



STE GENEVIEVE JUNIOR HIGH

FACILITIES PLAN

PROPOSED TO:
Board of Education

PREPARED BY
SG R-II Facilities Committee



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Overview



LONG-RANGE PLANNING

OUR DISTRICT

At Ste. Genevieve County R-II, we are excited to offer our students diverse educational opportunities as we strive to prepare them for their futures. When they leave our halls and head out into the world, we hope to have provided them a strong foundation to make positive, meaningful impacts. Ensuring that our facilities provide safe, quality learning environments for all of our students is of paramount importance to our work as educators.

The Ste. Genevieve County R-II School District is a historic rural district located in southeast Missouri. We serve more than 1,700 students through our high school, middle school, and two elementary schools (both Pre-K- 5). The district employs approximately 275 people, and covers more than 340 square miles.

www.sgdragons.org
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375 N. 5th St.
Ste. Genevieve, MO 63670

DRIVING QUESTION

What facility improvement projects should be completed to ensure that all Ste. Genevieve County R-II students have access to safe, quality learning environments?

CHARGE

To create a fluid framework of facilities development for existing areas and future projects in order to maintain high-quality educational spaces and provide facilities that offer innovative and equitable opportunities for all students.

PROJECT PROCESS



INITIAL RESEARCH

Six subcommittees
conduct initial research



PLANNING

District Level
Subcommittee creates
prioritized list of needs



APPROVAL

Approval and adoption
by the Board of
Education

COMMITTEES

MEMBERSHIP

The committee is comprised of seven subcommittees:

- District Level
- Bloomsdale Elementary
- Ste. Genevieve Elementary
- Ste. Genevieve Middle School
- Ste. Genevieve High School
- Athletic Facilities
- Early Childhood

It was important to begin this process with a holistic approach, in order to ensure that all levels and areas would be represented.

Each subcommittee included faculty and staff, parents, students (5-12), community members, and business owners. In all, more than 100 of our Ste. Genevieve County R-II family had a hand in the direction of this committee and its research and findings.

David Bova, president of the Ste. Genevieve County R-II Board of Education, and Terry McDaniel, Secretary of the Board, represented the Board and served as liaisons, providing updates to the Board throughout the process.

Two representatives from the area subcommittees also served on the District Level Subcommittee.

SCOPE OF WORK

- Tour and analyze the condition, needs, capacity and utilization of the existing physical spaces, including buildings and grounds of the District related to:
 - safety and security
 - facility replacement and renovation
 - educational suitability with a focus on 21st century learning
 - special program considerations
 - technology readiness
 - system maintenance requirements
- Develop a master long-range facilities plan with recommendations for the Board of Education that will guide prioritization for potential renovation, expansion, or re-purposing of spaces, including analysis of areas of focus, and a plan to address priorities through funding a capital plan that is cost-effective to the taxpayer, energy efficient and adaptable going forward.



CRAFTING A PLAN

A DRAGON'S EYE VIEW

CHARTING OUR FLIGHT

During the 2019-2020 school year, SG R-II began to take a look at our facilities to discern the highest needs on our campuses. We launched a Facilities Committee with the goal of developing a Long-Range Facility Master Plan. Subcommittees were tasked with touring and analyzing the condition, needs, capacity and utilization of the existing physical spaces, including buildings and grounds. The subcommittees assessed their respective areas, and began crafting priorities.

Originally, there was a possibility of placing a bond referendum on the April 2021 ballot, in order to address our facility needs. However, once COVID-19 began to spread across the nation, SG R-II quickly shifted focus to the immediate safety and educational needs of our students, faculty and staff. Facility planning was tabled for the time being, and the possibility of a ballot measure was postponed.

CHANGING DIRECTION

As mitigating measures, community support and vaccinations helped to curb the spread of COVID-19 in the spring of 2021, we were able to resume our facilities work. The subcommittees submitted their findings to the district level committee, who began meeting monthly starting in March 2021. Over several months, the group strived to help the district prioritize facility needs and assess funding scenarios in order to 1) analyze how best to utilize the district's current revenue stream to ensure the proper maintenance of cyclical projects, and 2) explore the potential for a future bond issue to address the district's more extensive facility improvement needs. The culmination of our committee's hard work is this master facilities plan, created with the purpose of guiding future facility projects and financial planning for years to come. This type of planning ensures that facility needs that might not make the next bond issue could be addressed in the following ballot initiative, or as funds become available.

ON COURSE

Depending upon our new timeline and the continual development of this facilities plan, the district could craft a ballot initiative for April 2022. We know that the needs are there, and this fluid, long-range document includes necessary updates that would benefit not only our students and employees, but our entire community.

JANUARY 2020

District Launches Facilities Committee, made up of seven subcommittees.



OCTOBER 2020

Six subcommittees submit priority lists for district level subcommittee work



Six subcommittees begin to assess respective areas and create priority lists



District level subcommittee meets monthly to analyze the facility needs and craft recommended priorities.

MARCH 2021



JULY 2021



Development of Master Facilities Plan with list of Immediate Priorities and long-range items

OCTOBER 2021



Facilities Master Plan is presented to Board of Education for review, adoption and approval

OCT. 19, 2021

Community engagement opportunities

JAN. 25, 2021

Deadline to file a bond issue for April 2022 election

Potential bond issue on the ballot. This would be a no-tax increase.

APRIL 5, 2022

CRAFTING A PLAN

CONSIDERATIONS

As the District Level Subcommittee began its work, the group discussed and took into consideration a number of factors, which notably included: the timeliness of essential infrastructure upgrades, safety and security considerations, the district's current financial situation and ongoing fiscal responsibility, enrollment projections, current utilization of spaces, and previously identified facility needs that were reserved as alternates in prior years. (Past alternates are denoted in the priority lists on the following pages.)

DISTRICT FINANCES & FISCAL RESPONSIBILITY

At SG R-II, we continue to maintain a strong commitment to fiscal responsibility by striving to utilize our funding sources in ways that make the greatest impact and carefully planning ahead with our taxpayers' benefit in mind. We are proud to have finished the past few school years with a balanced budget.

To the right is a look at how our 2020-2021 tax rate compared to our fellow MAAA school districts. Though we have had to make necessary adjustments to our tax rate over the last few years, we were happy to be able to decrease our total tax rate by about 6 cents for the 2021-2022 school year!

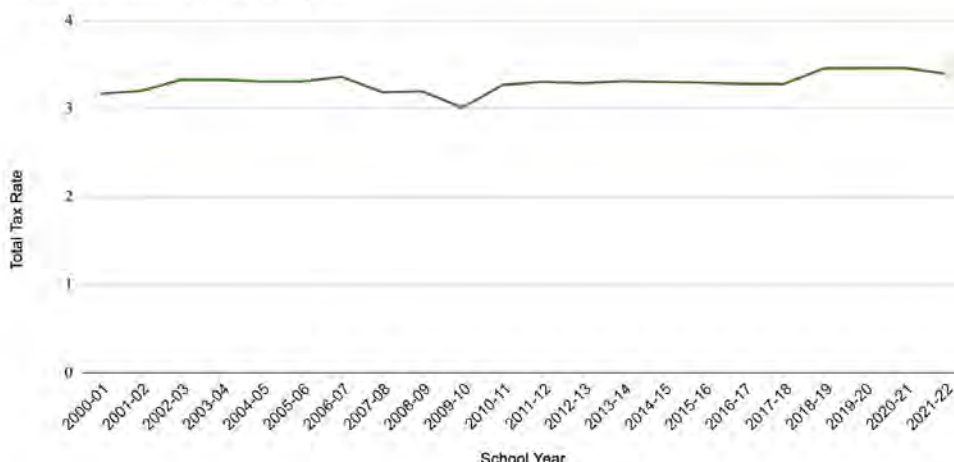
Over the last few decades, our dedication to fiscal responsibility has allowed us to keep our tax rate low through no-tax increase ballot initiatives. Often, the statement "no tax increase" can be confusing—essentially, this is a continuation of the present debt service on your tax bill, rather than the district incorporating an increase to the debt service into the bond issue. If the district were to add a bond referendum to the ballot in April 2022, it would be a no-tax increase measure.

In addition, in October 2020, the district refinanced some of its general obligation bonds for a significantly lower interest rate, which will save taxpayers almost \$592,900 in future interest expense. This total, in addition to the approximate savings of \$1,577,368 from previous refundings, means that the district has saved more than \$2.1 million of interest expense since 2015!

SCHOOL DISTRICT	2020-2021 TAX RATE
North St. Francois Co. R-I	4.4258
Central R-III	4.2280
Bismarck R-V	4.2224
West St. Francois Co. R-IV	4.0500
Fredericktown R-I	3.9000
Kingston K-14	3.8903
Valley R-VI	3.7410
Farmington R-VII	3.6500
★ Ste. Genevieve Co. R-II	★ 3.4617
Arcadia Valley R-II	3.3700
Potosi R-III	3.2500

SCHOOL YEAR	SG R-II TOTAL TAX RATE
2000-01	3.1696
2001-02	3.2005
2002-03	3.3275
2003-04	3.3267
2004-05	3.3081
2005-06	3.3081
2006-07	3.36
2007-08	3.1863
2008-09	3.1962
2009-10	3.01
2010-11	3.269
2011-12	3.3039
2012-13	3.2892
2013-14	3.3116
2014-15	3.3024
2015-16	3.2943
2016-17	3.2819
2017-18	3.2792
2018-19	3.459
2019-20	3.4612
2020-21	3.4617
2021-22 ★	3.3971 ★

Total Tax Rate By School Year



CRAFTING A PLAN

CONSIDERATIONS CONTINUED

ENROLLMENT — Pre-K, Early Childhood & Kindergarten

On the first day of the 2020-2021 school year, 58 preschool students were enrolled, which includes students in the Early Childhood Special Education program. This year, the total enrollment for preschool and Early Childhood Special Education students is 84, with 37 students currently enrolled in the Early Childhood Special Education program. Unless otherwise noted, the enrollment numbers below are from the September count day each year.

PRE-K

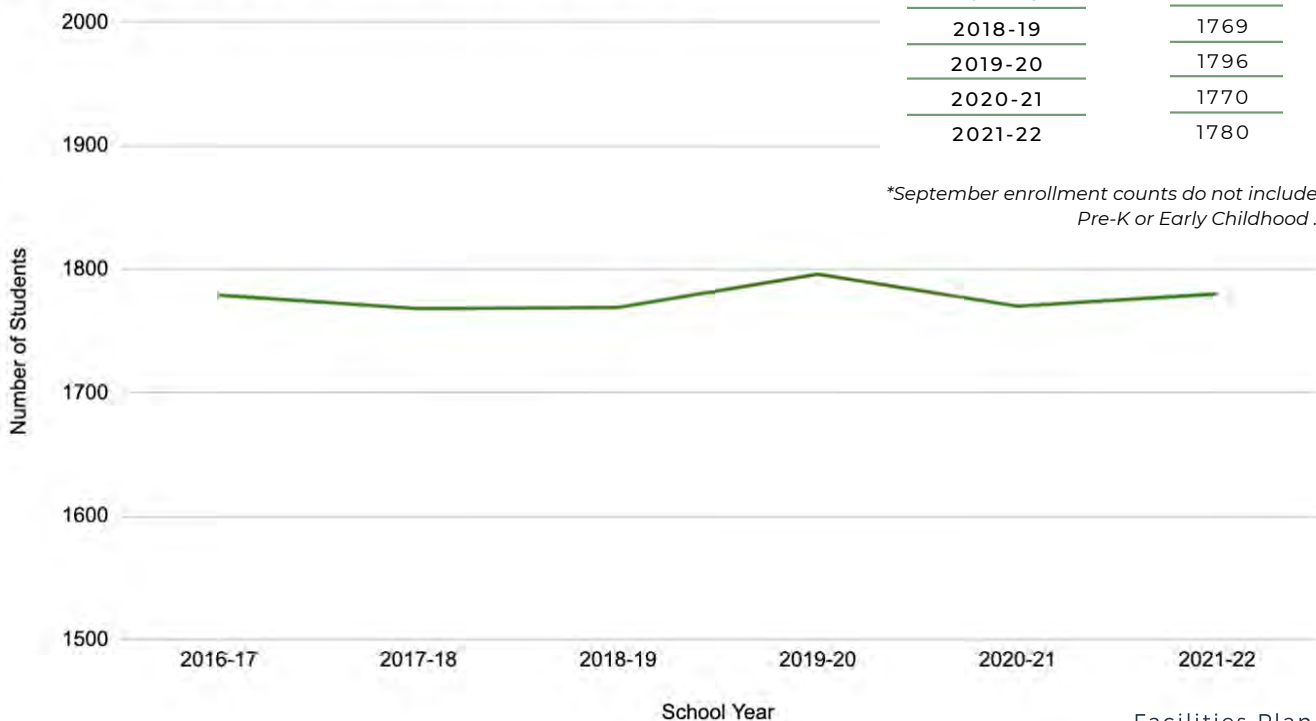
	BLOOMSDALE ELEMENTARY	STE. GENEVIEVE ELEMENTARY	TOTAL	
2020-2021	19	39	58	
2021-2022	22 *	60 *	82 *	<i>*as of Oct. 8, 2021</i>

KINDERGARTEN

	BLOOMSDALE ELEMENTARY	STE. GENEVIEVE ELEMENTARY	TOTAL
2020-2021	46	94	140
2021-2022	50	97	147

ENROLLMENT — K - 12

District Enrollment — September Count Day





CRAFTING A PLAN

CONSIDERATIONS CONTINUED

COMPLETED ITEMS

As we delve into facility planning, we are also focusing on other funding sources to address some of our facility needs, such as utilizing: Foundation funds, funds set aside annually for athletic field updates, and state and federal allocated COVID-19 funds, some of which could be used for important safety and infrastructure upgrades, such as necessary HVAC work.

The district was able to have the track resurfaced and the synthetic turf field updated over the summer of 2021. The original turf field and the accompanying track were originally installed in 2007, and the life of the track at that time was 10 years, and the life of the field was 12 years. Through the outstanding care of our coaches and maintenance staff, we were fortunate to have been able to utilize the track four years past its lifetime, but it was time to make an upgrade, as the track was worn in areas and re-surfacing would improve safety and enhance performance.

Byrnes & Jones Construction's contract for the track and field total \$595,371. Because the District decided to complete both projects, we received a 3% discount, approximately \$18,431.50. Since the original turf field installation in 2007, the District has set aside \$10-15,000 annually into a fund to be utilized for future track and field updates. The district was able to utilize part of this fund for the upgraded installation and resurfacing. The district will continue to set aside funds annually to address the resurfacing needs of all of our synthetic turf surfaces.

The district was also able to launch necessary roofing repairs and HVAC priorities this summer and fall. We are excited to complete some of these timely updates by appropriating current revenues and decreasing the amount of upgrades that would need to be included in a plan for a ballot initiative.



IMMEDIATE PRIORITIES

- 01** Build an Early Childhood Center or purchase and renovate a large existing building. This would allow PAT, ECSE and PreSchool classrooms to be in one location. It would also allow the creation of screening, visit and group connection areas. Building an Early Childhood Center would relieve spacial stress in the elementary buildings, as well.

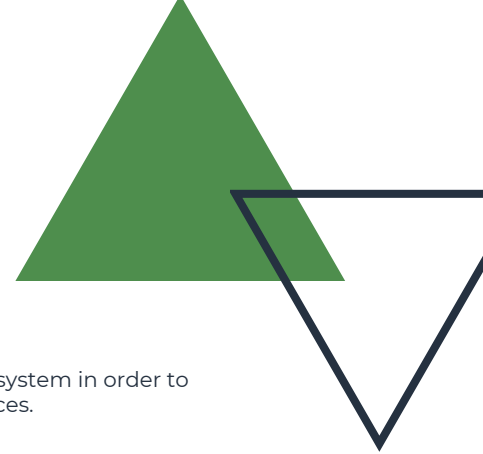
AREA OF FOCUS:
EARLY CHILDHOOD

- 02** Ste. Genevieve Elementary:
- HVAC: Update the heating and cooling systems, especially in the older part of the building.
 - ADA: Construct an ADA-compliant ramp to make the front entrance of the building more accessible.
 - Entry & Offices:
 - Construct a new front office, which would also include a space for the assistant principal and a small meeting room.
 - Construct a large common space for student and multi-purpose use.
 - Gym: *(FORMER ALTERNATE)*
 - Extend the current gymnasium out the front of the building to create more interior space with storage space for equipment. The full student body cannot fit inside of the current gym; or
 - Construct a new elementary gymnasium.

AREAS OF FOCUS:
SGE, MAINTENANCE

- 03** Ste. Genevieve Middle School:
- Elevator: *(FORMER ALTERNATE)*
 - Add an elevator that spans all three floors, as the third floor is not accessible.
 - Elevator addition linked with counselors' and nurses' offices reconfigurations and bathrooms
 - HVAC:
 - Update the boilers.
 - Update the water lines in the building.
 - Update the heating and cooling system air handlers, condensers, etc.

AREAS OF FOCUS:
SGMS, MAINTENANCE



04

Bloomdsdale Elementary:

- HVAC: New heating and cooling systems
- Entry: Construct double-gated entry way vestibule for front area.
- Lagoon: Update the lagoon or tie into the City of Bloomdsdale sewage system in order to stay in compliance long-term with the Department of Natural Resources.

AREAS OF FOCUS:

BLE, MAINTENANCE

05

Ste. Genevieve High School:

- Gym: *(FORMER ALTERNATE)*
 - Construct a practice gym located next to the current gym for with the addition of wrestling room and weight room.
- Weight Room: Update the weight room with an open-floor concept and additional space.

AREAS OF FOCUS:

SGHS, ATHLETICS

06

Sports Fields: *(FORMER ALTERNATE)*

- Yanks/Leon's Field Updates
 - Field lights at both fields
 - Higher fencing around bullpen area at both fields for safety
 - Replace the spectator bleachers at Yanks North and South. These bleachers fail inspection with a recommendation for replacement annually.
- Lighting: Lights over the Pole vault area for safety of vaulters
- Restrooms: Update the Men's Restroom at the track and field.

AREA OF FOCUS:

ATHLETICS

07

Ste. Genevieve High School

- Restrooms: *(FORMER ALTERNATE)*
 - Update the restroom facilities throughout the high school. Priority 1: Restrooms near the office; Priority 2: Restrooms by the Social Studies hallway
 - Make the stalls larger.
 - Remove the tile flooring.
 - Add hygienic faucets.
 - Install hooks for student bags.

AREA OF FOCUS:

SGHS

08

Technology

- Update all card reader door locks with a new system. This might mean replacing doors.
- Add card reader door locks to exterior doors (end of hall by Room 1 at SGHS and to the big playground at BLE).

AREA OF FOCUS:

TECHNOLOGY

EARLY CHILDHOOD

IMMEDIATE PRIORITIES — VISUALS

- Build an Early Childhood Center or purchase and renovate a large existing building. This would allow PAT, ECSE and PreSchool classrooms to be in one location. It would also allow the creation of screening, visit and group connection areas. Building an Early Childhood Center would relieve spacial stress in the elementary buildings, as well.
- As of this plan's adoption date, there are only two options for building an Early Childhood Center on land the district currently owns. Possible area calculations for the necessary spaces are included on the following page.

01

Build an Early Childhood Center on the Bloomsdale Elementary Campus. This would allow PAT, ECSE and Preschool classrooms to be in one location. It would also allow the creation of screening, visit and group connection areas.

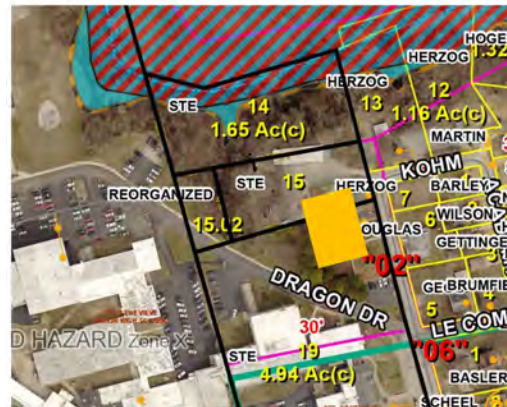
**FIRST OPTION:
BLOOMSDALE ELEMENTARY**



02

Building on the Ste. Genevieve Campus would necessitate placing the new building where the current District Office is located. The Early Childhood and District Office would then be housed in the same facilities. This site could increase the cost estimates for site work.

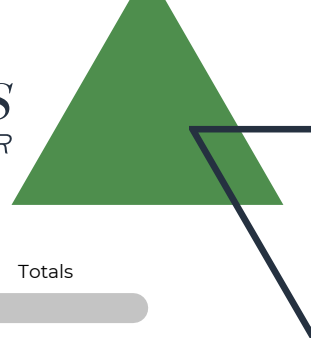
**SECOND OPTION:
SG CAMPUS**



03

Purchasing land to build an Early Childhood Center would allow for the possibility of merging the pre-k and kindergarten levels in one building. This would open some much-needed space at the elementary level for classrooms, and has been a model undertaken at other districts. The committee discussed the various possibilities surrounding this model.

**THIRD OPTION:
PURCHASE LAND**



Ste. Genevieve R-II School District
District Wide Facilities Planning
Estimated Project Budgets
6/17/2021

Item	Quantity	Net Sq. Ft.	Extended Sq. Ft.	Halls and Walls	Gross Sq. Ft.	Totals
Early Childhood Center						20,564
ECC Administration						2,958
Director	1	110	110	1.45	160	
Reception	1	150	150	1.45	218	
Nurse	1	150	150	1.45	218	
Toilet Room (single)	1	80	80	1.45	116	
Physical Therapy	1	450	450	1.45	653	
OT/Speech	1	200	200	1.45	290	
Workroom	1	200	200	1.45	290	
Conference Room	1	400	400	1.45	580	
Storage	1	150	150	1.45	218	
IT/Server Room	1	75	75	1.45	109	
File Storage	1	75	75	1.45	109	
Parents as Teachers						986
Meeting Space (Living Room)	1	300	300	1.45	435	
Offices	2	100	200	1.45	290	
Storage	1	100	100	1.45	145	
Family Toilet Room	1	80	80	1.45	116	
Classroom (includes toilet room)	8	975	7,800	1.30	10,140	16,620
Multipurpose Room	1	2,800	2,800	1.30	3,640	
Project Room	1	750	750	1.30	975	
Restrooms	2	200	400	1.40	560	
Housekeeping	1	125	125	1.40	175	
Storage	1	250	250	1.40	350	
Kitchen	1	600	600	1.30	780	
District Administration						5,105
Administrative Offices						3,553
Superintendent	1	250	250	1.45	363	
Assistant Superintendent	1	200	200	1.45	290	
Director of Student Services	1	160	160	1.45	232	
Director of Communications	1	160	160	1.45	232	
Secretary to Superintendent	1	120	120	1.45	174	
Secretary to Asst. Supt.	1	120	120	1.45	174	
Payroll	1	120	120	1.45	174	
Core Data/Food Service	1	120	120	1.45	174	
Bookkeeper	1	120	120	1.45	174	
Insurance/Sec. to Dir. of Student Services	1	120	120	1.45	174	
Conference Room	1	300	300	1.45	435	
Workroom	1	200	200	1.45	290	
IT/Server Room	1	75	75	1.45	109	
Storage	1	75	75	1.45	109	
District File Storage	1	150	150	1.45	218	
Toilet Rooms (Single Occupancy)	2	80	160	1.45	232	
Board Room	1	850	850	1.40	1,190	1,553
Storage/Closet	1	150	150	1.45	218	
Serving Pantry	1	100	100	1.45	145	
Common/Shared Facilities						1,208
Mechanical Room	1	200	200	1.45	290	
Electrical Room	1	150	150	1.45	218	
Restrooms	2	250	250	1.40	700	
Total for ECC & District Administration						26,877
Other Optional Spaces						2,610
Unstaffed ECC Library	1	150	150	1.45	218	
Parent Waiting Room	1	150	150	1.45	218	
Music Room	1	750	750	1.45	1,088	
Art Room	1	750	750	1.45	1,088	