CITY OF SPRINGFIELD

CAPITAL IMPROVEMENT PLAN

SOUTH DAKOTA

GOVERNOR'S OFFICE OF ECONOMIC DEVELOPMENT

FISCAL YEARS | 2026–2030

FOR:

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PROJECT #23-27968

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INTRODUCTION + PURPOSE

OVERVIEW

The Capital Improvement Plan (CIP) is a community planning and budgeting tool used to coordinate the identification, timing, and financing of public improvements and major expenditures to a City's infrastructure, equipment, and structures. The CIP includes priority ranking, schedules of project funding, an estimate of project costs, and anticipated financing sources. ISG recommends using this CIP as a living document that is reviewed and updated annually to reflect changes in community needs and priorities.

The City is committed to developing a CIP to identify short-term needs, projects, and associated expenditures. The CIP provides a working blueprint for sustaining and improving the community's infrastructure and assets and ensuring there is collaboration amongst the City's departments on large-scale improvements. The CIP coordinates strategic planning, financial capacity, and physical development.

CIP SUMMARY

The CIP is a flexible plan based on improvement planning, equipment and technology needs, and financial projections. Identifying these needs helps to schedule the major public improvements that may be incurred by the City over the next five years. A major public improvement or capital expense is any project or item costing at least $10,000. Flexibility of the CIP is established through annual review and revision if necessary. The annual review ensures that the program becomes a continuing part of the budgetary process and that it is consistent with changing demands, as well as changing patterns in cost and financial resources.

The CIP can be used to describe the overall objectives of City development, the relationship between projects with respect to timing and need, and the City's fiscal capabilities. If the City has a comprehensive plan, the CIP will serve as a tool for implementing the goals and objectives as they relate to major public improvements or expenditures.

The CIP assists with the following:

- Providing a systematic approach to planning and initiating capital projects and forecasting the anticipated location, timing, and financing of needed public improvement projects
- Developing a realistic program of capital spending within the City's projected fiscal capability to finance such projects, avoiding significant changes in the tax levy or bonded indebtedness
- Coordinating public and private improvement projects to allow adequate time for design and engineering, eliminating duplication of effort and expense
- Informing the public about proposed future projects and expenditures and providing a guiding document for elected and appointed officials
- Providing the necessary planning and lead time, in addition to meeting other prerequisites required for successful applications, to certain federal and state grants and funding

PROGRAM DEVELOPMENT

The development of this CIP helps provide clarity to determine short- and long-term needs. In addition to determining needed improvements, it is necessary to identify how to fund the improvements. The following factors are taken into consideration in developing plans for project funding.

IDENTIFY FUNDING SOURCES

The City has two main sources of revenue for projects: property taxes, which make up the general fund, and enterprise funds, which are primarily used for sanitary sewer and water system improvements. Property taxes and general funds are also used to fund other types of projects, such as transportation and parks and recreation improvements.

GRANTS + LOANS

Private, federal, and state grants and loans are often designated toward applicable projects likes sanitary sewer, water utility improvements, trails, and playground equipment.

EXPLORE PROJECT ALTERNATIVES

Identifying project alternatives provides flexibility in design, which may result in possible cost savings.

BORROWING VERSUS BUDGETING

Borrowing has administrative and bond counsel costs associated with it and an interest rate that may vary. Budgeting and building special improvement funds each year allows a project reserve to be developed. This will give the City more flexibility to use cash reserves instead of borrowing the full amount for a project. The City should consult with their financial advisor when planning for a large capital expenditure to determine which method is most appropriate.

ECONOMIES OF SCALE

It may be advantageous to group projects together when planning improvements. Doing so potentially creates a more desirable and competitive bidding environment, typically resulting in lower overall project costs. In addition, each project is presented and discussed with City representatives to determine the need and priority.

These conversations include the following considerations:

- Imminent need
- Public health and safety concerns
- Extending the life of infrastructure
- Potential savings in operating and maintenance costs
- Funding and grant opportunities

SOURCES OF FUNDING

To fund the anticipated capital improvements, the City can use a variety of sources for specific purposes. For instance, the water utility fund will finance water meter installations but not a street overlay. Therefore, it is important to identify the uses and limitations of the various revenue sources. A brief description of potential sources follows.

GENERAL FUND RESERVES

General Fund Reserves are the funds remaining after subtracting cash flow and emergency amounts from the City's cash balance, sometimes referred to as the fund balance. The use of the General Fund Reserves is not recommended for capital improvements without significant City staff and Council review.

GENERAL OBLIGATION (GO) BONDS

General obligation bonds are backed by the full faith and credit of the subject municipality. GO bonds typically have a lower interest rate than revenue bonds and are repaid through the City's power as a taxing entity. The City does not have any GO debt.

INTERGOVERNMENTAL TRANSFERS

Intergovernmental transfer funds include revenue sharing from a variety of state and county funding programs per State of South Dakota statute, as well as any special funds or grant dollars received from federal or state programs that are designated for a specific project.

MUNICIPAL SALES TAX + MUNICIPAL GROSS RECEIPTS TAX (MGR)

South Dakota has a base sales tax of 4.2% and allows local governments to add a general municipal sales tax of up to an additional 2%. The City receives approximately $300,000 annually in municipal sales tax dollars.

PRIVATE SECTOR FUNDING

This funding source consists primarily of payments made by developers for the purchase of land, the installation of water, sewer, streets, or other related expenditures. It can also refer to donations made to the City by individuals or groups.

REVENUE BONDS

These are bonds issued for improvements made for a specific revenue-producing facility or operation. The debt incurred is repaid from the revenue generated by the facility. If the revenue generated is insufficient, then the difference becomes an annual obligation of the taxpayers and an additional tax levy; these are generally not subject to referendum unless the City will exceed their 10% debt capacity with the additional debt. The debt of the City shall not exceed 5% based upon the assessed valuation of the taxable property for the year preceding. A 10% limit is allowed for the purpose of providing sewer and water.

The City has an outstanding balance of $1,830,321.32 as of November 15, 2024. The CW-01 bond matures in February 2052.

Additional information is provided in the financial analysis in the appendix.

UTILITY FUNDS

SEWER UTILITY FUND

Sanitary Sewer
Sanitary sewer funds consist of revenue generated from charges for sewage disposal and treatment. The cost of operations, existing debt service, and system (capital) improvements determines the ultimate charge levied for the service provided.

Storm Sewer
Storm sewer funds consist of revenue generated by charging storm sewer utility fees that are used to either partially or fully fund stormwater projects and improvements. The City currently does not have a storm sewer utility fee.

WATER UTILITY FUND

Water utility funds consist of revenue generated from the sale of water. The cost of operations, existing debt service, and system (capital) improvements determines the ultimate charge levied for the service provided.

SPECIAL ASSESSMENTS

Special assessments are specific taxes levied with property taxes to meet the cost of public improvements that benefit the property affected. The City has only used special assessments for repairs, nuisance, and property abatement, but not to finance improvements.

TAX INCREMENT FINANCING (TIF)

In many cases, cities establish special funds to support capital improvements. TIF is an example of a special fund. TIF revenue is a result of improvements or new development that incrementally increases existing tax value over time. This type of funding mechanism is often used to eliminate blighted conditions or fund economic development activities. The City does not have any TIF districts.

COST RECOVERY

A Cost Recovery is another assessment that can be used to reclaim improvement costs from benefiting properties. Interest cannot be applied to the Cost Recovery area, or Cost Recovery District, and fees are paid at time of platting, replatting, or connection to the facilities. The City has not previously used a Cost Recovery for any previously constructed improvements.

COMMUNITY OVERVIEW

Springfield, South Dakota, is a small, friendly community located in Bon Homme County. The town offers a welcoming atmosphere and a range of amenities that cater to residents throughout multiple stages of life. Springfield's economy is supported by local businesses and industries, including a downtown area with shops and restaurants.

Key local businesses include a variety of dining options and retail establishments that contribute to the town's economic vitality. The town's location along Lewis & Clark Lake, created by the Missouri River's flow from Gavin's Point Dam, provides abundant opportunities for recreation and outdoor activities. This scenic setting, with its 80-foot bluffs and extensive wildlife habitats, attracts locals and tourists.

Springfield hosts events and activities that take advantage of its natural surroundings, such as golfing, hunting, and fishing.

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SPRINGFIELD DEMOGRAPHIC OVERVIEW

2023 KEY FACTS

2,903*
Population
**1,023 Incarcerated*

992
Daytime Population

37.5
Median Age

302
Households

2023–2028 AVERAGE HOUSEHOLD EXPENDITURES PROJECTION

$66,704 2023 Annual Budget Expenditures	**$2,586** 2023 Property Taxes	**$1,193** 2023 Education	**$5,830** 2023 Health Care
↓	↓	↓	↓
$72,404 2028 Annual Budget Expenditures	**$2,807** 2028 Property Taxes	**$1,295** 2028 Education	**$6,328** 2028 Health Care

2023–2028 AVERAGE FAMILY SIZE PROJECTION

2.90 2023 Average Family Size	**496** 2023 Average Family Population	**171** 2023 Average Family Households
↓	↓	↓
2.87 2028 Average Family Size	**465** 2028 Average Family Population	**162** 2028 Average Family Households

2023 HOUSING

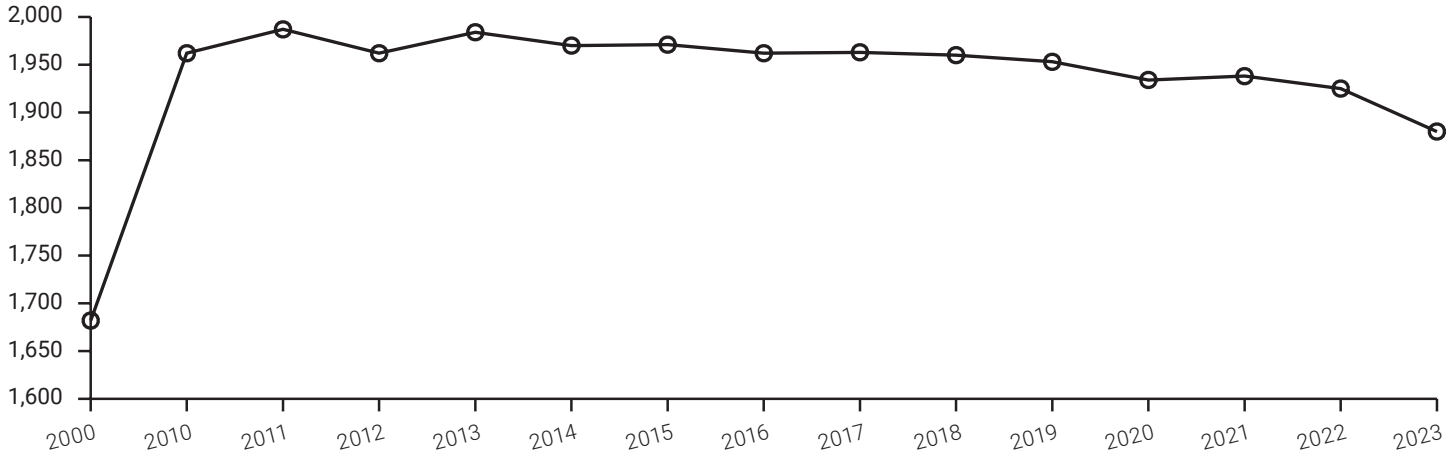
76%
Owner Occupied Housing Units

20%
Vacant Housing Units

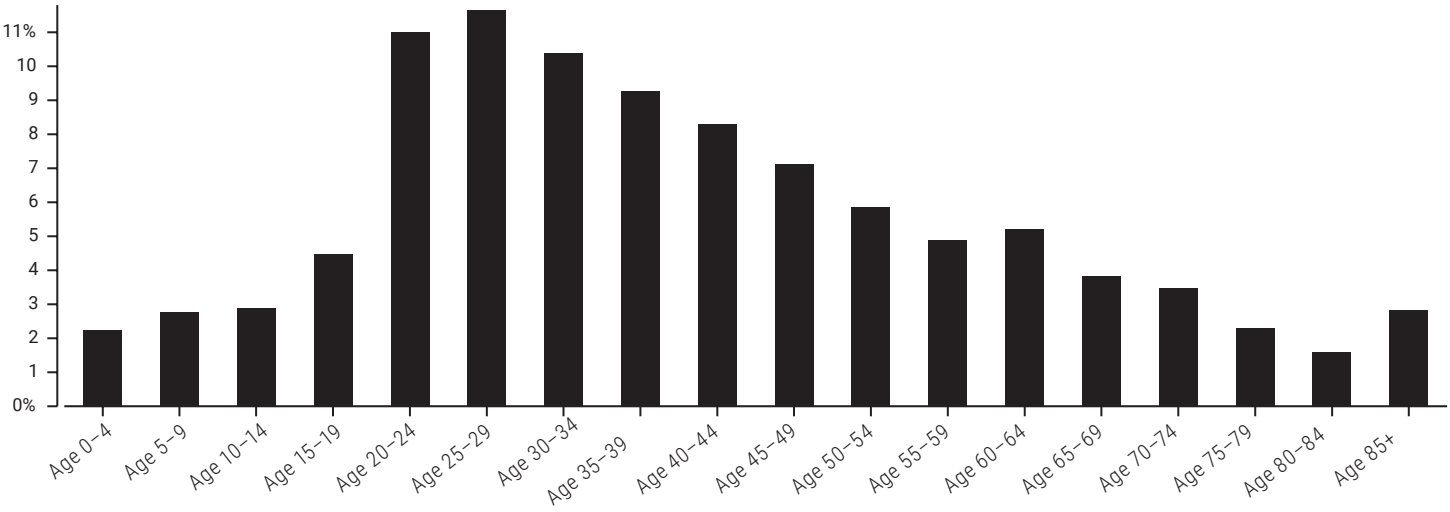
24%
Renter Occupied Housing Units

377
Housing Units

2000–2023 POPULATION TIME SERIES



2023 AGE DISTRIBUTION



INCOME

$48,493
Median Household Income

$13,160
Per Capita Income

$142,095
Median Net Worth

$185,417
Median Home Value

BUSINESS

32
Total Businesses

357
Total Employees

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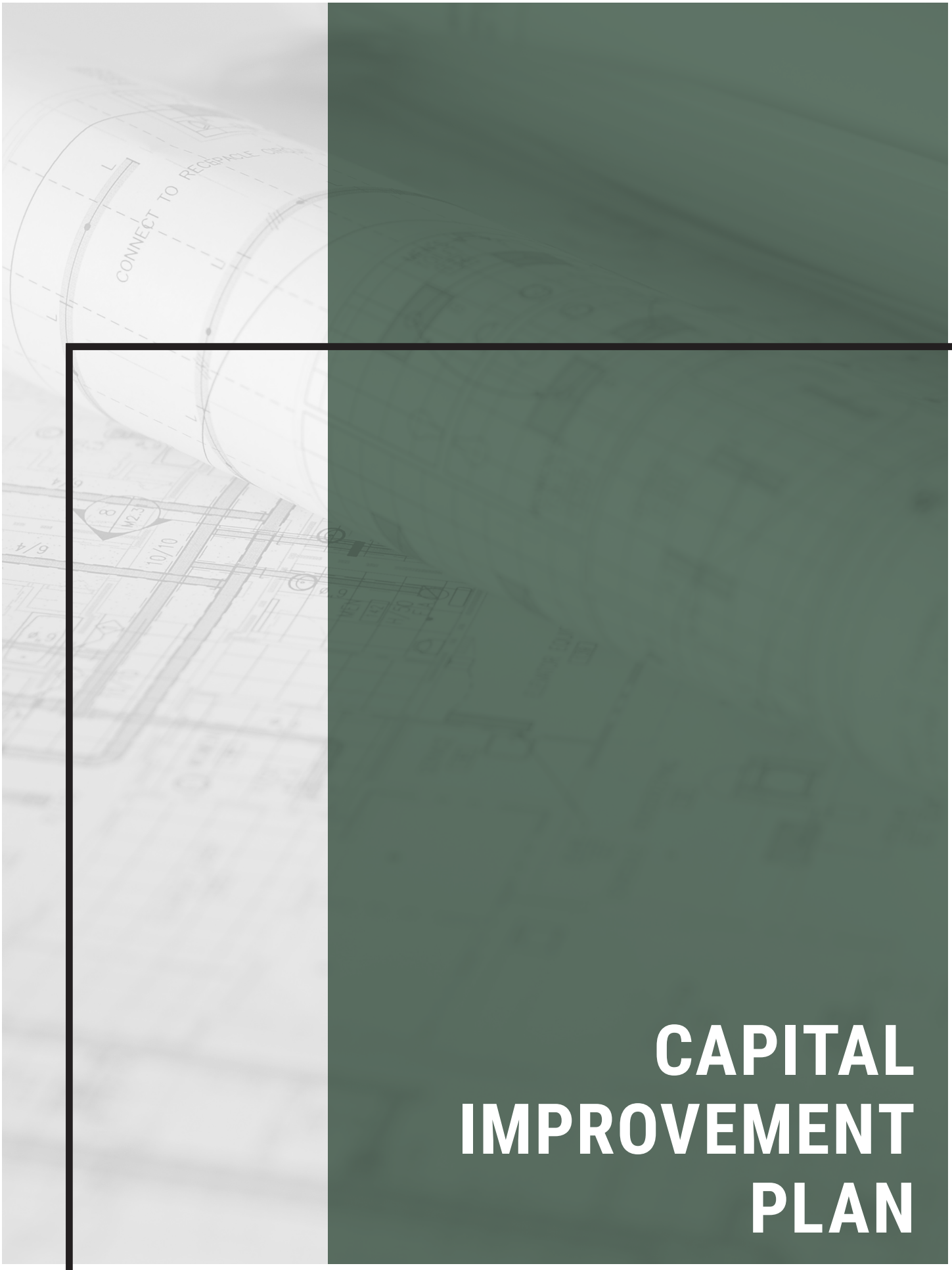

CAPITAL IMPROVEMENT PLAN

CAPITAL IMPROVEMENT PLAN

CIP DESIGN

To effectively plan for, and manage, the projects contained in the CIP, activities are divided into categories:

- **WATER SYSTEM**
- **WASTEWATER**
- **STORMWATER**
- **STREETS**
- **PARKS**
- **FACILITIES**
- **GROWTH + DEVELOPMENT**

CITY OF SPRINGFIELD CIP

To create the City of Springfield's first CIP, ISG worked with the Finance Officer, Public Works Superintendent, City Council, and Mayor to identify and assess department needs and the condition of City-owned infrastructure. Water, sanitary sewer, and storm sewer utilities were evaluated by reviewing existing studies and maps, analyzing existing infrastructure, and obtaining input from City staff. City parks, buildings, and other facilities were also evaluated by ISG. Additional input for purchasing and budgeting needs were provided by the City Council and staff.

An expanded list of proposed projects and expenditures (see Appendix B) was developed for the City through the evaluation and review process completed by ISG. City staff and Council members were asked to provide input on prioritizing and narrowing the list of programmed projects by year (see Appendix A).

ISG's multi-disciplinary team created a new, comprehensive CIP for the City. The results and implementation strategies are outlined in the following pages. ISG provided a full list of recommended or potential projects. City staff and Council members worked to prioritize and select a list of programmed improvements for the next five years as part of this CIP. Additional projects from the full list may be replaced or eliminated at the City's discretion.

Potential funding sources have been identified for programmed improvements within this report. A full list of potential grant programs and more information are provided in Appendix C. The appendix also includes the effect financing will have on the City's GO debt capacity.

APPENDICES

APPENDIX A: PROGRAMMED IMPROVEMENTS + PROJECT PRIORITY LIST

The programmed improvements are scheduled for the next five years beginning in FY 2026. The programmed improvements are based on the Project Priority List that was determined by City Council and City staff. ISG recommends City Council and City staff review the Project Priority List on a yearly basis and adjust or update the CIP accordingly.

APPENDIX B: PROJECT LIST + ITEMIZED PROJECT COST OPINIONS

A full list of identified projects and expenditures along with itemized opinions of probable cost.

APPENDIX C: FINANCIAL ANALYSIS

A summary of existing debt, projected debt capacity with planned projects, and a snapshot of projects using general funds.

APPENDIX D: UTILITY MAPS

Utility maps have been developed for the City to be used for future reference.

APPENDIX E: SUPPLEMENTAL INFORMATION

Supplemental information includes a location map of projects, utility capacity assumptions and calculations, and any documents used for reference in the report.

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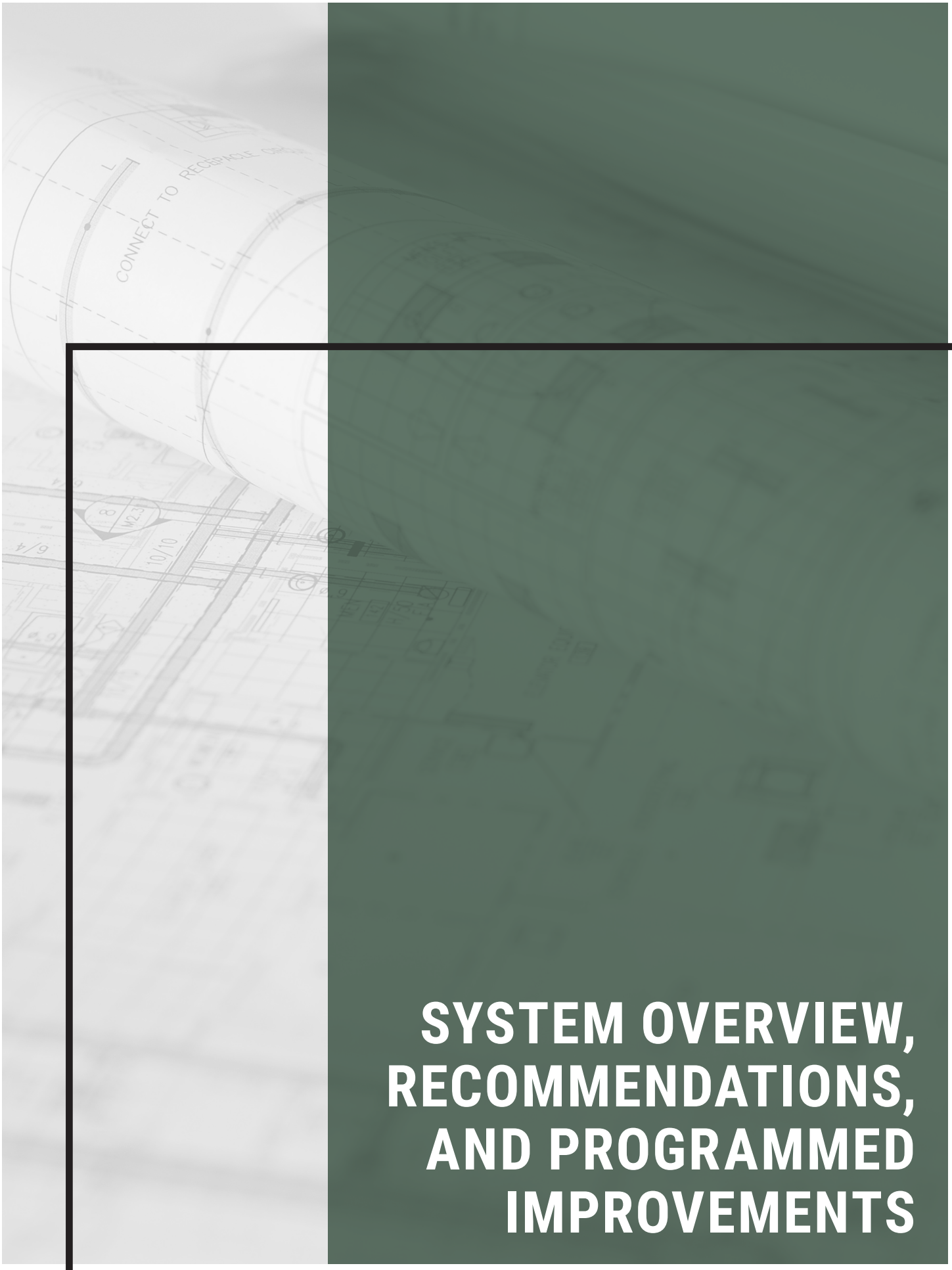


SYSTEM OVERVIEW, RECOMMENDATIONS, AND PROGRAMMED IMPROVEMENTS

WATER SYSTEM

SUPPLY + DEMAND

The City supplies water to residential and commercial users within the City Limits with water sourced from the Missouri River. The City has recently completed construction of a new water treatment plant to provide safe drinking water to the community. Alternatives, such as connecting to B-Y Rural Water were considered prior to moving forward with the new treatment plant.

The City currently retains water rights for wells within the City. These are used for emergency purposes with the primary source from drinking water coming from the Missouri River. Intake pipe capacities are noted below in table 1.1.

Table 1.1 Water Rights Table

WATER RIGHT PERMIT	PERMIT STATUS	SOURCE ID	SOURCE STATUS	FLOW (GPM)	VOLUME (GAL/DAY)
1110-3	Active	Intake Pipe	Active	560	806,400
8538-3	Active	Intake Pipe	Active	440	633,600

SPRINGFIELD WATER TREATMENT

According to the City of Springfield's 2023 Drinking Water Report over 2,108 customers were served an average of 206,000 gallons of water per day. This does not factor in any water loss, which is water that is used within the system, but not billed to any users. Water loss should be tracked to identify leaks or deficiencies within the system. It is important to track as the cost of treating the water is not being recouped through the sale of the water. According to the American Water Works Association (AWWA), water loss should be approximately six gallons per capita per day. For the City, this would be approximately 12,648 gallons per day.

TREATMENT

The original water treatment facility was constructed in 1966, and was upgraded in 2016. Water is pumped into the plant from an intake pipe from the Missouri River. Raw water then enters the pretreatment basin where activated carbon is added. Once water enters the treatment basin lime, coagulants, and flocculates are added to decease water hardness and remove suspended solids. Next, water enters the recarbonation basin to reduce the pH to acceptable levels. The water is then transferred to one of four sand filters to remove the remaining suspended solids. Chlorine is then added to disinfect the water and is stored in a clear well before being pumped into the distribution system.

STORAGE

Water treated through the City's water treatment plant is stored within the 300,000 gallon elevated storage tank. Based on the average usage of 206,000 gallons as reported in the 2023 Drinking Water Report, the City has approximately 94,000 gallons of excess storage based on daily consumption.

Table 1.2 Water Storage Table

FACILITY	STORAGE (GALLONS)
Water Tower	300,000
Average Usage	206,000
Excess Volume*	94,000

**Based on average usage*

DISTRIBUTION SYSTEM

Treated water is distributed through a network of watermain, providing necessary supply and capacity to users.

The distribution system is made of polyvinyl chloride (PVC), asbestos cement (AC) pipe, poly pipe (PP), polyethylene (PE), copper (Cu), and cast iron (CIP) according to a 2021 Facility Report provided by SPN & Associates. The system contains about 66,000 total feet of pipe with diameters ranging between 2-inch and 12-inch mains, with a majority of the system consisting of 4-inch mains. Table 1.3 provides a summary of watermain size and material present within the City's system.

Water is provided to Mike Durfee State Prison. The prison has a booster station and water tower to adequately provide storage and pressure to the facility.

Table 1.3 Distribution Table

PIPE SIZE + MATERIAL	TOTAL LENGTH (LF)
1" Cu	352
≤ 2" AC	220
≤ 2" PE	1,034
≤ 2" PP	10,848
≤ 2" PVC	748
4" AC	26,308
6" AC	8,340
6" CIP	235
6" PVC	5,276
8" AC	5,300
10" AC	2,480
10" CIP	172
12" AC	2,906
12" PVC	1,781

CAPACITY

The following table summarizes the current water availability for the City.

RECOMMENDATIONS

- Replace 4" mains throughout the City to provide a minimum main size of 8" for distribution and 6" for residential supply.
- Coordinate water main projects with necessary sanitary sewer replacement projects for cost efficiencies.
- Per AWWA standards, wash water tower every three years and inspect the tower and coating. Routine maintenance should be completed to ensure the water storage tank continues to meet design standards.

Table 1.4 Water Capacity Table

	CAPACITY (GALLONS)	NOTES
Supply Capacity	1,440,000	South Dakota Water Rights
Peak Water Use	267,000	1.2 Peak Factor Multiplier
Percent Usage	**19%**	
Current Available Capacity	1,173,000	
Standby Water	-	
Future Capacity (Water Rights)	0	
Total Developable Capacity	**1,173,000**	

WASTEWATER

COLLECTION SYSTEM

According to the Wastewater Facility plan, the City provides sanitary sewer service to approximately 358 sanitary sewer connections. Of these approximate 358 connections, 333 are residential, 20 are commercial, 4 are governmental, and 1 is industrial.

Like many communities, the original system is comprised of vitrified clay pipe (VCP). VCP pipe is known to experience inflow and infiltration (I/I) if not properly maintained. Increase in I/I requires the City to treat additional volumes of wastewater that would otherwise not be required.

As the City expanded in the late 1970s and early 1980s, an area at the southwest of the City was developed using polyvinyl chloride (PVC) pipe.

The sanitary sewer system is largely composed of VCP pipe ranging in size from 8” to 12”. The system contains approximately 80 manholes and three lift stations. A summary of material types and sizes is noted in table 1.5.

Table 1.5 Sanitary Sewer Collection Table

PIPE SIZE + MATERIAL	TOTAL LENGTH (LF)
6" VCP	279
8" VCP	17,487
10" VCP	3,304
12" VCP	4,103
6" ACP	455
8" ACP	379
6" PVC	367
8" PVC	13,145

WASTEWATER TREATMENT

The City operates a wastewater treatment facility under permit No. SD0022047. The permit was issued in January 2020 and expires December 31, 2024. The wastewater discharge permit allows discharge of treated wastewater to Lewis and Clark Lake (Missouri River). Wastewater is routed through the City by a series of gravity mains that flows to the main lift station. The main lift station then pumps the wastewater into the three-cell stabilization pond system. An auxiliary lift station is located along side of the main lift station for use during emergencies as well as a generator to provide power to run the lift stations during power outages.

The three-cell stabilization pond system contains three cells of the following sizes: 3.85 acres, 3.85 acres, and 11.0 acres. The facility was constructed in 1955, with upgrades to cells 1 and 2 completed in 1989. The facility has an average design flow of 0.2 million gallons per day (MGD).

SPRINGFIELD WASTEWATER TREATMENT

CAPACITY

> The system is designed for an average of 200,000 gallons per day according to the South Dakota Department of Agriculture and Natural Resources (SD DANR) documents. It can be expected that above average rainfall years will result in higher-than-average wastewater inflows, due to I/I, and result in lower net evaporation.

Table 1.6 Lagoon Capacity Table

WASTEWATER LAGOONS	FLOW (GPD)
Design Capacity	200,000
Average Estimated Use	126,000
Available Capacity	74,000

The system is designed to accommodate the population of 1,989 (2010 census) or .2 MGD, approximately 100 gallons per capita per day (gpcpd). Cell 3 has been noted to operate below design water level due to the lack of flow entering the system. Table 1.6 provides a brief summary of the system's capacity.

RECOMMENDATIONS

- Continue to monitor and prioritize VCP replacement throughout the community. Televising can be utilized to prioritize replacement of mains through the system. Strategically pair sanitary sewer replacement projects with watermain replacement projects.
- As the PVC in the Southwest portion of the City is nearing its 50 year design life, take a proactive approach to replace the core infrastructure. Sanitary sewer projects in this area should also focus on eliminating any remaining septic systems.
- Cell 3 within the lagoon has been noted to be dry and leaking. Further investigate to determine the cause of leaking. Cell 3 shall maintain a minimum depth of two feet to allow the proper biological treatment to take place to treat the wastewater.
- Maintain lagoons to limit rodent burrowing in the dikes and eliminate unwanted weed growth along the lagoons.

STORMWATER

EXISTING CONDITIONS

The City's stormwater system includes concrete curb and gutter, concrete streets, asphalt streets, storm sewer inlets, storm sewer piping, and ditches. Although storm sewer is present, it is limited and many of the streets exceed gutter spread design standards, meaning stormwater volumes are large enough to affect the travel path of the roadway during larger rainfall events.

According to the City's stormwater system facility plan, the City is delineated into nine general stormwater basins. The basins were derived using aerial contour and limited survey data. Drainage basins 1 and 2 were noted to have deficiencies. These two basins account for most of the community and can expect to see frequent flooding into the closed storm sewer systems, inadequate pipe capacity, and inadequate intake capacity.

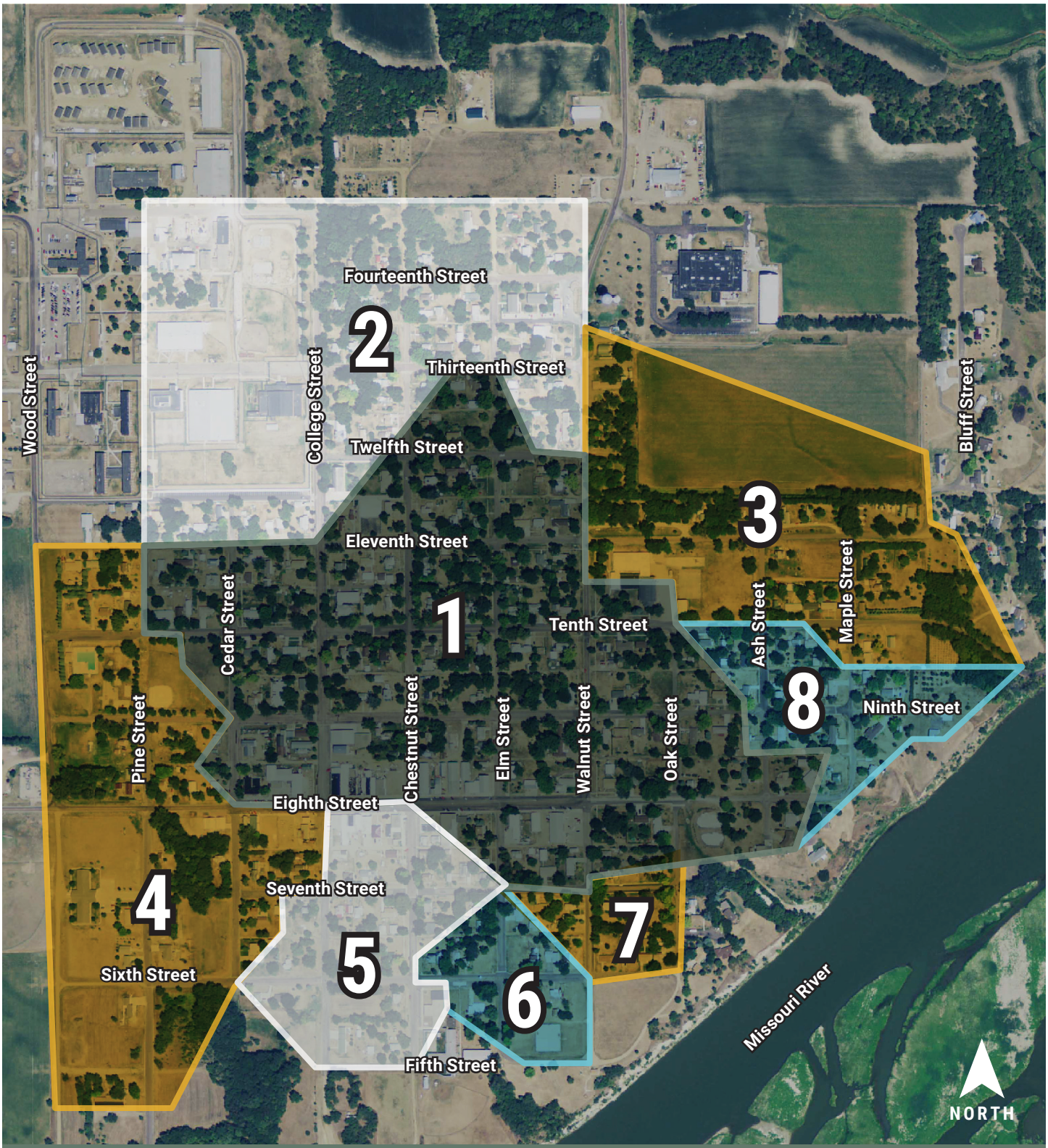
All current storm sewer is composed of reinforced concrete pipe. Refer to table 1.7 for a summary of material and length. Refer to Appendix D for a map noting location of storm sewer throughout the City.

Table 1.7 Storm Water Table

PIPE SIZE & MATERIAL	TOTAL LENGTH (LF)
12" RCP	45
15" RCP	612
18" RCP	389
24" RCP	306
30" RCP	304
36" RCP	591

RECOMMENDATIONS

- The City does not have a storm sewer fund. Establish a storm sewer rate structure to generate revenue to complete identified storm sewer projects throughout the community.
- Focus improvements on a basin approach and prioritize them to either begin with the downstream improvements to provide adequate outlet for the storm sewer, or upstream detention practices to slowly release the runoff through the storm water system.
- Prioritize stormwater projects with sanitary sewer and watermain projects to capitalize on efficiencies.
- Review and update stormwater ordinances to require stormwater detention for development projects to reduce the probability of negative downstream effects.
- Stormwater runoff from outside of City limits affect the City's stormwater system. Work with adjacent land owners—as opportunities arise—to provide detention on the upstream reaches of the stormwater basins.



DRAINAGE BASINS

STREETS, SIDEWALKS, AND TRAILS

EXISTING CONDITIONS

The City's street network is composed of asphalt and concrete streets. Curb and gutter is present throughout much of the community. Sidewalks are sparse along the street sections and it is not a priority to invest in sidewalks.

The City conducts general street maintenance and completes street reconstructions along side utility improvement projects. This practice allows the City to maintain a budget while also improving streets throughout the community.

SPRINGFIELD STREET EXHIBIT

RECOMMENDATIONS

- Continue budgeting and completing street maintenance projects on a yearly basis. If street maintenance is deferred, it is expected to see a more rapid rate of deterioration.
- Continue to complete street reconstruction with utility projects. By leveraging utility improvements, a community will be able to score higher on the Community Access Grant.
- To leverage the improvements at the campground and boat ramp, it is desired to install a 3.1 mile, or 5k trail throughout town. This trail would serve as a connection point for the community to the campground and boat ramp, as well as providing an opportunity for the community to host 5k races.

PARKS

VETERANS MEMORIAL PARK

Veterans Memorial Park is at the intersection of 5th Street and Walnut Street. The Park sits along the north bank of the Missouri River and contains a picnic shelter and open space. The park also includes a sidewalk to a lookout area over the Missouri River.

COLLEGE MEMORIAL PARK

College Memorial Park is home to the Springfield community pool located on the west side of the City. Additional to the pool, the park contains play equipment, picnic shelters and a basketball court.

FACILITIES

COMMUNITY CENTER

The Community Center, built in 1989, is at the intersection of 8th and Walnut Street, and serves as the City administration office and library, and also hosts other community events. The building contains restrooms and a kitchen. Few improvements have been completed throughout the years.

The facility assessment noted that the restrooms do no meet Americans with Disabilities Act (ADA) requirements due to fixture heights and radius, exterior doors are rusted and hard to operate, the electrical system throughout needs replacement/upgrades, and space is not adequate for the library or kitchen.

RECOMMENDATIONS

- Complete a space programing study to determine the needed size for the library and kitchen.
- Install emergency back-up power with an automatic transfer switch. Since the structure is designated the emergency shelter for the community, it is recommended to have emergency back-up power.
- Replace damaged electrical components throughout the structure.
- Remodel restrooms with new finishes and reconfigure to meet ADA requirements.
- Replace exterior doors and install a secondary exit in the administration offices and library.

NEW FIRE HALL

The new fire hall is located adjacent to the existing fire hall at the intersection of 9th and College Street. The structure contains five bays and provides the necessary space to store and facilitate the operations of the fire department. The facility assessment noted the structure to be in fair condition due to its age.

RECOMMENDATIONS

- Install a permanent generator along with a automatic transfer switch. A portable generator is being used in conjunction with a manual transfer switch. The permanent generator and automatic transfer switch will ensure power during outages.
- The electric furnace and associated condensing unit that serve the training rooms, restrooms, and office were installed in 2008. As this is nearing its average useful life, budget to replace the furnace and associated condensing unit.
- Lighting consist of fluorescent fixtures throughout. Although lower priority, replace light fixtures with LED and install occupancy sensing controls.

OLD FIRE HALL + POLICE STATION

> The old fire hall and police station are along 9th Street between College Street and Chestnut Street. This structure provides storage for the ambulance and police. Due to its age, there were several needed improvements identified for the exterior and interior of the building. Improvements range from replacement of concrete masonry units to remodeling the restrooms to meet current ADA requirements.

RECOMMENDATIONS

» Exterior

- The exterior CMU walls have cracks and flaking paint throughout. Repoint and/or replace damaged concrete masonry units, prepare, and repaint the exterior.
- The bulk water door is damaged and the windows appear to be original and are not secure. With the addition of a new bulk water system, infill the bulk water door and replace windows.
- The bulk water sales system is outdated and requires users to enter the building. Install a bulk water vending station on the exterior of the building to facilitate sale of bulk water.
- The overhead door is not insulated for the ambulance bay. Install an insulated door.
- The emergency warning system was not working at the time of the facility report. Perform required updates to the system to ensure the warning system is functioning properly.

» Interior

- There are ceiling tiles missing throughout the structure and others are stained and sagging. It is recommended to replace ceiling tiles and grid.
- There are three electric unit heaters that provide heat to the building. A window A/C unit provides colling to the ambulance conference space. To provide heating and cooling efficiency, it is recommended to install mini split multizone system.
- The restroom is shared by the ambulance and police department. At the time of the facility report, the toilet was not working and does not meet the Americans with Disabilities Act (ADA) standards. Remodel the restrooms with new finishes and reconfigure to meet ADA requirements. Consideration shall be given to the location of the restroom as well to better serve occupants.
- The lighting consists of fluorescent fixtures throughout. The light levels appear to be low in the ambulance bay. Although lower priority, replace light fixtures with LED and install occupancy sensing controls.

CITY POOL

The pool is at the intersection of 10th and Wood Street and provides a great amenity for community members during the summer months. At the facility assessment, the pool was noted to be in poor condition and needing several improvements. As a pool is a investment for a community, there should be consideration on long term planning for the pool prior to making significant upgrades to the facility.

The pool floor and walls are cracking throughout. Staff reported water levels drop during seasonal use.

The pool's mechanical system is leaking and the source of the leak was not identified at the time of the inspection. There appears to be no accessible entrance to the pool.

A liner was recently installed to prolong the life of the pool.

RECOMMENDATIONS

» Complete a master site plan prior to making any further investments. Consideration for a new pool should be given.

STREET SHOP

> The street shop is west of the City along Hwy 37, and is used to store and maintain City equipment. At the facility assessment, several deficiencies were identified and recommended improvements provided. The east bay has an existing trench drain. Staff reported the need for an additional drain in the west bay. The main electrical panel is a 200-amp service. It is original to the 1985 construction and is nearing its useful service life of 40 years.

RECOMMENDATIONS

- The east bay of the shop has an existing trench drain. Staff reported the need for an additional drain in the west bay. It is recommended to reconfigure/replace the concrete floor in the west bay to accommodate a floor drain.
- The shop lacks carbon monoxide and nitrogen dioxide monitoring systems. There is an existing exhaust fan located on the south wall and there is no make-up air. Due to the operations of the facility, it is recommended to install make-up air and CO/NO2 monitoring systems that connect to the building's exhaust system.
- The main electrical panel is a 200-amp service. It is original to the 1985 construction and is nearing its useful service life of 40 years. It is recommended to replace the electrical panel and install additional receptacles per staff report.

PROFESSIONAL SERVICES CENTER

The Professional Services Center is located near the intersection of 8th Street and Walnut Street. The structure provides space for area businesses on the first floor. If desired, the space could be repurposed to accommodate City programming. A full interior renovation would be required to addressed accessibility, mechanical, electrical, and interior finishes if this was desired.

RECOMMENDATIONS

- The roof was sagging on the north side of the building at the time of the report. It is recommended to conduct a structural assessment of the entire roof/wall system to determine scope of repair.
- The main entrance is not ADA accessible and the concrete stairs are damaged. It is recommended to remove the damages concrete stairs and install an accessible ramp in addition to new stairs.
- The City should understand long term goals and use for the structure. If desired to repurpose the space, it is recommended to complete a full renovation of the first floor and basement.

GROWTH + DEVELOPMENT

COMMERCIAL + INDUSTRIAL

Two commercial and industrial areas were identified for future development. The first area is located on the northeast side of the City adjacent to Rush-Co. This parcel of land is approximately 10 acres and is not serviced by any utilities. However, an existing watermain and sanitary sewer are along the west and south borders of the parcel. The other commercial and industrial parcel is in north-central Springfield, just west of Walnut Street. The existing parcel is approximately 6.25 acres, is not serviced by any utilities, and is currently under ownership of the development corporation.

RESIDENTIAL

An identified residential growth area is in the southwest corner of the City. This area was originally developed in the late 1970s and provides larger lots on the outskirts of the City. As utilities in this area are updated, additional residential development can be targeted in the area.

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APPENDICES

APPENDIX A: PROGRAMMED IMPROVEMENTS BY YEAR

ISG recommends the City Council review the CIP on an annual basis to adjust priorities accordingly.
A project priority list shows the five-year schedule of programmed improvements by year beginning in 2025.

Table 1.8 Project Schedule

NO.	PROJECT	2026	2027	2028	2029	2030	FUTURE
1	Community Services Center						$380,180
2	Fire Hall Improvements					$122,350	
3	Police/Ambulance Hall Improvements						$200,390
4	City Pool Improvements			$274,280			
5	Street Shop Improvements		$59,180				
6	Professional Services Center Improvements						$1,388,920
7	11th + Ash Street + Utility Reconstruction				$1,941,090		
8	College + 9th + Elm Street + Utility Reconstruction						$3,213,062
9	Water Tower Coating	$99,450					
10	Trail System						$1,379,530
YEARLY TOTALS		**$99,450**	**$59,180**	**$274,280**	**$1,941,090**	**$122,350**	**$5,182,552**

APPENDIX B: PROJECT MAP

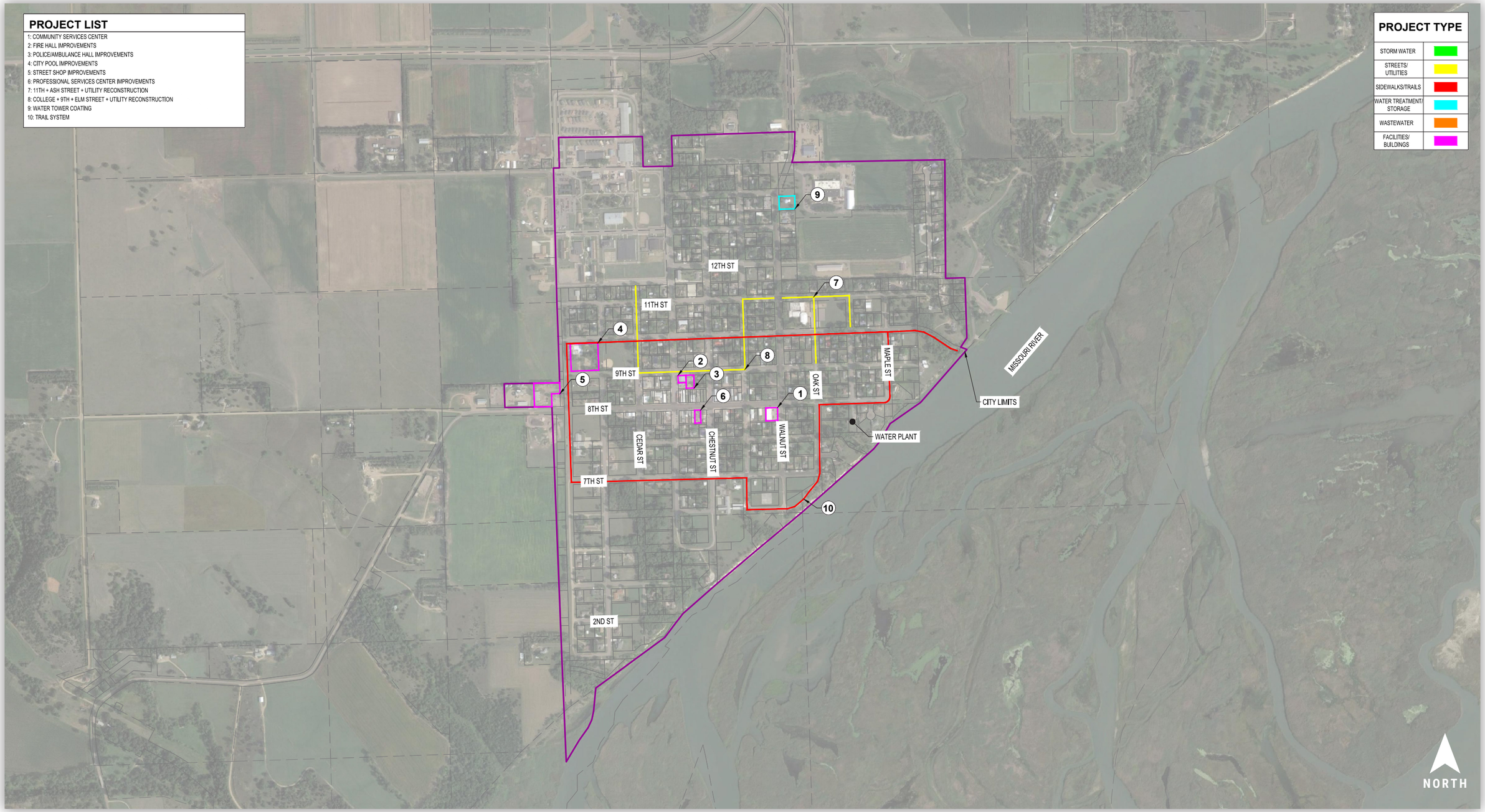

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Table 1.9 Itemized Project Cost

NO.	PROJECT	COST	DESCRIPTION	RANKINGS (1-10 1-HIGHEST)
1	Community Services Center	$381,000	Project includes many improvements on the interior and exterior of the building. Other improvements include space studies to determine square footage requirements for each the library and kitchen.	
2	Fire Hall Improvements	$123,000	Improvements include replacement of furnace and associated condensing unit, installation of permanent generator with an automatic transfer switch. Lighting improvements consist of replacing fixtures with LED and installing occupancy sensing controls.	
3	Police/ Ambulance Hall Improvements	$201,000	Improvements include replacement of exterior CMU and windows, remodeling restrooms and updating emergency warning system. Other improvements include installing insulated doors, replacing ceiling tiles and light fixtures.	
4	City Pool Improvements	$275,000	Pool improvements include replacing the concrete pool deck, and replacing electrical distribution system in the pump house. Other improvements include providing accessible restrooms and access to the pool as well as replacing doors, windows and the roof on the pump house.	
5	Street Shop Improvements	$60,000	Project includes replacement of concrete floor and installation of a floor drain, installation of CO/N02 monitoring system, and replacement of electrical panels.	
6	Professional Services Center Improvements	$1,389,000	Project includes a structural assessment on the buildings roof and wall system, installation of an accessible ramp/new stairs, and full renovation of the first floor and basement.	
7	11th + Ash Street + Utility Reconstruction	$1,942,000	Project includes the reconstruction of 11th Street from Walnut to Ash Street and Ash Street from 11th to 10th Street. Project also includes the installation of watermain and sanitary sewer.	
8	College + 9th + Elm Street + Utility Reconstruction	$3,214,000	Project includes the installation of storm sewer along College, 9th and Elm Street to alleviate existing flooding issues. Project also includes street reconstruction and utility replacement.	
9	Water Tower Coating	$100,000	Project includes recoating the exterior of the active water tower. Project also includes the demolition and removal of the out of service water tower.	
10	Trail System	$1,380,000	Project includes the planning/development and construction of a trail system in the southern part of the City. Trail system will connect the most southeast corner of the City up to the golf course. Looped trail system will have a total length of five kilometers.	

Table 1.10 Engineer's Opinion of Probable Cost: Community Services Center Improvements

NO.	ITEM DESCRIPTION	PRIORITY	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT
1	Exterior Door Replacement	1	LS	1	$25,000	$25,000
2	Restroom Remodel	1	EA	2	$45,000	$90,000
3	Replace Damaged Electrical Equipment	1	LS	1	$15,000	$15,000
4	Install Emergency Back-up Power/Transfer Switch	1	LS	1	$42,100	$42,100
5	Kitchen Space Study	1	LS	1		
6	Install Dedicated Library HVAC System	1	LS	1	$15,000	$15,000
					Priority 1 Cost	**$187,100**
7	Roof Repair/Gutter Replacement	2	SF	8,000	$2.75	$22,000
8	Library Space Study	2				
					Priority 2 Cost	**$22,000**
9	Light Fixture Replacement	3	SF	8,000	$7	**$56,000**
					Priority 3 Cost	**$56,000**
					Construction Cost	$265,100
					20% Construction Contingency	$53,020
					Total Estimated Construction Cost	$318,120
					Survey	$3,190
					Design Engineering	$23,860
					Bidding + Contract Documents	$3,190
					Construction Engineering	$22,270
					Administration + Legal	$9,550
					TOTAL ESTIMATED PROJECT COST	**$380,180**

Table 1.11 Engineer's Opinion of Probable Cost: Fire Hall Improvements

NO.	ITEM DESCRIPTION	PRIORITY	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT
1	Install Generator + Automatic Transfer Switch	1	LS	1	$42,100	$42,100
					Priority 1 Cost	**$42,100**
2	Replace Furnace + Condensing Unit	2	LS	1	$11,250	$1,200
					Priority 2 Cost	**$1,200**
3	Replace Light Fixtures + Install Occupancy Sensing Controls	3	SF	6,000	$7	$42,000
					Priority 3 Cost	**$42,000**
					Construction Cost	$85,300
					20% Construction Contingency	$17,060
					Total Estimated Construction Cost	$102,360
					Survey	$1,030
					Design Engineering	$7,680
					Bidding + Contract Documents	$1,030
					Construction Engineering	$7,170
					Administration + Legal	$3,080
					TOTAL ESTIMATED PROJECT COST	**$122,350**

Table 1.12 Engineer's Opinion of Probable Cost: Police/Ambulance Hall Improvements

NO.	ITEM DESCRIPTION	PRIORITY	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT
1	Repoint/Repair Damaged CMU + Replace Windows	1	LS	1	$37,525	$37,525
2	Install Bulk Water Vending Station	1	LS	1	$10,000	$10,000
3	Update Emergency Warning System	1				$0
4	Remodel/Relocate Restrooms	1	LS	1	$30,000	$30,000
					Priority 1 Cost:	**$77,525**
5	Install Insulated Door	2	LS	1	$1,700	$1,700
6	Replace Ceiling Tiles + Grid	2	SF	3,500	$6	$21,000
7	Install Mini Split Heating System	2	LS	1	$15,000	$15,000
					Priority 2 Cost:	**$37,700**
8	Replace Light Fixtures + Install Occupancy Sensing System	3	LS	3,500	$7	$24,500
					Priority 3 Cost:	**$24,500**
					Construction Cost	$139,725
					20% Construction Contingency	$27,945
					Total Estimated Construction Cost	$167,670
					Survey	$1,680
					Design Engineering	$12,580
					Bidding + Contract Documents	$1,680
					Construction Engineering	$11,740
					Administration + Legal	$5,040
					TOTAL ESTIMATED PROJECT COST	**$200,390**

Table 1.13 Engineer's Opinion of Probable Cost: City Pool Improvements

NO.	ITEM DESCRIPTION	PRIORITY	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT
1	Remove and Replace Concrete Pool Deck	1	CY	150	$450	$67,500
2	Provide Accessible Restrooms + Access to Pool	1	EA	2	$45,000	$90,000
3	Replace Electrical Distribution System	1	LS	1	$15,000	$15,000
4	Master Site Plan	1	LS			$0
					Priority 1 Cost	**$172,500**
5	Replace Door, Frames, Roof	2	LS	1	$18,750	$18,750
					Priority 2 Cost	**$18,750**
					Construction Cost	$191,250
					20% Construction Contingency	$38,250
					Total Estimated Construction Cost	$229,500
					Survey	$2,300
					Design Engineering	$17,220
					Bidding + Contract Documents	$2,300
					Construction Engineering	$16,070
					Administration + Legal	$6,890
					TOTAL ESTIMATED PROJECT COST	**$274,280**

Table 1.14 Engineer's Opinion of Probable Cost: Street Shop Improvements

NO.	ITEM DESCRIPTION	PRIORITY	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT
1	Replace Concrete Floor + Install Floor Drain	1	LS	1	$22,500	$22,500
2	Install Make-Up Air + CO/NO2 Monitoring System	1	LS	1	$11,250	$11,250
					Priority 1 Cost	**$33,750**
3	Replace Electrical Panel + Additional Receptacles	2	LS	1	$7,500	$7,500
					Priority 2 Cost	**$7,500**
					Construction Cost	$41,250
					20% Construction Contingency	$8,250
					Total Estimated Construction Cost	$49,500
					Survey	$500
					Design Engineering	$3,720
					Bidding + Contract Documents	$500
					Construction Engineering	$3,470
					Administration + Legal	$1,490
					TOTAL ESTIMATED PROJECT COST	**$59,180**

Table 1.15 Engineer's Opinion of Probable Cost: Professional Services Center Improvements

NO.	ITEM DESCRIPTION	PRIORITY	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT
1	Structural Assessment of Roof + Wall System	1	LS	1	$3,750	$3,750
2	Install Accessible Ramp + New Stairs	1	LS	1	$19,800	$19,800
					Priority 1 Cost	**$23,550**
3	Interior Finishes Improvements	2	SF	4,200	$225	$945,000
					Priority 2 Cost	**$945,000**
					Construction Cost	$968,550
					20% Construction Contingency	$193,710
					Total Estimated Construction Cost	$1,162,260
					Survey	$11,630
					Design Engineering	$87,170
					Bidding + Contract Documents	$11,630
					Construction Engineering	$81,360
					Administration + Legal	$34,870
					TAL ESTIMATED PROJECT COST	**$1,388,920**

Table 1.16 Engineer's Opinion of Probable Cost: 11th Street, Ash Street, and Oak Street + Utility Project

NO.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT
11th + Ash Street					
1	Common Excavation	CY	3,090	$15.00	$46,350.00
2	Remove Valley Gutter	SY	80	$10.00	$800.00
3	Remove Asphalt Surfacing	SY	3,280	$5.00	$16,400.00
4	Remove + Salvage Gravel Base	SY	3,280	$8.00	$26,240.00
5	8" Gravel Base Course	TN	3,860	$30.00	$115,800.00
6	4" Asphalt Paving	TN	1,050	$170.00	$178,500.00
7	Concrete Curb + Gutter	LF	2,200	$42.00	$92,400.00
8	Concrete Fillet Section	SY	60	$150.00	$9,000.00
9	Valley Gutter	SY	80	$130.00	$10,400.00
10	4" Concrete Sidewalk	SF	11,040	$10.00	$110,400.00
11	6" Concrete Approach Pavement	SY	75	$130.00	$9,750.00
12	Detectable Warning Panels	SF	60	$75.00	$4,500.00
13	Storm Sewer Curb Inlet Castings	EA	3	$1,500.00	$4,500.00
14	Traffic Control	LS	1	$10,000.00	$10,000.00
15	Remove Sanitary Sewer Manhole	EA	2	$900.00	$1,800.00
16	8" PVC Sanitary Sewer Pipe	LF	750	$95.00	$71,250.00
17	Sanitary Sewer Service Pipe	LF	120	$60.00	$7,200.00
18	Sanitary Sewer Service Wye	EA	3	$650.00	$1,950.00
19	Connect to Existing Sanitary Sewer Main	EA	3	$1,500.00	$4,500.00
20	Connect to Existing Sanitary Sewer Service	EA	3	$800.00	$2,400.00
21	Sanitary Sewer Manhole	EA	2	$6,000.00	$12,000.00
22	Bypass Pumping	LS	1	$15,000.00	$15,000.00
23	12" PVC Water Main	LF	450	$90.00	$40,500.00
24	6" PVC Water Main	LF	80	$65.00	$5,200.00
25	Saddle Corp Stop	EA	2	$800.00	$1,600.00
26	Curb Stop	EA	2	$700.00	$1,400.00
27	Connect to Existing Water Main	EA	2	$1,800.00	$3,600.00
28	Connect to Existing Water Service	EA	2	$800.00	$1,600.00
29	12" Gate Valve	EA	2	$7,500.00	$15,000.00
30	6" Gate Valve	EA	2	$2,500.00	$5,000.00
31	Fire Hydrant	EA	2	$6,000.00	$12,000.00
32	Mobilization	LS	1	$67,000.00	$67,000.00
				Sub Total	$904,040.00

Table 1.16 Engineer's Opinion of Probable Cost: 11th Street, Ash Street, and Oak Street + Utility Project

NO.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT
Oak Street					
1	Remove Sidewalk	SY	11	$10.00	$110.00
2	Remove Asphalt Surfacing	SY	930	$8.00	$7,440.00
3	Remove + Salvage Gravel Base	SY	1,410	$8.00	$11,280.00
4	8" Gravel Base Course	TN	1,370	$30.00	$41,100.00
5	6" Gravel Surfacing	TN	160	$30.00	$4,800.00
6	4" Asphalt Paving	TN	370	$170.00	$62,900.00
7	Concrete Curb + Gutter	LF	690	$42.00	$28,980.00
8	Concrete Fillet Section	SY	40	$150.00	$6,000.00
9	Valley Gutter	SY	37	$130.00	$4,810.00
10	4" Concrete Sidewalk	SF	3,649	$10.00	$36,490.00
11	6" Concrete Approach Pavement	SY	50	$130.00	$6,500.00
12	Detectable Warning Panels	SF	40	$75.00	$3,000.00
13	Common Excavation	CY	1,140	$15.00	$17,100.00
14	Traffic Control	LS	1	$5,000.00	$5,000.00
15	Remove Sanitary Sewer Manhole	EA	2	$900.00	$1,800.00
16	8" PVC Sanitary Sewer Pipe	LF	400	$95.00	$38,000.00
17	Sanitary Sewer Service Pipe	LF	200	$60.00	$12,000.00
18	Sanitary Sewer Service Wye	EA	5	$650.00	$3,250.00
19	Connect to Existing Sanitary Sewer Main	EA	3	$1,500.00	$4,500.00
20	Connect to Existing Sanitary Sewer Service	EA	5	$800.00	$4,000.00
21	Sanitary Sewer Manhole	EA	2	$6,000.00	$12,000.00
22	Bypass Pumping	LS	1	$5,000.00	$5,000.00
23	6" PVC Water Main	LF	760	$65.00	$49,400.00
24	Saddle Corp Stop	EA	1	$1,200.00	$1,200.00
25	Curb Stop	EA	1	$900.00	$900.00
26	Connect to Existing Water Main	EA	5	$1,800.00	$9,000.00
27	Connect to Existing Water Service	EA	1	$1,000.00	$1,000.00
28	6" Gate Valve	EA	8	$2,500.00	$20,000.00
29	Fire Hydrant	EA	3	$6,000.00	$18,000.00
30	Mobilization	LS	1	$34,000.00	$34,000.00
				Subtotal:	$449,560.00

Table 1.16 Engineer's Opinion of Probable Cost: 11th Street, Ash Street, and Oak Street + Utility Project

NO.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT
				Construction Cost	$1,353,600.00
				20% Construction Contingency	$270,720.00
				Total Estimated Construction Cost	$1,624,320.00
				Survey	$16,250.00
				Design Engineering	$121,830.00
				Bidding + Contract Documents	$16,250.00
				Construction Engineering	$113,710.00
				Administration + Legal	$48,730.00
				TOTAL ESTIMATED PROJECT COST	**$1,941,090.00**

Table 1.17 Engineer's Opinion of Probable Cost: College, 9th, and Elm Street

NO.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT
1	Mobilization	LS	1	$150,000.00	$150,000.00
2	Remove, Salvage, Pulverize, Place and Grade Asphalt and Base	SY	10,100	$11.00	$111,100.00
3	Remove + Replace Sidewalk	SY	77	$90.00	$6,930.00
4	Remove and Replace Concrete Curb and Gutter	LF	5,240	$45.00	$235,800.00
5	Remove and Replace Concrete Driveway Approach	SY	200	$125.00	$25,000.00
6	Remove Concrete Surfacing	SY	80	$15.00	$1,200.00
7	Remove Existing Manholes	EA	7	$700.00	$4,900.00
8	4" Sanitary Sewer Service Pipe	LF	528	$60.00	$31,680.00
9	8" Sanitary Sewer Pipe	LF	1,500	$90.00	$135,000.00
10	Connect to Existing 8" Sewer Main	EA	12	$1,200.00	$14,400.00
11	Connect Existing Sewer Service	EA	16	$800.00	$12,800.00
12	8"x4" Sanitary Sewer Wyes	EA	16	$400.00	$6,400.00
13	Install Sanitary Sewer Manholes	EA	7	$7,000.00	$49,000.00
14	Bypass Pumping	LS	1	$10,000.00	$10,000.00
15	4" Concrete Sidewalk	SF	660	$10.00	$6,600.00
16	6" Watermain	LF	1,670	$55.00	$91,850.00
17	8" Watermain	LF	450	$68.00	$30,600.00
18	10" Watermain	LF	410	$90.00	$36,900.00
19	2" Water Service Pipe	LF	360	$40.00	$14,400.00
20	1" Water Service Pipe	LF	500	$35.00	$17,500.00
21	2" Curb Stop	EA	11	$1,150.00	$12,650.00
22	1" Curb Stop	EA	15	$600.00	$9,000.00
23	Fire Hydrant Assembly	EA	4	$6,500.00	$26,000.00
24	6" Gate Valve + Box	EA	12	$2,500.00	$30,000.00
25	8" Gate Valve + Box	EA	4	$3,000.00	$12,000.00
26	10" Gate Valve + Box	EA	3	$3,500.00	$10,500.00
27	Storm Sewer Manhole	CY	3	$7,500.00	$22,500.00
28	Storm Sewer Inlet	SY	7	$5,000.00	$35,000.00
29	18" RCP Storm Sewer Pipe	TN	250	$75.00	$18,750.00
30	30" RCP Storm Sewer Pipe	LF	1,250	$105.00	$131,250.00
31	Connect to Existing Storm Sewer	EA	2	$1,500.00	$3,000.00
32	Asphalt Surfacing	EA	3,100	$180.00	$558,000.00
33	Gravel Base Course or Surfacing	EA	9,675	$28.00	$270,900.00

Table 1.17 Engineer's Opinion of Probable Cost: College, 9th, and Elm Street

NO.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT
34	Street Excavation	EA	5,000	$12.00	$60,000.00
35	Valley Gutter	EA	40	$110.00	$4,400.00
36	6" Concrete Fillet	LF	330	$120.00	$39,600.00
37	Erosion Control	EA	1	$2,000.00	$2,000.00
38	Traffic Control	EA	1	$3,000.00	$3,000.00
				Construction Cost	$2,240,610.00
				20% Construction Contingency	$448,122.00
				Total Estimated Construction Cost	$2,688,732.00
				Survey	$26,890.00
				Design Engineering	$201,660.00
				Bidding + Contract Documents	$26,890.00
				Construction Engineering	$188,220.00
				Administration + Legal	$80,670.00
				TOTAL ESTIMATED PROJECT COST	**$3,213,062.00**

Table 1.18 Engineer's Opinion of Probable Cost: Water Tower Coating

NO.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT
1	Mobilization	LS	1	$5,000	$5,000
2	Paint	GAL	45	$175	$7,875
3	Exterior Surface Removal	LS	1	$20,000	$20,000
4	Recoat Tank Exterior	LS	1	$50,000	$50,000
5	Demolition Old Water Tower	LS	1	$10,000	$10,000
				Construction Cost	$82,875
				20% Construction Contingency	$16,575
				Total Estimated Construction Cost	$99,450
				TOTAL ESTIMATED PROJECT COST	**$99,450**

Table 1.19 Engineer's Opinion of Probable Cost: Trail System

NO.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT
1	Mobilization	LS	1	$72,000	$72,000
2	Clearing	LS	1	$10,000	$10,000
3	Water for Vegetation	MGAL	1,000	$10	$10,000
4	Unclassified Excavation	CY	5,000	$30	$150,000
5	Aggregate Base	TN	3,000	$30	$90,000
6	Asphalt Pavement, 10' Width, 6" Depth	TN	3,600	$155	$558,000
7	Site Restoration	SY	36,000	$2.00	$72,000
				Construction Cost	$962,000
				20% Construction Contingency	$192,400
				Total Estimated Construction Cost	$1,154,400
				Survey	$11,550
				Design Engineering	$86,580
				Bidding + Contract Documents	$11,550
				Construction Engineering	$80,810
				Administration + Legal	$34,640
				TOTAL ESTIMATED PROJECT COST	**$1,379,530**

APPENDIX C: FINANCIAL ANALYSIS

For budgeting and planning purposes, the most useful tool in the CIP will be Appendix A, which includes the programmed and future projects and budgetary cost. During the budgeting process, the City can use current balances and projects, in parallel with the programmed and future projects, to appropriately plan for the upcoming year. For this CIP, a summary of existing debt and a projected debt capacity with planned projects are provided to assist the City in planning capital improvements over the next five years. Additionally, a snapshot of programmed projects and recommended funding sources is included for the City's reference as well.

Table 1.20 Programmed Improvements + Proposed Funding Source

PROJECT	YEAR	PROJECT COST	PROPOSED FUNDING SOURCE
Water Tower Coating	2026	$99,450	Water Funds
Street Shop Improvements	2027	$59,180	General Funds
City Pool Improvements	2028	$274,280	General Funds
11th + Ash Street + Utility Reconstruction	2029	$1,941,090	GO Debt
Fire Hall Improvements	2030	$122,350	General Funds

Table 1.21 Summary of Existing Debt

LOAN TITLE	2025	2026	2027	2028	2029	2030
Springfield CW-1	$1,784,439	$1,737,439	$1,689,053	$1,639,323	$1,588,212	$1,535,680
TOTAL DEBT:	**$1,784,439**	**$1,737,439**	**$1,689,053**	**$1,639,323**	**$1,588,212**	**$1,535,680**

**Estimated annual repayment based on City's 2024 budget*

Table 1.22 General Obligation Debt Analysis

	2022	2025	2026	2027	2028	2029	2030
		PROJECTED					
Total Property Valuation*	$30,796,830	$32,681,842	$33,335,479	$34,002,189	$34,682,233	$35,375,877	$36,083,395
General Obligation Debt Capacity (5% Max)	$1,539,842	$1,634,092	$1,666,774	$1,700,109	$1,734,112	$1,768,794	$1,804,170
Outstanding General Obligation Debt		$0	$0	$0	$0	$0	$0
11th + Ash Street + Utility Revenue**						$1,941,090	$1,879,082
REMAINING GO DEBT CAPACITY	**$1,539,842**	**$1,634,092**	**$1,666,774**	**$1,700,109**	**$1,734,112**	**-$172,296**	**-$74,912**

**Assumes a conservative 2.0% annual increase in property valuation*
***Assumes a 20-year note at a 3.25%*
****Assumes the entirety of the project will be funded using GO Debt and does not factor in potential outside funds or revenue debt associated with utility reconstruction*

ISG recommends consulting with Municipal Advisor prior to issuing debt for any large capital improvements to ensure the City has adequate debt capacity and annual revenues are enough to cover anticipated debt service.

GRANT FUNDING OPPORTUNITIES FOR CAPITAL IMPROVEMENT PROJECTS

INTRODUCTION

External funding sources play a pivotal role in supporting capital improvement projects outlined in the CIP. These grants offer financial assistance to municipalities and organizations, facilitating the realization of critical infrastructure initiatives. By leveraging these opportunities, communities can alleviate financial burdens and expedite the implementation of essential projects, ultimately enhancing public services and quality of life.

CLEAN WATER STATE REVOLVING LOAN FUND (CWSRF)

The CWSRF offers low-interest loans to finance water quality improvement projects, aiding communities in meeting federal Clean Water Act requirements. Through this program, municipalities can address critical needs such as wastewater treatment and stormwater management. By leveraging CWSRF funds, communities can advance environmental sustainability while minimizing financial strain. The project must be on the State Water Plan prior to submitting the funding application.

Interest Rates (As of November 2024):

- 5 year: 2.5%,
- 10 year: 3.25%,
- 20 year: 3.5%,
- 30 year: 3.75%

Application Deadline: Quarterly – January 1, April 1, July 1, and October 1. SD Board of Water and Natural Resources (BWNR) board reviews applications quarterly.

Requirements:

- Projects must be on State Water Plan (SWP). Applications are due by October 1, but SWP can be amended quarterly by submitting applications by February 1, May 1, or August 1.
- Planning Districts assist communities with the applications. An engineer prepares a Facility Plan as part of the application.

Award Limits: Varies based on project scope and eligibility.

Eligible Projects: Water infrastructure improvements such as wastewater treatment plants, stormwater management, and green infrastructure.

DRINKING WATER STATE REVOLVING LOAN FUND (DWSRF)

The DWSRF provides low-interest loans to support drinking water infrastructure projects, ensuring safe and reliable water supplies for communities. By accessing DWSRF funds, municipalities can enhance water quality, address aging infrastructure challenges, and comply with regulatory standards. The project must be on the SWP prior to submitting the funding application.

Interest Rates (As of November 2024):

- 5 year: 2.5%,
- 10 year: 3.25%
- 20 year: 3.5%
- 30 year: 3.75%

Application Deadline: Quarterly – January 1, April 1, July 1, October 1. SD Board of Water and Natural Resources (BWNR) board reviews applications quarterly.

Requirements:

- Projects must be on SWP. Applications are due by October 1, but SWP can be amended quarterly by submitting applications by February 1, May 1, or August 1.
- Planning Districts assist communities with the applications. An engineer prepares a Facility Plan as part of the application.

Award Limits: Dependent on project specifics and eligibility.

Eligible Projects: Drinking water infrastructure upgrades, including water treatment facilities and distribution systems.

LAND AND WATER CONSERVATION FUND (LWCF)

The LWCF provides grants for the acquisition and development of public outdoor recreation areas and facilities, promoting conservation and enhancing community access to natural spaces. With LWCF support, municipalities can expand parks, develop trails, and protect valuable land while supporting recreation.

Matching Funds: Requires a 100% cost share.

Application Deadline: Announced annually, typically in August. Award date typically in January.

Award Limits: Minimum Award: $250,000 – Maximum Award $5,000,000

Eligible Projects: Acquisition and development of public outdoor recreation areas and facilities.

SOUTH DAKOTA COMMUNITY DEVELOPMENT BLOCK GRANTS (CDBG)

CDBG grants offer flexible funding to address a wide range of community development needs, including housing rehabilitation, infrastructure improvements, and economic development initiatives. By leveraging CDBG funds, municipalities can revitalize neighborhoods, create affordable housing opportunities, and stimulate economic growth. Applicants should work with their local planning district to apply.

Matching Funds: No required match.

Application Deadline: Due semi-annually on April 1 and October 1.

Award Limits: Determined by federal allocation and project needs.

Eligible Projects: Broad range including housing rehabilitation, infrastructure improvements, and economic development initiatives.

RECREATIONAL TRAILS PROGRAM (RTP)

The Recreational Trails Program supports the development and maintenance of recreational trails, promoting outdoor recreation opportunities and enhancing community connectivity. Through RTP grants, municipalities can create accessible trail systems, improve trail infrastructure, and provide recreational amenities for residents and visitors, encouraging health, wellness, and outdoor enjoyment. Payment takes place on a reimbursement basis. The project sponsor must incur costs for work completed, and then submit reimbursement request form and supporting documentation to the grants coordinator for payment.

Matching Funds: 20% match required.

Application Deadline: Announced annually typically in April.

Award Limits: Generally, range between $40,000 and $200,000.

Eligible Projects: Motorized and non-motorized trail development, maintenance, and accessibility enhancements.

TRANSPORTATION ALTERNATIVES PROGRAM (TAP)

TAP provides funding for non-traditional transportation projects, including pedestrian and bicycle facilities, recreational trails, and safe routes to school initiatives. By accessing TAP funds, municipalities can enhance multimodal transportation options, improve safety for pedestrians and cyclists, and promote active transportation alternatives, thereby creating more walkable communities.

Matching Funds: 18.05% match required.

Application Deadline: Announced annually typically in October.

Award Limits: Generally, range between $50,000 and $600,000 depending on annual funding allowance.

Eligible Projects: Non-traditional transportation projects such as pedestrian and bicycle facilities, recreational trails, and safe routes to school initiatives.

COMMUNITY ACCESS GRANT

The Community Access Grant program supports infrastructure projects aimed at enhancing community access and connectivity. By securing Community Access Grants, municipalities can improve transportation networks, enhance public facilities, and promote equitable access to essential services, promoting inclusivity, and community well-being. Town must be less than 5,000 in population to be eligible for these grant funds.

Matching Funds: 20% match required.

Application Deadline: Announced annually typically in July.

Award Limits: $600,000 maximum.

Eligible Projects: Enhancing community access and connectivity through infrastructure improvements.

GOED INFRASTRUCTURE IMPROVEMENT PROGRAM (SOUTH DAKOTA)

The GOED Infrastructure Improvement Program provides funding for infrastructure projects that promote economic development, job creation, and community enhancement within South Dakota. By accessing GOED grants, municipalities can invest in critical infrastructure, support business growth, and strengthen the state's economy.

Matching Funds: No match required.

Application Deadline: Applications accepted quarterly on January 31, April 30, July 31, and October 31.

Award Limits: Dependent on project specifics and available funding.

Eligible Projects: Infrastructure projects aimed at economic development, job creation, and community enhancement within South Dakota.

SOUTH DAKOTA COMMUNITY FACILITIES DIRECT LOAN AND GRANT PROGRAM

The South Dakota Community Facilities Direct Loan and Grant Program offers financial assistance to rural communities for the development of essential community facilities. Through a combination of low-interest loans and grants, this program aims to improve infrastructure, enhance public services, and foster economic growth in under-served areas of the state. By accessing funds through this program, municipalities can address critical needs such as healthcare facilities, public safety buildings, and community centers, thereby enhancing the quality of life for residents and promoting community development.

Matching Funds and Interest: No matching funds for grant portion. Market: 3.75%, Intermediate: 4.125%, Poverty: 4.5%.

Application Deadline: Open year-round.

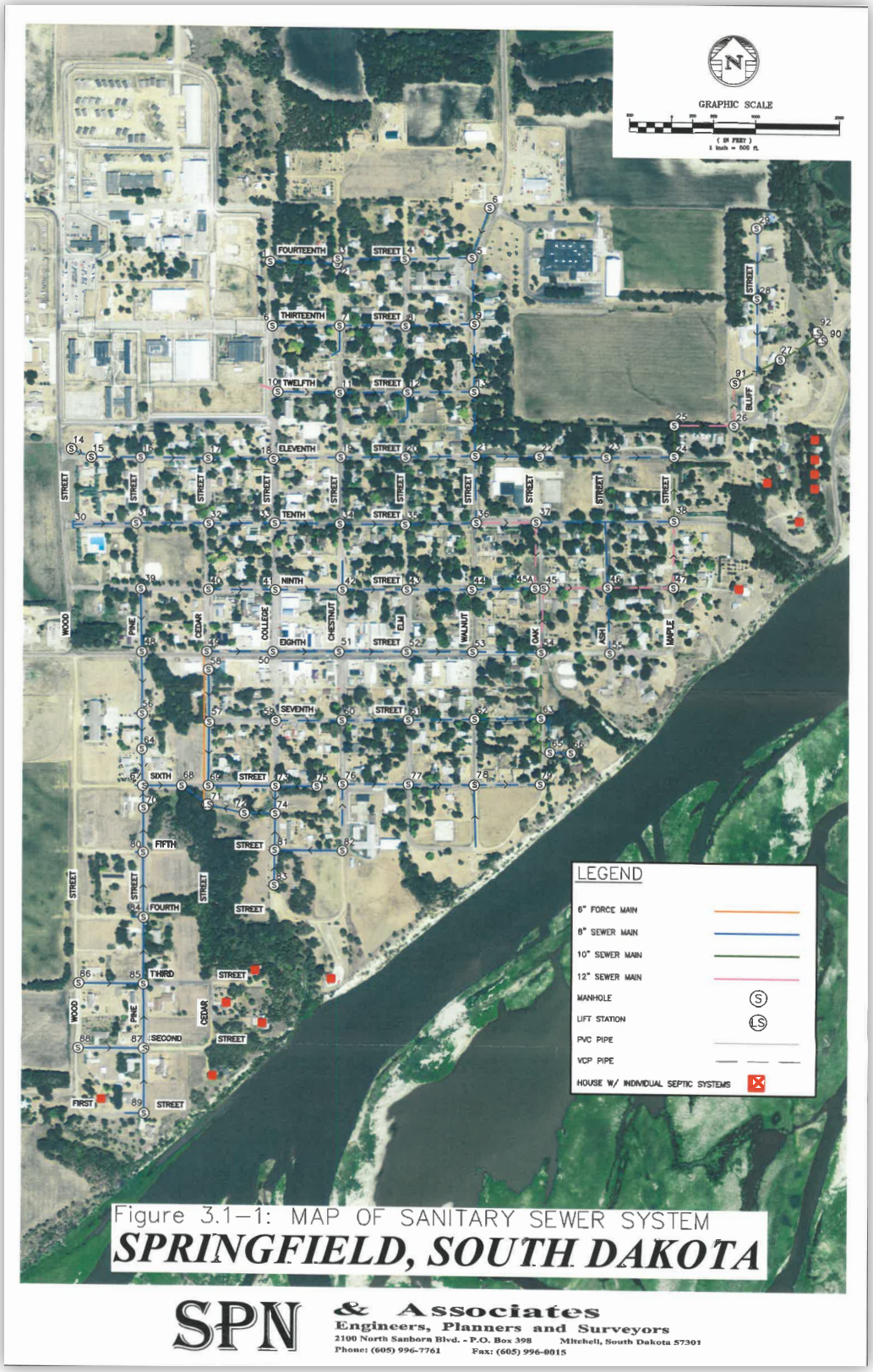
Award Limits: Determined by community population and income.

Eligible Projects: Construction, renovation, or expansion of essential community facilities such as healthcare facilities, public safety buildings, and community centers in rural areas of South Dakota.

CONCLUSION

Preparing well ahead of the application window for grant funding is crucial. Success depends on careful planning, aligning with state plans, understanding deadlines, and meeting eligibility criteria. By preparing proactively, municipalities and organizations can increase their chances of accessing these resources, speeding up critical infrastructure projects and improving community well-being. Investing time and effort into thorough preparation is essential for making the most of grant funding opportunities and advancing sustainable development.

APPENDIX D: UTILITY MAPS



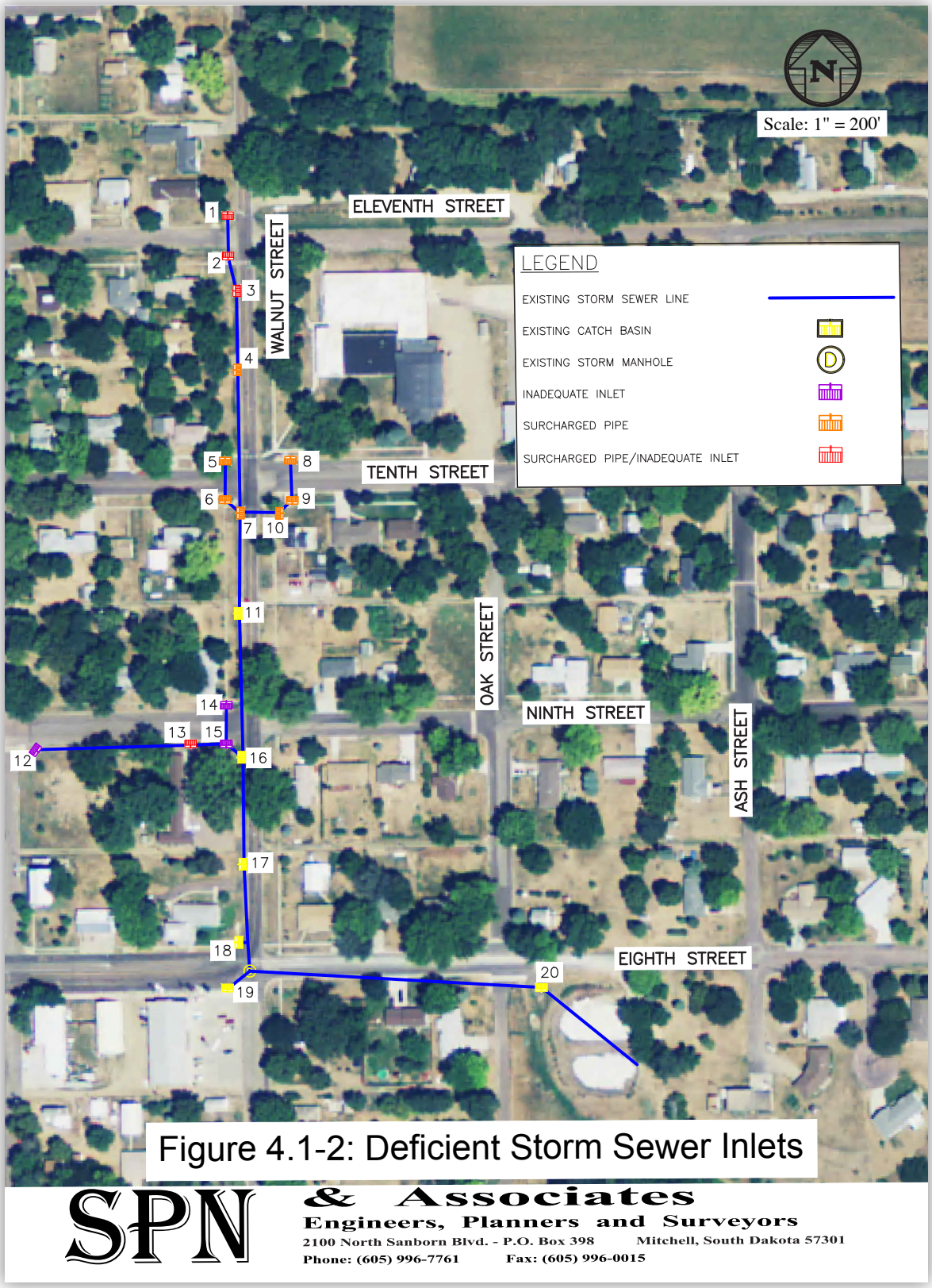
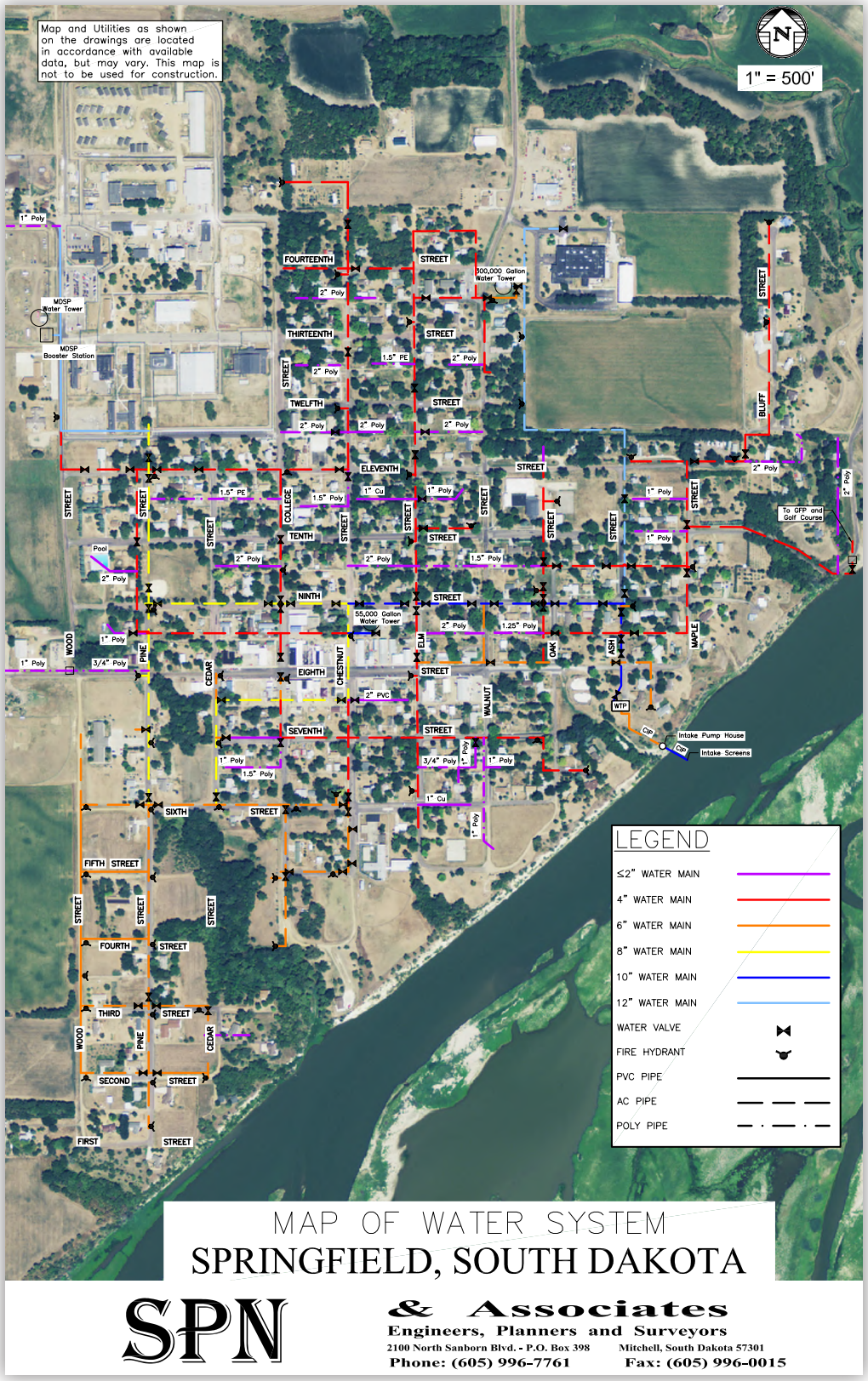


Figure 4.1-2: Deficient Storm Sewer Inlets

SPN & Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015


Map and Utilities as shown on the drawings are located in accordance with available data, but may vary. This map is not to be used for construction.
1" = 500'
MDSP Water Tower
MDSP Booster Station
300,000 Gallon Water Tower
55,000 Gallon Water Tower
Intake Pump House
Intake Screens
WTP
To GFP and Golf Course
Pool
FOURTEENTH
THIRTEENTH
TWELFTH
ELEVENTH
TENTH
NINTH
EIGHTH
SEVENTH
SIXTH
FIFTH
FOURTH
THIRD
SECOND
FIRST
STREET
COLLEGE
BLUFF
WOOD
PINE
CEDAR
CHESTNUT
ELM
OAK
ASH
MAPLE
WALNUT
1" Poly
2" Poly
1.5" PE
1.5" Poly
1" Cu
3/4" Poly
1.25" Poly
2" PVC
LEGEND
≤2" WATER MAIN
4" WATER MAIN
6" WATER MAIN
8" WATER MAIN
10" WATER MAIN
12" WATER MAIN
WATER VALVE
FIRE HYDRANT
PVC PIPE
AC PIPE
POLY PIPE
MAP OF WATER SYSTEM
SPRINGFIELD, SOUTH DAKOTA
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Mitchell, South Dakota 57301
Phone: (605) 996-7761
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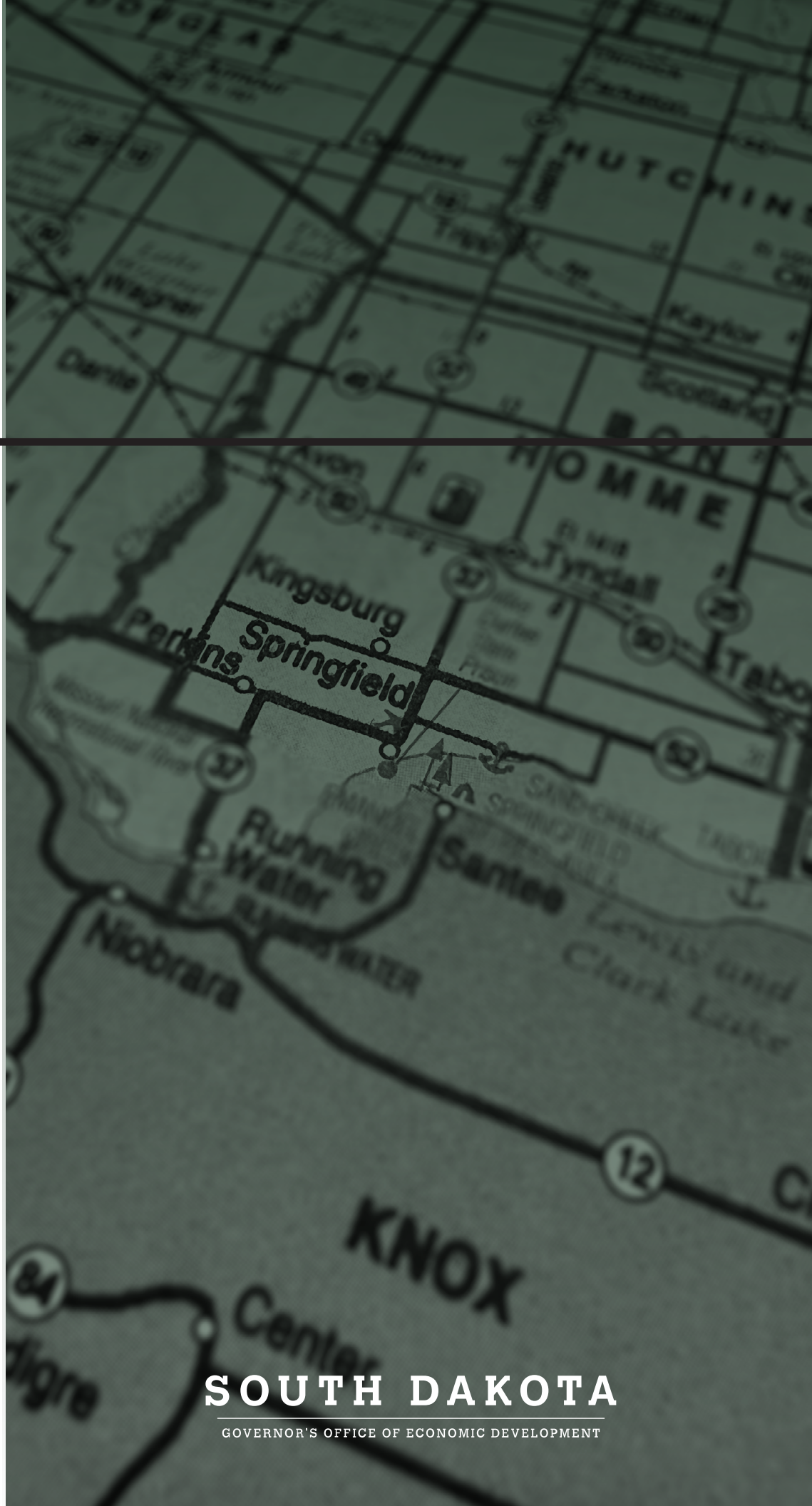

SOUTH DAKOTA

GOVERNOR'S OFFICE OF ECONOMIC DEVELOPMENT

UPDATED: JANUARY 2025