

IOWA CITY COMMUNITY SCHOOL DISTRICT

BUILDING CAPACITY

October 13, 2026



**IOWA CITY COMMUNITY
SCHOOL DISTRICT**

All In for All Kids

Agenda

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Capacity**

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& Validation**

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METHODOLOGY



IOWA CITY COMMUNITY
SCHOOL DISTRICT

All In for All Kids

Methodology

Two Important Variables

- Variable #1: Size of the Space
 - The physical size of the space (square footage)
 - This variable is fixed over the life of the building.
 - Classroom or other educational spaces are the only spaces used for calculation.
 - Gyms, libraries, cafeterias are not included in any capacity calculation.

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Methodology

Two Important Variables

- Variable #2: Usage of the Space
 - The function of the space determines the loading factor of the room.
 - This variable is fluid and can change from year to year.
 - Example: A Pre-K room has a different loading factor than a 2nd grade classroom.

Methodology

Loading Factors

- Loading Factors represent the best practice square foot per student for the given usage.
- There is no state standard in Iowa.
- Standards utilized for this calculation come from 23 Illinois Administrative Code Section 151.50.

Methodology

Elementary Loading Factors

- Prekindergarten Classroom: 35 sf/student (State of Iowa QPPS)
- Kindergarten Classroom: 40 sf/student
- Elementary General Classroom: 35 sf/student
- Elementary Art Classroom: 40 sf/student
- Elementary Music Classroom: 30 sf/student
- Elementary Special Education Classroom: 50 sf/student

Methodology

Middle School Loading Factors

- Middle School General Classroom: 35 sf/student
- Middle School Art Classroom: 40 sf/student
- Middle School FCS Classroom: 50 sf/student
- Middle School Music Classroom: 25 sf/student
- Middle School Science Lab: 40 sf/student
- Middle School Science Lab/Classroom: 50 sf/student
- Middle School Industrial Tech Classroom: 40 sf/student
- Middle School Special Education Classroom: 50 sf/student

Methodology

High School Loading Factors

- High School General Classroom: 30 sf/student
- High School Art Classroom: 35 sf/student
- High School FCS Classroom: 60 sf/student
- High School Music Classroom: 25 sf/student
- High School Science Lab: 35 sf/student
- High School Industrial Tech Classroom: 75 sf/student
- High School Special Education Classroom: 50 sf/student

Methodology

Utilization Factor

- The utilization factor represents the time needed for empty classrooms for teacher preparation or other scheduling and programming needs.
 - Elementary Utilization Factor: 0.9
 - Middle School Utilization Factor: 0.85
 - High School Utilization Factor: 0.8

Methodology

Example Calculation

Room Number	Room Name	Sq. Ft.	Loading Factor	Capacity
100	Prekindergarten	1200	35	34
101	Kindergarten	1200	40	30
102	1st Grade	900	35	26
103	2nd Grade	900	35	26
104	3rd Grade	900	35	26
105	4th Grade	900	35	26
106	5th Grade	900	35	26
	Total Capacity			194
	Utilization Factor			0.9
	Available Capacity			175



Capacity Concepts

**Capacity is a FLUID
number.**

Capacity Concepts

**The calculation is THEORETICAL,
but the application has to be
PRACTICAL.**

BUILDING CAPACITY



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Elementary Capacity

Elementary Schools	Capacity	10/11/26 Enrollment (PK-5)	10/11/26 Enrollment (K-5)	Number of Capacity Bearing Rooms
Alexander Elementary	690	396	359	38
Borlaug Elementary	619	371	321	32
Coralville Central Elementary	481	323	295	27
Garner Elementary	593	333	303	28
Grant Elementary	657	375	344	32
Hoover Elementary	634	466	416	31
Horn Elementary	713	407	369	35
Kirkwood Elementary	525	268	228	24
Lemme Elementary	478	331	299	21
Lincoln Elementary	300	217	201	14
Longfellow Elementary	468	291	271	25
Lucas Elementary	467	270	235	23
Mann Elementary	383	197	180	22
Penn Elementary	743	591	554	33
Shimek Elementary	377	209	176	15
Twain Elementary	489	199	182	26
Van Allen Elementary	649	334	303	32
Weber Elementary	674	419	379	38
Wickham Elementary	566	365	325	29
Wood Elementary	564	300	262	29
Elem Total	11070	6662	6002	554

Secondary Capacity

Middle Schools	Capacity	10/10 Enrollment (6-8)	Number of Capacity Bearing Rooms
North Central Middle School	1399	907	62
Northwest Middle School	1738	1089	85
Southeast Middle School	1698	1251	77
MS Total	4835	3247	224
High Schools	Capacity	10/10 Enrollment (9-12)	Number of Capacity Bearing Rooms
City High School	2159	1698	99
Liberty High School	2044	1382	83
West High School	2467	1505	104
Tate High School	249	156	15
HS Total	6919	4741	301

Methodology

WRAM Capacity

- The physical size of the room may allow for more students than current Weighted Resource Allocation Model (WRAM) models allow.
 - Example: A 1,200 SF 1st grade classroom would yield a capacity of 34 students; however, the WRAM holds these classes no higher than 26 or 28.
 - The table on the succeeding slide assumes buildings have the highest number of sections currently for all grades and the maximum number of students based on the WRAM.
 - Example: A building with 2 sections each K-2nd and 1 section 3rd-5th grade is adjusted up to be 2 sections for each grade.

Methodology

WRAM Capacity

WRAM 1

Grade	Size
KG	24
1st	26
2nd	26
3rd	30
4th	30
5th	30

**Max 166 students
for 1 section**

WRAM 2

Grade	Size
KG	24
1st	28
2nd	28
3rd	32
4th	32
5th	32

**Max 176 students
for 1 section**

WRAM 3

Grade	Size
KG	26
1st	28
2nd	28
3rd	32
4th	32
5th	32

**Max 178 students
for 1 section**

Elementary Capacity (WRAM)

Elementary Schools	10/11/26 Enrollment (PK-5)	10/11/26 Enrollment (K-5)	WRAM Level	Number of Sections	WRAM Max Students per Section	WRAM Capacity
Alexander Elementary	396	359	WRAM 1	3	166	498
Borlaug Elementary	371	321	WRAM 2	3	176	528
Coralville Central Elementary	323	295	WRAM 2	2	176	352
Garner Elementary	333	303	WRAM 2	2	176	352
Grant Elementary	375	344	WRAM 2	3	176	528
Hoover Elementary	466	416	WRAM 1	3	166	498
Horn Elementary	407	369	WRAM 1	3	166	498
Kirkwood Elementary	268	228	WRAM 2	2	176	352
Lemme Elementary	331	299	WRAM 2	2	176	352
Lincoln Elementary	217	201	WRAM 3	2	178	356
Longfellow Elementary	291	271	WRAM 2	2	176	352
Lucas Elementary	270	235	WRAM 2	2	176	352
Mann Elementary	197	180	WRAM 3	2	178	356
Penn Elementary	591	554	WRAM 2	4	176	704
Shimek Elementary	209	176	WRAM 3	2	178	356
Twain Elementary	199	182	WRAM 2	2	176	352
Van Allen Elementary	334	303	WRAM 2	2	176	352
Weber Elementary	419	379	WRAM 1	3	166	498
Wickham Elementary	365	325	WRAM 3	2	178	356
Wood Elementary	300	262	WRAM 2	2	176	352
Elem Total	6662	6002				8344

*Number of sections is adjusted up for all grades to current max number of sections.

COMPARISONS & VALIDATION



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Elementary Highest Previous Enrollment

Elementary Schools	10/10 Enrollment (PK-5)	10/11/26 Enrollment (K-5)	Highest Previous Enrollment	Highest Enrollment Year
Alexander Elementary	396	359	437	2024-25
Borlaug Elementary	371	321	517	2019-20
Coralville Central Elementary	323	295	483	2022-23
Garner Elementary	333	303	688	2018-19
Grant Elementary	375	344	554	2019-20
Hoover Elementary	466	416	529	2023-24
Horn Elementary	407	369	500	2015-16
Kirkwood Elementary	268	228	435	2008-09
Lemme Elementary	331	299	407	2014-15
Lincoln Elementary	217	201	263	2009-10
Longfellow Elementary	291	271	408	2019-20
Lucas Elementary	270	235	458	2017-18
Mann Elementary	197	180	270	2019-20
Penn Elementary	591	554	650	2017-18
Shimek Elementary	209	176	238	2022-23
Twain Elementary	199	182	378	2014-15
Van Allen Elementary	334	303	661	2009-10
Weber Elementary	419	379	578	2019-20
Wickham Elementary	365	325	529	2015-16
Wood Elementary	300	262	569	2012-13
Elem Total	6662	6002	9552	



= Portable/Temporary Classroom likely on site at this time.

Secondary Highest Previous Enrollment

Middle Schools	10/10 Enrollment (6-8)	Highest Previous Enrollment	Highest Enrollment Year
North Central Middle School	907	943	2025-26
Northwest Middle School	1089	1120	2024-25
Southeast Middle School	1251	1281	2024-25
MS Total	3247	3344	
High Schools	10/10 Enrollment (9-12)	Highest Previous Enrollment	Highest Enrollment Year
City High School	1698	1712	2016-17
Liberty High School	1382	1383	2026-27
West High School	1505	2091	2016-17
Tate High School	156	207	2024-25
HS Total	4741	5393	



= Portable/Temporary Classroom likely on site at this time.

Elementary Desk Count

Elementary Schools	10/11/26 Enrollment (PK-5)	10/11/26 Enrollment (K-5)	Number of Desks
Alexander Elementary	396	359	609
Borlaug Elementary	371	321	603
Coralville Central Elementary	323	295	441
Garner Elementary	333	303	619
Grant Elementary	375	344	579
Hoover Elementary	466	416	668
Horn Elementary	407	369	579
Kirkwood Elementary	268	228	466
Lemme Elementary	331	299	512
Lincoln Elementary	217	201	283
Longfellow Elementary	291	271	464
Lucas Elementary	270	235	392
Mann Elementary	197	180	246
Penn Elementary	591	554	721
Shimek Elementary	209	176	296
Twain Elementary	199	182	328
Van Allen Elementary	334	303	609
Weber Elementary	419	379	689
Wickham Elementary	365	325	508
Wood Elementary	300	262	463
Elem Total	6662	6002	10075

Secondary Desk Count

Middle Schools	10/10 Enrollment (6-8)	Number of Desks
North Central Middle School	907	1638
Northwest Middle School	1089	1880
Southeast Middle School	1251	2044
MS Total	3247	5562
High Schools	10/10 Enrollment (9-12)	Number of Desks
City High School	1698	2614
Liberty High School	1382	2490
West High School	1505	2747
Tate High School	156	273
HS Total	4741	8124

Desk counts taken by physical plant staff during capacity verification walkthroughs.

QUESTIONS & DISCUSSION