



HOMEWOOD CITY SCHOOLS

Long-Range Facilities Plan

Community Meeting

January 23, 2025

Elements of a Facilities Master Plan



Influences on Demographics

Birth Data

- How do declining birth rates impact future enrollments?

Housing Data

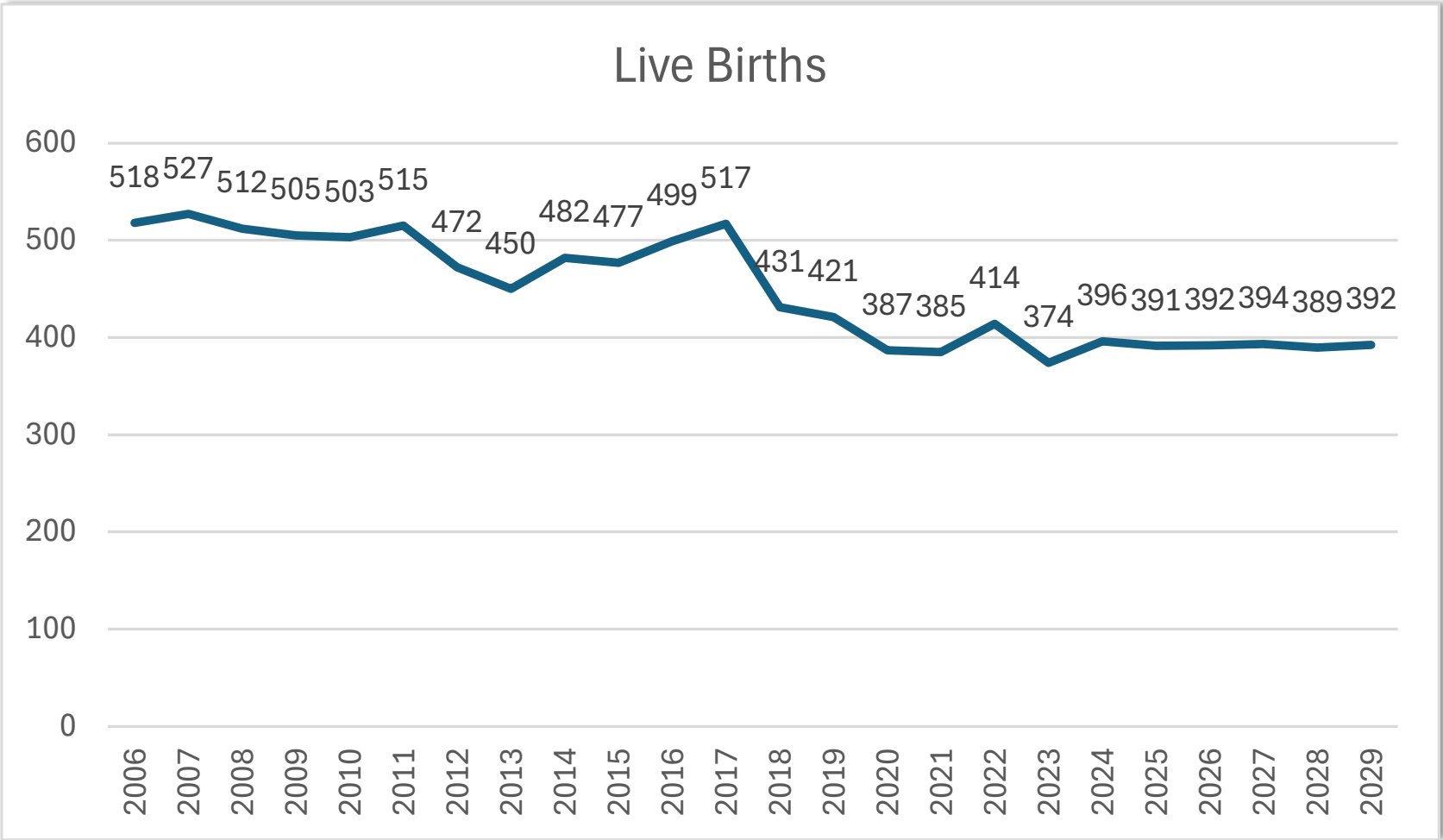
- Without robust development, how do student yields impact enrollment?

Historic Enrollment

- How to adjust to 'bubbles' in enrollments



Birth Data



Source: State of Alabama

Influences on Demographics



Subdivision Analysis- **Single-Family**

- **54 Fewer Units from 2016 to 2024**
- **584 Fewer Students from Single-Family**

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



Subdivision Analysis- Multi-Family

- **706 Fewer Units from 2016 to 2024**
- **332 Fewer Students from Multi-Family**

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 Elementa	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

Influences on Demographics

Historical Enrollment



Grade	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
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



Influences on Facilities

Programs / Capacity

- How do the programs that HCS offers to students impact our utilization of facilities?

Condition

- What is an acceptable level of physical and educational condition for our schools?

Funding

- Is there a pathway for funding for all of HCS's short and long-term facilities needs?



How to Programs affect Capacity

	Edgewood		Hall-Kent		Shades Cahaba	
Total Classrooms	50		38		29	
Program Area	Needs	Has	Needs	Has	Needs	Has
Music	2	1	1	1	1	1
Art	2	1	1	1	1	1
Gifted	2	1	2	2	1	1
STEM	1	1	1	0	1	1
Computer / Tech	1	0	1	0	1	1
Writing	1	0	1	0	1	1
Character	1	0				
English Learners (EL)	1	1	3	2	1	1
Speech			6	3	1	1
Intervention					1	0
SPED	6	2	7	2	5	4
Spaces Missing	10		12		2	
Homeroom Classrooms	40		26		27	
Capacity @ 20 Students / CR	800		520		540	
Total Square Footage	103,808		97,020		66,583	
SF / Student	130		187		123	

Preliminary Findings

- 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 among elementaries
- The middle school needs a roof
- The original building in the high school needs to HVAC work.

General

- Portfolio Replacement Cost is \$637M
- To just maintain the current condition of the schools and address life-cycle needs, we need to spend \$13M per year

Facility Condition Assessments

Roofing



Campus	Building	Percentage	Type	Last Action	Age	Cost
Edgewood	1990 Addition	25%	Modified Bitumen	2019	4	\$ 475,915.20
Edgewood	2019 Addition	5%	Modified Bitumen	2019	4	\$ 95,183.04
Edgewood	Original Main Building	30%	Modified Bitumen	2013	10	\$ 571,098.24
Edgewood	Gym Addition	15%	Modified Bitumen	2010	13	\$ 285,549.12
Edgewood	Classroom Addition	15%	Built-up	2002	21	\$ 285,549.12
Edgewood	Classroom Addition	10%	Built-up	2002	21	\$ 190,366.08
Component Replacement Cost		\$ 1,903,660.80				

Campus	Building	Percentage	Type	Last Action	Age	Cost
Shades Cahaba	Original Building	40%	Pitched Shingle	2008	15	\$ 926,958.72
Shades Cahaba	Original Building	30%	Modified Bitumen	2008	15	\$ 695,219.04
Shades Cahaba	Classroom Addition	30%	Pitched Shingle	2008	15	\$ 695,219.04
Component Replacement Cost		\$ 2,317,396.80				

Campus	Building	Percentage	Type	Last Action	Age	Cost
Hall-Kent	Original Building	40%	Modified Bitumen	2000	23	\$ 934,799.36
Hall-Kent	Cafeteria Gym Addition	20%	Modified Bitumen	2019	4	\$ 467,399.68
Hall-Kent	1990 Entrance	15%	Modified Bitumen	2008	15	\$ 350,549.76
Hall-Kent	1990 Classroom Addition	15%	Modified Bitumen	2019	4	\$ 350,549.76
Hall-Kent	2019 Classroom Addition	10%	Modified Bitumen	2019	4	\$ 233,699.84
Component Replacement Cost		\$ 2,336,998.40				

Campus	Building	Percentage	Type	Last Action	Age	Cost
Middle School	Main Building	100%	Modified Bitumen	2004	19	\$ 2,336,998.40
Component Replacement Cost		\$ 2,439,481.60				

Campus	Building	Percentage	Type	Last Action	Age	Cost
High School	Original Building	60%	Modified Bitumen	2009	14	\$ 7,020,619.20
High School	2019 Addition	40%	Modified Bitumen	2019	4	\$ 2,369,342.40
Component Replacement Cost		\$ 2,439,481.60				

Total Costs	
Good	\$ 3,992,089.92
Fair	\$ 10,545,213.12
Poor	\$ 3,747,712.96



Facility Condition Assessments



Big Ticket Items

Edgewood		Hall-Kent		Shades-Cahaba	
	Cost		Cost		Cost
HVAC Air Handling	\$ 4,727,344	HVAC Air Handling	\$ -	HVAC Air Handling	\$ 880,675
HVAC Controls	\$ 634,442	HVAC Controls	\$ -	HVAC Controls	\$ 379,952
Ceiling Finishes	\$ 2,202,131	Ceiling Finishes	\$ 971,768	Ceiling Finishes	\$ 1,318,804
Lighting	\$ 2,535,494	Lighting	\$ 1,317,940	Lighting	\$ -
Windows	\$ 2,609,741	Windows	\$ 1,151,640	Windows	\$ 1,562,913
Critical Roofing	\$ 475,915	Critical Roofing	\$ 934,799	Critical Roofing	\$ 1,955,304
Total	\$ 13,185,067	Total	\$ 4,376,148	Total	\$ 6,097,648
Replacement Cost	\$ 63,783,436	Replacement Cost	\$ 65,587,986	Replacement Cost	\$ 38,198,401
FCI	21%	FCI	7%	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

Facility Condition Assessments



Big Ticket Items

Homewood Middle	Cost
HVAC Air Handling	\$ -
HVAC Controls	\$ -
Ceiling Finishes	\$ -
Lighting	\$ -
Windows	\$ -
Critical Roofing	\$ 2,336,998
Total	\$ 2,336,998
Replacement Cost	\$ 125,059,072
FCI	2%

Homewood High	Cost
HVAC Air Handling	\$ 15,889,216
HVAC Controls	\$ 6,109,618
Ceiling Finishes	\$ 8,567,968
Lighting	\$ -
Windows	\$ -
Critical Roofing	\$ -
Total	\$ 30,566,802
Replacement Cost	\$ 337,756,160
FCI	9%

- Homewood MS is going to need a roof
- The original building in the High School is in need of HVAC work.

Facility Condition Assessments



- Current Spending Level is around \$3M per year
- Anticipated need averages around \$4.8M per year
- Physical Condition Improvements only

School	2026	2027	2028	2029	2030	2031	2032
Edgewood	\$ -	\$ 190,366	\$ 5,361,786	\$ 4,737,626	\$ 2,609,741	\$ -	\$ -
Shades Cahaba	\$ -	\$ 3,057,104	\$ -	\$ -	\$ 4,169,738	\$ -	\$ -
Hall-Kent	\$ 934,799	\$ -	\$ -	\$ -	\$ 350,550	\$ 2,289,708	\$ 1,151,640
Middle School	\$ -	\$ -	\$ 2,336,998	\$ -	\$ -	\$ -	\$ -
High School	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,020,619	\$ -
Total by Year	\$ 934,799	\$ 3,247,470	\$ 7,698,784	\$ 4,737,626	\$ 7,130,028	\$ 9,310,327	\$ 1,151,640
Cumulative Need	\$ 934,799	\$ 4,182,269	\$ 11,881,053	\$ 16,618,679	\$ 23,748,707	\$ 33,059,034	\$ 34,210,675



Funding Challenges

- District services approximately \$2.2 million debt service annually until 2032
- District budget allocates approximately \$3 million annually for maintenance and capital improvement projects
- Average Elementary School Construction Costs: \$600/sq.ft (approximate 2025 costs)
 - For a 700 student ES: 84,000 sq.ft @ \$600 = \$50 million
 - Current Square Feet:
 - Edgewood: 93,808 sq. ft
 - Kent-Hall: 88,462 sq. ft
 - Shades Cahaba: 66,583 sq.ft

Preliminary Options Development

- Draft of Options Internally Developed and Vetted by the Community Task Force

DRAFT ONLY



Scenario 1: Continue with existing configuration

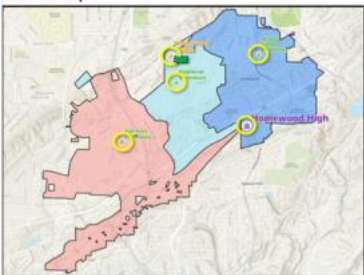
Description

The scenario would maintain the existing configuration of facilities with current levels of spending.

- Continue to invest in maintenance at current levels.
- Allow enrollment to stabilize as projected.
- Consider boundary change to move students from Edgewood to Shades Cahaba.
- Continue to adjust class sizes in elementary schools to accommodate enrollment.
- Address middle school enrollment issues with portables / scheduling.

Quick Metrics	
Relative Cost	\$
Number of Schools Over 100% Utilized	0%
Number of Schools Under 70% Utilized	0%
Elementary Class Size Impact	Slightly Increased
Middle School Class Size Impact	Increased
High School Class Size Impact	Slightly Increased
Level of boundary changes needed	Minor
Remaining Schools aged more than 70 years	9%

District Map



Feeder Pattern



Enrollment, Capacity, and Utilization

Current (2024-25)					Proposed (2028-29)				
School	Enrollment	Capacity	Utilization	Action	School	Enrollment	Capacity	Utilization	Action
Edgewood HS	900	900	100%	Address enrollment issues with portables / scheduling.	Edgewood HS	900	900	100%	Address enrollment issues with portables / scheduling.
Shades Cahaba HS	1,200	1,200	100%	Address enrollment issues with portables / scheduling.	Shades Cahaba HS	1,200	1,200	100%	Address enrollment issues with portables / scheduling.
Shades Cahaba MS	1,400	1,400	100%	Address enrollment issues with portables / scheduling.	Shades Cahaba MS	1,400	1,400	100%	Address enrollment issues with portables / scheduling.
Shades Cahaba ES	1,800	1,800	100%	Address enrollment issues with portables / scheduling.	Shades Cahaba ES	1,800	1,800	100%	Address enrollment issues with portables / scheduling.
Edgewood ES	1,800	1,800	100%	Address enrollment issues with portables / scheduling.	Edgewood ES	1,800	1,800	100%	Address enrollment issues with portables / scheduling.
Grand Total	6,400	6,400	100%		Grand Total	6,400	6,400	100%	

Scenario 2: Construct an addition on the Middle School for 5th grade

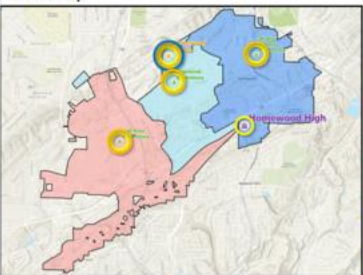
Description

The scenario would construct an addition on the middle school to increase capacity and also serve 5th grade.

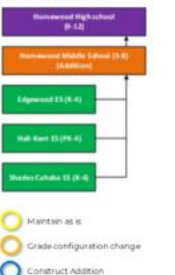
- Convert existing elementary to K-4's
- Put an addition on the middle school to make it a 5-8 building (boosts capacity to 1,500)

Quick Metrics	
Relative Cost	\$\$
Number of Schools Over 100% Utilized	0%
Number of Schools Under 70% Utilized	0%
Elementary Class Size Impact	Reduced
Middle School Class Size Impact	Reduced
High School Class Size Impact	Slightly Increased
Level of boundary changes needed	None
Remaining Schools aged more than 70 years	9%

District Map



Feeder Pattern



Enrollment, Capacity, and Utilization

Current (2024-25)					Proposed (2028-29)				
School	Enrollment	Capacity	Utilization	Action	School	Enrollment	Capacity	Utilization	Action
Edgewood HS	900	900	100%	Address enrollment issues with portables / scheduling.	Edgewood HS	900	900	100%	Address enrollment issues with portables / scheduling.
Shades Cahaba HS	1,200	1,200	100%	Address enrollment issues with portables / scheduling.	Shades Cahaba HS	1,200	1,200	100%	Address enrollment issues with portables / scheduling.
Shades Cahaba MS	1,400	1,400	100%	Address enrollment issues with portables / scheduling.	Shades Cahaba MS	1,400	1,400	100%	Address enrollment issues with portables / scheduling.
Shades Cahaba ES	1,800	1,800	100%	Address enrollment issues with portables / scheduling.	Shades Cahaba ES	1,800	1,800	100%	Address enrollment issues with portables / scheduling.
Edgewood ES	1,800	1,800	100%	Address enrollment issues with portables / scheduling.	Edgewood ES	1,800	1,800	100%	Address enrollment issues with portables / scheduling.
Grand Total	6,400	6,400	100%		Grand Total	6,400	6,400	100%	

Scenario 3A: Construct a New 4-5th Grade Facility

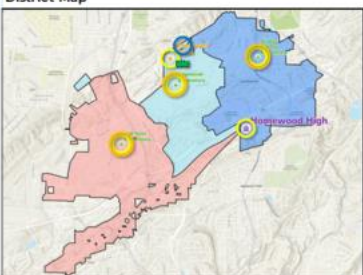
Description

The scenario would construct a new 4-5 facility on the Valley Ave. site to decrease enrollment at the elementary level.

- Convert existing elementary to K-3's
- Address middle school enrollment issues with portables / scheduling.

Quick Metrics	
Relative Cost	\$\$\$
Number of Schools Over 100% Utilized	0%
Number of Schools Under 70% Utilized	0%
Elementary Class Size Impact	Reduced
Middle School Class Size Impact	Increased
High School Class Size Impact	Slightly Increased
Level of boundary changes needed	None
Remaining Schools aged more than 70 years	9%

District Map



Feeder Pattern



Enrollment, Capacity, and Utilization

Current (2024-25)					Proposed (2028-29)				
School	Enrollment	Capacity	Utilization	Action	School	Enrollment	Capacity	Utilization	Action
Edgewood HS	900	900	100%	Address enrollment issues with portables / scheduling.	Edgewood HS	900	900	100%	Address enrollment issues with portables / scheduling.
Shades Cahaba HS	1,200	1,200	100%	Address enrollment issues with portables / scheduling.	Shades Cahaba HS	1,200	1,200	100%	Address enrollment issues with portables / scheduling.
Shades Cahaba MS	1,400	1,400	100%	Address enrollment issues with portables / scheduling.	Shades Cahaba MS	1,400	1,400	100%	Address enrollment issues with portables / scheduling.
Shades Cahaba ES	1,800	1,800	100%	Address enrollment issues with portables / scheduling.	Shades Cahaba ES	1,800	1,800	100%	Address enrollment issues with portables / scheduling.
Edgewood ES	1,800	1,800	100%	Address enrollment issues with portables / scheduling.	Edgewood ES	1,800	1,800	100%	Address enrollment issues with portables / scheduling.
Grand Total	6,400	6,400	100%		Grand Total	6,400	6,400	100%	

Scenario 4: Construct a New Flex Facility on the Valley Ave. Site

Description

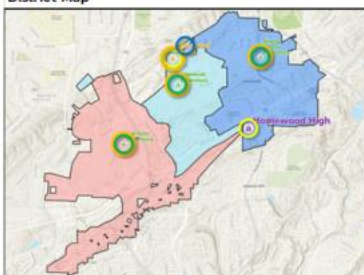
This scenario would construct a new flexible facility on the Valley Ave. site that would initially serve as a 4-5 building to accommodate the increased enrollment numbers which are about to hit the middle school.

After enrollment numbers stabilize at the middle school level the building could serve as a flex facility to hold students while each of the elementary schools are modernized or replaced on their sites.

Long-term, this facility can then be used for early childhood, career-tech, district use, or a 4-5 building allowing for the replacements to be smaller K-3 buildings.

Quick Metrics	
Relative Cost	\$\$\$\$
Number of Schools Over 100% Utilized	0%
Number of Schools Under 70% Utilized	0%
Elementary Class Size Impact	Reduced
Middle School Class Size Impact	Reduced
High School Class Size Impact	Slightly Increased
Level of boundary changes needed	None
Remaining Schools aged more than 70 years	Long Term, 0

District Map



Feeder Pattern (Short Term)



Enrollment, Capacity, and Utilization

Current (2024-25)					Proposed (2028-29)				
School	Enrollment	Capacity	Utilization	Action	School	Enrollment	Capacity	Utilization	Action
Edgewood HS	900	900	100%	Address enrollment issues with portables / scheduling.	Edgewood HS	900	900	100%	Address enrollment issues with portables / scheduling.
Shades Cahaba HS	1,200	1,200	100%	Address enrollment issues with portables / scheduling.	Shades Cahaba HS	1,200	1,200	100%	Address enrollment issues with portables / scheduling.
Shades Cahaba MS	1,400	1,400	100%	Address enrollment issues with portables / scheduling.	Shades Cahaba MS	1,400	1,400	100%	Address enrollment issues with portables / scheduling.
Shades Cahaba ES	1,800	1,800	100%	Address enrollment issues with portables / scheduling.	Shades Cahaba ES	1,800	1,800	100%	Address enrollment issues with portables / scheduling.
Edgewood ES	1,800	1,800	100%	Address enrollment issues with portables / scheduling.	Edgewood ES	1,800	1,800	100%	Address enrollment issues with portables / scheduling.
Grand Total	6,400	6,400	100%		Grand Total	6,400	6,400	100%	



1. Middle School Capacity for Pending Enrollment

- Projected 3-year window of approximately 1,200 students

2. Maintain MS & HS and Program Space Improvements

- Identify Programmatic Priorities for Short and Long-Term Investments

3. Long-Term Replacement of Elementary Schools

- Challenges of 100+ year schools
 - Historic Elements vs. Accommodating Programmatically appropriate facilities
 - Cost to Continue to Maintain vs. Funding
 - Swing Space

Forward Actions

- Build a 7-10 Year Facilities Maintenance Plan
 - “Warm, Safe, & Dry
- Use existing budgets to Maintain and Improve MS/HS Spaces
- Facilities Plan should include strategies for Budget Planning for Future Construction
- Potential Planning Timeline for Replacing Elementary Schools
 - Year 7-10- ES #1
 - Year 12-15 – ES #2
 - Year 20 – ES #3



Upcoming Meetings

Community Task Force

- Tuesday, February 18 – 6:00 pm to 8:00 pm
- Tuesday, March 17 – 6:00 pm to 8:00 pm

Board Update

- Monday, February 10