

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 most recent census data (2023) indicates that the district population remains steady at approximately 3,800. The number of district households has increased slightly from approximately 1,570 to 1,660. Household income has increased by about \$7,000 and averages around \$68,000 while individual income has increased by \$3,000 and lands at just over \$37,000. The poverty rate has dipped slightly to 560 individuals below the poverty line. Student enrollment in district schools has remained steady around 600 in the last few years. 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 security access needs to be updated to a key card access system.
- e. Updated HVAC
- f. Long term (15-20 years) possible roof repairs/replacement

B. Hamilton Middle School

- a. A drive to the east entrance needs to be added to this building. Consider adding two classrooms and bathrooms.
- b. The office needs to be moved to the east entrance with a secure foyer.
- c. 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)
- d. The east side of the gym needs new bleachers.
- e. Epoxy flooring in MS bathrooms
- f. New partitions in MS bathrooms
- g. Updated floor tile and baseboards throughout the building

- h. Epoxy flooring in MS/HS kitchen
- i. New lockers and painting in MS locker rooms

C. Penney High School

D. HIVAC Building

- a. Roofing repairs in the business room areas
- b. 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. ADA parking needs to be added to the stadium area
- b. Additional locker rooms need to be added at the stadium. Consider updating concessions.
- c. The stadium bathrooms and softball/baseball bathrooms need to be expanded
- d. Asphalt parking lots across the district
- e. Sidewalks connecting HES, HMS and PHS
- f. Improved security lighting across the district
- g. Dead trees need removed across the district (To be completed Summer 2026)
- h. Gravel needs added to lots across the district (Ongoing)

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. Additionally, the pad area needs to be expanded to accommodate students when grassy areas are too messy to access.

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 access needs to be updated to a secure key card access system.

Rationale:

Many keys have been given out over the years. The cost for changing locks is high. This will improve security as keycards can easily be deactivated to limit access when needed.

Action:

Improve access by adding key card access to all entrances. Consider funding this with the next no-tax increase bond (2026).

Cost Estimate: \$60,000

- e. Updated HVAC

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 (2026).

Cost Estimate: \$700,000

- f. Long term (15-20 years) possible roof repairs/replacements

Rationale:

There have been minor leaking issues at the elementary but the roof only holds a 30 year warranty, generally 30 years is the life-expectancy of a roof.

Action:

Continue to monitor the condition of the elementary roof and maintain. Consider a new roof with a no-tax increase bond in 2030.

Cost Estimate: \$500,000

B. Hamilton Middle School

- a. A drive to the east entrance needs to be added to this building. Consider adding two new classrooms and bathrooms.

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. Adding two new classrooms would allow for space for larger class sizes as well as “at-risk” classes and electives. Another set of bathrooms would eliminate congestion at the one set of bathrooms in the commons area.

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. Work with architects to explore the possibility of adding classrooms and bathrooms. Consider funding this with a 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 a no-tax increase bond (2030).

Cost Estimate: \$350,000

- c. 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, we have moist air issues in the middle school, especially in the classrooms in the northern hall. Drainage under this area of the building may be damaged causing the access moisture, additionally the ground level is above the floor level due to the way the building was constructed.

Action:

Seek additional solutions/quotes to fix excessive moisture issues. Fund with capital improvement funds.

Cost Estimate: \$15,000

- d. 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.

e. Add Epoxy Flooring in MS Bathrooms

Rational:

Bathroom tiling has been patched in causing mis-matched tiling, tiles are stained due to years of wear, tear and waxing. Epoxy flooring does not need to be waxed, provides anti-slip and will improve the look.

Action:

Utilized local capital improvement funds to add epoxy flooring to bathrooms (Summer 2026)

Cost: \$7,000

f. Add New Partitions in MS Bathrooms

Rational:

The partitions in the MS bathrooms are dated, bent and many of the locks no longer work so the doors do not stay shut.

Action:

Utilize local capital improvement funds to replace the partitions in the bathrooms (Summer 2026)

Cost: \$7,500

- g. Updated floor tile throughout the building

Rational:

In many areas, the tile has been patched causing a mis-match of tile. The tile is old and cracking and/or peeling up in areas causing safety issues.

Action:

Address moisture issues at the north end of MS hall first, investigate the cost to retile all classrooms, hallways, common areas. Possibly pay for this with the next no tax increase bond issue.

Cost: \$20,000

- h. Epoxy flooring in MS/HS kitchen

Rational:

The tile in the kitchen is cracking and peeling in many areas. Some areas have been patched in causing mis-matched tiles. The tile is becoming a safety issue.

Action:

Utilize local capital improvement funds to replace the tile with epoxy in the kitchen. Epoxy is slip-resistant and does not need to be waxed.

(Summer 2026)

Cost: \$17,500

- i. Replace the lockers and paint MS locker rooms

Rational:

The lockers in the locker rooms are in rough condition, many do not close, the walls and lockers have not been painted in years.

Action:

Utilize local capital improvement funds to update locker rooms

Cost: \$10,000

C. Penney High School

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. 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: \$5,500,000

E. District-wide Needs

- a. 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

- b. 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. The concessions area is small allowing for little storage space and electrical needs updated.

Action:

Investigate the cost of adding additional locker rooms to the stadium area and expanding/updating concessions, funded possibly with the next no-tax increase bond (2030).

Cost Estimate: \$200,000

- c. 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

d. 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

e. 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:

A sidewalk was added from Memorial Drive to the north side of the loop in Fall of 2025 improving the safety and accessibility of the elementary school to walkers and bike riders, crosswalks were added at two locations on the north side of the loop. Add a sidewalk from the MS to the Elementary with capital improvement funds as those allow.

Cost: \$20,000

f. 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

- g. Dead trees need removed across the district (To be completed Summer 2026)

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

- h. Gravel needs added to lots across the district (Ongoing)

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 2026.

Cost: \$10,000