

Linn-Mar Facilities

Building Enrollment & Capacity

May 8, 2017



Inspire Learning. **Unlock Potential. Empower Achievement.**

School	2009-10 Enrollment	2016-17 Enrollment	Change	% change
Bowman Woods	462	486	24	5.19%
Echo Hill	542	616	74	13.65%
Indian Creek	430	531	101	23.49%
Linn Grove	427	506	79	18.50%
Novak	352	406	54	15.34%
Wilkins	433	447	14	3.23%
Westfield	457	430	-27	-5.91%
Excelsior	738	973	235	31.84%
Oak Ridge	662	757	95	14.35%
High School	1722	2049	327	18.99%
Total	6225	7201	976	15.68%



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Building	16-17 Enrollment	Capacity	% Capacity
Bowman Woods	486	500	97.20%
Echo Hill	617	600	102.83%
Indian Creek	531	500	106.20%
Linn Grove	587	600	97.83%
Novak	580	600	96.67%
Westfield	430	500	86.00%
Wilkins	446	500	89.20%
Excelsior	974	1100	88.55%
Oak Ridge	753	750	100.40%
High School	2052	2000	102.60%
Total	7456	7650	97.46%



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Changes for 2017-18

1. Westfield addition completed - approximately 95 students will move from Echo Hill to Westfield
2. A new portable building be added at Indian Creek(two classrooms)
3. High School Renovation is complete
4. Two Early Childhood Blended Programs will move to Echo Hill
 - a. One from Linn Grove
 - b. One from Novak
5. A new autism program will be added at Novak



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Building	17-18 Enrollment*	Capacity	% Capacity
Bowman Woods	463	500	92.60%
Echo Hill	573	600	95.50%
Indian Creek	532	550	96.73%
Linn Grove	543	600	90.50%
Novak	558	600	93.00%
Westfield	518	600	86.33%
Wilkins	437	500	87.40%
Excelsior	978	1100	88.91%
Oak Ridge	739	750	98.53%
High School	2179	2550	90.79%
Total	7520	8350	90.06%



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Hypothetical Scenario

If the proposed grade level restructure was in place for the 2017-18 school year the capacity at each building would be greatly impacted. The following changes were made for this scenario:

- The portable at Indian Creek was not counted
- Two new 5-6 buildings were added
- The entire 2nd and 3rd floors of the LRC are designated as High School student space



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Building	17-18 Enrollment*	Capacity	% Capacity
Bowman Woods	375	500	75.00%
Echo Hill	457	600	76.17%
Indian Creek	436	500	87.20%
Linn Grove	469	600	78.17%
Novak	484	600	80.67%
Westfield	443	600	73.83%
Wilkins	366	500	73.20%
East 5-6	642	800	80.25%
West 5-6	531	800	66.38%
Excelsior	651	1100	59.18%
Oak Ridge	487	750	64.93%
High School	2179	2850	76.46%
Total	7520	10200	73.73%



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Linn-Mar Facilities Plan

Board of Education Meeting Update

May 8, 2017



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Timeline To-Date



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HISTORIC ELEMENTARIES PRIORITIES

BOWMAN WOODS

Ceilings/Roof
Restrooms (all)
Cafeteria
Flooring
Lighting
Cosmetic Finishes
Safety/Security (outside)
Fire suppression
IT Network
Collaborative spaces
Electrical
Pavement resurfacing
Intercom
Parking
Insufficient space

WILKINS

Roof
Parking lot/traffic flow
Fire sprinkler system
IT network
Security (outside)
Restrooms
Interior windows
(corridor)
Lighting (inside)
Doors
Media Center
Intercom
Insufficient space
Storage
No emergency exits
Spaces not intended to
be classrooms
Windows don't lock
(security)

INDIAN CREEK

Electrical (all)
Spaces not intended to be
classrooms
Security (office)
Nurses office
Tuckpointing
Electrical switch gear
Fire safety
Lack of teacher lounge
Restrooms (all)
Roof
Lockers
Lack of collaboration space
Carpeting
Emergency exits
Overall capacity



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Wilkins Elementary School

Choices	Percentage	Count
Ceiling/Roof	54.35%	25
Safety/Security	47.83%	22
Restrooms (all)	45.65%	21
Parking Lot/Traffic Flow	28.26%	13
No emergency exits	23.91%	11
Insufficient space	23.91%	11
Spaces not intended to be classrooms	19.57%	9
Other		
Media Center	13.04%	6
Lighting (inside)	10.87%	5
Interior windows in the corridor	8.70%	4
IT Network	6.52%	3
Doors	6.52%	3
Fire Suppression	6.52%	3
Intercom	2.17%	1
Flooring	2.17%	1
Total Entries		46



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Bowman Woods Elementary School

Choices	Percentage	Count
Ceiling/Roof	71.74%	33
Cafeteria	60.87%	28
Restrooms (all)	43.48%	20
Safety/Security	30.43%	14
Insufficient space	28.26%	13
Flooring	13.04%	6
Fire Suppression	13.04%	6
Other		
Collaborative Spaces	10.87%	5
Lighting	8.70%	4
IT Network	8.70%	4
Electrical	4.35%	2
Parking	2.17%	1
Total Entries		46



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Indian Creek Elementary School

Choices	Percentage	Count
Insufficient space	45.65%	21
Overall Capacity	43.48%	20
Restrooms (all)	39.13%	18
Safety/Security	32.61%	15
Electrical (switch gear)	30.43%	14
Roof	28.26%	13
Nurse's Office	17.39%	8
Other		
Teachers' Lounge	17.39%	8
Security (office)	10.87%	5
Collaborative Spaces	10.87%	5
Fire Suppression	8.70%	4
IT Network	6.52%	3
Lockers	6.52%	3
Trackpointing	2.17%	1
Total Entries		46



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All Historic Elementary Schools

Choices	Percentage	Count
Roof/Ceiling (Bowman Woods)	58.70%	27
Insufficient Space (Indian Creek)	56.52%	26
Roof/Ceiling (Wilkins)	50.00%	23
Cafeteria (Bowman Woods)	47.83%	22
Restrooms (all) (Indian Creek)	45.65%	21
Restrooms (all) Bowman Woods	43.48%	20
Restrooms (all) (Wilkins)	39.13%	18
Other		
Overall Capacity (Indian Creek)	39.13%	18
Roof (Indian Creek)	30.43%	14
Safety/Security (Wilkins)	28.26%	13
Safety/Security (Indian Creek)	28.26%	13
No emergency exits (Wilkins)	28.26%	13
Safety/Security (Bowman Woods)	26.09%	12
Windows don't lock (Wilkins)	26.09%	12
Insufficient Space (Wilkins)	26.09%	12
Electrical (switch gear) (Indian Creek)	23.91%	11
Parking Lot/Traffic Flow (Wilkins)	23.91%	11
Insufficient Space (Bowman Woods)	23.91%	11
Spaces not intended to be classrooms (Wilkins)	23.91%	11
Collaborative Spaces (Indian Creek)	19.57%	9
Lighting (Bowman Woods)	19.57%	9
IT Network (Indian Creek)	19.57%	9
Nurse's Office (Indian Creek)	17.39%	8



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Fire suppression (Wilkins)	17.39%	8
IT Network (Bowman Woods)	17.39%	8
Flooring (Bowman Woods)	17.39%	8
Teachers' Lounge (Indian Creek)	15.22%	7
IT Network (Wilkins)	15.22%	7
Fire suppression (Bowman Woods)	13.04%	6
Fire suppression (Indian Creek)	13.04%	6
Media Center (Wilkins)	13.04%	6
Tuckpointing (Indian Creek)	10.87%	5
Cosmetic Finishes (Bowman Woods)	10.87%	5
Lighting (inside) (Wilkins)	10.87%	5
Electrical (Bowman Woods)	8.70%	4
Collaborative Spaces (Bowman Woods)	8.70%	4
Lockers (Indian Creek)	6.52%	3
Carpeting (Indian Creek)	4.35%	2
Pavement Resurfacing (Bowman Woods)	4.35%	2
Parking (Bowman Woods)	4.35%	2
Interior windows in the corridor (Wilkins)	4.35%	2
Doors (Wilkins)	4.35%	2
Intercom (Bowman Woods)	2.17%	1
Flooring (Wilkins)	2.17%	1



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All Historic Elementary Schools

Choices	Percentage	COST
Roof/Ceiling (Bowman Woods)	58.70%	\$698,000
Insufficient Space (Indian Creek)	56.52%	-----
Roof/Ceiling (Wilkins)	50.00%	\$860,000
Cafeteria (Bowman Woods)	47.83%	\$96,000
Restrooms (all) (Indian Creek)	45.65%	\$245,000
Restrooms (all) Bowman Woods	43.48%	\$302,500
Restrooms (all) (Wilkins)	39.13%	\$237,000
Other		
Overall Capacity (Indian Creek)	39.13%	-----
Roof (Indian Creek)	30.43%	\$673,000
Safety/Security (Wilkins)	28.26%	-----
Safety/Security (Indian Creek)	28.26%	\$27,500
No emergency exits (Wilkins)	28.26%	\$20,000
Safety/Security (Bowman Woods)	26.09%	\$115,000
Windows don't lock (Wilkins)	26.09%	-----
Insufficient Space (Wilkins)	26.09%	-----
Electrical (switch gear) (Indian Creek)	23.91%	\$150,000
Parking Lot/Traffic Flow (Wilkins)	23.91%	-----
Insufficient Space (Bowman Woods)	23.91%	-----
Spaces not intended to be classrooms (Wilkins)	23.91%	-----
Collaborative Spaces (Indian Creek)	19.57%	-----
Lighting (Bowman Woods)	19.57%	\$250,000
IT Network (Indian Creek)	19.57%	\$50,000
Nurse's Office (Indian Creek)	17.39%	\$20,000



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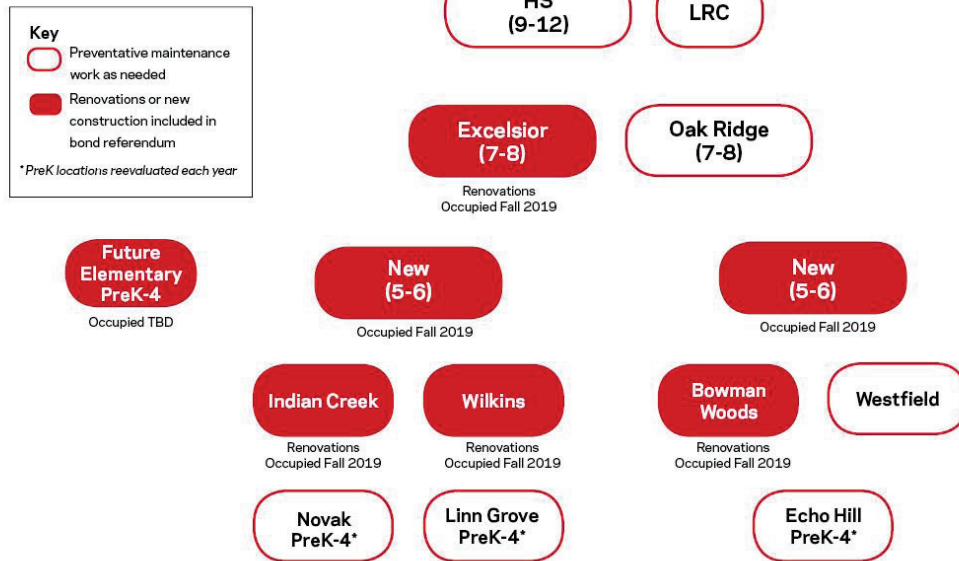
Fire suppression (Wilkins)	17.39%	\$150,500
IT Network (Bowman Woods)	17.39%	\$50,000
Flooring (Bowman Woods)	17.39%	\$255,000
Teachers' Lounge (Indian Creek)	15.22%	\$80,000
IT Network (Wilkins)	15.22%	\$55,000
Fire suppression (Bowman Woods)	13.04%	\$165,000
Fire suppression (Indian Creek)	13.04%	\$154,000
Media Center (Wilkins)	13.04%	-----
Tuckpointing (Indian Creek)	10.87%	-----
Cosmetic Finishes (Bowman Woods)	10.87%	\$580,000
Lighting (inside) (Wilkins)	10.87%	\$100,000
Electrical (Bowman Woods)	8.70%	\$690,000
Collaborative Spaces (Bowman Woods)	8.70%	-----
Lockers (Indian Creek)	6.52%	\$78,000
Carpeting (Indian Creek)	4.35%	\$133,300
Pavement Resurfacing (Bowman Woods)	4.35%	\$44,300
Parking (Bowman Woods)	4.35%	-----
Interior windows in the corridor (Wilkins)	4.35%	\$86,300
Doors (Wilkins)	4.35%	\$120,000
Intercom (Bowman Woods)	2.17%	\$20,000
Flooring (Wilkins)	2.17%	\$226,000



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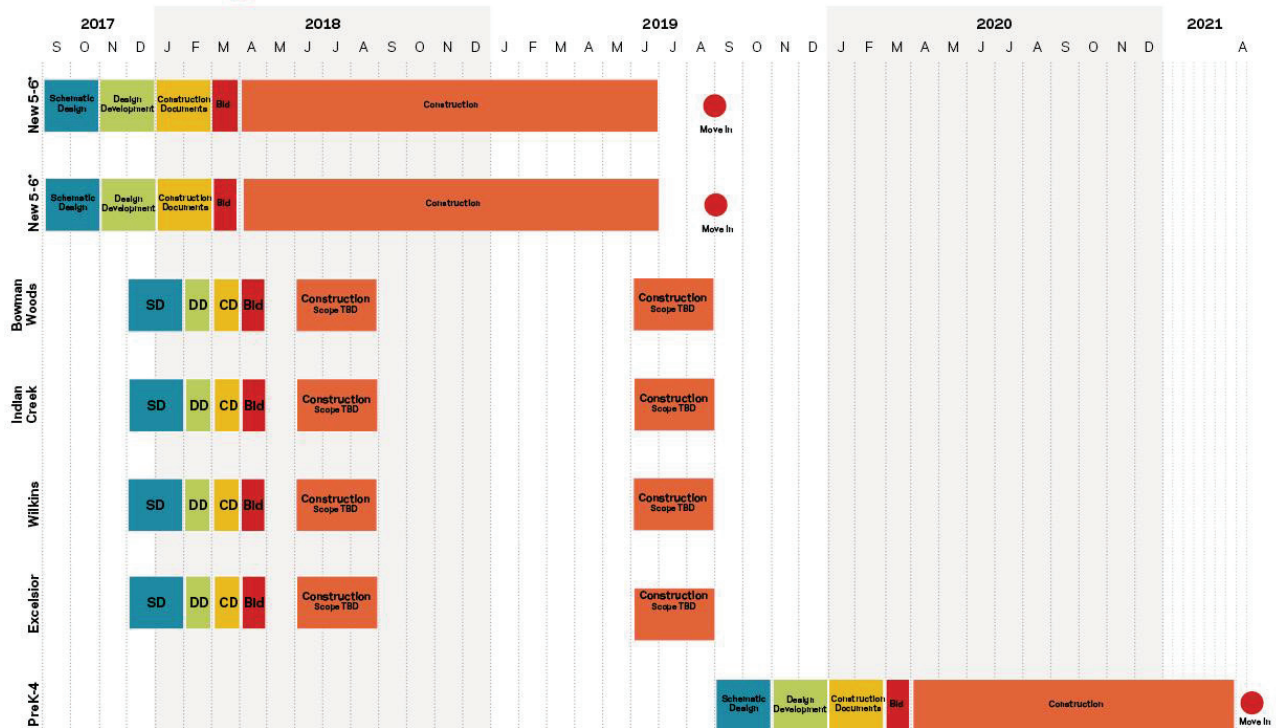
Restructuring Plan

Current Proposal



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Restructuring Plan | Construction Timeline



* Assumes schematic design commences in September 2017



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2017 General Obligation Bond Funding

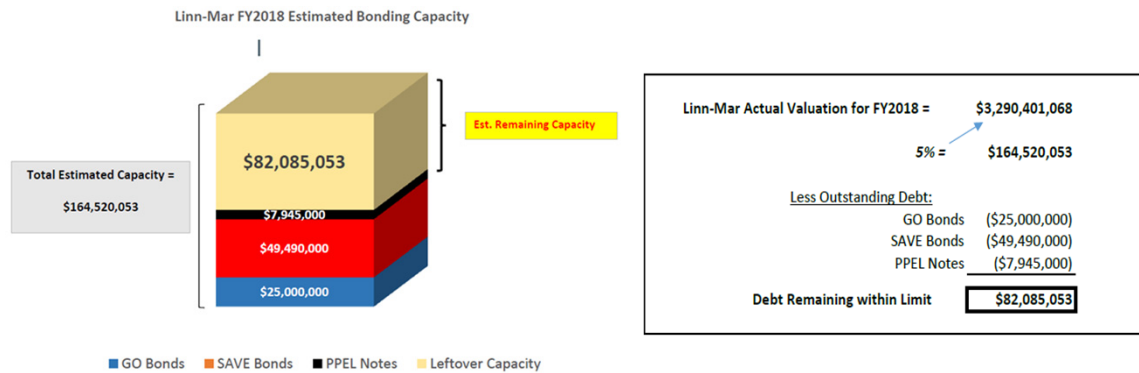
May 8, 2017

General Obligation Bonds Quick Facts

- One method a school district may use to borrow money for construction projects provided by Iowa Code
- Bonds are issued and backed by property tax dollars
- Debt issued may be amortized for up to 20 years
- Requires super majority to pass referendum (60%)

GO Bond Borrowing Restrictions

The aggregate indebtedness of any school district shall not exceed five percent (5%) of the actual value of the taxable property within said school district, as ascertained by the last preceding state and county tax lists (296.1)



GO Bond Borrowing Restrictions

Debt Service Levy Restriction

- The voters may approve bonded indebtedness for a period up to twenty years and approve a rate for a debt service levy up to \$2.70 per thousand dollars of assessed valuation. However, the voters can also approve to exceed that rate limit up to **\$4.05**.

Linn-Mar Voters have already approved this maximum

Linn-Mar GO Bond History

Voting Date	Amount	Projects	Yes/No	Result
January 2006	\$27.5 million	- (2) Elem. Schools - HS Renovation - Old Novak Renovation - Oak Ridge conversion to MS	75%/25%	Passed
March 2001	\$12 million	- K-8 Elem (Oak Ridge) - Bowman Woods Gym	70%/30%	Passed
February 1997	\$25 million	- K-5 Elem (Westfield) - Additions to Wilkins & Indian Creek - Expand Intermediate to 6-8 - Remodel Jr./Senior High	62%/38%	Passed
March 1993	\$8.5 million	- New 5-6 Intermediate - Media Center Expansions - 14 classrooms @ Jr./Senior High - Additions to BW, IC, Wilkins, & Novak	75%/25%	Passed
December 1991	\$5.9 million	- Additions to BW, IC, Wilkins, & Novak - Media Center Expansions - PE & Multipurpose Areas - Conference areas for special needs	56%/44%	Failed

Proposed 2017 GO Bond Projects Summary

<u>Project</u>	<u>Est. Cost</u>	<u>Construction</u>
(2) 5 th -6 th Grade Buildings	\$55,000,000	Spring 2018 – Fall 2019
Excelsior Renovation/Site Improvements	\$5,000,000	Spring 2018 (2/3 year phase)
Historic Elementary Improvements (Bowman Woods, Indian Creek, Wilkins)	\$5,000,000	Spring 2018 (2/3 year phase)
(1) New Elementary Building	<u>\$15,000,000</u>	Spring 2020 – Fall 2021*
Total	\$80,000,000	

**Timeline is fluid based on several factors*

Three General Obligation Funding Scenarios

1. **\$3.36** Incremental Debt Levy
2. **\$3.36** Immediate Debt Levy
3. **\$4.05** Maximum Debt Levy

Scenario 1 - \$3.36 Incremental Debt Levy

- Description: Trying to achieve the least impact on the debt levy. Three year incremental increase until \$3.36 debt levy is realized.

Maximum Debt Service Levy	\$3.36
Current (FY2018) Debt Service Levy	<u>\$1.71</u>
<u>Increase</u> Debt Service Levy	\$1.65

- Projected Overall Tax Rate (assuming no changes to other tax levying funds):

CURRENT	FY2018	FY2019	FY2020	FY2021 & BEYOND
\$17.38	\$17.37	\$18.25	\$18.57	\$18.99 - \$19.02
		+\$0.88	+\$0.32	+\$0.45



**\$1.65 TOTAL
INCREASE**

Scenario 1 Continued

- Total Projected Interest Cost of Issuance = \$52 million
- Projected Overall Debt Capacity after 2017 Bond:
(Assumes SAVE is not extended)

<u>DESCRIPTION</u>	<u>YEAR</u>	<u>AMOUNT</u>
Five years from Issuance	2022	\$48 Million
Ten years from Issuance	2027	\$84 Million

Scenario 1 Estimated Tax Impact

- Residential:

Assessed Value	Rollback	Taxable Value	Less: Homestead	Net Taxable Value	Levy Increase per \$1,000	Change Annual Pmt	Change Monthly Pmt
\$150,000	56.9391%	\$85,409	(\$4,850)	\$80,559	\$1.65	\$132.92	\$11.08
\$200,000	56.9391%	\$113,878	(\$4,850)	\$109,028	\$1.65	\$179.90	\$14.99
\$250,000	56.9391%	\$142,348	(\$4,850)	\$137,498	\$1.65	\$226.87	\$18.91
\$300,000	56.9391%	\$170,817	(\$4,850)	\$165,967	\$1.65	\$273.85	\$22.82
\$400,000	56.9391%	\$227,756	(\$4,850)	\$222,906	\$1.65	\$367.80	\$30.65

- Commercial:

Assessed Value	Rollback	Net Taxable Value	Levy Increase per \$1,000	Change Annual Pmt	Change Monthly Pmt
\$250,000	90.0%	\$225,000	\$1.65	\$371.25	\$30.94
\$500,000	90.0%	\$450,000	\$1.65	\$742.50	\$61.88
\$750,000	90.0%	\$675,000	\$1.65	\$1,113.75	\$92.81

Scenario 2 - \$3.36 Immediate Debt Levy

- Description: Knowing the levy may get to \$3.36, the debt is structured at \$3.36 in the initial year and keeps rate consistent throughout.

Maximum Debt Service Levy	\$3.36
Current (FY2018) Debt Service Levy	<u>\$1.71</u>
<u>Increase</u> Debt Service Levy	\$1.65

- Projected Overall Tax Rate (assuming no changes to other tax levying funds):

CURRENT	FY2018	FY2019 & BEYOND
\$17.38	\$17.37	\$18.99 - \$19.02
		+\$1.65

Scenario 2 Continued

- Total Projected Interest Cost of Issuance = \$48 million
- Projected Overall Debt Capacity after 2017 Bond:
(Assumes SAVE is not extended)

<u>DESCRIPTION</u>	<u>YEAR</u>	<u>AMOUNT</u>
Five years from Issuance	2022	\$51 Million
Ten years from Issuance	2027	\$88 Million

Scenario 2 Estimated Tax Impact

- Residential:

Assessed Value	Rollback	Taxable Value	Less: Homestead	Net Taxable Value	Levy Increase per \$1,000	Change Annual Pmt	Change Monthly Pmt
\$150,000	56.9391%	\$85,409	(\$4,850)	\$80,559	\$1.65	\$132.92	\$11.08
\$200,000	56.9391%	\$113,878	(\$4,850)	\$109,028	\$1.65	\$179.90	\$14.99
\$250,000	56.9391%	\$142,348	(\$4,850)	\$137,498	\$1.65	\$226.87	\$18.91
\$300,000	56.9391%	\$170,817	(\$4,850)	\$165,967	\$1.65	\$273.85	\$22.82
\$400,000	56.9391%	\$227,756	(\$4,850)	\$222,906	\$1.65	\$367.80	\$30.65

- Commercial:

Assessed Value	Rollback	Net Taxable Value	Levy Increase per \$1,000	Change Annual Pmt	Change Monthly Pmt
\$250,000	90.0%	\$225,000	\$1.65	\$371.25	\$30.94
\$500,000	90.0%	\$450,000	\$1.65	\$742.50	\$61.88
\$750,000	90.0%	\$675,000	\$1.65	\$1,113.75	\$92.81

Scenario 3 - \$4.05 Maximum Debt Levy

- Description: Taking levy to maximum allowable to pay off debt more quickly and save interest costs.

Maximum Debt Service Levy	\$4.05
Current (FY2018) Debt Service Levy	<u>\$1.71</u>
<u>Increase</u> Debt Service Levy	\$2.34

- Projected Overall Tax Rate (assuming no changes to other tax levying funds):

CURRENT	FY2018	FY2019 & BEYOND
\$17.38	\$17.37	\$19.69 – \$19.71
		+\$2.34

Scenario 3 Continued

- Total Projected Interest Cost of Issuance = \$24 million
- Projected Overall Debt Capacity after 2017 Bond:
(Assumes SAVE is not extended)

<u>DESCRIPTION</u>	<u>YEAR</u>	<u>AMOUNT</u>
Five years from Issuance	2022	\$28 Million
Ten years from Issuance	2027	\$61 Million

Scenario 3 Estimated Tax Impact

- Residential:

Assessed Value	Rollback	Taxable Value	Less: Homestead	Net Taxable Value	Levy Increase per \$1,000	Change Annual Pmt	Change Monthly Pmt
\$150,000	56.9391%	\$85,409	(\$4,850)	\$80,559	\$2.34	\$188.51	\$15.71
\$200,000	56.9391%	\$113,878	(\$4,850)	\$109,028	\$2.34	\$255.13	\$21.26
\$250,000	56.9391%	\$142,348	(\$4,850)	\$137,498	\$2.34	\$321.74	\$26.81
\$300,000	56.9391%	\$170,817	(\$4,850)	\$165,967	\$2.34	\$388.36	\$32.36
\$400,000	56.9391%	\$227,756	(\$4,850)	\$222,906	\$2.34	\$521.60	\$43.47

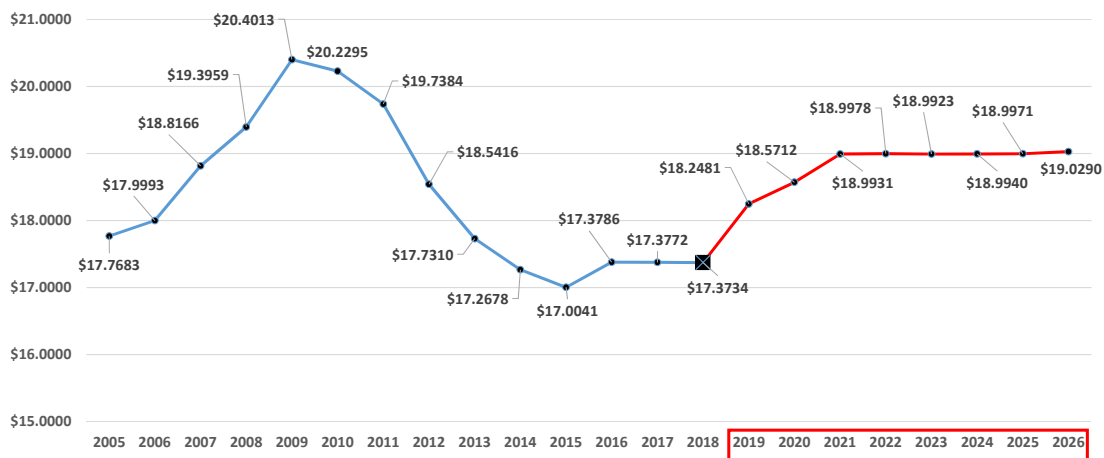
- Commercial:

Assessed Value	Rollback	Net Taxable Value	Levy Increase per \$1,000	Change Annual Pmt	Change Monthly Pmt
\$250,000	90.0%	\$225,000	\$2.34	\$526.50	\$43.88
\$500,000	90.0%	\$450,000	\$2.34	\$1,053.00	\$87.75
\$750,000	90.0%	\$675,000	\$2.34	\$1,579.50	\$131.63

Summary of Scenarios

	<u>1- Incremental \$3.36</u>	<u>2- Immediate \$3.36</u>	<u>3- Maximum \$4.05</u>
Maximum Tax Levy Impact	\$1.65	\$1.65	\$2.34
Est. Maximum Overall Rate	\$19.02	\$19.02	\$19.71
Est. Total Interest Cost	\$52 Million	\$48 Million	\$24 Million
Est. FY2022 Debt Capacity	\$48 Million	\$51 Million	\$28 Million
Est. FY2027 Debt Capacity	\$84 Million	\$88 Million	\$61 Million
Tax Impact (\$200K Home)	\$180 annual/\$15 monthly	\$180 annual/\$15 monthly	\$255 annual/\$21 monthly
Tax Impact (\$500K Business)	\$743 annual/\$62 monthly	\$743 annual/\$62 monthly	\$1,053 annual/\$88 monthly

Linn-Mar Overall Tax Levy



Assumes Scenario 1 Tax Rates 

Factors that may impact these scenarios:

- Taxable Valuation Growth
- Interest Rates
- Timing of when bonds are sold (i.e. timing and scope of projects)
- Increases/Decreases in other tax levying funds
- Cash flow and/or borrowing of SAVE and PPEL funds
- Legislative Changes

Potential Future “Game Changer”

- SAVE is extended beyond 2029
- For example, if SAVE extended 20 years (to 2049), the estimated debt capacity in 2029 for each of these three scenarios grows by **\$87 million**
- Would give the District the flexibility to continue significant infrastructure investments without increasing patron’s property taxes
- ***Since 2008, Linn-Mar has been able to perform approximately \$86 million of capital project improvements, made almost \$7 million of technology purchases, and used \$9 million of SAVE funds to “buy down” the district’s tax levy.***

Linn-Mar PPEL & SAVE

10-Year Capital Projects and Funding

May 8, 2017

Linn-Mar At A Glance:

15 Facilities (for now):

- 7 Elementary Buildings
- 2 Middle Schools
- 1 High School
- LRC
- Aquatics Center
- Stadium
- Baseball/Softball Complex
- O&M/Transportation

- Approximately 400 acres of land (210 acres of mowing...for now)
- Over 1.1 million square feet of building area
- Over 925,000 square feet of roofs
- Approximately 1.8 million square feet of parking lots
- Approximately 40,000 feet of sidewalks

Possible Projects FY2018 – FY2027 (By Building)

Bowman Woods

Built: 1968
Area: 54,800 sq ft
Est. Capacity = 500 Students

Possible Projects/Improvements:

- Improvements not identified as part of 2017 Bond (may include partial roof, flooring, casework, doors, windows, electrical/lighting, HVAC, playground, etc.)
- Fire Alarm Voice (code requirement)



Echo Hill

Built: 2009
Area: 77,712 sq ft
Est. Capacity = 600 Students

Possible Projects/Improvements:

- Security Cameras/Access Controls
- Parking Lot Reseal
- Carpet Replacement
- Fire Alarm Voice (code requirement)



Indian Creek

Built: 1961
Area: 51,300 sq ft
Est. Capacity = 500 Students

Possible Projects/Improvements:

- Improvements not identified as part of 2017 Bond (may include partial roof, ceiling, flooring, casework, doors, windows, electrical/lighting, HVAC, playground, etc.)
- Fire Alarm Voice (code requirement)



Linn Grove

Built: 2008
Area: 77,712 sq ft
Est. Capacity = 600 Students

Possible Projects/Improvements:

- Security Cameras/Access Controls
- Parking Lot Reseal
- Carpet Replacement
- Fire Alarm Voice (code requirement)



Novak

Built: 2010
Area: 77,712 sq ft
Est. Capacity = 600 Students

Possible Projects/Improvements:

- Security Cameras/Access Controls
- Parking Lot Reseal
- Carpet Replacement
- Fire Alarm Voice (code requirement)



Westfield

Built: 1999
Area: Approx. 72,000 sq ft
Est. Capacity = 600 Students

Possible Projects/Improvements:

- Parking Lot Replacement
- Security Cameras/Access Controls
- Lighting Upgrade
- Carpet Replacement
- Roof
- HVAC Upgrades
- Fire Alarm Voice (code requirement)



Wilkins

Built: 1967
Area: 50,170 sq ft
Est. Capacity = 500 Students

Possible Projects/Improvements:

- Improvements not identified as part of 2017 Bond (may include partial roof, ceiling, flooring, casework, doors, windows, electrical/lighting, HVAC, parking, playground, etc.)
- Fire Alarm Voice (code requirement)



Excelsior

Built: 1997
Area: 126,700 sq ft
Est. Capacity = 1,000 Students

Possible Projects/Improvements:

- Improvements not identified in 2017 Bond:
 - Roof Replacement
 - Windows/Doors
 - Flooring
 - Fire Alarm Voice (code requirement)
 - Tennis Courts



Oak Ridge

Built: 2003
Area: Approx 110,000 sq ft
Est. Capacity = 750 Students

Possible Projects/Improvements:

- Security Cameras/Access Controls
- Track
- Partial Roof
- Windows/Doors
- HVAC Upgrade
- Tennis Courts
- Fire Alarm Voice (code requirement)



High School

Built: 1959
Area: Approx 330,000 sq ft
Est. Capacity = 2,400 Students

Possible Projects/Improvements:

- North Parking Lot Expansion
- Recital Hall
- Weight room/Fitness Expansion
- Tennis Courts
- Partial Roof
- Windows/Doors
- HVAC Upgrade
- Flooring
- Fire Alarm Voice (code requirement)



LRC

Built: 1949
Area: Approx 57,300 sq ft
Est. Capacity = 450 (assumes no administration)

Possible Projects/Improvements:

- Fire Suppression
- Roof Replacement
- High School Transition Improvements
- Fire Alarm Voice (code requirement)

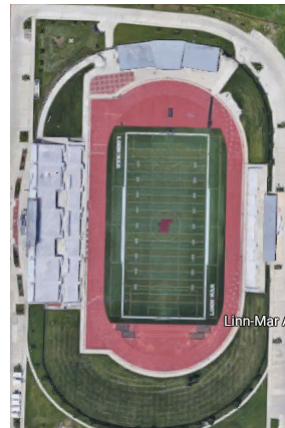


Stadium

Built: 2011

Possible Projects/Improvements:

- Turf Replacement
- Track Resurface

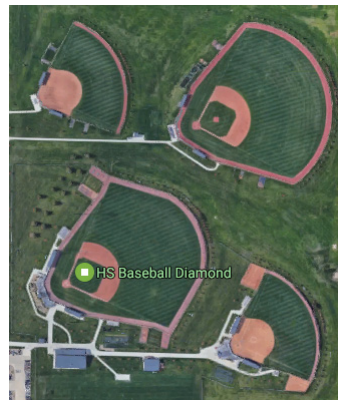


Baseball/Softball Complex

Built: 2012

Possible Projects/Improvements:

- None noted at this time



Aquatics Center

Built: 2013

Possible Projects/Improvements:

- None noted at this time



Other Potential Projects:

(as enrollment triggers and funding dictate)

- Supplement 2017 Bond Projects
- New/Replacement Elementary Buildings
- Early Childhood Center
- New High School
- Technology Initiatives
- Armstrong Field Improvements
- Centralized Purchasing Warehouse
- Land Acquisitions

10-Year Capital Projects Funding:

- **SAVE:**

Est. Revenues (FY2018 – FY2027) =	\$79.4 million	
Est. Expenditures:		
Debt Principal/Interest =	(\$50.6 million)	
Technology =	<u>(\$12.8 million)</u>	
Total Est. SAVE Available for Capital Projects		\$16 million

- **PPEL:**

Est. Revenues (FY2018-FY2025)* =	\$31.0 million	
Est. Expenditures:		
Debt Principal/Interest =	(\$9.8 million)	
Transportation =	(\$4.2 million)	
Equipment/Furniture =	(\$3.0 million)	
Preventative Maint./Repairs =	<u>(\$5.0 million)</u>	
Total Est. PPEL Available for Capital Projects		<u>\$9 million</u>

GRAND TOTAL **\$25 MILLION**

Factors that may impact funding:

- ✓ Property Valuations
- ✓ Sales Tax Receipts
- ✓ Student Enrollment
- ✓ Additional Debt issued against SAVE and/or PPEL
- ✓ SAVE or PPEL used for other purposes (Legislative or Board Driven)

Draft of Bond Petition Language

Shall the Board of Directors of the Linn-Mar Community School District in the County of Linn, State of Iowa, be authorized to contract indebtedness and issue General Obligation Bonds in an amount not to exceed \$80,000,000 to provide funds to construct, build, furnish and equip two 5th-6th grade intermediate buildings and a new elementary building, and to improve those sites; to remodel, renovate, improve, furnish and equip Bowman Woods, Indian Creek and Wilkins Elementary buildings; and to remodel, renovate, improve, furnish and equip and to construct, build and furnish an addition to Excelsior Middle School building, and to improve the site.

Linn-Mar Facilities Plan

Communication Strategy & Action Plan



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Linn-Mar Facilities Plan

Mission Statement

Linn-Mar Community School District is developing a restructuring plan that **strategically addresses** existing and long-term **capacity issues** at all grade levels in our **rapidly growing district**. To fund this five-year plan, the district will ask residents to vote on a bond referendum on **Sept. 12** that will increase the property tax rate between \$1.00 and \$1.25 on every \$1,000 dollars of assessed value.



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Linn-Mar Facilities Plan

Message

We're growing. Since 2005, total number of enrolled students has increased by 2,200, across all grade levels throughout the entire district.

We are already running out of space.

- Elementary school buildings are at (and over) capacity
- Middle school buildings are rapidly approaching or near capacity
- High School capacity continues to be a challenge
- District enrollment continues to grow (a good thing)



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Linn-Mar Facilities Plan

Questions to be Answered

- What is the timeline for construction/renovation
- Finances: How will it affect taxpayers?
- Capacity: How is it determined?
- How is Marion's growth affecting the district?



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Linn-Mar Facilities Plan

Communication Opportunities

- Launch: Volunteer 100 Hour Luncheon, May 24, noon, Lowe Park
- End of Year [School Events](#)
- Foundation Golf Outing: June 8
- Mailer
First week of August aligned with back-to-school
- Senior Living
June/July
- Community (Rotary, etc ...) July/July
- Registration/Back-to-School
Registration: Varies by school
All Staff Opening: August
First day of school: Aug. 23



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Linn-Mar Facilities Plan

Key Advocates

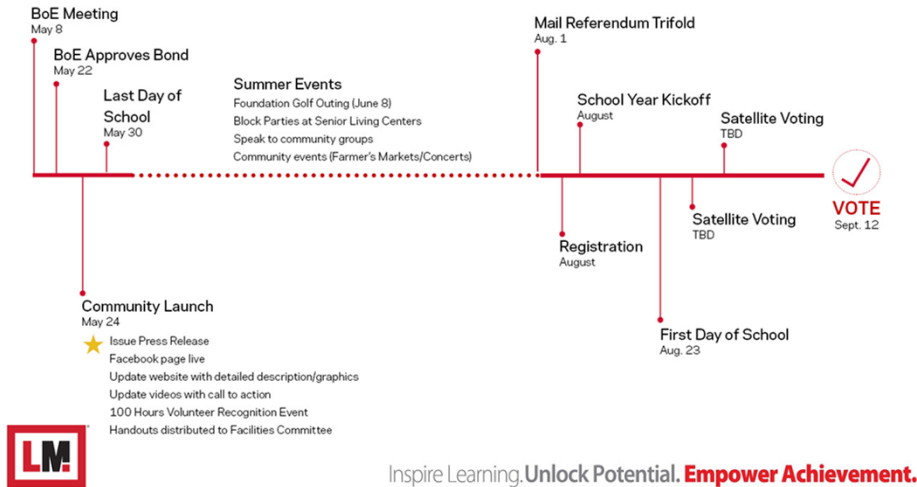
- Facilities Committee Members
- Business leaders (MEDCO, Chamber, Marion Live, etc.)
- District leaders (Linn-Marion Foundation)
- Civic leaders (Mayor & Council)
- Community organizations (Rotary, Legion)
- Teachers and Staff



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Linn-Mar Facilities Plan

Communication Timeline



Linn-Mar Facilities Plan

Timeline: May

- Immediate: Update website with general update
- May 9: Bowman Woods video online
- May 8: School Board Meeting
- May 16: Indian Creek video online
- May 23: Wilkins video online
- May 22: School Board Approves Bond
 - Issue Press Release
 - Facebook page live
 - Update website with detailed description/graphics
 - Update videos with call to action
- May 24: Community Launch
 - 100 Hours Volunteer Recognition
 - Handouts also distributed to Facilities Committee
- May 24: Facilities Committee Wrap-Up.
 - Solicit volunteers to speak at groups, etc ... over summer.
 - Collect contact information.
- May 30: Last Day of School



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Linn-Mar Facilities Plan

Timeline: June/July

- *Events:*
 - Block Parties at Senior Living
 - Speak to community groups
 - Foundation Golf Outing: June 8
 - Community events (Farmer's markets/Uptown Getdown/Marion by Moonlight/Lowe Park)
- *Communication*
 - Videos/Animations
 - Linn Mar Passes Everything slideshow
 - Funding options animation
 - High School issues/solution
 - New Elementary School



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Linn-Mar Facilities Plan

Timeline: August/September

- *August*
 - Aug. 1: Send Mailer, distribute Lawn signs
 - Aug. TBD: Registration
 - Aug. TBD: Football games
 - Aug. 23: First Day of School
 - Satellite Voting
- *September*
 - Satellite Voting
 - Sept. 12: VOTE



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Linn-Mar Facilities Plan

Key Point: Historic Elementaries

- Message
 - Over capacity
 - This is the first year we are taking in more kids than are enrolling out.
 - What are the real numbers?
 - Deferred maintenance
 - Why are we using a bond referendum to pay for maintenance.
- Method:
 - One video for each school with interviews with principal, students, and teachers.
 - One to two minutes each.
 - Balance between school pride and needs.

**No mention of vote until after bond language approved*



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Linn-Mar Facilities Plan

Key Point: New Elementary School

- Message:
 - When? RSP data.
 - Where?
 - Who?
- Method: TBD



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Linn-Mar Facilities Plan

Myth: Linn-Mar Always Passes Everything

- Truth:
 - Last referendum passed in 2006/27.5 Million bond for Echo Hill and Linn-Grove, Linn-Mar HS renovations, update Novak and convert Oak Ridge.
 - Eleven years without asking for funds.
36 projects worth X amount.
- Method: Photo slideshow with year/amount



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Linn-Mar Facilities Plan

Myth: Linn-Mar has Plenty of Money

- Truth:
 - PPEL and SAVE are for specific uses and have been used/managed for other projects.
 - These projects exceed those resources.
 - Fiscally responsible by planning construction timeline and issuing bonds aligned with debt payoff and future valuations.
- Method: Animation demonstrating funding streams and bonding capacity.
Second animations showing how much bonding capacity will cost people individually.



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Linn-Mar Facilities Plan

Myth: District Invested too much in High School

- Truth:
 - Extracurricular programs are the issue not capacity.
 - Current: 2,179 (HS only)
 - Capacity: HS: 2,400 + LRC: 450 = Total: 2,850
 - Still years away from needing to discuss a second high school
 - Future-focused. Not mission critical now. It was the right decision at the right time.
 - State-of-the art facilities elevate the entire district
 - Auditorium is a want; not a need
- Method: Video of high school spaces.



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Linn-Mar Facilities Plan

Branding Slogan

Grow with us.



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Capital Projects: Overview



Linn-Mar’s mission is to inspire learning, unlock potential and empower achievement. As the district expands and changes, this mission statement is reflected from the inside out. Our schools and facilities provide safe and engaging environments to provide our students the best opportunity to learn, grow and succeed.

The Linn-Mar Community School District was formed in 1948 when 17 one-room rural schools joined together to build Marion Rural Independent School. The Linn-Mar Community School District now serves more than 7,600 students in ten schools plus other buildings and facilities. Linn-Mar continues to be one of the fastest growing school districts in the state as enrollment is expected to continue to increase steadily.

Thanks to community support through voter approved programs, school buildings and facilities throughout the district are in excellent condition. Linn-Mar Community Schools has been able to use funds or borrow money against the sales tax funds for major construction and renovation projects.

Voter approved programs are:

SAVE is commonly referred to as the 1 cent local option sales tax. On February 13, 2007, voters in Linn County approved a 10 year School Infrastructure Local Option (SILO) sales tax. During the 2008 Legislative Session, SILO was replaced with a State sales tax for school infrastructure. Secure an Advanced Vision for Education (SAVE) Fund allocates equally to school districts on a per pupil basis.

PPEL stands for Physical Plant & Equipment Levy. It’s the main revenue source used to maintain infrastructure investments – a special revenue fund which can only be used for the purchase and improvement of land, purchase and improvement of buildings, purchase of a single unit of equipment exceeding \$500 in value, and other expenses defined in section 298.3 of the Code of Iowa. The PPEL fund is comprised of revenue from two levies. The first PPEL levy is a voter approved levy. Linn-Mar voters have approved the maximum \$1.34 PPEL levy. The second PPEL levy is the Board approved levy. Linn-Mar’s Board of Education has approved this levy at its

maximum level of \$0.33. Thus, the total PPEL levy is \$1.67. On April 1, 2014, voters approved a no increase PPEL levy renewal for an additional 10 year period.

PERL stands for the Public Education and Recreation Levy. It is a special revenue fund approved by voters in an election for recreation places, playgrounds and community education on school property.

Bond Referendums have also contributed to Linn-Mar’s successful growth. In addition to the revenues allowed by the state funding formula, the school district can ask voters to support a bond referendum to provide money for buildings. Bond referenda can be used for non-operating expenses such as computers, building remodeling or new construction. This funding cannot be used for operating expenses.

BUILDING HISTORY – There has been continued growth within the Linn-Mar Community School District throughout the years. Prior to 2006, original construction of District buildings and major renovation projects include: High School (1959); Indian Creek Elementary (1961); Junior High School (1963, now integrated into LMHS); Wilkins Elementary (1966); Bowman Woods Elementary (1968); Educational Services Center and Buildings and Grounds, additions to the Junior/Senior High (1975); additions to the Junior/Senior high (1980); new media centers and remodeling at Indian Creek and Bowman Woods Elementary, 14-room addition to Junior/Senior High, Linn-Mar Intermediate School (1995); Westfield Elementary, new gymnasiums and classroom additions to Wilkins and Indian Creek Elementary and a two-story addition to the Intermediate School to change to a middle school (August, 1999); new gymnasium at the High School (November, 1999); new High School auditorium (March, 2000); Oak Ridge School (August, 2003).

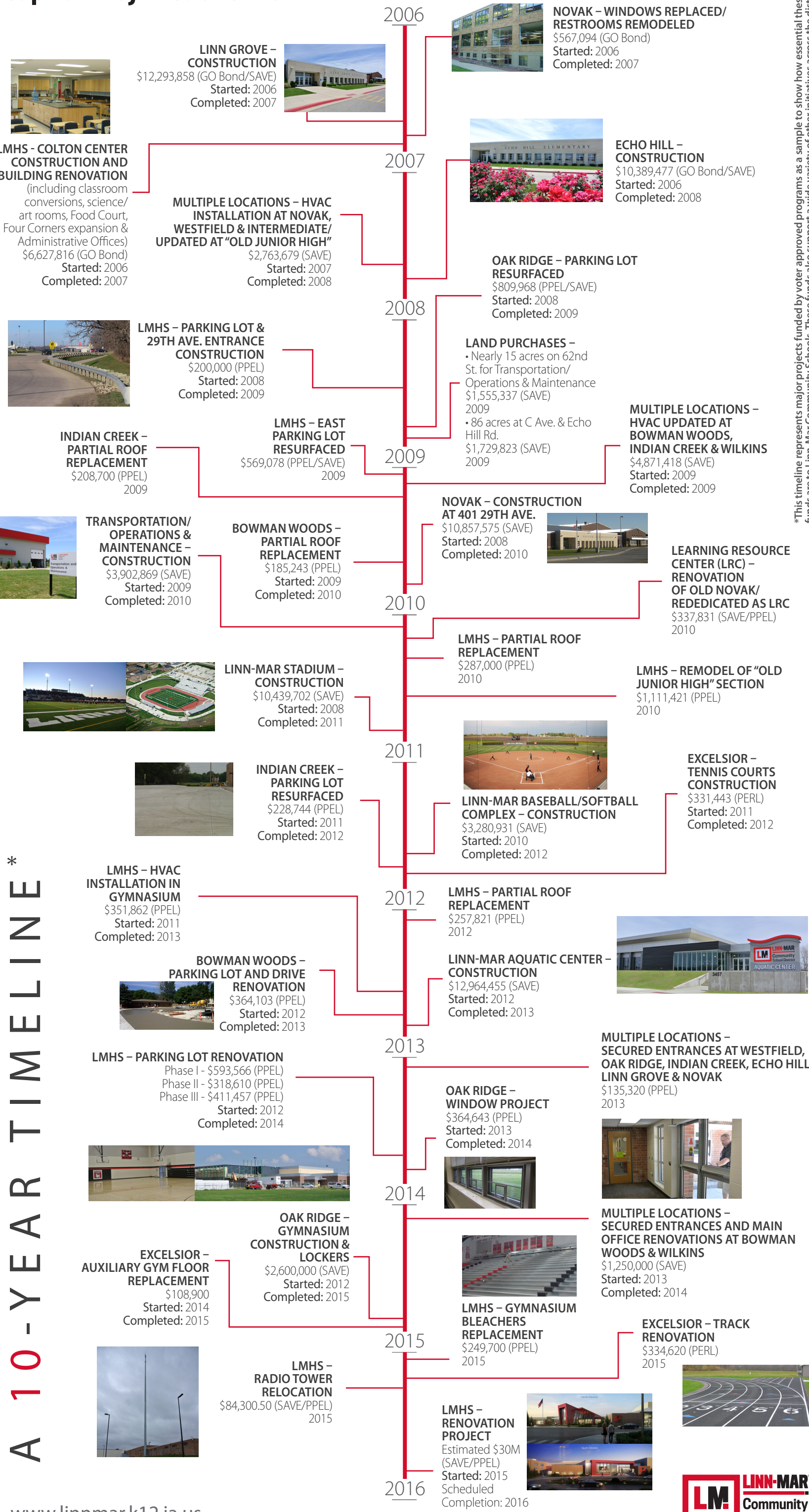


In 2006, a \$27.5 Million bond issue passed to build two new elementary schools (Echo Hill and Linn Grove), renovate and update Linn-Mar High School and update Novak Elementary and convert Oak Ridge to a middle school.



NOTICE OF NON-DISCRIMINATION
The following statement is to be published in written and electronic form in the District’s official documents and on the web site. Student, parent, employees and others doing business with or performing services for the Linn-Mar Community School District are hereby notified that this school district does not discriminate on the basis of race, creed, color, age (except students), religion, national origin, gender, marital status, sexual orientation, gender identity or disability in admission or access to, or treatment in, its programs and activities. The school district does not discriminate on the basis of race, creed, color, religion, gender, age, national origin, marital status, sexual orientation, gender identity, covered military veteran, disability, genetic information, familial status, physical attribute, political belief/party preference, or socio-economic status in admission or access to, or treatment in, its hiring and employment practices. Any person having inquiries concerning the school district’s compliance with the regulations implementing Title VI, Title VII, Title IX, the Americans with Disabilities Act (ADA), § 504, or Iowa Code § 280.3 is directed to contact:
Title: Executive Director of Human Resources Karla Christian
Where Located: 2999 North 10th Street, Marion, IA 52302
Telephone Number: 319-447-3036
who has been designated by the school district to coordinate the school district’s efforts to comply with the regulations implementing Title VI, Title VII, Title IX, the ADA, § 504, and Iowa Code § 280.3 (2013).

Capital Projects: Overview



*This timeline represents major projects funded by voter approved programs as a sample to show how essential these funds are to Linn-Mar Community Schools. These funds also support a wide variety of other initiatives across the district.

A 10-YEAR TIMELINE