

CENTRAL CITY BOARD OF EDUCATION



DISTRICT GOALS 2025-2026

Board/District Goals

POINTS OF EMPHASIS:

1. District Culture – Enjoy the Job You Do
 - a. Success, Pride, Enjoyment, Appreciation
2. Academic Success
 - a. Roots – Reading, Writing, Arithmetic
 - b. Administrative Walk-Throughs
 - c. Safety Walk-Throughs
3. Beyond Academics
 - a. Character, Life Lessons, Future Adults
4. Leadership Development
5. Career Education
6. Focus on Priorities
7. Economic Development/Community Planning (2040)
 - a. Marzano, Curriculum Programs, Kagan, Grading, Efficiencies

LONG-TERM GOAL:

1. Carry out a long-term plan for facilities that brings all students to one campus for their educational needs.
 - a. Focus on Educational Efficiency & Needs, and Financial Efficiency
 - i. One Campus

DISTRICT-FACILITY NEEDS TODAY, TOMORROW, LONG-TERM

MAINTENANCE ITEMS

- A. Roof Replacement
 - a. Small Section anytime at Elementary
 - b. Elementary Roof 1947 Area (2009-25 year Roof) – Next Time = 2034
 - c. Elementary Roof 1998 Area (2011-25 year Roof) – Next Time = 2036
 - d. PAC (2011- 20 year +5 Roof) - Next Time = 2036
 - e. Middle School (2018-20 year +5) – Next Time = 2043
 - f. High School (2020 - 20 year +5) – Next Time = 2045
- B. HVAC
 - a. As Necessary
- C. Windows
 - a. Middle School (1994) – Replace within 10 years (By 2032)
 - i. Replace with addition
- D. Flooring
 - a. High School – Complete Replacement Cycle
 - i. Media Center – Summer 2027/2028
 - b. Middle School – Continue Replacement Cycle
 - i. Media Center – Summer 2026
 - c. Much of Above completed with ESSER III/ARP \$\$\$\$
- E. Track/Football Field Replacement
 - a. Track 2010 / Football Field 2016
 - i. Additional Tire – Summer of 2026 (added 2020)
 - ii. Track and Football Field Replacement
 - 1. As early as Summer 2028 to as late as 2031
 - 2. \$1.2 Million
- F. Note: Many Elementary Replacements have been removed for the 1927 Building as the District makes plans to vacate that building.

COMMITTED FUNDS

- A. Bond Fund
 - a. Refinanced Early 2021
 - b. Funds committed at various cents through 2037-2038 Budget Year unless refinanced, paid early
- B. Building Fund
 - a. Funds committed through 2026-2027 (2 Budget Years)
 - b. Commit a minimum of 5 cents for future planning per year.
- C. Future Target Flexibility Dates: 2027-2028 Fiscal Year

SHORT-TERM PLANNING 0-5 Years – ALSO TO INCLUDE MAINTENANCE ITEMS

- A. Parking
 - a. Replace Necessary Concrete
 - b. Budget per year to add additional parking North of Football Field
 - i. 2 Additional Pours Remain

MID-RANGE PLANNING 5-8 Years

- A. District Financial Flexibility gained in 2027-2028
- B. Address Aging Elementary Building by eliminating the 1927 Two-Story Building and moving the District to a K-6/7-12 academic building structure on one site.
 - a. Begin Architect/Engineering Documents 24-25 into 25-26
 - b. Middle School Addition of 7 Classrooms, Bathrooms, & Renovation of Office and SPED Area **(\$4,025,000 in 2021)(\$4,965,100 in 2025)**
 - c. High School Addition of 3 Classrooms, Bathrooms, 3 minor classroom renovations **(\$2,950,000 in 2021)(\$4,128,930 in 2025)**
 - d. 1947 & 1998 Additions Are Kept At Elementary
 - i. **Pre-School/Daycare Facility – Community Need**
 - ii. Keep Gymnasium
 - iii. Central Offices??
 - iv. Renovation Cost **(\$350,745 in 2025)**
 - e. Civil Work at HS/MS Site **(\$2,000,000 in 2025)**
 - i. Parking, Playground, Roads, Equipment, Traffic Mngmt.
 - f. Architect & Engineering Fees/Contingency **(\$1,400,000 in 2025)**
 - g. Two-Story Facility
 - i. Demo **(\$270,000 in 2025)**
 - 1. **Blank Site Value of \$200,140 in 2025**
 - ii. Sell – Apartments, assisted living
 - iii. Site for City Convention Center – Shared Site
- C. Why Eliminate the 1927 two-story Elementary Building
 - a. Cost of keeping the facility
 - b. Age of Building – 100 years in the near future
 - c. Avoid one -time replacement costs that will occur 8-12 years from now that will include windows, heat pumps, and roof at a savings of \$642,766 (2021).
 - d. If the District closed the two-story elementary today, it could save \$300,000 per year (2021) from lowering maintenance, repair, and utility bills while staffing more efficiently.
 - e. Academic Gain by going K-6/7-12
 - f. One Site as the academic center.
- D. Addition Vs New Elementary
 - a. New Elementary in 2025 Dollars = \$40,000,000
 - b. Compare New Elementary prices to above

LONG-TERM PLANNING – 10 Years +

- A. Community Child Care Needs
- B. Keeping Facilities Updated (1968 HS) (1994 MS)
 - a. Roofs
- C. 1947 Elementary Building
- D. 1998 Elementary Building
- E. Corner Lot

WHAT DID THE DOME GAIN THE DISTRICT (2022)

- A. Alternative Funding Became Available (FEMA) Covering 75% of the Structure
- B. \$8.1 Million Project Cost and Facility opened with an appraised value of \$15 million
- C. New Gym Space Would be Needed When Elementary Moves to One Campus

- a. PE only gym would cost \$1.2 million / Competition Gym = \$16 Million (2021)
- D. Solved Other Future Issues / did not need to complete the following:
 - a. Locker Rooms (\$1 Million) (2021)
 - b. New locations for rooms moved to create locker rooms (\$500,000) (2021)
 - c. Stand-Alone Weight Room (\$1.5 million) (2021)
- E. Current Competition Gym (Middle School)
 - a. Was too small and lacked capacity
 - b. Could not host most District or Sub-District events or anything larger

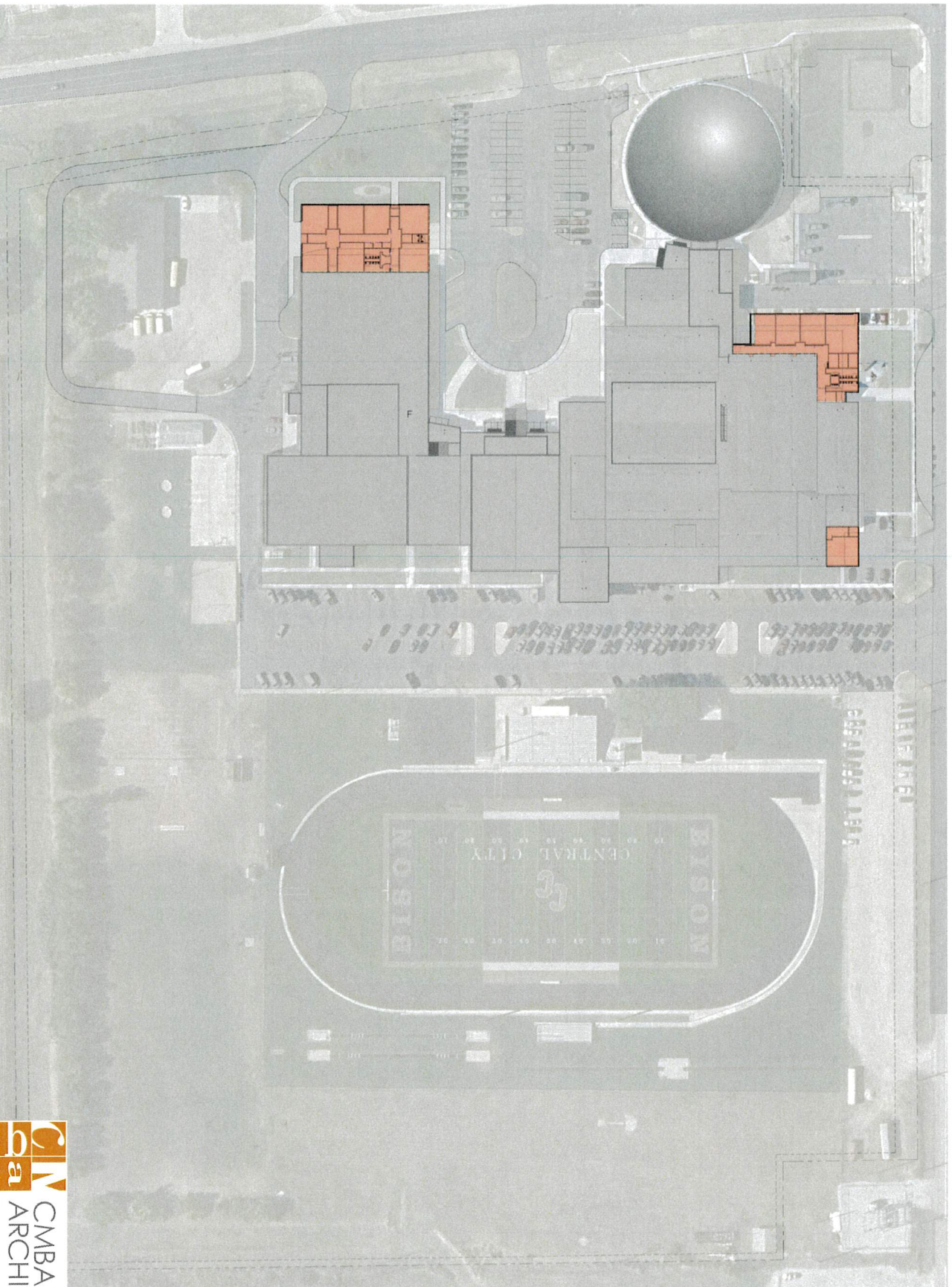
FINANCIAL PLANNING FOR FACILITY PLANNING

- A. Utilize rotations for projects through Depreciation and General Funds for maintenance items
- B. Utilize prioritized funding mechanisms in order of preference to accomplish mid and long-range planning.
 - a. Grant Funding, Alternative Sources, Proposed Savings
 - b. Utilize Funding Sources that Provide Incentives/Credits to Tax Payers
 - c. Building Fund
 - d. QCPUF
 - e. Lease Purchase
 - f. Bond Fund
 - g. All funding mechanisms are prioritized with the intention of staying under the 2.5% tax asking increase goal of each year
 - i. Will not always be accomplished
 - 1. Skyrocketing inflation, food, supplies, wages, and increased enrollment
 - ii. 24-25 = 2.5%, 23-24 = ~~-3.8%~~, 22-23 = 3.3%, 21-22 = 2.4%, 20-21 = 1%, 19-20 = -1.1%, 18-19 = .9%, 17-18 = 1.9%, 16-17 = 2.4%
 - iii. Total Tax Asking Since 16-17 = \$833,000 which is 8.7% or .96% per year or \$92,556 per year.

**Estimates are Based on Summer of 2021/2025 Values (unless noted) and all planning is always subject to change based on changing variables, logistics, and unforeseen situations.

ELEMENTARY ADDITION
CENTRAL CITY PUBLIC SCHOOLS

SITE PLAN

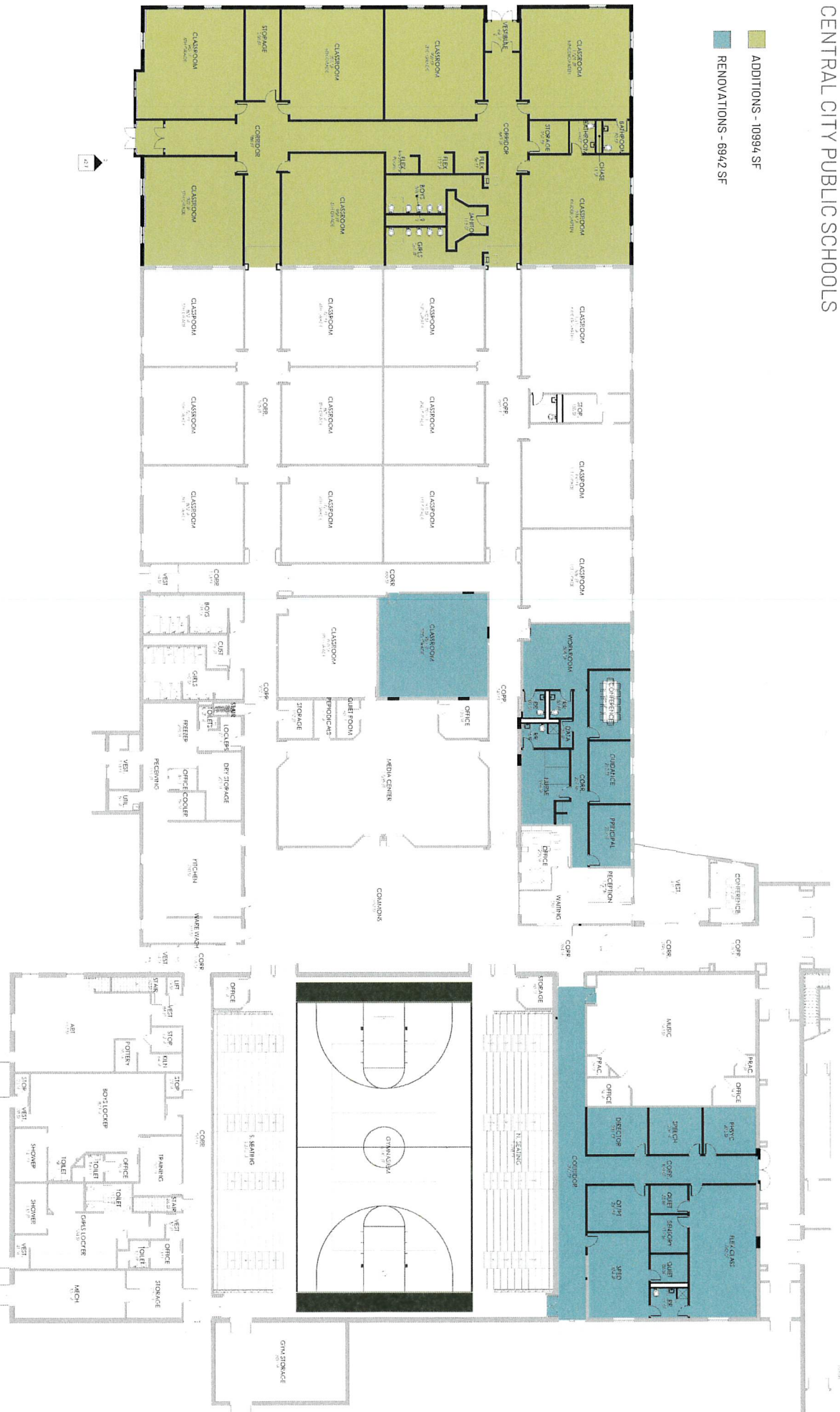


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SITE PLAN

ELEMENTARY ADDITION CENTRAL CITY PUBLIC SCHOOLS

ELEMENTARY / MIDDLE SCHOOL - COMPREHENSIVE PLAN

■ ADDITIONS - 10994 SF
■ RENOVATIONS - 6842 SF



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ELEMENTARY / MIDDLE SCHOOL

CMBA
ARCHITECTS

ELEMENTARY ADDITION CENTRAL CITY PUBLIC SCHOOLS

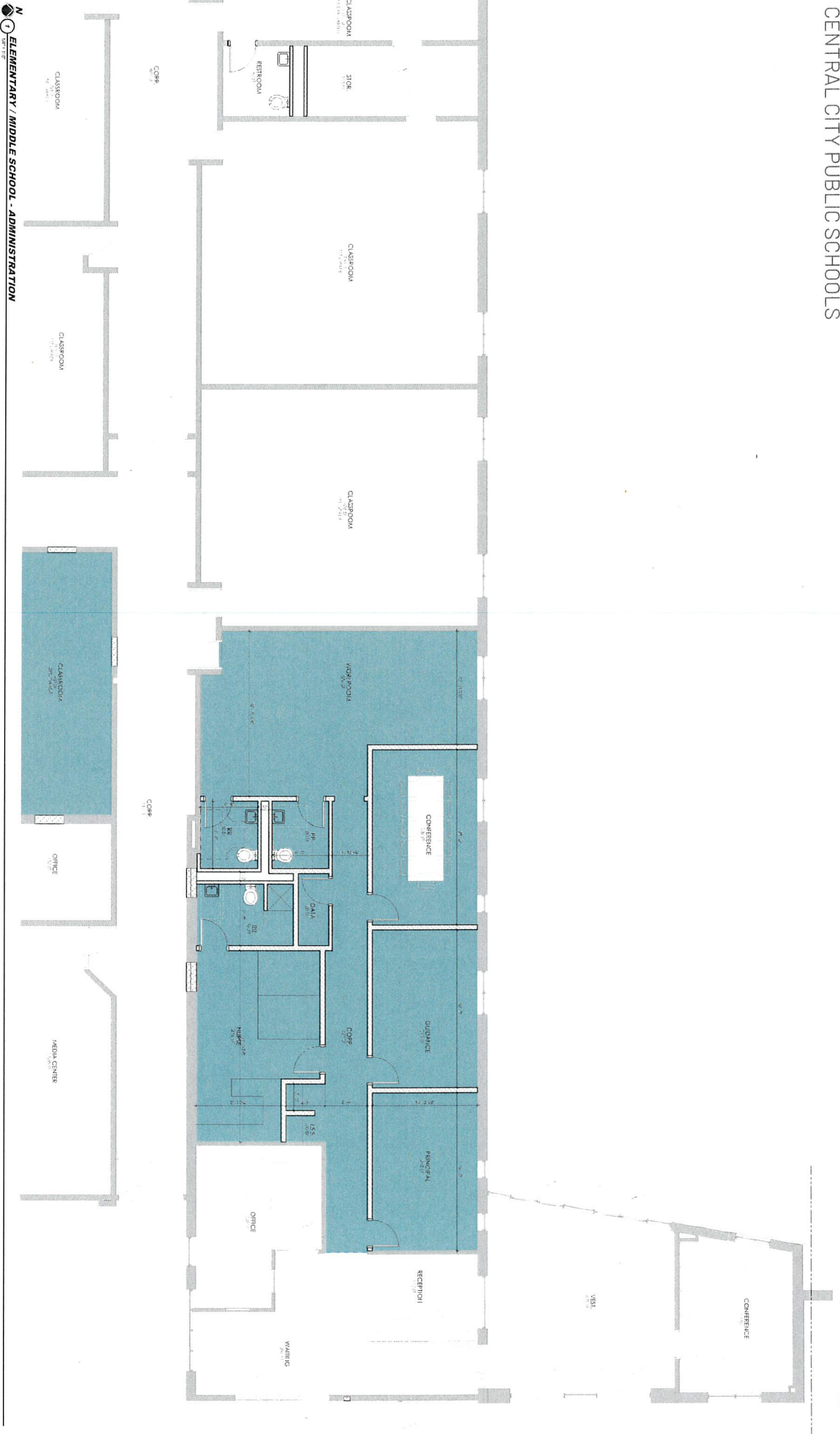
ELEMENTARY / MIDDLE SCHOOL PLAN - WEST



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1/8" = 1'-0"
ELEMENTARY SCHOOL / MIDDLE SCHOOL PLAN

ELEMENTARY ADDITION CENTRAL CITY PUBLIC SCHOOLS

ELEM / MS - ADMINISTRATION

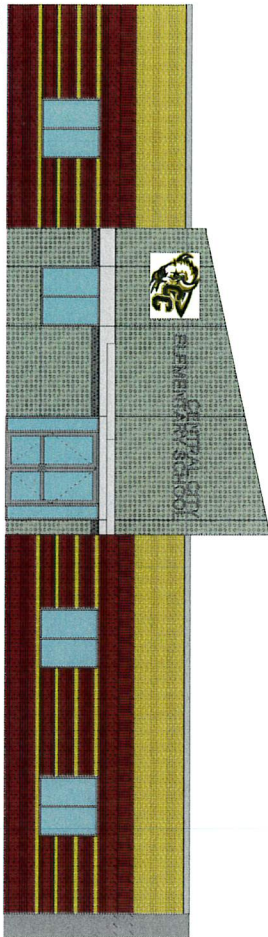
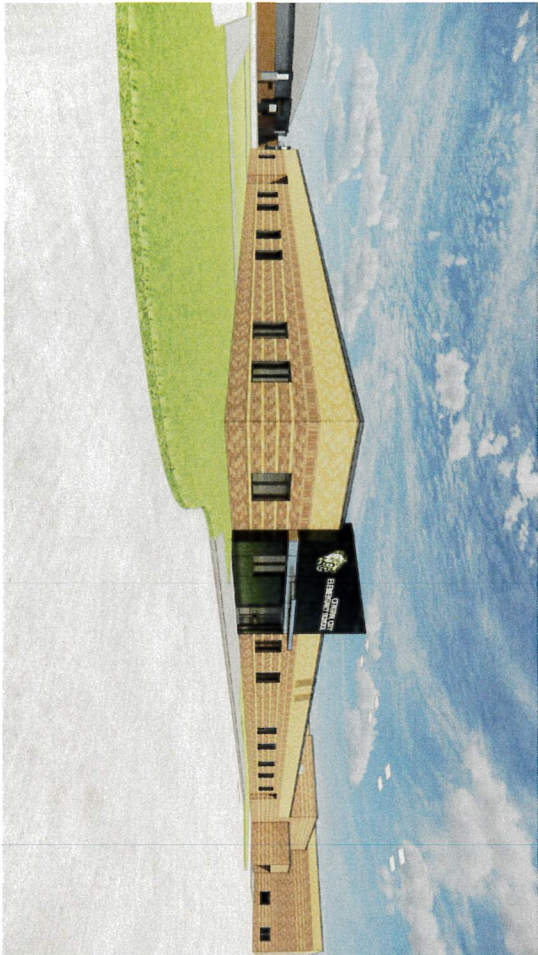


ELEM / MS - SPECIAL EDUCATION

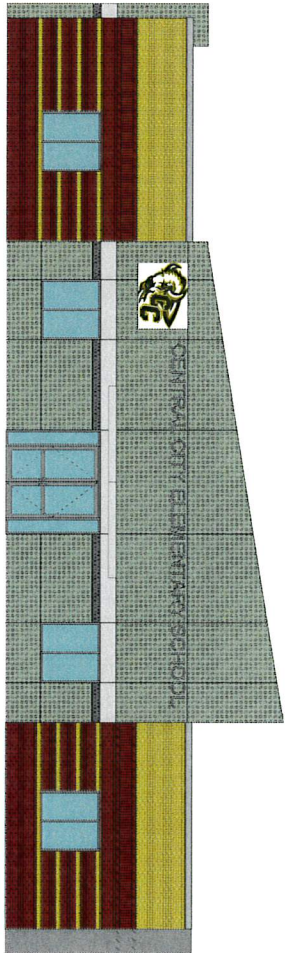


ELEMENTARY ADDITION CENTRAL CITY PUBLIC SCHOOLS

EXTERIOR VIEWS - ELEMENTARY



OPTION 1
WEST ELEVATION

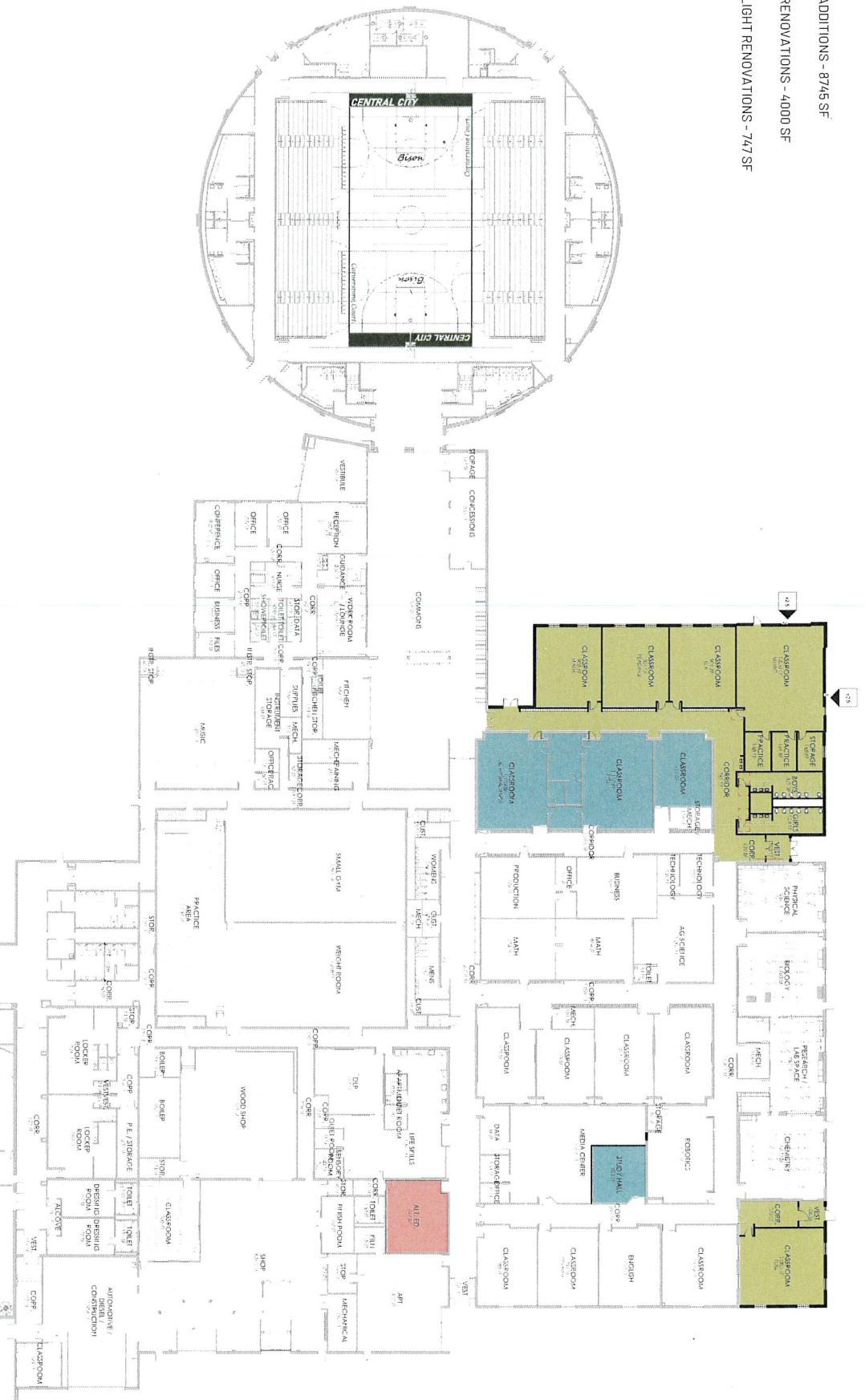


OPTION 2
WEST ELEVATION

ELEMENTARY ADDITION CENTRAL CITY PUBLIC SCHOOLS

JR. / SR. HIGH SCHOOL COMPREHENSIVE PLAN

- ADDITIONS - 8745 SF
- RENOVATIONS - 4000 SF
- LIGHT RENOVATIONS - 747 SF



ELEMENTARY ADDITION CENTRAL CITY PUBLIC SCHOOLS

JR. HIGH / HIGH SCHOOL PLAN

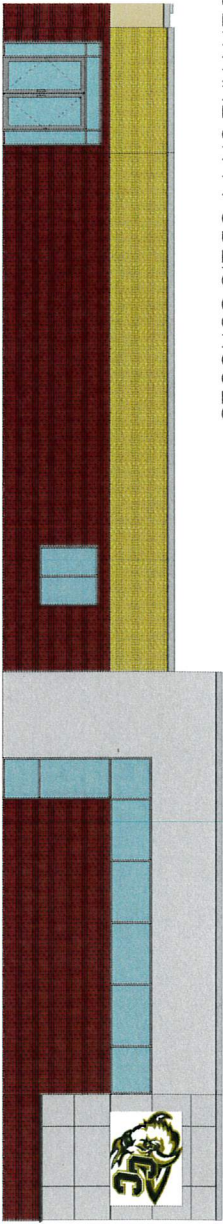


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JR. HIGH ADDITION - OPTION 2

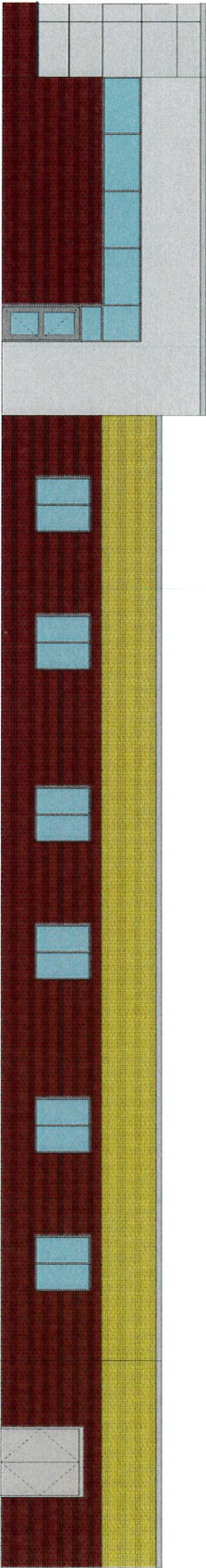
ELEMENTARY ADDITION

CENTRAL CITY PUBLIC SCHOOLS

EXTERIOR VIEWS - JR. HIGH



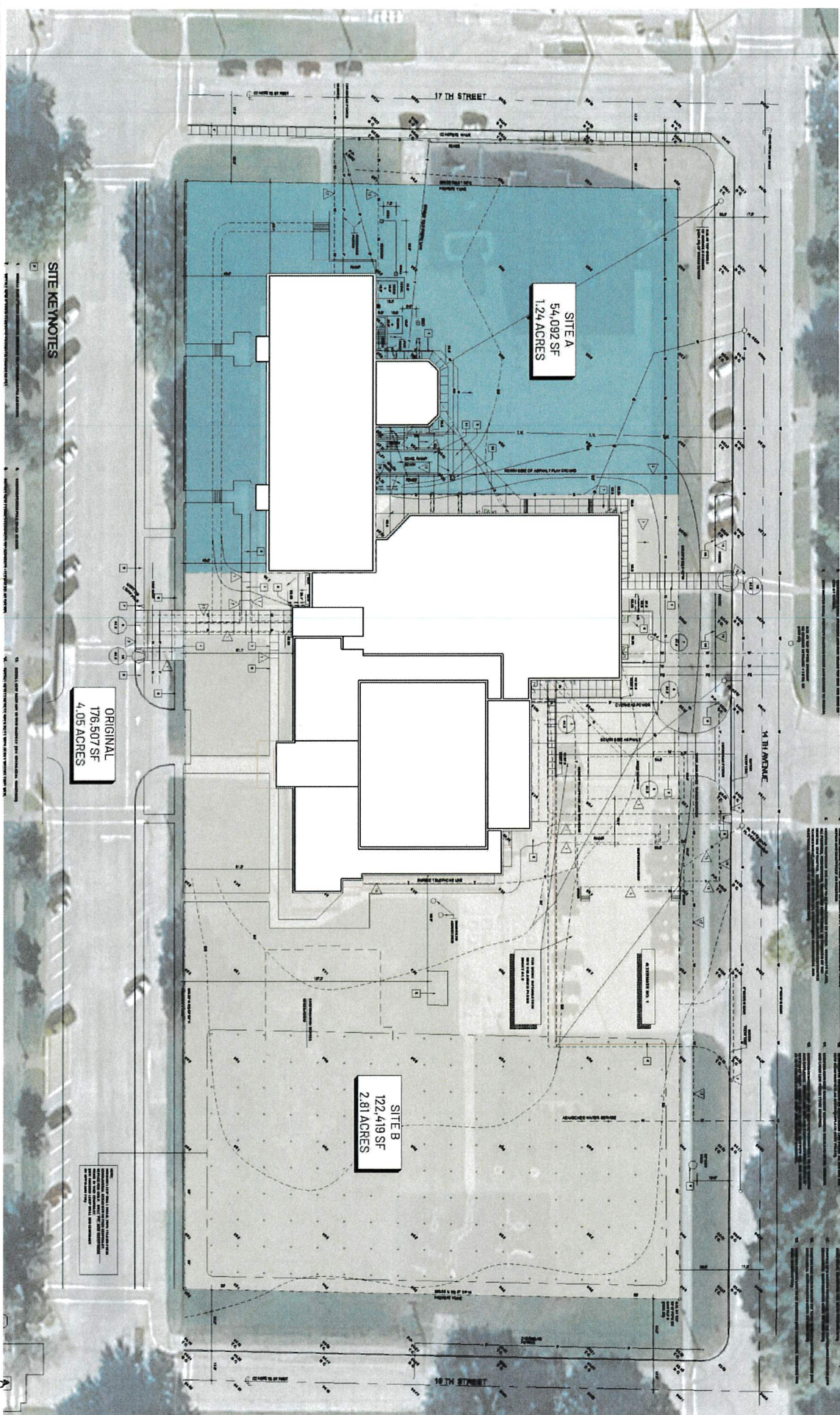
① NORTH ELEVATION



② WEST ELEVATION



SITE PLAN



FIRST FLOOR PLAN - CCPS / SPLIT BUILDING



**CHILDCARE / EARLY
CHILDHOOD**
12,162 SF

CCPS - GYMANSIUM
10,871 SF

SHARED LOBBY

**CCPS CENTRAL
OFFICE
5,394 SF**

ELEMENTARY SCHOOL

ALTERATIONS TO CENTRAL CITY

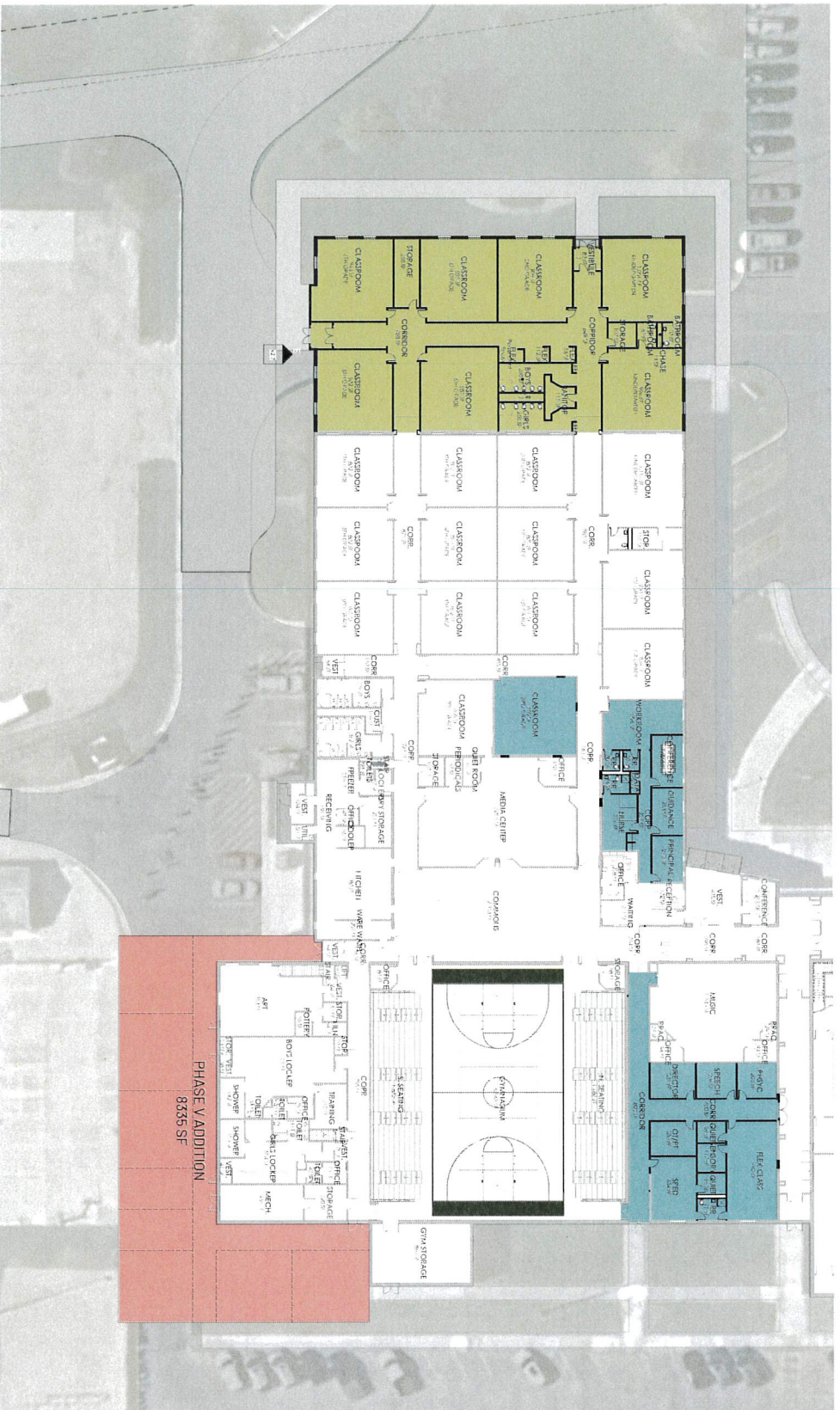
1926 BUILDING - FIRST FLOOR PLAN



1 FIRST FLOOR PLAN

ELEMENTARY ADDITION CENTRAL CITY PUBLIC SCHOOLS

ELEMENTARY / MIDDLE SCHOOL - PHASE V



ELEMENTARY / MIDDLE SCHOOL



PHASE V ADDITION
8336 SF

JR. HIGH / HIGH SCHOOL PLAN - PHASE V

