



Henry County R-I School District

Imagine, Inspire, Innovate...Road to Greyhound Greatness

210 North Street * Windsor, MO 65360

(660) 647-3533 * Fax (660) 647-2711

www.henrycountyr1.k12.mo.us

District Facilities Plan

Board Approved: October 13, 2026

The Superintendent and Maintenance Director have conducted an evaluation of our district buildings, facilities and grounds since July 1, 2026. The items below are identified from our findings. Overall, there has been very little to no preventive maintenance, which puts our district at a disadvantage in the sense that we are now in reactive maintenance. It is the goal to continue to identify the following strengths, weaknesses, and priorities throughout the school year and update the board monthly. This document will also be used in the budgeting process for 2027-28.

Strengths:

- *Our custodial team does a great job keeping our learning environments clean and student ready.
- *Ticket system in place and used for repair of facility.
- *Elementary playground equipment is in good working condition.
- *Roof top units are being serviced and filters changed.

Weakness:

- *Annual inspections need to be conducted.
 - Fire extinguisher and cafeteria hood inspection
 - Bleacher inspection and repair
 - Basketball goal inspection and repair
 - Back flow preventers test
 - Compressed air equipment inspection
- *Completion percentage of work tickets in the system.
- *Facility maintenance equipment tagging for asset end of life.
- *District needs to have an equipment rotation schedule to assist with district budgeting



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*Elementary walls are shifting in the 1961 wing in the 123 hallway.

-Engineer, MUSIC evaluated summer 2026

-Helitech will use polyjacking to stabilize two classroom walls in 123 hallway.

*Elementary has areas outside of the building that have water purely draining out along the foundation causing erosion and potentially washing out soil under the 123 hallway causing walls to shift down to the clay layer. Downspouts, Splashblocks, and drainage need to be a focus to protect the integrity of our building structures.

*Roof areas on both buildings need to be free of trees, moss, and plants.

*Roof areas need to be evaluated for areas of poor drainage to get the water off the buildings.

- Installing pipes so upper roofs don't dump on lower roofs

*Elementary sidewalks are falling causing a trip hazard and an ADA wheel chair issue.

- Outside door by Room #419
- Outside front door sidewalk way between main entrance and gym entrance.
- I have precision concrete cutting midwest giving us a quote.

*Bus barn/wrestling room roof leaking

*Fluorescent lighting in both elementary and high school.

- Started replacing with led upgrade. Doing one case at a time with bad lights first. This will put an end of life at different times.

*Inventory on preventive and emergency replacement parts.

- Stocking some of the wear parts needed to keep residential parts out of school.
- Stocking some parts to keep outside contractors from having to come in to fix the problem.

*Facility maintenance tools.

- We need to get tools needed to complete jobs in house.
- Inventory list and tool location so we can hold accountability when used or missing.

*Elementary school parking lot needs to be sealed and painted.

Priorities:

*Change out ceiling tiles to evaluate potential leaks (completed summer 26 \$1514.16)

*Elementary freezer compressor replacement (completed fall 26 \$8,542.75)



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*HS Kitchen garbage disposal replaced (completed fall 26 \$3843.00)

*Create a district equipment asset list.

- Started list have half of roof top units in maintenance system.

*Assess and develop environmental and safety guidelines.

- Update, Assess, and Evaluate Get the Lead Out process for water usage in the buildings

- Continue to monitor any mold potential areas

- Update and monitor our asbestos requirements

- Work with MUSIC through their walkthrough assessments to shore up insurance compliance

- Shore up OSHA compliant areas of concerns

*Ticket system usage and completion.

*The elementary playground needs minor repairs.

- Holes in the surface starting and need fixed before winter.

- One of the boards is starting to crack ticket #2406 is in the system.

*High school drains need to have a camera sent down them and cleaned.

- Clean outs need to be fixed so we can use them.

- Grease traps in the kitchen need to be replaced.

- Need to replace floor drain in high school concession stand.

*Maintenance tool carts for both schools

- The tool cart and tools needed will cost around \$1300. (tool carts, electrical pliers & screwdrivers, pipe wrench set, cordless drill/driver set, bit sets, Cordless batteries, regular screwdriver & plier sets and multi meter).