



HOMEWOOD CITY SCHOOLS

**Educating and Empowering All Students
To Maximize Their Unique Potential**

Facility Master Planning Board Update

December 17, 2024



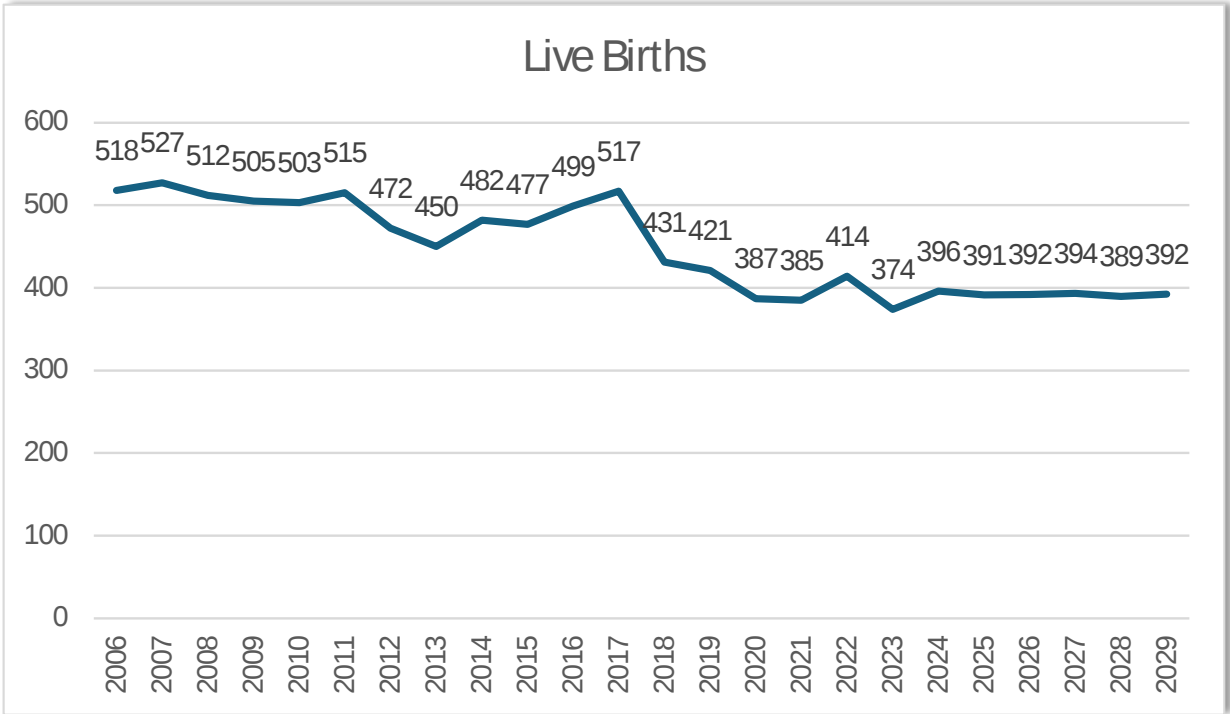
Elements of a Facilities Master Plan





Birth Data

Year	Count
2006	518
2007	527
2008	512
2009	505
2010	503
2011	515
2012	472
2013	450
2014	482
2015	477
2016	499
2017	517
2018	431
2019	421
2020	387
2021	385
2022	414
2023	374
2024	396
2025	391
2026	392
2027	394
2028	389
2029	392
Projected Births	



Source: State of Alabama

Historical Enrollment

Grade	20 15-16	20 16-17	20 17-18	20 18-19	20 19-20	20 20-21	20 21-22	20 22-23	20 23-24	20 24-25
PK	61	64	55	17	16	22	20	30	36	28
K	322	318	310	354	307	362	331	381	377	323
1	341	322	319	319	345	303	380	330	359	387
2	346	333	328	317	321	329	319	387	348	363
3	351	357	329	332	298	321	322	327	393	345
4	325	355	369	330	315	289	321	334	332	389
5	277	318	355	366	326	302	294	326	337	324
6	311	312	331	375	369	322	307	303	342	344
7	305	306	319	337	377	368	317	310	303	343
8	286	310	310	314	325	359	358	313	329	313
9	308	299	333	321	309	315	370	360	311	338
10	315	299	295	316	317	298	295	351	346	302
11	277	303	300	301	306	308	300	317	351	344
12	244	274	298	293	286	302	302	302	300	349
PK-12	4,069	4,170	4,251	4,292	4,217	4,200	4,236	4,371	4,464	4,492

PK-5	2,023	2,067	2,065	2,035	1,928	1,928	1,987	2,115	2,182	2,159
6th-8th	902	928	960	1,026	1,071	1,049	982	926	974	1,000
9th-12th	1,144	1,175	1,226	1,231	1,218	1,223	1,267	1,330	1,308	1,333

Source: Homewood City Schools

Projected Enrollment



Grade	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
PK	28	28	28	28	28	28	28	28	28	28
K	307	305	328	296	315	310	312	312	309	312
1	318	303	301	323	292	310	306	308	308	305
2	397	326	311	309	331	300	318	314	316	316
3	367	402	329	314	312	335	303	321	317	319
4	350	372	408	334	319	317	340	308	326	322
5	385	347	369	404	330	316	314	337	305	323
6	335	398	359	381	418	341	327	325	348	315
7	345	336	400	361	383	420	342	328	326	349
8	352	354	345	411	371	393	431	351	337	335
9	316	355	357	348	415	374	396	435	354	340
10	325	303	341	343	334	399	359	380	418	340
11	309	332	310	349	351	342	408	367	389	428
12	338	304	326	305	343	345	336	401	361	382
PK-12	4,472	4,465	4,512	4,506	4,542	4,530	4,520	4,515	4,442	4,414

PK-5	2,152	2,083	2,074	2,008	1,927	1,916	1,921	1,928	1,909	1,925
6th-8th	1,032	1,088	1,104	1,153	1,172	1,154	1,100	1,004	1,011	999
9th-12th	1,288	1,294	1,334	1,345	1,443	1,460	1,499	1,583	1,522	1,490

Source: HPM

Survival Ratios

Year	Birth -K	K-1	1-2	2-3	3-4	4-5	5-6	6-7	7-8	8-9	9-10	10-11	11-12
2016	61.7%	100.0%	97.7%	103.2%	101.1%	97.8%	112.6%	98.4%	101.6%	104.5%	97.1%	96.2%	98.9%
2017	65.7%	100.3%	101.9%	98.8%	103.4%	100.0%	104.1%	102.2%	101.3%	107.4%	98.7%	100.3%	98.3%
2018	78.7%	102.9%	99.4%	101.2%	100.3%	99.2%	105.6%	101.8%	98.4%	103.5%	94.9%	102.0%	97.7%
2019	63.7%	97.5%	100.6%	94.0%	94.9%	98.8%	100.8%	100.5%	96.4%	98.4%	98.8%	96.8%	95.0%
2020	75.9%	98.7%	95.4%	100.0%	97.0%	95.9%	98.8%	99.7%	95.2%	96.9%	96.4%	97.2%	98.7%
2021	66.3%	105.0%	105.3%	97.9%	100.0%	101.7%	101.7%	98.4%	97.3%	103.1%	93.7%	100.7%	98.1%
2022	73.7%	99.7%	101.8%	102.5%	103.7%	101.6%	103.1%	101.0%	98.7%	100.6%	94.9%	107.5%	100.7%
2023	87.5%	94.2%	105.5%	101.6%	101.5%	100.9%	104.9%	100.0%	106.1%	99.4%	96.1%	100.0%	94.6%
2024	76.7%	102.7%	101.1%	99.1%	99.0%	97.6%	102.1%	100.3%	103.3%	102.7%	97.1%	99.4%	99.4%
All Years Avg	72.2%	100.1%	101.0%	99.8%	100.1%	99.3%	103.7%	100.3%	99.8%	101.8%	96.4%	100.0%	97.9%
3-year simple avg	79.3%	98.9%	102.8%	101.1%	101.4%	100.0%	103.3%	100.4%	102.7%	100.9%	96.0%	102.3%	98.2%
5-year simple avg	72.2%	100.1%	101.0%	99.8%	100.1%	99.3%	103.7%	100.3%	99.8%	101.8%	96.4%	100.0%	97.9%

Demographics - Edgewood



Historical Enrollment

Grade	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
PK	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	139	130	115	142	128	172	132	171	173	138	137	136	146	132	140	138	139	139	138	139
1	142	142	126	129	141	123	178	132	163	178	137	136	135	145	131	139	137	138	138	137
2	142	133	145	119	126	132	127	181	132	164	179	138	137	136	146	132	140	138	139	139
3	139	140	126	141	123	122	128	132	181	135	167	183	141	140	139	149	135	143	141	142
4	151	143	148	126	127	110	128	136	135	180	139	171	188	145	144	143	153	139	147	145
5	108	147	134	145	128	126	114	136	137	140	181	140	172	189	146	145	144	154	140	148
Total	821	835	794	802	773	785	807	888	921	935	940	904	919	887	846	846	848	851	843	850

Projected Enrollment

Survival Ratios

Year	Birth -K	K-1	1-2	2-3	3-4	4-5
2016	25.2%	102.2%	93.7%	98.6%	102.9%	97.4%
2017	24.4%	96.9%	102.1%	94.7%	105.7%	93.7%
2018	31.6%	112.2%	94.4%	97.2%	100.0%	98.0%
2019	26.6%	99.3%	97.7%	103.4%	90.1%	101.6%
2020	36.1%	96.1%	93.6%	96.8%	89.4%	99.2%
2021	26.5%	103.5%	103.3%	97.0%	104.9%	103.6%
2022	33.1%	100.0%	101.7%	103.9%	106.3%	106.3%
2023	40.1%	95.3%	100.0%	100.0%	102.3%	100.7%
2024	32.8%	102.9%	100.6%	102.3%	99.4%	103.7%

All Years Avg	30.7%	100.9%	98.6%	99.3%	100.1%	100.5%
3-year simple avg	35.3%	99.4%	100.8%	102.1%	102.7%	103.6%
5-year simple avg	33.7%	99.6%	99.8%	100.0%	100.5%	102.7%
Projection Ratio	35.3%	99.4%	100.8%	102.1%	102.7%	100.5%

Source: HPM

Demographics – Hall-Kent



Historical Enrollment

Grade	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
PK	61	64	55	17	16	22	20	30	36	28	28	28	28	28	28	28	28	28	28	28
0	93	94	105	130	96	119	116	121	108	91	90	90	97	87	93	91	92	92	91	92
1	109	86	102	110	121	101	117	120	116	117	93	92	92	99	89	95	93	94	94	93
2	99	108	97	109	111	116	104	124	133	119	125	99	98	98	105	95	101	99	100	100
3	120	102	112	102	88	112	117	106	127	133	121	127	100	99	99	107	96	102	100	101
4	89	111	107	111	104	96	107	118	110	125	134	122	128	101	100	100	108	97	103	101
5	87	87	116	113	113	98	96	107	121	104	124	133	121	127	100	99	99	107	96	102
Total	652	652	694	692	649	664	677	725	751	717	715	691	664	639	614	615	617	619	612	617

Projected Enrollment

Survival Ratios

Year	Birth -K	K-1	1-2	2-3	3-4	4-5
2016	18.3%	92.5%	99.1%	103.0%	92.5%	97.8%
2017	22.2%	108.5%	112.8%	103.7%	104.9%	104.5%
2018	28.9%	104.8%	106.9%	105.2%	99.1%	105.6%
2019	19.9%	93.1%	100.9%	80.7%	102.0%	101.8%
2020	24.9%	105.2%	95.9%	100.9%	109.1%	94.2%
2021	23.2%	98.3%	103.0%	100.9%	95.5%	100.0%
2022	23.4%	103.4%	106.0%	101.9%	100.9%	100.0%
2023	25.1%	95.9%	110.8%	102.4%	103.8%	102.5%
2024	21.6%	108.3%	102.6%	100.0%	98.4%	94.5%

All Years Avg	23.1%	101.1%	104.2%	99.9%	100.7%	100.1%
3-year simple avg	23.4%	102.5%	106.5%	101.4%	101.0%	99.0%
5-year simple avg	23.7%	102.2%	103.6%	101.2%	101.5%	98.3%
Projection Ratio	23.4%	102.5%	106.5%	101.4%	101.0%	99.0%

Source: HPM

Demographics – Hall-Kent



Historical Enrollment

Grade	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
PK	61	64	55	17	16	22	20	30	36	28	28	28	28	28	28	28	28	28	28	28
0	93	94	105	130	96	119	116	121	108	91	90	90	97	87	93	91	92	92	91	92
1	109	86	102	110	121	101	117	120	116	117	93	92	92	99	89	95	93	94	94	93
2	99	108	97	109	111	116	104	124	133	119	125	99	98	98	105	95	101	99	100	100
3	120	102	112	102	88	112	117	106	127	133	121	127	100	99	99	107	96	102	100	101
4	89	111	107	111	104	96	107	118	110	125	134	122	128	101	100	100	108	97	103	101
5	87	87	116	113	113	98	96	107	121	104	124	133	121	127	100	99	99	107	96	102
Total	652	652	694	692	649	664	677	725	751	717	715	691	664	639	614	615	617	619	612	617

Projected Enrollment

Survival Ratios

Year	Birth -K	K-1	1-2	2-3	3-4	4-5
2016	18.3%	92.5%	99.1%	103.0%	92.5%	97.8%
2017	22.2%	108.5%	112.8%	103.7%	104.9%	104.5%
2018	28.9%	104.8%	106.9%	105.2%	99.1%	105.6%
2019	19.9%	93.1%	100.9%	80.7%	102.0%	101.8%
2020	24.9%	105.2%	95.9%	100.9%	109.1%	94.2%
2021	23.2%	98.3%	103.0%	100.9%	95.5%	100.0%
2022	23.4%	103.4%	106.0%	101.9%	100.9%	100.0%
2023	25.1%	95.9%	110.8%	102.4%	103.8%	102.5%
2024	21.6%	108.3%	102.6%	100.0%	98.4%	94.5%

All Years Avg	23.1%	101.1%	104.2%	99.9%	100.7%	100.1%
3-year simple avg	23.4%	102.5%	106.5%	101.4%	101.0%	99.0%
5-year simple avg	23.7%	102.2%	103.6%	101.2%	101.5%	98.3%
Projection Ratio	23.4%	102.5%	106.5%	101.4%	101.0%	99.0%

Source: HPM

Demographics – Shades Cahaba



Historical Enrollment

Grade	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
PK	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	90	94	90	82	83	71	83	89	96	94	80	79	85	77	82	81	81	81	80	81
1	90	94	91	80	83	79	85	78	80	92	88	75	74	79	72	76	76	76	76	75
2	105	92	86	89	84	81	88	82	83	80	93	89	76	75	80	73	77	77	77	77
3	92	115	91	89	87	87	77	89	85	77	79	92	88	75	74	79	72	76	76	76
4	85	101	114	93	84	83	86	80	87	84	77	79	92	88	75	74	79	72	76	76
5	82	84	105	108	85	78	84	83	79	80	80	74	76	88	84	72	71	76	69	73
Total	544	580	577	541	506	479	503	501	510	507	497	488	491	482	467	455	456	458	454	458

Projected Enrollment

Survival Ratios

Year	Birth -K	K-1	1-2	2-3	3-4	4-5
2016	18.3%	104.4%	102.2%	109.5%	109.8%	98.8%
2017	19.1%	96.8%	91.5%	98.9%	99.1%	104.0%
2018	18.2%	88.9%	97.8%	103.5%	102.2%	94.7%
2019	17.2%	101.2%	105.0%	97.8%	94.4%	91.4%
2020	14.9%	95.2%	97.6%	103.6%	95.4%	92.9%
2021	16.6%	119.7%	111.4%	95.1%	98.9%	101.2%
2022	17.2%	94.0%	96.5%	101.1%	103.9%	96.5%
2023	22.3%	89.9%	106.4%	103.7%	97.8%	98.8%
2024	22.3%	95.8%	100.0%	92.8%	98.8%	92.0%

All Years Avg	18.5%	98.4%	100.9%	100.7%	100.0%	96.7%
3-year simple avg	20.6%	93.2%	101.0%	99.2%	100.2%	95.7%
5-year simple avg	18.7%	98.9%	102.4%	99.2%	98.9%	96.3%
Projection Ratio	20.6%	93.2%	101.0%	99.2%	100.2%	95.7%

Source: HPM

Demographics



Live/Attend Analysis

HCS 2024 K-12 Live / Attend	Edgewood ES	Hall-Kent ES	Shades Cahaba ES	Homewood MS	Homewood HS	Live-In	Transfer Out	% Transfer Out
Edgewood Elementary	903	1	18	-	-	922	19	2.1%
Hall-Kent Elementary	2	661	4	-	-	667	6	0.9%
Shades Cahaba Elementary	3	-	456	-	-	459	3	0.7%
Homewood Middle	-	-	-	961	-	961	-	-
Homewood High	-	-	-		1268	1268	-	-
Out of District	26	27	27	42	60	182	-	-
Attend	934	689	505	1003	1328	Total K-12 Students: 4,459		
Transfer In	31	28	49	42	60			
% Transfer In	3.3%	4.1%	9.7%	4.2%	4.5%			



Subdivision Analysis

2024-2025 Single Family		Students				Yields			
ES Boundary	Units	K-12	K-5th	6th-8th	9th-12th	K-12 Yield	K-5 Yield	6-8 Yield	9-12 Yield
Edgewood Elementary	2,504	1,602	827	353	422	0.64	0.33	0.14	0.17
Hall-Kent Elementary	1,930	913	429	205	279	0.47	0.22	0.11	0.14
Shades Cahaba Elementary	1,907	825	388	180	257	0.43	0.20	0.09	0.13
Total / Average	6,341	3,340	1,644	738	958	0.53	0.26	0.12	0.15

2016-2017 - Single Family		Students				Yields			
ES Boundary	Units	K-12	K-5	6-8	9-12	K-12	K-5	6-8	9-12
Edgewood ES	2,597	1,225	665	273	287	0.47	0.26	0.11	0.11
Hall-Kent ES	1,893	689	269	178	242	0.36	0.14	0.09	0.13
Shades Cahaba ES	1,905	842	411	187	244	0.44	0.22	0.10	0.13
Total / Average	6,395	2,756	1,345	638	773	0.43	0.21	0.10	0.12

Demographics

Subdivision Analysis

2024-2025 Multi-Family		Students				Yields			
ES Boundary	Units	K-12	K-5th	6th-8th	9th-12th	K-12 Yield	K-5 Yield	6-8 Yield	9-12 Yield
Edgewood Elementary	1,012	226	95	61	70	0.22	0.09	0.06	0.07
Hall-Kent Elementary	1,709	503	222	113	168	0.29	0.13	0.07	0.10
Shades Cahaba Elementary	931	84	37	18	29	0.09	0.04	0.02	0.03
Total / Average	3,652	813	354	192	267	0.22	0.10	0.05	0.07

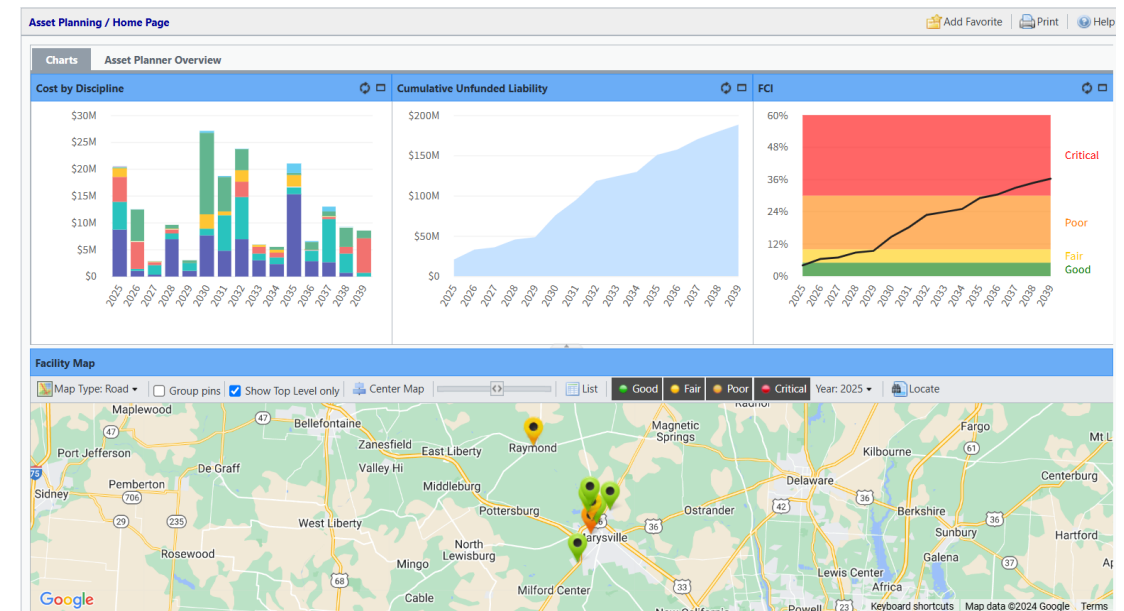
2016-2017 - Multi-Family		Students				Yields			
ES Boundary	Units	K-12	K-5	6-8	9-12	K-12	K-5	6-8	9-12
Edgewood ES	893	311	152	72	87	0.35	0.17	0.08	0.10
Hall-Kent ES	1,779	579	286	135	158	0.33	0.16	0.08	0.09
Shades Cahaba ES	1,686	255	121	45	89	0.15	0.07	0.03	0.05
Total / Average	4,358	1,145	559	252	334	0.26	0.13	0.06	0.08

Facility Condition Assessments



Facility Condition Assessments

- Provide a detailed look at the physical condition of the District's existing facilities.
- Identifies physical deficiencies and provides a cost to remedy.
- Also determines life-cycle of each assessed component allowing for long-term cost modeling.
- Assessments will be complete in early December



Facility Condition Assessments

Preliminary Findings (Elementary)

- The buildings are clean and well maintained.
- It is obvious that money has been spent on aesthetics and fits and finishes within the buildings.
- Roofs and HVAC are going to need investment soon.
- Sitework and Drainage could be improved.
- Hall-Kent is in the best shape

General

- Portfolio Replacement Cost is \$537M
- To just maintain the current condition of the schools and address life-cycle needs, we need to spend \$11M per year

Facility Condition Assessments



Roofing

Campus	Building	Percentage	Type	Last Action	Age	Cost
Edgewood	1990 Addition	25%	Modified Bitumen	2019	4	\$ 401,553.45
Edgewood	2019 Addition	5%	Modified Bitumen	2019	4	\$ 80,310.69
Edgewood	Original Main Building	30%	Modified Bitumen	2013	10	\$ 481,864.14
Edgewood	Gym Addition	15%	Modified Bitumen	2010	13	\$ 240,932.07
Edgewood	Classroom Addition	15%	Built-up	2002	21	\$ 240,932.07
Edgewood	Classroom Addition	10%	Built-up	2002	21	\$ 160,621.38
Component Replacement Cost		\$ 1,606,213.80				

Total Costs	
Good	\$ 1,369,193.22
Fair	\$ 2,973,876.12
Poor	\$ 1,190,290.41

Campus	Building	Percentage	Type	Last Action	Age	Cost
Shades Cahaba	Original Building	40%	Pitched Shingle	2008	15	\$ 782,121.42
Shades Cahaba	Original Building	30%	Modified Bitumen	2008	15	\$ 586,591.07
Shades Cahaba	Classroom Addition	30%	Pitched Shingle	2008	15	\$ 586,591.07
Component Replacement Cost		\$ 1,955,303.55				

Campus	Building	Percentage	Type	Last Action	Age	Cost
Hall-Kent	Original Building	40%	Modified Bitumen	2000	23	\$ 788,736.96
Hall-Kent	Cafeteria Gym Addition	20%	Modified Bitumen	2019	4	\$ 394,368.48
Hall-Kent	1990 Entrance	15%	Modified Bitumen	2008	15	\$ 295,776.36
Hall-Kent	1990 Classroom Addition	15%	Modified Bitumen	2019	4	\$ 295,776.36
Hall-Kent	2019 Classroom Addition	10%	Modified Bitumen	2019	4	\$ 197,184.24
Component Replacement Cost		\$ 1,971,842.40				



Facility Condition Assessments



Big Ticket Items

Edgewood	Cost
HVAC Air Handling	\$ 3,988,697
HVAC Controls	\$ 535,310
Ceiling Finishes	\$ 1,858,048
Lighting	\$ 2,139,323
Windows	\$ 2,201,969
Critical Roofing	\$ 401,553
Total	\$ 11,124,900
Replacement Cost	\$ 58,980,538
FCI	19%

Hall-Kent	Cost
HVAC Air Handling	\$ -
HVAC Controls	\$ -
Ceiling Finishes	\$ 971,768
Lighting	\$ 1,317,940
Windows	\$ 1,151,640
Critical Roofing	\$ 788,737
Total	\$ 4,230,085
Replacement Cost	\$ 55,339,864
FCI	8%

Shades-Cahaba	Cost
HVAC Air Handling	\$ 880,675
HVAC Controls	\$ 379,952
Ceiling Finishes	\$ 1,318,804
Lighting	\$ -
Windows	\$ 1,562,913
Critical Roofing	\$ 1,955,304
Total	\$ 6,097,648
Replacement Cost	\$ 38,198,401
FCI	16%

- Edgewood needs the most HVAC Work
- Hall Kent had recent HVAC Replacements with the new addition
- Shades-Cahaba had a recent LED lighting upgrade

Purpose of Educational Framework

1. Provide Parameters for Long-Range Facilities Planning

- Operations
- Programs and Academics

2. Allows Community Opportunity to Participate from Beginning Stages of the Planning Process

- Community Surveys

3. Baseline information for Options Development

- Combine with Demographics, Condition and Funding Data

4. There can be exceptions to the rules

- Historical significance
- Geographic Challenges
- Program Challenges
- Funding Challenges



Renovation vs. Replacement Standard

- Condition, Age, Historical Significance

Strategies for Adjusting to Enrollment

- Boundary adjustments
- Program adjustments
- New construction
- Modernization

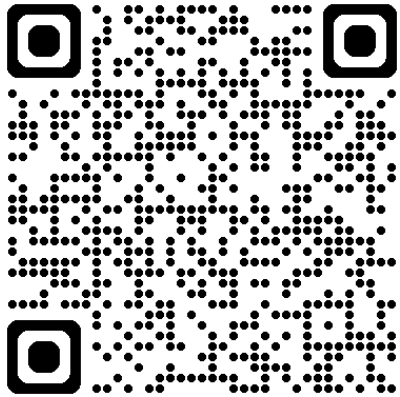
Condition Level – FCI/Adequacy Standard

- Best ways to achieve condition level, prioritize:
 - Deferred maintenance
 - Renovations
 - New construction

Educational Framework Survey Results

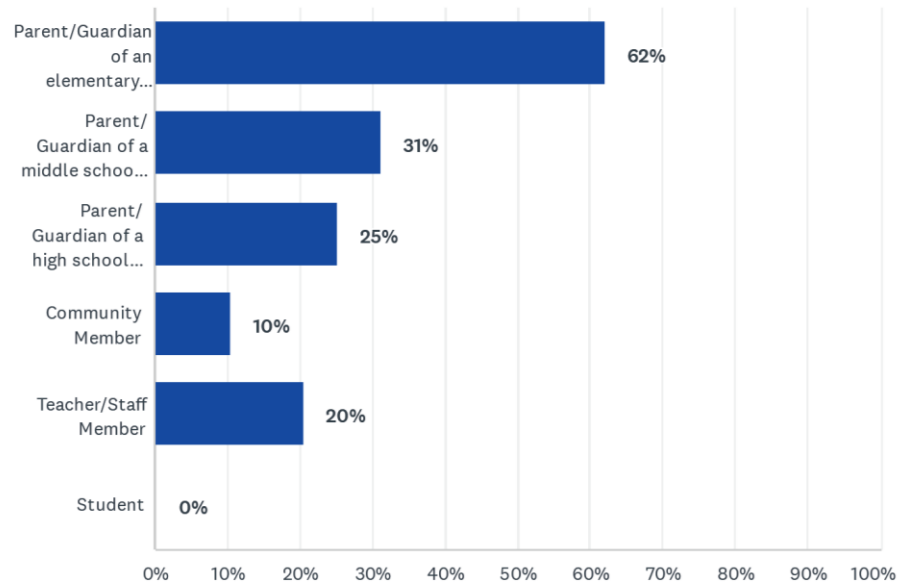


- Survey launched on 10/25/2024 and was open through midnight on 11/14/2024
- 1,070 total responses.



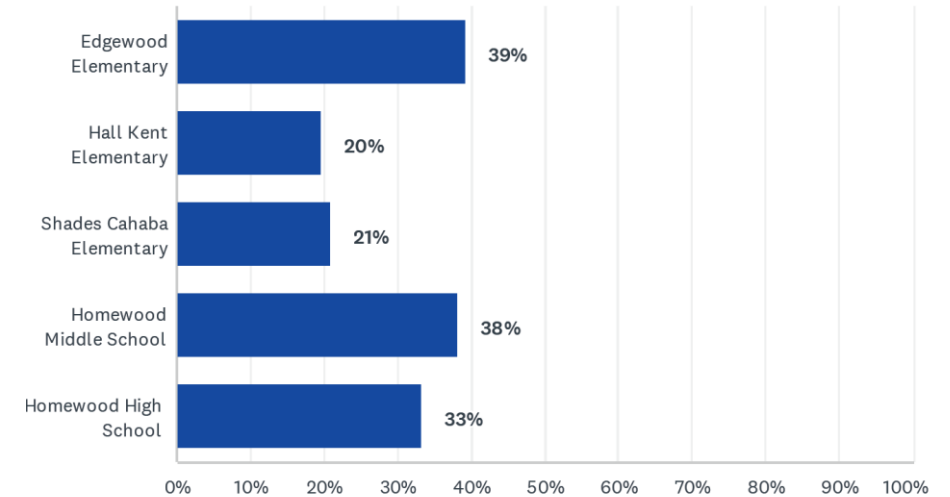
Q2 Please select the following that describe you.

Answered: 1,076 Skipped: 14



Q1 Which school(s) are you most affiliated with?

Answered: 1,076 Skipped: 14

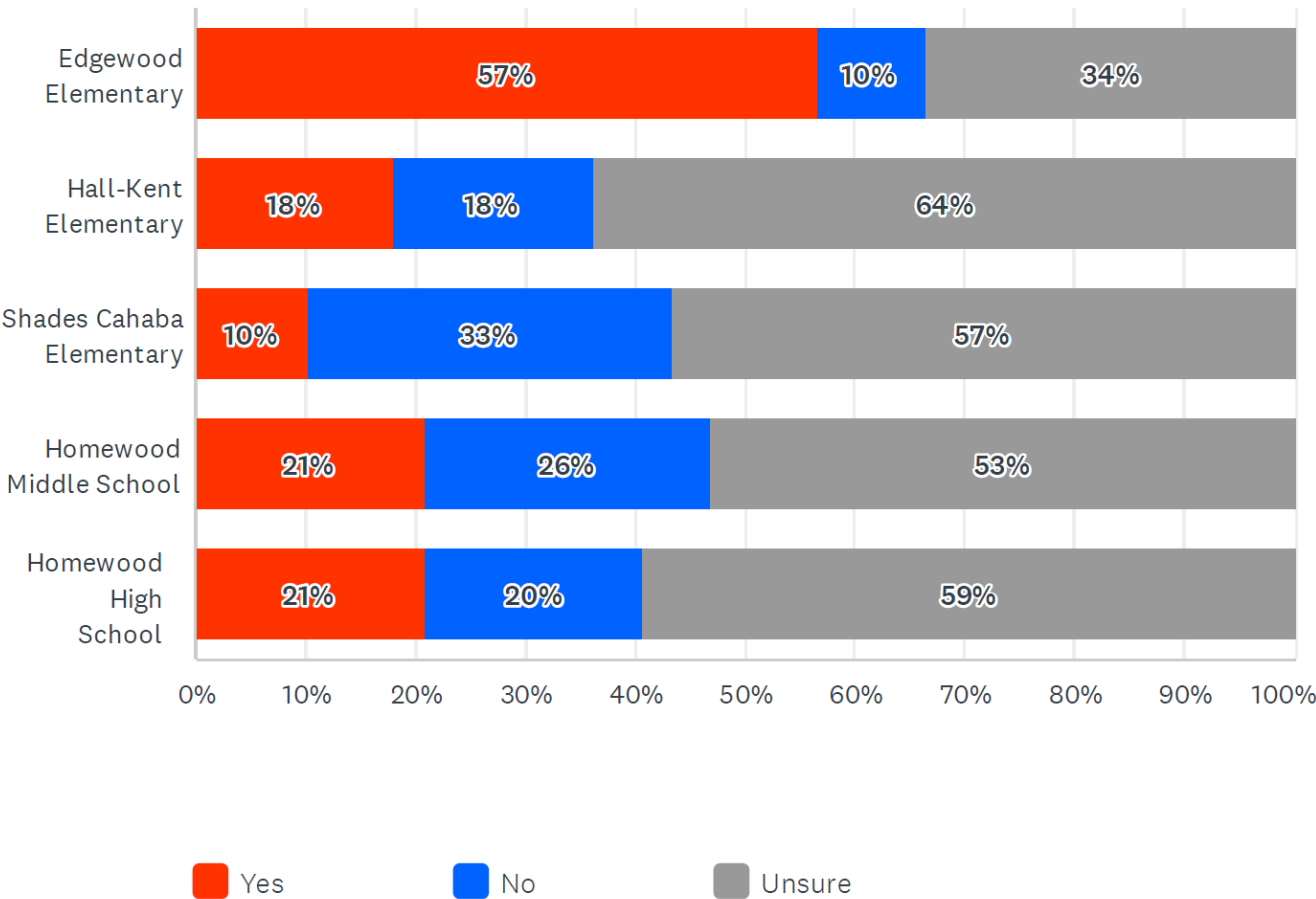


Educational Framework Survey Results



Q6 Do you think that the schools in Homewood are over-crowded?

Answered: 934 Skipped: 156

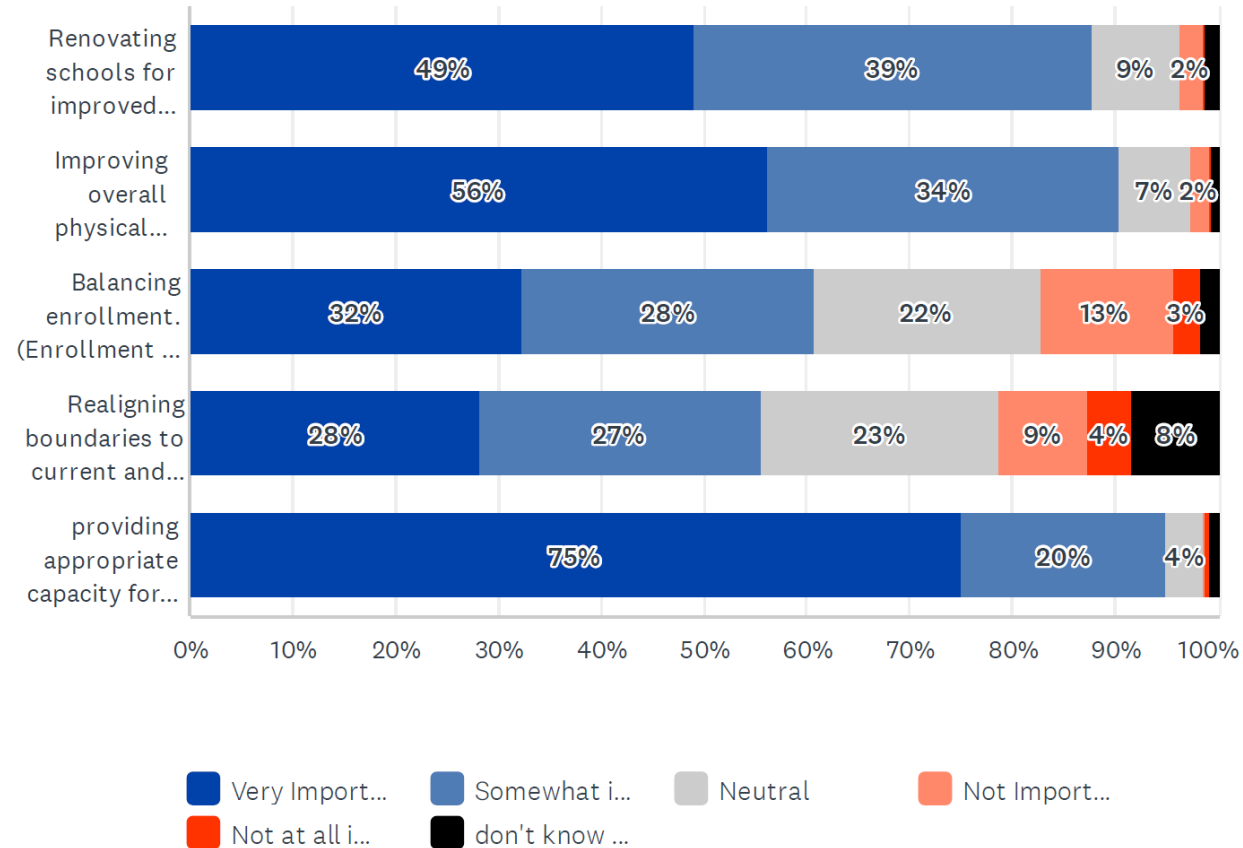


Educational Framework Survey Results



Q7 The items below are possible actions that may result in this planning process. Please rate each on level of importance.

Answered: 934 Skipped: 156

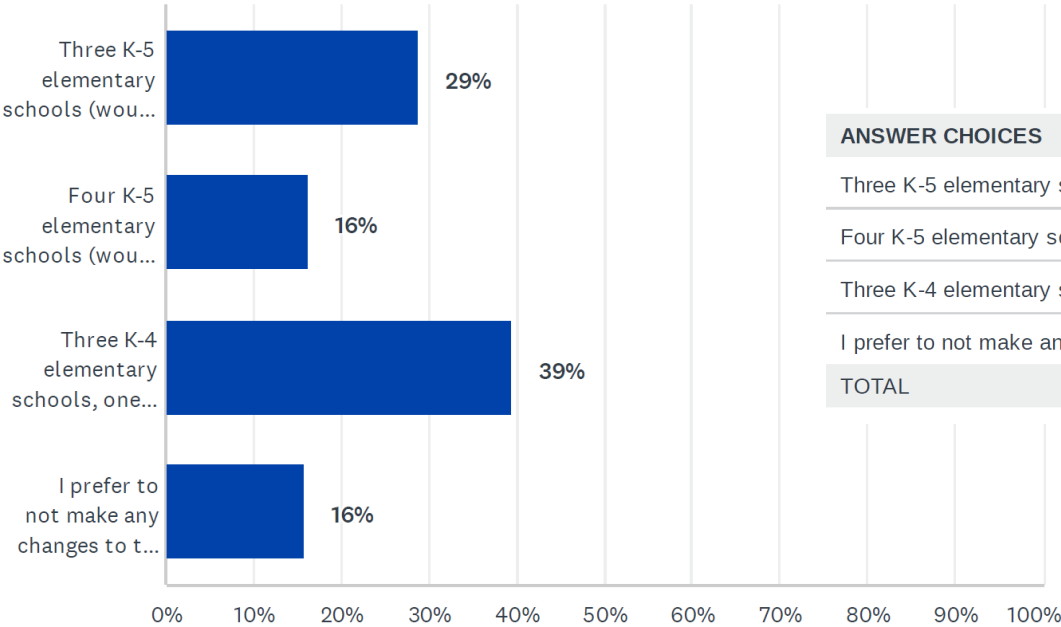


Educational Framework Survey Results



Q9 HCS has a vision of managing a balanced enrollment at the elementary level of 4-6 teachers per grade. Given the enrollment at HCS, this could be accomplished considering several different concepts. Please provide your level of support for the concepts below.

Answered: 887 Skipped: 203



ANSWER CHOICES	RESPONSES	
Three K-5 elementary schools (would require renovations, additions, and boundary changes at existing schools)	29%	255
Four K-5 elementary schools (would require an additional elementary school and boundary changes)	16%	143
Three K-4 elementary schools, one intermediate (5-6) (may require boundary changes)	39%	349
I prefer to not make any changes to the configuration of our schools.	16%	140
TOTAL		887

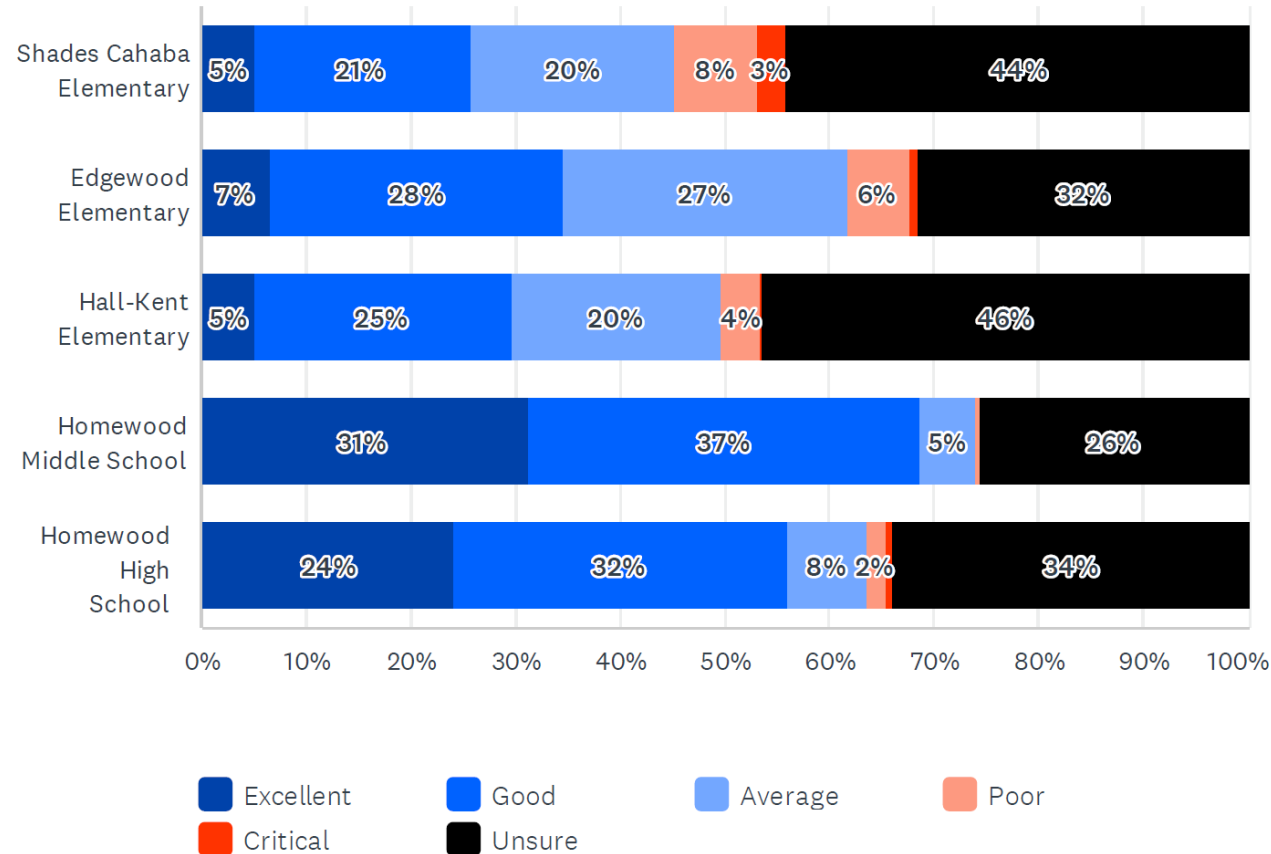


Educational Framework Survey Results



Q12 What is your perception of the current physical condition of each facility?

Answered: 877 Skipped: 213

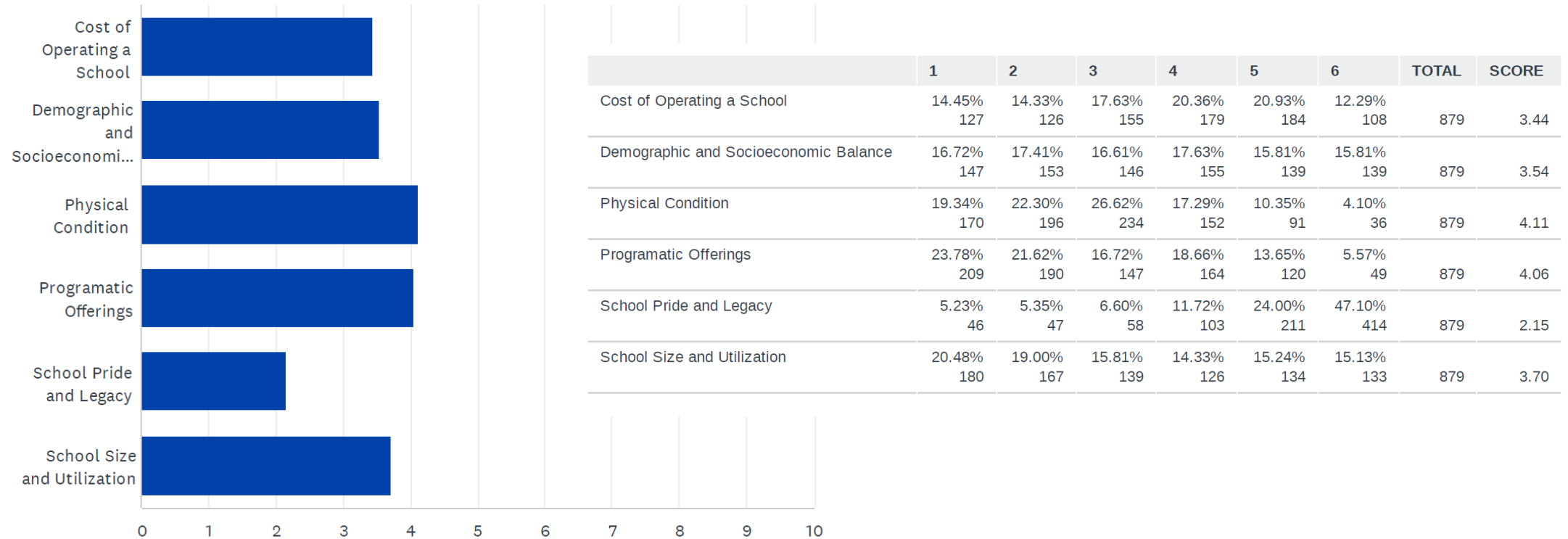


Educational Framework Survey Results



Q13 When making decisions about the future of facilities, please rank the level of importance for the following factors.

Answered: 879 Skipped: 211



- Utilize existing data and Community Feedback
- Don't "Solve" – Concepts and Scenario Development
- Think short AND long-term