
Facilities Planning Services

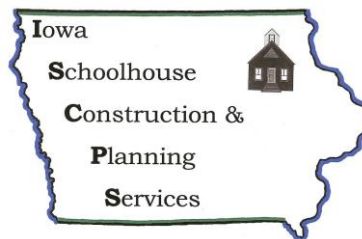
Facility Evaluation & Planning For

East Mills Community School District



58962 380th Street, Hastings, Iowa 51540
July, 2014

Provided by The



Iowa Schoolhouse Construction & Planning Services
(A Division of)
Iowa School Construction Administration Services LLC
1401 N. Elm Street, Suite C
P.O. Box 387
Jefferson, IA 50129

**East Mills Community School District
Facility Evaluation & Planning Recommendations**

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**East Mills Community School District
Facility Evaluation & Planning Recommendations**

9 June, 2014

Susan Stogdill, Board President
East Mills Community School District
58962 380th Street
Hastings, Iowa 51540

Dear President Stogdill:

Enclosed you will the final Facility Evaluation and Planning Recommendations Report. This is a compilation of information obtained from the community conversations, local governments, the State Department of Education, East Mills School District, communications from community members and our own observations.

You will also find enclosed our final facility planning recommendations and a summary of the assumptions made for planning purposes as well as anticipated expenditures.

Numerous meetings and discussions were held with your community, staff, strategic planning committee and administration. It is our hope that the final recommendations will meet the objectives of both the Board of Education and desires of the community to accommodate future declining enrollment trends.

We will be presenting this information to your board and community on June 9th. We look forward to ensuing board discussion and actions.

We have thoroughly enjoyed working with your community are looking forward to presenting the final Facility Plan recommendations and report. .

Respectfully Submitted,



Duane Van Hemert
President



Sam Harding
Vice President

East Mills Community Schools



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

Executive Summary

The East Mills Community School District has made the development of a comprehensive Facility Evaluation and Planning Recommendation one of its top priorities. The Board of Education has taken a very pro-active approach by forming a Strategic Planning Committee and having several joint meetings with the Board of Education. The board has been very careful and deliberate by asking for community comment without conducting deliberations and has done an excellent job of involving the appropriate staff and community members in the development of the plan.

The current planning project was initiated by the Board of Education during the early months of 2014 and is focused on optimal facility use, building maintenance needs, enrollment trends, grade configurations, reducing expenditures in the general fund and space planning for the immediate future.

The East Mills Community School District is not unlike eleven of its neighboring school districts, of which nine are experiencing declining enrollment trends. East Mills Community School District (a combination of the previous Malvern and Nishna Valley Community School Districts) has seen a decline of 191 students since the Fall of 1999 or a -26%. Which is a yearly average of a -1.86% decline per year. The district has also averaged an annual net loss with open enrolled students averaging a loss of 11 students per year in the same time period.

The challenge for the East Mills Community School District is to remain viable financially with declining student numbers comes declining state revenues as the state funding formula is based on the current enrollment. The state has guaranteed a 4% increase in funding for the next fiscal year but the loss of just 11 students or 2.0% of the current student enrollment has a net effect of reducing the increase to approximately 3%.

The funding increase will be realized in the general fund and it is used to pay for program expenses, utility costs, support and teaching staff. It is typical for a school district in Iowa to expend 80% of its general fund on staffing with the balance being used for equipment, supplies, utilities and miscellaneous costs. The average staffing costs for East Mills has been in the low 70% range which indicates a district that has higher building and utility costs than most districts.

With an increase in operational and staffing expenses and only a minimal increase in revenues the district is placed in an unenviable position and must consider reducing costs which may include administration, teaching, and support personnel. The district will also need to consider consolidating programs and reducing building space **The challenge is real and the need for reductions is immediate.**



**East Mills Community School District
Special Meeting of the Board of Directors
6:30 P.M. – Special Meeting/Board Workshop – April 21, 2014
East Mills Jr/Sr High School Media Center, Malvern, Iowa**

1. Call to Order
2. Roll Call and Determination of Quorum
3. Board Learning
 - A. Ethical Dilemmas
4. Budget Reductions
 - A. Background Information/Scenarios
5. Facility Recommendation Scenarios
6. Adjournment

This meeting is for informational discussion only. No formal action will be taken.

Agenda is subject to final approval by the Board of Directors

Board Workshop April 21, 2014

Current Budget Reductions

Retirement and Resignations	\$289,545
Sharing Nurse with Stanton*	\$ 8,864
Sharing Guidance Counselor with Essex	\$ 10,967
Total	\$309,376

(* Will need board approval)

Current Expense Increases

Sharing Spanish	\$ 28,000
Sharing Maintenance	\$ 12,500 (estimate)
Increase in Certified Cost	\$ 99,816
Increase in Classified Cost	\$ 44,792
Increase in Administrative Cost	\$ 7,000 (estimate)
Subtotal	\$192,108
Less Supplemental Weighting	\$108,050
Total	\$300,158

Operational Sharing (Revenues)

<u>Current</u>	FY15	FY16	FY17	FY18	FY19
Maintenance (5)	\$30,925	\$32,150	\$32,150	\$32,150	\$32,150
Guidance Counselor (3)		\$19,290	\$19,290	\$19,290	\$19,290
<u>Discussion</u>					
Superintendent (8)		\$51,440	\$51,440	\$51,440	\$51,440
Human Resource (5)		\$32,150	\$32,150	\$32,150	\$32,150
Total	\$30,925	\$135,030	\$135,030	\$135,030	\$135,030

Grand Total for Operational Sharing if it were to maximize the 21 students for the next 4 years as the law and administrative rules are written would be \$571,045.

Possible Sharing

Current Superintendent costs are \$160,000. Any sharing would usual be a percentage of time to be agreed upon by the sharing boards. Would sharing increase the current cost to be shared? If so, by how much?

If the board decides to share the superintendent I would recommend hiring a part-time elementary principal. I am going to use 50% for discussion purposes. This position would cost between \$40,000 to \$60,000 for a 130-day contract with benefits proportional and similar to the current administrators.

Superintendent package increased to \$180,000 and the position is shared 50%. Cost to the district would be 50% of the superintendent and the part-time elementary principal position. (\$90,000 and \$60,000 for a total of \$150,000). This would be \$10,000 in savings without the operational sharing.

Sharing of a human resource position is still being worked on with East Mills sharing a current secretary to perform these duties. Essex and South Page share a school business official and we maybe able to help that person with some of her human resource duties. This is a way to reduce the cost of a secretary by at least 20% and gain the operational sharing incentive money.

The salary cost savings/expense will impact the FY15 budget. All but the maintenance position will not receive the revenue until the FY16 budget.

The aid and levy error with the current unspent budget authorization is estimated at \$92,787 end of FY14 and then \$181,143 end of FY15. Correcting this error changes the unspent budget authorization to \$73,093 at the end of FY15.

This estimated projection is going the wrong direction and too close to getting the district in a negative unspent budget authorization. The negative unspent budget authorization will have the district going back to the SBRC and possibly subject to a Phase II site visit. It is going to be uncomfortable but I think we are going to have to make some reductions that we thought we were going to hire back to get us through this year for sure.

Current Staff Realignment

With 26 kindergarten students for a 2014-15 projection I am going to recommend that we look at one section kindergarten with one teacher and two paraprofessionals. The location of this program would be up to the board to determine.

We made a previous recommendation for a class size of 30 in the elementary. If the numbers grew to 30 we could leave it at one section. If the numbers grew to more than 30 we could look at two sections at the quarter or semester and hire a teacher at that point.

With the two classroom teachers retiring we would be able to replace with current staff if we go to one section of kindergarten without hiring more personnel. We could move one of the kindergarten teachers to a classroom that needs a position. We also offered contracts and made involuntary transfers so we could move a special education teacher to a regular education classroom.

(We are right at 30 for next year's 1st grade class)

High school Family Consumer Science (FCS) went to four periods with that teacher covering the elementary physical education special at Chantry.

The other high school physical education teacher will cover the Nishna Valley physical education special.

Special education services have two full time teachers in the high school building and one full time elementary teacher covering both elementary buildings next year. This is a half a position less than last year's staff. (If there was one section of 1st grade and kindergarten special education could go to 4 FTE's)

The fine arts programs will be covered by 1.25 FTE compared to the 2.25 FTE this year.

A draft of the 2014/2015 elementary schedule shows how these specials will be delivered.

Preschool Proposal 2014-15

With preschool numbers at 20, I would like to propose a combination all-day and half-day program. We follow the Iowa Quality Preschool Program Standards (QPPS) with one licensed teacher. There can be a maximum of 20 students in the program. However, we must reserve 2 openings for special education students.

This proposal will address the need for some students to attend an all-day program to get caught up with social or academic skills. I have heard from the kindergarten and preschool teachers that some of our students are not ready for kindergarten. With the early childhood literacy legislation this could be a way to help students that are behind and not have any students on a waiting list.

Proposal with the 20 slots available:

- 2 Special Education students
- 10 Full-day students
- 16 Half-day students (8 in the morning session and 8 in the afternoon session)

The two sessions could accommodate up to the 20 students maximum for a total of 28 students in the entire program. A half-day student's program would be similar to the current program. An all-day student's program would have lunch, recess, and a nap before the joining the afternoon students. The afternoon students would receive some of the day's curriculum while the all-day students are at lunch, recess, and nap.

This proposal would help the at-risk students catch up to their peers. It would accommodate the parents that want their child in either an all-day program or a half-day program. Note this will be new to the teacher as well.

The board would have to have to determine the location of this program if you are willing to accept the proposal.

****Draft** 2014/2015 Schedule**

	Monday		Tuesday	Wednesday	Thursday	Friday
*I/E = interventions/ Enrichments		8:30-10:00	Reading Block	Reading Block	Reading Block	Reading Block
10:00-11:00	Reading Block	10:00-10:30 (I/E) Both Campuses				
		10:30-11:00 Specials Block (Chantry) (K-6 I/E) NV	4-PE 3-Music 2-Art K/1-Library	K/1-PE 4-Music 3-Art 2-L/G	2-PE K/1-Music 4-Art 3-L/G	3-PE 2-Music K/1-Art 4-L/G
11:00-12:00 **Teacher Planning Period	Lunch/ Recess	11:00-12:00	Lunch/ Recess	Lunch/ Recess	Lunch/ Recess	Lunch/ Recess
12:00-12:30		12:00-1:30	Math Block	Math Block	Math Block	Math Block
12:30-1:00		1:30-2:00 (K-3 Specials) NV (4-6 I/E) NV (K-4 I/E) Chantry	2-Music 3-Art 1-PE K-Library	3-Music K-Art 2-PE 1-L/G	K-Music 1-Art 3-PE 2-L/G	1-Music 2-Art K-PE 3-L/G
1:00-2:30	Math Block	2:00-2:30 (4-6 Specials) NV (K-3 I/E) NV (K-4 I/E) Chantry	4-PE 6-Art	5-PE 5/6-Art 4-L/G	6-PE 4-Art 5-L/G	5/6-PE 4-Music 5-Art 6-L/G
2:30-3:00	Olweus	2:30-3:00 (K-4 I/E) Both Campuses	5-Music 6-Band/SH	6-Music 5-Band/SH	5-Music 6-Band/SH	6-Music 5-Band/SH
3:00-3:25		3:00-3:25				

FY 2015 Aid and Levy Worksheet

AEA/Dist No. 13 3978

EAST MILLS

4.0000	Enter Regular Program State Percent of Growth
4.0000	Enter Teacher Salary Supplement State Percent of Growth
4.0000	Enter Professional Development Supplement State Percent of Growth
4.0000	Enter Early Intervention Supplement State Percent of Growth

BUDGET ENROLLMENT

	545.1 *	1.1	Budget Enrollment (Oct 2013 Basic Enrollment)
	.00 **	1.2	Audited Change in Oct 2012 Certified Enrollment
X	6,185	1.3	FY14 Regular Program District Cost Per Pupil (Line 2.3 - FY14 Aid and Levy)
=	0	1.4	Enrollment Audit Adjustment
	5,356	1.5	FY14 Regular Program Foundation Cost Per Pupil
X	.00 **	1.6	Audited Change in Oct 2012 Headcount (Line 1.2)
=	0	1.7	Enrollment Audit Adjustment - State Aid Portion

COST PER PUPIL AMOUNTS

	6,185	2.1	FY14 Regular Program District Cost Per Pupil (Line 1.3)
+	245	2.2	FY15 Regular Program Supplemental State Aid Amount Per Pupil
=	6,430	2.3	FY15 Regular Program District Cost Per Pupil
	583.31 **	2.4	FY14 Teacher Salary Supplement Cost Per Pupil (Line 2.6 - FY14 Aid and Levy)
+	21.10 **	2.5	FY15 Teacher Salary Supplement Supplemental State Aid Amount Per Pupil
=	604.41 **	2.6	FY15 Teacher Salary Supplement Cost Per Pupil
	64.82 **	2.7	FY14 Professional Dev Suppl Cost Per Pupil (Line 2.9 - FY14 Aid and Levy)
+	2.39 **	2.8	FY15 Professional Dev Supplement Supplemental State Aid Amount Per Pupil
=	67.21 **	2.9	FY15 Professional Development Supplement Cost Per Pupil
	57.26 **	2.10	FY14 Early Intervention Suppl Cost Per Pupil (Line 2.12 - FY14 Aid and Levy)
+	2.60 **	2.11	FY15 Early Intervention Supplement Supplemental State Aid Amount Per Pupil
=	59.86 **	2.12	FY15 Early Intervention Supplement Cost Per Pupil

WEIGHTED ENROLLMENT

	30.24 **	3.1	0.72 Special Ed Weighting in Addition to 1.0
+	4.84 **	3.2	1.21 Special Ed Weighting in Addition to 1.0
+	30.14 **	3.3	2.74 Special Ed Weighting in Addition to 1.0
=	65.22 **	3.4	Total Special Ed Weighting in Addition to 1.0
+	545.1 *	3.5	Budget Enrollment (Line 1.1)
=	610.32 **	3.6	AEA Weighted Enrollment
+	.00 **	3.7	AEA Supplementary Weight for Sharing
=	610.32 **	3.8	AEA Weighted Enrollment with AEA Supplementary Weight for Sharing
+	9.17	3.9	Supplementary Weighting - Sharing
+	2.925 ***	3.10	Supplementary Weighting - At-Risk Formula
+	.00 **	3.11	Supplementary Weighting - ELL
+	.000 ***	3.12	Supplementary Weighting - Reorganization Incentives
=	28.899 ***	3.13	Total Supplementary Weighting
+	610.32 **	3.14	AEA Weighted Enrollment (Line 3.6)
=	639.219 ***	3.15	District Weighted Enrollment
-	65.22 **	3.16	Total Special Ed Weighting in Addition to 1.0 (Line 3.4)
=	573.999 ***	3.17	District Weighted Enrollment without Special Ed Weightings

REGULAR PROGRAM DISTRICT COST CALCULATIONS

	6,430	4.1	FY15 Regular Program District Cost Per Pupil (Line 2.3)
X	545.1 *	4.2	Budget Enrollment (Line 1.1)
=	3,504,993	4.3	FY15 Regular Program District Cost without Adjustment
	3,439,479	4.4	FY14 Regular Program District Cost (Line 4.3 - FY14 Aid & Levy)
X	1.01 **	4.5	101% Budget Adjustment
=	3,473,874	4.6	101% of FY14 Regular Program District Cost
-	3,504,993	4.7	FY15 Regular Program District Cost without Adjustment (Line 4.3)
	0	4.8	FY15 Regular Program Budget Adjustment (if negative, enter zero)

OTHER DISTRICT COST CALCULATIONS

*\$ 108,050
14,804
Students*

Unspent Authorized Budget Worksheet

(Line 31 = Legal Limit on General Fund Spending)

Authority	Data Source		Actual FY11	Actual FY12	Estimated FY13	Estimated FY14	Estimated FY15
1 Formula	AidLevy 4.3/5.1	Regular Program District Cost	3,361,478	3,214,948	3,407,317	3,439,479	3,504,993
2 Formula	AidLevy 4.8/5.2	Regular Program Budget Adjustment	+ 110,961	180,145	0	1,911	0
3 Formula	AidLevy 4.11/5.3	Supplementary Weighting District Cost	+ 132,532	26,678	36,548	41,761	185,821
4 Formula	AidLevy 4.14/5.4	Special Ed District Cost	+ 618,160	582,509	546,760	474,513	419,365
5 Formula	AidLevy 4.22/5.5	Teacher Salary Supplement District Cost	+ 319,707	318,109	321,895	324,379	329,464
6 Formula	AidLevy 4.30/5.6	Professional Development Suppl District Cost	+ 35,450	35,325	35,759	36,046	36,636
7 Formula	AidLevy 4.38/5.7	Early Intervention Supplement District Cost	+ 30,931	30,931	31,450	31,842	32,630
8 Formula	AidLevy 4.41/5.8	AEA Special Ed Support	+ 173,084	165,186	172,024	170,311	170,816
9 Formula	AidLevy 4.46/5.9	AEA Special Ed Support Adjustment	+ 4,363	12,261	5,423	7,136	6,631
10 Formula	AidLevy 4.52/5.10	AEA Media Services	+ 27,542	26,434	27,993	28,301	28,754
11 Formula	AidLevy 4.55/5.11	AEA Educational Services	+ 30,465	29,240	30,962	31,301	31,801
12 Formula	AidLevy 4.58/5.12	AEA Sharing District Cost	+ 1,951	0	0	0	0
13 Formula	AidLevy 4.66/5.13	AEA Teacher Salary Suppl District Cost	+ 17,777	17,777	17,668	17,668	17,541
14 Formula	AidLevy 4.74/5.14	AEA Professional Dev Suppl District Cost	+ 1,873	1,873	1,865	1,865	1,861
15 Board/SBRC	AidLevy 5.16	Dropout Prevention Allowable Growth	+ 157,331	154,830	137,409	10,067	82,379
16 Board/SBRC	SBRC	SBRC Modified Supplemental Amt Other #1	+ 0	0	255,081	157,854	
17 Board/SBRC	SBRC	SBRC Modified Supplemental Amt Other #2	+ 5,768	147,075	58,830	126,021	0
18 SBRC	SBRC/DE	Special Ed Deficit Modified Supplemental Amt	+ 25,639	37,363	65,531	25,000	25,000
19 SBRC	SBRC/DE	Special Ed Positive Balance Reduction	- 0	0	0		0
20 Board/SBRC	SBRC/DE	AEA Special Ed Positive Balance	- 0	0	0		0
21 Board/SBRC	SBRC	Allowance for Construction Projects	+ 0	0	0		0
22 SBRC	SBRC	Unspent Allowance for Construction	- 0	0	0		0
23 Auditor	AidLevy 5.17	Enrollment Audit Adjustment	+ 0	0	0	-18,195	0
24 Calculated	AidLevy 5.15	AEA Prorata Reduction	- 14,033	38,309	38,309	31,373	10,564
25 Calculated	Calculated	Maximum District Cost	= 5,040,979	4,942,375	5,114,206	4,875,887	4,863,128
26 Board/Vote	AidLevy 7.34	Total Preschool Foundation Aid	+ 112,953	102,953	84,014	70,392	73,209
27 Board/Vote	AidLevy 10.27	Instructional Support Authority	+ 298,385	289,024	290,644	293,654	301,359
28 Board	AidLevy 11.3	Ed Improvement Authority	+ 0	0	0	0	0
29 Board	See Note 1	Other Miscellaneous Income	+ 2,101,527	505,601	461,797	495,917	400,500
30 Calculated	Calculated	Unspent Auth Budget - Previous Year	+ 275,837	242,723	-255,081	-157,854	92,787
31 Calculated	Calculated	Maximum Authorized Budget	= 7,829,681	6,082,676	5,695,580	5,577,996	5,730,983
32 Board	See Note 2	Expenditures	- 7,586,958	6,337,757	5,853,434	5,485,209	5,549,840
33 Calculated	Calculated	Unspent Authorized Budget (UAB)	= 242,723	-255,081	-157,854	92,787	181,143

Spending without a decline in Unspent Authorized Budget

7,553,844	5,839,953	5,950,661	5,735,850	5,638,196
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Unspent Authorized Budget Worksheet

(Line 31 = Legal Limit on General Fund Spending)

Authority	Data Source		Actual FY11	Actual FY12	Estimated FY13	Estimated FY14	Estimated FY15
1 Formula	AidLevy 4.3/5.1	Regular Program District Cost	3,361,478	3,214,948	3,407,317	3,439,479	3,504,993
2 Formula	AidLevy 4.8/5.2	Regular Program Budget Adjustment	+ 110,961	180,145	0	1,911	0
3 Formula	AidLevy 4.11/5.3	Supplementary Weighting District Cost	+ 132,532	26,678	36,548	41,761	77,771
4 Formula	AidLevy 4.14/5.4	Special Ed District Cost	+ 618,160	582,509	546,760	474,513	419,365
5 Formula	AidLevy 4.22/5.5	Teacher Salary Supplement District Cost	+ 319,707	318,109	321,895	324,379	329,464
6 Formula	AidLevy 4.30/5.6	Professional Development Suppl District Cost	+ 35,450	35,325	35,759	36,046	36,636
7 Formula	AidLevy 4.38/5.7	Early Intervention Supplement District Cost	+ 30,931	30,931	31,450	31,842	32,630
8 Formula	AidLevy 4.41/5.8	AEA Special Ed Support	+ 173,084	165,186	172,024	170,311	170,816
9 Formula	AidLevy 4.46/5.9	AEA Special Ed Support Adjustment	+ 4,363	12,261	5,423	7,136	6,631
10 Formula	AidLevy 4.52/5.10	AEA Media Services	+ 27,542	26,434	27,993	28,301	28,754
11 Formula	AidLevy 4.55/5.11	AEA Educational Services	+ 30,465	29,240	30,962	31,301	31,801
12 Formula	AidLevy 4.58/5.12	AEA Sharing District Cost	+ 1,951	0	0	0	0
13 Formula	AidLevy 4.66/5.13	AEA Teacher Salary Suppl District Cost	+ 17,777	17,777	17,668	17,668	17,541
14 Formula	AidLevy 4.74/5.14	AEA Professional Dev Suppl District Cost	+ 1,873	1,873	1,865	1,865	1,861
15 Board/SBRC	AidLevy 5.16	Dropout Prevention Allowable Growth	+ 157,331	154,830	137,409	10,067	82,379
16 Board/SBRC	SBRC	SBRC Modified Supplemental Amt Other #1	+ 0	0	255,081	157,854	
17 Board/SBRC	SBRC	SBRC Modified Supplemental Amt Other #2	+ 5,768	147,075	58,830	126,021	0
18 SBRC	SBRC/DE	Special Ed Deficit Modified Supplemental Amt	+ 25,639	37,363	65,531	25,000	25,000
19 SBRC	SBRC/DE	Special Ed Positive Balance Reduction	- 0	0	0		0
20 Board/SBRC	SBRC/DE	AEA Special Ed Positive Balance	- 0	0	0		0
21 Board/SBRC	SBRC	Allowance for Construction Projects	+ 0	0	0		0
22 SBRC	SBRC	Unspent Allowance for Construction	- 0	0	0		0
23 Auditor	AidLevy 5.17	Enrollment Audit Adjustment	+ 0	0	0	-18,195	0
24 Calculated	AidLevy 5.15	AEA Prorata Reduction	- 14,033	38,309	38,309	31,373	10,564
25 Calculated	Calculated	Maximum District Cost	= 5,040,979	4,942,375	5,114,206	4,875,887	4,755,078
26 Board/Vote	AidLevy 7.34	Total Preschool Foundation Aid	+ 112,953	102,953	84,014	70,392	73,209
27 Board/Vote	AidLevy 10.27	Instructional Support Authority	+ 298,385	289,024	290,644	293,654	301,359
28 Board	AidLevy 11.3	Ed Improvement Authority	+ 0	0	0	0	0
29 Board	See Note 1	Other Miscellaneous Income	+ 2,101,527	505,601	461,797	495,917	400,500
30 Calculated	Calculated	Unspent Auth Budget - Previous Year	+ 275,837	242,723	-255,081	-157,854	92,787
31 Calculated	Calculated	Maximum Authorized Budget	= 7,829,681	6,082,676	5,695,580	5,577,996	5,622,933
32 Board	See Note 2	Expenditures	- 7,586,958	6,337,757	5,853,434	5,485,209	5,549,840
33 Calculated	Calculated	Unspent Authorized Budget (UAB)	= 242,723	-255,081	-157,854	92,787	78,093

Maximum spending without a decline in Unspent Authorized Budget

7,553,844	5,839,953	5,950,661	5,735,850	5,530,146
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SUMMARY OF DEBT AND DEBT STATISTICS

Statutory Debt Limit

Article XI, Section 3 of the State of Iowa Constitution limits the amount of debt outstanding at any time of any county, municipality or other political subdivision to no more than five percent (5%) of the actual value of all taxable property within the corporate limits, as taken from the last certified state and county tax list. The debt limit for the District, based on its most recent certified 2012 for FY 2013/2014 valuation, is as follows:

Computation of Legal Debt Limit as of January 2, 2014:

2012 [2013/2014] Gross Valuation of 100% Actual Value of Property	\$ 453,936,139
Less Military Exemption	(450,765)
Add Captured Tax Increment Value	<u>0</u>
Actual Value for Debt Limit Calculation	\$ 453,485,374
Times 5% of Actual Value for Debt Limit Calculation	<u>x .05</u>
Legal Debt Limit for Fiscal Year 2013/2014	<u>\$ 22,674,269</u>
Outstanding Bonds/notes applicable to debt limit (including the Bonds):	
\$2,885,000 G.O. School Bonds, Series 2005	\$ 135,000
\$1,950,000 School Infrastructure Sales, Services and Use Tax Revenue Bonds, Series 2009	1,745,000
\$1,890,000 G.O. School Refunding Bonds, Series 2014A (this Issue)	<u>1,890,000</u>
Total Debt Applicable to Debt Limit	<u>\$ 3,770,000</u>
Legal Debt Margin	<u>\$ 18,904,269</u>

**LONG TERM DEBT SCHEDULE
GENERAL OBLIGATION BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS
EAST MILLS**

Form includes ALL long term debt. Row 1 FINAL COLUMN is only Loans paid by VPPEL Tax. Rows 3-25 FINAL COLUMN is only G.O. Debt paid by Debt Service Tax.

Project Name (A)	Amount of Issue (B)	Date Certified to County Auditor (C)	Principal Due FY14 (D)	Interest Due FY14 +(E)	Bond Registration Due FY14 +(F)	Total Obligation Due FY14 =(G)	Amount Paid from Other Sources & Fund Balance in Appropriate Fund -(H)	VPPEL Loan Paid by VPPEL Taxes or GO Bond Amount Paid by Budget Year Debt Service Taxes =(I)
(1) All Voted PPEL Loan agreements on this line						0		0
(2) All Other Long Term Debt Below this line								
(3) Apple Computer Lease Purchase	456,632		112,349	8,048		120,397	120,397	0
(4) AC Stage/Weightroom Project	1,950,000		65,000	85,086		150,086	150,086	0
(5) NV Elementary Bond Issue	2,885,000	5/3/05	135,000	90,333		225,333	50,000	175,333
(6)						0		0
(7)						0		0
(8)						0		0
(9)						0		0
(10)						0		0
(11)						0		0
(12)						0		0
(13)						0		0
(14)						0		0
(15)						0		0
(16)						0		0
(17)						0		0
(18)						0		0
(19)						0		0
(20)						0		0
(21)						0		0
(22)						0		0
(23)						0		0
(24)						0		0
(25)						0		0
-26 Totals (Lines 3-25)			312,349	183,467	0	495,816	320,483	175,333

Final

East Mills School District, Iowa

G.O. School Refunding Bonds, Series 2014A
2005

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
03/25/2014	-	-	-	-	-
11/01/2014	-	-	22,301.81	22,301.81	-
05/01/2015	155,000.00	1.500%	17,762.50	172,762.50	195,064.31
11/01/2015	-	-	16,600.00	16,600.00	-
05/01/2016	160,000.00	1.500%	16,600.00	176,600.00	193,200.00
11/01/2016	-	-	15,400.00	15,400.00	-
05/01/2017	160,000.00	1.500%	15,400.00	175,400.00	190,800.00
11/01/2017	-	-	14,200.00	14,200.00	-
05/01/2018	165,000.00	1.500%	14,200.00	179,200.00	193,400.00
11/01/2018	-	-	12,962.50	12,962.50	-
05/01/2019	165,000.00	1.500%	12,962.50	177,962.50	190,925.00
11/01/2019	-	-	11,725.00	11,725.00	-
05/01/2020	165,000.00	2.000%	11,725.00	176,725.00	188,450.00
11/01/2020	-	-	10,075.00	10,075.00	-
05/01/2021	170,000.00	2.000%	10,075.00	180,075.00	190,150.00
11/01/2021	-	-	8,375.00	8,375.00	-
05/01/2022	175,000.00	2.000%	8,375.00	183,375.00	191,750.00
11/01/2022	-	-	6,625.00	6,625.00	-
05/01/2023	175,000.00	2.250%	6,625.00	181,625.00	188,250.00
11/01/2023	-	-	4,656.25	4,656.25	-
05/01/2024	180,000.00	2.450%	4,656.25	184,656.25	189,312.50
11/01/2024	-	-	2,451.25	2,451.25	-
05/01/2025	185,000.00	2.650%	2,451.25	187,451.25	189,902.50
Total	\$1,855,000.00	-	\$246,204.31	\$2,101,204.31	-

Dated	3/15/2014
Delivery Date	3/25/2014
First Coupon Date	11/01/2014
First available call date	5/01/2021
Call Price	100.0000000%
Accrued Interest from 03/15/2014 to 03/25/2014	986.81
Bond Year Dollars	\$11,615.50
Average Life	6.262 Years
Average Coupon	2.1196187%
Net Interest Cost (NIC)	2.0500660%
True Interest Cost (TIC)	2.0246949%
All Inclusive Cost (AIC)	2.2300576%
Bond Yield for Arbitrage Purposes	1.9086661%
Net Interest Cost	1.9188605%
Weighted Average Maturity	6.238 Years

05ref | SINGLE PURPOSE | 2/10/2014 | 11:12 AM

Apple Lease

EXHIBIT A

Schedule No. 1 Dated March 1, 2012 to Master Lease Purchase Agreement Dated March 1, 2012

This Schedule No. 1 ("Schedule") is entered into pursuant to that Master Lease Purchase Agreement dated March 1, 2012 ("Master Lease"), and is effective as of March 1, 2012. All of the terms and conditions of the Master Lease, including Lessee's representations and warranties, are incorporated herein by reference. Unless otherwise indicated, all capitalized terms used but not otherwise defined herein shall have the same meaning as set forth in the Master Lease.

To the extent that less than all of the Equipment subject to this Schedule has been installed and accepted by Lessee on or prior to the date hereof, Lessee hereby acknowledges that a portion of the Equipment has not been delivered, installed and accepted by Lessee for purposes of this Lease. In consideration of the foregoing, Lessee hereby acknowledges and agrees that its obligation to make Lease Payments as set forth in this Schedule is absolute and unconditional as of the date hereof and on each date and in the amounts as set forth in the Lease Payment Schedule, subject to the terms and conditions of the Lease.

Lessee expressly represents that at least ninety-five percent (95%) of the financing cost set forth in this Schedule is being used to acquire Equipment that will be capitalizable for federal income tax purposes


EQUIPMENT INFORMATION	
QTY	EQUIPMENT DESCRIPTION
	Computer Hardware--See attached Exhibit 1.

LEASE PAYMENT SCHEDULE						
Pmt #	Payment Date	Payment Amount	Interest	Principal	Purchase Price after scheduled payment(s)	Outstanding Balance
	3/1/2012					\$456,631.81
1	3/1/2012	\$60,198.58	\$0.00	\$60,198.58		\$396,433.23
2	9/1/2012	\$60,198.58	\$6,144.71	\$54,053.87	\$356,469.31	\$342,379.36
3	3/1/2013	\$60,198.58	\$5,306.88	\$54,891.70	\$298,453.22	\$287,487.66
4	9/1/2013	\$60,198.58	\$4,456.06	\$55,742.52	\$239,885.98	\$231,745.14
5	3/1/2014	\$60,198.58	\$3,592.05	\$56,606.53	\$180,762.34	\$175,138.61
6	9/1/2014	\$60,198.58	\$2,714.65	\$57,483.93	\$121,077.04	\$117,654.68
7	3/1/2015	\$60,198.58	\$1,823.65	\$58,374.93	\$60,824.72	\$59,279.74
8	9/1/2015	\$60,198.58	\$918.84	\$59,279.74	(\$0.00)	-\$0.00
Totals:		\$481,588.64	\$24,956.83	\$456,631.81	Rate 3.1000%	

The original price of the Equipment is \$466,021.56. This price, at the discounted rate of interest of 1.900% equates to eight (8) semi-annual payments in the amount of \$60,198.58 commencing on March 1, 2012 (with a first payment on March 1, 2012). In order to reach these payment amounts at the market rate of interest, which is 3.100%, the Equipment price has been discounted to \$456,631.81.

IMPORTANT: Read before signing. The terms of the Master Lease should be read carefully because only those terms in writing are enforceable. Terms or oral promises which are not contained in this written agreement may not be legally enforced. The terms of the Master Lease or Lease may only be changed by another written agreement between Lessor and Lessee. Lessee agrees to comply with the terms and conditions of the Master Lease and this Lease.

Commencement Date: **March 1, 2012**

LESSOR: APPLE INC. 

SIGNATURE: X _____

NAME / TITLE: X Gregg E. Gerst
Director

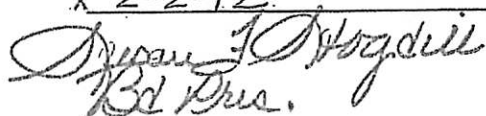
DATE: X Worldwide Financial Services

LESSEE: EAST MILLS COMMUNITY SCHOOL DISTRICT

SIGNATURE: X Curtis A. Barclay

NAME / TITLE: X Curtis A. Barclay - Superintendent

DATE: X 2-2-12


Bd Pres.

MALVERN COMMUNITY SCHOOL DISTRICT, IOWA
 Sales Tax Revenue Bonds, Series 2009
 Various Projects

FINAL
 Date Prepared: April 3, 2009

EXHIBIT 1: Sales Tax Financing
 Call Date: July 1, 2018

DEBT SERVICE SCHEDULE							
Period	Principal	Coupon	Interest	Debt Service	Capitalized Interest	Annual Debt Service	
Ending							
1/1/2010			59,948.33	59,948.33			
7/1/2010	25,000	2.700%	44,961.25	69,961.25		129,909.58	
1/1/2011			44,623.75	44,623.75			
2 7/1/2011	50,000	2.700%	44,623.75	94,623.75		139,247.50	
1/1/2012			43,948.75	43,948.75			
3 7/1/2012	65,000	2.700%	43,948.75	108,948.75		152,897.50	
1/1/2013			43,071.25	43,071.25			
4 7/1/2013	65,000	3.250%	43,071.25	108,071.25		151,142.50	1/2 =
1/1/2014			42,015.00	42,015.00			
5 7/1/2014	80,000	3.250%	42,015.00	122,015.00		164,030.00	
1/1/2015			40,715.00	40,715.00			
6 7/1/2015	80,000	3.750%	40,715.00	120,715.00		161,430.00	
1/1/2016			39,215.00	39,215.00			
7 7/1/2016	85,000	3.750%	39,215.00	124,215.00		163,430.00	
1/1/2017			37,621.25	37,621.25			
8 7/1/2017	85,000	4.200%	37,621.25	122,621.25		160,242.50	
1/1/2018			35,836.25	35,836.25			
9 7/1/2018	90,000	4.200%	35,836.25	125,836.25		161,672.50	
1/1/2019			33,946.25	33,946.25			
10 7/1/2019	95,000	4.600%	33,946.25	128,946.25		162,892.50	
1/1/2020			31,761.25	31,761.25			
11 7/1/2020	100,000	4.600%	31,761.25	131,761.25		163,522.50	
1/1/2021			29,461.25	29,461.25			
12 7/1/2021	100,000	4.900%	29,461.25	129,461.25		158,922.50	
1/1/2022			27,011.25	27,011.25			
13 7/1/2022	105,000	4.900%	27,011.25	132,011.25		159,022.50	
1/1/2023			24,438.75	24,438.75			
14 7/1/2023	110,000	5.100%	24,438.75	134,438.75		158,877.50	
1/1/2024			21,633.75	21,633.75			
15 7/1/2024	120,000	5.100%	21,633.75	141,633.75		163,267.50	
1/1/2025			18,573.75	18,573.75			
16 7/1/2025	125,000	5.250%	18,573.75	143,573.75		162,147.50	
1/1/2026			15,292.50	15,292.50			
17 7/1/2026	130,000	5.250%	15,292.50	145,292.50		160,585.00	
1/1/2027			11,880.00	11,880.00			
18 7/1/2027	140,000	5.400%	11,880.00	151,880.00		163,760.00	
1/1/2028			8,100.00	8,100.00			
19 7/1/2028	145,000	5.400%	8,100.00	153,100.00		161,200.00	
1/1/2029			4,185.00	4,185.00			
20 7/1/2029	155,000	5.400%	4,185.00	159,185.00		163,370.00	
	1,950,000		1,211,569.58	3,161,569.58		3,161,569.58	

SOURCES & USES

SOURCES

Par Amount	1,950,000.00
Plus: Accrued Interest	-
Cash on Hand:	-
Total Sources	1,950,000.00

USES

Project Fund Deposit	1,734,334.00
Reserve Account Deposit	164,030.00
Capitalized Interest Account Deposi	(0.00)
Municipal Bond Insurance	-
Costs of Issuance (\$5.82 per bond)	11,350.00
Underwriters' Discount (\$20.00 per bond)	39,000.00
Accrued Interest	-
Rounding	1,286.00
Total Uses	1,950,000.00

ASSUMPTIONS

Dated Date	5/1/2009
Delivery Date	5/1/2009
First Interest Date	1/1/2010
First Maturity Date	7/1/2010
Final Maturity Date	7/1/2029

Time from Dated Date to Final Maturity Date: 20.17 Years

Yield / Average Life Calculations

Arbitrage Yield:	4.904257%
Net Interest Cost (NIC):	5.123186%
True Interest Cost (TIC):	5.130433%
Average Life	12.52 Years

Estimated Costs of Issuance

Bond Counsel:	4,500
S&P Rating:	5,000
Management Fee:	1,750
Paying Agent Fee:	100
	11,350

Analyzing and Reporting Our Data

District Name: **East Mills Community School District** School Name: **JH - High School**

Data Analyzed By: Leadership Team Data Collection Period: Fall 2013/Winter 2014/Spring 2014

Student Performance Data: BRI (Diagnostic) The following data represents student information around comprehension.

Students who are reading grade level proficient per BRI

Fall 2013			Winter 2014			Spring 2014	
Grade Level	Proficient		Grade Level	Proficient		Grade Level	Proficient
Class of 2019	18/38 (47%)		Class of 2019	18/39 (46%)		Class of 2019	25/39 (64%)
Class of 2018	8/30 (27%)		Class of 2018	9/29 (31%)		Class of 2018	14/28 (50%)
Class of 2017	15/37 (41%)		Class of 2017	33/38 (87%)		Class of 2017	33/38 (87%)
Class of 2016	30/42 (71%)		Class of 2016	31/41 (76%)		Class of 2016	33/41 (80%)
Class of 2015	20/34 (59%)		Class of 2015	21/35 (60%)		Class of 2015	29/33 (88%)
Class of 2014	20/32 (65%)		Class of 2014	21/29 (72%)		Class of 2014	25/29 (86%)
TOTAL BUILDING	111/213 (52%)		TOTAL BUILDING	133/211 (63%)		TOTAL BUILDING	159/208 (76%)

Students who are non-proficient grade level per BRI

Fall 2013			Winter 2014			Spring 2014	
Grade Level	NP		Grade Level	NP		Grade Level	NP
Class of 2019	20/38 (53%)		Class of 2019	21/39 (54%)		Class of 2019	14/39 (36%)
Class of 2018	22/30 (73%)		Class of 2018	20/29 (69%)		Class of 2018	14/28 (50%)
Class of 2017	22/37 (59%)		Class of 2017	5/38 (13%)		Class of 2017	5/38 (13%)
Class of 2016	12/42 (29%)		Class of 2016	10/41 (24%)		Class of 2016	8/41 (20%)
Class of 2015	14/34 (41%)		Class of 2015	13/35 (37%)		Class of 2015	4/33 (12%)
Class of 2014	12/32 (37%)		Class of 2014	8/29 (28%)		Class of 2014	4/29 (14%)
TOTAL BUILDING	102/213 (48%)		TOTAL BUILDING	77/211 (36%)		TOTAL BUILDING	49/208 (24%)

Additional Information (Questions we raised, other student information, etc.):

*Is this a valid test to continue for our JH-HS students

*why is this information not reported out to the public

TARGET(S)*

Fall: Test all grade levels (7-12) to determine proficient or non proficient. **-Achieved**

Winter: Move students who were non-proficient by 1 question to proficient

- 7th grade - 3 students **-0 students**
- 8th grade - 8 students **-Moved 2 students**
- 9th grade - 8 students **-Moved 18 students**
- 10th grade - 2 students **-Moved 1 student**
- 11th grade - 3 students **-Moved 2 students**
- 12 grade - 4 students **-Moved 2 students**

Actions we will take to address the data:

We have already put in place--

- AIW to improve teacher instruction
- Implementing technology into PD in order to enhance student learning/teacher instruction
- Review BRI results with school staff

What changes will we see in teachers and students as a result of these actions?

- Improved student reading comprehension
- Improved teacher instruction

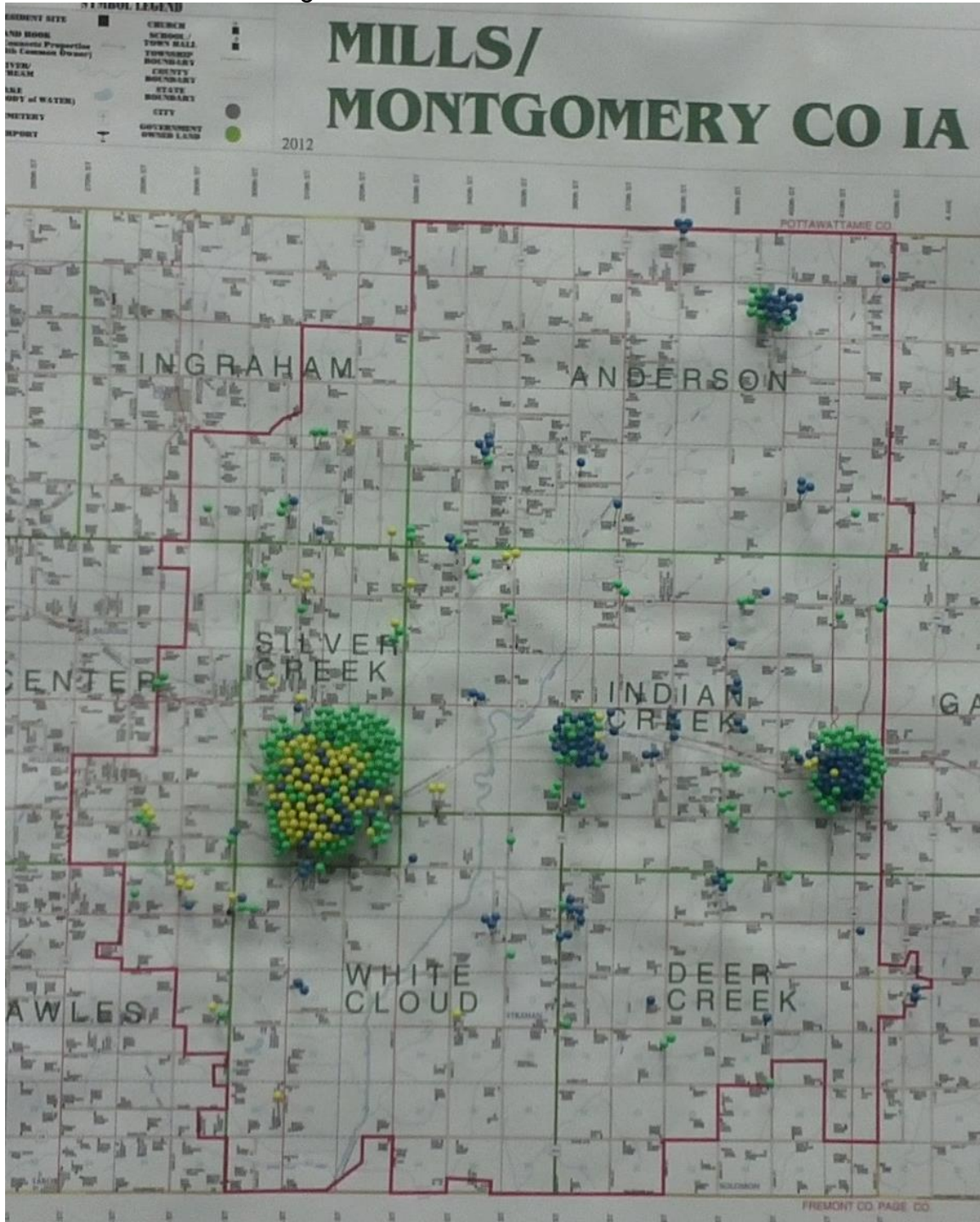
What formative data will we collect to know we are changing the data and improving literacy learning?

Time Frame	Teacher Implementation Data	Student Data
Fall	Teacher formative assessments	BRI scores
Winter	Teacher formative assessments	BRI scores, Iowa Assessment results
Spring	Teacher formative assessments	BRI scores

**East Mills Community School District
Facility Evaluation & Planning Recommendations**

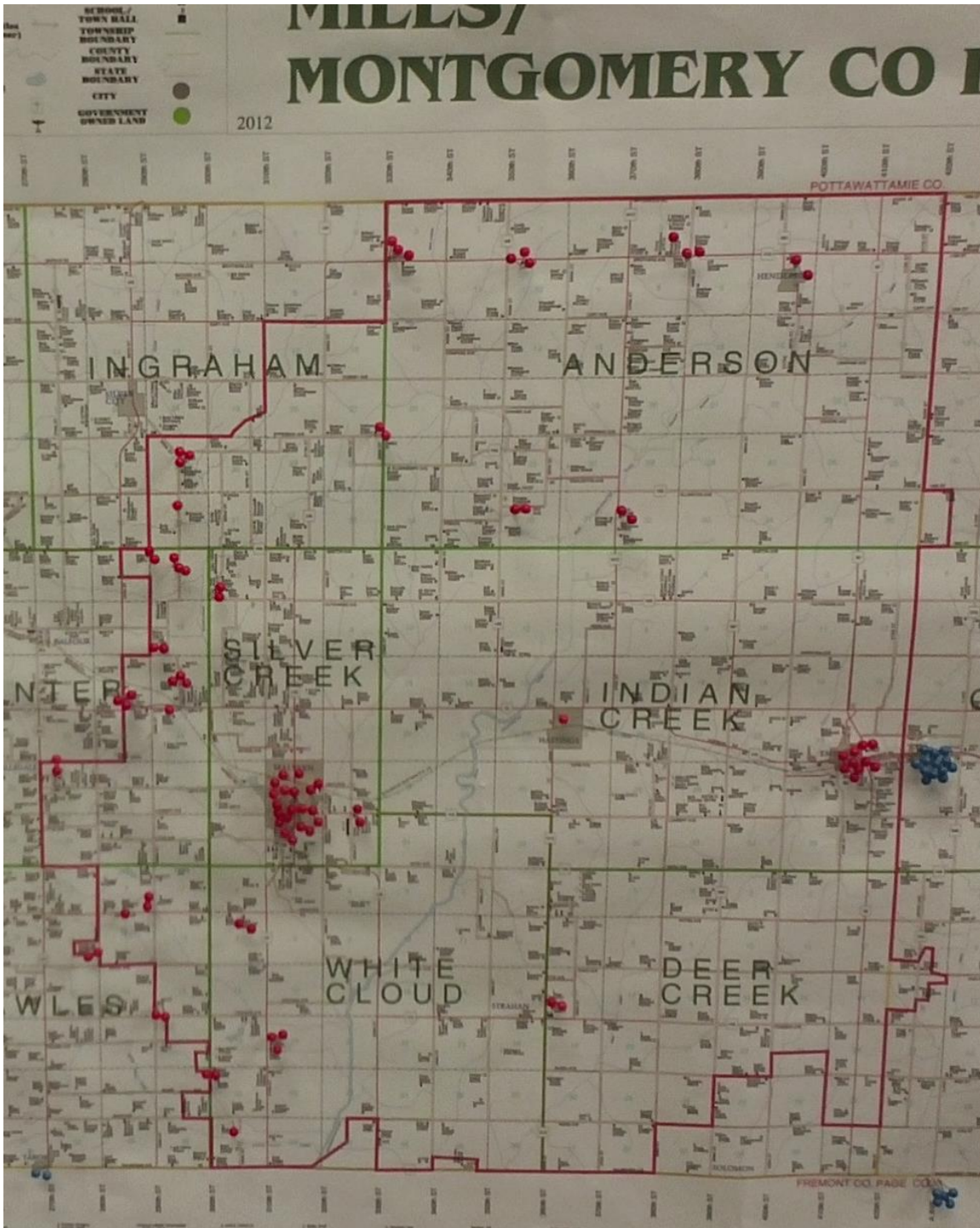
Students Served

- Chantry - Yellow
- Nishna Valley Elem - Blue
- Jr. & Sr. High - Green



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

Open Enrolled In (Blue) and Out (red)



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

Mills County, Demographic Information (From Wikipedia & Mills County website)

Mills County is a county located in the southwest corner of Iowa.



The Loess Hills and Missouri River Valley

History

Mills County, organized and established in 1851, was named for a young officer from Burlington, Iowa. Frederick Mills, a Yale graduate and lawyer, was enlisted and commissioned as an officer during the Mexican War from 1846-1848. He was killed August 20, 1847, leading a charge after General Santa Ana in the Battle of Cherubusco. In 1851, Mills County was named in memory of this hero.

The first settlement was called Rushville by the Mormons who arrived in 1846. Coonsville, named after Dr. Liberius Coons, a Mormon, first doctor and founder of the community, was changed to present-day Glenwood in 1853.

The first courthouse was a small 12' x 20' frame building which was replaced in 1857 by a two-story Georgian Colonial style building. An addition was made sometime after 1900 followed by the addition of a clock tower in 1910. This first courthouse served as home to the first newspaper in Mills County as well as a temporary barracks for Civil War troops in 1861. In 1898, an Iowa company was organized in the courthouse to serve in the war with Spain. This courthouse continued to serve its community well for the next 100 years. In 1959, it was replaced with the current, more modern building. The building was dedicated on August 29, 1959, amidst much fanfare.

Geography,

According to the 2000 census, the county has a total area of 439.67 square miles of which 436.53 square miles or 99.29% is land and 3.13 square miles or 0.71% is water.



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

Mills County, Demographic Information (From Wikipedia & Mills County website)

Geographically, Mills County is located very near to the extreme Southwest corner of Iowa. It is bordered on the North by Pottawattamie County, on the East by Montgomery County, on the South by Fremont County, and on the West by the Missouri River. It is primarily an agricultural area. Many residents, however, work in industries in nearby Council Bluffs, Iowa and Omaha, Nebraska. Mills County boasts a variety of historical sites including a museum located in Glenwood which showcases many tools, implements, and household items of early life in the county as well as many Indian artifacts. The community of Tabor, which lies partly in Mills County, is the location of a once important station on the Underground Railroad as well as the home of Rev. John Todd who harbored the abolitionist, John Brown. The Todd house is preserved and now serves as a museum. Pacific Junction in the Western part of the county is the Junction for the Burlington Railroad lines from Denver to Chicago and Kansas City to Council Bluffs.

Demographics 2010 Census

The 2010 census recorded a population of 15,059 in the county, with a population density of 34.4971/sq mi. There were 6,109 housing units, of which 5,605 were occupied.

Demographics 2000 Census

As of the census^[8] of 2000, there were 14,547 people, 5,324 households, and 3,939 families residing in the county. The population density was 33 people per square mile. There were 5,671 housing units at an average density of 13 per square mile. The racial makeup of the county was 97.97% White, 0.28% Black or African American, 0.27% Native American, 0.29% Asian, 0.01% Pacific Islander, 0.36% from other races, and 0.82% from two or more races. 1.23% of the population was Hispanic or Latino of any race.

There were 5,324 households out of which 34.80% had children under the age of 18 living with them, 61.70% were married couples living together, 8.90% had a female householder with no husband present, and 26.00% were non-families. 22.30% of all households were made up of individuals and 10.10% had someone living alone who was 65 years of age or older. The average household size was 2.60 and the average family size was 3.04.



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

Mills County, Demographic Information (From Wikipedia & Mills County website)

In the county the population was spread out with 26.80% under the age of 18, 7.00% from 18 to 24, 28.10% from 25 to 44, 25.50% from 45 to 64, and 12.60% who were 65 years of age or older. The median age was 38 years. For every 100 females there were 100.60 males. For every 100 females age 18 and over, there were 96.70 males.

The median income for a household in the county was \$42,428, and the median income for a family was \$49,592. Males had a median income of \$31,721 versus \$24,938 for females. The per capita income for the county was \$18,736. About 5.80% of families and 8.30% of the population were below the poverty line, including 10.30% of those under age 18 and 7.60% of those age 65 or over.

Census	Population	+ /- %
2010	15,059	+3.5%
2000	14,547	+10.2%
1990	13,202	-1.5%
1980	13,406	+13.3%
1970	11,832	-9.3%
1960	13,050	-7.2%
1950	14,064	-6.6%
1940	15,064	-5.1%
1930	15,866	+2.9%
1920	15,422	-2.5%
1910	15,811	0.0

Mills County had a population of 15,811 in 1910 and had declined by 752 persons in 2020 with a population of 15,059, a decline of 4.75%

Mills County Estimated Population 2012, 14,837 -1.5%

Major highways

-  Interstate 29
-  U.S. Highway 34
-  U.S. Highway 59
-  U.S. Highway 275
-  Iowa Highway 370



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

Mills County, Demographic Information (Continued)

Communities

- Emerson (East Mills)
- Glenwood
- Hastings (East Mills)
- Henderson (East Mills)
- Malvern (East Mills)
- Pacific Junction
- Silver City
- Tabor
- Mineola

Adjacent Counties

- Pottawattamie County (north)
- Montgomery County (east)
- Fremont County (south)
- Cass County Nebraska (southwest)
- Sarpy County Nebraska (west)



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

Emerson, Iowa, Demographic Information (Wikipedia & Indian Creek Historical)

Emerson, Iowa is located at the intersection of Highways 59 and 34.



History

Emerson was a shipping point on the Chicago, Burlington and Quincy Railroad.

Geography,

Emerson is located at 41°17"N 95°24'W (41.018506, -95.401975).

According to the United States Census Bureau, the city has a total area of 0.26 square miles, all of it land.

Demographics 2010 Census

As of the census of 2010, there were 438 people, 186 households, and 123 families residing in the city. The population density was 1,684.6 inhabitants per square mile. There were 203 housing units at an average density of 780.8 per square mile. The racial makeup of the city was 98.9% White and 1.1% from two or more races. Hispanic or Latino of any race was 0.5% of the population.

There were 186 households of which 26.9% had children under the age of 18 living with them, 55.4% were married couples living together, 8.1% had a female householder with no husband present, 2.7% had a male householder with no wife present, and 33.9% were non-families. 30.1% of all households were made up of individuals and 18.8% had someone living alone who was 65 years of age or older. The average household size was 2.35 and the average family size was 2.87.

The median age in the city was 45.8 years. 21.9% of residents were under the age of 18; 5.6% were between the ages of 18 and 24; 21.8% were from 25 to 44; 31.5% were from 45 to 64; and 19.2% were 65 years of age or older. The gender makeup of the city was 48.6% male and 51.4% female.



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

Emerson, Iowa, Demographic Information (Continued)

Demographics 2000 Census

As of the census of 2000, there were 480 people, 195 households, and 133 families residing in the city. The population density was 1,914.2 people per square mile. There were 208 housing units at an average density of 829.5 per square mile. The racial makeup of the city was 98.96% White, 0.21% African American, 0.21% from other races, and 0.62% from two or more races. Hispanic or Latino of any race was 0.62% of the population.

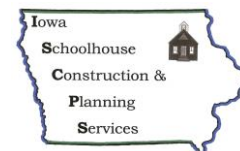
There were 195 households out of which 31.3% had children under the age of 18 living with them, 59.5% were married couples living together, 7.7% had a female householder with no husband present, and 31.3% were non-families. 29.2% of all households were made up of individuals and 16.9% had someone living alone who was 65 years of age or older. The average household size was 2.46 and the average family size was 3.03.

In the city the population was spread out with 26.0% under the age of 18, 4.6% from 18 to 24, 27.7% from 25 to 44, 25.8% from 45 to 64, and 15.8% who were 65 years of age or older. The median age was 38 years. For every 100 females there were 88.2 males. For every 100 females age 18 and over, there were 86.8 males.

The median income for a household in the city was \$31,583, and the median income for a family was \$36,406. Males had a median income of \$29,167 versus \$21,250 for females. The per capita income for the city was \$15,807. About 7.3% of families and 11.2% of the population were below the poverty line, including 21.2% of those under age 18 and none of those aged 65 or over.

Census	Population	+ / - %
2010	438	-8.8%
2000	480	+0.8%
1990	476	-5.2%
1980	502	+3.7%
1970	484	-7.1%
1960	521	-6.3%
1950	556	-6.6%
1940	498	+11.6%
1930	512	+7.8%
1920	475	-0.6%
1910	478	0.0

The population of Emerson has declined by 40 persons or -8.4% over 100 years.



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

Hastings, Iowa, Demographic Information (Wikipedia)

Hastings, Iowa is located one mile south of the intersection of Highway 34 and Mills County road M-16.



History

Hastings was a shipping point on the Chicago, Burlington and Quincy Railroad.

Geography,

Hastings is located at 41°1'26"N 95°29'50"W (41.023906, -95.497176). According to the United States Census Bureau, the city has a total area of 0.41 square miles, all of it land.

Demographics 2010 Census

As of the census of 2010, there were 152 people, 67 households, and 38 families residing in the city. The population density was 370.7 inhabitants per square mile. There were 79 housing units at an average density of 192.7 per square mile. The racial makeup of the city was 99.3% White and 0.7% from two or more races. Hispanic or Latino of any race was 1.3% of the population.

There were 67 households of which 25.4% had children under the age of 18 living with them, 41.8% were married couples living together, 7.5% had a female householder with no husband present, 7.5% had a male householder with no wife present, and 43.3% were non-families. 34.3% of all households were made up of individuals and 15% had someone living alone who was 65 years of age or older. The average household size was 2.27 and the average family size was 2.92.



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

Hastings, Iowa (continued)

The median age in the city was 42.5 years. 24.3% of residents were under the age of 18; 3.3% were between the ages of 18 and 24; 24.3% were from 25 to 44; 27.7% were from 45 to 64; and 20.4% were 65 years of age or older. The gender makeup of the city was 53.9% male and 46.1% female.

Demographic 2000 Census

As of the census of 2000, there were 214 people, 85 households, and 57 families residing in the city. The population density was 527.2 people per square mile. There were 91 housing units at an average density of 224.2 per square mile. The racial makeup of the city was 98.13% White, 1.40% from other races, and 0.47% from two or more races. Hispanic or Latino of any race was 1.87% of the population.

There were 85 households out of which 29.4% had children under the age of 18 living with them, 55.3% were married couples living together, 9.4% had a female householder with no husband present, and 31.8% were non-families. 24.7% of all households were made up of individuals and 8.2% had someone living alone who was 65 years of age or older. The average household size was 2.52 and the average family size was 2.93.

In the city the population was spread out with 26.6% under the age of 18, 7.0% from 18 to 24, 28.0% from 25 to 44, 26.2% from 45 to 64, and 12.1% who were 65 years of age or older. The median age was 36 years. For every 100 females there were 96.3 males. For every 100 females age 18 and over, there were 103.9 males.

The median income for a household in the city was \$35,625, and the median income for a family was \$47,813. Males had a median income of \$36,875 versus \$23,125 for females. The per capita income for the city was \$13,174. About 17.6% of families and 25.8% of the population were below the poverty line, including 37.5% of those under the age of eighteen and 41.2% of those sixty five or over.



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

Hastings, Iowa (continued)

Census	Population	+ /- %
2010	152	-29.0%
2000	214	+14.4%
1990	187	-13.0%
1980	215	-6.1%
1970	229	-11.9%
1960	260	-15.6%
1950	308	-23.6%
1940	403	+3.6%
1930	389	-8.3%
1920	424	+7.9%
1910	393	0.0

The population of Hastings has declined by 241 persons or -61.3% over 100 years.

Hastings 2012 population, 150.



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

Henderson, Iowa, Demographic Information (Wikipedia)

Henderson, Iowa is located one mile west of Highway 59 on County road H-12 and ½ mile south on County road M-21.



History

Henderson was platted in 1880. .

Geography,

Henderson is located at 41°8'21"N 95°25'53"W (41.139095, -95.431300). According to the United States Census Bureau, the city has a total area of 0.21 square miles, all of it land.

Demographic 2010 Census

As of the census of 2010, there were 185 people, 74 households, and 46 families residing in the city. The population density was 881.0 inhabitants per square mile. There were 82 housing units at an average density of 390.5 per square mile. The racial makeup of the city was 99.5% White and 0.5% from two or more races. Hispanic or Latino of any race was 0.5% of the population.

There were 74 households of which 27.0% had children under the age of 18 living with them, 52.7% were married couples living together, 6.8% had a female householder with no husband present, 2.7% had a male householder with no wife present, and 37.8% were non-families. 28.4% of all households were made up of individuals and 10.8% had someone living alone who was 65 years of age or older. The average household size was 2.50 and the average family size was 3.07.



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

Henderson, Iowa (continued)

The median age in the city was 40.9 years. 23.8% of residents were under the age of 18; 7% were between the ages of 18 and 24; 23.2% were from 25 to 44; 29.2% were from 45 to 64; and 16.8% were 65 years of age or older. The gender makeup of the city was 49.7% male and 50.3% female.

Demographic 2000 Census

As of the census of 2000, there were 171 people, 74 households, and 46 families residing in the city. The population density was 765.1 people per square mile. There were 81 housing units at an average density of 362.4 per square mile. The racial makeup of the city was 99.42% White, 0.58% from other races. Hispanic or Latino of any race was 1.17% of the population.

There were 74 households out of which 27.0% had children under the age of 18 living with them, 50.0% were married couples living together, 9.5% had a female householder with no husband present, and 36.5% were non-families. 31.1% of all households were made up of individuals and 18.9% had someone living alone who was 65 years of age or older. The average household size was 2.31 and the average family size was 2.89

22.8% are under the age of 18, 5.8% from 18 to 24, 22.8% from 25 to 44, 26.9% from 45 to 64, and 21.6% who were 65 years of age or older. The median age was 44 years. For every 100 females there were 96.6 males. For every 100 females age 18 and over, there were 94.1 males.

The median income for a household in the city was \$45,000, and the median income for a family was \$49,688. Males had a median income of \$27,500 versus \$21,786 for females. The per capita income for the city was \$32,175. None of the families and 1.9% of the population were living below the poverty line, including no under eighteens and 6.1% of those over 64.



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

Henderson, Iowa (continued)

Census	Population	+ /- %
2010	185	+8.2%
2000	171	-17.0%
1990	206	-12.7%
1980	236	+11.8%
1970	211	+10.5%
1960	191	-8.2%
1950	208	-4.1%
1940	217	-8.4%
1930	237	+2.2%
1920	232	-3.3%
1910	240	0.0

The population of Henderson has declined by 55 persons or -22.9% over 100 years.

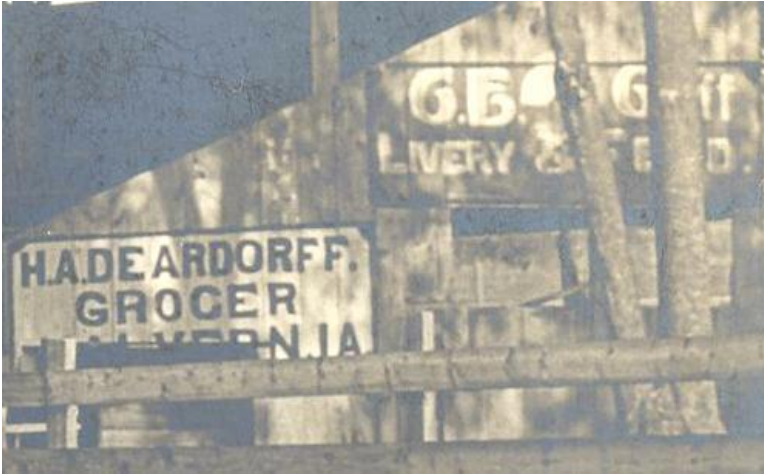
Henderson 2012 population, 182



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

Malvern, Iowa, Demographic Information (Wikipedia & Malvernia.com)

Malvern, Iowa is located nine miles east of Highway 34 and one mile south on Mills County road L-16.



History

The pioneer village of Milton was established in the fall of 1869. It was later renamed Malvern when it was discovered that there was already another Milton, Iowa. It was one of four communities in the area that came into existence with the completion of the Burlington and Missouri River Railroad on November 18, 1869.

John D. Paddock and his bride were the first residents of Malvern. They arrived in September and put up a small 1 ½-story building that served as their home and the community's first store.

The completion of the railroad soon brought a flood of new residents and business enterprises. White Cloud, a town of perhaps 200 persons and a variety of businesses, was located about where the present Wabash Trace Nature Trail crosses the Nishnabotna River three miles southeast of Malvern. It soon closed down when the new railroad was built two miles north. Several business enterprises and White Cloud residents moved to Malvern.

Malvern grew almost explosively in its first two years. In its fifth year, Mr. Paddock reported in his Brief History of Malvern, it had a population of 800. It served a particularly productive farming area. It soon had a number of factories, including a hog packing plant, an electric generation plant (in 1892) which permitted a municipal water system, and in the early part of the twentieth century, developed a varied poultry industry that at one time furnished employment for up



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

Malvern, Iowa (continued)

to 200 persons. Malvern started a school system in 1870, a county fair in 1873, a Chautauqua in 1905, built the town library in 1916 and the present Liberty Memorial Community Building in 1926

When the “good roads” movement came to Iowa, the town was omitted from Highway 34, causing some economic stress. At the time it also had the Wabash and Tabor & Northern Railroads, which were also having some economic stress. The town experienced additional stress in the 1950s when much of Iowa’s poultry industry moved to Arkansas.

The success of the Malvern community has always been linked to agriculture in many ways. When fewer family farms and farm workers, became the norm, in the 1960s, 1970’s, and especially the difficult 1980’s, the economy of Malvern suffered as well, losing many of the established businesses that had so long lined the streets in this community.

Today Malvern is a rural community with its own school system recently renamed as East Mills, a golf course, swimming pool, new library and Carnegie Conference Center, agricultural businesses and government offices, a bank, two residential care facilities, physician’s offices, Mills County Fair Grounds, the Wabash Trace Nature Trail, and numerous other small businesses. Population in Mills County is growing at one of the top ten rates across the state of Iowa. Malvern’s population is growing as well thanks to new housing developments in and around the community.

Geography,

Malvern is located at 41°0’17”N 95°35’4”W Coordinates: 41°0’17”N 95°35’4”W. According to the United States Census Bureau, the city has a total area of 1.19 square miles, all of it land.

Demographics 2010 Census

As of the census of 2010, there were 1,142 people, 436 households, and 301 families residing in the city. The population density was 959.7 inhabitants per square mile. There were 499 housing units at an average density of 419.3 per square mile. The racial makeup of the city was 97.7% White, 0.3% African American, 0.4% Native American, 0.2% Asian, 0.1% from other races, and 1.3% from two or more races. Hispanic or Latino of any race was 0.8% of the population.



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

Malvern, Iowa (continued)

There were 436 households of which 34.2% had children under the age of 18 living with them, 50.0% were married couples living together, 13.5% had a female householder with no husband present, 5.5% had a male householder with no wife present, and 31.0% were non-families. 27.5% of all households were made up of individuals and 11% had someone living alone who was 65 years of age or older. The average household size was 2.49 and the average family size was 3.04.

The median age in the city was 40.3 years. 25.8% of residents were under the age of 18; 6.9% were between the ages of 18 and 24; 22.2% were from 25 to 44; 29.9% were from 45 to 64; and 15.3% were 65 years of age or older. The gender makeup of the city was 47.4% male and 52.6% female.

Demographic 2000 Census

As of the census of 2000, there were 1,256 people, 474 households, and 320 families residing in the city. The population density was 1,053.1 people per square mile. There were 503 housing units at an average density of 421.8 per square mile. The racial makeup of the city was 98.73% White, 0.08% African American, 0.08% Native American, 0.08% Asian, and 1.04% from two or more races. Hispanic or Latino of any race was 0.40% of the population.

There were 474 households out of which 31.6% had children under the age of 18 living with them, 55.5% were married couples living together, 8.9% had a female householder with no husband present, and 32.3% were non-families. 28.9% of all households were made up of individuals and 16.9% had someone living alone who was 65 years of age or older. The average household size was 2.49 and the average family size was 3.08.

Population spread: 26.5% under the age of 18, 6.0% from 18 to 24, 24.1% from 25 to 44, 23.3% from 45 to 64, and 20.1% who were 65 years of age or older. The median age was 40 years. For every 100 females there were 90.6 males. For every 100 females age 18 and over, there were 88.8 males. The median income for a household in the city was \$33,182, and the median income for a family was \$44,432. Males had a median income of \$29,185 versus \$22,266 for females. The per capita income for the city was \$15,553. About 7.1% of families and 11.2% of the population were below the poverty line, including 9.0% of those under age 18 and 13.4% of those aged 65 or over.



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

Malvern, Iowa (continued)

Census	Population	+ /- %
2010	1,142	-9.1%
2000	1,256	+3.8%
1990	1,210	-2.7%
1980	1,244	+7.4%
1970	1,158	-2.9%
1960	1,193	-5.5%
1950	1,263	-4.7%
1940	1,325	+0.4%
1930	1,320	+10.5%
1920	1,195	+3.6%
1910	1,154	0.0

The population of Malvern has declined by 12 persons or -01.03% over 100 years.

Hastings 2012 population, 1,114.



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

Iowa DOE: State's enrollment expected to continue growing

Date: Thursday, April 4, 2013

Enrollment in Iowa's public schools continues an upward trend, with the number of students in Iowa's classrooms expected to grow an additional 1 percent in the coming five years.

The trend derails a 16-year decrease in Iowa's student population, according to enrollment projections from the Iowa Department of Education.

Depending on where you sit, it is a mixed good-news, bad-news bag.

Iowa's metro areas, particularly the Des Moines area, will continue to see growth through 2018, while many rural areas face continued stagnation or, worse, substantial decreases in student populations.

Still, the overall number of school districts with declining student enrollments has decreased. A year ago, 66 percent of the state's 348 districts had declining student enrollment; today, that stands at just over half of the districts, or 54 percent.

"It's not a huge change, but it is noteworthy," said Jay Pennington, bureau chief for the Department's Bureau of Information and Analysis Services. "It shows that 11 percent of the districts no longer are facing declining enrollment. They are either growing or have hit a plateau."

Pennington said the increased state enrollment projections are due to an upsurge in births, affecting both urban and rural areas. The projections also reflect an overall shift toward larger school districts. Currently there are roughly 9 percent of districts educating 50 percent of the students. By 2017-18, that 9 percent will be educating 51.67 percent of students.

The state's student population growth started in the current school year – the first time that has happened since the 1996-97 school year. Still, the state's entire public school enrollment – 476,245 – pales in comparison to the state's all-time high set in the 1972-73 school year when 645,000 students were enrolled.



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

Iowa DOE: State’s enrollment expected to continue growing (continued)

The upside for districts with growing enrollments is that it enables them to plan further ahead and have money on hand to add or beef up programs. Districts facing declining enrollments must endure shrinking budgets.

“We’ll probably see more consolidations among those districts,” Pennington said. “And some others will be looking to partner with neighboring districts.”

Based on its current trajectory, Waukee – Des Moines’ westernmost suburb – will lead the state in growth with a projected 26 percent increase in enrollment by 2018. That will eclipse the enrollment of West Des Moines, another suburb. Waukee also tops the state in projected growth of the actual number of students at 2,046, bringing the districts total to 9,768 students.

On the other side of the equation, Ventura is projected to have a 32 percent decrease in enrollment over the next five years, though Dubuque has the largest anticipated decline in the number of students at 338.

Among the state’s nine Area Education Agencies (AEA), the districts that are projected to have smaller enrollments are: Keystone in northeast Iowa, AEA 267 in northern Iowa, Prairie Lakes, also in northern Iowa, Mississippi Bend in far eastern Iowa, Green Hills in southwest Iowa and Great Prairie in southeast Iowa. The remaining AEA districts, which include the Des Moines, Cedar Rapids/Iowa City and Sioux City districts, show increases. Heartland, which includes the Des Moines metro area, shows the largest increase in the number of students, with nearly 4,700 additional students within the next five years.



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

Iowa's enrollment climbs significantly for second consecutive year

Five-Year Trend - Increase of Students - Numbers

School District	2009-2010 Enrollment	2013-2014 Enrollment	Student Increase
Waukee	6,249	8,289	2,040
Ankeny	8,343	9,902	1,559
Des Moines	30,954	32,413	1,459
Iowa City	11,903	13,160	1,257
Pleasant Valley	3,609	4,289	680

Five-Year Trend - Decrease of Students - Percent

School District	2009-2010 Enrollment	2012-2014 Enrollment	Percent Decrease
Walnut	215	162	- 25%
West Harrison	493	382	-23%
Farragut	248	197	-21%
Ventura	268	214	-20%
Turkey Valley	438	355	-19%

Five-Year Trend - Decrease of Students - Numbers

School District	2009-2010 Enrollment	2013-2014 Enrollment	Student Decrease
Clinton	4,188	3,860	-328
Vinton-Shellsburg	1,798	1,584	-214
Council Bluffs	9,207	8,996	-211
Newton	3,202	3,003	-199
Mason City	3,909	3,725	-184



East Mills Community School District Facility Review And Recommendations

Enrollment Trends

	Sep-99	Sep-00	Sep-01	Sep-02	Sep-03	Sep-04	Oct-05	Oct-06	Oct-07	Oct-08	Oct-09	Oct-10	Oct-11	Oct-12	Oct-13
Farragut	357	351	317	305	300	304	307	291	261	263	248	218	223	211	197
Fremont Mills	491	461	440	457	417	470	449	471	478	469	442	423	423	447	449
Glenwood	2,037	2,066	2,022	2,034	2,025	2,040	2,041	2,100	2,121	2,130	2,078	2,106	2,019	2,024	1,962
Griswold	703	715	709	710	677	664	649	654	621	639	629	599	586	593	574
Red Oak	1,335	1,408	1,353	1,336	1,336	1,372	1,328	1,328	1,327	1,289	1,256	1,217	1,212	1,233	1,166
Riverside	782	741	717	713	717	677	674	661	684	669	676	666	681	679	713
East Mills	736	703	595	637	635	619	599	580	535	567	565	540	562	556	545
Shenandoah	1,071	1,094	1,071	1,048	1,047	1,066	1,094	1,097	1,063	1,010	1,013	1,047	990	986	976
Sidney	453	414	415	395	386	377	366	386	376	355	372	353	344	327	323
Stanton	329	279	268	255	254	232	229	224	208	208	200	198	180	182	180
Treynor	562	518	531	536	556	552	565	598	591	592	598	598	598	596	580
Villisca	443	465	437	441	442	430	422	400	383	384	371	362	362	334	329
Totals	9,299	9,215	8,875	8,867	8,792	8,803	8,723	8,790	8,648	8,575	8,448	8,327	8,180	8,168	7,994

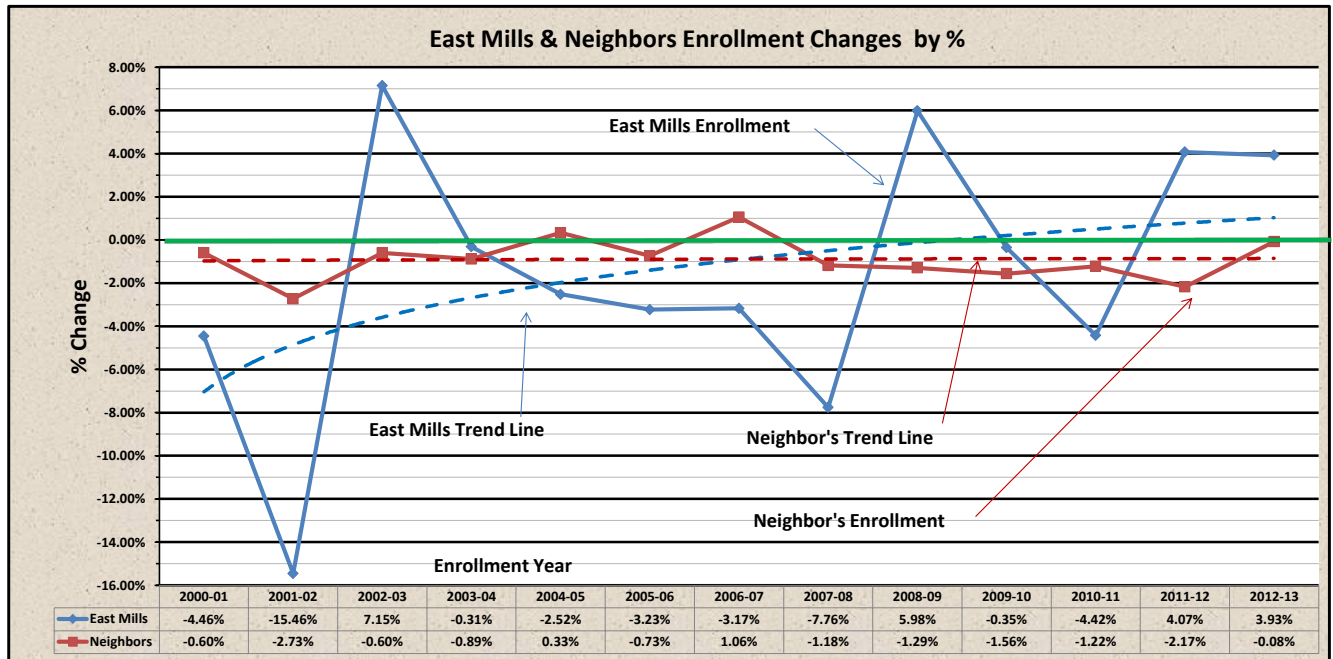
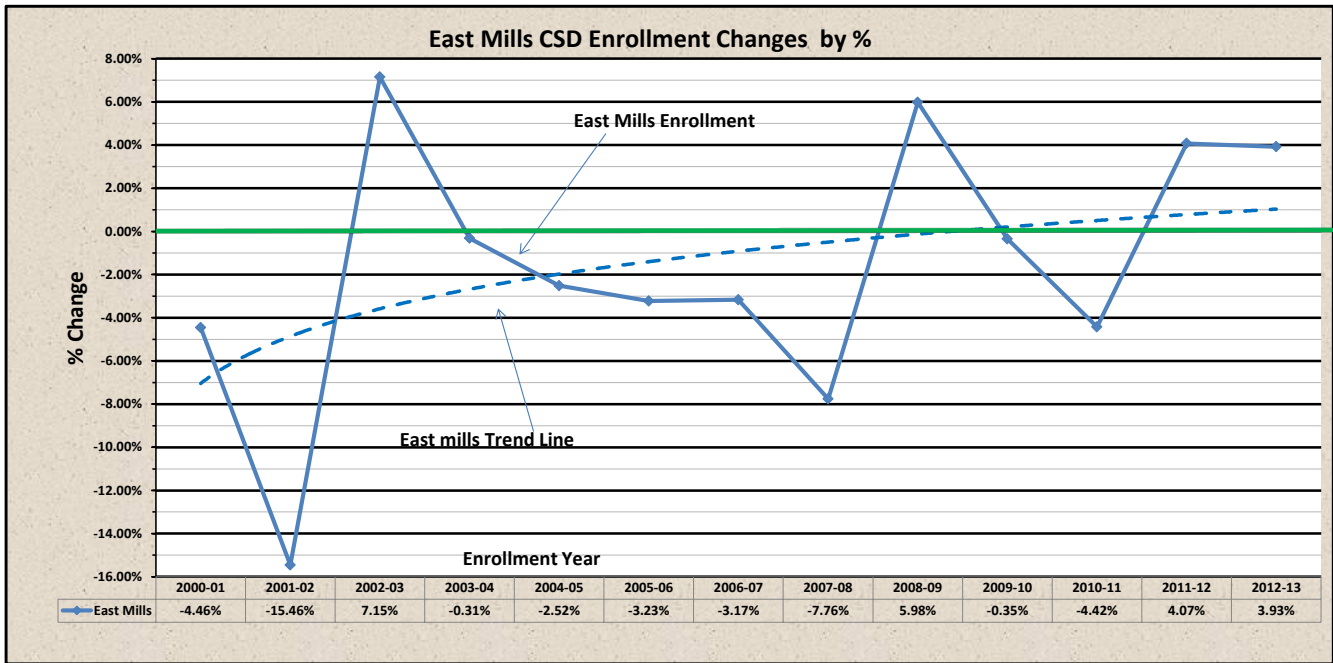
	14 Year Net Change	14 Year %	9 Year Net Change	9 Year %
Farragut	-160.0	-44.82%	-107	-44.08%
Fremont Mills	-42.0	-8.55%	-21	-5.15%
Glenwood	-75.0	-3.68%	-78	-0.79%
Griswold	-129.0	-18.35%	-90	-11.97%
Red Oak	-169.0	-12.66%	-206	-11.27%
Riverside	-69.0	-8.82%	36	0.29%
East Mills	-191.0	-25.95%	-74	-11.33%
Shenandoah	-95.0	-8.87%	-90	-8.11%
Sidney	-130.0	-28.70%	-54	-15.29%
Stanton	-149.0	-45.29%	-52	-27.47%
Treynor	18.0	3.20%	28	7.38%
Villisca	-114.0	-25.73%	-101	-28.74%
Totals	-1305.0	-14.03%	-809	-10.12%

East Mills Community School District



East Mills Community School District Facility Review And Recommendations

Enrollment Trends

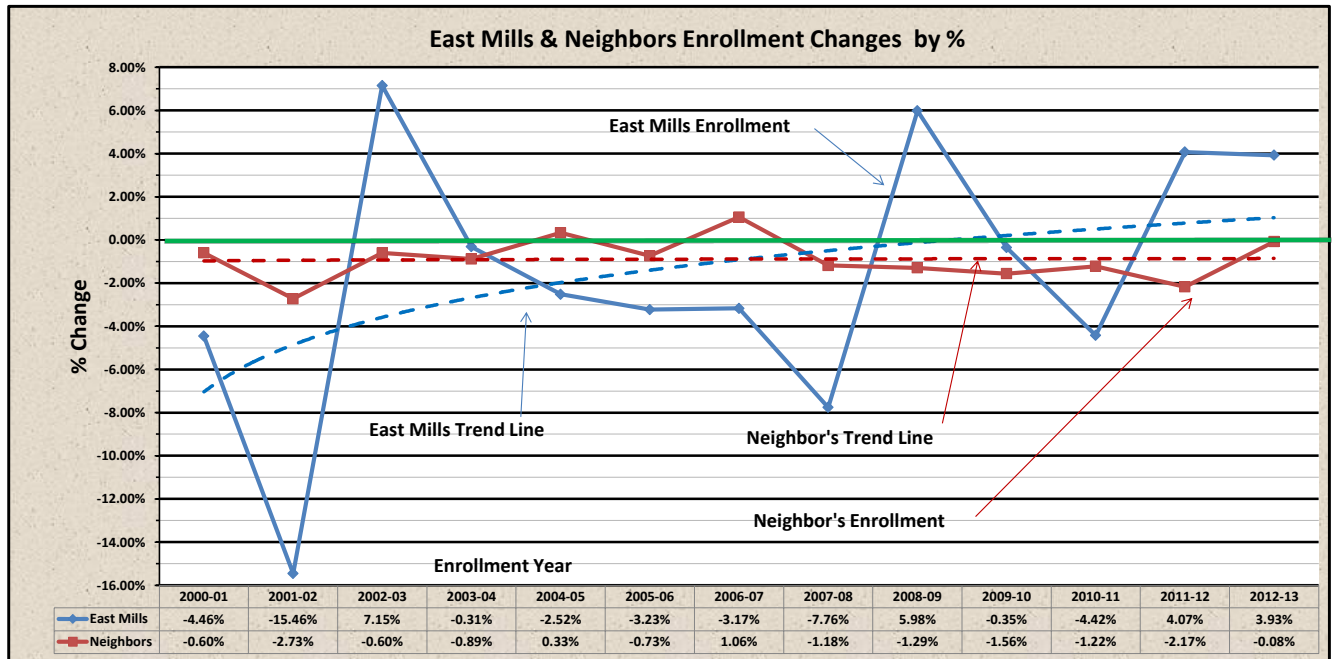
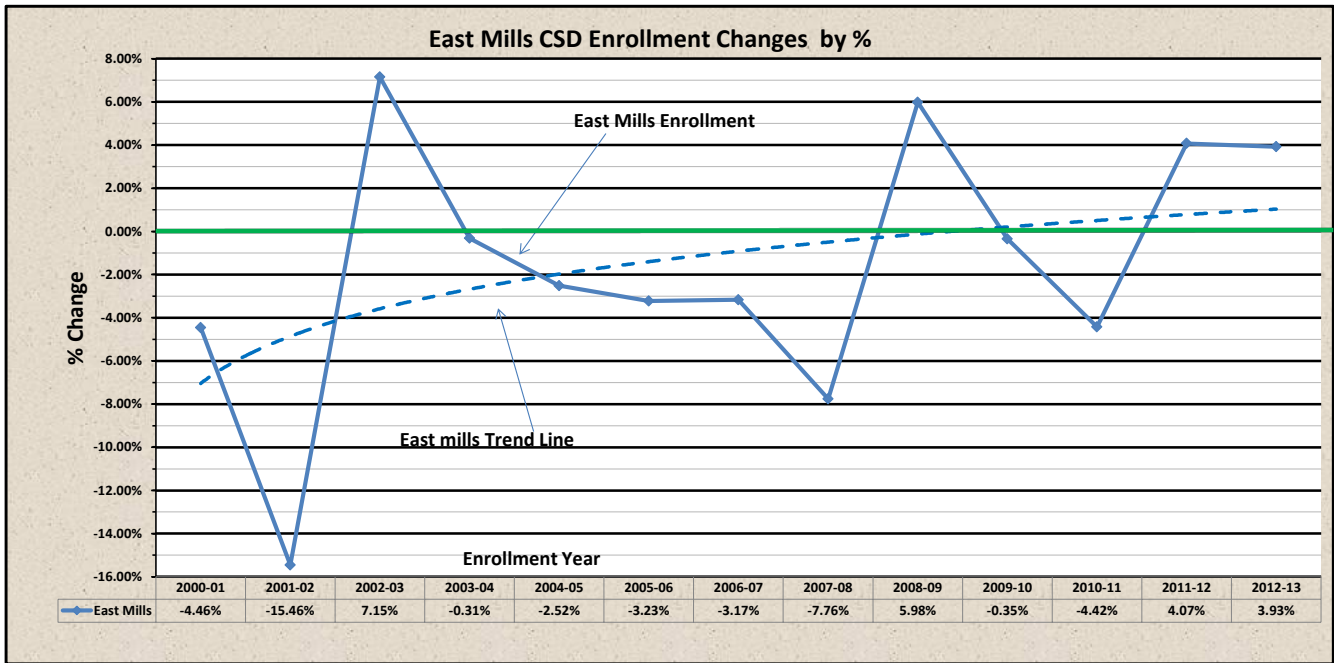


East Mills Community School District



East Mills Community School District Facility Review And Recommendations

Enrollment Trends



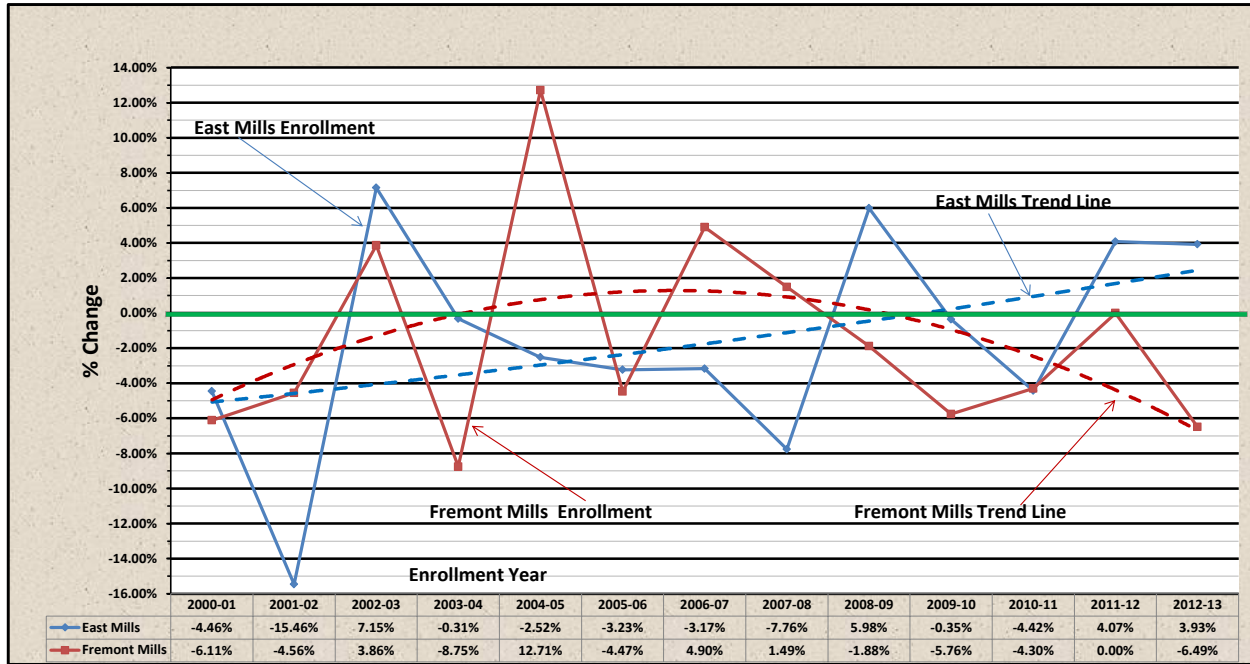
East Mills Community School District



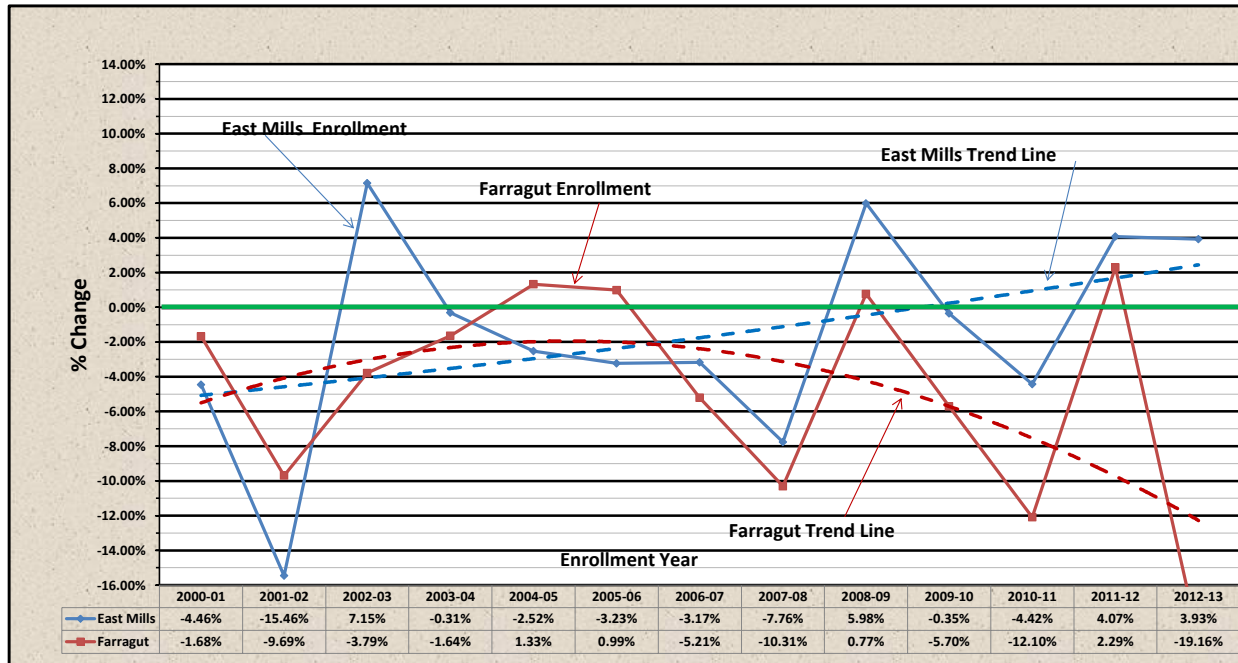
East Mills Community School District Facility Review And Recommendations

Enrollment Trends

East Mills & Fremont Mills



East Mills & Farragut



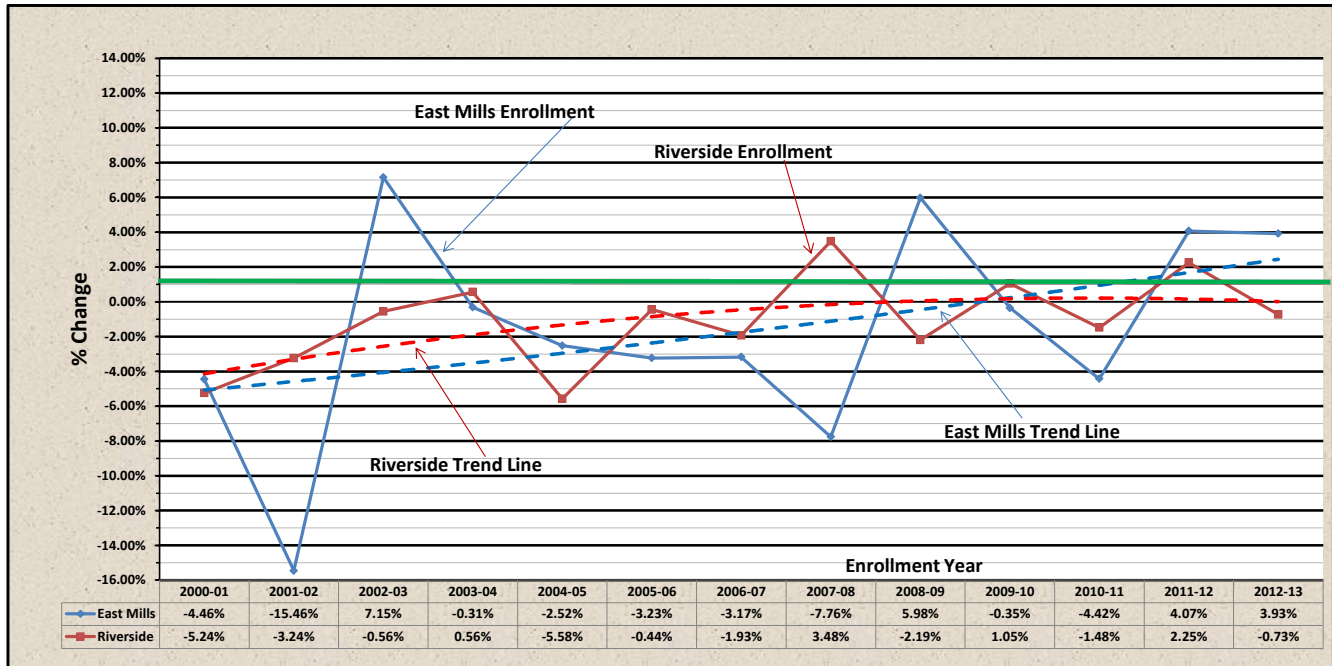
East Mills Community Schools



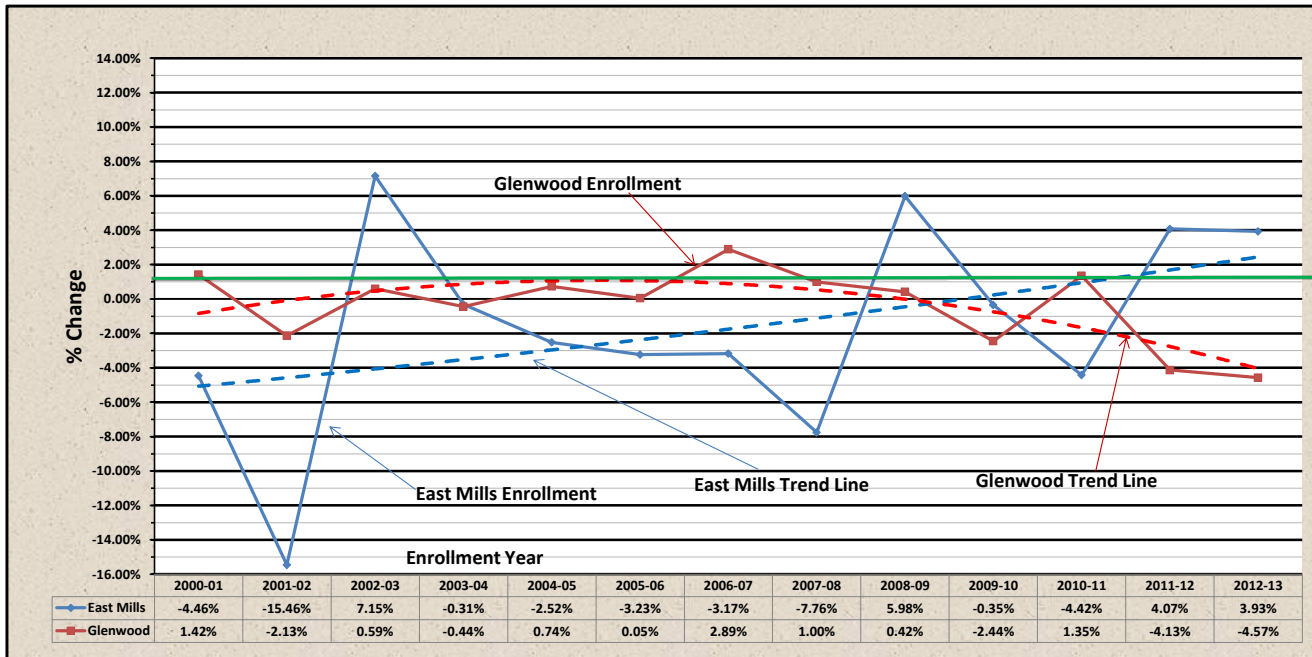
East Mills Community School District Facility Review And Recommendations

Enrollment Trends

East Mills & Riverside



East Mills & Glenwood



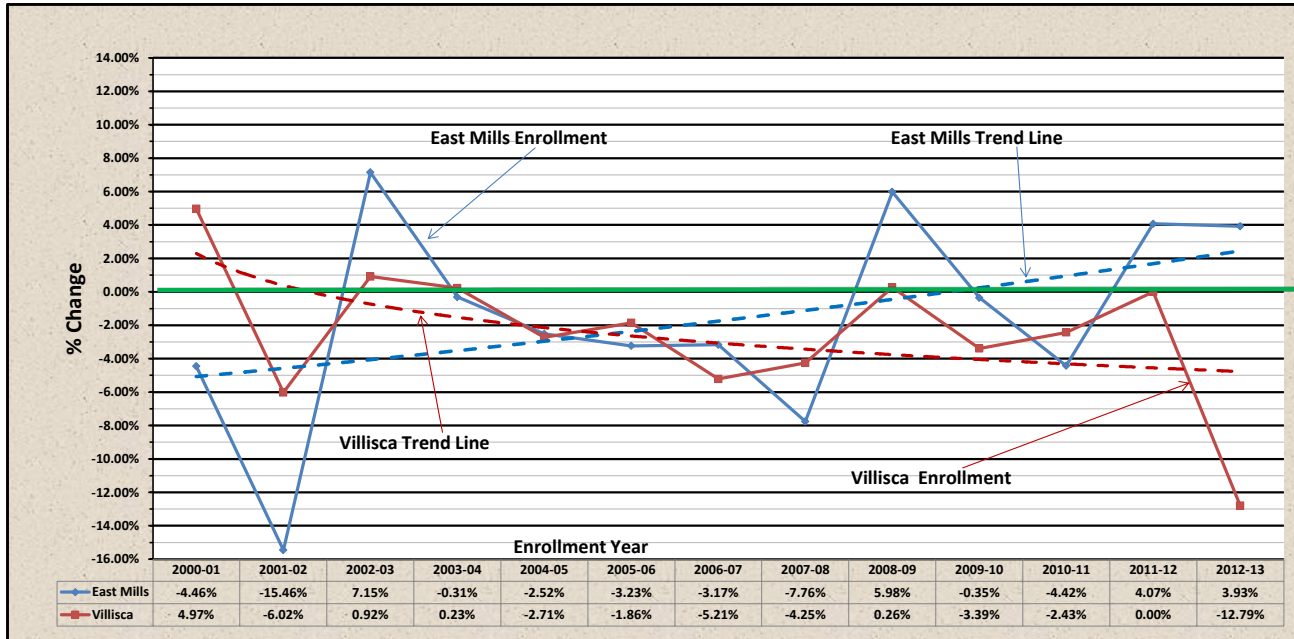
East Mills Community Schools



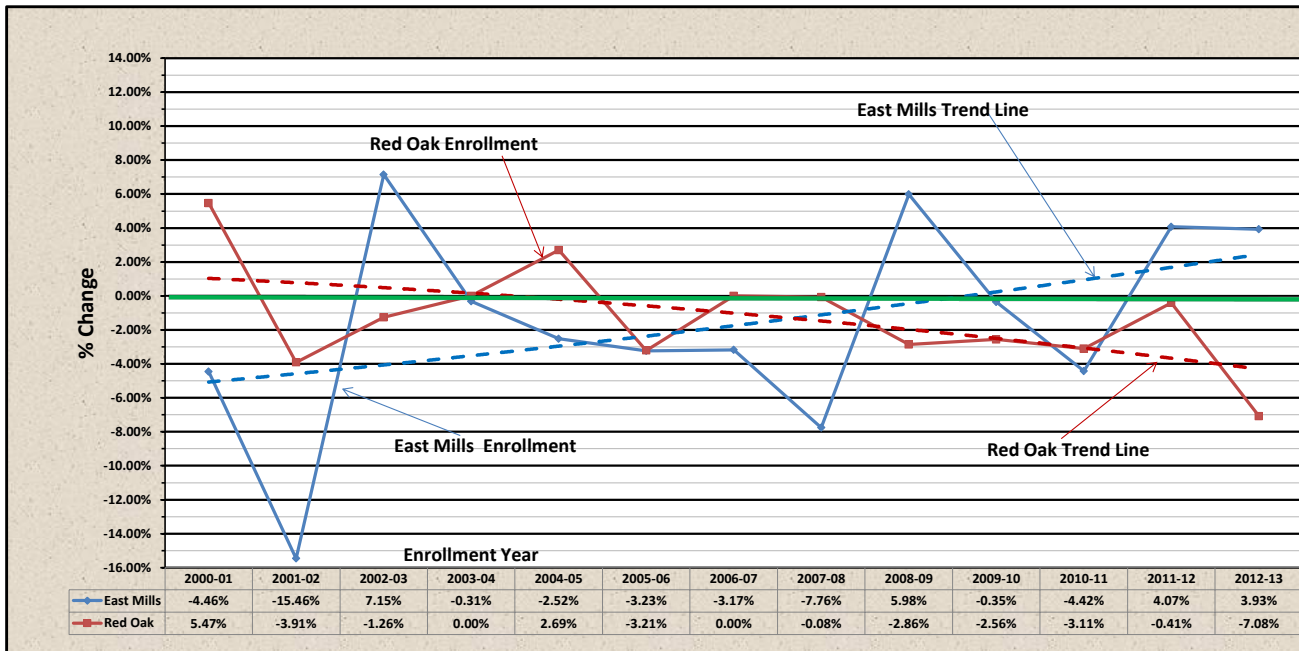
East Mills Community School District Facility Review And Recommendations

Enrollment Trends

East Mills & Villisca



East Mills & Red Oak



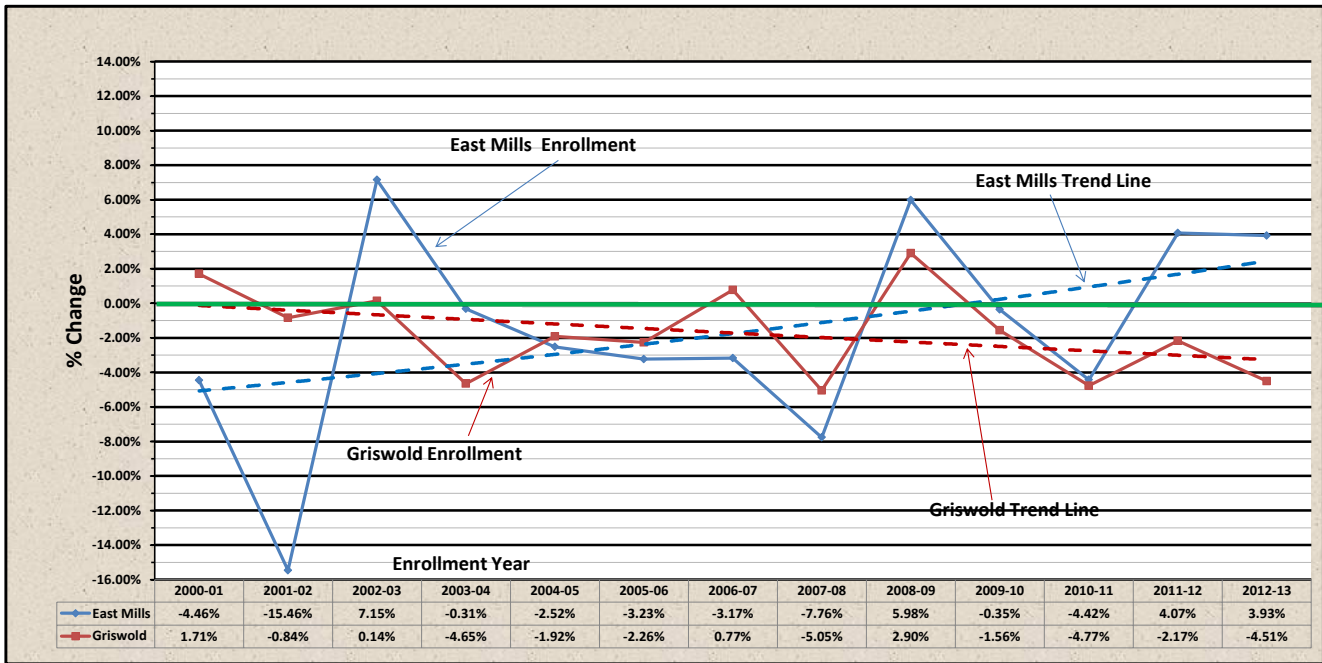
East Mills Community Schools



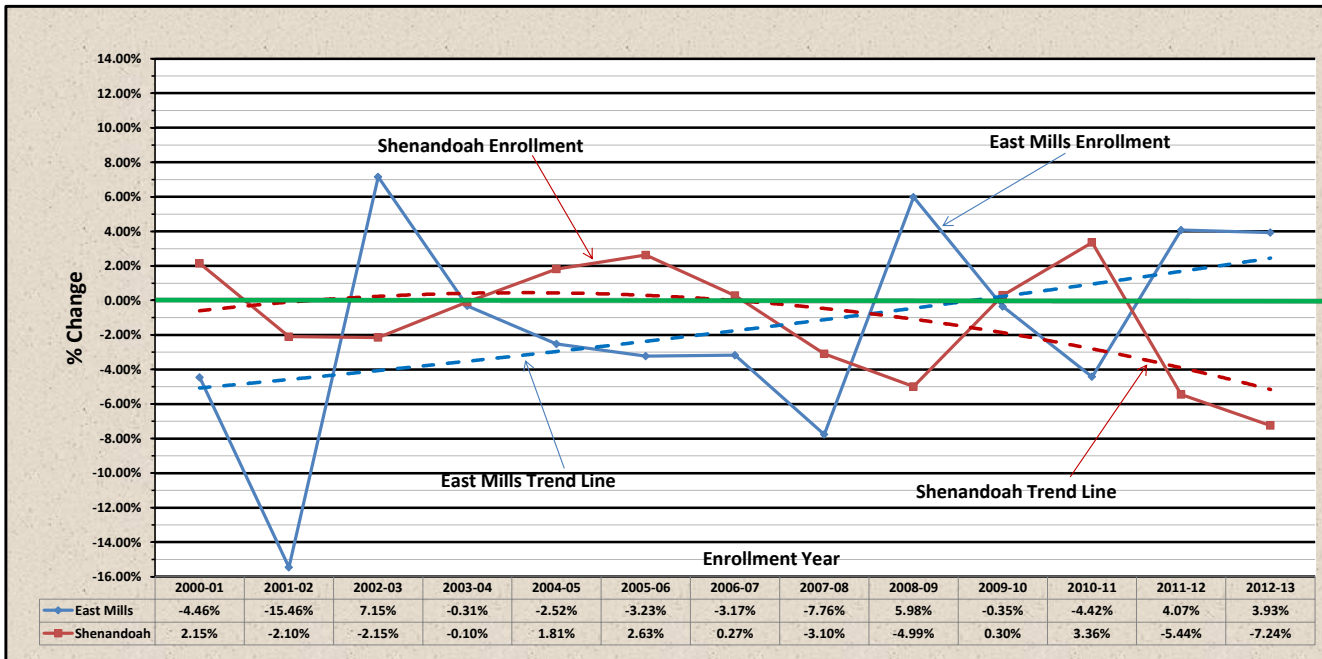
East Mills Community School District Facility Review And Recommendations

Enrollment Trends

East Mills & Griswold



East Mills & Shenandoah



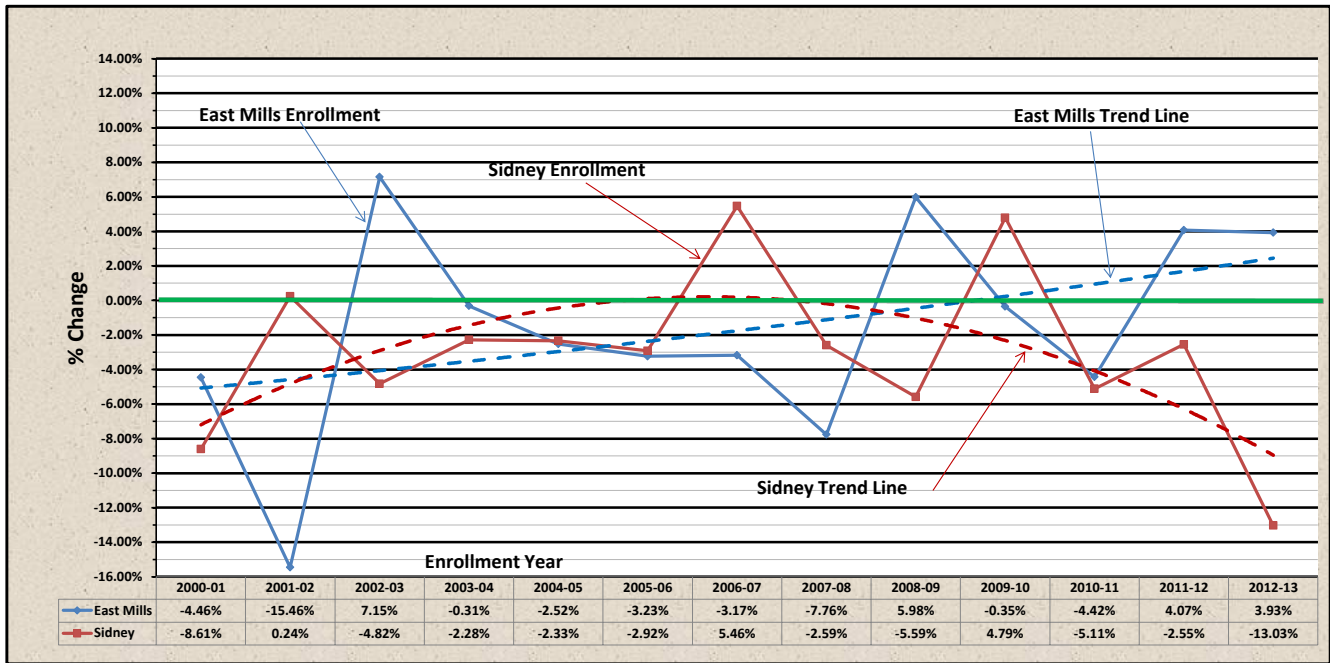
East Mills Community Schools



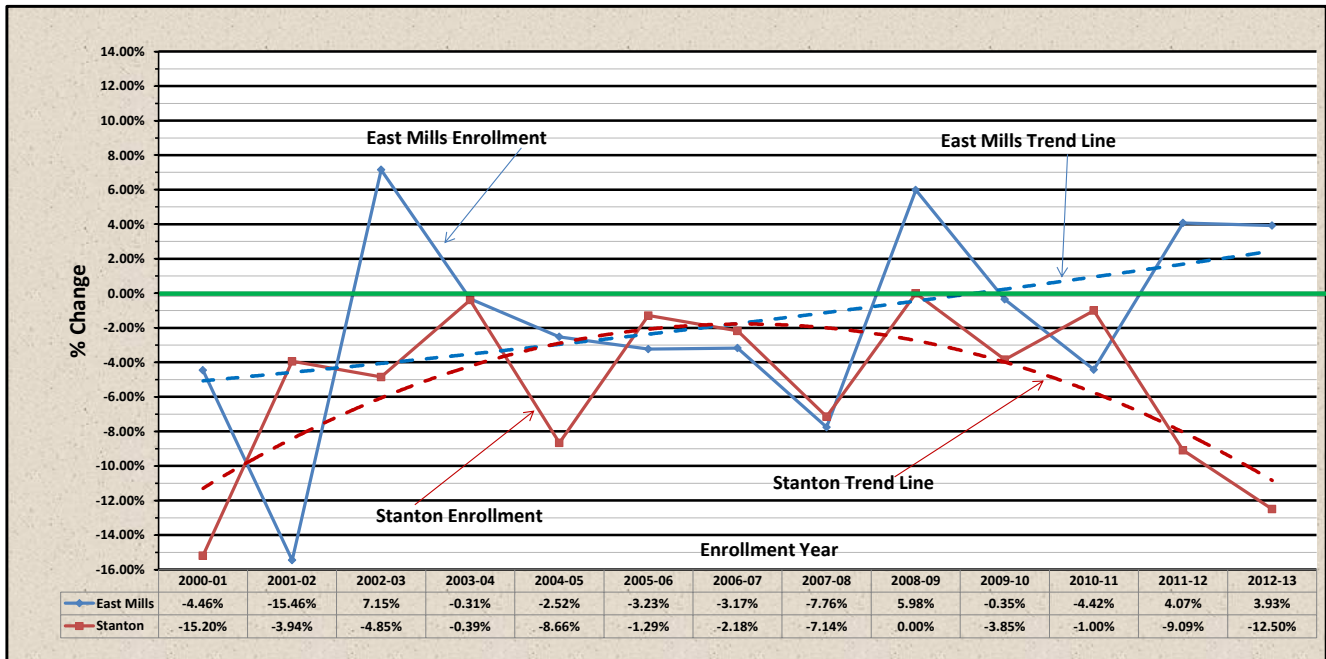
East Mills Community School District Facility Review And Recommendations

Enrollment Trends

East Mills & Sidney



East Mills & Stanton



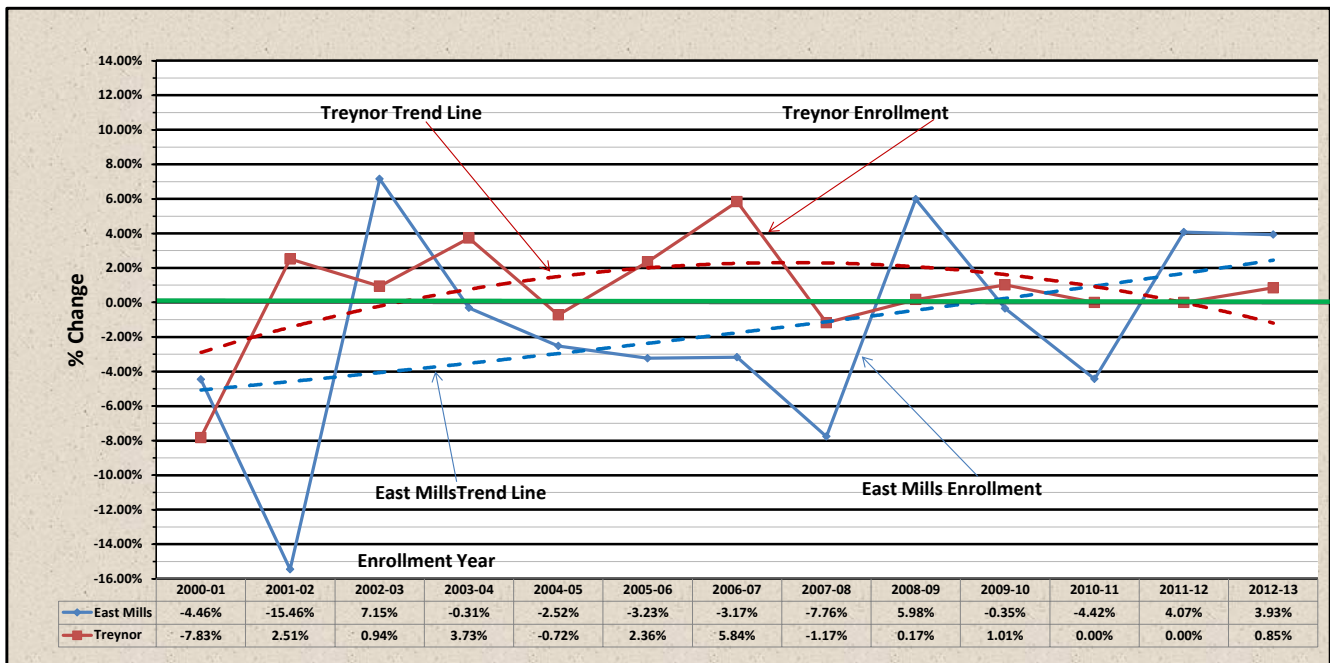
East Mills Community Schools



East Mills Community School District Facility Review And Recommendations

Enrollment Trends

East Mills & Treynor



East Mills Community Schools



East Mills Community School District Facility Evaluation Report

Open Enrollment Trends

		Sep-00	Sep-01	Sep-02	Sep-03	Sep-04	Sep-05	Oct-06	Oct-07	Oct-08	Oct-09	Oct-10	Oct-11	Oct-12	Oct-13	Totals	
Fremont Mills	Out	18.4	20.4	25.3	12.1	20.0	27.1	39.0	32.0	35.0	34.0	39.0	38.0	44.0	45.0	429.3	
	In	18.0	20.0	23.0	23.0	22.0	23.0	24.0	31.0	39.1	35.0	42.1	41.0	35.1	34.0	410.3	
	Net	-0.4	-0.4	-2.3	10.9	2.0	-4.1	-15.0	-1.0	4.1	1.0	3.1	3.0	-8.9	-11.0	-19.0	-1.46 avg # students per year
	CE	461	440	457	417	470	449	471	478	469	442	423	423	447	447	6,294.0	
	OE %	-0.09%	-0.09%	-0.50%	2.61%	0.43%	-0.91%	-3.18%	-0.21%	0.87%	0.23%	0.73%	0.71%	-1.99%	-2.46%	-0.32%	
Glenwood	Out	42.0	78.0	97.0	104.0	101.2	108.0	115.1	115.0	110.1	110.0	103.1	104.2	105.1	109.0	1,401.8	
	In	21.0	17.0	21.0	24.1	36.1	49.2	63.0	65.0	73.0	62.0	72.0	73.0	73.0	95.0	744.4	
	Net	-21.0	-61.0	-76.0	-79.9	-65.1	-58.8	-52.1	-50.0	-37.1	-48.0	-31.1	-31.2	-32.1	-14.0	-657.4	-50.57 avg # students per year
	CE	2,066	2,022	2,034	2,025	2,040	2,041	2,100	2,121	2,130	2,078	2,106	2,019	2,024	2,024	28,830.0	
	OE %	-1.02%	-3.02%	-3.74%	-3.95%	-3.19%	-2.88%	-2.48%	-2.36%	-1.74%	-2.31%	-1.48%	-1.55%	-1.59%	-0.69%	-2.66%	
Griswold	Out	39.0	37.0	32.4	30.6	33.7	33.9	40.8	32.7	25.1	32.1	38.6	41.0	48.2	55.8	520.9	
	In	32.0	34.0	34.0	38.0	31.0	27.0	28.0	23.0	21.0	25.0	15.0	17.0	28.0	17.0	370.0	
	Net	-7.0	-3.0	1.6	7.4	-2.7	-6.9	-12.8	-9.7	-4.1	-7.1	-23.6	-24.0	-20.2	-38.8	-150.9	-11.61 avg # students per year
	CE	715	709	710	677	664	649	654	621	639	629	599	586	593	593	9,038.0	
	OE %	-0.98%	-0.42%	0.23%	1.09%	-0.41%	-1.06%	-1.96%	-1.56%	-0.64%	-1.13%	-3.94%	-4.10%	-3.41%	-6.54%	-2.07%	
Red Oak	Out	90.0	76.0	79.0	97.1	110.1	100.0	93.0	86.0	83.0	79.0	68.0	71.0	60.0	59.0	1,151.2	
	In	15.0	15.0	16.0	15.0	19.0	21.0	24.1	29.1	32.1	35.1	33.5	42.4	39.0	34.0	370.3	
	Net	-75.0	-61.0	-63.0	-82.1	-91.1	-79.0	-68.9	-56.9	-50.9	-43.9	-34.5	-28.6	-21.0	-25.0	-780.9	-60.07 avg # students per year
	CE	1,408	1,353	1,336	1,336	1,372	1,328	1,328	1,327	1,289	1,256	1,217	1,212	1,233	1,233	18,228.0	
	OE %	-5.33%	-4.51%	-4.72%	-6.15%	-6.64%	-5.95%	-5.19%	-4.29%	-3.95%	-3.50%	-2.83%	-2.36%	-1.70%	-2.03%	-4.93%	
Riverside	Out	28.0	28.0	33.0	38.0	48.0	51.0	63.0	85.1	81.1	88.0	88.0	102.0	108.0	109.0	950.2	
	In	20.0	17.0	16.0	14.1	16.1	14.0	13.0	18.0	16.3	14.0	10.0	17.0	19.0	15.0	219.5	
	Net	-8.0	-11.0	-17.0	-23.9	-31.9	-37.0	-50.0	-67.1	-64.8	-74.0	-78.0	-85.0	-89.0	-94.0	-730.7	-56.21 avg # students per year
	CE	741	717	713	717	677	674	661	684	669	676	666	681	679	679	9,634.0	
	OE %	-1.08%	-1.53%	-2.38%	-3.33%	-4.71%	-5.49%	-7.56%	-9.81%	-9.69%	-10.95%	-11.71%	-12.48%	-13.11%	-13.84%	-8.97%	
Shenandoah	Out	54.1	51.8	48.1	51.7	43.7	52.4	58.1	55.1	50.9	47.0	36.0	43.0	45.0	43.0	679.9	
	In	23.0	32.0	32.0	38.0	45.0	47.0	54.1	60.0	64.0	62.4	60.6	68.4	67.1	71.2	724.8	
	Net	-31.1	-19.8	-16.1	-13.7	1.3	-5.4	-4.0	4.9	13.1	15.4	24.6	25.4	22.1	28.2	44.9	3.45 avg # students per year
	CE	1,094	1,071	1,048	1,047	1,066	1,094	1,097	1,063	1,010	1,013	1,047	990	986	986	14,612.0	
	OE %	-2.84%	-1.85%	-1.54%	-1.31%	0.12%	-0.49%	-0.36%	0.46%	1.30%	1.52%	2.35%	2.57%	2.24%	2.86%	0.42%	
Malvern	Out	29.0	23.1	27.0	27.1	32.1	41.2	44.0	58.1	58.2	53.2	58.2				451.2	
	In	38.0	35.0	39.0	42.0	36.2	33.0	33.0	23.0	18.0	20.0	21.0				338.2	
	Net	9.0	11.9	12.0	14.9	4.1	-8.2	-11.0	-35.1	-40.2	-33.2	-37.2				-113.0	-8.69 avg # students per year
	CE	400.3	317.3	396	384	375	368	349	305	358	347	346				3,945.6	
	OE %	2.25%	3.75%	3.03%	3.88%	1.09%	-2.23%	-3.15%	-11.51%	-11.23%	-9.57%	-10.75%				-2.87%	
East Mills (combined 2000-2010)	Out	45.00	37.10	43.00	47.10	53.10	62.20	66.00	81.10	82.20	82.20	76.60	80.40	77.0	92.0	925.0	
	In	76.00	67.00	74.00	75.00	76.20	71.00	69.00	64.10	51.20	47.20	45.20	22.00	20.0	23.0	780.9	
	Net	31.0	29.9	31.0	27.9	23.1	8.8	3.0	-17.0	-31.0	-35.0	-31.4	-58.4	-57.0	-69.0	-144.1	-11.08 avg # students per year
	CE	703	595	637	635	619	599	580	535	567	565	540	562	556	556	8,248.7	
	OE %	4.41%	5.03%	4.87%	4.39%	3.73%	1.47%	0.52%	-3.18%	-5.47%	-6.19%	-5.81%	-10.39%	-10.25%	-12.41%	-2.44%	
Nishna Valley	Out	16.0	14.0	16.0	20.0	21.0	21.0	22.0	23.0	24.0	29.0	18.4				224.4	
	In	38.0	32.0	35.0	33.0	40.0	38.0	36.0	41.1	33.2	27.2	24.2				377.7	
	Net	22.0	18.0	19.0	13.0	19.0	17.0	14.0	18.1	9.2	-1.8	5.8				153.3	11.79 avg # students per year
	CE	302.9	277.2	241	251	244	231	231	230	209	218	194				2,629.1	
	OE %	7.26%	6.49%	7.88%	5.18%	7.79%	7.36%	6.06%	7.87%	4.40%	-0.83%	2.99%				5.21%	



East Mills Community School District Facility Evaluation Report

Open Enrollment Trends (continued)

		Sep-00	Sep-01	Sep-02	Sep-03	Sep-04	Sep-05	Oct-06	Oct-07	Oct-08	Oct-09	Oct-10	Oct-11	Oct-12	Oct-13	Totals	
Sidney	Out	9.0	11.0	15.0	17.0	18.0	15.0	14.0	21.8	19.9	25.2	26.0	21.0	20.0	19.0	251.9	10.15 avg # students per year
	In	20.4	19.4	22.3	13.1	17.0	21.1	25.1	18.2	20.1	20.0	31.0	41.0	63.0	41.0	372.7	
	Net	11.4	8.4	7.3	7.3	-1.0	6.1	11.1	-3.6	0.2	-5.2	5.0	20.0	43.0	22.0	132.0	
	CE	414	415	395	386	377	366	386	376	355	372	353	344	327	327	5,193.0	
	OE %	2.75%	2.02%	1.85%	1.89%	-0.27%	1.67%	2.88%	-0.96%	0.06%	-1.40%	1.42%	5.81%	13.15%	6.73%	3.13%	
Stanton	Out	9.0	10.0	6.0	7.0	5.0	8.0	7.0	7.0	10.0	8.0	10.0	14.0	15.0	15.0	131.0	63.32 avg # students per year
	In	58.0	56.0	55.0	63.0	81.0	83.0	73.0	69.4	71.4	77.3	71.0	68.0	72.0	63.0	961.1	
	Net	49.0	46.0	49.0	49.0	76.0	75.0	66.0	62.4	61.4	69.3	61.0	54.0	57.0	48.0	823.1	
	CE	279	268	255	254	232	229	224	208	208	200	198	180	182	182	3,099.0	
	OE %	17.56%	17.16%	19.22%	19.29%	32.76%	32.75%	29.46%	30.00%	29.52%	34.65%	30.81%	30.00%	31.32%	26.37%	31.74%	
Treyvor	Out	18.0	24.0	24.0	27.0	25.0	27.0	35.2	40.1	37.1	44.0	44.0	42.0	46.0	43.1	476.5	124.23 avg # students per year
	In	55.0	84.0	100.0	108.0	122.0	144.0	147.0	154.1	158.1	172.0	186.1	207.1	226.1	233.0	2,096.5	
	Net	37.0	60.0	76.0	76.0	97.0	117.0	111.8	114.0	121.0	128.0	142.1	165.1	180.1	189.9	1,615.0	
	CE	518	531	536	556	552	565	598	591	592	598	598	598	596	596	8,025.0	
	OE %	7.14%	11.30%	14.18%	13.67%	17.57%	20.71%	18.70%	19.29%	20.44%	21.40%	23.76%	27.61%	30.22%	31.86%	23.15%	
Villisca	Out	23.0	23.0	27.0	29.0	39.0	47.0	38.0	35.4	34.4	30.3	36.0	36.0	46.0	62.0	506.1	-29.93 avg # students per year
	In	9.0	10.0	10.0	10.0	5.0	6.0	8.0	13.0	10.0	5.0	6.0	6.0	7.0	10.0	115.0	
	Net	-14.0	-13.0	-17.0	-17.0	-34.0	-41.0	-30.0	-22.4	-24.4	-25.3	-30.0	-30.0	-39.0	-52.0	-389.1	
	CE	465	437	441	442	430	422	400	383	384	371	362	362	334	334	5,567.0	
	OE %	-3.01%	-2.97%	-3.85%	-3.85%	-7.91%	-9.72%	-7.50%	-5.85%	-6.35%	-6.82%	-8.29%	-8.29%	-11.68%	-15.57%	-8.47%	
Totals	Out	375.5	396.3	429.8	460.6	496.8	531.6	569.2	591.3	568.8	579.8	565.3	512.2	537.3	559.9	7,174.4	
	In	347.4	371.4	403.3	421.3	470.4	506.3	528.3	544.9	556.3	555.0	572.5	580.9	629.3	613.2	7,100.5	
Total # Students Open Enroll		361.5	383.9	416.6	441.0	483.6	519.0	548.8	568.1	562.6	567.4	568.9	546.6	583.3	586.6	7,137.5	
	CE	8,864.2	8,557.5	8,562.0	8,492.0	8,499.0	8,416.0	8,499.0	8,387.0	8,312.0	8,200.0	8,109.0	7,395.0	7,401.0	7,401.0	115,094.7	
	Net	4.08%	4.49%	4.87%	5.19%	5.69%	6.17%	6.46%	6.77%	6.77%	6.92%	7.02%	7.39%	7.88%	7.93%	7.96%	avg/year
CE Certified Enrollment																-6.72	avg number of students



East Mills Community School District Facility Review And Recommendations

Historical District Enrollments																	
	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013		
Pre-K	10	10	8	5	8	36	40	22	34	36	60	53	46	23	23		
Kindergarten	50	55	38	38	42	41	41	52	44	43	41	42	42	36	29		
First Grade	51	49	52	40	41	38	50	37	37	47	36	37	41	39	35		
Second Grade	52	44	54	52	38	42	44	39	27	43	39	37	30	38	43		
Third Grade	51	51	40	52	56	35	50	40	37	26	42	38	35	30	40		
Fourth Grade	52	47	50	35	56	60	43	41	42	37	30	41	32	37	32		
Fifth Grade	69	50	41	51	33	58	68	36	39	40	42	29	38	34	36		
Sixth Grade	51	65	53	42	52	32	60	58	37	39	40	35	25	36	34		
Seventh Grade	62	56	67	49	38	51	37	50	52	36	37	43	38	29	38		
Eighth Grade	52	60	55	65	53	37	51	29	47	57	37	34	42	34	30		
Ninth Grade	69	56	57	55	71	49	40	46	29	50	58	33	40	45	38		
Tenth Grade	59	65	49	55	56	63	47	35	38	37	46	53	38	38	42		
Eleventh Grade	53	63	66	53	56	58	62	49	34	41	34	49	55	37	38		
Twelfth Grade	55	58	57	67	58	59	54	71	47	34	42	45	51	60	36		
District Total	736	729	687	659	658	659	687	605	544	566	584	569	553	516	494	14 Year	5 Year
Net Change		-7	-42	-28	-1	1	28	-82	-61	22	18	-15	-16	-37	-22	-242	-72
% Change		-1.0%	-5.8%	-4.1%	-0.2%	0.2%	4.2%	-11.9%	-10.1%	4.0%	3.2%	-2.6%	-2.8%	-6.7%	-3.8%	-32.9%	-13.2%
Elementary P-K-4	266	256	242	222	241	252	268	231	221	232	248	248	226	203	202	14 Year	5 Year
Net Change		-10	-14	-20	19	11	16	-37	-10	11	16	0	-22	-23	-1	-64	-30
% Change		-3.8%	-5.5%	-8.3%	8.6%	4.6%	6.3%	-13.8%	-4.3%	5.0%	6.9%	0.0%	-8.9%	-10.2%	-0.5%	-24.1%	-13.6%
Middle School 5-8	234	231	216	207	176	178	216	173	175	172	156	141	143	133	138	14 Year	5 Year
Net Change		-3	-15	-9	-31	2	38	-43	2	-3	-16	-15	2	-10	5	-96	-34
% Change		-1.3%	-6.5%	-4.2%	-15.0%	1.1%	21.3%	-19.9%	1.2%	-1.7%	-9.3%	-9.6%	1.4%	-7.0%	3.8%	-41.0%	-19.4%
High School 9-12	236	242	229	230	241	229	203	201	148	162	180	180	184	180	154	14 Year	5 Year
Net Change		6	-13	1	11	-12	-26	-2	-53	14	18	0	4	-4	-26	-82	-8
% Change		2.5%	-5.4%	0.4%	4.8%	-5.0%	-11.4%	-1.0%	-26.4%	9.5%	11.1%	0.0%	2.2%	-2.2%	-14.4%	-34.7%	-5.4%
Pre-K	10	10	8	5	8	36	40	22	34	36	60	53	46	23	23	14 Year	5 Year
Net Change		0	-2	-3	3	28	4	-18	12	2	24	-7	-7	-23	0	13	-13
% Change		0.0%	-20.0%	-37.5%	60.0%	350.0%	11.1%	-45.0%	54.5%	5.9%	66.7%	-11.7%	-13.2%	-50.0%	0.0%	130.0%	-38.2%
Elementary P-K-6	386	371	336	315	326	342	396	325	297	311	330	312	289	273	272	14 Year	5 Year
Net Change		-15	-35	-21	11	16	54	-71	-28	14	19	-18	-23	-16	-1	-114	-39
% Change		-3.9%	-9.4%	-6.3%	3.5%	4.9%	15.8%	-17.9%	-8.6%	4.7%	6.1%	-5.5%	-7.4%	-5.5%	-0.4%	-29.5%	-13.1%
High School 7-12	350	358	351	344	332	317	291	280	247	255	254	257	264	243	222	14 Year	5 Year
Net Change		8	-7	-7	-12	-15	-26	-11	-33	8	-1	3	7	-21	-21	-128	-33
% Change		2.3%	-2.0%	-2.0%	-3.5%	-4.5%	-8.2%	-3.8%	-11.8%	3.2%	-0.4%	1.2%	2.7%	-8.0%	-8.6%	-36.6%	-13.4%

East Mills Community Schools



East Mills Community School District Facility Review And Recommendations

Projected District Enrollments (assumes 1% annual growth)

	2013	2014	2015	2016	2017	2018
Pre-K	23	24	24	24	25	25
Kindergarten	29	23	23	24	24	24
First Grade	35	29	23	24	24	24
Second Grade	43	35	30	24	24	24
Third Grade	40	43	36	30	24	24
Fourth Grade	32	40	44	36	30	24
Fifth Grade	36	32	41	44	36	30
Sixth Grade	34	36	33	41	45	37
Seventh Grade	38	34	37	33	42	45
Eighth Grade	30	38	35	37	33	42
Ninth Grade	38	30	39	35	37	34
Tenth Grade	42	38	31	39	35	38
Eleventh Grade	38	42	39	31	40	36
Twelfth Grade	36	38	43	39	31	40
District Total	494	487	476	461	450	447
Net Change	-22	-7	-10	-15	-11	-3
% Change	-3.8%	-1.5%	-2.1%	-3.1%	-2.4%	-0.6%
Elementary K-4	202	196	180	162	151	146
Net Change		-6	-15	-19	-11	-5
% Change		-3.1%	-7.9%	-10.4%	-6.7%	-3.2%
Middle School 5-8	138	141	145	156	156	154
Net Change		3	3	11	1	-2
% Change		2.5%	2.4%	7.4%	0.3%	-1.0%
High School 9-12	154	149	151	144	144	147
Net Change		-5	1	-7	-1	4
% Change		-2.9%	1.0%	-4.5%	-0.4%	2.5%
Pre-K	23	24	24	24	25	25
Net Change		1	0	0	0	0
% Change		4.3%	1.0%	1.0%	1.0%	1.0%
Elementary P-K-6	272	264	254	247	232	213
Net Change		-8	-11	-7	-15	-19
% Change		-2.8%	-4.0%	-2.7%	-6.2%	-8.1%
High School 7-12	222	222	222	214	219	234
		0	0	-8	4	16
		0.1%	0.1%	-3.6%	2.0%	7.3%

Projected District Enrollments (assumes 0% annual growth)

	2013	2014	2015	2016	2017	2018
Pre-K	23	24	24	24	24	24
Kindergarten	29	23	24	24	24	24
First Grade	35	29	23	24	24	24
Second Grade	43	35	29	23	24	24
Third Grade	40	43	35	29	23	24
Fourth Grade	32	40	43	35	29	23
Fifth Grade	36	32	40	43	35	29
Sixth Grade	34	36	32	40	43	35
Seventh Grade	38	34	36	32	40	43
Eighth Grade	30	38	34	36	32	40
Ninth Grade	38	30	38	34	36	32
Tenth Grade	42	38	30	38	34	36
Eleventh Grade	38	42	38	30	38	34
Twelfth Grade	36	38	42	38	30	38
District Total	494	482	468	450	436	430
Net Change	-22	-12	-14	-18	-14	-6
% Change	-3.8%	-2.4%	-2.9%	-3.8%	-3.1%	-1.4%
Elementary K-4	202	194	178	159	148	143
Net Change		-8	-16	-19	-11	-5
% Change		-4.0%	-8.2%	-10.7%	-6.9%	-3.4%
Middle School 5-8	138	140	142	151	150	147
Net Change		2	2	9	-1	-3
% Change		1.4%	1.4%	6.3%	-0.7%	-2.0%
High School 9-12	154	148	148	140	138	140
Net Change		-6	0	-8	-2	2
% Change		-3.9%	0.0%	-5.4%	-1.4%	1.4%
Pre-K	23	24	24	24	24	24
Net Change		1	0	0	0	0
% Change		4.3%	0.0%	0.0%	0.0%	0.0%
Elementary P-K-6	272	262	250	242	226	207
Net Change		-10	-12	-8	-16	-19
% Change		-3.7%	-4.6%	-3.2%	-6.6%	-8.4%
High School 7-12	222	220	218	208	210	223
		-2	-2	-10	2	13
		-0.9%	-0.9%	-4.6%	1.0%	6.2%

East Mills Community Schools



East Mills Community School District Facility Review And Recommendations

Projected District Enrollments (assumes -1% annual growth)

	2013	2014	2015	2016	2017	2018
Pre-K	23	24	24	24	23	23
Kindergarten	29	23	24	24	23	23
First Grade	35	29	23	24	23	23
Second Grade	43	35	28	22	23	23
Third Grade	40	43	34	28	22	23
Fourth Grade	32	40	42	34	28	22
Fifth Grade	36	32	39	42	34	28
Sixth Grade	34	36	31	39	41	33
Seventh Grade	38	34	35	31	38	41
Eighth Grade	30	38	33	35	31	38
Ninth Grade	38	30	37	33	35	30
Tenth Grade	42	38	29	37	33	34
Eleventh Grade	38	42	37	29	37	32
Twelfth Grade	36	38	41	37	29	36
District Total	494	477	459	437	420	410
Net Change	-22	-17	-18	-22	-18	-10
% Change	-3.8%	-3.4%	-3.8%	-4.8%	-4.0%	-2.3%
Elementary K-4	179	168	151	131	120	114
Net Change	-11	-17	-20	-20	-12	-6
% Change	-6.0%	-10.2%	-13.0%	-8.9%	-4.8%	
Middle School 5-8	138	139	139	147	144	140
Net Change	1	1	7	-2	-4	
% Change	0.4%	0.4%	5.3%	-1.7%	-3.0%	
High School 9-12	154	147	145	136	133	133
Net Change	-7	-1	-9	-3	1	
% Change	-4.9%	-1.0%	-6.4%	-2.4%	0.4%	
Pre-K	23	24	24	24	23	23
Net Change	1	0	0	0	0	
% Change	4.3%	-1.0%	-1.0%	-1.0%	-1.0%	
Elementary P-K-6	272	260	246	236	218	198
Net Change	-12	-14	-10	-17	-20	
% Change	-4.6%	-5.4%	-4.1%	-7.4%	-9.2%	
High School 7-12	222	218	214	202	202	212
Net Change	-4	-4	-12	0	10	
% Change	-1.9%	-1.9%	-5.5%	0.0%	5.1%	

Projected District Enrollments (assumes -2% annual growth)

	2013	2014	2015	2016	2017	2018
Pre-K	23	24	24	23	23	22
Kindergarten	29	23	24	23	23	22
First Grade	35	28	22	23	23	22
Second Grade	43	34	28	22	23	22
Third Grade	40	42	34	27	21	22
Fourth Grade	32	39	41	33	27	21
Fifth Grade	36	31	38	40	32	26
Sixth Grade	34	35	31	38	40	32
Seventh Grade	38	33	35	30	37	39
Eighth Grade	30	37	33	34	30	36
Ninth Grade	38	29	36	32	33	29
Tenth Grade	42	37	29	36	31	33
Eleventh Grade	38	41	36	28	35	31
Twelfth Grade	36	37	40	36	28	34
District Total	494	473	450	425	404	391
Net Change	-22	-21	-22	-25	-21	-13
% Change	-3.8%	-4.3%	-4.7%	-5.7%	-4.9%	-3.2%
Elementary K-4	179	167	148	128	116	109
Net Change	-12	-18	-20	-12	-6	
% Change	-6.9%	-10.9%	-13.7%	-9.6%	-5.5%	
Middle School 5-8	138	137	136	142	138	133
Net Change	-1	-1	6	-4	-5	
% Change	-0.6%	-0.6%	4.2%	-2.6%	-4.0%	
High School 9-12	154	145	142	132	127	127
Net Change	-9	-3	-10	-4	-1	
% Change	-5.8%	-2.0%	-7.3%	-3.4%	-0.6%	
Pre-K	23	24	24	23	23	22
Net Change	1	0	0	0	0	
% Change	4.3%	-2.0%	-2.0%	-2.0%	-2.0%	
Elementary P-K-6	272	257	241	229	210	189
Net Change	-15	-16	-12	-19	-21	
% Change	-5.4%	-6.3%	-4.9%	-8.2%	-10.0%	
High School 7-12	222	216	209	196	194	202
Net Change	-6	-6	-14	-2	8	
% Change	-2.9%	-2.9%	-6.5%	-1.1%	4.1%	

East Mills Community Schools



**East Mills Community School District
Facility Review And Recommendations**



Iowa Department of Education

Individual Public School District Certified Enrollments and Projections

East Mills Comm School District															
School Year	K	1	2	3	4	5	6	7	8	9	10	11	12	PK IEP	Cert Enroll
Certified Enrollment History															
2009-10	46	37	44	44	34	46	45	40	35	66	48	31	48	1	565.2
2010-11	41	43	39	40	43	31	39	48	39	33	61	49	34	0	540.6
2011-12	44	45	40	39	37	44	30	44	48	41	38	60	51	0	561.8
2012-13	42	45	41	41	41	38	42	32	41	50	40	38	65	0	556.1
Projected Certified Enrollments															
2013-14	48	48	48	36	36	36	36	48	36	36	48	36	36	0	526.6
2014-15	48	48	36	48	36	36	36	36	48	36	48	48	48	0	549.7
2015-16	48	48	48	36	36	36	36	36	36	48	36	48	60	0	548.4
2016-17	48	48	48	36	36	36	36	36	36	36	48	36	48	0	524.2
2017-18	48	48	48	36	36	36	36	36	36	36	36	48	36	0	511.8

Notes:

Kindergarten enrollments were estimated from actual births five years prior.

Enrollments are taken from the Students Reporting in Iowa (SRI) Certified Enrollment data collection.students. Cert Enroll indicates the Certified Enrollment generated from the student enrollment counts and student

PK IEP refers to prekindergarten special education

For questions and comments contact:

Xiaoping Wang

515-242-5986

xiaoping.wang@iowa.gov

East Mills Community Schools



East Mills Community School District Facility Review And Recommendations

Historical District Enrollments by Building

	Pre-K	K	Grade 1	Grade 2	Grade 3	Grade 4	Grade 5	Grade 6	Grade 7	Grade 8	Grade 9	Grade 10	Grade 11	Grade 12	Building Enrollment	PK-12 Enrollment	K-12 Enrollment
1999-2000																	
Nishna Valley	1	23	22	24	25	25	28	20							168		
Nishna Valley 7-12									20	25	29	34	27	32	167	335	334
Malvern 7-12									42	27	40	25	26	23	183		
Chantry	9	27	29	28	26	27	41	31							218	401	392
1999-2000 Totals	10	50	51	52	51	52	69	51	62	52	69	59	53	55		736	726
2000-2001																	
Nishna Valley	0	27	23	19	26	24	24	24							167		
Nishna Valley 7-12									20	20	25	26	31	29	151	318	318
Malvern 7-12									36	40	31	39	32	29	207		
Chantry	10	28	26	25	25	23	26	41							204	411	401
2000-2001 Totals	10	55	49	44	51	47	50	65	56	60	56	65	63	58		729	719
2001-2002																	
Nishna Valley	0	16	24	24	17	25	18	27							151		
Nishna Valley 7-12									25	18	15	22	23	29	132	283	283
Malvern 7-12									42	37	42	27	43	28	219		
Chantry	8	22	28	30	23	25	23	26							185	404	396
2001-2002 Totals	8	38	52	54	40	50	41	53	67	55	57	49	66	57		687	679
2002-2003																	
Nishna Valley	0	9	17	18	24	13	26	16							123		
Nishna Valley 7-12									23	23	19	17	24	27	133	256	256
Malvern 7-12									26	42	36	38	29	40	211		
Chantry	5	29	23	34	28	22	25	26							192	403	398
2002-2003 Totals	5	38	40	52	52	35	51	42	49	65	55	55	53	67		659	654
Started Alternative Learning Center																	
2003-2004																	
Nishna Valley	0	15	12	16	21	26	13	27							130		
Nishna Valley 7-12									13	26	27	19	19	27	131	261	261
Malvern 7-12									25	26	41	35	33	29	189		
Chantry	8	27	29	22	35	30	20	25							196		
Learning Center										1	3	2	4	2	12	397	389
2003-2004 Totals	8	42	41	38	56	56	33	52	38	53	71	56	56	58		658	650

East Mills Community Schools



East Mills Community School District Facility Review And Recommendations

Historical District Enrollments by Building (continued)

	Pre-K	K	Grade 1	Grade 2	Grade 3	Grade 4	Grade 5	Grade 6	Grade 7	Grade 8	Grade 9	Grade 10	Grade 11	Grade 12	Building Enrollment	PK-12 Enrollment	K-12 Enrollment
2004-2005																	
Nishna Valley	25	14	15	13	14	24	26	13							144		
Nishna Valley 7-12									27	16	25	24	22	21	135	279	254
Malvern 7-12								19	24	21	23	37	28	30	182		
Chantry	11	27	23	29	21	36	32								179		
Learning Center											1	2	8	8	19	380	369
2004-2005 Totals	36	41	38	42	35	60	58	32	51	37	49	63	58	59		659	623
2005-2006																	
Nishna Valley	34	19	20	17	16	17	25	25							173		
Nishna Valley 7-12									14	28	17	24	25	24	132	305	271
Malvern 7-12									23	23	23	22	34	25	150		
Chantry	6	22	30	27	34	26	43	35							223		
Learning Center												1	3	5	9	382	376
2005-2006 Totals	40	41	50	44	50	43	68	60	37	51	40	47	62	54		647	647
2006-2007																	
Nishna Valley	22	21	14	16	18	12	17	19							139		
Nishna Valley 7-12									24	10	25	13	26	24	122	261	239
Malvern 7-12									26	19	21	20	21	36	143		
Chantry	0	31	23	23	22	29	19	39							186		
Learning Center												2	2	11	15	344	344
2006-2007 Totals	22	52	37	39	40	41	36	58	50	29	46	35	49	71		583	583
Started Whole Grade Sharing																	
2007-2008																	
Nishna Valley PK-4	34	27	15	14	17	21									128		
Nishna Valley 5-8							39	37	52	47					175	303	269
Malvern 9-12											29	38	33	38	138		
Chantry PK-4	0	17	22	13	20	21									93		
Learning Center													1	9	10	241	241
2007-2008 Totals	34	44	37	27	37	42	39	37	52	47	29	38	34	47		544	510
2008-2009																	
Nishna Valley PK-4	36	19	27	13	13	17									125		
Nishna Valley 5-8							40	39	36	57					172	297	261
Malvern 9-12											50	33	41	29	153		
Chantry PK-4	0	24	20	30	13	20									107		
Learning Center												4	0	5	9	269	269
2008-2009 Totals	36	43	47	43	26	37	40	39	36	57	50	37	41	34		566	530

East Mills Community Schools



East Mills Community School District Facility Review And Recommendations

Historical District Enrollments by Building (continued)

	Pre-K	K	Grade 1	Grade 2	Grade 3	Grade 4	Grade 5	Grade 6	Grade 7	Grade 8	Grade 9	Grade 10	Grade 11	Grade 12	Building Enrollment	PK-12 Enrollment	K-12 Enrollment
2009-2010																	
Nishna Valley PK-4	27	16	16	23	12	15									109		
Nishna Valley 5-8							42	40	37	37					156	265	238
Malvern 9-12											55	44	31	41	171		
Chantry PK-4	33	25	20	16	30	15									139		
Learning Center											3	2	3	1	9	319	286
2009-2010 Totals	60	41	36	39	42	30	42	40	37	37	58	46	34	42		584	524
2010-2011																	
Nishna Valley PK-4	20	22	16	16	22	11									107		
Nishna Valley 5-8							29	35	43	34					141	248	228
Malvern 9-12											33	53	47	40	173		
Chantry PK-4	33	20	21	21	16	30									141		
Learning Center													2	5	7	321	288
2010-2011 Totals	53	42	37	37	38	41	29	35	43	34	33	53	49	45		569	516
Started as East Mills Community School District																	
2011-2012																	
Nishna Valley PK-4	21	15	19	13	16	19									103		
Nishna Valley 5-8							38	25	38	42					143		
Malvern 9-12											40	36	54	49	179		
Chantry PK-4	25	27	22	17	19	13	0	0	0	0	0	0	0	0	123		
Learning Center												2	1	2	5		
2011-2012 Totals	46	42	41	30	35	32	38	25	38	42	40	38	55	51		553	507
2012-2013																	
Nishna Valley PK-4	11	13	17	21	13	17									92		
Nishna Valley 5-8							34	36	29	34					133		
Malvern 9-12											45	37	34	55	171		
Chantry PK-4	12	23	22	17	17	20									111		
Learning Center												1	3	5	9		
2012-2013 Totals	23	36	39	38	30	37	34	36	29	34	45	38	37	60		516	493
2013-2014																	
Nishna Valley PK-4	11	14	15	19	23	17									99		
Nishna Valley 5-6							36	34							70		
Malvern 7-12									38	30	37	42	35	33	215		
Chantry PK-4	12	15	20	24	17	15									103		
Learning Center											1	0	3	3	7		
2013-2014 Totals	23	29	35	43	40	32	36	34	38	30	38	42	38	36		494	471

East Mills Community Schools



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

Open Enrollment Trends Summary

Averages based on Open Enrollment & Certified Enrolments 2000
thru 2013

District	Average # Students Gain/loss per Year	Average % of Certified Enrollment Gain/loss
Stanton	63.32	31.74%
Treynor	124.23	23.15%
Sidney	10.15	3.13%
Shenandoah	3.45	8.97%
Freemont Mills	-1.46	-0.32%
East Mills	-11.08	-2.44%
Griswold	-11.61	-2.07%
Glenwood	-50.57	-2.66%
Red Oak	-60.07	-4.93%
Villisca	-29.93	-8.47%
Riverside	-56.21	-8.97%

Notes:

- During the 2013-2014 School Year, Stanton's enrollment was made up of 26.37% of Open Enrollment Students. Treynor during the same period was 31.86%. Both districts have relied upon a net positive open enrollment. Loss of open enrollment could possibly be detrimental to long term viability.
- During the 2012-2013 School Year, Riverside lost 94 students or 13.84% of their student enrollment.
- Red Oak, Riverside and Glenwood have been losing 60, 56 and 51 students per year for the last 14 years.



92 EM students open enrolled out

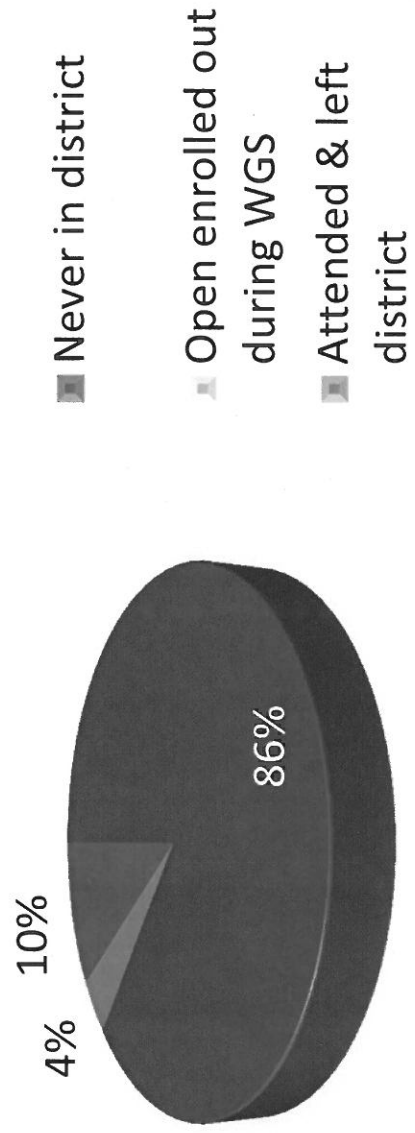
86% ~ 78 EM students never came into the EM district

4% ~ 4 EM students open enrolled out during WGS

10% ~ 9 EM students attended EM and left EM district

1 Unknown

Data from February 3, 2014 SPC meeting



52 Families sent open enrollment survey questions from SPC ~ representing 92 children open enrolled out of EM district

23% ~ 12 survey responses returned to SPC

Data collected by SPC officers April 3, 2014

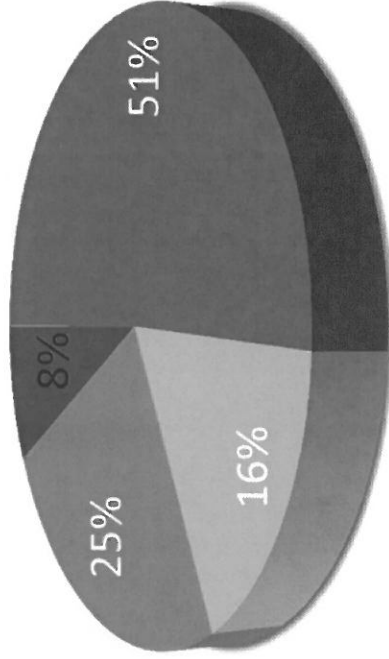
Category of Responses

- 51% ~ 6 responses Already established in another community
- 16% ~ 2 responses Academics
- 25% ~ 3 responses Negative Perception
- 8% ~ 1 response Social/Bully

Data collected by SPC officers April 3, 2014

Categories

- Established
- Academics
- Negative Perception
- Social/Bully



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

Enrollment Summary

The East Mills Community School District as well as the Malvern and Nishna Valley School Districts prior to their consolidation have been experiencing a decline in student enrollment over the past 15 years. Their combined enrollment in 1999 was 736 students and it currently stands at 545 students(certified), which is a loss of 191 students or nearly 36% of its enrollment.

The decline in enrollment is not unique to the East Mills Community School District as many of the neighboring districts have had similar or even greater reductions. The only neighboring district to realize any significant growth is Treynor which has seen an expansion in open enrollment numbers and is located near Council Bluffs.

There are many possible reasons for the decline such as an aging population, fewer young families choosing to farm, the lack of industries in the district with high paying jobs. There is a bright spot however as the City of Malvern has done a remarkable job with their planning efforts,

	14 Year Net Change	14 Year % Change	9 Year Net Change	9 Year % Change
		-		-
Farragut	-160.0	44.82%	-107	44.08%
Fremont Mills	-42.0	-8.55%	-21	-5.15%
Glenwood	-75.0	-3.68%	-78	-0.79%
Griswold	-129.0	18.35%	-90	11.97%
Red Oak	-169.0	12.66%	-206	11.27%
Riverside	-69.0	-8.82%	36	0.29%
East Mills	-191.0	25.95%	-74	11.33%
Shenandoah	-95.0	-8.87%	-90	-8.11%
Sidney	-130.0	28.70%	-54	15.29%
Stanton	-149.0	45.29%	-52	27.47%
Treynor	18.0	3.20%	28	7.38%
Villisca	-114.0	25.73%	-101	28.74%
Totals	-1305.0	14.03%	-809	10.12%



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

Enrollment Summary (continued)

Projected Enrollment

Over the past 15 years the East Mills Community School District has had an average net decline enrollment of 2.4% with some years that are flat but has also had several years where the net enrollment changes exceeded a -15%.

The Senior Class numbers have dropped from 67 in 2002 to 36 in 2013 with the largest class of 71 in 2006 and the smallest class in 2013. At the same time the Kindergarten classes have dropped from 50 in 1999 to 29 in 2013 with the largest class of 55 in 2000 and the smallest class of 29 in 2013.

Projections indicate that once the 2006 Kindergarten group graduates in 2019 with an estimated class of 36 that enrollment will continue to decline because incoming classes after 2004 have continued to decrease. In other words as larger senior classes continue to graduate the classes coming in behind them are smaller in number and will lead to declines in overall enrollment.

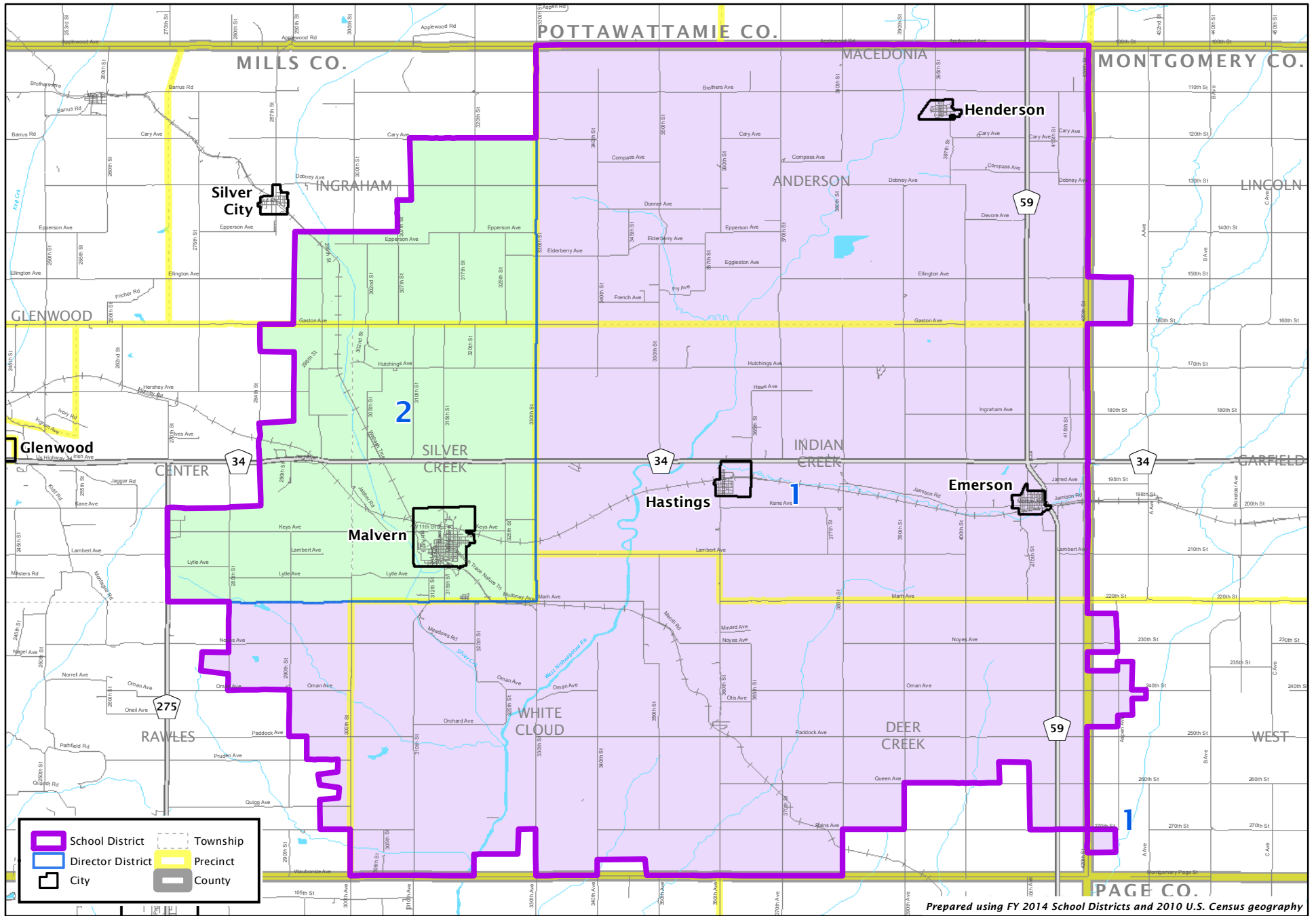
Using different variables in growth, +1%, 0%, -1%, -2% annual growth rates to project future enrollment numbers do not project a positive trend for the East Mills school district as even with a positive 1% growth that trend will not offset the loss of larger senior classes as they graduate.

The effect of the projected enrollments should they be realized is a continued reduction in funds allocated by the state for the general fund.

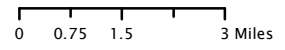
Projected 2018 Enrollments for IKM-Manning

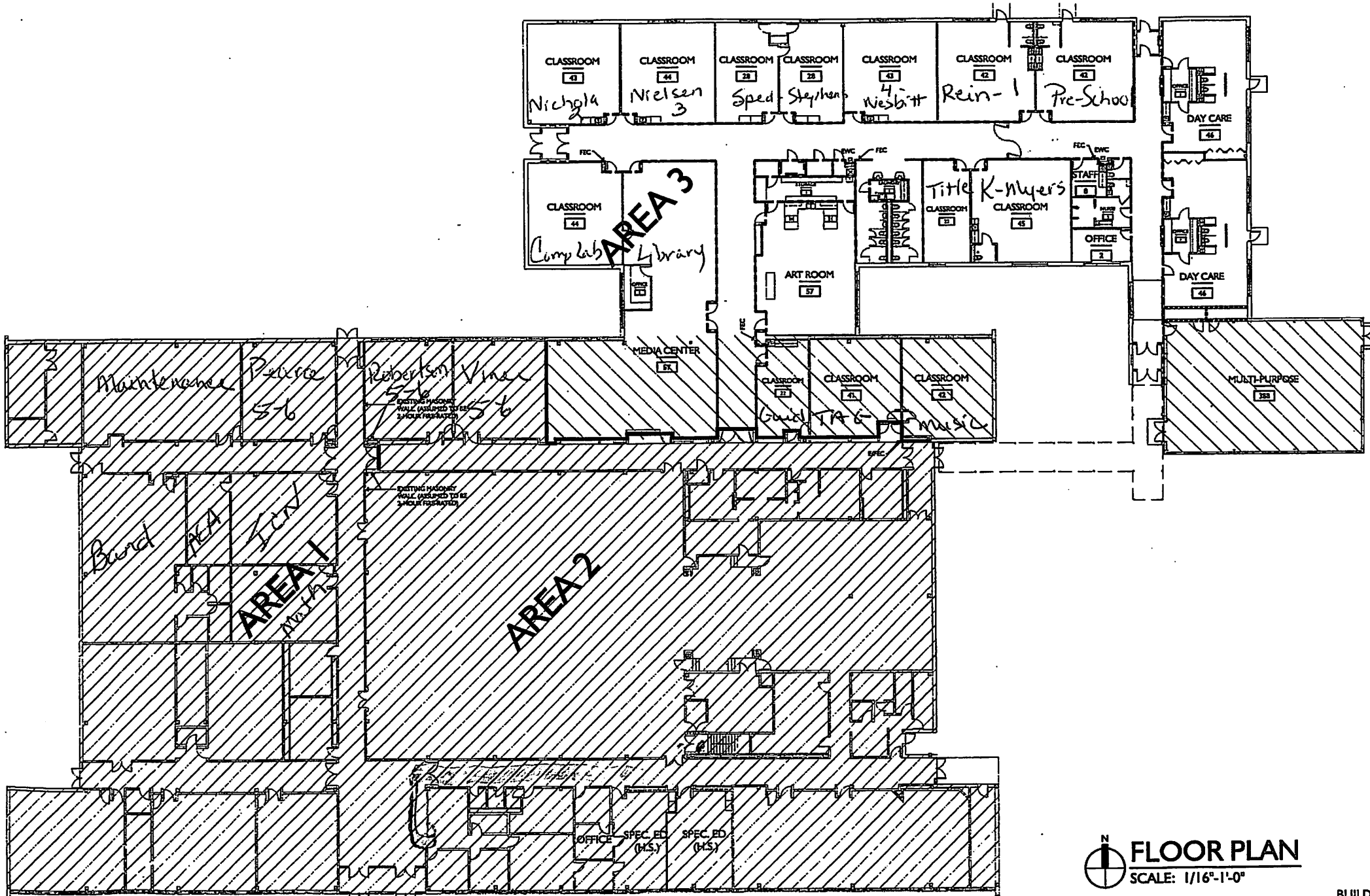
% Growth	Projected Enrollment
1%	447
0%	430
-1%	410
-2%	391





EAST MILLS





East Mills / NV Campus / Elementary

FLOOR PLAN
SCALE: 1/16"=1'-0"

APPLICABLE
UNIFORM BLDG.
STATE FIRE MAR.
NFPA 101 - LIFE
(201-1.674)(1)

BUILDING AREA AND HEIGHT

BUILDING AREA	OCCUPANCY CLASS	CONSTRUCTION TYPE	MAX. HEIGHT
AREA 1	S-1	B-1	1
AREA 2	S-1	B-1	1
AREA 3	S-1	B-1	1

Chantry school

N
↑

Annex

Exit

Alternative
School

Preschool

Computer
Lab

Exit

Lunch

Kitch

Exit

Art

Lib

Tag

Exit Exit

4
Miller

EXIT

Irwin 3

Lounge

Music

Frey 2

Curtis
sped
Title I
Herzberg

Boeye 1

K Forney

Exit

office

Nurse |

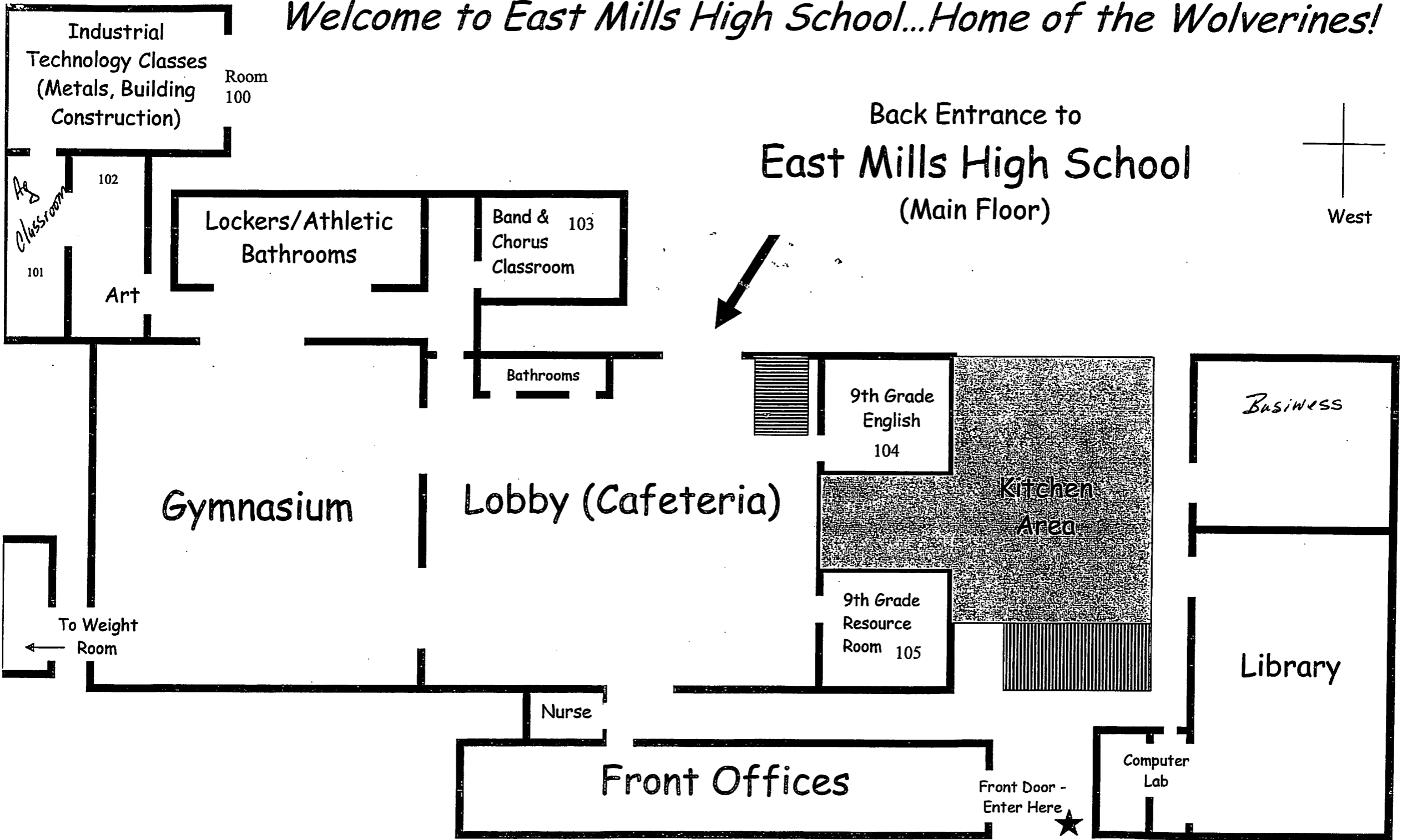
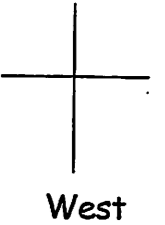
Exit

E
→

S

Welcome to East Mills High School...Home of the Wolverines!

Back Entrance to
East Mills High School
(Main Floor)



Industrial
Technology Classes
(Metals, Building
Construction) Room
100

101
Ag
Classroom
102
Art

Lockers/Athletic
Bathrooms

Band & Chorus
Classroom 103

Bathrooms

Gymnasium

Lobby (Cafeteria)

9th Grade
English
104

9th Grade
Resource
Room 105

Kitchen
Area

Business

Library

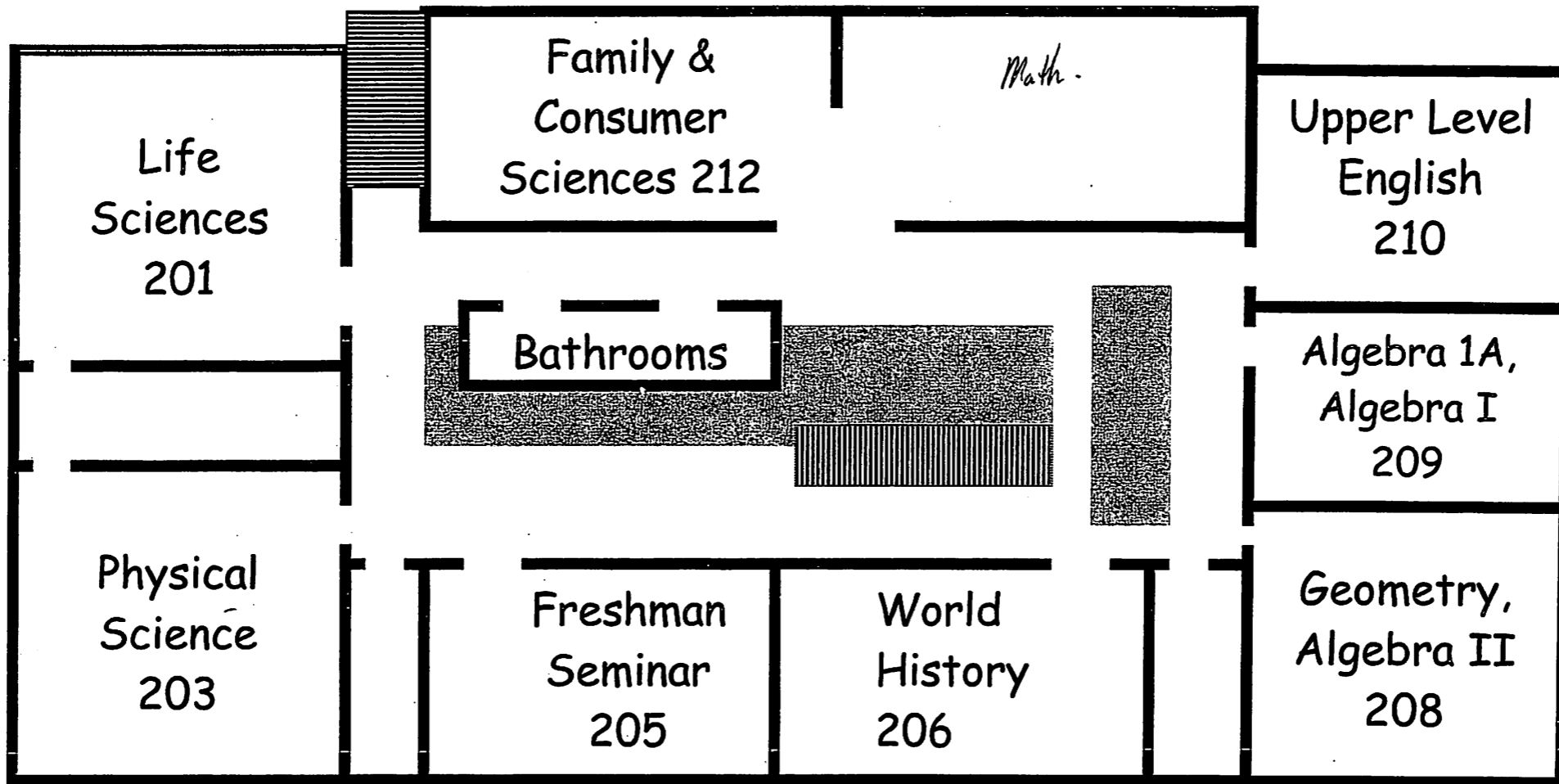
To Weight
Room

Nurse

Front Offices

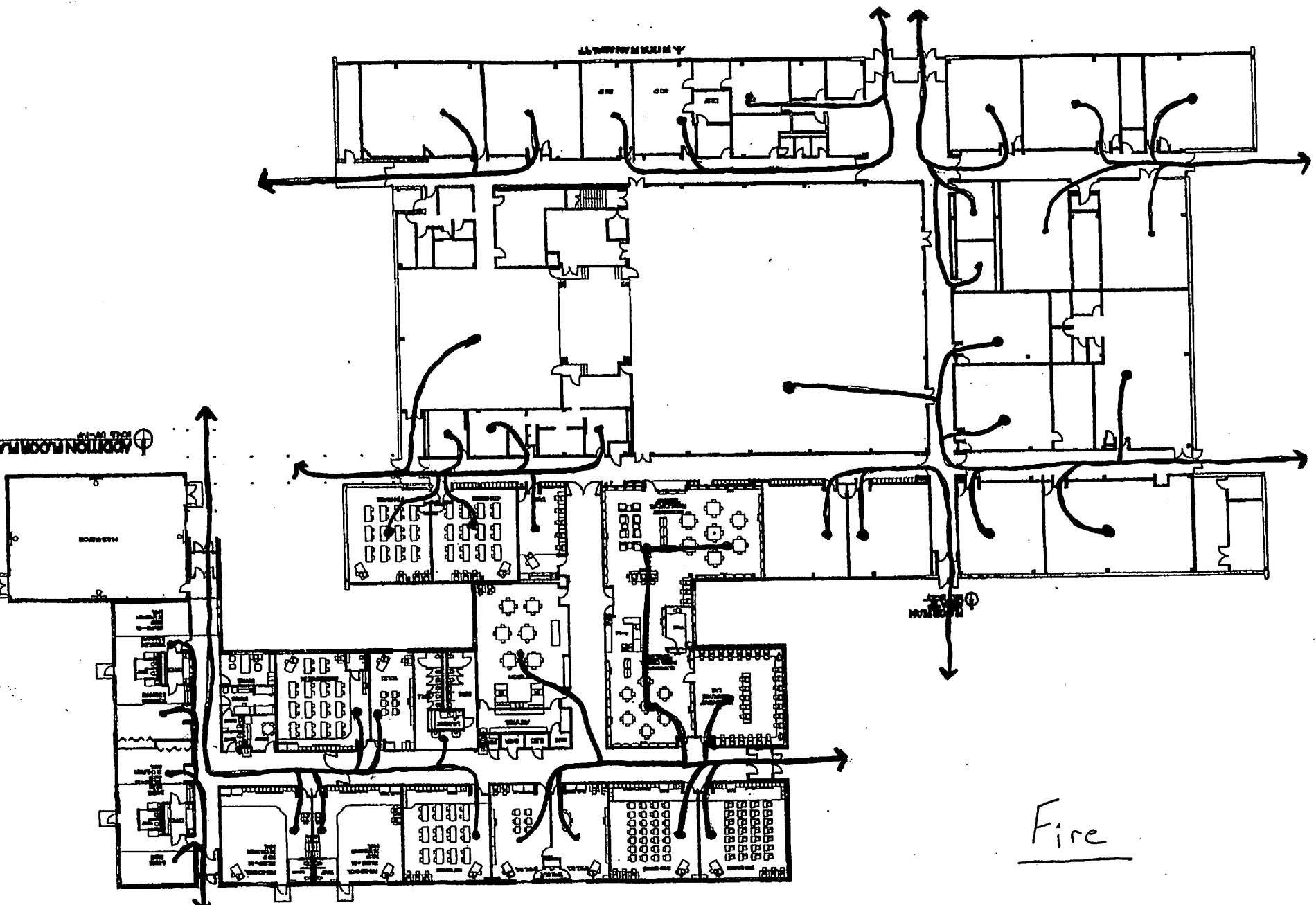
Front Door -
Enter Here ★

Computer
Lab



East Mills High School

Upstairs



APPROXIMATE

APPROXIMATE

Fire

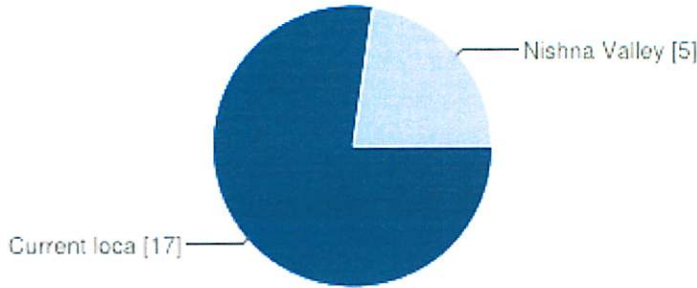
• Daycare goes North

22 responses

[View all responses](#) [Publish analytics](#)

Summary

What building configuration would best suit the JH-HS students and faculty?



Current location	17	77%
Nishna Valley campus	5	23%

Why?

This building has been the JH-HS building before the whole grade sharing. It is configured for older students. Access to town...air conditioning...larger gym...danger with teenagers driving and crossing traffic on Hwy. 34 (specifically turning into NV campus when coming from the eastern part of the district). Better best instructional environment for students and teachers. The bathrooms and rooms are set up for older children. There would have to be major modifications to accommodate the littler ones. The football field and track and ball fields are here. NV site has no stairs. Little ones on stairs adds a dangerous element. Currently set up for HS. I feel that the actual building facilities favor the Nishna Valley campus, but wonder if the cost of updating everything like air conditioning, etc. would be higher than leaving it the way it is. Personal Convenience and comfort level. All rooms are air conditioned. Overall better athletic facilities. The transition to jh/hs this year has been great. I see no problem with the current arrangement. Students in town can walk to school, the sports facilities are better, the drinking fountains, lockers, toilets, etc. are set up for older students. I wanted to select either, but it was not an option. Both buildings were secondary buildings and both could be again if needed. It could potentially house both elementary schools and the MS/HS as well. I do not know much about the NV campus as I have never taught there. I guess I am a creature of habit. The current arrangement is already in place and working. It would require less

fixing/moving/adapting (which equals \$\$\$\$) all around to leave us here. Proximity to college classes in Red Oak and Shen. Tech classes offered at Red Oak High School. Sports complex with some work would be much better than Malvern facilities. Better parking for events. more classrooms I personally believe the best decision for our district would be to move the high school to the Nishna Valley campus, and move all the elementary to the current high school. The high school needs to have more room and the Nishna Valley building offers this. I also think it will be better/ easier for the community to leave the elementary in Malvern. Because it is already set up to be a high school. Everything is already here and set up for JH-HS students and faculty. I think the stairs would be dangerous for the little ones. I think the JH-HS are the easier ones to move around; it's the elementary that takes more consideration. While JH-HS could work in either location, the facilities at the current building for things like outdoor sports, plays/musicals, and weights are better suited for the JH-HS students. It works good now. And never having taught in the NV building, I do not know much about it. Long range planning, if district to survive. So that students do not continuously have changes. Right now kids are worried about where they will be, how long they will be there...there needs to be consistency.

What are the pros of our current building?

Weight room/wrestling room Gym/stage Air conditioning Nice weight room, gym, already to go for high school. Access to town and amenities. HS students able to mentor elementary students at Chantry. Nice, big gym. Air-conditioning. New stage. Nice big area for weight-lifting. A lot of money has gone into the gym; right now it's the best of the 2 gyms. The weight room is better here. The stage is better here for plays/musicals. The outdoor facilities (football, baseball field, track) are in better shape. All of the classrooms and restrooms are set-up for adults. Fully airconditioned, gym facilities, weightroom, stage, proximity to businesses. It is already set up for us. I like my room. The gymnasium and weight room. I like the office area and teacher workroom. I am selfishly going to say I like the idea of not having to physically move our building to another location. All of the rooms have AC. Larger FCS room. Have both baseball and softball fields here. better facilities for sports, music, and some of the classes. We are in town. Current building has nice facilities. Mentoring is possible with schools being near one another. The junior high and high school students can navigate the steps better than elementary students. It has the facilities necessary for high school activities with room to grow. The new addition was added for use by the high school students. The seating in the gymnasium accommodates larger crowds, such as the Corner Conference Basketball Tournament. The booster club just purchased the new scoreboard. It would be too costly to bus students to the high school for practices like the junior high are this year. It works for instruction the way it is. Some classes are crowded but the building has no major drawbacks for education. We are in a town with easy access to food and gas. New stage, new score boards new addition of weight room. The gym holds more people for CC events. large gym, attached weightroom/wrestling room Most classes are very close in proximity to each other and to the office. Air Conditioning. The overall athletic facilities are better at the current location. Some JH/HS kids

still walk to school. I believe the athletic facilities are slightly better at our current location. The gym and weight room are superior, but the football and baseball fields are poor at both locations. The shop area is much better equipped here. The high school also has an air conditioning system. Located in the town of Malvern. Meets the needs for instruction The current building has an existing weight room and larger gym as well as a shop area. Wireless connections have been added for the laptop traffic of our MS/HS; air conditioning for most of the classrooms; we are currently surviving here. As stated above.....facilities are set up for older children. Air conditioning. We are already here....no need to move. not many The athletic fields have been maintained Kids are use to coming here for classes. Stage. Gym for BIG events like graduation and basketball conf tourney. FFA building. Weight room & wrestling room.

What are the cons of the current building?

Stairs would not be good for younger children. two stories, aging roof. Our current setup has the high school filled to the brink. Cafeteria is packed, the hallways are packed, classrooms are full and the special education teachers are basically working in closets. The multi-level building makes it difficult for some to get around None Handicap accessibility. Space in some rooms. The stairs. Water leaks. Not close to college classes if students don't want to take them online. Baseball field is poor. Football practice field is way to small. poor condition lack of handicapped accessibility (even when our athletes are injured, they are stuck in the media center; parents/grandparents with mobility issues can't get up to most of the classrooms); parking is an issue, esp. when there is a large extracurricular activity (for ex., could fire trucks get close access when we sometimes allow cars to park 3 deep on the east side of the building?); the roof needs major repairing; sewer backing up into the kitchen is an issue; this building's general upkeep/cleanliness has been neglected for years (for ex., the upstairs lockers are in poor shape and are yet to be painted green); tornado safety procedure for this building requires many students to walk through a glass-filled lobby to reach the lobby restrooms or northeast athletic hallway; the general design of this building prevents administration/main office from being close to most of the activity in the building; the new stage design prevents seated audience members from seeing productions on the stage, and various community members/faculty have mentioned that they can't hear the stage productions with the current sound system The needed repairs such as the water leaking. Space Lunchroom in the lobby maintenance and lack of good layout for K-12 future. The drinking water is gross. Students say the wifi has spotty connectivity upstairs. No handicap accessible facilities. The constant noise from the fan running on the ceiling mounted heating and cooling units is distracting and disturbs some students and teachers since you always have to talk over the noise. Some rooms/classes are crowded as are the commons area and hallways and stairs during passing periods. The roof leaks in some rooms onto printers and student work. It is not handicap accessible very crowded The building is not handicapped accessible. The track and football field need some serious revitalization. There are fewer numbers of rooms in this building. Parking is kind of crazy. Lunchroom layout. Roof leaks. Limited handicap

accessibility. Poor plumbing. Smaller library. Old, beat up lockers upstairs. Run-down appearance in hallways, bathrooms, locker rooms and in some classrooms. Stairs for older teachers and not handicap accessible. Roof Leaks The lockers need to be updated. The locker rooms need to be updated badly. The drainage system has been a problem this year. Handicap access to the upper level. Not sure

What are the pros of the Nishna Valley campus?

It is on one floor. There is a playground for elementary kids. More centrally located for the entire district. Easily accessible for handicapped people. Better equipped to handle more students. All the teachers would have their own classrooms. Single-level building makes it easier for everybody to get around. The location of the NV campus is in a central location when considering the area of the school district. It is 7 miles from the Malvern HS and likewise about 7 miles from the town of Henderson. That would mean an equal maximum bus time for any elementary student. The NV building has the best layout and facility for elementary students. The rooms are already furnished and set up for elementary students. The playground is already installed and equipped for them. The isolated location is perceived by many to be a safer location. IT MAKES NO SENSE for elementary students from the far northeast corner of the district to be bused all the way to Malvern. The geo-thermal system could be expanded to heat/cool more of that building. For me personally, it would be a short drive to work each day. All on one level. more room, more lockers that are bigger, nicer lunchroom, surrounding ground for expansion if needed All one level. Newer facility set up for the younger children. Centrally located so bus travel would not be too long. Plenty of classrooms. Better lunch room. Parking seems better and more logical. Space and potential for PK-12 building or complex. Larger classrooms in some cases. Not really sure. Newer staff have not been around the NV campus unless they have kids there. None High school student already drive to school. Proximity to college classes in Red Oak and Shen. My reasons were stated above. One story, I think the rooms are slightly bigger. One level The building is one floor with an H configuration. The older part does not have air conditioning. It was a K-12 building at one time although there were portable buildings before the elementary addition was added. It is all on one level for handicapped access; the current south wing is being used for storage, and we are crowded for space here; location would perhaps eliminate the crutch of running home for some students when something is forgotten (could encourage more planning and responsibility); two gyms that could be utilized; a working ICN room; lockers there are larger for HS students; the administration/main office is more centrally located; only one entrance/exit for extracurricular ticket taking; a new roof was put on not too many years ago; new media center and art room; larger area for special education; the front oval could be utilized for walking/physical education, and students could be easily monitored; more parking availability; higher stage for theatrical productions; sound system for stage productions seems to work better; HS students would not need to leave the building to mentor younger children in the elementary wing All on one level. Handicap-accessible. New edition is updated and big and clean. Close for those students on that side of the district. Large classrooms. Nice library.

Additional gym with the use of the multi-purpose room. Nice playground area. Beautiful landscaping. All on one level, it has 2 gyms for HS and JH to utilize. New addition with air conditioning. It is newer. more classrooms. Size Parking Central location

What are the cons of the Nishna Valley campus?

Size isn't big enough. Although there is plenty of room for growth, the district has already taken down the lights for the football field. The entrance could become a problem off Highway 34 because of the amount of traffic carried on the highway. Would need to put new lights on football and baseball field. Need a weight and wrestling room. FFA building. Like any it will require improvements. Not in a town. Not air conditioned on one wing of the building. The gym is not air conditioned. Sports facilities are not updated. Track, no softball field. The AC isn't for all classes. The gym doesn't have as many seats for bleachers. The football field doesn't have lights. Practice during winter would be difficult to manage. On a windy hill. No air-conditioning. Out in the middle of country with no amenities close by. Gym isn't painted for EMHS. Dim lights in hallways at the front. Older bathrooms (front). Athletic fields not kept up. Much equipment has been cannibalized or sold off since the reorganization. The ball fields have had the lights stripped and have fallen into poor shape because they haven't been properly maintained. ;(For my specific subject, the room at NV is smaller, though newer, but the furniture & sinks are meant for small people. Not everything is air conditioned. Ball fields, outside track needs work. Lack of air conditioning in some of the rooms. Out of town. Student mentoring would be difficult. Extra curricular activities the location is not as nice. Not all classrooms have AC. Gymnasium/Stage Weight room. A/C only in part of the building Gym size. It has the gym located in the center of the building; football lights are now gone; we'd probably need to increase wireless capabilities. The outdoor facilities are in bad shape (football field, track) and there are no lights at the football field. The original NV building is not air-conditioned and these are the rooms best suited for JH-HS. Heating is not regulated well. Located in the middle of nowhere. Poor athletic facilities. No air conditioning. Athletic facilities are not as nice. Making everyone and everything fit. Away from businesses, dangerous road intersection. It is not in a town. No shop or weight room. Sports facilities? Athletic campus has been neglected.

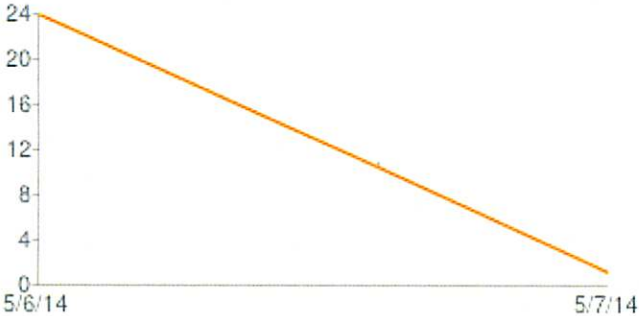
What other concerns, if any, do you have regarding the district restructuring of current facilities?

I'm worried about rushing into the decision to make a quick fix. I hope that everything is looked at to make a solid decision that is going to help our district and be the most beneficial for all students and staff. It's going to cost either way so we must keep the community and school united and on the same page. We need to find a way to keep the community members happy because they are the backing for the school. We still need to keep the school fiscally afloat as well. As a whole we need to meet in the middle and do what's best for everyone. I'm concerned that adults' emotions are too strongly attached to buildings/traditions, and they need to

objectively look at what is best for our students' education and for the finances of what is now one district. I believe both buildings need major improvements and work. However, I do not have any concerns of the high school being located in either building. Both facilities have positives and negatives and people are going to be upset no matter what decision is made. Feel we definitely need to get down to two buildings. Our district as a whole has to get behind whatever decision is made and see this as a positive thing for our school district. This can not lead to infighting and the tearing down of what we have accomplished the past 7 years. The complaints and demands of a few could destroy what gains have been made to complete the merging of our two districts into East Mills. Past and current students & parents have made East Mills one school, but a few complaining parents could rebirth a fraction between Malvern and NV patrons. That the district will be divided. Wasting time and money on too many buildings when NV is the obvious answer. Limiting my time traveling from school to school to serve the needs of all our students. Improvements needed inside every facility to keep clean and welcoming. Would like consideration made to keep junior high students separate from older, high schoolers. Has there been any thought to a 5-12 facility and a preK-4 facility? That way the middle school could be kept somewhat separated, but new teachers wouldn't have to be hired. None. It seems like it would cost a lot more to convert the current JH-HS to an elementary than it would add a few more elementary classrooms to NV. The NV campus has more outside room that is flat and conducive to elementary students. That too many people are emotionally invested in the buildings. We needed some committee members that were new to the district to evaluate the facilities. I'm afraid that all the work done to make East Mills by previous students and parents will be for naught. I do think it is a waste that the NV building is half empty. There are a lot of classrooms sitting empty or used for storage. None at this time. My major concern is the bickering and animosity that still flairs up between members of the communities. That is a greater risk to a positive educational environment than the location of or occupants of a building. When we are inside the building during the schoolday I'm not aware of the divisions that are evident when I venture out into the town. I feel like the greatest unity exists inside the school itself; there it is not an issue or a distraction to learning. Students, staff and community have no consistency. It is a struggle every year to know what will happen the next year. This affects the work environment, climate of the students and feelings of the community. I feel that the rapport of the entire East Mills is community is poorer now than before we voted to consolidate in the first place. Spouses of board members have been continuously stirring the pot and aided in drawing a major line between the Emerson, Hastings, Henderson communities and Malvern. Spouses of board members should remain neutral (at least appear to be neutral. If they cannot do so, they should not be associated with the school board. I think we need to forget old district lines and focus on our existing district and what it needs to educate children in the best manner. We also need to look to our long-term goals. Many consolidated districts are having to again look toward restructuring with other districts. We can be flexible if the kids are at the heart of the matter. I am worried that with the restructuring of the buildings and the financial situation we are currently in, it will lead the Board to make "quick fixes" instead of long-term updates. If we are moving anyone, the

Board has to commit money to make the necessary changes and create the best educational facilities we possibly can. What are the logistics of closing all three buildings and pursuing a new facility that would have all classes in one location. To get new students and new families into the district, and to keep the current ones, I hope it is at least being considered. We are always updating and fixing the current "old buildings," a new modern school that is better equipped for technology use that students are proud to attend. make sure what is being done to/in our school, is always in the best interest for improving the students education. None at the moment

Number of daily responses



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

Building Utility Costs

		(thru 02/ 2014)		
Chantry Elem.		FY 2012	FY 2013	FY 2014
	Electric	\$15,641.39	\$14,882.18	\$9,282.72
	Water/Sewer	\$1,747.55	\$1,633.54	\$1,314.05
	Natural Gas	\$3,672.09	\$4,904.66	\$3,600.49
	Trash	\$926.36	\$1,552.24	\$1,236.67
	Phone	\$590.07	\$977.90	\$979.71
	Totals	\$22,577.46	\$23,950.52	\$16,413.64
	# of Students Served	98	99	91
	\$ Utilities / Student Served	\$230.38	\$241.92	\$180.37
	\$ Utilities / Student Capacity 225	\$90.31	\$95.80	\$65.65

Downtown Bldg.

	Electric	\$1,888.62	\$1,706.10	\$996.41
	Water/Sewer	\$279.48	\$319.41	\$213.84
	Natural Gas	\$896.80	\$1,027.83	\$534.81
	Trash	\$794.60	\$840.31	\$0.00
	Phone	\$2,096.72	\$1,970.10	\$0.00
	Totals	\$5,956.22	\$5,863.75	\$1,745.06

Jr Sr High School

	Electric	\$47,098.90	\$43,453.53	\$30,270.37
	Water/Sewer	\$4,083.12	\$5,191.82	\$3,589.03
	Natural Gas	\$6,768.30	\$12,420.25	\$15,251.28
	Trash	\$1,438.56	\$1,598.04	\$1,292.87
	Phone	\$2,330.89	\$2,381.00	\$21,276.28
	Totals	\$61,719.77	\$65,044.64	\$71,679.83
	# of Students Served	184	180	222
	\$ Utilities / Student Served	\$335.43	\$361.36	\$322.88
	\$ Utilities / Student Capacity 250	\$246.88	\$260.18	\$286.72



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

Building Utility Costs (continued)

				(thru 02/ 2014)
Nishna Valley		FY 2012	FY 2013	FY 2014
(incl. Bus Barn & Pump House)	Electric	\$34,737.62	\$32,229.84	\$21,197.92
	Water/Sewer	\$1,192.90	\$1,840.70	\$2,577.64
	Propane	\$47,369.44	\$40,072.28	\$24,663.46
	Trash I	\$1,951.29	\$1,928.57	\$1,630.14
	Phone	\$2,899.17	\$2,689.20	\$3,585.47
	Totals	\$88,150.42	\$78,760.59	\$53,654.63
 # of Students Served		225	214	158
\$ Utilities / Student Served		\$391.78	\$368.04	\$339.59
\$ Utilities / Student Capacity		480 \$183.65	\$164.08	\$111.78



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

Building Capacities

Chantry

Current Grade Configuration	Pre-K-K-1-2-3-4
General Educ. Classrooms	8 (9 with Office as Classroom)
Resource Rooms	0
Music & Art Classrooms	2
Gymnasium	0
Media Center / Library	1
Computer Lab	1
Multi-Purpose / Lunch	1
Pre-School-K	1
Industrial Arts + FCS	0
Capacity Calculations	8 Gen Ed + 1=9 @ 25
Building Capacity	225 + Pre-School

Nishna Valley

Current Grade Configuration	Pre-K-K-1-2-3-4-5-6
General Educ. Classrooms	18
Resource Rooms	7
Music & Art Classrooms	2
Gymnasium	1
Media Center / Library	1
Computer Lab	2
Multi-Purpose / Lunch	1
Pre-School - K	4
Family & Consumer Science	2
Capacity Calculations	18@25 + 6@5
Building Capacity	480 + Pre-School

Jr. Sr. High

Current Grade Configuration	7-8-9-10-11-12
General Educ. Classrooms	10
Resource Rooms	2
Music & Art Classrooms	2
Gymnasium	1
Media Center / Library	1
Computer Lab	1
Multi-Purpose / Lunch	1
Pre-School-K	0
Industrial Arts + FCS + Ag	3
Capacity Calculations	10@25
Building Capacity	250



Comparative District Information

SECTION 1: Single District Information

Select District:

East Mills ▼

	Enrollment	State Rank	Out of
FY 2012 Budget Enrollment (Oct. 2010)	540.6	T - 218	351

Regular Program Budget Information FY 2012	Amount	State Rank	Out of
Regular Prog. District Cost FY 2011 w/Guarantee	\$ 3,361,478	215	351
Regular Prog. District Cost FY 2012 w/Guarantee	\$ 3,395,093	212	351
Change in Regular Program	\$ 33,615		
Percent Change	1.0%		
Budget Guarantee Amt.	\$ 180,145	76	351

*Based on 0% allowable growth.

Tax Rate Information FY 2012	Levy Rate Per \$1,000	State Rank	Out of
Uniform Levy	\$ 4.4000	T - 344	344
Additional Levy	\$ 3.7283	260	351
SBRC Cash Reserve Levy	\$ 0.0000	T - 258	258
Regular Cash Reserve Levy	\$ 4.7821	7	310
Educational Improvement Property Tax Rate	\$ 0.0000	T - 6	6
ISL Property Tax Rate	\$ 0.4147	153	335
Use of Fund Balance to Reduce Levy	\$ 0.0000	T - 10	10
Total General Fund Rate	\$ 13.3250	120	351
Management	\$ 0.7970	185	343
Voted PPEL	\$ 0.0000	T - 237	237
Regular PPEL	\$ 0.3285	310	324
Public Ed./Recreation	\$ 0.0000	T - 17	17
Debt Service	\$ 0.0000	T - 184	184
Total non-General Fund Rate	\$ 1.1255	310	349
Total Property Tax Rate - All Funds	\$ 14.4505	210	351

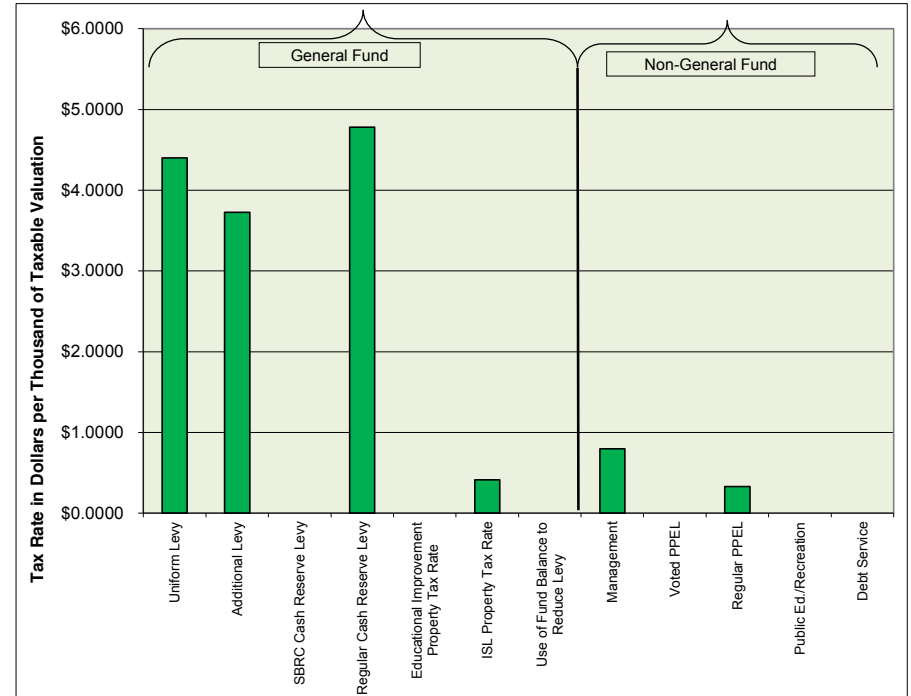
Tax Levy Information FY 2012	Property Taxes Levied	State Rank	Out of
General Fund Levy w/o ISL	\$ 3,239,703	112	351
ISL Property Tax Levy	\$ 104,052	137	335
Management	\$ 200,000	136	343
Voted PPEL	\$ 0	237	237
Regular PPEL	\$ 82,486	126	324
Public Ed./Recreation	\$ 0	17	17
Debt Service	\$ 0	184	184
Total	\$ 3,626,241	132	351

Income Surtax Information	Income Surtax \$'s		Expires	End Of
	Generated	Rate		
ISL Income Surtax	\$ 184,972	8.00%	FY 2012	
PPEL Income Surtax	\$ 0	0.00%	No PPEL Surtax	

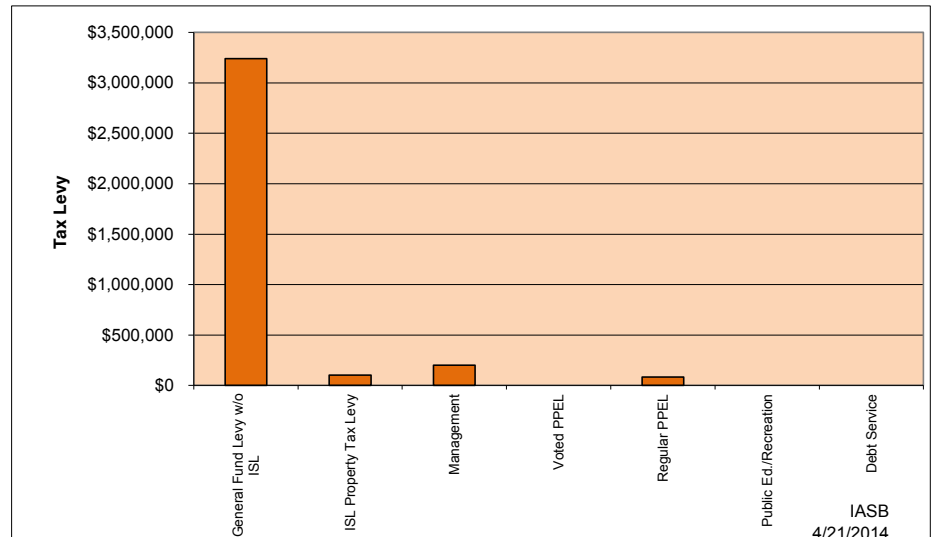
Valuation and TIF	Measure	State Rank	Out of
Total Taxable Valuation	\$ 250,938,365	126	351
TIF Valuation	\$ 197,759	259	265
Total Valuation	\$ 251,136,124	135	351
TIF Valuation as % of Total Val.	0.08%	261	265

Per Pupil Measures	Measure	State Rank	Out of
Per Pupil Net Valuation	\$ 464,185	41	351
Per Pupil TIF Valuation	\$ 366	259	265
Per Pupil Property Taxes	\$ 562	208	351
Per Pupil General Fund Prop Taxes (w/o ISL)	\$ 6,708	27	351

FY 2012 TAXATION RATE SUMMARY FOR East Mills



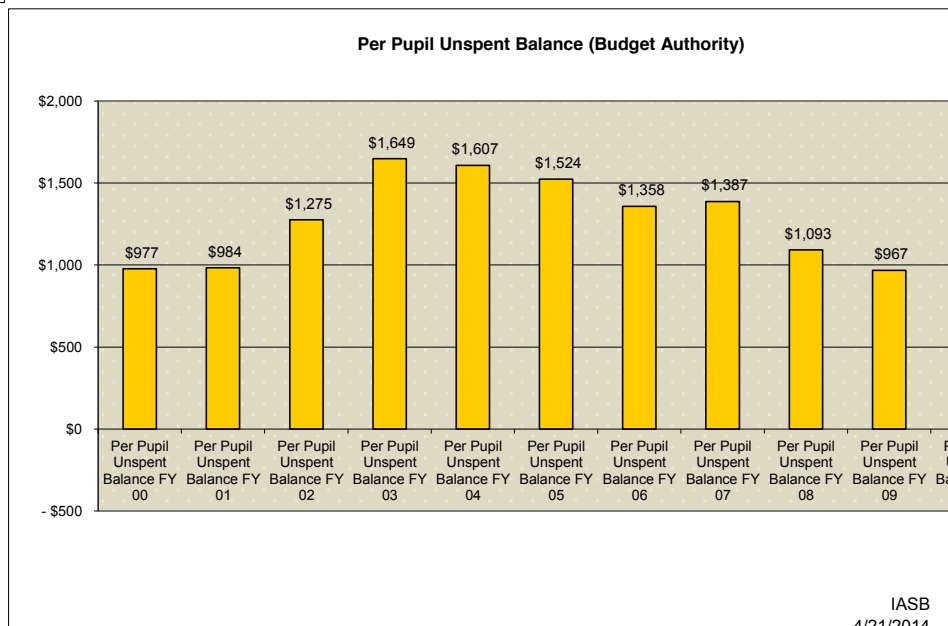
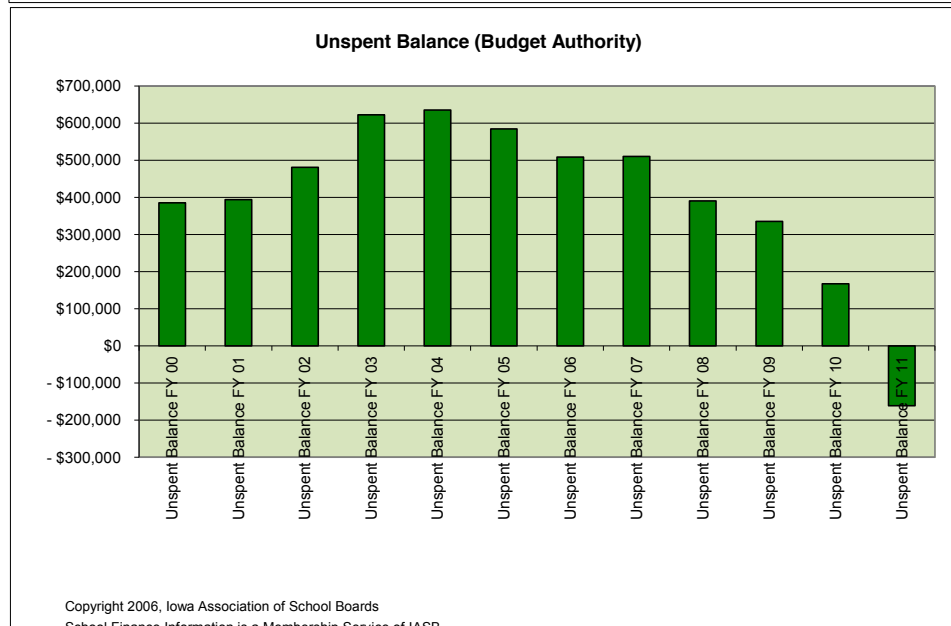
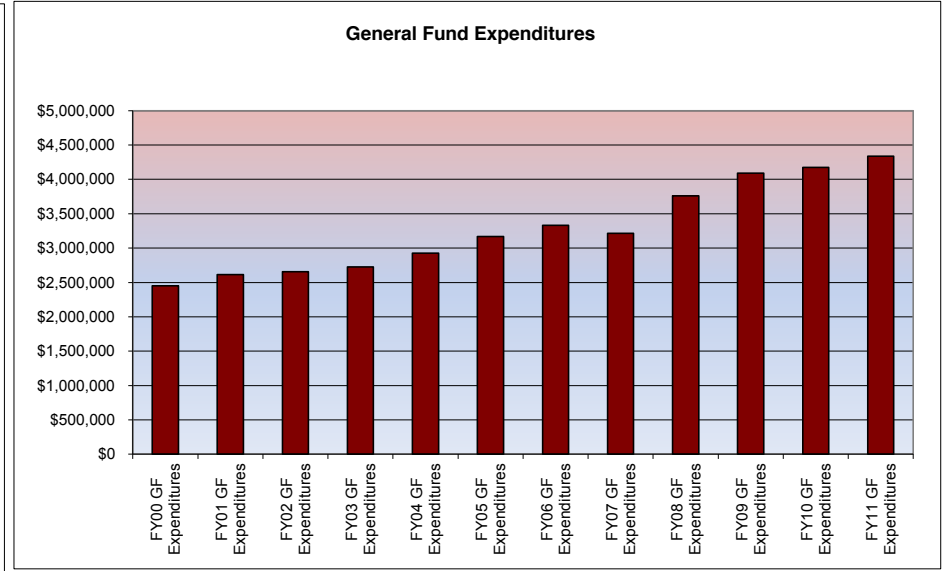
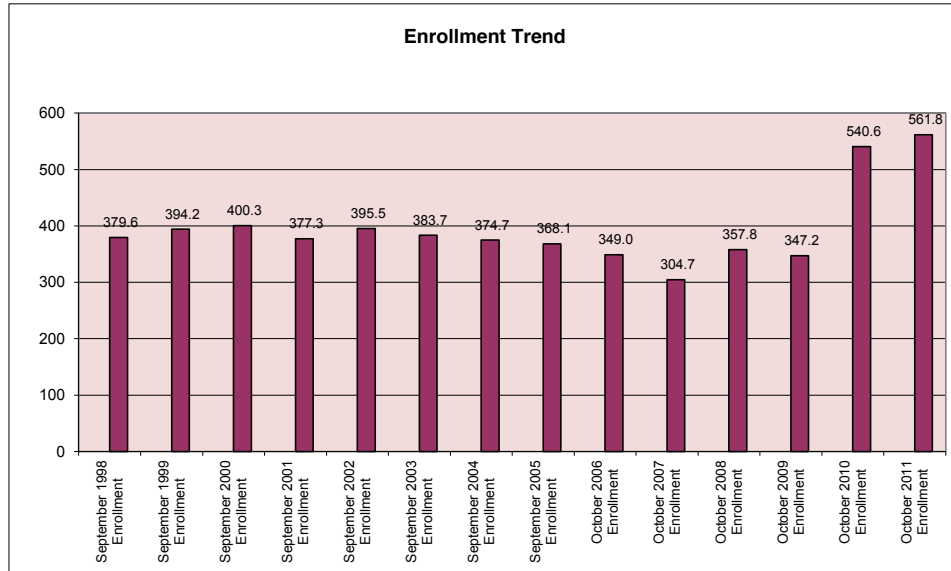
FY 2012 TAX LEVY SUMMARY FOR East Mills




Comparative District Information

SECTION 1: Single District Information


KEY TRENDS FOR THE East Mills SCHOOL DISTRICT



**East Mills
Community School District**



Community Conversation



General Comments

- **Community Conversations**
- **Take A Look At**
 - Past
 - Present
 - Future
- **District Planning Efforts**

General Comments

- **Planning Efforts**
 - Enrollment
 - Open Enrollment Out / In
 - Condition of Buildings
 - Grade Configurations
 - Revenue & Expenses
 - City & County Planning Efforts

Historical Enrollment

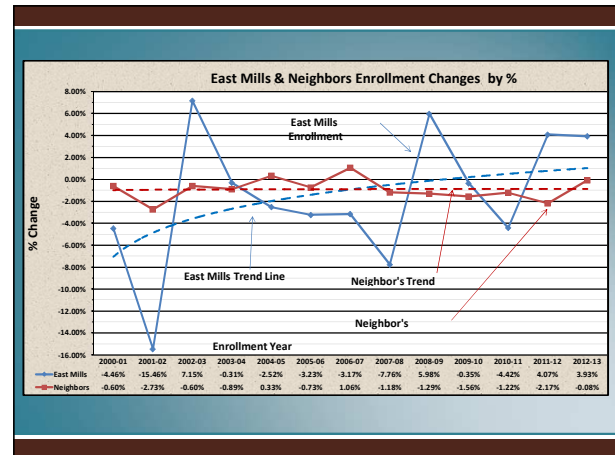
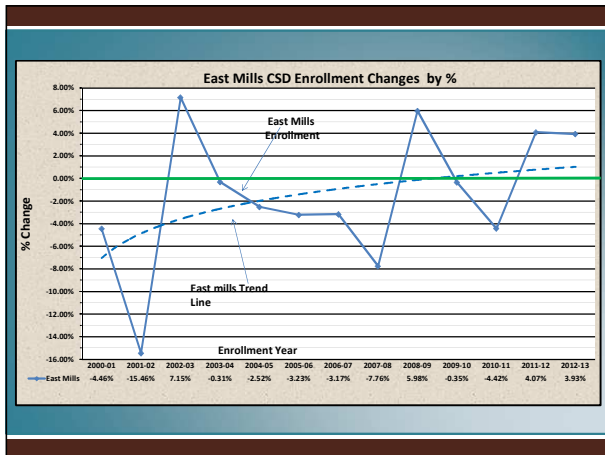
- **Declining Enrollment**
- **2003, 635 Students**
- **2013, 556 Students**
- **Averaging -1.25% / year, 10 years**
- **Neighboring Districts**

Historical Enrollment

• Farragut	300 - 211
• Fremont Mills	417 - 447
• Glenwood	2025 - 2024
• Griswold	677 - 593
• Red Oak	1336 - 1233
• Riverside	717 - 679

Historical Enrollment

• Shenandoah	1047 - 986
• Sidney	386 - 327
• Stanton	254 - 182
• Treynor	556 - 596
• Villisca	442 - 334



Enrollment Projections

- Senior Class
 - 2003 - 56
 - 2008 - 29
 - 2013 - 56
- Kindergarten Class
 - 2003 - 42
 - 2008 - 43
 - 2013 - 29

Building Impressions

- Nishna Valley
- Chantry
- Junior Senior High

Infrastructure Funding

- Designated Funds by State Law
- Physical Plant & Equipment Levy PPEL
- State-wide 1 cent Sales Tax

Infrastructure Funding

- New Buildings & Improvements
- Building & Land Purchases
- Leases
- School Equipment

Infrastructure Funding

- Technology
- Buses
- Musical Instruments
- Can NOT be used for Teachers

General Fund

- Allocated Annually by State
- Based on Prior Year Enrollment
- 4% for FY 2014-2015
- Teacher & Staff Salaries
- Utility & Maintenance Expenses

General Fund

- Reduced Enrollment
- Reduced Revenues
- Additional Revenues 2014-15,
1 - 2%
- Current Spending Levels
NOT Sustainable
- Reductions are Inevitable

Reduction Options

- Reduce Building Space
- Building Use
- Building Grade Configuration
- Utilities / Maintenance
- Future Building Improvements
- Transportation

Reduction Options

- Staffing (80% of General Fund)
 - Teachers
 - Administrators
 - Support Staff

District Process

- Strategic Planning Committee
- Community Conversations
- Develop A Plan
- Report To The Community
- Planning Committee Recom.
- Board Action



East Mills Community School District



Facility Evaluations & Recommendations

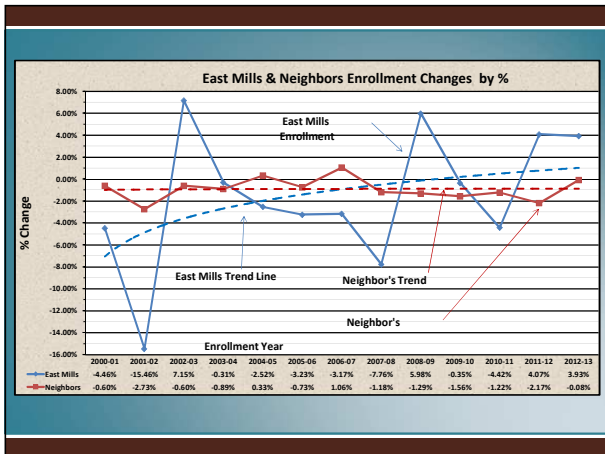
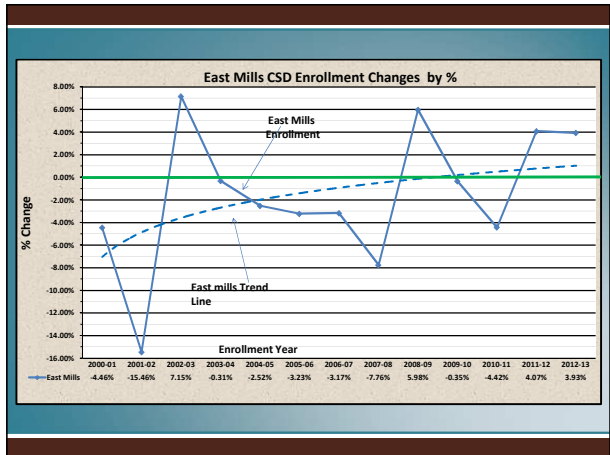


General Comments

- Community Conversations
- Community Pride
- Quality of Education
- Community Planning Efforts
- Very Difficult Board Decision

Historical Enrollment

- Declining Enrollment
- 1999, 736 Students
- 2013, 494 Students
- 32.9%, 14 years
- Neighboring Districts



Enrollment Projections

- Senior Class
 - 2000 - 58
 - 2013 - 36
- Kindergarten Class
 - 2000 - 55
 - 2013 - 29

Enrollment Projections

- **With 1% Growth**
 - 2018 - 447
 - 2013 - 494
- **With 0% Growth**
 - 2018 – 430
 - 2013 - 494

Enrollment Projections

- **With -1% Growth**
 - 2018 - 410
 - 2013 - 494
- **With -2% Growth**
 - 2018 – 391
 - 2013 - 494

Building Impressions

- Chantry
- PK-4
- 12 Rooms, 13 w\ Office Convert
- Capacity 225
- Current # Students, 91

Building Needs

- Chantry
- Updated HVAC System
- New Windows
- ADA Issues
- Roof Repairs
- Deferred Maintenance

Building Needs

- Chantry
- Improved Lighting
- Minor Tuck-Pointing
- Brick Sealant & Caulking
- Gym
- Needs Classrooms (2 Sections)

Building Impressions

- Nishna Valley Building
- PK thru 6th Grades
- 30 Classrooms
- Former K-12 Building
- Geothermal HVAC
- Current # Students, 158
- Capacity 480

Building Needs

- Nishna Valley Building
- Brick Sealant & Caulking
- Updated HVAC, Parts of Building
- New Windows
- ADA Issues

Building Needs

- Nishna Valley Building
- Minor Masonry Tuck-Pointing
- Improved Lighting
- Canopy Roof at Kitchen
- Well & Lagoon
- Athletic Venues

Building Impressions

- Jr. & Sr. High School
- 7th thru 12th Grades
- 17 Classrooms
- Air Conditioning
- Current # Students, 215+7 @ LC
- Capacity 250

Building Needs

- Jr. & Sr. High School
- Roof Removal & Replacement
- Masonry Tuck-Pointing
- Elevator
- ADA Issues
- Brick Sealant & Caulking

Infrastructure Funding

- Designated Funds by State Law
- Physical Plant & Equipment Levy PPEL, Board Approved \$0.33
- Voter Approved up to \$1.34
- \$58.53 on Residential \$100,000
- \$92.48 on Agricultural \$100,000

Infrastructure Funding

- Statewide Sales Tax, SAVE
- General Obligation Bond
- 60% Voter Approval \$2.70 - \$4.05
- \$117.94 on Residential \$100,000 To \$176.86
- \$186.34 on Agricultural \$100,000 To \$279.52

Infrastructure Funding

- **\$1.34 10 Year PPEL**
\$3,920,000
- **General Obligation Bond \$2.70**
\$11,500,000 (20 Years)
- **General Obligation Bond \$4.05**
\$18,500,000

Infrastructure Funding

- **Statewide Sales Tax, SAVE**
\$450,000
- **\$335,000 Obligated to Recurring Expenses**
Apple Lease
General Obligation Bond
Revenue Bond

Infrastructure Funding

- **New Buildings & Improvements**
- **Building & Land Purchases**
- **Leases**
- **School Equipment**
- **Buses**
- **Musical Instruments**

Infrastructure Funding

- **Technology**
- **Can NOT be used for Teachers**

General Fund

- **Allocated Annually by State**
- **Based on Prior Year Enrollment**
- **4% for FY 2014-2015**
- **Teacher & Staff Salaries**
- **Utility & Maintenance Expenses**

General Fund

- **Reduced Enrollment =**
Reduced Revenues
- **Additional Revenues FY 2014-15,**
1%
- **Current Spending Levels**
NOT Sustainable
- **Reductions are Inevitable**

Reduction Options

- Reduce Building Space
- Staffing (80% of General Fund)
 - Teachers
 - Administrators
 - Support Staff

Building Scenario “A”

- Move Pre K, K & 6th Graders to Nishna Valley
- Keep 7th thru 12th Graders at High School
- Move Alternative Program to Downtown Building

Building Scenario “A”

- Close Chantry & Annex
- Potential Cost Avoidance
 - .25 Music
 - .5 Library Para
 - .5 Building Secretary
 - 1.0 Cook

Building Scenario “A”

- Close Chantry & Annex
- Potential Cost Avoidance
 - Reduction Staffing Costs \$42,500
 - Chantry & Annex Utilities \$25,000
 - Transportation \$14,250,
 - Total Reduction \$81,750

Building Scenario “A”

- Potential Infrastructure Cost
 - Funded with Current PPEL
 - Nishna Valley \$25,000
 - High School, \$9,000

Building Scenario “B”

- Move all Pre-K, K thru 6th to High School Building
- Move 7th – 12th to Nishna Valley
- Move Alternative Program Downtown
- Close Chantry, Annex

Building Scenario "B"

- **Potential Cost Avoidance**
 - Reduction Staffing Costs \$42,500
 - Chantry & Annex Utilities \$25,000
 - Transportation \$14,250,
 - Total Reduction \$81,750

Building Scenario "B"

- **Potential Infrastructure Cost**
 - Funded with Current PPEL
 - Nishna Valley \$25,000
 - High School, \$50,000

Building Scenario "C"

- Move P-K, K thru 4th Grade to Chantry
- Keep 5th & 6th Grades at Nishna Valley
- Move 7th thru 12th Grades from High School to Nishna Valley

Building Scenario "C"

- Move Alternative Program to Downtown
- Eventually Close Chantry & Annex per "D" thru "G"

Building Scenario "C"

- **Potential Cost Avoidance**
 - Reduction Staffing Costs \$42,500
 - Chantry & Annex Utilities \$45,000
 - Transportation \$14,250,
 - Total Reduction \$101,750

Building Scenario "C"

- **Potential Infrastructure Cost**
 - Funded with Current PPEL
 - Nishna Valley \$17,000
 - Chantry, \$8,500

Building Scenario "D"

- Move P-K, K thru 6th Grade to Chantry w/ Option "B"
- Keep 7th thru 12th Grades at Nishna Valley w/ Option "B"
- Renovate High School Building Summer of 2016

Building Scenario "D"

- Return P-K, K thru 6th Grade to Renovated High School
- Keep 7th thru 12th Grades at Nishna Valley
- Close Chantry & Annex
- Renovate Nishna Valley Building

Building Scenario "D"

- Maintain Future District with 2 Buildings
- Pass Voter Approved PPEL \$1.34
- Will Raise \$3,920,000
- Commit to Bi-annual Bus Replacement Cycle

Building Scenario "D"

- High School Renovations
 - Roofing, \$550,000
 - Elevator & ADA, \$450,000
 - Building Improvements \$1,000,000
- Nishna Valley
 - HVAC, Envelope, \$950,000

Building Scenario "D"

- Option "B" at Chantry
 - Modular Units, \$95,000
 - Moving Costs, \$30,000

Building Scenario "E"

- Move P-K, K thru 6th Grade to Chantry w/ Option "B" or "C"
- Keep 7th thru 12th Grades at Nishna Valley w/ Option "B"
- Renovate + Additions at
- K-12 School Building 2016

Building Scenario "E"

- Return ALL Students to Renovated & Improved K-12 Building
- Close Chantry, Nishna Valley & Annex
- Maintain Future District with 1 East Mills K-12 Building

Building Scenario "E"

- Pass General Obligation B \$2.70
- Will Raise \$11,500,000
- Commit to Annual Bus Replacement Cycle

Building Scenario "E"

- High School Renovations + Add
–\$ 8 to \$10,000,000
- Modular Units, 2 years
–\$155,000
- Moving Costs
–\$45,000

Building Scenario "E"

- Cost Avoidance
 - Utilities \$85,000
 - Staffing \$ 210,000

Building Scenario "F"

- Move P-K, K thru 6th Grade to Chantry w/ Option "B"
- Keep 7th thru 12th Grades at Nishna Valley w/ Option "B"
- Demolish Existing High School
- K-12 School Building 2018

Building Scenario "F"

- Return ALL Students to New K-12 Building
- Close Chantry, Nishna Valley & Annex
- Maintain Future District with 1 East Mills K-12 Building

Building Scenario "F"

- Pass General Obligation B \$4.50
- Will Raise \$18,250,000
- Commit to Annual Bus Replacement Cycle

Building Scenario "F"

- New High School At Existing Location
 - \$ 15 to \$16,000,000
- Modular Units, 2 years
 - \$155,000
- Demolition Costs
 - \$400,000

Building Scenario "F"

- Cost Avoidance
 - Utilities \$85,000
 - Staffing \$ 210,000

Building Scenario "G"

- Move P-K, K thru 6th Grade to Chantry w/ Option "A" or "B"
- Keep 7th thru 12th Grades at Nishna Valley w/ Option "B"
- Purchase Land for New Bldg.
- K-12 School Building 2018

Building Scenario "G"

- Return ALL Students to New K-12 Building
- Close Chantry, Nishna Valley, High School & Annex
- Maintain Future District with 1 East Mills K-12 Building

Building Scenario "G"

- Pass General Obligation B \$4.50
- Will Raise \$18,250,000
- Pass PPEL \$1.34
- Will Raise \$3.920,000
- Commit to Annual Bus Replacement Cycle

Building Scenario "G"

- **New High School At New Location**
 - \$ 15 to \$16,000,000
- **Land Purchase & Development**
 - \$4,800,000

Building Scenario "G"

- **Cost Avoidance**
 - Utilities \$75,000
 - Staffing \$ 210,000

Building Scenario "H"

- **Move Students per Option "C"**
- **Pass PPEL @ \$1.34**
- **Renovate Nishna Valley to K-12**
- **Keep Students in Bldg. During Renovations**

Building Scenario "H"

- **Move P-k, K thru 4th Grade to K-12 Building for 2018 School Year**
- **Close High School, Chantry & Annex**
- **Renovate Nishna Valley to K-12**
- **Keep Students in Bldg. During Renovations**
- **Maintain Future with 1 K-12 Bldg.**

Building Scenario "H"

- **Cost Avoidance**
 - Utilities \$90,000
 - Staffing \$ 210,000

Scenarios

- **"A", "B", & "C"**
 - Assist with Current Budget
 - No New Funding
- **"D"**
 - Requires \$1.34 PPEL Levy

Scenarios

- **“E”**
– General Obligation Bond \$2.70`
- **“F”**
– General Obligation Bond \$4.05

Scenarios

- **“G”**
– General Obligation Bond \$4.05
– Voter Approved PPEL \$1.34
- **“H”**
– Voter Approved PPEL \$ 1.34

Recommendation

- **1 Building**
- **Reduces Future Maintenance Costs**
- **Benefits Education**
- **Benefits the Budget**

Recommendation

- **“H” or “E”**
- **Lowest Cost / Benefit to District**
- **Benefits Education**
- **Benefits the Budget**

District Process

- **Report on District Website**
- **Board has Listened**
- **To Date Board Work Session**
- **Community Conversations**
- **June 9th, Board Discussion**
- **June 17th Special Board Mtg.**

**East Mills
Community School District**



Questions ?
&
Thanks



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

Recent Board approved Reductions

- Share Superintendent with Essex
- Reduce K & 1st Grade to 1 Section from 2
- Special Education & Preschool Sections

Short Option “A”, 2014-2015 School Year

- Move all Pre-School & K-6th to Nishna Valley
 - Move 91 Chantry Students for 2014-15 school year
 - Nishna Valley currently has 158 Students
 - Plan for 24 Pre-School Students
 - 273 Students Pre-K thru 6th
 - Nishna Valley Building Capacity is 480
- Keep 7th -12th at Middle/High School
 - Maintain current grade configuration
 - Current Student Enrollment 215
 - Building capacity 250
- Move Alternative High School to Downtown Learning Center
 - Current Student Enrollment 7, Increase Utilities by \$1,000
- Close Chantry & Annex Building
 - Maintain ownership through Mid Term Option
 - Possible use of building as Malvern Community or Rec Center
 - Possible Residential Development Site
 - Chantry Building Capacity is 225
- Potential Cost Avoidance
 - ¼ Time Music
 - ½ Library Para
 - ½ Building Secretary
 - 1 Cook
 - Reduction in Staffing Costs \$42,500
 - Chantry & Annex Utilities \$25,000
 - Reduction Transportation Costs \$14,250
 - Possible Annual Total Budget Reduction \$ 81,750
- Option “A” Infrastructure Cost
 - Immediate Required for Option “A”, NV \$ 25,000, HS \$9,000
- Maintain Future District with **2 Buildings**



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

Short Option “B”, 2014-2015 School Year

- Move all Pre-School & K-6th to Jr. Sr. High School Building
 - Move 91 Chantry Students for 2014-15 school year
 - Nishna Valley currently has 158 Students
 - Plan for 24 Pre-School Students
 - 273 Students Pre-K thru 6th
 - High School Building Capacity is 250
 - Reconfigure FCS & Ind. Arts into Classrooms to add 50 capacity
 - Cost to Remodel \$50,000+

- Move 7th -12th to East Mills High School (Nishna Valley), 2014-15
 - Maintain current grade configuration
 - Current Student Enrollment 215
 - Building capacity 480

- Move Alternative High School to Downtown Learning Center
 - Current Student Enrollment 7, Increase Utilities by \$1,000

- Close Chantry & Annex Building
 - Maintain ownership through Mid Term Option
 - Possible use of building as Malvern Community or Rec Center
 - Possible Residential Development Site
 - Chantry Building Capacity is 225

- Potential Cost Avoidance
 - ¼ Time Music
 - ½ Library Para
 - ½ Building Secretary
 - 1 Cook
 - Reduction in Staffing Costs \$42,500
 - Chantry & Annex Utilities \$25,000
 - Reduction Transportation Costs \$14,250
 - Possible Annual Total Budget Reduction \$ 81,750

- Option “B” Infrastructure Cost, PPEL
 - Immediate Required for Nishna Valley, \$ 25,000
 - Immediate Required for High School Building, \$50,000
 - Very Time Sensitive to Accomplish

- Maintain Future District with **2 Buildings**



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

Short Option “C”, 2014-2015 School Year

- Move all Pre-School & K-4th to Chantry School Building
 - 91 Chantry Students stay for 2014-15 school year
 - Move P-K-4th Grade Nishna Valley to Chantry
 - Plan for 24 Pre-School Students
 - 202 Students Pre-K thru 4th
 - Chantry Capacity is 225

- Move 7th -12th to East Mills High School (Nishna Valley), 2014-15
 - Maintain current grade configuration
 - Current Student Enrollment 215

- Keep all 5th & 6th Grade Students at Nishna Valley
 - 70 students in 5th & 6th Grades
 - Nishna Valley will house 285 students 5th thru 12th
 - Building Capacity 480

- Move Alternative High School to Downtown Learning Center
 - Current Student Enrollment 7, Increase Utilities by \$1,000

- Eventually Close Chantry & Annex Building Per Plan “D” thru “G”
 - Maintain ownership through Mid Term Option
 - Possible use of building as Malvern Community or Rec Center
 - Possible Residential Development Site
 - Chantry Building Capacity is 225

- Potential Cost Avoidance
 - ¼ Time Music
 - ½ Library Para
 - ½ Building Secretary
 - 1 Cook
 - Reduction in Staffing Costs \$42,500
 - High School Utilities \$45,000 partial
 - Reduction Transportation Costs \$14,250
 - Possible Annual Total Budget Reduction \$ 101,250

- Option “C” Infrastructure Cost, PPEL
 - Immediate Required for Nishna Valley, \$ 17,000, Chantry is \$8,500
 - Very Time Sensitive to Accomplish

- Maintain District with **2 Buildings** until Long Term plan enacted



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

Mid Option “D” “Flip Elementary & Jr.-Sr. High”

- Assumption that students are located per **Option “B” or “C”**, 2014-2015

- Successful PPEL Vote, 2015
 - Voter Approved PPEL, \$1.34 Levy for 10 Years
 - \$134 per \$100,000 Commercial Property valuation
 - \$58.53 per \$100,000 Residential Property with Homestead Credit
 - \$92.48 per \$100,000 Farm Property valuation
 - Will Raise \$392,000 / year for the district
 - PPEL 10 Year Revenue Bond, \$2,950,000 for improvements
 - Commit to Bi-Annual Bus Replacement

- Architectural Design Work 2015-2016
 - East Mills Elementary (Malvern) Building Improvements
 - Roofing \$550,000
 - Elevator & ADA Improvements, \$450,000
 - Building Costs, \$1,000,000
 - Note: Est Mills High School (Nishna Valley) Bldg. Needs, \$950,000

- Lease 4 unit modular building, PPEL, at Chantry (Option “B” Only)
 - Lease units, \$60,000
 - Foundation costs \$35,000

- Move Pre-School Students & K-6 to Chantry, 2016-17
 - Moving Costs \$15,000. PPEL
 - Option “C” is P-K thru 4th

- Start Renovations & Improvements to High School Building, Summer 2016

- Return Pre-School & K-6 Students to East Mills Elementary, (Malvern)
 - Return Moving Costs \$15,000

- Close Chantry & Annex Buildings
 - Utility Savings \$25,000

- Start renovations to Nishna Valley Building, Summer 2016, Summer 2017

- Start Renovations to Athletic Facilities, Spring 2016

- Maintain Future District with **2 Buildings**
 - East Mills Jr. & Sr. High
 - East Mills Elementary



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

Long Option “E”

- Assumption that students are located per **Option “B” or “C”**, 2014-2015

- Successful General Obligation Bond Vote, 2015
 - 60% Voter Approved G.O. Bond, \$2.70 **Maximum** Levy, 20 Years
 - \$270 per \$100,000 Commercial Property valuation
 - \$117.94 per \$100,000 Residential Property with Homestead Credit
 - \$186.34 per \$100,000 Farm Property Valuation
 - Will Raise \$11,500,000 for the district
 - Commit \$100,000 Annually for Bus Replacement

- Architectural Design Work 2015-2016
 - Jr.-Sr. High School Building
 - Building Improvements & Additions
 - Roofing
 - Elevator & ADA Improvements
 - Building Costs, \$8 - \$10,000,000

- Lease 4 unit modular building, 2 Years at Chantry (Option “B” Only)
 - Lease units, \$ 120,000,
 - Foundation costs \$35,000

- Move Pre-School & K-6th Students to Chantry, 2016-17, 2017-18
 - Moving Costs \$15,000. PPEL
 - Option “C” is P-K thru 4th

- Start Renovations & Additions to East Mills **K-12 Building**, Summer 2016

- Complete East Mills K-12 Building Renovations, Summer 2018

- Return **All** Students to East Mills High School, 2018-19 School Year
 - Return Moving costs \$30,000

- Start Renovations to Athletic Facilities, Spring 2017

- Close & Dispose of Chantry & Nishna Valley & Annex Buildings

- Maintain Future District with **1 East Mills K-12 Building**

- Annual Cost Avoidance
 - Utilities \$85,000
 - Staffing Consolidation \$210,000



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

Long Option “F”

- Assumption that students are located per **Option “A” or “B”**, 2014-2015
- Successful General Obligation Bond Vote, 2015
 - 60% Voter Approved G.O. Bond, \$4.05 **Maximum** Levy, 20 Years
 - \$405 per \$100,000 Commercial Property valuation
 - \$176.86 per \$100,000 Residential Property with Homestead Credit
 - \$279.52 per \$100,000 Farm Property Valuation
 - Will Raise \$18,250,000 for the district
 - Commit \$100,000 Annually for Bus Replacement
- Architectural Design Work 2015-2016
 - Demolish Existing Jr.-Sr. High Building, \$400,000
 - Build New K-12 School Building
 - Building Costs, \$15 - \$16,000,000
- Lease 4 unit modular building, 2 Years at Chantry (Option “B” Only)
 - Lease units, \$ 120,000,
 - Foundation costs \$35,000
- Move Pre-School & K-6th Students to Chantry, 2016-17, 2017-18
 - Moving Costs \$15,000. PPEL
 - Option “C” is P-K thru 4th
- Demolish existing High School Building, Summer 2016
- Start Construction of New Building, Late Summer 2016
- Complete High School Construction, Summer 2018
- Return **All** Students to East Mills K-12 School, 2018-19 School Year
 - Return Moving costs \$30,000
- Start Renovations to Athletic Facilities, Spring 2017
- Close & Dispose of Chantry & Nishna Valley & Annex Buildings
- Maintain Future District with **1 East Mills K-12 Building**
- Annual Cost Avoidance
 - Utilities \$85,000
 - Staffing Consolidation \$210,000



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

Long Option “G”

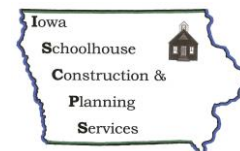
- Assumption that students are located per **Option “A” or “B”**, 2014-2015
- Successful General Obligation Bond Vote, 2015
 - \$4.05 Levy, 20 Years
 - Will Raise \$18,250,000 for the district
 - Commit \$100,000 Annually for Bus Replacement
- Successful PPEL Vote, 2015
 - Voter Approved PPEL, \$1.34 Levy
 - 10 Years, Will Raise \$392,000 / year for the district
 - PPEL 10 Year Revenue Bond, \$2,950,000 for improvements
- Architectural Design Work 2015-2016
 - Land Purchase, 60 acres & Site Development, \$4,500,000
 - Build New East Mills K-12 School Building
 - Building Costs, \$15 - \$16,000,000
- Maintain Option “A or “B” during construction
- Start Construction of New Building, Spring 2016
- Complete High School Construction, Summer 2018
- Return **All** Students to New East Mills K-12 Building, 2018-19 School Year
 - Return Moving Costs \$30,000
- Close & Dispose of Chantry, Nishna Valley, Annex & High School
- Maintain Future District with **1 East Mills K-12 Building**
- Annual Cost Avoidance
 - Utilities \$75,000
 - Staffing Consolidation \$210,000



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

Long Option “H” (Dependent on Enrollment #'s)

- Assumption that students are located per **Option “C”** 2014-2015
- Successful PPEL Vote, 2015
 - Voter Approved PPEL, \$1.34 Levy
 - 10 Years, Will Raise \$392,000 / year for the district
 - PPEL 10 Year Revenue Bond, \$2,950,000 for improvements
- Architectural Design Work 2015-2016
 - Renovate & Create K-12 at Nishna Valley
 - Building Costs, \$3,000,000
- Maintain Option “C” during construction
- Start Construction of Renovated Building, Spring 2016
- Complete K-12 Renovation, Summer 2018
- Return **All** Students to New East Mills K-12 Building, 2018-19 School Year
 - Return Moving Costs \$30,000
- Close & Dispose of Chantry, Annex & High School
- Maintain Future District with **1 East Mills K-12 Building**
- Annual Cost Avoidance
 - Utilities \$90,000
 - Staffing Consolidation \$210,000



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

Building Assessments

The District currently utilizes three attendance centers along with a bus garage facility and various outdoor athletic fields. A thorough examination of the facilities was undertaken to evaluate the current state of the facilities and determine the possible uses of them in the future.

Forrest Chantry Elementary

This building was originally constructed in the 1952 as an elementary school, and it has continued to be used that way throughout its life. It had an addition put on the west end in the 1962 to increase the capacity of the building. In addition to currently housing the Malvern PK-4 students, it also houses the District's Alternative High School program.

The building envelope consists of a gold tone brick on the walls with a fully adhered rubber membrane roof. The original windows were replaced in the 1980s with windows that are a combination of glass and Mapes insulated panels. This type of window system is a very typical in many Iowa schools that changed out their windows during the "energy crunch". The windows have a painted concrete sill with painted lap siding above them. The building fascia is metal. All of the entrances have a canopy cover except the northwest entrance.

The roof system is generally in fair to good condition, however there are areas where the membrane has shrunk and come loose from the roof where it now is unsupported at these areas which can cause it to tear and develop leaks. There is minor ponding on the roof in some areas, but these ponds are not significant and pose little problem. On the day of the roof review, though, there was a significant pond around the drain on the southwest portion of the roof. This condition was shared with Supt. Croghan as a possible plug in the drain that needs to be cleared. The metal fascia system is in good condition.

There is a need for minor tuck-pointing on many areas of the building along with some damaged brick, and a brick sealer should be applied to deter further water absorption and migration into and through the brick. The window system is in poor condition with several of the windows having loose Mapes panels as well as rusting conditions. The lap siding above the windows as well as the concrete sills have paint peeling in many areas and should be scraped and repainted. There are significant amounts of caulking work that needs to be done especially around the windows and doors and the siding to brick joints. The canopies have painted grooved plywood soffits that need some rework as well as scraped and repainted.



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

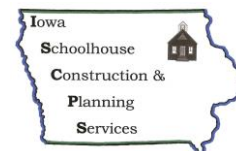
Forrest Chantry Elementary (continued)

It is a typical condition around the building is that the grade slopes back to the building at grassy areas. This is likely causing water to seep down against the foundation which can lead to problems with the foundation. It is of particular concern along the north side where the space between the building and sidewalk is in need of much fill. These conditions should be addressed to assure there is proper drainage away from the building. Additionally there is some erosion at the roof drains and some rutted ground in the grassy areas that should be addressed as well.

On the east side is a large fenced playground area with excellent play equipment and play surface at the equipment. Along with a large expanse of grassy play area and asphalt play area; there is a freestanding canopy structure for children to play under during inclement weather. The steel columns and beams are rusting and should be cleaned and repainted. The cover is galvanized roof decking with no roof system over it, and it is showing significant rusting (note that it has been reported to us that the decking is aluminum, but this does not appear to be case). If the canopy is to continue to be used, the decking should be replaced and a roof system installed. The gap between the building and the canopy does not provide full cover from rain while entering or leaving the building. Additionally, the main switchgear for the building is mounted to the building under this gap, and while the gear is water tight, it is too accessible to the children. There should be a fence system installed or the gear should be relocated to a restricted area inside the building.

To the north of the main building, there is a smaller brick building called the Annex. The exterior of this building is in extremely poor condition. Significant tuck-pointing is needed along with a large amount of caulking. There are windows and doors that have unpainted plywood in-fills that are in need of immediate replacement. There are unsealed holes at the gas and electrical entrances along with a heat stack that needs to be reworked. There are miscellaneous piles of brick, parking blocks, etc. on the north side, along with 4 bus plug in poles on the south side. In short, the building needs immediate attention if it is going to continue in service.

Upon entering the main building at the front entrance, there is an entry vestibule providing an air buffer from the exterior conditions. The vestibule has vinyl asbestos tile flooring, vinyl base, plaster walls and ceiling, and a fluorescent light fixture. Upon leaving the vestibule, you enter a corridor that provides access to the office and the balance of the building. The corridors throughout the building have vinyl asbestos tile flooring, vinyl base, plaster walls, sprayed acoustic ceilings, and fluorescent light fixtures.



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

Forrest Chantry Elementary (continued)

The office and the adjacent nurse room have carpeting, carpet base, plaster and drywall walls, sprayed acoustic ceiling, suspended fluorescent light fixtures and ceiling fans. There is a small restroom in the office suite with vinyl composition tile flooring, vinyl base, drywall walls and ceiling, incandescent lighting, and one lavatory (sink) and one toilet. Adjacent to the office, there is a work room with carpeting, vinyl base, plaster walls and ceiling, and fluorescent lighting along with an alarmed exterior door. Across the corridor, there is a storage room with vinyl asbestos tile flooring, vinyl base, plaster walls and ceiling, and incandescent lighting. This storage room houses the roof access ladder and roof hatch.

There are three primary corridors in the building that have vinyl asbestos tile flooring, vinyl base, plaster walls, spray acoustic ceilings, and fluorescent light fixtures with wrap around lenses. From the office suite, the east corridor proceeds north and is lined with the elementary classrooms. The classrooms typically have carpeting and carpet base, vinyl wall covering, a spray acoustic ceiling and suspended fluorescent lighting. They are equipped with Smart Boards and have a split system unit providing air conditioning while heat comes from the central boiler system. There is a coat rack and counter area with a sink and drinking fountain in room as well as a storage room with vinyl asbestos tile, vinyl base, drywall walls and ceilings, and incandescent lighting. Two of the classrooms have a small restroom finished with vinyl composition tile, vinyl base, plaster walls, drywall ceiling, and incandescent lighting, and equipped with a toilet and lavatory that are in fair condition.

There is a single set of restrooms in the building that is at the north end of the classroom corridor. Each room has vinyl composition tile flooring, vinyl base, drywall walls and ceilings, and fluorescent light fixtures with wrap around lenses. The boy's room has two lavatories, two urinals, and one toilet, while the girl's room has two lavatories and three toilets. The fixtures and toilet partitions are in good condition. Neither room is handicapped accessible. Adjoining the restrooms is a janitor's closet with a painted concrete floor, drywall walls and ceilings, incandescent lighting, and a wall sink. Across the corridor from the restrooms are two drinking fountains. The flooring in this area is vinyl composition tile indicating that the floor had to be removed and replaced at some time, most likely for the plumbing connections for the fountains. At the east entrance to the north corridor is a vestibule with vinyl asbestos tile flooring, vinyl base, plaster walls and ceiling, and fluorescent light fixtures with wrap around lenses.



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

Forrest Chantry Elementary (continued)

On the northeast corner of the facility is the Kitchen and Cafeteria area. The Cafeteria has vinyl composition tile flooring, vinyl base, plaster walls, spray acoustical ceiling, fluorescent light fixtures with wrap around lenses, and ceiling fans. There are folding tables for the students to use for eating, and there are two split systems providing air conditioning to the space. The space is heated from the central boiler system. The Kitchen has vinyl composition tile flooring, vinyl base, plaster walls, drywall ceiling, and fluorescent light fixtures with wrap around lenses. It is also cooled by a split system unit and heated by the central boiler system. The equipment includes a steam table, small four burner range with oven, residential refrigerator/freezer, warmer, freezer, push through dishwasher, and triple sink. The Kitchen, although small, is efficiently laid out, but there is no room to expand for additional food preparation if needed. Across the hall is the teacher's lounge which has carpeting, carpet base, plaster and drywall walls, spray acoustic ceiling, fluorescent light fixtures with wrap around lenses, and ceiling fans. It is cooled with a split system and heated from the central boiler system, and it is equipped with a counter, sink, and residential refrigerator/freezer. Adjacent to the lounge is a private rest room with vinyl asbestos tile flooring, vinyl base, drywall walls and ceiling, and incandescent lighting, along with a lavatory and toilet that are in fair condition. Also in the lounge is a storage room with vinyl asbestos tile flooring, vinyl base, plasters walls, plaster ceilings, and incandescent lighting. Also adjacent to the lounge is a work room with carpeting, vinyl and wood base, plaster and drywall walls, spray acoustic ceiling, fluorescent lighting, and a ceiling fan along with its own storage room with vinyl asbestos tile flooring, vinyl base, plaster walls and ceiling, and incandescent lighting.

Along the north corridor are several rooms with special functions. The computer lab has carpeting, carpet base, plaster walls, spray acoustic ceiling, and fluorescent lighting. It has a coat rack/ counter combination with a sink, and a restroom with vinyl asbestos tile flooring, vinyl base, drywall walls and ceiling, fluorescent light fixtures with wrap around lenses, and equipped with two toilets and one lavatory. The plumbing fixtures and toilet partitions are in good condition. Also in the computer lab is a data closet with vinyl asbestos tile flooring, vinyl base, plaster walls and ceiling, and incandescent lighting. There is also a small room that houses a residential type furnace to heat the space, and a split system providing air conditioning. Across the corridor is the Media Center with carpeting, vinyl base, plaster walls, spray acoustical ceiling, and fluorescent lighting. It is cooled by a split system and heated from the central boiler system. Adjacent to the Media Center is an office suite that houses the counselor and speech pathologist offices along with a restroom and storage room.



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

Forrest Chantry Elementary (continued)

The offices have carpeting, vinyl base, plaster walls, spray acoustic ceiling, and fluorescent lighting. The restroom has sheet vinyl flooring, vinyl base, plaster walls, drywall ceiling, and incandescent wall lighting. It has a lavatory and toilet in fair to good condition. The storage room has vinyl asbestos tile flooring, vinyl base, plaster walls and ceiling, and incandescent lighting. Each office has a split system for air conditioning and the suite is heated by a residential type furnace accessed from the Art Room. The Art Room has carpeting, carpet base, plaster walls, spray acoustic ceiling, and fluorescent light fixtures with wrap around lenses. It has a coat rack/counter combination with a sink and a storage room with vinyl asbestos tile flooring, vinyl base, plaster walls and ceiling, and incandescent lighting. There is also a restroom with vinyl asbestos tile flooring, vinyl base, drywall walls and ceiling, and fluorescent light fixtures with wrap around light fixtures, and it is equipped with a lavatory, urinal, and toilet. The plumbing fixtures and toilet partitions are in fair condition. The Art Room is cooled by a split system unit and has its own residential type furnace in a small closet providing heating. Across the corridor from the Art Room is the Preschool room, which has carpeting, carpet base, plaster walls, spray acoustic ceiling, and fluorescent light fixtures with wrap around lenses. It has a coat rack/counter combination with a sink and a storage room with vinyl asbestos tile flooring, vinyl base, plaster walls and ceiling, and incandescent lighting. It shares the restroom with the Computer Lab with each room having its own entrance. Cooling for the space comes from a split system and heat is provided by a residential type furnace in a small closet.

Along the west corridor are three additional rooms. The north room houses the Alternative High School for the District in a room finished with carpeting, carpet base, plaster walls, spray acoustic ceiling, and fluorescent light fixtures with wrap around lenses. The room has a ceiling projector with a screen, and it is cooled with a split system with heat coming from a residential type furnace in a small closet. It has two restrooms that have vinyl asbestos tile flooring, vinyl base, drywall walls and ceiling, and fluorescent light fixtures with wrap around lenses. The middle room houses the TAG program in a room with carpeting, carpet base, plaster walls, spray acoustic ceiling, and fluorescent light fixtures with wrap around lenses. It is heated by a residential type furnace in a small closet and cooled by a split system unit. It shares both restrooms with the Alternative School with separate entrances from each room. It also has a storage room with vinyl asbestos tile flooring, vinyl base, plaster walls and ceiling, and incandescent lighting. The south room is the Music Room which is finished with carpeting, carpet base, plaster walls, spray acoustic ceiling, and fluorescent light fixtures with wrap around lenses. There is an exposed PVC pipe from a roof drain above the room with a discharge through the west wall.



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

Forrest Chantry Elementary (continued)

The original restrooms in the space have been cleared of plumbing fixtures to be used for storage, and they have vinyl asbestos tile flooring, vinyl base, drywall walls and ceiling, and fluorescent lighting. The space has its own residential type furnace for heating and a split system for cooling.

The boiler room is accessed from the east end of the north corridor, and it also has its own exterior entrance from the east side of the building. It has a set of concrete stairs providing access to the underground room, and it has concrete floor, painted and unpainted concrete block walls, spray fire proofing on the exposed steel ceiling structure, and incandescent lighting. The Kewanee boiler is original to the building and needs to be replaced. There is 50 gallon water heater and a 30 gallon water heater, both electric, that are housed in the room and are in good condition. There is also a residential washer and dryer in the space along with storage under the concrete stairs next to a utility tunnel entrance. Next to the boiler room is the former lounge which is now used for storage. It has vinyl asbestos tile flooring, painted concrete block walls, exposed structure ceiling, and incandescent lighting. There are tunnel entrances on the north and south ends of the room. None of the tunnels were inspected as the heat pipes are not insulated and were extremely hot with potential to cause burns.

The Annex Building has a large room on the west end with rubber flooring, painted walls, exposed structure ceiling, and fluorescent lighting. There is a short pole with a basket and backboard in the room at a height appropriate for elementary students. This room is used for indoor PE space. There are two restrooms and an office along with a mechanical/storage room. The restrooms and office have vinyl composition tile flooring, vinyl base, drywall walls, and suspended acoustical ceiling with fluorescent lighting. The mechanical/storage room houses the furnace and water heater, and it is used for miscellaneous storage as well.



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

Building Assessments

East Mills Intermediate/Nishna Valley Elementary

This building was originally constructed in 1963 as a high school with an elementary addition built in 2002. It is a single story building with a partial basement that currently houses the District's 5th and 6th grades as well as PK-4 students from the former Nishna Valley portion of the District.

The exterior of the original building has brick on the lower portion of the walls with a painted Masonite type siding above the brick. Portions of the building have a small overhang that has a painted hardboard soffit panel. The siding and soffits are in fair to poor condition, and they should be addressed soon. The windows have been filled with a Mapes panel system with 4' x 4' sliding windows, typical of the type installed statewide during the "Energy Crunch". The window areas have concrete sills. Many of the Mapes panels have rusted out and the entire window systems are failing, and thus the windows need to be replaced. Most of the joint sealant around the windows as well as in the brick control joints is failing and should be replaced. The roof is a ballasted rubber membrane roof system that is in excellent condition.

Much of the ground around the building actually slopes back to the building which can cause water to run back to the building and down against the foundation. Over time this can result in damage to the foundation system. Dirt should be brought in and the areas re-graded to drain properly away from the building. There is an asphalt play area on the east side of the building that has a chain link fence along the south edge to separate it from the parking lot. Where the asphalt abuts the building, there is no joint sealant and the paving is fracturing, and it appears the area back slopes to the building. Also on the east side is a new freezer unit, and there is a wood framed cover from the east entrance to the freezer with a galvanized panel roof. The roof panels are completely rusted and in extremely poor condition, and the structure is in fair to poor condition. There are also wood framed covers with asphalt shingles that have been constructed over the exterior stairs to the boiler room and the air entrance and ventilation pit. Both of these have vertical lap siding that needs to be repainted. It is likely that the a louver should be added to allow for air to enter the boiler room to provide better combustion air for the boiler which will increase the efficiency of the boiler. There is also a steel framed canopy with a rubber membrane roof over a walkway from the south entrance to the elementary addition to the northeast entrance of the original building, and this canopy is in good condition.



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

East Mills Intermediate/Nishna Valley Elementary (continued)

The elementary addition on the northeast side of the original building has brick walls with a stone ledger at 4'0" above the finish floor level. It also incorporates a pre-engineered metal building on the southeast corner of the addition that had been constructed as a free standing building previously. The metal building has brick to the stone ledger at 4'0" with metal panel above. The detail at the base of the metal panel is very poor and overly dependent on joint sealant that is failing. This detail should be redesigned and reworked for better weather tightness. There are some fastener issues on the metal building walls and trim as well that should be addressed. Along the north side of the metal building is a concrete drainage way that separates the building from the preschool playground area. The preschool playground has a concrete perimeter with black vinyl coated chain link fencing and a rubber play surface under the play equipment. There is also a landscaping block retaining wall around a portion of the playground.

Along the north side of the elementary addition is a sidewalk that abuts the building that needs a joint sealant between the sidewalk and the building. Areas of the sidewalk have heaved from frost movement over time, particularly where it abuts stoop areas. There is a playground area north of the building for the elementary students with a pea gravel play surface with play equipment and a large swing set. The hollow metal exterior doors on the addition should be repainted soon. There also appears to be no joint sealant at the bottom of the roof edge trim, which should be investigated to assure the joint sealant is not needed in this installation. Where the addition connects to the original building at each end, there are EIFS in fills with steel framed windows. At the east end, there is a garden area with a stamped concrete path, while at the west end, grading is needed to drain water away from the building.

The sidewalks at the entrances to the original building do not match up the floor level, thus creating a "step up" at the entrance. The "step up" ranges from 3" at the main entrance to 10" at one of the west entrances. Therefore these entrances do not meet the handicapped accessibility requirements of the ADA as well as providing a potential hazard for people leaving the building and not seeing the immediate "step down" at the door. These areas should all be reworked with new concrete stoops with proper footings and sidewalks to provide proper access to the facility. On the north side of the original building is an overhead door into the former vocational shop area. The wood trim needs repainted and the header has not been painted, and so it needs primer and paint. The concrete pad at this door slopes back to the building and lacks joint sealant where it abuts the building. Finally there is a steel framed canopy at the main entrance with a rubber membrane roof that is in fair condition.



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

East Mills Intermediate/Nishna Valley Elementary (continued)

There is also a football field with a cinder track and a baseball field on the site. The fields are in fair condition with some work needed on the baseball field fencing. The football bleachers have wood seats and foot rests with steel angle framing on the visiting side and steel column and beam structure on the home side. Both sets appear to be in fair to good condition. The press box at the football field is wood framed with metal panel walls and roof. It is supported on wood posts with wood cross bracing for stabilization. Some of the cross bracing is down and should be reinstalled. Additionally the floor joists are exposed on the bottom which can cause them to weather. A good coat of paint is needed on these joists. There are a few small buildings for storage and concessions at the two fields that are generally in fair to good condition. Finally there is a well building and a sewage lagoon on site to provide water and waste water service for the facility.

Upon entering the building at the main entrance on the south side of the building, there is a vestibule with quarry tile flooring, vinyl base, brick walls, drywall ceiling and incandescent lighting. This leads to the main lobby area that is finished with terrazzo floor, vinyl base, painted concrete block walls, suspended acoustical ceiling, and troffer light fixtures. Adjoining the lobby is the office suite which has carpeting, vinyl base, painted concrete block walls, suspended acoustical ceiling, and troffer light fixtures. It houses the offices for the Superintendent/ Elementary Principal and Business Manager as well as the building secretary along with work rooms for the staff. The office suite also includes a vault, which is used now for storage. The corridors in the original building have terrazzo floors, vinyl base, painted concrete block walls, suspended acoustical ceilings, and fluorescent light fixtures with wrap around lenses. There are typically lockers recessed into the walls with glass above the lockers allowing corridor light into the classrooms. Many of the classrooms in the original building are currently only being used for storage, particularly the rooms along the south corridor. The typical finishes in these rooms is vinyl asbestos tile flooring, vinyl base, painted concrete block walls, suspended acoustical ceiling, and troffer light fixtures. Each room also has a storage closet. The science equipment is still in place in the science rooms as well as the appliances in the FACS room. It would need to be verified that the equipment is still in proper operating order if these rooms were returned to use. A small room is being used as a data room equipped with a switch rack. Just east of the lobby are two small faculty restrooms, each with a single toilet and lavatory. They have ceramic tile flooring, structural glazed tile base, painted concrete walls to 7'0" with painted concrete block above, plaster ceiling, and wall mounted incandescent lighting. Neither room is handicapped accessible.



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

East Mills Intermediate/Nishna Valley Elementary (continued)

The south corridor goes both east and west from the main lobby and has vestibules on each end where it leaves the building. Both vestibules have quarry tile flooring, vinyl base, brick walls, drywall ceilings, and incandescent lighting. The west corridor connects the main lobby to the north corridor, and then continues to a north exit with a vestibule with the same finishes as the south corridor vestibules. In the west corridor is a pair of restrooms that serve the students during school as well as the public during events in the gym. Both restrooms have ceramic tile flooring, structural glazed tile base, plaster walls to 7'0" with painted concrete block above, plaster ceiling, and incandescent lighting. The women's room has four lavatories and four toilets, while the men's room has three lavatories, three urinals, and three toilets. All the plumbing fixtures and toilet partitions are in fair condition. Neither restroom is handicapped accessible. There is a drinking fountain in an alcove in the corridor that has structural glazed tile in place of the painted concrete block walls. The gym is along the east side of the corridor with paired doors for access to the bleachers at the north and south ends. There is a classroom in use for 5-6 math on the west side of the corridor with the typical classroom finishes along with a Smart Board. There is also an ICN room with carpeting, vinyl base, painted concrete block walls, suspended acoustical ceiling, and troffer light fixtures.

Both ends of the north corridor have vestibules where it leaves the building with both having the same finishes as the south corridor vestibules. On the northwest corner of the original building is the former vocational shop area that now is used for storage. It has a painted concrete floor, painted concrete block walls, exposed structure ceiling, and fluorescent lighting. In the rear portion of the room is a small data room housing the US West switches and a maintenance office, both finished the same as the main room. Across the corridor from the former shop is the music/band room with vinyl asbestos tile flooring, vinyl base, painted concrete block walls, suspended acoustical ceiling, and suspended fluorescent light fixtures. It also has two practice rooms, two storage rooms, and an office that have vinyl asbestos tile flooring, vinyl base, painted concrete block walls, suspended acoustical ceiling, and ceiling mount fluorescent light fixtures. There are two classrooms being used for grades 5-6 that are finished with the typical classroom finishes, and one has a Smart Board and ceiling projector, while the other has only a Smart Board. Also along the corridor is the Media Center which has carpeting, vinyl base, painted concrete block and drywall walls, 2' x 2' suspended acoustical ceiling, and suspended high efficiency fluorescent lighting. It is equipped with a Smart Board and also has a work room with the same finishes. Finally along the north side of the corridor is the TAG room, Counselor's Office, and a classroom. The classroom is finished as is typical while the TAG room has carpeting, vinyl base, painted concrete block, 2' x 2'



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

East Mills Intermediate/Nishna Valley Elementary (continued)

suspended acoustical ceiling, and troffer light fixtures, while being equipped with a TV/VCR/DVD unit. The Counselor has carpeting and vinyl composition tile flooring, vinyl base, painted concrete block and drywall walls, 2' x 2' suspended acoustical ceiling, and troffer lighting.

Adjacent to the gym on the south side of the corridor are the two girl's locker rooms which have painted concrete floors, structural glazed tile base, painted concrete block walls, plaster ceilings, and incandescent lighting. There is a shower room with two shower towers and one single stall with a bench. The shower room has ceramic tile flooring, structural glazed tile base, painted concrete walls, plaster ceiling, and incandescent lighting. The restroom has ceramic tile flooring, structural glazed tile base, painted concrete walls to 7'0" with painted concrete block above, plaster ceiling, and incandescent lighting. It has two lavatories and four toilets (one was out of order at the time of this review) with the plumbing fixtures and toilet partitions in good condition. The restroom has access from the north corridor as well as the locker rooms to be used by students during school and teams during events. There is also a men's room in the corridor for student use during school that has ceramic tile flooring, structural glazed tile base, painted concrete walls to 7'0" with painted concrete block above, plaster ceiling, and incandescent lighting. It has three lavatories, three urinals, and three toilets with the plumbing fixtures and toilet partitions in fair condition. Neither restroom is handicapped accessible, and neither are the locker rooms or shower room. At the east end of the corridor is a connector to the Cafeteria that has vinyl asbestos tile flooring, vinyl base, painted concrete block walls, plaster ceiling, and incandescent lighting.

In the center of the building is the gym which has a wood floor, vented base, painted concrete block walls with metal panel above, 2' x 4' suspended ceiling with exposed steel trusses, and suspended fluorescent lighting. It has two folding main court baskets with four fixed side court baskets along with retractable fiberglass bleacher seating on both sides of the court. On the east side of the gym is the stage, which is open to the gym on its west side and the Cafeteria on its east side. Both sides are equipped with curtains and there are additional theatrical back and wing curtains as well. The stage has a wood floor, vinyl base, painted concrete block walls, an exposed structure ceiling, and stage lighting. There is a mezzanine on both the north and south sides of the stage that house the air handling units for the gym as well as storage for costumes, props, etc. The north mezzanine also has the roof hatch to access the gym/stage roof area. The girl's locker room areas are under the north mezzanine, while there is the PE office/ gym storage room, a custodial room, and the stairway to the basement under the south mezzanine.



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

East Mills Intermediate/Nishna Valley Elementary (continued)

The custodial room and office/storage room have painted concrete floors, painted concrete block walls, exposed steel deck ceilings, and incandescent lighting.

The basement stairway provides access to the boy's locker rooms and the boiler room. The stairway and basement corridor have vinyl asbestos tile flooring, vinyl base, painted concrete block and painted concrete walls, plaster ceiling, and incandescent lighting. There are two boys' locker rooms with painted concrete floors, structural glazed tile base, painted concrete block walls, plaster ceilings, and incandescent lighting. The lockers and benches are in fair condition, and there is a football equipment storage room with the same finishes adjacent to the locker room. The shower room has ceramic tile flooring, structural glazed tile base, painted concrete walls, plaster ceiling, and incandescent lighting with two tower showers. The rest room has ceramic tile flooring, structural glazed tile base, painted concrete walls, plaster ceiling, and incandescent lighting. It has three lavatories, three urinals, and two toilets with the plumbing fixtures and toilet partitions in fair condition. As with the girl's locker rooms, none of the boy's facilities are handicapped accessible.

The boiler room has a painted concrete floor, painted concrete block walls, exposed concrete tee structure ceiling, and incandescent lighting. The Titusville boiler is original to the building and is due for replacement. There are two pumps with variable frequency drives that service the heating loop. The main disconnect and switchgear for the original building is in this area, and it, too, is original equipment that should be reviewed for possible replacement. There is a very large water storage tank for storing the treated water from the well for the building. With two expansion tanks and the softener and treatment systems, the complete water system is housed in this room. The testing equipment for the water is adjacent to the main tank, and the water is tested in full accordance of Iowa DNR regulations. Finally, there is a storage room adjacent to the boiler room.

The Cafeteria is adjacent to the stage with a curtain to the stage on its west side and windows to the exterior on its east side. It has vinyl asbestos tile flooring, vinyl base, painted concrete block walls, 2' x 4' suspended acoustical ceiling, and troffer light fixtures. There is a connector to the south corridor that goes between the kitchen and the pantry/dishwashing areas. The kitchen has quarry tile flooring, structural glazed tile base and walls, 12" x 12" acoustical ceiling, and fluorescent lighting. It is equipped with a triple sink with side boards, as well as a fire hood system covering a kettle, two Vulcan ovens, and two convection ovens/warming unit. It also has a refrigerator and the serving line.



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

East Mills Intermediate/Nishna Valley Elementary (continued)

Across the connector, the dishwashing room has quarry tile flooring, structural glazed tile base and walls, plaster ceiling, and incandescent lighting. It houses the push through dishwasher. There is an office with quarry tile flooring, structural glazed tile base and walls, plaster ceiling, and suspended fluorescent lighting, and a pantry with painted concrete floor, painted concrete block walls, 12" x 12" acoustical tile ceiling, and incandescent lighting. This area also has two refrigerators and a freezer. Additionally, there is a large pantry room with an exterior entrance door adjacent to the exterior walk in freezer that is used for larger and longer term needs. The roof hatch for access to the lower roof area is also in this exterior pantry room.

Along the east side of the Media Center is a corridor that connects the north corridor of the original building to the main corridor of the addition. This corridor has vinyl composition tile, vinyl base, painted concrete block and vinyl wall covered walls, 2' x 2' suspended acoustical ceiling, and troffer lighting. North of the Media Center is the Computer Lab which has carpeting, vinyl base, painted concrete block and drywall walls, 2' x 2' suspended acoustical ceiling, and suspended high efficiency fluorescent lighting along with being equipped with a Smart Board. On the east side of the connector corridor is the Art Room which is finished with vinyl composition tile, vinyl base, painted concrete block and drywall walls, 2' x 2' suspended acoustical ceiling, and troffer light fixtures. It is properly equipped with appropriate casework for art instruction including sinks. It also has a storage room with vinyl composition tile flooring, vinyl base, drywall walls, 2' x 2' suspended acoustical ceiling, and troffer light fixtures. The addition main corridor has the same finishes as the connecting corridor, and it has an exit to the west and connects to the daycare corridor on the east. The west end has a vestibule with vinyl composition tile flooring, vinyl base, brick walls, 2' x 2' suspended acoustical ceiling, and troffer lighting. Along the main corridor are the classrooms which are typically finished with carpeting and vinyl composition tile flooring, vinyl base, painted concrete block and vinyl wall covered walls, 2' x 2' suspended acoustical ceiling, and troffer lighting. They are equipped with casework with sink and cubbies, Smart Boards, TV/VCR/DVD units, and screens. There are two storage rooms and a data closet with vinyl composition tile flooring, vinyl base, drywall walls, 2' x 2' suspended acoustical ceilings, and fluorescent light fixtures with wrap around lenses. Three of the rooms contain restrooms finished with sheet vinyl flooring, vinyl base, painted concrete block and drywall walls, 2' x 2' suspended acoustical ceiling, and troffer light fixtures. The restrooms have a lavatory and toilet with auto flush and are handicapped accessible (note that one classroom has an additional toilet which is not accessible).



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

East Mills Intermediate/Nishna Valley Elementary (continued)

There is a set of restrooms on the south side of the corridor that have ceramic tile floors and walls, 2' x 2' suspended acoustical ceilings, and troffer lighting. The boy's room has three urinals and three toilets, one of which is handicapped accessible. The girl's room has six toilets, one of which is handicapped accessible. All the urinals and toilets are equipped with auto flush valves. There is a common wash up area at the entrance to the restrooms and finished the same with two Bradley multiple spray sinks with auto operation motion sensors. Between the restrooms is a custodial room that has a painted concrete floor, vinyl base, drywall walls, exposed structure ceiling. It has a utility sink as well as a residential type washer & dryer along with the roof hatch access for the addition roof area. Adjacent to the restrooms is a staff workroom with vinyl composition tile flooring, vinyl base, drywall walls, 2' x 2' suspended acoustical ceiling, and troffer lighting. It has casework including a sink as well as a residential type refrigerator/freezer along with the electrical panels for the addition. Adjacent to the work room is the staff restroom which has sheet vinyl flooring, vinyl base, drywall walls, 2' x 2' suspended acoustical ceiling, and troffer lighting. It has a lavatory and toilet and is completely handicapped accessible. It also has a diaper changing station on the wall.

The day care corridor has exits to the north and south with vestibules at both ends that have the same finishes as the addition's west vestibule. The south vestibule has an automatic operator on the doors. There are two day care centers located on the east side of the corridor. Each unit has a main room with carpeting and vinyl composition tile flooring, vinyl base, painted concrete block and vinyl wall covered walls, 2' x 2' suspended acoustical ceiling, and troffer lighting. It has a closet with carpeting, vinyl base, drywall walls, and 2' x 2' suspended acoustical ceiling, and there is a set of casework with a sink and under counter refrigerator, and as set of low casework with a sink. There is a secondary room finished the same as the main room that has a low set of casework with two sinks. Between the rooms is an office with vinyl composition tile flooring, vinyl base, drywall walls, 2' x 2' suspended acoustical ceiling, and troffer lighting. There is casework with cubbies in the office along with a roll up fire shutter into the corridor. Adjacent to the office is also a restroom with sheet vinyl flooring, vinyl base, drywall walls, 2' x 2' suspended washable acoustical ceiling, and troffer light fixture. The restroom has two toilets with auto flush valves. On the west side of the corridor is the Nurse and a small group room currently being used for storage. The Nurse has vinyl composition tile flooring, vinyl base, drywall walls, 2' x 2' suspended washable acoustical ceiling, and troffer light fixtures, while the small group room has carpeting, vinyl base, drywall and painted concrete block walls, 2' x 2' suspended acoustical ceiling, and troffer light fixtures.



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

East Mills Intermediate/Nishna Valley Elementary (continued)

At the south end of the corridor is the Multi-Purpose Room which has a poured athletic floor, vinyl base, painted concrete block walls to 4'6" with acoustical metal panels above, and vinyl faced insulation ceiling, and metal halide light fixtures. It has four fixed baskets with wall padding at each location. There are two storage closets that have concrete floors, concrete block walls, exposed structure ceiling, and suspended fluorescent light fixtures with wrap around lenses.



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

Building Assessments

East Mills Junior & Senior High School

This building was originally constructed in 1967 with an addition in 198- and an addition in 2000. The first addition houses the vocational and art spaces, while the second (and smaller) addition houses the wrestling room. The building has brick walls at all areas except the wrestling room addition which is a pre-engineered metal building with mostly metal panel walls. Most of the brick has tuck-pointing needs on all faces of the building, none of which is major, but if left unrepaired could become much bigger issues. In general, the ground around building slopes back to the building and should be re-graded to provide proper drainage away from the building. The roof of the two story wing is a ballasted rubber membrane, while the balance of the building has a modified bitumen roof except the wrestling room which has a metal panel roof. Other than the roof of wrestling room and its small connector, the roof is severely worn and showing a great many signs of failure. Removal and replacement is needed as soon as possible which will require additional demolition as the roof has already been installed over the original roof. Once both layers are removed, the deck should be inspected for damage with all damaged areas removed and replaced prior to installation of the new roof system.

The main classroom wing is a two story structure with brick walls and decorative precast trim around the windows. Many of the sills are showing wear and need some work to prevent further deterioration. The windows are metal and showing rust which should be removed and paint applied (note that the lower windows on the north face of the two story wing are aluminum). The windows could also be replaced with new energy efficient models to help reduce the utility expenses for the building. On the west face, the main entrance has a long porch like stoop with 3 full length risers with full height two story precast columns. The sidewalk in front of the risers is sloping back to the stairs, and there is no sealant in the joint between the sidewalk and risers. The sealant in the joint between the stoop and the building is failing and needs replaced. The soffit of the overhang is painted hardboard. There is sealant needed at the cable entrance on the south side of the building, and work is needed at the gas pipe entrance on the east side as well as a shed like cover of a compressor.



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

East Mills Junior & Senior High School (continued)

On the west side of the building north of the two story wing is a large hollow metal frame unit with insulated glass, Mapes panel, and an aluminum entrance door in the Cafeteria. At this area is a stoop, and the sealant between the stoop and building is failing and needs replaced. Also on the west side on the gym wall are five sets of holes approximately two feet above grade that are very deep and need to be plugged, and an unknown pipe coming out of the wall about 10' above grade. The wrestling room has brick to 4' above floor on the south wall to the west from the connector, the west wall, and the west 25' of the north wall with metal panel above, while the balance of the metal building has full height metal panel walls. There are some panel and trim issues that need some reworking and sealant, and at the overhead door on the east side of this area, the approach has heaved and is sloping severely toward the building. The concrete waterway between the main building and wrestling building is filled with tires that should be removed and disposed of or stored elsewhere. Along the north side, the splash blocks need to be reset after some regarding is done.

There is a window in an inset area on the north side of the main building where the caulking has failed and brick is broken. This area should be addressed before there is further damage. Also on this side of the building the electrical entrances need sealant, a failure of the joint sealant at the stoop for the handicapped entrance door, and a portion of the roof edge has come loose from its clip and needs reattached. There is also a gutter and downspout that needs a splash block.

Along the east side of the facility, there is some damaged brick at the SE corner of the shop addition and also at the window. The large overhead door at the shop is missing pieces of wood trim and the trim in place is in poor condition. The sealant at the windows to the locker rooms is failing and needs replaced, and sealant is needed at the hose bib. On the south side of the music room, there is a chiller on a concrete pad and the building transformer both of which have screen walls to "hide" the equipment from public view. The driveway and parking area along the east side as well as the main parking lot to the south are gravel surfaced and in fair condition. There is a concrete stair system with a metal railing up the hill from the east side of the building to the football field on the hill above. There is also a set of stairs in the sidewalk at the SE corner of the entire property leading to the football field, but this set has no railings.



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

East Mills Junior & Senior High School (continued)

The football field is in fair condition and has a six lane cinder track around it. The visiting football bleachers have wood seats and armor plate footrests with one of the sets having a steel pipe structure and the other set having a steel angle structure. The structures have severe rust and need to be repaired and repainted. Meanwhile the home football bleachers are made up of three sets. The main stands are a fairly new aluminum set with all proper railings, etc. The north set has wood seats with armor plate footrests and a steel pipe structure that is quite rusted and needs repaired and repainted. The south set has wood seats and footrests with a steel angle frame structure that is in good condition. The press box sits behind the main stands with a ramp entrance from the top of the stands. The wooden ramp structure is showing quite a bit of rotting and the railings are quite loose, and thus, the entire ramp should be removed and replaced. The press box itself has a wood structure with vinyl siding, much of which has blown off, leaving the sheathing exposed. It has exposed floor joists over the steel column and channel structure that supports it, which is rusting and needs repaired and repainted (note: work had already scheduled to make the necessary press box repairs prior to this inspection). North of the football stadium is the baseball field, and between these two fields is a concessions and restroom building. The paint on the north side of the concessions building is flaking off severely, and there don't appear to be any plumbing vents in the roof, but otherwise the building is in good condition. The baseball field is in fair condition with some work needed on the fencing at the northwest corner of the field. Its bleachers have wood seats and footrests on steel angle framed structures that are in good condition, although one set of the bleachers needs to be properly leveled. To the west down the hill from the baseball field and north of the school building is the softball field, which is in good condition. It has bleachers with wood seats and armor plate footrests on steel angle framed structure. This structure is just beginning to show rust and should be treated and repainted before the rust causes structural damage. There is a concession and restroom building for this field that has siding coming loose and warping, and also appears to have no plumbing vents. The building is basically in fair condition other than the siding. Finally, the lighting for the entire sports complex appears fine, but it was not turned on for this observation.

Upon entering the building via the main entrance, there is a short corridor with vinyl composition tile flooring, vinyl base, painted concrete block walls, 2'x 4' suspended acoustical ceiling, and troffer light fixtures. On the north side of this corridor is the office suite finished with carpeting, vinyl base, painted concrete block walls, and troffer light fixtures. The Simplex fire alarm panel as well as the clock system panel are in this space. In addition to the offices in the suite, there is also a work room/lounge and a staff restroom.



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

East Mills Junior & Senior High School (continued)

The work room/lounge has vinyl composition tile flooring, vinyl base, painted concrete block and drywall walls, 2' x 4' suspended acoustical ceiling, and troffer light fixtures. The staff restroom has vinyl composition tile flooring, vinyl base, painted concrete block walls, 2' x 2' suspended acoustical ceiling, and a troffer light fixture with one lavatory and one toilet, both equipped with automatic sensors and in good condition. On the south side of the corridor is a data closet as well as a small classroom that is accessed from the Media Center. The entrance corridor connects to a north-south corridor that in turn connects to a north corridor and a south corridor. At the north end of this corridor and adjacent to the office suite is the nurse's office which has vinyl composition tile flooring, vinyl base, painted concrete block walls, 2' x 4' suspended acoustical ceiling, and troffer light fixtures. There is a cubicle curtain in this space to create a space for ISS to use, and there is also a restroom with vinyl composition tile flooring, vinyl base, painted concrete block walls, 2' x 4' suspended acoustical ceiling, and wall mounted incandescent lighting. The rest room is equipped with a single lavatory and toilet that are in good condition.

The lower floor corridors have vinyl composition tile flooring, vinyl base, painted concrete block walls, 2' x 4' suspended acoustical ceilings, and troffer light fixtures. There are new stacked lockers in the corridors for student use. At the south end of the north-south corridor is the Media Center which has carpeting, vinyl base, painted concrete block walls, 2' x 4' suspended acoustical ceiling, and troffer light fixtures. On the north end of the space is a classroom that has been created with a partial height partition and is finished the same as the Media Center. Both the small classroom and the Media Center have a Smart Board. Also in the Media Center is an office/storage room, a technology office, and a paper storage room. The office/storage room has the same finishes as the Media Center, while the technology office has vinyl composition tile flooring, vinyl base, painted concrete block walls, 2' x 4' suspended acoustical ceiling, and troffer light fixtures. The paper storage room has vinyl composition tile flooring, vinyl base, painted concrete block walls, exposed concrete tee structure ceiling, and incandescent lighting. To the east of the Media Center down the south corridor is the business classroom which has vinyl composition tile flooring, vinyl base, painted concrete block walls, 2' x 4' suspended acoustical ceiling, troffer light fixtures, and a Smart Board. On the north side of this corridor is the kitchen area. The kitchen has terrazzo flooring, painted concrete block walls, 2' x 4' suspended acoustical ceiling with washable tile, and fluorescent light fixtures with wrap around lenses. There is a fire suppressing exhaust hood under which are two convection ovens, a 12 burner range with two ovens, and a kettle. Also in the kitchen are two commercial refrigerators, a commercial freezer, and a walk-in freezer along with a triple sink with side boards.



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

East Mills Junior & Senior High School (continued)

There is also a dishwashing room, a pantry, a restroom, and a corridor that leads from the kitchen to the cafeteria. The dishwashing room has same finishes as the kitchen and is equipped with a push through dishwashing system. The restroom has terrazzo flooring, painted concrete block walls, and wall mounted incandescent lighting with a single lavatory and toilet that are in good condition, while the pantry has a painted concrete floor, painted concrete block walls, exposed concrete tee structure ceiling, and incandescent lighting. There is also a chest and upright freezer in the pantry in addition to the food storage shelving. Finally the corridor that connects to the cafeteria has terrazzo flooring, vinyl base, painted concrete block and drywall walls, 2' x 4' suspended acoustical ceiling with washable tiles, and troffer light fixtures. At the north end is a roll-up door that separates it from the cafeteria, and this corridor is used for the students to be served.

The north corridor connects the north-south corridor to the cafeteria. Along this corridor is a classroom between the north-south corridor and the kitchen to cafeteria corridor. This classroom has terrazzo flooring, vinyl base, painted concrete block and drywall walls, 2' x 4' suspended acoustical ceiling, troffer light fixtures, a Smart Board, and ceiling fans. On the east side of the kitchen to cafeteria corridor is a classroom with vinyl composition tile flooring, vinyl base, painted concrete block walls, 2' x 4' suspended acoustical tile ceiling, troffer light fixtures, and a Smart Board. The commons/cafeteria has terrazzo flooring, vinyl base, painted concrete block walls, 2' x 4' suspended acoustical ceiling, and troffer light fixtures. There is a concessions stand area on the west side of the room that is used to serve the public during activities in the gym which is on the north end of the room. There are exterior entrances to the commons/ cafeteria on both the east and west sides of the space. Along the east side of the space are the men's and women's restrooms that are used by the students during school and the public during events in the gym. The restrooms have ceramic tile flooring, vinyl base, painted concrete block walls, 2' x 4' suspended acoustical ceilings with clean tiles, and troffer light fixtures. The men's room has three lavatories, three urinals, and two toilets, while the women's room has three lavatories and five toilets. The plumbing fixtures and toilet partitions are in good condition, however both restrooms are not handicapped accessible.

At the south end of the commons/cafeteria is a set of stairs to the second floor classrooms, while there is a second set of stairs adjacent to the north-south corridor where it connects to the main entrance corridor. Both sets of stairs are open at the lower floor with a door into the upper floor corridor, and have vinyl composition tile with non-slip nosing, 2" x 6" rails, tube steel balusters, and landings at the top and mid points.



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

East Mills Junior & Senior High School (continued)

The stairways have painted concrete block walls, 2' x 4' suspended acoustical ceiling, and wall mounted fluorescent light fixtures with wrap around lenses. The second floor has a square corridor system with the classrooms primarily around the outside perimeter. There are stacked lockers in the corridors for student use. The classrooms are typically finished with vinyl composition tile flooring, vinyl base, painted concrete block walls, 2' x 4' suspended acoustical tile ceilings, troffer light fixtures, and Smart Boards. The two science rooms are on the north side of the second floor with a set of small rooms between them that are finished the same as classrooms. The science casework in both rooms are in good condition. The FACS is located on the east side and has four stainless steel sinks, three ranges, three microwave ovens, one refrigerator/freezer, and washer & dryer, and ceiling fans. A smaller classroom has been created from part of this space by constructing drywall walls, but the finishes in this room and the FACS room are the same as the typical classroom finishes otherwise. There is also set of restrooms and a pair of mechanical rooms on this floor. The restrooms have ceramic tile flooring, painted concrete block walls, 2' x 4' suspended acoustical ceilings, and troffer lighting. The boys room has three lavatories, three urinals, and two toilets, while the girls room has three lavatories and four toilets. The plumbing fixtures and toilet partitions are in good condition. The mechanical rooms are unfinished and house the air handling units that serve the two story wing, as well as the roof hatch that provides access to the two story wing roof area.

The gym is accessed directly from the commons/cafeteria, and there is corridor along the south side of the gym and the east side of the gym. The gym has a wood floor, vented base, painted concrete block walls, exposed joist and hardboard ceiling, and fluorescent light fixtures. It is equipped with two sets of retractable fiberglass bleachers, one on each side of the main court, and it has two folding main court baskets and four folding side court baskets. There are two air handling units on the roof of the gym that provide the heating and cooling for the gym and stage area. The commons area continues along a portion of the gym around the corner formed by the restrooms, and on the south side of this space is a janitor's closet and the boiler room. The janitor's closet has a concrete floor, painted and unpainted concrete block walls, exposed structure ceiling, and incandescent lighting. It has a floor mop sink as well as the roof hatch that provides access to the roof of all areas except the two story wing. The boiler room has a steel landing at the corridor door with steel stairs down into the room as well as the exterior door. The room has concrete floor, painted and unpainted concrete block walls, exposed structure ceiling and incandescent lighting.



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

East Mills Junior & Senior High School (continued)

There are two AERCO high efficiency gas-fired boilers and an AERCO high efficiency gas-fired water heater along with the necessary pumps and equipment for the cooling and heating systems. It also houses the main electrical service for the building. There is an entrance to the gym at the north side of the main court, and north of this entrance the commons area connects to a set of stairs up to a corridor to the music room and the locker room corridor. This corridor has vinyl composition tile flooring, vinyl base, brick and painted concrete block walls, exposed structure ceiling, and fluorescent light fixtures with wrap around lenses. The music room has carpeting, vinyl base, painted concrete block walls, exposed structure ceiling, fluorescent light fixtures with wrap around lenses, and ceiling fans. The room has a three level pit with the top level as the main floor level. It also has an office, storage room, file storage room, and practice area. The office has carpeting, vinyl base, painted concrete block walls, 2' x 4' suspended acoustical ceiling, and fluorescent light fixtures with wrap around lenses. The storage room has carpeting, vinyl base, painted concrete block walls, exposed structure ceiling, and incandescent lighting, while the file storage room has vinyl composition tile flooring, vinyl base, painted concrete block walls, 2' x 4' suspended acoustical ceiling, and fluorescent lighting. The practice area has the same finishes as the storage room.

The locker room corridor goes north from the music room corridor along the east side of the gym. This corridor has a sealed concrete floor, brick and painted concrete block walls, exposed structure ceiling and fluorescent light fixtures with wrap around lenses. There are a girls team room, girls locker room, training/custodial room, boys locker room, and boys team room along the east side of this corridor. The locker and team rooms have sealed concrete floors, painted concrete block walls, exposed structure ceiling, and fluorescent light fixtures with wrap around lenses. The girls team room has a lavatory, a toilet, and a set of showers with the plumbing fixtures in good condition and the toilet partitions are in worn condition, and it has stacked lockers and wooden benches in worn condition. The girls locker room has a lavatory, two toilets, and a set of showers with the plumbing fixtures in good condition and the toilet partitions are in worn condition, and it has stacked lockers in worn condition with wood benches with hook racks in fair condition. The boys team room has a lavatory, urinal, toilet, and a center pole shower unit with the plumbing fixtures in good condition and the toilet partitions are in worn condition, and it has stacked lockers with wood benches in worn condition. The boys locker room has a lavatory, urinal, toilet, and a center pole shower unit with plumbing fixtures in good condition and the toilet partitions are in worn condition, and it has stacked lockers in worn condition and wood benches with hook racks in fair condition.



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

East Mills Junior & Senior High School (continued)

There is an office and storage room in the locker rooms with the same finishes as the locker rooms. The training/custodial room has a concrete floor, painted concrete block walls, exposed structure ceiling, and fluorescent light fixtures with wrap around lenses. It has a training table, ice machine, and stacked washer & dryer. There is a gym entrance on the west side with stairs in the gym down to the gym floor.

North of the locker rooms is a corridor that connects the locker room corridor to the exterior. The corridor is partially a ramp with vinyl composition tile flooring, brick and painted concrete block walls, exposed structure ceiling, and fluorescent light fixtures with wrap around lenses. On the north side of this corridor is a set of restrooms and the vocational agriculture room. The restrooms have vinyl composition tile flooring, painted concrete block walls, exposed structure deck, and fluorescent light fixtures with wrap around lenses. The men's room has a lavatory, urinal, and toilet with the plumbing fixtures and toilet partitions are in fair condition, while the women's room has a lavatory and two toilets with the plumbing fixtures are in fair condition and the toilet partitions are in good condition. Neither restroom is handicapped accessible. The vocational agriculture program is housed in the former vocational tech shop area, and it has concrete floors, painted and unpainted concrete block walls, exposed structure ceiling, and exposed tube fluorescent light fixtures. There is also a finish room, equipment storage room, and a tool room as well as a storage room being used for football equipment storage. These rooms have the same finishes as the main shop area. The exhaust fan in the finish room is in poor condition. There are five welding booths with an exhaust system along the north wall and a wood framed storage loft that holds the compressor. The north portion of the room has the former wood shop area, and most of the tools are still in place. Adjacent to the shop area, there is a classroom has a concrete floor, painted concrete block walls, exposed structure ceiling, fluorescent light fixtures with wrap around lenses, and a Smart Board.

At the north end of the locker room corridor is the Art room which has a sealed concrete floor, vinyl base, painted concrete block and drywall walls, exposed structure ceiling, fluorescent light fixtures with wrap around lenses, and a Smart Board. It has an area for three dimensional art project work as well as a kiln for firing pottery and ceramic projects. The casework includes necessary sinks and is well suited for art room usage. There is also a storage room in the space that has concrete floor, unpainted concrete block walls, exposed structure ceiling, and exposed tube fluorescent light fixtures. Just south of the Art room in the corridor is a connection to a ramp into the stage area.



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

East Mills Junior & Senior High School (continued)

The connecting ramp has vinyl composition tile flooring, vinyl base, painted concrete block walls, 2' x 2' suspended acoustical ceiling, and troffer lighting.

The stage on the north end of the gym has wood floor, vinyl base, painted concrete block walls, exposed structure ceiling, and fluorescent lighting. The stage is equipped with a main curtain at the gym opening with a complete set of back and wing curtains. There are three small dressing and makeup rooms with vinyl composition tile flooring, vinyl base, drywall walls and ceilings, and compact fluorescent lighting. There is also a backstage room that has vinyl composition tile flooring, vinyl base, painted concrete block and drywall walls, drywall ceiling, and compact fluorescent lighting. Finally there is an entry hallway coming from the west that has vinyl composition tile flooring, vinyl base, brick and drywall walls, 2' x 2' suspended acoustical ceiling, and troffer light fixtures. This entry hallway connects to a corridor that connects the gym to the weight/wrestling room along the west side of the stage. This corridor is finished the same the entry hallway. On the west side of this corridor is a storage room with a concrete floor, unpainted concrete block walls, exposed structure ceiling, and exposed tube fluorescent light fixtures. The room has a small storage loft, and the room is used to primarily for storage of tables and chairs as well as the man lift that is used for access to the gym ceiling. At the north end of this corridor is the weight/wrestling room with rubber flooring, metal panel walls, metal panel ceiling, and suspended exposed tube fluorescent light fixtures. There are wall pads installed on the west end of the space that is used for wrestling.



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

Building Assessments

Nishna Valley Lagoon & Well

We did check the lagoon status with the DNR. We visited with several departments and individuals before finally talking to someone who had the file that indicated the lagoon had been examined and had no problems listed. The records indicated that the level was low due to reduced usage. This was attributed to the change in enrollment in the building. They also had the water usage reports in that file.

The DNR indicated that both the sewage lagoon and well were found to be in compliance.

Bus Maintenance Facility

This building is located at the west end of the East Mills Intermediate/Nishna Valley Elementary campus. It is a pole building with metal panel walls and roof, and it has a concrete floor. There is some rotting in the wood at the base of the walls. There are two 12' x 12' insulated overhead doors on the east side, and there are three windows and one walk door. The interior of the building is in poor condition, and the space is barely long enough to get a bus into it. There is a Hotsy pressure washer for washing the buses, but it can't be used in the building for lack of space, and therefore the buses need to be washed outside. This is not possible to do in the winter, which makes it difficult to clean the road salt and grime off the bodies. This can lead to premature rusting which will take the bus out of service.

The busses are stored outside with six poles equipped with power for plugging in the engine warmers on the busses. There is also an above ground fuel barrel with a pump for fueling the busses, and this along with the poles appear to be in good condition.

It is clear that this building should be torn down and an appropriate facility constructed which would allow adequate space for washing and maintaining the bus fleet. It is also advisable to provide inside space for parking the busses, and this space can be unheated. It helps to increase the life span of the busses to have them parked out of the weather.



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

Final Recommendation

Criteria for Recommended Changes

- Must be Educationally Sound
 - Promote Collaboration
 - Consolidate Programs, Undersized Sections
 - Logical Grade Re-configurations

- Have Some Community Support

- Benefit the District Financially
 - Utility Costs
 - Reduce Staffing Costs
 - Administrative
 - Teaching
 - Custodial
 - Food Service
 - Support Services
 - Be Sustainable
 - Minimal Impact on Infrastructure Funding
 - PPEL
 - Sales Tax
 - Minimal Impact on Busing

Final Recommendation

- Must include both a short and long term plan

- Will be dependent upon available funding sources

Short Term Option

- Move all Pre-School & K-6th to Nishna Valley for 2014-15 school year
 - Move 91 Chantry Students for 2014-15 school year
 - Nishna Valley currently has 158 Students
 - Plan for 24 Pre-School Students
 - 273 Students Pre-K thru 6th
 - Nishna Valley Building Capacity is 480



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

Final Recommendation (continued)

- Keep 7th -12th at Middle/High School
 - Maintain current grade configuration
 - Current Student Enrollment 215
 - Building capacity 250

- Move Alternative High School
 - Move to Downtown Location or Nishna Valley as space is available
 - Current Student Enrollment 7, Increase Utilities by \$1,000 if moved to Downtown location
 - As of this writing, an offer was being considered by the Board of Education for the sale of the Downtown building

- Close Chantry & Annex Building
 - Maintain ownership until funding streams identified
 - Possible use of building as Malvern Community or Rec Center
 - Possible Residential Development Site
 - Chantry Building Capacity is 225

- Potential Cost Avoidance
 - ¼ Time Music
 - ½ Library Para
 - ½ Building Secretary
 - 1 Cook
 - Reduction in Staffing Costs \$42,500
 - Chantry & Annex Utilities \$25,000
 - Reduction Transportation Costs \$14,250
 - Possible Annual Total Budget Reduction \$ 81,750

- Short Term Option Infrastructure Cost
 - Immediate Required for Nishna Valley \$ 25,000, High School \$9,000

- **Note:** Maintaining the future district with two buildings may be necessary until such time the student body is reduced and can be placed in one building if additional funding is not approved by the voters

- **Recommend** that the Board of Education take action to place a voter approved Physical Plant & Equipment Levy PPEL on the ballot in September 2014



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

Final Recommendation (continued)

Long Term Option

- Assumption that students are located per recommended Short Term Option 2014-2015 school year
- Successful PPEL Vote, 2014
 - Voter Approved PPEL, \$1.34 Levy
 - 10 Years, Will Raise \$392,000 / year for the district
 - PPEL 10 Year Revenue Bond, \$2,950,000 for improvements
- Successful General Obligation Bond Vote, 2015
 - 60% Voter Approved General Obligation Bond
 - \$2.70 Maximum Levy, 20 Years
 - \$270 per \$100,000 Commercial Property valuation
 - \$117.94 per \$100,000 Residential Property with Homestead Credit
 - \$186.34 per \$100,000 Farm Property Valuation
 - Will Raise \$11,500,000 for the district
 - Commit \$100,000 Annually for Bus Replacement
- Architectural Design Work 2015-2016
 - Jr.-Sr. High School Building
 - Building Improvements & Additions
 - Roofing
 - Elevator & ADA Improvements
 - Building Costs, \$8 - \$10,000,000
- Maintain Short Term Option during construction
- **Note:** Renovations and Additions dependent upon successful \$2.70 General Obligation vote
- Start Renovation and additions at High School building, Spring 2016
- Complete Construction, Summer 2018
- Return **All** Students to New East Mills K-12 Building, 2018-19 School Year
 - Return Moving Costs \$30,000
- Close & Dispose of Chantry, Nishna Valley, Annex & Downtown buildings



**East Mills Community School District
Facility Evaluation & Planning Recommendations**

Final Recommendation (continued)

- Renovate Athletic Fields, Summer of 2017 & 2018
- Maintain Future District with **1 East Mills K-12 Building**
- Annual Cost Avoidance
 - Utilities \$75,000
 - Staffing Consolidation \$210,000



***East Mills Community School District
Facility Evaluation & Planning Recommendations***

Appendix

Malvern & Nishna Valley Financial Information

Comparative School District Financial Information

Financial Aid & Levy Worksheets

School Tax Rates, Physical Plant & Equipment Levy Rates

Iowa School Districts Costs per Pupil

Department of Education Negative Unspent Balance

East Mills Debt Service Information

Utility Costs

June 2nd 2014, Preliminary Scenario Options, Community Meeting

Community Presentation Power Point

Preliminary Building Data

East Mills District Map