



Memo

To: Board of Education

Through: Matt Degner, Superintendent

From: Curt Pratt, Chief Operating Officer

Date: May 8th, 2026

Subject: Coralville Recreation Center & Natatorium

At the June 10, 2025 Board of Education meeting, the Board of Directors approved Facilities Master Plan 2.3 which included over \$100 million of projects. One of those projects was a collaboration with the City of Coralville on a new Natatorium attached to the new Recreation Center. The school district's contribution to the project was \$14,500,000 (includes contingency) which was developed utilizing an estimated cost model that included 90% of the costs for the competition pool and 15% for the lap pool, as shown in the diagram below (presented at the May 13th, 2025 Board Work Session).

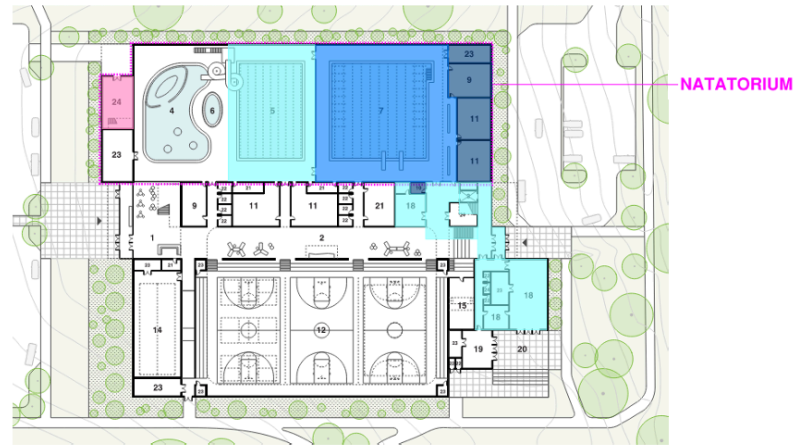
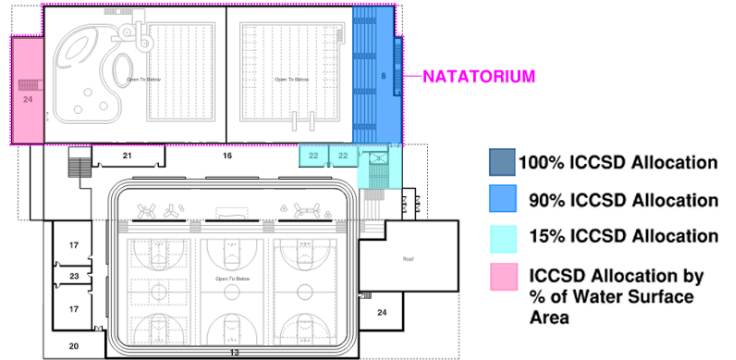
Matt Degner – Superintendent of Schools

It is the policy of the Iowa City Community School District not to discriminate on the basis of race, color, national origin, sex, disability, religion, creed, age, marital status, sexual orientation, gender identity and socioeconomic status in its educational programs, activities, or employment practices. There is a grievance procedure for processing complaints of discrimination. If you have questions or a grievance related to this policy, please contact Laura Cottrell for programming at cottrell.laura@iowacityschools.org or Nick Proud for employment at proud.nick@iowacityschools.org. 2255 N. Dubuque Rd, Iowa City, IA 52245, (319) 688-1000. If you are unsure how to proceed or would like assistance in discussing your options, you may also contact Janet Abejo-Parker at ombuds@iowacityschools.org or (319) 688-1312.



Proposed ICCSD Cost Allocation Based on Use Allocation:

Total Building Area	109700		
Area of Natatorium	33220		
	Area	% of Allocation	Allocated S.F.
Main Level			
Storage Room	530	100%	530
Wet Classroom	950	100%	950
Locker Rooms (2)	1875	100%	1875
Coaches Room / Office	130	100%	130
Competition Water	5660	90%	5094
Competition Deck	6200	90%	5590
Lap Pool Water	3700	15%	555
Lap Pool Deck	3800	15%	570
Rec Pool Water	3250	0%	0
East lobby & Pool Access	2220	15%	333
Community Rooms	4000	15%	600
Area of Water Allocated to ICCSD by Use			5649 SF
Total Water Area			12610 SF
Pool Eq Room (% of water area)	3200	45%	1434
Upper Level			
Competition Viewing	4140	90%	3726
Spectator Restrooms	900	15%	135
Vertical Circulation (Stair / Elevator)	1600	15%	240
Total of Allocated SF by use to ICCSD			21752
% of Total Building SF Allocated to ICCSD by use %		20%	
Allocation of Hard Construction Cost			
Total SF Allocation for ICCSD		21752	\$ 430,000 \$ 9,353,157.45
Design Contingency	12%		\$ 1,122,378.89
Escalation - 2 years	10%		\$ 1,047,553.63
Construction Contingency	4%		\$ 460,923.60
Allocation of Construction Cost			\$ 11,984,013.57
Allocation of Site Development Cost			
	20%	\$ 2,800,000.00	\$ 555,189.44
Design Contingency	12%		\$ 66,622.73
Escalation - 2 years	10%		\$ 62,181.22
Construction Contingency	4%		\$ 27,359.74
Allocation of Construction Cost			\$ 711,353.12
Allocation of Soft Cost			
	20%	\$ 6,581,856.00	\$ 1,305,063.18
Cost Allocation to ICCSD			\$ 14,000,429.88



CITY OF CORALVILLE – RECREATION & AQUATIC CENTER | Neumann Monson Architects | Waters Edge | MZB | Design Engineers

There are multiple options for the district to either honor its commitment to the City of Coralville or provide alternative solutions for a natatorium.

- Option #1 - Contribute Directly to the Design & Construction Costs
- Option #2 - Long Term Lease with Annual Payments
- Option #3 - District Constructs Natatorium
- Option #4 - Rent Local Facilities for Practices and Competitions

Each of these options can be evaluated further and discussed as part of the larger discussion of facilities master planning and lifecycle budgets in June.

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