



HALLSVILLE SCHOOL DISTRICT FACILITY MASTER PLAN

September 2024

HALLSVILLE SCHOOL DISTRICT
411 E. HWY 124
HALLSVILLE, MO 65255



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Introduction

The Hallsville R-IV School District is located in northern Boone County, Missouri and includes nearly 80 square miles of residential, minimal commercial, and mostly agricultural development. The town of Hallsville, Missouri is home to the district's nearly 75-acre campus, including three schools, various support buildings, and athletic facilities. While the district's taxpayers are responsible for providing the environment for education, the district's administration is responsible for educating more than 1,500 students ranging from pre-kindergarten through twelfth grade.



MISSION

Improve lives through learning.

VISION

Prepare all students to reach their potential and be productive members of society.

VALUES

Integrity, Respect, Responsibility, Safety, Collaboration

PHILOSOPHY

The Hallsville School District is committed to providing a comprehensive educational program which incorporates new and expanded curricula to meet a diverse range of educational objectives in an evolving local, national and international society. The students, parents and school personnel share responsibility for both the present and future status of the educational program and facilities of the district.

BOARD OF EDUCATION 2024

The district's constituents elect members to the Board of Education to monitor the district and direct the school's administration to ensure the district's mission, vision, values, and philosophy are maintained.

Bryan Wildenhain, President
Jessica Hassler, Treasurer
Brian Mottaz, Member
Torrie Vroman, Member

Craig Stevenson, Vice President
Secley Kennedy, Member
Shaunna Turner, Member

Connections to Strategic Improvement Goals

The district’s most recent Comprehensive School Improvement Plan (CSIP) was approved by the Board of Education in July 2024. While facilities improvements generally support all aspects of student learning, the following CSIP goals and objectives are directly aligned with the implementation of this facilities plan document:

Goal Area 2: Excellent Schools:

The Hallsville School District will provide a student-focused climate and excellent staff as a means to student success.

- 2.1 Foster a positive environment focused on students and their learning

Goal Area 3: Quality Governance:

The Hallsville School District supports students and their learning through responsive, responsible, and transparent operations.

- 3.1 Align building and district plans with district CSIP

GOAL 1: STUDENT LEARNING

The Hallsville School District will prepare our students to be competitive and successful after graduating high school.

OBJECTIVES

- Teachers provide rigorous and meaningful instruction
- Teachers provide tiered academic interventions

GOAL 2: EXCELLENT SCHOOLS

The Hallsville School District will provide a student-focused climate and excellent staff as a means to student success.

OBJECTIVES

- Foster a positive environment focused on students and their learning
- Attract, develop, and retain great teachers, leaders, and support staff

GOAL 3: QUALITY GOVERNANCE

The Hallsville School District supports students and their learning through responsive, responsible, and transparent operations.

OBJECTIVES

- Align building and district plans with district CSIP
- The Board of Education and district leadership model a cycle of self-evaluation, reflection, and development

History

With the passage of the ballot issue in April 2022, the Hallsville community approved the issuance of \$6 million in general obligation bonds to support needed capital improvements. These funds were paired with reserve capital fund balances to complete several large projects, including constructing a classroom wing at Hallsville Middle School, relocating the athletic track, and adding improvements at the stadium complex. Previously, in April 2018, the Hallsville community approved \$7 million in capital initiatives, including the construction of a classroom wing and gymnasium at Hallsville Primary School, the acquisition of a building on Ricketts Road, and a number of district facility safety and improvement projects. The Board of Education and district leadership understand that additional projects and facility improvements remain necessary to continue providing a quality environment for students to maximize their learning and development in a safe setting.



In 2014, a facility master planning group was formed, and a comprehensive assessment of the district's school buildings and related facilities was completed. The primary goal for introducing that group to each building's unique characteristics was to establish a quantifiable standard for the "quality of environment" experience, which can be compared objectively with other facilities within the district and in other districts.

The detailed summaries of the existing buildings created at that time identified:

- all rooms and spaces within the building
- the type of classroom activities and number of students/occupants
- the actual area of the spaces

History cont.

In May 2021, the Hallsville School District initiated a facility master plan revision process to assist all community members in understanding the value, benefits, and shortcomings of the existing campus facilities for the district's immediate, short-term, and long-term needs.

Several construction and capital improvement projects have been completed since the plan was last updated. As a component of the 2021 revision process, the building summaries created in 2014 were updated to reflect the major changes and improvements made to district facilities over the ensuing seven years, along with a summary of the district's ancillary and athletic facilities. The summaries were again updated in 2024 to reflect the projects funded by the 2022 bond issuance. These revised summaries are included in Appendices A–E.

The district has engaged the community using multiple methods to further identify facility concerns and potential improvements as a mechanism to ensure this revised document provides a comprehensive view of the current status of the campus. These methods include administering a Patron Insight community survey focused on district facility needs and convening a work group in 2021, with membership representing stakeholders throughout the school community.

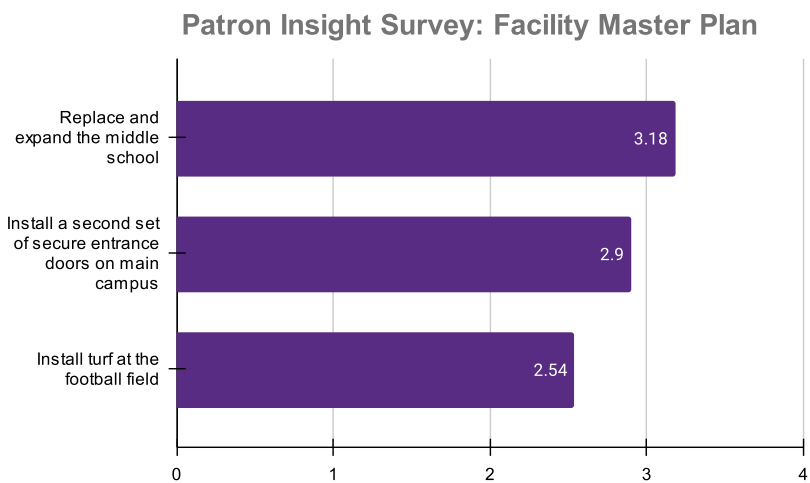
This revised facility master plan is a comprehensive summary of the district's current and future needs, which will serve as a guide for planning, community understanding, and support.



Community Survey

In the fall of 2020, an online survey was made available to residents of the Hallsville School District. This survey was created at no fee to the district under Patron Insight’s Small School District Initiative for the 2020-2021 school year with a focus on the perception of the district and perceived facility needs of the district.

Using a four-point weighted scale, respondents were given a list of projects that were part of the district’s Facility Master Plan and asked to rank the top four. Three priorities were identified: replace and expand the middle school (3.18), install a second set of secure entrance doors on main campus (2.90), and install turf at the football field (2.54).



Respondents were also asked what additional projects should be included in the Facility Master Plan. Responses included baseball and/or softball field upgrades, technology upgrades, specific facility requests, such as expanded facilities for Fine Arts, restroom improvements, and improvements to traffic flow for drop-off and pick-up.

Additionally, when asked to identify a project or projects that should be eliminated from the plan, the top four items for elimination were athletic projects, with 71% of respondents selecting the installation of turf at the football field. This contradicts the earlier question asking for the top priorities that were weighted in response; however, when given a second chance, they found it easy to suggest eliminating this from the list. It was recommended that the district will need to offer additional details about the necessity of these projects.

Programs & Student Enrollment

The Hallsville School District community and student population have demonstrated continued growth since the district's establishment in 1887. While the district experienced a dip in enrollment due to the recent pandemic, the recovery was immediate, and enrollment increases continued as previously projected. Results from the 2023-24 district student cohort survival analysis are provided in Figure 1.

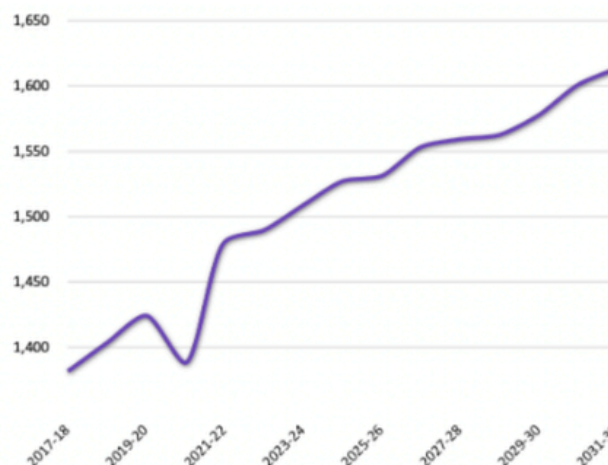


Figure 1: District enrollment—historical data and cohort survival projection.

The district's educational programs and student enrollment are key to determining if school buildings have the functional capacity and specific facility resources necessary to support students and their learning. Future facility needs must include consideration of recent student population trends, along with the changing programmatic needs and goals of the district and community. As a result, the Assistant Superintendent of Curriculum and Instruction and the Activities Director should play key roles in the consideration of any and all facility improvement projects.

The continuing growth of the district's student enrollment has a direct impact on the function and adequacy of existing facilities. In addition to annual analysis of historical data to predict future enrollment trends, the district should conduct an annual evaluation including new, obsolete, or discontinued program requirements to determine the priority for each recommended facility improvement and the anticipated real benefit to the student, school, and community.

Based on an analysis of the existing facilities data (see Appendices A–E), the secondary school building has the least capacity to absorb continuing increases in student enrollment. The opening of an eight-classroom middle school wing in August 2024 will provide space for continued growth in both the middle and high school buildings.

Work Group Membership

A work group representing stakeholders throughout the school community (e.g., Board members, administrators, faculty, staff, and parents) was formed in the spring of 2021. The group met over the ensuing months to review, discuss, and identify preliminary project priorities for presentation to the Board of Education.

The goals of the work group included:

- Solicitation of additional input from community members
- Review and discussion of all community input received
- Site visits and discussion of the condition of facilities and related needs
- Solicitation of high-level cost estimates for potential priority projects
- Revisions to the facilities plan based on current campus conditions
- Presentation of updated plan to the Board of Education for use in developing plans for future bond issuance, construction, and facilities improvements



FACILITY MASTER PLANNING WORK GROUP

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Brad Blakemore
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Facility Needs & Cost Estimates

Since 2016, the district has maintained a revolving list of facility needs, ongoing improvements, and completed projects. The listing is updated regularly as project status changes and additional needs are identified. The listing at the time of the first 2021 workgroup meeting and a 2024 update is provided in Appendix F.

After reviewing the community survey results and district facility needs listing, the workgroup identified a number of specific projects for potential completion using capital project fund reserves or revenues from general obligation bond issuance. The group discussed the following potential facility improvements and participated in site visits to multiple campus locations to observe the current conditions of district facilities.

The facility needs considered most closely by the work group are listed below. The district coordinated with general contractor SM Wilson to secure high-level estimates on several of the projects identified as construction priorities. The total cost estimate for these projects, including fees, are included as Appendix G.

Identified Potential Improvements	Notes
Asphalt repairs and installation of asphalt drive around primary school	
Boiler and chiller repairs/replacement at primary and intermediate schools	Intermediate school chiller replacement completed in 2023
Build middle school wing to initiate phased building replacement	Eight-classroom wing slated for completion in July 2024
Complete installation of keyless entry system throughout campus	Keyless entry system expansion completed during 2023-24 school year
Expand and improve agriculture education facilities	Multiple enhancements completed in 2022-23 and 2023-24 school years
Fine arts performance venue and classrooms	
Improvements or relocation of baseball and/or softball facilities	
Increase parking capacity on campus	
Install artificial turf at baseball and/or softball fields	
Install artificial turf at football field	Installation completed in summer and fall of 2023
Instructional technology upgrades and expansion	Upgrades and expansions completed on an ongoing basis since 2021
Purchase of additional real estate for future facilities needs	
Relocate the athletic track to existing stadium complex	Relocation completed in summer and fall of 2023
Second set of security doors at all main building entrances	
Update and repair restrooms	Repairs and updates completed in 2021-22 and 2022-23 school years
Upgrade fencing throughout campus	
Upgrade stadium complex to improve accessibility	Enhancements partially completed in summer and fall of 2023

PHASED IMPLEMENTATION

The facilities work group discussed and identified which potential projects must be completed in a logical sequence. These include:

- Relocation of the athletic track to the stadium complex must precede relocation of any other facility to the current athletic track location
- Relocation of the baseball field must precede expansion of parking at the secondary school

PRIORITIZED FACILITY NEEDS

After consideration of the Patron Insight survey results, visits to campus facilities, and solicitation of additional input from other community members, the work group completed a process to rank both the identified major construction projects and additional smaller projects. Group members were asked to consider both (a) how critical the facility need and (b) which projects must logically precede others when completing their rankings. The results of these rankings are provided below in Figures 2 and 3.

Project	Weighted Average
Building a new middle school wing	13.17
Relocate the athletic track	11.78
Increase parking capacity on campus	11.17
Relocate baseball and/or softball field	10.83
Upgrade stadium to improve accessibility	10.06
Expand/improve Ag Education facilities	8.72
Improve/replace fine arts facilities	8.28
Install turf at football field	8.11
Install turf at baseball/softball fields	7.89

Figure 2: Facilities work group priority rankings of major construction project needs.

Project	Weighted Average
Replace Intermediate boiler/chiller system	5.39
Finalize keyless entry installation	5.06
Improve/replace building at baseball/softball	4.28
Install second set of security doors IS/MS/HS	4.22
Repair asphalt in parking lots	4.00
Upgrade safety and security fencing	2.89
Install asphalt drive around primary school	2.17

Figure 3: Facilities work group priority rankings of additional facilities projects.

FACILITIES MAINTENANCE & REPLACEMENT PROJECTS

Certain specific and recurring projects may be within the scope of the district’s annual maintenance and repairs budget, and budget funds should be allocated annually for use in needed repairs and preventive maintenance. In the winter of 2020, the district operations department began the development of updated preventive maintenance routines to reduce the need for future contracted and in-house repairs.

Based on recent historical data as of 2024, the district has spent the following average annual amounts for the project types listed below. The district should annually allocate capital project funds in the amount sufficient to complete the following type of repairs:

HVAC repairs	\$125,000
Plumbing repairs	\$25,000
Roof repairs	\$50,000
Flooring replacement/repairs	\$50,000
Asphalt repairs	\$20,000
Artificial turf repair and replacement	\$100,000

In addition to the amounts above, capital funds should be reserved for the annual replacement and maintenance of technology infrastructure and devices (\$200,000) and school bus maintenance and replacement (\$210,000).



FINANCIAL ASSESSMENT AND BONDING CAPACITY

The district’s ability to provide new and improved facilities (including new buildings, additions, and alterations to existing structures) requires approval by the district’s constituents to providing funding through the issuance of general obligation bonds in the amount required for the desired improvement, in addition to capital project fund balances not reserved for routine maintenance and emergency situations.

Article VI, Section 26(b) of the Missouri Constitution limits the outstanding amount of authorized general obligation bonds to fifteen percent of the assessed valuation (AV) of the district. At the time of the presentation of this report, the preliminary district AV, as provided by the Boone County Clerk, is \$126,667,350. As such, the total authorized debt limit is approximately \$19 million. The district’s capacity to issue additional bonds is the difference between the total district debt limit and the current outstanding amount of authorized bonds, as represented in Figure 4.

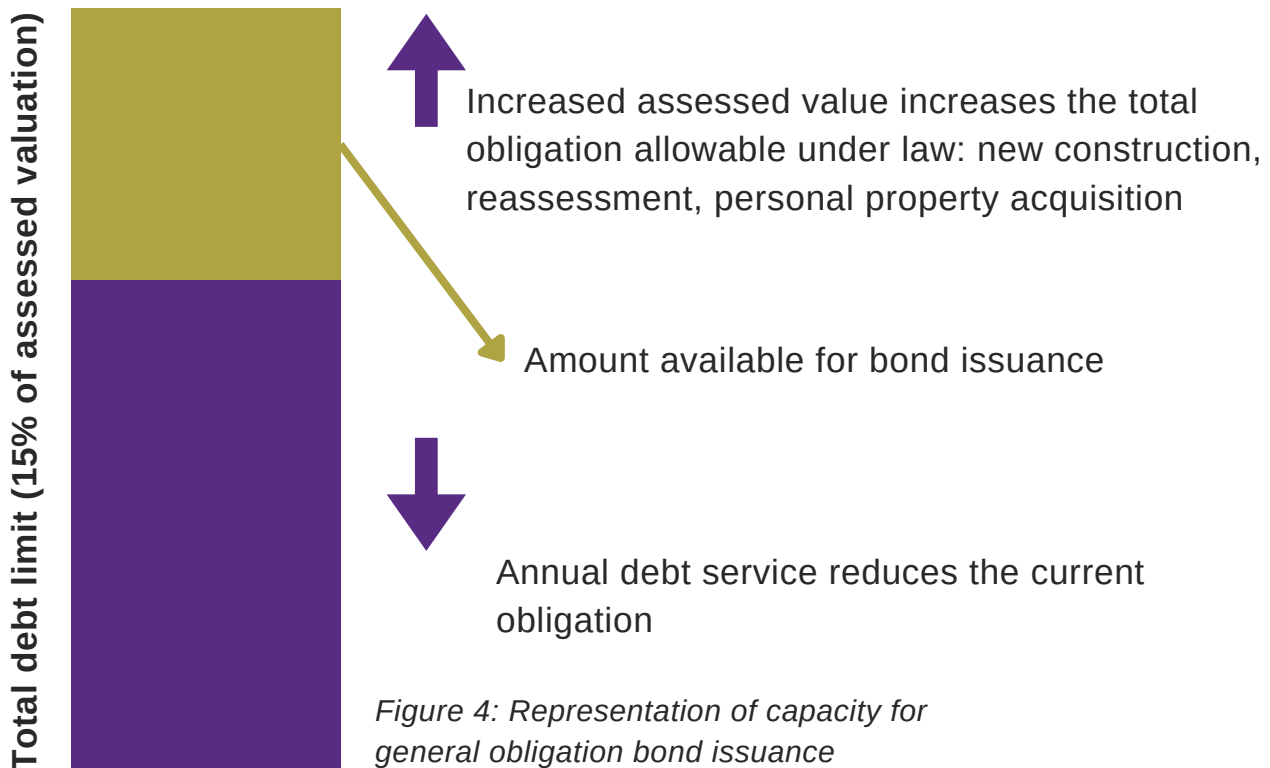


Figure 4: Representation of capacity for general obligation bond issuance

Stifel has provided an updated summary of the district’s current debt obligations (see Appendix H). Based on historical data and the resultant projections, the district anticipates having the capacity to bond approximately \$6.5 million in April 2025 with no increase to the debt service levy if so authorized by the district’s constituents.

PRELIMINARY BOND ISSUE & CONSTRUCTION PLAN

Following adoption of this updated plan, it is recommended the Board of Education draft and approve a preliminary plan for immediate and future bond issues, along with tentative plans for the projects to be completed with the revenues generated. Once approved, the preliminary bond issue and construction plan will be included in the facility master plan as Appendix I.

APPENDICES A-E: FACILITIES SUMMARIES



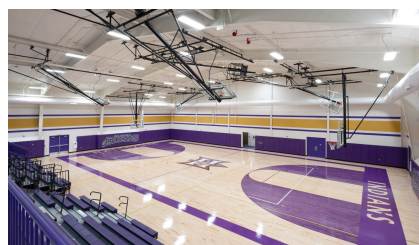
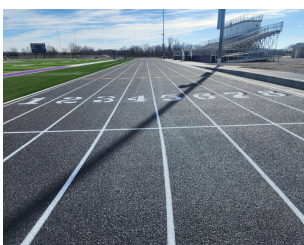
APPENDIX A:
PRIMARY SCHOOL SUMMARY

APPENDIX B:
INTERMEDIATE SCHOOL SUMMARY

APPENDIX C:
MIDDLE SCHOOL SUMMARY

APPENDIX D:
HIGH SCHOOL SUMMARY

APPENDIX E:
ANCILLARY AND ATHLETIC
FACILITIES SUMMARY



Hallsville Primary School Assessment Summary

The existing Primary School and site improvements were constructed new in 2006. Additions were completed in 2020. The current 73,885 square foot building contains:

Preschool	1 classroom	15 students
Early Childhood Special Education	1 classroom	17 students
Kindergarten	6 classrooms	117 students
First Grade	6 classrooms	133 students
Second Grade	6 classrooms	119 students

With a 2023-24 enrollment of 401 students, and a design capacity of 458 students, the existing building is functioning at approximately 88% of its capacity.

Strengths

- Newest complete building on the district's campus.
- Addition of two shelter areas provides safe locations for students and community members in the event of severe weather.
- Addition of performance gymnasium provides appropriate classroom space for physical education classes, along with an additional location for practices and performances by school and community athletic teams.
- Addition of second grade hallways allows for more even distribution of students across campus buildings.
- Opportunities and space allocation for future building additions and site improvements.

Weaknesses

- Existing gravel drive at the perimeter of the building is difficult to maintain and does not comply with accessible route requirements.
- Existing gravel parking areas west and north of the building are difficult to maintain and do not comply with accessible route requirements.
- General classroom storage is limited.

*The complete Primary School
Assessment is included as
Appendix A.*

Hallsville Intermediate Assessment Summary

The existing Intermediate School and site improvements were constructed new in 1996 with the most recent building additions completed in 2002. The current 66,629 square foot building contains:

Third Grade	5 classroom	105 students
Fourth Grade	6 classrooms	128 students
Fifth Grade	6 classrooms	116 students

With a 2023-24 enrollment of 349 students, and a design capacity of 418 students, the existing building is functioning at approximately 83% of its capacity.

Strengths

- Even though most spaces are undersized according to the Missouri Department of Education standards, the general feel and function of most spaces is adequate according to students and faculty.
- Relocation of second grade to Hallsville Primary School provides opportunities to accommodate continued growth in student enrollment.

Weaknesses

- Faculty and staff parking is adequate, while parking for any school function including parents and family members is extremely inadequate.
- The building's layout and type of construction are limiting in growth, organization and functionality.
- Limited faculty work areas.
- Commons area used for assemblies and chorus productions. Audience seating is limited.
- Restrooms are needed adjacent to the gym.

*The complete Intermediate
School Assessment is included
as Appendix B.*

Hallsville Middle School Assessment Summary

The existing Middle School and site improvements were constructed in 1952 and 1964, with the most recent building additions completed in 2024. The current 75,736 square-foot building contains 28 classrooms while sharing gymnasium and cafeteria spaces with the high school. Students include:

Sixth Grade	105 students
Seventh Grade	114 students
Eighth Grade	128 students

With a 2023-24 enrollment of 347 students, and an updated design capacity of 437 students, the existing building is functioning at approximately 79% of its capacity. The opening of an eight-classroom wing in August 2024 provides space for continued growth in both the middle and high school buildings.

Strengths

- A new classroom wing represents the first phase in the replacement and expansion of the south Middle School hallway.

Weaknesses

- Most classrooms and support spaces are undersized according to the Missouri Department of Education standards, the general feel and function of all classroom, circulation, and office spaces is very limited and cramped.
- Parking is limited.
- Storm water issues in existing courtyards.
- The kitchen serves 716 Middle School and High School students. The kitchen is functional; however, it has reached its service capacity.
- Custodial spaces are insufficient.
- There is no auditorium. All assemblies and productions are conducted in the shared gymnasiums.
- The principal's office and Middle School administration areas severely lack adequate space for the required functions.
- Classroom storage opportunities are limited.

*The complete Middle School
Assessment is included as
Appendix C.*

Hallsville High School Assessment Summary

The existing High School resides in various building additions and alterations constructed in 1972, 1980, 1989, 2001, 2007, and 2014. The current High School is an 87,863 square foot building containing 24 classrooms, while sharing gymnasium and cafeteria spaces with the Middle School. Students include:

Ninth Grade	124 students
Tenth Grade	105 students
Eleventh Grade	120 students
Twelfth Grade	98 students

With a 2023-24 enrollment of 447 students, and a design capacity of 480 students, the existing building is functioning at approximately 93% of its capacity. The opening of an eight-classroom middle school wing in August 2024 will provide space for continued growth in both the middle and high school buildings.

Strengths

- Most all classrooms, circulation spaces, and support spaces are adequate in size and function according to the required uses.

Weaknesses

- The kitchen serves 716 Middle School and High School students. The kitchen is functional; however, it has reached its service capacity.
- While current parking is functional for day-to-day operations, the parking areas are severely limited for all extra-curricular activities.
- There is no auditorium. All assemblies and productions are conducted in the shared gymnasiums, which limits expanding scheduling opportunities for athletic and other community functions.
- The principal's office and High School administration areas lack adequate space for the required functions.
- The band room and storage areas are too small and limited in functionality.
- The drama classroom and storage areas are too small and limited in functionality.
- The chorus room and storage areas are too small and limited in functionality.

The complete High School Assessment is included as Appendix D.

Support Building Assessment

- Additional support buildings are located throughout campus:
- School Bus Maintenance Building
- District Operations Department and Wrestling Practice Facility Building
- Football Concession Stand / Middle School Football Locker Room Building
- Football Press Box and Bleachers
- Old Athletic Track Press Box and Storage Building
- Baseball/Softball Concession Stand and Restrooms Building

Most existing support buildings function well as they are currently designed and will not require any significant modifications. There are notable problems with the plumbing and fixtures in the Baseball/Softball Concession Stand and Restroom Building that should be addressed if the building is to remain.

The home football locker room was demolished in 2023 for the installation of the eight-lane athletics track at the stadium complex. Replacement of this structure in the future is advised.

Site Assessment

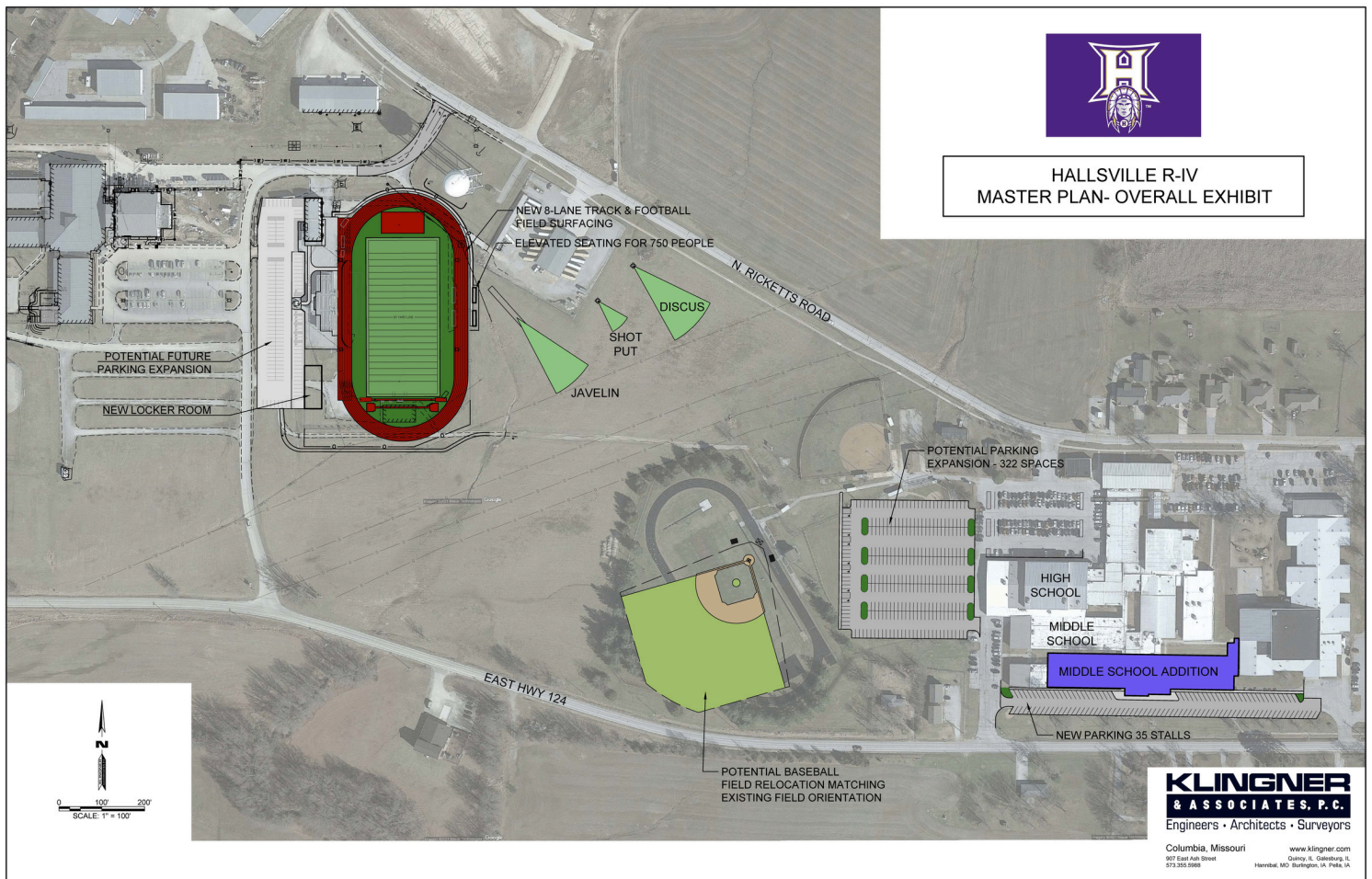
All school district buildings, site improvements, and athletic facilities are contained within the 74.5-acre campus. In addition to the property boundaries, an existing utility easement for Panhandle Eastern Pipeline bisects the midsection of the entire property from southwest to northeast, encompassing approximately 10.5 acres and limiting the district's development and use.

The Hallsville School District is fortunate to own as many contiguous acres within the city limits of Hallsville. Although certain existing site developments and boundaries limit specific areas for development (including growth and alterations), the district can be assured that there is enough property to sustain the district for years to come. The district should also be very aware of the sacrifices and development costs required to relocate any existing facilities to make way for future growth and development.

Parking Areas

Main campus parking is severely limited and insufficient for the district's current demands, especially for evening and special events when guests are received during and after the school day. Expansion of main campus parking must be an immediate district priority; however, the campus layout and pipeline easement strictly limit opportunities to expand or relocate parking lots. The phased implementation of prioritized facilities needs includes relocating the baseball field to the site of the old athletic track, in conjunction with expanding the main high school parking lot into the current baseball field area. Additionally, expansion of the intermediate school lot into the district-owned lot directly to the east may also be considered. Parking at the primary school is currently adequate to the needs of that facility, though the lot itself will need future repair or replacement due to improper ground conditioning at installation.

The condition of district-owned parking lots is variable. Capital project funds should be set aside in each annual budget for the maintenance and repair of campus lots.



Access Roads and Drives

As ongoing community development increases both the population of Hallsville and student enrollment, access around and within campus has become increasingly congested and insufficient to the demands of current traffic patterns. The district has worked closely with the City of Hallsville to establish parent pick-up and drop-off patterns to route traffic in the most efficient manner possible while also attending to the safety of students, parents, and other community members. As parking is expanded throughout campus, coordination with the city and state (MODOT) will be critical to ensure the thoughtful installation of additional ingress/egress drives.

The condition of district-owned drives is variable. Capital project funds should be set aside in each annual budget for the maintenance and repair of campus drives.

Sidewalks & Pedestrian Routes

Pedestrian routes within and to campus are generally adequate to the needs of district students and staff. The addition of the sidewalk along North Street/Ricketts Road provided an important east-west pedestrian route across the northern edge of campus. The east side of campus is well-connected to the city's existing sidewalk system. The district has developed plans for the installation of an on-campus sidewalk to connect the Townsquare subdivision, primary school, and Ricketts Road, in order to facilitate pedestrian travel to campus from that subdivision, along with the Douglas Pointe and Echo Ridge subdivisions. The district has also initiated coordination with the City of Hallsville for the installation of two crosswalks on North Street/Ricketts Road with signage and warning lights, to enhance safety for those crossing this road to access campus and supplies.

Outdoor Athletic Facilities

With improvements to the stadium complex nearing completion, the district's outdoor facilities are in good condition and adequate for current program needs. A new eight-lane track was relocated to the stadium, and an artificial playing surface was installed on the existing football field. As such, the programs serviced by this facility are well-supported for years to come. Relocating throwing event areas near the stadium complex in the near future is advisable for convenience. Additional improvements at the stadium to pave the concourse area in the future is advisable. A lack of adequate storage facilities for athletic equipment has necessitated purchasing and placing metal storage containers in multiple locations. Future improvements to outdoor athletics facilities should include the construction of permanent structures for the storage of equipment and supplies.



Appendix A

Hallsville R-IV School District - Facility Master Planning

April 17, 2024

Building Area Summary for Hallsville Primary School (Grades PK, K, 1, and 2)

General Information

Actual Building Area = 73,885 Square Feet 73,885 sqft

Playground Area = 22,500 sqft (0.51 acres)

Total Number of Students (2023-2024)

Total Number of PK Students	32
Total Number of Kindergarten Students	117
Total Number of 1st Grade Students	133
Total Number of 2nd Grade Students	119
	401 Actual Students

DESE Category	Room #	Room Name	DESE		Actual		% of DESE
			stud.	Area - SF	stud.	Area - SF	
A1	ELEMENTARY - GENERAL CLASSROOM						
A1	625	Kindergarten Classroom	30	1,200	22	909	
A1	625-1	KG Toilet		50		30	
A1	625-2	KG Storage		200		14	
A1	626	Kindergarten Classroom	30	1,200	22	909	
A1	626-1	KG Toilet		50		30	
A1	626-2	KG Storage		200		14	
A1	627	Kindergarten Classroom	30	1,200	22	909	
A1	627-1	KG Toilet		50		30	
A1	627-2	KG Storage		200		14	
A1	628	Kindergarten Classroom	30	1,200	22	909	
A1	628-1	KG Toilet		50		30	
A1	628-2	KG Storage		200		14	
A1	629	Kindergarten Classroom	30	1,200	22	909	
A1	629-1	KG Toilet		50		30	
A1	629-2	KG Storage		200		14	
A1	630	Kindergarten Classroom	30	1,200	22	909	
A1	630-1	KG Toilet		50		30	
A1	630-2	KG Storage		200		14	
A1	624	Classroom	25	900	14	577	
A1	635	PreKindergarten Classroom	30	1,200	22	906	
A1	635-1	PK Toilet		50		0	
A1	636	PreKindergarten Classroom	30	1,200	22	906	
A1	636-1	PK Toilet		50		0	
A1	ELEMENTARY - GENERAL CLASSROOM TOTAL		265	12,100	190	8,107	100%

DESE			DESE		Actual		% of DESE
Category	Room #	Room Name	students	Area	student	Area - SF	
B1	ELEMENTARY - GENERAL CLASSROOM						
B1	652	Classroom	25	900	19	775	
B1	652-1	Classroom Storage		0		27	
B1	653	Classroom	25	900	19	775	
B1	653-1	Classroom Storage		0		27	
B1	654	Classroom	25	900	19	775	
B1	654-1	Classroom Storage		0		27	
B1	655	Classroom	25	900	19	775	
B1	655-1	Classroom Storage		0		27	
B1	656	Classroom	25	900	19	775	
B1	656-1	Classroom Storage		0		27	
B1	657	Classroom	25	900	19	775	
B1	657-1	Classroom Storage		0		27	
B1	650	Classroom	25	900	14	577	
B1	671	Classroom	25	900	21	840	
B1	671-1	Classroom Storage		0		29	
B1	672	Classroom	25	900	19	840	
B1	672-1	Classroom Storage		0		29	
B1	673	Classroom	25	900	19	840	
B1	673-1	Classroom Storage		0		29	
B1	674	Classroom	25	900	19	840	
B1	674-1	Classroom Storage		0		29	
B1	675	Classroom	25	900	19	840	
B1	675-1	Classroom Storage		0		29	
B1	676	Classroom	25	900	19	840	
B1	676-1	Classroom Storage		0		29	
B1	677	Classroom	25	900	19	840	
B1	677-1	Classroom Storage		0		29	
B1	678	Classroom	25	900	19	840	
B1	ELEMENTARY - GENERAL CLASSROOM TOTAL		375	13,500	283	12,312	100%

DESE			DESE		Actual		% of DESE
Category	Room #	Room Name	students	Area	Area - SF		
B2	ELEMENTARY - ART						
B2	a	618	Art Classroom	30	1,500	803	
B2	a	618-1	Art Storage			128	
B2	b		Display Area				
B2	ELEMENTARY - ART TOTALS		30	1,500	931	62%	

DESE Category	Room #	Room Name	DESE students	DESE Area	Actual Area - SF	% of DESE
B3 ELEMENTARY - MUSIC						
B3	a	Individual Practice Rooms				
B3	b	613 Instructional / Practice	50	1,500	609	
B3	c	615-1 Music Storage		200	125	
B3	d	Office Area		100		
B3	ELEMENTARY - MUSIC TOTALS		50	1,800	734	41%

DESE Category	Room #	Room Name	DESE students	DESE Area	Actual Area - SF	% of DESE
B4 ELEMENTARY - LIBRARY / MEDIA CENTER						
B4	a	619 Library - Reading, Browsing, Sitting	45	1,800	2,148	
B4	b	Library - Conference Room		500		
B4	c	619-1 Library - Audio / Visual Storage		400		
B4	d	Library - Office		100		
B4	e	619-2 Library - Storage		500	106	
B4	f	Library - Viewing		125		
B4	g	619-3 Library - Work Room			200	
B4	ELEMENTARY - LIBRARY / MEDIA CENTER			3,425	2,454	72%

DESE Category	Room #	Room Name	DESE students	DESE Area	Actual Area - SF	% of DESE
B5 MULTIPURPOSE ROOM - COMMONS						
B5	a	Play / Dining				
B5	b	612-1 Stage		500	821	
B5	c	612-2 Equipment Storage		250	58	
B5	d	608 Chair, Table Storage			250	
B5	MULTIPURPOSE ROOM - COMMONS, TOTALS		0	750	1,129	151%

DESE Category	Room #	Room Name	DESE students	DESE Area	Actual Area - SF	% of DESE
B6 PHYSICAL EDUCATION						
B6	a	685 Gymnasium		4,800	8,446	
B6	b	686 Locker Room		0	400	
B6	c	688 Locker Room		0	400	
B6	d	687 Faculty Office			124	
B6	e	689 Storage			241	
B6	f	Play Areas				
B6	PHYSICAL EDUCATION TOTALS			4,800	9,611	200%

PHYSICAL EDUCATION - Types of Areas (OUTDOORS)							
B6	e		Multi-Purpose				
B6	e		Apparatus				
B6	e		Track & Field				
B6	e		General Purpose				
B6	e		Softball				
B6	e		Field Games				
PHYSICAL EDUCATION - Types of Areas				Total Acres			

DESE	Category	Room #	Room Name	students	DESE Area	Actual Area - SF	% of DESE
B7 SPECIAL EDUCATION							
B7	a	631	PAT		200	175	
B7	a	631-1	PAT Storage			40	
B7	a	632	Classroom		450	482	
B7	a	615	Title I - Reading		450	932	
B7	a	633	Speech		450	315	
B7	a	633-1	Speech Storage			40	
B7	a	634	Special Education Office			340	
B7	a	621	Office		180	130	
B7	a	622	Office		150	163	
B7	a	622-1	Office Storage		150	35	
B7	a	623	At-Risk Classroom		450	545	
B7	a	623-1	At-Risk Toilet			42	
B7	a	678	Classroom		450	660	
B7	a	678-1	Classroom Storage		0	29	
B7	SPECIAL EDUCATION TOTALS				2,930	3,899	133%

DESE	Category	Room #	Room Name	students	DESE Area	Actual Area - SF	% of DESE
B8 COMPUTER LABORATORY							
B8		614	Computer Lab		950	595	
B8	COMPUTER LABORATORY TOTALS				950	595	63%

DESE	Category	Room #	Room Name	students	DESE Area	Actual Area - SF	% of DESE
B9 REMEDIAL EDUCATION							
B9	REMEDIAL EDUCATION TOTALS				0	0	0%

DESE	Category	Room #	Room Name	students	DESE Area	Actual Area - SF	% of DESE
B10 GIFTED EDUCATION							
B10	GIFTED EDUCATION TOTALS				0	0	0%

DESE			DESE		Actual	% of	
Category	Room #	Room Name	students	Area	Area - SF	DESE	
B11 ADMINISTRATION							
B11	a	601	Principal's Office		200	184	
B11	b	621-1	Assistant Principal's Office		100	135	
B11	c	603	Student Conference Room		175	132	
B11	d	602	Office - Secretary & Waiting		300	354	
B11	e		Clerk's Office		100		
B11	f		Administration Storage		200		
B11	g	602-1	Administration Work Room		250	95	
B11	h	605	Administration Conference		250	537	
B11	i		Communications Control, Mail		150		
B11	j	602-2	Vault / Storage		75	80	
B11	k	602-3	Toilet - Staff			25	
B11	ADMINISTRATION - TOTALS				1,750	1,542	88%

DESE			DESE		Actual	% of	
Category	Room #	Room Name	students	Area	Area - SF	DESE	
B12 HEALTH SERVICES							
B12	a	604	Nurse - Examining Area		100	192	
B12	b		Cot Area		100		
B12	c		Nurse Office		100		
B12	d	604-1	Toilet (40 sf each sex)		80	54	
B12	e		Storage		150		
B12	HEALTH SERVICES - TOTALS				530	246	46%

DESE			DESE		Actual	% of	
Category	Room #	Room Name	students	Area	Area - SF	DESE	
B13 GUIDANCE SERVICES							
B13	a	616	Counselor's Classroom		900	504	
B13	b		Office Storage		150		
B13	c		Secretarial				
B13	d		Testing Area				
B13	e		Records Storage				
B13	GUIDANCE SERVICES - TOTALS				1,050	504	48%

DESE			DESE		Actual	% of	
Category	Room #	Room Name	students	Area	Area - SF	DESE	
B14 CUSTODIAL							
B14	a	617	Custodial - Office / Storage			250	
B14	b		Materials / Equipment Storage				
B14	b	637	Janitor Closet			102	
B14	b	612-1	Janitor Closet			64	
B14	b	606	Janitor Closet			325	
B14	b	670	Janitor Closet			250	
B14	CUSTODIAL - TOTALS				0	991	

DESE			DESE		Actual	% of	
Category	Room #	Room Name	students	Area	Area - SF	DESE	
B15 FOOD SERVICE							
B15	a	612	Dining - (200 students/shift)		2,400	3,600	
B15	b		Staff Dining (Teacher's Lounge)		500		
B15	c		Dishwashing		300		
B15	d	611-1	Dry Storage		350	264	
B15	e	611	Kitchen		800	1,196	
B15	f		Nonfood Storage		250		
B15	g		Refrigeration		250		
B15	h		Serving Line (2)		400		
B15	i		Sink and Clean		50		
B15	j	611-2	Toilet - Kitchen Staff		100	48	
B15	k	611-3	Kitchen - Office		100	112	
B15	l	611-4	Kitchen Receiving		150	80	
B15	m		Kitchen - Janitor Closet				
B15	n		Dining / Commons Storage				
B15 FOOD SERVICE - TOTALS					5,650	5,300	94%

DESE			DESE		Actual	% of
Category	Room #	Room Name	students	Area	Area - SF	DESE
B16 RESTROOMS						
B16	a	658-1	Toilet - Boys (350/2=175*1.5=263 sf)			256
B16	a	612-2	Toilet - Boys (350/2=175*1.5=263 sf)			237
B16	a	618-2	Toilet - Boys (350/2=175*1.5=263 sf)			250
B16	a	670-1	Toilet - Boys (350/2=175*1.5=263 sf)			250
B16	a	683	Toilet - Boys (350/2=175*1.5=263 sf)			251
B16	b	658-2	Toilet - Girls (350/2=175*1.5=263 sf)			290
B16	b	612-3	Toilet - Girls (350/2=175*1.5=263 sf)			237
B16	b	618-2	Toilet - Girls (350/2=175*1.5=263 sf)			283
B16	b	670-2	Toilet - Girls (350/2=175*1.5=263 sf)			283
B16	b	684	Toilet - Girls (350/2=175*1.5=263 sf)			310
B16	c		Water Closets - Boys (1 to 50)		3	6
B16	c		Water Closets - Girls (1 to 30)		5	16
B16	d		Urinals (1 to 30)		5	9
B16	e		Lavatories (1 to 40)		8	12
B16	f		Drinking Fountains (1 to 75)		4	6

DESE			DESE		Actual	% of
Category	Room #	Room Name	students	Area	Area - SF	DESE
B17	FACULTY WORKROOM					
B17	a	607		500	625	
B17	b	621-2		50	30	
B17	b	621-3		50	30	
B17	b					
B17	b	612-4		200	252	
B17	c	620		200	260	
B17	c	620-1		100	35	
B17	WORKROOM TOTALS			1,100	1,232	112%

B18	WORKING HEIGHTS					
Chalkrails (26"-28"), Drinking Fountains (24"-28"), Lavatories (25"), Water Closets (10"-13") Urinals (16"-18"); Work Counters (26"-30")						

B19	LIGHTING - MINIMUM FOOT CANDLES OF ILLUMINATION					
Classrooms (60); Drafting, Art, Keyboarding (80); Music, Seminar (60) Gymnasiums (50); Corridors, Service Areas (30)						

DESE			DESE		Actual	% of
Category	Room #	Room Name	students	WIDTH	WIDTH	DESE
B20	CORRIDORS					
B20		Vestibule - 14'-4"				
B20		Corridor - 14'-4"				
B20		Corridor - 10'				
B20		Corridor - 10'				
B20		Corridor - 10'				
B20		Corridor - 10'				
B20		Corridor - 10'				
B20		Corridor - 10'				
B20		Corridor - 10'				
B20		Corridor - 10'				
B20		Corridor - 10'				
B20		Corridor - 10'				
B20		Corridor - 10'				
B20		Corridor - 10'				
B20		Corridor - 10'				
B20		Corridor - 10'				
B20		Corridor - 10'				

B21	EXTERNAL AREAS					
B21	a					
B21	b			100	100	
B21	c				594	
B21	d				22,500	sqft

Appendix B

Hallsville R-IV School District - Facility Master Planning

April 17, 2024

Building Area Summary for Hallsville Intermediate School (Grades 3, 4 and 5)

General Information

Actual Building Area = 66,629 Square Feet	66,629 sqft
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Playground Area = 51,500 sqft (1.18 acres) <-- NEEDS UPDATE

Total Number of Students (2023-2024)

Total Number of 3rd Grade Students	105
Total Number of 4th Grade Students	128
Total Number of 5th Grade Students	116
349 Actual Students	

DESE			DESE		Actual	% of
Category	Room #	Room Name	students	Area	Area - SF	DESE
A1	ELEMENTARY - GENERAL CLASSROOM					
A1	508	General Classroom	20	900	1,054	
A1	a	508-1		200	46	
A1	b	508-2		50	37	
A1	509	General Classroom	20	900	1,121	
A1	a	509-1		200	35	
A1	b	509-2		50	37	
A1	511	General Classroom	20	900	1,084	
A1	a	511-1		200	35	
A1	b	511-2		50	37	
A1	510	General Classroom	20	900	1,068	
A1	a	510-1		200	46	
A1	b	510-2		50	37	
A1	ELEMENTARY - GENERAL CLASSROOM TOTALS		80	4,600	4,637	101%

DESE			DESE		Actual	% of
Category	Room #	Room Name	students	Area	Area - SF	DESE
B1	ELEMENTARY - GENERAL CLASSROOM					
B1	523	Classroom	20	900	897	
B1	523-1	Storage Closet			28	
B1	524	Classroom	20	900	867	
B1	524-1	Storage Closet			28	
B1	525	Special Education Classroom	20	900	899	
B1	525-1	Storage Closet			28	
B1	526	Classroom	20	900	885	
B1	526-1	Storage Closet			28	
B1	536	Classroom	20	900	897	
B1	536-1	Storage Closet			28	

B1		537	Classroom	20	900	867	
B1		537-1	Storage Closet			28	
B1		538	Classroom	20	900	899	
B1		538-1	Storage Closet			28	
B1		539	Classroom	20	900	885	
B1		539-1	Storage Closet			28	
B1		547	Classroom	20	900	899	
B1		547-1	Storage Closet			28	
B1		548	Classroom	20	900	885	
B1		548-1	Storage Closet			28	
B1		549	Classroom	20	900	899	
B1		549-1	Storage Closet			28	
B1		550	Classroom	20	900	885	
B1		550-1	Storage Closet			28	
B1		543	Classroom	20	900	899	
B1		543-1	Storage Closet			28	
B1		544	Classroom	20	900	885	
B1		544-1	Storage Closet			28	
B1		545	Classroom	20	900	899	
B1		545-1	Storage Closet			28	
B1		546	Classroom	20	900	885	
B1		546-1	Storage Closet			28	
B1		551	Classroom	20	900	828	
B1		552	Classroom	20	900	828	
B1		553	Classroom	20	900	828	
B1		554	Classroom	20	900	828	
B1	ELEMENTARY - GENERAL CLASSROOM TOTALS			400	18,000	17,992	100%

DESE Category	Room #	Room Name	DESE students	DESE Area	Actual Area - SF	% of DESE	
B2 ELEMENTARY - ART							
B2	a	517	Art Classroom	30	1,500	1,005	
B2	a	517-1	Art Storage		150	152	
B2	b		Display Area		0	0	
B2	ELEMENTARY - ART TOTALS			30	1,650	1,157	70%

DESE Category	Room #	Room Name	DESE students	DESE Area	Actual Area - SF	% of DESE	
B3 ELEMENTARY - MUSIC							
B3	a		Individual Practice Rooms		0	0	
B3	b	518	Instructional / Practice	50	1,500	1,141	
B3	c	519	Music Storage		200	221	
B3	d		Office Area		100		
B3	ELEMENTARY - MUSIC TOTALS			50	1,800	1,362	76%

DESE Category	Room #	Room Name	DESE students	DESE Area	Actual Area - SF	% of DESE
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B4 ELEMENTARY - LIBRARY / MEDIA CENTER						
Category	Room #	Room Name	DESE students	DESE Area	Actual Area - SF	% of DESE
B4	a	532	Library - Reading, Browsing, Sitting		2,520	2,612
B4	b	535	Library - Conference		500	210
B4	c	534	Library - Audio / Visual		400	182
B4	d	533	Library - Office		100	134
B4	e	535-1	Library - Storage		500	98
B4	f		Library - Viewing		125	0
B4	g		Library - Work Room		500	0
B4	ELEMENTARY - LIBRARY / MEDIA CENTER			4,645	3,236	70%

B5 MULTIPURPOSE ROOM - COMMONS							
Category	Room #	Room Name	DESE students	DESE Area	Actual Area - SF	% of DESE	
B5	a	521	Play / Dining		5,000	3,800	
B5	b	521	Stage		500	1,204	
B5	c	507	Chair, Table, Equipment Storage		250	120	
B5	MULTIPURPOSE ROOM - COMMONS, TOTALS			0	5,750	5,124	89%

B6 PHYSICAL EDUCATION							
Category	Room #	Room Name	DESE students	DESE Area	Actual Area - SF	% of DESE	
B6	a	512	Gymnasium / Multipurpose		4,800	5,173	
B6	b		Showers, Boys (5th & 6th Grade) - *** not used***		0	0	
B6	c		Showers, Girls (5th & 6th Grade) - ***not used***		0	0	
B6	d		Play Areas				
B6	PHYSICAL EDUCATION TOTALS				4,800	5,173	108%

PHYSICAL EDUCATION - Types of Areas (OUTDOORS)						
Category	Room #	Room Name	DESE students	DESE Area	Actual Area - SF	% of DESE
B6	e		Multi-Purpose		12,000	12,000
B6	e		Apparatus		9,000	9,000
B6	e		Track & Field		9,600	9,600
B6	e		General Purpose		18,750	18,750
B6	e		Softball		65,500	65,500
B6	e		Field Games		25,200	25,200
PHYSICAL EDUCATION - Types of Areas (OUTDOORS)			Total Acres	3	3	100%

B7 SPECIAL EDUCATION						
Category	Room #	Room Name	DESE students	DESE Area	Actual Area - SF	% of DESE
B7	a	540	At Risk Student Resource		900	617
B7	a	530	Special Education Classroom		900	666
B7	a	541	Title I - Reading		900	666
B7	a	528	Speech			228
B7	a	542	Title I - Reading		900	666
B7	a	527	Special Education Classroom		900	425
B7	a	516/515	Hallsville Learning Center (HLC)		900	1519
B7	a	516-1	HLC Restroom			55

B7	a	506	OT/PT Resource Room		250	120	
B7							
B7	SPECIAL EDUCATION TOTALS				5,650	4,962	88%

DESE Category	Room #	Room Name	DESE students	DESE Area	Actual Area - SF	% of DESE	
B8	COMPUTER LABORATORY						
B8	531	Computer Lab		950	702		
B8	COMPUTER LABORATORY TOTALS				950	702	74%

DESE Category	Room #	Room Name	DESE Area	Actual Area - SF	% of DESE	
B9	REMEDIAL EDUCATION					
B9	REMEDIAL EDUCATION TOTALS			0	0	0%

DESE Category	Room #	Room Name	DESE Area	Actual Area - SF	% of DESE	
B10	GIFTED EDUCATION					
B10	GIFTED EDUCATION TOTALS			0	0	0%

DESE Category	Room #	Room Name	DESE students	DESE Area	Actual Area - SF	% of DESE	
B11	ADMINISTRATION						
B11	a	501	Principal's Office		200	154	
B11	b	502	Assistant Principal's Office		175	142	
B11	c	500	Office - Secretary & Waiting		300	705	
B11	d		Clerk's Office		100	0	
B11	e		Administration Storage		200	0	
B11	f		Administration Work Room		250	0	
B11	g	504	Administration Conference		250	150	
B11	h	505	Communications Control, Mail		150	127	
B11	i	500-1	Vault / Storage		125	64	
B11	j	505-1	Toilet - Staff		0	27	
B11	ADMINISTRATION - TOTALS				1,750	1,369	78%

DESE Category	Room #	Room Name	DESE students	DESE Area	Actual Area - SF	% of DESE	
B12	HEALTH SERVICES						
B12	a	503	Nurse - Examining Area		100	227	
B12	b	503	Cot Area		100	94	
B12	c		Nurse Office		100	0	
B12	d	503-1	Toilet (40 sf each sex)		80	63	
B12	e		Storage		150	0	
B12	HEALTH SERVICES - TOTALS				530	384	72%

DESE Category	Room #	Room Name	DESE students	DESE Area	Actual Area - SF	% of DESE
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B13 GUIDANCE SERVICES							
DESE Category	Room #	Room Name	students	Area	Actual Area - SF	% of DESE	
B13	a	520	Counselors Office		100	132	
B13	b	520-1	Reception / Resource		180	113	
B13	c		Secretarial		0		
B13	d		Testing Area		150		
B13	e		Records Storage		150		
B13	GUIDANCE SERVICES - TOTALS				580	245	42%

B14 CUSTODIAL							
DESE Category	Room #	Room Name	students	Area	Actual Area - SF	% of DESE	
B14	a	521-1	Custodial - Office / Storage		100	398	
B14	b		Materials / Equipment Storage		70		
B14	b	532-3	Janitor Closet			136	
B14	b	553-1	Janitor Closet			34	
B14	CUSTODIAL - TOTALS				170	568	334%

B15 FOOD SERVICE							
DESE Category	Room #	Room Name	students	Area	Actual Area - SF	% of DESE	
B15	a	521	Dining - (233 students/shift)	116	1,400	2,900	
B15	b	513	Staff Dining (Teacher's Lounge)		500	404	
B15	c	522-2	Dishwashing		300	250	
B15	d	522-1	Dry Storage		350	318	
B15	e	522	Kitchen		800	522	
B15	f		Nonfood Storage		250	150	
B15	g		Refrigeration		250	240	
B15	h		Serving Line (2)		400	350	
B15	i		Sink and Clean		100	100	
B15	j	522-3	Toilet - Kitchen Staff		100	35	
B15	k	522-1A	Kitchen - Office		100	120	
B15	l		Receiving Dock, Waste Holding Area		150	150	
B15	m	522-4	Kitchen - Janitor Closet		0	23	
B15	n	522-5	Dining / Commons Storage		250	400	
B15	FOOD SERVICE - TOTALS				4,950	5,962	120%

B16 RESTROOMS							
DESE Category	Room #	Room Name	students	Area	Actual Area - SF	% of DESE	
B16	a	521-1	Toilet - Boys (350/2=175*1.5=263 sf)		263	342	130%
B16	a	521-2	Toilet - Boys (350/2=175*1.5=263 sf)		263	373	142%
B16	b	532-1	Toilet - Girls (350/2=175*1.5=263 sf)		263	394	150%
B16	b	532-2	Toilet - Girls (350/2=175*1.5=263 sf)		263	373	142%
B16	c		Water Closets - Boys (1 to 50)		7	9	129%
B16	c		Water Closets - Girls (1 to 30)		12	19	158%
B16	d		Urinals (1 to 30)		12	10	83%
B16	e		Lavatories (1 to 40)		18	16	89%

B16	f		Drinking Fountains (1 to 75)		10	5	50%
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DESE			DESE		Actual	% of
Category	Room #	Room Name	students	Area	Area - SF	DESE
B17 FACULTY WORKROOM						
B17	a	Faculty Room		200	0	
B17	b	513-1 Toilet - Staff		50	28	
B17	b	513-2 Toilet - Staff		50	28	
B17	b	540-1 Toilet - Staff		50	48	
B17	c	Work Area		500	0	
B17	WORKROOM TOTALS			850	104	12%

B18	WORKING HEIGHTS					
Chalkrails (26"-28"), Drinking Fountains (24"-28"), Lavatories (25"), Water Closets (10"-13") Urinals (16"-18"); Work Counters (26"-30")						

B19	LIGHTING - MINIMUM FOOT CANDLES OF ILLUMINATION					
Classrooms (60); Drafting, Art, Keyboarding (80); Music, Seminar (60) Gymnasiums (50); Corridors, Service Areas (30)						

DESE			DESE		Actual	% of
Category	Room #	Room Name	students	WIDTH	WIDTH	DESE
B20 CORRIDORS						
B20		Corridor - 10'		10	10	
B20		Corridor - 10'		10	10	
B20		Corridor - 5'		5	5	
B20		Corridor - 10'		10	10	
B20		Corridor - 10'		10	10	
B20		Corridor - 9'-6"		10	10	
B20		Corridor - 12'		10	10	
B20		Corridor - 11'		10	10	
B20		Corridor - 11'		10	10	
B20		Corridor - 11'		10	10	
B20		Vestibule - 11'		10	10	
B20		Corridor - 11'		10	10	
B20		Vestibule - 11'		10	10	
B20		Vestibule - Main Entrance - 27'		10	10	

B21	EXTERNAL AREAS					
B21	a	Walks - 6' Wide				
B21	b	Parking Spaces - 9' x 17'		100	100	
B21	c	Covered Entry Area			594	
B21	d	Playground (following high school add.)			53,500	sqft

Appendix C

Hallsville R-IV School District - Facility Master Planning

June 19, 2024

Building Area Summary for Hallsville Middle School (Grades 6, 7, and 8)

General Information

Actual Building Area = Square Feet	75,736 sqft
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Total Number of Students (2021-2022)

Total Number of 6th Grade Students	105
Total Number of 7th Grade Students	114
Total Number of 8th Grade Students	128
347 Actual Students	

DESE				DESE		Actual	% of	
Category	Room #	Room Name	students	Area	Area - SF	DESE		
C1	ART							
C1	a	153	Classroom, Material Storage, Kiln Area	28	2,350	1,154		
C1	ART		28	2,350	1,154	49%		

DESE				DESE		Actual	% of	
Category	Room #	Room Name	students	Area	Area - SF	DESE		
C2	FACS							
C2	FACS				0	0%		

DESE				DESE		Actual	% of	
Category	Room #	Room Name	students	Area	Area - SF	DESE		
C3	INDUSTRIAL TECHNOLOGY/ARTS							
C3	INDUSTRIAL TECHNOLOGY/ARTS				0	0%		

DESE				DESE		Actual	% of	
Category	Room #	Room Name	students	Area	Area - SF	DESE		
C4	LANGUAGE ARTS							
C4	a	111	Classroom	28	850	938		
C4	a	123	Classroom	28	850	1,145		
C4	a	159	Classroom	28	850	1,158		
C4	a	160	Classroom	28	850	1,158		
C4	LANGUAGE ARTS		112	3,400	4,399	129%		

DESE				DESE		Actual	% of	
Category	Room #	Room Name	students	Area	Area - SF	DESE		
C5	MATHEMATICS							
C5	a	116	Classroom	28	850	716		
C5	a	127	Classroom	28	850	726		
C5	a	158	Classroom	28	850	1,153		
C5	MATHEMATICS		84	2,550	2,595	102%		

DESE			DESE		Actual	% of
Category	Room #	Room Name	students	Area	Area - SF	DESE
C6	LIBRARY MEDIA CENTER					
C6	a	118	Reading, Browsing, Sitting	1,890	2,206	
C6	b	118-1	Conference	800	140	
C6	c	118-2	Office	125	147	
C6	d		Materials Storage	500		
C6	e		Viewing	125		
C6	f		Work Room	500		
C6	g		Storage	500		
C6	h		Production Area	800		
C6	LIBRARY MEDIA CENTER			5,240	2,493	48%

DESE			DESE		Actual	% of	
Category	Room #	Room Name	students	Area	Area - SF	DESE	
C7	MUSIC						
C7	c	124	Vocal	80	1,920	1,262	
C7	d	149	Instrumental	80	2,000	1,330	
C7	e		Practice Room		100		
C7	f	149-1	Instrument Storage		500	164	
C7	g	124-1	Uniform/Robe Storage		500	73	
C7	h	124-2	Library/Resource			117	
C7	i	124-3	Office		125	148	
C7	i	149-2	Office		125	164	
C7	MUSIC			160	5,270	3,258	62%

DESE			DESE		Actual	% of
Category	Room #	Room Name	students	Area	Area - SF	DESE
C8	PHYSICAL EDUCATION					
C8	a	142	Gymnasium	4,800	10,682	
C8	a	242-2	Strength and Conditioning		1,200	
C8	b	140-1	Locker Room		670	
C8	b	141-1	Locker Room		667	
C8	c	139-1	Storage		402	
C8	d	140/141	Offices		240	
C8	PHYSICAL EDUCATION			4,800	13,861	289%

DESE			DESE		Actual	% of
Category	Room #	Room Name	students	Area	Area - SF	DESE
C9	FOREIGN LANGUAGE					
C9	a	239	Classroom	28	850	771
C9	FOREIGN LANGUAGE			850	771	91%

DESE			DESE		Actual	% of	
Category	Room #	Room Name	students	Area	Area - SF	DESE	
C10	SCIENCE						
C10	a	115	Classroom	28	850	927	
C10	a	121	Classroom	28	850	864	
C10	a	157	Classroom	28	850	1,153	
C10	b	117	Laboratory	28	1,000	927	
C10	c		Storage			209	
C10	SCIENCE				3,550	4,080	115%

DESE			DESE		Actual	% of	
Category	Room #	Room Name	students	Area	Area - SF	DESE	
C11	SOCIAL STUDIES						
C11	a	113	Classroom	28	850	726	
C11	a	119	Classroom	28	850	795	
C11	a	156	Classroom	28	850	1,155	
C11	SOCIAL STUDIES				2,550	2,676	105%

DESE			DESE		Actual	% of	
Category	Room #	Room Name	students	Area	Area - SF	DESE	
C12	SPECIAL EDUCATION						
C12	a	119	Classroom		900	810	
C12	a	126	Classroom		900	795	
C12	a	128	Classroom		900	795	
C12	a	129	Classroom		900	795	
C12	a	130	Classroom		900	795	
C12	SPECIAL EDUCATION				4,500	3,990	89%

DESE			DESE		Actual	% of	
Category	Room #	Room Name	students	Area	Area - SF	DESE	
C13	OTHER CLASSROOMS						
C13	a	108	English Learner Resource Classroom		850	500	
C13	a	109	Classroom		850	1,011	
C13	a	112	Business Elective		850	726	
C13	a	120	Health Classroom		850	985	
C13	a	131	HLC Classroom		850	795	
C13	a	154	Health Classroom		850	1,153	
C13	OTHER CLASSROOMS				5,100	5,170	101%

DESE			DESE		Actual	% of	
Category	Room #	Room Name	students	Area	Area - SF	DESE	
C14	REMEDIAL EDUCATION						
C14	a	102	Classroom		900	880	
C14	a	122	Office/Classroom		850	250	
C14	REMEDIAL EDUCATION				1,750	1,130	65%

DESE				DESE		Actual	% of	
Category	Room #	Room Name	students	Area	Area - SF	DESE		
C15	GIFTED EDUCATION							
C15	a	155	Classroom		900	1,155		
C15	GIFTED EDUCATION				900	1,155	128%	

DESE				DESE		Actual	% of	
Category	Room #	Room Name	students	Area	Area - SF	DESE		
C16	ADMINISTRATION							
C16	a	101	Principal's Office		200	280		
C16	b	103	Assistant Principal's Office		175	216		
C16	c	100	Office - Secretary & Waiting		300	272		
C16	d		Clerk's Office		100			
C16	e	103-1	Administration Storage		200	47		
C16	f		Administration Work Room		250			
C16	g	105	Administration Conference		350	737		
C16	h		Communications Control, Mail		150			
C16	i	100-1	Vault / Storage		150	94		
C16	ADMINISTRATION				1,875	1,646	88%	

DESE				DESE		Actual	% of	
Category	Room #	Room Name	students	Area	Area - SF	DESE		
C17	HEALTH SERVICES							
C17	a	132	Nurse - Examining Area		100	468		
C17	b		Cot Area		100			
C17	c	132-1	Nurse Office		100	121		
C17	d		Toilet (40 sf each sex)		80			
C17	e		Storage		150			
C17	HEALTH SERVICES				530	589	111%	

DESE				DESE		Actual	% of	
Category	Room #	Room Name	students	Area	Area - SF	DESE		
C18	GUIDANCE SERVICES							
C18	a	106	Counselors Office		100	737		
C18	b		Reception / Resource		180			
C18	c		Secretarial		125			
C18	d		Testing Area		150			
C18	e		Records Storage		150			
C18	f	107	Conference Small Group		250	737		
C18	GUIDANCE SERVICES				955	1,474	154%	

DESE			DESE		Actual	% of
Category	Room #	Room Name	students	Area	Area - SF	DESE
C19	AUDITORIUM					
C19	a	General Seating		6,000		
C19	b	Stage		3,000		
C19	c	Storage		500		
C19	d	Dressing		500		
C19	AUDITORIUM			10,000	0	0%

DESE			DESE		Actual	% of
Category	Room #	Room Name	students	Area	Area - SF	DESE
C20	CUSTODIAL					
C20	a	110	Custodial - Office / Storage	100	726	
C20	b		Materials / Equipment Storage		182	
C20	b		Materials / Equipment Storage		58	
C20	b		Mechanical		53	
C20	b		Storage		210	
C20	b		Storage		125	
C20	b		Storage		72	
C20	b		Storage		323	
C20	c		External Storage			
C20	CUSTODIAL			100	1,749	1749%

DESE			DESE		Actual	% of
Category	Room #	Room Name	students	Area	Area - SF	DESE
C21	FOOD SERVICE					
C21	a	147	Dining	3,685	4,244	
C21	b	104	Staff Dining (Teacher's Lounge)	500	500	
C21	c	146-2	Dishwashing	300	152	
C21	d	146-1	Dry Storage	350	191	
C21	e	146	Kitchen	850	659	
C21	f		Nonfood Storage	250		
C21	g		Refrigeration	250		
C21	h		Serving Line	400		
C21	i		Sink and Clean	100		
C21	j	146-3	Toilet - Kitchen Staff	100	30	
C21	k		Kitchen - Office	100		
C21	l		Receiving Dock, Waste Holding Area	150	73	
C21	FOOD SERVICE			7,035	5,849	83%

DESE			DESE		Actual	% of
Category	Room #	Room Name	students	Area	Area - SF	DESE
C22 RESTROOMS						
C22	a	Toilet - Boys		350	253	72%
C22	a	Toilet - Boys		350	253	72%
C22	a	Toilet - Boys		350	290	83%
C22	a	Toilet - Boys		350	368	105%
C22	b	Toilet - Girls		350	263	75%
C22	b	Toilet - Girls		350	195	56%
C22	b	Toilet - Girls		350	290	83%
C22	b	Toilet - Girls		350	368	105%
C22	f	Drinking Fountains				

DESE			DESE		Actual	% of
Category	Room #	Room Name	students	Area	Area - SF	DESE
C23 FACULTY WORKROOM						
C23	a	104 Faculty Room		200	150	
C23	b	104-1 Restroom		50	30	
C23 FACULTY WORKROOM				250	180	72%

C24 WORKING HEIGHTS						
Chalkrails (26"-28"), Drinking Fountains (24"-28"), Lavatories (25"), Water Closets (10"-13") Urinals (16"-18"); Work Counters (26"-30")						

C25 LIGHTING - MINIMUM FOOT CANDLES OF ILLUMINATION						
Classrooms (60); Drafting, Art, Keyboarding (80); Music, Seminar (60) Gymnasiums (50); Corridors, Service Areas (30)						

DESE			DESE		Actual	% of
Category	Room #	Room Name	students	WIDTH	WIDTH	DESE
C26 CORRIDORS						
C26		MS North-South Corridor		10	8.0	80%
C26		MS South Wing Corridor		10	8.5	85%
C26		MS Science Corridor		10	9.7	97%
C26		MS North Wing Corridor		10	8.0	80%
C26		MS East Wing Corridor		10	13.7	137%
C26		MS Media Center Corridor		10	9.7	97%
C26		MS toward West Gym Lobby		10	8.0	80%
C26		MS Strength and Conditioning Corridor		10	19.5	195%
C26		Entry Vestibule		10	9.0	90%

C27 EXTERNAL AREAS						
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Appendix D

Hallsville R-IV School District - Facility Master Planning

April 17, 2024

Building Area Summary for Hallsville High School (Grades 9, 10, 11, and 12)

General Information

Actual Building Area = Square Feet	94,247 sqft
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Total Number of Students (2021-2022)

Total Number of 9th Grade Students	124
Total Number of 10th Grade Students	105
Total Number of 11th Grade Students	120
Total Number of 12th Grade Students	98
447 Actual Students	

DESE Category	Room #	Room Name	DESE students	DESE Area	Actual Area - SF	% of DESE
D1 ART						
D1	a	230	24	2,960	1,244	
D1		Exhibition Area, Kiln Room, Wash Area				
D1	a	256	24	2,960	1,045	
D1	ART		48	5,920	2,289	39%

DESE Category	Room #	Room Name	DESE students	DESE Area	Actual Area - SF	% of DESE
D2 BUSINESS EDUCATION						
D2	a	223	24	1,400	949	
D2	BUSINESS EDUCATION		24	1,400	949	68%

DESE Category	Room #	Room Name	DESE students	DESE Area	Actual Area - SF	% of DESE
D3 DRIVER EDUCATION						
D3	a	Classroom		850		
D3	b	Laboratory Simulator		1,200		
D3	c	Driving Range				
D3	INDUSTRIAL TECHNOLOGY/ARTS			2,050	0	0%

DESE Category	Room #	Room Name	DESE students	DESE Area	Actual Area - SF	% of DESE
D4 FACS						
D4	a	221	24	2,000	1,641	
D4	b	Classroom (Clothing/Textiles)				
D4	c	Classroom (Child Development)				
D4	d	Conference Room				
D4	e	Office			94	
D4	FACS		24	2,000	1,735	87%

DESE			DESE		Actual	% of
Category	Room #	Room Name	students	Area	Area - SF	DESE
D5	INDUSTRIAL TECHNOLOGY/ARTS					
D5	a	Introduction to Industrial Technology Lab	24	1,250	0	
D5	b	Communication Technology Lab				
D5	c	Energy and Power Technology Lab				
D5	d	Materials and Processing Technology Lab				
D5	e	Office Area				
D5	f	Locker/Dressing/Wash				
D5	INDUSTRIAL TECHNOLOGY/ARTS		24	1,250	0	0%

DESE			DESE		Actual	% of
Category	Room #	Room Name	students	Area	Area - SF	DESE
D6	LANGUAGE ARTS					
D6	a	213 Classroom	24	850	751	
D6	a	214 Classroom	24	850	751	
D6	a	218 Classroom	24	850	770	
D6	LANGUAGE ARTS		72	2,550	2,272	89%

DESE			DESE		Actual	% of
Category	Room #	Room Name	students	Area	Area - SF	DESE
D7	MATHEMATICS					
D7	a	215 Classroom	24	850	751	
D7	a	216 Classroom	24	850	751	
D7	a	217 Classroom	24	850	770	
D7	MATHEMATICS		72	2,550	2,272	89%

DESE			DESE		Actual	% of
Category	Room #	Room Name	students	Area	Area - SF	DESE
D8	LIBRARY MEDIA CENTER					
D8	a	240 Reading, Browsing, Sitting		1,800	1,559	
D8	b	Conference		800		
D8	c	Office		125		
D8	d	240-1/2 Materials Storage		600	640	
D8	e	Viewing		125		
D8	f	Work Room		500		
D8	g	Storage		500		
D8	h	Production Area		800		
D8	LIBRARY MEDIA CENTER			5,250	2,199	42%

DESE			DESE		Actual	% of	
Category	Room #	Room Name	students	Area	Area - SF	DESE	
D9	MUSIC AND DRAMA						
D9	a	134	Drama Classroom	24	850	769	
D9	c		Vocal	80	2,000		
D9	d	149	Instrumental	80	2,000	1,330	
D9	e		Practice Room		100		
D9	f	149-1	Instrument Storage		500	164	
D9	g		Uniform/Robe Storage		500		
D9	h		Library/Resource				
D9	i	149-2	Office		125	164	
D9	i	134-1	Drama Office		125	155	
D9	MUSIC AND DRAMA			184	6,200	2,582	42%

DESE			DESE		Actual	% of	
Category	Room #	Room Name	students	Area	Area - SF	DESE	
D10	PHYSICAL EDUCATION						
D10	a	242	Gymnasium		4,800	7,902	
D10	b	139	Strength and Conditioning			7,435	
D10	c	242-2	Locker Room			670	
D10	c	140-2	Locker Room			517	
D10	c	242-3	Locker Room			667	
D10	c	141-2	Locker Room			514	
D10	d	242-4	Storage			576	
D10	e	243	Office			60	
D10	PHYSICAL EDUCATION				4,800	18,341	382%

DESE			DESE		Actual	% of	
Category	Room #	Room Name	students	Area	Area - SF	DESE	
D11	FOREIGN LANGUAGE						
D11	a	212	Classroom	24	850	751	
D11	a	210	Classroom	24	850	766	
D11	b		Language Lab		1,200		
D11	FOREIGN LANGUAGE			48	2,050	1,517	74%

DESE			DESE		Actual	% of	
Category	Room #	Room Name	students	Area	Area - SF	DESE	
D12	SCIENCE						
D12	a	250	Physical Science Classroom and Lab	24	1,000	1,896	
D12	a	252	Biology Classroom and Lab	24	1,000	1,643	
D12	a	254	Chemistry Classroom and Lab	24	1,000	2,015	
D12	b	254-1	Storage			171	
D12	b	250-1	Storage			87	
D12	SCIENCE			72	3,000	5,812	194%

DESE				DESE		Actual	% of
Category	Room #	Room Name	students	Area	Area - SF	DESE	
D13 SOCIAL STUDIES							
D13	a	231	Classroom	24	850	766	
D13	a	233	Classroom	24	850	766	
D13	a	236	Classroom	24	850	766	
D13	SOCIAL STUDIES			72	2,550	2,298	90%

DESE				DESE		Actual	% of
Category	Room #	Room Name	students	Area	Area - SF	DESE	
D14 SPECIAL EDUCATION							
D14	a	236	Classroom		900	766	
D14	a	238	Classroom		900	766	
D14	a	234	Classroom		900	544	
D14	b	232	Life Skills		900	544	
D14	SPECIAL EDUCATION				3,600	2,620	73%

DESE				DESE		Actual	% of
Category	Room #	Room Name	students	Area	Area - SF	DESE	
D15 COMPUTER LAB							
D15	a	148	Computer Lab		1,100	738	
D15	COMPUTER LAB				1,100	738	67%

DESE				DESE		Actual	% of
Category	Room #	Room Name	students	Area	Area - SF	DESE	
D16 REMEDIAL EDUCATION							
D16	a	237	Classroom		850	766	
D16	a	239	Classroom/Computer Lab		1,100	771	
D16	a	102	Classroom		850	880	
D16	REMEDIAL EDUCATION				2,800	2,417	86%

DESE				DESE		Actual	% of
Category	Room #	Room Name	students	Area	Area - SF	DESE	
D17 GIFTED EDUCATION							
D17	GIFTED EDUCATION					0	0%

DESE				DESE		Actual	% of
Category	Room #	Room Name	students	Area	Area - SF	DESE	
D18 VOCATIONAL EDUCATION							
D18	a	220	Classroom	24	850	766	
D18	a	222	Classroom	24	850	766	
D18	b	2201	Office			94	
D18	c	2202	Agriculture Education Shop		4,000	4,277	
D18	d		Agriculture Education Greenhouse			1,800	
D18	e	2202-1	Storage			280	
D18	VOCATIONAL EDUCATION			48	5,700	7,983	140%

DESE			DESE		Actual	% of
Category	Room #	Room Name	students	Area	Area - SF	DESE
D19 ADMINISTRATION						
D19	a	2001		200	115	
D19	b	2002		175	212	
D19	c	200		300	220	
D19	d			100		
D19	e			200		
D19	f			250		
D19	g			450		
D19	h			150		
D19	i	200-1		150	78	
D19	j	200		150	64	
D19	k			250		
D19	l			100		
D19 ADMINISTRATION				2,475	689	28%

DESE			DESE		Actual	% of
Category	Room #	Room Name	students	Area	Area - SF	DESE
D20 HEALTH SERVICES						
D20	a	132		100	468	
D20	b			100		
D20	c	132-1		100	121	
D20	d			80		
D20	e			150		
D20 HEALTH SERVICES				530	589	111%

DESE			DESE		Actual	% of
Category	Room #	Room Name	students	Area	Area - SF	DESE
D21 GUIDANCE SERVICES						
D21	a	2111/2		100	254	
D21	b	211		180	516	
D21	c			125		
D21	d			150		
D21	e			150		
D21	f			250		
D21 GUIDANCE SERVICES				955	770	81%

DESE			DESE		Actual	% of
Category	Room #	Room Name	students	Area	Area - SF	DESE
D22 AUDITORIUM						
D22	a			6,000		
D22	b			3,000		
D22	c			500		
D22	d			500		
D22 AUDITORIUM				10,000	0	0%

DESE			DESE		Actual	% of
Category	Room #	Room Name	students	Area	Area - SF	DESE
D23	CUSTODIAL					
D23	a	Custodial - Office / Storage		150		
D23	b	Materials / Equipment Storage				
D23	b	Mechanical			48	
D23	b	Mechanical			279	
D23	b	Mechanical			539	
D23	c	External Storage				
D23	CUSTODIAL			150	866	577%

DESE			DESE		Actual	% of
Category	Room #	Room Name	students	Area	Area - SF	DESE
D24	FOOD SERVICE					
D24	a	147 Dining		3,685	4,244	
D24	b	2003 Staff Dining (Teacher's Lounge)		500	220	
D24	c	146-2 Dishwashing		300	152	
D24	d	146-1 Dry Storage		350	191	
D24	e	146 Kitchen		850	659	
D24	f	Nonfood Storage		250		
D24	g	Refrigeration		250		
D24	h	Serving Line		400		
D24	i	Sink and Clean		100		
D24	j	146-3 Toilet - Kitchen Staff		100	30	
D24	k	Kitchen - Office		100		
D24	l	Receiving Dock, Waste Holding Area		150	73	
D24	FOOD SERVICE			7,035	5,569	79%

DESE			DESE		Actual	% of
Category	Room #	Room Name	students	Area	Area - SF	DESE
D25	RESTROOMS					
D25	a	Toilet - Boys		350		0%
D25	a	Toilet - Boys		350		0%
D25	a	Toilet - Boys		350		0%
D25	b	Toilet - Girls		350		0%
D25	b	Toilet - Girls		350		0%
D25	b	Toilet - Girls		350		0%
D25	c	Water Closets				
D25	d	Urinals				
D25	e	Lavatories				
D25	f	Drinking Fountains				

DESE			DESE		Actual	% of
Category	Room #	Room Name	students	Area	Area - SF	DESE
D26	FACULTY WORKROOM					
D26	a	Faculty Room		200		
D26	b	Restroom		50	45	
D26	FACULTY WORKROOM			250	45	18%

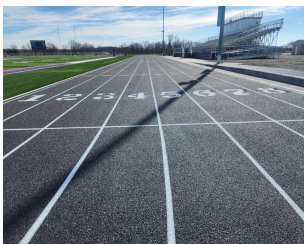
D27	WORKING HEIGHTS					
Chalkrails (26"-28"), Drinking Fountains (24"-28"), Lavatories (25"), Water Closets (10"-13") Urinals (16"-18"); Work Counters (26"-30")						

D28	LIGHTING - MINIMUM FOOT CANDLES OF ILLUMINATION					
Classrooms (60); Drafting, Art, Keyboarding (80); Music, Seminar (60) Gymnasiums (50); Corridors, Service Areas (30)						

DESE			DESE		Actual	% of
Category	Room #	Room Name	students	WIDTH	WIDTH	DESE
D29	CORRIDORS					
D29		West Gym Lobby Entrance		10	16.0	160%
D29		West Gym Lobby toward MS		10	8.0	80%
D29		HS Lobby		10	18.0	180%
D29		North-South Corridor to Vo-Ag Addition		10	10.0	100%
D29		East-West Corridor at Art Classroom		10	10.5	105%
D29		North-South Science Wing Corridor		10	14.0	140%
D29		North-South Corridor to North Gym		10	13.0	130%
D29		East-West Corridor at North Gym		10	12.0	120%

B21	EXTERNAL AREAS					
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APPENDIX F: FACILITIES PROJECTS LISTINGS



FACILITIES PRIORITIES WORKSHEET				
IDENTIFIED FACILITIES NEEDS				
Priority	Item	Department	Cost Estimate	Description/Comment
*	Second set of security doors	District		At main entrances in Intermediate, Middle, and High Schools
*	Replace south wing of MS building	Middle School		
*	Asphalt repair to parking lot	Primary School		Entire lot probably needs to be replaced to to improper installation
	Evaluate boilers/chillers	Primary School		Ensure that boilers and chiller system have capacity to meet building needs
	Add classrooms to existing PS wings	Primary School		
	Paint conference rooms and staff restroom	Primary School		
	Repair sidewalk leading to playground	Primary School		Trip hazard, currently covered with rubber mats
	Second grade thermostats	Primary School		Confirm operating correctly
	Gym storage room	Primary School		Confirm completed to spec - Paper on floor?
	Check PS gym fire extinguisher locations	Primary School		
*	Transition security cameras from MS/HS	IS/PS		Old cameras need to be removed and relocated to elementary buildings
*	Replace boiler and chiller system	Intermediate		System is 25 years old, maintenance is ongoing and costly, one chiller has failed
*	Replace exterior door locking mechanisms	Intermediate		
	Emergency exit door in office area	Intermediate		
	Paint office and remaining two hallways	Intermediate		
	Add window in principal's office	Middle School		All rooms should have a secondary exit for safety and security
	Electrical system capacity in north hall	Middle School		Breakers trip frequently
	Broken windows	Middle School		Various, throughout building
	Repair in art storage closet	Middle School		
	Repair or regrade east courtyard entrance	Middle School		Water entry under doors during heavy rains
	Leaking window in library media center	Middle School		
	Replace carpet with tile in 8th math room	Middle School		
	Roof leaks at west science wing addition	Middle School		
	Sink leaks in rooms 28 and 29	Middle School		
	Weatherstripping on exterior doors	Middle School		
	Water pressure/fountains functionality	Middle School		West lobby, mostly
	Entrance window passthrough to secretary	Middle School		
	Additional secondary cafeteria	MS/HS		
	Insulate science roof/add drop ceilings	High School		Acoustics are a continuing problem that impacts instruction
	Greenhouse floor, shade system, security fencing	High School		
	Standalone facility for Hallsville Learning Center	High School		HLC currently housed in Intermediate School
	New lockers	High School		
	Address run-off on west side of N hallway	High School		
	Auditorium and fine arts classrooms	High School		Will involve some renovation of old class spaces to repurpose these
	Replace north gym floor and locker rooms	High School		
	Build a new HS library media center	High School		
	Increased classroom space	High School		
	Add hallway windows into classrooms	High School		North hallway windows were removed or covered years ago
	Improve heating in technology department	High School		Likely includes required electrical load upgrade
	Repair wall cracks and carpeting	High School		
	Relocate track to football stadium	Activities		Or resurface track and extend to 8 lanes
	Restrooms/concessions/storage at base/softball	Activities		
	Pave football stadium lot and concourse	Activities		
	Elevated visitor FB seating (500-750 ppl)	Activities		
	Install irrigation at track and practice fields	Activities		
	Build pole vault storage	Activities		
	Relocate discus and shotput areas	Activities		
	Recrown practice football field	Activities		
	Elevated track seating (500-750 ppl)	Activities		
	Remodel outdoor hitting area	Activities		
	Wash station at transportation center	Transportation	~\$14,000	\$5k for pressure washer and \$9k for concrete pad
	Additional radio repeater tower	Transportation	~\$5,000	Strengthen signal, especially during bad weather
*	Asphalt or concrete drive around PS	District/Transp	~\$65-75,000	
*	Upgrade fencing throughout campus	District		
*	Increased campus parking space	District		Additional parking on main campus is desperately needed
	Office space for APs, counselors, CO	District		Administrative and counselor requirements increase as enrollment grows
	Guttering and water run-off	District		All guttering/run-off systems should be evaluated for effectiveness
	Lighted sign for main campus	District		Perhaps on the south face of the high school science wing?

FACILITIES PRIORITIES WORKSHEET

FACILITIES PROJECTS IN-PROGRESS

Priority	Item	Department	Cost Estimate	Description/Comment
*	New door locks/keyless entry system	District	~\$134,000	Quote includes remainder of entries identified by administrative team
*	Wireless network expansion and futureproofing	District	~\$120,000	
*	Renovate all bathrooms	District		Including epoxy flooring and other improvements to aid cleanliness
*	Install intruder buttons in HS/MS/IS	District		Installed in PS during recent construction
	Replace damaged ceiling tiles	District		Phase one of most damaged tiles in progress
	Landscaping improvements	District		Weeding, additional shrubs and flowers in beds around buildings
	Verify functioning of all bathroom fixtures	District		Including toilets, sinks, hand dryers, etc.
	Replace fire alarm system	Primary/Intermediate		Systems are obsolete; Primary replaced during construction project
	Replace flooring in north wing	Intermediate		
	Replace Intermediate curtains with walls	Intermediate		
	Storage for PE and other items	Middle School		
	Convert north gym stage to weight room	MS/HS		Evaluation of load-bearing capacity of stage structure completed
	Replace rusted exterior doors	High School		North gym stage (COMPLETED), Lavendar Lounge (ORDERED?)

FACILITIES PRIORITIES WORKSHEET

COMPLETED FACILITIES PROJECTS

Priority	Item	Department	Cost Estimate	Description/Comment
	Second grade wing and PS gym	Primary School		COMPLETED
	Water runoff buried, not to sidewalks	Primary School		COMPLETED
	Asphalt repairs to Primary drive/lot	Primary School		COMPLETED (except for crack fills)
	Lighting of Primary School sign	Primary School		COMPLETED
	Locking mechanism for exterior door	Primary School		COMPLETED
	Bury the gutter drainage system	Primary School		COMPLETED
	Paper towel dispenser in PS family resto	Primary School		COMPLETED
	Playground updates	Intermediate		COMPLETED
	Remove fence btwn school/daycare	Intermediate		COMPLETED
	Replace carpet in main office	Intermediate		COMPLETED
	SMART boards/projectors/TV displays	Middle School		COMPLETED
	Expand number of classroom computers	Middle School		Could be desktops or Chromebooks once wireless access is available
	Vocal music technology	Middle School		
	Classroom doors	Middle School		COMPLETED
	Hot water	Middle School		COMPLETED
	Replace carpet with tile in nurse's room	Middle School		COMPLETED
	Replace exterior door at NE of north gym	High School		Replace door and enclosure with metal hardware
	Classroom whiteboards	High School		COMPLETED
	Replace upholstered pews in hallways	High School		COMPLETED
	Window treatments in classrooms/labs	High School		COMPLETED
	Multiple roof leaks throughout building	High School		COMPLETED
	Fume hood purchase and installation	High School		COMPLETED
	Paint all hallways	High School		COMPLETED
	Projection tech in all classrooms	High School		COMPLETED
	Replace malfunctioning oven in HS kitchen	High School		PURCHASED
	Indoor practice facilities (wrestling, other)	Activities		PURCHASED
	Bus technologies	Transportation		Routing software, GPS, cameras, information systems
	Bus lease purchases	Transportation		COMPLETED
	Maintenance vehicles	Maintenance		COMPLETED
	Asphalt repairs to main campus drives	District		COMPLETED
	Public address systems	District		COMPLETED
	Additional security cameras	District		COMPLETED
	Replace end-of-life phone system	District		COMPLETED
	Renovate/demolish maintenance building	District		COMPLETED
	District-wide wireless Internet access	District		COMPLETED
	Install auto-flushers throughout campus	District		COMPLETED
	Interior classroom/common area painting	District		COMPLETED

FACILITIES PRIORITIES WORKSHEET				
IDENTIFIED FACILITIES NEEDS				
Priority	Item	Department	Cost Estimate	Description/Comment
*	Rekey entire campus	District		
*	Second set of security doors	District		At main entrances in Intermediate, Middle, and High Schools
*	Upgrade fencing throughout campus	District		
*	Increased campus parking space	District		Additional parking on main campus is desperately needed
	Office space for APs, counselors, CO	District		Administrative and counselor requirements increase as enrollment grows
	Guttering and water run-off	District		All guttering/run-off systems should be evaluated for effectiveness
	Lighted sign for main campus	District		
*	Add classrooms to existing first grade wing	Primary School		
	Evaluate boilers/chillers	Primary School		Ensure that boilers and chiller system have capacity to meet building needs
	Paint conference rooms and staff restroom	Primary School		
	Repair sidewalk leading to playground	Primary School		Trip hazard, currently covered with rubber mats
	Add window in principal's office	Middle School		All rooms should have a secondary exit for safety and security
	Emergency exit door in office area	Intermediate		
	Paint office and remaining two hallways	Intermediate		
*	Replace roof at intermediate gymnasium area	Intermediate	\$128,000	
	Electrical system capacity in north hall	Middle School		Breakers trip frequently
	Broken windows	Middle School		Various, throughout building
	Repair in art storage closet	Middle School		
	Repair or regrade east courtyard entrance	Middle School		Water entry under doors during heavy rains
	Leaking window in library media center	Middle School		
	Replace carpet with tile in 8th math room	Middle School		
	Roof leaks at west science wing addition	Middle School		
	Sink leaks in rooms 28 and 29	Middle School		
	Weatherstripping on exterior doors	Middle School		
	Water pressure/fountains functionality	Middle School		West lobby, mostly
	Entrance window passthrough to secretary	Middle School		
	Additional secondary cafeteria	MS/HS		
	Insulate science roof/add drop ceilings	High School		Acoustics are a continuing problem that impacts instruction
	Standalone facility for Hallsville Learning Center	High School		HLC currently housed in Intermediate School
	New lockers	High School		
	Auditorium and fine arts classrooms	High School		Will involve some renovation of old class spaces to repurpose these
	Replace north gym floor and locker rooms	High School		
	Build a new HS library media center	High School		
	Increased classroom space	High School		
	Add hallway windows into classrooms	High School		North hallway windows were removed or covered years ago
	Repair wall cracks and carpeting	High School		
*	Relocate baseball field/convert to campus parking	HS/Activities		
*	Replace stadium home locker room	Activities		
	Restrooms/concessions/storage at base/softball	Activities		
	Pave football stadium lot and concourse	Activities		
	Elevated visitor FB seating (500-750 ppl)	Activities		
	Install irrigation at track and practice fields	Activities		
	Build pole vault storage	Activities		
	Relocate discus and shotput areas	Activities		
	Recrown practice football field	Activities		
	Elevated track seating (500-750 ppl)	Activities		
	Remodel outdoor hitting area	Activities		
	Wash station at transportation center	Transportation	~\$14,000	\$5k for pressure washer and \$9k for concrete pad
	Additional radio repeater tower	Transportation	~\$5,000	Strengthen signal, especially during bad weather
	Asphalt or concrete drive around PS	District/Transp	~\$65-75,000	

FACILITIES PRIORITIES WORKSHEET

FACILITIES PROJECTS IN-PROGRESS

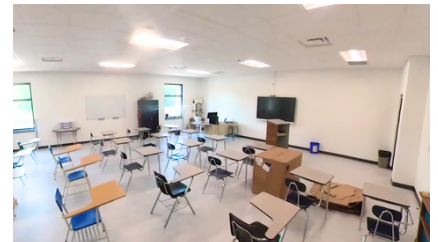
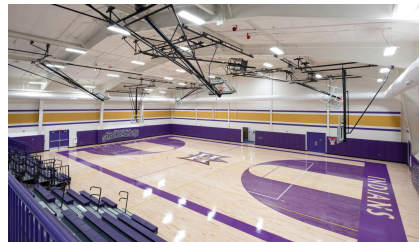
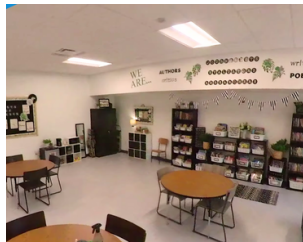
Priority	Item	Department	Cost Estimate	Description/Comment
	Install intruder buttons in HS/IS	District		Installed in PS during 2019 construction/MS in 2024
	Replace damaged ceiling tiles	District		Phase one of most damaged tiles in progress
	Landscaping improvements	District		Weeding, additional shrubs and flowers in beds around buildings
	Verify functioning of all bathroom fixtures	District		Including toilets, sinks, hand dryers, etc.
*	Transition security cameras from MS/HS	Primary School		Old cameras need to be removed and relocated to primary school
	Asphalt repair to parking lot	Primary School		Entire lot probably needs to be replaced to ensure proper installation
	Replace fire alarm system	PS/IS		Systems are obsolete; Primary replaced during construction project
	Replace flooring in north wing	Intermediate		
*	Replace south wing of MS building	Middle School		Phase 1 (eight-classroom wing) slated for completion July 2024
	Storage for PE and other items	Middle School		
	Replace rusted exterior doors	High School		North gym stage (COMPLETED), Lavendar Lounge still needs replaced
	Greenhouse floor, shade system, security fencing	High School		Floor, shade system, and updated irrigation system completed
	Expanded security camera system	IS/MS/HS/Trans		

FACILITIES PRIORITIES WORKSHEET

COMPLETED FACILITIES PROJECTS

Priority	Item	Department	Cost Estimate	Description/Comment
	Asphalt repairs to main campus drives	District		COMPLETED
	Public address systems	District		COMPLETED
	Additional security cameras	District		COMPLETED
	Replace end-of-life phone system	District		COMPLETED
	Renovate/demolish maintenance building	District		COMPLETED
	District-wide wireless Internet access	District		COMPLETED
	Install auto-flushers throughout campus	District		COMPLETED
	Renovate all bathrooms	District		Epoxy flooring and other improvements to aid cleanliness COMPLETED
	Interior classroom/common area painting	District		COMPLETED
	Wireless network expansion and futureproofing	District		COMPLETED
	Improve heating in technology department	District		Relocated to superior location
	New door locks/keyless entry system	District		COMPLETED
	Install security film at key areas of campus	District		COMPLETED
	Second grade wing and PS gym	Primary School		COMPLETED
	Water runoff buried, not to sidewalks	Primary School		COMPLETED
	Asphalt repairs to Primary drive/lot	Primary School		COMPLETED (including crack fills)
	Lighting of Primary School sign	Primary School		COMPLETED
	Locking mechanism for exterior door	Primary School		COMPLETED
	Bury the gutter drainage system	Primary School		COMPLETED
	Paper towel dispenser in PS family resto	Primary School		COMPLETED
	Second grade the mostats	Primary School		COMPLETED
	Gym storage room	Primary School		COMPLETED
	Check PS gym fire extinguisher locations	Primary School		COMPLETED
	Playground updates	Intermediate		COMPLETED
	Remove fence btwn school/daycare	Intermediate		COMPLETED
	Replace carpet in main office	Intermediate		COMPLETED
	Replace boiler and chiller system	Intermediate		COMPLETED
	Replace Intermediate curtains with walls	Intermediate		COMPLETED
	SMART boards/projectors/TV displays	Middle School		COMPLETED
	Expand number of classroom computers	Middle School		Could be desktops or Chromebooks once wireless access is available
	Vocal music technology	Middle School		
	Classroom doors	Middle School		COMPLETED
	Hot water	Middle School		COMPLETED
	Replace carpet with tile in nurse's room	Middle School		COMPLETED
	Convert north gym stage to weight room	MS/HS		COMPLETED
	Replace exterior door at NE of north gym	High School		Replace door and enclosure with metal hardware
	Classroom whiteboards	High School		COMPLETED
	Replace upholstered pews in hallways	High School		COMPLETED
	Window treatments in classrooms/labs	High School		COMPLETED
	Multiple roof leaks throughout building	High School		COMPLETED
	Fume hood purchase and installation	High School		COMPLETED
	Paint all hallways	High School		COMPLETED
	Projection tech in all classrooms	High School		COMPLETED
	Address run-off on west side of N hallway	High School		COMPLETED
	Replace malfunctioning oven in HS kitchen	High School		COMPLETED
	Indoor practice facilities (wrestling, other)	Activities		PURCHASED
	Relocate track to football stadium	Activities		COMPLETED
	Bus technologies	Transportation		Routing software, GPS, cameras, information systems
	Bus lease purchases	Transportation		COMPLETED
	Maintenance vehicles	Maintenance		COMPLETED

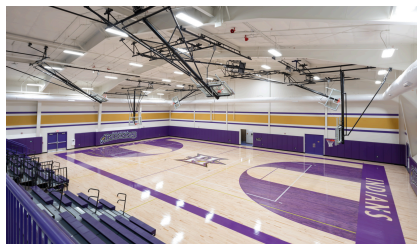
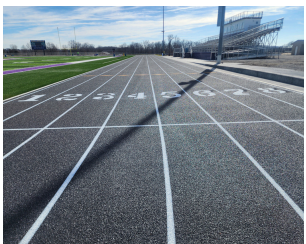
APPENDIX G: 2021 PROJECT COST ESTIMATES



Client	Project
HALLSVILLE R-IV SCHOOL DISTRICT	2022 BOND ISSUE POTENTIAL PROJECTS

NO	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
SITE ITEMS	8-LANE TRACK AROUND EXISTING FOOTBALL FIELD	1	LS	\$ 1,490,000	\$ 1,490,000
	ARTIFICIAL TURF FOR EXISTING FOOTBALL FIELD	1	LS	\$ 1,563,000	\$ 1,563,000
	800 SEAT VISITOR'S BLEACHERS AT FOOTBALL FIELD	1	LS	\$ 183,000	\$ 183,000
	NEW LOCKER ROOM BUILDING	1	LS	\$ 968,000	\$ 968,000
	NEW LOCKER ROOM BUILDING (SHELL ONLY)	1	LS	\$ 718,000	\$ 718,000
	FOOTBALL STADIUM PARKING AND CONCOURSE	1	LS	\$ 648,000	\$ 648,000
	NEW SOFTBALL FIELD WITH ARTIFICIAL TURF	1	LS	\$ 1,300,000	\$ 1,300,000
	NEW BASBALL FIELD WITH ARTIFICIAL TURF	1	LS	\$ 1,600,000	\$ 1,600,000
	PARKING EXPANSION WEST OF HIGH SCHOOL	1	LS	\$ 1,800,000	\$ 1,800,000
	PARKING ALONG MIDDLE SCHOOL ADDITION	1	LS	\$ 700,000	\$ 700,000
MIDDLE SCHOOL	CURRENT PHASE				
	PHASE 1: EAST CLASSROOM ADDITION (MAIN FLOOR)	14,883	SF	\$ 300	\$ 4,464,900
	PONTENTIAL FUTURE PHASES				
	PHASE A: EAST CLASSROOM ADDITION (SECOND LEVEL)	15,933	SF	\$ 300	\$ 4,779,900
	PHASE B: CENTRAL ADMINISTRATION AREA (MAIN LEVEL)	8,676	SF	\$ 300	\$ 2,602,800
	PHASE B.1: CENTRAL ADMINISTRATION AREA (SECOND LEVEL)	8,676	SF	\$ 300	\$ 2,602,800
PHASE C: WEST CLASSROOM ADDITION (MAIN LEVEL)	15,000	SF	\$ 300	\$ 4,500,000	
PHASE C.1: WEST CLASSROOM ADDITION (SECOND LEVEL)	16,147	SF	\$ 300	\$ 4,844,100	

APPENDIX H: 2024 DEBT AND BONDING SUMMARY



Hallsville R-IV School District					
Summary of All Outstanding General Obligation Debt as of April 15, 2024					
Date of Issue	Description	Original Par Amount	Principal Outstanding	First Call Date	First Call Price
<i>General Obligation Bonds</i>					
December 8, 2015	General Obligation Refunding Bonds, Series 2015	\$ 2,650,000	\$ 325,000	3/1/2022	100%
July 3, 2018	General Obligation Bonds, Series 2018	7,000,000	7,000,000	3/1/2026	100%
January 7, 2020	General Obligation Refunding Bonds, Series 2020	1,655,000	940,000	Non-Callable	N/A
June 2, 2022	General Obligation Bonds, Series 2022	6,000,000	5,895,000	3/1/2030	100%
	Total	<u>\$ 17,305,000</u>	<u>\$ 14,160,000</u>		

Hallsville R-IV School District					
Summary of All Outstanding Lease Debt as of April 15, 2024					
Date of Issue	Description	Original Par Amount	Principal Outstanding	First Call Date	First Call Price
<i>Lease Debt</i>					
January 31, 2023	2023 Lease Purchase Agreement	\$ 1,546,000	\$ 1,472,000	4/1/2026	100%
	Total	<u>\$ 1,546,000</u>	<u>\$ 1,472,000</u>		

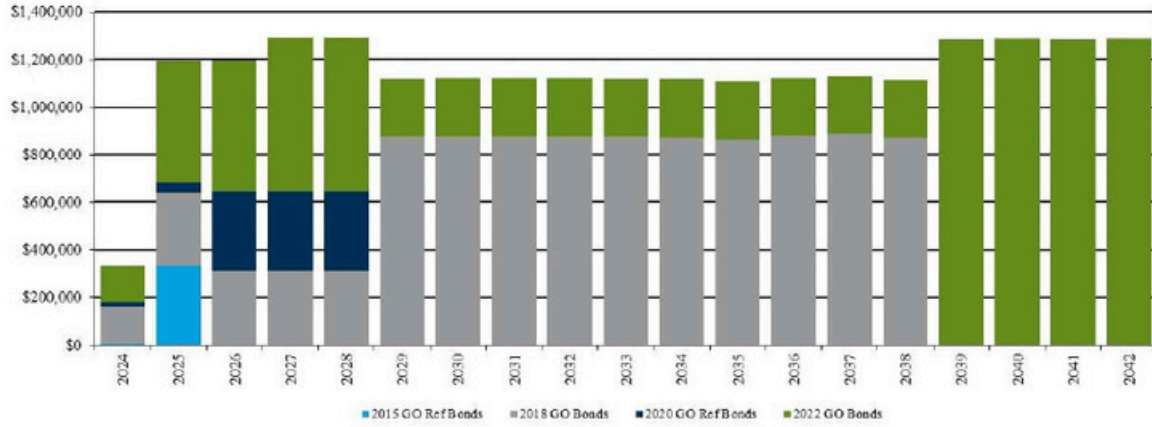
Debt Limitation and Debt Capacity

The total principal amount of general obligation indebtedness in the District cannot exceed 15% of the value of taxable tangible property in the District according to the last completed assessment for state and county purposes at the time such bonds are approved by the voters. Based on \$126,667,350* net assessed valuation as of January 1, 2023 as adjusted through December 31, 2023, the current legal debt limit of the District is approximately \$19,000,103. The total outstanding general obligation indebtedness of the District is \$14,160,000**, resulting in a legal debt margin of the District of approximately \$4,840,103.

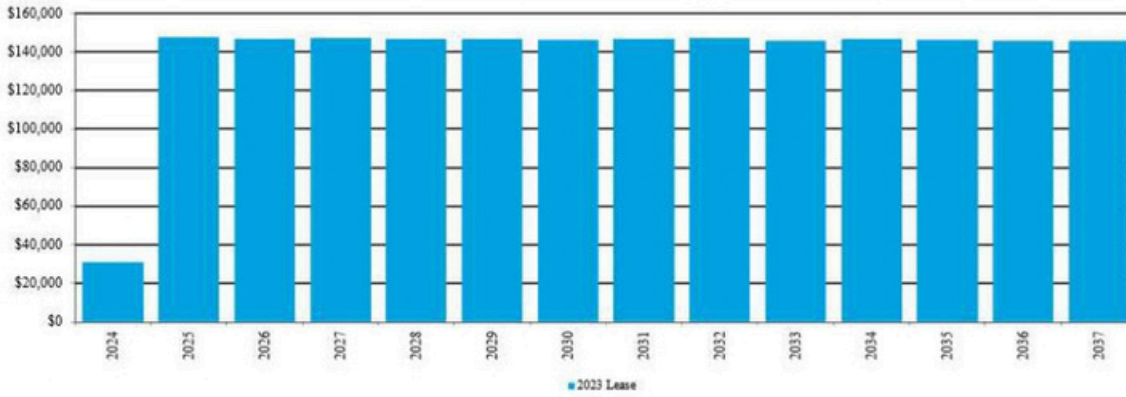
* Source: 2023 – per the District

** As of April 15, 2024

**Hallsville R-IV School District
Debt Service for All Outstanding General Obligation Debt**



**Hallsville R-IV School District
Debt Service for All Outstanding Lease Debt**



Hallsville R-IV School District
 Projected GO Debt Levy and Fund Balance Report
 As of April 15, 2024

Tax Year	Debt Year	AV	Growth*	Tax Rate*	Tax Rev @ 100%	SARRU	Total Revenue	Aggregate Debt Service	Required Levy	Use of Fund Bal	Fund Balance	% of DS
2020	2021	96,986,412	2.81%	1.110								
2021	2022	105,498,349	8.78%	1.110								
2022	2023	113,946,431	8.01%	1.110								
2023	2024	126,667,350	11.16%	1.110							1,158,210	96.9%
2024	2025	129,200,697	2.0%	1.110	1,433,095	13,399	1,446,494	1,195,213	0.915	251,281	1,409,492	117.7%
2025	2026	133,076,718	3.0%	1.110	1,476,088	13,399	1,489,487	1,197,338	0.890	292,149	1,701,641	131.5%
2026	2027	135,738,252	2.0%	1.110	1,505,610	13,399	1,519,008	1,294,038	0.944	224,971	1,926,612	149.1%
2027	2028	139,810,400	3.0%	1.110	1,550,778	13,399	1,564,177	1,291,988	0.915	272,189	2,198,801	196.5%
2028	2029	142,606,608	2.0%	1.110	1,581,794	13,399	1,595,192	1,119,113	0.776	476,080	2,674,881	238.7%
2029	2030	146,884,806	3.0%	1.110	1,629,247	13,399	1,642,646	1,120,613	0.754	522,034	3,196,915	285.2%
2030	2031	149,822,502	2.0%	1.110	1,661,832	13,399	1,675,231	1,121,113	0.740	554,119	3,751,033	334.7%
2031	2032	154,317,177	3.0%	1.110	1,711,687	13,399	1,725,086	1,120,613	0.718	604,474	4,355,507	389.2%
2032	2033	157,403,521	2.0%	1.110	1,745,921	13,399	1,759,320	1,119,113	0.703	640,207	4,995,714	447.4%
2033	2034	162,125,626	3.0%	1.110	1,798,299	13,399	1,811,697	1,116,613	0.681	695,085	5,690,799	512.9%
2034	2035	165,368,139	2.0%	1.110	1,834,265	13,399	1,847,663	1,109,488	0.663	738,176	6,428,975	573.0%
2035	2036	170,329,183	3.0%	1.110	1,889,293	13,399	1,902,691	1,121,988	0.651	780,704	7,209,679	636.9%
2036	2037	173,735,767	2.0%	1.110	1,927,079	13,399	1,940,477	1,131,988	0.644	808,490	8,018,169	719.0%
2037	2038	178,947,840	3.0%	1.110	1,984,891	13,399	1,998,290	1,115,113	0.616	883,177	8,901,346	692.3%
2038	2039	182,526,797	2.0%	1.110	2,024,589	13,399	2,037,987	1,285,775	0.698	752,212	9,653,558	749.5%
2039	2040	188,002,600	3.0%	1.110	2,085,326	13,399	2,098,725	1,288,025	0.678	810,700	10,464,258	813.0%
2040	2041	191,762,652	2.0%	1.110	2,127,033	13,399	2,140,432	1,287,125	0.665	853,307	11,317,565	878.7%
2041	2042	197,515,532	3.0%	1.110	2,190,844	13,399	2,204,243	1,287,944	0.646	916,299	12,233,864	
21,323,194												

* Stifel is not making a projection as to future Assessed Valuation (AV) growth rates. Growth rate is per instruction from the District.

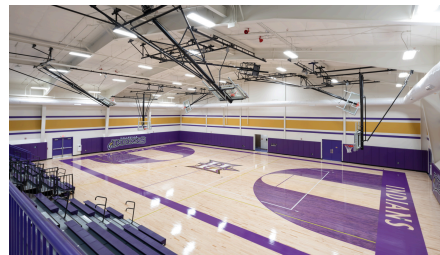
4/12/2024 Fund Balance per the District	1,490,941
9/1/24 Payment	332,731
<u>Estimated 12/31/24 Balance</u>	<u>1,158,210</u>

Historical Collections	
Fiscal Year	% Total Collections
2023	99.19%
2022	99.65%
2021	101.06%
2020	100.43%
2019	99.31%
<u>Average</u>	<u>99.93%</u>

Historical Assessed Valuations		
Levy Year	Total AV	Growth
2023	126,667,350	11.16%
2022	113,946,431	8.01%
2021	105,498,349	8.78%
2020	96,986,412	2.81%
2019	94,333,026	
<u>Average Growth</u>		<u>7.69%</u>

SARRU	
Fiscal Year	Revenue Total
2023	15,476
2022	13,844
2021	13,082
2020	12,815
2019	11,777
<u>Average</u>	<u>13,399</u>

APPENDICES I: PRELIMINARY BOND ISSUE AND CONSTRUCTION PLAN



PRELIMINARY BOND ISSUE AND CONSTRUCTION PLAN

In the fall semester of 2021, the district held a series of three community forums to solicit additional feedback on the phased implementation of bond construction projects to address the district’s facilities needs. The district engaged Klingner & Associates to assist with the development of conceptual designs and updated cost estimates for the different potential phases of construction. These designs and estimates are included in this appendix. A campus map, including prospective site changes, is also provided as an initial plan for the coming decade.

Phase One: April 2022 \$6 Million Bond Issue		
Project	Description	Expected Cost
Middle school wing	Eight-classroom wing with storm shelter	\$8,892,461
Athletic track	Relocate athletic track to stadium complex	
Stadium improvement	Installation of artificial playing surface on football field, sidewalk, and fencing upgrades	\$1,145,479

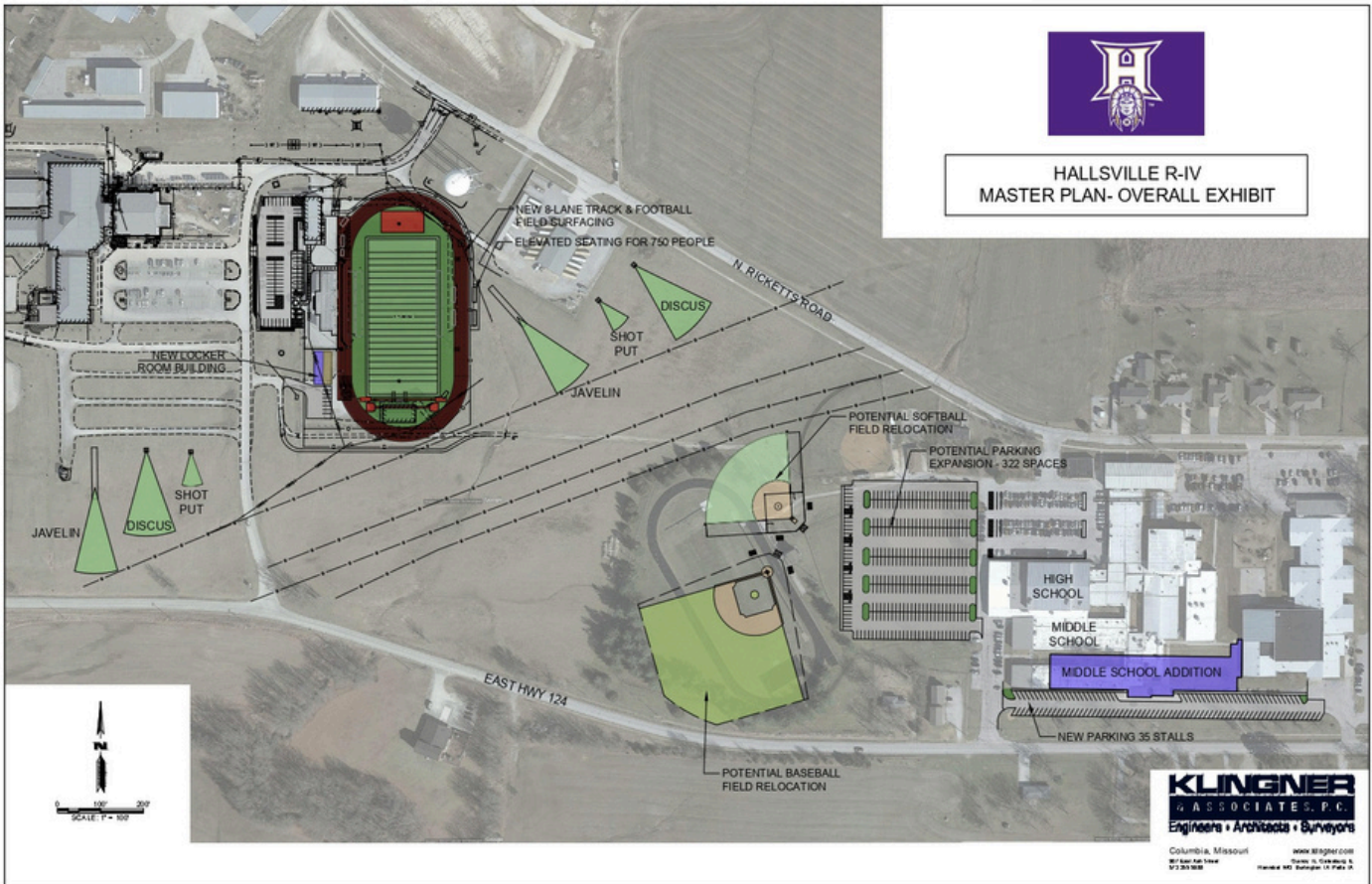
Phase Two: Expected April 2025 \$6.5 Million Bond Issue		
Project	Description	Expected Cost
Football locker room	Replace home locker room at stadium complex	\$968,000*
Baseball field	Relocate baseball field to prior track location	\$1,600,000*
Parking lot expansion	Expand high school parking lot into prior baseball field location	\$1,800,000*
Safety/other improvements	Campus fencing improvements, HVAC replacements, other building improvements	Remainder

Phase Three: Expected April 2030 Bond Issue		
Project	Description	Expected Cost
Middle school and central offices	Replace existing central office and middle school offices	\$2,600,000*
Middle school wing	Replace southwest middle school classroom wing	\$4,500,000*

* Note: Cost estimates were created in 2021. New cost estimates for these projects are needed to reflect market changes since time of creation.



HALLSVILLE R-IV
MASTER PLAN- OVERALL EXHIBIT



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