

I-35 Community School District Master Plan Update



March 27, 2025

Agenda

- 2022 Master Plan Process
- Progress
- Master Plan Refresh
- Updating Priorities with Costs
- Financial Update
- Additional Feedback

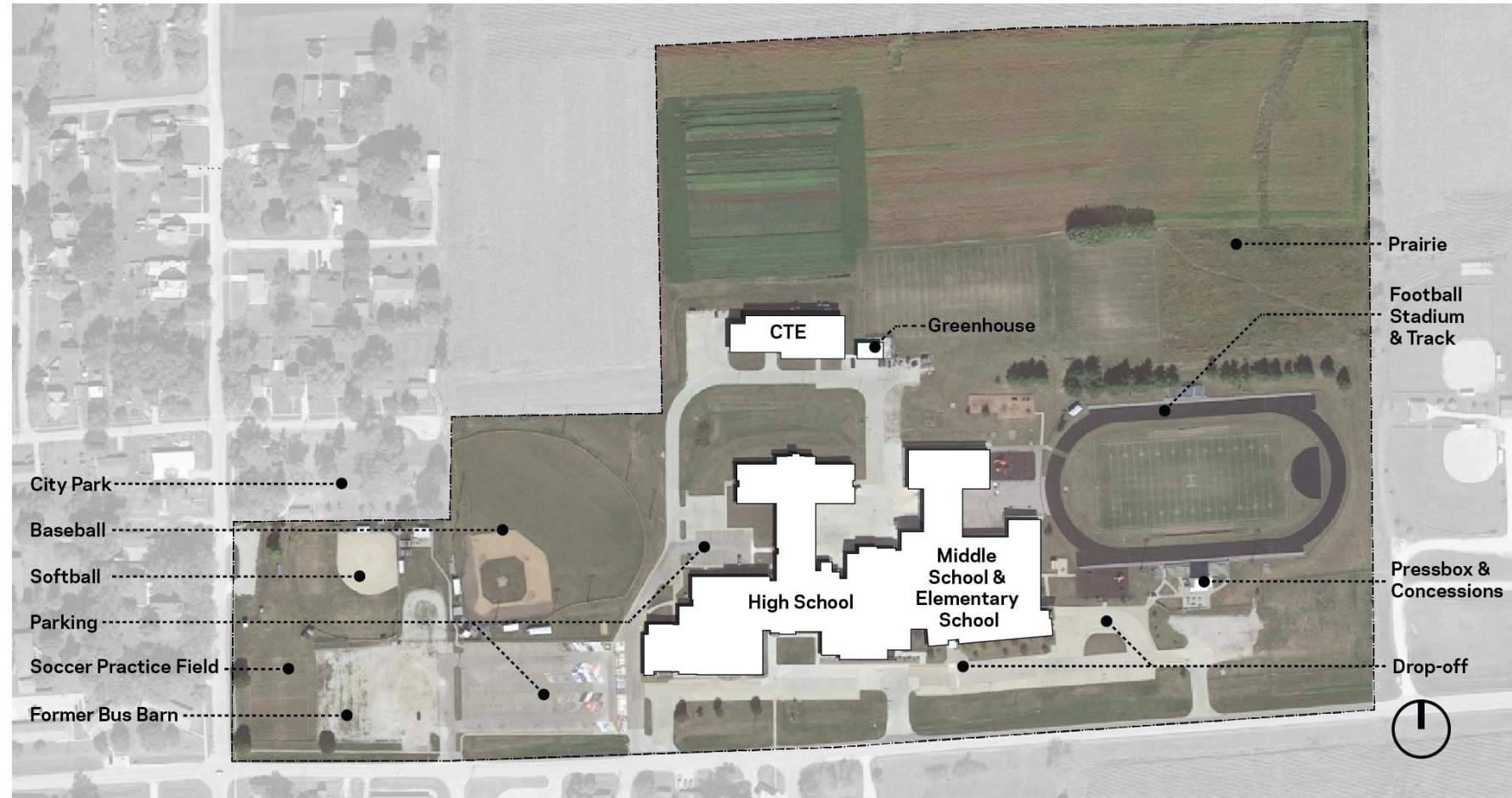
2022 Master Plan Process

Interviews

Interviews and tours of facilities with the following groups:

- Students
- Teachers & Coaches
- District Administration
- Community Members
- I-35 Facilities Committee

2 Facilities Forums with community members in Aug. & Oct. '22.



INDOOR OBSERVATIONS

High School Renovations

- Chemistry and biology labs were outdated and could be re-laid out for efficiency and instructional benefits.

Daycare/Pre-K

- Pre-K and Daycare facilities are in good shape, but needs are growing.

Indoor Athletics

- Bleachers are aging and in need of replacement.
- Air conditioning and exhaust upgrade is desired at indoor athletic facilities.



OUTDOOR OBSERVATIONS

Baseball/Softball

- Fields and facilities were in disrepair.

Stadium

- Field needs to be re-leveled or infilled for safety.
- Press box and bleachers in need of repair.
- Synthetic turf is desired for stadium.
- Stadium's east-west orientation is not desirable. North-south is preferred.
- Malfunctioning stadium lighting.
- Too little parking for large home games.

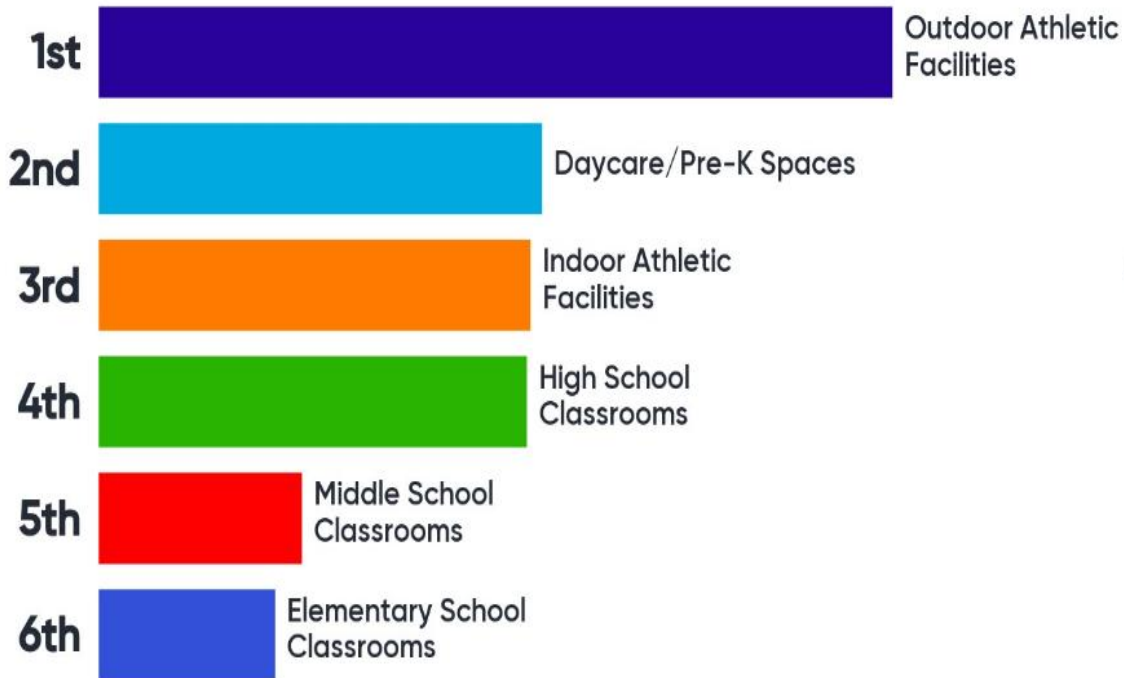


2022 Community Feedback

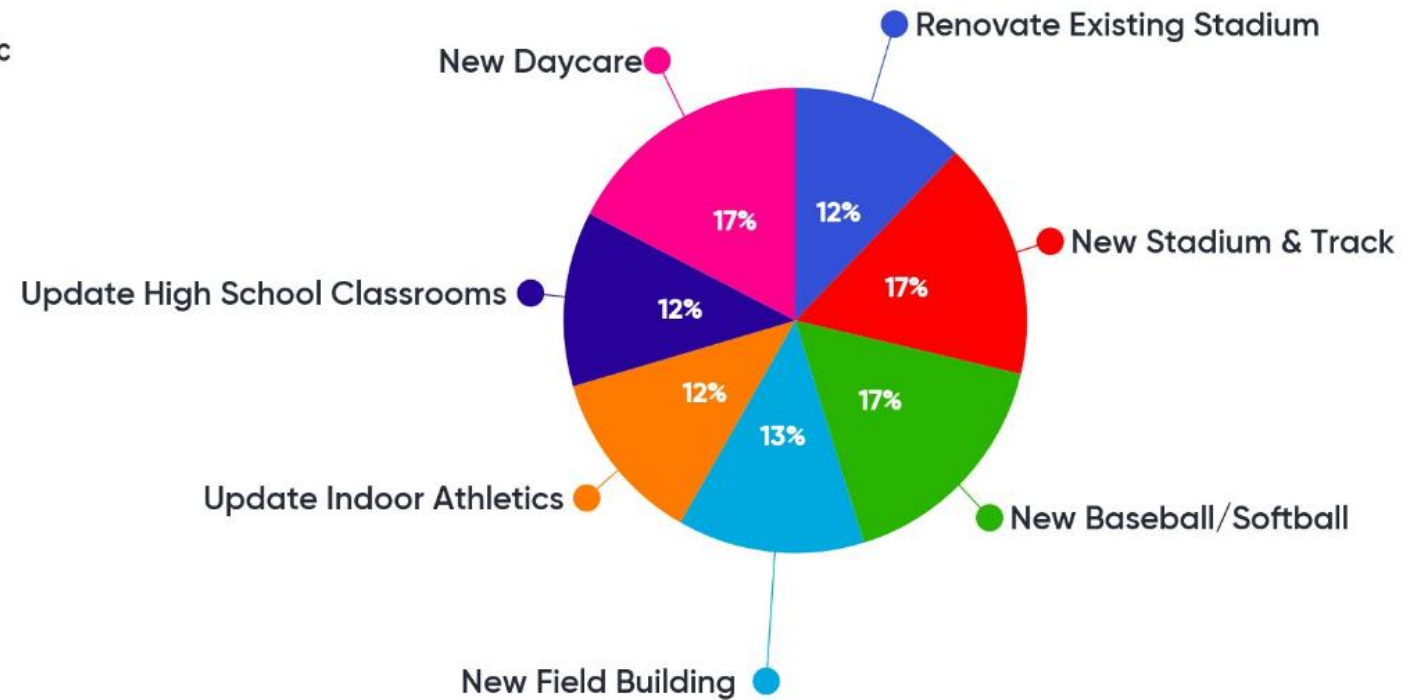
August 24, 2022 & October 26, 2022 Facilities Forums

Facilities Forum – August '22 Community Feedback

Which facilities are most in need of improvement?

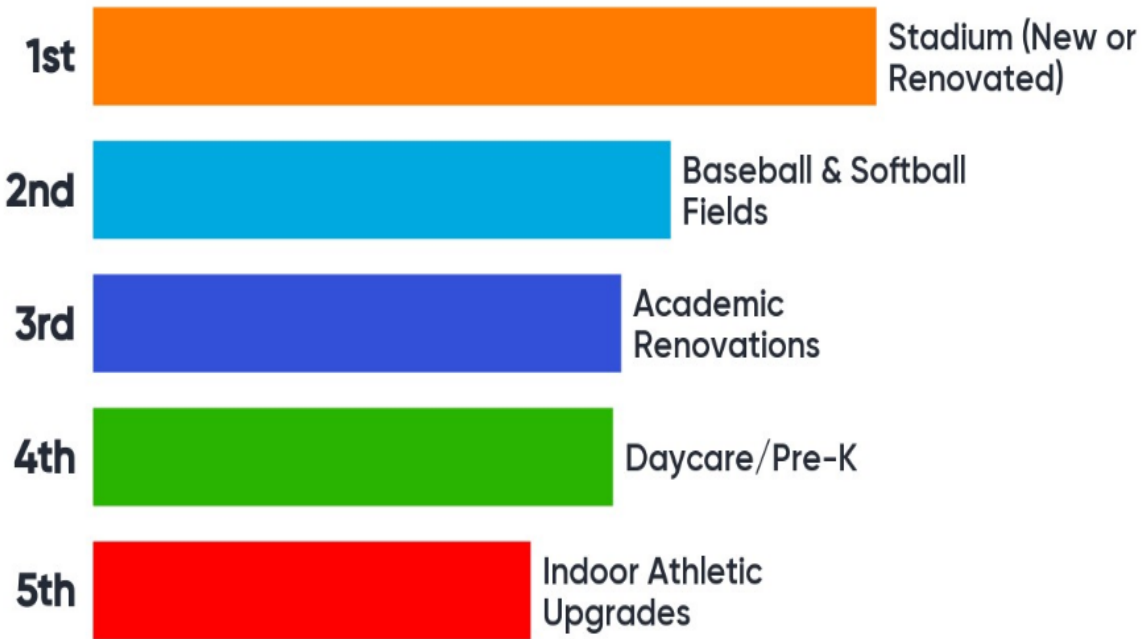


Which projects are you most excited for?

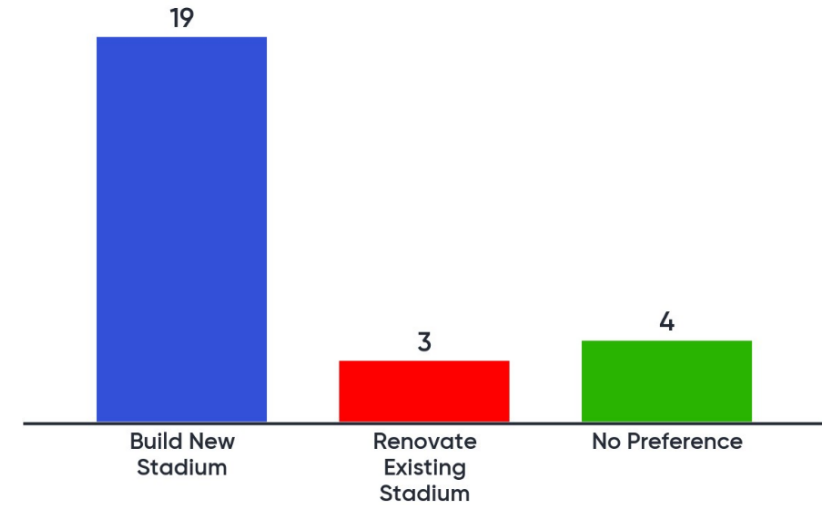


Facilities Forum – October '22 Community Feedback

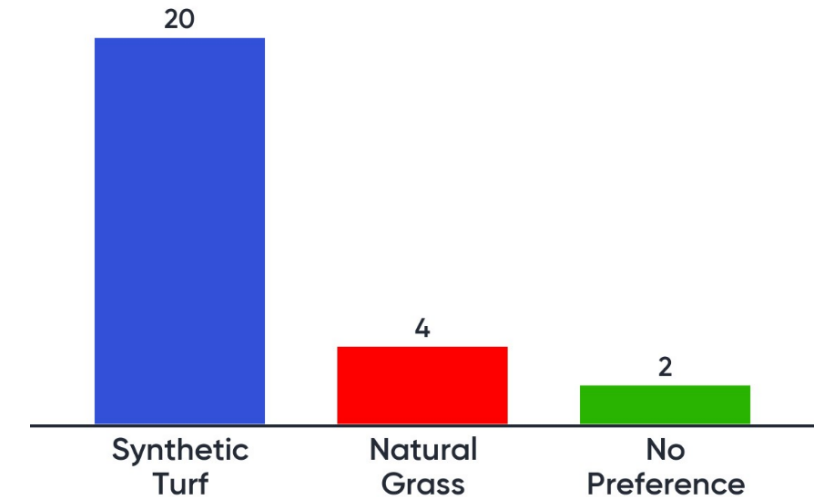
Which projects are you most interested in personally?



Stadium Preference

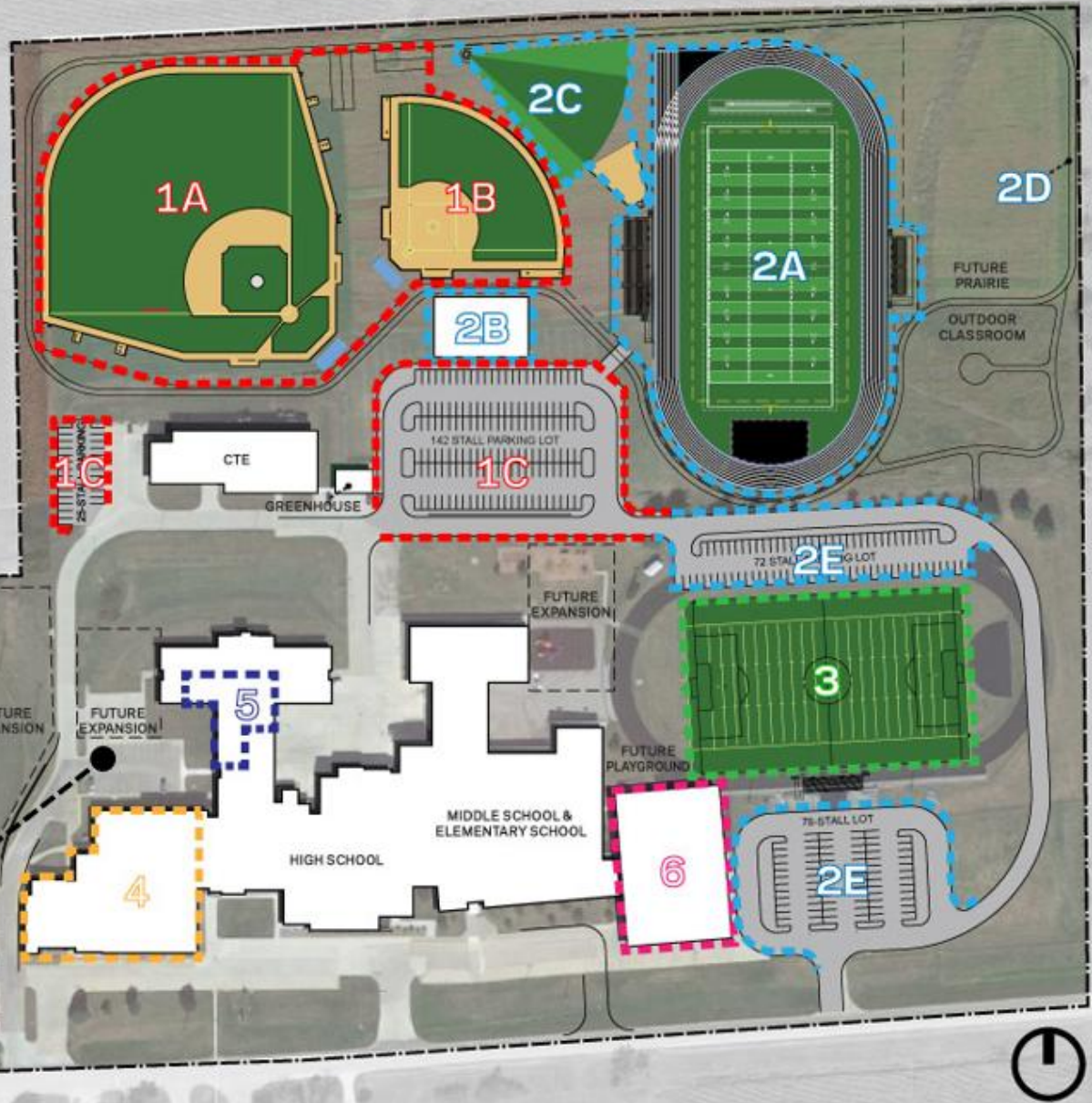


Turf Preference



Master Plan (2022)

- City Park
- Baseball
- Softball
- Parking
- Soccer Practice Field
- Former Bus Barn



Progress

Current Campus Plan



Academics Progress – Science Labs



Outdoor Athletics Progress



2025 Master Plan Refresh








Master Plan Refresh

Goals for refresh

- Update 2022 Master Plan with fresh insights
- Discover new needs identified by community
- Gain additional perspectives with digital survey (Feb. '25)
- Confirm or adjust existing needs
- Reconvene Facilities Committee to establish new priorities

Survey Summary

320 Complete responses from around the community

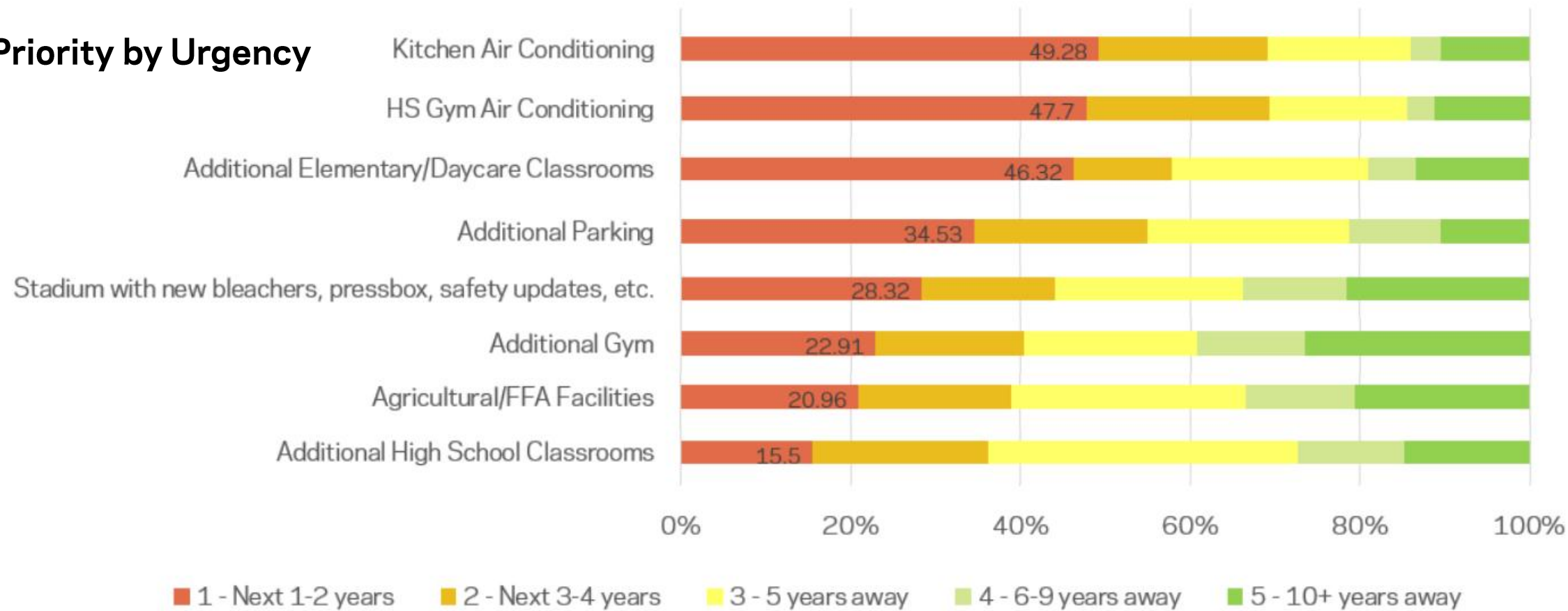
Choices	Percentage
Community Member	 37.59%
Parent (Elementary)	 31.20%
Faculty/Staff	 26.54%
Parent (High School)	 24.32%
Athlete or Athlete's Parent	 23.34%
Student (High School)	 19.90%
Other	 10.07%

Survey Summary

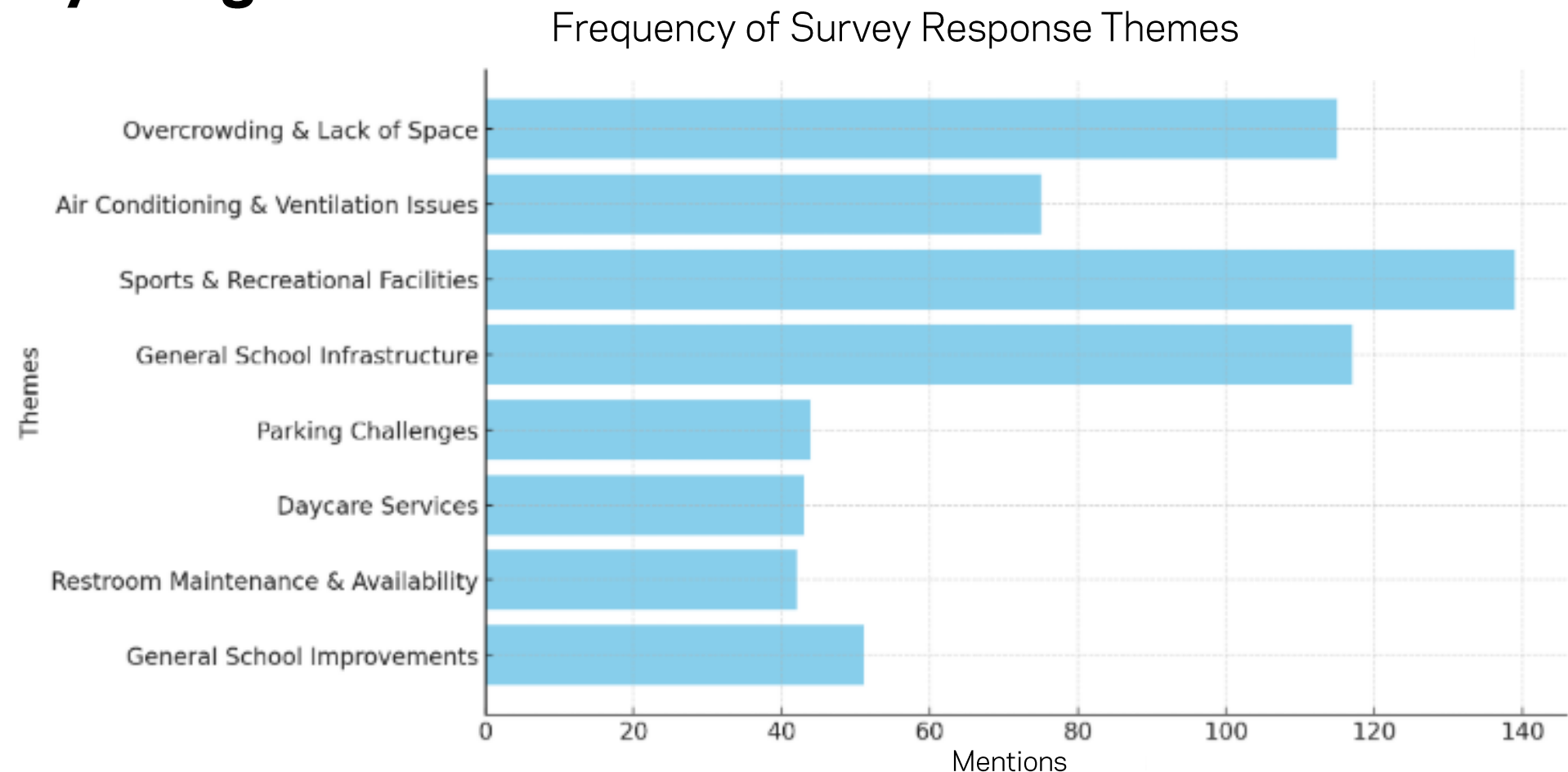
- “We don't have air conditioning in the high school gym. The space is great, and we have great restrooms, concession stand space, etc.. It's just blazing hot for our volleyball practices and games, as well as spring events, like graduation.”
- “The school is literally out of space - we have teachers sharing rooms, teachers working out of old storage spaces, and an ever-growing population.”
- “Limited space for day care and elementary, only having two gyms to support all grade levels and no soccer facilities available.”
- “Lack of Handicap accessible bathrooms at the football fields, softball and baseball fields. Lack of flat, safe, and available parking both for indoor and outdoor events”
- “The roof leaks water in multiple locations in the elementary every time it rains or the snow/ice melts on the roof.”
- “The football stadium is in need of updates. The bleachers are not safe for young kids to be on due to the risk of falling between the seat and footrest and the restrooms are not in good shape.”

Survey Summary

Priority by Urgency

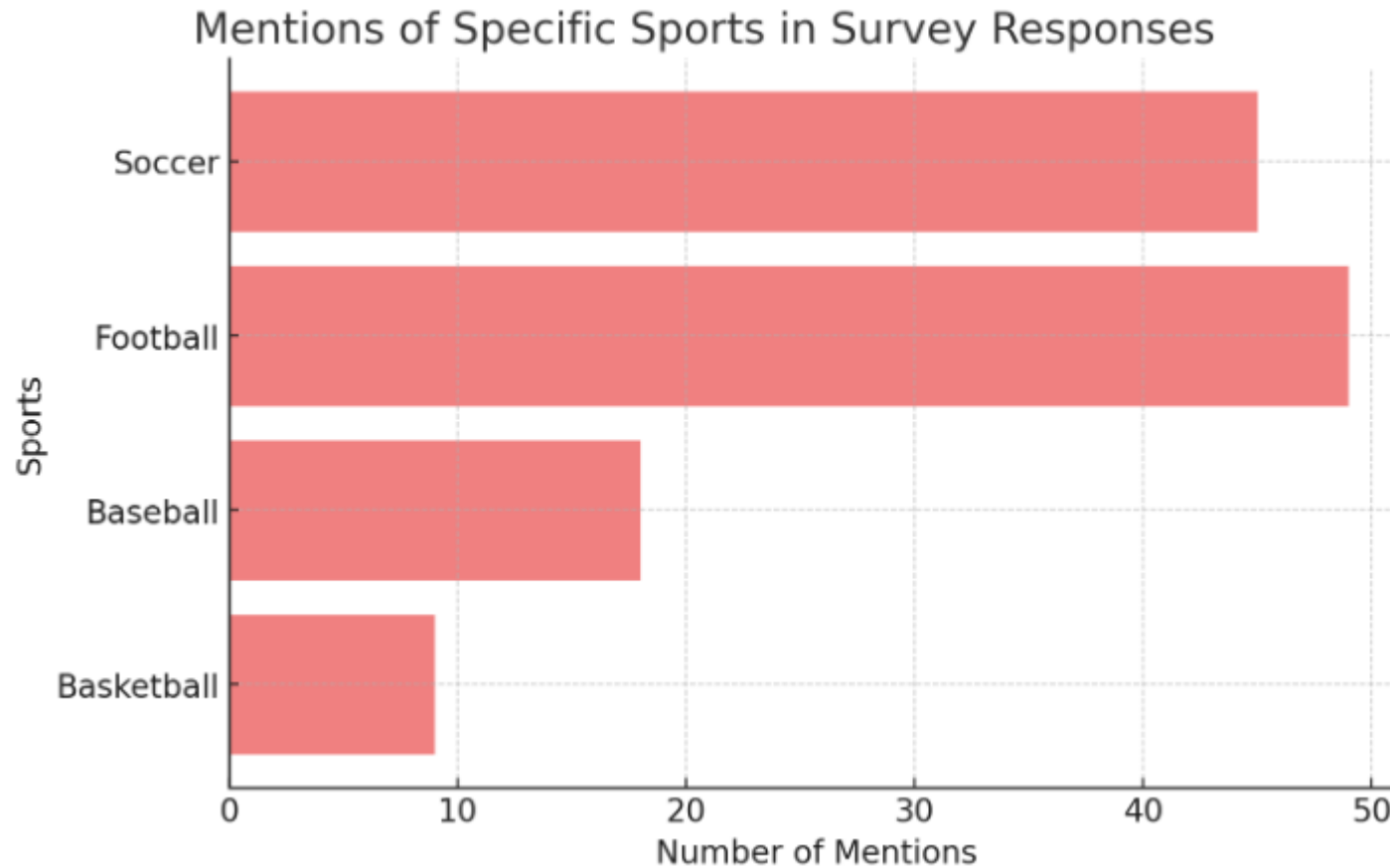


Survey Insights



Other Comments: Furniture and Finishes – 8 mentions, Technology – 6 mentions, FFA – 5 mentions

Survey Insights



Survey Insights

- Indoor Athletic Facilities – 73% rank within **Average** range
- Outdoor Athletics Facilities – 80% rank **Below Average**
- Maintenance / Deficiencies – **A/C**, leaks, and stadium
- Spaces - **Additional Classrooms** for **Elementary/Daycare** & **Gym**
- Football and Soccer – **High Interest**

Survey Insights

Summary of Priorities

1. **Classroom/Daycare space** – 1 to 2 years
2. **A/C at kitchen and gym** – 1 to 2 years
3. **Outdoor Sports need attention** – Next 5 years
4. **Maintenance** – Complete parallel to initial work

2025 Identified Priorities

Using feedback from digital survey and I-35 Facilities Committee

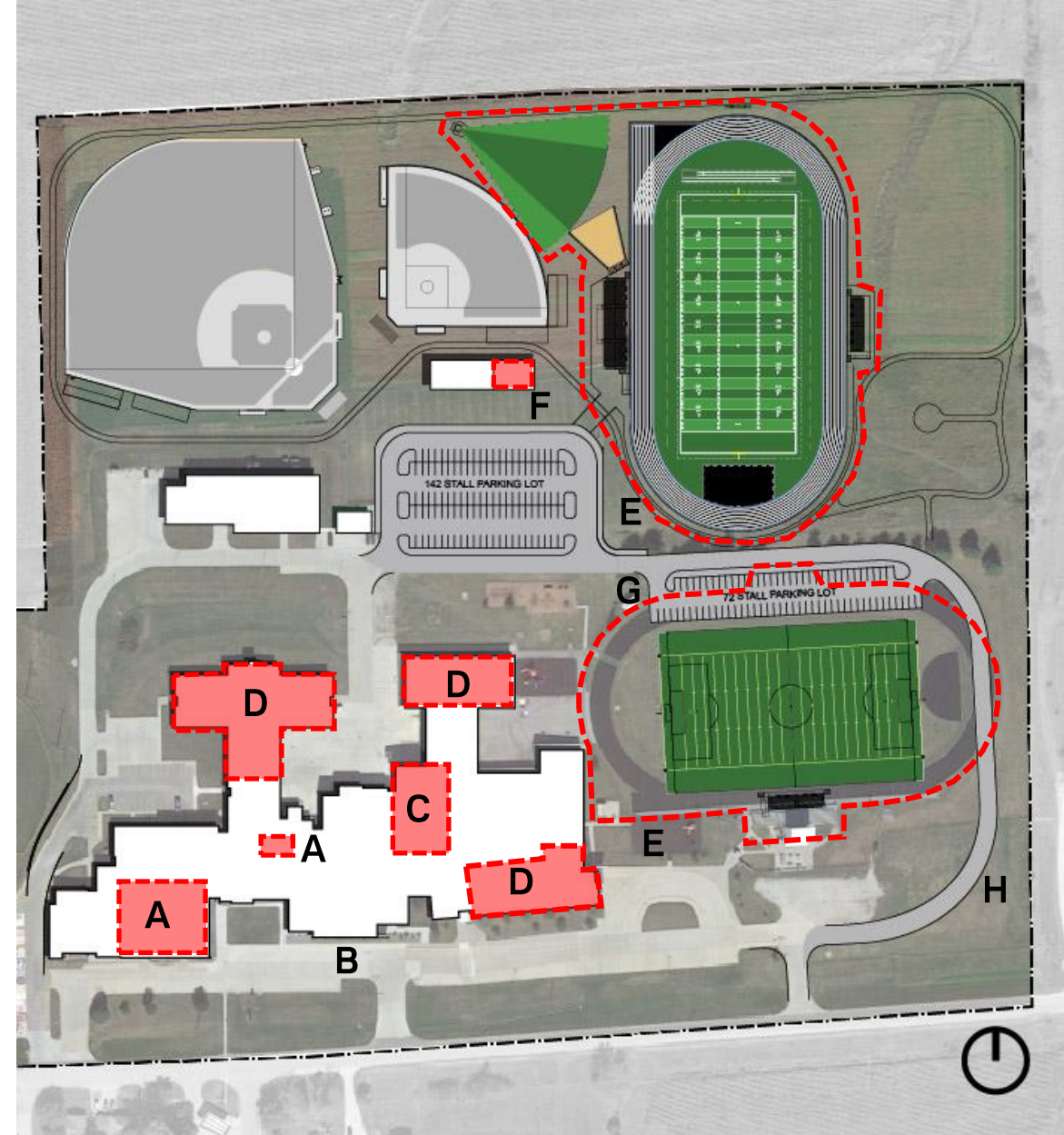
Priority 1 – by 2027

Maintenance Items

- A** High School Gym & Kitchen A/C
- B** Exterior EIFS wall demo & replacement
- C** Elementary School gym roof leak repair
- D** Academic wing reorganization & renovation
- E** New or renovated stadium
 - **With new stadium:** Renovating existing stadium into soccer/multipurpose field is possible
- F** Additional restrooms to support stadium
- G** Additional parking to support stadium
- H** Connect loop road around campus

Approx \$12.3M

Project Costs in Estimated 2027 Dollars



Priority 1 – by 2027

Maintenance

- High School Gym A/C
- Kitchen A/C
- Exterior EIFS wall demo & replacement
- Elementary School gym roof leak repair
- Repair cracked maintenance tunnel wall under High School FCS



Priority 1 – by 2027

Academics Renovations

- Reorganized academic wings by level
 - Elementary Wing
 - Additional Kindergarten and Daycare classrooms (1 each)
 - Secondary Wing
 - Reconfiguration of underused rooms
 - New 7/8 Science Lab
 - Full remodel of north restrooms



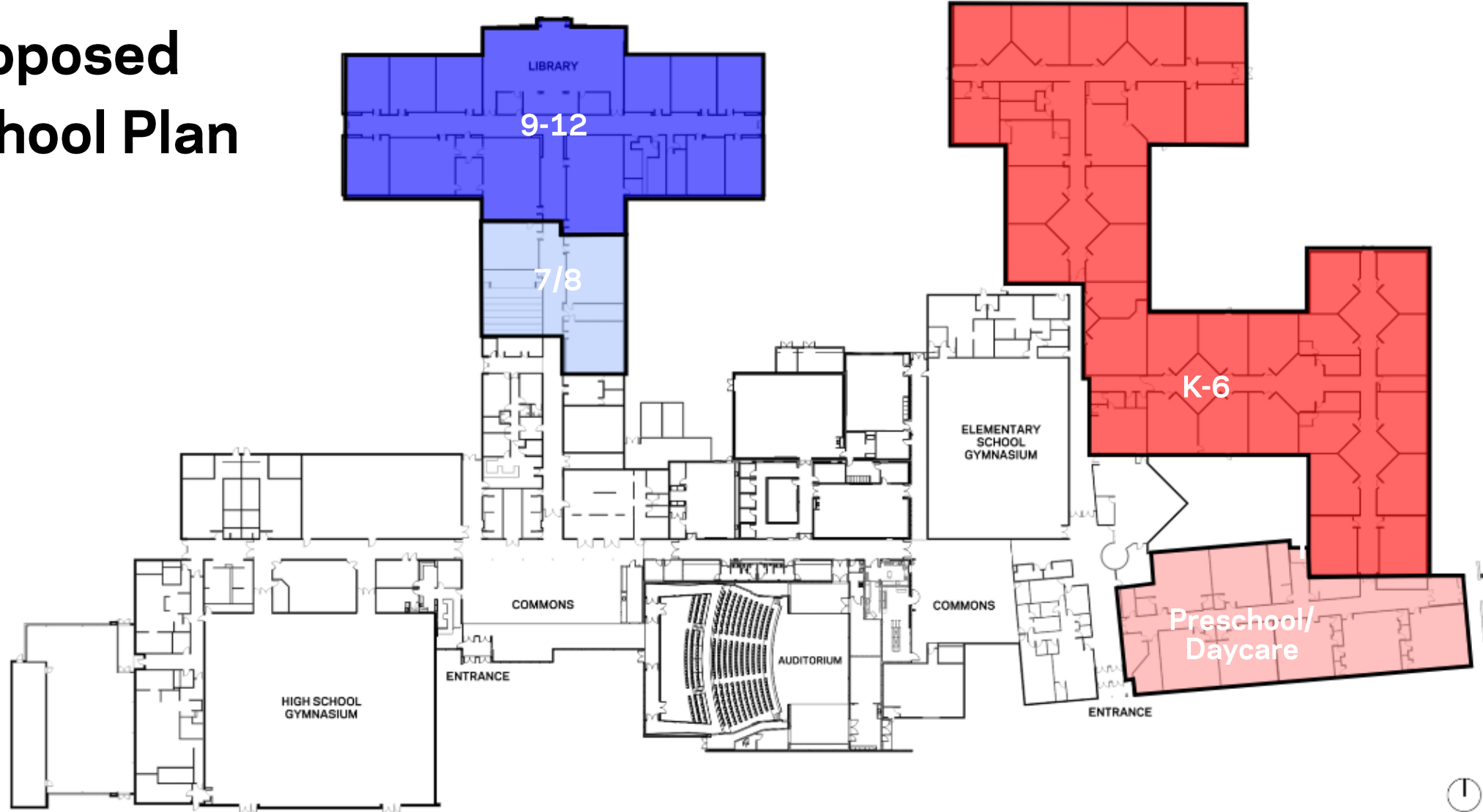
Current School Plan



Proposed School Plan

Secondary School

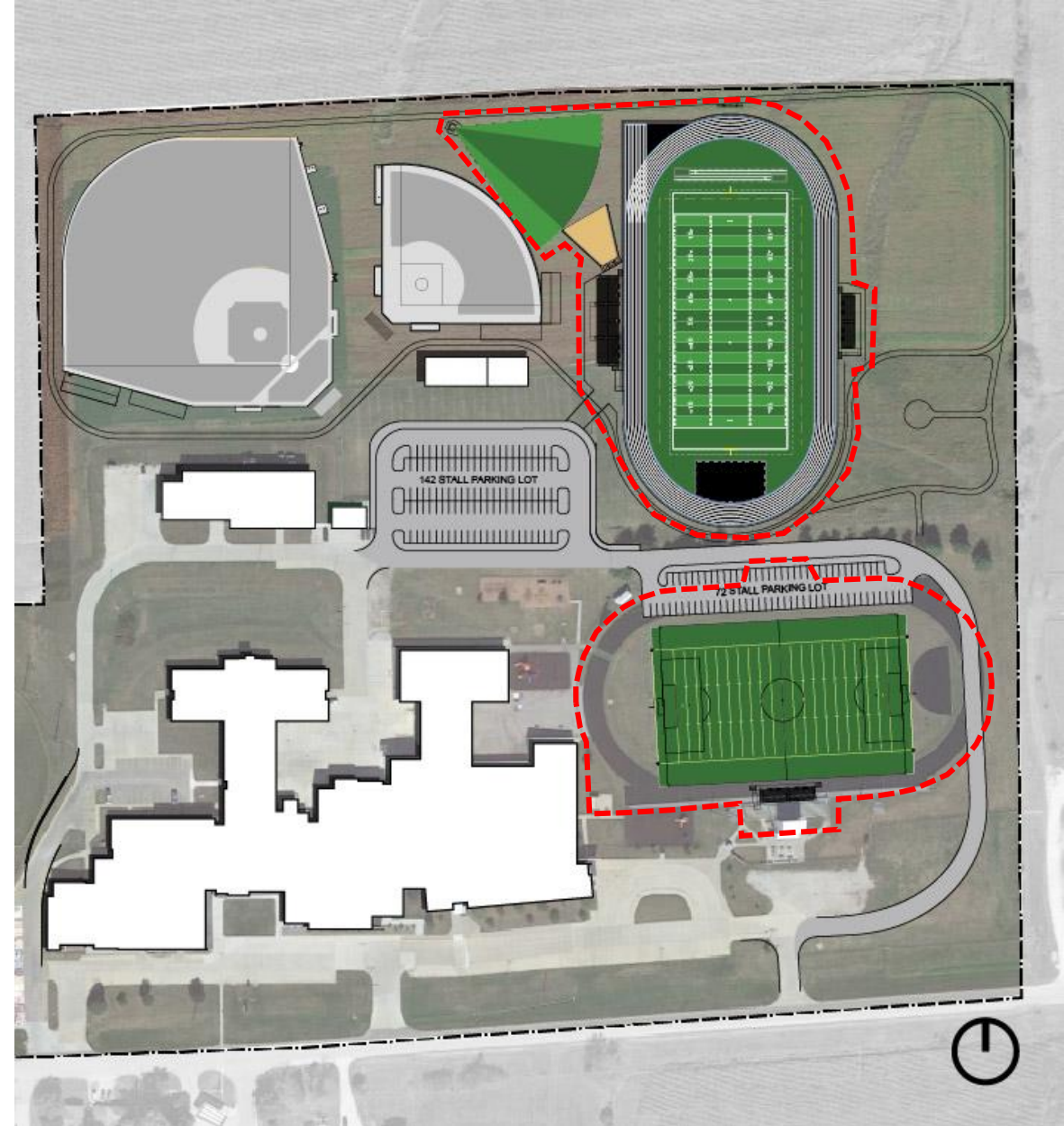
Elementary School



Priority 1 – by 2027

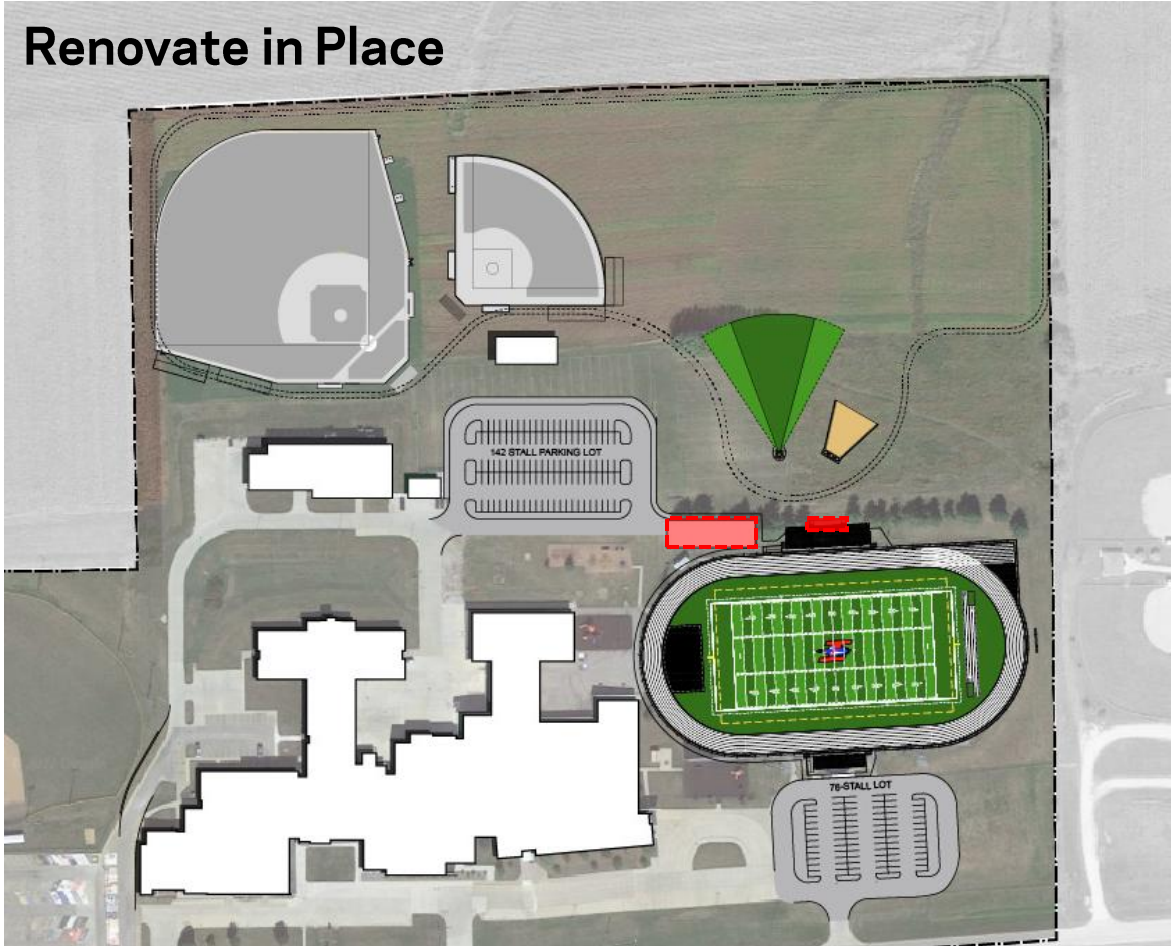
New or Renovated Stadium

- New synthetic turf field
 - OR** – Renovate existing grass field
- New or resurfaced track
- New bleachers, press box, lighting, & scoreboard
- Additional restrooms



New or Renovated Stadium

Renovate in Place



New Stadium in New Location



New Stadium in New Location

Renovate in Place – Synthetic Turf

Renovate in Place – Natural Grass

All include new bleachers, press box, lighting, scoreboard, fencing, additional parking

- New synthetic turf field
- New track
- Add additional restrooms to new Concessions Building
- Complete loop road around campus
- Convert existing stadium to Soccer/Multipurpose field

\$8.4M

- Re-leveled existing field
- New synthetic turf field
- Resurface existing track
- Build additional concession stand with restrooms at existing stadium

\$8.5M

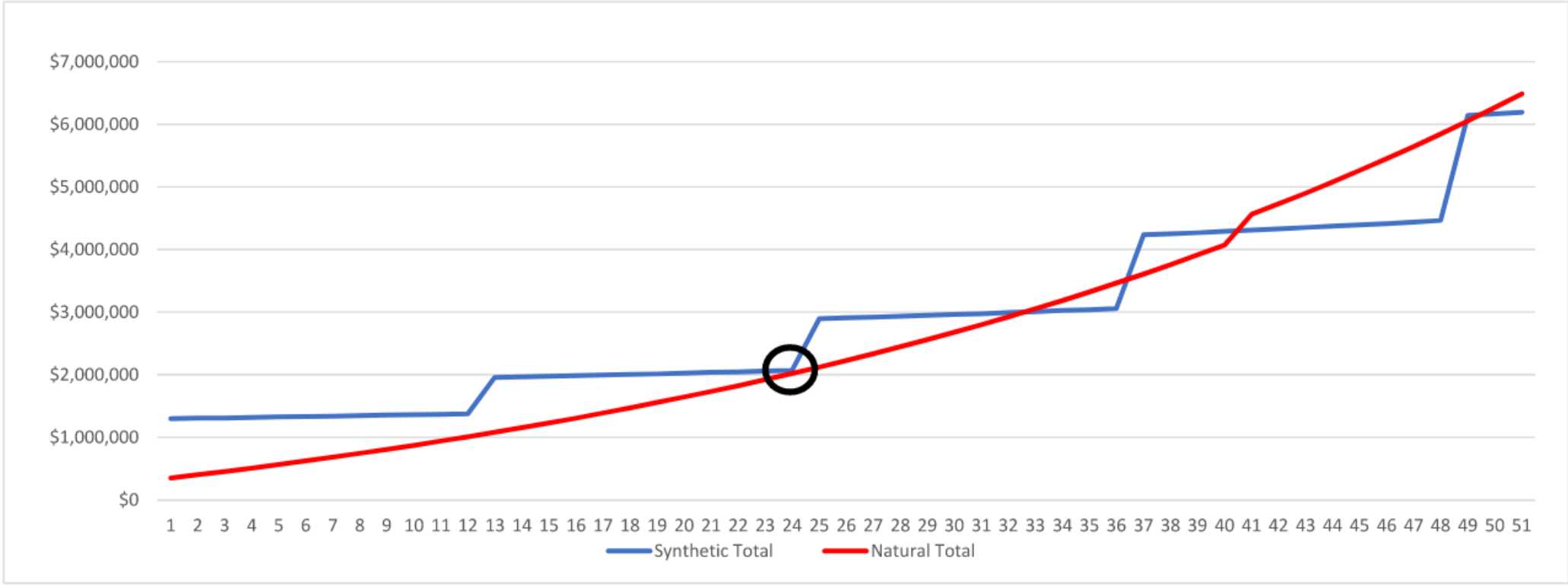
- Re-level existing field
- New natural grass field
- Resurface existing track
- Build additional concession stand with restrooms at existing stadium

\$6.9M

Synthetic Turf versus Natural Grass

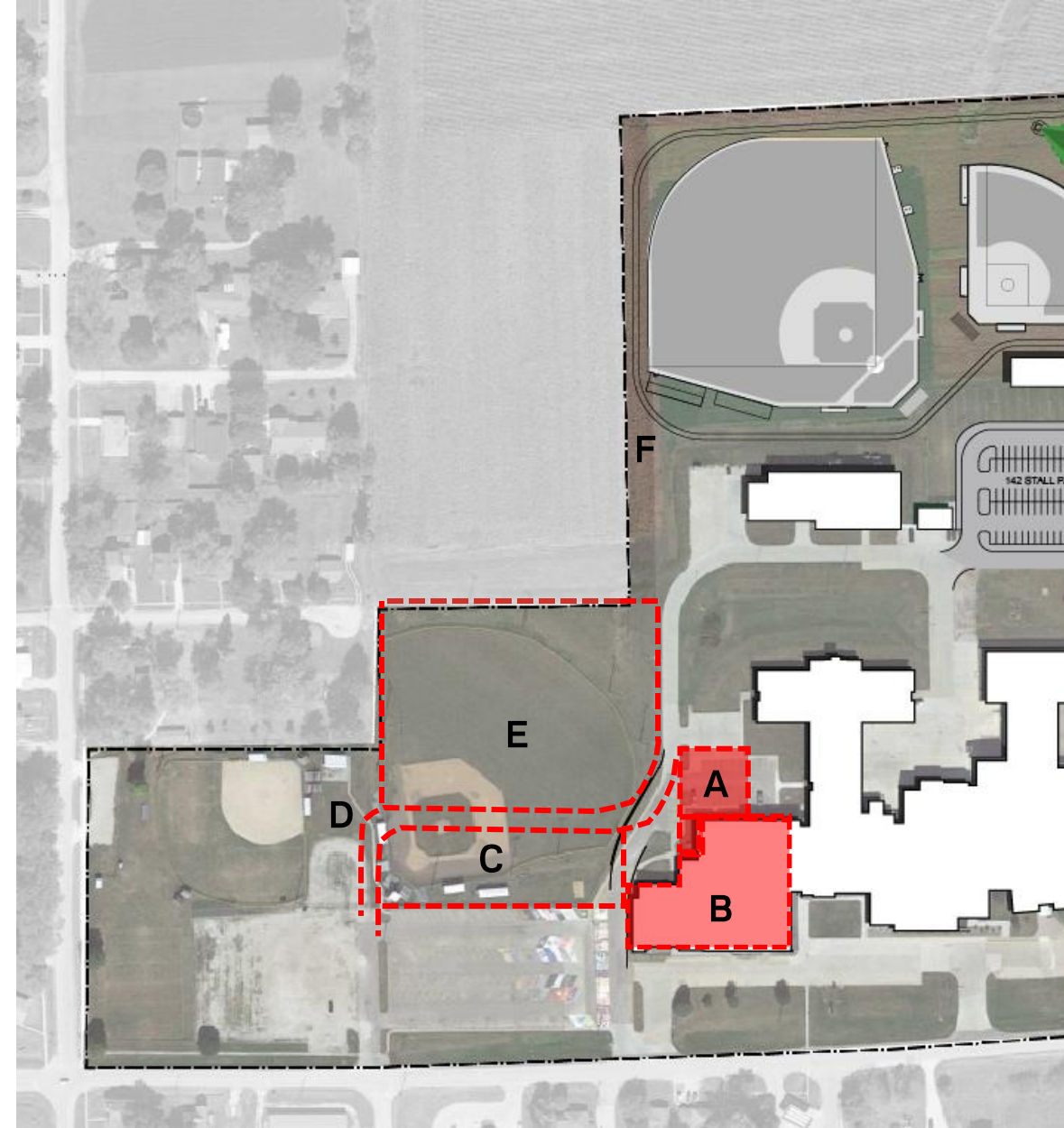
Life Cycle Analysis

Item/Field Type	Synthetic Turf:	Natural Grass:
Initial Cost:	\$1,300,000.00	\$350,000.00
Annual Maintenance:	\$6,000.00	\$50,000.00
Field Replacement Cost:	\$400,000.00	\$100,000.00
Field Lifespan:	12	40
Inflation Factor:	3%	3%
Estimated Payback:	Year 23	
Estimated Events per Week:	12	1
Estimated Events per Year	624	52



Future Projects

- A** Additional Gym – Size of High School Gym
- B** Renovate indoor athletic spaces
 - High School Gym
 - Wrestling Room
 - Training Room
 - Batting Cage
 - Locker Rooms
- C** Expanded student parking lot
- D** West driveway reconfiguration
- E** FFA/Ag Expansion
- F** Cross country loop trail
 - New roof structure to cover buses off campus
 - Ongoing Maintenance

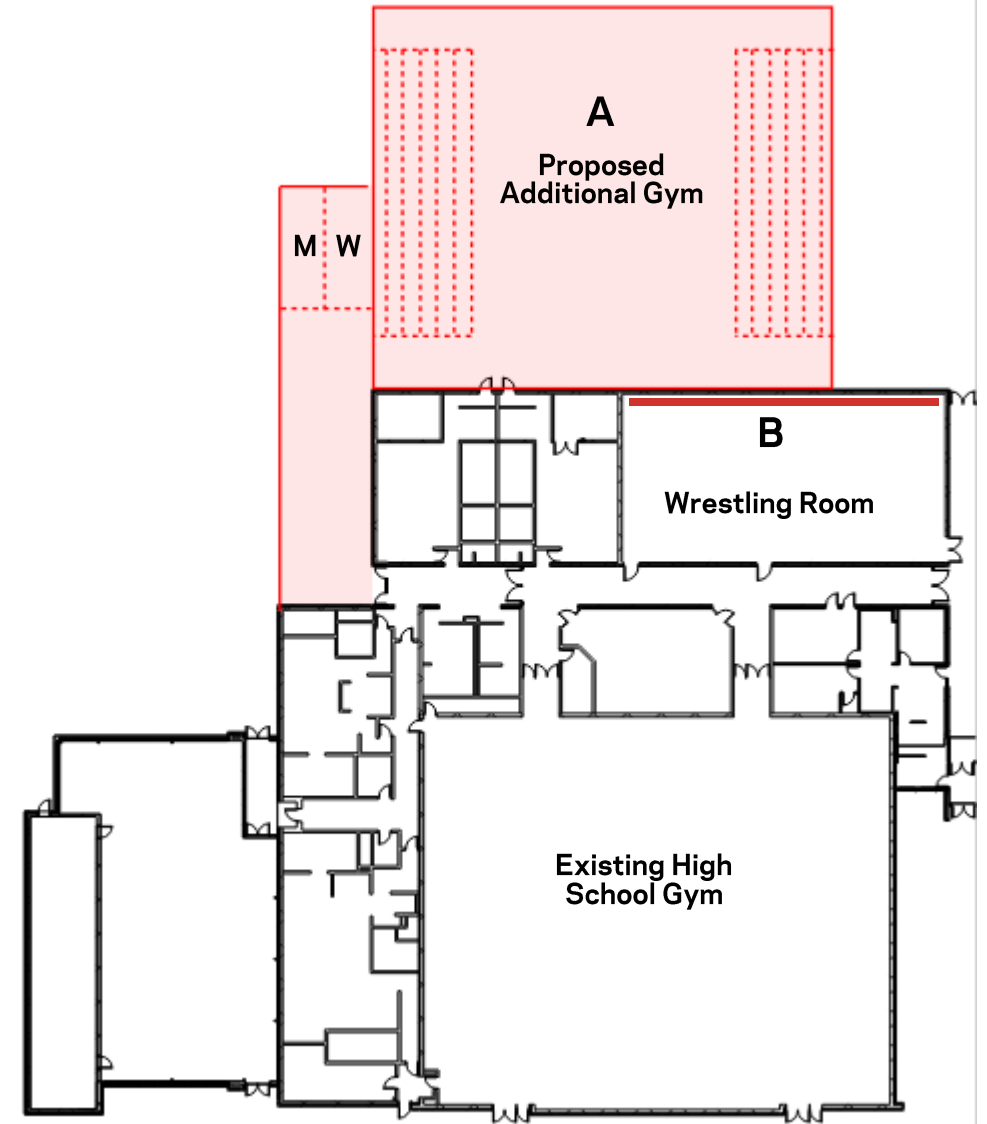


New Gym

A Additional Gym – Size of High School Gym

- **OR** - Size of Elementary School Gym

B Repaired Wrestling Room wall



Indoor Athletic Updates

A Renovate High School gym

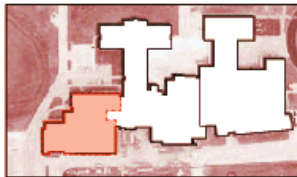
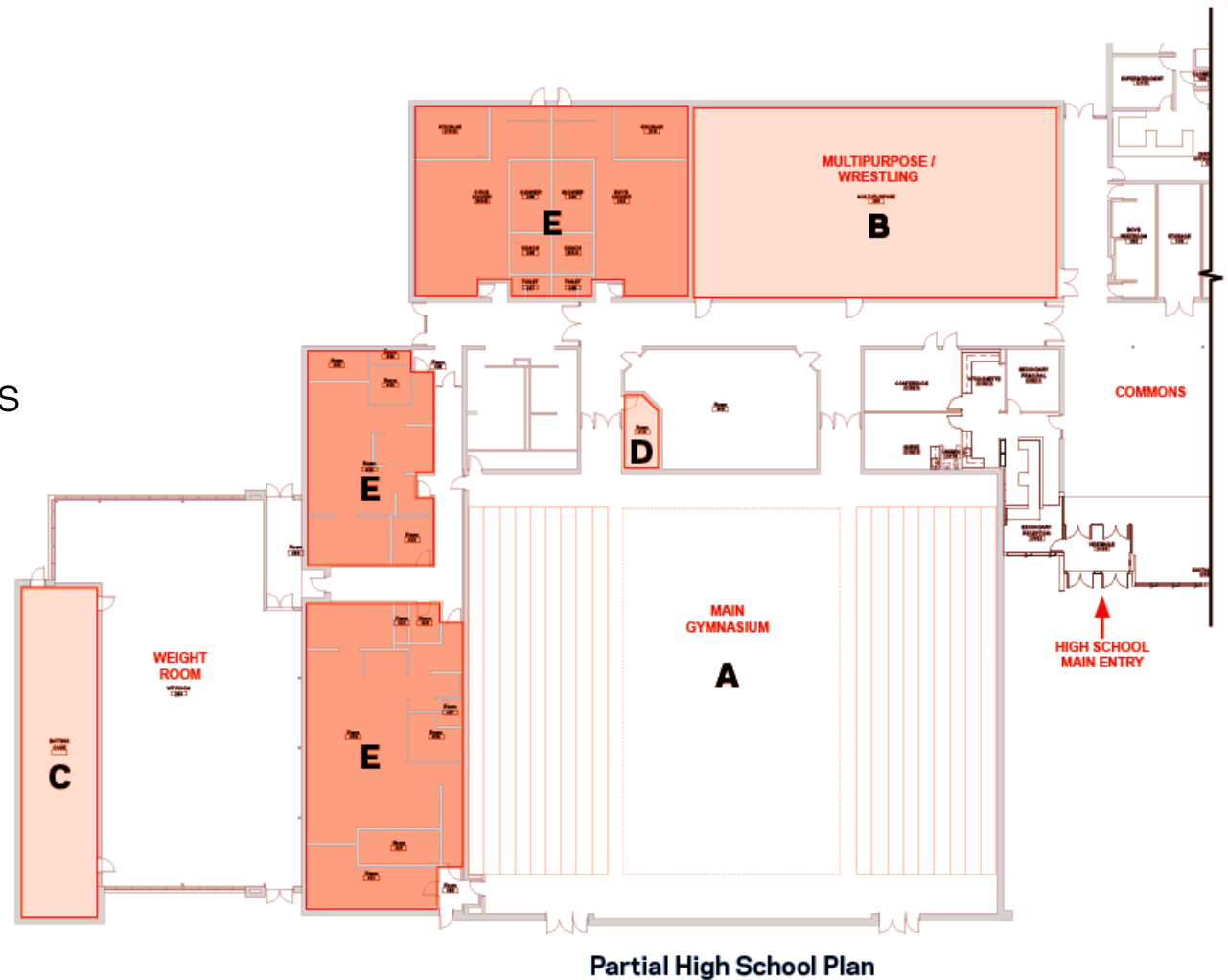
- Repair and/or renovate gym bleachers
- New lighting
- Replace roof at end of warranty

B Renovate wrestling room - HVAC

C Batting cage - Synthetic turf, HVAC

D Renovate training room - Plumbing

E Renovate locker rooms - HVAC



Ongoing Maintenance

- Other Maintenance Items
 - Classroom air conditioning underway
 - Cell phone boosters
 - Elementary School gym floor repair
 - Finish heating/cooling communication control install in gym
 - Fix cracks in blacktop at parking lots and driveways

Cost by Priority

1. **\$12.3M (in 2027 dollars)** – Stadium, Academics renovations, Gym & kitchen A/C,
2. **\$580,000 (in 2029 dollars)** – High School gym roof replacement
3. **\$8.2M (in 2031 dollars)** – Additional gym, Wrestling room renovation, Bus roof structure
4. **\$1.3M (in 2033 dollars)** – Renovate existing High School gym
5. **\$6M (in 2035 dollars)** – FFA expansion, Additional parking, Renovate indoor athletics:
Locker rooms, training room, batting cage

Financial Update

Financial Update

Current Finances

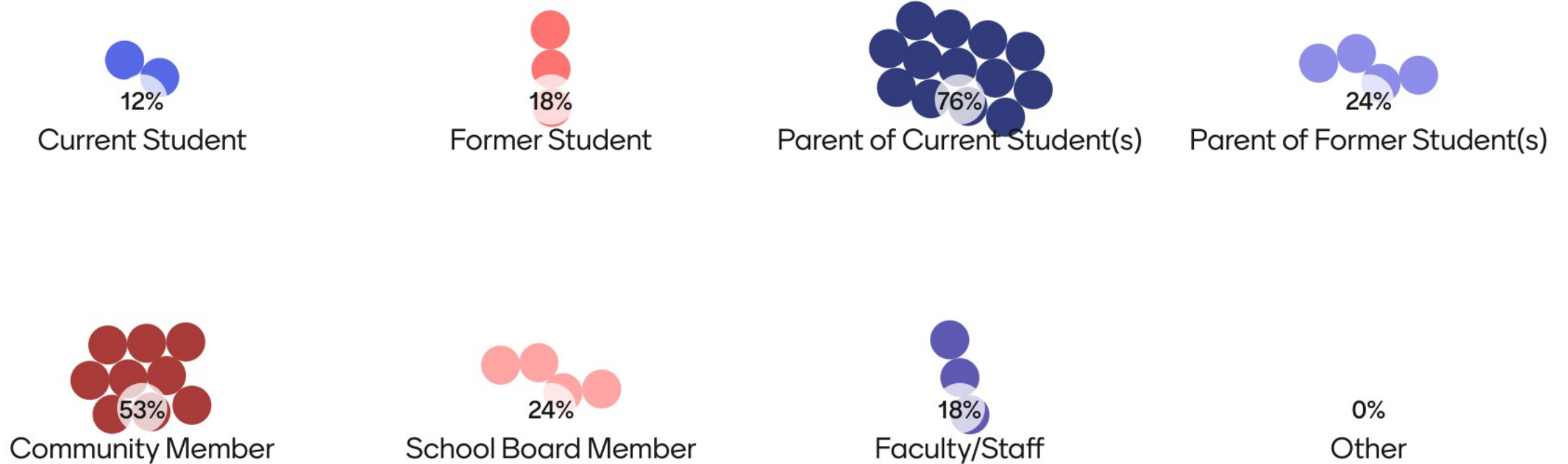
- 550K left on current bond

Future Bond Capacity

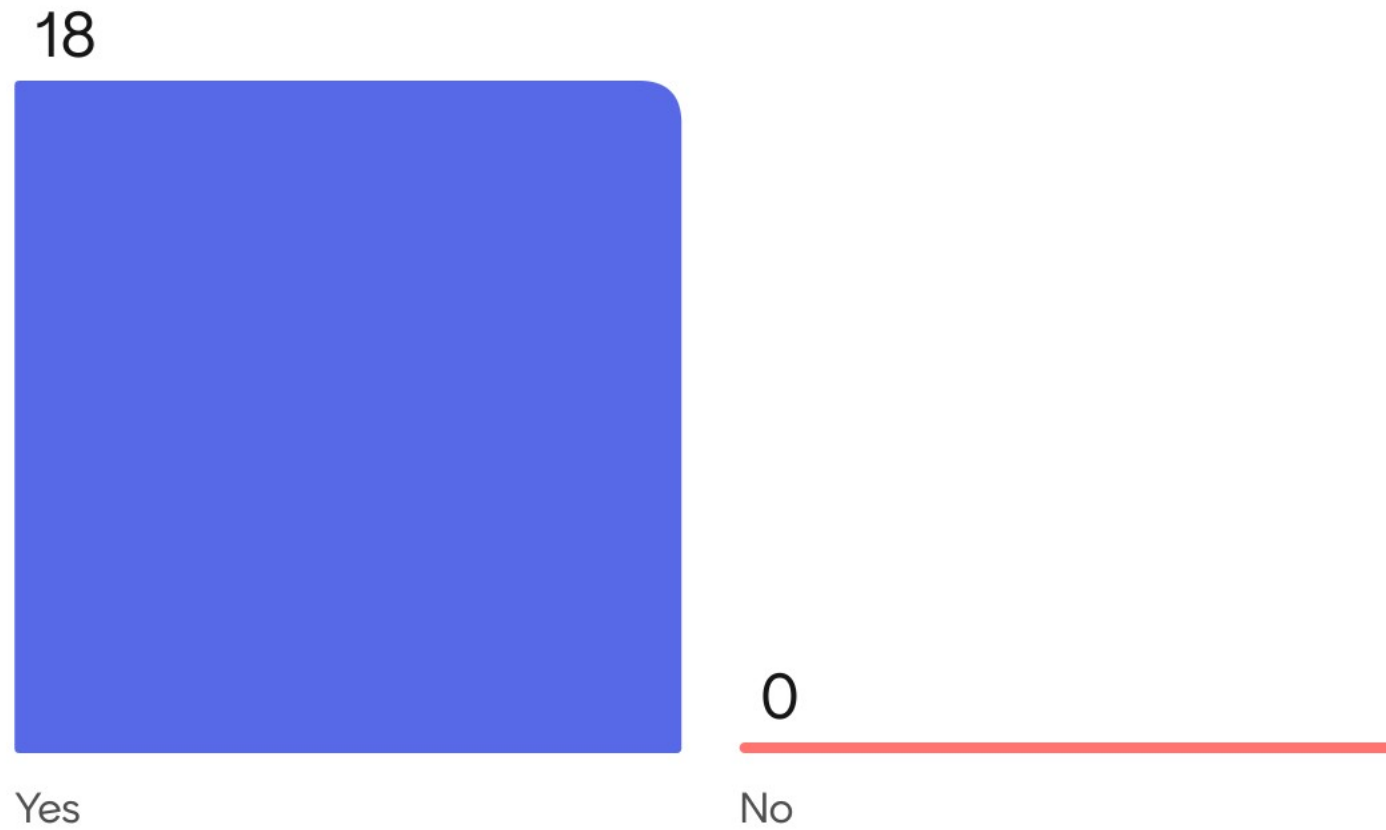
- Bonding capacity of 13.5M at 3.05%
- Little to no tax rate impact
- Potential bond referendum in November

Let's hear from you

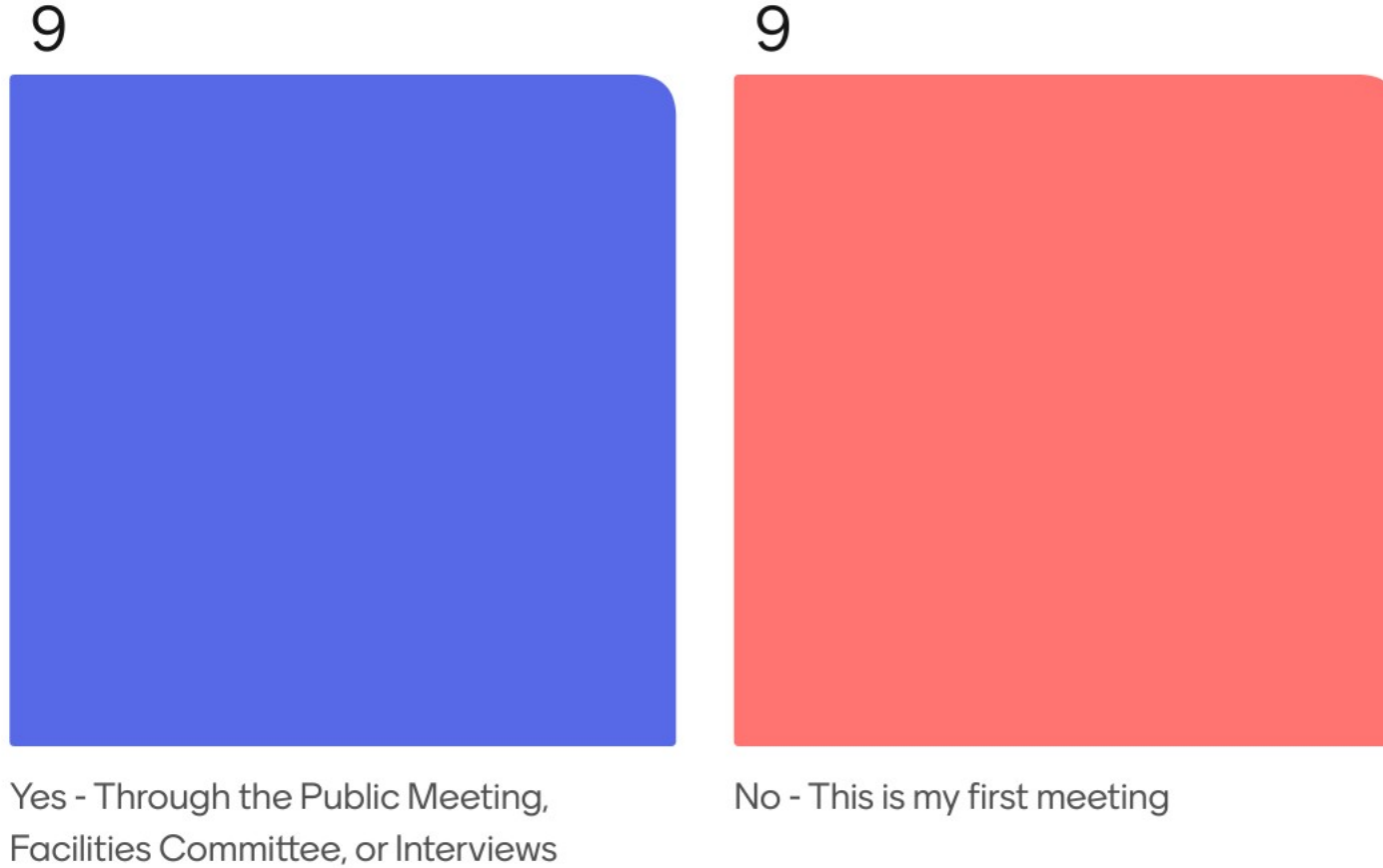
What's your connection to I-35?



Did you participate in our survey offered online in February?



Did you participate in our 2022 Master Plan events or interviews?



Dream Big: What's your vision for the Roadrunners in 10 years?

To still be here

New stadium

Fiscally sound
Enrollment growth

I would like to see us
continue to be a district
that prioritizes student
success, both within &
outside the classroom.

Grow enrollment and
remain open without
additional consolidation.

To have a space for
everything!

To have a soccer
program

Taking care of the stuff
we have.

Dream Big: What's your vision for the Roadrunners in 10 years?

A school and facilities
that we can be proud of

Better facilities, more
potential and classroom
opportunities for learning

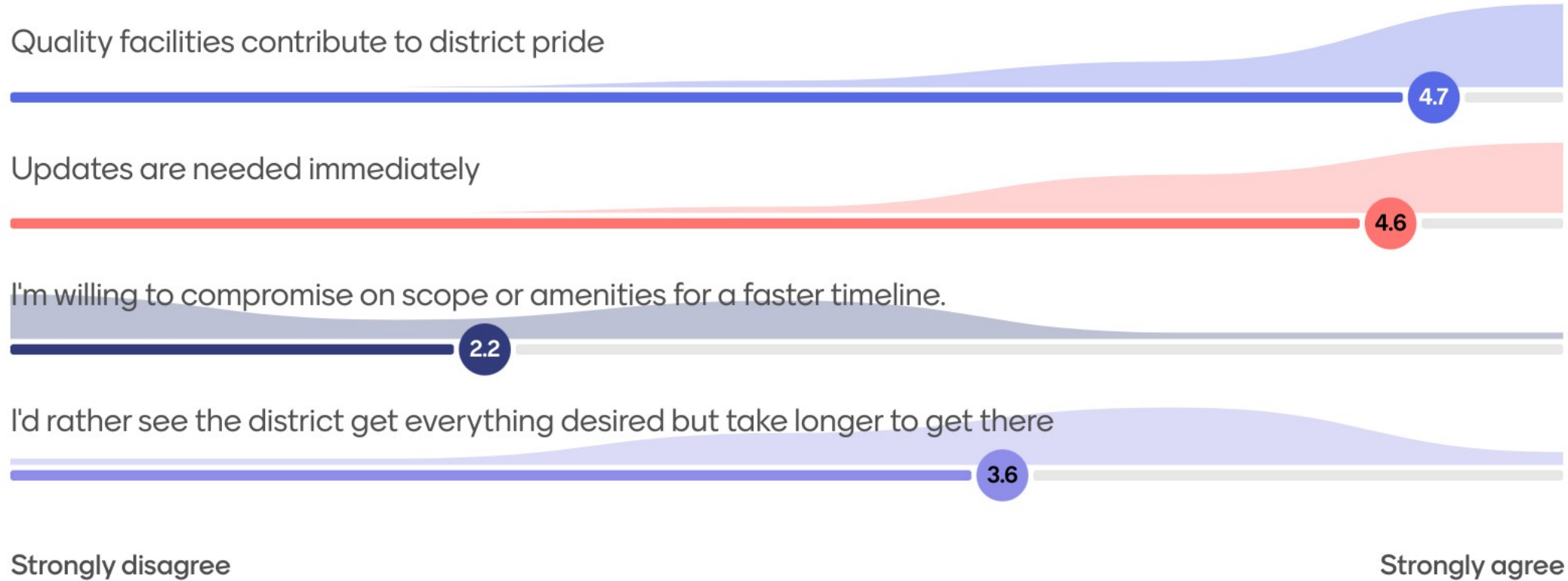
I would like to see more support
for the day care and
elementary spaces. I would like
to see an established soccer
school along with other sports.

Growth, hold onto rural
values, air in the gym, MORE
education space

Growing enrollment,
pride in our facilities,
fiscally responsible

Growth in enrollment.
Set up for future growth
potential.

Agree or Disagree



What are we missing?

Possible back entrance in the school with use of softball parking for winter sports

A separate/dedicated daycare facility. Is that just being absorbed into the elementary wing at this time?

Has the cost of this project increased due to our reevaluation/delay from Original plan ?

Will daycare be available for younger children? The community does not have a daycare center and very few in home daycares. Would adding a center draw in more families that work in the metro?

A realistic timeline & plan for expansion of the secondary academic areas. With the elementary's enrollment increase, it seems natural we would see the need as those kids move up.

What questions do you have?



Next Steps

April 2025:	Review your feedback and answer remaining questions Use costs to reconsider needs and update priorities
May 2025:	Establish recommendations for School Board's consideration
June 2025:	Prepare for potential bond referendum
November 2025:	Potential bond referendum

Thank you
