

Hamilton R-II School District



Facility Plan

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Overview

The Hamilton R-II School District is located in Caldwell County, Missouri. The District serves families in Daviess County and Caldwell County. **The District population dropped from 3,738 to 3,470 over the past three years resulting in a 7.1% decrease in the number of individuals living in the district. The number of district households dropped from 1,433 to 1,348 over the past three years resulting in a 5.9% decrease in households.** This data suggests that the population will remain fairly unchanged in future years. Planning for the impact of economic changes and possible population changes (both in numbers and changing demographic profiles) as well as the straightforward need for modernization of facilities constitutes the basis for frequent revision of the district facility plan. Since the Hamilton R-II School District Facility Plan will influence the future of the school system and the community, important stakeholders were included in its development. Meeting over the course of several months, representatives of the faculty, staff, patrons, parents, administrators and board members made recommendations that were presented to the Board of Education. Working from existing demographic data, enrollment projections, financial data, and other relevant information, the district faculty advisory committee prepared a comprehensive report for the Hamilton R-II School Board. The Facility Plan will serve as a reference document for the district. Although the facility plan will be a valuable tool, it is considered a working document. Such plans represent a framework and are always subject to revision as circumstances dictate. The following pages present a set of facility goals – rationales, action plans, and estimated costs. Achieving these goals will take resources, community support, and determination. Setting priorities within the context of the plan are important policy level decisions for the Board of Education.

I. Executive Summary

This summary is a brief overview of the needs for each facility/program. A more detailed explanation is contained in the section following the summary.

A. Hamilton Elementary School

- a. The main playground needs new covering and ADA accessibility.
- b. The exterior stucco needs to be repaired in places.
- c. Add drain tile around the east and south sides of the building.
- d. The preschool playground needs expanded and updated equipment. (Scheduled for Spring 2024)
- e. The access needs to be updated to a key card access system.
- ~~f. The library needs protective tinted film added to the windows.~~
- g. Fiber-optic lines need to be installed to the elementary school. (Scheduled for Spring 2024)
- h. Long-term (15-20 years) needs at this facility include updated HVAC and possible roof repairs/replacement.
- i. Add sidewalk along curbing near the pick-up lane.

B. Hamilton Middle School

- a. A drive to the east entrance needs to be added to this building.
- b. The office needs to be moved to the east entrance with a secure foyer.
- ~~c. The access needs to be updated to a key card access system.~~

- d. The north end of the middle school hall has drainage issues that need to be resolved. (Ground was graded and additional drainage was added Summer 2023)
 - ~~e. The phone system needs to be updated to a VOYP system.~~
 - f. The west entrance needs graphics added to the white space above the entrance and the commons area windows need one-way tint added.
 - g. The signage needs to be updated to indicate “Hamilton Middle School”
 - ~~h. The locker rooms, mezzanine and gym need air conditioning.~~
 - i. The east side of the gym needs new bleachers.
 - j. Classroom speakers need upgraded
 - k. New wireless scoreboards in the middle school gym
 - l. Complete refinish and repainting of middle school gym floor
- C. Penney High School
- ~~a. Construction of a larger, modernized high school is recommended due to the multiple needs of the current high school (built in 1950)~~
 - a. Classroom speakers need upgraded
- D. HIVAC Building
- a. Roofing repairs in the business room areas
 - ~~b. Heating added to the bus barn area~~
 - ~~c. Gravel and grading to the parking lot~~
 - d. The feasibility of constructing an industrial arts/ag building and bus barn north of the middle school needs to be explored.
- E. District-wide Needs

- a. A new 8-lane all-weather track needs to be constructed (Scheduled for Summer 2024)
- ~~b. An IGC 500 storm shelter needs to be constructed~~
- ~~c. An additional athletic room for wrestling and cheer needs to be constructed.~~
- d. ADA parking needs to be added to the stadium area
- e. Additional locker rooms needs to be added at the stadium
- f. Improved lighting at the stadium area
- g. The stadium bathrooms and softball/baseball bathrooms need to be expanded
- h. Asphalt parking lots across the district
- i. Sidewalks connecting HES, HMS and PHS
- j. Improved security lighting across the district
- k. Dead trees need removed across the district (Scheduled for Spring/Summer 2024)
- l. Gravel needs added to lots across the district (Scheduled for Summer 2024)

II. Plan Details

A. Hamilton Elementary School

- a. The main playground needs new covering and ADA accessibility.

Rationale:

The existing playground covering is pea gravel that is very low in some places, covering needs to be at least 12" deep and at least 6' around all equipment. The pvc piping holding in the pea gravel has come apart in many places. There is no wheelchair access to the main playground area.

Action:

Check for playground grant opportunities and PTO donations to update the playground surface to a rubber surface so that it is safer and ADA Compliant. Additionally, add funds to Capital Improvement funds for this improvement.

Cost Estimate: \$37,500

- b. The exterior stucco needs to be repaired in places.

Rationale:

The stucco on the south and west side of the building is crumbling in spots due to weathering.

Action:

Investigate cost and repair stucco to maintain exterior rendering as soon as possible before stucco deteriorates further.

Cost Estimate: \$5,000

- c. Add drain tile around the east and south sides of the building.

Rationale:

Water seeps into classroom KA and the commons area after heavy rains.

Action:

Secure bids and add drain tile to the areas east of the K-1 pod, office area and south of the commons area to improve drainage.

Cost Estimate: \$15,000

- d. The preschool playground needs expanded and updated equipment. (Scheduled for Spring 2024)

Rationale:

The preschool playground does not adequately accommodate 20 students at a time, the storage shed needs to be on the interior of the playground and the students do not have access to equipment to improve gross and fine motor skills.

Action:

Expand fencing approximately 30 feet to the south, add parking bollards outside of fencing, add swings, add additional climbing and discovery equipment, include storage inside the playground fencing. **Use the PK Enhancement grant to support this improvement.**

Cost Estimate: \$10,000

- e. The access needs to be updated to a key card access system.

Rationale:

Many keys have been given out over the years and not returned. The cost for changing locks is high.

Action:

Improve access by adding key card access to all entrances.

Cost Estimate: \$60,000

- ~~f. The library needs protective tinted film added to the windows.~~

~~Rationale:~~

~~The afternoon sun makes the library uncomfortable, the sun fades the books, the windows create an insecure environment for students and staff.~~

~~Action:~~

~~Investigate the cost of adding one-way tint to the library windows where outsiders cannot see in. Use NYL grant money for improvements.~~

~~Cost Estimate: \$3,000~~

- g. Fiber-optic lines need to be installed to the elementary school. (Scheduled for Spring 2024)

Rationale:

The satellite system that sends internet to the elementary school is not reliable during high winds and storms. This was a temporary solution when the communication line had to be cut due to construction.

Action:

A company has been secured to install fiber from the Bluebird line on Gallatin Street to the elementary school.

Cost Estimate: \$23,000 E-rate Grant funds

- h. Long-term (15-20 years) needs at this facility include updated HVAC and possible roof repairs/replacement.

Rationale:

Maintenance of the current HVAC system is costly and parts are hard to source.

Action:

Update the HVAC system to improve performance, use parts that are easily sourced. Consider funding this with the next no-tax increase bond (2030).

Cost Estimate: \$700,000

- i. Add sidewalk along curbing near the pick-up lane.

Rationale: As students line up for pick-up they stand in the grass along the pick-up lane. Adding a sidewalk would save the grass and allow students a clean area to stand.

Action:

Get a quote for the sidewalk and install when concrete work is being done for the new track.

Cost Estimate: \$7,000

B. Hamilton Middle School

- a. A drive to the east entrance needs to be added to this building.

Rationale:

Drop off and pick up on the west side of the building is congested due to parent drop off/pick up being at the same location as bus drop off/pick up. Separating these areas would create safer and quicker processes.

Action:

Investigate the ability to gain an easement to highway 13 or to create a drive off the high school parking area. Add additional ADA compliant parking on the east side of the middle school. Consider funding this with the next no-tax increase bond (2030).

Cost Estimate: \$400,000

- b. The office needs to be moved to the east entrance with a secure foyer.

Rationale:

The current location of the middle school office is not safe as visitors must walk through the commons area to visit the office. It is hard to see visitors on the office camera.

Action:

Move the middle school office to the location of the middle school special education offices on the east side of the building and create a secure foyer.

Consider funding this with the next no-tax increase bond (2030).

Cost Estimate: \$350,000

~~e. The access needs to be updated to a key card access system.~~

~~Rationale:~~

~~Many keys have been given out over the years and not returned. The cost for changing locks is high.~~

~~Action:~~

~~Improve access by adding key card access to all entrances. Consider doing this when key card access is added to the new high school.~~

~~Cost Estimate: \$70,000~~

d. The north end of the middle school hall has drainage issues that need to be resolved. (Ground was graded and additional drainage was added Summer 2023)

Rationale:

Currently the air is very moist in the southeast classroom of the middle school wing. Drainage under this area of the building may be damaged causing the access moisture.

Action:

Monitor that grading and drain have improved the issue.

Cost Estimate: \$15,000

~~e. The phone system needs to be updated to a VOIP system.~~

~~Rationale:~~

~~The cost of phone service through Century Link is high and servicing down lines is an issue due to wait time and high cost associated with service calls.~~

~~Action:~~

~~Investigate the cost of installing a VOIP system in conjunction with installation of the VOIP system at the new high school.~~

~~Cost Estimate: \$20,000~~

- f. The west entrance needs graphics added to the white space above the entrance and the commons area windows need one-way tint added.

Rationale:

Installing graphics to the white space above the west entrance would add to the curb appeal of the middle school. Installing one-way tint on the windows would improve the security of the commons area entrance.

Action:

Investigate the cost of graphics above the west entrance and use NYL grant money for improvements. Investigate the cost of adding one-way tint with graphics to the middle school commons area windows and use NYL grant money for improvements.

Cost Estimate: \$7,000

- g. The signage needs to be updated to indicate "Hamilton Middle School"

Rationale:

Currently the signage outside the west entrance of the middle school reads "Penney High School" confusing patrons.

Action:

Investigate the cost of changing out the signage to indicate "Hamilton Middle School. Use NYL grant money for improvements.

Cost Estimate: \$1,000

~~h. The locker rooms, mezzanine and gym need air conditioning.~~

~~Rationale:~~

~~Currently the MS/HS locker rooms, mezzanine and gym do not have air conditioning making these areas very uncomfortable during warmer months. The locker rooms seem damp due to lack of airflow. The current fan system in the gym does not cool the areas of the mezzanine and gym enough making graduation ceremonies, concerts, and conditioning classes very uncomfortable at times.~~

~~Action:~~

~~Use ESSER II and ESSER III funds to add air conditioning to these areas.~~

~~Cost Estimate: \$300,000~~

i. The east side of the gym needs new bleachers.

Rationale:

These bleachers are dated and the handrails have become loose in areas.

Updates would improve the look as they would match those on the west side that were updated in 2019.

Action:

Investigate the cost of updating the east side bleachers and add funds to the Capital Improvement fund for this improvement.

Cost Estimate: \$60,000

- j. Classroom speakers need to be upgraded.

Rationale:

The new fire alarm system and VOIP phone system was installed and the tie-in to the older speaker system resulted in much quieter speakers in the classroom. This could be a safety issue if students/staff are unable to hear announcements over the intercom.

Action:

Apply for School Safety Grant and utilize funds for improvement of the speaker system in classrooms, use local funds if needed.

Cost Estimate: \$20,000

- k. New wireless scoreboards in the middle school gym

Rationale:

The scoreboards are out-dated and the wiring is temperamental. Wiring has been hit multiple times behind the scoring table. A wireless system would solve the wiring issue. The scoreboards are very outdated and finding replacement parts is difficult.

Action:

Inquire with Coke regarding funding for new scoreboards when contract runs out in 2025 and secure sponsors for the remainder of costs.

Cost Estimate: \$25,000

- l. Complete refinish and repainting of middle school gym floor

Rational:

The middle school gym floor was last refinished in 2015 and it is recommended that it be done every 10-15 years depending on usage. We have had to replace a 6x6' area due to water damage and it is very noticeable due to the difference in the layers of varnish.

Action:

AD will secure quotes for costs and those will be presented to the BOE during the April or May BOE meeting for approval with plans to refinish/repaint the gym floor in July 2024.

Cost: \$40,000

C. Penney High School

~~a. Construction of a larger, modernized high school is recommended due to the multiple needs of the current high school (built in 1950), including; larger classrooms, updating for ADA compliance, tuck pointing, improved HVAC, added outlets, updated millwork in the art room and science rooms, outdated phone system and more secure layout.~~

~~Rationale:~~

~~This was the 2nd most mentioned improvement needed by students, staff, and patrons on the August 2021 needs assessment survey. The high school was built in 1950 and added onto in the 70's. The high school is in need of several updates including; 1) larger classrooms to accommodate larger class sizes, 2) ADA compliant bathrooms, doorways and access, 3) tuck pointing in many areas, 4) foundation repair, 5) improved HVAC as currently it is cooled and heated by a dated boiler system, 15 window air conditioning units, and 12 mini-splits, 6)~~

~~electricity needs updated to add more outlets in rooms to accommodate student Chromebooks and SMART Boards, 7) millwork in science rooms and art rooms needs updated to accommodate safer and more efficient storage, 8) phone system needs updated to improve costs, 9) secure access points need to be added. Renovations were considered in 2020 and renovations were estimated to be similar to the cost of new construction.~~

~~Action:~~

~~Secure funds in 2022 bond issue and 2023 Lease Purchase Certificate to build a new high school to include all necessary improvements.~~

~~Cost Estimate: \$9,200,000~~

- a. Classroom speakers need to be upgraded.

Rationale:

The new fire alarm system and VOIP phone system was installed and the tie-in to the older speaker system resulted in much quieter speakers in the classroom. This could be a safety issue if students/staff are unable to hear announcements over the intercom.

Action:

Apply for School Safety Grant and utilize funds for improvement of the speaker system in classrooms, use local funds if needed.

Cost Estimate: \$20,000

D. HIVAC Building

- a. Roofing repairs in the business room areas

Rationale:

There are a couple of minor leaks roof of the west business room

Action:

Locate source of leak and investigate repair

Cost Estimate: \$1,000-\$3,000

~~b. Heating added to the bus barn area~~

~~Rationale:~~

~~Currently the bus barn area is not heated making bus repairs during the cold winter months difficult. The Head of Maintenance Office and Bus Mechanic Office is now located in this area so the need for heating is critical.~~

~~Action:~~

~~Install mini-split in the area at earliest convenience.~~

~~Cost Estimate: \$1,000-\$2,000~~

~~c. Gravel and grading to the parking lot~~

~~Rationale:~~

~~Parking lot has not had gravel added in recent years creating low spots that continue to worsen due to bus traffic. Grading to create a level surface and approximately 6-8' of gravel is needed.~~

~~Action:~~

~~Grade parking lot during summer of 2022 and add gravel.~~

~~Cost Estimate: \$3,000~~

- d. The feasibility of constructing an industrial arts/ag building and bus barn north of the middle school needs to be explored.

Rationale:

Adding a new industrial arts/ag building to the main campus would eliminate the need for daily shuttles through town. This would also create a space for hosting judging competitions. Adding the bus barn to the main campus would reduce the cost of fuel and would be convenient.

Action:

Consider funding the construction of this facility with a 2030 no-tax increase bond.

Cost Estimate: \$3,500,000

E. District-wide Needs

- a. A new 8-lane all-weather track needs to be constructed (Scheduled for Summer 2024)

Rationale:

This improvement was mentioned the most on the August 2021 facility needs assessment survey. Currently track athletes do not have an adequate place to practice for events as the chat track is worn, unsafe and aged (1970). The district is unable to host track meets due to not having an all-weather track. The community currently walks the loop which is unsafe due to constant traffic. An all-weather track would allow a safe place for community members and students.

Action:

Use the remainder of Lease and Bond funds (\$1,106,000) and capital improvements funds (\$1,230,000) and grant funds (\$500,000) if awarded.

Cost Estimate: \$2,300,000

~~b. An ICG 500 storm shelter needs to be constructed~~

~~Rationale:~~

~~Currently the district does not have an ICG 500 storm shelter in the case of a tornado of that magnitude. This facility could double as the athletic room allowing for more practice spaces for district athletics.~~

~~Action:~~

~~Consider funding the construction of the athletic room/ICG storm shelter with the 2023 Lease Purchase Certificate.~~

~~Cost Estimate: \$350,000~~

~~c. An additional athletic room for wrestling and cheer needs to be constructed.~~

~~(See above)~~

d. ADA parking needs to be added to the stadium area

Rationale:

Currently ADA parking does not exist at the stadium area making access to the facilities difficult.

Action:

Add ADA compliant parking using Capital Improvement Funds.

Cost Estimate: \$20,000

e. Additional locker rooms needs to be added at the stadium

Rationale:

Currently the visiting team must use locker rooms in the middle school as there is only one locker room available near the stadium.

Action:

Investigate the cost of adding additional locker rooms to the stadium area and fund possibly with the next no-tax increase bond (2030).

Cost Estimate: \$200,000

f. Improved lighting at the stadium area

Rationale:

Light poles near the stadium are made of wood and dated.

Action:

Investigate the cost of updating to steel light poles.

Cost Estimate: \$300,000

g. The stadium bathrooms and softball/baseball bathrooms need to be expanded

Rationale:

Bathrooms at both the stadium and softball/baseball fields only include three stalls which do not accommodate larger crowds.

Action:

Investigate the cost of expanding these facilities and possible fund with the next no-tax increase bond (2030).

Cost Estimate: \$300,000

h. Asphalt parking lots across the district

Rationale:

Currently the lots are gravel and asphalt would improve the look and sustainability of lots.

Action:

Investigate the cost of adding asphalt to the HS, both elementary, middle school and softball/baseball parking lots.

Cost Estimate: \$1,000,000

i. Sidewalks connecting HES, HMS and PHS

Rationale:

Adding sidewalks between the middle school and elementary would improve the safety for students as they would no longer need to walk on the loop.

Action:

Investigate the cost of adding the sidewalks and possibly fund with the next no-tax increase bond issue (2030).

m. Improved security lighting across the district.

Rationale:

There are areas near the softball/baseball lot as well as near the middle school lot and high school lot that are dimly lit. Improved lighting would increase security in these areas.

Action:

Investigate the cost of adding lighting to these areas and possibly fund with the next no-tax increase bond issue (2030).

Cost Estimate: \$1,000,000

n. Dead trees need removed across the district (Scheduled for Spring/Summer 2024)

Rationale:

There are approximately 15 trees across the district grounds that are dead and need to be cut down to improve the look of the district grounds.

Action:

Maintenance staff will cut down small trees. Bids will be sought for the larger trees and stump grinding.

Estimated Cost: \$4,000

- o. Gravel needs added to lots across the district (Scheduled for Summer 2024)

Rationale: The upper east elementary lot, elementary teacher lot, and HS senior lot received gravel during summer 2023, all lots are in need of gravel to improve low spots and to clean-up the look of the lots.

Action:

Add gravel to lots during Summer 2024.

Cost: \$10,000