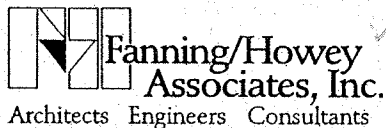


LONG RANGE STRATEGIC FACILITIES PLAN

Muncie Community Schools
Muncie, Indiana



November 25, 2003



Project No. 203010.00



Long Range Strategic Facilities Plan
Muncie Community Schools
Muncie, IN
Project No. 203010.00

Introduction

Fanning/Howey Associates, Inc. commenced efforts for the Long Range Strategic Facilities Plan study in February 2003. This study includes all educational and support facilities for Muncie Community Schools. The purpose of this study is to evaluate each of the existing facilities and to identify options to meet the present and future needs of Muncie Community Schools.

Initial efforts were focused on gaining a better understanding of Muncie Community Schools. Architectural and engineering teams visited your Services Center and retrieved building plans that could be used in the subsequent study efforts. Meetings were also conducted with facility staff, the educational technology systems staff, building principals, the parent advisory council team, and curriculum/educational programs representatives.

In March 2003, we proceeded with development of our assessment templates which our team members used during the building tours. These templates were refined and tested in our first assessment tour at Northside Middle School in late March 2003. Assessment tours of all Muncie Community School facilities were completed in June 2003. Building principals and facilities' staff accompanied our teams on all tours. These completed assessment reports for each facility are listed in our completed Long-Range Strategic Facilities Plan.

Collected data was summarized and a School Facility Appraisal Matrix was prepared. The matrix template was authored by the Council of Educational Facility Planners International. Its purpose is to analyze objective criteria and establish a relative appraisal of a facility's ability to respond to current and future educational program requirements. We also created a Key Characteristics Matrix to provide a quick reference for enrollment, capacity, size, and age of all facilities.

Concurrent with preparation of the condition assessment, Fanning/Howey Associates, Inc. also prepared a comprehensive demographic study for the Muncie community Schools enrollment area. This demographic study was first presented in draft form to the Board of Education on August 12, 2003. A revised draft in its entirety is included in the final Long-Range Strategic Facilities Plan.

Finally, a Comprehensive Plan for Additions and Renovations to address specific concerns at all of the facilities as identified in the study. The intention of this Comprehensive Plan is to address long-term needs at all facilities for the next 20 to 25 years.

Summary

The following summarizes the findings of the Long-Range Strategic Facilities Plan Study:

1. Enrollment will continue to decline for the next several years. This is primarily a result of out migration in response to the loss of manufacturing jobs in the Muncie area. It is anticipated that this decline will slow over the next ten years. This loss in student enrollment is most likely permanent. Within the last year alone, the equivalent of a small elementary school enrollment has been lost.

2. Muncie Community Schools has been an excellent steward of its facilities. Although capital projects funds have been well utilized to accomplish needed repairs, changing educational programs, life safety codes, and the age of buildings require a more substantial investment to bring most of the buildings up to a performance level to meet the requirements for the next 20 to 25 years.
3. At the secondary level, the need for renovation is most evident at Southside High School. The building infrastructure provides a sound base for a successful comprehensive renovation project which will enable students to enjoy facilities equivalent to Muncie Central High School.
4. Specific renovation work can address concerns at all other secondary schools.
5. The Comprehensive Plan addresses needed additions and renovations at all 12 elementary schools. In light of the demographic study findings, a better plan for use of facilities and operational dollars might include consolidation of elementary school facilities. In some cases, construction of new facilities might represent only a marginal increase over the cost of a comprehensive renovation of older, existing facilities and provide superior facilities ready to serve Muncie Community Schools many more years in the future.
6. The Comprehensive Plan includes consideration of equivalent facilities at all elementary schools. There is a clear distinction between "full-service" elementary schools and those that do not have full-sized libraries, a separate cafeteria or gymnasium, adequate administrative space, and other special support spaces.
7. Educational program requirements will help to provide the key to determining the final plan for the elementary schools. Reconfiguration and/or centralization of programs such as full-day kindergarten, gifted and talented programs, and special education might also be a factor in elementary school building utilization.

Fanning/Howey Associates, Inc. congratulates Muncie Community Schools for its commitment to provide quality educational facilities for their students, both in the past as well as in the future. The latter is clearly demonstrated in the commissioning of this comprehensive study. Fanning/Howey Associates, Inc. looks forward to the opportunity to work with you as you consider the findings of this study and ultimately decide the best approach for Muncie Community Schools.

School Facility Appraisal																				
Muncie Community Schools																				
Table of Weights and Categories																				
		Maximum Points Possible	A Excellent	B Satisfactory	C Borderline	D Poor	F Very Inadequate													Non-Existent
			90-100%	70-89%	50-69%	30-49%	1-29%	0%												
		5	5	4	3	2	1	0												
		10	10	8	6	4	2	0												
		15	15	12	9	6	3	0												
		20	20	16	12	8	4	0												
		25	25	20	15	10	5	0												
Appraisal Summary										Elementary Schools by Rank										
Section	Points Possible	Central HS	Southside HS	MACC	Wilson MS	Northside MS	Morrison-Mock	South View ES	Grissom ES	Washington-Carver	Storer ES	Sutton ES	Garfield ES	North View ES	West View ES	Mitchell ES	Longfellow ES	Claypool ES		
1.0	The School Site	100	71	70	62	93	80	68	63	74	67	85	76	41	74	84	68	74	68	
2.0	Structural & Mechanical	200	121	120	112	184	130	164	150	142	131	137	138	130	123	115	111	109	99	
3.0	Plant Maintainability	100	78	73	77	92	80	78	85	86	74	80	71	69	79	63	73	52	51	
4.0	School Building Safety and Security	200	155	148	149	186	162	155	168	144	157	155	163	150	137	139	143	138	142	
5.0	Educational Adequacy	200	149	132	171	194	122	171	169	181	182	172	170	172	128	129	102	106	109	
6.0	Environment for Education	200	157	127	128	172	156	177	153	160	167	149	155	156	142	135	138	128	126	
	TOTAL	1000	731	670	699	921	730	813	788	787	778	778	773	718	683	665	635	607	595	
	Grade		B	C	B	A	B	B	B	B	B	B	B	B	C	C	C	C	C	
	Rank							1	2	3	4	4	6	7	8	9	10	11	12	

Key Characteristics

Muncie Community Schools

	Facility	2000-03 Enrollment Trend	2004-10 Enrollment Projections	2003/04 Enrollment	Capacity	Utilization ¹	SF/Student	Year Constructed	Additions/Renovation	10 Year Investment	Building Age	Building Area	Site Size	Appraisal Scores
9-12	Muncie Central	0	0	1,237	1318	94%	243	1973	1992	+++	30	319,786	48	731 B
	Muncie Southside	+	0	1,105	944	117%	248	1962	1969/81/88/93	+	41	234,450	40	670 C
9-12	Muncie Area Career Center							1961	1972		42	108,178	20	699 B
6-8	Wilson	+	0	1,025	980	105%	217	1995		+++++	8	213,000	57	921 A
	Northside	0	0	939	992	95%	199	1969		+	34	197,772	30	730 B
K-5	Morrison-Mock	+	0	156	336	46%	166	1964	1970's	+	39	55,922	8	813 B
	South View	--	+	439	708	62%	107	1978		+	25	75,986	23	788 B
	Grissom	--	0	441	604	73%	117	1971		+	32	70,809	15	787 B
	Washington-Carver	--	0	321	504	64%	133	1971		+	32	66,998	10	778 B
	Storer	+	0	399	460	87%	144	1958	1963	+	45	66,371	18	778 B
	Sutton	--	0	396	604	66%	122	1950	1976	+	53	73,974	10	773 B
	Garfield	--	0	300	516	58%	137	1950	1977	+	53	70,500	4	718 B
	North View	--	0	284	328	87%	91	1962		+	41	29,936	13	683 C
	West View	--	--	279	380	73%	117	1952	1958/1960	+	51	44,310	14	665 C
	Mitchell	--	0	172	252	68%	118	1963	2002		40	29,676	9	635 C
	Longfellow	--	+	253	304	83%	137	1953	1963		50	41,648	15	607 C
	Claypool	+	0	243	300	81%	119	1957			46	35,640	19	595 C
	ES total capacity/ utilization			3,683	5,296	70%								
Support	MCS Service Center							1920's				78,949	2	
	Anthony Administration Center							1960	1957		43	37,980	11	
	Muncie Fieldhouse/Stadium							1928	1941/1983		75	76,450		
	Notes													
	1. 2003 utilization													
	2. Enrollment Trends													
	-- declining*													
	0 stationary													
	+ increasing*													
	*greater than 20 students													

ENROLLMENT

Presented below are enrollment figures for school years 1987 through 2003 as provided by school officials.

Schools	Grades	1987/ 1988	1988/ 1989	1989/ 1990	1990/ 1991	1991/ 1992	1992/ 1993	1993/ 1994	1994/ 1995	1995/ 1996	1996/ 1997	1997/ 1998	1998/ 1999	1999/ 2000	2000/ 2001	2001/ 2002	2002/ 2003	2003/ 2004
<u>Elementary</u> K-6																		
Anthony		420																
Claypool		307	295	288	290	324	325	298	298	242	255	243	222	214	231	242	251	243
Garfield		631	544	563	536	477	493	469	427	391	378	385	390	379	406	398	347	301
Grissom		536	526	529	564	589	594	614	605	524	543	464	478	509	502	472	469	449
Longfellow		335	341	327	303	297	278	255	283	245	263	249	262	237	259	261	218	253
Mitchell		284	273	276	268	275	237	278	251	204	187	198	196	224	217	216	193	172
Morrison-Mock		310	293	291	279	283	254	235	207	185	169	177	167	167	154	149	179	164
North View		276	264	251	244	220	205	197	308	312	304	306	309	307	301	282	263	284
South View		646	635	612	634	604	595	600	628	563	574	592	580	530	511	480	469	439
Storer			445	408	412	424	404	438	447	344	345	344	361	363	356	367	399	399
Sutton		542	547	519	520	499	506	490	507	461	504	470	520	495	459	459	425	398
Washington-Carver		443	548	608	604	604	493	628	493	437	466	503	446	412	369	337	328	324
West View		443	436	439	432	412	428	420	449	377	372	346	327	339	321	314	267	279
<u>Middle School</u> 7-8																		
Franklin		381																
Northside			774	735	743	765	784	781	724	1,062	1,014	1,033	1,024	1,042	1,029	976	1,008	939
Storer		581																
Wilson		572	709	653	703	698	624	575	618	931	895	928	951	953	966	993	1,022	1,043
<u>High School</u> 9-12																		
Central		1,244	1,665	1,570	1,463	1,445	1,411	1,396	1,414	1,363	1,411	1,367	1,323	1,291	1,250	1,195	1,278	1,243
Northside		809																
Southside		1,220	1,378	1,333	1,298	1,307	1,251	1,209	1,128	1,068	1,068	1,027	993	1,042	1,085	1,090	1,086	1,119
Total		9,980	9,673	9,402	9,293	9,223	8,882	8,883	8,787	8,709	8,748	8,632	8,549	8,504	8,416	8,231	8,202	8,049

Enrollment has decreased 1624+ students since the last school closings occurred.

2 Schools Closed Summer 1988

Comprehensive Plan

Muncie Community Schools

	Facility	Comprehensive Additions and Renovations		
		Construction Cost Budget		
		renovation	addition	total
9-12	Muncie Central	6,395,720	0	6,395,720
	Muncie Southside	17,583,750	1,080,000	18,663,750
	Subtotal	23,979,470	1,080,000	25,059,470
9-12	Muncie Area Career Center	5,949,790	0	5,949,790
	Subtotal	5,949,790	0	5,949,790
6-8	Wilson	250,000	0	250,000
	Northside	4,944,300	0	4,944,300
	Subtotal	5,194,300	0	5,194,300
K-5	Morrison-Mock	838,830	472,500	1,311,330
	South View	1,139,790	0	1,139,790
	Grissom	2,478,315	0	2,478,315
	Washington-Carver	2,344,930	0	2,344,930
	Storer	2,322,985	0	2,322,985
	Sutton	2,589,090	0	2,589,090
	Garfield	2,467,500	0	2,467,500
	North View	1,047,760	1,282,500	2,330,260
	West View	2,437,050	472,500	2,909,550
	Mitchell	1,038,660	1,012,500	2,051,160
	Longfellow	4,164,800	472,500	4,637,300
	Claypool	3,564,000	675,000	4,239,000
	Subtotal	26,433,710	4,387,500	30,821,210
Support	MCS Service Center	2,693,215	0	2,693,215
	Anthony Administration Center	1,329,300	0	1,329,300
	Muncie Fieldhouse	500,000	0	500,000
	Stadium	1,750,000	0	1,750,000
	Subtotal	6,272,515	0	6,272,515
Options	Total	67,829,785	5,467,500	73,297,285
Notes	1. A factor of 1.25 should be applied for attendant soft costs			

**Comprehensive Plan
Renovation and New Construction**

Claypool Elementary School

- Renovate pavement surfaces and improve drainage.
- Renovate playground facilities.
- Comprehensive renovation of building envelope, interiors, and systems.
- Reconfigure interior space to improve administrative offices and library size and function.
- Add space for a separate gymnasium and stage.

Longfellow Elementary School

- Add pavement to separate vehicular and bus circulation.
- Renovate existing pavements.
- Renovate playground facilities.
- Comprehensive renovation of building envelope, interior spaces, and systems.
- Interior remodeling to include reconfiguration to enlarge library and Administrative offices.
- Add space for separate cafeteria and enlarged kitchen.

Mitchell Elementary School

- Provide new pavements for separation of parking and student drop-off on site.
- Renovate parking surface and improve drainage.
- Renovate playground facilities.
- Provide window replacement and other exterior repairs.
- Add space to accommodate separate cafeteria, additional toilet rooms, storage, music, art, special education, and computer lab spaces.

West View Elementary School

- Provide new pavement areas on site for drop-off and handicap accessible parking.
- Renovate playground facilities.
- Renovate exterior building envelope, including window replacement.
- Renovate mechanical systems to eliminate steam hot water heating and correct cooling deficiencies.
- Interior remodeling of finishes and equipment.
- Add space for separate cafeteria space and enlarged administrative offices

North View Elementary School

- Provide additional pavement to increase on-site parking.
- Renovate pavement surfaces.
- Renovate playground facilities.
- Provide interior renovations to address specific concerns.
- Provide building additions to accommodate a separate cafeteria, full-sized library, and permanent replacement of temporary classrooms on the south side of the building.

Garfield Elementary School

- Renovate on-site pavements.
- Renovate on-site playground equipment.
- Provide window replacement and other exterior repairs.
- Remodel 1977 addition to provide permanent enclosure to classrooms, and improve acoustical privacy.

Sutton Elementary School

- Reconfigure pavements to improve traffic flow and provide separation of parking with drop-off or pick-up.
- Provide window replacement and other exterior repairs.
- Remodel 1977 addition to enclose classrooms and improve acoustical privacy.

Storer Elementary School

- Provide new pavement to improve student drop-off and pick-up and separate from parking areas.
- Renovate exterior building envelope including replacement of windows and improve insulation, where possible.
- Remodel systems and interior building to address specific concerns.

Washington Carver Elementary School

- Renovate pavements and improve drainage.
- Renovate playground facilities.
- Renovate exterior building envelope including window replacement and to address specific concerns.
- Remodel interior building to enclose "open concept" classrooms and library, and improve acoustical privacy.

Grissom Elementary School

- Renovate drainage structures.
- Provide additional pavements to improve separation of traffic.
- Address specific renovation needs on building envelope.
- Provide general interior remodeling of building.
- Enclose open library to improve acoustical privacy.

South View Elementary School

- Provide additional pavements to separate parking and student drop-off and pick-up.
- Provide specific renovations to building envelope to address concerns.
- Provide specific remodeling/renovations to building interior to address concerns.

Morrison-Mock Elementary School

- Renovate existing pavement areas.
- Renovate playground facilities.
- Remodel building interior to address specific concerns.
- Add space for separate cafeteria.

North Side Middle School

- Reconfigure parking area to separate bus drop-off/pick-up from vehicular traffic.
- Provide specific renovations to sidewalks, as required.
- Replace bleachers at baseball diamond.
- Replace bleachers and fencing at softball diamond.
- Building exterior renovation should include replacement of plaster soffits, repair of cracks and sealant joints in masonry.
- Interior building renovation should include the following items:
 - Provide vestibules at primary entrances.
 - Renovate locker/shower rooms.
 - Provide necessary natatorium renovations.
 - Renovate special education areas to improve efficiency and utilization.
 - Provide complete renovation of media center.
 - Renovate industrial technology space to reflect actual programs, and provide additional usable space.
- Remodel other interior building areas as required to address specific concerns.

Wilson Middle School

- Address specific remodeling concerns at athletic facilities including infields, fencing, and specified drainage issues.
- Consider options for separating vehicular student drop-off/pick-up area from bus loading/unloading.
- Limited building interior remodeling to address specified concerns.

Muncie Area Career Center

- Provide additional pavements to accommodate bus drop-off and pick-up on site.
- Renovate sidewalks.
- Renovate playground facilities.
- Renovate building exterior including door and window replacement.
- Interior remodeling to replace finishes, building systems and address specific concerns.

Muncie Southside High School

- Renovate pavements and improve drainage.
- Provide comprehensive renovation to exterior including roof, window, and door replacement
- Provide comprehensive interior building renovation.
- Add a physical education gymnasium.

Muncie Central High School

- Add additional pavements to improve student drop-off/pick-up and separate vehicular traffic.
- Renovate pavements.
- Replace bleachers at tennis courts and soccer field.
- Improve grading and drainage at soccer field, practice football field and ball diamonds.
- Renovate exterior building envelope including specific roof and coping areas, exterior brick masonry at natatorium, auditorium, and lintels and some exterior window replacement.
- Provide vestibules at primary entrances.
- Interior renovation should address the following:
 - Science department reconfiguration.
 - Art department renovation.
 - Accessibility issues.
 - Remodeling concerns as identified.

Muncie Service Center

- A comprehensive renovation of this building to address basic structural, life safety and fire protection concerns is required. Because of the nature of the spaces enclosed, the focus of this renovation should be on the viability of the building exterior for protecting stored equipment, supplies and maintenance activities, and limited or no funding for aesthetic concerns.

Anthony Administration Center

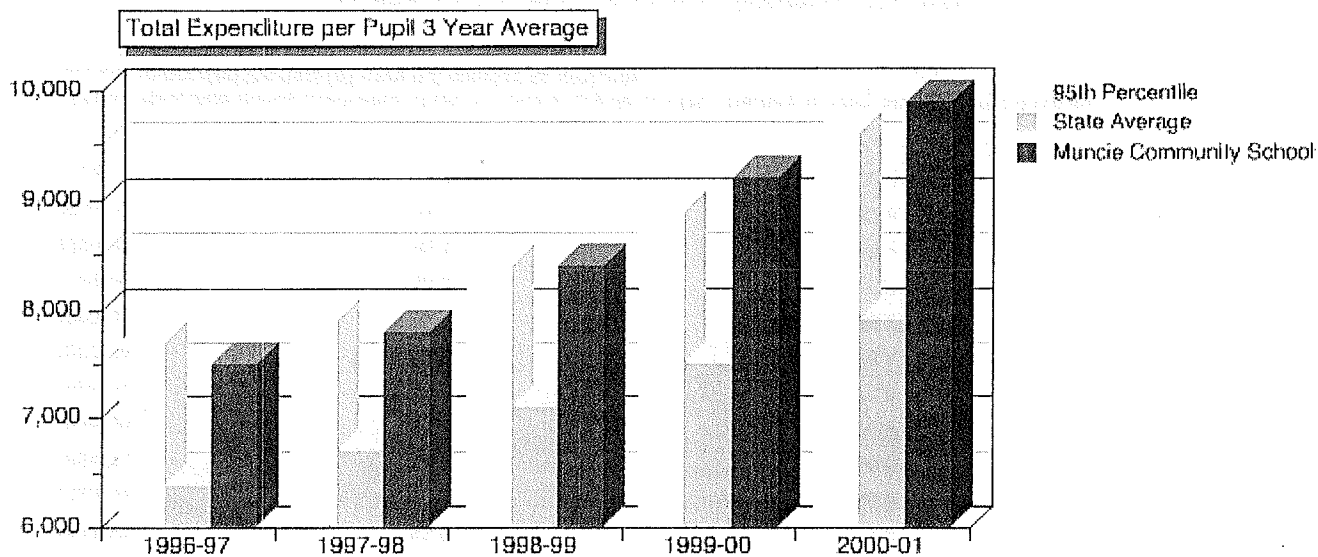
- Renovate pavements and sidewalk
- Renovate building exterior including replacement of windows and doors.
- Interior remodeling should address the following:
 - HVAC system replacement.
 - Acoustical privacy between individual offices.
 - Creation of small conference rooms.
 - ADA concerns.
 - Other specified concerns.

Muncie Field House

- Provide structural injection techniques to lift the most significantly depressed slabs and structural supports.
- Provide light remodeling to selected areas in greatest need.
- Significant renovations of any kind may require dramatic upgrades to current life safety code and ADA requirements and should be considered as part of a major renovation project.

Stadium

- Renovate slab-on-grade bleachers on the west side of the stadium.
- Replace elevated bleachers and press box on the east side of the stadium; incorporate protected roof membrane for coverage of occupied spaces below.
- Provide a comprehensive renovation of spaces on the east side of the stadium.



Line Graph Bar Graph

Year Total Expenditure per Pupil 3 Year Average

2000-01	95th Percentile	\$ 9,600
	State Average	\$ 7,900
	Muncie Community Schools	\$ 9,900
1999-00	95th Percentile	\$ 8,900
	State Average	\$ 7,500
	Muncie Community Schools	\$ 9,200
1998-99	95th Percentile	\$ 8,400
	State Average	\$ 7,100
	Muncie Community Schools	\$ 8,400
1997-98	95th Percentile	\$ 7,900
	State Average	\$ 6,700
	Muncie Community Schools	\$ 7,800
1996-97	95th Percentile	\$ 7,700
	State Average	\$ 6,400
	Muncie Community Schools	\$ 7,500

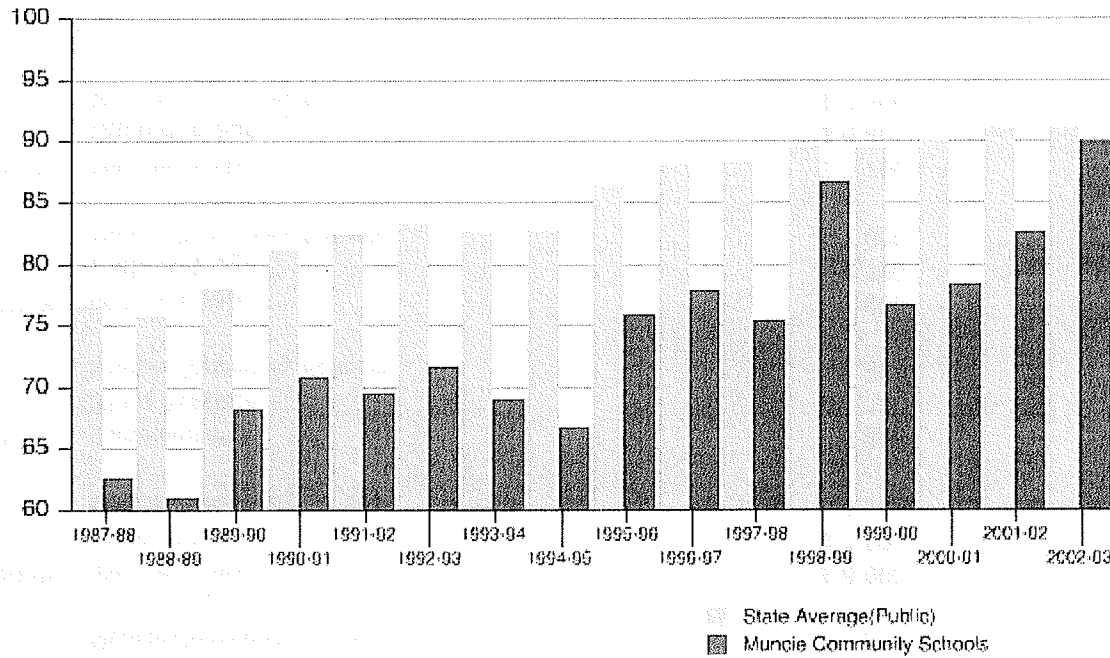
Documentation

Indiana Accountability System for Academic Progress

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Graduation Rate (Public School)

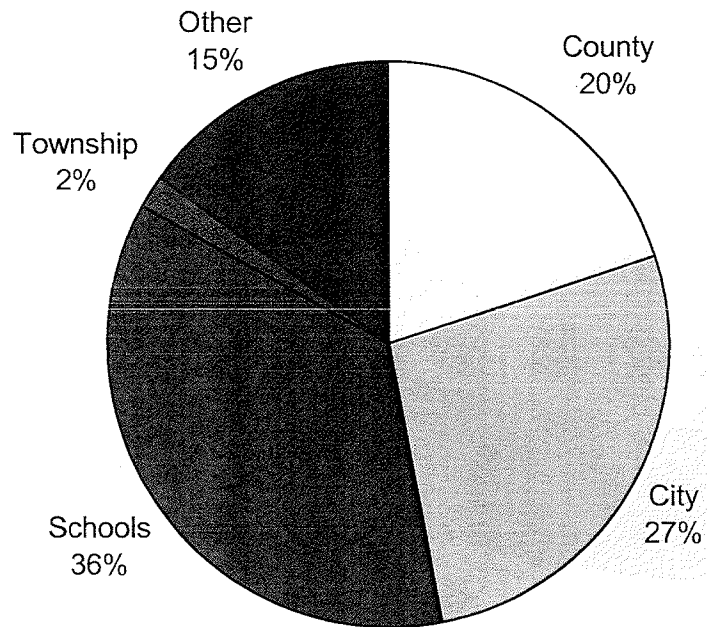
Line Graph Bar Graph

Year	State Average(Public)	Muncie Community Schools
1987-88	76.6	62.7
1988-89	75.7	61.0
1989-90	78.1	68.2
1990-91	81.1	70.9
1991-92	82.5	69.6
1992-93	83.5	71.6
1993-94	82.6	69.0
1994-95	82.7	66.8
1995-96	86.4	75.9
1996-97	88.2	77.8
1997-98	88.3	75.4
1998-99	89.7	86.7
1999-00	89.5	76.8
2000-01	90.1	78.4
2001-02	91.1	82.6
2002-03	91.2	90.0

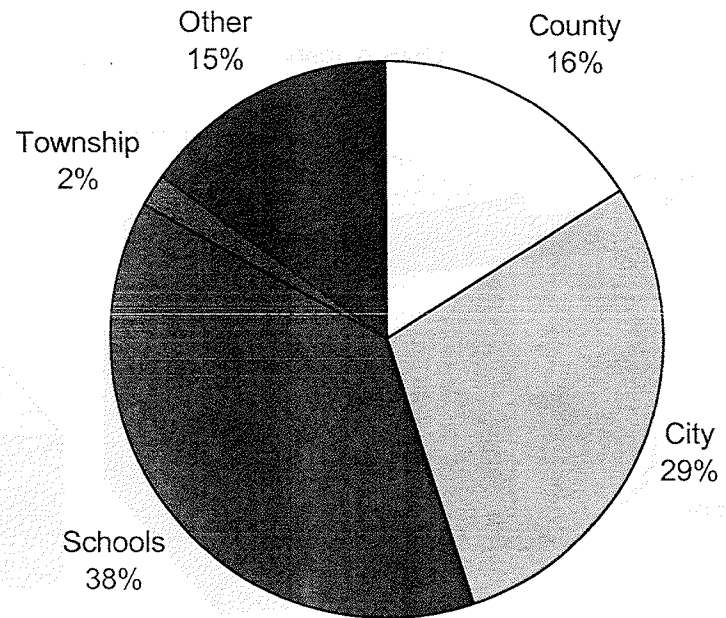
Dropout data determines Graduation Rate. No data available in 1986. Starting in 1996, students who dropped out and re-enrolled the next fall were not counted as dropouts.

CENTER TOWNSHIP

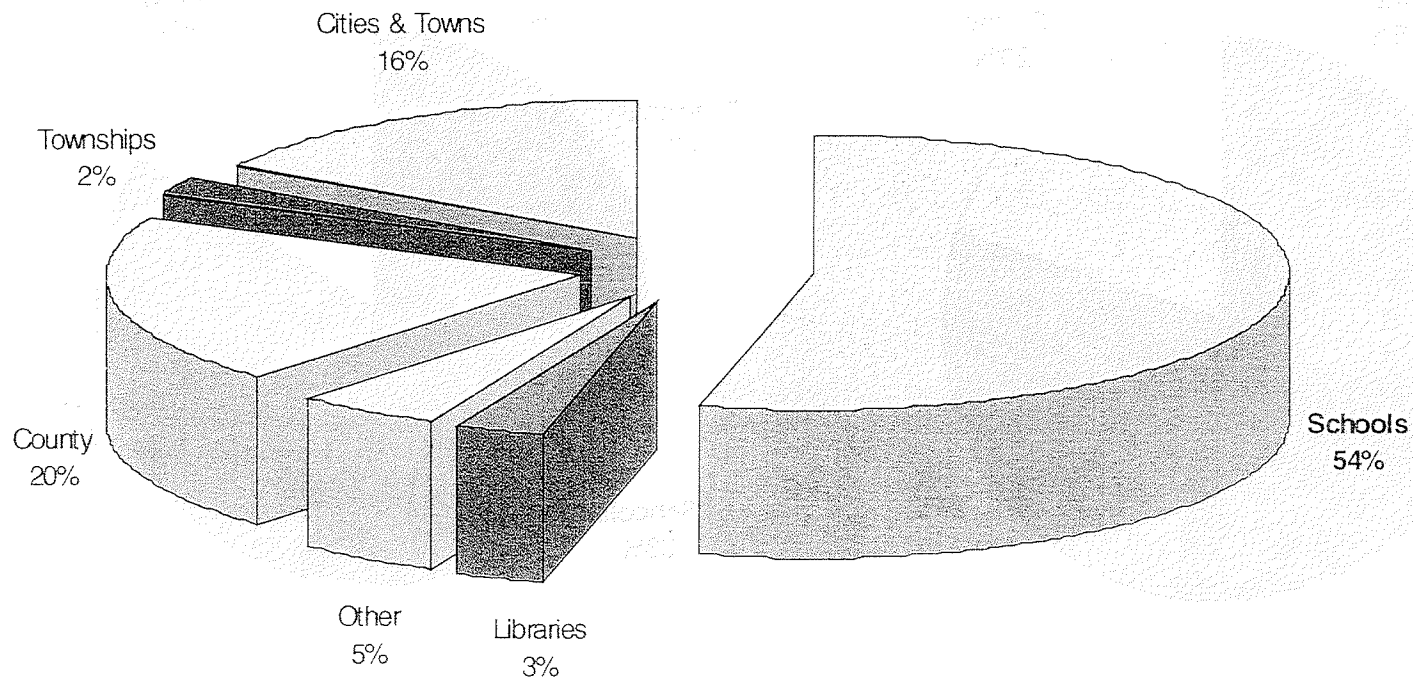
Property Tax 2006



Property Tax 2007



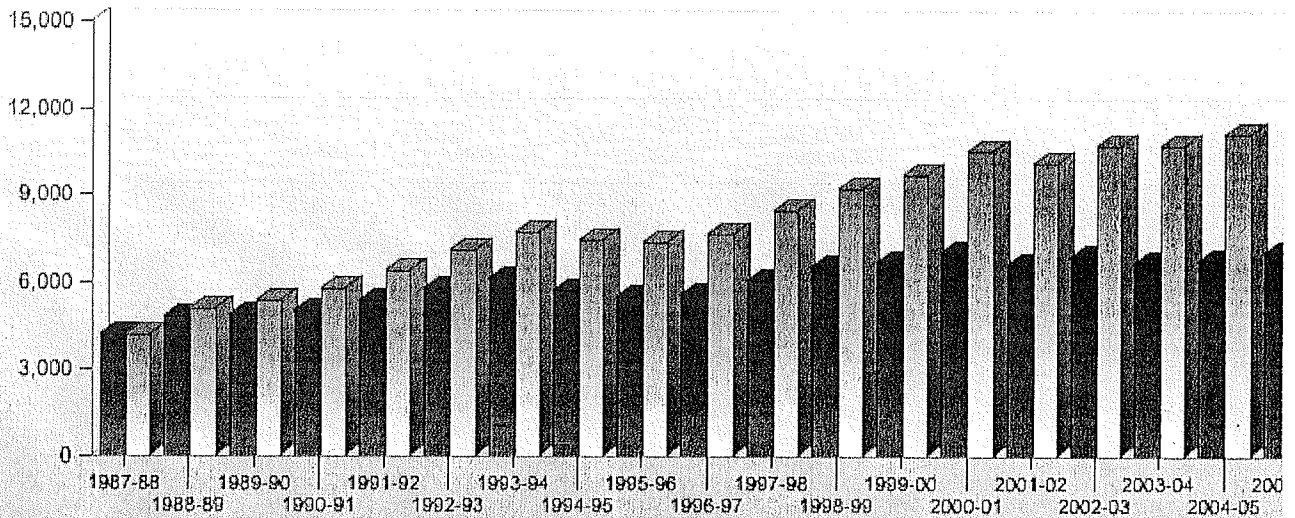
Where Does that Money Go?



Source: Association of Indiana Counties

Expenditures per Pupil (All Funds)

■ All
□ All



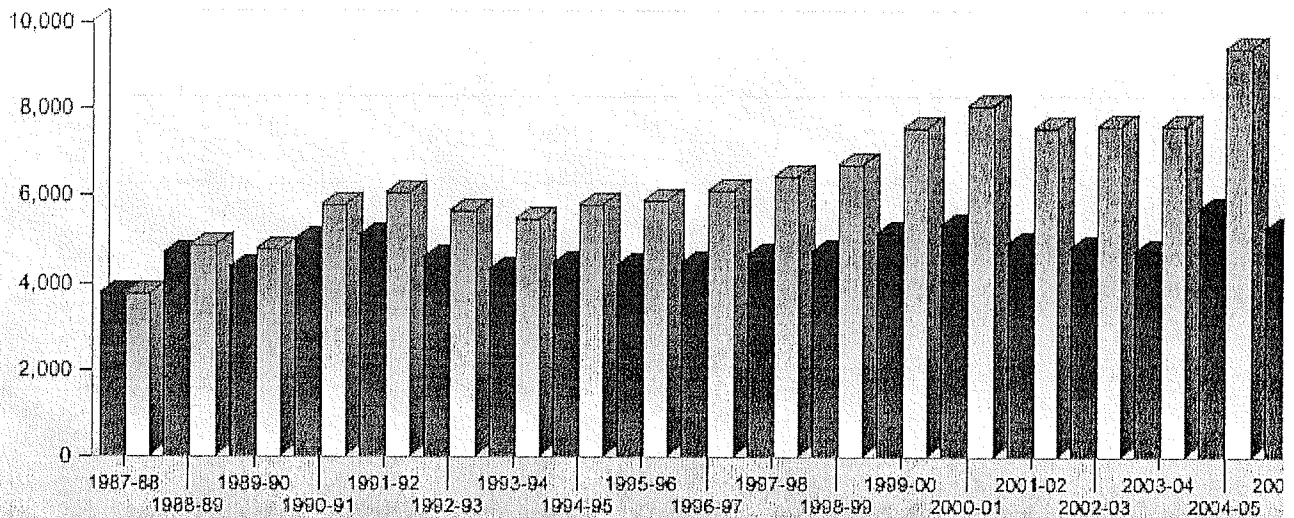
Line Graph Bar Graph

Expenditures per Pupil (All Funds)

Year	Muncie Community Schools Inflation Adjusted 1987-88 Dollars	Muncie Community Schools
2005-06	\$7,038	\$12,093 + 25.81%
2004-05	\$6,744	\$11,162
2003-04	\$6,697	\$10,760
2002-03	\$6,861	\$10,788
2001-02	\$6,576	\$10,118
2000-01	\$7,002	\$10,585
1999-00	\$6,656	\$9,727
1998-99	\$6,498	\$9,232
1997-98	\$6,071	\$8,479
1996-97	\$5,543	\$7,605
1995-96	\$5,516	\$7,358
1994-95	\$5,714	\$7,420
1993-94	\$6,110	\$7,714
1992-93	\$5,736	\$7,059
1991-92	\$5,345	\$6,378
1990-91	\$4,994	\$5,774
1989-90	\$4,877	\$5,346
	\$4,814	\$5,037
	\$4,143	\$4,143



Expenditures per Pupil (All Funds)

 ■ Mt
 □ Mt


Line Graph ○ Bar Graph ●

Expenditures per Pupil (All Funds)

Year	Mt Pleasant Twp Com Sch Corp Inflation Adjusted 1987-88 Dollars			Mt Pleasant Twp Com Sch Corp		
2005-06			\$5,221			\$8,971
2004-05			\$5,678			\$9,398
2003-04			\$4,718			\$7,580
2002-03			\$4,829			\$7,593
2001-02			\$4,910			\$7,555
2000-01			\$5,319			\$8,041
1999-00			\$5,155			\$7,533
1998-99			\$4,740			\$6,734
1997-98			\$4,615			\$6,445
1996-97			\$4,467			\$6,129
1995-96			\$4,408			\$5,880
1994-95			\$4,445			\$5,772
1993-94			\$4,323			\$5,458
1992-93			\$4,583			\$5,639
1991-92			\$5,086			\$6,070
1990-91			\$5,022			\$5,806
1989-90			\$4,338			\$4,756
1988-89			\$4,653			\$4,869
1987-88			\$3,738			\$3,738

All funds includes Debt Service and Capitol Outlay but not funds 130-159 (transfer funds).
 Inflation adjusted using CPIU (US City Consumer Price Index).

INTRODUCTION



Long Range Strategic Facilities Plan
Muncie Community Schools
Muncie, IN
Project No. 203010.00

Introduction

Fanning/Howey Associates, Inc. commenced efforts for the Long Range Strategic Facilities Plan study in February 2003. This study includes all educational and support facilities for Muncie Community Schools. The purpose of this study is to evaluate each of the existing facilities and to identify options to meet the present and future needs of Muncie Community Schools.

Initial efforts were focused on gaining a better understanding of Muncie Community Schools. Architectural and engineering teams visited your Services Center and retrieved building plans that could be used in the subsequent study efforts. Meetings were also conducted with facility staff, the educational technology systems staff, building principals, the parent advisory council team, and curriculum/educational programs representatives.

In March 2003, we proceeded with development of our assessment templates which our team members used during the building tours. These templates were refined and tested in our first assessment tour at Northside Middle School in late March 2003. Assessment tours of all Muncie Community School facilities were completed in June 2003. Building principals and facilities' staff accompanied our teams on all tours. These completed assessment reports for each facility are listed in our completed Long-Range Strategic Facilities Plan.

Collected data was summarized and a School Facility Appraisal Matrix was prepared. The matrix template was authored by the Council of Educational Facility Planners International. Its purpose is to analyze objective criteria and establish a relative appraisal of a facility's ability to respond to current and future educational program requirements. We also created a Key Characteristics Matrix to provide a quick reference for enrollment, capacity, size, and age of all facilities.

Concurrent with preparation of the condition assessment, Fanning/Howey Associates, Inc. also prepared a comprehensive demographic study for the Muncie community Schools enrollment area. This demographic study was first presented in draft form to the Board of Education on August 12, 2003. A revised draft in its entirety is included in the final Long-Range Strategic Facilities Plan.

Finally, a Comprehensive Plan for Additions and Renovations to address specific concerns at all of the facilities as identified in the study. The intention of this Comprehensive Plan is to address long-term needs at all facilities for the next 20 to 25 years.

Summary

The following summarizes the findings of the Long-Range Strategic Facilities Plan Study:

1. Enrollment will continue to decline for the next several years. This is primarily a result of out migration in response to the loss of manufacturing jobs in the Muncie area. It is anticipated that this decline will slow over the next ten years. This loss in student enrollment is most likely permanent. Within the last year alone, the equivalent of a small elementary school enrollment has been lost.

2. Muncie Community Schools has been an excellent steward of its facilities. Although capital projects fund have been well utilized to accomplish needed repairs, changing educational programs, life safety codes, and the age of buildings require a more substantial investment to bring most of the buildings up to a performance level to meet the requirements for the next 20 to 25 years.
3. At the secondary level, the need for renovation is most evident at Southside High School. The building infrastructure provides a sound base for a successful comprehensive renovation project which will enable students to enjoy facilities equivalent to Muncie Central High School. *So what?*
4. Specific renovation work can address concerns at all other secondary schools.
5. The Comprehensive Plan addresses needed additions and renovations at all 12 elementary schools. In light of the demographic study findings, a better plan for use of facilities and operational dollars might include consolidation of elementary school facilities. In some cases, construction of new facilities might represent only a marginal increase over the cost of a comprehensive renovation of older, existing facilities and provide superior facilities ready to serve Muncie Community Schools many more years in to the future.
6. The Comprehensive Plan includes consideration of equivalent facilities at all elementary schools. There is a clear distinction between "full-service" elementary schools and those that do not have full-sized libraries, a separate cafeteria or gymnasium, adequate administrative space, and other special support spaces.
7. Educational program requirements will help to provide the key to determining the final plan for the elementary schools. Reconfiguration and/or centralization of programs such as full-day kindergarten, gifted and talented programs, and special education might also be a factor in elementary school building utilization.

Fanning/Howey Associates, Inc. congratulates Muncie Community Schools for its commitment to provide quality educational facilities for their students, both in the past as well as in the future. The latter is clearly demonstrated in the commissioning of this comprehensive study. Fanning/Howey Associates, Inc. looks forward to the opportunity to work with you as you consider the findings of this study and ultimately decide the best approach for Muncie Community Schools.



Long Range Strategic Facilities Plan Muncie Community Schools

Facility Assessment Summary

Claypool Elementary School

1. Building Data Record
2. General Building Description

Garfield Elementary School

1. Building Data Record
2. General Building Description

Grissom Elementary School

1. Building Data Record
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Longfellow Elementary School

1. Building Data Record
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Mitchell Elementary School

1. Building Data Record
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Morrison-Mock Elementary School

1. Building Data Record
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North View Elementary School

1. Building Data Record
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South View Elementary School

1. Building Data Record
2. General Building Description

Storer Elementary School

1. Building Data Record
2. General Building Description

Sutton Elementary School

1. Building Data Record
2. General Building Description

Washington-Carver Elementary School

1. Building Data Record
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West View Elementary School

1. Building Data Record
2. General Building Description

Northside Middle School

1. Building Data Record
2. General Building Description

Wilson Middle School

1. Building Data Record
2. General Building Description

Southside High School

1. Building Data Record
2. General Building Description

Central High School

1. Building Data Record
2. General Building Description

Anthony Administration Building

1. Building Data Record
2. General Building Description

Fieldhouse Stadium

1. Building Data Record
2. General Building Description

Muncie Area Career Center

1. Building Data Record
2. General Building Description

Service Center

1. Building Data Record
2. General Building Description

School Facility Appraisal Summary

Key Characteristics

Demographic Study

Comprehensive Plan

Comprehensive Plan Description

Building Data Record

Claypool Elementary School

Street Address 3900 East Wysor Street

City/Town, State, Zip Code Muncie, Indiana 47303

Telephone Number(s) Phone: (765) 747-5386 Principal: Greg Wessel

School District Muncie Community Schools

Site Size: 20 acres Building Area: 35,600 SF

Grades Housed: K - 5 Student Capacity: 300

Number of Teaching Stations 16 Number of Floors: One

Student Enrollment: 243 As Of: September 19, 2003

Dates of Construction: Original Construction 1958

Energy Sources: Fuel Oil Gas Electric

Air Conditioning: Roof Top Window Units Central Room Units

Heating: Central Roof Top Individual Unit
 Forced Air Steam Hot Water

Type of Construction

- load bearing masonry
- steel frame
- concrete frame
- wood
- other

Exterior Surfacing

- brick
- stucco
- metal
- wood
- other

Floor Construction

- wood joists
- steel joists
- slab on grade
- structural slab
- other

General Building Description

Claypool Elementary School

Claypool Elementary School was built in 1958 on a large site on the east side of Muncie. The building has not received any additions or major architectural renovations since it was originally constructed. The school is accessed through residential areas to the south and west. Undeveloped fields are located to the east and north. A narrow field separates the school from the residential neighborhood to the west. This building was originally constructed as a township school, the only one still in use by Muncie Community Schools. This building sits on a site at the edge of developed neighborhoods and has a rural feel.

The u-shaped plan of Claypool Elementary School has an entrance courtyard enclosed on the south end by a drop-off canopy. The multi-purpose room, used for both a gymnasium and cafeteria, along with the kitchen, rest rooms, administration area, library and boiler rooms are all located in the central portion near the main entrance. Classrooms on double loaded corridors are located along the two wings. All classrooms are generally the same size with no special provisions for the kindergarten, art, or music rooms. The teacher lounge and workroom, counselor office and special ed resource rooms have all been converted from typical classroom space. The kitchen in this building is large; meals were originally prepared here, where it now serves as only a satellite warming kitchen. The gymnasium floor is the original vinyl asbestos tile with many repairs patched in. This dated green tile with many coats of wax appears to be slippery and dangerously hard.

This building has provided nearly 50 years of service to the community. Most of the deficiencies of this building are related to its age and the changes in curriculum over the time of its operation. Though a few accessibility accommodations have been made to some toilet rooms, the building as a whole is lacking in ADA accessibility.

Areas of concern with this facility are:

- The administration reception area lacks the ability to monitor people entering the building.
- Gymnasium also used as cafeteria with foldout built-in tables; no storage available for portable tables and chairs.
- Lack of storage throughout the building; the boiler room is used for storage.
- Classroom windows are in very poor condition and do not comply with current energy codes.
- Window air conditioners produce high noise levels and are disruptive to classes.
- Limited ADA access to toilet facilities.
- Small step at building entrances does not meet ADA requirements.
- Very small administration area.
- There are limited small group and large group instructional areas.
- Limited clearances above ceiling for possible mechanical and electrical system upgrades.
- Acoustical treatment on plaster ceilings through the building has asbestos containing materials.
- Kindergarten classrooms are not provided with adjacent toilet rooms.
- Lack of tackable wall space throughout the building.
- Classroom unit ventilators require much maintenance; it is difficult to maintain comfortable temperatures throughout the building.
- Student access to playgrounds and ball fields is across access drive and bus drop-off area.
- Paved playground area is also used for vehicular traffic.

Building Data Record

Garfield Elementary School

Street Address 1600 South Madison Avenue

City/Town, State, Zip Code Muncie, Indiana 47302

Telephone Number(s) Phone: (765) 747-5398 Principal: Kathy Ray

School District Muncie Community Schools

Site Size: 3 acres Building Area: 70,500 SF

Grades Housed: K - 5 Student Capacity: 516

Number of Teaching Stations 25 Number of Floors: Two

Student Enrollment: 300 As Of: September 19, 2003

Dates of Construction: Two-Story East Building including Gym 1950
Main Building 1977

Energy Sources:

Fuel Oil Gas Electric

Air Conditioning:

Roof Top Window Units Central Room Units

Heating:

Central Roof Top Individual Unit
 Forced Air Steam Hot Water

Type of Construction

load bearing masonry
 steel frame
 concrete frame
 wood
 other _____

Exterior Surfacing

brick
 stucco
 metal
 wood
 other: _____

Floor Construction

wood joists
 steel joists
 slab on grade
 structural slab
 other _____

General Building Description

Garfield Elementary School

The original Garfield Elementary School was built on this site in the early part of this century. The original school had a major fire, which brought down the entire school building. Later in 1950, Garfield Elementary School was rebuilt and sits on what is now considered an urban site which is three acres in size. Adjacent to the School is a public park. The School uses this park and its playground equipment. The School building has a nice courtyard, which provides an area for outdoor education. Because of its limited acreage, site circulation is congested and traffic flow on adjacent roads are effected. The main entrance is located on the north end of the building facing Ninth Street with vehicular parking on the south end of the building. Parents unload their children from Ninth Street on snowy days because the sidewalk along Madison Street does not get plowed. This effects traffic flow patterns on Ninth Street and at the intersection at Madison Street. Some parents use the south entrance designated for bus unloading, thus causing additional congestion.

The 1977 addition is an open concept elementary school and very similar in layout to Washington Carver Elementary School. Both were built at a time when open concept schools were a new concept being initiated into some of our school systems. The School was remodeled in the mid 1990's but was left as an open concept classroom. The library was walled-in during the remodel. Noise between open classrooms continues to be a distraction between classes and corridors. Portable cabinets have been located between the corridor and classrooms as barriers and to provide sufficient storage. The open classroom concept limits the amount of permanent convenient outlets. The folding walls between classrooms are used approximately once each summer but are not used regularly during the school year. (I.E. graduation ceremonies) Finishes appear to be in good condition. The administration area is located near the main entrance but unfortunately is not always used as the main entrance, and visitors regularly enter from the south adjacent to the parking area. The large original school bell is located in the main foyer and is a valuable centerpiece that reflects the memories of the original school that burned down.

The 1950's portion of the School is a two-story double loaded corridor and was not remodeled during the 1994 remodel. This part of the building is not current with many of today's building codes and ADA accessibility guidelines. The interior finishes are dated and instill an institutional appearance.

Areas of concern with this facility are:

- Traffic flow as it relates to site circulation and where one enters the building.
- The administration reception area lacks the ability to monitor people entering the building.
- There is inadequate storage for teachers and students.
- The 1950's building does not have an ADA accessible means of egress from the second floor.
- The staff restrooms in 1950's addition are in poor condition and do not meet ADA requirements.
- Distractions are a concern with users in the open concept rooms, especially from monitors in each classroom pod.
- There is not enough adequate space for spectator seating in the gymnasium.

Building Data Record

Grissom Elementary School

Street Address 3201 S Macedonia Avenue

City/Town, State, Zip Code Muncie, Indiana 47302

Telephone Number(s) Phone: (765) 747-5401 Principal: Richard Minniear

School District Muncie Community Schools

Site Size: 15 acres Building Area: 70,800 SF

Grades Housed: K - 5 Student Capacity: 604

Number of Teaching Stations 32 Number of Floors: one

Student Enrollment: 469 As Of: September 13, 2002

Dates of Construction: Original Building 1972 No Additions

Energy Sources: Fuel Oil Gas Electric

Air Conditioning: Roof Top Window Units Central Room Units

Heating: Central Roof Top Individual Unit
 Forced Air Steam Hot Water

Type of Construction

- load bearing masonry
- steel frame
- concrete frame
- wood
- other _____

Exterior Surfacing

- brick
- stucco
- metal
- wood
- pre-cast concrete panel

Floor Construction

- wood joists
- steel joists
- slab on grade
- structural slab
- other _____

General Building Description

Grissom Elementary School

Grissom Elementary School was built in 1972 on the southeast side of Muncie. It has not received any building additions or major renovations. Subsequently minor interior remodeling has occurred over the years, i.e. walls have been closed in between a few classrooms. The school is located in a residential neighborhood and fronts Macedonia Avenue. The 70,800 square foot building sits on almost 15 acres of property and is located just north of Southside High School.

Traffic problems exist on site during drop-off and pick-up periods, and the principal directs traffic during these times. Autos, as well as busses, entering the site at these times are lined up on Macedonia waiting to turn right.

The building has been maintained well over the years. However, finishes are beginning to show wear through out the school. The general layout works well and has the main entrance in the center of the building with administration located nearby. The front doors are just out of reach of the front reception desk, thus allowing a potential security breach to the school. All other entrances are locked during school hours except for the northeast entrance that is unlocked during student drop-off time. Flexibility has been built into the original floor plan by the use of operable partitions between classrooms. Some of the original partitions remain and some have been replaced by permanent walls. On the south end of the building, classrooms for grades one through five, wrap around a central core area that contains the library, support spaces and administration offices. The stack and reading areas are open to the classrooms on three sides. This condition attributes to the distractions imposed on the users of the library. To the north of the main entrance are the art, music, kindergarten, and special education classrooms. Across the corridor from these classrooms are the cafeteria and gymnasium. The gymnasium is not air-conditioned and has no room for spectator seating. It does provide for adequate use for the physical education program. The building services and boiler room are located on the far north end of the building with a loading dock well located between the kitchen and mechanical room.

For the most part, internal circulation seems to work well, except for a dead-end corridor between the first grade classrooms and the administration spaces. Most deficiencies in this building are related to its age and changes in curriculum over the time of its operation. Like most of the elementary schools in Muncie, Grissom Elementary School falls short in meeting the requirements of ADA guidelines.

Areas of concern with this facility are:

- Student drop-off area and traffic flow on and off the site.
- The administration/receptionist area lacks direct visual control of main entrance.
- Space for computer lab is not available.
- Un-insulated windows do not comply with current energy codes.
- Lacks ADA requirements throughout the building, no accessibility to the stage.
- Gymnasium is not air-conditioned.
- Dead-end corridor.
- The kindergarten classrooms require two exits in the two large rooms. The two smaller kindergarten classrooms do not meet the 1100 square foot rule set by the Department of Education for minimum size.
- The library is open to distractions.
- Lack of an air lock at well-used building entrance.

Building Data Record

Longfellow Elementary School

Street Address 1900 East Centennial Avenue

City/Town, State, Zip Code Muncie, Indiana 47303

Telephone Number(s) Phone: (765) 747-5410 Principal: Lon Sloan

School District Muncie Community Schools

Site Size: 15 acres Building Area: 41,600 SF

Grades Housed: K - 5 Student Capacity: 304

Number of Teaching Stations 13 Number of Floors: One

Student Enrollment: 218 As Of: September 13, 2002

Dates of Construction: Original Building 1954 1963

Energy Sources: Fuel Oil Gas Electric

Air Conditioning: Roof Top Window Units Central Room Units

Heating: Central Roof Top Individual Unit
 Forced Air Steam Hot Water

Type of Construction

- load bearing masonry
- steel frame
- concrete frame
- wood
- other

Exterior Surfacing

- brick
- stucco
- metal
- wood
- other:

Floor Construction

- wood joists
- steel joists
- slab on grade
- structural slab
- other

General Building Description

Longfellow Elementary School

Longfellow Elementary School was constructed in 1954. Six classrooms were added in 1963. Longfellow is located on a large corner site on the northeast side of Muncie. Residential neighborhoods are located across the streets to the south and west. Large fields are adjacent to the site to the east and northeast. A child day care facility is located directly to the north of the school.

Longfellow Elementary is linear in plan with a curved section in the middle of the building that houses the administration area, the Library and small computer lab. The main entrance is centrally located. The multi-purpose room, used for both a gymnasium and cafeteria, is located just to the north of the main entrance. Classrooms accessed from a double loaded corridor extend to the north and south from the central area.

Typical classroom floors of the original building were wood; some of these floors have been converted to vinyl composition tile. Two classrooms were originally designed and are currently used for kindergarten. They are provided with generous built-in storage cabinets and toilet rooms. A third, general classroom has been converted to kindergarten use. Typical classrooms are used for art and music rooms, speech/resource room, and teachers' lounge. The administration area is very limited in space and utilizes the corridor as a waiting area.

This building has provided nearly 50 years of service to the Muncie community. Most of the deficiencies of this building are related to its age and the changes in curriculum over the time of its operation. Though a few accessibility accommodations have been made to some toilet rooms, the building as a whole is lacking in ADA accessibility.

Areas of concern with this facility are:

- Limited bus and parent drop-off area within the parking area.
- Gymnasium also used as cafeteria with limited storage for portable tables and chairs.
- Very limited space for parking, especially for evening events.
- Classroom windows are in very poor condition and do not comply with current building and energy codes; window lintels are rusted.
- Roof is provided with no slope and has limited number of roof drains.
- Window air conditioning units produce high noise levels and are disruptive to the educational process.
- Limited ADA access to toilet facilities.
- ADA access at entrances is limited; ramp at main entrance does not fully comply with accessibility requirements.
- Very small administration area.
- There are limited small group and large group instructional areas.
- Limited clearances above ceiling for possible mechanical and electrical system upgrades.
- Acoustical treatment on plaster ceilings through the building has asbestos containing materials.
- Special used areas for art, music, and special ed are not provided for adequately.

Building Data Record

Mitchell Elementary School

Street Address 2809 West Purdue Road

City/Town, State, Zip Code Muncie, Indiana 47304

Telephone Number(s) Phone: (765) 747-5413 Principal: Cindy Iavagnilio

School District Muncie Community Schools

Site Size: 9 acres Building Area: 30,000 SF

Grades Housed: K - 5 Student Capacity: 252

Number of Teaching Stations 10 Number of Floors: one

Student Enrollment: 172 As Of: September 19, 2003

Dates of Construction: Original Building 1963 No Additions

Energy Sources:

Fuel Oil Gas Electric

Air Conditioning:

Roof Top Window Units Central Room Units

Heating:

Central Roof Top Individual Unit
 Forced Air Steam Hot Water

Type of Construction

load bearing masonry
 steel frame
 concrete frame
 wood
 other

Exterior Surfacing

brick
 stucco
 metal
 wood
 other:

Floor Construction

wood joists
 steel joists
 slab on grade
 structural slab
 other

General Building Description

Mitchell Elementary School

Mitchell Elementary School was built in 1963 on the north side of Muncie. It has not received any additions or major architectural renovations. It is located and accessed through a residential neighborhood at the end of the street. There is a large field to the west of the school property.

Mitchell Elementary is an L-shaped plan with the administration area, multi-purpose room and toilet facilities located near the main entrance in the middle of the two wings. The multi-purpose room is used for both a gymnasium and cafeteria. Classrooms are accessed from the double loaded corridors of the two wings.

All classrooms are generally the same. Two rooms appear to have been originally designed for kindergarten with an adjacent toilet room. Only one of these rooms is currently used for kindergarten. The special education rooms for art, music, and occupational therapy, as well as the library are all housed in typical classrooms. The stage in the multi-purpose room is used for a latchkey program and art storage. A custodial closet has been converted to the counselor's office.

This school appears to be very integrated with its neighborhood. Most of the students walk to school with the remainder dropped off in cars. No buses bring students to school. The parent drop-off area is on a public street in front on the school. There are sidewalks along the curb and leading to the main entrance.

This building has been very well maintained over the years and has provided 50 years of service to the community. Most of the deficiencies of this building are related to its age and the changes in curriculum over the time of its operation. Though a few accessibility accommodations have been made to some toilet rooms, the building as a whole is very lacking in ADA accessibility.

Areas of concern with this facility are:

- Parent drop-off area on public street.
- Gymnasium also used as cafeteria with foldout built-in tables; no storage available for portable tables and chairs.
- Very limited space for parking especially for evening events.
- Classroom windows are in very poor condition and do not comply with current building and energy codes.
- Window air conditioning units produce high noise levels and are disruptive to classes.
- Limited ADA access to toilet facilities.
- There is limited small group and large group instructional areas.
- Limited clearances above ceiling for possible mechanical and electrical system upgrades.
- Acoustical treatment on plaster ceilings throughout the building has asbestos containing materials.
- Special used areas for art, music and special education are not provided for adequately.
- General classrooms are very noisy with limited acoustical control.
- Staff reported that classroom call back buttons do not function properly.
- Space for computer lab is not available.

Building Data Record

Morrison-Mock Elementary School

Street Address 3701 West Godman Avenue

City/Town, State, Zip Code Muncie, Indiana 47304

Telephone Number(s) Phone: (765) 747-5416 Principal: Fred Christopher

School District Muncie Community Schools

Site Size: 12 acres Building Area: 56,000 SF

Grades Housed: K - 5 Student Capacity: 372

Number of Teaching Stations 18 Number of Floors: one

Student Enrollment: 156 As Of: September 19, 2003

Dates of Construction: Original Building 1966 Food Service Storage Addition 1970's

Energy Sources:

Fuel Oil Gas Electric

Air Conditioning:

Roof Top Window Units Central Room Units

Heating:

Central Roof Top Individual Unit
 Forced Air Steam Hot Water

Type of Construction

load bearing masonry
 steel frame
 concrete frame
 wood
 other _____

Exterior Surfacing

brick
 stucco
 metal
 wood
 other: _____

Floor Construction

wood joists
 steel joists
 slab on grade
 structural slab
 other _____

General Building Description

Morrison-Mock Elementary School

Morrison–Mock Elementary School, which shares the west side of Muncie with Westview Elementary and Storer Elementary, has evolved into a fully-integrated school since its 1966 inception. The facility is accessed from Godman Avenue through mainly residential streets, and sits on a limited access site that lends to its secluded feel. The one-story structure had an addition in the 1970's, which provided an increased storage and delivery facility for disbursement of kitchen supplies and goods. The building has had upgrades to the mechanical systems, emergency alarm systems, windows, ceilings, and doors. There have been some areas of roof replacement in recent years.

Morrison–Mock Elementary School has provided the Muncie School Corporation with a facility that works with a diverse population of students, including services for students with mild, and severe disabilities, as well as, preschool special education and developmental kindergarten programs.

The building's three-wing design allows for efficient flow of students. The materials used in the interior provide for easy maintenance and look new today. The use of the gymnasium as a cafeteria imparts excessive wear on the wood floor and reduces the hours of usage for the gymnasium activities. High noise areas are not segregated from the general classrooms and can lead to distractions for the adjoining classrooms. The typical classrooms are provided adequate square footage and are afforded ample windows to allow natural light to enter the rooms. The 1970's addition has multiple areas where the building has shifted and moved, producing major cracks and shifts in the outer walls.

Although the building has been upgraded in many areas to make accommodations for accessibility, there are still areas which do not meet ADA accessibility guidelines.

Areas of concern with this facility are:

- The gymnasium is also used as a cafeteria.
- There is a lack of general building storage.
- No serving window into gymnasium for cafeteria usage.
- A lack of site lighting.
- Some ADA accessibility issues.
- The lack of storage for specialty instruction spaces such as for art and music.
- The lack of a second exit out of the kindergarten and pre-school classrooms.
- The stage is not accessible.
- There are multiple wall cracks and evidence of structural movement in the 1970's addition, which should be evaluated for integrity.

Building Data Record

North View Elementary School

Street Address 807 West Yale Avenue

City/Town, State, Zip Code Muncie, Indiana 47304

Telephone Number(s) Phone: (765) 747-5422 Principal: Scott Blakely

School District Muncie Community Schools

Site Size: 13 acres Building Area: 34,200 SF

Grades Housed: K - 5 Student Capacity: 328

Number of Teaching Stations 13 Number of Floors: one

Student Enrollment: 284 As Of: September 19, 2003

Dates of Construction: Original Building 1963 2002 Addition

Energy Sources:

Fuel Oil Gas Electric

Air Conditioning:

Roof Top Window Units Central Room Units

Heating:

Central Roof Top Individual Unit
 Forced Air Steam Hot Water

Type of Construction

load bearing masonry
 steel frame
 concrete frame
 wood
 other

Exterior Surfacing

brick
 stucco
 metal
 wood
 other:

Floor Construction

wood joists
 steel joists
 slab on grade
 structural slab
 other

General Building Description

North View Elementary School

North View Elementary School was built in 1963 on a nice size site located on the north side of Muncie. The only addition the school has received was in 2002 when four temporary classrooms were added south of the main building in modular wood frame construction. The original building has not received any major architectural renovations. The school is at the end of two streets and is accessed through residential neighborhoods to the south and west. An undeveloped field is located to the east of the site.

North View Elementary is an L-shaped plan with the administration area, multi-purpose room and toilet facilities located near the main entrance in the middle of the two wings. The multi-purpose room is used for both a gymnasium and cafeteria. The stage in the multi-purpose room has been converted to a library. Classrooms are accessed from double loaded corridors of the two wings.

All classrooms are generally the same. Three rooms appear to have been originally designed for kindergarten with an adjacent toilet room. Only one of these rooms is currently used for kindergarten. Rooms for art and music are located in the temporary addition. The latchkey program and the counselor's office are located together in a typical classroom. The administration area is very limited in space. A back corridor, behind the toilet rooms, has been converted to a teacher office. Near the administration area, the entrance corridor and corridors at the connections to the wings are increased in width and provide a more generous circulation space when compared to the other elementary schools of this age.

This school appears to be integrated with its neighborhood. Most of the students walk to school or are dropped off in cars. Five buses bring students to the school. The bus and parent drop-off area are on a public street on the side of the school. There are sidewalks along the curb and leading to the main entrance. On site parking is very limited.

This building has been well maintained over the years and has provided 50 years of service to the community. Most of the deficiencies of this building are related to its age and the changes in curriculum over the time of its operation. Though a few accessibility accommodations have been made, the building as a whole is lacking in ADA accessibility.

Areas of concern with this facility are:

- Very limited space for parking especially for events.
- Bus and parent drop-off area on public street; site circulation is very congested.
- Gymnasium also used as cafeteria with foldout built-in tables.
- Gymnasium has limited acoustical treatment and is very noisy.
- Stage is used as library with no ADA access.
- Windows are in very poor condition and do not comply with energy codes.
- Window air conditioning units produce high noise levels and are disruptive to classes.
- Limited ADA access to toilet facilities.
- There are limited small group and large group instructional areas.
- Limited clearances above ceiling for possible mechanical and electrical system upgrades.
- The music room is not provided with acoustical treatment; disrupting to adjacent classrooms.
- Student and teacher storage is inadequate.
- Security and student circulation issues associated with the detached temporary classrooms.

Building Data Record

South View Elementary School

Street Address 2100 South Franklin Street

City/Town, State, Zip Code Muncie, Indiana 47302

Telephone Number(s) Phone: (765) 747-5226 Principal: Paul Mikus

School District Muncie Community Schools

Site Size: 23 acres Building Area: 76,000 SF

Grades Housed: K - 5 Student Capacity: 708

Number of Teaching Stations 32 Number of Floors: one

Student Enrollment: 439 As Of: September 19, 2003

Dates of Construction: Original Building 1980 No Additions

Energy Sources:

Fuel Oil Gas Electric

Air Conditioning:

Roof Top Window Units Central Room Units

Heating:

Central Roof Top Individual Unit
 Forced Air Steam Hot Water

Type of Construction

load bearing masonry
 steel frame
 concrete frame
 wood

Exterior Surfacing

brick
 stucco
 metal
 wood

Floor Construction

wood joists
 steel joists
 slab on grade
 structural slab

General Building Description

South View Elementary School

South View Elementary School was built in 1980 on the south end of the original Wilson Middle School site. The old middle school has been converted to apartments and a public library. South View is the newest and largest elementary school in the Muncie Community Schools system. There have been no additions or major renovations to the building. The school is accessed through residential neighborhoods from the north and east. Railroad tracks run along the back of the property to the west. An industrial facility is located to the south.

South View was planned as a full service elementary school, with a separate gymnasium and cafeteria, and rooms specifically designed for art and music. The design of the school facility is a modified open plan, with groups of four classrooms being semi-open to each other. Operable partitions are located between about half of the classrooms. These semi-open rooms have been enclosed as much as possible with movable shelves and equipment.

The building is well zoned with the gymnasium and cafeteria at the north end and the academic classrooms and media center to the south. The administration area and support spaces area located in the middle near the main entrance. The school was originally designed with two kindergarten classrooms; currently five rooms, spread out around the building, are used for kindergarten. The media center, which is open to the corridors, has a generous amount of support spaces, including a computer lab. Classrooms with only one small window do not provide the optimum environment for learning and are somewhat uninviting from the exterior.

This school appears to be integrated with its neighborhood, and the adjacent public library to the north, allowing for easy access to walkers. However, the bus drop-off, parent drop-off and parking are all in the same location, and the parking lot appears to be small for a school this size.

This building, being the newest elementary school, most closely meets the school facility design requirements of all the elementary schools in the school district. In general the deficiencies of this building are of much less severe than the deficiencies found at many of the older elementary schools. Though a few accessibility accommodations have been made, the building as a whole has some issues with ADA accessibility.

Areas of concern with this facility are:

- Somewhat limited site size in comparison to size of school.
- Bus and parent drop-off are in the same location as parking.
- Semi-open plan classrooms have not worked well; consider adding doors to classrooms. ✓
- Kindergarten classrooms spread out around the building.
- Exterior window lintels are rusting and require repainting. ✓
- Six feet deep entrance vestibules do not meet ADA requirements.
- Some vinyl composition tile around cafeteria is delaminating.
- Toilet Rooms are not fully ADA accessible.
- Stage is not ADA accessible.

Building Data Record

Storer Elementary School

Street Address 3211 West Mansfield Drive

City/Town, State, Zip Code Muncie, Indiana 47304

Telephone Number(s) Phone: (765) 747-5360 Principal: Ingrid Grubb

School District Muncie Community Schools

Site Size: 18 acres Building Area: 66,400 SF

Grades Housed: K - 5 Student Capacity: 460

Number of Teaching Stations 23 Number of Floors: one

Student Enrollment: 399 As Of: September 19, 2003

Dates of Construction: Original Building 1958 Additions 1963

Energy Sources:

Fuel Oil Gas Electric

Air Conditioning:

Roof Top Window Units Central Room Units

Heating:

Central Roof Top Individual Unit
 Forced Air Steam Hot Water

Type of Construction

load bearing masonry
 steel frame
 concrete frame
 wood
 other _____

Exterior Surfacing

brick
 stucco
 metal
 wood
 other: _____

Floor Construction

wood joists
 steel joists
 slab on grade
 structural slab
 other _____

General Building Description

Storer Elementary School

Storer Elementary School was built in 1958 on the west side of Muncie. The building was added onto in 1963 and has had no major updates since. The 66,400 square foot school sits on 18 acres of land. It was designed and built for use as a middle school, and was later converted to an elementary school. Storer has been used as an elementary school for approximately 14 years. It has amenities that most elementary buildings in Muncie do not have.

The building has been maintained well over the years. The one story building layout utilizes the middle school plan well and has ample corridor width, which includes lockers on each side. The main entrance is located on the north side of the building, adjacent to the administration area. Monitoring individuals from the administration area is a concern of the users since visual control is limited by the lack of interior windows and the current layout. The classrooms are divided by a large gymnasium, which is centrally located. First through third grades are located in a wing on the east end of the building while the kindergarten classrooms are centrally-located, adjacent to the art classroom and library. The fourth and fifth grade classrooms share a wing on the west end of the building with special education, the computer lab, and psychology services. South of the art classrooms are the ELP classrooms for gifted children. Most are brought to Storer Elementary School on buses from other schools in the system. There are no rooms suited for students with moderate accessibility needs in this building. Those students are transported to Grissom Elementary School for programs.

Traffic problems exist on site during student drop-off and pick-up periods. Parents line up in their cars down the road in front of the building. Five buses drop-off and pick-up students at the cafeteria entrance in the east parking lot.

ADA compliance lacks a comprehensive plan. Many of the staff and kindergarten toilets do not comply with ADA guidelines. The door hardware throughout the building also does not comply.

Areas of concern with this facility are:

- The basement (PTO room) below the cafeteria is flooded for lengthy periods during the school year and cannot be used for anything (except a home for frogs).
- The lighting appears to be dim in the corridors.
- The heating system is loud. The administration area is cold during the evenings when staff members work late.
- The building does not meet many of the current energy codes, and lacks adequate insulation in the walls and insulated windows.
- Lack of compliance with ADA guidelines.

Building Data Record

Sutton Elementary School

Street Address 3100 East Memorial Drive

City/Town, State, Zip Code Muncie, Indiana 47302

Telephone Number(s) Phone: (765) 747-5431 Principal: Dea Moore

School District Muncie Community Schools

Site Size: 10 acres Building Area: 74,000 SF

Grades Housed: K - 5 Student Capacity: 604

Number of Teaching Stations 28 Number of Floors: One

Student Enrollment: 396 As Of: September 19, 2003

Dates of Construction: Original Building 1951 Addition 1977

Energy Sources:

Fuel Oil Gas Electric

Air Conditioning:

Roof Top Window Units Central Room Units

Heating:

Central Roof Top Individual Unit
 Forced Air Steam Hot Water

Type of Construction

load bearing masonry
 steel frame
 concrete frame
 wood
 other _____

Exterior Surfacing

brick
 stucco
 metal
 wood
 other: _____

Floor Construction

wood joists
 steel joists
 slab on grade
 structural slab
 other _____

General Building Description

Sutton Elementary School

Sutton Elementary School situated on the west side of Muncie serves the adjoining neighborhood communities. The site is bounded by neighborhoods on three sides and Memorial Avenue on the south. The original building was constructed in 1951, with the open concept classroom addition added in 1977. Subsequently, the media center and some renovations were completed in 1996. Placed between the original school and the new addition, an open courtyard was built. The courtyard supplies natural light to some classrooms and internal corridors. The school periodically takes advantage of the central courtyard through the science curriculum and special programs.

The majority of the classroom spaces are open concept with folding partitions between. Changes in curriculum and technology have made the open concept classrooms less desirable, as noise and storage concerns distract from the typical classroom setting. The lack of walls between classes have limited those locations where technology or power intensive equipment can be located. Generally, finishes throughout the building appear to be in good condition except for the ceiling finishes in the 1951 building. Gymnasium, music, and cafeteria locations are segregated from classroom spaces. This reduces the problem of noise disrupting classes but because these spaces are spread throughout the building, public use of the space is difficult without opening the entire facility up to the public.

Traffic problems exist on site during drop-off and pick-up periods. Staff and teachers are used to direct traffic during these times. Most students walk or are picked up by parents, in addition to 5 buses operating during those periods as well.

ADA compliance while better than some of the other elementary schools, lacks a comprehensive plan. Classroom door hardware throughout the building does not comply, small toilets for kindergarten and staff restrooms require updates.

Areas of concern with this facility are:

- Light fixtures in original facility are out of date and require shielding.
- Door hardware and ceiling finishes in existing building require updating or replacement.
- Kindergarten classes lack an exit to the outside, and restrooms do not meet ADA requirements.
- Exterior cracks and settlement at gymnasium require attention.
- Vehicular traffic at site poses a risk to those staff directing cars.
- High windows at gymnasium are inefficient and will soon require a major rework to become weathertight.

Building Data Record

Washington-Carver Elementary School

Street Address 1000 East Washington Street

City/Town, State, Zip Code Muncie, Indiana 47305

Telephone Number(s) Phone: (765) 747-5434 Principal: Jean Ann Clevenger

School District Muncie Community Schools

Site Size: 10 acres Building Area: 67,000 SF

Grades Housed: K - 5 Student Capacity: 504

Number of Teaching Stations 26 Number of Floors: one

Student Enrollment: 321 As Of: September 19, 2003

Dates of Construction: Original Building 1971 No Additions

Energy Sources:

Fuel Oil Gas Electric

Air Conditioning:

Roof Top Window Units Central Room Units

Heating:

Central Roof Top Individual Unit
 Forced Air Steam Hot Water

Type of Construction

load bearing masonry
 steel frame
 concrete frame
 wood
 other _____

Exterior Surfacing

brick
 stucco
 metal
 wood
 pre-cast concrete

Floor Construction

wood joists
 steel joists
 slab on grade
 structural slab
 other _____

General Building Description

Washington-Carver Elementary School

Washington-Carver Elementary School, is one of the truly urban schools in the Muncie Community Schools Corporation. Near downtown Muncie, the school is surrounded by busy city streets on three sides and light commercial buildings on the other side. The one-story structure was constructed in 1971 and remains in the original configuration. The interior layout sectors the public spaces; gymnasium, cafeteria and administration away from the open concept classroom wing.

The open concept classroom has become a challenge to teachers in an age of ever-increasing technology and the need for quiet, small study groups. The media center, placed in the center of the classroom wing, is open concept as well. The computer lab and ancillary spaces adjacent to the media center are restricted in their usage due to this arrangement. Classroom storage is limited to mobile units placed between rooms and does not adequately address the storage needs of the classroom or students. Separate music and art spaces allow for some flexibility in the students' schedules and keep specialty programs out of the typical classroom. The administration area is very limited in the space provided and utilizes the corridor as a waiting area. Separate cafeteria and gymnasium afford this building a full physical education curriculum that other schools do not have.

Most deficiencies in this building are due to its age and the open concept design. The durable quality of materials used in the building have kept the facility in relatively good condition. A few accommodations have been made for accessibility in the building. However, as a whole, the facility lacks ADA accessibility.

Areas of concern with this facility are:

- There is no security system available and the staff felt unsafe after school hours.
- Fire alarm system needs to be updated; no visual alarms are present.
- The cracks in the exterior walls at the administration area are excessive and require repairs.
- ADA updates are required in multiple areas, including rest rooms.
- Classroom windows are single pane and do not comply with current energy codes.
- Kindergarten rooms lack second exits to the exterior of the building.
- The stage is not accessible.

Building Data Record

West View Elementary School

Street Address 3401 West Gilbert Street

City/Town, State, Zip Code Muncie, Indiana 47304

Telephone Number(s) Phone: (765) 747-5437 Principal: Joe Stokes

School District Muncie Community Schools

Site Size: 14 acres Building Area: 44,000 SF

Grades Housed: K - 5 Student Capacity: 380

Number of Teaching Stations 17 Number of Floors: one

Student Enrollment: 279 As Of: September 19, 2003

Dates of Construction: Original Building 1951 Additions 1958/1961

Energy Sources:

Fuel Oil Gas Electric

Air Conditioning:

Roof Top Window Units Central Room Units

Heating:

Central Roof Top Individual Unit
 Forced Air Steam Hot Water

Type of Construction

load bearing masonry
 steel frame
 concrete frame
 wood

Exterior Surfacing

brick
 stucco
 metal
 wood

Floor Construction

wood joists
 steel joists
 slab on grade
 structural slab

General Building Description

West View Elementary School

West View Elementary School, one of three elementary schools on the west side of Muncie, is located and accessed through a residential neighborhood. A high use artery street and railroad tracks run along the backside of the property. The one story main building was constructed in 1951 with the gymnasium and office area in the center of two single loaded corridors wings with classrooms. The south wing was added in two phases, one in 1958 then again in 1961. The building has not received any major architectural renovations. Air conditioning was added to the building in 1996. The floor line of the south wing additions is approximately four feet below that of the main building.

This building has provided more than 50 years of service to the community and appears to be an integral part of the neighborhood. Most of the deficiencies of this building are related to its age and the changes in curriculum over the time of its operation. MANTRA

The single loaded corridor layout of the original building is unique to this building for the school corporation. This provides for an abundant amount of natural light within the corridors, however, it makes for very limited protected areas for student safety in the event of a tornado. The dual use of the Multi-Purpose Space as both a gym and a cafeteria is not ideal and makes for excessive wear on the wood gym floor and the need to set-up and take down tables on a daily basis. Though there are ample rooms to house necessary uses, special use areas such as media center, music and art rooms make do in standard classrooms. High noise areas of music, gym and cafeteria are not segregated from general classrooms.

Though a few accessibility accommodations have been made to some toilet rooms, the building as a whole is very lacking in ADA accessibility.

Areas of concern with this facility are:

- Wood floors in classrooms of the original building.
- Wall and column movement at location of steam tunnel in original building.
- Rust and peeling paint on linear metal ceiling panels.
- ADA accessibility issues with change in floor line and classroom doors within recesses.
- Limited ADA access to toilet facilities.
- Very limited Administration space.
- Basement boiler room and steam tunnel with moisture issues.
- Gymnasium also used as cafeteria.
- Parent and bus drop off area on public street.
- There is limited small group and large group instructional areas.
- Only one set of faculty restrooms in small administration area.
- Humidity problems throughout the building due to the central cooling system being completely shut off at night.
- Getting hot water to sinks far from the water heater because the hot water system is not recalculating
- Limited clearances above ceiling for possible mechanical and electrical system upgrades.
- Building does not adequately comply with current building and energy codes.

Building Data Record

Northside Middle School

Street Address 2400 Bethel Avenue

City/Town, State, Zip Code Muncie, Indiana 47304

Telephone Number(s) Phone: (765) 747-5290 Principal: William Jones

School District Muncie Community Schools

Site-Acreage: 30 acres Building Square Footage 198,000 SF

Grades Housed: 6-8 Student Capacity 992

Number of Teaching Stations 58 Number of Floors: two

Student Enrollment: 939 As Of: September 19, 2003

Dates of Construction: Original Building 1970 No Additions

Energy Sources: Fuel Oil Gas Electric

Air Conditioning: Roof Top Window Units Central Room Units

Heating: Central Roof Top Individual Unit
 Forced Air Steam Hot Water

Type of Construction

- load bearing masonry
- steel frame
- concrete frame
- wood
- other

Exterior Surfacing

- brick
- stucco
- metal
- wood
- other

Floor Construction

- wood joists
- steel joists
- slab on grade
- structural slab
- other

General Building Description

Northside Middle School

Northside Middle School is located on the northwest side of Muncie, adjacent to the Muncie Community Schools' Anthony Administration Building, at the northern edge of the Ball State University Campus. This site is adjacent to residential neighborhoods and Ball State Athletic Facilities.

Northside Middle Schools was originally constructed in 1970 as a third high school for Muncie Community Schools. It was utilized for 18 years as a high school, and then converted to a middle school in 1988. The building has not received any additions or major renovations. No major modifications were made in the conversion from high school to middle school. The building was originally design to accommodate many more than the current enrollment of approximately 1,000 students.

The general layout of this school is good, with the two-story academic area separated from the public assembly areas: cafeteria, gymnasium, natatorium, and auditorium, as well as other high-noise music and industrial technology rooms. The building has been well maintained over the years, and reasonably meets the educational needs of the students and staff of the building. Many of the deficiencies of the building are related to the fact that it was designed for a high school curriculum and is currently being utilized for a middle school. There is adequate space within the footprint of the building to accommodate all current uses. However, many areas are not well laid out to fully utilize the available space.

Areas of concern with this facility are:

- Seating in the cafeteria is limited; as a result, there are four lunch periods.
- Classrooms are not equipped with two-way communications.
- Though some improvements have been made, rest rooms are not ADA accessible.
- The elevator is not fully ADA-compliant.
- Public assembly spaces do not provide for wheelchair seating.
- Windows have single pane glass.
- The building is not provided with entrance vestibules.
- Locker/shower rooms are in very poor condition.
- Science areas have more than adequate space. However, the design and layout are not conducive to the middle school curriculum. As a result, space is not utilized effectively.
- Special education areas are less than desirable and not designed to meet the special needs of students who utilize these spaces.
- The media center entrance layout is not inviting. The space utilization of the media center is far from ideal.
- Lack of a student commons area results in students being held in corridors prior to the start of classes.
- There is limited site access to the main entrance.
- Bus loading and car drop-off in the same general location is a potential safety concern.
- The area of art education is very limited.
- Power and data connections for technology integration are very limited.
- The layout and size of administration offices is not effective.
- There is limited conference and small group instruction space throughout the facility.
- The running track needs to be resurfaced.

Building Data Record

Wilson Middle School

Street Address 3100 South Tillotson Avenue

City/Town, State, Zip Code Muncie, Indiana 47302

Telephone Number(s) Phone: (765) 747-5370 Principal: Judith Valos

School District Muncie Community Schools

Site-Acreage: 57 acres Building Square Footage 213,000 SF

Grades Housed: 6-8 Student Capacity 980

Number of Teaching Stations 70 Number of Floors: two

Student Enrollment: 1,025 As Of: September 19, 2003

Dates of Construction: 1995 No Additions

Energy Sources:

Fuel Oil Gas Electric

Air Conditioning:

Roof Top Window Units Central Room Units

Heating:

Central Roof Top Individual Unit
 Forced Air Steam Hot Water

Type of Construction

load bearing masonry
 steel frame
 concrete frame
 wood
 other

Exterior Surfacing

brick
 stucco
 metal
 wood
 other

Floor Construction

wood joists
 steel joists
 slab on grade
 structural slab
 other

General Building Description

Wilson Middle School

Wilson Middle School is located on a very large site on the southeast side of Muncie. It is the newest facility in Muncie Community Schools. The area surrounding the School appears to be somewhat rural, with open fields to the north, east, and west. A residential neighborhood is located across the street to the south of the School. Gravel pits are located northwest of, but not directly adjacent to, the School's property. The School facilities are located on the southern most part of the site with the northern part of the site unused at this time.

Wilson Middle School was constructed in 1995. It replaced a 1920's era building located near South View Elementary School. This new building has not received any additions or renovations since its construction. The general layout of this School is good, with the two-story academic areas to the north, and the public assembly areas: cafeteria, gymnasium, natatorium, and auditorium to the south. The wings of the two-story academic areas help to create manageable size "neighborhoods" for each of the different grade levels. The building has been well maintained, and meets the educational needs of the students and staff of the building. Wilson Middle School has facilities specifically designed for the severely disabled students. This facility serves all the severely disabled students throughout the county.

The layout of the building and site is designed to provide a bus drop-off area to the north with access through the main entrance at the administration/media center, and a parent drop-off area to the south with access through the large cafeteria/commons area. However, due to the need to hold and control the students in one location prior to the start of each school day, both buses and parents drop-off students in the same location on the south. Students are then held in the cafeteria and gymnasiums before being released in groups to their classes. The bus drop-off area is used by the buses to pick-up the students at the end of the school day.

This building, being the newest school, most closely meets the school facility design requirements of all the schools in the school district. In general the deficiencies of this building are much less severe than the deficiencies found at many of the older schools.

Areas of concern with this facility are:

- There is a shortage of classrooms to handle the current enrollment and programs. ✓
- The backside of the parapet wall around the gymnasium roof is cracking and allowing moisture penetration.
- Landscaping near the building is very limited, providing a somewhat uninviting appearance. ✓
- Parents and buses drop-off students in the same location.
- The infield of the baseball diamond does not drain appropriately.
- Tennis court fence posts are not adequately anchored into the ground
- Lack of gutter on storage building adjacent to track/football field is causing erosion problems.
- There are broken bricks at landscape walls near main entrances that may be due to skateboards and roller blades.
- Efflorescence on brick masonry signage wall.
- Toilet room accessories not installed in location as required by ADA.
- Toilet room plastic laminate countertops are in poor condition.
- Acoustical treatment in one wood shop is lacking.

Building Data Record

Southside High School

Street Address 1601 East 26th Street

City/Town, State, Zip Code Muncie, Indiana 47302

Telephone Number(s) Phone: (765) 747-5320 Principal: John Robbins

School District Muncie Community Schools

Site-Acreage: 40 acres Building Square Footage 234,500 SF

Grades Housed: 9-12 Student Capacity 944

Number of Teaching Stations 60 Number of Floors: two

Student Enrollment: 1,105 As Of: September 19, 2003

Dates of Construction: Original Building 1962 Additions 1969 and 1993

Energy Sources: Fuel Oil (abandoned) Gas Electric

Air Conditioning: Roof Top Window Units Central Room Units

Heating: Central Roof Top Individual Unit
 Forced Air Steam Hot Water

Type of Construction
 load bearing masonry
 steel frame
 concrete frame
 wood
 other

Exterior Surfacing
 brick
 stucco
 metal
 wood
 other:

Floor Construction
 wood joists
 steel joists
 slab on grade
 structural slab
 other

General Building Description

Southside High School

Southside High School is the southern most facility of Muncie Community Schools, just a block south of Grissom Elementary School. It is one of two high schools in the system. The site is surrounded by residential neighborhoods on three sides. An open field is located across the street to the south. The School with its athletic facilities utilizes the entire site. Practice soccer fields have been located across the street to the east.

The original building was constructed in 1962 with a two-story academic area at the west end, the administration area and cafeteria in the center, the gymnasium at the east end, and the industrial arts labs in a projection to the south. The auditorium and natatorium were added east of the gymnasium in 1969. A one-story math wing to the southwest and additional locker rooms to the southeast were added in 1993. The original building has not received any major architectural renovations since it was originally constructed.

The general layout of the School works well with the two-story academic area organized around a courtyard separated from the public assembly areas located at the other end of the building. This School has very limited space to house its programs. Classroom sizes are below the area required to meet State guidelines. This School is deficient in many areas when compared to Central High School.

Southside High School has provided over 40 years of service to the community. Most of the deficiencies of this building are related to its age and the changes in curriculum and programs over the time of its operation. Though a few accessibility accommodations have been made to some toilet rooms, the building as a whole is lacking in ADA accessibility.

Areas of concern within this facility are:

- This facility has only one gymnasium, making it difficult to schedule the large number of activities.
- The administration area is very small for a school of this size.
- The media center is down four feet from the main floor level with limited ADA access.
- The site is fully utilized. Soccer fields have been located across the street.
- The corridor ramp between the auditorium and the natatorium is very steep.
- Recesses for floor mats at the entrances are a trip hazard when not provided with the appropriate floor mat.
- Surface-mounted wire conduits on the floors in science classrooms are a trip hazard.
- Plywood on the floor of art room does not meet building code requirements.
- Toilet rooms are not conveniently located to the severely disabled classroom.
- The kitchen is located across a major corridor from the kitchen storage areas.
- Though improvements have been made, toilet rooms are not fully ADA accessible.
- Public assembly areas do not provide for wheelchair access and seating.
- The stage in the auditorium is not provided with ADA access.
- Windows are in very poor condition and do not meet current energy code requirements.
- There is limited conference and small group instruction space throughout the facility.
- Classrooms are smaller in size than State guidelines.

Building Data Record

Central High School

Street Address 801 North Walnut Street

City/Town, State, Zip Code Muncie, Indiana 47305

Telephone Number(s) Phone: (765) 747-5260 Principal: Dick Daniel

School District Muncie Community Schools

Site-Acreage: 48 acres Building Square Footage 320,000 SF

Grades Housed: 9-12 Student Capacity 1,316

Number of Teaching Stations 90 Number of Floors: two

Student Enrollment: 1,237 As Of: September 19, 2003

Dates of Construction: Original Building 1973 Renovation 1992 (Second Floor)

Energy Sources: Fuel Oil Gas Electric

Air Conditioning: Roof Top Window Units Central Room Units

Heating: Central Roof Top Individual Unit
 Forced Air Steam Hot Water

Type of Construction

- load bearing masonry
- steel frame
- concrete frame
- wood
- other

Exterior Surfacing

- brick
- stucco
- metal
- wood
- other:

Floor Construction

- wood joists
- steel joists
- slab on grade
- structural slab
- other

General Building Description

Central High School

Central High School is located on a large site just to the north of downtown Muncie. The site is bound on two sides by White River and fronts on two public streets. The Muncie Fieldhouse and Stadium are located at the south end of the site. The school is located in a residential neighborhood with the business district to the south and a commercial corridor west across the river.

Central High School is the larger of two high schools in the Muncie Community Schools system. This school has a long history with the city of Muncie, which dates back to the 1800's. The current building was built in 1973 as an open concept school with few walls between classrooms. In 1992, the second floor, where the largest number of academic classrooms is located, was converted to conventional styled walled classrooms. Other areas of the building have had modest modifications to create individual classrooms. Currently only tall cabinets separate some rooms.

The general layout of the school works well with the two-story academic area in the middle and public assembly areas located at the north and south ends. The cafeteria, auditorium and student center (commons) are located on the north, along with the music rooms. The gymnasium, natatorium, industrial art and special education classrooms are located to the south. This building houses the only planetarium in the school system. The building has been well maintained over the years and generally meets the educational needs of the students and staff. There is adequate space within the footprint of the building to accommodate all current uses; some areas could have a better layout to more fully utilize the available space.

Areas of concern within this facility are:

- Lockers are very small, not conveniently located and hard to maintain.
- Lack of weeps in exterior brick masonry walls at window heads is causing deterioration brick, mortar and lintels.
- Brick masonry walls at the natatorium, and to a lesser extent the auditorium, show signs of deterioration due to moisture trapped in the walls.
- Classrooms are not equipped with two-way communications.
- Though improvements have been made, toilet rooms are not fully ADA accessible.
- Elevator is not fully ADA compliant.
- Public assembly areas do not provide for wheelchair access and seating.
- Windows have single pane glass.
- Building is not provided with vestibules.
- Science classrooms have limited security for chemical storage; old and unused equipment is occupying lab and storage space.
- Temporary platform on risers in choir room has an uneven surface, which creates a trip hazard and is not provided with required railings.
- Special education areas are not designed to meet the special needs of these users.
- Limited site access to the main entrance.
- Power and data connections for technology integration are very limited.
- Limited conference and small group instruction space throughout the facility.

Building Data Record

Anthony Administration Building

Street Address 2501 N Oakwood Avenue

City/Town, State, Zip Code Muncie, Indiana 47304

Telephone Number(s) Phone: (765) 747-5480 Facilities Director: Bill Reiter

School District Muncie Community Schools

Site Size: 10 acres Building Area: 38,000 SF

Grades Housed: None Student Capacity: N/A

Number of Teaching Stations N/A Number of Floors: One

Student Enrollment: N/A As Of: N/A

Dates of Construction: Original Building 1958 Addition 1960

Energy Sources:

Fuel Oil Gas Electric

Air Conditioning:

Roof Top Window Units Central Room Units

Heating:

Central Roof Top Individual Unit
 Forced Air Steam Hot Water

Type of Construction

load bearing masonry
 steel frame
 concrete frame
 wood
 other

Exterior Surfacing

brick
 stucco
 metal
 wood
 other:

Floor Construction

wood joists
 steel joists
 slab on grade
 structural slab
 other

General Building Description

Anthony Administration Building

Anthony Administration Building is located on the northwest side of Muncie, adjacent to Northside Middle School, at the northern edge of the Ball State University Campus. This site is adjacent to residential neighborhoods and Ball State Athletic Facilities.

Anthony Administration Building was built in 1958 as an elementary school. A seven-classroom addition was constructed in 1960 by extending the west wing of the L-shaped plan. In 1973 Northside High School was constructed on the same site, to the southwest of the elementary school. Anthony Elementary was converted to the administration building in 1988 at the same time Northside was converted from a high school to a middle school. With the exception of an interior renovation project to create the two large meeting rooms that make up the board room, the building has not received any major architectural changes. Floor carpet has been installed in office areas. Systems furniture type room divider panels were installed to create multiple office areas within the original classrooms. The Superintendent's office wall panels are extended up to the ceiling; most other partitions are partial height and do not provide much acoustical privacy.

Rooftop air conditioning units have been added to provide cooling to most of the office spaces, however, some office areas are cooled with window air conditioning units. It is very difficult to maintain a comfortable temperature in some rooms. The exterior windows are woefully inadequate with regard to meeting current energy codes.

The building has been fairly well adapted for its current office function; providing more than ample office sizes. However, the acoustical privacy is an issue in some cases especially with the sensitive nature of the human resource office. In some office areas, circulation to one office is through another office. There are three large conference rooms within the building; however, there are no small conference rooms. Typically, in open office environments similar to the way this building is used, many small conference rooms or enclaves are utilized to provide a place for staff to go when acoustical privacy is important.

Though there appears to be a generous amount of parking, this parking is somewhat removed from the main entrance, and there is not a drop-off area near the main entrance. There have been modifications made to address some ADA accessibility issues; however, the building as a whole is lacking in accessibility.

Areas of concern with this facility are:

- Board Room One is not provided with code required second exit for assembly space.
- Panic exit door hardware not provide for assembly spaces.
- Human Resources is not provided with adequate acoustical privacy.
- Exterior windows do not meet current energy code.
- Office furniture does not support technology and wire management.
- Appropriate power outlets for office computers and equipment are not provided.
- The HVAC system does not adequately maintain comfortable temperatures.
- Building does not fully meet ADA requirements.

Building Data Record

Muncie Fieldhouse

Street Address 525 North Walnut Street

City/Town, State, Zip Code Muncie, Indiana 47305

Telephone Number(s) Phone: (765) 747-5259 Custodians: David Fulkner & Dennis Conwell

School District Muncie Community Schools

Site-Acreage: Included with Central HS Building Square Footage 76,000 SF

Grades Housed: N/A Seating Capacity 6,547

Number of Teaching Stations N/A Number of Floors: two plus
partial basement

Student Enrollment: N/A As Of: N/A

Dates of Construction: Original Building 1928 Renovations 1941 and 1983

Energy Sources:

Fuel Oil Gas Electric

Air Conditioning:

Roof Top Window Units Central None

Heating:

Central Roof Top Individual Unit
 Forced Air Steam Hot Water

Type of Construction

load bearing masonry
 steel frame
 concrete frame
 wood
 other

Exterior Surfacing

brick
 stucco
 metal
 wood
 other:

Floor Construction

wood joists
 steel joists
 slab on grade
 structural slab
 other

General Building Description

Muncie Fieldhouse

The Muncie Fieldhouse was constructed in 1928, and is located on the southeast section of the Muncie Central High School Campus, just to the north of downtown Muncie. The Fieldhouse is adjacent to the football/track stadium; both share parking facilities with the high school. The parking lot to the north of the Fieldhouse is also used for a park and ride stop for the Muncie city bus service. The Fieldhouse is very much a revered landmark in the City of Muncie.

This facility was originally designed as a vocational and physical training facility with classrooms in addition to its fieldhouse use. It is currently used as a fieldhouse for basketball and volleyball and includes locker rooms, shower rooms, weight training room, cheerleading room, concession stands and band storage areas. Muncie Fieldhouse has a long history with the basketball program at Muncie Central High School. The Muncie Central Bearcats have won eight state championships, the first of which was in 1928.

Major renovations to the Muncie Fieldhouse have occurred in 1941 and 1983. The 1983 renovation included the reconstruction of the locker/shower rooms, new stairs to the balcony level and lower level bleachers removed on the east and west ends of the court. Additional exit doors from the gymnasium area to the lobbies were also constructed at this time. Many of the large exterior windows were bricked up during the 1941 renovation.

Though the main structure of the Fieldhouse appears to be stable, the east end of this facility has experienced major differential settlement issues over the years. The two east volmitories to the balconies have settled several inches, and the bench seating in these areas have been shimmed in attempts to level the seats. The floor slab in the east lobby and the southeast room used for weight training, has dropped many inches and created abrupt changes in the floor planes that has created many trip hazards. See the structural assessment included in this chapter for a more detailed discussion of these issues and possible remedies.

Areas of concern with this facility are:

- Trip hazard due to the settlement of the floor slab in the east lobby and weight room.
- ADA accessibility concerns throughout the building.
- Accessible seating only at court level.
- Concrete stoops with one step at North, South and West entrances are a trip hazard for public assembly spaces, especially at night. These entrances also do not meet ADA requirements.
- Ramps from entrances to balcony seating are extremely steep, even when not considering them for ADA access. These ramps can be a safety hazard, especially if wet.
- The quantity of plumbing fixtures is grossly undersized according to current building code requirements for assembly areas.
- Very limited concessions stand areas, with difficult public access, and no provisions for hand, dish, or utensil washing.
- Very limited lobby and ticket booth space with limited ADA access improvements.

Building Data Record

Muncie Area Career Center

Street Address 2500 North Elgin Street

City/Town, State, Zip Code Muncie, Indiana 47303

Telephone Number(s) Phone: (765) 747-5250 Principal: L. Michael Tolle

School District Muncie Community Schools

Site-Acreage: 20 acres Building Square Footage 108,200 SF

Grades Housed: 11 & 12 * Student Capacity N/A

* Plus infant and toddler childcare center
and adult education

Number of Teaching Stations 26 Number of Floors: two

Student Enrollment: 158 As Of: September 13, 2002

Dates of Construction: Original Building 1962 Addition 1973

Energy Sources:

Fuel Oil Gas Electric

Air Conditioning:

Roof Top Window Units Central Room Units

Heating:

Central Roof Top Individual Unit
 Forced Air Steam Hot Water

Type of Construction

load bearing masonry
 steel frame
 concrete frame
 wood
 other precast concrete (addition)

Exterior Surfacing

brick
 stucco
 metal
 wood
 other: precast concrete (addition)

Floor Construction

wood joists
 steel joists
 slab on grade
 structural slab
 other _____

General Building Description

Muncie Area Career Center

The Muncie Area Career Center is located on the northeast side of Muncie, just to the south of a major east-west thoroughfare. This facility originally opened as a junior high school in 1962. It was converted to the vocational center in 1973. The shop area addition to the east was constructed at this time. The site is located directly south of a car dealership, an apartment complex is across the street to the west, a single family residential neighborhood is located to the southwest, and open fields are to the south and east. A community soccer organization uses the original football field/track and several other open grass areas to the northeast of the school building for soccer leagues and tournaments.

In addition to the traditional vocational school programs of various shop areas, this facility houses programs in cosmetology, health occupations, early childhood education, and provides a day care center for infants and toddlers. Adult education programs are also provided. A couple of other educational organizations, not directly associated with Muncie Community Schools, have offices within this facility.

The building is organized with the original two-story academic wing to the north, which houses the infant and toddler day care, adult education programs, and the information technology academy. The central portion houses the administration area, cosmetology, gymnasium and the electrical shops. At the south end is the cafeteria, a public meeting room, photo and print shops and the health occupations classroom. Auto mechanical, machine and welding shops, and the law enforcement classroom are located in the 1973 addition to the east of the main building.

Several different areas or rooms have received renovations since the time this facility has been the vocation center. These include the cafeteria or commons, the public assembly room, and the day care facilities. The cosmetology and an adjacent computer lab have been renovated within the last couple of years.

This building has provided over 40 years of service to Muncie Community Schools. It has been fairly well adapted from its junior high school beginnings to its very diverse current uses. Most of the deficiencies of this building are related to its age and some renovations for adaptive reuse are somewhat short of ideal. Though a few accessibility accommodations have been made to some toilet rooms, the building as a whole is lacking in ADA accessibility.

Areas of concern within this facility are:

- Bus and parent drop-off area in the same location on a public street.
- Limited parking and access at the main entrance.
- Security issues associated with three entrance points.
- Exterior brick control joints need repaired.
- Steel lintels above exterior windows are rusting.
- Exterior windows are in poor condition and do not meet the current energy code.
- The infant day care room is not provided with a required exit door directly to the exterior.
- Surface-mounted wire conduits on the floors in print shop are a trip hazard.
- No ADA access to electrical labs.
- Screen around east shop addition are in very poor condition.

Building Data Record

Muncie Service Center

Street Address 1491 West Kilgore Avenue

City/Town, State, Zip Code Muncie, Indiana 47304

Telephone Number(s) Phone: (765) 747-5232 Supervisor: Dan Justice

School District Muncie Community Schools

Site Size: 2 acres Building Area: 77,000 SF

Grades Housed: None Student Capacity: N/A

Number of Teaching Stations N/A Number of Floors: Two

Student Enrollment: N/A As Of: N/A

Dates of Construction: Original Building 1925 Pole Barn 1987

Energy Sources:

Fuel Oil Gas Electric

Air Conditioning:

Roof Top Window Units Central Room Units

Heating:

Central Roof Top Individual Unit
 Forced Air Steam Hot Water

Type of Construction

load bearing masonry
 steel frame
 concrete frame
 wood
 other

Exterior Surfacing

brick
 stucco
 metal
 wood
 other

Floor Construction

wood joists
 steel joists
 slab on grade
 structural slab
 other

General Building Description

Muncie Service Center

The Service Center for Muncie Community Schools was originally constructed as a manufacturing facility in the 1920s. The building was purchased by the School Corporation in the 1940s and used as a trade school until 1973. At that time a junior high school on the northeast side of Muncie was converted to the Muncie Area Career Center. The trade school building was then converted to the Service Center.

The Service Center location near the center of the school district provides good access to the other school facilities that it supports. The site is located in an industrial area with streets along two sides and railroad tracks on the other two sides of the property. A Cemetery is located across the street to the north. The building occupies almost the entire site with some useful site to the east of the building, which is used for parking and vehicle access to the shop areas of the building. These parking and drive areas east of the building are unpaved.

The first floor office areas, maintenance shops, and warehouse storage areas are in fair condition for a service facility of this type, especially when considering the age of the building. However, the exterior, the second floor area, the boiler room addition, and pole barn addition are in a general state of disrepair. ~~Exterior brick walls are in very bad condition with bricks literally falling off the building in one area and major movement leading to potential failure in many others.~~ With the extent of missing mortar, tuck-pointing may be of limited benefit. See the Structural Assessment in this report for further discussion of these issues.

The second floor storage areas, which generally store outdated, damaged, and unusable equipment, is in extremely poor condition and has a long list of building and fire code issues. The second floor of this building is not suitable for occupation. Though the building is provided with sprinkler heads and piping, the system has been disconnected.

The exterior enclosure of this building is woefully inadequate regarding the current energy code. The heat loss through the walls and windows of this facility dramatically increases the utility costs to keep the interior environment at modestly comfortable temperatures in the winter.

Though this building appears to meet the requirement of the storage and service operations it houses, the building is in need of a major renovation and system upgrades. The Service Center could continue to get by for the next few years as it has in the past, however, there should be some thought about the long term viability of this facility to meet the needs of Muncie Community Schools.

**SCHOOL FACILITY APPRAISAL
SUMMARY**

MATRIX?

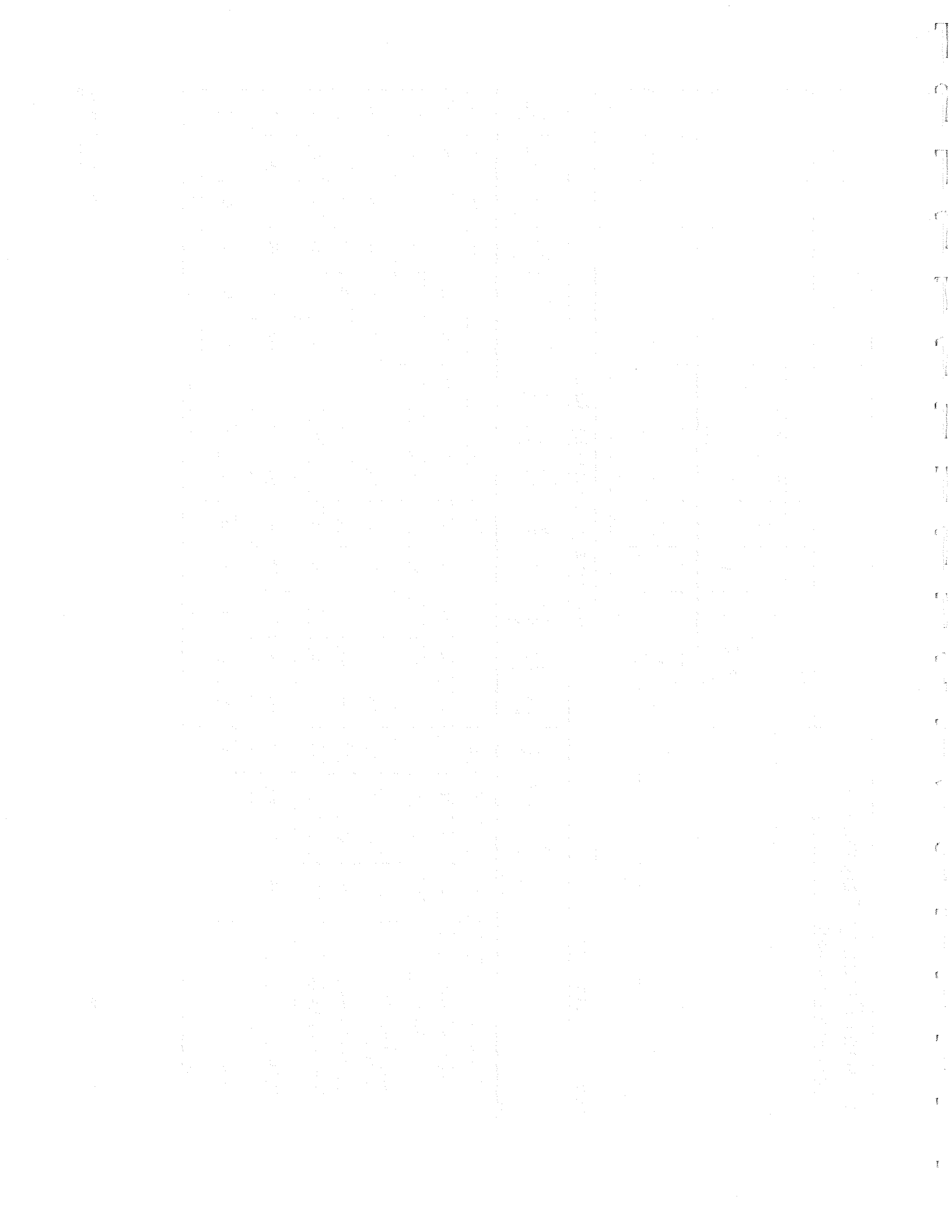
School Facility Appraisal

Muncie Community Schools

		Table of Weights and Categories					
	Maximum Points Possible	A Excellent 90-100%	B Satisfactory 70-89%	C Borderline 50-69%	D Poor 30-49%	F Very Inadequate 1-29%	Non-Existent 0%
	5	5	4	3	2	1	0
	10	10	8	6	4	2	0
	15	15	12	9	6	3	0
	20	20	16	12	8	4	0
	25	25	20	15	10	5	0

Appraisal Summary

Section	Points Possible	Elementary Schools by Rank																
		Central HS	Southside HS	MACC	Wilson MS	Northside MS	Morrison-Mock ES	South View ES	Grissom ES	Washington-Carver ES	Storer ES	Sutton ES	Garfield ES	North View ES	West View ES	Mitchell ES	Longfellow ES	Claypool ES
1.0 The School Site	100	71	70	62	93	80	68	63	74	67	85	76	41	74	84	68	74	68
2.0 Structural & Mechanical	200	121	120	112	184	130	164	150	142	131	137	138	130	123	115	111	109	99
3.0 Plant Maintainability	100	78	73	77	92	80	78	85	86	74	80	71	69	79	63	73	52	51
4.0 School Building Safety and Security	200	155	148	149	186	162	155	168	144	157	155	163	150	137	139	143	138	142
5.0 Educational Adequacy	200	149	132	171	194	122	171	169	181	182	172	170	172	128	129	102	106	109
6.0 Environment for Education	200	157	127	128	172	156	177	153	160	167	149	155	156	142	135	138	128	126
TOTAL	1000	731	670	699	921	730	813	788	787	778	778	773	718	683	665	635	607	595
Grade		B	C	B	A	B	B	B	B	B	B	B	B	C	C	C	C	C
Rank							1	2	3	4	4	6	7	8	9	10	11	12



KEY CHARACTERISTICS

Key Characteristics

Muncie Community Schools		2000-03 Enrollment Trend	2004-10 Enrollment Projections	2003/04 Enrollment	Capacity	Utilization ¹	SF/Student	Year Constructed	Additions/Renovation	10 Year Investment	Building Age	Building Area	Site Size	Appraisal Scores
9-12	Muncie Central	0	0	1,237	1316	94%	243	1973	1992	+++	30	319,786	48	731 B
	Muncie Southside	+	0	1,105	944	117%	248	1962	1969/81/88/93	+	41	234,450	40	670 C
9-12	Muncie Area Career Center							1961	1972		42	108,178	20	699 B
6-8	Wilson Northside	+ 0	0 0	1,025 939	980 992	105% 95%	217 199	1995 1969		++++ +	8 34	213,000 197,772	57 30	921 730 B
K-5	Morrison-Mock South View Grissom Washington-Carver Storer Sutton Garfield North View West View Mitchell Longfellow Claypool	+ -- -- -- + -- -- -- -- -- -- + --	0 + 0 0 0 0 0 0 0 0 0 0 0	156 439 441 321 399 396 300 284 279 172 253 243	336 708 604 504 460 604 516 328 380 252 304 300	46% 62% 73% 64% 87% 66% 58% 87% 73% 66% 83% 81%	166 107 117 133 144 122 137 91 117 118 137 119	1964 1978 1971 1971 1958 1950 1950 1962 1952 1963 1953 1957	1970's 1963 1976 1977 1958/1960 2002 1963	+ + + + + + + + + + + +	39 25 32 32 45 53 53 41 51 40 50 46	55,922 75,986 70,809 66,998 66,371 70,500 29,936 44,310 29,676 41,648 35,640	8 23 15 10 18 10 13 14 9 15 19	813 B 788 B 787 B 778 B 778 B 773 B 718 B 683 C 665 C 635 C 607 C 595 C
	ES total capacity/ utilization			3,663	5,296	70%								
Support	MCS Service Center Anthony Administration Center Muncie Fieldhouse/Stadium							1920's 1960 1928	1957 1941/1983		43 75	76,949 37,980 76,450	2 11	
	Notes													
	1. 2003 utilization													
	2. Enrollment Trends													
	-- declining*													
	0 stationary													
	+ increasing*													
	*greater than 20 students													



DEMOGRAPHIC STUDY

MUNCIE COMMUNITY SCHOOLS

DEMOGRAPHIC STUDY

November, 2003

Revised

The purpose of this study is to provide the Muncie Community Schools with an analysis of the potential impact changes in demographics could have on school enrollment.

DATA COLLECTION

The first task was to collect the relevant demographic and associated statistical data. This included, but was not limited to U.S. Census data; birth and death statistics from the State of Indiana; IRS migration reports, motor vehicle registration data, and building permit information from units of government within the school district boundaries.

Fanning/Howey Associates Inc. has an extensive demographic database for the state, counties, cities and towns of the State of Indiana. These data include hard statistical information from the 1990 and 2000 Census, updates from the 1995 Estimated Census and 1998 socioeconomic estimates and projections drawn from a variety of sources. The 1998 Estimate uses the 1990 Census as a benchmark with additional input from the 1995 Estimated Census. It also relies on information from five [5] of the demographic industry's leading sources of post-census population and household data. These sources include information from:

National Planning Data Corporation

Claritas

National Decision Systems

Donnelley Marketing Information Services

Urban Decision Systems

Fanning/Howey Associates, Inc. uses PCensus-USA™ as the software to manage the database. One of the advantages of this software is the ability to generate data for any shape

MUNCIE COMMUNITY SCHOOLS
 DEMOGRAPHIC STUDY

the number of persons per household holding fairly steady at 2.3 for the foreseeable future.

4. **Migration:** Prior to the recent recession the net migration had slowed from – 1.5% to –0.88% annually. Recently, the out-migration rate appears to have increased again due, in part, to a loss of manufacturing jobs in Delaware County. This seems to have resulted in an increase in families leaving the area to pursue other job opportunities. In the future, however, the out-migration rate is expected to moderate again to the –0.5 to –0.7% range as fewer retirees and “empty-nesters” leave the area.

DEMOGRAPHIC STATISTICS AND PROJECTIONS – DISTRICT-WIDE POPULATION

In order to “age” the cohorts, natality and mortality rates had to be established. Using information from the U.S. Bureau of the Census, the State of Indiana vital statistics and published insurance industry data these rates and distributions were established and are shown in the following tables. The overall natality rate for Delaware County is 10.28 births per 1,000 persons. The percentage of the births occurring by cohort is shown in the second column. Comparing the overall birth rate with the number of persons per cohort and the birth distribution yields the births per 1,000 persons per cohort.

Natality

Five Year Age Cohorts	% Birth Distribution	Births by cohort
0 to 4 years	0.00%	0.00
5 to 9 years	0.00%	0.00
10 to 14 years	0.24%	1.74
15 to 19 years	14.47%	105.79
20 to 24 years	29.24%	213.80
25 to 29 years	28.80%	210.56
30 to 34 years	20.52%	150.02
35 to 39 years	3.32%	24.26

MUNCIE COMMUNITY SCHOOLS

DEMOGRAPHIC STUDY

November, 2003

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MUNCIE COMMUNITY SCHOOLS
DEMOGRAPHIC STUDY

polygon. Therefore, the boundary of the Muncie Community Schools was plotted using data from the Fanning/Howey Associates, Inc. database. In addition, the attendance areas for each elementary school were plotted by importing data obtained from the school district. These data were entered into PCensus-USA™ to define a polygon for each attendance area.

The PCensus-USA™ program was then used to generate detailed demographic statistics for the polygon that represents the boundary of the Muncie Community Schools as well as data for each elementary school attendance area. Data was also generated for Delaware County and the State of Indiana. The complete demographic data set is provided in this report.

METHODOLOGY

Fanning/Howey Associates Inc. used a modified cohort component (survival) method to develop the projections for this study. The cohort component method is one of the most common, and accurate, methods of projecting changes in population. The existing population was divided into distinct five-year [5] increment age groups (cohorts). Therefore, the population of the study area was divided into those persons age 0 to 4, 5 to 9, 10 to 14, etc. Due to the small size of the final cohort, persons age 85 and over were considered as one cohort.

Using a combination of the annual natality (fertility) and mortality rates for each cohort, the population was "aged" each year throughout the planning period. The fertility and mortality rates were taken from various sources including vital statistics of the State of Indiana and other established sources such as the insurance industry.

However, population changes are affected by another factor. Migration into and out of a geographic area also affects the population. Therefore, Fanning/Howey Associates Inc. modified the cohort component method to account for net migration. Traditionally, this is the most difficult factor to estimate. Fanning/Howey Associates Inc. did this in several ways. First, the regional econometric data taken from models developed by the above named sources were used to analyze their impact on the projections of the cohort component method. Historically,

MUNCIE COMMUNITY SCHOOLS
DEMOGRAPHIC STUDY

these data have been extremely accurate on a state and regional basis. Since the information gathered by these commercial sources represent trends and demographic shifts on a macro level, they cannot reasonably be expected to be as accurate on the micro, or local level. Therefore, Fanning/Howey further augmented the projections by incorporating local data to better project population changes.

For the purposes of this demographic analysis housing start data, as an indication of migration was used in the projection. The trends indicated by the housing data were supported by the migration data available from the Internal Revenue Service.

The IRS codes the individual income tax returns by the social security number of the primary filer. The code establishes the location of the home from which the return was filed. The following year the location code of the primary filer is compared to the previous year's location code. Tables of outflows and inflows by county for each state are developed. These data together with the housing information were used to augment the cohort component method to develop a final projection.

Key Factors

The following are some of the key elements that were incorporated into the preparation of the preliminary enrollment and district-wide population projections.

1. **Birth Rate:** Only seventy-one percent (71.3%) of the births that occur annually in Delaware County are resident births. The remainder of the births are to mothers whose primary residence is outside Delaware County.
2. **Housing Starts:** Of the new housing starts in the unincorporated area of Delaware County, twenty-one percent (21%) are within the Muncie Community School District. This represents approximately thirty-five (35) new units per year. The new units built in the City of Muncie averaged slightly fewer than one hundred (100) per year for the past seven years.
3. **Persons per Household:** After declining in recent years, future projections show

MUNCIE COMMUNITY SCHOOLS
DEMOGRAPHIC STUDY

the number of persons per household holding fairly steady at 2.3 for the foreseeable future.

4. **Migration:** Prior to the recent recession the net migration had slowed from – 1.5% to –0.88% annually. Recently, the out-migration rate appears to have increased again due, in part, to a loss of manufacturing jobs in Delaware County. This seems to have resulted in an increase in families leaving the area to pursue other job opportunities. In the future, however, the out-migration rate is expected to moderate again to the –0.5 to –0.7% range as fewer retirees and “empty-nesters” leave the area.

DEMOGRAPHIC STATISTICS AND PROJECTIONS – DISTRICT-WIDE POPULATION

In order to “age” the cohorts, natality and mortality rates had to be established. Using information from the U.S. Bureau of the Census, the State of Indiana vital statistics and published insurance industry data these rates and distributions were established and are shown in the following tables. The overall natality rate for Delaware County is 10.28 births per 1,000 persons. The percentage of the births occurring by cohort is shown in the second column. Comparing the overall birth rate with the number of persons per cohort and the birth distribution yields the births per 1,000 persons per cohort.

Natality

Five Year Age Cohorts	% Birth Distribution	Births by cohort
0 to 4 years	0.00%	0.00
5 to 9 years	0.00%	0.00
10 to 14 years	0.24%	1.74
15 to 19 years	14.47%	105.79
20 to 24 years	29.24%	213.80
25 to 29 years	28.80%	210.56
30 to 34 years	20.52%	150.02
35 to 39 years	3.32%	24.26

MUNCIE COMMUNITY SCHOOLS
 DEMOGRAPHIC STUDY

Nativity (continued)

Five Year Age Cohorts	% Birth Distribution	Births by cohort
40 to 44 years	3.32%	24.26
45 to 49 years	0.09%	0.68
50 to 54 years	0.00%	0.00
55 to 59 years	0.00%	0.00
60 to 64 years	0.00%	0.00
65 to 69 years	0.00%	0.00
70 to 74 years	0.00%	0.00
75 to 79 years	0.00%	0.00
80 to 84 years	0.00%	0.00
85 years and over	0.00%	0.00

Birth Rate (per 1000 population)	10.28
Total Population	71,118
Total Annual Births	731

A similar analysis of mortality rates in Delaware County was conducted. The overall mortality rate was found to be 10.0 deaths per 1,000 persons. This was translated into deaths per 1,000 persons per cohort.

Mortality

Five Year Age Cohorts	% Deaths per Cohort	Deaths per cohort
0 to 4 years	0.18%	1.29
5 to 9 years	0.08%	0.58
10 to 14 years	0.08%	0.56
15 to 19 years	0.11%	0.78
20 to 24 years	0.15%	1.05
25 to 29 years	0.16%	1.13
30 to 34 years	0.18%	1.25
35 to 39 years	0.18%	1.29
40 to 44 years	0.27%	1.89
45 to 49 years	0.53%	3.78
50 to 54 years	0.83%	5.90
55 to 59 years	1.72%	12.26
60 to 64 years	3.08%	21.88
65 to 69 years	5.42%	38.56
70 to 74 years	8.31%	59.09

MUNCIE COMMUNITY SCHOOLS
 DEMOGRAPHIC STUDY

Mortality *(continued)*

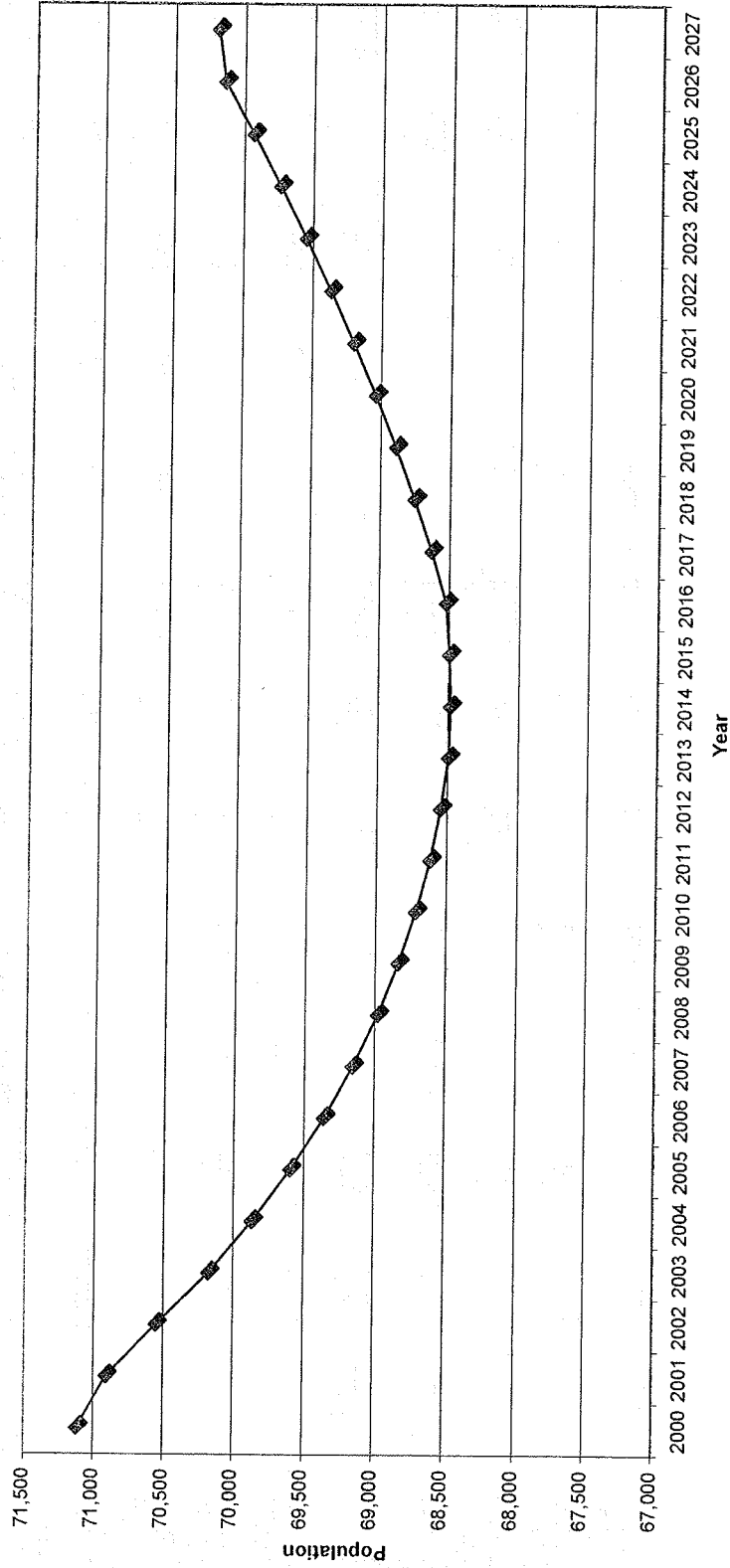
Five Year Age Cohorts	% Deaths per Cohort	Deaths per cohort
75 to 79 years	15.70%	111.65
80 to 84 years	23.51%	167.26
85 years and over	39.53%	281.18

Mortality Rate <i>(per 1000 population)</i>	10.00
Total Population	71,118
Total Annual Deaths	711

As discussed in the previous section, other than births and deaths, the study area population is also affected by in and out migration. Again, the housing start data was extremely useful in conjunction with the IRS inflow and outflow data for Delaware County. These data were used to augment the cohort component method. The result indicates a current net out-migration of 0.88% annually. Modifying the cohort component method with the anticipated adjusted annual migration rate yields a projection for the total population living within the Muncie Community Schools district as shown on the following two pages. The projection extends over a twenty-five [25] year school year planning horizon [2003/04 – 2027/28]. The 2000 data is taken from the U.S. Census Bureau recent census. From 2001 through 2028 the data were developed from the projection developed by Fanning/Howey Associates, Inc.

MUNCIE COMMUNITY SCHOOLS
DEMOGRAPHIC STUDY

District-wide Population Projection



MUNCIE COMMUNITY SCHOOLS
DEMOGRAPHIC STUDY

TOTAL POPULATION ACTUAL AND PROJECTED
MUNCIE COMMUNITY SCHOOLS
2000 - 2012

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
0 to 4	4,153	4,044	3,943	3,857	3,786	3,728	3,679	3,639	3,606	3,579	3,557	3,539	3,525
5 to 9	3,978	4,004	3,993	3,961	3,921	3,876	3,830	3,784	3,740	3,700	3,663	3,630	3,601
10 to 14	3,752	3,789	3,814	3,829	3,838	3,837	3,829	3,814	3,794	3,770	3,744	3,717	3,689
15 to 19	7,176	6,476	5,904	5,447	5,089	4,807	4,583	4,404	4,259	4,142	4,045	3,964	3,896
20 to 24	11,984	10,997	10,036	9,145	8,348	7,643	7,025	6,490	6,029	5,634	5,298	5,013	4,772
25 to 29	4,614	6,077	7,039	7,612	7,896	7,965	7,881	7,691	7,433	7,136	6,820	6,502	6,191
30 to 34	4,614	4,603	4,875	5,282	5,726	6,138	6,483	6,744	6,916	7,003	7,014	6,961	6,856
35 to 39	4,045	4,149	4,220	4,328	4,499	4,725	4,990	5,272	5,550	5,809	6,034	6,217	6,355
40 to 44	4,045	4,034	4,037	4,050	4,085	4,148	4,245	4,376	4,539	4,726	4,929	5,136	5,341
45 to 49	3,777	3,819	3,841	3,856	3,873	3,895	3,927	3,972	4,036	4,120	4,226	4,352	4,496
50 to 54	3,777	3,763	3,751	3,743	3,742	3,746	3,755	3,769	3,790	3,821	3,864	3,920	3,991
55 to 59	2,942	3,091	3,199	3,282	3,348	3,402	3,447	3,485	3,519	3,552	3,585	3,621	3,661
60 to 64	2,756	2,766	2,796	2,840	2,894	2,951	3,009	3,064	3,117	3,168	3,215	3,260	3,304
65 to 69	2,374	2,407	2,429	2,452	2,480	2,515	2,555	2,599	2,646	2,695	2,745	2,795	2,845
70 to 74	2,374	2,310	2,259	2,222	2,199	2,187	2,185	2,192	2,207	2,230	2,258	2,292	2,330
75 to 79	1,801	1,800	1,783	1,758	1,732	1,708	1,687	1,671	1,660	1,655	1,656	1,664	1,677
80 to 84	1,801	1,630	1,489	1,372	1,276	1,195	1,126	1,068	1,020	979	947	922	905
+85	1,158	1,155	1,149	1,143	1,138	1,133	1,129	1,126	1,123	1,121	1,119	1,117	1,116
Total	71,120	70,913	70,557	70,180	69,870	69,599	69,363	69,159	68,985	68,839	68,719	68,623	68,550

Actual Data Projected Data

MUNCIE COMMUNITY SCHOOLS
 DEMOGRAPHIC STUDY

TOTAL POPULATION ACTUAL AND PROJECTED
MUNCIE COMMUNITY SCHOOLS
2013 - 2027

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
0 to 4	3,514	3,507	3,502	3,500	3,503	3,507	3,513	3,520	3,529	3,538	3,548	3,558	3,570	3,582	2,883
5 to 9	3,576	3,557	3,540	3,527	3,521	3,518	3,517	3,518	3,522	3,527	3,534	3,542	3,552	3,563	3,583
10 to 14	3,663	3,638	3,616	3,596	3,581	3,569	3,560	3,553	3,549	3,547	3,548	3,550	3,555	3,561	3,577
15 to 19	3,837	3,789	3,748	3,712	3,688	3,667	3,650	3,636	3,625	3,617	3,612	3,609	3,610	3,612	3,632
20 to 24	4,568	4,400	4,259	4,141	4,054	3,982	3,923	3,875	3,837	3,807	3,784	3,767	3,756	3,750	3,772
25 to 29	5,896	5,621	5,369	5,140	4,939	4,762	4,607	4,472	4,356	4,256	4,171	4,100	4,040	3,992	3,963
30 to 34	6,711	6,539	6,348	6,145	5,943	5,742	5,547	5,360	5,186	5,024	4,875	4,740	4,619	4,511	4,427
35 to 39	6,444	6,490	6,492	6,457	6,393	6,303	6,191	6,064	5,925	5,781	5,633	5,487	5,343	5,205	5,084
40 to 44	5,532	5,706	5,855	5,976	6,070	6,134	6,167	6,173	6,153	6,110	6,048	5,969	5,878	5,777	5,680
45 to 49	4,653	4,818	4,987	5,152	5,313	5,462	5,594	5,707	5,800	5,871	5,920	5,948	5,955	5,944	5,926
50 to 54	4,078	4,181	4,297	4,425	4,564	4,709	4,855	5,000	5,139	5,270	5,389	5,496	5,587	5,662	5,735
55 to 59	3,709	3,766	3,832	3,910	4,001	4,102	4,213	4,332	4,456	4,584	4,713	4,841	4,965	5,083	5,212
60 to 64	3,348	3,394	3,443	3,497	3,558	3,626	3,701	3,784	3,875	3,973	4,078	4,188	4,302	4,418	4,563
65 to 69	2,894	2,944	2,993	3,043	3,097	3,152	3,211	3,273	3,340	3,412	3,490	3,573	3,663	3,757	3,900
70 to 74	2,370	2,414	2,459	2,506	2,557	2,608	2,661	2,715	2,771	2,830	2,892	2,958	3,027	3,101	3,242
75 to 79	1,696	1,720	1,749	1,781	1,819	1,859	1,901	1,946	1,993	2,042	2,093	2,147	2,203	2,261	2,437
80 to 84	894	890	892	900	915	935	959	986	1,018	1,052	1,089	1,129	1,172	1,217	1,434
+85	1,115	1,115	1,115	1,116	1,118	1,120	1,122	1,124	1,127	1,130	1,132	1,135	1,139	1,142	1,143
Total	68,499	68,489	68,498	68,523	68,633	68,756	68,893	69,041	69,200	69,370	69,550	69,738	69,935	70,140	70,191

Actual Data Projected Data

MUNCIE COMMUNITY SCHOOLS
DEMOGRAPHIC STUDY

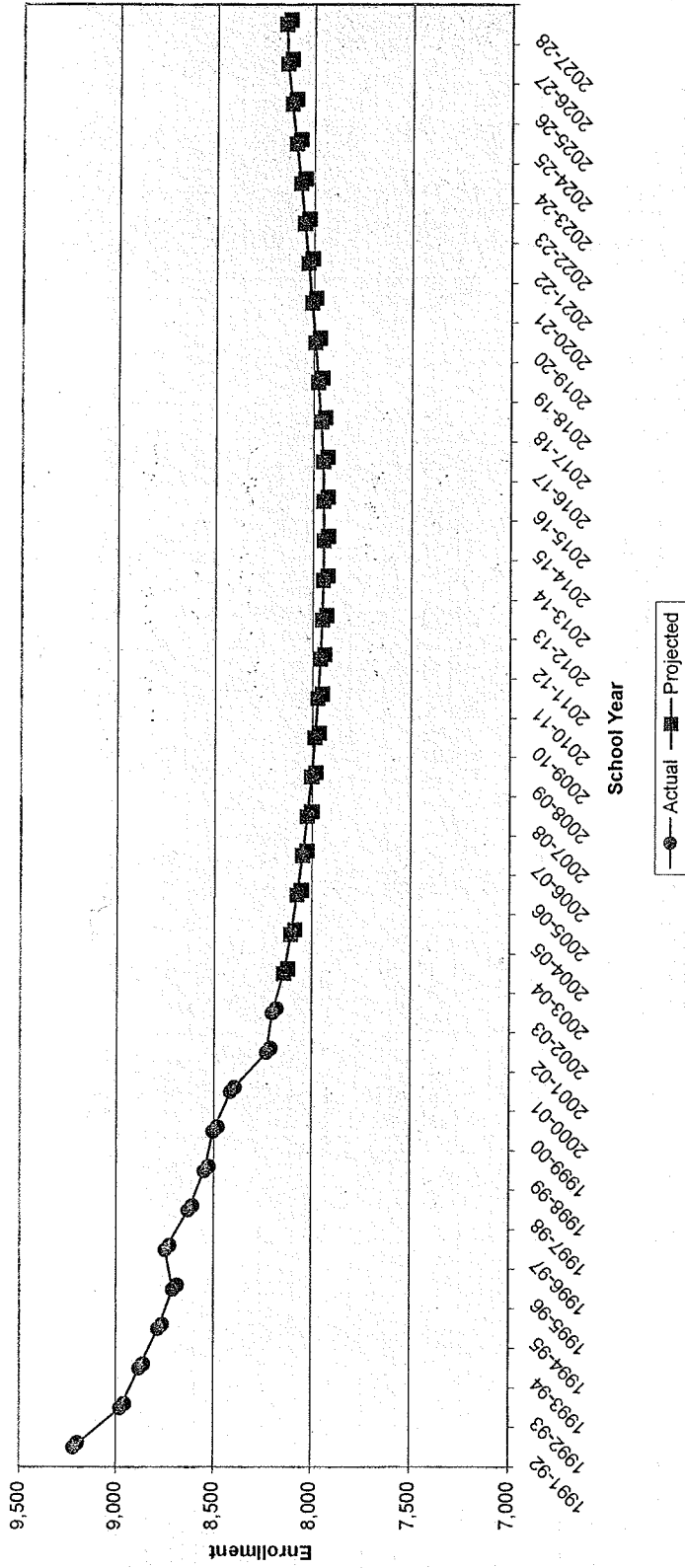
DEMOGRAPHIC STATISTICS AND PROJECTIONS – DISTRICT-WIDE SCHOOL ENROLLMENT

Since the primary concern of this study is the impact future demographic changes will have on the local schools, the school age population was analyzed. It is projected that the Muncie Community Schools will experience a general increase in Average Daily Membership (ADM) during the planning period reflecting an increase in total population. The projected enrollment is shown graphically in the chart on the following page. After the chart, the table on the following three (3) pages is summary of the historical and projected enrollment in the Muncie Community Schools over the planning horizon.

There has been some volatility during the past several years in total student enrollment. The general trend, however, has been an overall decrease in enrollment. This reflects the general trend of declining population in Delaware County. There are several factors that point to a shift in future demographic trends. These are discussed in greater detail in the last section of this report.

MUNCIE COMMUNITY SCHOOLS
 DEMOGRAPHIC STUDY

Muncie Community Schools
Actual and Projected Total Enrollment
25 Year Projection



MUNCIE COMMUNITY SCHOOLS
 DEMOGRAPHIC STUDY

ENROLLMENT ACTUAL AND PROJECTED
MUNCIE COMMUNITY SCHOOLS
1991-92 Through 2003-04

Grade	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1999-00	2000-01	2001-02	2002-03	2003-04
K	727	668	702	717	733	712	688	640	647	669	657	611	650
1	760	779	728	727	751	788	776	709	670	623	661	673	630
2	685	684	743	696	705	738	723	741	707	676	627	625	611
3	659	667	650	724	655	710	717	705	730	700	645	594	606
4	707	637	637	620	699	666	694	723	696	716	682	631	565
5	639	686	644	626	601	712	645	695	688	680	686	658	637
6	670	624	652	633	651	612	688	653	683	688	676	707	657
7	711	686	655	680	650	628	634	669	644	662	655	659	667
8	711	692	677	638	692	647	620	631	648	629	623	645	675
9	689	676	688	654	631	697	641	617	637	656	607	668	676
10	628	653	635	651	637	619	661	606	603	633	611	599	640
11	708	564	617	585	572	600	541	580	555	554	547	570	573
12	621	658	555	543	512	524	512	487	514	471	499	509	504
Parochial	0	0	0	0	0	0	0	9	0	0	0	0	0
Special Ed	308	305	300	293	220	95	92	84	82	59	55	53	53
TOTAL	9,223	8,979	8,883	8,787	8,709	8,748	8,632	8,549	8,504	8,416	8,231	8,202	8,144
ADM Change		-244	-96	-96	-78	39	-116	-83	-45	-88	-185	-29	-58
% Change		-2.65%	-1.07%	-1.08%	-0.89%	0.45%	-1.33%	-0.96%	-0.53%	-1.03%	-2.20%	-0.35%	-0.71%

Historical Data
 Projected Data

MUNCIE COMMUNITY SCHOOLS
 DEMOGRAPHIC STUDY

ENROLLMENT ACTUAL AND PROJECTED
MUNCIE COMMUNITY SCHOOLS
2004-05 Through 2015-16

Grade	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
K	646	643	641	639	638	636	635	634	634	633	633	646
1	683	681	678	676	675	673	672	671	670	670	670	683
2	660	657	655	653	652	650	649	648	647	647	647	660
3	645	642	640	638	636	635	634	633	632	632	632	645
4	641	638	636	634	633	631	630	629	629	628	628	641
5	629	627	625	623	621	620	619	618	617	617	617	629
6	627	625	623	621	619	618	617	616	615	615	615	627
7	627	625	622	621	619	618	617	616	615	615	615	627
8	621	618	616	614	613	612	610	610	609	608	608	621
9	621	619	617	615	613	612	611	610	610	609	609	621
10	596	593	591	590	588	587	586	585	584	584	584	596
11	553	551	549	547	546	545	544	543	542	542	542	553
12	506	504	503	501	500	499	498	497	497	496	496	506
Parochial	0	0	0	0	0	0	0	0	0	0	0	0
Special Ed	53	53	53	53	53	53	53	53	53	53	53	53
TOTAL	8,108	8,077	8,049	8,026	8,005	7,988	7,974	7,963	7,955	7,949	7,948	8,108
ADM Change	-36	-31	-27	-24	-20	-17	-14	-11	-8	-6	-1	-36
% Change	-0.44%	-0.39%	-0.34%	-0.29%	-0.25%	-0.21%	-0.17%	-0.14%	-0.11%	-0.08%	-0.01%	-0.44%

Historical Data Projected Data

MUNCIE COMMUNITY SCHOOLS
 DEMOGRAPHIC STUDY

ENROLLMENT PROJECTION
MUNCIE COMMUNITY SCHOOLS
2016-17 Through 2027-28

Grade	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
K	633	634	635	637	638	640	641	643	645	646	648	649
1	670	671	672	674	675	677	678	680	682	684	686	686
2	647	648	649	651	652	654	655	657	659	661	663	663
3	632	633	634	636	637	638	640	642	643	645	647	648
4	628	629	631	632	633	635	636	638	640	641	643	644
5	617	618	619	620	622	623	625	626	628	630	632	632
6	615	616	617	619	620	621	623	624	626	628	630	630
7	615	616	617	618	620	621	623	624	626	628	629	630
8	609	610	611	612	613	615	616	618	620	621	623	624
9	609	610	611	613	614	615	617	618	620	622	624	624
10	584	585	586	587	589	590	591	593	595	596	598	598
11	542	543	544	545	546	547	549	550	552	553	555	555
12	496	497	498	499	500	501	503	504	505	507	508	509
Parochial	0	0	0	0	0	0	0	0	0	0	0	0
Special Ed	53	53	53	53	53	53	53	53	53	53	53	53
TOTAL	7,952	7,964	7,979	7,995	8,012	8,030	8,050	8,071	8,093	8,116	8,139	8,145
ADM Change	3	13	14	16	17	18	20	21	22	23	24	6
% Change	0.43%	0.45%	0.47%	0.49%	0.51%	0.53%	0.55%	0.57%	0.59%	0.61%	0.63%	0.62%

Historical Data Projected Data

MUNCIE COMMUNITY SCHOOLS
DEMOGRAPHIC STUDY

DEMOGRAPHIC STATISTICS AND PROJECTIONS – INDIVIDUAL SCHOOL ENROLLMENT

This study was designed to also evaluate potential shifts in enrollment on a school-by-school basis. The charts and tables on the following pages represent an analysis of the actual and projected enrollments for each school. After the chart showing the High School/Middle School enrollments is a chart showing the actual and projected enrollment for each elementary school. For comparative purposes all of the trends are shown on this one graph. Immediately following the combined graph is a series of individual graphs depicting the enrollment trends in each school.

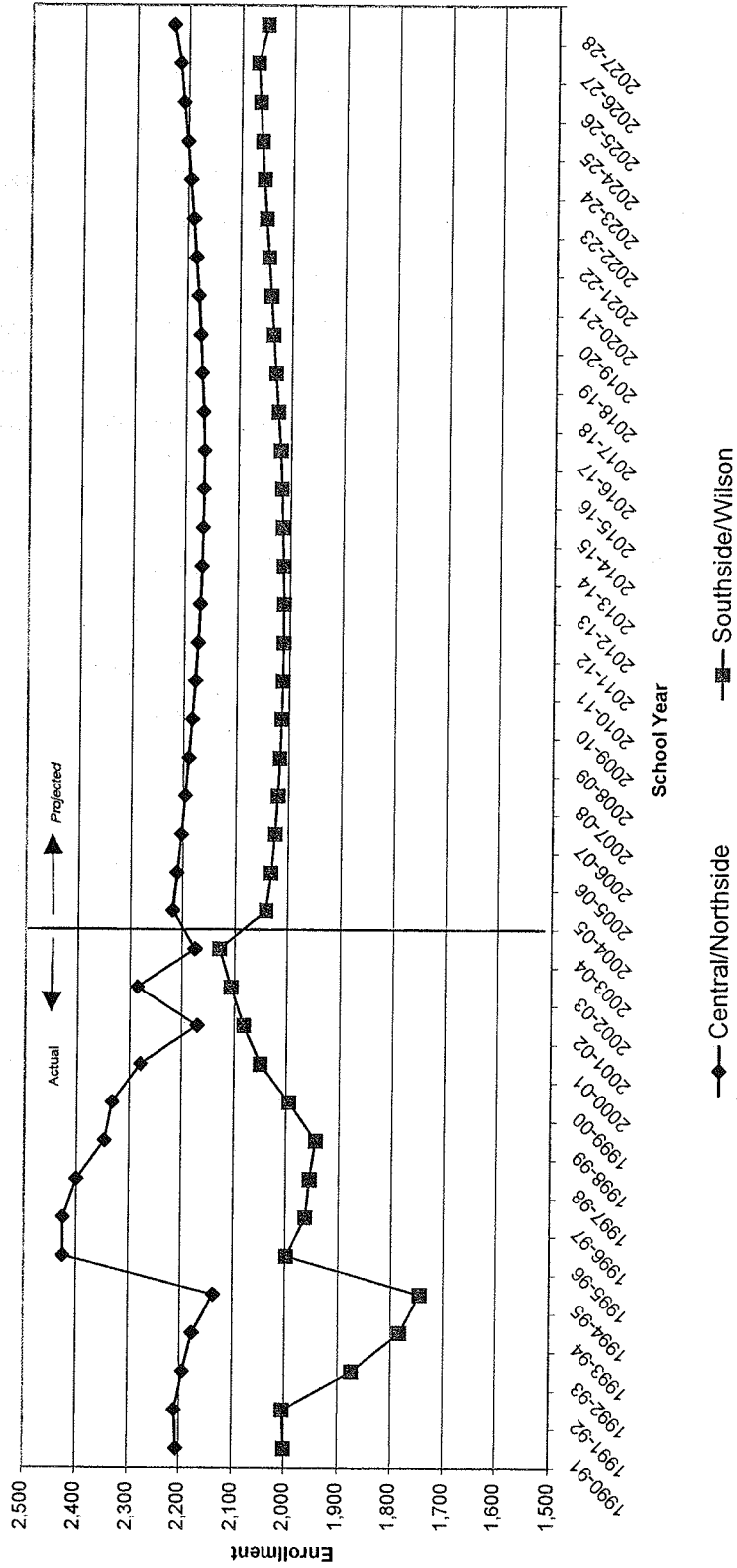
One major change occurred that should be noted. Following the 1994-95 school year the grade configurations at the schools were changed. In 1995-96 the sixth grade was moved out of the elementary schools and into the middle schools. This accounts for the significant increase and decrease in middle school and elementary school enrollment respectively that occurred during that year.

In general, the Central High School/Northside Middle School attendance area is projected to experience a greater increase than the Southside High School/Wilson Middle School area. This reflects the slightly larger anticipated population gain in the northern portion of the district.

While West View, Washington-Carver, and Grissom are expected to continue to see small decreases in enrollment, the remainder of the elementary schools should experience enrollment increases. This is especially true for Longfellow, South View, and Claypool Elementary Schools that are projected to have the greatest increases in enrollment.

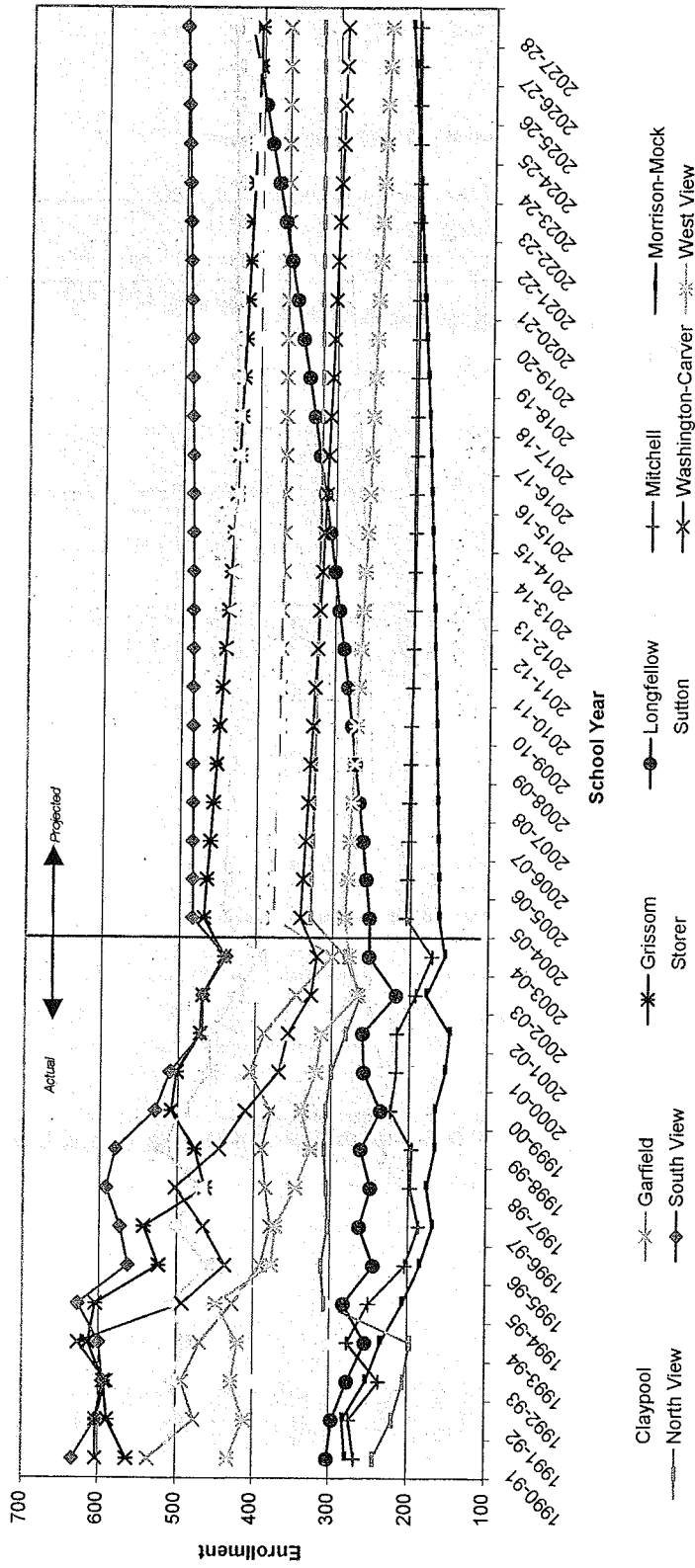
MUNCIE COMMUNITY SCHOOLS
 DEMOGRAPHIC STUDY

ACTUAL AND PROJECTED ENROLLMENT
 by High School/Middle School Attendance Areas



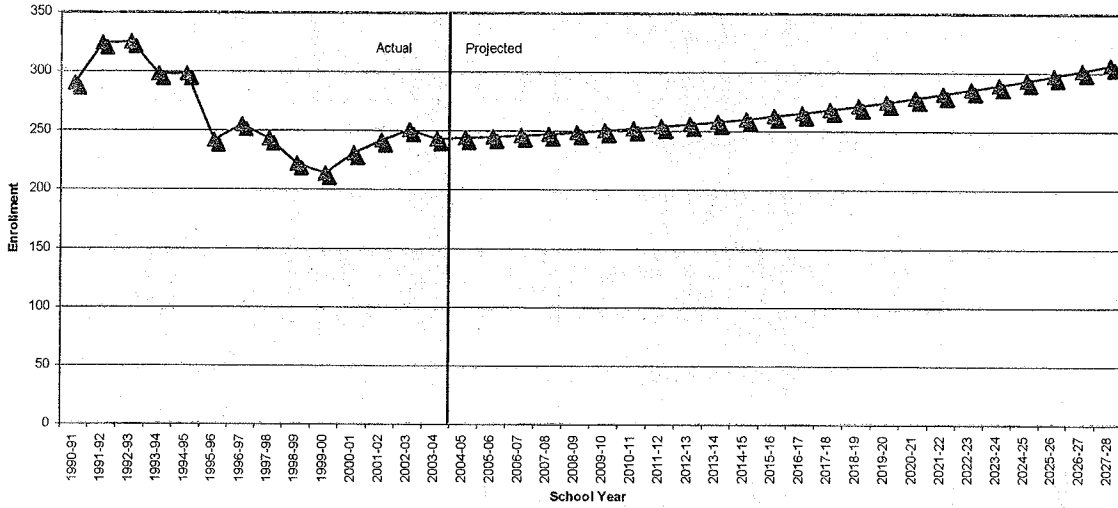
MUNCIE COMMUNITY SCHOOLS
 DEMOGRAPHIC STUDY

ACTUAL AND PROJECTED ENROLLMENT
 by Elementary Attendance Areas

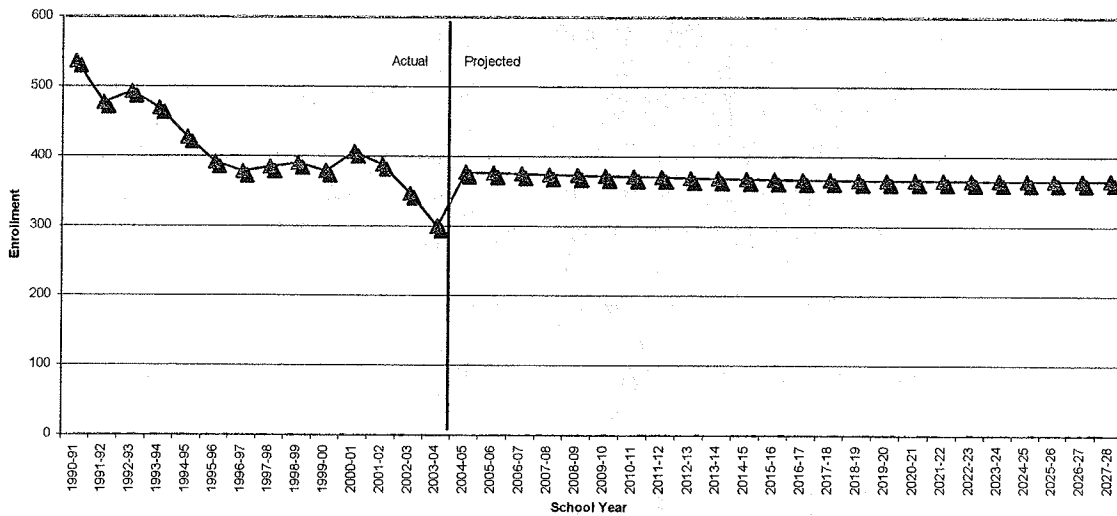


MUNCIE COMMUNITY SCHOOLS
DEMOGRAPHIC STUDY

Claypool ES Actual and Projected Enrollment

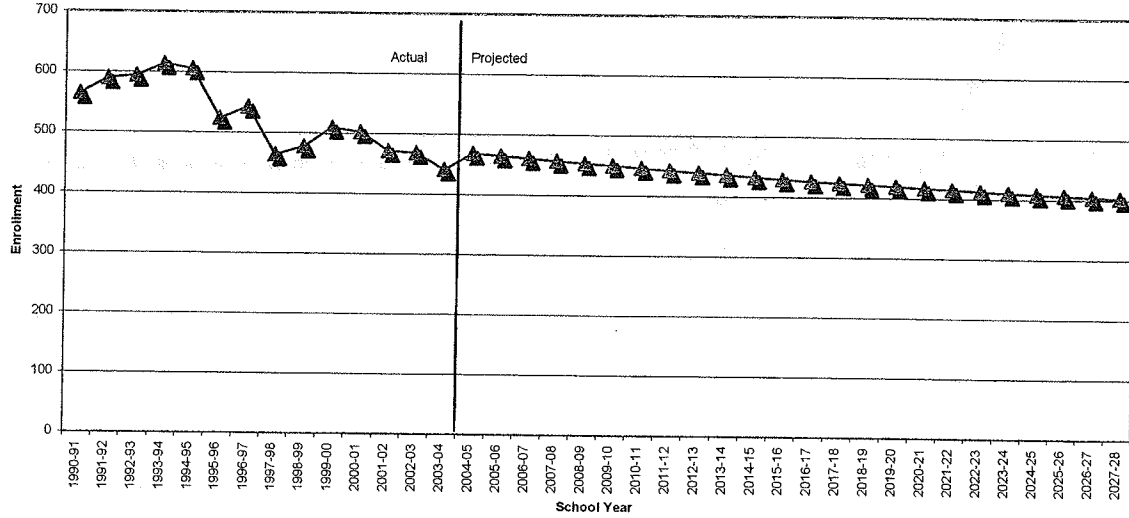


Garfield ES Actual and Projected Enrollment

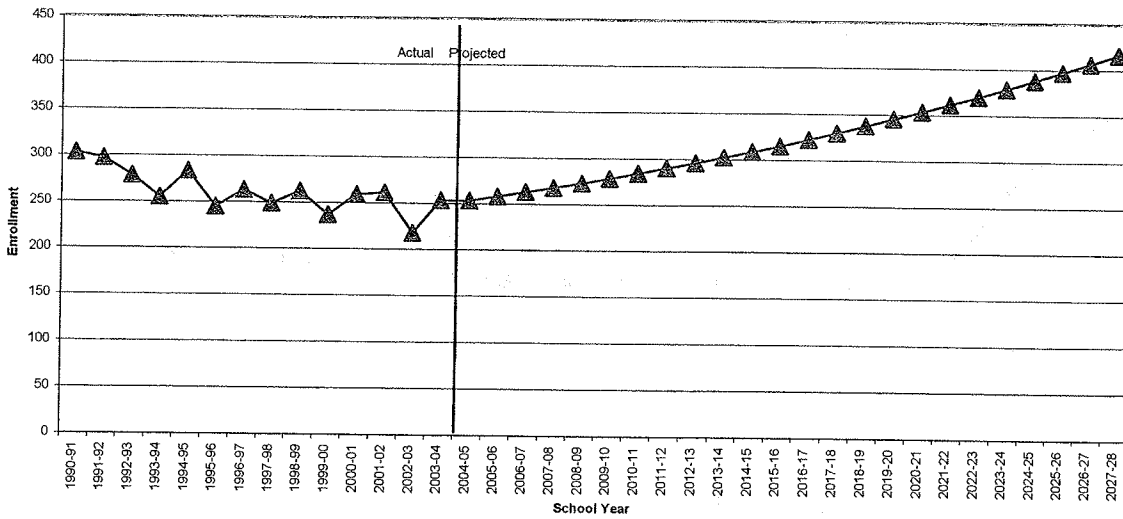


MUNCIE COMMUNITY SCHOOLS
DEMOGRAPHIC STUDY

Grissom ES Actual and Projected Enrollment

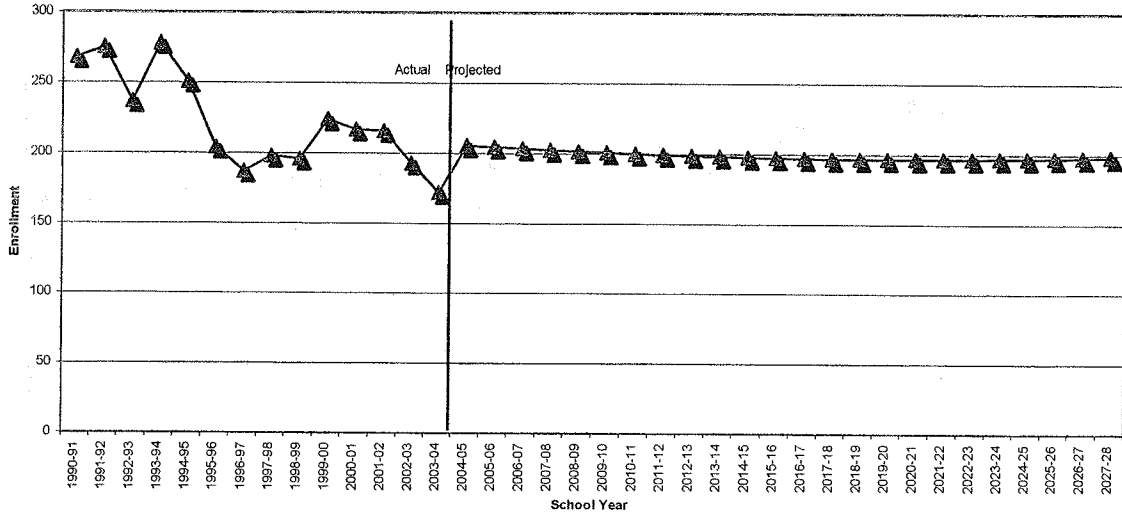


Longfellow ES Actual and Projected Enrollment

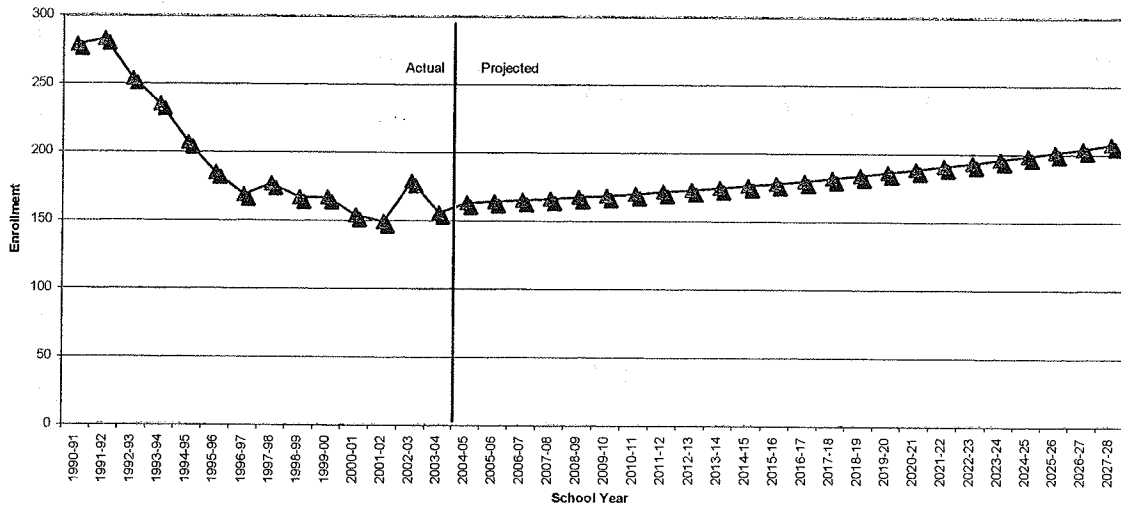


MUNCIE COMMUNITY SCHOOLS
DEMOGRAPHIC STUDY

Mitchell ES Actual and Projected Enrollment

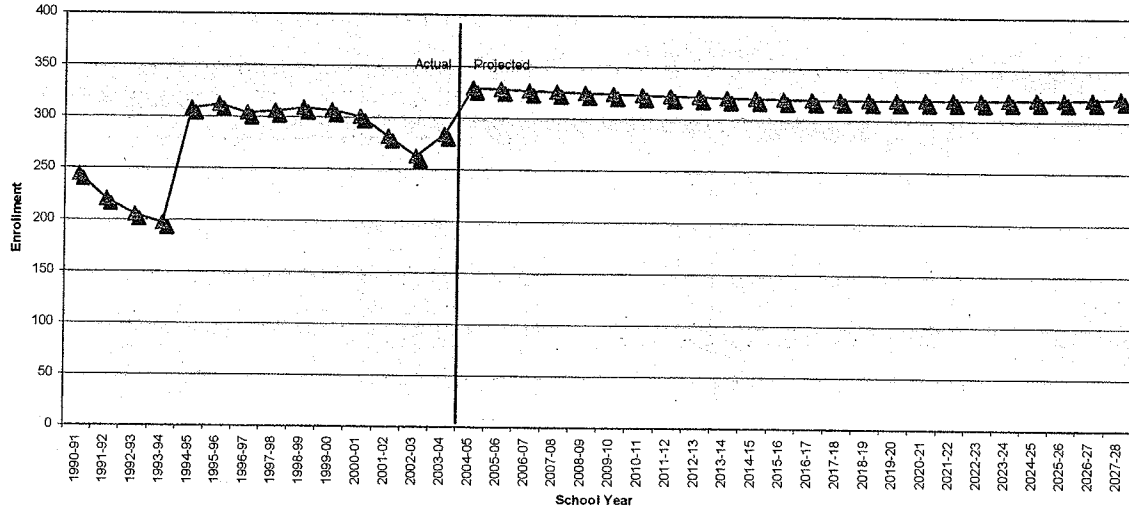


Morrison-Mock ES Actual and Projected Enrollment

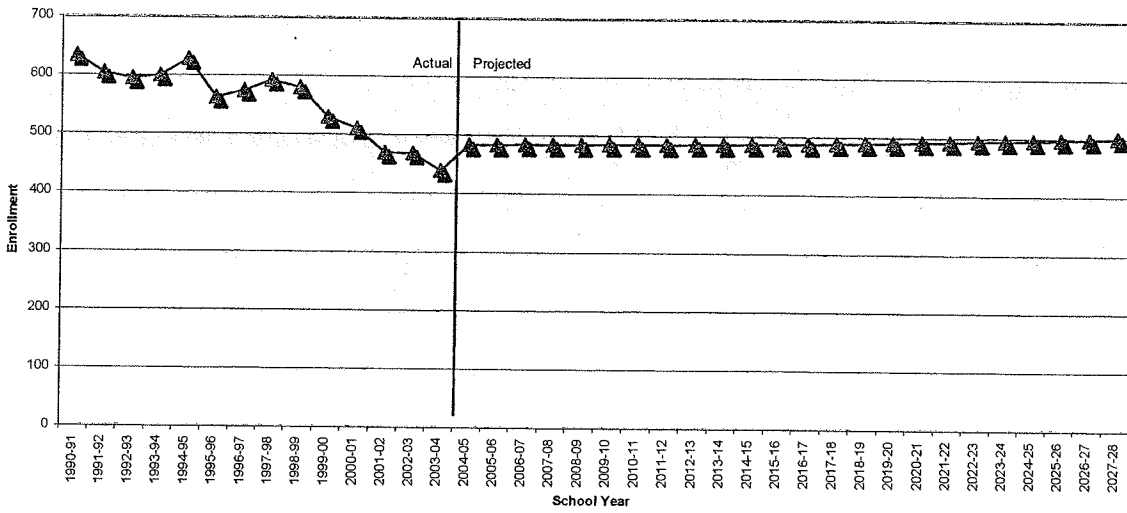


MUNCIE COMMUNITY SCHOOLS
 DEMOGRAPHIC STUDY

North View ES Actual and Projected Enrollment

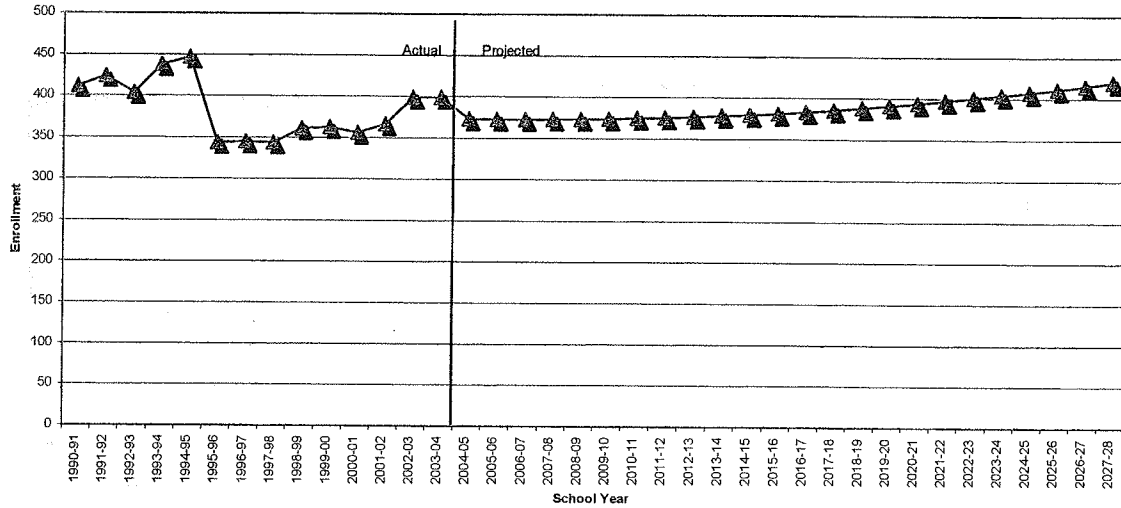


South View ES Actual and Projected Enrollment

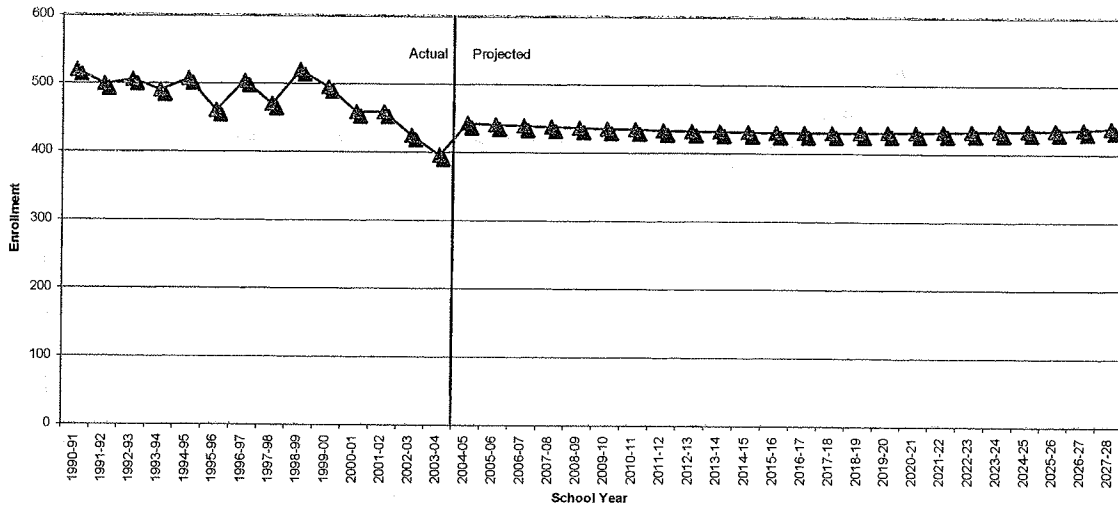


MUNCIE COMMUNITY SCHOOLS
 DEMOGRAPHIC STUDY

Storer ES Actual and Projected Enrollment

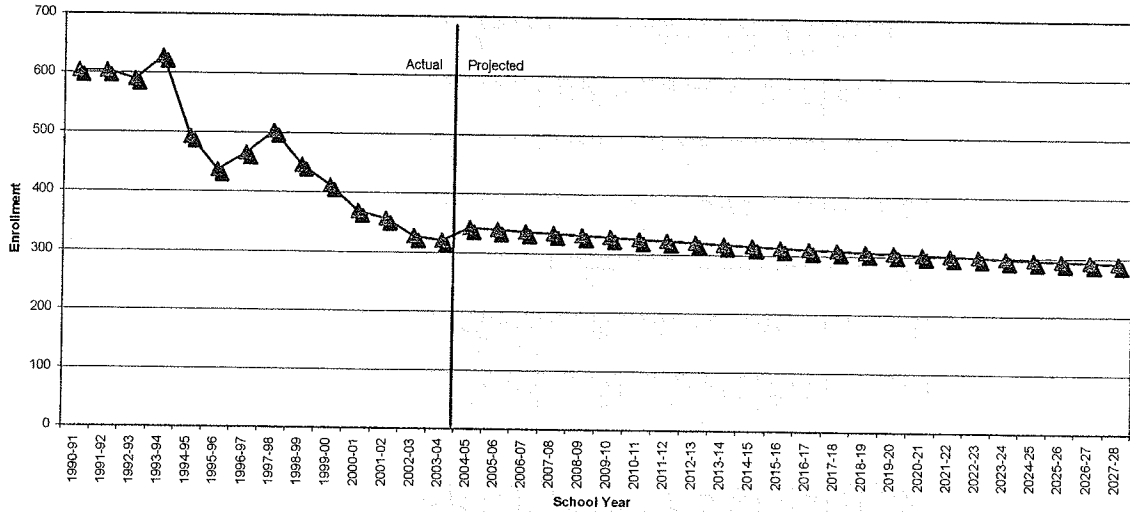


Sutton ES Actual and Projected Enrollment

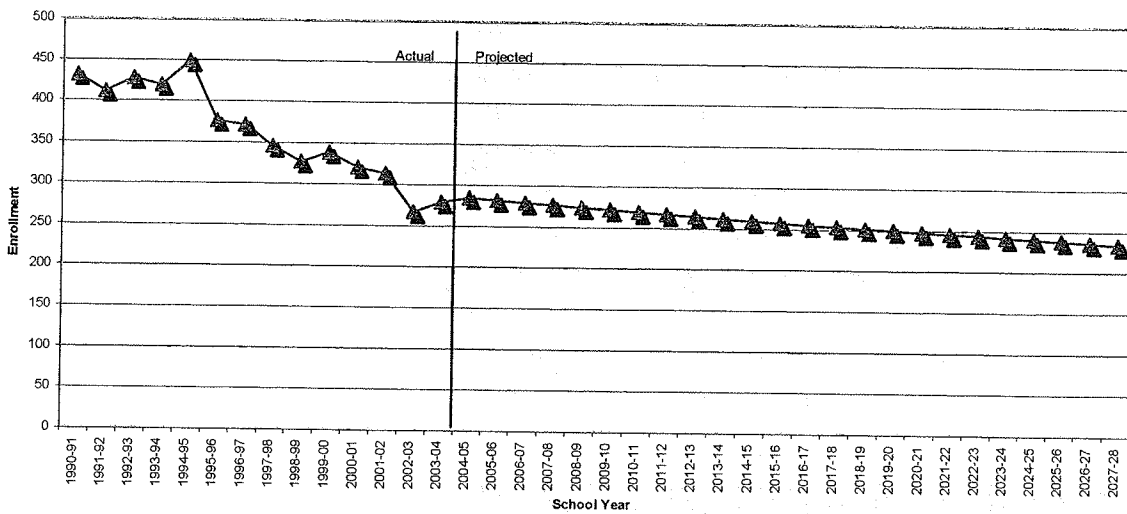


MUNCIE COMMUNITY SCHOOLS
DEMOGRAPHIC STUDY

Washington-Carver ES Actual and Projected Enrollment



West View ES Actual and Projected Enrollment



MUNCIE COMMUNITY SCHOOLS
 DEMOGRAPHIC STUDY

**ENROLLMENT ACTUAL AND PROJECTED
 BY SCHOOL BUILDING
 MUNCIE COMMUNITY SCHOOLS
 1991-92 Through 2003-04**

SUMMARY	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1999-00	2000-01	2001-02	2002-03	2003-04
Central/Northside	2,206	2,210	2,195	2,177	2,138	2,425	2,425	2,400	2,347	2,333	2,279	2,171	2,286	2,176
Southside/Wilson	2,001	2,005	1,875	1,784	1,746	1,999	1,963	1,955	1,944	1,995	2,051	2,083	2,108	2,130
Claypool	290	324	325	298	298	242	255	243	222	214	231	242	251	243
Garfield	536	477	493	469	427	391	378	385	390	379	406	388	347	300
Grissom	564	589	594	614	605	524	543	464	478	509	502	472	469	441
Longfellow	303	297	278	255	283	245	263	249	262	237	259	261	218	253
Mitchell	268	275	237	278	251	204	187	198	196	224	217	216	193	172
Morrison-Mock	279	283	254	235	207	185	169	177	167	167	154	149	179	156
North View	244	220	205	197	308	312	304	306	309	307	301	282	263	284
South View	634	604	595	600	628	563	574	592	580	530	511	470	469	439
Storer	412	424	404	438	447	344	345	344	361	363	356	367	399	399
Sutton	520	499	506	490	507	461	504	470	520	495	459	459	425	396
Washington-Carver	604	604	590	628	493	437	466	503	446	412	369	357	328	321
West View	432	412	428	420	449	377	372	346	327	339	321	314	267	279

9293

Historical Data Projected Data

- 1304

APPROX 15% DECREASE

7989

MUNCIE COMMUNITY SCHOOLS
DEMOGRAPHIC STUDY

**ENROLLMENT ACTUAL AND PROJECTED
BY SCHOOL BUILDING
MUNCIE COMMUNITY SCHOOLS
2004-05 Through 2015-16**

SUMMARY	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
Central/Northside	2,219	2,211	2,204	2,197	2,191	2,185	2,180	2,176	2,172	2,169	2,168	2,167
Southside/Wilson	2,042	2,033	2,026	2,021	2,017	2,015	2,013	2,012	2,013	2,013	2,015	2,018
Claypool	244	245	246	247	249	250	252	254	256	258	260	263
Garfield	377	376	375	374	373	372	371	370	369	368	368	367
Grissom	469	465	461	457	454	450	446	443	440	436	433	430
Longfellow	253	258	263	268	273	278	284	290	296	302	309	315
Mitchell	205	204	203	202	202	201	200	199	199	198	198	197
Morrison-Mock	163	164	165	166	167	169	170	171	173	174	176	178
North View	329	328	327	326	325	324	323	323	322	321	321	320
South View	484	484	484	485	485	485	485	486	486	486	487	487
Storer	373	373	373	373	374	374	375	376	377	378	380	382
Sutton	443	441	440	438	437	436	435	434	433	432	431	431
Washington-Carver	342	340	337	334	331	328	326	323	321	318	316	313
West View	285	282	280	277	274	272	269	267	265	262	260	258

Historical Data Projected Data

MUNCIE COMMUNITY SCHOOLS
DEMOGRAPHIC STUDY

**ENROLLMENT PROJECTION
BY SCHOOL BUILDING
MUNCIE COMMUNITY SCHOOLS
2016-17 Through 2027-28**

SUMMARY	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
Central/Northside	2,166	2,169	2,172	2,176	2,180	2,184	2,190	2,196	2,202	2,209	2,217	2,229
Southside/Wilson	2,021	2,026	2,031	2,036	2,042	2,047	2,052	2,057	2,061	2,066	2,070	2,052
Claypool	265	268	272	275	278	282	285	289	293	297	301	306
Garfield	366	366	366	366	366	365	365	365	365	365	365	366
Grissom	427	425	422	420	417	415	413	411	409	407	405	403
Longfellow	322	330	337	345	353	362	370	379	388	397	407	416
Mitchell	197	197	197	197	197	197	197	197	197	197	198	198
Morrison-Mock	180	182	184	186	189	191	193	196	199	201	204	207
North View	320	320	320	320	320	320	320	321	321	321	322	323
South View	488	489	490	491	492	493	494	496	497	498	499	501
Storer	383	386	388	391	394	397	401	404	408	411	415	420
Sutton	431	431	431	431	432	432	433	433	434	435	436	438
Washington-Carver	311	309	307	305	303	301	299	298	296	294	292	291
West View	256	254	252	250	248	246	244	242	240	238	236	234

Historical Data Projected Data

MUNCIE COMMUNITY SCHOOLS
 DEMOGRAPHIC STUDY

DEMOGRAPHIC ANALYSIS

As previously stated, the long-range projected change in total population and enrollment can be characterized as a leveling followed by a very slow increase. Delaware County, and the Muncie Community School district in particular, have been experiencing an overall decline in population. During the past decade, the rapid decrease in population moderated from the rate experienced during the 1980 to 1990 period.

	Muncie Community Schools		Delaware County		State of Indiana	
	No.	% Change	No.	% Change	No.	% Change
2000	71,118	-4.7%	118,769	-0.7%	6,080,485	9.7%
1990	74,656	-6.7%	119,659	-6.9%	5,544,159	1.0%
1980	80,011		128,587		5,490,226	

As shown in the table above, Delaware County lost less than one percent of its' population during the past ten years. While the district population continued to decline, the rate had slowed to -4.7% from -6.7%. It is not surprising that the district still is experiencing a greater loss than the county. Most, but not all of the growth, in terms of new home construction is occurring in the suburban areas around Muncie and outside of the district. The nationwide trend of persons moving from the inner city to new developments is also occurring in Muncie.

Despite that, there are several reasons that point to slow, but sustained new population growth during the planning period. Those reasons include:

REMOVE BSU STUDENTS FROM PROJECTIONS

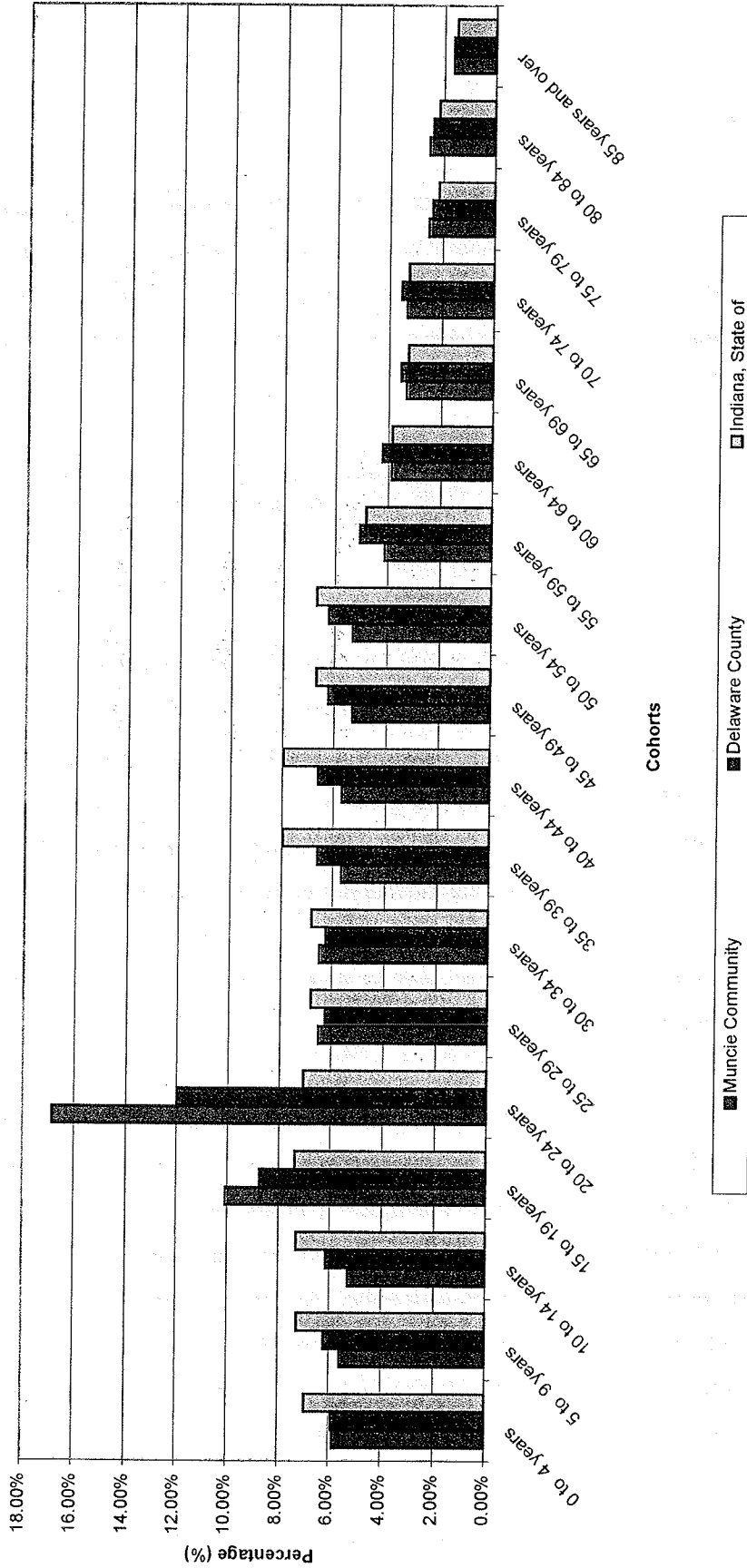
- **Greater percentage of population in childbearing years:** The population residing within the boundaries of the Muncie Community Schools has a greater percentage of persons in childbearing years than the rest of Delaware County or the overall Indiana population. On the following page is a chart showing the percentage of each age cohort for the population of the Muncie Community Schools, Delaware County and the State of Indiana. While the percentage maybe skewed due to the inclusion of Ball State students living off-campus, factoring a portion of the +14,000 students enrolled at Ball State

E CENTRAL INDIANA HAS BEEN DECLINING FOR OVER 30 YEARS

NO ECONOMIC IMPROVEMENT IN SIGHT

MUNCIE COMMUNITY SCHOOLS
DEMOGRAPHIC STUDY

Cohort Distribution by Percentage



from the population, the percentage in childbearing years is still high. This means that the cyclical pattern of periodic highs and lows in the number of children being born is about to rise again.

- **Slowing Out-Migration:** Migration, over the past couple of decades, can be characterized as out-migration. In other words, the number of people moving out of the area exceeded the number of persons moving into the area. Primarily this has been attributed to retirees moving to the "sunbelt" as indicated by IRS migration statistics. For example, in 2000, 5,332 people left Delaware County. Of those, 3,162 moved to other counties in Indiana while 2,170 moved out of state, primarily to the south. Almost one percent (0.88%) of the population has left the area annually. According to the Indiana School of Business, while that trend is slowing, the retirees have, and are, leaving behind family-suitable housing units. Typically, younger families will replace the retirees adding to enrollment growth as they seek to take advantage of suitable housing.

Despite the slowing of the rate of retirees and "empty-nesters" leaving the area, the past twelve to eighteen months has seen a renewal of out-migration. This is primarily attributed to persons leaving the area to pursue job opportunities. The Muncie/Delaware County area has the third highest unemployment rate in the state. According to statistics recently released by Indiana Workforce Development and the U.S. Bureau of Labor, the area's current unemployment rate stands at 5.3%. This is the same unemployment rate as Ft. Wayne and trails only Gary (6.0%) and Terre Haute (5.7%). All of these areas share a common factor in that a large share of their employment opportunities lie in basic manufacturing. That is the sector of the economy hardest hit by the recent recession and the shift of jobs to overseas locations.

In addition, the Muncie/Delaware County area is projected to have the second slowest rate of new job growth over the next decade. The number of

MUNCIE COMMUNITY SCHOOLS
DEMOGRAPHIC STUDY

jobs is projected to increase by only 0.83% annually. Only the Gary metropolitan area is expected to experience slower new job growth (0.75%). The state as a whole is projected to see new jobs created at the rate of 1.14% each year.

- **New Housing Starts:** According to data provided by the Delaware County Planning Department, the City of Muncie and the U.S. Census Bureau, on average there have been thirty-five (35) new homes constructed annually in the unincorporated portion of the school district for the past several years. In addition, there have been an average of one hundred (100) new housing units built in the City of Muncie. This number has held fairly steady for several years. While some of the new growth represents retirement housing a large portion is suitable for families (multiple bedrooms, suburban location).

In summary, the district should first experience a moderation in the rate of student enrollment declines. This should be followed by growth in the years to come in terms of total population and the number of students enrolled in school. This overall projection has not changed from the projection prepared earlier this year. What has changed is when that slow growth in population will occur.

It should be noted that the projection is predicated on many factors remaining relatively constant or at least following predicted patterns. These factors include:

- Good employment opportunities to attract workers to the area are a key factor. During the decade of the 1990's, high-paying manufacturing jobs which accounted for over 19% of the jobs in 1990, fell to less than 15% by 2000. For the purpose of this projection, erosion in the number of manufacturing jobs is expected to continue. If the employment picture changes substantially the rate of migration will also change. The loss or attraction of a significant employer has the potential of substantially altering the population numbers. Again, we have seen an increase in out-migration due to a loss of manufacturing jobs during the recent recession. When those jobs return, or more likely are replaced by

MUNCIE COMMUNITY SCHOOLS
DEMOGRAPHIC STUDY

different type of jobs, will influence how quickly the overall population begins to grow again.

- Indications by several leading sources are that the sharp decline in the number of persons per household is going to moderate. For the purposes of this study, the number of persons per household is predicted to hold fairly steady at the 2.3 person level.
- Interest rates remaining low are another factor. A sharp increase in interest rates will remove many persons from the housing market and could lead to less movement of persons into the district even if job opportunities improve.

Again, if the factors that have been controlling population growth remain fairly stable, a leveling off in population declines and student enrollment can be anticipated followed by a very modest growth in population.

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COMPREHENSIVE PLAN

Comprehensive Plan

Muncie Community Schools

	Facility	Comprehensive Additions and Renovations		
		Construction Cost Budget		
		renovation	addition	total
9-12	Muncie Central	6,395,720	0	6,395,720
	Muncie Southside	17,583,750	1,080,000	18,663,750
	Subtotal	23,979,470	1,080,000	25,059,470
9-12	Muncie Area Career Center	5,949,790	0	5,949,790
	Subtotal	5,949,790	0	5,949,790
6-8	Wilson	250,000	0	250,000
	Northside	4,944,300	0	4,944,300
	Subtotal	5,194,300	0	5,194,300
K-5	Morrison-Mock	838,830	472,500	1,311,330
	South View	1,139,790	0	1,139,790
	Grissom	2,478,315	0	2,478,315
	Washington-Carver	2,344,930	0	2,344,930
	Storer	2,322,985	0	2,322,985
	Sutton	2,589,090	0	2,589,090
	Garfield	2,467,500	0	2,467,500
	North View	1,047,760	1,282,500	2,330,260
	West View	2,437,050	472,500	2,909,550
	Mitchell	1,038,660	1,012,500	2,051,160
	Longfellow	4,164,800	472,500	4,637,300
	Claypool	3,564,000	675,000	4,239,000
	Subtotal	26,433,710	4,387,500	30,821,210
Support	MCS Service Center	2,693,215	0	2,693,215
	Anthony Administration Center	1,329,300	0	1,329,300
	Muncie Fieldhouse	500,000	0	500,000
	Stadium	1,750,000	0	1,750,000
	Subtotal	6,272,515	0	6,272,515
Options	Total	67,829,785	5,467,500	73,297,285 ¹
Notes				
1. A factor of 1.25 should be applied for attendant soft costs				

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COMPREHENSIVE PLAN DESCRIPTION

**Comprehensive Plan
Renovation and New Construction**

Claypool Elementary School

- Renovate pavement surfaces and improve drainage.
- Renovate playground facilities.
- Comprehensive renovation of building envelope, interiors, and systems.
- Reconfigure interior space to improve administrative offices and library size and function.
- Add space for a separate gymnasium and stage.

Longfellow Elementary School

- Add pavement to separate vehicular and bus circulation.
- Renovate existing pavements.
- Renovate playground facilities.
- Comprehensive renovation of building envelope, interior spaces, and systems.
- Interior remodeling to include reconfiguration to enlarge library and Administrative offices.
- Add space for separate cafeteria and enlarged kitchen.

Mitchell Elementary School

- Provide new pavements for separation of parking and student drop-off on site.
- Renovate parking surface and improve drainage.
- Renovate playground facilities.
- Provide window replacement and other exterior repairs.
- Add space to accommodate separate cafeteria, additional toilet rooms, storage, music, art, special education, and computer lab spaces.

West View Elementary School

- Provide new pavement areas on site for drop-off and handicap accessible parking.
- Renovate playground facilities.
- Renovate exterior building envelope, including window replacement.
- Renovate mechanical systems to eliminate steam hot water heating and correct cooling deficiencies.
- Interior remodeling of finishes and equipment.
- Add space for separate cafeteria space and enlarged administrative offices

North View Elementary School

- Provide additional pavement to increase on-site parking.
- Renovate pavement surfaces.
- Renovate playground facilities.
- Provide interior renovations to address specific concerns.
- Provide building additions to accommodate a separate cafeteria, full-sized library, and permanent replacement of temporary classrooms on the south side of the building.

Garfield Elementary School

- Renovate on-site pavements.
- Renovate on-site playground equipment.
- Provide window replacement and other exterior repairs.
- Remodel 1977 addition to provide permanent enclosure to classrooms, and improve acoustical privacy.

Sutton Elementary School

- Reconfigure pavements to improve traffic flow and provide separation of parking with drop-off or pick-up.
- Provide window replacement and other exterior repairs.
- Remodel 1977 addition to enclose classrooms and improve acoustical privacy.

Storer Elementary School

- Provide new pavement to improve student drop-off and pick-up and separate from parking areas.
- Renovate exterior building envelope including replacement of windows and improve insulation, where possible.
- Remodel systems and interior building to address specific concerns.

Washington Carver Elementary School

- Renovate pavements and improve drainage.
- Renovate playground facilities.
- Renovate exterior building envelope including window replacement and to address specific concerns.
- Remodel interior building to enclose "open concept" classrooms and library, and improve acoustical privacy.

Grissom Elementary School

- Renovate drainage structures.
- Provide additional pavements to improve separation of traffic.
- Address specific renovation needs on building envelope.
- Provide general interior remodeling of building.
- Enclose open library to improve acoustical privacy.

South View Elementary School

- Provide additional pavements to separate parking and student drop-off and pick-up.
- Provide specific renovations to building envelope to address concerns.
- Provide specific remodeling/renovations to building interior to address concerns.

1. The first part of the document
describes the general situation
of the country in 1950.
It shows that the country
was in a state of economic
collapse.

2. The second part of the document

describes the measures taken
to improve the situation.
These measures included
the nationalization of
the economy and the
implementation of a
five-year plan.

3. The third part of the document

describes the results of these
measures. It shows that
the country has made
significant progress
in the field of economic
development.

4. The fourth part of the document

describes the current situation
of the country. It shows
that the country is now
in a state of economic
growth and development.

5. The fifth part of the document

describes the future plans
of the country. It shows
that the country is
committed to the
development of a
socialist economy.

6. The sixth part of the document

describes the role of the
party in the development
of the country. It shows
that the party is the
leading force in the
country.

7. The seventh part of the document

describes the relationship
between the country and
the world. It shows
that the country is
friendly and cooperative
with all countries.

Morrison-Mock Elementary School

- Renovate existing pavement areas.
- Renovate playground facilities.
- Remodel building interior to address specific concerns.
- Add space for separate cafeteria.

North Side Middle School

- Reconfigure parking area to separate bus drop-off/pick-up from vehicular traffic.
- Provide specific renovations to sidewalks, as required.
- Replace bleachers at baseball diamond.
- Replace bleachers and fencing at softball diamond.
- Building exterior renovation should include replacement of plaster soffits, repair of cracks and sealant joints in masonry.
- Interior building renovation should include the following items:
 - Provide vestibules at primary entrances.
 - Renovate locker/shower rooms.
 - Provide necessary natatorium renovations.
 - Renovate special education areas to improve efficiency and utilization.
 - Provide complete renovation of media center.
 - Renovate industrial technology space to reflect actual programs, and provide additional usable space.
- Remodel other interior building areas as required to address specific concerns.

Wilson Middle School

- Address specific remodeling concerns at athletic facilities including infields, fencing, and specified drainage issues.
- Consider options for separating vehicular student drop-off/pick-up area from bus loading/unloading.
- Limited building interior remodeling to address specified concerns.

Muncie Area Career Center

- Provide additional pavements to accommodate bus drop-off and pick-up on site.
- Renovate sidewalks.
- Renovate playground facilities.
- Renovate building exterior including door and window replacement.
- Interior remodeling to replace finishes, building systems and address specific concerns.

Muncie Southside High School

- Renovate pavements and improve drainage.
- Provide comprehensive renovation to exterior including roof, window, and door replacement
- Provide comprehensive interior building renovation.
- Add a physical education gymnasium.

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Muncie Central High School

- Add additional pavements to improve student drop-off/pick-up and separate vehicular traffic.
- Renovate pavements.
- Replace bleachers at tennis courts and soccer field.
- Improve grading and drainage at soccer field, practice football field and ball diamonds.
- Renovate exterior building envelope including specific roof and coping areas, exterior brick masonry at natatorium, auditorium, and lintels and some exterior window replacement.
- Provide vestibules at primary entrances.
- Interior renovation should address the following:
 - Science department reconfiguration.
 - Art department renovation.
 - Accessibility issues.
 - Remodeling concerns as identified.

Muncie Service Center

- A comprehensive renovation of this building to address basic structural, life safety and fire protection concerns is required. Because of the nature of the spaces enclosed, the focus of this renovation should be on the viability of the building exterior for protecting stored equipment, supplies and maintenance activities, and limited or no funding for aesthetic concerns.

Anthony Administration Center

- Renovate pavements and sidewalk
- Renovate building exterior including replacement of windows and doors.
- Interior remodeling should address the following:
 - HVAC system replacement.
 - Acoustical privacy between individual offices.
 - Creation of small conference rooms.
 - ADA concerns.
 - Other specified concerns.

Muncie Field House

- Provide structural injection techniques to lift the most significantly depressed slabs and structural supports.
- Provide light remodeling to selected areas in greatest need.
- Significant renovations of any kind may require dramatic upgrades to current life safety code and ADA requirements and should be considered as part of a major renovation project.

Stadium

- Renovate slab-on-grade bleachers on the west side of the stadium.
- Replace elevated bleachers and press box on the east side of the stadium; incorporate protected roof membrane for coverage of occupied spaces below.
- Provide a comprehensive renovation of spaces on the east side of the stadium.

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describes the general situation
of the country and the
state of the economy.

2. The second part of the document

describes the general situation of the country and the state of the economy. It also discusses the various factors that have influenced the country's development over the past few years. The document is divided into several sections, each dealing with a different aspect of the country's economy and social structure. The first section deals with the general situation of the country, while the second section discusses the state of the economy. The third section discusses the various factors that have influenced the country's development over the past few years. The fourth section discusses the country's social structure, and the fifth section discusses the country's political system.

3. The third part of the document

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4. The fourth part of the document

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5. The fifth part of the document

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