

TOWN TALK

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THRIVE
Knoxville

NATIONAL BUILDING FACTS

- The National Center for Education Statistics (NCES) reports that the average physical lifespan of a public elementary school building is **50-60 years** before “major structural abandonment or total replacement.”
- Per the NCES, the average age of a main instructional public school building in the U.S. is **49 years old**, indicating that most active facilities operate near the threshold of major renovation or retirement.



LOCAL BUILDING FACTS

- Northstar Elementary first welcomed students in 1960.
- Subsequent additions to the school were completed in 1979, 1995, and 2005.



ASSESSING OUR SCHOOLS

- April 2015: Iowa Association of School Board's Iowa Construction Advocate Team (ICAT) partnered with Estes Construction and KCL Engineering on a comprehensive assessment of KCSD facilities and grounds.
- The assessment examined building data, capital improvement projects, cost estimates, and funding options.



WHERE WE'VE BEEN

- All of the district's buildings had needs of varying degrees, so the School Board prioritized the projects.
- West Elementary's only addition was in 1979 and cost estimates fit within funding from state penny sales tax (SAVE).
 - 2015-2016: Remodel and addition
- February 2019: ICAT, Estes Construction, and KCL Engineering complete an updated assessment that included building data, capital improvement projects, new cost estimates, and funding options.



WHERE WE'VE BEEN

- KMS: Originally built in 1952 with additions in 1959, 1970, 1995, and 2005.
 - General obligation bond for new building and system upgrades to KHS due to connected buildings approved in 2020.
 - 2021-2022: New construction



AIR CONDITIONING AT NORTHSTAR

- Ballot language approved during the 2020 bond referendum included HVAC improvements at Northstar.
- Our plan all along was to purchase portable air conditioning units for every classroom.
- Not an ideal solution, but it was the best option available until the district could focus on a long-term answer to the challenges at Northstar.



WHERE WE'VE BEEN

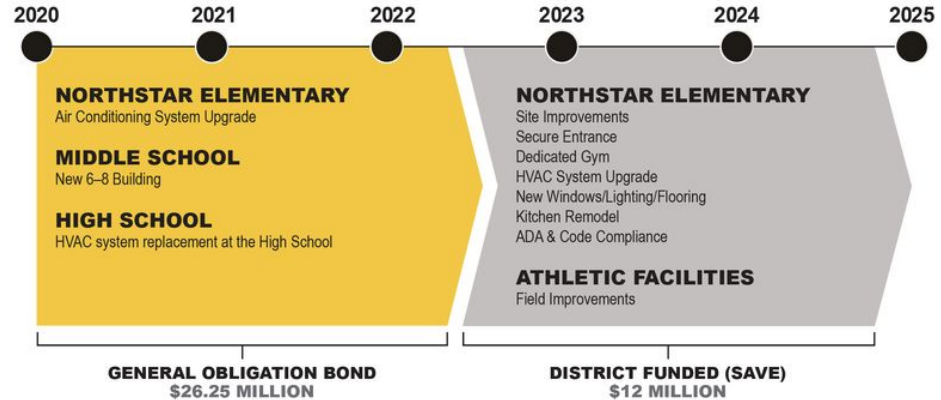
- During the KMS design process in 2020, transportation to the old Junior High School for practices and games was discussed.
- The design team created an optional plan discussed with the board several times at public meetings to incorporate the extra gym and district offices into the new space.
- Benefits included both short-term and long-term financial savings, operational efficiencies, and reduced footprint.



WHAT HAPPENED TO THE PLAN?

- Bond passed in March 2020 and projects outlined in yellow were completed.
- Due to the pandemic and high inflation, \$12 million of SAVE funds would no longer cover Phase 2.

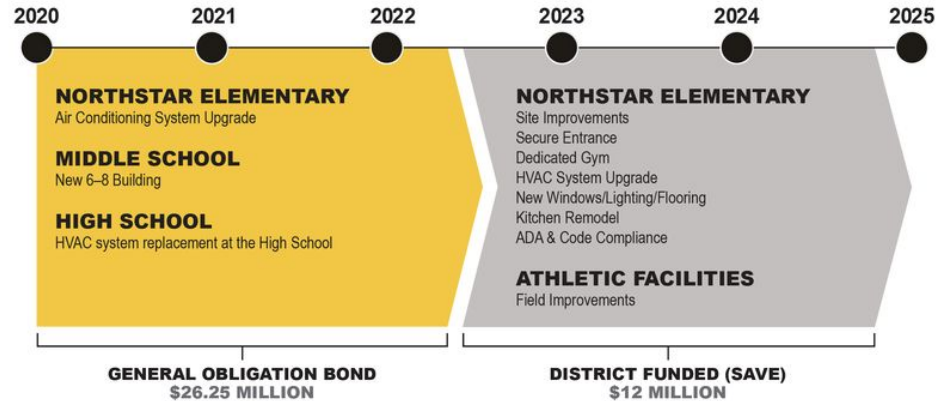
5 YEAR CONSTRUCTION SEQUENCE



WHAT HAPPENED TO THE PLAN?

- The School Board approved \$2.5 million of PPEL for athletic facilities improvements in 2024.
- KCS D hired Boyd Jones and Alvine Engineering to complete a more in depth assessment of Northstar Elementary in 2024.

5 YEAR CONSTRUCTION SEQUENCE



**The remaining SAVE is still allocated for the Northstar project.*



A photograph of a school building's exterior. The upper portion is a light-colored horizontal siding, and the lower portion is a red brick wall. The words "NORTHSTAR ELEMENTARY" are mounted on the brick wall in large, white, three-dimensional block letters.

NORTHSTAR ELEMENTARY

The final major project in our Strategic Plan is addressing the facility challenges our students and staff face every day at **Northstar Elementary**.



Learn more at www.knoxvillebond.org

NORTHSTAR CHALLENGES

- The school opened **66 years ago** and is no longer conducive to 21st century learning, teaching, and safety.
- Comprehensive assessment in 2024 estimated the cost for renovations & additions to Northstar Elementary to be **\$22.5 million.**
 - Updated projected cost in September 2026: **\$27 million**



RENOVATE VS. NEW

- Total cost of the West Elementary renovation and addition (gym, two small meeting rooms, and five classrooms) was **\$7.64 million**, including building-wide HVAC upgrades in 2015.
- Northstar would likely cost over **\$27 million**



RENOVATE VS. NEW

- Northstar has undergone multiple additions throughout its 66-year history.
- The building has different construction systems, electrical systems, and HVAC systems all trying to be tied together into one system.
- West only had one addition done in the past, thus making it easier to renovate.



OUR PROPOSAL

If the bond question on the ballot receives support from at least 60% of voters, the funds will be used to construct a **new school in the Veterans District** to replace Northstar Elementary.



Learn more at www.knoxvillebond.org

PROJECT DETAILS

- The location would provide **better proximity and access** to other schools, community parks, athletic fields, and new housing in a key development area in the city.
- **The target size for the school is 73,000 square feet**, with a new gymnasium designed to provide community access outside of school hours and to accommodate events. (*Northstar is 45,000 sf.*)
- The transition of 2nd Grade to new elementary school would make space at West for preschool students, allowing us to eliminate portable buildings for our youngest learners in the future.





PLAYGROUND

LOADING DOCK

ELEMENTARY SCHOOL

MAIN ENTRY

PARENT DROP-OFF / PICK UP

PARKING

SCHOOL SIGNAGE

CONSTITUTION LANE

OLD VA LAUNDRY













3:59	Guests
period 4	96
PLAYER	COL FLS
4-33	4 7

KNOXVILLE PANTHERS

106	3:59	96
COL	period 4	
4-33	4	7

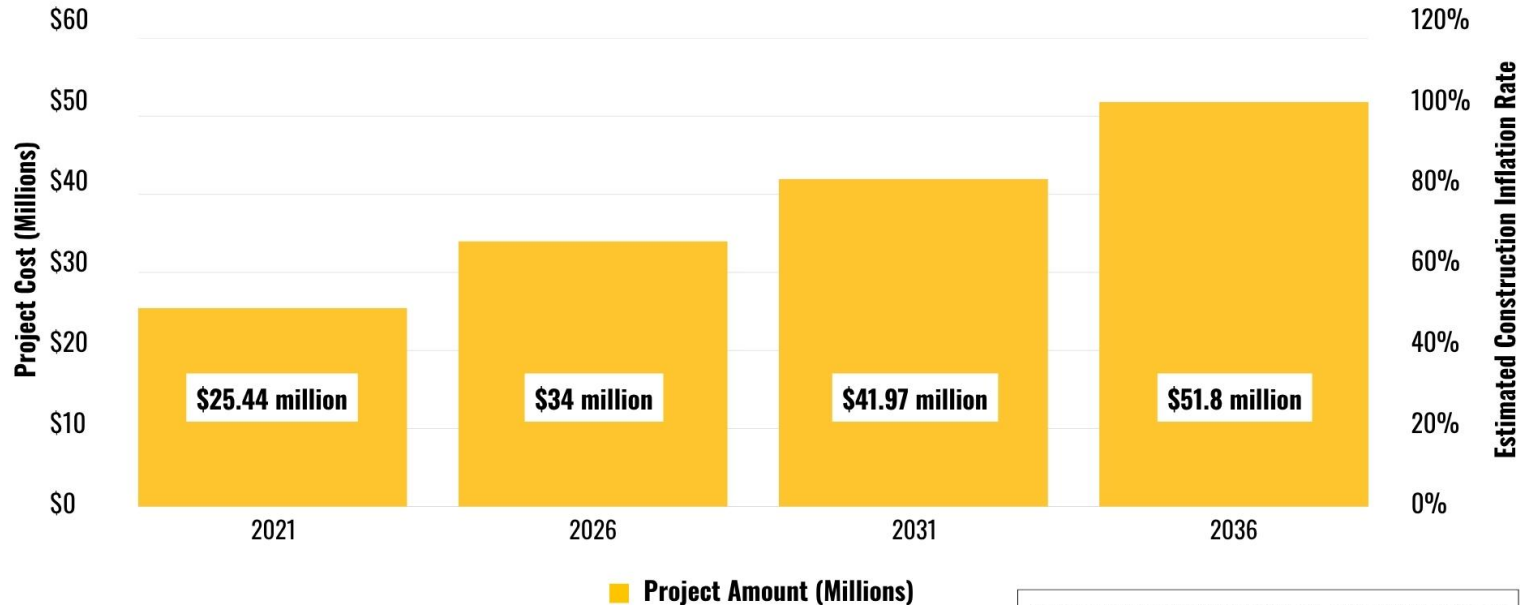


WHAT'S THE COST?

- The total projected cost of the new elementary school is **\$35.7 million**.
- A voter-approved bond issue would provide up to **\$15.3 million** for the proposed project.
- The remainder would be funded with revenue bonds paid for with **state sales tax revenue** we receive from the Secure an Advanced Vision for Education fund (SAVE).



Compare Costs of \$34 Million Project (Historical-Current-Future)



Future average growth set at 4.3% (2006-2025 average)
Source: Producer Price Index by Industry: New School Building Construction



PROPERTY TAX IMPACT

- An approved bond referendum on November 3 **will not raise property tax rates** for the district.
- Instead, we will maintain the existing debt service levy of \$3.65 per \$1,000 of taxable property value.



NORTHSTAR'S FUTURE

- **Northstar would not be demolished** under this proposal, allowing it to be sold and continue serving Knoxville in a new manner.
- Redevelopment options could include senior housing or multi-family housing, which has occurred in other cities.
- This plan would allow the property to add taxable value—opposed to a public building that pays none—while addressing a need for more housing units.



WHAT'S ON THE BALLOT?

On **Tuesday, November 3, 2026**, residents of the Knoxville Community School District will vote on a **general obligation bond issue** not to exceed \$15.3 million.



Learn more at www.knoxvillebond.org

BALLOT LANGUAGE

“Shall the Board of Directors of the Knoxville Community School District in the County of Marion, State of Iowa, be authorized to contract indebtedness and issue General Obligation Bonds in an amount not to exceed \$15,300,000 to provide funds to build, furnish, and equip a new elementary building on the Veterans District site, including related site improvements?”



HOW TO VOTE

- Election Day is **Tuesday, November 3**. The polls will be open from 7 a.m. to 8 p.m. and a valid ID is required.
- **Mailed absentee ballots** can now be requested through the Marion County Auditor's Office. Ballots must be received by the auditor's office before polls close on election day to be considered for counting.
- **In-person absentee voting** will be available starting October 14 at the auditor's office. This will be available weekdays during regular business hours until November 2.



LEARN MORE

www.knoxvillebond.org



THANK YOU!

Questions?