

Central Decatur Community Meeting

Wednesday, April 22nd, 2026



Tonight's Agenda

Sharing the District's Proposed
Facility Master Plan

- Timeline
- The Master Planning Process
- Master Plan Recommendation
- Project Costs & Tax Impact
- Why and Why Now?
- What's Next

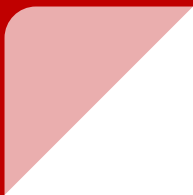
Timeline



Timeline of Facility Planning



The Master Planning Process



Facility Assessment Highlights



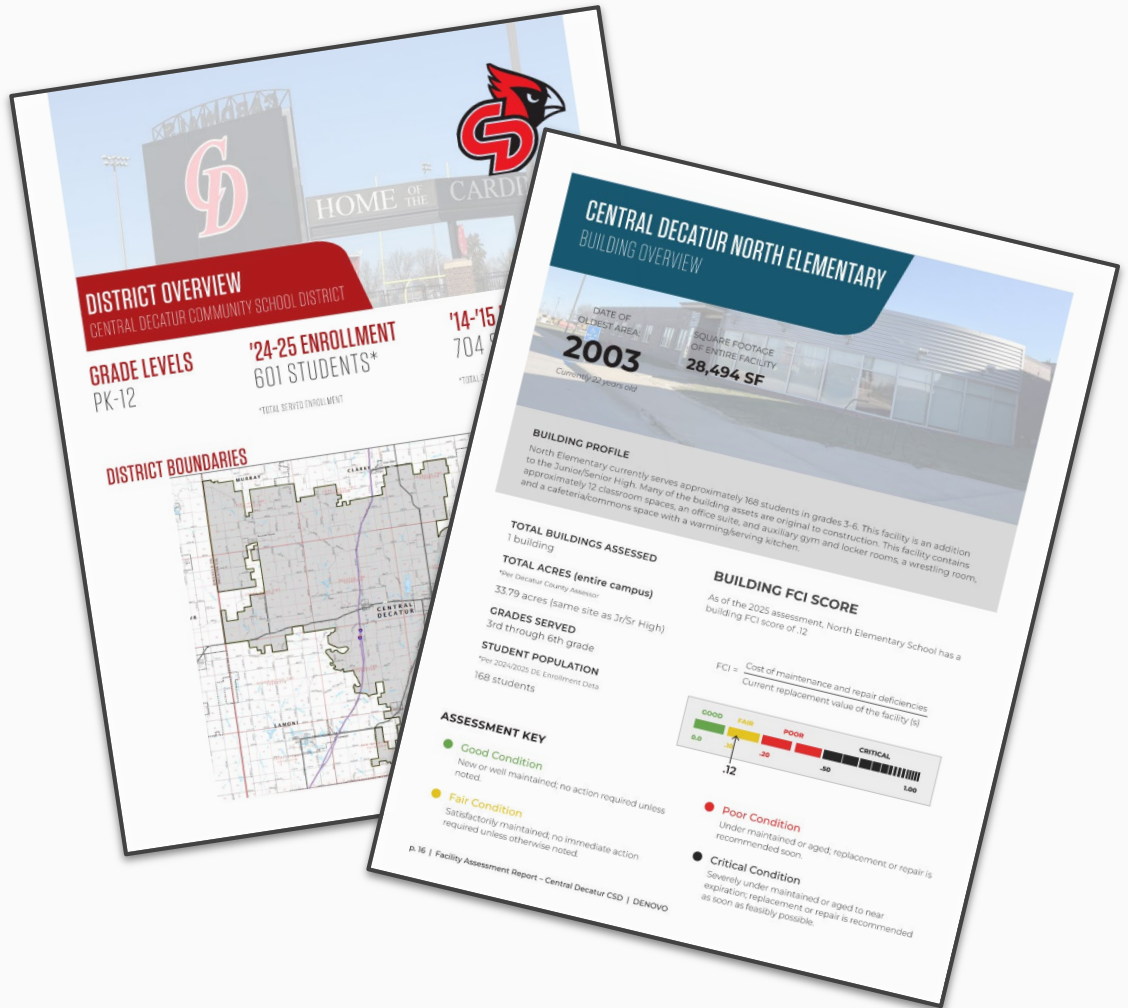
Facility Assessment Highlights

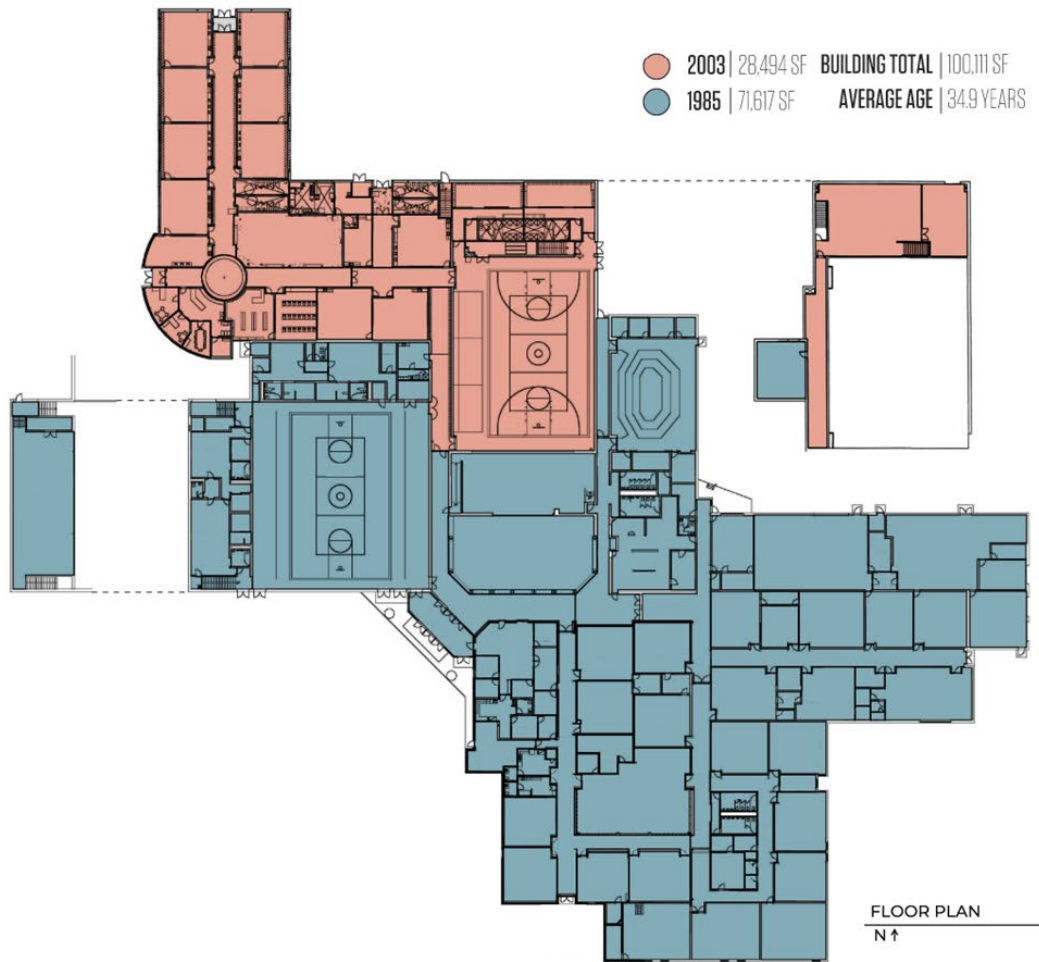
Completed March 2025

Detailed analysis of building system conditions, maintenance needs, and priorities

Foundation of the district's 5-year maintenance plan

Includes staff survey and input on most critical needs from their perspective





CENTRAL DECATUR COMMUNITY SCHOOL DISTRICT
 NORTH FACILITY BUILDING VINTAGE MAP

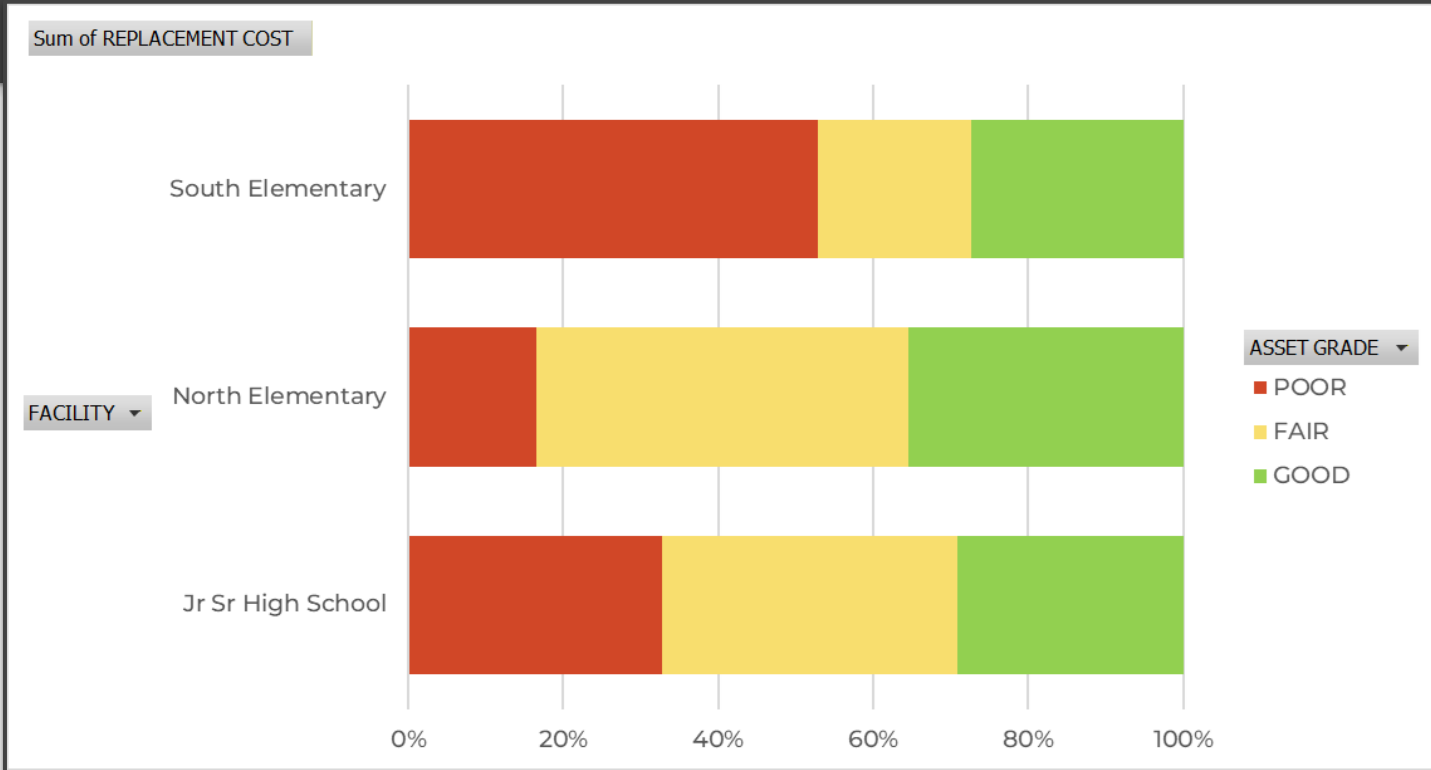


FIRST FLOOR
N ↑

NTS

CENTRAL DECATUR COMMUNITY SCHOOL DISTRICT
SOUTH ELEMENTARY BUILDING VINTAGE MAP

Facility Comparison



School Board Sessions



5-Year Maintenance Planning

Detailed maintenance
planning for all facilities

The cost to maintain and
renovate South is becoming
difficult for the district to
manage given current funding

CENTRAL DECATUR CSD							(project costs escalated at 3.5% annually)
COMPREHENSIVE FACILITY IMPROVEMENT LIST							
	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	NOTES	
District Totals:	\$ 456,000	\$ 998,000	\$ 580,000	\$ 531,000	\$ 488,000		\$3,051,000
Junior-Senior High School Totals	\$ 336,100	\$ 869,292	\$ 355,218	\$ 369,028	\$ 350,826		\$2,280,464
INTERIOR IMPROVEMENTS	\$ 235,200	\$ 227,907	\$ 235,884	\$ 244,140	\$ 252,685		\$1,195,815
IN.1.1 2x4 ACT Ceiling & Lighting	\$ 86,400	\$ 89,424	\$ 92,554	\$ 95,793	\$ 99,146	-24,000 sf total (4,800 SF/year); budget includes new lighting fixtures & controls w/ new 2x2 ACT grid	
IN.1.2 Classroom Casework	\$ 24,000	\$ 24,840	\$ 25,709	\$ 26,609	\$ 27,541	-400 linear feet total (80 LF/yr...-4 classrooms)	
IN.1.3 Office Casework	\$ 15,000	\$ -	\$ -	\$ -	\$ -	50 linear feet	
IN.1.4 Classroom Furniture	\$ 38,400	\$ 39,744	\$ 41,135	\$ 42,575	\$ 44,065	-24 classroom spaces; \$8,000/classroom; science/biology/art will be more costly	
IN.1.5 Rolled Carpeting Replacement	\$ 30,600	\$ 31,671	\$ 32,779	\$ 33,927	\$ 35,114	-17,000 SF total (3,400 SF/yr); cheaper if district-implemented; replace with carpet tile	
IN.1.6 18x18 Floor Tile Replacement	\$ 40,800	\$ 42,228	\$ 43,706	\$ 45,236	\$ 46,819	-7,700 SF total (1,540 SF/yr); cheaper if district-implemented; replace with 12" VCT	
EXTERIOR IMPROVEMENTS	\$ 18,900	\$ 167,562	\$ 20,246	\$ 20,955	\$ 21,688		\$249,351
EX.1.1 Exterior Door Replacements	\$ 18,900	\$ 19,562	\$ 20,246	\$ 20,955	\$ 21,688	21 doors total excluding main vestibule (-4 doors/year)	
EX.1.2 Main Vestibule Replacement	\$ -	\$ 148,000	\$ -	\$ -	\$ -	Includes replacing all doors & windows, replacing ceiling and adding heat pump to provide dedicated heating/cooling	
MECHANICAL & PLUMBING IMPROVEMENTS	\$ 30,400	\$ 31,464	\$ 32,565	\$ 68,131	\$ 76,454		\$239,014
MP.1.1 Heat Pump Replacements	\$ 30,400	\$ 31,464	\$ 32,565	\$ 33,705	\$ 34,885	Replace 2 heat pumps/yr; 10 heat pumps currently beyond typical life expectancy; includes replacing control valve; work with Travis mechanical on budget	
MP.1.2 Heat Exchanger Replacement					\$ 41,569	Replace original heat exchanger; work with Travis mechanical on budget	
MP.1.3 Heat Pump Loop Pump Replacement				\$ 34,426		(2) pumps; work with Travis mechanical for more accurate budget	
ELECTRICAL & TECHNOLOGY IMPROVEMENTS	\$ 51,600	\$ 442,359	\$ 66,523	\$ 35,803	\$ -		\$596,285
ET.1.1 Main Gym LED lighting	\$ 51,600	\$ -	\$ -	\$ -	\$ -	Full fixture replacement w/ automatic controls	
ET.1.2 Commons/Cafeteria LED Lighting	\$ -	\$ 18,009	\$ -	\$ -	\$ -	Full fixture replacement w/ automatic controls	
ET.1.3 Corridor LED lighting	\$ -	\$ -	\$ 66,523	\$ -	\$ -	Full fixture replacement w/ automatic controls (-10,000 SF)	
ET.1.4 2x2 ACT ceiling LED lighting	\$ -	\$ -	\$ -	\$ 35,803	\$ -	Full fixture replacement w/ automatic controls; includes non-2x4 grid areas and excludes corridors	
ET.1.5 Baseball Field Lighting	\$ -	\$ 238,050	\$ -	\$ -	\$ -	Work with vendor for more accurate budget	
ET.1.6 Softball Field Lighting	\$ -	\$ 186,300	\$ -	\$ -	\$ -	Work with vendor for more accurate budget	
North Elementary Totals	\$ 119,720	\$ 127,823	\$ 224,246	\$ 161,572	\$ 136,177		\$769,538
INTERIOR	\$ 15,120	\$ 15,649	\$ 113,321	\$ 16,764	\$ 17,351		\$178,204
IN.2.1 Rolled Carpeting Replacement	\$ 15,120	\$ 15,649	\$ 16,197	\$ 16,764	\$ 17,351	Per Classroom	
IN.2.2 North Aux. Gym Flooring Replacement	\$ -	\$ -	\$ 97,124	\$ -	\$ -	Price will vary depending on material	
EXTERIOR	\$ -	\$ 5,000	\$ -	\$ 30,000	\$ -		\$35,000
EX.2.1 Repair missing curbs	\$ -	\$ 5,000	\$ -	\$ -	\$ -	Work with vendor on budget	
EX.2.2 Replace settled/sloped sidewalks	\$ -	\$ -	\$ -	\$ 30,000	\$ -	Work with vendor on budget	
MECHANICAL & PLUMBING IMPROVEMENTS	\$ 60,800	\$ 62,928	\$ 65,130	\$ 67,410	\$ 69,769		\$326,038
MP.2.1 Heat Pump Replacements	\$ 60,800	\$ 62,928	\$ 65,130	\$ 67,410	\$ 69,769	20 geothermal heat pumps over 5 years (4/year)	
ELECTRICAL & TECHNOLOGY IMPROVEMENTS	\$ 43,800	\$ 44,246	\$ 45,795	\$ 47,398	\$ 49,057		\$230,295
ET.2.1 North Aux. Gym LED Lighting	\$ 43,800	\$ -	\$ -	\$ -	\$ -	Full fixture replacement w/ automatic lighting control	
ET.2.2 LED Lighting	\$ -	\$ 44,246	\$ 45,795	\$ 47,398	\$ 49,057	4 phase project for full facility (excl. gym); full fixture replacement w/ automatic lighting control	

Paths to Fund Projects



CENTRAL DECATUR CSD
FACILITY MAINTENANCE PATHS



CONTINUE UTILIZING EXISTING REVENUE TOWARDS MAINT. PROJECTS

WHAT: \$xxx annually towards smaller capital projects

PATH1	PROS	CONS
	District does not take on additional debt	Many maintenance items will not be able to be achieved
	Does not require vote from community	Higher risk with rising maintenance costs and more emergency expenditures for deferred needs

ESTABLISH A VOTED-PPEL AND BORROW AGAINST PPEL & SAVE

WHAT: \$5-7MM in project funds

PATH2	PROS	CONS
	Allows for larger renovation projects that would normally not be attainable with regular revenue streams (i.e. HVAC renovation project at South Elementary)	South Elementary will be difficult and costly to fully renovate given existing low structure and current layout
	Gets more maintenance needs done faster	Cost of maintaining/staffing an additional facility (south elementary) will not go away
	May be a similar overall cost to district given ongoing escalation/inflation as "pay-as-you-go" method	Will not fully solve programming issues at South Elementary
		May not enough funds to get everything done
	District will have new SAVE debt that will reduce future SAVE cash	

BORROW AGAINST SAVE & ISSUE GENERAL OBLIGATION BONDS

WHAT: ~\$15.6MM in project funds

PATH3	PROS	CONS
	May allow for consolidation to one facility and one site (pending South Elementary programming study)	It is a larger ask from the community
	South elementary maintenance costs go to zero	Requires two questions to pass on ballots
	Allows for some elementary resources and spaces to be shared under one roof	District will have new SAVE debt that will reduce future SAVE cash on hand

Renovate South vs. Build Addition

Renovation Costs & New Construction Comparable

Why?

- Redundant spaces in both locations (Art, Music, Office, etc.)
- Declining enrollment (less classrooms needed)

Directive from Board of Education

Investigate & Plan for a consolidated PK-12 facility

Staff User Groups



Staff User Groups

- **When?**
 - Two meetings held in December & January
- **Who?**
 - Two groups - elementary group & Junior-Senior High Group
- **Why?**
 - Validate consolidation strategy
 - Deeper understanding of programming
 - Understand unique needs & challenges
 - Review preliminary conceptual plans

Community Task Force

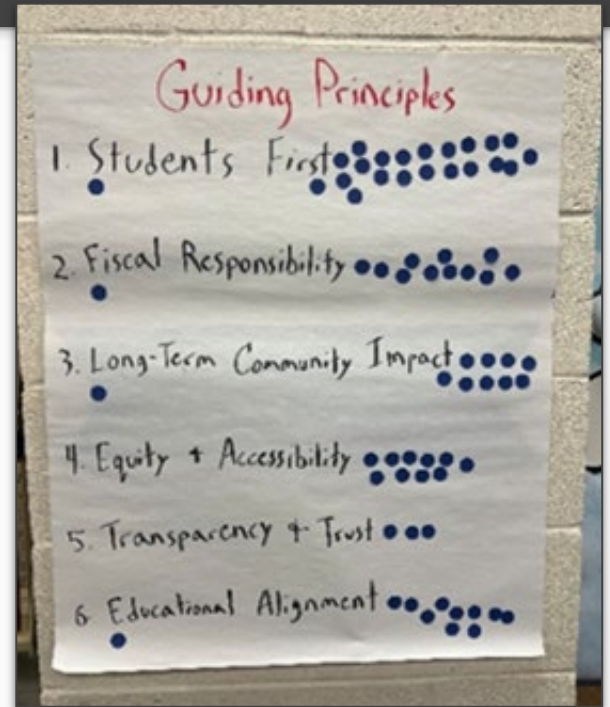


Purpose of Community Task Force

- **WHO?**
 - 16 members | 5 staff & 11 community members
 - Representative of a broad cross-section of the community
- **RESPONSIBILITIES**
 - Understand conditions of district facilities and financial standing
 - Collaborate together to determine best direction for the district
 - Conduct a transparent & community-led process
- **GOAL**
 - Provide a recommendation to the board of education

Meeting #1 Agenda - Understand

- Guiding Principles
- Facility Assessment Overview
- Enrollment
- School Finance 101
- Central Decatur's Financial Picture
- One Campus vs. Two Campuses
- Career-Based Learning
- Preliminary concept presentation



Meeting #2 Agenda - Contemplate

- Meeting #1 Recap
- North Campus Facility Tour
- Taxes & Budgets
- “Build-A-Project” Exercise
- Group Discussion



Meeting #3 Agenda - Recommend

- Meeting #2 Recap
- South Elementary Facility Tour
- Project Refinement
- The Plan for South
- Why and Why Now?



Master Plan Recommendation



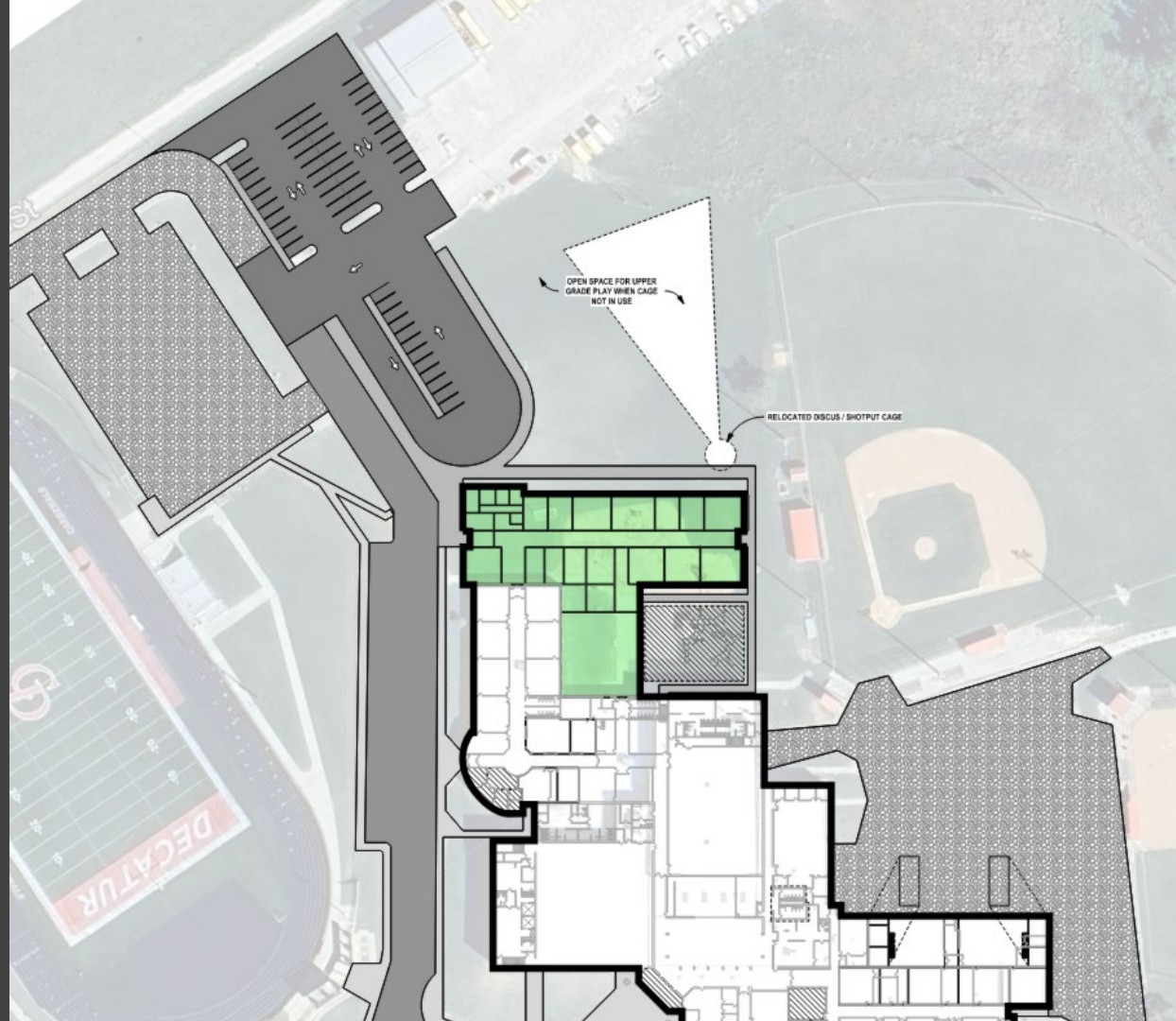
Junior-Senior High

- **Facility-Wide Improvements**
 - Exterior Door Replacements
 - Ceiling Replacements
 - Classroom casework upgrades
- **Forced-Entry Vestibule**
- **Centralized CTE wing (career-based learning)**
- **CTE upgrades & renovations**
 - Code-compliant storage
 - Updated & right-sized classrooms
 - Improved welding exhaust & dust collection



Site

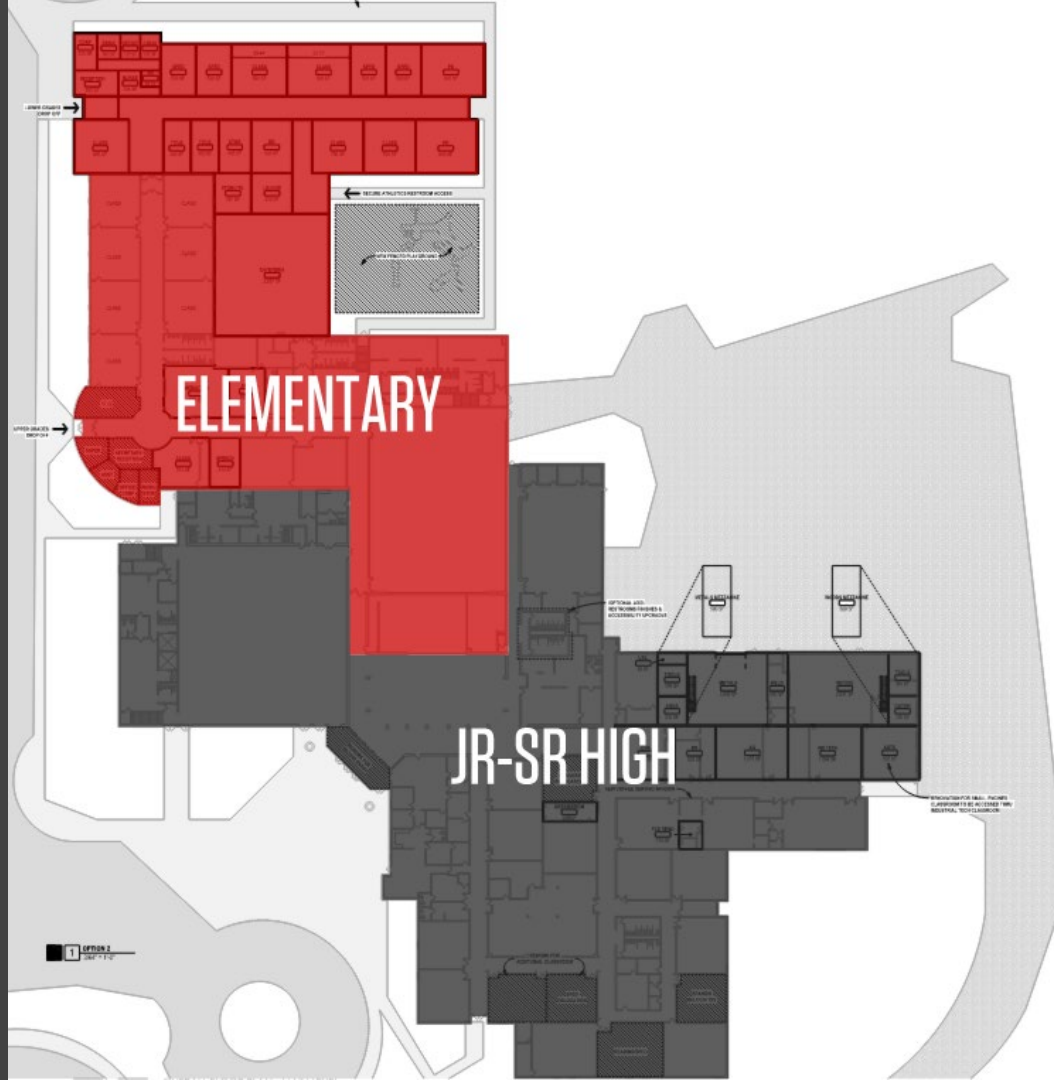
- Expanded parking
- Separate parent & bus pick-up and drop-off loops
- Improved traffic flow
- Improved safety
- Maximize green space for playground & recess usage



Facility Separation

PK through 6th completely separate from 7th-12th programming

- Separate kitchen & cafeteria spaces
- Separate gym & multi-purpose space



What Happens to South?

- After discussing many options for the use of South Elementary, *the task force recommends that the building be demolished*
- Currently no community use in place
- Important that no further maintenance expenses be incurred by the district

Demolish	\$320,000	<ol style="list-style-type: none">1. Sell land2. Donate Land to City3. Keep land
Keep Gym	\$900,000 - 1,100,000	Relocate Utilities, New Parking, New Entrance, New HVAC
Keep Gym & Renovate (Light)	\$1,900,000	Restroom renovations, new lighting, gym floor replacement, paint/finishes

Completing the Plan!

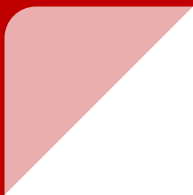
The Bond issue in 2001 had the end goal in mind

The original plans anticipated the district's needs for this project... 25 years ago!

Space was allocated appropriately with the design of North Elementary's geothermal HVAC system



Project Cost & Tax Impact



Project Costs

Elementary Addition, Renovations &
Demolition of South

\$10.5M*

*Total Project Budget

Junior-Senior High Renovations &
CTE Upgrades

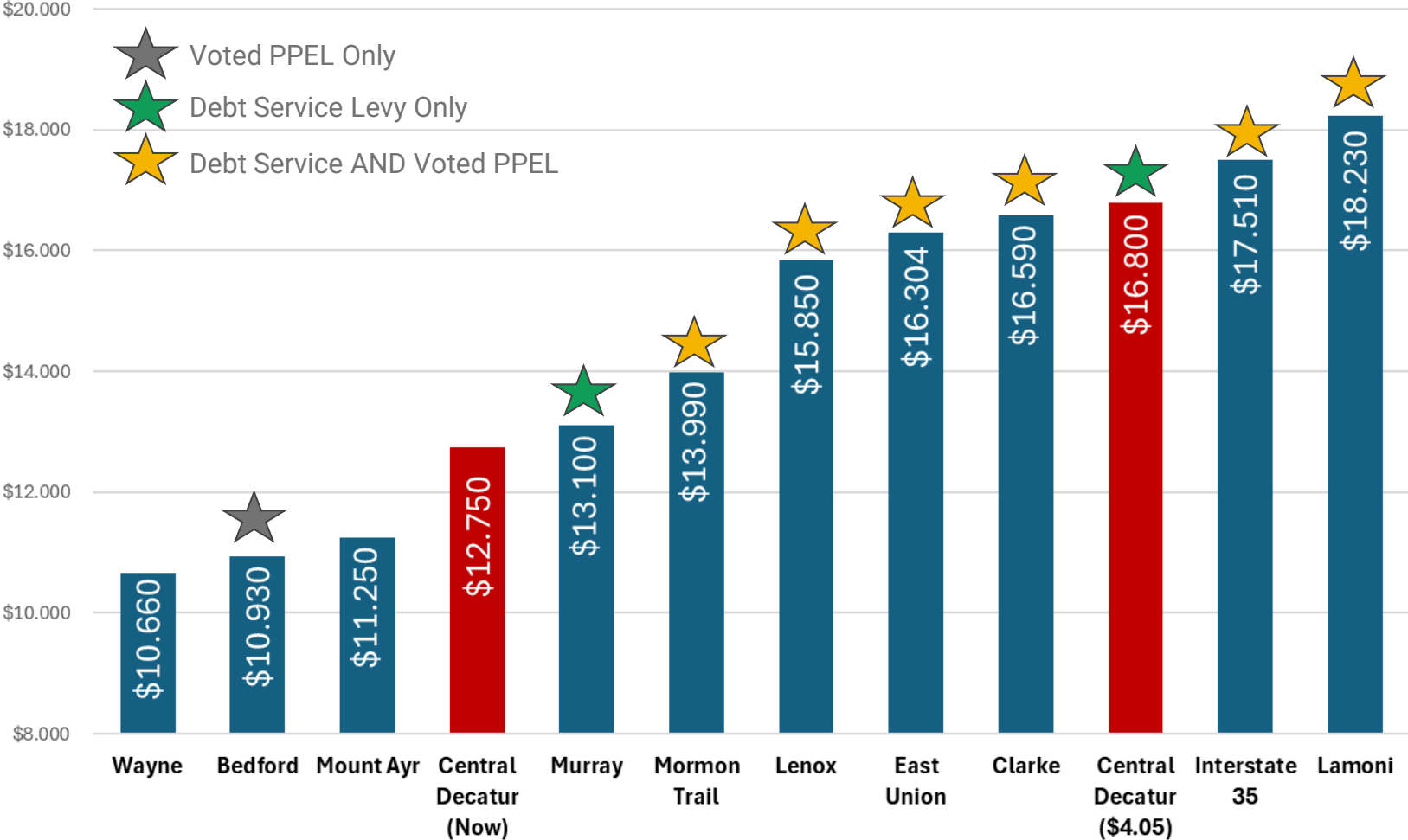
\$4.6M*

*Total Project Budget

Funding Sources

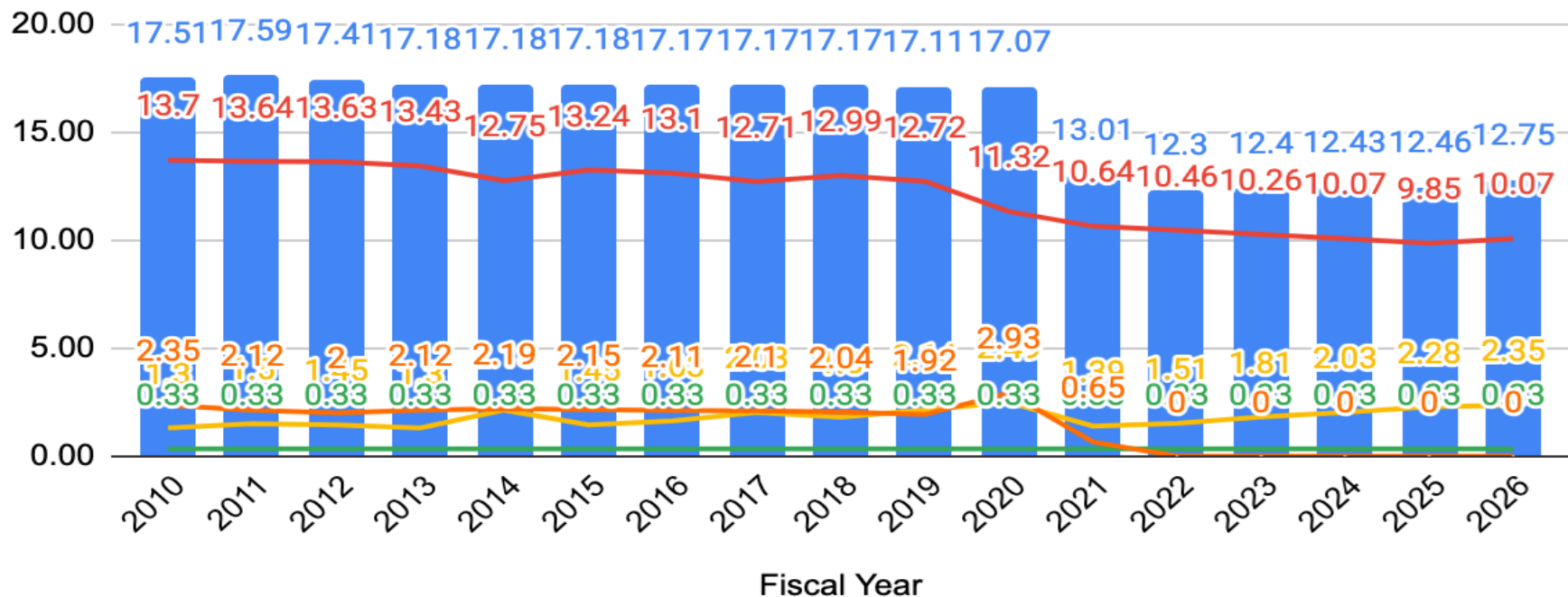
- District funds **\$3.7M***
 - Funding comes from bonding against recurring revenues dedicated toward facility maintenance
 - Final dollar figure to be determined after financial advisor review with school board
- Community funds **\$11.4M**
 - Funding comes from sale of General Obligation Bonds to be voted on by district residents (property tax impact)

Sourrounding Districts Tax Rates & Enrollment



Actual Total Levy Rate, General Fund Operating, Management Fund, Board Approved PPEL and Debt Service

■ Actual Total Levy Rate
 — General Fund Operating
 — Management Fund
— Board Approved PPEL
 — Debt Service



Central Decatur Bond History

YEAR	PROJECT	TOTAL BOND AMOUNT	TODAY'S COST <i>(2027 Dollars)</i>
2026	One Campus Master Plan		\$11,400,000
2001	North Elementary & South Elementary PK Addition	\$5,502,905	\$12,360,000
1985	Jr-Sr High School Building	Unknown at this time.	\$36,000,000



Central Decatur Recent & Annual Projects

- Recent Capital Projects:
 - (2023) Fluid Cooler, Gym HVAC, & Roof Coatings: \$1,857,300
 - (2015) Football/Track Upgrades & Bus Barn: \$5,275,335
- Ongoing Maintenance/Transportation Needs:
 - Annual **Maintenance**: ~\$50,000
 - Annual **Technology**: ~\$175,000
 - Annual **Transportation**: ~\$150,000 (Cost of a bus = \$135,000)
 - Annual **Debt Service**: ~\$544,000 (retires in 2029 & 2030)
- Total Annual SAVE/PPEL Revenues: ~\$900,000

Why and Why Now?



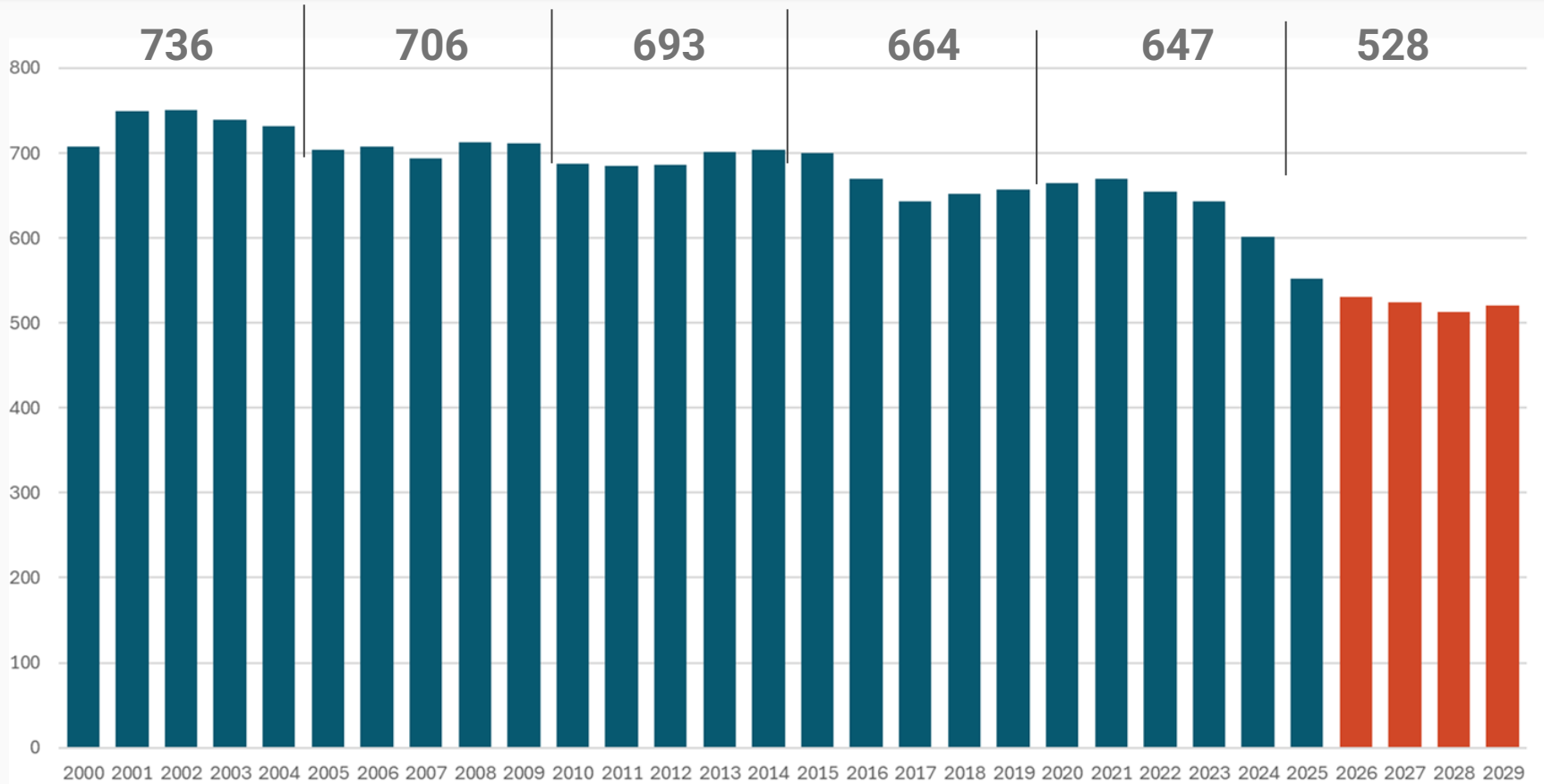
1. Enrollment
2. Fiscal Responsibility
3. Operational Efficiency



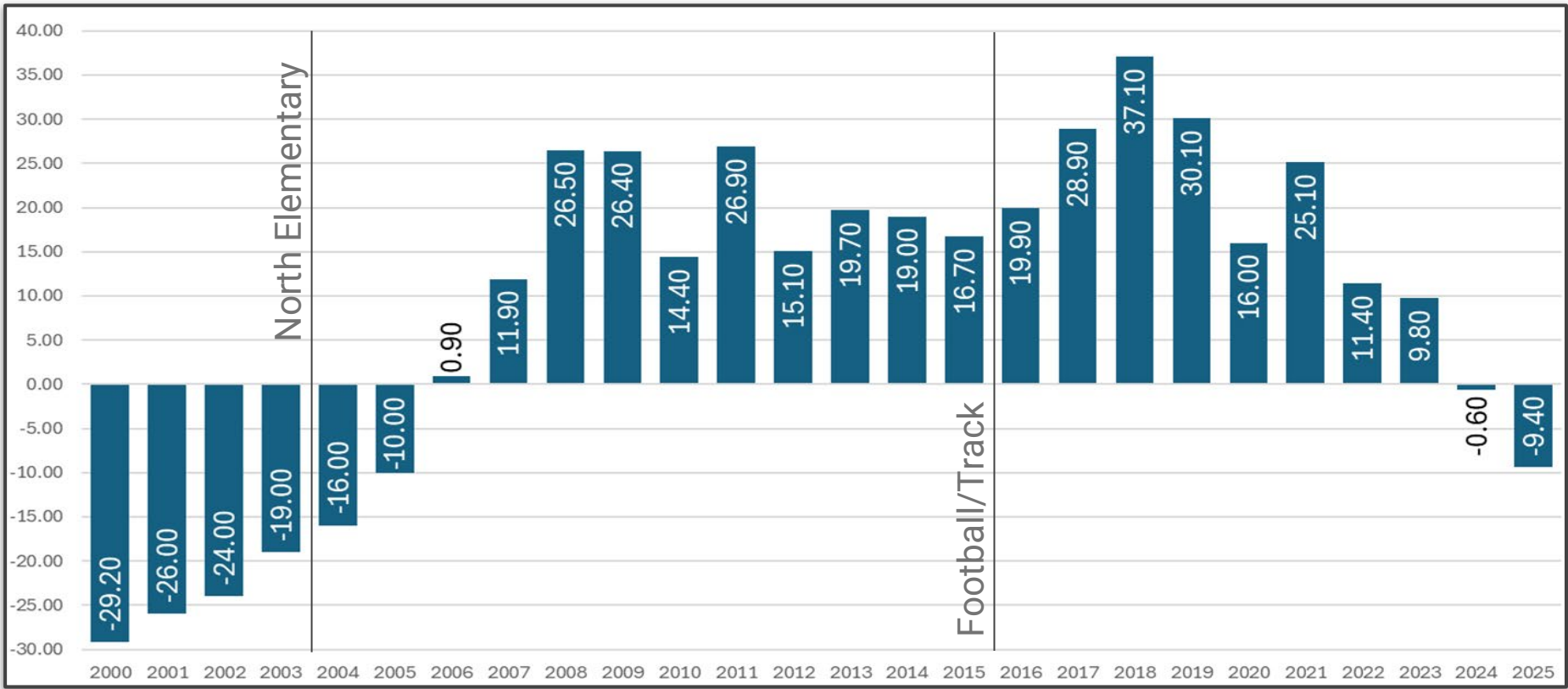
1. Enrollment



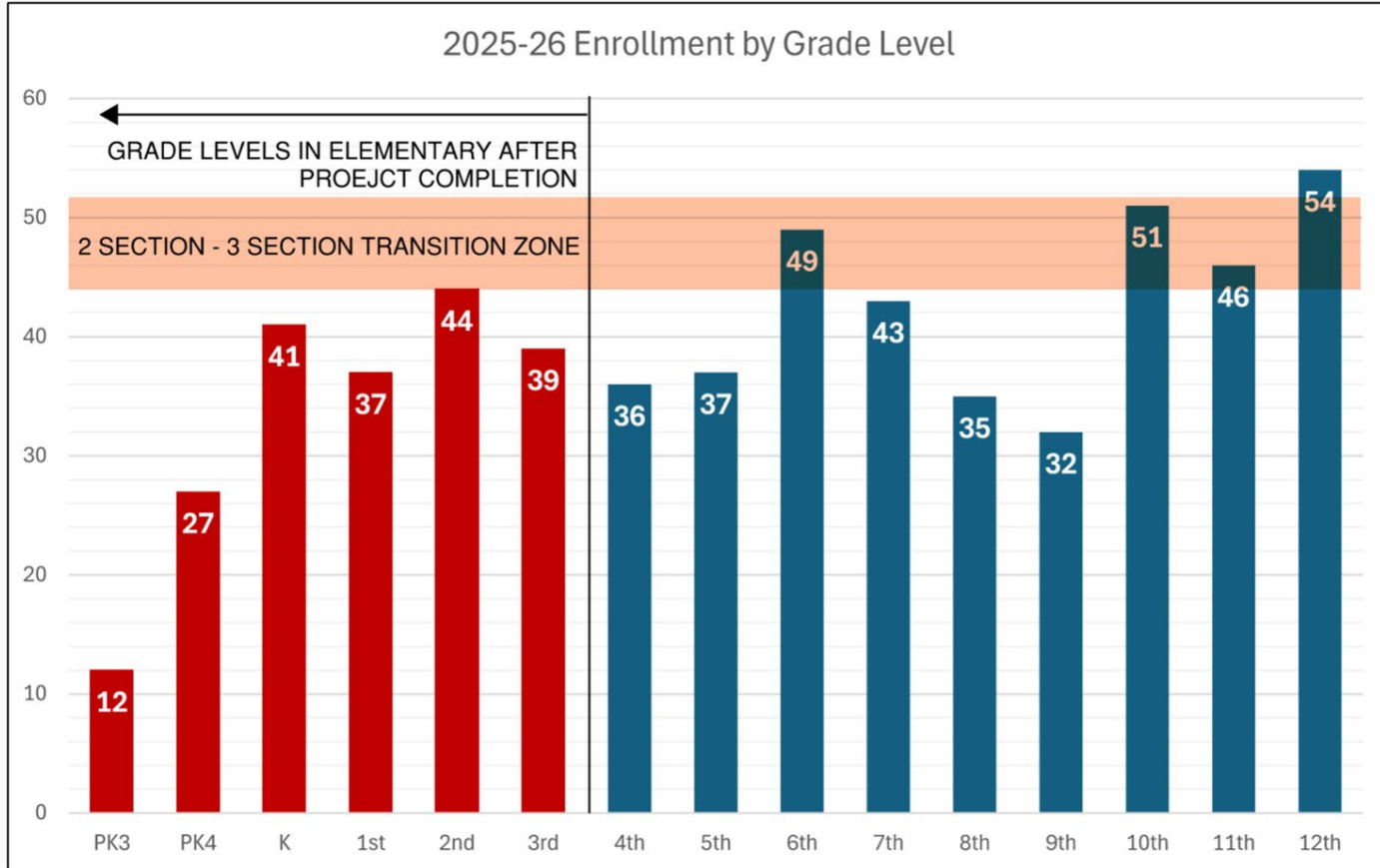
Historical & Projected Enrollment



Net Open Enrollment



Grade Level Enrollment



2. Fiscal Responsibility



Build vs. Renovate South

BUILD

\$10.5M*

*Total cost to consolidate to one facility

RENOVATE

\$8.2M*

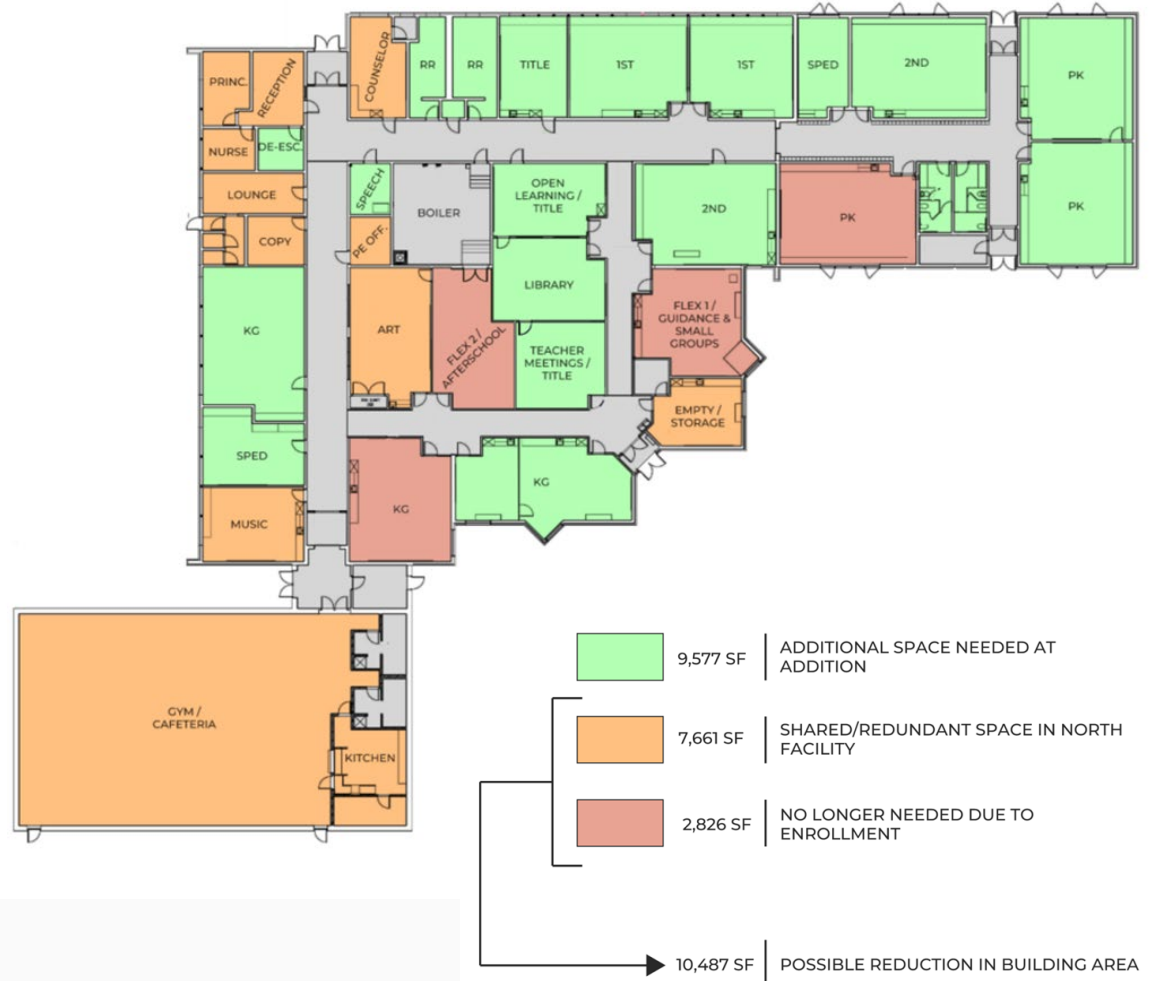
*Projected budget to rectify known deficiencies from facility assessment

South Elementary Utilization

Over 10,000 SF of redundant
or un-utilized space

Renovate ~30,000 square
feet or build ~20,000 square
feet

NO Student Displacement
During Construction w/ Build
Option



3. Operational Efficiency





Operational Impacts

- **1 Month of Time Saved Annually Per Department**
- **Transportation & Food Service**
 - One location for pick-up & drop-off
 - One location for food service prep & delivery
- **Increased Dedicated Educational Time**
 - Staff no longer need to travel to and from buildings
- **Reduced Annual Maintenance Expenditures**
 - Less overall building area to maintain
 - One site to maintain
 - Newer facilities (lower annual maintenance costs)

Why CTE Improvements?





Why CTE Improvements?

- Existing CTE infrastructure and finishes are largely original to 1985 and in need of improvement
- Existing CTE programming is segmented and doesn't function well with existing building layout
- Strong CTE Programs are critical for rural Iowa districts

- Timeline
- The Master Planning Process
- Master Plan Recommendation
- Project Cost & Tax Impact
- Why and Why Now?
- What's Next



What's Next

- **Board Meeting** in May
 - Final project refinement by BOE
 - Master plan up for approval
- **Petition signatures** (assumes board approval of master plan)
 - If you would like to be involved in gathering petition signatures, or help the district communicate the project, contact Becky Broich
becky.broich@centraldecatour.org
- **Referendum Campaign** (August - November)

The Board and Task Force Want to Hear from YOU!

1. Please fill out the **feedback form** and hand it to a Denovo representative or Mr. Coffelt before leaving.
1. Please feel free to engage in conversation with a task force member or Denovo representative.

Thank You!

