

Arkansas Statewide Educational Facilities Assessment – 2004

Final Report to the Joint Committee
on Educational Facilities

November 30, 2004



Task Force
to Joint Committee
on Educational Facilities



For additional information please visit:

www.arkansasfacilities.com

The following report was prepared by the Task Force to Joint Committee on Educational Facilities. The numbers contained within are estimates as of November 29, 2004. Status of school facilities is ever changing due to many variables including new deficiencies, new building construction, repairs, renovations, and updated cost estimates. The following numbers are for planning purposes only. School construction costs will vary depending on solutions identified.



TASK FORCE TO JOINT COMMITTEE ON EDUCATIONAL FACILITIES
4100 Richards Road North Little Rock, AR 72117
Phone: 501-371-1543 Fax: 501-683-0517
www.arkansasfacilities.com

To: *Joint Committee on Educational Facilities*
Representative Joyce Elliot, Co-Chair
Senator Shane Broadway, Co-Chair

From: *The Executive Committee of the Task Force to Joint Committee*
John S. Copas, Chair

Subject: *Arkansas Statewide Educational Facilities Assessment - 2004*
Task Force Findings & Recommendations

Date: *November 30, 2004*

Dear Senator Broadway & Representative Elliott,

Since early July 2003, a dedicated group of over 60 Arkansans including legislators, school officials, state department officials, architects, engineers, contractors, private industry representatives and concerned individuals, have continually met to address the issues arising from the Lake View decision. It is with great pride that our group, The Task Force to Joint Committee on Educational Facilities, can report that we have successfully completed our task, on time and under budget, of addressing seven of the eight mandates set forth by Act 1181 of the 84th regular session of the General Assembly. A report on the final mandate regarding funding will be submitted in mid-December of this year as agreed.

In addition to the Task Force volunteers, we would like to recognize the superb work of our Program Manager, the Dejong Group, and their partners, Magellan K12, Inc., Summit Consulting, and Fanning/Howey Associates. They have advised and supported all operations of the Task Force since early March 2004. Under the guidance of our Assessment and Monitoring Committee, the Dejong Group directed the largest state assessment of public schools ever performed in the country in a period of less than ninety days. We would also like to acknowledge and thank the individual assessment teams comprised of Arkansas licensed professional architects and engineers that performed the on-site condition evaluations.

Further acknowledgement and appreciation goes to the Department of Education for allowing Mr. Dave Floyd and Ms. Tena Katchur to advise and serve on our Executive Committee throughout the entire process. Other State departments have played significant roles in our program including the Office of Information Technology. The Arkansas Geographic Information Office [AGIO] designed and constructed the portal to access all the information collected on our individual school buildings, including their geographical locations.

Special thanks goes to the Arkansas Contractors Licensing Board who allowed the Task Force to completely disrupt their operations for over nine months by housing the headquarters and operations within their facility at no cost. This gesture of cooperation has resulted in a substantial savings to the State of Arkansas.

Finally, the Task Force would like to recognize and honor a very special group of citizens who have literally put their business and personal lives on hold for over a year to address the issues of adequacy and equity of public school facilities for the children of the State of Arkansas. I am referring to the Executive Committee of the Task Force. This group of ten, chaired individual committees, organized, managed and completed tasks assigned, and met collectively to review findings and recommendations of all committees during bi-monthly sessions averaging five to six hours per session. They have remained steadfast in the mission of the Task Force to provide and maintain the very best learning environment, within reasonable standards and guidelines, to each and every child. As Chairman of the Task Force, I would respectfully request that all members of the Joint Committee take time to personally thank each and every one of them.



Task Force to Joint Committee on Educational Facilities

4100 Richards Road North Little Rock, AR 72117

Phone: 501-371-1543 Fax: 501-683-0517

www.arkansasfacilities.com

The subsequent reports and data will provide the State of Arkansas necessary information to properly address the condition and adequacy of public school facilities, and the equipment and technology required to provide an adequate and substantially equal education. The following summarizes the findings and recommendations included in the report.

- Standards and guidelines for providing adequate structures including site improvements, equipment, network infrastructure, and unattached equipment.
- Standards and guidelines for maintaining adequate structures including site improvements, equipment, network infrastructure and unattached equipment.
- Procedures and options for delivering adequate structures, equipment, technology infrastructure, and unattached equipment.
- Alternative methods of project delivery incorporating public/private or public/public partnerships as well as more efficient cost control delivery systems.
- Data and statistics on the "state of condition" of all structures, equipment and technology infrastructure and the associated life cycle costs.
- Space requirements for existing and new facilities based on standards and guidelines applied to educational programs conducted within the facilities.
- Priorities for achieving adequacy within existing facilities.
- Proposal for determining whether to renovate or replace existing facilities.
- Cost, within a reasonable range, of repairing existing facilities.
- Cost, within a reasonable range, of replacing existing facilities.
- Cost, within a reasonable range, of additional space for existing facilities to meet educational suitability standards.
- Cost, within a reasonable range, of growth based on ten-year district projections.
- Accountability measures for continually monitoring and evaluating the condition of school facilities.
- Accountability measures for maintaining and updating school facility data.

In addition to the information above the Task Force has developed a geographical mapping system of all school facilities and is developing the Arkansas School Facility Manual that will provide school management a quick and easily accessible resource for developing and maintaining school facilities.



TASK FORCE TO JOINT COMMITTEE ON EDUCATIONAL FACILITIES
4100 Richards Road North Little Rock, AR 72117
Phone: 501-371-1543 Fax: 501-683-0517
www.arkansasfacilities.com

For the purpose of determining values and costs, certain assumptions were utilized as follows.

1. All buildings would be brought up to proposed building system standards where facilities were in need of renovation.
2. Current state guidelines for student/teacher ratios were maintained.
3. Cost estimates were based on current cost models and state of condition at time of assessment and do not include escalation factors.
4. The number of current school buildings and school districts would remain the same. Consideration for any future consolidation was not included.
5. Alternative uses of facilities for the purpose of generating income, reducing operating expenses, or reducing capital expenditures were not estimated or incorporated.
6. Additional space for growing districts was accounted for, but no credit was taken for declining districts.
7. Additional square footage for schools that do not meet proposed educational suitability standards was added, but no credit was taken for schools that exceeded space standards.
8. Temporary buildings were not included in total available square footage.

Depending upon the appropriate solution for individual buildings, schools or school districts, the program that is ultimately established for new construction, renovation and building replacements could significantly reduce the scope of work with corresponding reduction on overall costs. The Task Force has taken a relatively conservative approach based on the assumptions listed above. Significant changes in state law and policies including approval of more efficient methods of project delivery could achieve additional reduction in costs. Theoretically, credits for declining enrollment could be applied to negate some growth costs. Obviously, if consolidation occurred at a facility, school, or district level, improved utilization factors could be achieved and facility repair, suitability, and even growth costs could be substantially less.

The Task Force to Joint Committee on Education is honored to have had the opportunity to serve the Joint Committee and the State of Arkansas. We fully recognize that the report will generate the need for further analysis and deliberation in how these needs can be met. We stand ready to provide further assistance if required.

Sincerely,

John S. Copas
Chairman
Executive Committee



Table of Contents

	Page Number
Section I	
History	1
Timeline	5
Section II	
Summary of Mandates	6
Section III	
Statewide District Facility Statistics	12
Facility Condition	18
Educational Suitability	29
Projected Enrollment	36
Cost Summary	45
Section IV	
Acknowledgements	51
Section V	
Assumptions & Glossary of Terms	57
Appendix	
District Summaries	61
Sample District & School Reports	67



History

Preamble “ - - to ensure that adequate facilities and substantially equal facilities are, and will continue to be provided for Arkansas’ school children.”

Act 1181 of 2003

Background

On November 21, 2002, the Arkansas Supreme Court affirmed in the Lake View School case (*Lake View School District No.25 of Phillips County, Arkansas et al, vs. Governor Mike Huckabee, et al.*) that educational facilities serving the public school system in Arkansas were inadequate, unequal, and in violation of the state constitutional guarantee of a free, adequate, efficient, and substantially equal public education for the children of Arkansas. The court has charged the Governor and the Arkansas General Assembly with the responsibility of correcting these defects in public policy. To meet these ends, the Arkansas General Assembly, in Regular Session of the 84th General Assembly of 2003, has established a joint legislative committee under Act 1181 of 2003, AN ACT TO CREATE THE JOINT COMMITTEE ON EDUCATIONAL FACILITIES; AND FOR OTHER PURPOSES, to serve the General Assembly in exercising its responsibilities relative to the provision of adequate and substantially equal educational facilities for the State of Arkansas.

By law, the Joint Committee has the responsibility for the eight (8) mandates identified in Section 2 of this report.

In May 2003, the total statewide organization of public schools consisted of 308 independent school districts operating an estimated 5,700 buildings comprising approximately 80 million square feet of floor space. In order to establish the educational adequacy and substantial equality of the facilities across the state as required by the Court, an assessment had to be made of all educational facilities. The physical assessment was required to be standardized, uniformly applied, and objectively evaluated and reported. State law required that the assessment must be conducted by registered professional architects and/or engineers who have demonstrated capabilities in educational facilities. The court mandated that self-assessment by any school district would not be allowed in the statewide facilities assessment.

In June 2003, the Joint Committee established a **Task Force to Joint Committee on Educational Facilities** to be its designee in carrying out the work of the facilities assessment and its related activities. The eighty (80) members of the Task Force are volunteers and consist of both government officials and private citizens representing diverse areas of the legislature, independent school districts, code enforcement agencies, state government agencies, private industry, and the engineering / design community.

All findings of this Task Force are for the sole purpose of determining the adequacy, as further defined in the “General Scope of Work for Facilities Adequacy Assessment”, of all public school structures in light of their intended educational use. The determination of adequacy is based on an assessment of the general condition of each facility for compliance with current building codes, current technology support systems requirements, current educational adequacy standards and proposed facility standards. The possibility of alternative or dual-purpose usage or occupancy was not considered for assessment purposes. The facility assessment data would also allow evaluation in the context of its equality in comparison to the required standards for educational facilities and to other educational facilities serving the same purpose.

All estimated costs for achieving and maintaining statewide facilities adequacy and equality resulting from the findings of the assessment are presented as general estimates, within a reasonable range and may not necessarily reflect the actual cost of renovating or upgrading a specific facility at some future point in time. The core principle of the ‘as is, where is’ assessment is that it will be an objective evaluation of the facility’s current condition for its intended use.

Scope of Work

The scope of work of the Task Force to the Joint Committee on Educational Facilities and its consultants is described herein as a two-phase process that is intended to achieve the goals and mandates relating to educational facilities as set forth in Act 1181 of 2003. The work embodied the preparation of two initial reports. The first, hereinafter referred to as



the "General Scope of Work" plan, was published in December 2003, as required by the Act. The second, a more comprehensive plan, hereinafter referred to as the "Specific Scope of Work" plan, was published and approved by the Joint Committee in March 2004.

All educational structures were assessed. The level of assessment and the prioritization of repair, renovation, or replacement of the structures was determined by the best judgment of the Task Force. The structures were assessed in the following general categories.

- Instructional
- Administration
- Athletic
- Maintenance
- Storage
- Transportation
- Cafeteria
- Leased [to]
- Leased [from]

Phase I Plan – The General Scope of Work Plan

The General Scope of Work plan has been published, approved, and fully executed.

Step one was to develop the General Scope of Work plan along with an estimate of all costs associated with the development of the plan which was presented to the Joint Committee on Educational Facilities on November 13, 2003.

Step two was to begin the development of the Specific Scope of Work plan by expanding and clarifying the General Scope of Work plan to include individual tasks which were chronologically organized and scheduled, and incorporating a critical path method of organization. The Task Force then established the following subcommittee form of organization to carry out the work of defining the Specific Scope of Work Plan.

- Executive Committee
- Educational Facilities Standards Committee
- Format & Values Committee
- Assessment and Monitoring of Operations Committee
- Custodial/Maintenance Committee
- Technology Support Committee
- Data Accumulation and Preparation Committee
- Project Delivery Methods Committee
- Funding Committee

Phase II – Specific Scope of Work Plan

The Specific Scope of Work plan has been published, approved, and fully executed and is summarized as follows:

1. Furnish, equip and staff a facilities adequacy assessment headquarters.
2. Determine the educational and facilities adequacy standards for performing the assessment.
3. Develop building classifications, hereinafter referred to as "State of Condition" (SOC), to be used to delineate, within a reasonable range, the "adequacy" of all public school buildings.
4. Develop a critical path schedule of events for use in monitoring and controlling all tasks required for Phase II.
5. Determine the scope of the Request for Proposals (RFP) and solicit proposals from nationwide firms experienced in public school facility assessments and monitoring.



6. Issue "Notice to Proceed" to the successful firm or firms for the statewide assessment of all school facilities.
7. Prepare cost models for each category of "State of Condition" (SOC) and "Scope of Work" (SOW).
8. Prepare annual scheduled maintenance plan and cost models for determination of a proposed "Continued Assurance of Adequacy" budget.
9. Apply findings from data received in Phase II.4 to cost models determined in Phases II.5 and II.6 above and determine an overall cost including design professionals' fees for obtaining and maintaining facilities adequacy.
10. Determine the priorities and timeframes for correcting all deficiencies in public school buildings found by this Task Force.
11. Determine recommended accountability and monitoring procedures for achieving and maintaining facilities adequacy.
12. Submit findings and recommendations to the Joint Committee on Educational Facilities on or before December 1, 2004.

Cost of Assessment

The cost of assessment has been broken down into two phases. Phase I ran from February 1, through May 31, 2004 and was focused on pre-assessment activities. Phase II began in June 1 and will run through December 31, 2004, and is focused on the actual facility assessment and the generation of final reports. Every effort was made to employ Arkansas' citizens and firms to support the Program Manager and participate in the facilities assessment. The majority of the proceeds of the contracts for this project was consumed in the State of Arkansas. The benefit of this budgeting is not just economic. The primary benefit will accrue from Arkansans becoming integrated into the work of assessment at an early stage thus preparing them to engage in the remediation work that will follow resulting in the improvement our educational facilities for following generations.

Project Budget Summary			
	Phase I	Phase II	Totals
Staff	\$439,323	\$1,053,646	\$1,492,696
Sub-Consultants	\$380,000	\$415,000	\$795,000
Total Program Manager Fees	\$819,323	\$1,468,646	\$2,287,969
Expenses	\$107,365	\$194,110	\$301,475
Equipment	\$95,000	\$99,990	\$194,990
Total Equipment & Expenses	\$202,365	\$294,100	\$496,465
GIS Development	\$25,000	\$100,000	\$125,000
Design Manual	\$0	\$200,000	\$200,000
Total Optional Additional Services	\$25,000	\$300,000	\$325,000
Assessment	\$0	\$6,400,000	\$6,400,000
Total Assessment	\$0	\$6,400,000	\$6,400,000
Task Force Contingency	\$50,000	\$440,000	\$490,566
Total Project Budget	\$1,096,688	\$8,903,312	\$10,000,000



GIS Development

The Arkansas Geographic Information Office [AGIO] received its notice to proceed with the Customized Web Mapping Application on July 1, 2004, as was proposed and approved by the Bureau of Legislative Research on May 21, 2004. The scope of the project included development of a customized web mapping application containing spatial data layers of information to answer commonly asked questions about the statewide school facility assessment. Anyone visiting the web site, www.arkansasfacilities.com, will be able to view school districts in a variety of themes including historic enrollment, projected enrollment, Facility Condition Index [FCI], cost per square foot, and cost per student. In addition, the user may simply click on the school point and be directed to school and district reports.

Arkansas School Facility Manual

On July 13, 2004, the Joint Committee authorized the Task Force to develop an Arkansas School Facility Manual to provide a clear path for implementation allowing school district to develop facilities that will respond to the current and future educational needs unique to their district. The Manual consists of five sections as follows:

- Section 1: Policies and Procedures
- Section 2: Standards and Guidelines
- Section 3: Custodial and Maintenance
- Section 4: Furniture, Fixtures, and Equipment Procurement
- Section 5: Technology

On October 5, 2004, a draft of Section 2: Standards and Guidelines was presented to the Joint Committee. Items such as site guidelines, space plates for required program space, and building system performance standards were developed specifically for the State of Arkansas. State and local officials, school district personnel, and design professionals, will have the knowledge, standards, and guidelines to construct school buildings that will be flexible, adaptable, and further promote equality and uniformity in the planning and construction of educational facilities.

Custodial/Maintenance

The Task Force incorporated Act 87 of the Second Extraordinary Session of the 84th General Assembly as an interim solution for the continuing custodial/maintenance standards that are to be practiced by each school district in Arkansas. These standards include national best practice models that shall be employed as each facility's interim maintenance program. An interim cost estimate was supplied to provide an initial focus on the budgetary impact of ongoing custodial/maintenance expenses for each facility. According to the 32nd Annual Maintenance and Operation Study conducted by "American School and University Magazine", the estimated cost to address the custodial/maintenance procedures in Arkansas is approximately nine percent (9%) of the state's educational budget. The Standards set forth in Act 87 are further refined in this report for adoption by the Legislature.

Technology

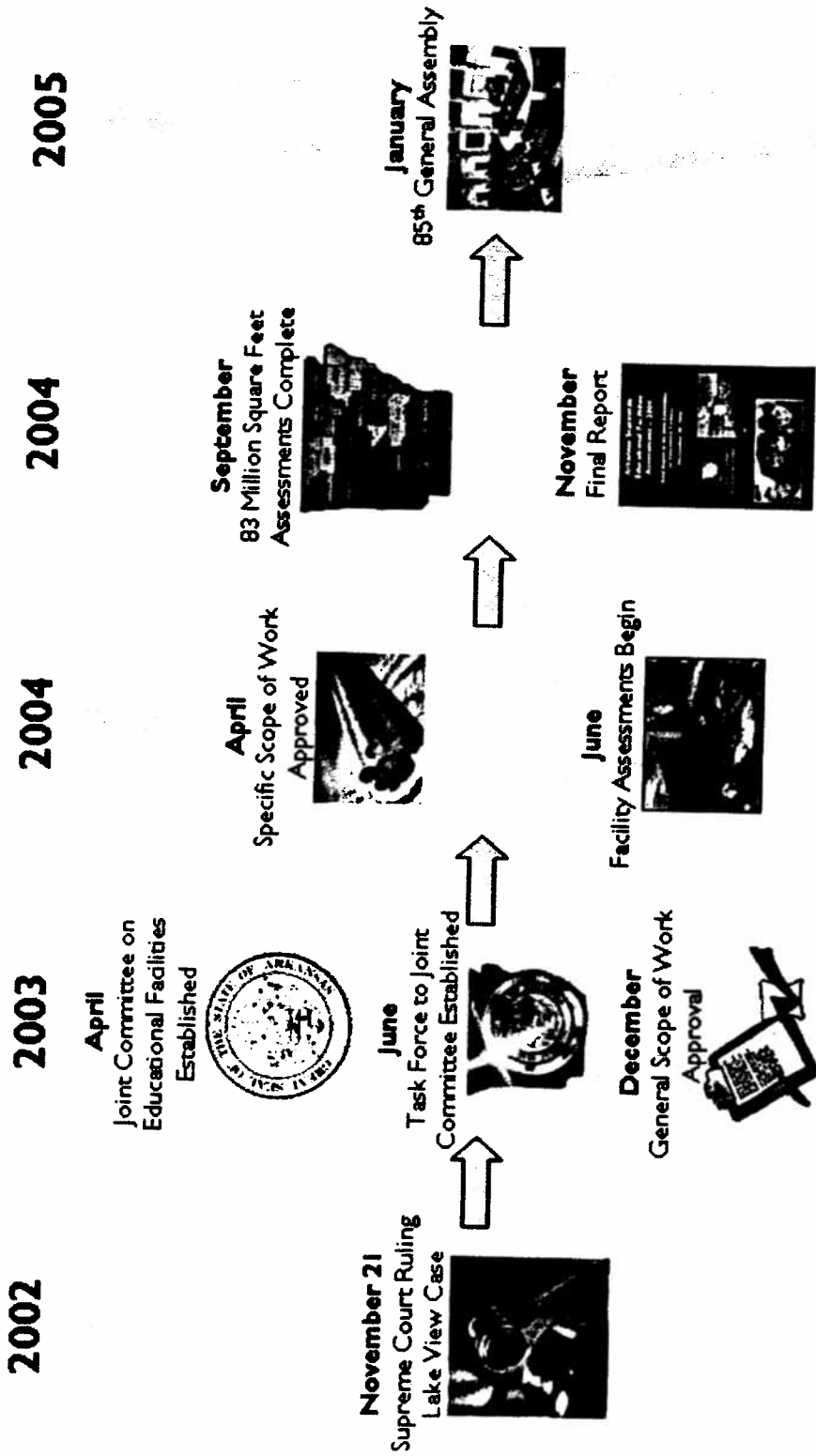
Technology structural elements were included in the statewide school facilities assessment. The specification concentrates the assessment on those technology components that are considered an integral part of the school facility infrastructure and enable the instructional and school management applications to function effectively. The seven technology categories that are included in the facilities assessment are:

1. Electrical power system based on the National Electric Code (NEC)
2. Local Area Network (LAN)
3. Wide Area Network (WAN)
4. Video System
5. Campus Voice System
6. Compressed Video Conferencing System
7. On-Sight Technical Support

The timeline on the following page illustrates a history of events from November 2002 through January 2005.



Task Force to Joint Committee on Educational Facilities





Summary of Mandates

Over the past decade, the Lake View case brought K-12 education to the forefront of public discussion in Arkansas. Resulting from the decision rendered by the Arkansas Supreme Court in the Lake View case, the 84th General Assembly recognized the need to perform a school facility study. The General Assembly further recognized that, while any such study would be a useful component toward satisfying the requirements imposed by the court's decision in Lake View, the General Assembly acknowledged that it ultimately has the responsibility for making the final determination of what constitutes an adequate educational facility and how to provide substantially equal facilities throughout the state. Therefore, during the Regular Session of the 84th General Assembly, Act 1181 of 2003 was passed to establish the Joint Committee on Educational Facilities. The Joint Committee was charged by law to deliver the following eight (8) mandates to the legislature, as cited in Act 1181, in sufficient time to support the legislative agenda of the 85th General Assembly.

The Task Force submits the following summary of its findings and recommendations to the Joint Committee on Educational Facilities in the context of the eight (8) required mandates of Act 1181.

Mandate I: Review the opinion of the Arkansas Supreme Court in the matter of *Lake View School District No. 25 of Phillips county, Arkansas et al. vs. Governor Mike Huckabee, et al.* issued on November 21, 2002, and use the opinion and other legal precedent cited by the court in the committee's deliberations.

On November 21, 2002, the Arkansas Supreme Court affirmed in the Lake View case that educational facilities serving the public school system in Arkansas were both inadequate, unequal, and in violation of the state constitutional guarantee of a free, adequate, efficient, and substantially equal public education for the children of Arkansas¹. An efficient method to provide adequacy and equity in education for the children of Arkansas was mandated by the Supreme Court, and was expressed in summary form in the following mandates, which were deliberated in the 84th General Assembly and following special legislative session. The preceding history and timeline of events in this report provides the background of the Lake View school case, a review of Act 1181 that established the Joint Committee on Educational Facilities, and outlines the general scope of work and specific scope of work developed by the Task Force in order "to ensure that adequate facilities and substantially equal facilities are, and will continue to be provided for Arkansas' school children."

Mandate II: Recommend what constitutes an adequate school facility, including all necessary components, for:

- A. Elementary Education
- B. Middle School Education
- C. High School Education

A fundamental tenet of educational facility planning is that school facilities must be responsive to a school district's educational program. Throughout Arkansas' long history, there have been no State mandated facility design and/or construction standards defining the minimum requirements for educational adequacy, building efficiency, and substantial equality in facility design and construction. Currently, the state requires that school buildings only need to meet current state and local building and life-safety codes and conform to a recommended room size for various academic programs. Since the state has not defined what constitutes adequacy in design and construction, local districts have followed their own facilities criteria and implemented a local strategy to meet their educational facilities needs as best they could. This has resulted in a widely diverse collection of buildings across the state that are substantially unequal, and now have been found to be largely inadequate to meet current educational program requirements.

This is further complicated by the fact that more than half of Arkansas' school buildings have been built prior to 1964 and do not optimize current educational program requirements, technology requirements, nor meet operational efficiency opportunities. Since it is impossible for local districts to develop consensus facilities standards for the state, the court has mandated that the General Assembly develop and maintain minimum educational facilities standards that must apply to school facilities across the state in every district insuring educational adequacy and substantial equality among school buildings.

¹ Arkansas Public Education – Constitutional History



The Arkansas School Facility Manual has been developed to provide consistent, clear information for school districts to use in planning, designing, and building their educational facilities. Section Two: Standards & Guidelines contains the culmination of standards, accepted procedures, statutory requirements, and the experience of experts and authorities throughout the United States in order to establish a uniform level of acceptable quality for all public school buildings.

The Standards and Guidelines Section contains a vast number of educational planning, facility design, and construction concepts including classroom size, square foot per student, teaching station counts, site size, and size of specific spaces for elementary, middle, high, and combination or blended school configurations. It is suggested that new school buildings should be planned and designed in accordance with the "Program of Requirements" including facility space standards as defined in Chapter 5 and the building system standards as defined in Chapter 7. Also suggested is that renovation and repairs to existing school facilities should be planned and designed in accordance with the "Safe, Dry, and Healthy" priorities further defined and applicable in Chapter 7 and as outlined in section 1200-1 of the Arkansas School Facility Manual.

Mandate III: *Recommend a method of providing substantially equal facilities and equipment for all schools in Arkansas as necessary to ensure equal opportunity for an adequate education.*

The Arkansas Department of Education, Division of Public Schools Academic Facilities is charged with overseeing the design and construction of school facilities in the State of Arkansas. The Arkansas School Facility Manual has been developed to provide consistent, clear information for school districts and design professionals as a new generation of school facilities is being created for Arkansas. These standards and guidelines are the culmination of a review of standards, accepted procedures, statutory requirements, and the experience of experts and authorities throughout the United States and establish a uniform level of quality in new educational facilities and substantial renovations to existing buildings.

The Arkansas School Facility Manual has been developed as the tool to provide a clear process for implementation allowing school districts to develop facilities that will respond to the current and future educational program needs unique to their district. To further promote the concept of equality and uniformity in the planning and construction of educational facilities, the Manual contains the following sections outlining the necessary steps.

- Section One: Policies & Procedures
- Section Two: Standards & Guidelines
- Section Three: Custodial & Maintenance
- Section Four: Furniture, Fixtures, and Equipment Procurement
- Section Five: Technology

Because the Arkansas School Facility Manual is so comprehensive, the scope and breadth of the document might be intimidating. However, understanding how the Manual is organized and what information will be needed during the various phases of the process will enable each participant to be better prepared for the exciting opportunity of creating and maintaining school facilities.

The Standards and Guidelines are intended as a starting point for architects, engineers, and other design professionals and school districts to meet the needs of the individual school communities. The information is provided to allow the planning, design, and construction process to proceed most efficiently without undo restriction on the design of the facilities, focusing efforts on the creation of the best possible school facilities for each project without "reinventing the wheel", and yet providing consistency throughout the state.

Adopt practices outlined in the Project Delivery Methods Report: It is imperative that school districts across the state be given flexibility through a variety of project delivery options to repair and replace their school facilities. Providing options will allow districts to choose the delivery method best suited to their location, funding capacity, and schedule.

Unattached Equipment Committee: In June of 2004 the Joint Committee commissioned an Unattached Equipment Committee to prepare a list of the unattached equipment items needed for Arkansas educators to provide the necessary services for the students in the State to receive an equitable and adequate education. The Committee consisted of approximately seventy Arkansas educators including representatives from the Curriculum Unit of the Arkansas Department of Education [ADE], Arkansas Department of Workforce Education [ADWE], public school administrators, media



specialists, counselors and teachers. The Report from Unattached Equipment Committee defines equipment according to the APSCN Financial Accounting Manual, Handbook II, and details, by instructional support area, the equipment necessary for Arkansas educators.

Mandate IV: *Establish a process to conduct a review and assessment of all school facilities in the state to determine which are in compliance with the recommendations of subdivision (f)(2) of this subsection.*

In order to fully understand the adequacy of the existing schools, and what aspects may require renovation, maintenance and/or replacement, a Task Force was established to implement a comprehensive evaluation of all K-12 public educational facilities in the State of Arkansas. The evaluation included a three-step process: pre-assessment, assessment, and data entry.

Starting April 2004, pre-assessment teams visited each school building, walking through all of the instructional spaces, and collected information regarding educational suitability as well as baseline facility information. This paved the way for the facility assessment allowing teams to be more efficient as they moved throughout a school district.

During the "Building Condition Assessment" which began on June 2004, professional assessment teams were required to assess physical building systems incorporating civil, structural, architectural, mechanical, plumbing, and electrical disciplines in accordance with statewide construction standards for educational facilities. All building construction characteristics were entered into a centralized database that inventoried accurate and up-to-date facility data for each school building within the state. All building deficiencies and major repair items were also entered into the facilities database which allowed the Program Manager to prepare a school-by-school listing of required system repairs (and their associated costs) and prioritize those repairs.

In addition, an "Educational Suitability Assessment" form was completed. The primary objective of this assessment was to examine each school building in terms of its ability to deliver the educational program. This part of the assessment considered eight categories that include:

- Enrollment
- Support for Programs
- Technology
- Security and Supervision
- Instructional Aids
- Physical Characteristics
- Learning Environment

The combination of these two evaluations provided the State of Arkansas and the Joint Committee on Educational Facilities with comprehensive technical information needed to make informed and responsible decisions regarding future school building improvements. This information will be essential in identifying the budget that will be required to ensure that Arkansas' schools are adequate and substantially equal, to provide the children of Arkansas quality and efficient public education in the 21st Century.

Mandate V: *Recommend policies and criteria for use in determining renovation, replacement, or discontinuation of inadequate buildings and facilities based upon statewide adequacy standards and other requirements necessary to ensure adequate and substantially equal school buildings and facilities.*

Facility Condition is the state of repair of the building infrastructure. Facility condition takes into consideration all of the building systems from roofs and windows to electrical and mechanical systems. The Facility Condition Index [FCI] is an index which compares the cost to address the facility condition to the cost of replacing the same amount of square footage. The index is measured on a scale of 0-100%. The higher the percentage, the closer the cost to repair the building condition is to the cost of replacing the building. A lower FCI indicates a better condition of the building. A higher FCI indicates a poorer condition.

The Executive Committee recommends that an FCI of 65% would determine renovation versus replacement. In other words, if the cost of to renovate a building was equal to 65% or more of the cost to replace that building, the



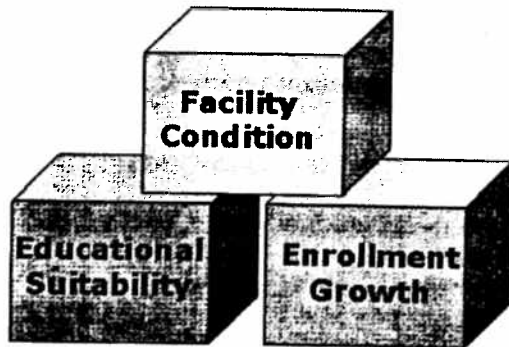
recommendation would be to replace that building. To arrive at this number the committee took into consideration that a renovated building would still have a life expectancy less than that of a new structure, even if a major overhaul of the structure and finishes took place. For example, a building undergoing major renovation would likely only have a life expectancy of possibly twenty years without further major renovation. Whereas a new structure built to standards would likely have a much longer life expectancy, (say 50 years), with ongoing maintenance and some minor renovation. The cost to benefit ratio over the Life Cycle of a given building appears significant.

In addition, the 65% number is one that has served as a benchmark on a variety of similar projects nationally. This includes education and other types of facilities. This value, or ratio, has also been employed by other states in the assessment of school facilities.

The committee recognizes that each situation must be evaluated independently and that there may be other factors to consider, such as historical significance, building location, and potential for functions other than those originally intended. It is emphasized that this would be a recommendation only and was not reported on a school-by-school basis in the final report because there are many other variables when determining whether a school should be replaced including further structural analysis and historical value. The ultimate disposition of a building should be determined after further analysis and master planning of the school district.

School districts should dedicate 9% of their operating expenditures exclusively for custodial/maintenance operations. The custodial/maintenance expenditure for the national median school district is 7.7% of total district expenditures for the 2003-2004 school year. This is down from the highest percentage expenditure over the last 10 years (1997) of 9.59 percent. The reductions of the last several years indicate that custodial/maintenance expenditures are being deferred because of revenue shortfalls. School districts may carry forward small amounts of this required expenditure for future maintenance obligations. This allowance excludes capital improvements and insurance premiums. It is recommended that dedicated funding must be provided at the above described levels, or Section Three of the Arkansas School Facility Manual cannot be implemented. In the 2003-2004 school year this would have equated to 109 million dollars additional expenditures for local school districts in Arkansas. This amount of deferred maintenance is a key element driving the cost of current deficiencies and repairs.

Mandate VI: *Recommend the cost of an adequate school facility in Arkansas*



The public educational facility needs in Arkansas are composed of three major variables: facility condition; educational suitability; and enrollment growth.

Facility Condition: is the state of repair of the building infrastructure. Facility condition takes into consideration all of the building systems from roofs and windows to electrical and mechanical systems. For comparison purposes a Facility Condition Index was developed (see above). Facility condition cost is the cost of correcting all existing deficiencies and the replacement of all systems that have exceeded their life expectancy based on established standards.

Educational Suitability: is based on having adequate space to support the educational program. Educational suitability cost is the cost of bringing a school up the required square footage based on the space standards for educational programs. For example: If an elementary school has an enrollment of 500 students, the space standards call for a school of 63,500 S.F. If the existing school has only 50,000 S.F., the suitability cost would be based on multiplying 13,500 S.F. by the cost per S.F. based on the new construction cost model.

$$\text{Educational Suitability Cost} = [\text{S.F. required} - \text{S.F. existing}] \times \$ \text{ per S.F.}$$



Enrollment Growth: addresses the projected school enrollment for the next five and ten years.

The cost for new construction is typically based on a new construction cost model. For the purposes of the study, the cost was a range of \$94.31 to \$108.93 per square foot based on the size, type, and location of the building. Through the involvement of the Format & Values Committee, which was composed of industry experts in school construction in Arkansas, cost estimates were developed using RS Means, a highly recognized national estimating system, as well as a regional Arkansas index that was developed to address cost variations by region of the State.

Building condition costs, depending on the system or deficiency, were calculated on unit costs, area costs, and in some cases square foot costs.

Mandate VII: *Recommend a method of funding the cost of adequate and substantially equal school facilities.*

The Funding Committee will prepare and present various options for financing of school construction projects to the Joint Committee on Educational Facilities in mid-December 2004.

Mandate VIII: *Recommend a system or method to assess, evaluate, and monitor the school facilities across the state to ensure that adequate facilities and substantially equal facilities are, and will continue to be provided for Arkansas' school children.*

The Task Force submits the following findings and recommendations to the Joint Committee on Educational Facilities to ensure that adequacy and substantial equality in educational facilities will be maintained.

- **Activate the Arkansas Division of Public Schools Academic Facilities to be included within the Arkansas Department of Education.**

The State of Arkansas currently does not have the capacity to develop, implement and manage a statewide school facility program. It is recommended that new programs for the renovation and construction of schools be developed and procedures established in order to determine funding mechanisms, maintain databases, monitor the maintenance plan and expenditures, and structure communications.

- **Establish a State Educational Facilities Oversight Committee.**

It is proposed that the State Educational Facilities Oversight Committee be an advisory committee that would report to the State Board of Education. The purpose of the Oversight Committee would be to assist the new educational facilities division in developing programs to meet the State school facility needs and to provide oversight and accountability to ensure that funds are appropriately invested, and that local strategic facilities master plans are met on a timely basis.

- **The State of Arkansas establishes an ongoing uniform process for collecting, inventorying, and updating facility information.**

The status of school facilities is constantly changing. New schools and additions are being constructed, new deficiencies occur. It is important keep the information on school facilities up to date as possible to have a current inventory of school facilities.

- **Adopt statewide educational facility standards and guidelines.**

Standards are needed to guide the planning, design, construction and maintenance of school facilities in the State of Arkansas. To ensure equity and uniform quality of educational facilities throughout the State, standards and guidelines are required. Utilizing appropriate standards and guidelines will ensure that students, regardless of where they live, will attend



comparable and adequate educational facilities. The Educational Facilities Standards Committee has drafted the Arkansas School Facility Manual to assist in this effort.

- **Develop a State program for school facility construction.**

Currently, school construction is primarily a local school district responsibility. The Task Force proposes a State program be established which is a shared responsibility between the State and local school districts. The Task Force recommends that there should be greater involvement by the State to ensure equity and quality of school facilities.

- **Review and Update the Arkansas School Facility Manual on an annual basis.**

The Arkansas School Facility Manual needs to be a living document that is kept current with the best educational and school construction practices, as well as allowing for new and improved systems and materials. The Division of Public School Academic Facilities shall be responsible for overseeing the update with guidance from the State Oversight Committee.

- **The Division of Public School Academic Facilities must report annually on the state of condition of educational facilities statewide.**

The Arkansas Division of Public School Academic Facilities must establish and implement a standardized reporting method and format to support the development of an annual report establishing the current state of condition for all school facilities within the state. This state of condition must be reported in the same format as the existing twelve (12) building systems that are currently defined in this final report.

- **The Division of Public School Academic Facilities must provide an annual report and forecast of ongoing facilities projects.**

The Division of Public Schools Academic Facilities must provide an annual statewide report of committed improvement projects along with a three (3) year rolling forecast of planned construction, renovation, improvement, and heavy maintenance activities.

- **Maintain a public access website.**

The Arkansas Division of Public School Academic Facilities shall maintain a website that will be available as a public access for all current reports, calendars, facility reports, and other pertinent information on a continuing basis.



Statewide District Facility Statistics

School/Campus Data

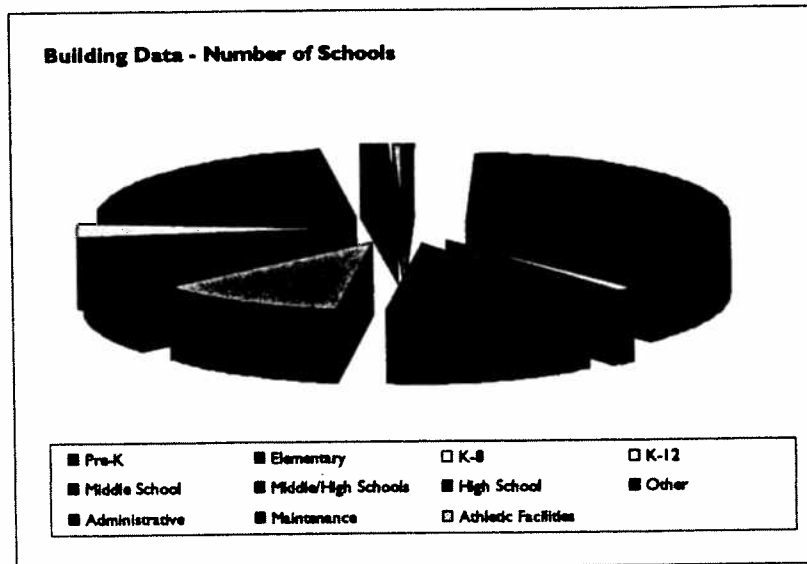
The following table indicates baseline data by school or campus by school type. There are 1,205 schools and 5,766 school related permanent buildings in Arkansas that support 451,040 students in 254 school districts. The largest number of buildings house elementary school programs. High schools are typically larger in square footage and often a single school is composed of multiple buildings.

Number of Schools

School/Facility Type	Schools	Permanent Buildings
Pre-K	10	24
Elementary	585	1,631
K-8	17	54
K-12	5	30
Middle School	202	685
Middle/High Schools	191	1,245
High School	143	1,003
Other Schools	52	109
Administrative/Maintenance/Athletic		985
Total	1,205*	5,766



*Includes new schools not opened as of 2003-04 school year, schools located within schools, and schools without enrollment.





Building Data

Every building located within a school district has been identified as and classified by one of the following facility types. The table below summarizes the number of facility types and the total square footage.

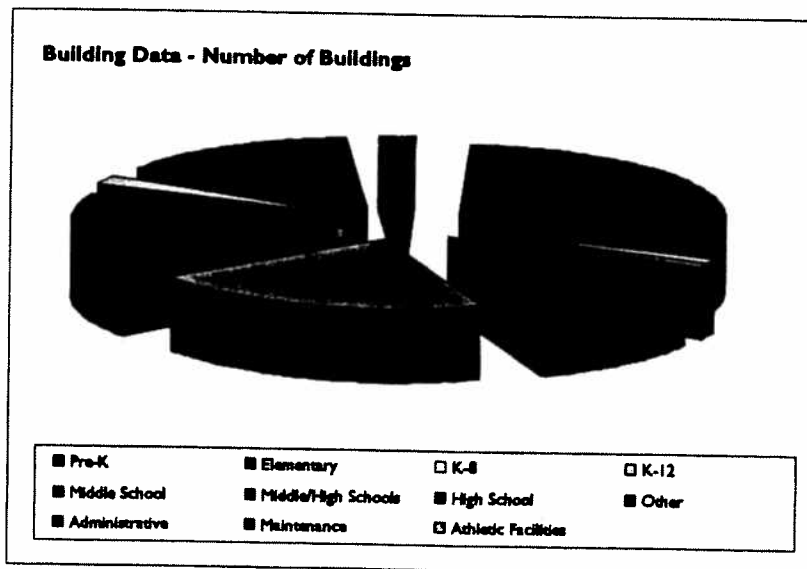
There are 6,569 permanent buildings with a total of 85.3 million square feet. There are also 803 temporary buildings which are often portable buildings that may be used as classrooms or support space.

Facility Information (Permanent and Temporary)

School/Facility Type	# of Schools	# of Buildings	Sq Ft
Pre-K	10	31	324,424
Elementary	585	1,991	28,500,353
K-8	17	76	851,865
K-12	5	36	397,637
Middle School	202	773	15,984,856
Middle/High Schools	191	1,345	13,075,714
High School	143	1,101	19,670,656
Other	52	124	1,374,277
Administrative	331	1,007	4,408,855
Maintenance	25	60	521,613
Athletic Facilities	10	25	235,696
Total	1,571	6,569	85,345,946
School Only Area	1,205*	5,477	80,179,782
Temporary Buildings		803	915,013



*Includes new schools not opened as of 2003-04 school year, schools located within schools, and schools without enrollment.





Age of Buildings

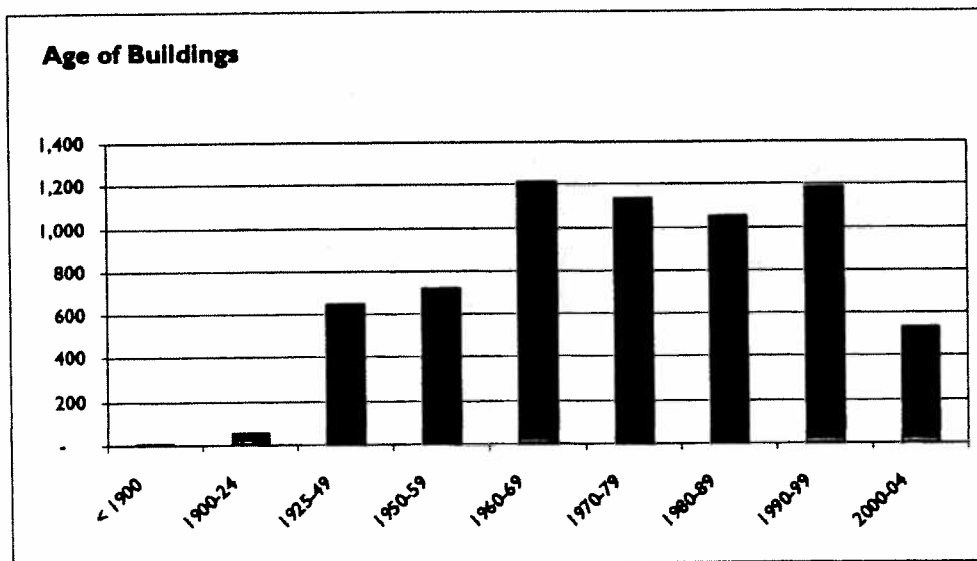
The chart below provides the information on the age of school buildings in the state of Arkansas. 40.2% of the buildings were constructed prior to 1970 or are 35 years of age or older. A large number of buildings constructed during the post World War II baby boom of the 1950's and 1960's. A resurgence of new buildings was constructed after 1990 as a result of what is often referred to as the echo boomlet.

Many buildings were constructed prior to the focus on energy conservation, prior to the advent of the modern day technology and prior to the inclusion of many special needs students. The life expectancy of most buildings systems is less than 40 years.



Age of Buildings

School/Facility Type	Number of Buildings									Total
	< 1900	1900-24	1925-49	1950-59	1960-69	1970-79	1980-89	1990-99	2000-04	
Pre-K				4	10	10	4	2	1	31
Elementary Schools	6	15	156	262	377	326	312	369	168	1,991
K-8 Schools		3	8	11	13	14	15	6	6	76
K-12 Schools			7	1	6	8	5	9		36
Middle Schools		4	66	130	140	106	118	144	65	773
Middle/High Schools		3	184	118	225	255	218	221	121	1,345
High Schools		4	58	76	239	206	166	239	113	1,101
Other/Alternative Schools		3	19	13	17	24	22	21	5	124
Administrative Facilities	1	21	138	102	168	173	185	160	59	1,007
Maintenance/Transportation		1	11	5	13	16	2	12		60
Athletic Facilities					6	3	6	8	2	25
Total	7	54	647	722	1,214	1,141	1,053	1,191	540	6,569





Square Feet per Student

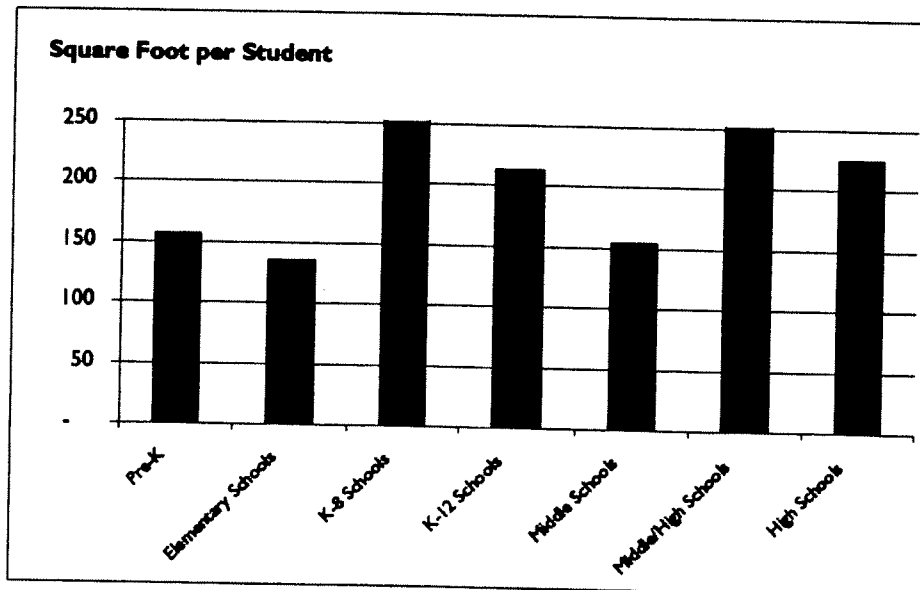
There is a wide range in the space available per student in the state of Arkansas based on type. This ranges from 134 square feet per student to 266 square feet per student.

Typically, the square feet per student at the high school level is greater than the elementary level. This is consistent with national norms with more specialized spaces such as science laboratories and spaces supporting vocational education.

Square Feet per Student

School Type	# of Schools	# of Students	Total Sq Ft	Sq Ft/ Student
Pre-K	10	2,068	324,424	157
Elementary Schools	585	210,028	28,500,353	136
K-8 Schools	17	2,557	851,865	333
K-12 Schools	5	1,860	397,637	214
Middle Schools	202	103,446	15,984,856	155
Middle/High Schools	191	47,341	13,075,714	276
High Schools	143	87,221	19,670,656	226
Other/Alternative Schools	52	740	1,374,277	
Total	1,205*	455,261	80,179,782	176

*includes new schools not opened as of 2003-04 school year, schools located within schools, and schools without enrollment.





School Size

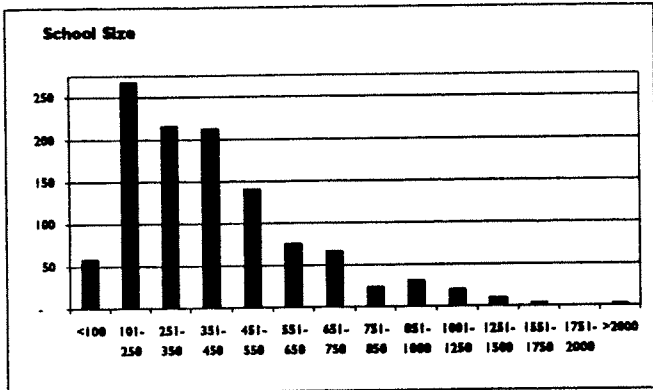
The following table and graph state the number and percentage of schools in Arkansas by size of enrollment. 79.5% of schools in Arkansas have less than 550 students enrolled.

Size of Schools

Enrollment	# of Schools	%
<100	58	5.15%
101-250	268	23.80%
251-350	216	19.18%
351-450	212	18.83%
451-550	140	12.43%
551-650	75	6.66%
651-750	66	5.86%
751-850	24	2.13%
851-1000	31	2.75%
1001-1250	20	1.78%
1251-1500	10	0.89%
1551-1750	4	0.36%
1751-2000	-	0.00%
>2000	2	0.18%
Total	1,126	

Note: # of Schools does not include 27 new schools with no enrollment.

Note: Does not include other/alternative



The following tables and graphs illustrate the number of students per district as well as the number of schools within a district. Fifty-two percent of the school districts have fewer than 1,000 students, and 51% of the districts have fewer than five school campuses. Fifty-five districts are over 2,000, students and only 2 districts have over 30 school campuses.

Size of Districts

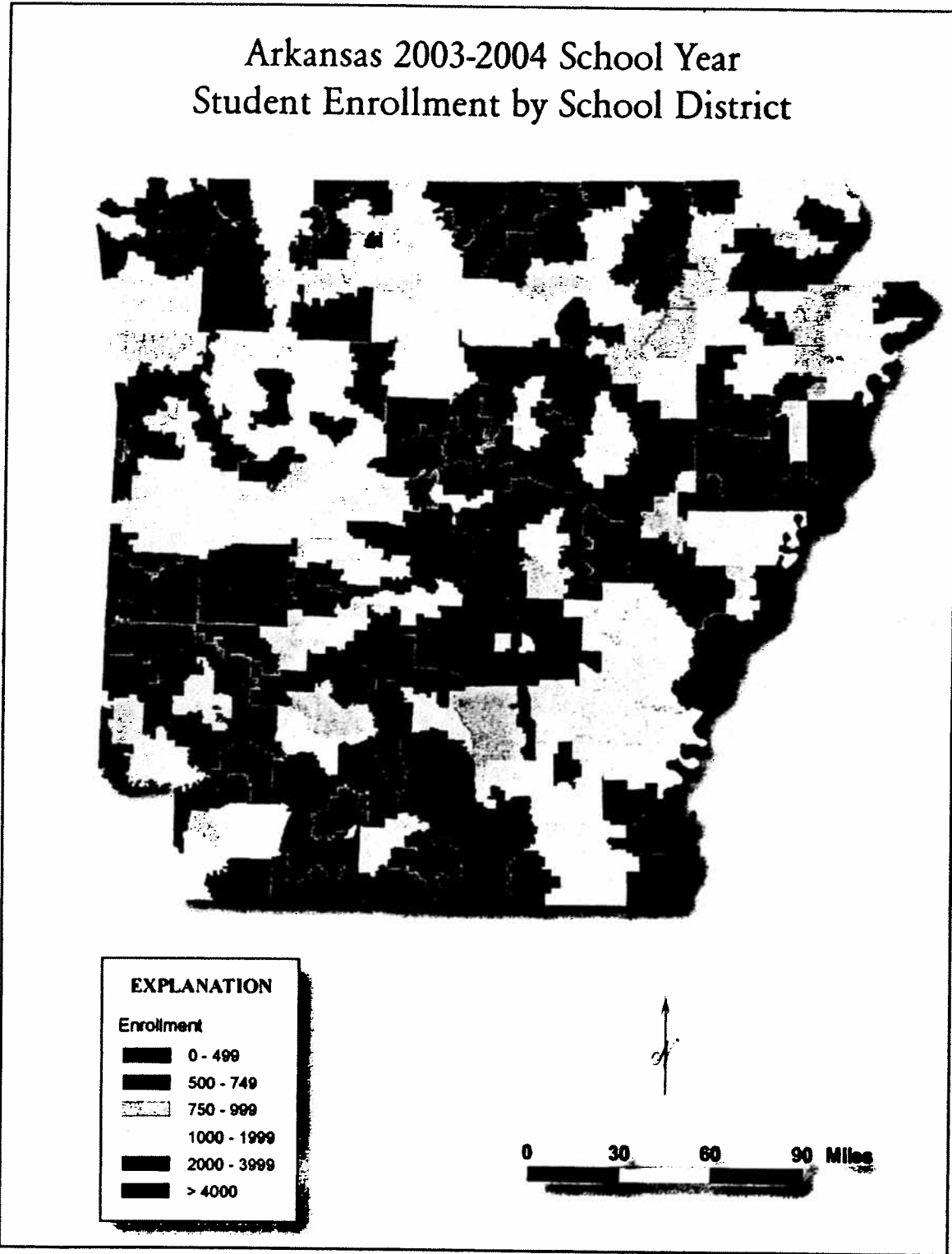
Enrollment	# of Districts	%
350-450	28	11.02%
451-550	21	8.27%
551-650	25	9.84%
651-750	21	8.27%
551-750	18	7.09%
851-1000	19	7.48%
1001-1250	27	10.63%
1251-1500	16	6.30%
1551-1750	14	5.51%
1751-2000	10	3.94%
2001-3500	29	11.42%
>3500	26	10.24%
Total	254	

Schools per District

# of Schools	# of Districts
1-4	129
5-9	92
10-19	26
20-29	5
30+	2
Total	254

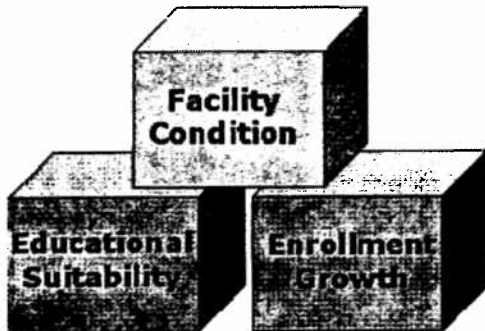


The following map illustrates school districts by size of enrollment as of the 2003-04 school year.





Facility Condition



The public educational facility needs in Arkansas are composed of three major variables:

Facility Condition is the state of repair of the building infrastructure. Facility condition takes into consideration all of the building systems from roofs and windows to electrical and mechanical systems.

Educational Suitability is based on having adequate space to support the educational program.

Enrollment Growth addresses the projected school enrollment for the next five and ten years.

The facility condition cost includes the cost of bringing all schools to current codes and standards. This is a process that will likely require ten or more years to accomplish.

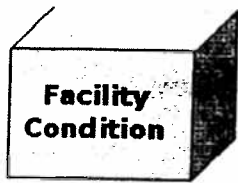
Nearly all schools in Arkansas were constructed prior to current building codes and standards. Over half of the schools are 40 years or older. Since that time, there have been new codes and standards published for virtually every building system ranging from air quality and air conditioning to technology and fire and safety.

Although there is a cost associated with rectifying every building according to current codes and standards, this does not mean that all schools need massive and immediate repairs and renovations. Rather, this provides an understanding of the effort it would take to bring all facilities up to the same standard.



At the same time, the facility condition information does provide:

- comparative analysis of building conditions
- approximate cost to address the facility conditions of all buildings in the State of Arkansas
- understanding of which buildings are in the worse conditions that might be slated for more immediate focus



Facility condition costs, depending on the system or deficiency, were calculated on unit costs, area costs, and in some cases square footage costs.

Facility Condition consists of two variables. The first is **Current Deficiencies**. Deficiencies include any items that require repair as identified by the assessment teams. This might include the need for new flooring, replacement of carpets, or problems associated with wiring.

The second variable is **Year Zero Lifecycle**. Included in this category are systems, identified by the assessors based on their age, which have expired. For example, a building was constructed in 1960 and the windows have not been replaced. Even though the windows may not be leaking today, based on their life expectancy, the windows should be replaced now or in the near future. This cost is driven up primarily because of the age of the buildings. Forty percent of all the school facilities in Arkansas are over 35 years old. Most building systems have a lifecycle of 15-40 years depending on the particular system.

In this report, the **Facility Condition** was defined as the sum of the **Current Deficiencies** and the **Year Zero Life Cycle**. Furthermore, each Building Condition Cost was identified and further classified according to repair priority, and deficiency category. The Assessment Program for Performance Learning Environments [A.P.P.L.E] system defines priorities as follows. These priorities have been established based on health, safety, and comfort issues, which impact the ability to operate the building.

Priority 1 Mission Critical Concerns

These issues are considered deficiencies or conditions that directly affect the school's ability to remain open, or deliver the educational curriculum. These deficiencies typically include items related to building safety, accessibility codes, severely damaged or failing building components and other items that require near term correction. These are also deficiencies that are currently contributing to further degradation of other building components. These are primarily systems and conditions that have failed.

Priority 2 Concerns with an Indirect Impact to the Educational Mission

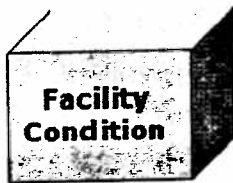
Items found, that if not addressed in the near term, may progress to a Priority 1 item. These include poor roofs that, if they deteriorate further, will cause deterioration of integral building systems, HVAC and plumbing issues that may render the building unusable if not addressed, and other items that require repair in order to keep the facility in appropriate operating condition. These are systems that are at risk of failing possibly within the year.

Priority 3 Short Term Conditions

These items are necessary to the mission of the school, but may not require immediate attention. These items should be considered as necessary improvements requiring incorporation in order to maximize efficiency and usefulness of the facility. Priority 3 items include site improvements and improvements to other important systems. Priority 1, 2, and 3 deficiencies may be referred to as those items needing correction in order to keep the facility "safe, dry and healthy".

Priority 4 Long Term Requirements

These items or systems are likely to require attention within the next five years, or would be considered an enhancement to the instructional environment. The enhancements may be aesthetic or may provide greater functionality. Examples include cabinets, finishes, paving, removal or abandoned equipment, and educational enhancement associated with special programs.



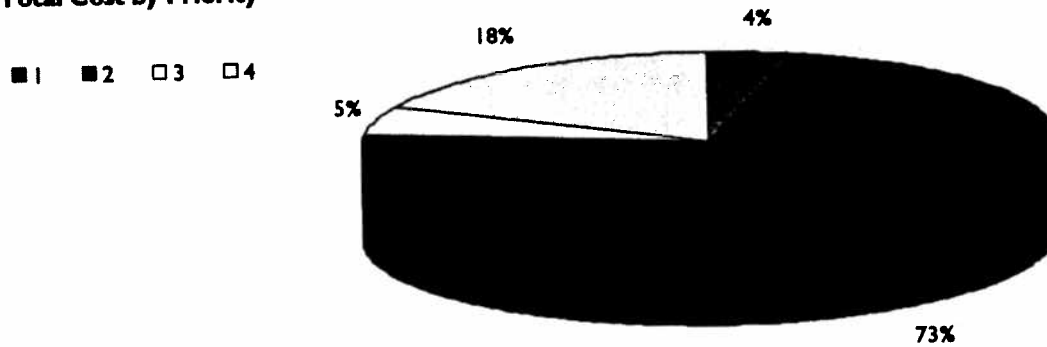
Priority Costs

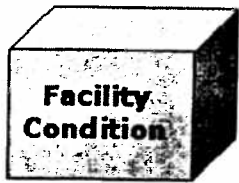
The following table summarizes deficiencies by priority and reflects current deficiencies and year zero Life Cycle costs. The priority 1 & 2 costs might provide the best indicator of the level of short-term funding that may be required.

Statewide Crosstab by System by Priority

Building System	Facility Condition Priority				Total
	1 Mission critical I.e. Health & Safety	2 Impact Functioning of School I.e., Mechanical, Electrical, HVAC	3 Short Term Conditions I.e. Finishes, Site Improvements, etc.	4 Least Critical I.e. Program Enhancement, Aesthetics	
Site	\$ 184,644	\$ 101,208,940	\$ 10,572,590	\$ 159,472,540	\$ 271,438,714
Roofing	\$ 2,785,459	\$ 145,550,930	\$ 871,097	\$ 33,529	\$ 149,241,015
Exterior	\$ 1,894,606	\$ 144,128,160	\$ 72,842	\$ 843,922	\$ 146,939,530
Structure	\$ 25,528	\$ 30,117,188	\$ 3,920	\$ 144,376	\$ 30,291,012
Interior	\$ 4,433,088	\$ 279,402,460	\$ 37,796,904	\$ 10,505,409	\$ 332,137,861
HVAC	\$ 855,228	\$ 549,728,640	\$ 12,549,026	\$ 10,903,996	\$ 574,036,890
Plumbing	\$ 7,112	\$ 198,124,720	\$ 37,194	\$ 8,271,339	\$ 206,448,365
Electrical	\$ 1,494,351	\$ 120,615,670	\$ 180,188	\$ 10,209,332	\$ 132,499,541
Technology	\$ -	\$ 894,678	\$ 7,676,782	\$ 19,656,378	\$ 28,227,838
Fire and Safety	\$ 57,466,968	\$ 53,924,676	\$ 17,554	\$ 38,353	\$ 111,447,551
Specialties	\$ 17,520,008	\$ 50,319,636	\$ 40,860,896	\$ 186,799,600	\$ 295,500,140
Total	\$ 86,666,992	\$ 1,674,015,698	\$ 110,638,993	\$ 406,878,774	\$ 2,278,200,457

Total Cost by Priority



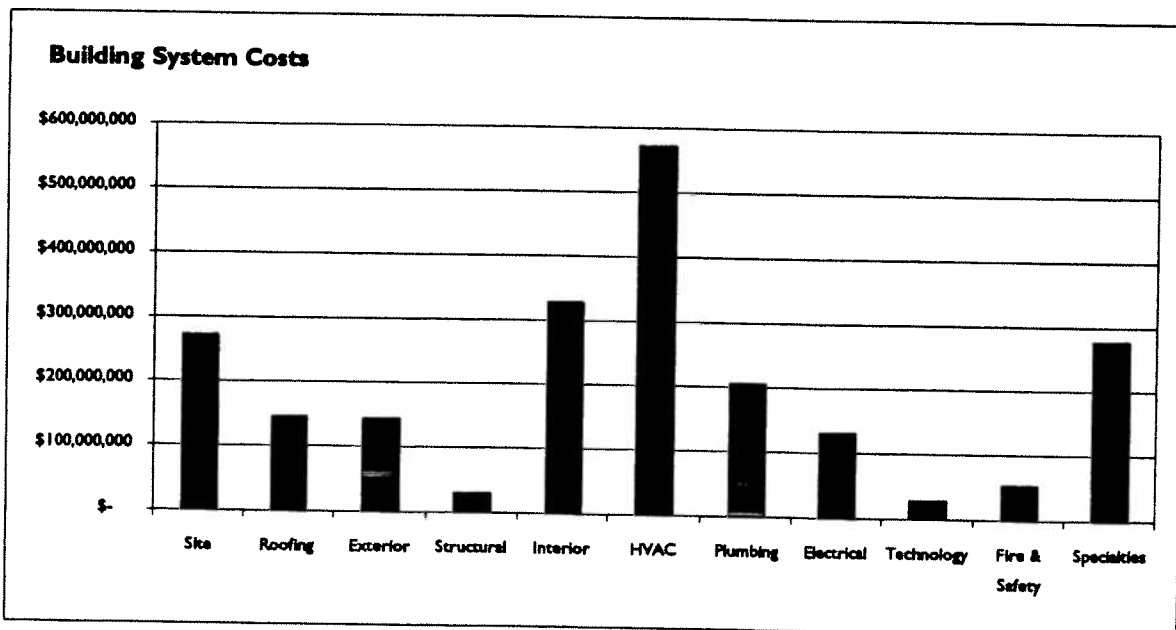
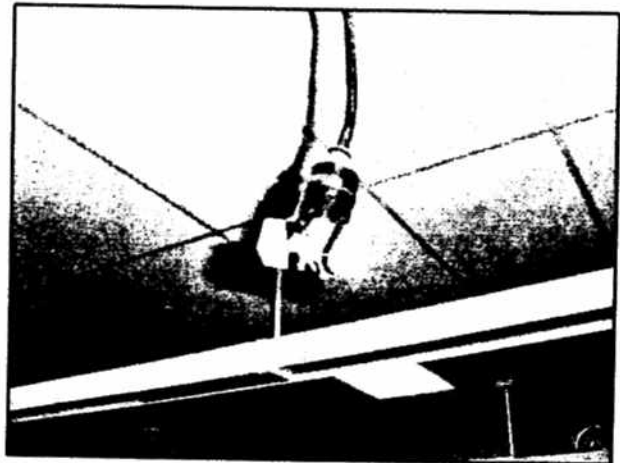


System Costs

The following table and graph illustrate statewide facility condition costs by system. The most costly item for repair is HVAC, followed by fire and safety systems and site issues.

Statewide Cost By Building System

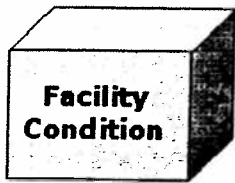
Building System	System Cost
Site	\$ 271,438,714
Roofing	\$ 149,241,015
Exterior	\$ 146,939,530
Structural	\$ 30,291,012
Interior	\$ 332,137,861
HVAC	\$ 574,036,890
Plumbing	\$ 206,440,365
Electrical	\$ 132,499,541
Technology	\$ 28,227,838
Fire & Safety	\$ 111,447,551
Specialties	\$ 295,500,140
Total	\$ 2,278,200,457





Each building system and subsystem has an expected life based on historical performance of similar systems, construction materials, and methods. Estimated Life Cycles for building systems will vary depending on classification and type of material. For example, the life expectancy of a shingle roof is shorter than the life expectancy of a metal roof. The following chart identifies the systems and subsystems included for the statewide assessment and a typical life expectancy for each. The A.P.P.L.E database defines many more systems based on construction material.

Life Cycle Systems Table		Estimated Life
1 Site	Sidewalks	
	Canopies	
	Parking Surface	
	Fencing	
	Playgrounds & Phys. Ed Equip.	
	Site Equipment	
2 Roofing	Roofing Systems	
3 Exterior	Window Systems	
	Other Wall Systems	
	Exterior Painting	
	Exterior Doors	
4 Structural	Foundation Systems	
	Wall Systems	
5 Interior	Carpet	
	Vinyl or Sport Flooring	
	Wood Flooring	
	Concrete	
	Ceramic Tile	
	Other Flooring	
	Quarry Tile	
	Terrazzo	
	Interior Paint and Wall Finishes	
	Ceilings - Suspended Tiles	
	Ceiling Grid System	
	Ceilings - Non-Suspended, No Tiles	
	Interior Doors and Frames	
Door Hardware		
6 HVAC	Cooling - Packaged Units	
	Cooling - Air Handlers	
	Cooling - Fan Coils	
	Cooling - Chillers	
	Cooling - Thermal Storage	
	Cooling - Piping	
	Cooling Towers	
	Heating - Packaged Units	
	Heating - Furnace	
	Heating - Radiant Heaters	
	Heating - Boilers	
	Heating - Piping	
	Heating - Fan Coils	
Cool Storage Tanks		
Controls		
Ductwork, Air Terminals, Dampers		
7 Electrical	Electrical Service	
	Electrical Distribution	
	Lighting Fixtures	
	Emergency Lighting	
	Emergency Generator	
8 Plumbing	Sanitary Sewer	
	Domestic Water Piping System	
	Faucets and Fixtures	
	Backflow Preventers	
9 Fire & Safety	Fire Alarm	
	Fire Sprinkler System	
	Security System	
	Closed-Circuit TV System	
10 Technology	Public Address and Intercom	
	Computer Technology Infrastructure	
	Telephones	
11 Specialties	Beverers	
	Writing Surfaces	
	Fixed Cabinetry	
	Fixed Laboratory Equipment	
	Fixed Equipment	
	Movable Partitions (Partitions)	
Lockers (Refrish)		
Stage Equipment		



Facility Condition Index [FCI] is an index that compares the cost to repair the facility conditions to the cost of replacing the facility with same amount of square footage. The index is on a scale of 0-100 percent. The higher the percentage, the closer to the cost to renovate the building is to the cost to replace the building. The lower percentage indicates the better the condition of the building. The higher the percentage indicates the poorer the condition.

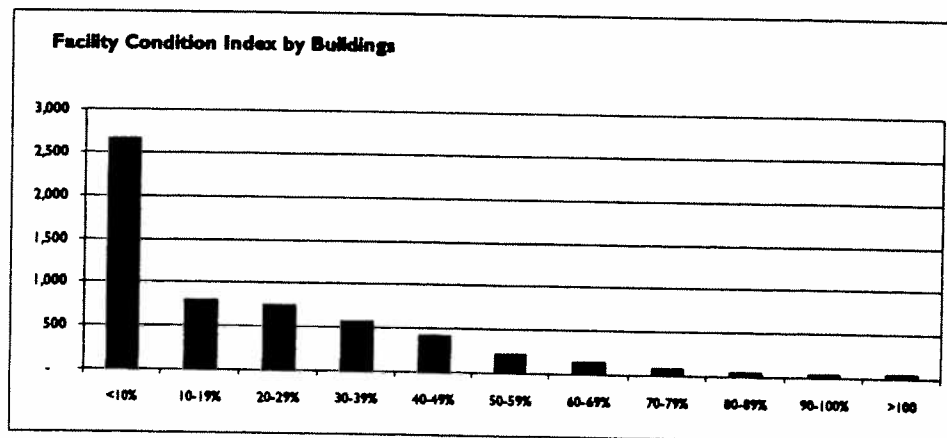
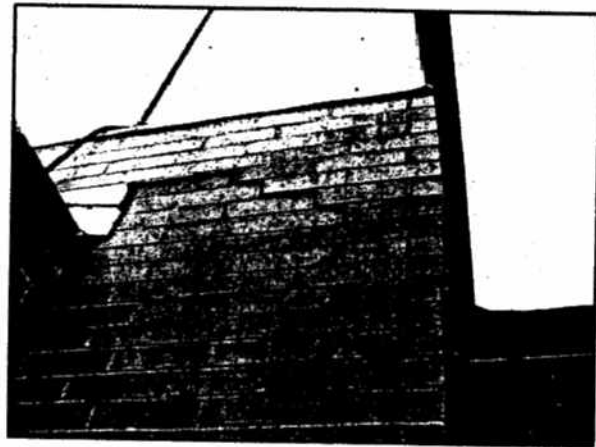
The cost for new construction is typically based on a cost per square foot model. For the purposes of the study, the cost was based on an average of \$101.62 per square foot. Through the involvement of the Format & Values Committee, which was composed of industry experts in school construction in Arkansas, cost estimates were developed using RS Means, a highly recognized national estimating system, as well as a regional Arkansas index developed to address costs by region of the State.

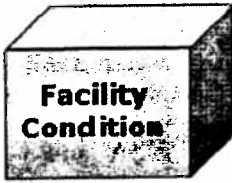
The table and graph below demonstrates that 4,207 buildings have an FCI of less than 30 percent. Even though these buildings still have facility needs, they would be considered to be in relatively better condition.

On the other end of the spectrum, approximately 566 buildings have an FCI of 50% or greater, which would suggest these buildings are in need of major renovation or replacement.

Statewide Facility Condition Index (FCI)

FCI	Buildings
<10%	2,660
10-19%	798
20-29%	749
30-39%	569
40-49%	424
50-59%	218
60-69%	144
70-79%	76
80-89%	51
90-100%	33
>100	44
Total	5,766





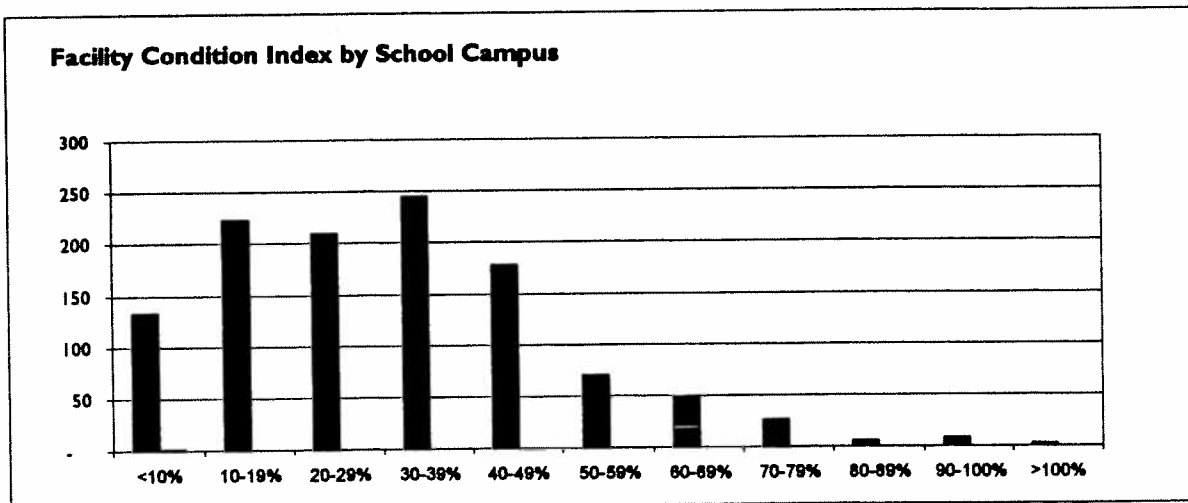
This information can also be viewed by school campus. Keep in mind, one school campus can be composed of several individual buildings. For example, one building may have been constructed in the 1950's and another constructed in the 1970's. This number would total the cost of repairing all of the buildings located on one campus and compares that to the cost of replacing all of the buildings on that campus. The chart and graph below indicate the FCI based on school campus.

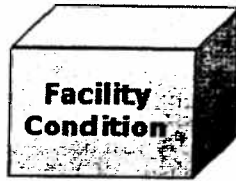
Statewide Facility Condition Index (FCI)

FCI	Schools
<10%	133
10-19%	224
20-29%	210
30-39%	245
40-49%	178
50-59%	71
60-69%	48
70-79%	27
80-89%	6
90-100%	9
>100%	2
Total	1,153



Note: Chart excludes Other/Alternative Schools

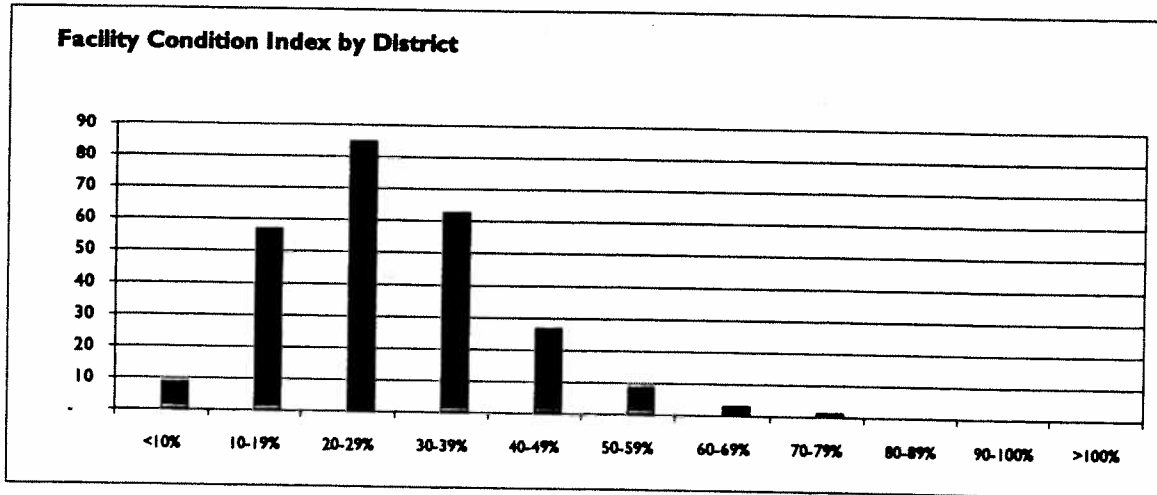
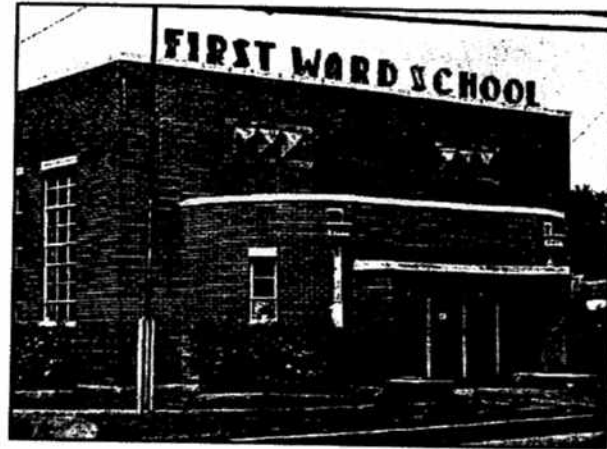




This information can also be viewed by school district. Again, one school campus can be composed of several individual buildings constructed in different years. This number would total the cost of repairing all of the campuses and comparing that to the cost of replacing all of the buildings within a school district. The chart and graph below indicate the FCI based on school district.

FCI	Districts
<10%	9
10-19%	57
20-29%	85
30-39%	63
40-49%	27
50-59%	9
60-69%	3
70-79%	1
80-89%	-
90-100%	-
>100%	-
Total	254

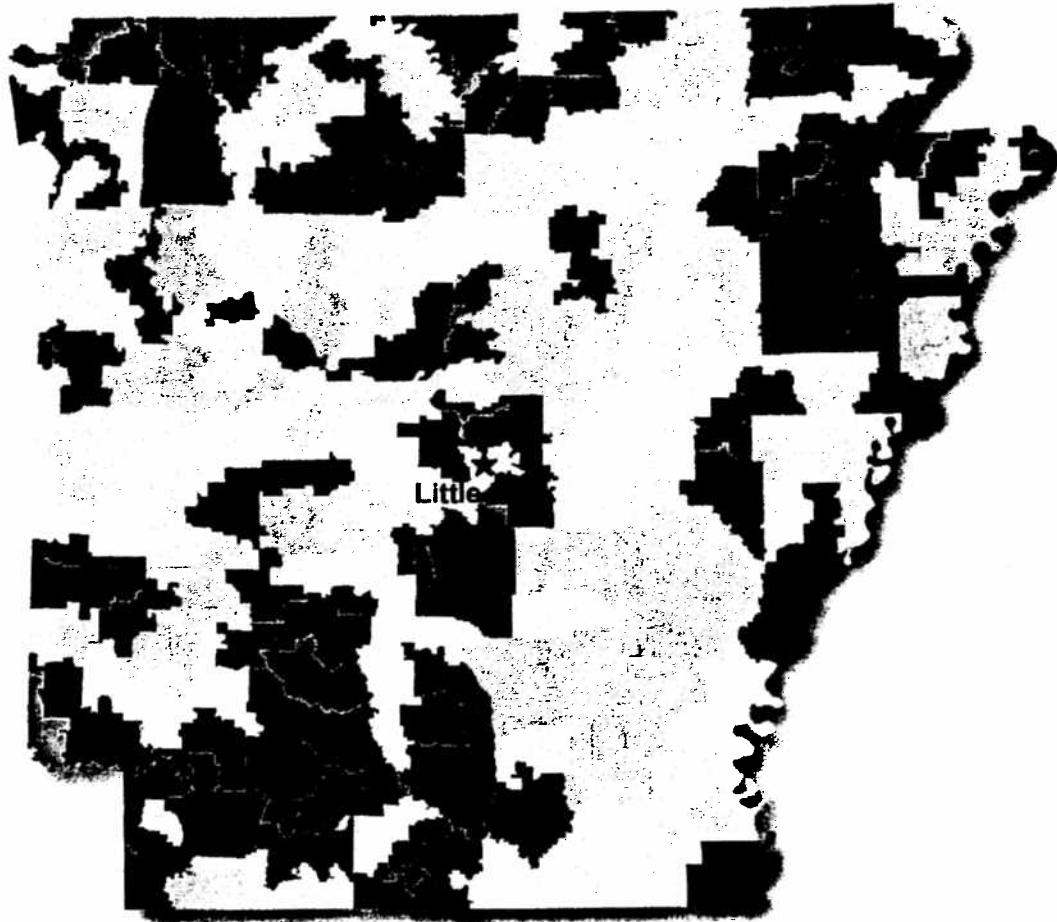
Note: Chart excludes Other/Alternative Schools



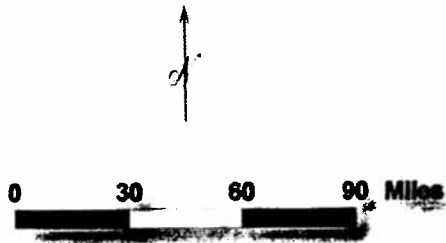


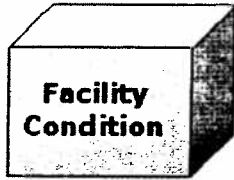
The following map illustrates total FCI by District. This number compares the total cost to repair all of the buildings located within a district to the cost to replace all the buildings in that district.

Arkansas 2003-2004 School Year Facility Condition Index by School District



EXPLANATION	
Facility Condition Index -in percent	
	> 49.99
	40 - 49.99
	30 - 39.99
	20 - 29.99
	10 - 19.99
	0-9.99





The difficulty in providing clear estimates is that solutions for each school will vary from building to building. For example, in one building it may be a matter of repairing roof; in another building, it may be an issue of replacing the roof. In other cases, it may be more appropriate to replace the building itself. Some schools may be composed of a half dozen or more separate buildings, all constructed at different times. Decisions will need to be made regarding replacement, repairs and their phasing.

To provide an understanding of the comparisons from school to school, use the FCI. To gain an understanding of the longer term costs use the total facility condition costs. To gain an understanding of the shorter-term costs, use the priority 1 & 2 costs.

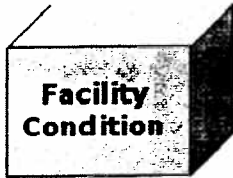
Future Life Cycle Costs

The life cycle forecasting concept is that buildings systems expire at different times and these times are reasonably predictable. Therefore, the need to replace a roof in 20 years can reasonably be predicted. By using escalated cost factors and the size of the roof, the cost of replacement can be estimated. This concept can be applied across several building systems to generate a total average demand for long-term capital renewal dollars. For a building that is designed to last 40 to 50 years overall, the average annual expenditure would be approximately 2-3% of the replacement value per year. Of course, this amount is not a flat line amount for each building as systems expire at different times, and many systems are replaced numerous times over the course of the building's life.

The relationship between current deficiencies and life cycle capital renewal forecasts is difficult to reconcile. Since many of the life cycle forecast needs have not yet failed, a deficiency has not been recorded. On the other hand, the current life cycle requirement will have items that have already been identified and are slated for repair. Therefore, the approach used was to look at the year zero life cycle forecast and incorporate that number into the building condition cost. For all current deficiencies that are life cycle related, i.e., the replacement of roofing or HVAC systems, an adjustment was made to avoid double counting in both the current deficiencies listing and the current life cycle forecast.

Future Life Cycle Costs (Unescalated)

Building System	Current Conditions	Cost per Square Foot	Year					Total Life Cycle	Total 5-Year Need
			2005	2006	2007	2008	2009		
Site	\$ 271,438,714	\$ 3.18	\$ 12,382,719	\$ 14,307,908	\$ 24,597,882	\$ 11,484,310	\$ 88,982,408	\$ 151,735,287	\$ 423,194,101
Roofing	\$ 149,241,015	\$ 1.75	\$ 15,728,260	\$ 24,743,420	\$ 33,214,766	\$ 15,935,772	\$ 77,636,560	\$ 167,258,778	\$ 316,499,793
Exterior	\$ 146,939,530	\$ 1.72	\$ 8,464,330	\$ 13,108,579	\$ 16,868,910	\$ 6,792,093	\$ 36,823,144	\$ 82,057,056	\$ 228,996,584
Structural	\$ 30,291,012	\$ 0.35	\$ 412,442	\$ 1,707,644	\$ 1,650,494	\$ 2,817,068	\$ 3,734,468	\$ 10,324,116	\$ 40,615,128
Interior	\$ 332,137,861	\$ 3.89	\$ 32,281,274	\$ 66,318,836	\$ 92,303,488	\$ 74,660,760	\$ 209,748,192	\$ 475,312,550	\$ 807,450,411
HVAC	\$ 574,036,890	\$ 6.73	\$ 5,003,071	\$ 7,234,601	\$ 7,787,295	\$ 4,098,460	\$ 16,206,038	\$ 40,329,461	\$ 61,436,351
Plumbing	\$ 204,440,365	\$ 2.42	\$ 4,946,820	\$ 8,386,658	\$ 9,155,235	\$ 4,923,955	\$ 16,123,137	\$ 43,533,804	\$ 249,976,169
Electrical	\$ 132,499,541	\$ 1.55	\$ 13,104,857	\$ 13,328,083	\$ 13,358,316	\$ 8,555,543	\$ 45,283,584	\$ 93,630,323	\$ 226,129,864
Technology	\$ 28,227,838	\$ 0.33	\$ 17,352,174	\$ 12,510,010	\$ 12,854,276	\$ 14,768,710	\$ 64,877,928	\$ 122,363,090	\$ 150,590,928
Fire & Safety	\$ 111,447,551	\$ 1.31	\$ 5,341,217	\$ 6,795,587	\$ 6,730,049	\$ 7,372,800	\$ 25,598,848	\$ 51,838,501	\$ 163,284,052
Specialties	\$ 295,500,140	\$ 3.46	\$ 2,746,610	\$ 4,327,198	\$ 5,523,942	\$ 2,580,164	\$ 18,423,268	\$ 33,601,202	\$ 329,101,342
Total	\$ 2,278,286,457	\$ 26.49	\$ 117,763,773	\$ 172,768,523	\$ 224,844,673	\$ 193,999,684	\$ 683,439,444	\$ 1,272,884,267	\$ 3,884,284,724



The cost associated with addressing Facility Conditions may include a wide range of dollars depending on the policies and programs which are established.

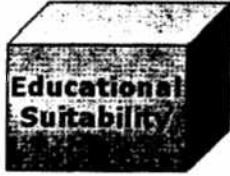
- If a building is to be fully renovated, the total cost of renovation is likely to be approximately the cost of the combination of Current Deficiencies and Year Zero of Lifecycle costs.
- If decisions are made where only the most critical repairs are to be made, it is likely to be approximately the costs of Priorities 1 and 2.

As the assessments are translated into a building program there are likely to be three or more major programs established. The actual cost will depend on the programs that are established.

1. **Building Replacement:** Once the repair cost of a building exceeds 65% of new construction, consideration might be given to replace the building. Exceptions may be made due to historical significance or other factors.
2. **Component Replacement:** This is selective improvement of building systems like a new roof, new electrical service or window replacement.
3. **Emergency Repairs:** This might include replacing a failed boiler or HVAC system in order for the building to function as a school.



Educational Suitability



A second major component of facility needs is having adequate space to support the educational program. Space requirements in education have changed significantly over the past forty years. Listed below are just a few changes in education that have resulted in the need for additional space.

- Inclusion of special education students who require smaller class sizes and specialized facilities for the physically impaired
- Kindergarten & Pre-Kindergarten programs
- Greater numbers of students with limited English proficiency
- Addition of computers and other technology
- Class size reduction [compared to 40 years ago]
- Cafeterias and gymnasiums
- Gifted and Talented programs
- Code requirements such as ADA restrooms, size of stairwells, corridors, air quality, etc.

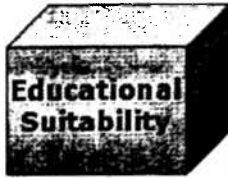
To determine educational suitability, the space requirements for comprehensive elementary, middle, high, and combination schools were identified. The spaces were determined based on the curriculum and class size guidelines of the State of Arkansas. The standards and guidelines were developed to provide an adequate educational program for all schools.

The types of spaces included program areas such as classrooms, science labs, art and music, computer lab, cafeteria, gymnasium, media centers, and workforce education. Provisions for administration, guidance, special education, tutorial areas and other program support areas were included. Square footage was provided for corridors and building services. Examples are listed on the following page.

The size of spaces was based on the number of students to be accommodated and program pedagogy. For example, in a classroom, students may be engaged in lecture, projects learning, small group interaction, and individualized education. At times, the instruction will be teacher-directed; at other times, it may involve students working with technology.

While developing the space requirements it was determined that there was a significant difference in the amount of space required based on size of enrollment and the type of school. The lower the enrollment, the more square footage per student was required. This may result, for example, when a regulation gym is required to be a certain size regardless of the enrollment of the school. In addition, smaller schools may still require items such as separate media centers and science labs where the efficiency of space is not realized.



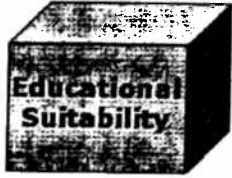


The Program of Requirements summary tables referenced below can be found in Section Two, Standards and Guidelines, Chapter 5 of the draft Arkansas School Facility Manual. The tables include examples of the instructional and support spaces that may be selected for inclusion in various sized Elementary Schools. In addition, a summary of a 425 student, K-5 elementary school is shown. Similar tables are included in Chapter 5 of the Standards and Guidelines, for middle, high, and combination schools.

EXAMPLE	200 Students	350 Students	550 Students	700 Students
	SF	SF	SF	SF
Grade Configuration: K-5				
Number of Students	200	350	550	700
Square Feet Per Student	182.07	131.24	128.76	127.98
Total Gross Square Feet Allowable	36,413	45,935	70,818	89,586
PROGRAM AREA				
E-AC Academic Core Spaces	12,950	17,800	26,300	34,350
E-SE Special Education Spaces	2,250	2,550	3,600	4,650
E-AD Administrative Spaces	2,710	2,860	4,015	5,525
E-MC Media Center Spaces	2,320	2,595	3,595	4,420
E-VA Visual Arts Spaces	0	0	1,425	1,450
E-MU Music Spaces	0	0	1,300	1,300
E-PE Physical Education Spaces	3,200	3,200	4,800	5,400
E-SD Student Dining Spaces	2,350	3,725	5,725	7,250
E-FS Food Service Spaces	1,125	1,450	2,200	2,750
E-CU Custodial Spaces	300	300	400	500
E-BS Building Services	6,511	8,052	12,212	15,355
Facility Total	33,716	42,532	65,572	82,950
Construction Factor	0.08	0.08	0.08	0.08
Gross Square Feet Developed	36,413	45,935	70,818	89,586

WORKSHEET

Enter Grade Configuration	K-5		
Enter Student Capacity	425		
Square Feet Per Student	129		
Total Gross Square Feet Allowable	54,825		
SELECT ONE <input checked="" type="radio"/> Single Story Building <input type="radio"/> Multistory Building			
Plus Vertical Circulation (for Multistory Buildings) Area Allowable	0		
Total Adjusted POR Gross Square Footage	54,825		
PROGRAM AREA			
	New SF	Existing SF	TOTAL SF
E-AC Academic Core Spaces	19,350	0	19,350
E-SE Special Education Spaces	2,550	0	2,550
E-AD Administrative Spaces	2,560	0	2,560
E-MC Media Center Spaces	3,058	0	3,058
E-VA Visual Arts Spaces	1,425	0	1,425
E-MU Music Spaces	1,300	0	1,300
E-PE Physical Education Spaces	4,250	0	4,250
E-SD Student Dining Spaces	4,488	0	4,488
E-FS Food Service Spaces	1,713	0	1,713
E-CU Custodial Spaces	350	0	350
E-BS Building Services	9,722	0	9,722
Facility Total	50,764	0	50,764
Construction Factor	0.08	na	na
Actual Gross Square Feet Developed	54,825	0	54,825
Adjusted Existing Area		0	-
Total Adjusted Gross Square Footage			54,825
Difference of SF developed from SF allowable			0



Suggested Square Feet per Student

The space requirements were translated into a square foot per student formula that was adjusted based on the school enrollment and type of school. The table below provides a comparison of the space requirements per student based on various sizes of enrollment.

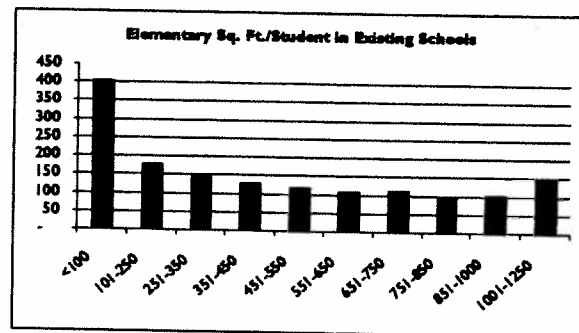
Elementary School		Middle School		High School	
Enrollment	SF/Student	Enrollment	SF/Student	Enrollment	SF/Student
200	182	200	200	250	268
350	131	350	140	500	196
550	128	550	128	1000	181
700	127	700	132	1500	170
				2000	163

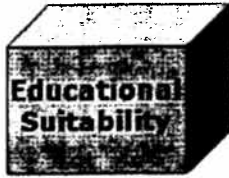
The reason smaller schools require more square feet per student is a result of space efficiencies. Although the sizes of core spaces, such as media centers and cafeterias, are reduced, they are still necessary spaces. There may be alternative ways to lower the square feet per student in smaller schools. Reducing the number of special program areas or incorporating different educational pedagogies like multi-age, grouping, and project-based learning rather than subject-based learning could create more efficiency of space.

The following tables describe the existing number of square feet per student at elementary, middle and high schools in Arkansas. There is a direct correlation between the school enrollment and the existing square feet per student.

Elementary Schools: Existing Square Feet Per Student

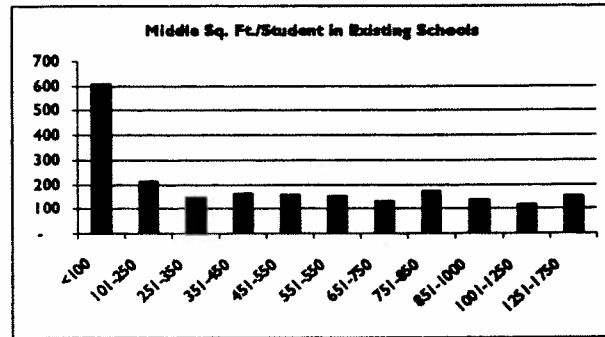
Enrollment	Total Enrollment	Total Sq Ft	Sq Ft/Student
<100	1,714	690,377	403
101-250	25,542	4,494,696	176
251-350	37,501	5,448,501	145
351-450	50,848	6,547,099	129
451-550	45,026	5,255,877	117
551-650	20,431	2,326,459	109
651-750	19,602	2,171,536	111
751-850	5,525	528,999	96
851-1000	4,439	450,210	101
1001-1250	1,101	164,024	149
Total	211,749	27,977,778	





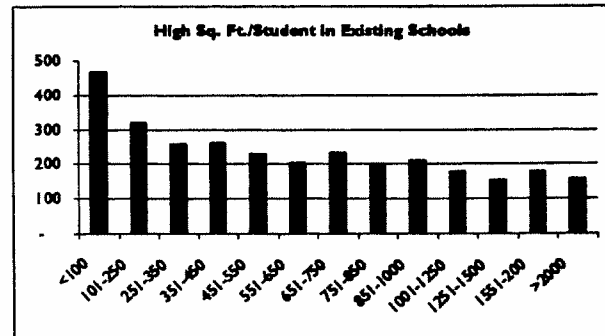
Middle Schools: Existing Square Feet Per Student

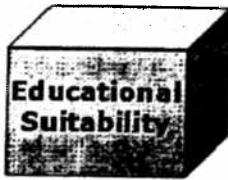
Enrollment	Total Enrollment	Total Sq Ft	Sq Ft/Student
<100	148	90,422	611
101-250	4,430	994,125	215
251-350	6,309	930,013	149
351-450	17,466	2,805,739	161
451-550	12,585	1,975,159	158
551-550	16,966	2,610,601	154
651-750	19,367	2,585,417	133
751-850	5,512	950,170	174
851-1000	12,960	1,799,829	139
1001-1250	8,441	964,094	114
1251-1750	1,509	224,700	150
Total	108,813	18,948,269	



High Schools: Existing Square Feet Per Student

Enrollment	Total Enrollment	Total Sq Ft	Sq Ft/Student
<100	1,552	724,582	467
101-250	17,408	5,592,354	321
251-350	20,477	5,290,284	258
351-450	15,273	4,021,721	263
451-550	12,530	2,867,805	229
551-650	7,132	1,455,623	204
651-750	4,968	1,441,521	234
751-850	7,965	1,408,549	202
851-1000	10,836	2,282,744	211
1001-1250	12,158	2,169,010	178
1251-1500	10,644	1,660,327	156
1551-200	8,208	1,484,208	181
>2000	4,771	750,235	157
Total	138,942	31,848,963	





To determine Educational Suitability, the space guidelines were applied to all existing schools in Arkansas. A program space model based on size and type of schools was applied and if a school had more space than required, no cost was identified. If there was less space than required, the cost of the additional space was determined.

Required Square Feet

School Type	Permanent	
	Existing Sq. Ft.	Required Sq. Ft.
Pre-K	324,424	284,126
Elementary Schools	28,500,353	27,984,788
K-8 Schools	851,865	426,018
K-12 Schools	397,637	342,818
Middle Schools	15,984,856	14,167,628
Middle/High Schools	13,075,714	10,708,646
High Schools	19,670,656	16,474,649
Total	78,805,505	70,388,673

Note: Totals exclude Other/Alternative school types.

Based on the suggested space requirements, it is interesting to note the statewide comparison above. The problem clearly lies not in the required amount of space, but in the location of space. The chart below indicates the approximate number of schools that do not meet the suggested guidelines and the number of schools that exceed the suggested guidelines.

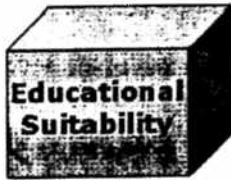
Schools within Student Guidelines

	% Guidelines	# of School Campuses			Total
		Elementary Schools	Middle Schools	High Schools	
Below Guidelines	<50	24	10	16	101
	50-59	15	5	2	22
	60-69	35	10	8	53
	70-79	71	9	18	98
	80-89	86	15	14	115
	90-99	84	18	27	129
Above Guideline	100 - 109	64	22	41	127
	110-119	53	28	44	125
	120-129	27	21	32	80
	130-139	15	5	32	52
	140-149	16	7	14	37
	150+	59	31	56	147

Note: Total excludes new schools with no enrollment.

Excludes Other/Alternative Schools

Schools that exceed the square feet required are often the result of schools being under-enrolled. A second explanation is one or more oversized spaces, such as a gymnasium or field house, exist.



Conversely, many schools do not meet square feet requirements because they lack special purpose spaces such as adequate spaces for art, music, or special education or they may have classrooms considered too small. A second reason could be that schools have insufficient space to accommodate the existing enrollment and are considered overcrowded.

In some cases, this situation can be resolved by changing grade configurations or attendance boundaries within a school district. In other cases, it cannot be resolved due to proximity. Additional space may be needed in a completely different area or district than where space is available. Space was added where needed but not taken away when there was excess. No attempt was made to combine or alter the enrollment of schools.

The educational suitability cost is based on the cost of additional square footage to bring all schools up to guidelines. This would ensure that all students, regardless of where they, would be afforded school facilities to provide a comprehensive educational program.

Total Suitability Cost by School Type

School Type	# of Schools	Total Cost
Pre-K	10	\$ 1,641,258
Elementary Schools	585	\$ 314,098,509
K-8 Schools	202	\$ 9,369,475
K-12 Schools	17	\$ 1,644,561
Middle Schools	143	\$ 112,618,417
Middle/High Schools	191	\$ 57,046,596
High Schools	5	\$ 89,343,865
Total	1153	\$ 585,762,681

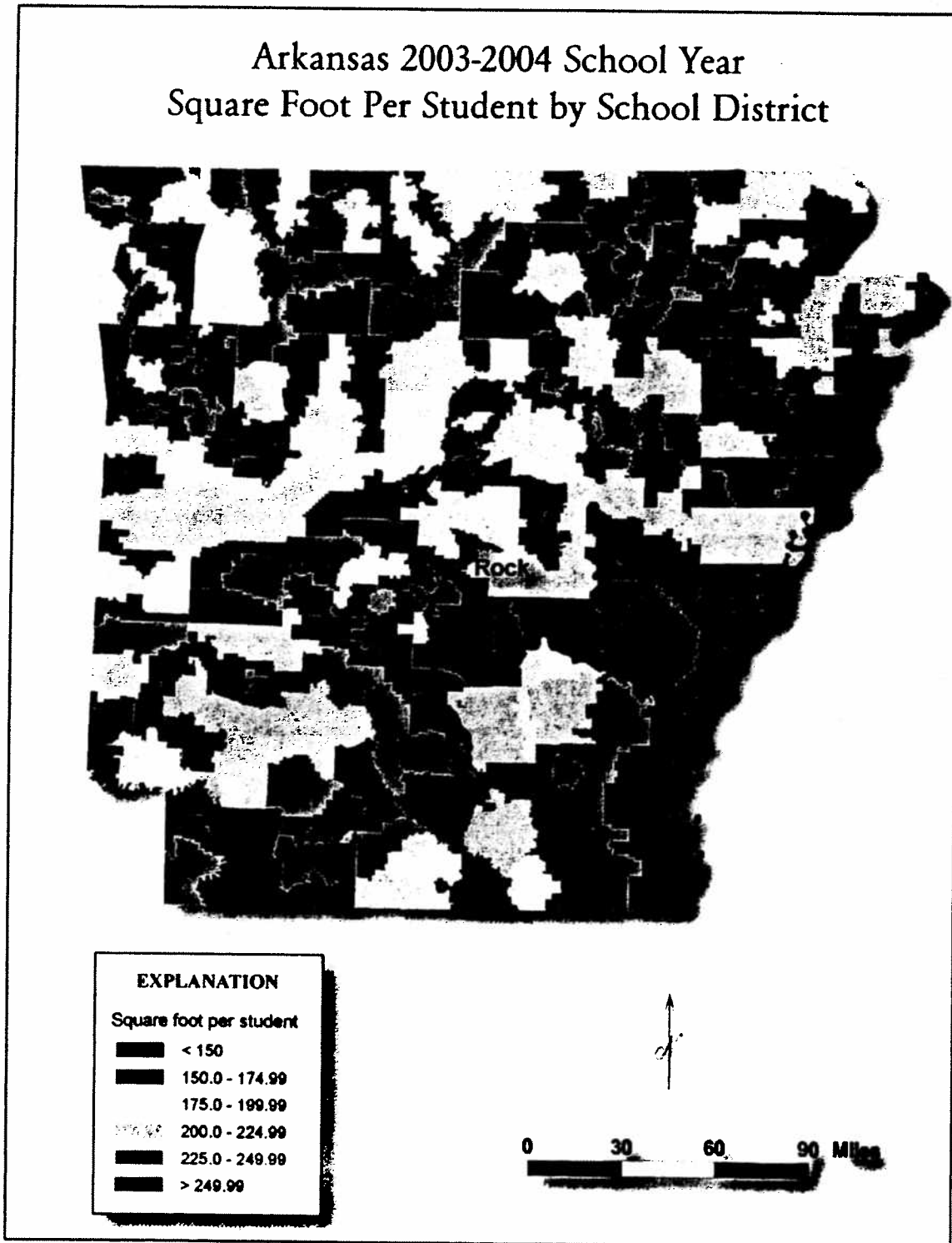
*Does not include Other/Alternative Schools

Depending on program and policy issues, the educational suitability cost can be adjusted upward or downward by any one of the following factors.

- Adding/deleting programs
- Changing class size
- Altering the space requirements
- Adjusting enrollment between schools
- Changing size of schools



The map below indicates educational suitability by illustrating square foot shortages or excess by school districts based on 2003-04 enrollment and facility use.



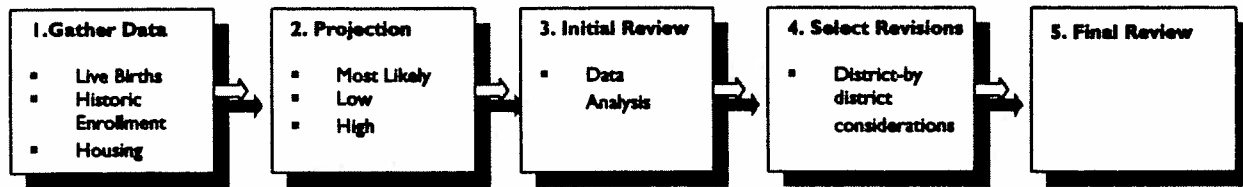


Projected Enrollment



As part of the Statewide School Facilities Assessment, enrollment projections for every district in the State for the next ten years were developed. Projections took into consideration historical enrollments and retention rates as part of the Cohort Survival Method of projecting student population. Additional data such as building permits issued by statistical area and births by county were analyzed and incorporated into the projection system.

Producing statewide enrollment projections was a five-step process occurring during the summer of 2004.



At the statewide level, it appears that total enrollment will continue to increase, but at a slightly faster rate than that of the last ten years. However, there is likely to be a wide variation in enrollment by grade level as well as by region of the State. Obviously, some districts are likely to grow while other districts will level off or decrease due to population aging and other economic variables.

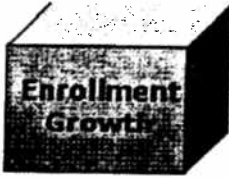
To meet the growth needs in developing areas, school districts will need to consider adding space to existing facilities and constructing new buildings. At the same time, other districts may need fewer school facilities in declining districts.

As with any projection, the State should pay close attention to the variables associated with determining enrollment projections discussed in this document. Any one or more of these factors can increase or decrease enrollment within the State of Arkansas. More importantly, as projections are updated annually, they provide the State with a valuable planning tool to assist them in determining the future direction of Arkansas Public Schools.

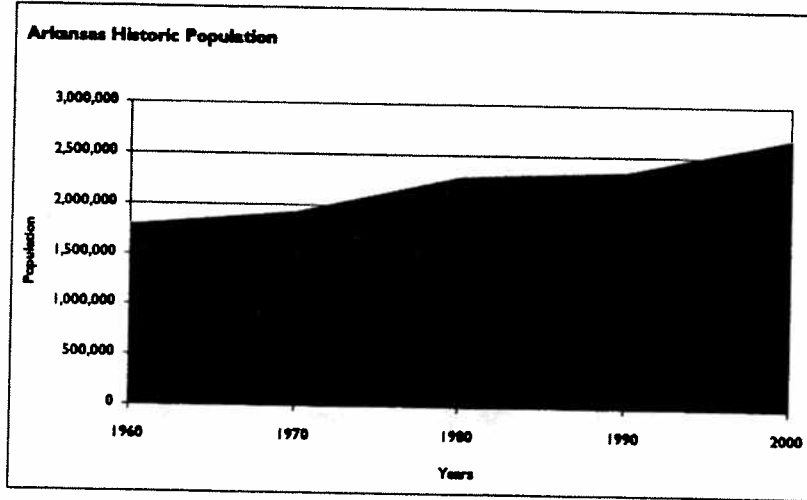
The following pages provide a summary of enrollment projections for the State of Arkansas including demographics, birth data, historical, and projected enrollment. A more detailed analysis and projections for each district can be found in a separate report.



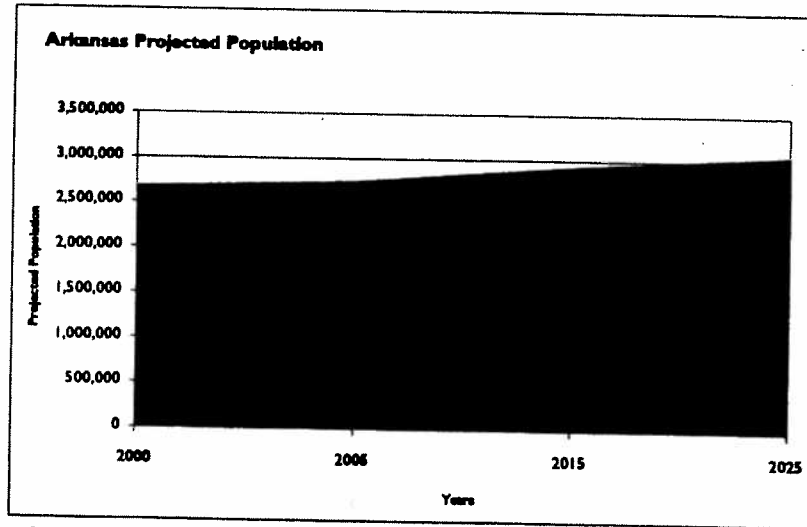
Statewide Demographics



The following charts represent historic and projected population growth in the State of Arkansas as recorded by the US Census Bureau. Arkansas has grown by approximately one million people over the past forty years and is projected to continue increasing by 400,000 over the next 25 years.



Source: US Census Bureau, United States Census



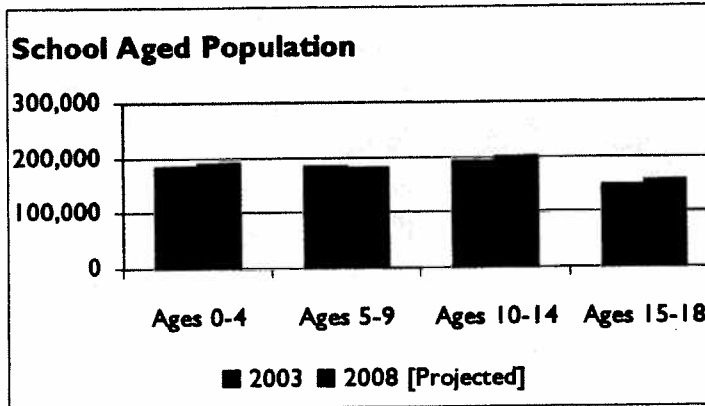
Source: US Census Bureau, United States Census



According to the US Census Bureau, the number of school-aged children is also going to increase in the next five years at every level with the exception of 5-9 year olds. This anomaly may be the result of a low birth rate year.

Arkansas School-aged Population

Year	Ages 0-4	Ages 5-9	Ages 10-14	Ages 15-18	Total
2003	185,483	186,564	193,059	150,885	715,991
2008 [Projected]	191,775	183,825	202,233	158,702	736,535



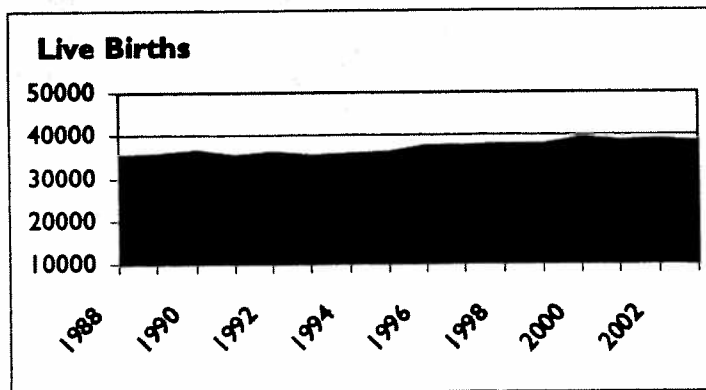
Source: US Census Bureau, United States Census & Market Research Demographics

Birth Data

Utilizing live birth data is recommended when projecting future enrollments. This provides a helpful overall trend, as well as a useful estimation of kindergarten enrollment 5 or 6 years in the future. Large bubbles in birth rates, either up or down, can be planned for and anticipated.

The following chart and graph illustrate live birth data in the State of Arkansas for the past fifteen years. During that time, the number of births in Arkansas has increased by 2,683 births or 7.6 %, peaking in the year 2000 at 39,301 births.

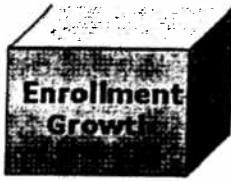
Year	Live Births
1988	35,498
1989	35,998
1990	36,549
1991	35,543
1992	36,138
1993	35,526
1994	35,892
1995	36,333
1996	37,671
1997	37,743
1998	38,100
1999	38,080
2000	39,301
2001	38,514
2002	38,907
2003	38,181



Source: Arkansas Center for Health Statistics



Historic Enrollment

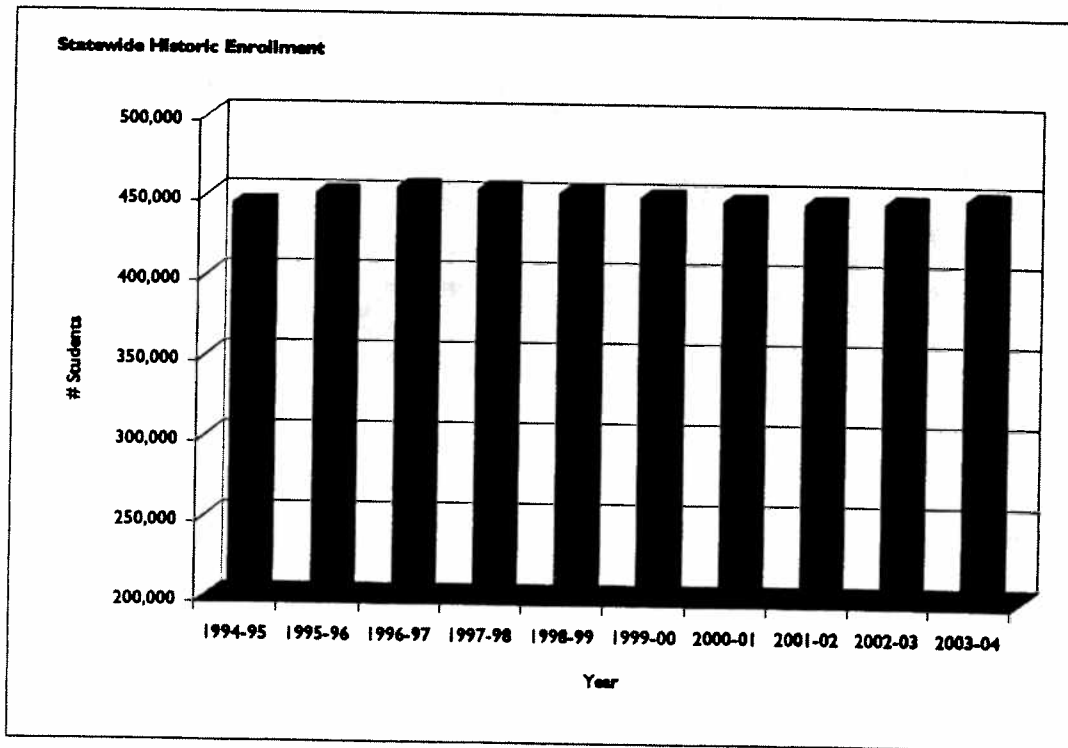


Over the past nine years, the total number of students has increased by 5,998 or approximately 1 percent. While different grade levels have increased at different rates, historically grades 9 – 12 escalated the most, increasing approximately 4% since the 1994-95 school year. The following chart and map illustrate statewide historic enrollment.

Statewide 10-year Historic Enrollment

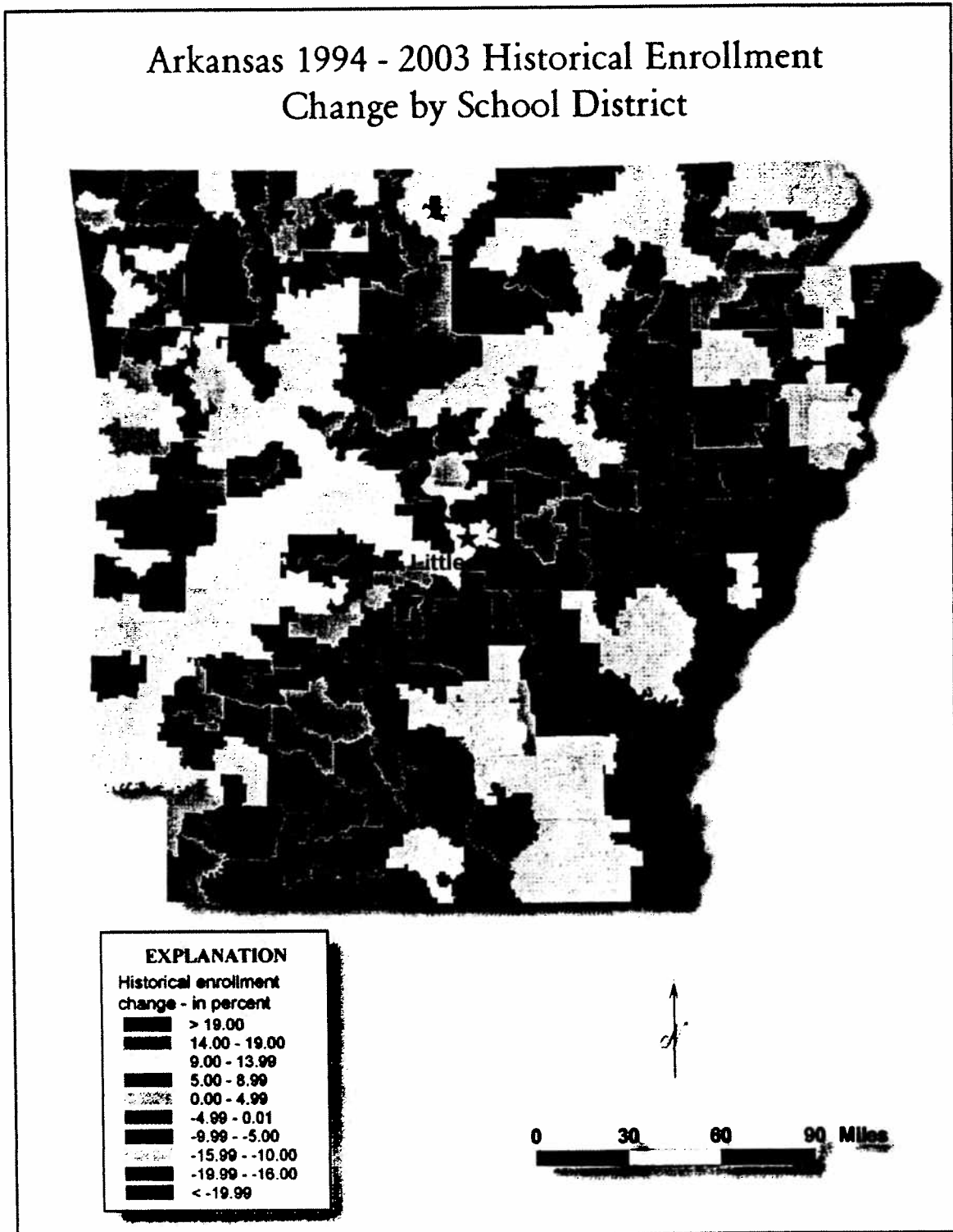
Grade	1994-95	1995-96	1996-97	1997-98	1998-99	1999-00	2000-01	2001-02	2002-03	2003-04
K	35,521	36,743	36,504	35,053	34,167	34,163	33,931	34,909	35,237	36,316
1	35,231	36,324	37,445	36,977	36,209	34,817	34,524	34,031	35,134	35,540
2	33,498	34,257	35,286	35,892	35,668	35,054	33,888	33,543	33,184	34,173
3	33,523	33,808	34,074	34,992	35,862	35,572	35,135	33,726	33,675	33,566
4	34,357	33,941	33,818	34,051	35,065	35,677	35,708	35,143	33,781	33,983
5	34,473	34,861	34,295	33,682	34,216	34,981	35,908	35,710	35,336	34,119
K-5 Subtotal	206,603	209,734	211,420	210,847	211,187	210,064	209,090	207,062	206,307	207,697
6	34,984	35,087	35,302	34,431	34,215	34,352	35,400	36,010	36,001	35,667
7	36,756	37,008	36,835	36,834	35,763	35,242	35,533	36,197	36,767	37,062
8	36,406	36,879	37,121	36,213	36,078	35,407	35,145	35,362	36,020	36,898
6-8 Subtotal	108,146	108,774	109,258	107,278	106,054	105,001	106,078	107,559	108,788	109,627
9	36,633	36,993	37,144	37,028	36,545	36,609	36,421	35,863	36,370	37,255
10	34,124	35,192	35,322	35,322	35,251	35,069	34,913	34,377	34,357	35,324
11	29,385	30,555	31,875	31,882	31,707	31,827	31,535	32,218	31,824	31,208
12	27,121	27,064	27,603	29,189	29,097	29,284	28,902	28,857	29,245	28,807
9-12 Subtotal	127,263	129,804	131,944	133,401	132,600	132,769	131,771	131,315	131,596	132,684
K-12 Subtotal	442,012	448,312	452,622	451,326	449,841	447,834	446,838	445,836	445,811	448,381
Other	3,030	3,260	3,051	3,418	3,138	2,845	1,437	1,842	1,623	1,122
Grand Total	445,042	451,572	455,673	454,744	452,979	450,679	448,376	447,678	447,434	450,503

Source: Arkansas Department of Education



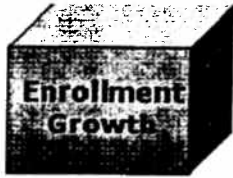


The following map illustrates percentage of change in historic enrollment from 1994-95 to 2003-04 by school district.





Projected Enrollment

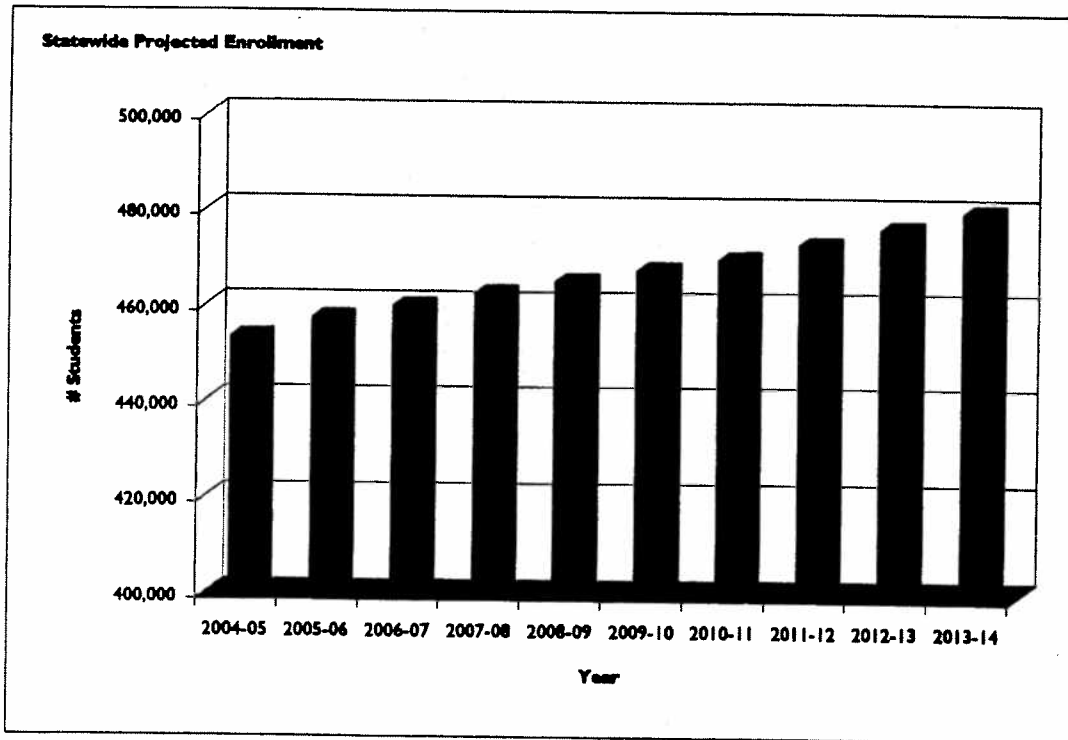


Based on the cohort survival method and review of some housing data in growing areas of the State, enrollment projections for Arkansas indicate continued growth at a higher rate. This can be accredited to an overall increase in population and birth rates. In addition, it is likely that migration of population and students into the State from other regions of the country and beyond, particularly in the northwest region of Arkansas, is likely to contribute to an increase in student enrollment.

Statewide 10-year Projected Enrollment

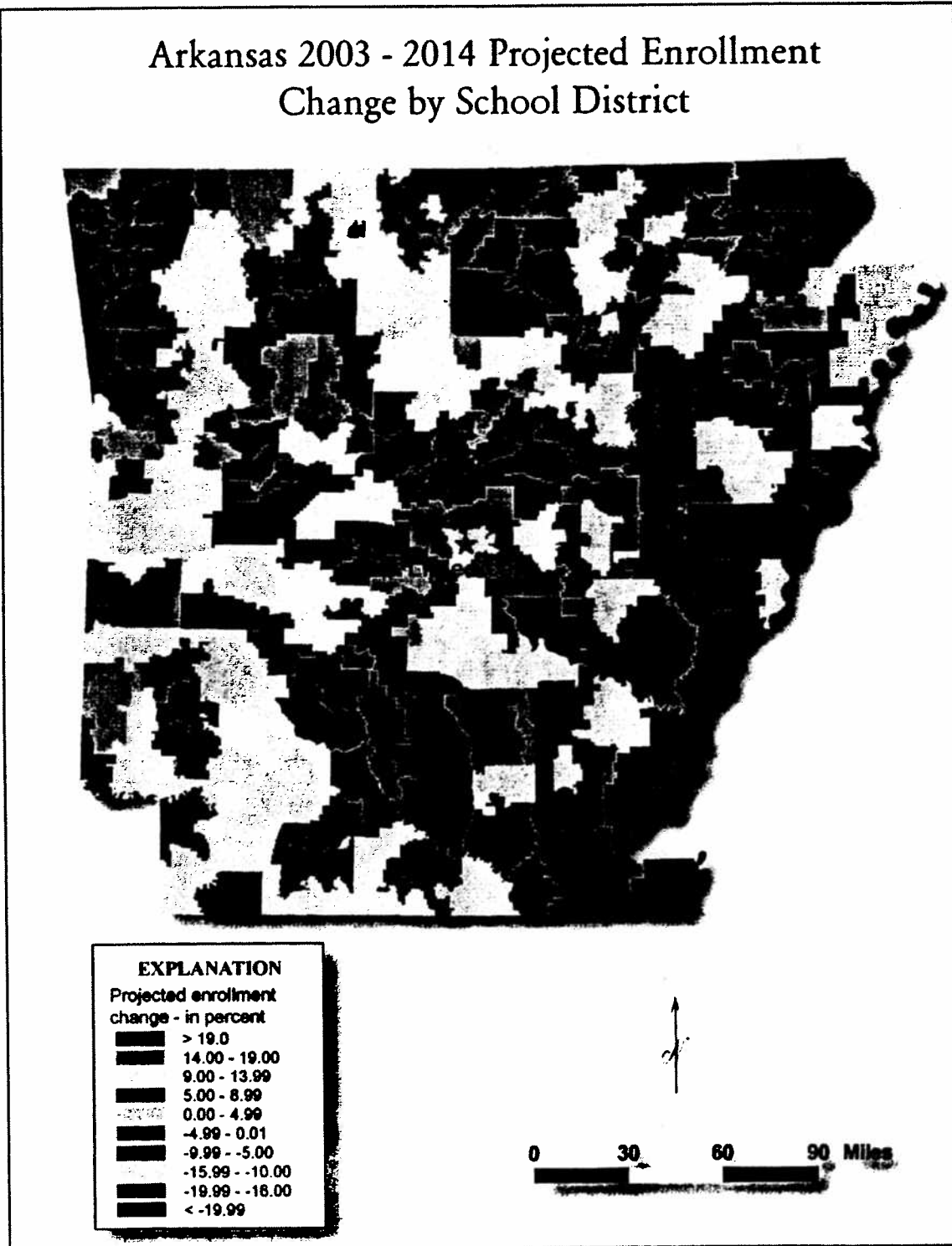
Grade	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
K	36,831	38,019	37,345	37,778	37,720	37,387	38,988	36,910	37,085	37,425
1	38,787	37,232	38,442	37,785	38,227	38,158	37,797	37,411	37,331	37,506
2	34,494	35,893	36,132	37,311	36,858	37,125	37,081	36,888	36,329	36,245
3	34,249	34,589	35,794	36,238	37,428	36,782	37,278	37,241	36,808	36,447
4	33,739	34,433	34,777	36,004	36,424	37,830	37,002	37,514	37,478	37,028
5	34,245	34,020	34,718	35,090	36,345	36,760	37,984	37,364	37,880	37,885
K-5 Subtotal	210,325	213,986	217,208	220,184	222,800	223,822	224,130	223,128	222,910	222,814
6	34,505	34,623	34,432	35,165	35,543	36,824	37,243	38,477	37,874	38,402
7	36,845	35,878	35,777	35,597	36,326	36,748	38,081	38,504	39,792	39,180
8	36,928	36,753	35,586	35,899	35,544	36,298	36,738	38,050	38,489	38,771
6-8 Subtotal	108,278	107,054	105,795	106,461	107,413	109,866	112,040	115,031	116,155	117,333
9	37,552	37,593	37,384	36,201	36,342	36,183	36,943	37,409	38,740	39,192
10	35,943	36,230	36,272	36,137	35,023	35,181	35,051	35,834	36,280	37,585
11	32,061	32,591	32,889	32,929	32,834	31,800	31,937	31,843	32,570	33,015
12	28,475	29,242	29,708	30,000	30,033	29,951	28,992	28,107	29,019	29,654
9-12 Subtotal	134,031	136,656	136,253	136,267	134,232	133,095	132,923	134,193	136,809	139,448
K-12 Subtotal	452,632	456,695	469,258	461,912	464,445	466,733	469,053	467,321	469,719	472,262
Other	825	829	828	830	831	832	833	838	840	844

Source: DeJONG



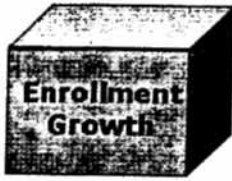


The following map illustrates percentage of change in projected enrollment from 2004-05 to 2013-14 projected enrollment by school district.





Enrollment Decline/Enrollment Increase

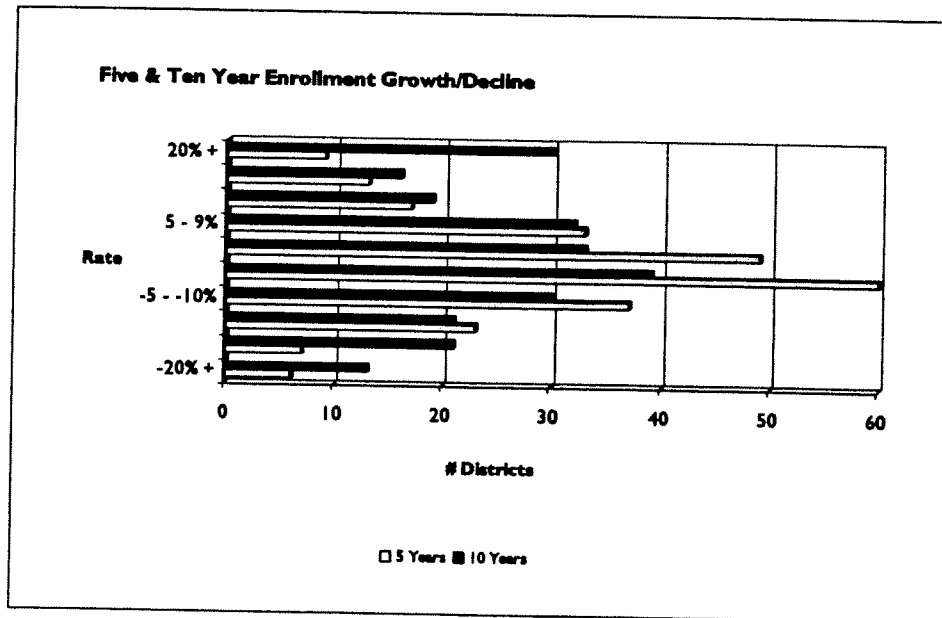


Based on the preceding projections, the following table indicates and compares the number of school districts with the corresponding percentage of growth or decline for the next five and ten years. The majority of districts fall into the -5% to +4% range over the first five years while the number of districts increasing and decreasing is greater by the tenth year. In general terms, larger aggregates yield more accurate forecasts, and short-term forecasts will be more accurate than long-term forecasts.

range over the first five years while the number of districts increasing and decreasing is greater by the tenth year. In general terms, larger aggregates yield more accurate forecasts, and short-term forecasts will be more accurate than long-term forecasts.

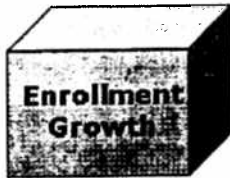


Projected Growth or Decline	# Districts Within 5 Years	# Districts Within 10 Years
20% +	9	30
15 - 19%	13	16
10 - 14%	17	19
5 - 9%	33	32
0 - 4%	49	33
0 - -4%	60	39
-5 - -10%	37	30
-11 - -15%	23	21
-16 - -20%	7	21
-20% +	6	13





Enrollment Growth Space Requirements



The net projected increase in enrollment in the State of Arkansas is 14,236 students in five years and 29,097 students in ten years. However, the projected increase in growing districts is 27,594 in five years and 46,411 in ten years.

Additional Students

	5 Year		10 Year	
	Enrollment Growth	# Districts	Enrollment Growth	# Districts
Growing	27,594	121	46,411	130
Declining	(13,358)	133	(17,317)	124
Total	14,236	254	29,097	254

In most cases, because of geography, it may not be possible to shift students from growing districts to declining ones. Therefore, for planning purposes, the projected increases in growing districts will drive the need for additional space. The projected increase in enrollment may occur at the elementary, middle, or high school level or a combination of all three. Still it is not possible at this time to determine the appropriate solution for each school district. The estimated additional space need was based upon 143 sq. ft. per student. This is the average space requirement for elementary, middle and high schools.

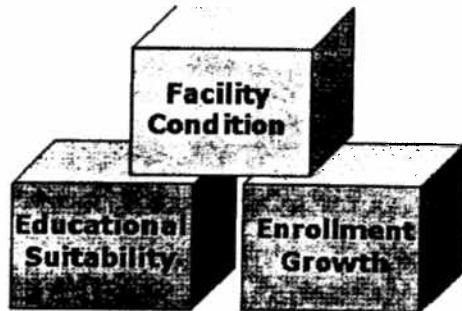
Enrollment Growth Costs

	Additional Students	Cost
1-5 Years ['04-'08]	27,594	\$ 368,260,775
6-10 Years ['09-'13]	18,817	\$ 266,535,073
Total	46,411	\$ 634,795,848

Calculations have not been included for the reduction of space in declining districts. This may result in buildings not needing to be renovated or larger buildings to be replaced with more efficient smaller buildings.



Cost Summary



The overall costs are based on facility condition, educational suitability and enrollment growth as discussed on the previous pages of this report. For the purpose of determining values and costs, certain assumptions were utilized as follows.

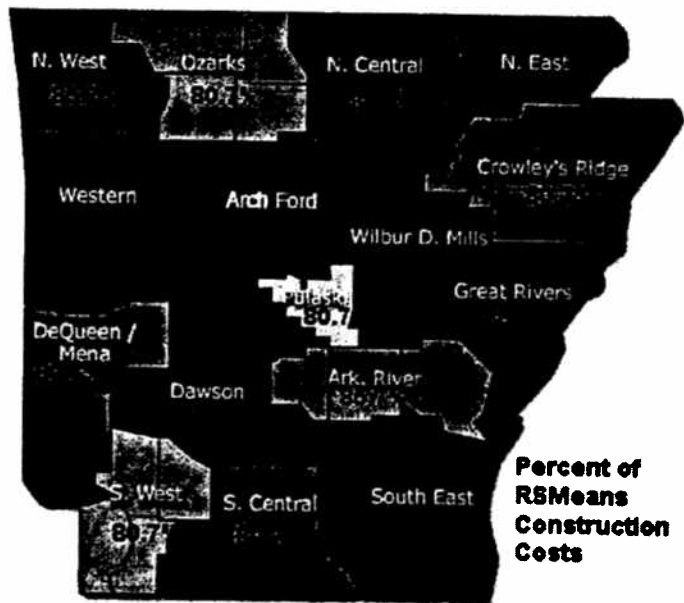
1. All buildings would be brought up to proposed building system standards where facilities were in need of renovation.
2. Current state guidelines for student/teacher ratios were maintained.
3. Cost estimates were based on current cost models and state of condition at time of assessment and do not include escalation.
4. The number of current school buildings and school districts would remain the same. Consideration for any future consolidation was not included.
5. Alternative uses of facilities for the purpose of generating income, reducing operating expenses, or reducing capital expenditures were not estimated or incorporated.
6. Additional space for growing districts was accounted for, but no credit was taken for declining districts.
7. Additional square footage for schools that do not meet proposed educational suitability standards was added, but no credit was taken for schools that exceeded space standards.
8. Temporary buildings were not included in total available square footage.

Overall deficiency and construction costs were derived from RS Means, a nationally recognized cost-estimating tool. New construction, repair and replacement cost models were developed for Elementary, Middle, High, and combination schools originating from the bracketing developed in the Arkansas School Facility Manual. These models include different square footage sizes based upon enrollment and school type. The cost modeling was based on total project cost which includes construction dollars as well as all soft costs such as design, engineering and construction administration costs. No land acquisition costs have been estimated or included within the new construction cost model.

Soft costs and regional factors were finalized by industry experts in the State of Arkansas as part of the Format & Values Committee. The RS Means factor for Little Rock is approximately 80.7% of the national average. The northwest and southeast regions of the state experience elevated cost for construction and their values have been adjusted accordingly. The northwestern regions are approximately 5% higher as a result of the current large volumes of construction while the opposite is true in the southeastern regions. However, both areas suffer from a shortage of contractors and materials.

The following table indicates the range of cost per square foot according to school type.

School Type	Cost/Sq. Ft.
Elementary	\$94.31 - 103.74
Middle School	\$103.04 - 107.89
High School	\$99.65 - 108.93
K-12	\$106.72 - 108.93





Facility Condition Costs

Facility Condition Costs include current deficiencies plus year zero life cycle costs. Facility condition costs are further divided into four priorities with Priorities 1 & 2 considered more immediate. It should be noted that an assessment is an assessment at a particular point in time. It does not directly translate into a building program or a scope of work. The actual program is likely to include:

- Building Replacements
- System Replacements
- System Repairs

Depending on the discussion regarding each building, these costs will vary. The charts to the side and below provide the facility condition assessment cost by type of school and by priority.

Building Condition Cost by Type of School

Type	Building Condition Cost
Schools	
Pre-K	\$ 11,585,771
Elementary Schools	\$ 848,296,655
K-8 Schools	\$ 19,523,032
K-12 Schools	\$ 13,435,031
Middle Schools	\$ 442,037,222
Middle/High Schools	\$ 343,763,441
High Schools	\$ 484,651,305
Other/Alternative Schools	\$ 42,672,803
Total Schools	\$ 2,285,945,261
Other District Facilities	
Admin., Maintenance, Athletic	\$ 72,235,196
Total	\$ 2,278,280,457

Building Condition Cost by Priority

Type	Priority 1	Priority 2	Priority 3	Priority 4
Schools				
Pre-K	\$ 428,263	\$ 8,085,465	\$ 500,712	\$ 2,537,307
Elementary Schools	\$ 35,113,732	\$ 603,621,196	\$ 38,064,187	\$ 175,484,558
K-8 Schools	\$ 631,671	\$ 13,989,201	\$ 254,177	\$ 4,590,650
K-12 Schools	\$ 880,340	\$ 8,621,808	\$ 1,471,934	\$ 2,421,494
Middle Schools	\$ 18,709,559	\$ 331,087,645	\$ 27,651,268	\$ 63,290,604
Middle/High Schools	\$ 9,169,400	\$ 242,680,044	\$ 15,725,420	\$ 75,179,025
High Schools	\$ 17,915,353	\$ 370,053,260	\$ 22,282,468	\$ 72,976,935
Other/Alternative Schools	\$ 2,032,269	\$ 30,099,837	\$ 2,191,327	\$ 8,224,152
Total Schools	\$ 84,888,387	\$ 1,688,238,454	\$ 108,141,493	\$ 404,784,725
Other District Facilities				
Admin., Maintenance, Athletic	\$ 1,784,482	\$ 65,777,142	\$ 2,497,498	\$ 2,174,157
Grand Total	\$ 86,644,989	\$ 1,674,815,598	\$ 110,638,988	\$ 406,878,882

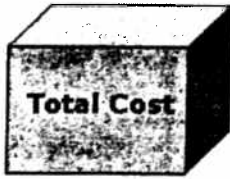
Combined Total \$ 2,278,280,457

The difficulty in providing clear estimates is that solutions to address building conditions issues will vary from building to building. For example, in one building it may be a matter of repairing the roof, in another building it may be an issue of replacing the roof. However, in some cases, it may be more appropriate to replace the building itself. This situation is often complicated when a school may be composed of a half dozen or more separate buildings, all constructed at different times. Decisions will need to be made regarding replacement, repair, and phasing.

To provide an understanding of the magnitude of the statewide facility condition cost, the chart to the right indicates the number of districts based on a range of cost per square foot.

Facility Condition Costs / Square Feet

Cost/Sq. Ft.	# Districts
< \$20	70
\$20 - \$39	151
\$40 - 59	31
\$60 - 79	2
\$80 - 99	-
\$100 +	-
Total	254



Educational Suitability Costs

The educational suitability costs are based on bringing up all school square footages up to space standards. Approximately 43% schools are below the guidelines. In some cases, the issue can be addressed by transferring students from one school to another, thus, creating a more efficient system. Further analysis is imperative to determine where and if this is a possibility. The following chart indicates educational suitability cost by school type.

Total Suitability Cost by School Type

School Type	Total Cost
Pre-K	\$ 1,641,258
Elementary Schools	\$ 314,098,509
K-8 Schools	\$ 9,369,475
K-12 Schools	\$ 1,644,561
Middle Schools	\$ 112,618,417
Middle/High Schools	\$ 57,046,596
High Schools	\$ 89,343,865
Total	\$ 585,762,681

*Does not include Other/Alternative Schools

Three measures have been identified to compare facility condition cost and educational suitability costs. They include Facility Condition Index [FCI], cost per square foot to renovate a building and cost per student to address both the facility condition and educational suitability.

Although these measures are invaluable in determining the facility needs in Arkansas, they do not necessarily factor in inefficiencies in the system. For example, a district may have buildings that are under-enrolled and under-utilized. Often these schools cost more to renovate per student than more efficiently operated schools.

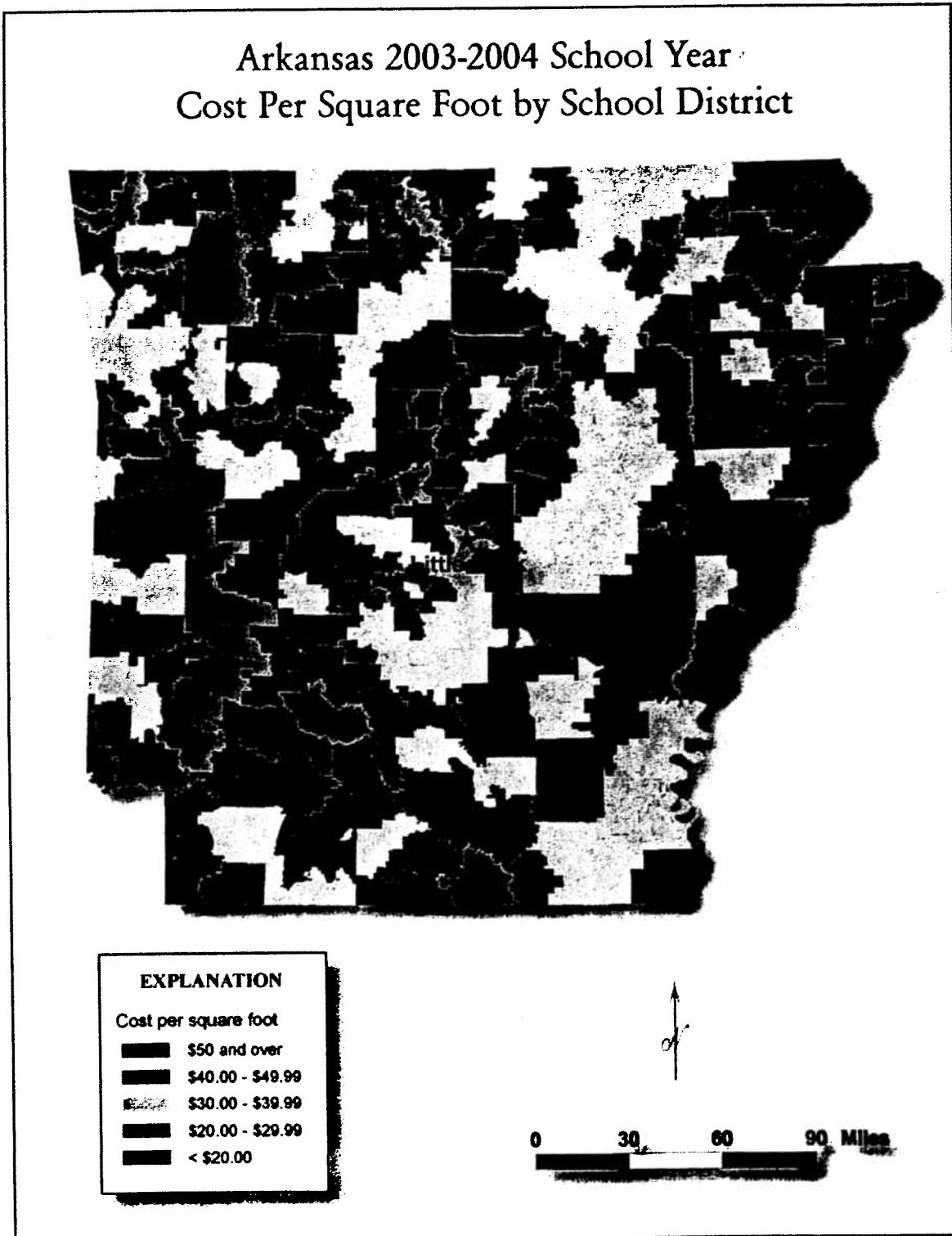
The following table illustrates the number of school districts based on the cost per student for facility condition and educational suitability.

Condition + Suitability Costs per Student

Cost/Student	# Districts
< \$2,500	9
\$2,500 - 4,999	66
\$5,000 - 7,499	83
\$7,500 - 9,999	55
\$10,000 - 12,499	26
\$12,500 - 14,999	9
\$15,000 +	6
Total	254



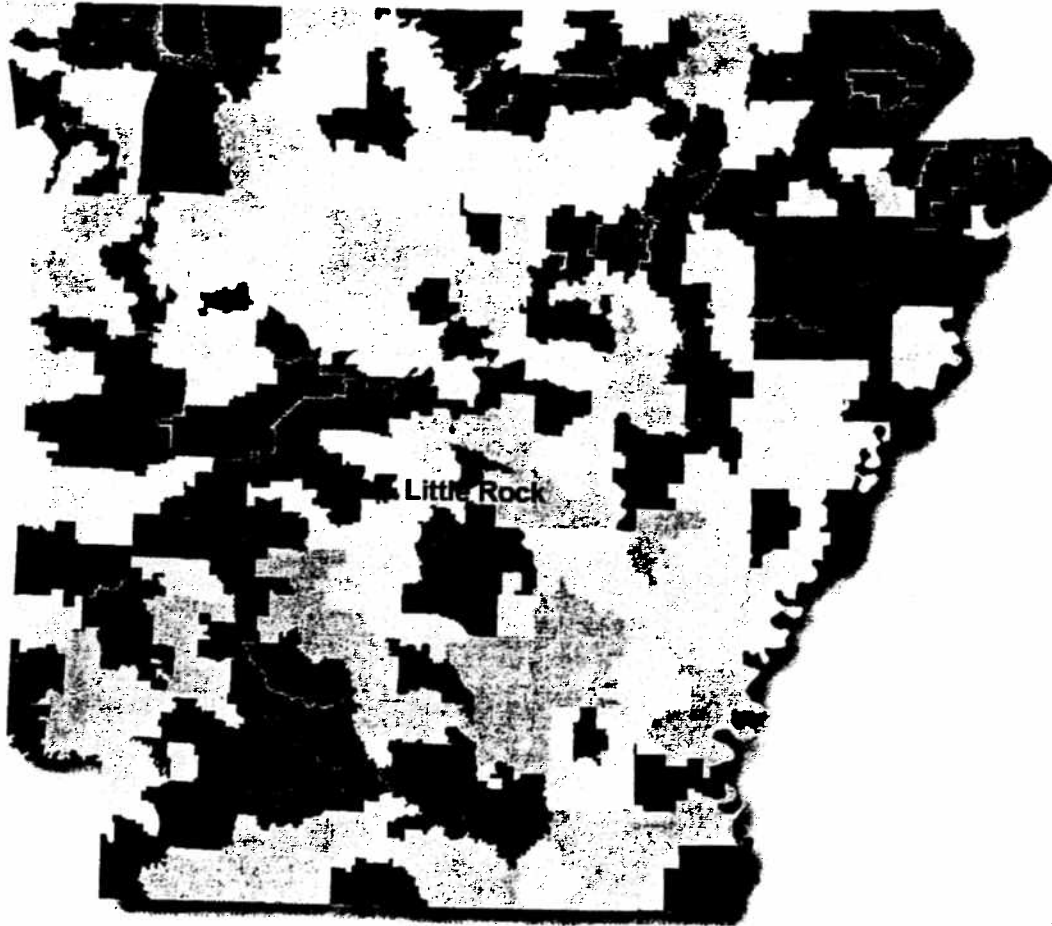
The following map indicates the facility condition cost per square foot of existing permanent space by school district. Please note that this is based on building use as of May 2004.



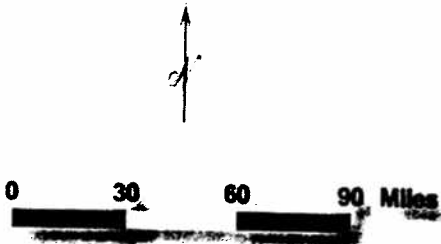


The map below illustrates the facility condition cost plus the educational suitability cost per student by school district. Please note that this data is based on 2003-04 enrollments.

Arkansas 2003-2004 School Year Cost Per Student by School District



EXPLANATION	
Cost per student	
	> \$10,000
	\$7,500 - \$10,000
	\$5,000 - \$7,500
	\$2,500 - \$5,000
	< \$2,500





Enrollment Growth Costs

Over half of the districts are projected to increase in enrollment. These districts are expected to add 27,594 projected students over the next five years, and 18,817 over the following ten years, for a total of 46,411 estimated students.

Some districts will be able to absorb the growth within their existing schools. In other cases, additions or new schools will have to be constructed. Preliminary estimates indicate that up to 25% of projected growth could be absorbed into existing schools.

Enrollment Growth Costs

	Additional Students	Cost
1-5 Years ['04-'08]	27,594	\$ 368,260,775
6-10 Years ['09-'13]	18,817	\$ 266,535,073
Total	46,411	\$ 634,795,848

The chart below compares and summarizes current and projected costs for all school facilities in the State organized by condition, suitability and growth. School facilities are a long-term investment. As buildings age, systems need to be repaired or replaced. Future life cycle models have been developed to project future expenditures five years out. In addition, enrollment growth costs have been projected five years into the future so that the total cost can be compared today [current costs] and the cost five years from now [projected costs]. It should be made clear, to address all of the needs identified would likely require an implementation schedule of ten or more years.

	Current Costs		Projected 5 Years	
	Schools Only	All Buildings	Schools Only	All Buildings
Condition: Current	\$ 2,205,965,261	\$ 2,278,200,457	\$ 2,205,965,261	\$ 2,278,200,457
Yr 1-5 Life Cycle	N/A	N/A	\$ 1,199,764,344	\$ 1,272,006,267
Suitability	\$ 585,762,681	\$ 585,762,681	\$ 585,762,681	\$ 585,762,681
Growth	N/A	N/A	\$ 368,260,775	\$ 368,260,775
Total	\$ 2,791,727,942	\$ 2,863,963,138	\$ 4,359,753,061	\$ 4,504,230,180

- * All costs in 2004 Dollars
- * Does not include land purchase and off site development costs
- * Does not include efficiency opportunities [i.e. improved use of existing building]

Depending upon the appropriate solution for individual buildings, schools, or school districts, the program that is ultimately established for new construction, renovation and building replacements could significantly impact the scope of work and the overall costs. The Task Force has taken a relatively conservative approach based on the assumptions listed above. Significant changes in state law and policies, including approval of more efficient methods of project delivery, could achieve reduction in costs. Theoretically, credits for declining enrollment could be applied to negate some growth costs. If efficiency were to improve, space utilization factors could improve, and facility repair, suitability, and even growth costs could be substantially less.



Acknowledgements

The Task Force to Joint Committee on Educational Facilities would like to acknowledge the efforts of a multitude of organizations and individuals. With the guidance and support of the individuals on the following pages, the Statewide Educational Facilities Assessment (as set forth by Act 1181 and the eight mandates outlined in Section II) has been a success. Members have worked hard, expending much energy and volunteer hours into this process. The rewards that will benefit Arkansas' children and their communities are countless. The Task Force extends its gratitude to the joint Committee and the following elected officials.

Joint Committee on Educational Facilities



Co-Chair - Senator Shane Broadway
Senator Jim Argue
Senator Steve Higginbotham
Senator Jim Hill
Senator Bob Johnson
Senator Paul Miller
Senator Hank Wilkins, IV



Co-Chair - Representative Joyce Elliott
Representative LeRoy Dangeau
Representative Dwight Fite
Representative Phillip Jackson
Representative Janet Johnson
Representative Betty Pickett
Representative Bill H. Scovall, III

Ex-Officio Member – Kenneth James

Arkansas Legislative Council

Chair - Senator Jack Critcher

Vice Chair - Senator Tim Wooldridge

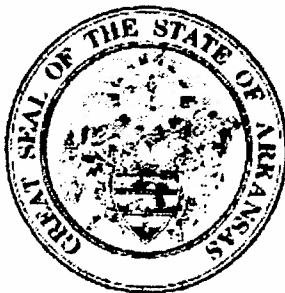
Senator Irma Hunter Brown	Senator Steve Bryles
Senator John Paul Capps	Senator Steve Faris
Senator Kim Hendren	Senator Barbara Horn
Senator Gene Jeffress	Senator Paul Miller
Senator Mary Anne Salmon	Senator Terry Smith
Senator Tracy Steele	Senator Sharon Trusty
Senator Ruth Whitaker	Senator Ed Wilkinson

Ex Officio Members

Senator Jim Argue	Senator Gilbert Baker
Senator Dave Bisbee	Senator Jim Hill
Senator Bob Johnson	Senator Randy Laverty
Senator Jim Luker	Senator Sue Madison
Senator Percy Malone	Senator Hank Wilkins, IV
Senator Shawn Womack	

Non-Voting Members

Representative Steven B. Jones Representative Steve Napper



Chair - Representative Jeff Gillespie

Vice Chair - Representative Leroy Dangeau

Representative Bob Adams
Representative Russell Bennett
Representative Stan Berry
Representative Gary Biggs
Representative Paul Bookout
Representative Shirley Borhauer
Representative Mike Creekmore
Representative Dwight Fite
Representative Mary Beth Green
Representative Don R. House
Representative Phillip T. Jacobs
Representative Jim Lendall
Representative Bob Mathis
Representative Jimmy Milligan
Representative Charles L. Ormond
Representative Bill Pritchard
Representative Bill Scrimshire
Representative Preston Scroggin

Ex Officio Members

Representative Sarah Agee	Representative Herschel Cleveland
Representative Ken Cowling	Representative David Evans
Representative Danny Ferguson	Representative Thomas Moore
Representative Marvin Parks	Representative Tommy G. Roebuck
Representative Harmon R. Seawel	Representative Bill H. Scovall, III
Representative Paul Weaver	



The Task Force would like to acknowledge the support given by Governor Mike Huckabee and his staff, in particular, Dr. Terri Hardy, Policy Advisor for General Education. Terri's participation at the Executive Committee and Joint Committee on Educational Facilities meetings was vital to the success of the Statewide Educational Facilities Assessment.



Along with the preceding, several state agencies were integral in providing guidance and support throughout this study. The following individuals are recognized here for their outstanding work.

Arkansas Bureau of Legislative Research

Kern Treat, Director

Mark Hudson, Legislative Analyst

Margie Davis, Bureau Fiscal Officer

Tamara Lewis, Assistant Fiscal Officer

Every month, the Bureau of Legislative Research diligently processed invoices for the Program Manager and its sub-contractors in a timely manner. Further, the BLR provided the Program Manager with endless support for the monthly Joint Committee and Legislative Council meetings.

Department of Education

Dave Floyd, School Plant Manager

Tena Katchur, School Plant Secretary

In order to begin this process, Mr. Floyd and Ms. Katchur provided the State's APSCN data for building systems and historic enrollment data, as well as countless requests for additional information that was imperative to the overall effort.

Arkansas Contractors Licensing Board

Howard Williams, Administrator

Task Force Headquarters was housed at 4100 Richards Rd in North Little Rock at the State's Contractors Licensing Board. Mr. Williams and his staff were gracious in allowing the use of their facility and equipment. Their generosity for permitting the Task Force staff the use of their office space is unsurpassed.

Arkansas Architectural Licensing Board

Blake Dunn, AIA, NCARB, President

This office was instrumental in granting the Program Manager and its subcontractors the ability to carry out the assessment portion of the process. The Task Force thanks them for their guidance.

**Office of Information Technology
Arkansas Geographic Information Office [AGIO]**

Doug Elkins, State Executive Chief Information Officer

Shelby Johnson, State GIS Coordinator

Learon Dalby, GIS Program Manager

Rickie Pierce, GIS Specialist

The Office of Information Technology and the AGIO designed and constructed the portal to access all the information collected on the individual school buildings, including their geographical locations.



Task Force to Joint Committee on Educational Facilities

The Task Force to Joint Committee on Educational Facilities is comprised of 85 volunteers that worked diligently to make the Statewide Facilities Assessment a success. Their time and effort was invaluable.



John S. "Scott" Copas – Executive Committee Chair

As Executive Vice President of Baldwin & Shell Construction Company, Mr. Copas has dedicated his career to the construction industry. He has served as President of the Arkansas Chapters of the American Society of Professional Estimators, Associated General Contractors of America, and the Arkansas Construction Industry Council. Mr. Copas currently serves on the U of A School of Architecture Advisory Board, UALR Construction Management Advisory Board, as well as the Arkansas Contractors Licensing Board. In June 2003, the Joint Committee appointed him as Chairman of the Task Force to Joint Committee on Educational Facilities.

Executive Committee

Chair – Scott Copas

Vice Chair – Jack See, Jr.

Jim Alessi
Lt. Lloyd Franklin

Jeff Alcamus
Bill Hannah

Alan Bell
Dr. Drew Mashburn

David Cauldwell
Robert McGinnis

Members Not Assigned to Committees:

Senator Steve Higginbotham

Representative Betty Pickett

Dave Floyd

Mickey McFtridge



Jack See, Jr. – Executive Committee Vice Chair and Educational Facilities Standards Committee Chair

Over 80 educational, governmental and financial projects are among Mr. See's professional accomplishments. Mr. See has served as Project Manager, Project Architect, and Project Director for some of Arkansas' most prestigious and recognized architecture including several K-12 and college/ university projects. Community involvement is important to Mr. See as he serves on the Board of Directors for Youth Home, Inc. and the Little Rock Air Force Base Air Park Museum, to name a few.

Educational Facilities Standards Committee

Chair - Jack See, Jr.

Vice Chair – Dr. Thomas Kimbrell

Teri Borton
Lt. Lloyd Franklin
Merle Lewis
Andrew Tolbert

Sam Cummings
Rick Geraci
Dr. Drew Mashburn

Steve Elliott
Terry Granderson
Janice Meyer

Jim Engstrom
Bob Higginbottom
Johnny Thaxton
Dr. Kieth Williams



Jim Alessi – Project Delivery Methods Committee Chair

Soon after graduating with a Bachelor of Science in Civil Engineering at the University of Arkansas, Mr. Alessi worked with his family's construction company, N.P. Alessi Inc. Presently, Mr. Alessi is Vice President of Alessi Keyes Construction, where he has served in this capacity since 1991. In 2002, he was inducted into the Arkansas Academy of Civil Engineers. Mr. Alessi currently serves as the President of the Arkansas Chapter of Associated General Contractors of America.

Project Delivery Methods Committee

Chair - Jim Alessi

Ex Officio - Scott Copas

Nathan Barber
Bill Hannah
Mike Kullander
Phil Purifoy
Dr. Kieth Williams

Teri Borton
Ron Harder
Jim Lareau
Jack See, Jr.

Ronnie Bradshaw
Jim Irwin
Jan Meyer
Robbyn Turney

Leo Gehring
Ken Jones
Cindy Milazzo
Glenda Williams



Jeff Altemus – Custodial/Maintenance Committee Chair

Currently, Mr. Altemus is the Assistant Superintendent for Support Services for the Marion School District. After completing both his bachelor's and graduate degrees from the University of Arkansas, Mr. Altemus has been employed as an industrial arts teacher, mechanical contractor [HVAC] and electrician. In addition to serving on several committees for the Boy Scouts of America, Mr. Altemus has been president of the Arkansas School Plant Managers Association, a Board Member of the Arkansas Association of School Business Officials, and President of Marion Rotary Club.

Custodial/Maintenance Committee

Chair - Jeff Altemus

Vice Chair - Clint Byard

Alan Crownover
Bill Harrison
Shirley Louie
Ulicious Reed

Ronnie Duckett
Maurice Henry
Alan Love
Shelby Sisemore

Harold Duncan
Bill Holden
Janice Meyer
Mike Walker

Lynn Ellison
Tommy Hollis
Bob Padgett
Leodis Williams



Alan Bell – Public Relations Committee Chair

Mr. Bell is President of Bell Marketing Group, Inc. a strategic planning consultancy in Little Rock. Mr. Bell's professional experience follows a 25-year career in senior management at SnyderGeneral Corporation, a global manufacturer of commercial and residential HVAC equipment where he managed domestic and international operations. He has had affiliations with the American Society of Heating, Refrigerating, and Air-Conditioning Engineers, the Air-Conditioning & Refrigeration Institute, the Building Owners and Managers Association, the Mechanical Contractor's Association, the Manufacturers' Agents National Association, Rotary International, and the Chamber of Commerce.

Public Relations Committee

Chair - Alan Bell

Vice Chair - Alan Crownover

Teri Borton

Suzann McCommon

R.D.(Rick) Saunders



David Cauldwell – Data Accumulation and Preparation Committee Chair

As the Business Manager of the Rogers School District, Mr. Cauldwell has been responsible for building and maintaining facilities on 20 campuses as well as acquiring property to keep up with the district's tremendous growth. During the past 17 years, Mr. Cauldwell has overseen the construction of over 1 million square feet of additional space, currently managing more than 500,000 square feet of construction. The Arkansas Department of Education recently drew on Mr. Cauldwell's extensive knowledge of education finance as it considered how to restructure school funding.

Data Accumulation and Preparation Committee

Chair - David Cauldwell

Vice-Chair – Lois Mastro

Learon Dalby

Rhoda Parsons

Ulicious Reed



Lt. Lloyd Franklin – Assessment and Monitoring Committee Chair

Currently, Lieutenant Franklin serves as the Assistant Troop Commander for the Pine Bluff Highway Patrol Division. His previous experience includes serving Arkansas as the State Fire Marshal, Commander of the Licensing and Permitting Division and Supervisor of the CAMEO Task Force from 1997 to 1999. In addition to serving the State of Arkansas, Lt. Franklin is on the Board of Directors of the Pine Bluff Boys and Girls Club, Arkansas Fire Protection Licensing Board, Arkansas Fire Prevention Commission, and Arkansas Earthquake Advisory Committee. Lt. Franklin's qualifications as a Certified Fraud Examiner have proved integral as one responsibility of his committee was approval of all Task Force invoices.

Assessment and Monitoring Committee

Chair – Lt. Lloyd Franklin

Vice Chair - Rhoda Parsons

Ron Baker
Terry Granderson
Tad Price

Chris Benson
Bob Higginbottom
Sharon Wilson, CPA

Sam Cummings
John Manning

Rick Geraci
Bob Padgett



Bill Hannah – Format and Values Committee Chair

A graduate of the University of Louisiana at Monroe, Mr. Hannah's career at Nabholz Construction Corporation has spanned 32 years. Mr. Hannah began at Nabholz as an estimator, working up to Chief Executive Officer, his present capacity with the company. He has served as President for both the Arkansas Chapters of the Associated General Contractors and American Institute of Constructors and was recognized as National Constructor of the Year in 1984.

Format and Values Committee

Chair - Bill Hannah

Vice Chair - Sam Cummings

Alan Bell
Doug Henson

Jim Engstrom
Shelby Johnson

Rick Geraci
Shirley Louie

Bill Harrison
Rhoda Parsons



Dr. Drew Mashburn – Technology Support Committee Chair

Dr. Mashburn has developed processes and given personal guidance to government and private leaders in working through the nation's current educational adequacy and equitable issues. His Doctoral research in Educational Leadership focused on identifying effective strategies where technology enables teaching and learning. In 2001, Dr. Mashburn was voted President of the Arkansas Society for Technology in Education. Dr. Mashburn currently serves in the Office of the Arkansas Executive Chief Information Officer.

Technology Support Committee

Chair – Dr. Drew Mashburn

Vice-Chair - Timothy Taylor

Jeff Altemus
**Debbie Martin
*Tim Vent

Rick Geraci
**Rick Martin

*Kevin Lewis
*Becky Rains

**Michael Mabry
**Dana Thompson

*Select Members from Technology Task Force

**Select Members from Dept of Information Systems



Robert McGinnis – Funding Committee Chair

Mr. McGinnis served in the Arkansas Legislature for 20 years when he was Chair of the House Education Committee. While in the legislature, he received the National Reading Recovery Award. Mr. McGinnis is the owner of McGinnis Farms and is a managing partner of Otter Creek Development.

Funding Committee

Chair – Robert McGinnis

Charlie Blanchard
Dan Farley
Eddie Holt
Cole Martin
Dr. Eugene Smith

Greg Brown
Dr. Benny Gooden
Larry Kircher
Charles Miller
Milton Smith

Dr. Glen Cochran
Luke Gordy
Charles Knox
Dr. Greg Murry
Dr. Don Stewart

Mac Dodson
Darwin Gray
Robert Larman
Ulricus Reed



Program Manager



The Program Manager was comprised of four separate consulting and design firms from Ohio, Virginia, and Texas. Each firm had particular specialties imperative in creating the team of experts to oversee this study.

DEJONG

- William S. DeJong, PhD, REFP – President
- Charles Warner, AIA, REFP – Vice President
- Carolyn Staskiewicz, REFP – Project Director
- Jodi Yutzky – Project Planner
- Aliza Jones – Project Coordinator
- Brett Kingrey – Project Coordinator
- Drew Coppock – Project Coordinator
- Stan Leek – Project Coordinator
- Mickey McFatridge – Project Liaison



Consulting Services

- Randall A. Fischer, AIA – Project Director
- Robert Kelly, Sr. – CEO
- Robert Kelly, Jr. – Vice President
- John Neely – Project Coordinator
- Patrick Kelly – Project Coordinator
- Scott Claiborne – Project Coordinator



Magellan

K-12

- Sam Wilson – K12 Educational Adequacy Specialist
- Casey Morris – K12 Facility Assessment Specialist
- Mark McCormack – K12 Specialist



Fanning/Howey Associates, Inc.

Architects Engineers Consultants

- Ronald Fanning, AIA, PE, REFP – Chairman of the Board
- Clair Howey, AIA – Vice Chairman of the Board
- Rose Lefeld – Data Administrator

The assessment portion of this study employed eight architectural and engineering firms and one specialty firm from Arkansas, Tennessee, and Delaware. The eight firms provided eighteen assessment teams and surveyed over 84 million square feet of school buildings in approximately 80 days during Summer 2004. These firms are recognized below.

- Carter Burgess – Little Rock, Arkansas
- EFS, A Joint Venture – Memphis, Tennessee
- Fleming Associates – Memphis, Tennessee
- JAED – Wilmington, Delaware
- Jones Engineering – Scott, Arkansas
- Stocks Mann Architects/3DI – North Little Rock, Arkansas
- Taggart Foster Currence Gray Architects – North Little Rock, Arkansas
- URS – Little Rock, Arkansas
- Woods Caradine Architects – Little Rock, Arkansas



Assumptions & Glossary of Terms

- **Methodology for Enrollment Projections** – The method used for producing the Enrollment Projections portion of this report was a modified cohort survival method. The cohort survival projection methodology uses historic live birth data and historic student enrollments to “age” a known population or cohort throughout the school grades. For instance, a cohort begins when a group of kindergarteners enrolled in grade K and moves that cohort to first grade the following year, second grade the next year, and so on based on the historical survival ratio. This projection method was augmented by other data such as housing and federal census information.
- **Determining Suitability** – Educational suitability is measured as a comparison of proposed space requirements in comparison to existing space (excluding portables). In order to provide a comprehensive educational program, a space calculator was developed which takes into consideration the enrollment, state class size ratios, along with the quantity and types of spaces needed.
- **Determining Conditions** – An FCI [Facility Condition Index] is an index which compares the cost to address the facility condition to the cost of replacing the same amount of square footage. The index is on a scale of 0-100 percent. The higher the percentage, the closer to the cost to address the building condition is to the cost of replacing the building. The lower percentage indicates the better the condition of the building. The higher the percentage indicates the poorer condition.
- **Grade Configuration** – for planning purposes, the following grade configurations have been suggested for the State of Arkansas:
 - a. Pre-K-5, 6-8, 9-12
 - b. Pre-K-8, 9-12
 - c. Pre-K-12Pre-kindergarten will be a component of grade configurations for districts required by state law. Kindergarten is assumed to be full day. Programs of Requirements will be developed for alternative grade configurations by modifying the grade configuration POR which most closely matches.
- **School Size** – the following ranges are for planning purposes only:
 - a. Elementary School 200 – 700 students
 - b. Middle School 200 – 700 students
 - c. High School 250 – 2,000 students
 - d. Combination Schools
 - Pre-K – 8 350 students
 - Pre-K – 12 350 StudentsSizes for combination schools are minimums only.
- **Class Size** – for planning purposes only. Districts may decrease class size by adding teaching stations at their own expense or by utilizing innovative program delivery methods that allow multiple uses of spaces. The following include the current class size standards in Arkansas.
 - a. Pre-Kindergarten/Kindergarten 20 students
 - b. 1st Grade through 3rd Grade 25 students
 - c. 4th Grade through 6th Grade 28 students
 - d. 7th Grade through 12th Grade 30 students
 - e. Work Force Development 30 students
- **Site Size** – The following site sizes are given in an attempt to accommodate a range of available site sizes:
 - a. Elementary School: 10 acres plus 1 acre per 100 students
 - b. Middle School: 20 acres plus 1 acre per 100 students
 - c. High School: 35 acres plus 1 acre per 100 students



d. Combination Schools:

1. K-12 School: 40 acres plus 1 acre per 100 students
2. K-8 School: 20 acres plus 1 acre per 100 students

It is recognized that not all sites, especially urban sites, will be able to accommodate a new or replacement facility, even with the smallest site size recommended in the Arkansas School Facility Manual [Section 2 of this report].



The following listing of definitions is of known abbreviations and terms used throughout this report:

ADA	Americans with Disabilities Act. Addresses code compliance issues for persons with disabilities.
ADM	Average Daily Membership [of students in a school]
AIA	American Institute of Architects
BCA	Building Condition Assessment. An assessment of a facility. This term generally excludes an assessment of the building's educational adequacy.
Building	A structure that houses children or equipment on a school site or campus.
Campus	A campus is a site where one or more schools is/are located. For example, an elementary school can share a site with a middle school; therefore, it is considered a campus.
CCI	City Cost Index. The adjustment applied by RSMeans company to bring national average costs in line with regional or local construction market pricing.
Construction Factor	The construction factor shown is the area of a building which is used for wall thickness, pipe chase, lockers, etc., in the wall.
Enrollment	The official number of students attending school.
ES	Elementary School
FCI	Facility Condition Index. An indicator of a facilities condition obtained by dividing the repair costs by the replacement cost of the same building.
FF&E	Furniture, Fixtures, and Equipment. The moveable equipment that is used by the occupants inside a facility. Generally includes furniture but excludes computers.
GIS	Geographic Information System
GPS	Global Positioning Satellite. Two dimensional coordinates stated in longitude and latitude for locating a specified point on the surface of earth.
Guideline	Refers to the standards and guidelines developed for the State of Arkansas contained within the draft <u>Arkansas School Facility Manual</u> .
HS	High School
HVAC	Heating, Ventilation, Air Conditioning
LEA	Local Educational Agency, more commonly known as a school district.
MS	Middle School
PA	Public Address. The intercom system used to address the public.
PC	Personal Computer
PC	Project Coordinator. The term used by the assessment team to refer to the overall manager of that region.



POR	Program of Requirements. A school facility's POR contains a suggested listing of the size and quantity of all instructional and support spaces that may be included in new construction or new additions to existing educational facilities.
SC	Soft Cost. Generally refers to a collection of costs added to the construction costs and may include items like professional fees, contingencies, or administrative costs.
School	A school is a place for learning and instruction. It is a building or a series of buildings that act together for education.
School District	A general term applied to a legally constituted school entity which is governed by a Board of Education. They may include city, local, exempted village, and joint vocational school districts.
SF	Square Feet. A unit of measure.
Site	Location of a school's building[s]
Sq. Ft.	Square Feet. A unit of measure.
SQL	Structured Query Language. A form of database.
Standard	Refers to the standards and guidelines developed for the State of Arkansas contained within the draft <u>Arkansas School Facility Manual</u> .
Teaching Space	A room or designated area where classes or instruction are held consistently.
Teaching Station	Any space where instruction takes place for at least a percentage of the school day equal to the utilization factor.
Utilization Factor	The educationally appropriate percentage of the school day that typical spaces can be used for instruction.
UNSPSC	Universal Standard Products and Services Classification. The UNSPSC Code is a coding system to classify both products and services for use throughout the global marketplace. The management and development of the USPSC Code is coordinated by ECCMA, the Electronic Commerce Code Management Association.
VOC	Vocational School. Known in Arkansas as Workforce Education.

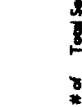
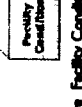
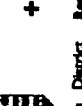
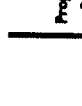
District Summaries

LEA #	District Name	2003 Enroll	# of Schools	Total Sq Feet	Facility Condition	District Cost	FCI	Replacement Cost	Education Suballotment Cost	District Total	\$/SF	\$/Student	Projected 2008		5-Year	
													Enrollment	Growth #	Growth %	Growth \$
1701000	Alma School District	3,035	4	492,255	\$	15,642,487	31%	\$ 50,246,790	\$ 3,880,196	\$ 19,542,683	\$ 31.82	\$ 6,439	3,185	150	\$	2,189,503
0501000	Alpena School District	549	2	99,255	\$	13,150,909	33%	\$ 9,528,938	\$ 496,032	\$ 3,627,541	\$ 31.55	\$ 6,608	579	30	\$	411,860
3501000	Albion Unified School Dist.	460	2	134,173	\$	3,051,061	24%	\$ 12,582,424	\$	\$ 3,051,061	\$ 24.41	\$ 4,356	416	-	\$	-
1002000	Arkadelphia School District	2,237	5	510,076	\$	21,620,715	44%	\$ 46,992,819	\$ 606,906	\$ 22,227,621	\$ 42.39	\$ 9,936	2,151	-	\$	-
4701000	Arnold School District	413	2	111,129	\$	964,004	9%	\$ 11,133,044	\$	\$ 964,004	\$ 8.67	\$ 2,334	438	25	\$	358,148
4101000	Ashdown School District	1,656	5	284,686	\$	14,494,311	52%	\$ 27,886,800	\$ 1,676,494	\$ 16,112,805	\$ 50.71	\$ 9,720	1,562	-	\$	-
5801000	Atkins School District	1,084	3	207,274	\$	6,497,458	32%	\$ 20,377,094	\$ 763,921	\$ 7,281,359	\$ 31.35	\$ 6,899	1,015	-	\$	-
7401000	Augusta School District	727	4	219,854	\$	7,424,055	34%	\$ 21,873,408	\$ 1,153,800	\$ 8,577,855	\$ 33.77	\$ 11,799	596	-	\$	-
5401000	Bald Knob School District	1,332	3	255,351	\$	8,920,135	37%	\$ 24,395,620	\$	\$ 8,920,135	\$ 34.95	\$ 6,697	1,350	18	\$	245,002
3201000	Benton School District	867	4	171,318	\$	3,071,348	17%	\$ 17,697,501	\$ 1,577,092	\$ 4,646,440	\$ 17.93	\$ 5,241	794	-	\$	-
4301000	Bentonville School District	2,238	7	467,969	\$	15,742,353	34%	\$ 46,305,758	\$ 990,870	\$ 16,333,223	\$ 32.64	\$ 7,296	2,163	-	\$	-
1601000	Beverly School District	1,051	2	205,053	\$	3,621,602	18%	\$ 19,308,538	\$ 249,867	\$ 3,871,469	\$ 17.44	\$ 3,684	1,107	56	\$	778,666
5201000	Beverly School District	548	2	109,755	\$	1,894,469	17%	\$ 10,844,584	\$	\$ 1,894,469	\$ 17.26	\$ 3,335	608	40	\$	546,428
7302000	Beverly School District	641	2	156,788	\$	6,193,485	43%	\$ 14,534,942	\$	\$ 6,193,485	\$ 39.50	\$ 9,370	583	-	\$	-
4302000	Benton School District	2,764	8	560,545	\$	13,513,534	25%	\$ 53,945,220	\$ 2,456,146	\$ 15,969,680	\$ 24.11	\$ 5,774	3,099	333	\$	4,584,413
6401000	Benton School District	4,258	7	623,646	\$	16,800,116	28%	\$ 59,099,887	\$ 9,001,774	\$ 25,801,890	\$ 26.94	\$ 6,060	4,159	-	\$	-
0502000	Bentonville School District	8,345	10	1,317,791	\$	17,528,934	15%	\$ 113,614,981	\$ 13,140,464	\$ 30,649,418	\$ 15.49	\$ 3,675	10,797	2,452	\$	35,198,639
0801000	Berwyn School District	889	3	187,412	\$	3,464,841	19%	\$ 17,860,158	\$ 1,779,104	\$ 2,493,945	\$ 18.49	\$ 5,899	921	32	\$	436,088
3001000	Berryville School District	1,493	3	245,956	\$	3,077,434	13%	\$ 22,985,713	\$ 3,269,139	\$ 6,346,573	\$ 12.51	\$ 3,749	1,853	160	\$	2,138,241
3801000	Black Rock School District	375	3	139,382	\$	5,227,779	39%	\$ 13,263,600	\$ 3,468,236	\$ 8,686,015	\$ 37.51	\$ 8,249	1,622	109	\$	1,483,240
2901000	Blenheim School District	1,003	2	97,544	\$	2,092,589	21%	\$ 9,713,738	\$	\$ 2,092,589	\$ 20.94	\$ 5,447	374	-	\$	-
4702000	Blytheville School District	746	4	162,450	\$	6,209,583	39%	\$ 15,958,601	\$ 982,274	\$ 7,191,857	\$ 38.18	\$ 9,641	786	40	\$	561,225
4201000	Bonanza School District	3,232	7	698,932	\$	13,404,012	25%	\$ 53,617,780	\$ 2,413,358	\$ 15,812,370	\$ 19.18	\$ 4,894	3,022	-	\$	-
4202000	Bonanza School District	1,465	3	255,547	\$	5,655,757	23%	\$ 24,735,357	\$ 893,084	\$ 6,548,841	\$ 22.13	\$ 4,470	1,465	-	\$	-
7303000	Bonifield School District	560	2	116,379	\$	4,000,245	39%	\$ 10,860,957	\$ 1,499,406	\$ 5,669,651	\$ 34.12	\$ 10,160	577	17	\$	227,129
3701000	Bonville School District	365	2	109,000	\$	3,072,072	30%	\$ 10,184,536	\$ 137,830	\$ 3,169,902	\$ 27.82	\$ 8,485	321	-	\$	-
4801000	Bonville School District	966	2	214,792	\$	1,527,412	7%	\$ 21,302,738	\$	\$ 1,527,412	\$ 7.11	\$ 1,581	796	-	\$	-
1603000	Broadland School District	1,203	2	234,768	\$	3,709,837	17%	\$ 22,015,925	\$ 2,441,287	\$ 6,150,324	\$ 15.80	\$ 5,112	1,352	149	\$	1,977,842
6303000	Bryant School District	6,449	9	953,597	\$	27,174,913	31%	\$ 87,103,420	\$ 8,349,964	\$ 35,524,877	\$ 28.50	\$ 5,509	6,841	392	\$	5,120,265
1405000	Buffalo Jr. Central Sch. Dist.	821	4	172,134	\$	2,053,144	12%	\$ 17,355,775	\$ 450,873	\$ 2,504,019	\$ 11.93	\$ 3,840	728	-	\$	-
4304000	Buffalo Jr. Central Sch. Dist.	7,772	12	1,059,744	\$	20,941,008	20%	\$ 99,739,462	\$ 10,577,196	\$ 30,618,304	\$ 18.91	\$ 3,940	9,056	1,284	\$	17,280,930
3301000	Calico Hills School District	630	2	121,964	\$	2,707,356	22%	\$ 12,305,230	\$	\$ 2,707,356	\$ 22.02	\$ 4,297	593	-	\$	-
3302000	Calico Hills School District	512	2	163,980	\$	1,952,348	13%	\$ 15,537,543	\$	\$ 1,952,348	\$ 11.91	\$ 3,813	507	-	\$	-
4303000	Camden Fairview School Dist.	3,023	7	774,223	\$	20,351,088	42%	\$ 72,261,184	\$ 18,828,298	\$ 40,179,286	\$ 39.20	\$ 16,268	2,635	-	\$	-
6902000	Carroll School District	712	2	156,863	\$	5,646,912	36%	\$ 14,990,539	\$	\$ 5,646,912	\$ 34.00	\$ 7,931	830	118	\$	1,612,587
3702000	Center Ridge School District	1,344	4	265,923	\$	6,539,044	25%	\$ 25,931,721	\$ 1,574,576	\$ 8,133,620	\$ 24.67	\$ 6,052	1,431	87	\$	1,213,195
2402000	Center Ridge School District	804	5	380,649	\$	12,226,266	34%	\$ 34,069,416	\$ 994,587	\$ 13,210,853	\$ 32.12	\$ 16,431	763	-	\$	-
5502000	Centerville School District	904	3	166,806	\$	4,050,288	25%	\$ 16,280,863	\$ 2,086,582	\$ 6,138,870	\$ 24.28	\$ 4,791	906	2	\$	27,915
2402000	Cheriton School District	957	3	215,261	\$	2,896,452	14%	\$ 20,840,373	\$ 389,448	\$ 3,275,920	\$ 13.41	\$ 3,423	1,023	66	\$	914,612
4802000	Cheriton School District	888	3	247,549	\$	6,298,469	26%	\$ 24,362,191	\$ 598,598	\$ 6,857,067	\$ 25.44	\$ 7,723	883	-	\$	-
3401000	Cheriton School District	748	4	208,800	\$	4,140,404	20%	\$ 21,156,061	\$ 113,907	\$ 4,254,511	\$ 19.83	\$ 5,488	637	-	\$	-
3401000	Cheriton School District	2,246	5	307,811	\$	11,799,399	30%	\$ 38,698,104	\$	\$ 11,799,399	\$ 30.43	\$ 5,354	2,647	421	\$	6,008,463
1303000	Cleveland County School District	906	4	196,863	\$	4,663,110	24%	\$ 19,258,643	\$ 3,862,222	\$ 6,535,332	\$ 23.69	\$ 9,410	865	-	\$	-
7102000	Cleveland County School District	1,320	6	276,017	\$	10,354,172	40%	\$ 25,895,322	\$ 1,980,044	\$ 11,994,216	\$ 37.51	\$ 9,041	1,450	130	\$	1,744,074
2301000	Concord School District	584	4	143,313	\$	5,904,226	43%	\$ 13,719,919	\$ 914,400	\$ 6,818,636	\$ 48.91	\$ 11,876	559	-	\$	-
1101000	Conway School District	8,216	13	1,148,430	\$	34,588,287	31%	\$ 110,272,397	\$ 18,644,408	\$ 53,232,695	\$ 29.40	\$ 6,479	9,416	1,200	\$	16,195,017
0302000	Conway School District	1,273	5	275,275	\$	3,023,461	19%	\$ 26,979,570	\$	\$ 3,023,461	\$ 18.25	\$ 3,949	1,212	-	\$	-
2403000	Conway School District	649	2	135,785	\$	1,637,350	13%	\$ 12,580,293	\$	\$ 1,637,350	\$ 12.06	\$ 2,523	643	34	\$	450,565
2403000	County Line School District	574	2	130,674	\$	5,797,116	44%	\$ 13,153,338	\$ 862,429	\$ 6,539,548	\$ 43.90	\$ 11,393	599	25	\$	359,906

District Summaries

LEA #	District Name	Enroll	# of Schools	# of Total Squares Feet	Facility Condition	District Replacement Cost	Total Replacement Cost	Education Substability Cost	District Total	\$/SF	\$/Student	Projected 2008 Enrollment	5-Year Growth #	5-Year Growth \$
1901000	Cross County School District	751	4	206,187	2,724,051	13%	20,541,217	2,193,206	2,724,051	13.21	3,627	668	-	-
0201000	Crowe School District	2,441	7	419,011	15,035,843	39%	41,035,325	2,193,206	18,161,049	38.11	7,440	2,238	-	-
3203000	Cushman School District	384	2	89,029	2,440,223	28%	8,930,809	235,325	2,675,548	27.41	6,948	7	7	94,591
2401000	Custer-Morning Star Sch. Dist.	640	2	125,113	2,721,540	23%	12,433,273	90,608	2,813,148	21.74	4,396	686	46	653,701
7503000	Danville School District	838	2	144,572	3,643,548	26%	13,942,075	1,765,332	5,408,800	25.20	6,454	943	105	1,437,604
7504000	Dartmouth School District	1,777	4	288,169	3,265,620	12%	26,720,539	1,997,492	5,263,112	11.33	2,962	1,839	62	822,102
3101000	Dea Arc School District	477	2	107,481	6,670,116	61%	10,849,735	509,904	2,697,180	14.69	5,631	455	-	-
5501000	Dea Arc School District	479	2	148,880	2,187,276	16%	7,719,917	773,267	5,119,025	51.44	14,102	325	-	-
6701000	Dea Arc School District	343	2	84,480	4,345,758	56%	30,065,034	6,230,681	15,480,441	21.72	7,403	2,273	182	2,324,987
0901000	Dea Arc School District	614	3	232,157	7,760,868	34%	22,762,937	203,450	4,992,230	32.55	7,622	627	-	-
5901000	Dea Arc School District	455	2	147,142	4,788,780	34%	13,907,848	515,905	3,630,661	34.10	10,344	343	-	-
5902000	Dea Arc School District	351	2	91,330	3,114,754	35%	8,988,103	1,803,998	12,432,261	23.88	7,413	1,598	-	-
0101000	Dea Arc School District	1,677	8	445,034	10,628,263	25%	43,300,818	1,803,998	12,432,261	23.88	7,413	513	-	-
3102000	Dea Arc School District	550	2	152,644	1,688,998	12%	14,463,191	-	1,688,998	11.06	3,071	1,336	-	-
5402000	Dea Arc School District	1,349	4	296,095	10,383,784	36%	28,772,795	-	10,383,784	35.07	6,886	1,312	-	-
2202000	Dea Arc School District	1,013	2	251,131	5,770,764	27%	20,038,041	4,064,454	9,835,218	26.41	7,184	961	-	-
2104000	Dea Arc School District	779	6	434,607	9,764,733	23%	42,816,733	-	9,764,733	22.47	5,492	1,587	-	-
1802000	Dea Arc School District	747	3	141,721	3,307,682	18%	21,172,840	-	3,307,682	13.76	4,187	861	114	1,498,047
5301000	Dea Arc School District	796	3	171,121	3,318,981	25%	13,023,233	9,390	3,378,371	23.42	4,456	757	-	-
5408000	Dea Arc School District	4,607	13	803,024	35,452,343	47%	74,637,004	8,930,286	44,382,629	44.15	9,634	4,315	-	-
5402000	Dea Arc School District	335	2	138,886	2,197,628	18%	11,934,332	-	2,197,628	15.82	6,540	241	-	-
7201000	Dea Arc School District	1,020	3	200,978	6,506,921	33%	19,853,384	1,838,755	8,345,676	32.38	8,182	1,086	66	932,332
1401000	Dea Arc School District	649	4	179,841	6,333,882	35%	18,001,217	15,446	6,349,278	35.22	9,783	599	-	-
4302000	Dea Arc School District	636	2	214,623	12,508,588	40%	20,897,016	653,484	7,051,345	34.47	7,715	945	31	428,014
0602000	Dea Arc School District	677	3	161,916	1,666,948	11%	15,834,010	-	1,666,948	10.30	2,462	459	-	-
7202000	Dea Arc School District	1,835	3	301,072	6,293,681	21%	29,809,740	1,352,244	7,645,925	20.91	4,167	2,248	413	5,848,521
7203000	Dea Arc School District	8,047	15	1,424,498	39,931,114	28%	145,143,075	2,441,859	42,572,973	28.03	5,291	9,062	1,015	14,788,923
4501000	Dea Arc School District	924	3	176,813	4,037,210	25%	16,140,791	928,620	4,945,830	22.83	5,374	915	-	-
2002000	Dea Arc School District	1,211	3	340,560	4,195,049	12%	33,591,119	1,727,877	5,922,926	11.63	4,891	1,056	-	-
4102000	Dea Arc School District	541	2	286,228	5,443,346	20%	27,770,256	-	5,443,346	19.01	10,062	478	-	-
6401000	Dea Arc School District	3,998	8	720,742	17,681,687	25%	69,467,460	8,071,718	25,753,485	24.53	6,442	3,690	-	-
4603000	Dea Arc School District	12,865	26	1,918,409	66,046,848	34%	91,925,254	19,844,108	85,892,956	34.43	6,676	13,648	783	11,201,823
4602000	Dea Arc School District	1,052	5	243,158	11,278,174	48%	23,595,880	1,644,586	12,924,760	46.38	12,286	1,042	10	138,766
2402000	Dea Arc School District	1,150	2	192,272	4,076,548	22%	16,232,734	1,044,811	5,121,359	21.20	4,453	1,215	65	881,425
0403000	Dea Arc School District	952	3	239,088	6,740,767	26%	25,891,432	3,988,725	8,050,501	22.06	8,456	996	44	607,449
3002000	Dea Arc School District	1,364	4	303,093	2,097,532	7%	28,769,555	196,455	6,959,222	26.09	5,102	1,635	271	3,872,702
0404000	Dea Arc School District	1,544	4	226,056	6,970,953	31%	22,654,751	-	7,327,131	17.41	7,073	983	-	-
0803000	Dea Arc School District	1,222	3	209,051	2,205,027	11%	19,349,415	4,773,740	11,744,693	30.84	7,509	1,722	158	2,264,313
2303000	Dea Arc School District	2,427	5	459,410	8,332,288	19%	43,404,237	760,248	8,992,556	17.92	3,705	2,759	107	1,416,235
2807000	Dea Arc School District	3,232	6	658,599	5,621,764	13%	42,757,896	5,593,973	11,221,737	12.26	3,472	3,740	508	6,775,881
7204000	Dea Arc School District	1,111	5	245,326	10,345,827	43%	24,226,805	2,864,529	13,212,356	62.17	11,892	1,298	187	2,440,748
6402000	Dea Arc School District	3,181	5	658,489	13,861,040	19%	67,454,211	-	12,861,040	19.53	4,043	3,466	285	4,174,855
1003000	Dea Arc School District	854	3	172,381	2,715,487	16%	17,218,478	1,418,288	4,133,775	15.75	4,840	809	-	-

District Summaries



LEA #	District Name	2003 Enroll	# of Schools	Total Square Feet	Facility Condition	District PCI	Replacement Cost	Substability Cost	Education Cost	District Total	\$/SF	\$/Student	Projected 2008 Enrollment	5-Year Growth #	5-Year Growth \$
2304000	Guy-Perkins School District	412	2	85,909	\$ 1,878,459	24%	\$ 7,644,837	\$ 1,443,406	\$ 3,542,075	\$ 21.87	\$ 8,597	553	141	\$ 1,803,645	
6403000	Hickman School District	571	2	93,876	\$ 3,991,939	42%	\$ 9,491,501	\$ 1,117,849	\$ 5,109,808	\$ 42.52	\$ 6,949	625	54	\$ 780,747	
0203000	Hennepin School District	1,882	6	455,747	\$ 16,615,348	37%	\$ 44,410,715	\$ 18,508,856	\$ 16,800,856	\$ 34.46	\$ 8,927	1,887	5	\$ 69,874	
0701000	Hennepin School District	708	2	133,379	\$ 6,384,125	50%	\$ 12,659,340	\$ 1,085,174	\$ 7,489,299	\$ 47.88	\$ 10,550	609	-	\$ -	
5205000	Harmony Grove School District	1,055	4	243,460	\$ 8,400,233	35%	\$ 21,995,515	\$ 2,093,148	\$ 8,844,729	\$ 21.17	\$ 8,764	1,068	-	\$ -	
6304000	Harmony Grove School District	781	3	205,056	\$ 4,751,581	23%	\$ 20,619,959	\$ 3,479,134	\$ 5,202,587	\$ 12.33	\$ 4,822	1,074	-	\$ -	
5402000	Hennepin School District	1,079	3	140,318	\$ 1,729,453	13%	\$ 12,415,135	\$ 2,161,380	\$ 19,224,472	\$ 23.37	\$ 6,886	2,703	-	\$ -	
0503000	Harrison School District	2,792	7	513,952	\$ 12,010,092	25%	\$ 48,813,604	\$ 10,922,965	\$ 4,185,572	\$ 33.34	\$ 10,517	343	-	\$ -	
6404000	Harrison School District	435	2	108,731	\$ 3,832,319	35%	\$ 10,922,965	\$ -	\$ 7,914,862	\$ 37.17	\$ 7,763	698	-	\$ -	
5903000	Hazen School District	398	2	125,545	\$ 4,185,572	35%	\$ 12,040,373	\$ -	\$ 5,449,035	\$ 19.95	\$ 4,882	2,904	-	\$ -	
1202000	Hobart Springs School District	1,482	3	324,446	\$ 7,914,862	26%	\$ 30,480,013	\$ 247,131	\$ 7,944,457	\$ 59.85	\$ 13,674	534	-	\$ -	
5403000	Hobart Springs School District	702	2	139,956	\$ 5,203,304	39%	\$ 13,419,760	\$ 1,082,717	\$ 15,701,362	\$ 19.75	\$ 4,727	1,643	-	\$ -	
6401000	Holland/W.Helena School Dist.	3,216	9	732,622	\$ 14,617,648	20%	\$ 71,444,267	\$ 505,006	\$ 7,587,154	\$ 38.15	\$ 13,932	529	-	\$ -	
6804000	Hennepin School District	581	2	124,306	\$ 4,217,022	61%	\$ 20,711,432	\$ 3,370,134	\$ 7,587,154	\$ 19.75	\$ 4,727	1,643	-	\$ -	
4804000	Highland School District	1,405	3	213,543	\$ 4,217,022	20%	\$ 20,711,432	\$ 2,012,924	\$ 7,448,806	\$ 38.15	\$ 13,932	529	-	\$ -	
3805000	Hibbert School District	549	4	147,714	\$ 5,635,902	36%	\$ 14,729,071	\$ 2,012,924	\$ 7,448,806	\$ 38.15	\$ 13,932	529	-	\$ -	
2903000	Hope School District	2,750	5	572,001	\$ 28,785,526	53%	\$ 54,292,810	\$ 2,155,112	\$ 9,975,526	\$ 50.32	\$ 10,467	2,451	-	\$ -	
6703000	Hornets School District	809	3	152,318	\$ 7,820,533	52%	\$ 14,936,749	\$ 2,155,112	\$ 9,975,526	\$ 50.32	\$ 10,467	2,451	-	\$ -	
2403000	Hex Springs School District	3,529	8	718,957	\$ 20,036,540	32%	\$ 62,721,407	\$ -	\$ 20,036,540	\$ 27.87	\$ 5,678	3,601	-	\$ 1,009,656	
3804000	Hoades School District	927	2	164,269	\$ 3,958,053	25%	\$ 15,827,074	\$ 1,379,495	\$ 5,287,548	\$ 23.81	\$ 5,704	858	-	\$ -	
6202000	Hughes School District	727	2	193,413	\$ 3,511,304	18%	\$ 19,338,515	\$ -	\$ 3,511,304	\$ 18.15	\$ 4,830	629	-	\$ -	
4401000	Huntsville School District	2,464	6	392,027	\$ 4,342,261	11%	\$ 38,799,908	\$ 5,942,077	\$ 10,305,338	\$ 11.13	\$ 4,182	2,521	-	\$ -	
3306000	Isard Co. Cons. School Dist.	515	2	131,699	\$ 2,412,048	19%	\$ 12,546,752	\$ -	\$ 2,412,048	\$ 18.32	\$ 4,684	474	-	\$ -	
3405000	Jackson Co. School District	907	4	172,940	\$ 7,076,841	42%	\$ 17,010,080	\$ 3,584,757	\$ 10,461,598	\$ 39.93	\$ 11,755	841	-	\$ -	
5102000	Jasper School District	903	6	205,287	\$ 6,220,943	35%	\$ 19,768,599	\$ 1,293,004	\$ 8,213,967	\$ 32.71	\$ 9,096	847	-	\$ -	
2404000	Jessieville School District	809	2	193,748	\$ 3,128,300	16%	\$ 19,022,469	\$ 794,317	\$ 3,922,617	\$ 16.15	\$ 4,849	974	-	\$ -	
1408000	Jessieville School District	4,845	9	859,709	\$ 14,254,968	17%	\$ 81,811,713	\$ 1,878,077	\$ 16,133,045	\$ 16.58	\$ 3,330	5,069	-	\$ 3,046,232	
7003000	Junction City School District	644	2	141,711	\$ 7,529,053	56%	\$ 13,334,481	\$ 132,788	\$ 7,641,841	\$ 53.13	\$ 11,897	595	-	\$ -	
5503000	Karby School District	430	2	94,501	\$ 2,196,481	23%	\$ 9,444,468	\$ 259,723	\$ 2,458,404	\$ 23.27	\$ 5,717	436	-	\$ 85,749	
3704000	Lafayette Co. School District	1,011	6	348,607	\$ 11,646,644	43%	\$ 27,023,101	\$ 585,263	\$ 12,231,927	\$ 33.41	\$ 12,099	915	-	\$ -	
2405000	Lake Hamilton School District	3,803	6	549,113	\$ 15,487,479	30%	\$ 52,372,403	\$ 3,088,197	\$ 18,575,676	\$ 29.05	\$ 9,105	4,044	-	\$ 3,559,732	
0903000	Lakeside School District	978	3	277,582	\$ 8,043,847	29%	\$ 27,348,944	\$ 841,228	\$ 8,965,075	\$ 28.20	\$ 4,884	964	-	\$ -	
2406000	Lakeside School District	2,530	5	482,945	\$ 12,329,460	27%	\$ 46,227,776	\$ 1,805,165	\$ 14,134,625	\$ 35.53	\$ 5,587	2,292	-	\$ -	
6405000	Lamar School District	1,132	2	202,249	\$ 7,299,695	36%	\$ 19,086,602	\$ 1,170,788	\$ 8,470,483	\$ 36.09	\$ 7,983	1,202	-	\$ 944,548	
6406000	Lewis School District	841	3	164,231	\$ 5,556,492	34%	\$ 16,399,153	\$ 95,550	\$ 5,451,952	\$ 33.83	\$ 6,721	884	-	\$ 614,003	
0506000	Leeds Hill School District	421	2	96,309	\$ 2,963,169	32%	\$ 9,312,374	\$ 981,931	\$ 3,945,100	\$ 30.14	\$ 9,371	415	-	\$ -	
3904000	Lee County School District	1,569	4	324,799	\$ 8,080,905	25%	\$ 32,091,597	\$ 1,043,088	\$ 9,123,993	\$ 24.73	\$ 5,815	1,281	-	\$ -	
7205000	Lincoln School District	1,138	3	193,844	\$ 6,045,084	31%	\$ 19,347,726	\$ 763,543	\$ 6,808,627	\$ 31.18	\$ 5,983	1,231	-	\$ 2,754,394	
6001000	Little Rock School District	2,913	50	4,323,818	\$ 92,089,050	23%	\$ 408,377,414	\$ 18,017,058	\$ 111,106,088	\$ 21.53	\$ 4,446	25,071	-	\$ 15,636,248	
6704000	Louisburg School District	382	2	104,009	\$ 3,493,803	35%	\$ 9,848,326	\$ 372,245	\$ 3,531,048	\$ 33.59	\$ 9,244	364	-	\$ -	
4301000	Lovelock School District	1,781	4	321,454	\$ 9,815,186	32%	\$ 30,616,117	\$ 701,385	\$ 10,516,571	\$ 30.51	\$ 5,905	1,844	-	\$ -	
4202000	Magnolia School District	518	2	95,488	\$ 2,575,417	24%	\$ 9,766,118	\$ 624,962	\$ 3,000,379	\$ 26.69	\$ 3,792	527	-	\$ 1,129,732	
3003000	Magnolia School Dist.	789	2	195,987	\$ 5,475,194	29%	\$ 18,922,944	\$ -	\$ 5,475,194	\$ 27.94	\$ 6,939	816	-	\$ -	
1402000	Magnolia School District	3,186	7	456,929	\$ 17,456,498	46%	\$ 43,782,530	\$ 6,342,302	\$ 23,998,800	\$ 30.64	\$ 7,528	2,641	-	\$ -	
3004000	Makervorn School District	2,294	6	419,838	\$ 12,640,204	31%	\$ 48,464,587	\$ 1,633,877	\$ 14,374,081	\$ 30.11	\$ 6,222	2,209	-	\$ -	
2501000	Marion Springs School District	417	2	93,674	\$ 1,822,506	20%	\$ 9,191,161	\$ 1,090,444	\$ 2,912,950	\$ 19.46	\$ 6,985	377	-	\$ -	
4712000	Marion School District	1,010	2	208,773	\$ 1,747,939	9%	\$ 19,392,276	\$ -	\$ 1,747,939	\$ 8.71	\$ 1,731	965	-	\$ -	
6406000	Marion School District	1,023	3	251,627	\$ 3,617,594	15%	\$ 24,339,792	\$ 1,779,281	\$ 5,396,865	\$ 14.38	\$ 5,276	1,066	-	\$ 594,791	
1804000	Marion School District	3,636	9	644,540	\$ 14,198,897	23%	\$ 63,030,374	\$ 4,786,218	\$ 18,965,115	\$ 21.37	\$ 5,321	3,957	-	\$ 4,353,483	

District Summaries

LEA #	District Name	Enroll	# of Schools	Total Square Feet	Facility Condition	District PCI	Total Replacement Cost	Education Substability Cost	District Total	5-Year Growth #	5-Year Growth \$
5404000	Marland Tree School District	679	2	172,379	\$ 2,379,299	15%	\$ 16,206,240	\$ -	\$ 2,379,299	633	\$ 3,504
7803000	Marmeluka School District	774	1	153,346	\$ 3,185,896	21%	\$ 15,488,948	\$ 8,801,626	\$ 1,987,512	874	\$ 1,444,384
5404000	Marvall School District	646	4	215,221	\$ 7,791,806	36%	\$ 21,724,129	\$ 346,191	\$ 8,158,077	559	\$ -
3305000	Mayflower School District	847	3	174,308	\$ 2,315,350	14%	\$ 16,142,128	\$ -	\$ 2,315,350	957	\$ 1,456,707
6102000	Maynard School District	493	2	87,183	\$ 1,323,087	15%	\$ 8,564,792	\$ 1,481,411	\$ 4,477,478	478	\$ -
7403000	McCreary School District	652	2	154,860	\$ 4,010,469	28%	\$ 15,515,009	\$ 467,010	\$ 4,777,478	558	\$ -
2105000	Megallow School District	1,429	3	396,811	\$ 12,399,520	37%	\$ 38,073,383	\$ -	\$ 12,399,520	1,221	\$ -
3302000	Melbourne School District	877	4	177,112	\$ 5,408,371	31%	\$ 17,689,744	\$ 747,098	\$ 6,155,469	923	\$ 457,003
5703000	Memo School District	2,224	6	374,253	\$ 11,426,344	37%	\$ 36,067,818	\$ 3,121,023	\$ 14,547,387	2,174	\$ -
3211000	Melland School District	627	2	125,260	\$ 2,501,293	31%	\$ 12,051,641	\$ -	\$ 2,501,293	552	\$ -
3104000	Memorial Springs School Dist.	581	4	164,453	\$ 4,790,994	30%	\$ 15,852,916	\$ 89,132	\$ 4,880,126	634	\$ 96,494
2203000	Montcallo School District	2,186	4	436,503	\$ 9,754,641	22%	\$ 43,773,349	\$ 484,942	\$ 10,239,583	2,001	\$ -
4902000	Mount Ida School District	580	2	142,354	\$ 10,435,353	17%	\$ 62,584,628	\$ -	\$ 10,488,133	591	\$ -
0303000	Mountain Home School District	3,860	6	646,983	\$ 10,435,353	17%	\$ 62,584,628	\$ -	\$ 10,488,133	552	\$ 155,988
2407000	Mountain Pine School District	695	2	165,275	\$ 3,917,401	25%	\$ 15,799,352	\$ -	\$ 3,917,401	736	\$ 560,466
6901000	Mountain View School District	1,684	6	314,448	\$ 6,874,005	22%	\$ 30,797,342	\$ 1,835,987	\$ 8,709,992	1,732	\$ 672,267
1703000	Mountainsburg School District	765	3	196,786	\$ 6,065,877	30%	\$ 20,305,553	\$ -	\$ 6,064,877	723	\$ -
2306000	Mt. Vernon/Enola School Dist.	460	2	99,769	\$ 2,570,829	27%	\$ 9,600,935	\$ 79,549	\$ 2,650,398	552	\$ 1,246,024
1704000	Mulberry School District	599	4	165,996	\$ 7,793,834	46%	\$ 16,806,189	\$ -	\$ 7,793,834	585	\$ -
5504000	Murfreesboro School District	550	2	164,177	\$ 4,589,610	28%	\$ 16,445,708	\$ -	\$ 4,589,610	567	\$ 243,515
3105000	Nashville School District	1,815	5	391,150	\$ 7,962,309	21%	\$ 37,771,766	\$ -	\$ 8,196,315	1,851	\$ 496,463
1503000	Nearns School District	427	2	95,767	\$ 3,527,155	40%	\$ 8,739,947	\$ 2,695,235	\$ 6,222,390	444	\$ 221,859
1611000	Nevada School District	2,753	7	450,344	\$ 4,485,048	10%	\$ 43,647,175	\$ 3,837,154	\$ 8,222,202	3,126	\$ 5,171,965
5008000	Nevada School District	440	2	99,992	\$ 4,414,926	44%	\$ 10,024,136	\$ 438,283	\$ 4,853,209	434	\$ -
3403000	Newport School District	1,609	4	351,179	\$ 7,790,105	23%	\$ 33,964,387	\$ 864,252	\$ 8,644,357	1,519	\$ -
0304000	Norfolk School District	447	2	108,191	\$ 1,035,207	10%	\$ 10,742,465	\$ -	\$ 1,035,207	455	\$ 113,590
7006000	Norfolk School District	517	2	105,416	\$ 5,169,279	49%	\$ 10,484,296	\$ 950,154	\$ 6,119,433	505	\$ -
6002000	North Little Rock Sch. Dist.	8,949	21	1,462,479	\$ 50,458,105	37%	\$ 136,926,190	\$ 16,871,724	\$ 67,329,839	9,142	\$ 2,664,318
0504000	Ormsah School District	405	3	95,767	\$ 1,026,716	20%	\$ 9,260,717	\$ 1,465,276	\$ 3,231,992	433	\$ 387,189
4713000	Oswego School District	1,641	6	340,156	\$ 8,301,041	25%	\$ 33,425,639	\$ 1,257,737	\$ 9,558,798	1,493	\$ -
5701000	Ouachita River School District	711	4	186,028	\$ 3,947,133	22%	\$ 18,100,646	\$ 410,835	\$ 4,357,968	767	\$ 779,184
3005000	Ouachita School District	375	2	96,800	\$ 1,672,293	18%	\$ 9,547,844	\$ 549,846	\$ 2,222,139	377	\$ 28,210
4503000	Ozark Mountain School District	743	6	189,360	\$ 3,167,577	18%	\$ 17,801,805	\$ 4,508,067	\$ 7,675,644	745	\$ -
2404000	Ozark School District	1,827	5	346,736	\$ 9,347,710	27%	\$ 34,564,170	\$ 1,342,958	\$ 10,730,668	1,830	\$ 42,765
6205000	Palatka-Whitney Sch. Dist.	633	4	150,572	\$ 2,882,482	18%	\$ 16,049,458	\$ 1,660,159	\$ 4,443,841	605	\$ -
7309000	Pangburn School District	734	2	145,981	\$ 6,070,499	43%	\$ 14,028,520	\$ 418,908	\$ 6,489,407	768	\$ 467,230
2808000	Pangould School District	2,850	6	439,440	\$ 9,197,400	21%	\$ 43,350,884	\$ 1,803,207	\$ 11,000,607	2,558	\$ -
6203000	Park School District	1,154	3	204,796	\$ 8,042,496	39%	\$ 20,370,574	\$ 335,393	\$ 8,377,889	1,101	\$ -
7007000	Parsons Chapel School Dist.	698	2	146,582	\$ 6,008,597	44%	\$ 13,614,798	\$ 2,447,148	\$ 8,485,745	612	\$ -
1903000	Parish School District	330	2	102,903	\$ 1,448,783	14%	\$ 10,395,549	\$ -	\$ 1,448,783	290	\$ -
0407000	Parish School District	1,237	3	232,050	\$ 2,650,496	11%	\$ 23,633,771	\$ 1,892,633	\$ 4,543,129	1,415	\$ 2,591,336
5303000	Parryville School District	945	2	170,816	\$ 3,803,711	34%	\$ 15,728,203	\$ -	\$ 3,803,711	981	\$ -
3505000	Parryville School District	1,010	2	175,288	\$ 4,386,210	26%	\$ 16,698,399	\$ 10,521,083	\$ 14,907,293	950	\$ -
6103000	Peabodias School District	6,008	14	1,038,979	\$ 36,622,338	38%	\$ 102,254,147	\$ 6,474,496	\$ 45,096,804	5,463	\$ -
5804000	Peaslee School District	1,821	4	306,219	\$ 3,386,098	12%	\$ 29,485,275	\$ 1,599,529	\$ 4,975,627	1,749	\$ -
2703000	Peay School District	487	1	85,135	\$ 3,539,442	41%	\$ 8,533,330	\$ -	\$ 3,539,442	532	\$ 644,999
7204000	Peoria Grove School District	1,377	4	313,196	\$ 12,803,434	41%	\$ 31,564,351	\$ 3,291,230	\$ 16,094,664	1,623	\$ 3,545,290
5006000	Prescott School District	1,132	3	246,961	\$ 11,506,304	48%	\$ 24,093,558	\$ -	\$ 11,506,304	1,146	\$ 195,315

District Summaries



2003 Enroll Schools # of Total Square Feet Facility Condition District FCI Replacement Cost Education Subtotal District Total \$/SF \$/Student

2008 Projected Enrollment Growth # 5-Year Growth \$

LEA #	District Name	2003 Enroll	Schools	# of	Total Square Feet	Facility Condition	District FCI	Replacement Cost	Education Subtotal	District Total	\$/SF	\$/Student	2008 Projected Enrollment	5-Year Growth #	5-Year Growth \$	
6003000	Pulaski Co. Spec. School Dist.	18,206	36	2,763,349	\$ 120,629,081	45%	\$ 265,150,137	\$ 157,052,691	\$ 34,423,610	\$ 43.65	\$ 8,626	17,522	-	-	-	
1703000	Quinneman School District	545	2	130,785	\$ 3,345,095	25%	\$ 13,254,366	\$ 4,357,819	\$ 1,012,724	\$ 24.10	\$ 7,713	572	-	-	-	
1106000	Rector School District	664	2	120,247	\$ 1,851,643	16%	\$ 11,515,169	\$ 1,892,423	\$ 40,780	\$ 15.40	\$ 2,850	634	-	-	-	
1613000	Riverside School District	812	4	167,788	\$ 5,630,438	33%	\$ 16,847,569	\$ 90,161	\$ 6,531,599	\$ 33.56	\$ 8,044	897	85	-	\$ 1,220,482	
7307000	Riverside School District	1,285	5	304,795	\$ 9,983,616	34%	\$ 29,434,704	\$ 10,863,575	\$ 879,959	\$ 32.76	\$ 8,454	1,319	34	-	\$ 469,534	
0405000	Rogers School District	12,351	20	1,876,039	\$ 14,872,409	8%	\$ 189,298,147	\$ 32,831,693	\$ 17,959,284	\$ 7.93	\$ 2,658	15,463	3,112	-	\$ 44,903,493	
7110000	Rosa Bud School District	785	2	162,090	\$ 3,418,243	22%	\$ 15,552,175	\$ 3,418,243	-	\$ 21.09	\$ 4,355	926	141	-	\$ 1,934,595	
5805000	Russellville School District	5,116	11	1,119,776	\$ 29,364,826	28%	\$ 105,836,860	\$ 7,474,491	\$ 7,474,491	\$ 26.22	\$ 5,866	4,947	-	-	-	
2502000	Salem School District	721	2	134,962	\$ 1,286,170	10%	\$ 13,100,450	\$ 175,193	\$ 591,445	\$ 9.53	\$ 2,027	689	-	-	-	
4294000	Salem School District	366	2	79,703	\$ 3,732,386	46%	\$ 8,032,442	\$ 1,461,363	\$ 1,461,363	\$ 9.53	\$ 2,027	689	-	-	-	
6502000	Sentry County School District	1,046	5	235,734	\$ 3,461,396	16%	\$ 22,012,884	\$ 3,690,751	\$ 3,690,751	\$ 14.88	\$ 6,838	1,025	-	-	-	
7111000	Sentry School District	3,643	6	640,411	\$ 16,675,591	28%	\$ 60,036,808	-	-	\$ 16,675,591	\$ 26.04	\$ 4,552	3,820	157	-	\$ 2,104,721
2705000	Sheridan School District	4,939	7	635,230	\$ 9,416,026	15%	\$ 61,487,113	\$ 10,019,270	\$ 19,433,296	\$ 14.82	\$ 3,935	4,188	-	-	-	
7104000	Shirley School District	523	2	118,841	\$ 4,302,976	40%	\$ 10,866,385	\$ 2,116,706	\$ 2,116,706	\$ 7.79	\$ 1,763	3,739	604	-	\$ 8,506,157	
0406000	Shewan Springs School District	2,135	5	488,662	\$ 3,806,580	8%	\$ 48,124,804	\$ 643,405	\$ 8,169,785	\$ 36.15	\$ 6,070	568	11	-	\$ 152,187	
3806000	Shoem-Hendrix School Dist.	557	2	152,279	\$ 3,381,174	23%	\$ 14,733,928	-	-	\$ 3,381,174	\$ 22.20	\$ 6,070	792	-	-	
7098000	Sneadover School District	866	4	208,209	\$ 7,526,380	37%	\$ 20,258,870	\$ 643,405	\$ 3,205,614	\$ 40.00	\$ 8,278	2,307	-	-	-	
1507000	So. Conway Co. School District	2,377	5	411,767	\$ 16,472,155	47%	\$ 39,453,587	\$ 3,205,614	\$ 3,205,614	\$ 40.00	\$ 8,278	2,307	-	-	-	
7105000	So. Miss. County School Dist.	1,407	5	329,966	\$ 6,510,899	22%	\$ 29,889,387	-	-	\$ 6,510,899	\$ 19.73	\$ 4,628	1,279	-	-	
3109000	South Side School District	486	2	110,079	\$ 4,537,518	43%	\$ 10,620,464	\$ 320,450	\$ 320,450	\$ 41.22	\$ 9,996	527	41	-	\$ 545,644	
2906000	Southside School District	1,376	3	234,157	\$ 4,957,531	22%	\$ 22,404,179	\$ 1,243,435	\$ 6,200,966	\$ 21.17	\$ 4,507	1,407	31	-	\$ 424,149	
7207000	Spring Hill School District	520	2	89,348	\$ 3,785,642	43%	\$ 8,707,729	\$ 1,376,790	\$ 1,376,790	\$ 42.37	\$ 9,928	542	23	-	\$ 306,606	
4003000	Springdale School District	13,678	16	2,472,801	\$ 54,764,699	23%	\$ 250,071,662	\$ 32,385,518	\$ 89,150,217	\$ 22.96	\$ 6,518	16,827	3,149	-	\$ 45,539,065	
5206000	Star City School District	1,799	5	399,975	\$ 8,509,686	23%	\$ 38,868,903	\$ 5,237,244	\$ 13,746,930	\$ 21.28	\$ 7,641	1,697	-	-	-	
7099000	Stephens School District	587	4	157,770	\$ 10,827,068	67%	\$ 15,704,914	\$ 90,116	\$ 10,617,184	\$ 66.72	\$ 18,067	498	-	-	-	
7099000	Strong School District	678	4	226,499	\$ 6,509,598	31%	\$ 21,327,445	-	-	\$ 6,509,598	\$ 28.74	\$ 9,601	656	-	-	
0104000	Surgant School District	1,883	6	492,254	\$ 16,675,436	30%	\$ 49,551,163	-	-	\$ 16,675,436	\$ 29.78	\$ 7,794	1,856	-	-	
3110000	Surgant School District	347	2	115,001	\$ 3,331,196	29%	\$ 11,525,780	\$ 548,636	\$ 3,899,832	\$ 28.97	\$ 11,239	360	13	-	\$ 186,315	
4605000	Surfhorst School District	6,525	12	792,342	\$ 40,019,474	54%	\$ 73,966,028	\$ 22,530,543	\$ 62,550,017	\$ 50.51	\$ 9,546	4,184	-	-	-	
5605000	Tennessee School District	1,735	3	262,889	\$ 3,659,156	14%	\$ 25,328,250	\$ 2,180,954	\$ 5,840,110	\$ 13.92	\$ 3,366	1,658	-	-	-	
1805000	Tennant School District	394	2	111,597	\$ 1,891,418	17%	\$ 11,018,943	-	-	\$ 1,891,418	\$ 16.95	\$ 4,901	376	-	-	
6104000	Twin Rivers School Dist.	520	4	117,817	\$ 3,231,071	27%	\$ 11,819,728	\$ 1,227,803	\$ 4,458,874	\$ 27.42	\$ 8,575	510	-	-	-	
7507000	Two Rivers School District	1,637	9	297,413	\$ 9,857,104	35%	\$ 28,076,425	\$ 4,648,787	\$ 14,505,891	\$ 33.14	\$ 10,095	1,118	-	-	-	
6505000	Valley Springs School District	950	3	165,009	\$ 5,282,458	34%	\$ 15,537,048	\$ 1,345,687	\$ 6,608,345	\$ 31.89	\$ 6,956	973	23	-	\$ 309,688	
1612000	Valley View School District	1,542	2	278,036	\$ 4,095,295	15%	\$ 26,973,581	\$ 5,176,672	\$ 2,270,967	\$ 14.73	\$ 6,012	1,746	204	-	\$ 2,830,113	
1705000	Van Buren School District	5,553	11	728,612	\$ 24,913,558	34%	\$ 73,534,054	\$ 23,951,507	\$ 46,865,065	\$ 34.19	\$ 8,800	5,733	180	-	\$ 2,597,770	
5704000	Van Coves School District	388	2	104,310	\$ 7,017,633	70%	\$ 10,023,521	-	-	\$ 7,017,633	\$ 47.34	\$ 18,087	365	-	-	
2307000	Vidalia School District	2,646	5	374,472	\$ 8,450,831	24%	\$ 34,789,685	\$ 3,736,747	\$ 12,189,578	\$ 22.57	\$ 4,607	3,115	469	-	\$ 6,227,164	
2503000	Vidalia School District	431	2	87,137	\$ 2,350,961	27%	\$ 8,698,293	\$ 799,964	\$ 3,150,925	\$ 26.98	\$ 7,311	428	-	-	-	
1404000	Vidalia School District	338	2	84,815	\$ 5,074,524	60%	\$ 8,479,533	-	-	\$ 5,074,524	\$ 59.83	\$ 15,013	304	-	-	
6401000	Waldron School District	1,678	3	347,753	\$ 7,838,435	23%	\$ 34,342,359	-	-	\$ 7,838,435	\$ 30.78	\$ 4,671	764	-	-	
3808000	Walton Ridge School District	794	2	189,237	\$ 5,825,159	32%	\$ 18,023,776	-	-	\$ 5,825,159	\$ 30.78	\$ 4,671	764	-	-	
6602000	Warren School District	1,573	4	341,212	\$ 12,794,456	35%	\$ 36,979,641	\$ 1,468,143	\$ 14,262,599	\$ 35.42	\$ 9,067	1,570	-	-	-	
5609000	Wascom Chapel School District	3,165	5	400,628	\$ 12,453,972	32%	\$ 38,582,280	\$ 6,616,473	\$ 19,070,445	\$ 31.09	\$ 6,025	2,852	-	-	-	
5607000	Wetmore School District	360	2	117,043	\$ 1,340,394	11%	\$ 11,723,748	-	-	\$ 1,340,394	\$ 11.46	\$ 3,723	322	-	-	
7208000	West Fork School District	1,147	3	217,875	\$ 7,911,547	34%	\$ 21,709,628	\$ 518,012	\$ 8,429,559	\$ 36.31	\$ 7,349	1,327	180	-	\$ 2,544,800	
1803000	West Memphis School District	6,119	12	804,290	\$ 20,822,885	26%	\$ 81,635,272	\$ 11,479,450	\$ 32,380,335	\$ 25.89	\$ 5,279	5,929	-	-	-	
1704000	West Side School District	544	2	91,553	\$ 3,247,331	37%	\$ 8,725,284	\$ 1,628,991	\$ 4,876,372	\$ 35.47	\$ 8,944	561	17	-	\$ 231,482	
7609000	Western Yell Co. School Dist.	431	2	98,055	\$ 3,184,458	34%	\$ 9,243,051	-	-	\$ 3,184,458	\$ 32.48	\$ 7,389	408	7	\$ 94,358	

District Summaries

LEA #	District Name	2003 Enroll	# of Schools	Total Square Feet	Facility Condition Cost	District FCI	Replacement Cost	Education Substability Cost	District Total	\$5F \$/Student	Projected 2008		5-Year Growth #	5-Year Growth \$
											Enrollment	Growth #		
1402000	Westside Cants. School District	1,431	3	244,337	\$ 1,796,985	8%	\$ 23,192,014	\$ 2,924,588	\$ 4,731,573	\$ 7.35	1,742	131	\$ 1,778,102	
3406000	Westside School District	585	2	129,258	\$ 3,224,997	25%	\$ 13,061,095	\$ -	\$ 3,224,997	\$ 24.95	541	-	\$ -	
7304000	White Co. Central School Dist.	490	2	122,890	\$ 3,144,640	27%	\$ 11,738,004	\$ 1,204,703	\$ 4,349,343	\$ 25.59	702	12	\$ 164,185	
3510000	White Hall School District	3,061	7	536,118	\$ 13,280,530	24%	\$ 54,741,079	\$ 1,441,151	\$ 14,721,481	\$ 23.88	3,000	-	\$ -	
3705000	Wichita School District	644	5	155,440	\$ 6,309,848	42%	\$ 15,119,392	\$ 1,488,819	\$ 7,998,687	\$ 40.59	646	2	\$ 27,819	
1505000	Windsorview School District	459	2	76,486	\$ 1,728,190	26%	\$ 6,736,748	\$ 1,822,698	\$ 3,560,888	\$ 22.59	442	-	\$ -	
1304000	Woodlawn School District	574	2	87,342	\$ 2,106,548	24%	\$ 8,634,194	\$ 2,244,820	\$ 4,351,388	\$ 24.12	641	67	\$ 947,130	
1905000	Wynne School District	2,833	4	548,128	\$ 6,063,733	11%	\$ 53,079,211	\$ 594,441	\$ 6,658,174	\$ 10.67	2,495	-	\$ -	
4502000	Yadville-Summit School Dist.	1,003	3	158,164	\$ 3,928,511	29%	\$ 13,771,835	\$ 2,492,483	\$ 6,360,994	\$ 24.84	963	-	\$ -	
	Other Schools	355		915,070	\$ 20,543,128	31%	\$ 64,609,629	\$ -	\$ 20,543,128	\$ 22.45				
	Division of Youth Services	336		102,157	\$ 1,714,728	18%	\$ 9,748,328	\$ -	\$ 1,714,728	\$ 16.79				

*Educational Substability includes additional space for schools which do not meet proposed standards but does not include credit for schools which exceed standards.

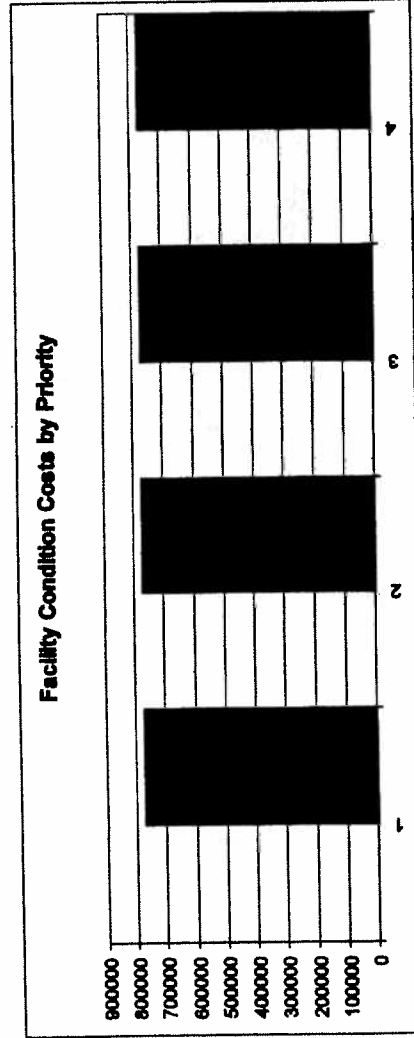
**Enrollment cost included additional space for enrollment growth but does not account for additional students which could be served in existing space.



SAMPLE

Districtwide Facility Condition by System by Priority

System	Facility Condition Priority				Total
	1 Mission Critical I.e., Health & Safety	2 Impact Functioning of School I.e., Mechanical, Electrical, HVAC	3 Short Term Conditions I.e., Finishes, Site Improvements, etc.	4 Least Critical I.e., Program Enhancement, Aesthetics	
Site	\$75,000	\$75,000	\$75,000	\$75,000	\$ 300,000
Roofing	\$75,000	\$75,000	\$75,000	\$75,000	\$ 300,000
Exterior	\$75,000	\$75,000	\$75,000	\$75,000	\$ 300,000
Structure	\$75,000	\$75,000	\$75,000	\$75,000	\$ 300,000
Interior	\$75,000	\$75,000	\$75,000	\$75,000	\$ 300,000
HVAC	\$75,000	\$75,000	\$75,000	\$75,000	\$ 300,000
Plumbing	\$75,000	\$75,000	\$75,000	\$75,000	\$ 300,000
Electrical	\$75,000	\$75,000	\$75,000	\$75,000	\$ 300,000
Fire & Safety	\$75,000	\$75,000	\$75,000	\$75,000	\$ 300,000
Technology	\$75,000	\$75,000	\$75,000	\$75,000	\$ 300,000
Specialties	\$25,000	\$25,000	\$25,000	\$25,000	\$ 100,000
Other	\$0	\$0	\$0	\$0	\$0
Total	\$775,000	\$775,000	\$775,000	\$775,000	\$ 3,100,000





0000 Example Elementary School

LEA #0000000
000 Example Sample Street
Example Sample City, Arkansas

SAMPLE



School Data

School Type	Elementary
Grades Served	K-4
2003 Enrollment	400
Total Area (GSF)	42,000
Permanent Area (GSF)	40,000
Temporary Area (GSF)	2,000
Permanent Area per Student	100

Building & Cost Data

Number	Building Name	Gross Sq Ft	Built Date	Building Condition Cost	FCI	Cost per Sq. Ft.	Future Life Cycle Cost (Yr. 1-5)
1	Sample Elementary School	42,000	1980	\$ 1,000,000	23.81%	\$23.81	\$ 500,000
Total Campus Costs							

Educational Suitability

Existing Sq. Ft.	Educational Suitability
40,000	
Required Sq. Ft.	50,000
Total Campus Cost	\$ 1,000,000

Temporary Buildings

Number	Building Name	Gross Sq Ft	Built Date
2	Temporary Classroom	1,000	1980
3	Temporary Classroom	1,000	1990

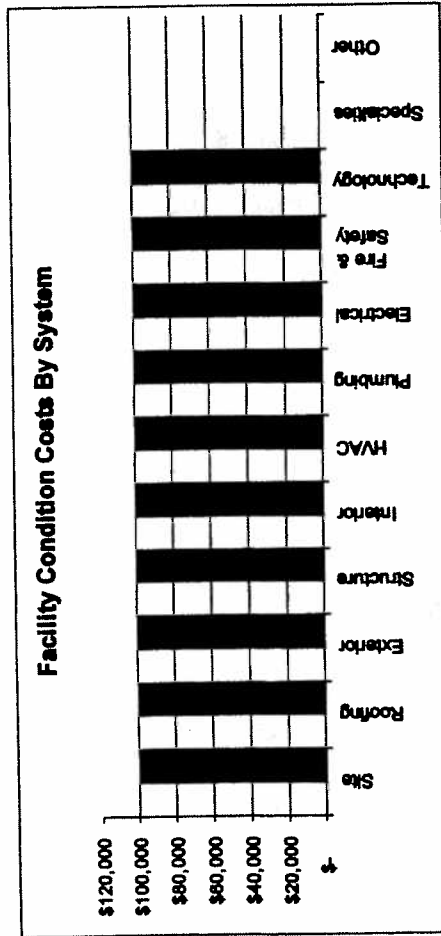


SAMPLE

Total Cost

	Cost Summary	Cost Per Student
Building Condition	\$ 1,000,000	\$ 2,500
Educational Suitability	\$ 1,000,000	\$ 2,500
Total	\$ 2,000,000	\$ 5,000

System	Building Condition Cost	\$/GSF	Year					
			2005	2006	2007	2008	2009	
Site	\$100,000	\$2.38	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$50,000
Roofing	\$100,000	\$2.38	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$50,000
Exterior	\$100,000	\$2.38	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$50,000
Structure	\$100,000	\$2.38	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$50,000
Interior	\$100,000	\$2.38	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$50,000
HVAC	\$100,000	\$2.38	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$50,000
Plumbing	\$100,000	\$2.38	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$50,000
Electrical	\$100,000	\$2.38	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$50,000
Fire & Safety	\$100,000	\$2.38	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$50,000
Technology	\$100,000	\$2.38	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$50,000
Specialties	\$0							
Other	\$0							
Total	\$1,000,000	\$23.61	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000





Facility Condition

SAMPLE

System	Facility Condition Priority				Total
	1 Mission Critical I.e., Health & Safety	2 Impact Functioning of School I.e., Mechanical, Electrical, HVAC	3 Short Term Conditions I.e., Finishes, Site Improvements, etc.	4 Least Cr I.e., Program Enhancement, Aesthetics	
Site	\$25,000	\$25,000	\$25,000	\$25,000	\$100,000
Roofing	\$25,000	\$25,000	\$25,000	\$25,000	\$100,000
Exterior	\$25,000	\$25,000	\$25,000	\$25,000	\$100,000
Structure	\$25,000	\$25,000	\$25,000	\$25,000	\$100,000
Interior	\$25,000	\$25,000	\$25,000	\$25,000	\$100,000
HVAC	\$25,000	\$25,000	\$25,000	\$25,000	\$100,000
Plumbing	\$25,000	\$25,000	\$25,000	\$25,000	\$100,000
Electrical	\$25,000	\$25,000	\$25,000	\$25,000	\$100,000
Fire & Safety	\$25,000	\$25,000	\$25,000	\$25,000	\$100,000
Technology	\$25,000	\$25,000	\$25,000	\$25,000	\$100,000
Specialties	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0
Total	\$250,000	\$250,000	\$250,000	\$250,000	\$1,000,000

