

2017 BOND ELECTION FAQs

What are the Norwalk Schools' proposed construction projects?

1. Construct a New Elementary School
 - 2nd and 3rd grade students
 - 750 student capacity (similar to Oviatt and Lakewood schools)
 - 30-32 regular classrooms, in addition to sp ed, computer labs, art, music, gym, and a cafeteria
 - Purchase of land at 5516 G14 Hwy (Immediately west of Norwalk Water Tower)
 - Bus drive, parent drive for pick-up/drop off, parking & turn lane off G14 Highway
2. Oviatt Elementary:
 - Construct additional cafeteria and kitchen space to reduce the time required to serve lunch from 3.5 hours to 2 (current cafeteria only has space to serve 200 students at a time, requiring multiple lunch periods to accommodate the building capacity of 750 students)
 - Increase security measures at the main entrance and relocate the office on the west.
 - Construct larger art and music classrooms in a central location to meet bldg. capacity
 - Replace obsolete heating, ventilation and air conditioning equipment (HVAC) equipment.
 - Replace obsolete electrical systems that include technology wiring
 - Pave remaining SE gravel parking area.
3. Middle School:
 - Expand corridor space to improve circulation between classrooms and Eastview 8/9
 - Increase security measures at the main entrance and remodel the offices to improve functionality, especially for student nursing services.
 - Replace obsolete heating, ventilation and air conditioning (HVAC) equipment.
 - Replace obsolete electrical systems that include technology wiring.
 - General remodeling of classrooms and bathrooms with new ceiling, flooring and paint.
 - Paving of gravel areas south of the MS.
4. High School:
 - Renovate the HS media center to meet increased technology.
 - Expand corridors to improve circulation.
 - Renovate career technical education (CTE) areas as the construction budget will allow.
 - Remodel main building entrance to improve security and add a modern, more attractive character to the building.

How much will the proposed projects cost?

New 2-3 Elementary School		\$19,775,000
Oviatt Elementary School:		
• Café & Kitchen, Art, Music, Security & Office	\$2,925,000	
• HVAC Renovations	\$3,504,780	
• Paving SE Parking Lot	<u>\$ 135,000</u>	
Oviatt Elementary Total		\$ 6,564,780

Middle School:

• Corridor Expansion & Classrooms Renovations, Security & Office Renovations at Entrance	\$4,095,000	
• HVAC Renovations	\$2,113,962	
• Paving SE Parking Lot	<u>\$ 750,000</u>	
Middle School Total		\$ 6,958,962

High School:

• Corridor Expansion, Media Center, CTE and Main Entrance Renovations	\$5,150,000	
• HVAC Renovations	<u>\$ 230,600</u>	
High School Total		\$ 5,380,600

Total of All Projects **\$38,679,342**

How will the construction projects be funded?

• General Obligation Property Tax Bond	\$32,000,000
• State Sales Tax Funds	<u>\$ 6,680,000</u>
Total Funds Available	\$38,680,000

What is the timeline for the proposed construction projects?

Below is a **tentative** timeline for all of the proposed construction projects:

May 2017 – December 2017: Oviatt Elementary project to expand the cafeteria and kitchen, remodel the main entrance and office spaces, construct two new classrooms for art and music and pave the remaining gravel SE parking lot and drive. All mechanical improvements may not be completed until summer of 2018.

March 2018 – August 2020: New Elementary School construction to serve 2nd and 3rd grade students, sized to serve a capacity of 750 students (similar to Oviatt and Lakewood schools).

March 2018 – August 2019: Middle School corridor expansion, architectural improvements to include new carpeting, ceilings, paint, and other general building renovations, remodel the main entrance and office spaces, and replacement of major heating and cooling equipment, electrical wiring and technology wiring. Paving of south parking lot and drive if funding is available.

March 2019 – August 2020: High School corridor expansion, renovation of the career education classrooms, main entrance and architectural improvements to include new carpeting, ceilings, paint, and other general building renovations, and replacement of major heating and cooling equipment, electrical wiring and technology wiring.

(The timeline listed above is subject to change to create efficiencies in project bidding and accommodating classroom scheduling during construction.)

When is the bond election?

- February 7, 2017, 7:00 am to 8:00 pm at St John's the Apostle Catholic Church, 720 Orchard Hills Drive, Norwalk, Iowa

What challenges led to the calling of the 2017 Bond Election?

- Enrollment continues to grow by 50-90 students each year, requiring additional classrooms and other facility spaces.
- Oviatt and Lakewood elementary schools are projected to be at capacity in 2020.
- MS is an older facility requiring major electrical, heating, ventilation and air conditioning maintenance and general building improvements.
- HS career and technical educational classrooms (CTE formally called vocational programs) date back to the 1970's. These classrooms need to be renovated to meet technology advances and science, technology, engineering and math (STEM) instructional applications.

How was the construction budget prioritized?

- In 2013 a Facilities SIAC committee was organized to identify and prioritize facility needs.
- The District conducted a detailed parent and staff survey in 2015 to identify priorities.
- A demographer was hired to project K-12 enrollment and the construction of the new elementary was driven by increased enrollment data.
- School architects (FRK Architects of West Des Moines) and engineers (Farris Engineering and Morrissey Engineering both of Omaha) conducted a facilities assessment of each building, including Eastview (new building in 2007) and Lakewood Elementary (major renovation in 2010). These professionals reported areas of non-compliance with current fire and safety codes, handicapped ADA deficiencies, energy inefficiencies, and obsolete equipment.
- School administration and staff were interviewed during the assessment study to provide recommendations to improve building operations and classroom instruction.

Why did the District purchase land for the new school?

- Oviatt and Lakewood are large buildings, sized to handle 725-750 students. It is not practical or advisable to add more classrooms to either of these schools.
- The new school requires a minimum of 18-20 acres.
- The District did not have sufficient land available at any of the current campuses to build a new school

What criteria did the District follow to determine the land site?

- Safety
- Adequate sized property (minimum of 18-20 acres)
- Site that required minimal costs for site prep (flat ground)
- Availability of utilities
- Proximity to current and future arterial roads
- Location to current and projected student populations
- Distance to other attendance centers

- Flexibility of site for school positioning

Why did the District purchase 80 acres when the site required approximately 20 acres?

- This parcel of land required a minimum sale of 80 acres. It was not an option to purchase just 20 acres.
- The total cost of 80 acres at this location was comparable to the cost to purchase 20 acres at other sites that were considered due to location and developmental costs for street, utility extensions and other improvements.
- On the 2015-2016 SIAC Parent Survey 67% of the respondents that had a preference recommended the district should purchase additional land for future growth.
- The land is an asset for the district and the value will be realized by the community.

Will the passage of the bond increase my property taxes?

No. The passage of the bond issue in February will not increase the Debt Service levy. The State of Iowa caps the annual debt service levy at \$4.05 per \$1000. The District began maximizing the annual levy at \$4.05 in 2013. Raising the levy to \$4.05 allowed the District to repay more principal each year, reduce interest costs, increase borrowing capacity for future projects, and sell a bond without raising the levy. Building the \$4.05 levy into the annual budget enables the District to manage enrollment growth without raising the levy