

An aerial photograph of a school campus. In the upper left, there is a large stadium with a running track and a large 'D' logo on the field. Below the stadium is a large white gymnasium. To the right of the gymnasium are two baseball fields. In the lower left, there is a parking lot with several cars. The text 'Central Decatur CSD' is overlaid in red, and 'Planning for Success' is overlaid in black below it.

Central Decatur CSD

Planning for Success

TONIGHT'S AGENDA

- Recap planning efforts to date
- Central Decatur Enrollment & Programming
- Review of District Financial Picture
- Discuss Future of South Elementary
- GOAL FOR TONIGHT: What's the right path for Central Decatur CSD?

WHERE WE HAVE BEEN

November 5th, 2024

Initial Kickoff Meeting

March 12th, 2025

FCA Report Delivery & Presentation

June 11th, 2025

5-Year Maintenance Planning (Work Session)

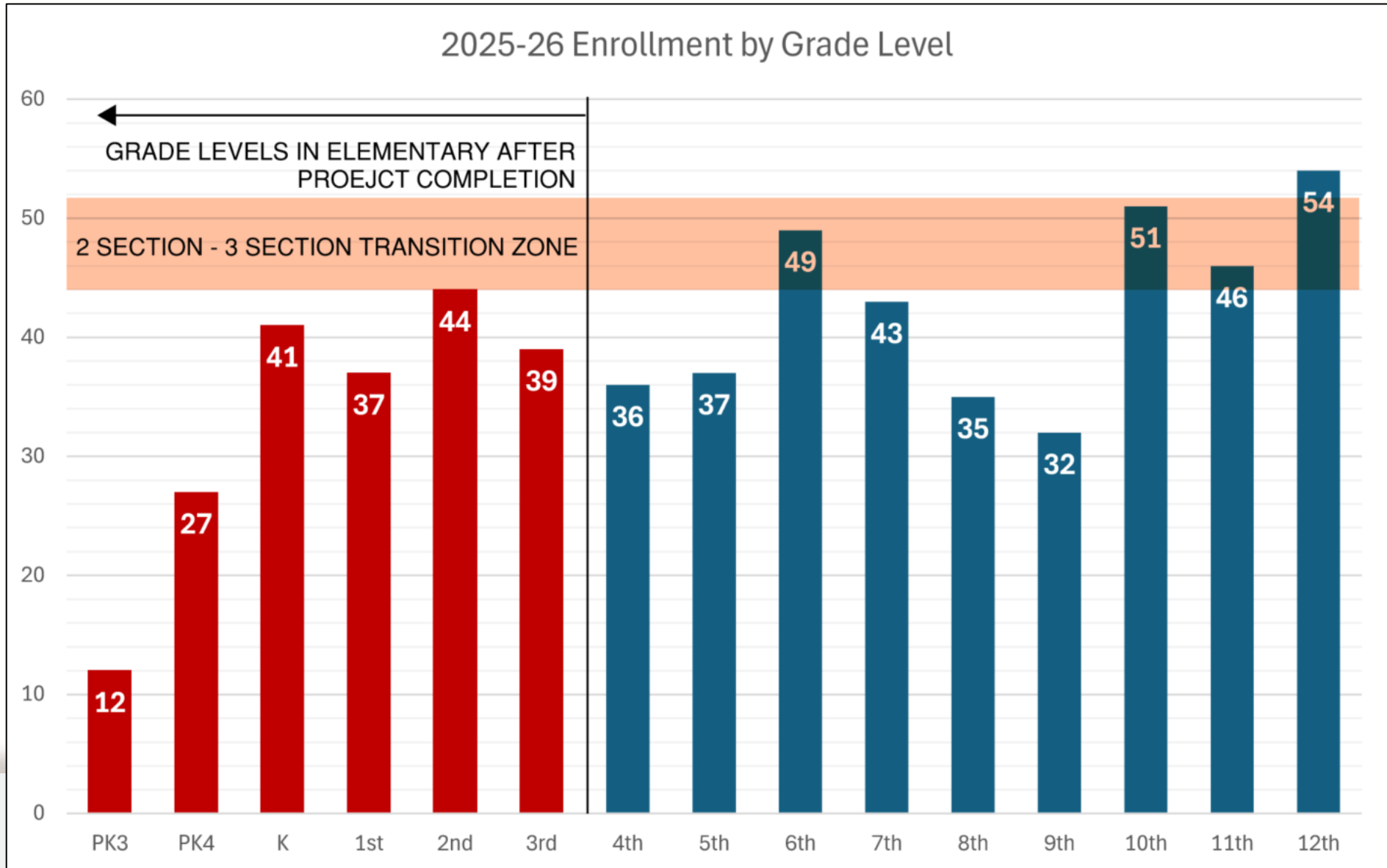
July 24th, 2025

Programming Meeting #1

September 11th, 2025

Programming Meeting #2

CENTRAL DECATUR ENROLLMENT



SOUTH ELEMENTARY PROGRAMMING



add total square footage for south elementary

- 9,577 SF | ADDITIONAL SPACE NEEDED AT ADDITION
- 7,661 SF | SHARED/REDUNDANT SPACE IN NORTH FACILITY
- 2,826 SF | NO LONGER NEEDED DUE TO ENROLLMENT

10,487 SF | POSSIBLE REDUCTION IN BUILDING AREA

CONSOLIDATED ELEMENTARY PROGRAMMING

ROOM #	ROOM ASSIGNMENT	AREA (SF)	NOTES
801	3rd Grade - 1	713	Maintain as Classroom Space
802	SPED - 1	758	Convert to Classroom Space
803	3rd Grade - 2	758	Maintain as Classroom Space
804	Title	392	Convert to Level 3 Sped w/ Calming Room
806	SPED - 2	562	Maintain as SPED
807	SPED - 3	581	Maintain as SPED
900	Adult Learning	510	Maintain as Adult Learning
901/902	6th - 1	726	Maintain as Classroom Space
903	6th - 2	734	Maintain as Classroom Space
904	4th - 1	734	Maintain as Classroom Space
905	6th - 3	734	Maintain as Classroom Space
906	4th - 2	734	Maintain as Classroom Space
907	5th - 1	734	Maintain as Classroom Space
908	5th - 2	734	Maintain as Classroom Space
	Cafeteria	1548	Convert to Cafeteria
	Hallways & Vestibules		No change
	Offices / Reception		Create new
	Nurse		Re-purpose
	Art / Music (Stage area)		Re-purpose
Proposed Addition To North Elem.			
		(3) SPED Rooms	1,500 500 SF each
		(3) Title Rooms	1,200 400 SF each
		(2) Pre-School Classrooms	1,800 900 SF each
		(6) K-6 Classroom Spaces	4,800 800 SF each
		(1) Cafeteria / Multi-Purpose	3,700 2.4x larger than existing
		(1) Nurse & Restroom	200
		(1) Staff Lounge	400
		Counsel	200
		Speech	250
		Storage	250
		Mech / Elec	250
		Restrooms	600
		Net Building Area:	15,150
		Net to Gross Conversion (135%):	20,453 Total size of addition req'd

CONSOLIDATED **ELEMENTARY** PROGRAMMING (cont'd)

Primary Spaces

- (16) K-6 Classrooms (includes 2 flex classrooms)
- (2) Pre-School Classrooms
- (5) Level 1 & 2 SPED Rooms
- Level 3 SPED Room w/ Calming Room
- (3) Title Rooms
- Elementary Media Center
- Elementary Art Room
- Elementary Music Room

Auxiliary Spaces

- Restrooms
- Mechanical/Electrical Rooms
- Storage / Custodial

Support Spaces:

- Elementary Staff Lounge
- Adult Learning Room
- Counselor's Room
- Speech Room
- Nurse Room w/ Restroom
- Auxiliary Gym
- Cafeteria / Commons (ex maintained)
- Warming/Serving Kitchen
- Existing office space maintained

Spaces listed represent all elementary-dedicated space after consolidation. This includes spaces in the proposed addition and within the existing footprint of North Elementary

RENOVATE VS. BUILD

- Renovations of South Elementary: \$8.2M
 - Cost opinion based on maintenance items discussed during previous work session including full-facility HVAC upgrade
 - Building renovations limited by low height from finished floor to bottom of existing structure above
- Addition to North Elementary: \$11.1M* - \$15.5M*
 - Cost opinion includes new playgrounds, parking & drop-off site improvements, renovations to existing elementary space, demolition of existing South Elementary, and construction of a new 18,000 – 22,000 SF PK-3 addition.

*Cost opinions are indicative of total project costs including design & construction management fees, contingency, construction escalation, and owner general conditions.

CENTRAL DECATUR FINANCIAL PICTURE

- Up to \$5,500,000 available through SAVE funds
- Up to \$10,100,000 available through \$4.05 G.O. Bond
- Figures courtesy of Piper Sandler as of Fall 2025

SINGLE CAMPUS EFFICIENCIES

- Reduce loss of educational time with staff transfer between facilities
- No more redundant/duplicated spaces
- Reduce facility maintenance & utilities expenditures
- Hedge against possible future enrollment decline by gaining a single, efficient and highly utilized facility

“ONE CAMPUS ONE FUTURE”



“ONE CAMPUS ONE FUTURE”



WHAT ABOUT THE JUNIOR-SENIOR HIGH?

- Interior Finish Updates: Casework & Ceilings
- CTE & Ag Program Improvements
- Exterior Doors
- Main Entry Vestibule
- Heat Pump Replacements

WHAT HAPPENS TO SOUTH ELEMENTARY?

- Raze building and sell land to developer, city, or donate land. (Could become a city park)
- Raze majority of building and renovate gym space to create “rec center” for community use. (District pays for project and donates it to the city to maintain)
- Raze majority of building but keep pre-school wing online
- If there is no plan for South Elementary, the community will have a difficult time trusting that this is the right path for Central Decatur CSD.

THE MASTER **PLANNING** PROCESS

1. **Conduct Facility Assessment [COMPLETE]**
 2. Core Planning Team Meetings: Key Staff & Faculty
 3. Facility Committee Meetings: Staff, Board Members & Community Members
- * Facility Committee to Present a Recommendation to the Board

POSSIBLE NEXT STEPS – OPTION 1

Dec. – Feb. 2026

Core Planning Team Meetings

February - April 2026

Facility Committee Meetings

May 2026

Board Work Session

June 2026

Approve Plan & Begin Referendum Planning

August – November
2026

Referendum Campaign

POSSIBLE NEXT STEPS – OPTION 2

Nov. 2025 – Aug. 2026

Begin Implementing 5-year Facility Plan

Sep. 2026 – Dec. 2026

Core Planning Team Meetings

Jan. 2027 – April 2027

Facility Committee Meetings

May 2027

Board Work Session

June 2027

Approve Plan & Begin Referendum Planning

Aug. – Nov. 2027

Referendum Campaign

POSSIBLE PROJECT TIMELINES

Nov. 2026	Successful Referendum	Nov. 2027
Dec. 2027 – May 2027	Design Phase	Dec. 2027 – May 2028
June 2027	Bid Project(s)	June 2028
July 2027 – Aug. 2028	Construction of Addition	July 2028 – Aug. 2029
June 2028 – Dec. 2028	Renovations of Ex. Facilities	June 2029 – Dec. 2029
Jan. 2029	ONE CAMPUS COMPLETE	Jan. 2030

DISCUSSION

THANK YOU!