

**DMPS REIMAGINING EDUCATION - SOUTH REGION  
FACILITY CHARACTERISTICS SUMMARY**

Building	Walkability <sup>1</sup>		Facility Conditions										Reutilization Score <sup>**</sup>	Total Score and Rankings			Notes and Observations
	% of Students with 0.5 Mile of School	Walkability Score <sup>*</sup>	Facility Improvement Costs <sup>2</sup>			Operating Costs <sup>3</sup>			Building Health Tier <sup>4</sup>			Facility Condition Score <sup>5</sup>		Total Score <sup>6</sup>	Regional Ranking <sup>7</sup>	District-Wide Ranking <sup>8</sup>	
			Estimated Improvement Costs (\$/SF)	District-Wide Ranking <sup>8</sup>	Facility Cost Score <sup>*</sup>	Estimated Average Operating Cost (\$/SF)	District-Wide Ranking <sup>8</sup>	Operating Cost Score <sup>*</sup>	Building Health Rating %	FCA Health Tier	Building Health Score <sup>*</sup>						
<b>Early Childhood Centers</b>																	
Mitchell Early Education Center	19%	1	\$ 135.49	4	3	\$ 12.78	4	3	86%	2	3	3.00	3	7.00	--	--	
<b>Elementary Schools</b>																	
River Woods Elementary	53%	3	\$ 50.57	10	3	\$ 8.07	20	2	84%	3	2	2.25	5	10.25	1	1	
Jackson Elementary	15%	1	\$ 90.51	25	2	\$ 8.42	23	2	85%	2	3	2.50	5	8.50	2	8	
Lovejoy Elementary	29%	2	\$ 49.18	9	3	\$ 8.49	28	1	79%	4	1	1.50	4	7.50	3	10	
South Union Elementary	26%	2	\$ 143.45	35	1	\$ 8.48	27	1	81%	3	2	1.50	4	7.50	3	10	
Wright Elementary	18%	1	\$ 95.56	28	1	\$ 9.61	35	1	83%	3	2	1.50	5	7.50	3	10	
Park Avenue Elementary	29%	2	\$ 46.84	6	3	\$ 7.78	13	2	77%	4	1	1.75	3	6.75	6	16	
Jefferson Elementary	4%	1	\$ 39.40	5	3	\$ 8.47	26	1	86%	2	3	2.50	3	6.50	7	20	
Morris Elementary	22%	1	\$ 60.74	16	2	\$ 7.37	9	3	83%	3	2	2.25	3	6.25	8	26	
Howe Elementary	29%	2	\$ 116.87	31	1	\$ 9.21	34	1	81%	3	2	1.50	2	5.50	9	31	
McKinley Elementary	20%	1	\$ 118.63	32	1	\$ 7.40	10	3	79%	4	1	1.50	2	4.50	10	34	
Studebaker Elementary	10%	1	\$ 178.39	36	1	\$ 7.99	19	2	76%	4	1	1.25	2	4.25	11	36	School to be repurposed for dedicated Pre-K programming.
<b>Middle Schools</b>																	
Brody Middle School	--	--	\$ 134.66	9	1	\$ 8.50	9	1	82%	3	2	1.50	--	--	--	--	
Weeks Middle School	--	--	\$ 103.47	8	1	\$ 7.77	7	2	79%	4	1	1.25	--	--	--	--	
McCombs Middle School	--	--	\$ 46.69	2	3	\$ 8.35	8	1	82%	3	2	2.00	--	--	--	--	Building to be repurposed for use as a dedicated K-6 elementary school.
<b>High Schools</b>																	
Lincoln High School	--	--	\$ 60.30	3	2	\$ 7.52	5	1	78%	4	1	1.25	--	--	--	--	
Kurtz Opportunity School	--	--	\$ 63.77	4	2	\$ 2.65	1	3	86%	2	3	2.75	--	--	--	--	

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**Detail Notes:**

<sup>1</sup> Walkability value represents the percentage of students within 0.5 miles of the respective school. These values were calculated using data provided by Polk and Warren Counties, City of Des Moines, Des Moines Public Schools, US Census Bureau, and ESRI. Data was modeled and presented by RSP and Associates (2024). Walkability values were only calculated for elementary and early childhood facilities.

<sup>2</sup> Facility Improvement Cost represents estimated total cost of facility improvements identified in the Facility Condition Assessment (FCA) report for the respective school, prepared by BBS Architects|Engineers (2024) per square foot of building area.

<sup>3</sup> Operating Cost represents estimated annual cost of facility operation, per square foot of building area, including costs associated with facility, custodial, technology, and transportation services and site utilities for the respective school using data from the period of 2014 to 2023.

<sup>4</sup> Building Health Tier information represents facility conditions as identified in the FCA report for the respective school, prepared by BBS Architects|Engineers (2024).

<sup>5</sup> Facility Condition Score is a weighted ranking of Facility Condition information for a respective school. The total score includes the sum of the Facility Cost Score and Operating Cost Score, each weighted at 25%, and the Building Health Score weighted at 50%.

<sup>6</sup> Total Score represents the sum of Walkability Score, Facility Condition Score, and Reutilization Score. All values are equally weighted.

<sup>7</sup> Regional Ranking represents the calculated value for all elementary schools, district wide, from lowest to highest. Rankings were not prepared for other building types.

<sup>8</sup> District Wide Ranking represents the calculated value for all elementary schools, district wide, from lowest to highest. Rankings were not prepared for other building types.

**\*Score Keys**

<b>Walkability Score</b>	<b>Facility Cost Score</b>	<b>Operating Cost Score</b>	<b>Building Health Score</b>
>50% : 3 points	Ranked 1 to 12 : 3 points	Ranked 1 to 12 : 3 points	Tiers 1-2 : 3 points
25%-49% : 2 points	Ranked 13 to 25 : 2 points	Ranked 13 to 25 : 2 points	Tier 3 : 2 points
<25% : 1 point	Ranked 26 to 38 : 1 point	Ranked 26 to 38 : 1 point	Tiers 4-5 : 1 point

**\*\* Reutilization Score Definitions**

1 : Facility/structures do not have space, or are not suitable, for expansion of educational services (additional classrooms and/or grade levels) . Site does not support expansion of supporting elements (i.e., parking, greenspaces, play areas, etc.).

2 : Facility/structures support reutilization for the delivery of alternate services (i.e., current elementary suitable for reuse as early childhood facility). Site does not support expansion of supporting elements (i.e., parking, greenspaces, play areas, etc.). OR Facility/Structures do not support reutilization in current configuration. Site suitable for redevelopment.

3 : Facilities/structures support reutilization for expanded delivery of educational services (additional classrooms and/or grade levels). Site does not support expansion of supporting elements (i.e., parking, greenspaces, play areas, etc.).

4 : Facility/structures support expansion for delivery of educational services (additional classrooms and/or grade levels). Site supports limited expansion of supporting elements (i.e., parking, greenspaces, play areas, etc.).

5: Facility/structures support expansion of delivery of educational services (additional classrooms and/or grade levels). Site conditions allow for expansion of all required supporting elements (i.e., parking, greenspaces, play areas, etc.).

Note: Reutilization scores developed based on review of existing site conditions, presence of existing site structures and utilities, and historical institutional knowledge.

**General Notes**

A) Gray-shaded rows are facilities identified to be retired or repurposed.