



BALLARD COMMUNITY SCHOOL DISTRICT

Facilities Master Plan

May 31, 2023

Prepared by:

10Fold Architecture + Engineering



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Master Plan Team

Steering Committee Members:

- | | |
|----------------------|-----------------------------------|
| • Steve Domino | Board Member |
| • Stacey Noe | Board Member |
| • Oattie Maxey | Superintendent |
| • Chris Deason | High School, Principal |
| • Tom Maher | Middle School, Principal |
| • Jennifer Johnson | West Elementary, Principal |
| • Mike Manock | East Elementary, Principal |
| • Nate Boock | High School, Activities Director |
| • Katie Claeys | Director of Teaching and Learning |
| • Jamie Rochleau | Story Construction Co. |
| • Tim VanLoo | Community Member |
| • Ethan Hokel | Community Member |
| • Taylor Christensen | Community Member |
| • Krista Dunn | Community Member |

Advisory Group:

- | | |
|-------------------|--|
| • Jon Muller | ISFIS, Inc. (Iowa School Finance Information Services) |
| • Jerry Gallagher | Donovan Group |
| • Travis Squires | Piper Sandler |

Design Team:

- | | |
|----------------|-----------------------------------|
| • Sam Stagg | 10Fold Architecture + Engineering |
| • Chad West | 10Fold Architecture + Engineering |
| • Kelsey Buenz | 10Fold Architecture + Engineering |

Executive Summary

The Board of Education and administration initiated the creation of a new master plan in January 2023, to position the district strategically and proactively for future growth. The master plan components are based on teacher & staff input, community input, enrollment analysis, facility capacity analysis, future revenue projections, and the current condition of Ballard CSD's facilities.

A steering committee, consisting of members of the Board of Education, community members, and district administration, utilized multiple data sources to analyze and determine district needs, including:

- A comprehensive enrollment projection
- A building capacity analysis
- Revenue projections, debt payment schedules, and bonding scenarios
- A district-generated list of maintenance projects at all facilities
- Community and staff input forums and survey, which gave district residents and staff an opportunity to review the district's needs and provide input on potential improvements

The anticipated lifespan of this master plan is eight (8) to ten (10) years.

Target Stakeholders

The following stakeholders were taken into consideration during the creation of the master plan:

- Parents & guardians
- Students
- Teachers & staff members
- Community members
- Current & future district residents
- Business leaders

Overarching Master Plan Goals

The following overarching goals undergirded the master planning process and provide a context in which to realize Ballard's vision to "Empower All Learners":

- Ensure building capacity is adequate for current and future enrollment
- Address current deficiencies and maintain facilities at a high standard
- Prioritize college and career readiness throughout the planning and design of all school facilities
- Ensure that the vision of the community aligns with the district's vision regarding current and future facility needs
- Maintain fiscal responsibility

Survey Results

Teachers, staff, and community members were given the opportunity to provide input and suggestions regarding Ballard's existing facilities and potential improvements via an anonymous survey. The following are highlights and summaries of the results from the electronic surveys.

Teachers & Staff

Number of responses: 84

The staff survey received a good balance of responses from throughout the district's schools and buildings. More than 70% of the respondents indicated they do not believe the spaces in their building adequately accommodate the functions that occur.

In summary, teachers and staff would like to see the following improvements:

- Larger classroom spaces
- Increase quantity and/or size of designated staff spaces
- Increase quantity of collaborative meeting spaces
- Additional gymnasium space and additional space for physical education, wellness, and athletics
- Updates in elementary school bathrooms
- Larger cafeteria space at elementary schools

Community Members

Number of responses: 331

The largest percentage of respondents were parents or guardians of current students. The survey also received a few responses from students, non-parent community members, and district staff, who may not have been aware of the separate staff survey.

Community members were asked to rank seven objectives in order of priority (with 1 being the highest priority). Following are the results:

1. Provide adequate space to accommodate current and future student enrollment
2. Provide classroom and learning facilities to a competitive standard of quality
3. Address building maintenance deficiencies
4. Maintain fiscal responsibility
5. Maintain a high level of building performance (i.e., adequate heating/cooling, energy conservation, incorporation of natural daylight)
6. Provide athletic facilities to a competitive standard of quality
7. Provide visual and performing arts facilities to a competitive standard of quality

In summary, community members believe that the following improvements are most needed:

- Elementary School Facilities - capacity for growth
- Transportation Center - improve facility
- Growth Support - district-wide
- Gym and Athletic Improvements

Input Meeting Results

Teachers, staff, and community members were given the opportunity to provide input and suggestions regarding Ballard's existing facilities and potential improvements via in-person meetings. The following are highlights and summaries of the results from those meetings. **Specific items for each facility may be found in the comprehensive list of projects (Appendix E).**

Teachers & Staff

Many teachers feel that the gymnasium and cafeteria at both elementary schools are too small, and a need exists for more classroom and collaboration spaces. In addition, exterior improvements and HVAC upgrades are needed.

The Middle School has fewer needs, since it was recently renovated; however, electrical improvements at the Auditorium stage are needed, and additional band storage and PE lockers would be beneficial, along with various exterior improvements.

Additional Career & Technical Education (CTE) space is needed at the High School to accommodate college & career readiness. Additional space for Physical Education, Wellness, and Athletics is desired as well as storage for fine arts. In addition, long-term consideration should be given to additional tennis courts as well as a new stadium to accommodate multiple Middle School and High School sports and activities.

Community Members

Overall, members of the Ballard community are supportive of the district's programming and desire for there to be continued opportunities for all students. They feel that the elementary school buildings need to be expanded to accommodate future growth and that STEM & CTE programs need to be available within the district to prepare students for college and careers. They would like to see improvements made in the athletics facilities. They also believe that the transportation center is in much need of improvement.

Enrollment Research & Projections

The district engaged the services of Iowa School Finance Information Services (ISFIS) for the purpose of forecasting the anticipated total student enrollment over the next ten (10) years. **Total student enrollment is an estimate of the total number of students served by the district, regardless of the student's place of residence.** ISFIS created the following enrollment scenarios for the district to consider (assuming an increase in student enrollment over the next ten years):

Scenario A: Increase of 200 students*

Scenario B: Increase of 400 students**

Scenario C: Increase of 600 students**

Summary & Observations:

- Growth in the Ballard Community School District is expected to continue its upward trend at a similar pace to its historical growth
- New housing stock continues to be constructed in the district, which supports the upward trend of growth
- Limiting open enrollment into the district can be a strategy to manage facility capacity constraints, if necessary, but only at a micro level

* Scenario A is the original ISFIS analysis.

** Scenarios B & C were included and analyzed at the request of the school board.

Refer to Appendix A for a detailed enrollment forecast by ISFIS.

Analysis of Existing Facilities

Items from 2015 Master Plan

Ballard CSD has successfully completed many of the renovations and improvements that were identified in the 2015 master plan. The items which were not completed have been woven into this master plan and include the following:

- a. High School
 - i. Career & Technical Education (CTE) Upgrades: Ag. Ed., Industrial Tech.
 1. Ag Education – lab and greenhouse
 2. Industrial Tech. classroom expansion
- b. Athletics
 - i. High School Multipurpose Room for athletics & activities
 - ii. Softball field improvements
 1. Concessions & Restrooms
 2. Press box
 3. Taller fence
 4. Indoor practice area
 - iii. Future High School Stadium
- c. Transportation Building – Improve existing facility or build a new facility

Facility Deficiencies List

Throughout an eighteen (18) month period, the district, in conjunction with Story Construction, identified deficiencies at each facility that need to be addressed to maintain the district's buildings at a high standard (one of the Master Plan's overarching goals).

The current list of deficiencies has been included in the master plan and are categorized as "Maintenance" items. Each item is prioritized according to the criteria described in the "Prioritization Process" section of this document.

Facility Capacity Analysis

Each attendance center (West Elementary, East Elementary, Middle School, High School) was reviewed for the purpose of assessing the following criteria:

- the district's current enrollment capacity and its ability to accommodate future growth
- comparison of the district's capacity to a national standard ¹
- comparison of the district's capacity to the ISFIS enrollment projections

¹The national standard used for comparison is the *Ohio School Design Manual*, published by the Ohio Facilities Construction Commission (OFCC). This publication is one of the leading guides in the nation for assisting school districts in facility planning. The guidelines included reflect best practices in construction while also serving the diverse needs of school communities and their students.

District Attendance Center Capacity Analysis Summary:

XX = area of concern
 XX = room to grow
 XX = neutral/insufficient data

a. West Elementary School (total current enrollment = 430)

i. Grade-level classrooms (total classrooms = 25)

- Grade-level classrooms will be at capacity, in terms of the national standards, when enrollment increases by 29% (additional 128 students) – This does not happen within the initial ISFIS forecast. This happens 14 years into the second ISFIS forecast and 7 years into the third ISFIS forecast.

- Note: This data is based on a future condition of adding 1 more classroom (section) for kindergarten, 1st grade, and 2nd grade due to the planned renovation that will be completed for the 2023-2024 school year.

ii. Cafeteria

- The cafeteria is 32% too small – the national standard minimum size is 3,000 square feet.

iii. Gymnasium

- The gymnasium is at the national standard minimum size of 3,500 square feet. It does not have any capacity for enrollment growth.

iv. Library

- The library will be at capacity, in terms of the national standards, when enrollment increases by 58% (additional 250 students). This does not happen within the initial or second ISFIS forecast. It happens 19 years into the third ISFIS forecast.

v. Art

- The art room capacity is 17 students, in terms of the national standards, and is currently at 18 students. The district enrolls 24 students maximum.

vi. Music

- The music room capacity is 19 students, in terms of the national standards, and is currently at 18 students. The district enrolls 24 students maximum.

Summary: West Elementary has capacity for current use and future growth, however, the cafeteria is undersized. The gymnasium and music room are at capacity and the art room is over capacity.

Note: Kindergarten has 9 sections (1 being early kindergarten). 1st and 2nd grade have 8 sections.

a. East Elementary School (total current enrollment = 420)

i. Grade-level classrooms (total classrooms = 21)

- Grade-level classrooms will be at capacity, in terms of the national standards, when enrollment increases by 15% (additional 64 students) – This happens 7 years into the initial ISFIS forecast, 6 years into the second ISFIS forecast, and 5 years into the third ISFIS forecast.
- ii. Cafeteria
 - The cafeteria is 32% too small – the national standard minimum size is 3,000 square feet.
- iii. Gymnasium
 - The gymnasium is at the national standard minimum size of 3,500 square feet. It does not have any capacity for enrollment growth.
- iv. Library
 - The library will be at capacity, in terms of the national standards, when enrollment increases by 61% (additional 260 students). This does not happen within the initial or second ISFIS forecast. It happens 19 years into the third ISFIS forecast.
- v. Art
 - The art room capacity is 21 students, in terms of the national standards, and is currently at 22 students. The district enrolls 26 students maximum.
- vi. Music
 - The music room capacity is 19 students, in terms of the national standards, and is currently at 22 students. The district enrolls 26 students maximum.
 - The band room capacity is 22 students, in terms of the national standards, and is currently at 60 students.

Summary: East Elementary has capacity for current use and future growth, however, the cafeteria is undersized. The gymnasium is at capacity and the art and music rooms are over capacity.

Note: 3rd, 4th and 5th grades have 7 sections.

b. Middle School (total current enrollment = 438)

- i. Grade-level classrooms (6th, 7th, 8th classrooms = 23)
 - Total grade-level classrooms will be at capacity, in terms of the national standards, when enrollment increases by 24% (additional 103 students) – This does not happen within the initial forecast. This happens 10 years into the second ISFIS forecast and 9 years into the third ISFIS forecast.
- ii. Cafeteria
 - The cafeteria will be at capacity, in terms of the national standards, when enrollment increases by 67% (additional 297 students). This does not happen within the initial, second, or third ISFIS forecast.
- iii. Gymnasium
 - The gym will be at capacity, in terms of the national standards, when enrollment increases by 36% (additional 157 students). This does not

happen within the initial or second ISFIS forecast. It happens 11 years into the third ISFIS forecast.

- iv. Library
 - Library not within district facilities.
- v. Art
 - The art room capacity is 27 students, in terms of the national standards, and is currently at 27 students.
- vi. Music
 - The vocal room capacity is 40 students, in terms of the national standards, and is currently at 38 students.
 - The band room capacity is 50 students, in terms of the national standards, and is currently at 47 students.

Summary: The middle school has capacity for current use and future growth.

Note: 6th, 7th and 8th grades have 6 sections.

c. High School (total current enrollment = 557)

- i. Classrooms (social studies, math, language arts, spanish, science, art, weights, gym, industrial technology, family consumer science, agriculture education classrooms = 33)
 - The classrooms will be at capacity, in terms of the national standards, when enrollment increases by 45% (additional 252 students) – This does not happen within the initial or second ISFIS forecast. This happens 14 years into the third ISFIS forecast.
- ii. Cafeteria/Commons
 - The cafeteria/commons will be at capacity, in terms of the national standards, when enrollment increases by 156% (871 additional students). This does not happen within the initial, second, or third ISFIS forecast.
- iii. Gymnasium
 - The gym will be at capacity, in terms of the national standards, when enrollment increases by 294% (1,637 additional students). This does not happen within the initial, second, or third ISFIS forecast.
- iv. Physical Education/Wellness
 - The weight room capacity is 41 students, in terms of the national standards. The district currently enrolls 30 students maximum.
- v. Library
 - The library will be at capacity, in terms of the national standards, when enrollment increases by 137% (additional 763 students). This does not happen within the initial, second, or third ISFIS forecast.
- vi. Art
 - The larger art room capacity is 25 students, in terms of the national standards, and the district currently enrolls 24 students maximum.

- The smaller art room capacity is 18 students, in terms of the national standards, and the district currently enrolls 24 students maximum.
- vii. Music
 - The vocal room capacity is 60 students, in terms of the national standards, and the district currently enrolls 50 students maximum.
 - The band room capacity is 86 students, in terms of the national standards, and the district currently enrolls 75 students maximum.
- viii. CTE
 - The agriculture education lab capacity is 12 students, in terms of the national standards, and the district currently enrolls 24 students maximum.
 - The industrial technology shop & classroom capacity is 25 students, in terms of the national standards, and the district currently enrolls 20 students maximum.
 - a. Note: The industrial technology shop & classroom space is 25% too small for the required program size of a combination woods & metals shop – the minimum size is 3,600 square feet.
 - The family consumer science kitchen capacity is 20 students, in terms of the national standards, and the district currently enrolls 20 students maximum.
 - The family consumer science classroom capacity is 16 students, in terms of the national standards, and the district currently enrolls 20 students maximum.

Summary: The high school's capacity is adequate for current use and future growth, with the exception of CTE and possibly art.

Refer to Appendix B for a detailed Facility Capacity Analysis.

Amenities for Extra-Curricular Activities

The Design Team reviewed the district's current amenities for extra-curricular activities.

- Ballard's current track capacity and availability is limited; only one track is available for use by both Middle School and High School students. This often results in scheduling challenges.
- Ballard's current tennis court space is limited; there are six (6) courts available for use; however, this is inadequate to accommodate the number of students involved in tennis.
- Community members expressed an interest in improving the existing baseball stadium or moving the baseball stadium to district-owned property.
- The softball stadium needs improvements. One consideration is to combine baseball and softball into one complex on district-owned property with shared amenities.
- Space for physical education, wellness, and athletics is in high demand at both the Middle School and High School, resulting in scheduling challenges.

Existing District Property

The district owns just over 100 acres of land, valued at approximately \$28,442,000. Each of the properties has room for expansion, except for the Middle School site, which is landlocked.

Refer to Appendix C for a detailed inventory of property which the district currently owns.

Financial Analysis

The district engaged the services of Piper Sandler to assist with providing a financial picture of the district's capacity for executing future projects. The following is a summary the analysis:

School Districts in Iowa have three primary sources for funding capital projects: voted bonds (General Obligation (G.O.)), obligating voter PPEL revenues, and obligating the future collection of the statewide sales tax. Within these available resources, school districts must be cognizant of the interaction with their constitution debt limit, which is 5% of their valuation before rollback. **This represents the maximum amount of allowable outstanding debt.**

- Historically, Ballard CSD has used a combination of all three resources to complete its list of capital projects, most recently completing a renovation of the Middle School building with voted G.O. Bonds.
- As the district moves forward in the capital planning process, it's important to recognize that within the budget for the future collection of voted PPEL revenues and the Statewide Sales Tax, there are also one-time needs (expenses) within those funds that become necessary and should be reasonably planned for and budgeted.
- Additionally, we recognize the complexity of timing projects while also balancing the long-term needs of the district. We have attempted to be responsive to the need for multiple construction and funding phases.
- In one multi-phase financing scenario, we landed at a total of approximately \$49.75 million of project funds created through a two-phase approach:
 - Phase I project of \$13 million for HVAC replacement at the elementary attendance centers, spent by the end of Summer 2025
 - Phase II project of \$36.75 million being completed in the Summer of 2029
 - Both Phases are subject to risks for legislative changes, interest rates risks, and growth assumptions regarding valuations, enrollment, and statewide sales tax revenues
 - The district should make efforts to mitigate and understand the risks through a flexible project phasing approach
 - It's possible for various project amounts to be "re-arranged" within the 2029 completion cycle and the \$49.75 million budget.

In summary, the district's maximum allowable outstanding debt limit is the constraining factor for financing future projects.

The following table from Piper Sandler indicates the amount the district is able to bond at any given year.

Table 11: Debt Issued Summary

Fiscal Year	Debt Issued			Debt Limit Summary			GO Capacity Summary		
	<u>SAVE Debt*</u>	<u>GO Debt</u>	<u>Combined</u>	<u>Growth</u>	<u>Debt Limit</u>	<u>Remaining</u>	<u>Taxable Growth</u>	<u>Debt \$4.05</u>	<u>Cumulative</u>
6/30/23	0	0	0		47,178,669	22,101,669			
6/30/24	14,020,000	0	14,020,000		48,851,368	11,605,368		13,700,000	13,700,000
6/30/25	0	0	0	10.00%	53,736,505	18,368,505	3.89%	4,240,000	17,940,000
6/30/26	0	0	0	4.00%	55,885,965	22,423,965	3.89%	2,680,000	20,620,000
6/30/27	0	0	0	4.00%	58,121,404	26,599,404	3.89%	2,790,000	23,410,000
6/30/28	0	20,945,000	20,945,000	4.00%	60,446,260	9,963,260	3.89%	2,900,000	26,310,000
6/30/29	4,465,000	10,435,000	14,900,000	4.00%	62,864,111	19,111	3.89%	3,015,000	29,325,000
6/30/30	0	0	0	4.00%	65,378,675	4,558,675	3.89%	3,115,000	32,440,000
6/30/31	0	0	0	4.00%	67,993,822	9,268,822	3.89%	3,230,000	35,670,000
6/30/32	0	0	0	4.00%	70,713,575	14,148,575	3.89%	3,345,000	39,015,000
6/30/33	0	0	0	4.00%	73,542,118	19,212,118	3.89%		39,015,000
Totals:	18,485,000	31,380,000	49,865,000					39,015,000	

*Reserve Fund Set-Asides would apply out of SAVE Debt Proceeds

Refer to Appendix D for exhibits provided by Piper Sandler.

Prioritization Process

The following criteria were used to prioritize the various identified projects. Each project was reviewed and prioritized (in conjunction with the superintendent of schools) by the head of each facility, with a four (4) designation being the most critical to address and a one (1) designation being the least critical to address.

Maintenance Projects: these are the projects that were identified in the “Facilities Deficiencies List” that was generated over an 18-month period of time

- M-4: Safety Concern / Issue
- M-3: Program Impact
- M-2: Maintenance Urgency
- M-1: Aesthetic Concern

Pay as You Go Projects:

- PG-4: High Priority
- PG-3: Medium Priority
- PG-2: Low Priority
- PG-1: Not a Priority

Capital Improvement Projects:

- CI-4: High Priority
- CI-3: Medium Priority
- CI-2: Low Priority
- CI-1: Not a Priority

Master Plan Roadmap

The Master Plan roadmap is intended to provide the district with direction for executing future projects. The roadmap must be reasonable, it must capture the work that needs to be accomplished, it needs to reflect the desires of the district stakeholders, and it needs to be flexible.

Comprehensive List of Projects

The comprehensive list of all projects included within this master plan has been divided into three (3) categories: Maintenance Projects, Pay As You Go Projects, and Capital Improvement Projects. **Refer to Appendix E for the complete Facilities Deficiencies List.**

Maintenance Projects

These projects are characterized by the following:

- Small projects
- Address issues that affect the maintenance and/or longevity of a facility
- Projects which are less than \$25k can be executed without formal board approval

Pay As You Go Projects

These projects are characterized by the following:

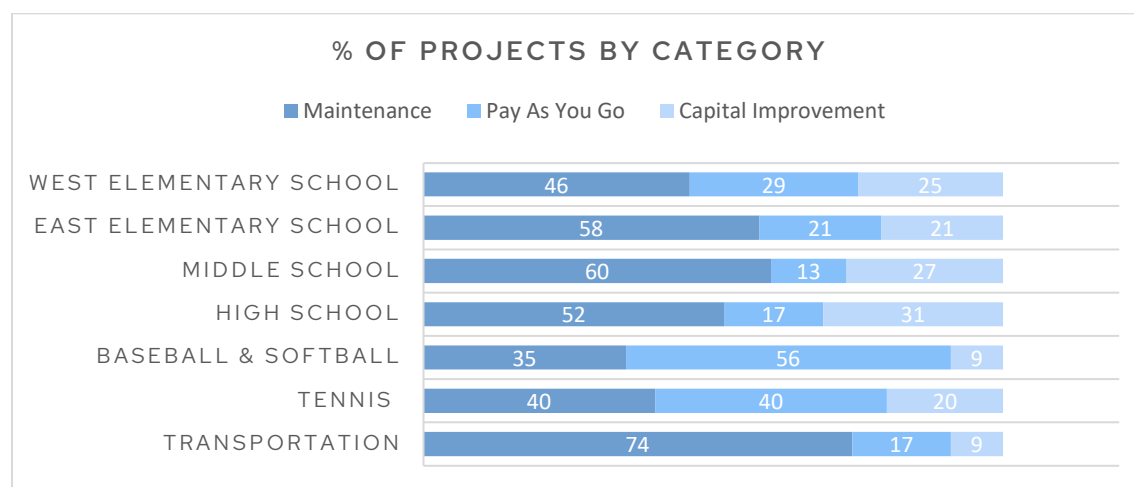
- Medium-sized projects
- May add capacity to a facility
- Includes renovations & replacement projects
- May or may not go through public bidding (\$125k threshold)
- Paid with funds set aside

Capital Improvement Projects

These projects are characterized by the following:

- Large-scale projects
- Typically increases capacity and/or programming
- Requires borrowing money

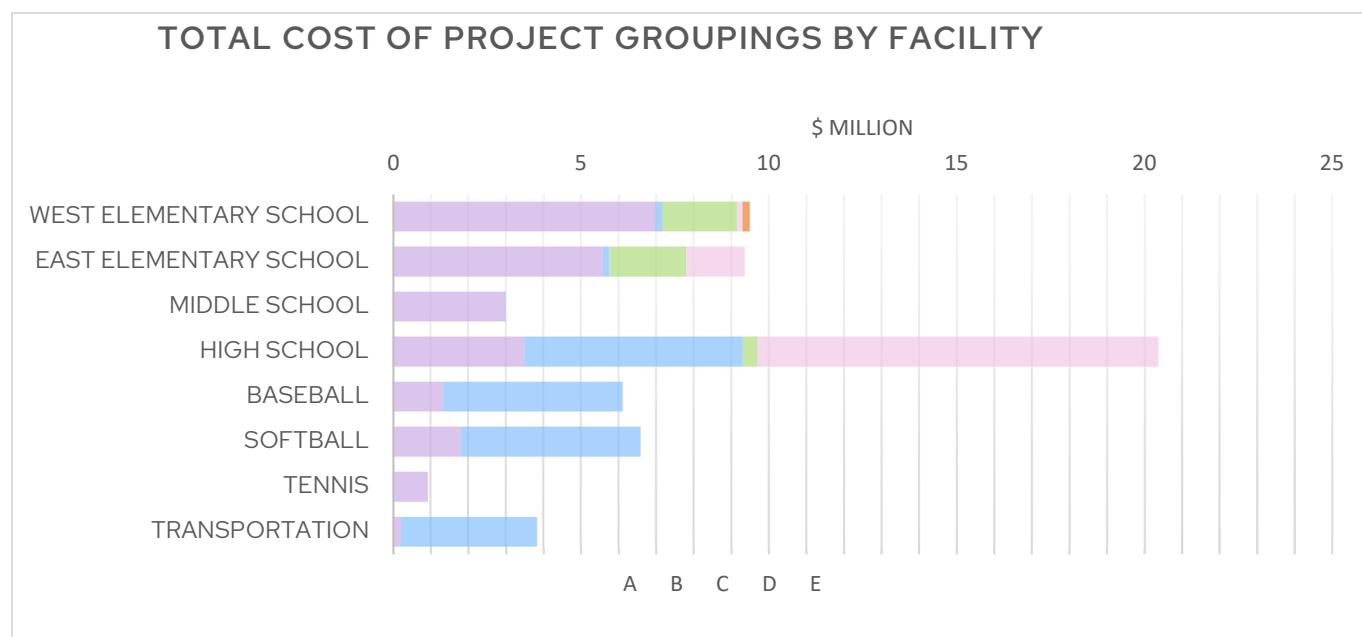
The following is a summary of projects by category for each facility:



Project Groupings

The proposed Project Groupings attempt to address as many high priority items as possible. The groupings are independent at each facility and include a combination of Pay As You Go and Capital Improvement projects, based on a logic for items to be phased and/or constructed together. Project A (HVAC Replacement) for East & West Elementary became a high priority due to failing hydronic piping at East Elementary and started design in April, 2023.

The following chart summarizes a rough order of magnitude (ROM) cost that can be anticipated at each facility for Pay/Go and Capital Improvement projects. Not included below are the costs to address the Maintenance Items in the Facilities Deficiencies List which will be paid for using a recurring PPEL fund reflected in Piper Sandler's funding scenario.



Project Grouping Construction Costs:

Note: These costs are preliminary and do not include inflation or design fees as projects are executed in the future.

WEST ELEMENTARY				
Project A	\$6,990,000			(project began in April 2023)
Project B	\$181,500	-	188,760	
Project C	\$1,949,000	-	2,072,000	
Project D	\$136,000	-	141,800	
Project E	\$196,000	-	204,000	
Total	\$9,452,500	-	9,596,560	
EAST ELEMENTARY				
Project A	\$5,580,000			(project began in April 2023)
Project B	\$181,500	-	188,760	
Project C	\$1,995,000	-	2,100,000	
Project D	\$1,500,000	-	1,600,000	
Total	\$9,256,500	-	9,468,760	

MIDDLE SCHOOL					
	Project A	\$27,500	-	30,000	
	Project B	\$2,927,000	-	3,044,000	
	Total	\$2,954,500	-	3,074,000	
HIGH SCHOOL					
	Project A	\$3,440,000	-	3,580,000	
	Project B	\$5,695,000	-	5,923,000	
	Project C	\$370,000	-	390,000	
	Project D	\$10,460,000	-	10,880,000	
	Total	\$19,965,000	-	20,773,000	
BASEBALL					
	Project A	\$1,316,600	-	1,369,300	
	Project B	\$4,680,000	-	4,870,000	(new complex includes baseball & softball)
	Total	-	-	-	(either "Project A" or "Project B" would be completed)
SOFTBALL					
	Project A	\$1,780,100	-	1,851,300	
	Project B	\$4,680,000	-	4,870,000	(new complex includes baseball & softball)
	Total	-	-	-	(either "Project A" or "Project B" would be completed)
TENNIS					
	Project A	\$920,000	-	960,000	
TRANSPORTATION					
	Project A	\$220,000	-	232,000	
	Project B	\$3,549,000	-	3,692,000	
	Total	-	-	-	(either "Project A" or "Project B" would be completed)
TOTAL					
	Scenario 1*	\$50,777,500	-	52,434,320	(excludes Baseball "Project A" , Softball "Project A", Transportation "Project A")
	Scenario 2**	\$45,865,200	-	47,324,920	(excludes Baseball "Project B"/Softball "Project B", Transportation "Project B")

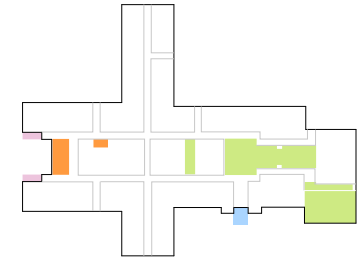
*Scenario 1 includes every project for the Elementary Schools, Middle School, High School, and Tennis as well as the "Project A's" (renovation projects) for Baseball, Softball, and Transportation.

** Scenario 2 includes every project for the Elementary Schools, Middle School, High School, and Tennis as well as the "Project B's" (new construction projects) for Baseball/Softball and Transportation.

Preliminary Concepts:

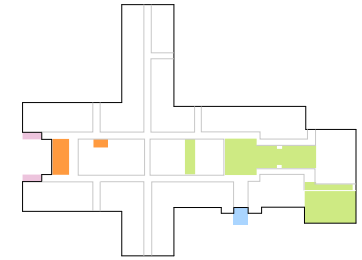
The following preliminary concepts depicting the proposed project groupings are not final and will likely be adjusted & modified pending future design discussions and community input. Each project depicts one of many potential solutions. The projects may require more consideration for phasing, renovations of occupied spaces, and relocation of existing site features (including but not limited to: utilities, storm water management, parking, practice fields), etc.

In addition, the preliminary concepts for the proposed project groupings at West & East Elementary include renovations and additions to the existing facilities. However, it may be more appropriate to construct a new attendance center in lieu of renovations and additions at both facilities, depending on the current needs of the students, faculty, staff, parents, and community members of the district. There are likely other factors that will influence the decision-making in this process. Factors including school size philosophy, political influences, cultural dynamics, and social demographics must be considered when making these district-wide decisions.



- (A) HVAC REPLACEMENT
\$6,990,000
- (B) REPLACE STOREFRONT SYSTEM, NEW EXTERIOR CANOPY
\$181,500 - 188,760
- (C) REMOVE LIBRARY INTERIOR WINDOWS, ADD COLLABORATION SPACES, ADDITIONAL MUSIC SPACE, ADDITIONAL ART SPACE, NEW MOTHER'S ROOM, ADDITIONAL PRESCHOOL SPACE, ADDITIONAL STAFF WORK SPACE, ADDITIONAL CAFETERIA SPACE, ADDITIONAL PE SPACE, ADDITIONAL STORAGE
\$1,949,000 - 2,072,000
- (D) ADD EXIT DOORS & SIDEWALKS, PLAYGROUND & STORAGE IMPROVEMENTS
\$136,000 - 141,800
- (E) ELL, SPEECH, OFFICE & COLLABORATION SPACES, ADDITIONAL STORAGE SPACE
\$196,000 - 204,000

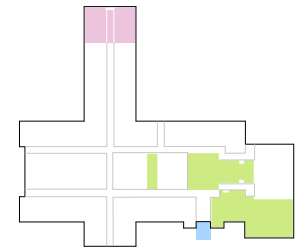
POTENTIAL PROJECTS "B" & "C" - FLOOR PLAN



- (A) HVAC REPLACEMENT
\$6,990,000
- (B) REPLACE STOREFRONT SYSTEM, NEW EXTERIOR CANOPY
\$181,500 - 188,760
- (C) REMOVE LIBRARY INTERIOR WINDOWS, ADD COLLABORATION SPACES, ADDITIONAL MUSIC SPACE, ADDITIONAL ART SPACE, NEW MOTHER'S ROOM, ADDITIONAL PRESCHOOL SPACE, ADDITIONAL STAFF WORK SPACE, ADDITIONAL CAFETERIA SPACE, ADDITIONAL PE SPACE, ADDITIONAL STORAGE
\$1,949,000 - 2,072,000
- (D) ADD EXIT DOORS & SIDEWALKS, PLAYGROUND & STORAGE IMPROVEMENTS
\$136,000 - 141,800
- (E) ELL, SPEECH, OFFICE & COLLABORATION SPACES, ADDITIONAL STORAGE SPACE
\$196,000 - 204,000

POTENTIAL PROJECTS "D" & "E" - FLOOR PLAN



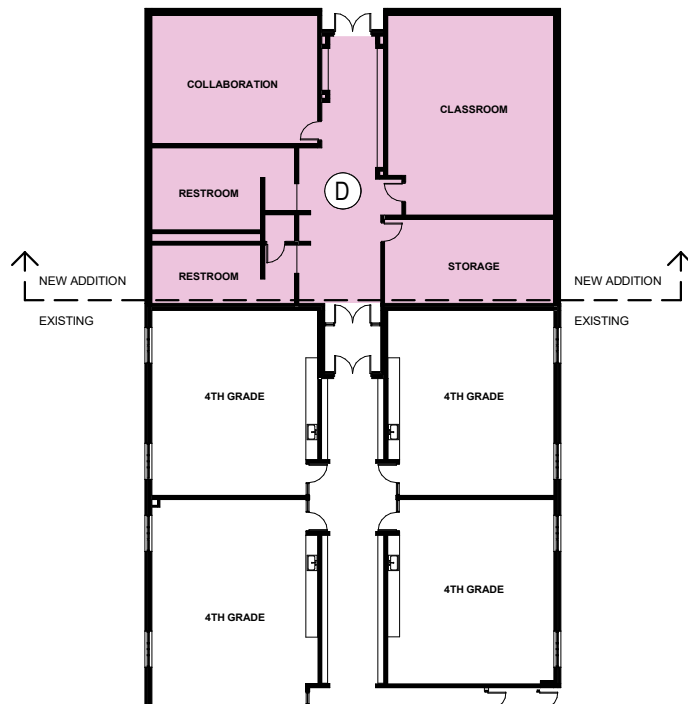
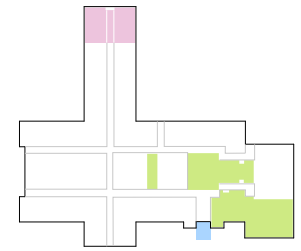


- (A) HVAC REPLACEMENT
\$5,580,000
- (B) REPLACE STOREFRONT SYSTEM, NEW EXTERIOR CANOPY
\$181,500 - 188,760
- (C) REMOVE LIBRARY INTERIOR WINDOWS, ADD COLLABORATION SPACES, ADDITIONAL MUSIC SPACE, NEW MOTHER'S ROOM, ADDITIONAL SPECIAL NEEDS SPACE, ADDITIONAL STAFF SPACE, ADDITIONAL CAFETERIA SPACE, ADDITIONAL PE SPACE, ADDITIONAL STORAGE
\$1,995,000 - 2,100,000
- (D) NEW RESTROOMS IN 4TH GRADE WING, ADDITIONAL CLASSROOM SPACE, ADDITIONAL STORAGE
\$1,500,000 - 1,600,000

EXISTING RENOVATION
NEW ADDITION

POTENTIAL PROJECTS "B" & "C" - FLOOR PLAN

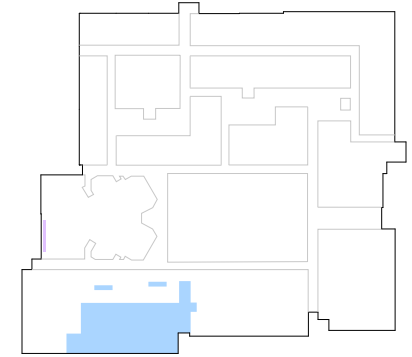
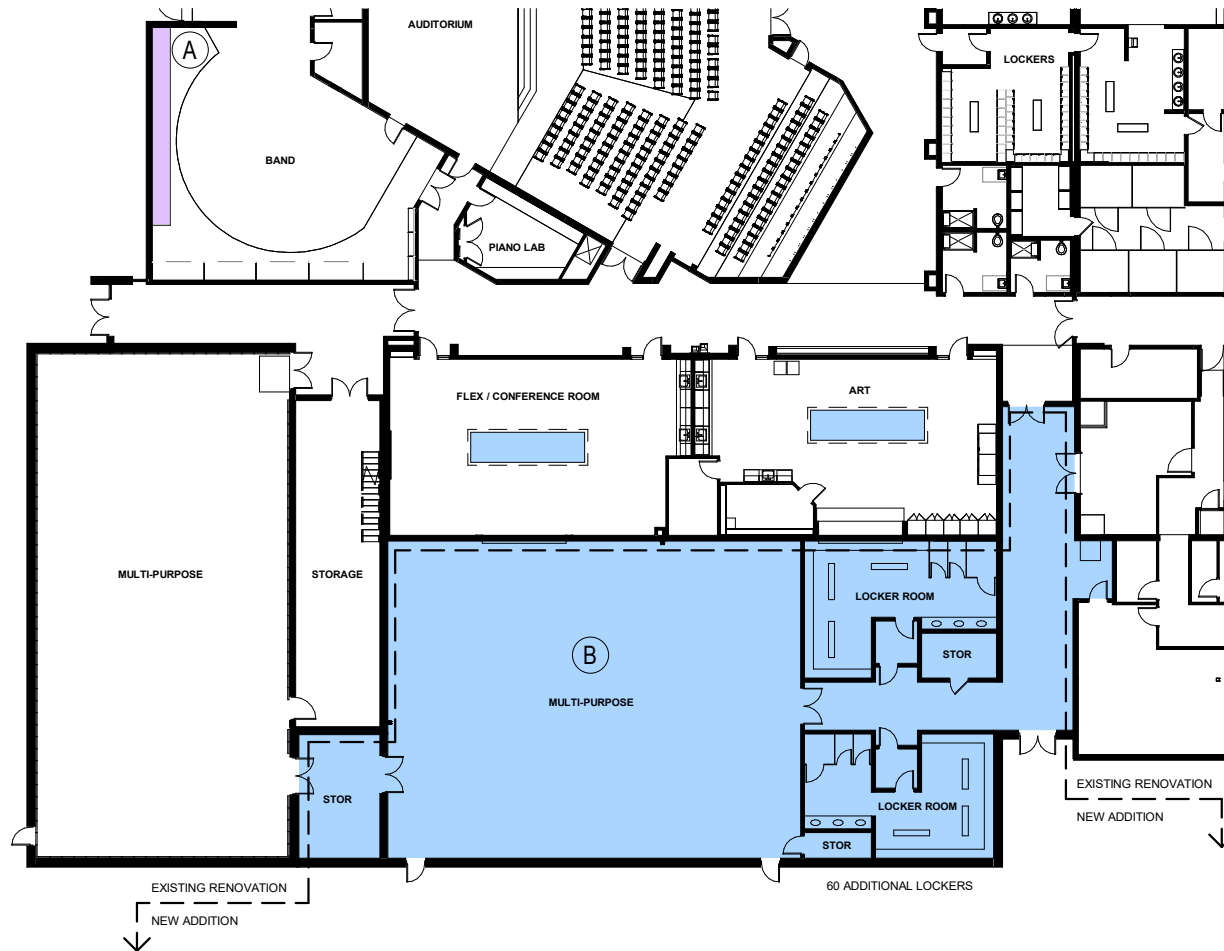




- (A) HVAC REPLACEMENT
\$5,580,000
- (B) REPLACE STOREFRONT SYSTEM, NEW EXTERIOR CANOPY
\$181,500 - 188,760
- (C) REMOVE LIBRARY INTERIOR WINDOWS, ADD COLLABORATION SPACES, ADDITIONAL MUSIC SPACE, NEW MOTHER'S ROOM, ADDITIONAL SPECIAL NEEDS SPACE, ADDITIONAL STAFF SPACE, ADDITIONAL CAFETERIA SPACE, ADDITIONAL PE SPACE, ADDITIONAL STORAGE
\$1,995,000 - 2,100,000
- (D) NEW RESTROOMS IN 4TH GRADE WING, ADDITIONAL CLASSROOM SPACE, ADDITIONAL STORAGE
\$1,500,000 - 1,600,000

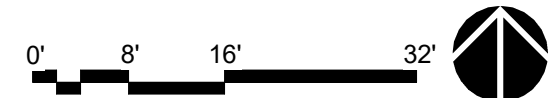
POTENTIAL PROJECT "D" - FLOOR PLAN

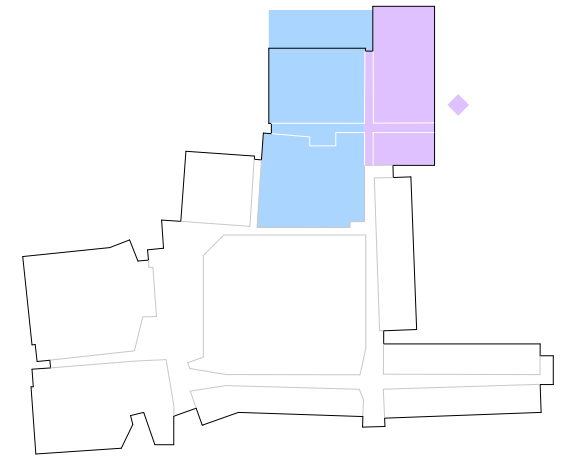
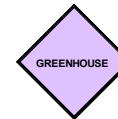
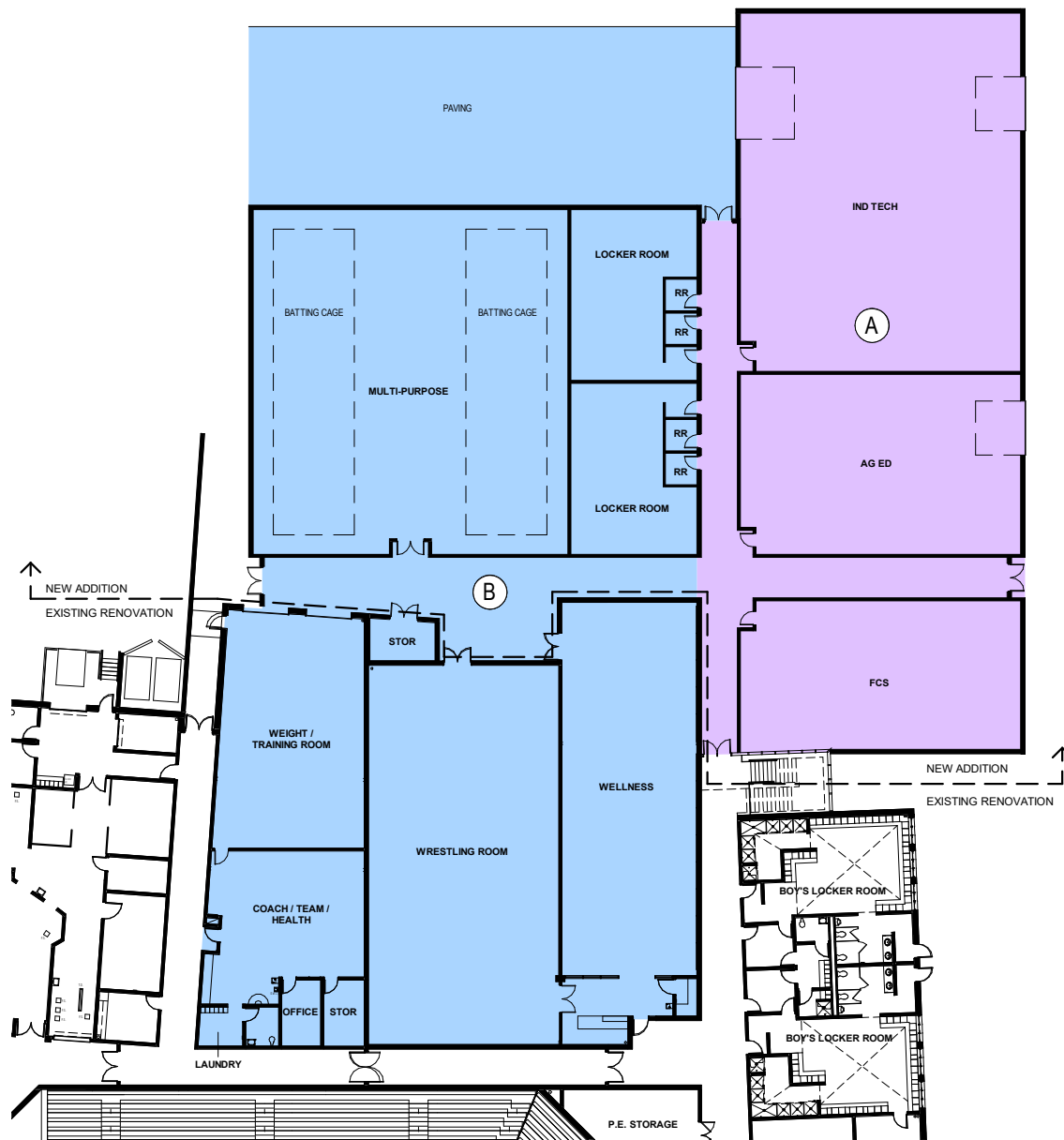




- (A) ADDITIONAL BAND STORAGE
\$27,500 - 30,000
- (B) ADDITIONAL LOCKER ROOM SPACE, ADDITIONAL PE STORAGE SPACE, ADDITIONAL MULTI-PURPOSE ROOM, ADD SKYLIGHTS TO EXISTING SPACES
\$2,927,000 - 3,044,000

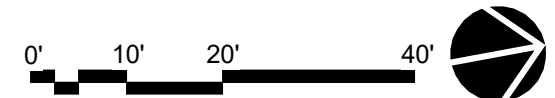
POTENTIAL PROJECTS "A" & "B" - FLOOR PLAN





- (A)** NEW INDUSTRIAL TECH SPACES, NEW AG EDUCATION CLASSROOM & GREENHOUSE, NEW FCS CLASSROOM
\$3,440,000 - 3,580,000
- (B)** ADDITIONAL ATHLETIC COACH, TEAM, & SUPPORT SPACE, ADDITIONAL PE STORAGE, ADDITIONAL WEIGHT / TRAINING SPACE, ADDITIONAL LOCKER ROOMS, NEW GENDER NEUTRAL RESTROOMS, ADDITIONAL MULTI-PURPOSE ROOM WITH INDOOR PRATICE SPACE
\$5,695,000 - 5,923,000
- (C)** ADDITIONAL PARKING
\$370,000 - 390,000
- (D)** STADIUM EXPANSION
\$10,460,000 - 10,880,000

POTENTIAL PROJECTS "A" & "B" - FLOOR PLAN



POTENTIAL PROJECTS: HIGH SCHOOL "C" & "D", TENNIS "A", BASEBALL & SOFTBALL "B"



Projects:

HS-C (\$370,000 - 390,000)

① Additional Parking

HS-D (\$10,460,000 - 10,880,000)

② Football/Soccer Field & Stadium, Track

③ Home Bleachers, Press Box

④ Visitor Bleachers

⑤ Long Jump, Shot Put, Discus

⑥ Entry, Tickets, Plaza

⑦ Concessions, Restrooms, Team Room,
Locker Rooms, Storage

TNS-A (\$920,000 - 960,000)

⑨ Repair Playing Surface

⑩ Bleachers

⑪ Additional Tennis Courts

BSB-B & SFB-B (\$4,680,000 - 4,870,000)

⑫ Entry, Tickets, Plaza

⑬ Concessions, Restrooms

⑭ Field, Dugouts, Bleachers, Press Box, Bullpen

⑮ Parking

OTHER (Cost TBD)

⑯ Potential Practice Field

⑰ Accommodate Additional
Stormwater Management

Land Acquisition Considerations

In order to accomplish all future capital improvement projects, Ballard CSD may need to consider purchasing ten (10) to fifteen (15) acres of additional land. Ideally, this land would be positioned adjacent to or very close to the district's existing property.

The following are guidelines for the amount of land needed to construct the following:

- Elementary School Attendance Center
 - 10 acres + 1 acre per 100 students
- Middle School Attendance Center
 - 20 acres + 1 acre per 100 students
- High School Attendance Center
 - 35 acres + 1 acre per 100 students
- High School Stadium
 - 5.5 -6.5 acres (parking not included)
- Baseball
 - 4.5 acres (parking not included)
- Softball
 - 3.5 acres (parking not included)
- Transportation Center
 - 3 to 5 acres, depending on capacity, building orientation, bus turning radii, and whether or not a fueling station is incorporated into the site layout

Appendices

Appendix A - Enrollment Forecast – Conducted by ISFIS

Ballard CSD

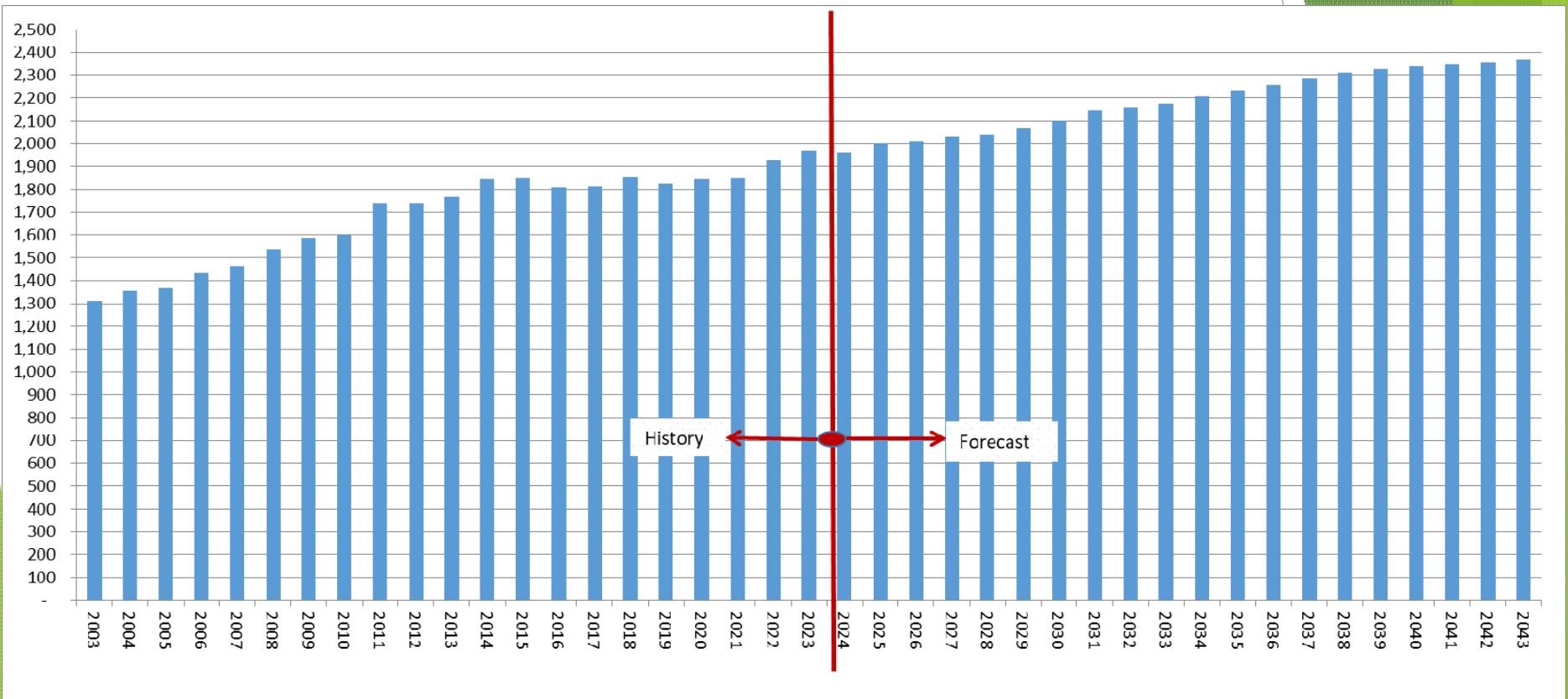
Enrollment Forecast

January 11, 2023



ISFIS, Inc.
Iowa School Finance Information Services

Total Served Enrollment 20 Year Forecast, PK-12



Forecast: Total Served, by Grade, Through FY 2033

Enrollment by Grade: Forecast for FY 2024 - FY 2033

Grade	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033
PK	148	152	171	173	174	172	171	170	170	171	171
K	155	148	152	171	172	175	173	172	171	171	171
1	135	141	134	139	156	159	161	160	159	158	158
2	134	135	142	135	139	157	161	163	161	160	159
3	147	133	134	141	133	138	158	161	164	161	160
4	150	147	133	135	140	133	139	158	162	164	162
5	125	152	149	135	135	142	136	142	161	165	167
6	134	124	151	148	134	135	143	136	142	162	164
7	145	133	124	151	147	134	136	143	137	142	162
8	153	145	133	124	150	147	135	137	144	138	143
9	131	153	145	134	123	151	149	135	138	145	138
10	152	131	153	145	133	123	152	149	136	138	145
11	120	150	129	151	143	131	123	151	149	136	137
12	142	117	149	129	151	140	132	126	153	151	137
Total	1,971	1,961	1,999	2,010	2,031	2,038	2,066	2,102	2,145	2,161	2,174

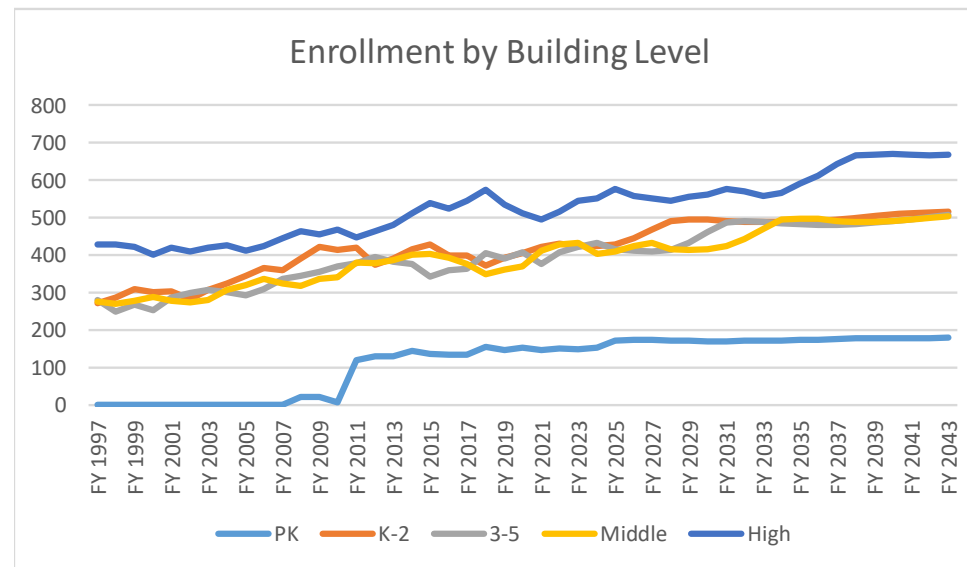
*Totals may not add due to rounding



Forecast: Total Served, by Building Type

Total Served Enrollment by Building: Forecast for FY 2023 - FY 2043

Building Type	FY 2023	FY 2028	FY 2033	FY 2038	FY 2043
PK	148	172	171	176	179
K-2	424	491	487	499	515
Grades 3-5	422	414	489	482	506
Grades 6-8	432	416	469	488	503
High School	545	545	557	665	669
Total	1,971	2,038	2,174	2,310	2,372



*Totals may not add due to rounding

Methodology



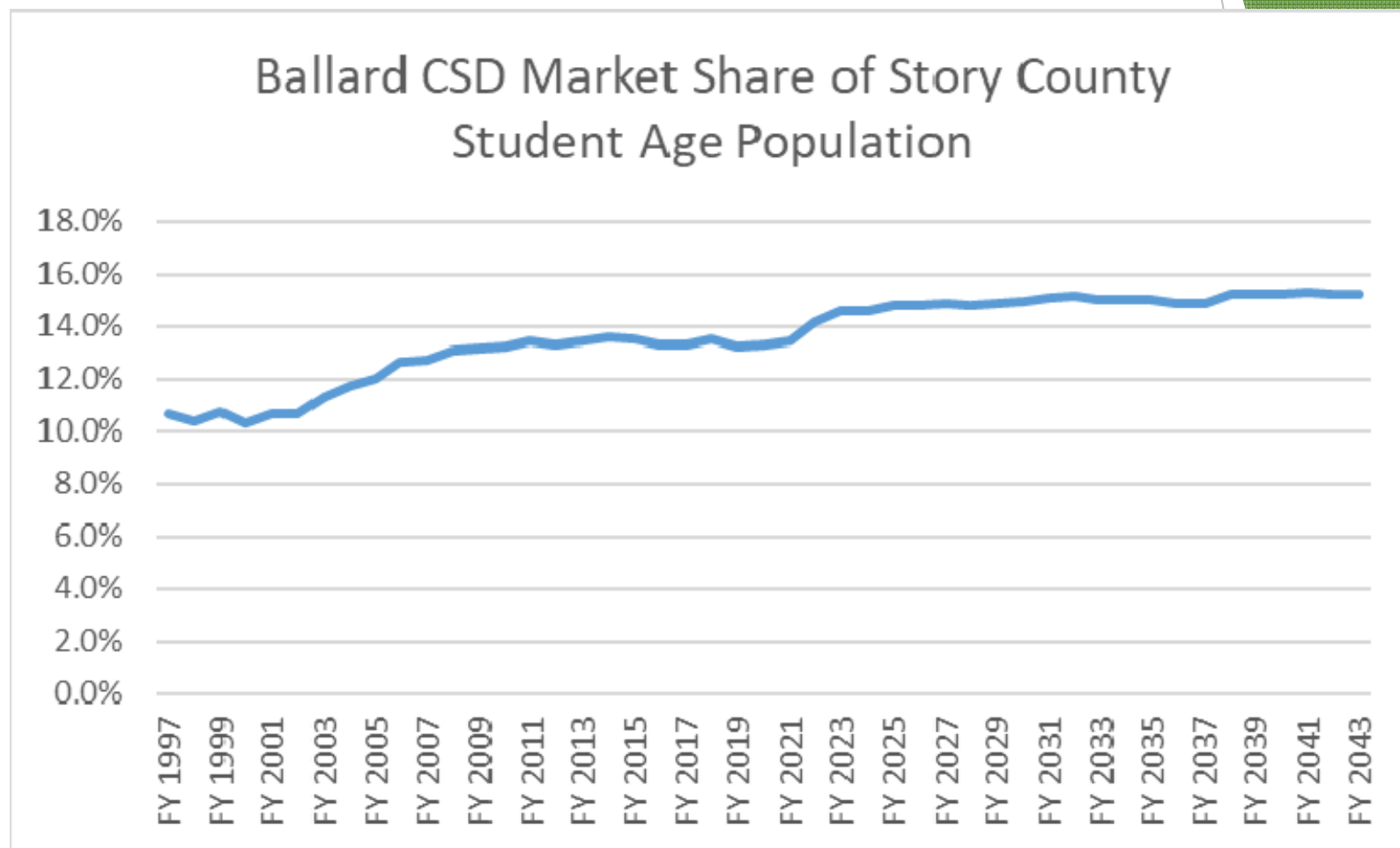
- ▶ The objective is to forecast Total Student Enrollment, which is an estimate of the total number of students served by the District, regardless of the student's home district. All ancillary estimates, such as Certified Enrollment or Open Enrollment, are derived from this starting point. Historical Enrollment data is from District reporting for BEDs to the Department of Education, and current fiscal year grade counts from the District.
- ▶ Start with most current Woods & Poole demographic forecast by county, for every age of person from 0 to 19. The 17, 18, and 19 year old cohorts were adjusted downward to offset the distortion caused by ISU population impact.
- ▶ Apportion district's enrollment according to relative share of school age people in the counties it serves. We assume a relatively small share of PK begins at age 3 or 5, with most of them starting at age 4. Those relative weightings are maintained through the each class's advancement. Each class changes by the rate of change in the underlying population forecasts each year.

Methodology

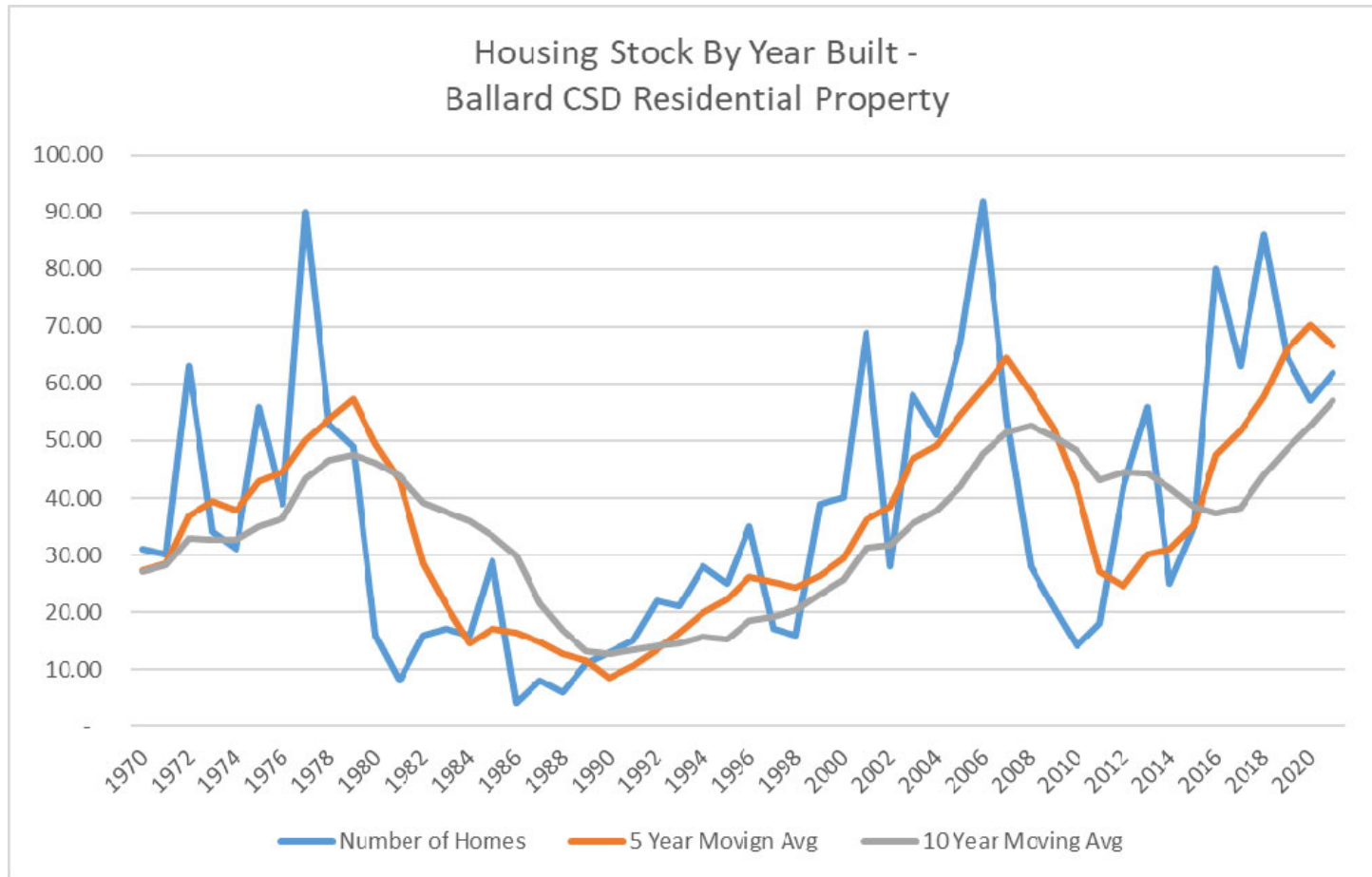


- ▶ Analyze trends in error rates - The error rates reflect the annual difference between the district's share of the total addressable student population and the expected share. The local low of 13.3% of Story County students troughed in 2016, remained relatively flat until a surge in FY 2023.
- ▶ Use linear trend estimate to adjust underlying available student population estimates from Woods & Poole, if such trends can be identified. The estimates assume a slightly increasing share of Story County students, exceeding 15% over the next 20 years.
- ▶ Present Draft Forecast to administration for sensitivity analysis, including identifying enrollment anomalies by grade, local economic conditions, and guidance on form of final forecast.

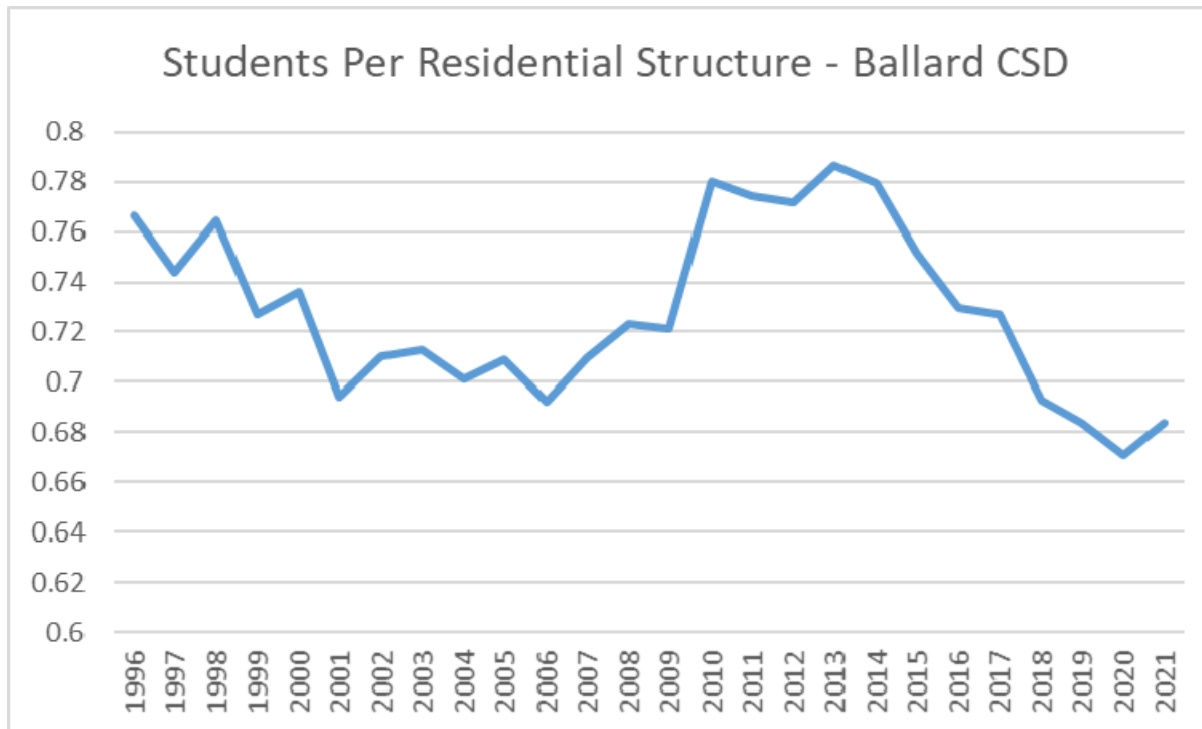
Historical Market Share Versus Forecast



Housing Market Sensitivity Analysis

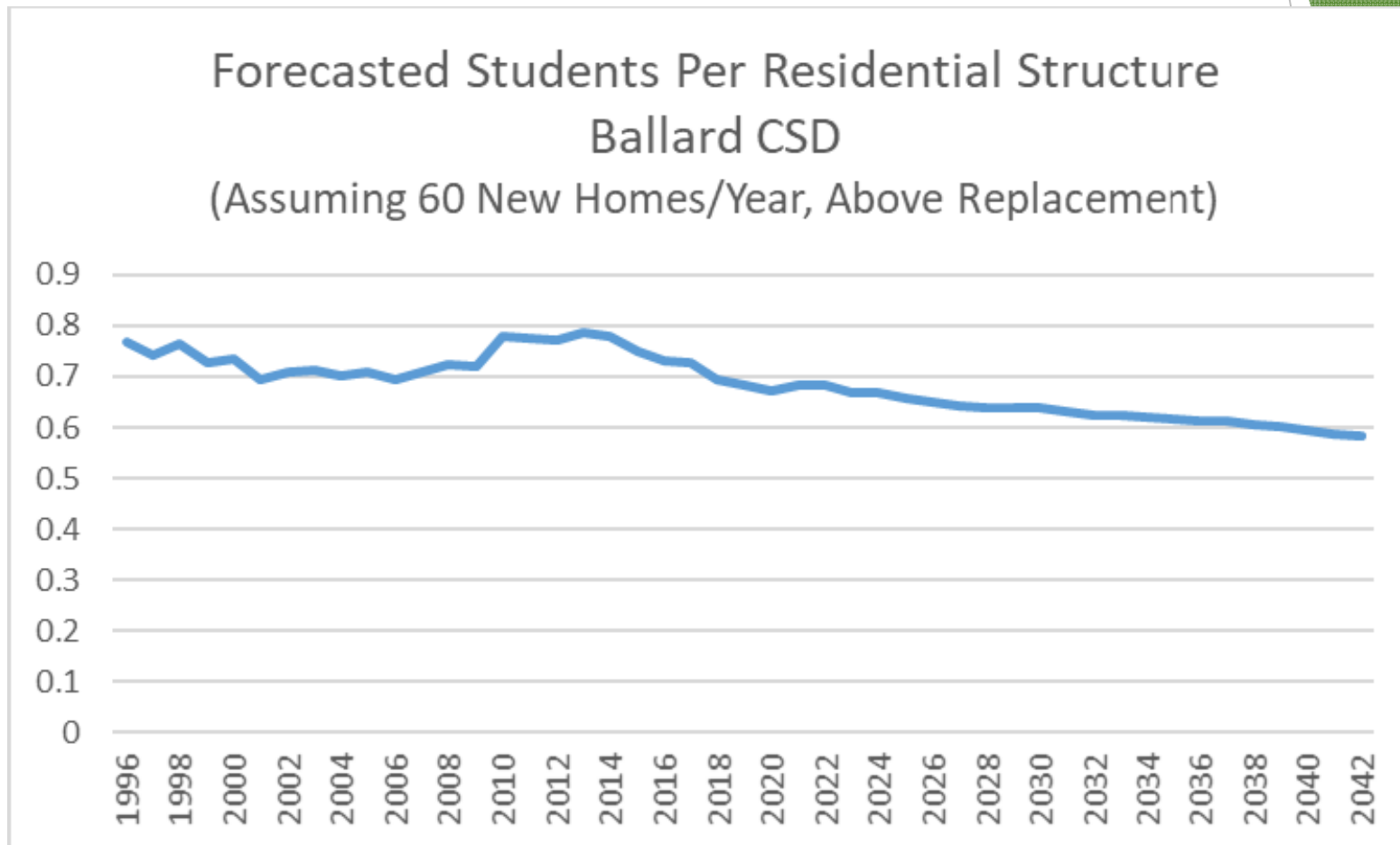


Housing Market Sensitivity Analysis

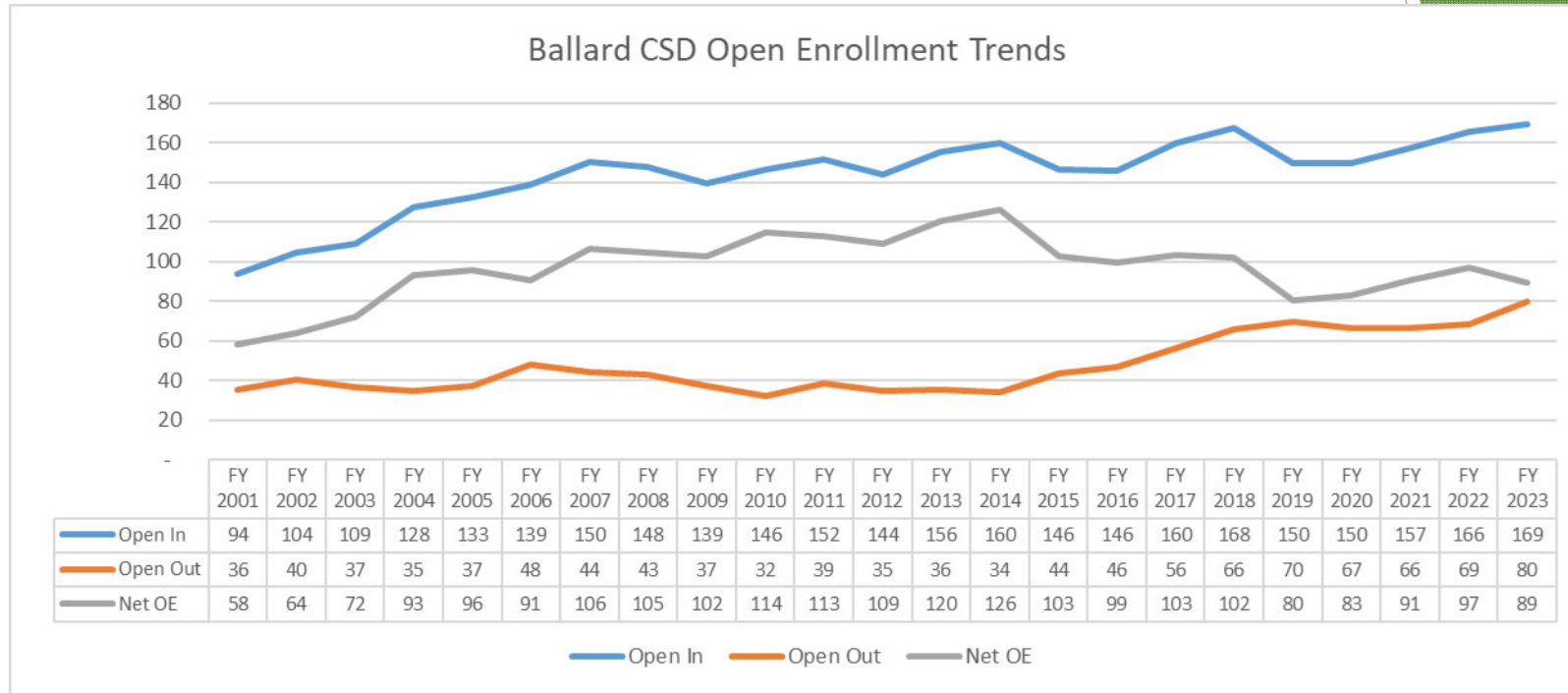


- ▶ There are 2,819 homes in the Ballard CSD, a ratio of 0.68 students per dwelling unit.
- ▶ That compares to a ratio of 0.41 nationwide and 0.35 in Iowa. (Not apples to apples comparison, because of multi-family apartment complexes)
- ▶ New homes are growing beyond replacement rate, at about 60 homes per year. Some of those are replacement, and sufficient to supply the anticipated new household formation

Housing Market Sensitivity Analysis



Open Enrollment Influence



- ▶ Open Enrollment In at highest level in two decades, but so is Open Enrollment Out. Net Open Enrollment trended higher through 2014, reversed for 5 years, but appears to have stabilized.
- ▶ Absent policy changes from the District, these trends are considered “exogenous” to the model, insofar as the model estimates Total Served Enrollment. Both *Open In* and *Open Out* are assumed to grow proportionally with Total Served.
- ▶ Open Enrollment In is a useful policy handle to manage capacity constraints, should they arise, though the scale is too small to make a meaningful change should capacity get constrained.

Statewide Birth Trends

- Underlying demographic data is updated for the 2020 US Census, and subsequent estimates reflect anticipated changes in household formation and birth rates. It may be a few years before we know how valid these assumptions are.
- Monthly childbirth data from Iowa Department of Public Health suggests little impact in the aggregate. (First month impact would have been December 2020).

Total Births by Month

2017-2022* Iowa Occurrence Data

	2017	2018	2019	2020	2021	2022
January	3,045	3,122	3,053	3,053	2,826	2,884
February	2,874	2,827	2,863	2,831	2,740	2,729
March	3,222	3,151	3,064	3,026	3,112	3,133
April	3,040	3,070	3,112	2,843	2,969	2,934
May	3,268	3,339	3,221	3,208	3,056	3,004
June	3,240	3,116	3,129	3,024	3,191	3,065
July	3,341	3,292	3,431	3,178	3,361	
August	3,583	3,361	3,396	3,140	3,276	
September	3,360	3,104	3,216	3,077	3,222	
October	3,130	3,264	3,201	2,995	3,143	
November	3,065	3,022	2,908	2,735	2,996	
December	3,116	2,973	2,963	2,856	2,953	
Grand Total	38,284	37,641	37,557	35,966	36,845	17,749

* 2022 data are preliminary and will change as records are registered.
Preliminary data last updated 8/8/2022. Data shown through 6/30/2022.

Forecast: Total Served, Certified, Open

	Total Served	Certified Enrollment	Open In	Open Out	Net Open Enrollment
FY 2023	1,971	1,882	169	80	89
FY 2024	1,961	1,873	168	80	89
FY 2025	1,999	1,909	171	81	90
FY 2026	2,010	1,920	172	82	91
FY 2027	2,031	1,940	174	82	92
FY 2028	2,038	1,946	175	83	92
FY 2029	2,066	1,973	177	84	93
FY 2030	2,102	2,007	180	85	95
FY 2031	2,145	2,048	184	87	97
FY 2032	2,161	2,063	185	88	98
FY 2033	2,174	2,076	186	88	98
FY 2034	2,205	2,106	189	90	100
FY 2035	2,235	2,134	192	91	101
FY 2036	2,255	2,153	193	92	102
FY 2037	2,283	2,180	196	93	103
FY 2038	2,310	2,206	198	94	104
FY 2039	2,325	2,220	199	94	105
FY 2040	2,340	2,234	201	95	106
FY 2041	2,347	2,241	201	95	106
FY 2042	2,358	2,252	202	96	106
FY 2043	2,372	2,265	203	96	107

Sources

- ▶ Jon Muller, Partner, ISFIS Inc, with help from:
 - ▶ Woods & Poole Economics, Inc.
 - ▶ Ballard CSD Student Data
 - ▶ Iowa Department of Education
 - ▶ Iowa Department of Public Health
 - ▶ Story County Assessor
 - ▶ US Census Bureau



ISFIS Forecast 3 Scenarios

Initial Forecast

		FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039	FY 2040	FY 2041	FY 2042	FY 2043
PK		148	152	171	173	174	172	171	170	170	171	171	172	173	174	175	176	178	178	178	178	179
K		155	148	152	171	172	175	173	172	171	171	171	172	173	174	175	176	178	179	179	180	180
	1	135	141	134	139	156	159	161	160	159	158	158	158	159	159	160	161	163	165	166	166	167
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	11	120	150	129	151	143	131	123	151	149	136	137	145	138	143	163	166	169	167	166	166	166
	12	142	117	149	129	151	140	132	126	153	151	137	138	146	139	145	164	167	172	171	169	169
		1,971	1,961	1,999	2,010	2,031	2,038	2,066	2,102	2,145	2,161	2,174	2,205	2,235	2,255	2,283	2,310	2,325	2,340	2,347	2,358	2,372

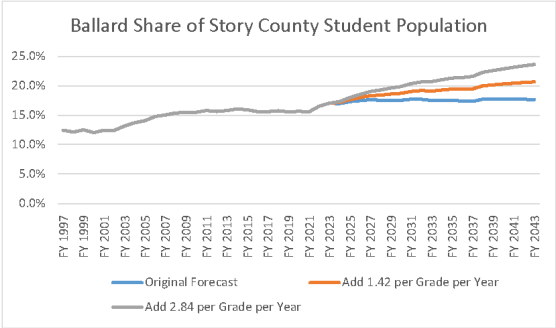
Add 1.42 kids per grade per year

		FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039	FY 2040	FY 2041	FY 2042	FY 2043
PK		148	154	173	177	180	179	179	180	181	183	185	188	190	192	195	198	200	202	204	205	207
K		155	149	155	175	178	182	181	182	182	184	185	188	190	192	194	197	201	203	204	207	208
	1	135	143	137	143	162	166	170	170	170	171	172	174	176	178	180	183	186	189	191	193	195
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	7	145	135	127	155	153	141	145	153	148	155	176	181	184	184	183	184	185	188	190	193	196
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	9	131	154	148	138	129	158	157	145	149	158	152	159	180	185	188	188	188	189	191	193	196
	10	152	132	155	149	138	130	160	159	147	151	159	154	161	182	186	190	190	191	191	193	195
	11	120	152	132	155	148	138	131	161	160	148	151	160	155	162	183	187	191	192	192	193	194
	12	142	118	152	133	157	147	140	136	164	164	151	154	163	158	164	185	190	196	196	196	197
		1,971	1,981	2,039	2,070	2,111	2,137	2,185	2,241	2,304	2,340	2,373	2,424	2,473	2,514	2,561	2,609	2,643	2,678	2,705	2,736	2,769

Add 2.84 kids per grade per year

		FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039	FY 2040	FY 2041	FY 2042	FY 2043
PK		148	155	176	182	185	186	188	190	193	196	199	203	207	211	215	219	223	226	229	232	236
K		155	151	158	180	184	189	190	192	194	197	199	203	207	211	214	219	223	227	230	234	236
	1	135	144	140	147	168	173	178	180	181	184	186	189	193	196	200	204	209	213	217	220	224
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	3	147	136	140	150	145	152	175	180	186	187	188	191	193	196	199	203	207	212	216	221	225
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	8	153	148	139	133	162	162	152	157	167	163	171	194	200	205	205	207	209	212	216	220	224
	9	131	156	150	142	135	165	166	155	160	171	167	175	197	203	208	209	211	213	216	220	224
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	11	120	153	135	160	154	145	140	171	171	161	166	176	172	180	203	209	214	216	217	220	223
	12	142	120	155	137	163	154	149	146	175	177	165	169	180	176	184	207	213	220	222	223	225
		1,971	2,001	2,079	2,130	2,190	2,237	2,305	2,381	2,463	2,519	2,571	2,642	2,712	2,772	2,839	2,907	2,961	3,015	3,062	3,114	3,167

Ballard Share of Story County Student Population



Appendix B - Facility Capacity Analysis

FACILITY CAPACITY ANALYSIS
WITH CURRENT ENROLLMENT NUMBERS

WEST ELEMENTARY

FACILITY CAPACITY ANALYSIS (CURRENT)															
INSTRUCTOR	CURRICULUM	ROOM#	NAME	CURRENT	ENROLLMENT (STUDENTS)							AREA (SF)	AREA PER STUDENT (SF/STUDENT)		
					DISTRICT STANDARD	+/- CAPACITY	NATIONAL STD (BY INSTRUCTOR)	+/- CAPACITY	NATIONAL STD (BY AREA)	LIMITING NATIONAL STD CALC	LIMITING NATIONAL STD		CURRENT	NATIONAL STANDARD	+/- CURRENT
ACADEMIC CORE															
PARCHER		121	ECSE / PK 3-4									1094			
JOHNSON		122	ECSE / PK 3-4									1089			
HAGEMAN THORSON		134	SPEECH									175			
GROATHOUSE	1	212	1ST GRADE	17	23	6	25	8	24	24	A	869	51	36	15
BROWN	1	213	1ST GRADE	17	23	6	25	8	23	23	A	843	50	36	14
FORD	1	214	1ST GRADE	17	23	6	25	8	23	23	A	843	50	36	14
LENAGHAN	1	215	1ST GRADE	17	23	6	25	8	23	23	A	862	51	36	15
HOKEL	1	216	1ST GRADE	17	23	6	25	8	23	23	A	862	51	36	15
FOREMAN	1	217	1ST GRADE	18	23	5	25	7	23	23	A	843	47	36	11
NEVILLE	1	218	1ST GRADE	18	23	5	25	7	23	23	A	842	47	36	11
-	1	219	1ST GRADE	18	23	5	25	7	24	24	A	875	49	36	13
MASKER	KDG	231	KINDERGARTEN	18	22	4	25	7	18	18	A	875	49	48	1
-	KDG	232	KINDERGARTEN	18	22	4	25	7	17	17	A	841	47	48	-1
DOUGLAS	2	233	2ND GRADE	17	24	7	25	8	23	23	A	842	50	36	14
JENSEN	2	234	2ND GRADE	17	24	7	25	8	23	23	A	862	51	36	15
-	2	235	2ND GRADE	16	24	8	25	9	23	23	A	862	54	36	18
CLEVELAND	2	236	2ND GRADE	16	24	8	25	9	23	23	A	842	53	36	17
-	EK	237	EK	15	15	0	25	10	17	17	A	840	56	48	8
MCCORMICK		242	READING									347			
RAINERI		245	RDG									349			
ROMEO		246	RDG/ESL									307			
ZIEKE		247	ELP									501			
MIKKELSEN	2	248	2ND GRADE	17	24	7	25	8	28	25	I	1039	61	36	25
WENELL	2	249	2ND GRADE	16	24	8	25	9	23	23	A	835	52	36	16
SMITH	2	250	2ND GRADE	17	24	7	25	8	23	23	A	842	50	36	14
ELLEBY	2	251	2ND GRADE	17	24	7	25	8	23	23	A	842	50	36	14
SCHIPPER	KDG	255	KINDERGARTEN	18	22	4	25	7	23	23	A	1108	62	48	14
PHILLIPS	KDG	256	KINDERGARTEN	18	22	4	25	7	22	22	A	1093	61	48	13
UPAH	KDG	257	KINDERGARTEN	18	22	4	25	7	22	22	A	1093	61	48	13
-	KDG	258	KINDERGARTEN	17	22	5	25	8	22	22	A	1093	64	48	16
GIBSON	KDG	259	KINDERGARTEN	18	22	4	25	7	22	22	A	1093	61	48	13
H. JOHNSON	KDG	260	KINDERGARTEN	18	22	4	25	7	23	23	A	1108	62	48	14
ACADEMIC CORE: 32				430	567	137	625	195	561	558		26808	1334	1008	332
MEDIA CENTER															
BURNES		241	LIBRARY	43			68	25	68	68	A	2049	48	30	18
MEDIA CENTER: 1				43	0	0	68	25	68	68		2049	48	30	18
MUSIC															
LICHT		135	MUSIC	18	24	6	25	7	19	19	A	938	52	48	4
MUSIC: 1				18	24	6	25	7	19	19		938	52	48	4
PHYSICAL EDUCATION															
GIFFORD		123	GYMNASIUM									3552			
GIFFORD		123A	P.E. STOR									85			
PHYSICAL EDUCATION: 2				0	0	0	0	0	0	0		3637	0	0	0
SPECIAL EDUCATION															
-		220A	SPECIAL ED.	0	0	0	0	0	0			597		0	
-		220B	SPECIAL ED.									484			
-		223	CALM DOWN ROOM									90			
SANDBOTHE		238A	SPECIAL ED.									424			
SANDBOTHE		238B	SPECIAL ED.									402			
SPECIAL EDUCATION: 5				0	0	0	0	0	0	0		1997	0	0	0
STUDENT DINING															
			WEST COMMONS									2193			
			CAFETERIA	140			143	3	135	135	A	2040	15	15	0
			STORAGE									88			
STUDENT DINING: 3				140	0	0	143	3	135	135		4321	15	15	0
VISUAL ARTS															
HANSON		138	ART	18	24	6	28	10	17	17	A	759	42	43	-1
HANSON		138A	ART STOR									82			
HANSON		138B	KILN ROOM									88			
VISUAL ARTS: 3				18	24	6	28	10	17	17		929	42	43	-1



ENROLLMENT PLAN (NATIONAL LESS CURRENT)



AREA PLAN (NATIONAL LESS CURRENT)



ENROLLMENT PLAN (DISTRICT LESS CURRENT)

FACILITY CAPACITY ANALYSIS
WITH CURRENT ENROLLMENT NUMBERS

EAST ELEMENTARY

FACILITY CAPACITY ANALYSIS (CURRENT)															
INSTRUCTOR	CURRICULUM	ROOM #	NAME	ENROLLMENT (STUDENTS)								AREA (SF)	AREA PER STUDENT (SF/STUDENT)		
				CURRENT	DISTRICT STANDARD	+/- CAPACITY	NATIONAL STD (BY INSTRUCTOR)	+/- CAPACITY	NATIONAL STD (BY AREA)	LIMITING NATIONAL STD CALC	LIMITING NATIONAL STD		CURRENT	NATIONAL STANDARD	+/- CURRENT
ACADEMIC CORE															
ROMEO		124	READING									119			
HINDERS		127	3RD GRADE	22	24	2	25	3	23	23	A	842	38	36	2
JONES		129	3RD GRADE	21	24	3	25	4	24	24	A	875	42	36	6
KELLOGG		130	ELP									409			
FORD		131	3RD GRADE	21	24	3	25	4	23	23	A	856	41	36	5
FJELLAND		133	3RD GRADE	21	24	3	25	4	23	23	A	857	41	36	5
HADLEY		134	3RD GRADE	21	24	3	25	4	23	23	A	857	41	36	5
BUTCHER		136	3RD GRADE	21	24	3	25	4	23	23	A	843	40	36	4
TVRDIK		141	3RD GRADE	21	24	3	25	4	23	23	A	843	40	36	4
LEE		145	4TH GRADE	22	25	3	25	3	23	23	A	842	38	36	2
HOWARD		146	4TH GRADE	22	25	3	25	3	23	23	A	844	38	36	2
OTT		147	4TH GRADE	21	25	4	25	4	28	25	I	1039	49	36	13
MILLER		148	4TH GRADE	21	25	4	25	4	23	23	A	834	40	36	4
VINCENT		149	4TH GRADE	21	25	4	25	4	23	23	A	842	40	36	4
GINGERICH		150	4TH GRADE	21	25	4	25	4	23	23	A	842	40	36	4
ZEISS		162	4TH GRADE	21	25	4	25	4	23	23	A	852	41	36	5
-		163	5TH GRADE	17	26	9	25	8	20	20	A	733	43	36	7
CUNNINGHAM		164	5TH GRADE	18	26	8	25	7	23	23	A	841	47	36	11
EUCHNER		166	5TH GRADE	18	26	8	25	7	23	23	A	841	47	36	11
VOGEL		168	5TH GRADE	18	26	8	25	7	24	24	A	875	49	36	13
RODRIGUEZ		169	5TH GRADE	18	26	8	25	7	23	23	A	857	48	36	12
WHEELER		170	5TH GRADE	17	26	9	25	8	23	23	A	856	50	36	14
JOHNSTON		172	5TH GRADE	17	26	9	25	8	23	23	A	857	50	36	14
MOSS		182	READING INTERVENTION									402			
TUERLER		183	MATH INTERVENTION									390			
ACADEMIC CORE: 25				420	525	105	525	105	487	484		19249	903	756	147
MEDIA CENTER															
MALONE		122	LIBRARY	42			68	26	68	68	A	2051	49	30	19
MEDIA CENTER: 1				42	0	0	68	26	68	68		2051	49	30	19
MUSIC															
DEVRIES		102	MUSIC	22	26	4	25	3	19	19	A	935	42	48	-6
DEVRIES		102A	STORAGE									154			
DEVRIES		102B	PRACTICE									110			
SPARKS		105	BAND	60	26	-34	25	-35	22	22	A	1068	18	48	-30
MUSIC: 4				82	52	-30	50	-32	41	41		2267	60	96	-36
PHYSICAL EDUCATION															
FURLONG		014	GYMNASIUM									3552			
FURLONG		100	P.E.									98			
PHYSICAL EDUCATION: 2				0	0	0	0	0	0	0		3650	0	0	0
SPECIAL EDUCATION															
ORTNER		142	SPECIAL ED.									349			
ANGELL		144	SPECIAL ED.									307			
VANDENBERG		165	SPECIAL ED.									318			
SORENSEN		167	SPECIAL ED.									304			
SPECIAL EDUCATION: 4				0	0	0	0	0	0	0		1278	0	0	0
STUDENT DINING															
-		101	CAFETERIA	149		0	140	-9	136	136	A	2040	14	15	-1
STUDENT DINING: 1				149	0	0	140	-9	136	136		2040	14	15	-1
VISUAL ARTS															
EVANS		160	ART	22	26	4	28	6	21	21	A	935	43	43	0
EVANS		160A	ART STOR									133			
EVANS		160B	KILN ROOM									82			
VISUAL ARTS: 3				22	26	4	28	6	21	21		1150	43	43	0



ENROLLMENT PLAN (NATIONAL LESS CURRENT)



AREA PLAN (NATIONAL LESS CURRENT)



ENROLLMENT PLAN (DISTRICT LESS CURRENT)

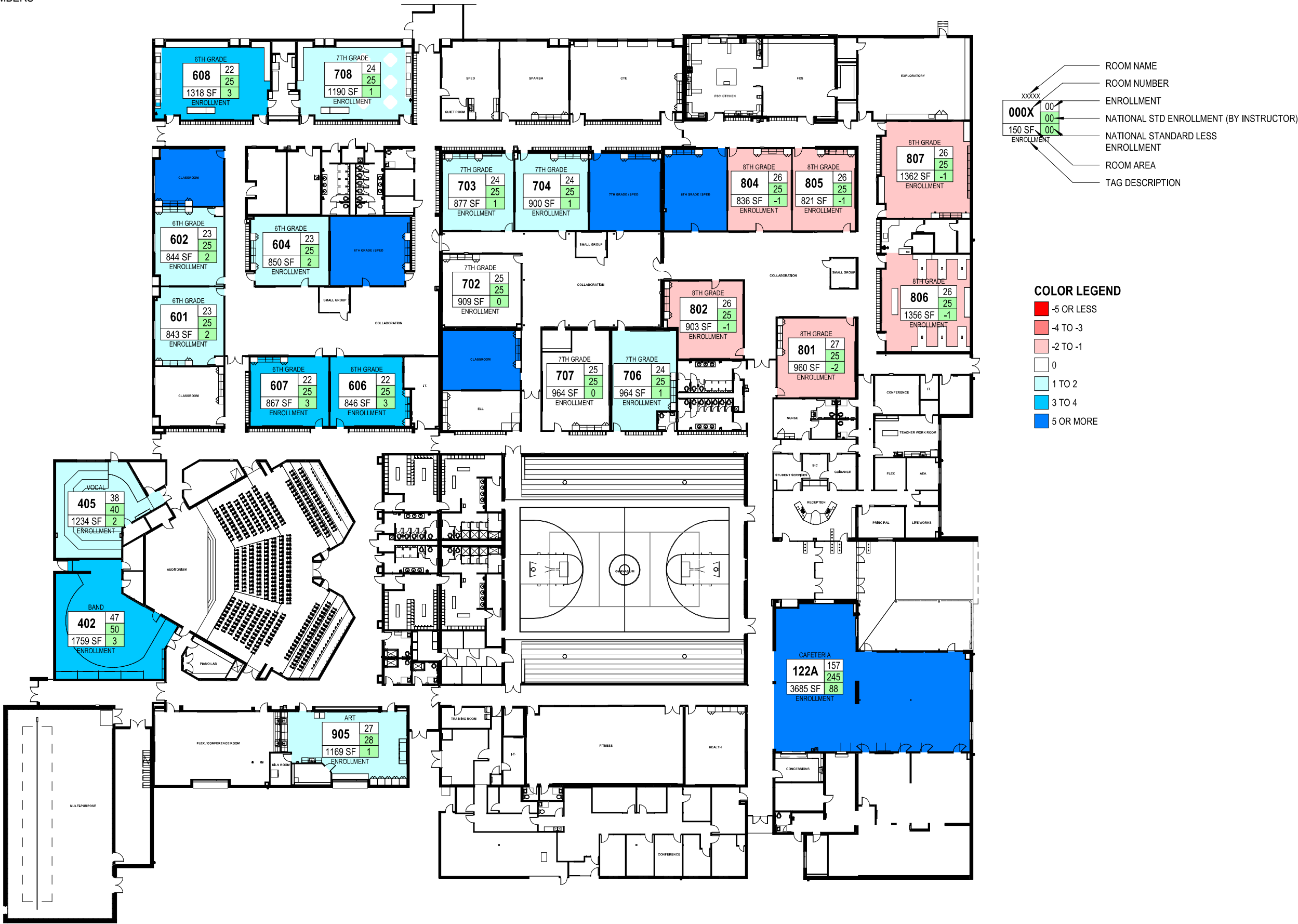
FACILITY CAPACITY ANALYSIS

WITH CURRENT ENROLLMENT NUMBERS

MIDDLE SCHOOL

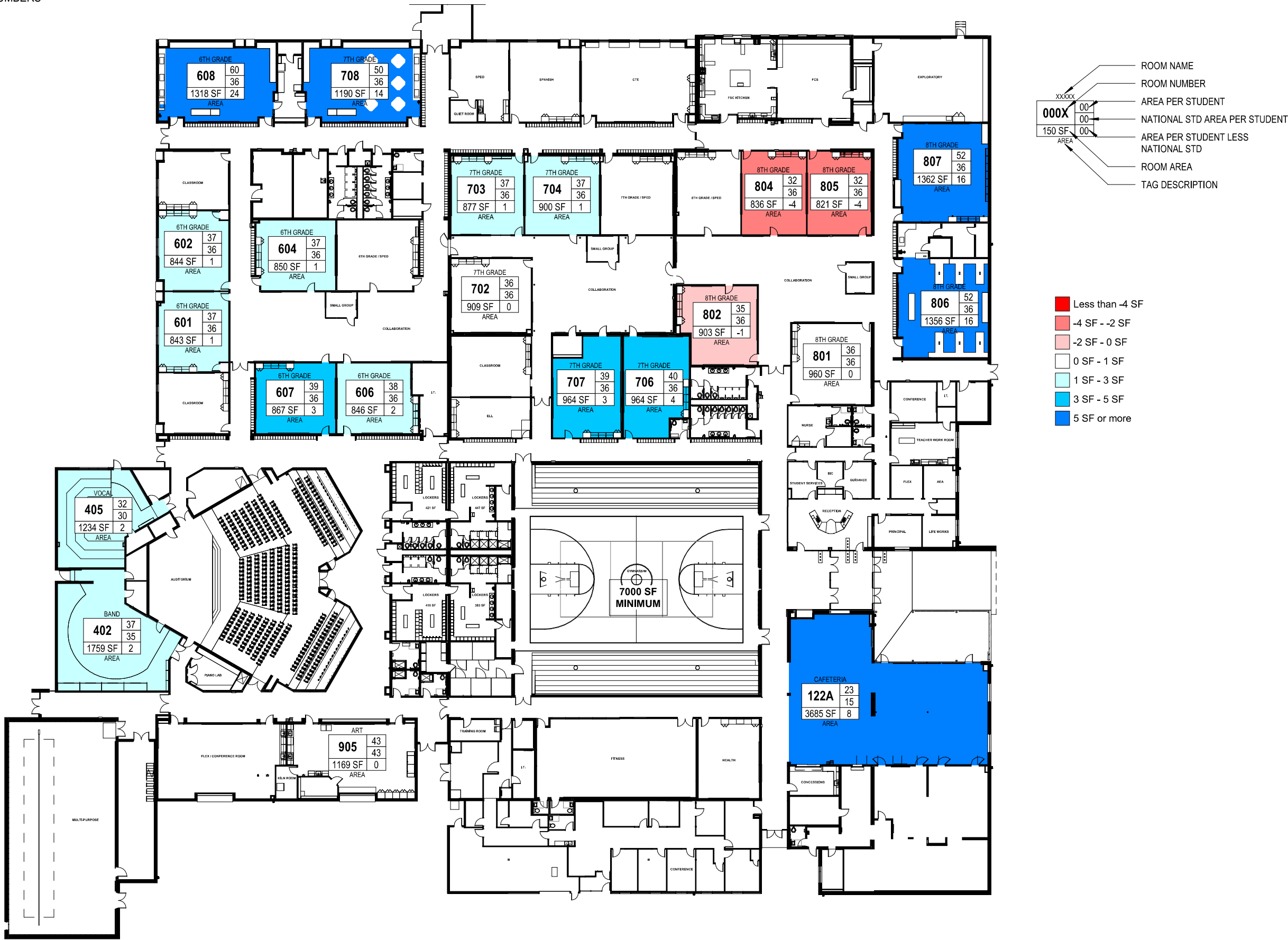
FACILITY CAPACITY ANALYSIS (CURRENT)															
INSTRUCTOR	CURRICULUM	ROOM #	NAME	ENROLLMENT (STUDENTS)								AREA PER STUDENT (SF/STUDENT)			
				CURRENT	DISTRICT STANDARD	+/- CAPACITY	NATIONAL STD (BY INSTRUCTOR)	+/- CAPACITY	NATIONAL STD (BY AREA)	LIMITING NATIONAL STD CALC	LIMITING NATIONAL STD	AREA (SF)	CURRENT	NATIONAL STANDARD	+/- CURRENT
ACADEMIC CORE															
CHRISTIAN		303	HEALTH		0		0		0			753		0	
		501	CLASSROOM		0		0		0			645		0	
		600	COLLABORATION									1881			
		600A	SMALL GROUP									119			
AUFFERT	6	601	6TH GRADE	23	28	5	25	2	23	23	A	843	37	36	1
K. ADAMS	6	602	6TH GRADE	23	28	5	25	2	23	23	A	844	37	36	1
		603	CLASSROOM	0	28	28	25	25	17	17	A	622		36	
PRINS	6	604	6TH GRADE	23	28	5	25	2	23	23	A	850	37	36	1
HOKEL	6	605	6TH GRADE / SPED	0	28	28	25	25	24	24	A	871		36	0
RICHARDSON	6	606	6TH GRADE	22	28	6	25	3	23	23	A	846	38	36	2
LARKIN	6	607	6TH GRADE	22	28	6	25	3	24	24	A	867	39	36	3
CORKINS	6	608	6TH GRADE	22	28	6	25	3	36	25	I	1318	60	36	24
		700	COLLABORATION									1980			
		700A	SMALL GROUP									120			
ADE		701	CLASSROOM	0	28	28	25	25	20	20	A	738		36	
NETZA	7	702	7TH GRADE	25	28	3	25	0	25	25	A	909	36	36	0
LEVENDUSKY	7	703	7TH GRADE	24	28	4	25	1	24	24	A	877	37	36	1
DEASON	7	704	7TH GRADE	24	28	4	25	1	24	24	A	900	37	36	1
RASMUSSEN	7	705	7TH GRADE / SPED	0	28	28	25	25	24	24	A	870		36	0
ERSLAND	7	706	7TH GRADE	24	28	4	25	1	26	25	I	964	40	36	4
HADAWAY	7	707	7TH GRADE	25	28	3	25	0	26	25	I	964	39	36	3
MAHANNAH	7	708	7TH GRADE	24	28	4	25	1	33	25	I	1190	50	36	14
		800	COLLABORATION									2016			
		800A	SMALL GROUP									119			
REITER	8	801	8TH GRADE	27	28	1	25	-2	26	25	I	960	36	36	0
KLEMAN	8	802	8TH GRADE	26	28	2	25	-1	25	25	A	903	35	36	-1
MCNEW	8	803	8TH GRADE / SPED	0	28	28	25	25	22	22	A	818		36	0
THEIN	8	804	8TH GRADE	26	28	2	25	-1	23	23	A	836	32	36	-4
CHRISTIANSEN	8	805	8TH GRADE	26	28	2	25	-1	22	22	A	821	32	36	-4
VESPESTAD	8	806	8TH GRADE	26	28	2	25	-1	37	25	I	1356	52	36	16
DABNEY	8	807	8TH GRADE	26	28	2	25	-1	37	25	I	1362	52	36	16
EDWARDS		901	EXPLORATORY									1261			
HOFFMAN		904	SPANISH									844			
		907	FLEX / CONFERENCE ROOM									1346			
ACADEMIC CORE: 34				438	644	206	575	137	587	541		32615	725	828	78
FAMILY & CONSUMER SCIENCE															
KALLAL		902A	FCS									911			
KALLAL		902B	FSC KITCHEN									671			
FAMILY & CONSUMER SCIENCE: 2				0	0	0	0	0	0	0		1582	0	0	0
MUSIC															
		400	AUDITORIUM									5003			
		401	PIANO LAB									163			
		402	BAND	47			50	3	50	50	A	1759	37	35	2
		405	VOCAL	38			40	2	41	40	I	1234	32	30	2
MUSIC: 4				85	0	0	90	5	91	90		8159	70	65	4
PHYSICAL EDUCATION															
			LOCKERS						17			421		24	
			LOCKERS						18			447		24	
			LOCKERS						15			383		24	
			LOCKERS						17			416		24	
		121	GYMNASIUM				0		526	0	I	7369		14	
		304	FITNESS						31			1915		60	
		310	MULTI-PURPOSE									3568			
PHYSICAL EDUCATION: 7				0	0	0	0	0	624	0		14519	0	170	0
SPECIAL EDUCATION															
		214A	QUIET ROOM									86			
		504	SPED									616			
SPECIAL EDUCATION: 2				0	0	0	0	0	0	0		702	0	0	0
STUDENT DINING															
		122A	CAFETERIA	157			245	88	245	245	A	3685	23	15	8
		123A	FOOD COURT									1207			
STUDENT DINING: 2				157	0	0	245	88	245	245		4891	23	15	8
TECHNOLOGY EDUCATION															
HEEMSTRA		903	CTE									1348			
TECHNOLOGY EDUCATION: 1				0	0	0	0	0	0	0		1348	0	0	0
VISUAL ARTS															
BURKE		905	ART	27	28	1	28	1	27	27	A	1169	43	43	0
VISUAL ARTS: 1				27	28	1	28	1	27	27		1169	43	43	0

Note:
The Middle School currently has 6 sections per grade-level but has the capacity to become 7 sections. Reconfiguration of the existing Middle School spaces in the future is possible to increase enrollment capacity (Health Room, Flex/Conference Room, Other Classrooms).



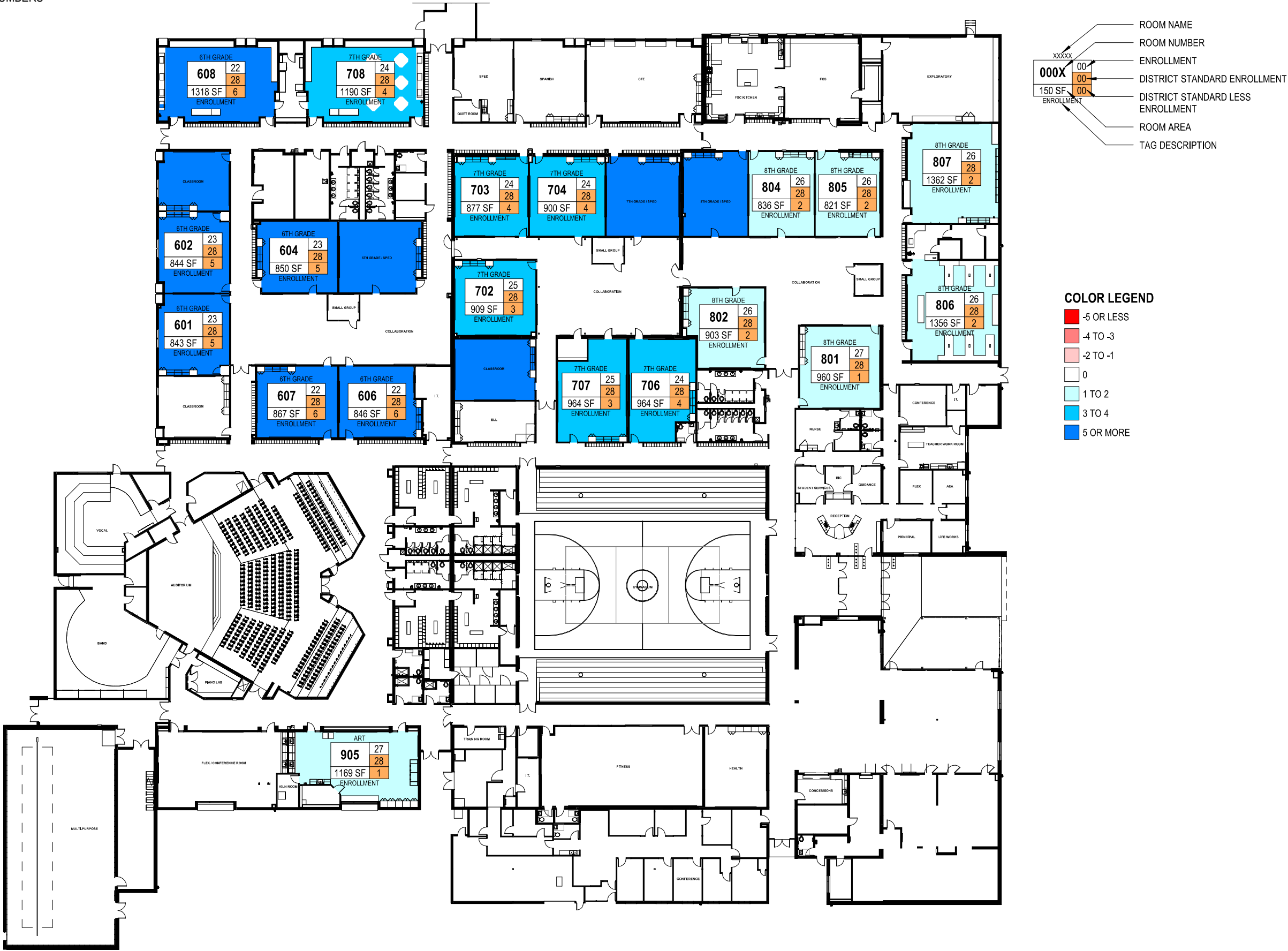
ENROLLMENT PLAN (NATIONAL LESS CURRENT)

Note:
The Middle School currently has 6 sections per grade-level but has the capacity to become 7 sections. Reconfiguration of the existing Middle School spaces in the future is possible to increase enrollment capacity (Health Room, Flex/Conference Room, Other Classrooms).



AREA PLAN (NATIONAL LESS CURRENT)

Note:
The Middle School currently has 6 sections per grade-level but has the capacity to become 7 sections. Reconfiguration of the existing Middle School spaces in the future is possible to increase enrollment capacity (Health Room, Flex/Conference Room, Other Classrooms).



ENROLLMENT PLAN (DISTRICT LESS CURRENT)

Note:
The Middle School currently has 6 sections per grade-level but has the capacity to become 7 sections. Reconfiguration of the existing Middle School spaces in the future is possible to increase enrollment capacity (Health Room, Flex/Conference Room, Other Classrooms).

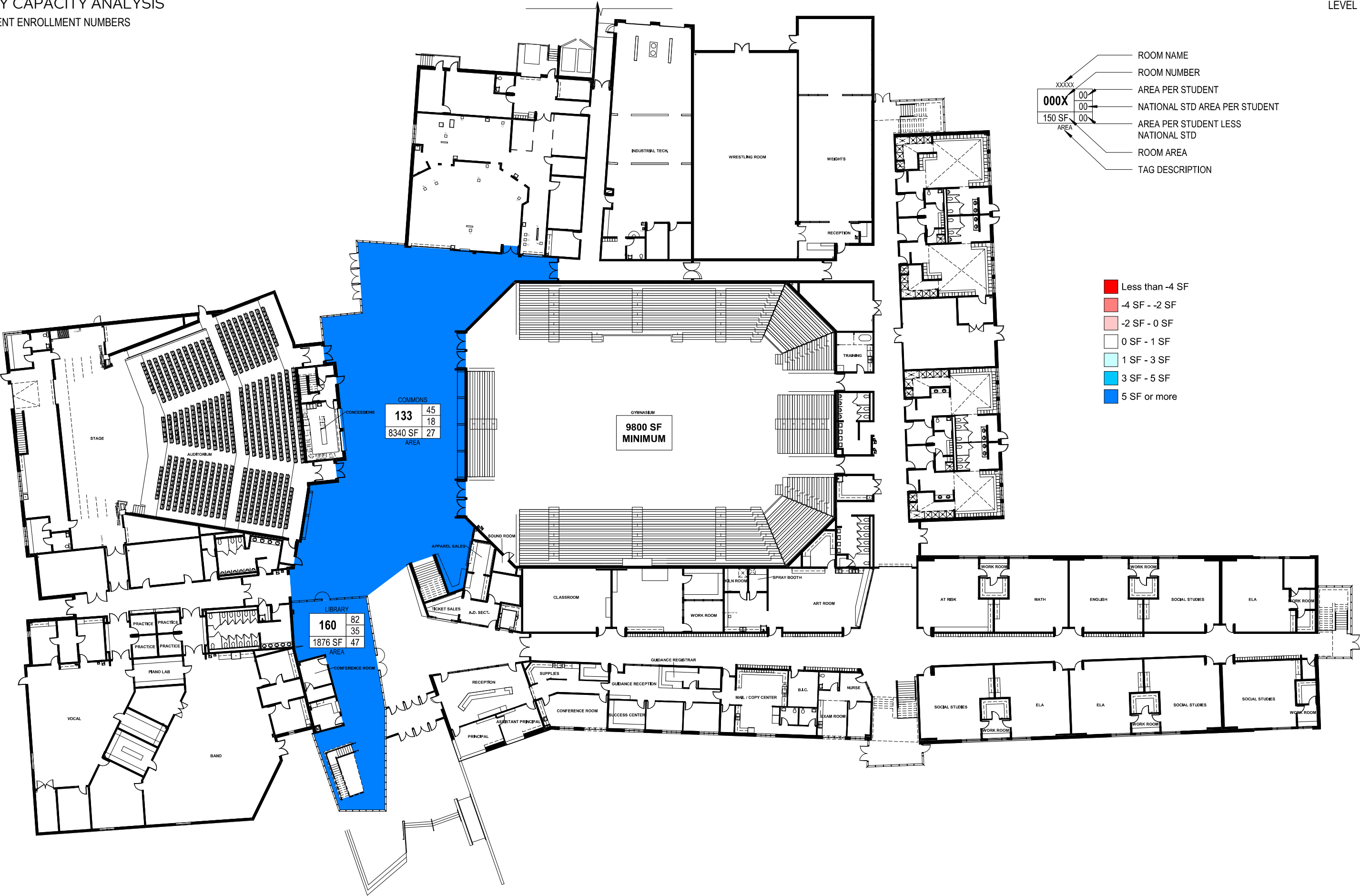
FACILITY CAPACITY ANALYSIS

WITH CURRENT ENROLLMENT NUMBERS

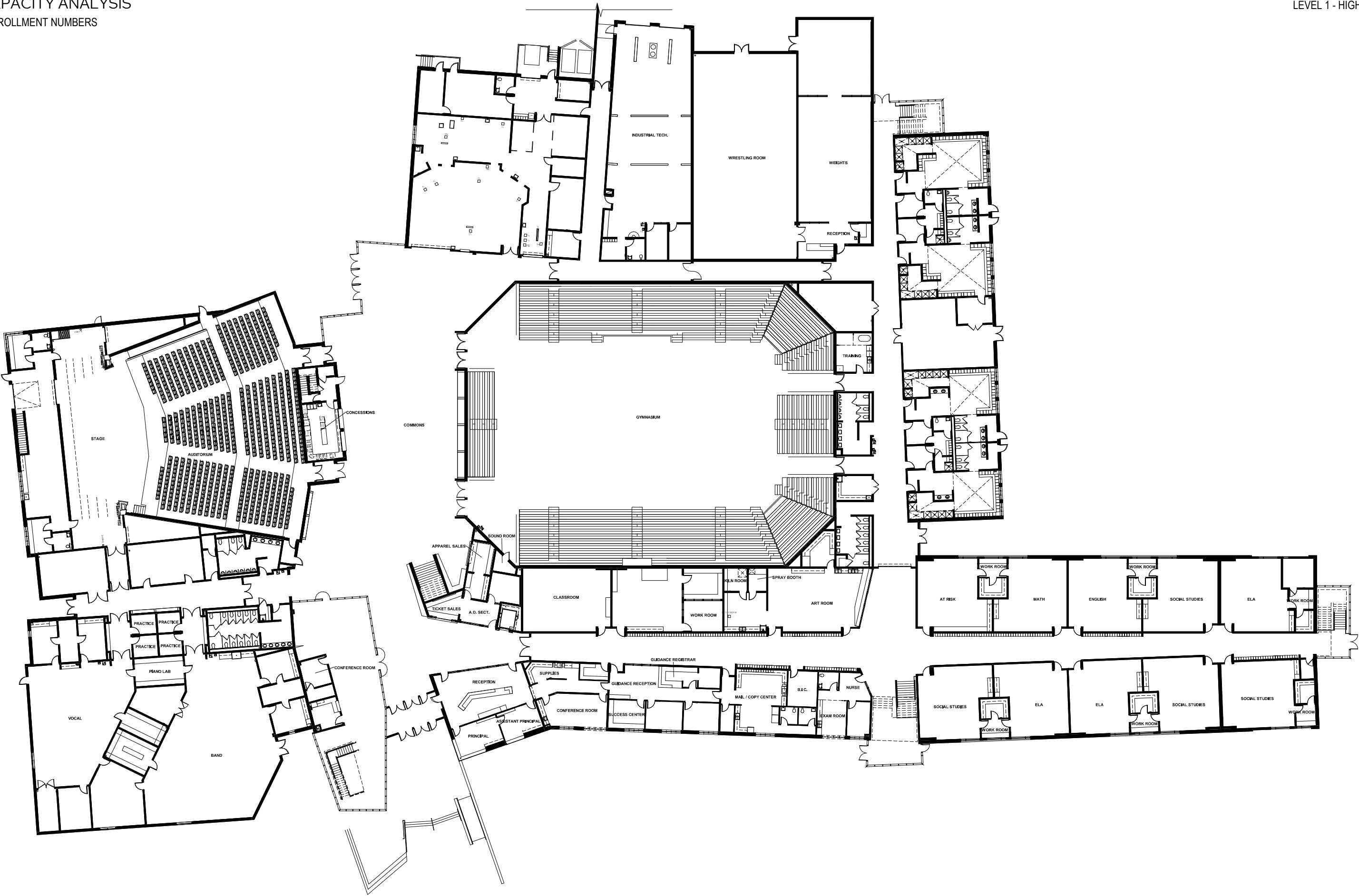
HIGH SCHOOL

FACILITY CAPACITY ANALYSIS (CURRENT)															
INSTRUCTOR	CURRICULUM	ROOM #	NAME	CURRENT	ENROLLMENT (STUDENTS)							AREA (SF)	AREA PER STUDENT (SF/STUDENT)		
					DISTRICT STANDARD	+/- CAPACITY	NATIONAL STD (BY INSTRUCTOR)	+/- CAPACITY	NATIONAL STD (BY AREA)	LIMITING NATIONAL STD CALC	LIMITING NATIONAL STD		CURRENT	NATIONAL STANDARD	+/- CURRENT
ACADEMIC CORE															
-	-	176	CLASSROOM		28		25		25	25	A	920		36	
RONCA	9-12	178	ELA		28	0	25		20	20	A	732		36	
DOVRE	10-12	188	ELA		28	0	25		21	21	A	787		36	
BAUM	12	189	SOCIAL STUDIES		28	0	25		22	22	A	815		36	
BOOCK	9-12	190	AT RISK		28	0	25		22	22	A	800		36	
HERROLD	10	191	SOCIAL STUDIES		28	0	25		21	21	A	791		36	
HEEMSTRA	9-12	192	MATH		28	0	25		21	21	A	784		36	
RIGBY	9	193	ELA		28	0	25		21	21	A	776		36	
ROBINSON	10	194	ENGLISH		28	0	25		21	21	A	784		36	
RAMER	11	195	ELA		28	0	25		21	21	A	776		36	
SHAEFFER	9	196	SOCIAL STUDIES		28	0	25		22	22	A	794		36	
MEIN	11	197	SOCIAL STUDIES		28	0	25		22	22	A	794		36	
HOLLY	11-12	216	MATH		28	0	25		23	23	A	859		36	
FLETCHER	10-12	218	MATH		28	0	25		23	23	A	859		36	
HOFFMAN	9-12	274	SPANISH		28	0	25		25	25	A	924		36	
HULSE	9-12	276	SPANISH		28	0	25		24	24	A	887		36	
SANDER	9-12	277	SPANISH		28	0	25		23	23	A	837		36	
WARNKE	9-12	278	SPANISH		28	0	25		23	23	A	837		36	
SMITH	9-12	290	MATH		28	0	25		22	22	A	809		36	
GENESER	9-12	291	MATH		28	0	25		22	22	A	809		36	
HARRISON	9-12	292	SCIENCE		24	0	28		30	28	I	1308		43	
FORD	9	293	SCIENCE		24	0	28		30	28	I	1308		43	
VESPASTAD	-	294	SCIENCE		24	0	28		30	28	I	1299		43	
EDGAR	10-12	295	SCIENCE		24	0	28		30	28	I	1290		43	
-	-	297	CLASSROOM		28	0	25		33	25	I	1211		36	
ACADEMIC CORE: 25				557	684	0	637	0	597	581		22793	0	928 0	
FAMILY & CONSUMER SCIENCE															
-	-	270	F.C.S.		20	0	24		16	16	A	850		50	
COLVIN	9-12	273	F.C.S.		20	0	24		20	20	A	1049		50	
COLVIN	9-12	273A	LAUNDRY									97			
FAMILY & CONSUMER SCIENCE: 3				0	40	0	48	0	36	36		1995	0	100 0	
MEDIA CENTER															
J. DOVRE		160	LIBRARY	23			53	30	53	53	A	1876	82	35 47	
J. DOVRE		262	LIBRARY	33			79	46	79	79	A	2796	85	35 50	
MEDIA CENTER: 2				56	0	0	132	76	132	132		4673	166	70 97	
MUSIC															
		130	AUDITORIUM									5655			
SHUTT	9-12	141	VOCAL		50	0	60		70	60	I	1761		25	
HAWKS	9-12	155	BAND		75	0	90		86	86	A	2856		33	
MUSIC: 3				0	125	0	150	0	156	146		10271	0	58 0	
PHYSICAL EDUCATION															
HOWARD	9-12	108	WRESTLING ROOM						37			3569		96	
HOWARD	9-12	108A	WEIGHTS						41			2498		60	
		110A	BOY'S LOCKER ROOM						28			632		22	
		110B	SHOWERS									156			
		114	BOY'S LOCKER ROOM						28			632		22	
		114A	SHOWERS									156			
		118	TRAINING									235			
		119	GIRL'S LOCKER ROOM						23			526		22	
		119A	SHOWERS									160			
		123	GIRL'S LOCKER ROOM						23			526		22	
		123A	SHOWERS									160			
		127	GYMNASIUM						2379			16658		7	
PHYSICAL EDUCATION: 12				0	0	0	0	0	2559	0		25907	0	251 0	
SPECIAL EDUCATION															
KALLIO	9-12	210	SPECIAL EDUCATION									416			
KALLIO	9-12	210B	LIFE SKILLS									296			
BARBAGLIA	9-12	211	SPECIAL EDUCATION									576			
HALSNE	9-12	212	SPECIAL EDUCATION									586			
OGLE	9-12	214	SPECIAL EDUCATION									586			
SPECIAL EDUCATION: 5				0	0	0	0	0	0	0		2460	0	0 0	
STUDENT DINING															
		133	COMMONS	187			476	289	476	476	A	8340	45	18 27	
STUDENT DINING: 1				187	0	0	476	289	476	476		8340	45	18 27	
TECHNOLOGY EDUCATION															
KRINGLE	9-12	106A	INDUSTRIAL TECH.		20	0	25		26	25	I	2690		100	
EDWARDS	9-12	296	AGRICULTURE		24		18		12	12	A	1281		100	
TECHNOLOGY EDUCATION: 2				0	44	0	43	0	38	37		3971	0	200 0	
VISUAL ARTS															
BELL	9-12	182	ART ROOM		24	0	25		27	25	I	1303		48	
BELL	9-12	182B	KILN ROOM									87			
BELL	9-12	182C	SPRAY BOOTH									68			
BURKE	9-12	272	ART		24		25		18	18	A	890		48	
VISUAL ARTS: 4				0	48	0	50	0	45	43		2348	0	96 0	

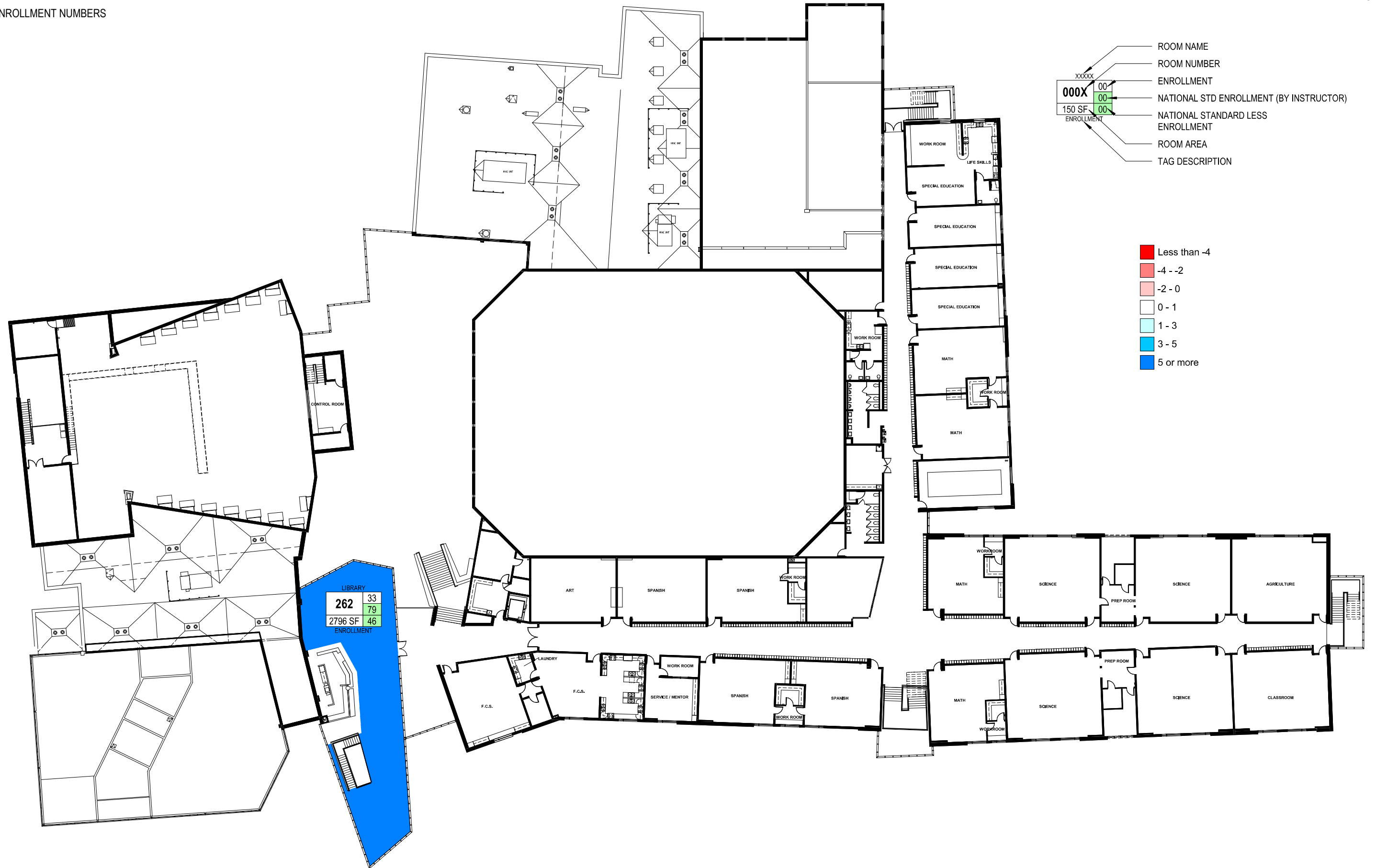




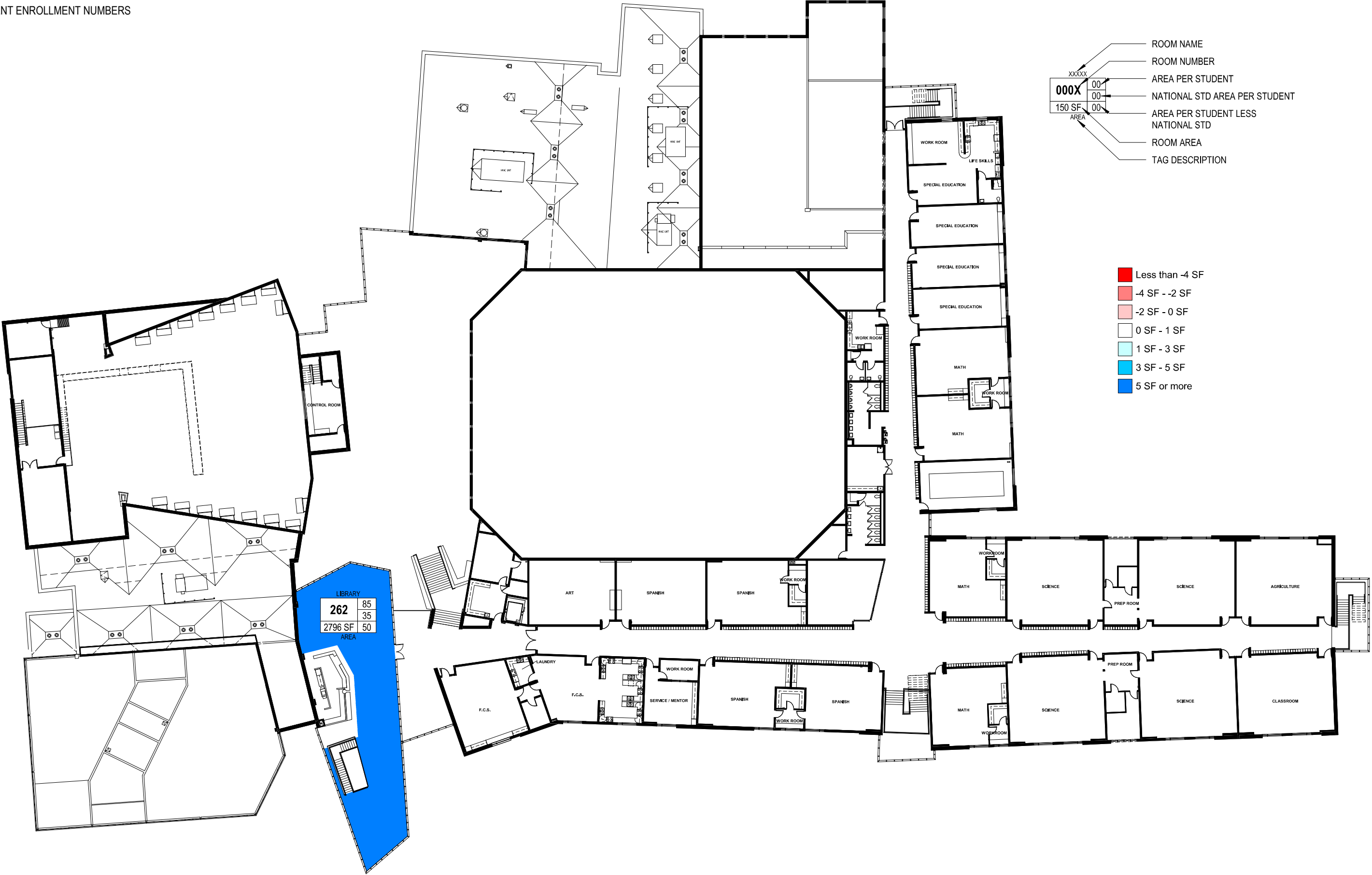
AREA PLAN (NATIONAL LESS CURRENT)



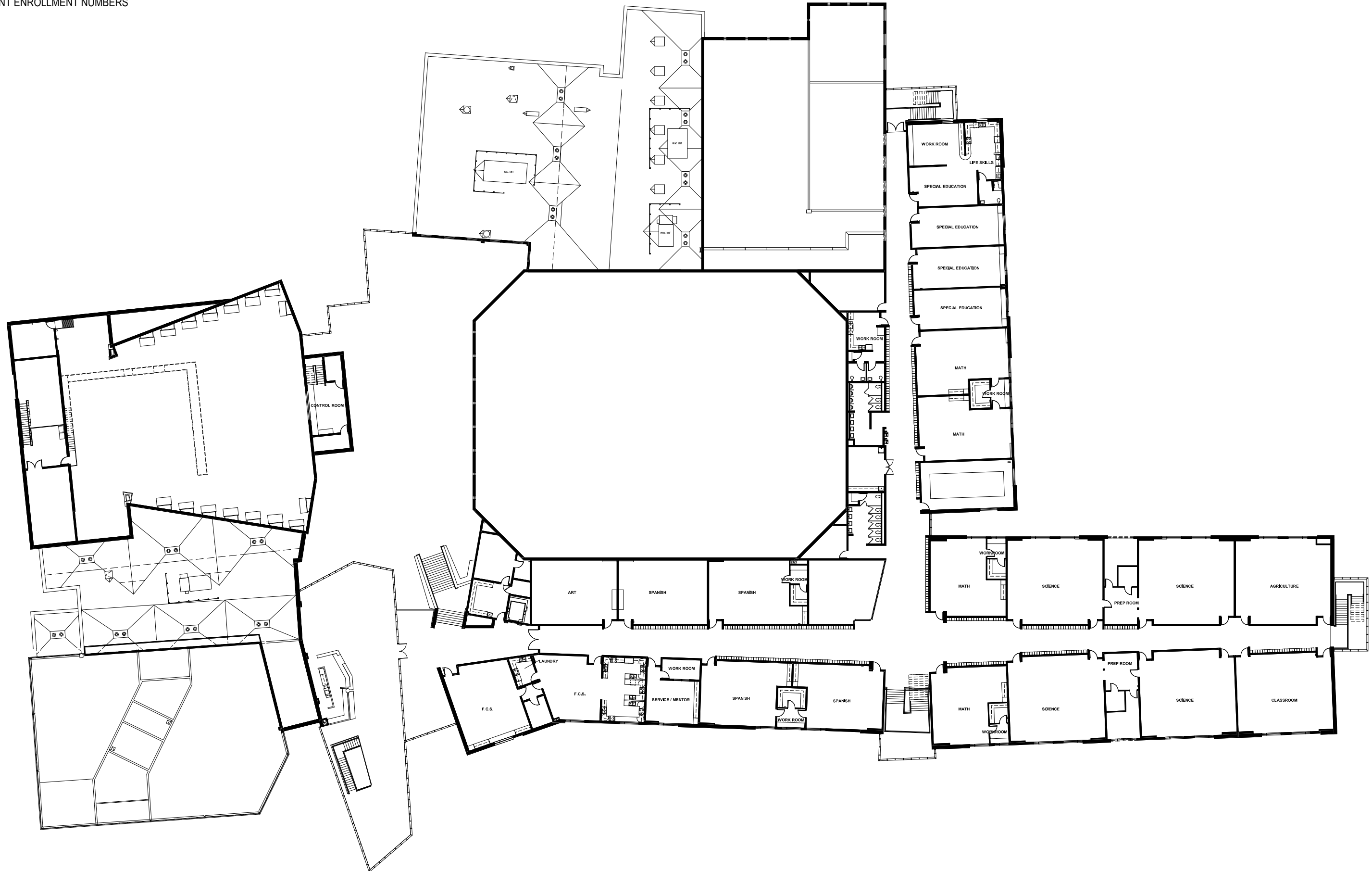
ENROLLMENT PLAN (DISTRICT LESS CURRENT)



ENROLLMENT PLAN (NATIONAL LESS CURRENT)



AREA PLAN (NATIONAL LESS CURRENT)

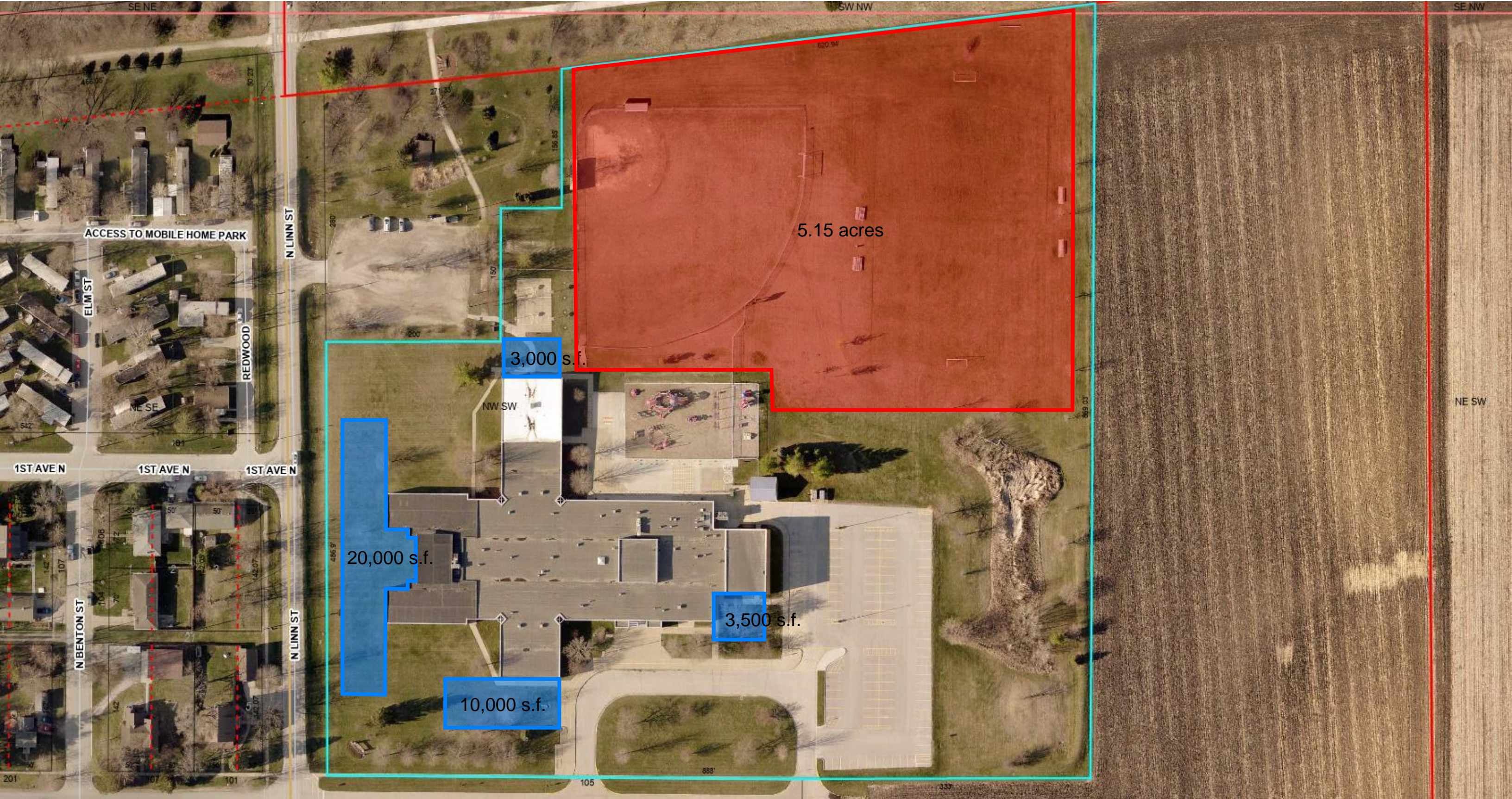


ENROLLMENT PLAN (DISTRICT LESS CURRENT)

Appendix C – Inventory of Existing District Property

Ballard CSD currently owns the following properties:

- East Elementary School
 - Location: 505 W. 4th St., Cambridge
 - Size: 16.66 Acres
 - Value: \$4,134,200
- West Elementary School
 - Location: 105 E. Main St., Slater
 - Size: 15.09 Acres
 - Value: \$4,435,000
- Middle School – Includes Football Stadium, Track, & Softball Field
 - Location: 509 N. Main Ave., Huxley
 - Size: 15.38 Acres
 - Value: \$3,478,300
- High School – Includes Tennis Courts & Soccer Practice Fields
 - Location: 701 Ballard Dr., Huxley
 - Size: 51.30 Acres (Parcel 1: 23.98 + Parcel 2: 16.67 + Parcel 3: 10.65)
 - Value: \$15,873,000 (Parcel 1: \$263,800 + Parcel 2: \$15,481,400 + Parcel 3: \$127,800)
- Transportation Center
 - Location: 105 W. 3rd St., Huxley
 - Size: 2.267 Acres (Parcel 1: 1.12 + Parcel 2: 0.144 + Parcel 3: 0.167 + Parcel 4: 0.50 + Parcel 5: 0.336)
 - Value: \$521,600 (Parcel 1: \$210,500 + Parcel 2: \$4,400 + Parcel 3: \$35,400 + Parcel 4: \$95,600 + Parcel 5: \$175,700)



WEST ELEMENTARY
SLATER
(15.09 Acres)

NATIONAL STANDARD ELEMENTARY:
10 acres + 1 acre per 100 students

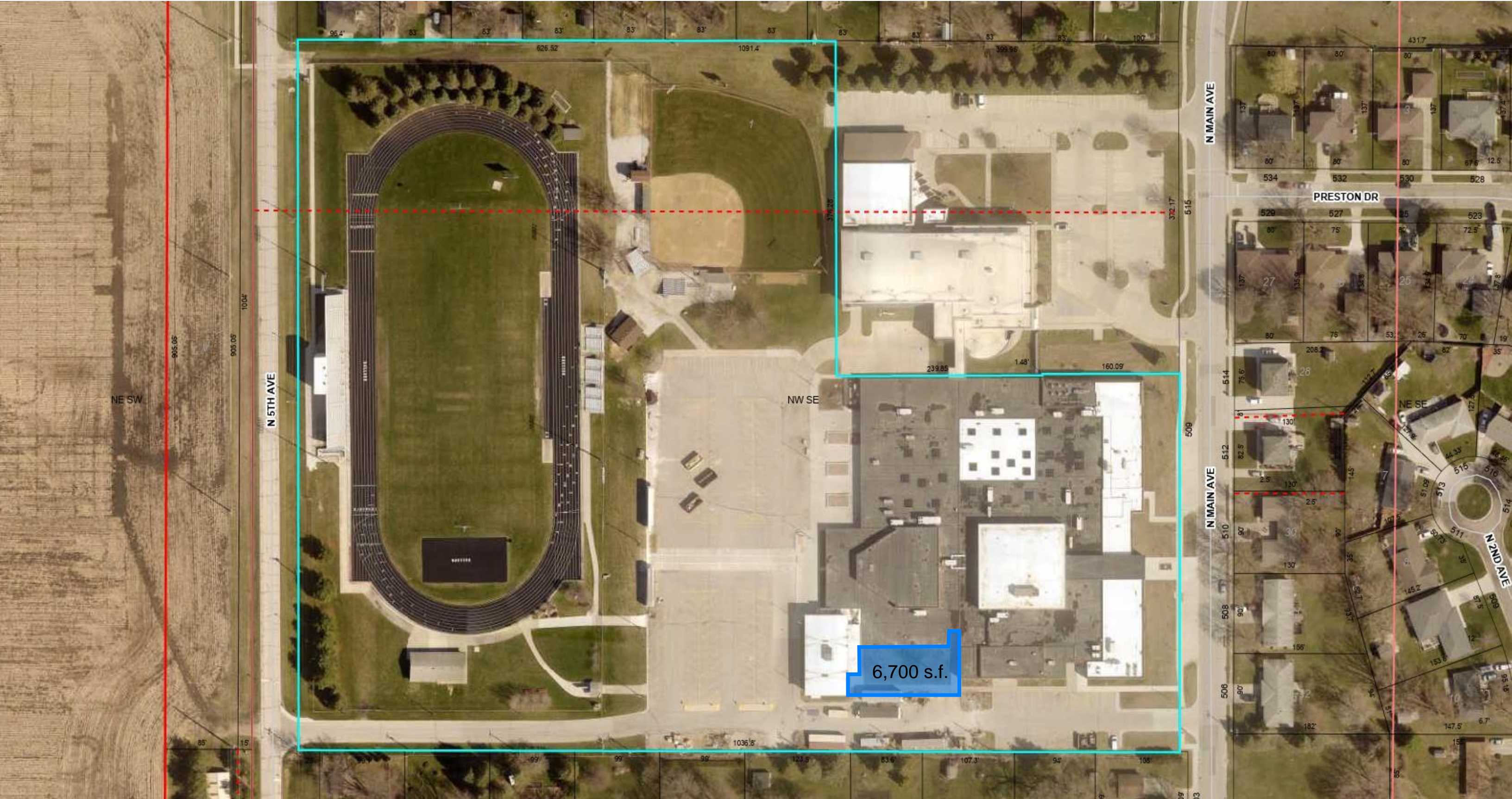
TOTAL WEST ELEMENTARY:
10 acres + 4 acres (430 students) =
14 acres



EAST ELEMENTARY
CAMBRIDGE
(16.66 Acres)

NATIONAL STANDARD ELEMENTARY:
10 acres + 1 acre per 100 students

TOTAL EAST ELEMENTARY:
10 acres + 4 acres (420 students) =
14 acres



MIDDLE SCHOOL, SOFTBALL,
STADIUM
HUXLEY
(15.38 Acres)

NATIONAL STANDARD MIDDLE SCHOOL: 20 acres plus 1 acre per 100 students	NATIONAL STANDARD SOFTBALL: +/- 3.5 acres (PARKING NOT INCLUDED)
TOTAL MIDDLE SCHOOL: 20 acres + 4 acres (438 students) = 24 acres	NATIONAL STANDARD STADIUM: 5.5-6.5 acres (PARKING NOT INCLUDED)



NATIONAL STANDARD HIGH SCHOOL:
35 acres plus 1 acre per 100 students

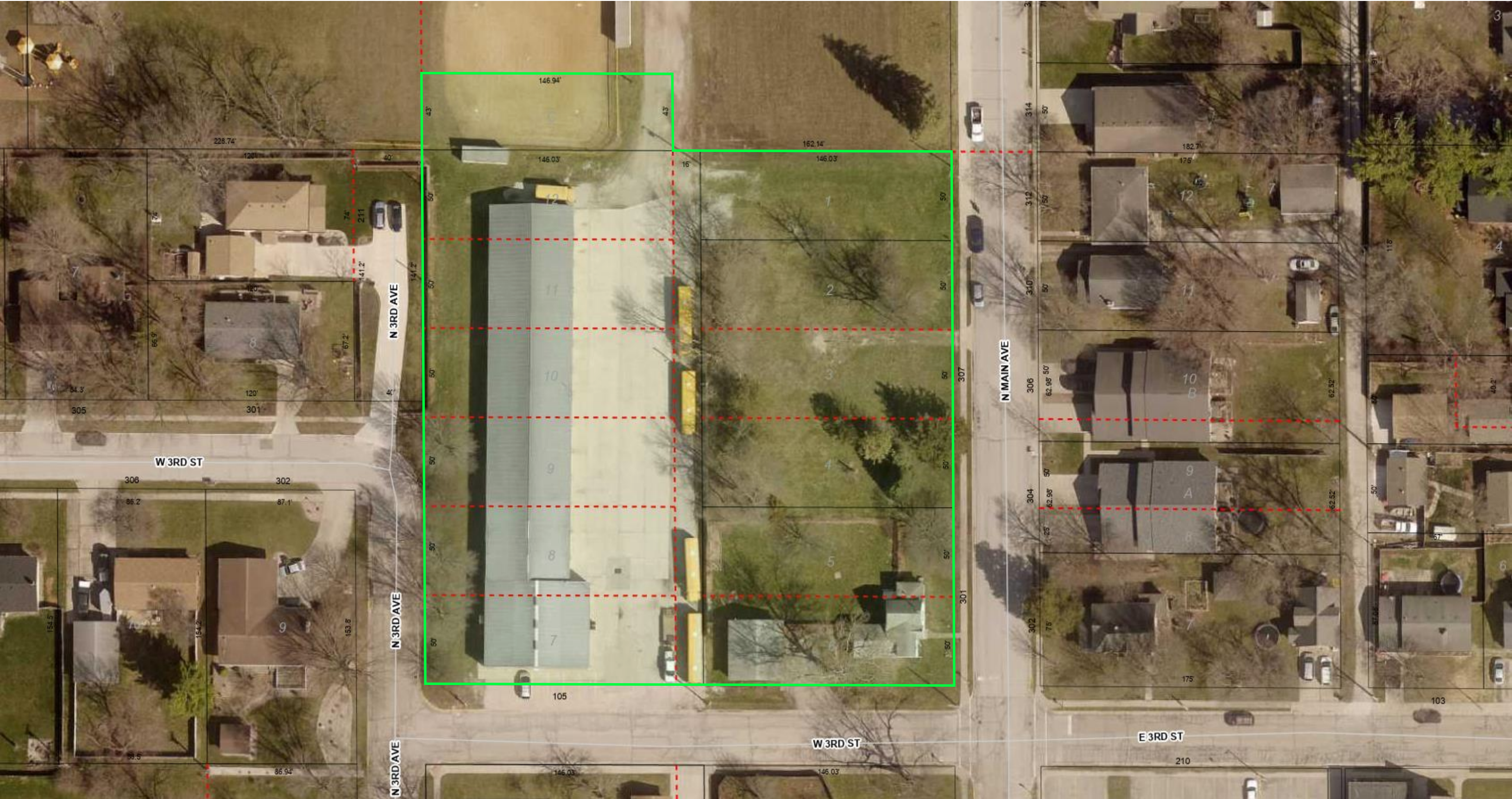
TOTAL HIGH SCHOOL:
35 acres + 5 acres (557 students) =
40 acres

HIGH SCHOOL, STADIUM, BASEBALL,
SOFTBALL
HUXLEY
(51.30 Acres)

NATIONAL STANDARD STADIUM:
5.5-6.5 acres (PARKING NOT INCLUDED)

NATIONAL STANDARD BASEBALL:
+/- 4.5 acres (PARKING NOT INCLUDED)

NATIONAL STANDARD SOFTBALL:
+/- 3.5 acres (PARKING NOT INCLUDED)



TRANSPORTATION CENTER
HUXLEY
(2.267 Acres)

NATIONAL STANDARD TRANSPORTATION CENTER:
3-5 acres

NOTE:
Transportation Center + Nord Kalsem Park = 7.32 acres total

Appendix D – Financing Capacity – Conducted by Piper Sandler

Multi-Phase Financing Scenario

Ballard Community School District, Iowa

April 27, 2023

THE SUMMARY BELOW IS NOT MEANT TO TAKE THE PLACE OF A MORE IN-DEPTH CONVERSATION SURROUNDING THE DISTRICT'S FINANCING SCENARIO. IT IS MEANT TO PROVIDE A FRAMEWORK FOR THE SUMMARY OF AVAILABLE RESOURCES THAT COULD BE COMMITTED TO CAPITAL IMPROVEMENTS WITHIN A MULTI-PHASE FINANCING SCENARIO.

Summary of Scenario

When considering the District's upcoming capital improvement financing plan, the District could take on a multi-phase funding approach to your capital improvement plan as part of one capital improvement plan. This is similar to the current approach being taken by Indianola School District for their high school renovation project. In this instance, the District recently voted a single bond referendum for projects that will be completed in two phases. The timing of the second phase is dependent on various assumptions regarding valuation growth, interest rates, etc.. Additionally, the second phase cannot be bid as part of the first phase.

Funding Component Summary (Project Funds)*

Funding Component	Phase I	Phase II	Total
General Obligation Bonds (voted bonds)	0	31,466,826	31,466,826
PPEL Capital Loan Notes (voter PPEL)	0		0
Sales Tax Revenue Bonds (state penny)	12,765,723	3,931,517	16,697,240
Investments (construction fund interest @ 3%)	240,971	589,076	830,047
Cash Contribution from PPEL / SAVE	0	763,837	763,837
Total	13,006,693	36,751,255	49,757,949

Note: Project Funds are shown in future values and will need to factor in inflation expectations. For example, \$37.3 million of project in Phase II, might only represent \$33 million of projects in today's dollars.

Project Timing, Financing Impact, Key Assumptions*

Funding Component	Phase I	Phase II
Timing of Project	Summer of 2024 – Summer of 2025	Summer of 2028 to Summer of 2029
General Obligation Bonds (voted bonds)	Surplus levy with \$4.05 debt levy through 2028	Extend \$4.05 debt levy to 2049
PPEL Capital Loan Notes (voter PPEL)	No borrowing impact, used PPEL for ongoing needs	
Sales Tax Revenue Bonds (state penny)	Increase total debt payments to approx. \$1,400,000 through 2048 (60% of revenues)	
Investments	Invested funds at 3.00%	
Cash Contribution from PPEL / SAVE	Ability to commit cash and manage ongoing expenses (See Exhibit A)	
Interest Rates Assumptions	Approximately 0.50% higher than current rates throughout financing model	
Assessed Valuation Assumption (Debt Limit)	1/1/23 at 10%, 4.00% growth throughout, hit 99.97% debt limit in July 2029	
Taxable Valuation Assumptions (Levy)	Growth at 75% of historical average through FY2029 (3.89%)	
Taxable Valuation Assumptions (Capital)	Growth at 57.8% of historical average throughout (3.00%)	
Enrollment Assumptions (SAVE Capital)	No District Enrollment change throughout	
Rev. Per Student Assumptions (SAVE Capital)	Sales Tax Rev/Pupil Growth at 1.50% through life of the authority	

**As with any financing scenario, figures are subject to change based on variations within the input assumptions as noted, which could result in significant variances in debt payments, project funds, and ultimately change the timing of projects. Because of the compound effect of the various assumptions in the financing model, this model could result in more long-term variance in terms in project funds available.*

Financial Disclosures

Piper Sandler is providing the information contained in this communication for discussion purposes only, and it is not intended to be and should not be construed as "advice" within the meaning of Section 15B of the Securities and Exchange Act of 1934. Nothing contained herein is intended to and should be construed to give rise to a municipal advisory, financial advisory or fiduciary relationship. In conveying this information, and unless circumstances otherwise indicate, Piper Sandler is presumptively acting as an underwriter or placement agent, in which Piper Sandler's primary role is to purchase securities for resale to investors or arrange for the placement of securities in an arm's-length commercial transaction between the Client and Piper Sandler. As underwriter or placement agent, Piper Sandler has financial and other interests that differ from those of the Client.

Exhibit A – Capital Expenditure Program

When considering borrowing from Sales Tax and/or Voter PPEL revenues, the District must consider future expenditures paid from those revenues. The most common expenses are routine maintenance, technology, bus purchases, software, etc. plus annual pay-as-you-go projects from cash. The administration team has considered these expenses and is anticipating allocating approximately \$1.5M of yearly ongoing expenses and \$400K for pay-as-you-go projects that may come up each year (with annual inflation adjustments at 2.0%). As with assumptions for the borrowing capacities, assumptions for the capital expenditure program will result in variances in cashflow. See the table on the prior page for assumptions related to the capital expenditure program.

Table 1: Allocation of Available Surplus / PPEL & Sales Tax									Table 2: Summary		
Fiscal Year	Revenues PPEL/SAVE	Existing Debt PPEL/SAVE	Surplus PPEL/SAVE = (2) - (3)	Yearly Expenses	Pay-Go Expenses	Cash Contribution	New PPEL Payment	New SAVE Payment	Budgeted Obligations = SUM(5)-(9)	Estimated Surplus = (4) - (10)	Cumulative Surplus
6/30/22											808,768
6/30/23	3,079,704	1,096,064	1,983,640	1,564,505	285,000			0	1,849,505	134,135	942,903
6/30/24	3,211,458	767,974	2,443,484	1,350,133	300,000		0	0	1,650,133	793,351	1,736,253
6/30/25	3,274,808	767,456	2,507,352	1,481,344	400,000		0	559,704	2,441,048	66,304	1,802,558
6/30/26	3,339,565	767,503	2,572,062	1,409,159	408,000		0	559,704	2,376,863	195,199	1,997,757
6/30/27	3,405,762	768,097	2,637,665	1,437,343	416,160		0	559,704	2,413,206	224,459	2,222,216
6/30/28	3,473,435	768,217	2,705,218	1,466,089	424,483		0	559,704	2,450,276	254,942	2,477,158
6/30/29	3,542,621	767,854	2,774,767	1,495,411	432,973	763,837	0	559,704	3,251,924	-477,158	2,000,000
6/30/30	3,613,356	0	3,613,356	1,525,319	441,632		0	1,389,982	3,356,934	256,423	2,256,423
6/30/31	3,685,681	0	3,685,681	1,555,826	450,465		0	1,389,382	3,395,673	290,008	2,546,431
6/30/32	3,759,635	0	3,759,635	1,586,942	459,474		0	1,387,782	3,434,199	325,436	2,871,867
6/30/33	3,835,258	0	3,835,258	1,618,681	468,664		0	1,390,182	3,477,527	357,731	3,229,598
6/30/34	3,912,592	0	3,912,592	1,651,055	478,037		0	1,391,382	3,520,474	392,118	3,621,715
6/30/35	3,991,680	0	3,991,680	1,684,076	487,598		0	1,391,382	3,563,056	428,624	4,050,340
6/30/36	4,072,566	0	4,072,566	1,717,757	497,350		0	1,390,182	3,605,289	467,277	4,517,617
6/30/37	4,155,297	0	4,155,297	1,752,113	507,297		0	1,387,782	3,647,191	508,105	5,025,722
6/30/38	4,239,917	0	4,239,917	1,787,155	517,443		0	1,389,182	3,693,780	546,137	5,571,859
6/30/39	4,326,475	0	4,326,475	1,822,898	527,792		0	1,388,657	3,739,347	587,129	6,158,988
6/30/40	4,415,021	0	4,415,021	1,859,356	538,347		0	1,390,892	3,788,595	626,426	6,785,414
6/30/41	4,505,604	0	4,505,604	1,896,543	549,114		0	1,389,207	3,834,864	670,740	7,456,154
6/30/42	4,598,277	0	4,598,277	1,934,474	560,097		0	1,389,855	3,884,425	713,852	8,170,006
6/30/43	4,693,092	0	4,693,092	1,973,163	571,298		0	1,388,202	3,932,663	760,429	8,930,434
6/30/44	4,790,105	0	4,790,105	2,012,627	582,724		0	1,389,170	3,984,521	805,584	9,736,019
6/30/45	4,889,372	0	4,889,372	2,052,879	594,379		0	150,907	2,798,165	2,091,206	11,827,225
6/30/46	4,990,950	0	4,990,950	2,093,937	606,267		0	999,279	3,699,482	1,291,468	13,118,693
6/30/47	5,094,898	0	5,094,898	2,135,815	618,392		0	1,002,991	3,757,198	1,337,701	14,456,393
6/30/48	5,201,279	0	5,201,279	2,178,532	630,760		0	999,656	3,808,947	1,392,332	15,848,725
6/30/49	5,310,154	0	5,310,154	2,222,102	643,375		0	999,477	3,864,954	1,445,200	17,293,926
6/30/50	5,421,588	0	5,421,588	2,266,544	656,242		0	555,519	3,478,306	1,943,282	19,237,208
6/30/51	3,891,723	0	3,891,723	2,311,875	669,367		0	0	2,981,243	910,480	20,147,688
Totals:	120,721,872	5,703,164	115,018,708	51,843,655	14,722,730	763,837	0	28,349,566	95,679,788	19,338,920	

Exhibit B1 – Future Debt Limit

One of the two tests that must be met when considering a District’s borrowing capacity is the debt limit. The below table shows the District’s debt limit through 2049 with 4.00% valuation growth throughout. This table illustrates that the District will be up against the debt limit in July 2029 based on that assumption and the assumed future GO and Sales Tax borrowings.

Valuation Growth 1/1/13: 10.00%								Valuation Growth: 4.00%					
Fiscal Year	Existing Outstanding	Retired Existing	NEW GO Issued	Retired NEW GO	New SAVE Issued	Retired New SAVE	Cumulative Outstanding	Estimated Valuation	Debt Limit	Remaining Debt Limit	Percentage Used	Remaining Percentage	
6/30/22	27,841,376						27,841,376	887,237,875	44,361,894	16,520,518	62.760%	37.240%	
6/30/23		-2,764,376	0		0	0	25,077,000	943,573,380	47,178,669	22,101,669	53.153%	46.847%	
6/30/24		-1,851,000	0		0	14,020,000	0	37,246,000	977,027,367	48,851,368	11,605,368	76.244%	23.756%
6/30/25		-1,878,000	0	0	0	0	0	35,368,000	1,074,730,104	53,736,505	18,368,505	65.817%	34.183%
6/30/26		-1,906,000	0	0	0	0	0	33,462,000	1,117,719,308	55,885,965	22,423,965	59.875%	40.125%
6/30/27		-1,940,000	0	0	0	0	0	31,522,000	1,162,428,080	58,121,404	26,599,404	54.235%	45.765%
6/30/28		-1,984,000	20,945,000		0	0	0	50,483,000	1,208,925,203	60,446,260	9,963,260	83.517%	16.483%
6/30/29		-2,023,000	10,435,000		-515,000	4,465,000	0	62,845,000	1,257,282,212	62,864,111	19,111	99.970%	0.030%
6/30/30		-1,360,000	0		-25,000	0	-640,000	60,820,000	1,307,573,500	65,378,675	4,558,675	93.027%	6.973%
6/30/31		-1,400,000	0		-30,000	0	-665,000	58,725,000	1,359,876,440	67,993,822	9,268,822	86.368%	13.632%
6/30/32		-1,445,000	0		-25,000	0	-690,000	56,565,000	1,414,271,498	70,713,575	14,148,575	79.992%	20.008%
6/30/33		-1,490,000			-25,000		-720,000	54,330,000	1,470,842,357	73,542,118	19,212,118	73.876%	26.124%
6/30/34		-1,530,000			-35,000		-750,000	52,015,000	1,529,676,052	76,483,803	24,468,803	68.008%	31.992%
6/30/35		-1,580,000			-30,000		-780,000	49,625,000	1,590,863,094	79,543,155	29,918,155	62.388%	37.612%
6/30/36		-1,630,000			-1,525,000		-810,000	45,660,000	1,654,497,618	82,724,881	37,064,881	55.195%	44.805%
6/30/37		-1,680,000			-1,740,000		-840,000	41,400,000	1,720,677,522	86,033,876	44,633,876	48.121%	51.879%
6/30/38		-1,380,000			-1,820,000		-875,000	37,325,000	1,789,504,623	89,475,231	52,150,231	41.715%	58.285%
6/30/39		0			-1,890,000		-910,000	34,525,000	1,861,084,808	93,054,240	58,529,240	37.102%	62.898%
6/30/40		0			-1,965,000		-950,000	31,610,000	1,935,528,200	96,776,410	65,166,410	32.663%	67.337%
6/30/41		0			-2,045,000		-990,000	28,575,000	2,012,949,328	100,647,466	72,072,466	28.391%	71.609%
6/30/42	0			-2,125,000		-1,035,000	25,415,000	2,093,467,302	104,673,365	79,258,365	24.280%	75.720%	
6/30/43	0			-2,210,000		-1,080,000	22,125,000	2,177,205,994	108,860,300	86,735,300	20.324%	79.676%	
6/30/44	0			-2,300,000		-1,130,000	18,695,000	2,264,294,233	113,214,712	94,519,712	16.513%	83.487%	
6/30/45	0			-2,395,000		-1,180,000	15,120,000	2,354,866,003	117,743,300	102,623,300	12.841%	87.159%	
6/30/46	0			-2,500,000		-810,000	11,810,000	2,449,060,643	122,453,032	110,643,032	9.645%	90.355%	
6/30/47	0			-2,610,000		-850,000	8,350,000	2,547,023,069	127,351,153	119,001,153	6.557%	93.443%	
6/30/48	0			-2,725,000		-885,000	4,740,000	2,648,903,991	132,445,200	127,705,200	3.579%	96.421%	
6/30/49	0			-2,845,000		-925,000	970,000	2,754,860,151	137,743,008	136,773,008	0.704%	99.296%	
Totals:	27,841,376	-27,841,376	31,380,000	-31,380,000	18,485,000	-18,485,000							

Exhibit B2 – Future Debt Limit: Stress Test – What if valuation growth slows?

Valuation Growth 1/1/13: 10.00%								Valuation Growth: 3.50%				
Fiscal Year	Existing Outstanding	Retired Existing	NEW GO Issued	Retired NEW GO	New SAVE Issued	Retired New SAVE	Cumulative Outstanding	Estimated Valuation	Debt Limit	Remaining Debt Limit	Percentage Used	Remaining Percentage
6/30/22	27,841,376						27,841,376	887,237,875	44,361,894	16,520,518	62.760%	37.240%
6/30/23		-2,764,376	0		0	0	25,077,000	943,573,380	47,178,669	22,101,669	53.153%	46.847%
6/30/24		-1,851,000	0		14,020,000	0	37,246,000	977,027,367	48,851,368	11,605,368	76.244%	23.756%
6/30/25		-1,878,000	0	0	0	0	35,368,000	1,074,730,104	53,736,505	18,368,505	65.817%	34.183%
6/30/26		-1,906,000	0	0	0	0	33,462,000	1,112,345,657	55,617,283	22,155,283	60.165%	39.835%
6/30/27		-1,940,000	0	0	0	0	31,522,000	1,151,277,755	57,563,888	26,041,888	54.760%	45.240%
6/30/28		-1,984,000	20,945,000	0	0	0	50,483,000	1,191,572,477	59,578,624	9,095,624	84.733%	15.267%
6/30/29		-2,023,000	10,435,000	-515,000	4,465,000	0	62,845,000	1,233,277,513	61,663,876	-1,181,124	101.915%	-1.915%
6/30/30		-1,360,000	0	-25,000	0	-640,000	60,820,000	1,276,442,226	63,822,111	3,002,111	95.296%	4.704%
6/30/31		-1,400,000	0	-30,000	0	-665,000	58,725,000	1,321,117,704	66,055,885	7,330,885	88.902%	11.098%
6/30/32		-1,445,000	0	-25,000	0	-690,000	56,565,000	1,367,356,824	68,367,841	11,802,841	82.736%	17.264%
6/30/33		-1,490,000		-25,000		-720,000	54,330,000	1,415,214,313	70,760,716	16,430,716	76.780%	23.220%
6/30/34		-1,530,000		-35,000		-750,000	52,015,000	1,464,746,814	73,237,341	21,222,341	71.023%	28.977%
6/30/35		-1,580,000		-30,000		-780,000	49,625,000	1,516,012,952	75,800,648	26,175,648	65.468%	34.532%
6/30/36		-1,630,000		-1,525,000		-810,000	45,660,000	1,569,073,406	78,453,670	32,793,670	58.200%	41.800%
6/30/37		-1,680,000		-1,740,000		-840,000	41,400,000	1,623,990,975	81,199,549	39,799,549	50.986%	49.014%
6/30/38		-1,380,000		-1,820,000		-875,000	37,325,000	1,680,830,659	84,041,533	46,716,533	44.413%	55.587%
6/30/39		0		-1,890,000		-910,000	34,525,000	1,739,659,732	86,982,987	52,457,987	39.692%	60.308%
6/30/40		0		-1,965,000		-950,000	31,610,000	1,800,547,823	90,027,391	58,417,391	35.112%	64.888%
6/30/41		0		-2,045,000		-990,000	28,575,000	1,863,566,996	93,178,350	64,603,350	30.667%	69.333%
6/30/42		0		-2,125,000		-1,035,000	25,415,000	1,928,791,841	96,439,592	71,024,592	26.353%	73.647%
6/30/43		0		-2,210,000		-1,080,000	22,125,000	1,996,299,556	99,814,978	77,689,978	22.166%	77.834%
6/30/44		0		-2,300,000		-1,130,000	18,695,000	2,066,170,040	103,308,502	84,613,502	18.096%	81.904%
6/30/45		0		-2,395,000		-1,180,000	15,120,000	2,138,485,992	106,924,300	91,804,300	14.141%	85.859%
6/30/46		0		-2,500,000		-810,000	11,810,000	2,213,333,001	110,666,650	98,856,650	10.672%	89.328%
6/30/47		0		-2,610,000		-850,000	8,350,000	2,290,799,656	114,539,983	106,189,983	7.290%	92.710%
6/30/48		0		-2,725,000		-885,000	4,740,000	2,370,977,644	118,548,882	113,808,882	3.998%	96.002%
6/30/49		0		-2,845,000		-925,000	970,000	2,453,961,862	122,698,093	121,728,093	0.791%	99.209%
Totals:	27,841,376	-27,841,376	31,380,000	-31,380,000	18,485,000	-18,485,000						

The above table illustrates that if valuations do not grow as assumed, the project will either be delayed by a year or two, or the District will need to consider more specific cash flow planning to fund the remainder of the project from cash on hand.

Exhibit C – Breakout of PPEL & Sales Tax Debt Payments

Fiscal Year	Principal & Interest Payments					Percentage Payments		
	Existing PPEL	New PPEL	Existing SAVE	New SAVE	Total	PPEL %	SAVE %	Total %
6/30/23	328,000		768,064	0	1,096,064	41.47%	36.68%	35.59%
6/30/24	0	0	767,974	0	767,974	0.00%	34.92%	23.91%
6/30/25	0	0	767,456	559,704	1,327,160	0.00%	59.45%	40.53%
6/30/26	0	0	767,503	559,704	1,327,207	0.00%	58.57%	39.74%
6/30/27	0	0	768,097	559,704	1,327,800	0.00%	57.73%	38.99%
6/30/28	0	0	768,217	559,704	1,327,920	0.00%	56.88%	38.23%
6/30/29	0	0	767,854	559,704	1,327,558	0.00%	56.03%	37.47%
6/30/30	0	0	0	1,389,982	1,389,982	0.00%	57.79%	38.47%
6/30/31	0	0	0	1,389,382	1,389,382	0.00%	56.92%	37.70%
6/30/32	0	0	0	1,387,782	1,387,782	0.00%	56.01%	36.91%
6/30/33	0	0	0	1,390,182	1,390,182	0.00%	55.28%	36.25%
6/30/34	0	0	0	1,391,382	1,391,382	0.00%	54.51%	35.56%
6/30/35	0	0	0	1,391,382	1,391,382	0.00%	53.70%	34.86%
6/30/36	0	0	0	1,390,182	1,390,182	0.00%	52.86%	34.14%
6/30/37	0	0	0	1,387,782	1,387,782	0.00%	51.99%	33.40%
6/30/38	0	0	0	1,389,182	1,389,182	0.00%	51.28%	32.76%
6/30/39	0	0	0	1,388,657	1,388,657	0.00%	50.50%	32.10%
6/30/40	0	0	0	1,390,892	1,390,892	0.00%	49.83%	31.50%
6/30/41	0	0	0	1,389,207	1,389,207	0.00%	49.04%	30.83%
6/30/42	0	0	0	1,389,855	1,389,855	0.00%	48.33%	30.23%
6/30/43	0	0	0	1,388,202	1,388,202	0.00%	47.56%	29.58%
6/30/44	0	0	0	1,389,170	1,389,170	0.00%	46.89%	29.00%
6/30/45	0	0	0	150,907	150,907	0.00%	5.02%	3.09%
6/30/46	0	0	0	999,279	999,279	0.00%	32.74%	20.02%
6/30/47	0	0	0	1,002,991	1,002,991	0.00%	32.38%	19.69%
6/30/48	0	0	0	999,656	999,656	0.00%	31.79%	19.22%
6/30/49	0	0	0	999,477	999,477	0.00%	31.32%	18.82%
6/30/50	0	0	0	555,519	555,519	0.00%	17.15%	10.25%
6/30/51	0	0	0	0	0	0.00%	0.00%	0.00%
Totals:	328,000	0	5,375,164	28,349,566	34,052,730			

Exhibit D – Breakout of ongoing set aside and Pay-Go expenses from PPEL & Sales Tax

Fiscal Year	Copier	Technology	Software	Transport	Buildings / Grounds	Activity	Yearly Expenses	Pay-Go East. Flrm	Pay-Go West. Flrm	Pay-Go Placeholder	Pay-Go Expenses
6/30/23	25,070	519,000	175,675	223,000	432,760	189,000	1,564,505	210,000	75,000		285,000
6/30/24	25,573	427,000	178,000	314,560	345,000	60,000	1,350,133		300,000		300,000
6/30/25	26,084	521,000	181,560	339,600	351,900	61,200	1,481,344			400,000	400,000
6/30/26	26,606	506,000	185,191	270,000	358,938	62,424	1,409,159			408,000	408,000
6/30/27	27,138	516,120	188,895	275,400	366,117	63,672	1,437,343			416,160	416,160
6/30/28	27,681	526,442	192,673	280,908	373,439	64,946	1,466,089			424,483	424,483
6/30/29	28,235	536,971	196,526	286,526	380,908	66,245	1,495,411			432,973	432,973
6/30/30	28,799	547,711	200,457	292,257	388,526	67,570	1,525,319			441,632	441,632
6/30/31	29,375	558,665	204,466	298,102	396,297	68,921	1,555,826			450,465	450,465
6/30/32	29,963	569,838	208,555	304,064	404,222	70,300	1,586,942			459,474	459,474
6/30/33	30,562	581,235	212,726	310,145	412,307	71,706	1,618,681			468,664	468,664
6/30/34	31,173	592,860	216,981	316,348	420,553	73,140	1,651,055			478,037	478,037
6/30/35	31,797	604,717	221,321	322,675	428,964	74,602	1,684,076			487,598	487,598
6/30/36	32,433	616,811	225,747	329,128	437,543	76,095	1,717,757			497,350	497,350
6/30/37	33,081	629,147	230,262	335,711	446,294	77,616	1,752,113			507,297	507,297
6/30/38	33,743	641,730	234,867	342,425	455,220	79,169	1,787,155			517,443	517,443
6/30/39	34,418	654,565	239,565	349,274	464,325	80,752	1,822,898			527,792	527,792
6/30/40	35,106	667,656	244,356	356,259	473,611	82,367	1,859,356			538,347	538,347
6/30/41	35,808	681,009	249,243	363,384	483,083	84,014	1,896,543			549,114	549,114
6/30/42	36,525	694,630	254,228	370,652	492,745	85,695	1,934,474			560,097	560,097
6/30/43	37,255	708,522	259,312	378,065	502,600	87,409	1,973,163			571,298	571,298
6/30/44	38,000	722,693	264,499	385,626	512,652	89,157	2,012,627			582,724	582,724
6/30/45	38,760	737,146	269,789	393,339	522,905	90,940	2,052,879			594,379	594,379
6/30/46	39,535	751,889	275,184	401,206	533,363	92,759	2,093,937			606,267	606,267
6/30/47	40,326	766,927	280,688	409,230	544,030	94,614	2,135,815			618,392	618,392
6/30/48	41,133	782,266	286,302	417,415	554,911	96,506	2,178,532			630,760	630,760
6/30/49	41,955	797,911	292,028	425,763	566,009	98,436	2,222,102			643,375	643,375
6/30/50	42,794	813,869	297,868	434,278	577,329	100,405	2,266,544			656,242	656,242
6/30/51	43,650	830,147	303,826	442,964	588,876	102,413	2,311,875			669,367	669,367
Totals:	972,582	18,504,478	6,770,790	9,968,305	13,215,428	2,412,073	51,843,655	210,000	375,000	14,137,730	14,722,730

Financing Capacity and Debt Limit

Ballard Community School District, Iowa

March 20, 2023

THE SUMMARY BELOW IS NOT MEANT TO TAKE THE PLACE OF A MORE IN DEPTH CONVERSATION SURROUNDING THE DISTRICT DEBT LIMIT AND BONDING CAPACITY FIGURES, BUT IS MEANT TO PROVIDE A FRAMEWORK FOR THE HIGH-LEVEL SUMMARY OF AVAILABLE RESOURCES THAT COULD BE COMMITTED TO CAPITAL IMPROVEMENTS.

Valuations

	1/1/2021 FY2023	1/1/2022 FY2024	Avg Growth 1/1/2013 - 2022
100% / Actual Valuation (Debt Limit purposes):	943,573,380	977,027,367	5.88%
Taxable Valuation (Debt Levy and PPEL):	590,185,358	605,948,866	6.54%

Tax Rate History

Fiscal Year	Operating	Management	Board PPEL	V PPEL	Debt*	Total Levy
2023	12.23386	2.06133	0.33000	0.93210	4.05000	19.60729
2022	13.69041	0.60086	0.33000	0.93599	4.05000	19.60726
2021	12.82642	1.50658	0.33000	0.89417	4.05000	19.60717
2020	11.27856	3.05541	0.33000	0.89196	4.05000	19.60593
2019	12.08236	2.30220	0.33000	0.84847	4.05000	19.61303
2018	12.33105	2.04465	0.33000	0.83714	4.05000	19.59284
2017	14.90501	1.92842	0.33000	0.83947	4.04912	22.05202
2016	16.68992	2.16451	0.33000	0.83460	3.03420	23.05323
2015	17.59236	1.12268	0.33000	0.82704	3.18115	23.05323
2014	15.77175	2.76920	0.33000	0.85731	3.32497	23.05323
2013	16.89590	1.51463	0.33000	0.87643	3.44400	23.06096
2012	17.05122	1.52955	0.33000	0.87153	3.51572	23.29802
2011	16.93578	1.45905	0.33000	0.85368	4.05000	23.62851
2010	16.64863	1.37014	0.33000	0.82840	4.05000	23.22717

Debt Limit Constraint (valuation growth as noted)

											Future Valuation Increase:		3.000%
Fiscal Year	GO Outstanding	Retired GO	PPEL Outstanding	Retired PPEL	SAVE Outstanding	Retired SAVE	Cumulative Outstanding	Estimated Valuation	Debt Limit	Remaining Debt Limit	Percentage Used	Remaining Percentage	
7/1/2022	23,095,000		320,000		5,126,000		28,541,000	887,237,875	44,361,894	15,820,894	64.337%	35.663%	
2023		-1,120,000		-320,000		-709,000	26,392,000	943,573,380	47,178,669	20,786,669	55.941%	44.059%	
2024		-1,135,000		0		-716,000	24,541,000	977,027,367	48,851,368	24,310,368	50.236%	49.764%	
2025		-1,155,000		0		-723,000	22,663,000	1,006,338,188	50,316,909	27,653,909	45.041%	54.959%	
2026		-1,175,000		0		-731,000	20,757,000	1,036,528,334	51,826,417	31,069,417	40.051%	59.949%	
2027		-1,200,000		0		-740,000	18,817,000	1,067,624,184	53,381,209	34,564,209	35.250%	64.750%	

*Any new debt capacity must fit within the constitutional debt limit constraint

Resources Available for the District's Consideration (PPEL / SAVE)

Fund	Expiration	New Revenue Purpose?	Annual Rev	Debt Payments	Final Payment	Available After Debt*	Other Commitments
Board PPEL	N/A	N/A	194,761	N/A	N/A	194,761	Various-Review
Voter PPEL	FY2027	N/A	790,848	328,000	FY2023	462,848	Various-Review
SAVE	1/1/2031	???	2,094,094	768,064	FY2029	1,326,030	Various-Review
Total (rounded*)			3,079,703	1,096,064		1,983,639	

General Obligation Bond Capacity

Would require a bond referendum with 60% approval. The District does have existing debt. Any new debt scenarios create a wrap-around structure with level aggregate new debt for 20 years from the occurrence of the obligation (which also extends the final payments from your current debt scenario). Scenario below assume new debt issued in the Spring of 2024 to encompass 20 budget years of debt obligations. Further phasing of projects over multiple years, may allow for additional capacity to become available.

Option	Levy	Budget Years	1/1/2023 Valuation	Interest Rates	Bond Amount	Project Funds	Agg. Est. Annual PMT
1	4.05	20	3.00% growth	0.50% higher	15,970,000	15,732,795	2,527,258

General Obligation PPEL Note Capacity

Could move forward with Board approval once voter approval of an extension of the tax has occurred. District already has voter approval for revenues through FY2027 at \$1.34 per \$1000. Given the District's use of revenues for ongoing needs, we did not evaluate any new financing scenarios from PPEL. The District would need to consider ongoing expenses paid from PPEL if they desire to borrow from the voter approved PPEL revenues.

Option	Levy	1/1/2022 Valuation	Interest Rates	Borrowing Amount	Project Funds	Estimate Annual PMT
1	N/A	N/A	N/A	N/A	N/A	N/A

Sales Tax Revenue Bond Capacity

Some financing capacity existing within the current revenue purpose constraints (through 1/1/2031) which was approved in 2008. However, in order to access more substantial sales tax capacity, the District voters would need to approve a new revenue purpose statement (simple majority approval). Public hearing is now required for all new borrowings as well as athletic complex improvements paid with existing cash on hand. Capacity calculations below assumes new debt issued in the Spring of 2024 with aggregate debt payments of approximately \$1,760,000 annually (approximate maximum lending limit).

Scenario	RPS Needed	Final Payment	Borrowing Amount	Project Funds	Est. DSC	Reserve	Restructure?	Interest Rates
7 Year	No	2031	6,470,000	6,556,454	1.25	No*	No	0.50% higher
15 Year	Yes	2039	16,095,000	16,270,863	1.25	No*	No	0.50% higher
20 Year	Yes	2044	19,955,000	18,212,099	1.25	Yes	No	0.50% higher
27 Year	Yes	2051	23,965,000	21,666,010	1.25	Yes	Yes**	0.50% higher

*debt service reserve fund may not be required for 7 and 15 year options

**\$400,000 of outstanding SAVE debt that would need to be restructured

Capital Project Fund Balance

The District could commit existing funds on hand in the Capital Project Funds (PPEL / SAVE). Those figures are not factored into this capacity analysis.

Financial Disclosures

Piper Sandler is providing the information contained in this communication for discussion purposes only, and it is not intended to be and should not be construed as "advice" within the meaning of Section 15B of the Securities and Exchange Act of 1934. Nothing contained herein is intended to and should be construed to give rise to a municipal advisory, financial advisory or fiduciary relationship. In conveying this information, and unless circumstances otherwise indicate, Piper Sandler is presumptively acting as an underwriter or placement agent, in which Piper Sandler's primary role is to purchase securities for resale to investors or arrange for the placement of securities in an arm's-length commercial transaction between the Client and Piper Sandler. As underwriter or placement agent, Piper Sandler has financial and other interests that differ from those of the Client.

The information contained herein may include hypothetical interest rates or interest rate savings for a potential refunding. Interest rates used herein take into consideration conditions in today's market and other factual information such as credit rating, geographic location and market sector. Interest rates described herein should not be viewed as rates that Piper Sandler expects to achieve for you should we be selected to act as your underwriter or placement agent. Information about interest rates and terms for SLGs is based on current publicly available information and treasury or agency rates for open-market escrows are based on current market interest rates for these types of credits and should not be seen as costs or rates that Piper Sandler could achieve for you should we be selected to act as your underwriter or placement agent. More particularized information and analysis may be provided after you have engaged Piper Sandler as an underwriter or placement agent or under certain other exceptions as describe in the Section 15B of the Exchange Act.

Appendix E - Facilities Deficiencies Lists

WEST ELEMENTARY DEFICIENCIES LIST

Building	Title	Description	Goals	Category	Safety & Security	ADA Accessibility	Level of Priority
West Elementary	W ELEM-1	Concrete removal & replacement of curb & gutter where cracked, chipped, or spalled	Maintain Facilities	Site Improvements			M-4
West Elementary	W ELEM-10	Slab jack at door #5 to make sidewalk level with stoop	Maintain Facilities	Site Improvements	Safety & Security		M-4
West Elementary	W ELEM-11	Repair masonry at west end 3rd window on south elevation	Maintain Facilities	Exterior Envelope			M-2
West Elementary	W ELEM-12	Ball diamond field work to be done with the help of boosters	Maintain Facilities	Activities/Athletics			M-1
West Elementary	W ELEM-13	Remove fence post footings about 42" deep at softball field	Maintain Facilities	Activities/Athletics			M-4
West Elementary	W ELEM-14	Adjust through-wall flashing at base of wall turned up by lawn mower wheels	Maintain Facilities	Exterior Envelope			M-2
West Elementary	W ELEM-16	Rework existing windowsills at north, west, & south elevation west addition	Maintain Facilities	Maintenance/Repairs			M-2
West Elementary	W ELEM-17	Tuckpoint existing brick masonry veneer at outside corners of gymnasium and original parts of existing building	Maintain Facilities	Exterior Envelope			M-2
West Elementary	W ELEM-18	Add leader heads & downspouts to roof drain overflow scuppers	Maintain Facilities	Storm Management			M-2
West Elementary	W ELEM-2	Concrete removal & replacement of stoop & adjacent walks at door openings where there are tripping hazard	Maintain Facilities	Site Improvements	Safety & Security		M-4
West Elementary	W ELEM-20	Power-wash & repaint glazed unit masonry accents	Maintain Facilities	Maintenance/Repairs			M-1
West Elementary	W ELEM-21	Repair opening #11 due to not latching	Maintain Facilities	Maintenance/Repairs	Safety & Security		M-4
West Elementary	W ELEM-23	Add one (1) basketball goal to the east wall	Maintain Facilities	Activities/Athletics			M-3
West Elementary	W ELEM-27	Conduct maintenance on condensation trap on heat pumps throughout the building	Maintain Facilities	MEPT Services			M-2
West Elementary	W ELEM-28	Repair window seals that are causing the windows to cloud/fog up	Maintain Facilities	Maintenance/Repairs			M-2
West Elementary	W ELEM-29	Infill operable partition opening in the west wall of the vocal music room	Maintain Facilities	Academic Core			M-3
West Elementary	W ELEM-3	Concrete removal & replacement of sidewalk around flagpole	Maintain Facilities	Site Improvements			M-4
West Elementary	W ELEM-32	Replace drinking fountains throughout the building	Maintain Facilities	MEPT Services			M-2
West Elementary	W ELEM-33	Replace faucets throughout the kitchen	Maintain Facilities	Food Services			M-2
West Elementary	W ELEM-4	Concrete removal & replacement of drop-face walk along bus drop-off zone	Maintain Facilities	Site Improvements			M-4
West Elementary	W ELEM-42	Personal storage space in offices	Maintain Facilities	Staff			PG-2
West Elementary	W ELEM-44	Restroom supervision	Maintain Facilities	Support			PG-3
West Elementary	W ELEM-48	Office within special education space	Maintain Facilities	Staff			PG-1
West Elementary	W ELEM-5	Add concrete aprons to infill student walk paths at inside corners at SE area of school	Maintain Facilities	Site Improvements			M-1
West Elementary	W ELEM-55	Water entering at preschool exterior doors	Maintain Facilities	Maintenance/Repairs			M-3

WEST ELEMENTARY DEFICIENCIES LIST

West Elementary	W ELEM-57	Shared computer science space (coding, technology, etc.)	Maintain Facilities	Academic Core	CI-1
West Elementary	W ELEM-59	Grading between playground & adjacent softball area	Maintain Facilities	Site Improvements	M-3
West Elementary	W ELEM-6	Seal joints at all ACC & PCC paving, sidewalk, & playground pavement joints	Maintain Facilities	Maintenance/Repairs	M-2
West Elementary	W ELEM-60	Pickup & drop-off: traffic flow, pedestrian safety	Maintain Facilities	Site Improvements	Safety & Security M-4
West Elementary	W ELEM-61	Standing water at north parking lot	Maintain Facilities	Storm Management	M-1
West Elementary	W ELEM-62	Standing water at playground	Maintain Facilities	Storm Management	M-3
West Elementary	W ELEM-67	Natural light to all classrooms - WE	Maintain Facilities	Interior Atmosphere	PG-2
West Elementary	W ELEM-7	Sandblast and paint lintel at walk-door and overhead door at exterior storage building	Maintain Facilities	Exterior Envelope	M-1
West Elementary	W ELEM-8	Repair chain-link fence from NW corner of building at softball field	Maintain Facilities	Maintenance/Repairs	M-1
West Elementary	W ELEM-A	Remove & replace the suspended acoustical ceiling tile system throughout the building	Maintain Facilities	Interior Atmosphere	CI-4
West Elementary	W ELEM-A	Remove & replace the lay-in lighting throughout the building with LED lighting	Maintain Facilities	MEPT Services	CI-4
West Elementary	W ELEM-A	Remove & replace the building mechanical system (heat pump)	Maintain Facilities	MEPT Services	CI-4
West Elementary	W ELEM-A	Add air conditioning to the gymnasium	Maintain Facilities	MEPT Services	CI-2
West Elementary	W ELEM-B	Replace exterior aluminum storefront system at main entry, water entry issues	Maintain Facilities	Exterior Envelope	PG-4
West Elementary	W ELEM-B	Add steel outrigger structures, 1.5" B steel decking, & roofing to existing steel truss structure at main entry	Maintain Facilities	Structural	PG-3
West Elementary	W ELEM-C	Lunchroom capacity, acoustics, staffing, & traffic flow	Enrollment Capacity	Food Services	PG-4
West Elementary	W ELEM-C	Preschool space	Maintain Facilities	Academic Core	PG-4
West Elementary	W ELEM-C	Natural daylight to art room	Maintain Facilities	Interior Atmosphere	PG-4
West Elementary	W ELEM-C	Separate staff space for professional development, conference room	Maintain Facilities	Staff	PG-3
West Elementary	W ELEM-C	Lower 3 of 4 sinks to student height in art room	Maintain Facilities	Support	PG-1
West Elementary	W ELEM-C	Collaboration space for one-on-one time with students	Maintain Facilities	Academic Core	CI-3
West Elementary	W ELEM-C	Staff shared storage	Maintain Facilities	Staff	CI-2
West Elementary	W ELEM-C	Preschool classroom storage	Maintain Facilities	Support	CI-2
West Elementary	W ELEM-C	Art room - addition or space reconfiguration	Maintain Facilities	Space Allocation	CI-2
West Elementary	W ELEM-C	Art room storage - cabinets & clay storage	Maintain Facilities	Support	CI-2
West Elementary	W ELEM-C	More art room student work space	Maintain Facilities	Interior Atmosphere	CI-2

WEST ELEMENTARY DEFICIENCIES LIST

West Elementary	W ELEM-C	Kiln room storage space	Maintain Facilities	Support		CI-2
West Elementary	W ELEM-C	Art room with separate wet & dry sides	Maintain Facilities	Support		CI-2
West Elementary	W ELEM-C	Art display cases	Maintain Facilities	Support		CI-2
West Elementary	W ELEM-C	New furniture suitable for K-2 art	Maintain Facilities	Interior Atmosphere		CI-2
West Elementary	W ELEM-D	Outdoor storage for all grade levels	Maintain Facilities	Support		PG-4
West Elementary	W ELEM-D	Accessible playground equipment	Maintain Facilities	Site Improvements	ADA Accessibility	PG-4
West Elementary	W ELEM-D	Playground area	Maintain Facilities	Site Improvements		PG-3
West Elementary	W ELEM-E	Grade level storage	Maintain Facilities	Support		CI-3
West Elementary	W ELEM-E	Add exits doors & sidewalks at west commons	Maintain Facilities	Support	Safety & Security	PG-2
West Elementary	W ELEM-E	ELL & speech work & office space	Maintain Facilities	Space Allocation		PG-3
West Elementary	W ELEM-E	Additional office space	Maintain Facilities	Staff		PG-3
West Elementary	W ELEM-E	Additional storage space	Maintain Facilities	Support		PG-3

EAST ELEMENTARY DEFICIENCIES LIST

Master Plan

Building	Title	Description	Goals	Category	Safety & Security	ADA Accessibility	Level of Priority
East Elementary	E ELEM-4	Add concrete aprons to infill student walk paths at inside corners at southeast area of school	Maintain Facilities	Site Improvements			M-1
East Elementary	E ELEM-10	Sandblast & paint lintel at walk-door & overhead door at exterior storage building	Maintain Facilities	Maintenance/Repairs			M-1
East Elementary	E ELEM-11	Replace weatherstripping at perimeter of overhead door at exterior storage building	Maintain Facilities	Maintenance/Repairs			M-1
East Elementary	E ELEM-50	Carpet/flooring replacement in hallways	Maintain Facilities	Interior Atmosphere			M-1
East Elementary	E ELEM-51	Flooring replacement in nurse suite & art room	Maintain Facilities	Interior Atmosphere			M-1
East Elementary	E ELEM-22	Powerwash & repaint glazed unit masonry accents	Maintain Facilities	Exterior Envelope			M-2
East Elementary	E ELEM-7	Seal joints at all ACC and PCC paving, sidewalk, and playground pavement joints	Maintain Facilities	Site Improvements			M-2
East Elementary	E ELEM-12	Replace existing downspouts at NE & NW corner of exterior storage building with new downspouts, elbows, &	Maintain Facilities	Storm Management			M-2
East Elementary	E ELEM-16	Adjust through wall flashing at base of wall turned up by lawn mower wheels	Maintain Facilities	Exterior Envelope			M-2
East Elementary	E ELEM-18	Rework existing window sills at north, west, & south elevation west addition	Maintain Facilities	Exterior Envelope			M-2
East Elementary	E ELEM-19	Tuckpoint existing brick masonry veneer at outside corners of gymnasium & original parts of existing building	Maintain Facilities	Exterior Envelope			M-2
East Elementary	E ELEM-20	Add leaderheads & downspouts to roof drain overflow scuppers	Maintain Facilities	Storm Management			M-2
East Elementary	E ELEM-13	Replace 42" tall backstop at kickball field with 120" tall backstop	Maintain Facilities	Activities/Athletics			M-3
East Elementary	E ELEM-24	Remove the existing bleachers & center the existing basketball goals within the room, center the wall pads,	Maintain Facilities	Activities/Athletics			M-3
East Elementary	E ELEM-25	Add one (1) basketball goal to gym	Maintain Facilities	Activities/Athletics			M-3
East Elementary	E ELEM-26	Strip & re-finish the gym floor	Maintain Facilities	Activities/Athletics			M-3
East Elementary	E ELEM-30	Infill the operable partition opening in the west wall of the vocal music room	Maintain Facilities	Support			M-3
East Elementary	E ELEM-31	Create hall access to the storage closet off the instrumental music room	Maintain Facilities	Support			M-3
East Elementary	E ELEM-44	Additional hard surface areas for activities	Enrollment Capacity	Site Improvements			M-3
East Elementary	E ELEM-57	Kitchen walk-in cooler	Maintain Facilities	Food Services			M-3
East Elementary	E ELEM-17	Add steel outrigger structures, 1.5" B steel decking, & roofing to existing steel truss structure at main entry	Maintain Facilities	Structural			M-4
East Elementary	E ELEM-1	Concrete removal & replacement of curb & gutter adjacent to parent drop-off parking lot	Maintain Facilities	Site Improvements			M-4
East Elementary	E ELEM-2	Concrete removal & replacement of stoop & adjacent walks at doors 10 & 12	Maintain Facilities	Site Improvements			M-4
East Elementary	E ELEM-3	Concrete removal & replacement of drop-face walk along bus drop-off zone	Maintain Facilities	Site Improvements			M-4
East Elementary	E ELEM-5	Add accessibility ramp at parent drop-off parking lot	Maintain Facilities	Site Improvements		ADA Accessibility	M-4

EAST ELEMENTARY DEFICIENCIES LIST

Master Plan

East Elementary	E ELEM-6	Add concrete pad at base of electrical cabinet north of door 10	Maintain Facilities	Site Improvements		M-4
East Elementary	E ELEM-8	Add concrete filled steel pipe bollards at fire hydrant located east of trash container pad	Maintain Facilities	Site Improvements	Safety & Security	M-4
East Elementary	E ELEM-9	Add concrete filled steel pipe bollards at electrical cabinet north of door 10	Maintain Facilities	Site Improvements	Safety & Security	M-4
East Elementary	E ELEM-14	Install 6' tall chain-link fence from NW corner of building to the west, north, & east along the north property line,	Maintain Facilities	Site Improvements		M-4
East Elementary	E ELEM-45	Fence for playground area	Maintain Facilities	Site Improvements	Safety & Security	M-4
East Elementary	E ELEM-46	Painted sidewalk is slippery	Maintain Facilities	Site Improvements	Safety & Security	M-4
East Elementary	E ELEM-35	Sounds at restrooms disruptive to adjacent classrooms	Maintain Facilities	Interior Atmosphere		PG-2
East Elementary	E ELEM-47	Additional parking spaces for events	Maintain Facilities	Site Improvements		PG-2
East Elementary	E ELEM-48	Sound control in corridors - counselor, behavioral offices	Maintain Facilities	Interior Atmosphere		PG-1
East Elementary	E ELEM-55	Natural light to all classrooms - EE	Maintain Facilities	Interior Atmosphere		PG-1
East Elementary	E ELEM-A	Add air conditioning to the gym	Maintain Facilities	MEPT Services		CI-4
East Elementary	E ELEM-A	Remove and replace the suspended acoustical ceiling tile system throughout the building	Maintain Facilities	Interior Atmosphere		CI-4
East Elementary	E ELEM-A	Remove and replace the lay-in lighting throughout the building with LED lighting	Maintain Facilities	MEPT Services		CI-4
East Elementary	E ELEM-A	Remove & replace the building mechanical system	Maintain Facilities	MEPT Services		CI-4
East Elementary	E ELEM-B	Replace exterior aluminum storefront system at main entrance	Maintain Facilities	Exterior Envelope		PG-4
East Elementary	E ELEM-B	Exterior canopy at main entry	Maintain Facilities	Site Improvements		PG-4
East Elementary	E ELEM-C	Gymnasium space cannot accommodate assemblies or tournaments	Enrollment Capacity	Activities/Athletics		CI-3
East Elementary	E ELEM-C	Classroom adjacent to media center is smaller than other rooms & interior windows cause sound issues	Maintain Facilities	Academic Core		PG-4
East Elementary	E ELEM-C	Instrument storage within band room	Maintain Facilities	Support		PG-2
East Elementary	E ELEM-C	Mother's room with fridge	Maintain Facilities	Staff		PG-2
East Elementary	E ELEM-C	Special needs classrooms too small for level of students being served	Enrollment Capacity	Academic Core		CI-4
East Elementary	E ELEM-C	Additional staff restrooms & lounge space	Maintain Facilities	Support		CI-3
East Elementary	E ELEM-C	Limited commons/cafeteria space	Maintain Facilities	Food Services		CI-2
East Elementary	E ELEM-C	Additional PE storage space	Maintain Facilities	Support		CI-1
East Elementary	E ELEM-D	Grade levels disconnected & need space for collaboration, 21st century learning principles, etc.	Maintain Facilities	Academic Core		CI-3
East Elementary	E ELEM-D	Student lockers not adjacent to their rooms	Maintain Facilities	Support		PG-1

EAST ELEMENTARY DEFICIENCIES LIST

East Elementary	E ELEM-D	Restrooms with close proximity 4th grade for behavioral issues	Maintain Facilities	Support	CI-3
East Elementary	E ELEM-D	Additional general storage	Maintain Facilities	Support	PG-3

MIDDLE SCHOOL DEFICIENCIES LIST

Building	Title	Description	Goals	Category	Safety & Security	ADA Accessibility	Level of Priority
Middle School	MS-7	Repair super graphic damage	Maintain Facilities	Interior Atmosphere			M-1
Middle School	MS-10	Repair NE exterior wall water entry issue	Maintain Facilities	Maintenance/Repairs			M-2
Middle School	MS-5	Auditorium curtain replacement	Maintain Facilities	Interior Atmosphere			M-3
Middle School	MS-4	Auditorium electrical service & lighting upgrades	Maintain Facilities	MEPT Services	Safety & Security		M-4
Middle School	MS-6	Parking lot drainage	Maintain Facilities	Storm Management			M-4
Middle School	MS-8	Parking lot lighting upgrades	Maintain Facilities	Site Improvements			M-4
Middle School	MS-12	Add speed bumps to school/stadium parking lots	Maintain Facilities	Site Improvements	Safety & Security		M-4
Middle School	MS-16	Heaving concrete at door 16	Maintain Facilities	Maintenance/Repairs	Safety & Security		M-4
Middle School	MS-1	Strategy for long term media center location	Enrollment Capacity	Academic Core	Safety & Security		CI-1
Middle School	MS-15	Additional parking space	Maintain Facilities	Site Improvements			PG-1
Middle School	MS-A	Additional locker room space with larger lockers	Enrollment Capacity	Activities/Athletics			CI-4
Middle School	MS-A	PE storage	Maintain Facilities	Activities/Athletics			CI-3
Middle School	MS-A	Analyze multi-purpose room size & function	Enrollment Capacity	Activities/Athletics			CI-1
Middle School	MS-B	Additional band storage	Enrollment Capacity	Support			PG-3
Middle School	MS-17	Install new LED lighting in admin building offices	Maintain Facilities	Interior Atmosphere			M

HIGH SCHOOL DEFICIENCIES LIST

Building	Title	Description	Goals	Category	Safety & Security	ADA Accessibility	Level of Priority
High School	HS-1	Install joint sealant at the surface of the tennis courts	Maintain Facilities	Activities/Athletics			M-3
High School	HS-10	Install joint sealant at the west wall of the gym & the north wall of the corridor	Maintain Facilities	Exterior Envelope			M-2
High School	HS-11	Install splash blocks where needed	Maintain Facilities	Storm Management			M-2
High School	HS-14	Wash condensers	Maintain Facilities	Maintenance/Repairs			M-2
High School	HS-15	Cap metal at screen wall	Maintain Facilities	Maintenance/Repairs			M-2
High School	HS-16	Install ½" & ¾" pipe to support cooling tower	Maintain Facilities	MEPT Services			M-2
High School	HS-17	Install hammer aspiration at cooling tower	Maintain Facilities	MEPT Services			M-2
High School	HS-18	Seal pipe penetrations at chiller pipes	Maintain Facilities	MEPT Services			M-2
High School	HS-19	Blow down on cooling tower	Maintain Facilities	MEPT Services			M-2
High School	HS-2	Parking lot maintenance – striping, control joints sealing	Maintain Facilities	Site Improvements			M-2
High School	HS-20	Install water softener or E2 save system	Maintain Facilities	MEPT Services			M-2
High School	HS-21	Install bottle fillers at building	Maintain Facilities	MEPT Services			M-2
High School	HS-22	Install water heaters at building	Maintain Facilities	MEPT Services			M-2
High School	HS-3	Tuckpoint brick masonry veneer where needed at Building	Maintain Facilities	Exterior Envelope			M-2
High School	HS-32	Additional offices for outside agencies	Enrollment Capacity	Space Allocation			PG-1
High School	HS-33	Fine arts storage for costumes, props	Maintain Facilities	Support			PG-1
High School	HS-34	Theater curtain position interferes with lighting & hanging elements	Maintain Facilities	Interior Atmosphere			PG-2
High School	HS-36	Increase thermal comfort	Maintain Facilities	MEPT Services			M-3
High School	HS-38	Additional band storage space	Maintain Facilities	Support			PG-1
High School	HS-4	Install storm drains at entry #29	Maintain Facilities	Storm Management			M-2
High School	HS-42	Replace accessibility ramp at entrance	Maintain Facilities	Site Improvements		ADA Accessibility	M-4
High School	HS-44	Vestibule for weightroom to address snow/weather entering into space	Maintain Facilities	Support			M-3
High School	HS-5	Repair or replace spalling concrete at entrance	Maintain Facilities	Exterior Envelope			M-4
High School	HS-6	Repair or replace hollow metal frames at main office	Maintain Facilities	Exterior Envelope			M-2
High School	HS-7	Repair cracked block on vestibule opening #29	Maintain Facilities	Exterior Envelope			M-4

HIGH SCHOOL DEFICIENCIES LIST

High School	HS-8	Repair thresholds of SW commons area at NW part	Maintain Facilities	Maintenance/Repairs	M-4
High School	HS-37	General classroom expansion	Enrollment Capacity	Academic Core	CI-3
High School	HS-A	New ag education lab & greenhouse	College & Career Readiness	Academic Core	CI-4
High School	HS-A	Industrial technology expansion with industry standard equipment	College & Career Readiness	Academic Core	CI-4
High School	HS-A	FCS lab with commercial kitchen	College & Career Readiness	Academic Core	CI-3
High School	HS-B	Gender neutral restrooms	Maintain Facilities	Support	PG-4
High School	HS-B	Separate athletic laundry room	Maintain Facilities	Activities/Athletics	PG-2
High School	HS-B	Additional athletic staff office	Enrollment Capacity	Activities/Athletics	CI-3
High School	HS-B	Additional PE storage	Maintain Facilities	Support	CI-3
High School	HS-B	Additional weight, strength & conditioning, & storage space and new equipment including cardio	Enrollment Capacity	Activities/Athletics	CI-3
High School	HS-B	Multipurpose room addition for athletics	Enrollment Capacity	Activities/Athletics	CI-2
High School	HS-B	Locker room expansion with larger lockers	Enrollment Capacity	Activities/Athletics	CI-2
High School	HS-B	Space for coach/team meetings for viewing film & discussion	Maintain Facilities	Activities/Athletics	CI-2
High School	HS-B	Athletic health room	Enrollment Capacity	Activities/Athletics	CI-1
High School	HS-B	Create an indoor softball/baseball practice facility	Enrollment Capacity	Activities/Athletics	CI-1
High School	HS-C	Additional staff parking on west side	Maintain Facilities	Site Improvements	PG-2
High School	HS-D	High school stadium expansion	Enrollment Capacity	Activities/Athletics	CI-1

SOFTBALL DEFICIENCIES LIST

Building	Title	Description	Goals	Category	Safety & Security	ADA Accessibility	Level of Priority
Softball Field	SFB-1	Replace gravel with pavement	Maintain Facilities	Site Improvements			M-4
Softball Field	SFB-2	Create pathways with grass infill between pathways	Maintain Facilities	Site Improvements			M-4
Softball Field	SFB-3	Add trees for shade	Maintain Facilities	Site Improvements			M-1
Softball Field	SFB-4	Address outfield playing surface trim the “lip” at the outfield/infield border	Maintain Facilities	Activities/Athletics			M-3
Softball Field	SFB-5	Address infield playing surface	Maintain Facilities	Activities/Athletics			M-3
Softball Field	SFB-A	Left field provide elevated seating in left field for patrons	Maintain Facilities	Activities/Athletics			PG-1
Softball Field	SFB-A	Storage building - increase the size of the existing (prefer to store the nets inside during offseason) or replace,	Maintain Facilities	Activities/Athletics			PG-2
Softball Field	SFB-A	Replace existing bleachers with raised seating (200 spectator seats preferred), include accessibility ramp, &	Maintain Facilities	Activities/Athletics		ADA Accessibility	PG-2
Softball Field	SFB-A	Visitor dugout - address drainage issues, replace existing construction & move further to the east & incorporate	Maintain Facilities	Activities/Athletics			PG-3
Softball Field	SFB-A	Home dugout - address drainage issues, replace existing construction & move further to the north & incorporate	Maintain Facilities	Activities/Athletics			PG-3
Softball Field	SFB-A	Replace existing press box with elevated press box behind home plate (potentially incorporate into the bleacher	Maintain Facilities	Activities/Athletics			PG-4
Softball Field	SFB-A	Replace the existing concessions stand and restrooms for patrons & repurpose the existing building for storage	Maintain Facilities	Food Services			PG-4
Softball Field	SFB-B	Construct new softball complex; shared with new baseball complex	Enrollment Capacity	Activities/Athletics			CI-1

BASEBALL DEFICIENCIES LIST

Building	Title	Description	Goals	Category	Safety & Security	ADA Accessibility	Level of Priority
Baseball Field	BSB-1	Add an outer perimeter fence to the facility & incorporate a central pay entrance (currently no gate control)	Maintain Facilities	Site Improvements			M-2
Baseball Field	BSB-2	Add paved surfaces to spectator use areas and/or pathways to common use facilities (restrooms/concessions)	Maintain Facilities	Site Improvements			M-4
Baseball Field	BSB-6	Address outfield playing surface - trim grade to eliminate high spots and infill low areas, address drainage issues, &	Maintain Facilities	Activities/Athletics			M-3
Baseball Field	BSB-A	Upgrade the perimeter fencing at the infield & outfield	Maintain Facilities	Activities/Athletics			PG-1
Baseball Field	BSB-A	Storage Building - double size of existing (prefer to store the nets inside during offseason), incorporate batting cage(s), &	Maintain Facilities	Activities/Athletics			PG-3
Baseball Field	BSB-A	Replace existing bleachers with raised seating (300 spectator seats preferred) & include accessibility ramp	Maintain Facilities	Activities/Athletics		ADA Accessibility	PG-3
Baseball Field	BSB-A	Replace existing press box with elevated press box behind home plate (potentially incorporate into the bleacher	Maintain Facilities	Activities/Athletics			PG-3
Baseball Field	BSB-A	Visitor Dugout - replace existing construction & move further to the north & incorporate storage space	Maintain Facilities	Activities/Athletics			PG-4
Baseball Field	BSB-A	Home Dugout - replace existing construction & move further to the west & incorporate storage space	Maintain Facilities	Activities/Athletics			PG-4
Baseball Field	BSB-B	Baseball field at a new site	Maintain Facilities	Activities/Athletics			CI-1

TENNIS DEFICIENCIES LIST

Building	Title	Description	Goals	Category	Safety & Security	ADA Accessibility	Level of Priority
Tennis Courts	TNS-1	Add an outer perimeter fence to the facility & incorporate a central pay entrance (currently no gate control)	Maintain Facilities	Activities/Athletics			M-1
Tennis Courts	TNS-2	Add paved surfaces to spectator use areas &/or pathways to common use facilities (restrooms/concessions)	Maintain Facilities	Site Improvements			M-4
Tennis Courts	TNS-A	Update the existing playing surface	Maintain Facilities	Activities/Athletics			PG-3
Tennis Courts	TNS-A	Replace existing bleachers with raised seating for patron viewing	Maintain Facilities	Activities/Athletics			PG-1
Tennis Courts	TNS-A	Expand current facility to add three (3) to six (6) courts	Enrollment Capacity	Activities/Athletics			CI-4

TRANSPORTATION DEFICIENCIES LIST

Building	Title	Description	Goals	Category	Safety & Security	ADA Accessibility	Level of Priority
Transportation	TRNSP-1	Install exterior lighting to provide better illumination on west & east side of the building	Maintain Facilities	Site Improvements			M-4
Transportation	TRNSP-10	Repair/Replace radiant heater in the office area & restrooms	Maintain Facilities	MEPT Services			M-4
Transportation	TRNSP-11	Repair/Replace cooling system in the office area	Maintain Facilities	MEPT Services			M-4
Transportation	TRNSP-12	Repair electrical infrastructure (fuses) throughout the building	Maintain Facilities	MEPT Services			M-4
Transportation	TRNSP-13	Install seals around PVC piping inside the building	Maintain Facilities	MEPT Services			M-2
Transportation	TRNSP-14	Repair gas pipes inside the building to prevent gas leaks	Maintain Facilities	MEPT Services			M-4
Transportation	TRNSP-15	Repair/Replace concrete slab that has deteriorated from buses bringing in salt	Maintain Facilities	Maintenance/Repairs			M-4
Transportation	TRNSP-16	Provide & install pit grates for safety	Maintain Facilities	Maintenance/Repairs	Safety & Security		M-4
Transportation	TRNSP-2	Install downspouts at exterior doors	Maintain Facilities	Storm Management			M-2
Transportation	TRNSP-23	Auto door openers	Maintain Facilities	Maintenance/Repairs			M-4
Transportation	TRNSP-3	Upgrade plug-ins for exterior buses	Maintain Facilities	MEPT Services			M-4
Transportation	TRNSP-4	Install gas pipe support at the exterior of the building	Maintain Facilities	MEPT Services			M-4
Transportation	TRNSP-5	Bring building up to code requirements	Maintain Facilities	Code Compliance	Safety & Security		M-4
Transportation	TRNSP-6	Repair/Replace the roof at leaks	Maintain Facilities	Maintenance/Repairs			M-2
Transportation	TRNSP-7	Replace overhead doors throughout the building to create more efficient seals	Maintain Facilities	Exterior Envelope			M-4
Transportation	TRNSP-8	Install retention for heavy wash bay door – coil sagging due to laminated beam for ceiling support	Maintain Facilities	Structural			M-4
Transportation	TRNSP-9	Repair walk doors to freeze shut	Maintain Facilities	Maintenance/Repairs			M-4
Transportation	TRNSP-A	Additional parking spaces for staff	Maintain Facilities	Staff			PG-2
Transportation	TRNSP-A	Restroom renovation	Maintain Facilities	Staff			PG-2
Transportation	TRNSP-A	Enclosed office area with meeting space	Maintain Facilities	Staff			PG-3
Transportation	TRNSP-A	Exterior security lighting	Maintain Facilities	Site Improvements	Safety & Security		PG-4
Transportation	TRNSP-B	Build a new facility	Maintain Facilities	Maintenance/Repairs			CI-1
Transportation	TRNSP-B	Additional space for an automotive classroom	College & Career Readiness	Academic Core			CI-1