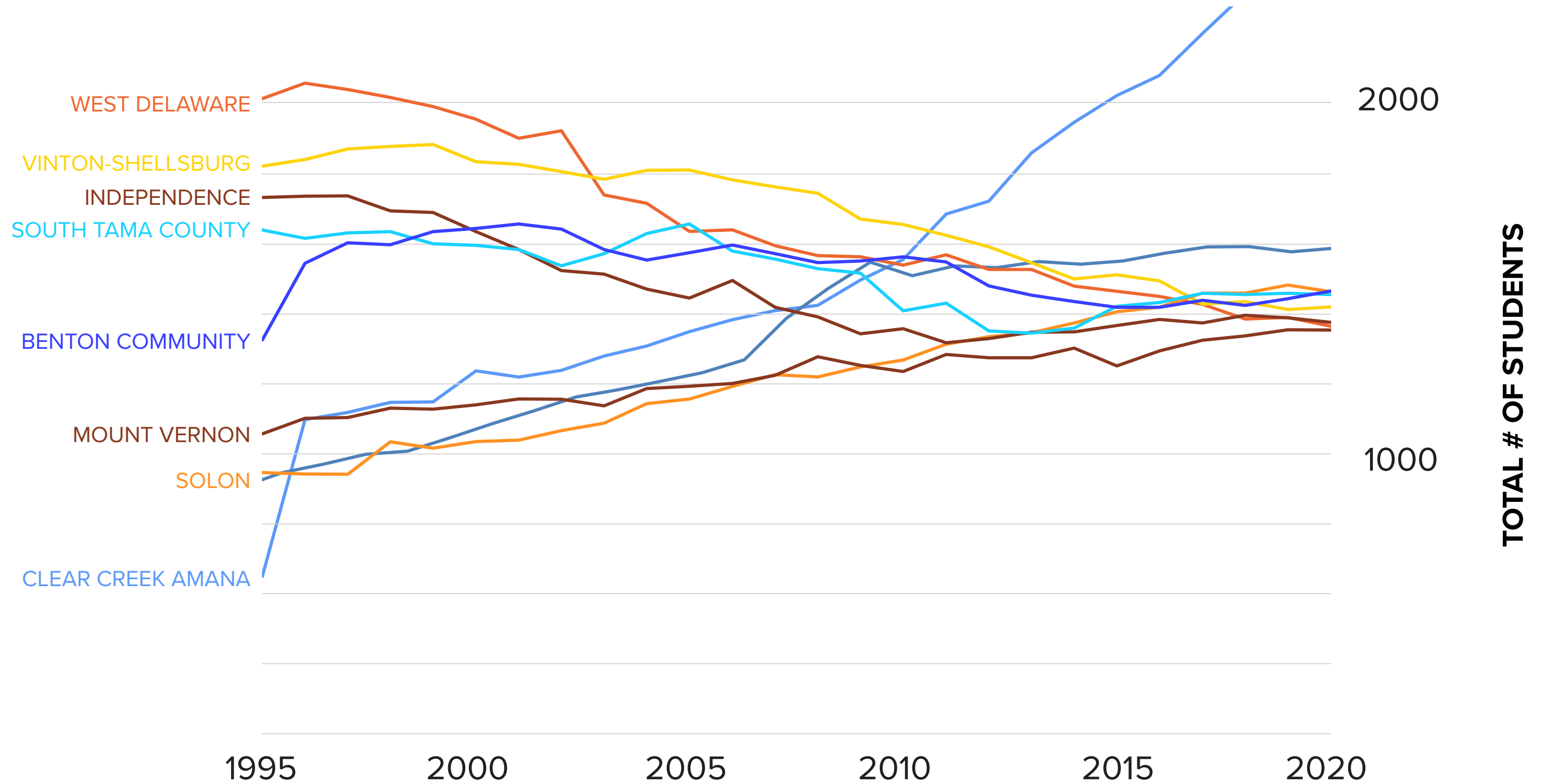
WHERE ARE WE?

BENCHMARKING

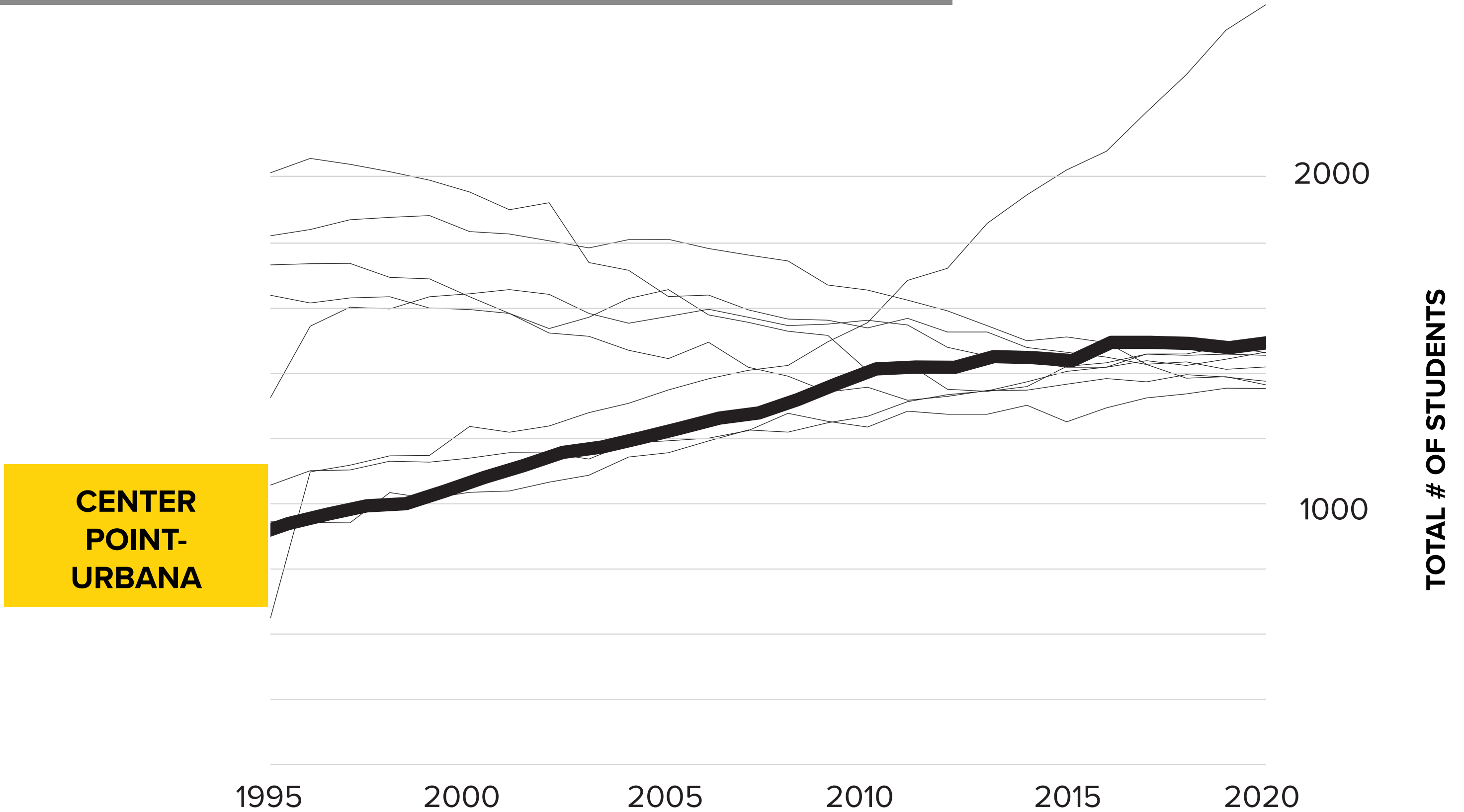
Comparing square foot per student to regional averages allows high level evaluation of the spatial adequacy in terms of size and quantity of spaces. In secondary education, the main factors impacting square feet per student are classroom size, availability of shared collaboration spaces, size and quantity of specialty labs, auditorium capacity, gym capacity, and court count.



TRENDS



TRENDS



**CENTER
POINT-
URBANA**

TOTAL # OF STUDENTS

PRIMARY SCHOOL
SPACE USAGE

62,657_{SF}

GROSS BUILDING AREA

406

STUDENT ENROLLMENT

PRE-K - 2

GRADES SERVED

1

NUMBER OF STORIES

154

SQFT / STUDENT



NEEDS

PRIMARY

In Progress or Complete:

Site drainage (complete)

New playground (in progress)

High Priority:

Roof Replacement

Future Work to Plan For:

Replace Classroom Heat Pumps and RTU

Office to secure entry connection

Redevelop shared grade media centers

INTERMEDIATE SCHOOL
SPACE USAGE

59,129_{SF}

GROSS BUILDING AREA

57,514_{SF}

USED FOR INTERMEDIATE
(1,615 SF USED FOR DISTRICT)

351

STUDENT ENROLLMENT

PRE-K, 3-5

GRADES SERVED

2

NUMBER OF STORIES

163

SQFT / STUDENT



NEEDS

INTERMEDIATE

In Progress or Complete:

Remove baseball diamond (complete)

Replace mammoth unit (complete)

High Priority:

Develop Pre-K classrooms in lower level

HVAC unit replacement for North classrooms

Future Work to Plan For:

New finishes in North classrooms

MIDDLE SCHOOL
SPACE USAGE

94,768_{SF}

GROSS BUILDING AREA

82,925_{SF}

USED FOR MIDDLE
(ROBOTICS, FACILITIES, ATHLETICS)

353

STUDENT ENROLLMENT

6-8

GRADES SERVED

3

NUMBER OF STORIES

234

SQFT / STUDENT



NEEDS

MIDDLE SCHOOL

High Priority:

Gym / Locker / Cafeteria HVAC unit

75% Roof replacement

Tuckpointing and flashing repairs at Admin

Future Work to Plan For:

Major Renovation/Rethink or Replacement

HIGH SCHOOL
SPACE USAGE

99,974_{SF}

GROSS BUILDING AREA

478

STUDENT ENROLLMENT

9-12

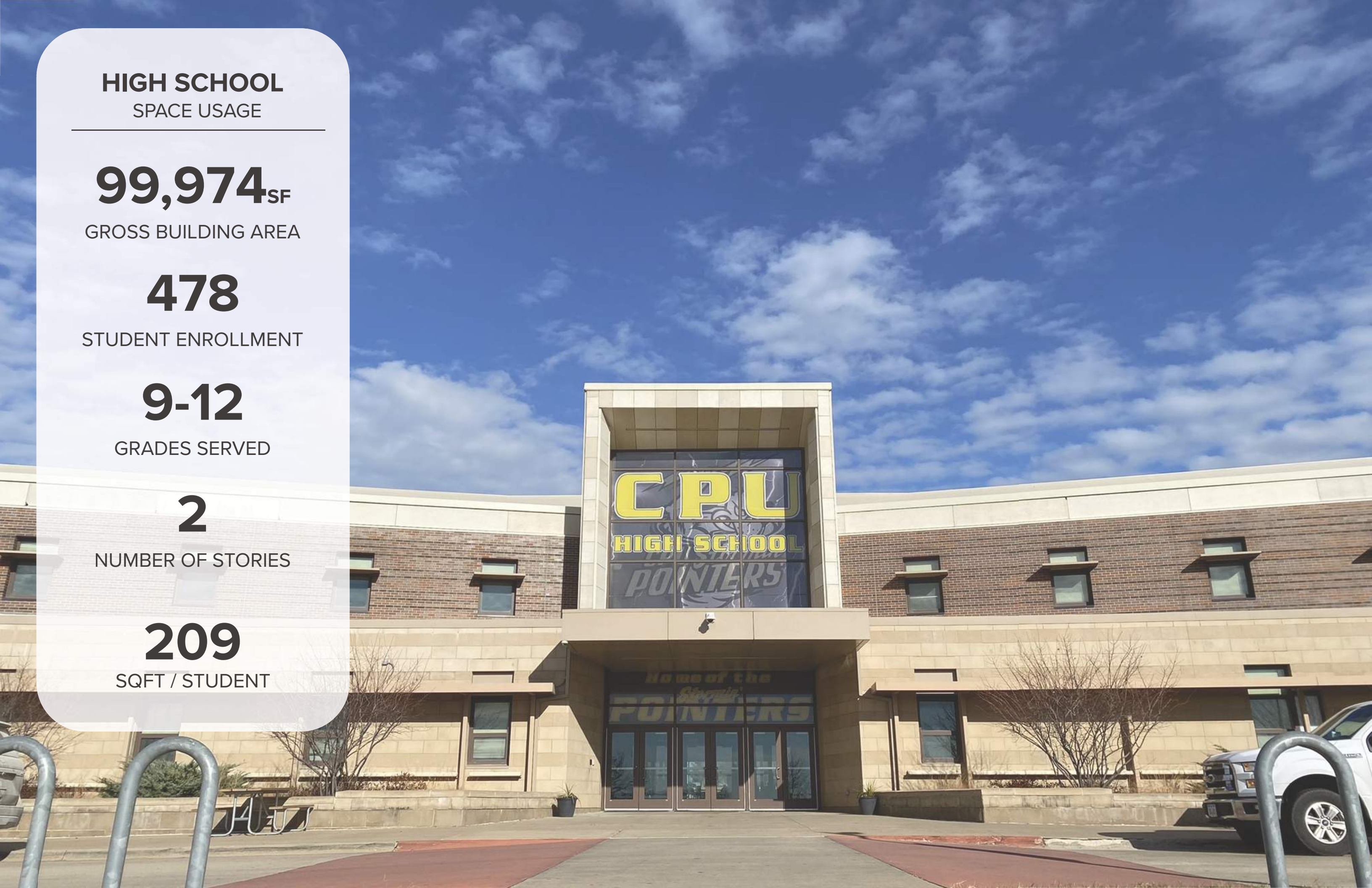
GRADES SERVED

2

NUMBER OF STORIES

209

SQFT / STUDENT



NEEDS

HIGH SCHOOL

High Priority:

Auditorium Addition

Wrestling, Locker, Weight Room Addition

Auxiliary Gym Addition

Athletic Fields

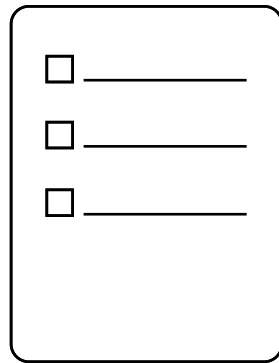
Ag Building

Future Work to Plan For:

Plan for future HVAC unit replacement

WHERE DO WE WANT TO BE?

INPUT



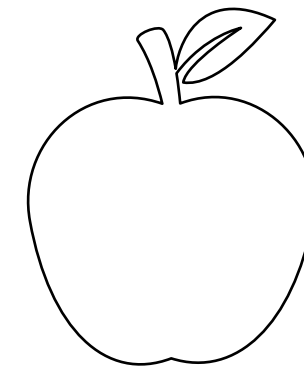
Community Survey

Focused on values
and priorities



Focus Groups

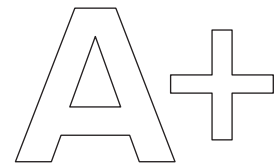
Civic, business, parents,
community leaders, and
students



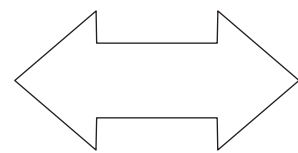
Educators

Educational
leadership team that
represented each
building

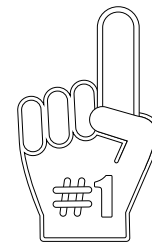
DRIVERS



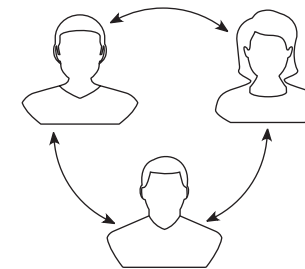
**GREAT
OUTCOMES ARE
BEING ACHIEVED.**



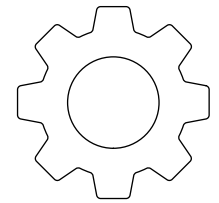
**SCHOOL AND
COMMUNITY
ARE LINKED IN
A DEEP WAY. THEY
ARE HIGHLY
CONNECTED.**



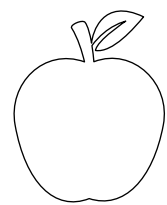
**THE COMMUNITY
LARGELY SUPPORTS
AND HAS PRIDE
IN THE SCHOOLS.**



**TEACHER, STUDENT,
AND PARENT
CONNECTIONS ARE
STRONG.**



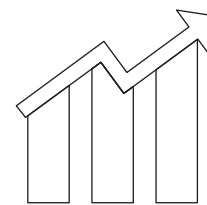
**THERE IS A CULTURE OF
CONSTANT IMPROVEMENT
AND CHANGE IN
THE SCHOOLS.
RELATIONSHIPS ARE
THE PRIORITY.**



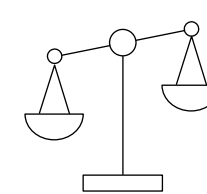
**FACILITIES PRIMARILY
SUPPORT CLASSROOM
BASED TEACHING IN
A FAIRLY TRADITIONAL
SETTING.**



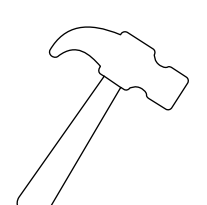
**A HISTORICALLY
SMALL TAX BASE
HAS ALWAYS LEFT
THE NEEDS LIST
LONGER THAN
THE AVAILABLE
FUNDING.**



**GROWTH WILL
CONTINUE TO HAPPEN
AT A SLOW AND STEADY
RATE. THERE IS SOME
ROOM FOR THE SCHOOLS
TO HANDLE GROWTH**



**CLASSROOM AND
ACADEMIC PROJECTS
HAVE BEEN PRIORITIZED
LEAVING SOME ACTIVITIES
AND ARTS SPACES
UNDERSIZED, OUTDATED,
OR NON-EXISTENT.**



**NUTS AND BOLTS
WORK HAS BEEN CONTINUOUS
AND ON-GOING IN THE
SCHOOLS. FACILITIES
ARE GENERALLY
WELL MAINTAINED.**

SCOPE

Primary School	Low	High	Comment
<i>Fix Playground Drainage</i>	\$70,000	\$90,000	<i>Done</i>
<i>Partial HVAC System Replacement</i>	\$1,250,000	\$1,520,000	<i>In Progress</i>
<i>Restroom Remodel</i>	\$680,000	\$840,000	<i>In Progress</i>
Roof Replacement	\$1,620,000	\$1,980,000	

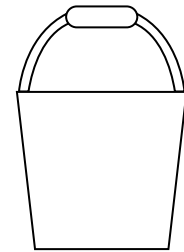
Intermediate School	Low	High	Comment
<i>Remove Baseball Diamond</i>	\$180,000	\$220,000	<i>Done</i>
<i>Partial HVAC System Replacement</i>	\$610,000	\$740,000	<i>In Progress</i>
<i>New Finishes in North Classrooms</i>	\$890,000	\$1,080,000	<i>In Progress Annually</i>
Renovate Basement to Pre-K	\$390,000	\$470,000	

SCOPE

Middle School	Low	High	Comment
<i>Tuckpointing and Flashing at Admin</i>	\$60,000	\$70,000	<i>In Progress</i>
<i>Security Cameras</i>	\$260,000	\$320,000	<i>In Progress - Grant</i>
<i>Finish Upgrades</i>	\$2,540,000	\$3,110,000	<i>Paint and Carpet Annually in Areas</i>
HVAC System	\$2,480,000	\$3,030,000	Gym, Locker, Cafeteria
Roof Replacement	\$1,210,000	\$1,480,000	75% of roof
Restroom Remodel	\$130,000	\$160,000	Restrooms by kitchen
High School	Low	High	Comment
Auditorium Addition	\$7,520,000	\$9,190,000	600 seats
Wrestling / Locker / Weight Room	\$7,370,000	\$9,010,000	16,100 sf
Auxiliary Gym	\$3,070,000	\$3,760,000	7,500 sf
Shared Lobby / Restrooms	\$1,810,000	\$2,220,000	Serves arts + athletics
Athletic Field	\$5,550,000	\$8,100,000	Turn fields, new press box, parking

BUDGET BUCKETS

VOTED PHYSICAL PLANT & EQUIPMENT LEVY



SALES TAX REVENUE BONDS (SAVE)



GENERAL OBLIGATION BONDS



SOURCE

Property tax

Sales tax

Property tax

LEVY RATE (PER \$1,000)

\$1.34

--

Up to \$4.05

VOTE REQUIRED

Yes

Yes

Yes

OF QUESTIONS

1

1

1 (because previously passed)

APPROVAL NEEDED

50% + 1 vote

50% + 1 vote

60% + 1 vote

NOTES

Separate from board approved \$0.33
PPEL

Used for maintenance, repairs,
construction, technology, vehicles,
furniture, and equipment

Penny sales tax

Funds used for maintenance and construction
projects

Allows district to levy up to
\$4.05 but could be less

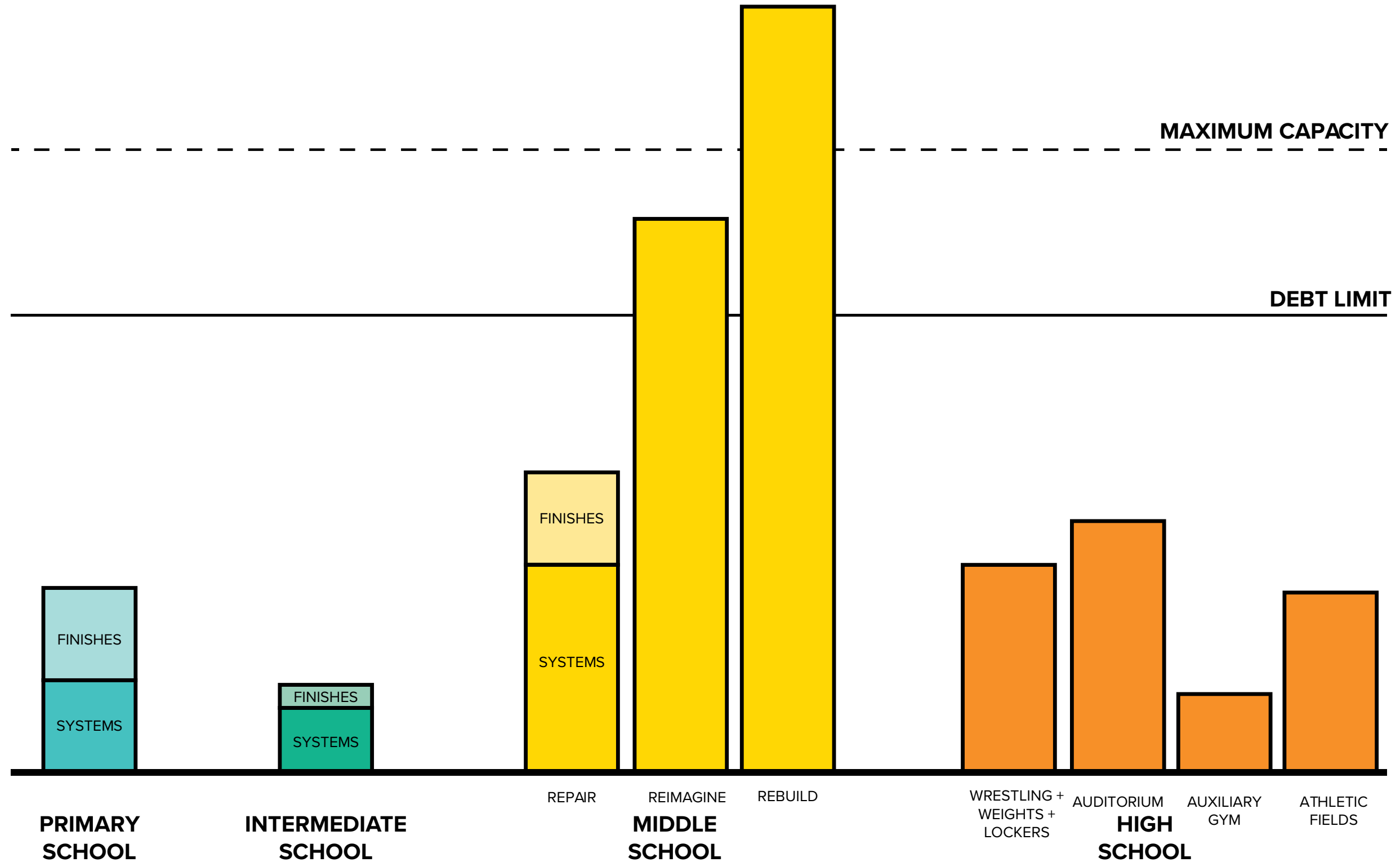
Project specific

**WE ARE
PROPERTY
POOR**

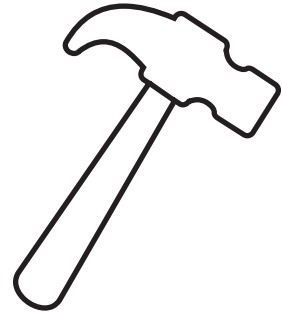
DISTRICT	ENROLLMENT	PROPERTY VALUATION PER STUDENT
BENTON	1633	\$693,800
CENTER POINT-URBANA	1523	\$370,760
CLEAR CREEK-AMANA	2975	\$736,750
INDEPENDENCE	1496	\$520,300
MOUNT VERNON	1414	\$423,100
OLON	1511	\$609,500
SOUTH TAMA COUNTY	1488	\$423,800
VINTON-SHELLSBURG	1573	\$578,100
WEST DELAWARE	1392	\$720,500

***2022 information**

CAPACITY

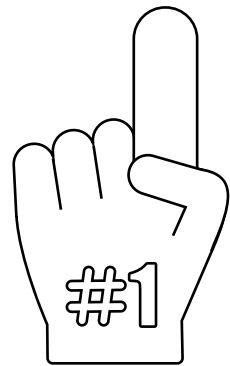


ROAD MAP



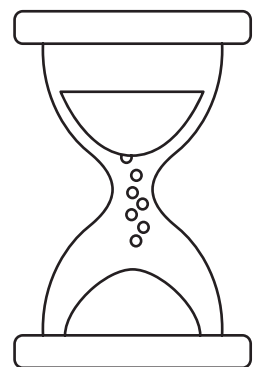
Maintain and Sustain

Align maintenance projects and system replacements with available on-going funding streams. Leave capacity for continued improvements and unknowns.



Support

Build support in the community for needed performance, program and practice spaces.



Future Focus

Look forward to the hopeful growth of the community and tax base to fund a long-term solution for the Middle School in the 15-20 year future.

FUND ALIGNMENT



Future Focus

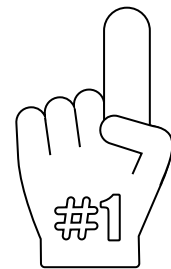
Amount dependent on community and valuation growth

2039 or beyond

**Future General
Obligation Bond**

Middle School

Long-term solution (renovation or replacement) for the Middle School



Support

\$19.8 million
2027-2028

**General Obligation
Bond**

Major Projects

Potential List (all at HS):
Auditorium
Field Work
Weight Room
Wrestling Room
Auxiliary Gym



Maintain and Sustain

**Ongoing / Emergency
Maintenance**

\$9.8 million

SAVE funds

**Roof, HVAC,
Preschool**

HOW DO WE GET THERE?

MAINTAIN



	LOW	HIGH
Primary School Roof Replacement	\$1,620,000	\$1,980,000
Intermediate School Pre-K Rooms	\$390,000	\$470,000
Middle School - Gym, Locker, Cafeteria HVAC	\$2,480,000	\$3,030,000
Middle School Roof Replacement	\$1,210,000	\$1,480,000
Middle School Restroom Remodel	\$130,000	\$160,000
	\$5,830,000	\$7,120,000

ROAD MAP

2024

2040

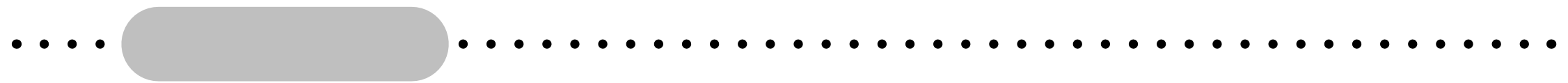


MAINTAIN + SUSTAIN

Ongoing Maintenance



HVAC, Roof,
Preschool Rooms



SUPPORT

Major
Projects



DESIGN
2026

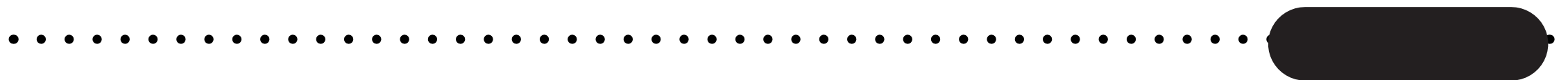
CONSTRUCTION
2027-2028

BOND PAYMENT

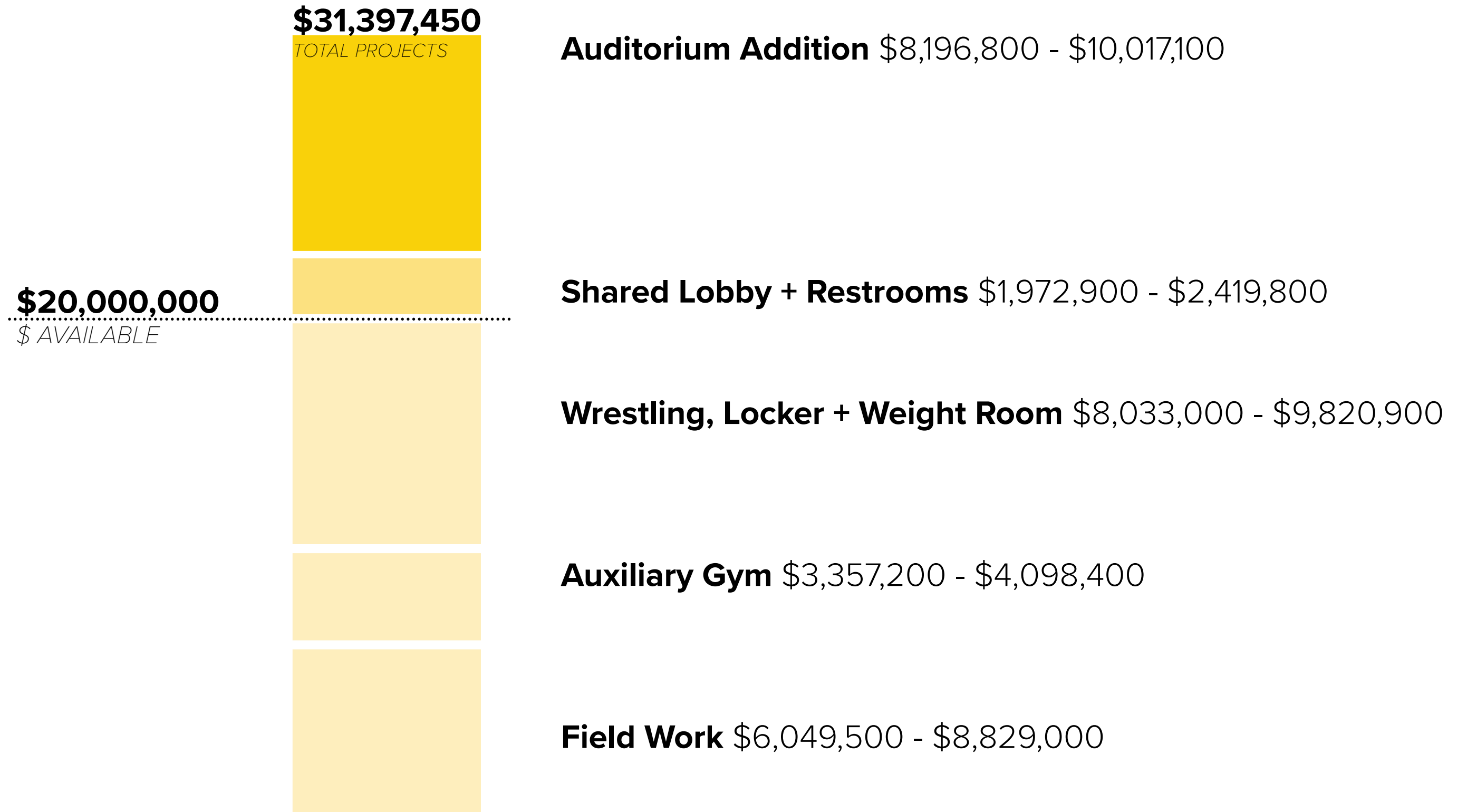
Bond Votes
Nov '24 or '25

FUTURE FOCUS

Middle School



BASELINE



PRIORITIES



ATHLETICS + PE

1. Providing safe baseball + softball fields is the top priority
 - Other work at the stadium (parking, press box, etc.) could wait
 - Any other work at the stadium should consider reconfiguring to accommodate future needs (soccer, 8 lanes, etc.)
2. Relocating wrestling and weights to be at the high school is the next priority which also allows for PE to not travel to the middle school
 - Moving wrestling will require the building of an additional locker room
3. Auxiliary gym would benefit all and help to alleviate many issues, but may be the “nice to have” on the list
4. All pieces must incorporate storage
5. Coach and official locker rooms would be the lowest priority
6. Equipment (mats, weight equipment, etc.) could potentially be privately funded

ARTS

1. Performance amenities are to be prioritized over audience amenities
2. The current budget includes a 600-seat house, however 800 seats would be the wish
3. Adequate stage space, fly space, and wings are a priority
4. Set building and storage spaces is needed
5. Wide access to the existing music spaces is essential and these spaces could be used for green rooms
6. Open audio/visual booth is a must have
7. Catwalk and spotlight booth would be nice to have
8. Potential private fundraising could include seating, technology, sound, piano (equipment)

MASTER PLAN

Potential
Future
Middle
School Site

Activities
Expansion
Zone

CTE
Bldg

Existing
HS

Rotate and
Redevelop
Softball

Rotate and
Redevelop
Baseball

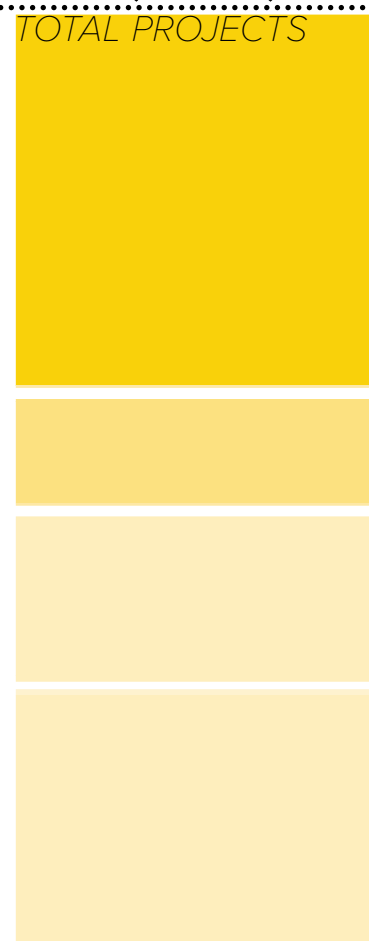
New Press
Box

New Press
Box

A | PRIORITIZE

\$20,000,000
\$ AVAILABLE

\$20,000,000
TOTAL PROJECTS



Auditorium Addition \$9,000,000

Originally \$ 8,196,800 - \$10,017,100
600 seat auditorium

Shared Lobby + Restrooms \$1,250,000

Originally \$1,972,900 - \$2,419,800

Weight Room + Multi-Purpose Space \$3,750,000

Originally \$3,357,200 - \$4,098,400

Field Work \$6,000,000

Originally \$6,049,500 - \$8,829,000

Not Included: Wrestling, Locker, Auxiliary Gym

BI MANY HANDS

\$19,865,443
\$ AVAILABLE

\$20,000,000
TOTAL PROJECTS

Other Funding Streams

\$3,500,000-\$5,000,000

*Auditorium \$1.2M-\$2.1M
Wrestling/Weight Room \$1M-\$2M
Fields \$1.2M-\$2.7M*

Auditorium Addition \$7,000,000

*Originally \$ 8,196,800 - \$10,017,100
600 seat auditorium*

Shared Lobby + Restrooms \$1,500,000

Originally \$1,972,900 - \$2,419,800

Wrestling, Locker + Weight Room \$7,000,000

Originally \$8,033,000 - \$9,820,900

Field Work \$4,500,000

Originally \$6,049,500 - \$8,829,000

Not Included: Auxiliary Gym Addition

CI NEW TODAY

\$19,865,443

\$ AVAILABLE

\$20,000,000

TOTAL PROJECTS

Performance Addition \$14,000,000

*Performance / Multi-Purpose Hall with seating for 1,000-1,200
Full Stage + Scene Shop
Weight + Fitness Room
Locker Room
Storage
Lobby + Restrooms*

Field Work \$6,000,000

Originally \$6,049,500 - \$8,829,000

COMPARISON

\$20,000,000

TOTAL PROJECTS

Other Funding Streams

\$3,500,000-\$5,000,000

Auditorium Addition

600 seat auditorium

Shared Lobby + Restrooms

Weight Room

Multi-Purpose Space

Field Work

Not Included:

Dedicated

Wrestling, Locker, Auxiliary

Gym

A Prioritize

Auditorium Addition

600 seat auditorium

Shared Lobby + Restrooms

Weight Room

Wrestling

Locker Rooms

Field Work

Not Included:

Auxiliary Gym

B Many Hands

Performance Addition

Performance / Multi-Purpose

Hall with seating for 1,000-

1,200

Full Stage + Scene Shop

Weight + Fitness Room

Wrestling Room

Locker Room

Storage

Lobby + Restrooms

Not Included:

Dedicated Auditorium

Dedicated Aux Gym

C New Today

CONSIDERATIONS

1. Do we have the right projects prioritized?
2. Which option do you think is best for students?
3. Which option do you think the community will support?
4. Do you think the community is ready to support this in November 2024? Or 2025?

NEXT STEPS

- Feedback and input
- Additional meeting next Wednesday, May 1st
- Information will be available on the district website soon
- Engage your friends, family, neighbors, etc.
- Task force will weigh input and provide a board recommendation, final drawings developed