

HALLSVILLE R-IV SCHOOL DISTRICT FACILITY MASTER PLAN

September 15, 2021

HALLSVILLE R-IV SCHOOL DISTRICT
421 EAST HIGHWAY 124
HALLSVILLE, MISSOURI 65255

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INTRODUCTION

The Hallsville R-IV School District is located in northern Boone County, Missouri and includes nearly 80 square miles of residential, minimal commercial, and mostly agricultural development. The town of Hallsville, Missouri is home to the district's nearly 75-acre campus, including three school buildings, various support buildings, and athletic facilities. While the district's taxpayers are responsible for providing the environment for education, the district's administration is responsible for educating more than 1,400 students ranging from pre-kindergarten through twelfth grade.

The district's constituents elect members to the Board of Education to monitor the district and direct the school's administration and to ensure the district's philosophy and mission are maintained.

Board of Education (2021)

Jon Bequette, President of the Board
Craig Stevenson, Treasurer
Rebecca Hoskins, Member
Torrie Vroman, Member

Bryan Wildenhain, Vice President
Jessica Hassler, Member
Shanda Nichols, Member

Mission

Improve lives through learning.

Vision

We guarantee all students will reach their potential.

Philosophy

The Hallsville R-IV School District is committed to providing a comprehensive educational program which incorporates new and expanded curricula to meet a diverse range of educational objectives in an evolving local, national and international society. The students, parents and school personnel share responsibility for both the present and future status of the educational program and facilities of the district.

Connections to Strategic Improvement Goals

The district's most recent Comprehensive School Improvement Plan (CSIP) was approved by the Board of Education in July 2019. While facilities improvements generally support all aspects of student learning, the following CSIP goals and objectives are directly aligned with the implementation of this facilities plan document:

Goal Area 2: Excellent Schools — The Hallsville School District will provide a student-focused climate and excellent staff as a means to student success.

2.1 Foster a positive environment focused on students and their learning

2.1.2 Schools provide a safe environment where students are able to focus on academic learning

Goal Area 3: Quality Governance — The Hallsville School District supports students and their learning through responsive, responsible, and transparent operations.

3.1 The district will demonstrate fiscal responsibility while improving resources

3.1.2 The district will update and maintain the facilities plan for use in decision-making and action to support students and their learning

HISTORY

With the passage of the bond issue of April 2018, the Hallsville community approved \$7 million in capital initiatives, including the construction of a classroom wing and gymnasium at Hallsville Primary School, the acquisition of a building on Ricketts Road, and a number of district facility safety and improvement projects. The Board of Education and district leadership understand additional projects and facility improvements remain necessary to continue providing a quality environment for students to maximize their learning and development in a safe setting.

In 2014, a facility master planning group was formed and completed a comprehensive assessment of the district's school buildings and related facilities. The primary goal for introducing that group to each building's unique characteristics was to establish a quantifiable standard for the "quality of environment" experience which can be compared objectively with other facilities within the district and in other districts.

The detailed summaries of the existing buildings created at that time identified:

- all rooms and spaces within the building
- the type of classroom activities and number of students/occupants
- the actual square footage of the spaces

In May 2021, the Hallsville School District initiated a facility master plan revision process to assist all members of the community in understanding the value, benefit, and shortcomings of the existing campus facilities for the immediate, short-term, and long-term needs of the district.

Several construction and capital improvement projects have been completed since the plan was last updated. As a component of the 2021 revision process, the building summaries created in 2014 have been updated to reflect the major changes and improvements made to district facilities over the ensuing seven years, along with a summary of the district's ancillary and athletics facilities. These revised summaries are included in Appendices A–E.

Additionally, the district has engaged the community using multiple methods to further identify facilities concerns and potential improvements as a mechanism to ensuring this revised document provides a comprehensive view of the current status of the campus. These methods include the administration of a Patron Insight community survey focused on district facility needs and the convening of a work group with membership representing stakeholders throughout the school community.

This revised facility master plan is a comprehensive summary of the current and future needs of the district which will serve as a guide for planning, community understanding, and support.

COMMUNITY SURVEY

In the fall of 2020, an online survey was made available to residents within the Hallsville School District. This survey was created at no fee to the district under Patron Insight's Small School District Initiative for the 2020-2021 school year with a focus on the perception of the district and perceived facility needs of the district.

Using a four-point weighted scale, respondents were given a list of projects that were part of the district's Facility Master Plan and asked to rank the top four. Three priorities were identified: replace and expand the middle school (3.18), install a second set of secure entrance doors on main campus (2.90), and install turf at the football field (2.54).

Respondents were also asked what additional projects should be included in the Facility Master Plan. Responses included baseball and/or softball field upgrades, technology upgrades, specific facility requests, such as expanded facilities for Fine Arts, restroom improvements, and improvements to traffic flow for drop-off and pick-up.

Additionally, when asked to identify a project or projects that should be eliminated from the plan, the top four items for elimination were athletic projects, with 71% of respondents selecting the installation of turf at the football field. This is a contradiction

with the earlier question when asking for the top priorities that were weighted in response, however, when given a second chance, they found it easy to suggest eliminating this from the list. It was recommended that the district will need to offer additional details about the necessity of these projects.

PROGRAMS AND STUDENT ENROLLMENT

The Hallsville School District community and student population have demonstrated continued growth since district establishment in 1887. While the impacts of the ongoing coronavirus pandemic are still unknown, student enrollment growth trends are expected to remain stable at 1% average annual growth. Results from the most recent district student cohort survival analysis are provided in Figure 1.

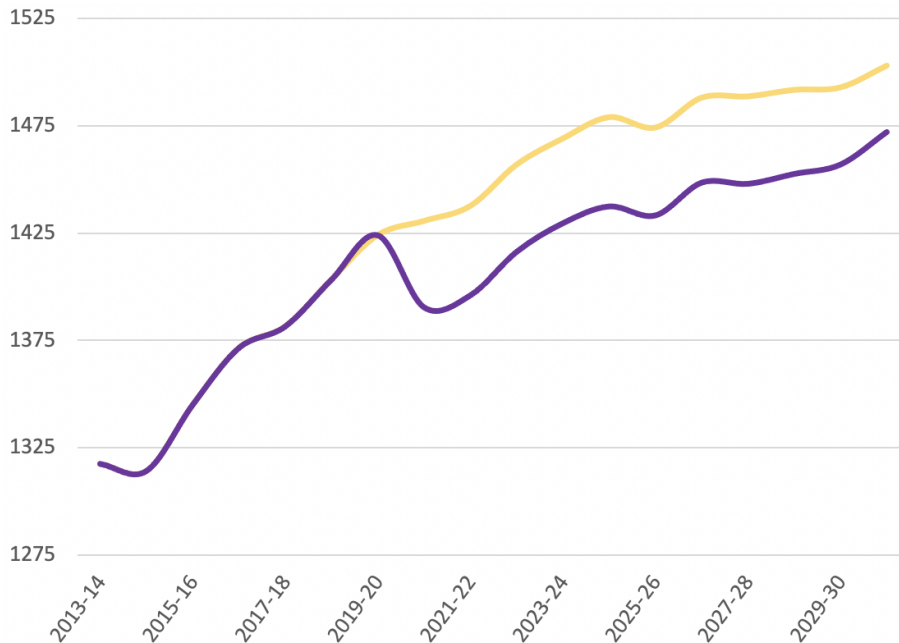


Figure 1: District enrollment—historical data and cohort survival projections. Purple line shows preliminary pandemic impact; gold line shows projection based on historical data.

The district’s educational programs and student enrollment are key to determining if school buildings have the functional capacity and specific facility resources necessary to support students and their learning. Future facility needs must include consideration of recent student population trends, along with the changing programmatic needs and goals of the district and community. As a result, the Assistant Superintendent of

Curriculum and Instruction and the Activities Director should play key roles in the consideration of any and all facility improvement projects.

The continuing growth of the district's student enrollment has a direct impact on the function and adequacy of existing facilities. In addition to annual analysis of historical data to predict future enrollment trends, the district should conduct an annual evaluation including new, obsolete, or discontinued program requirements to determine the priority for each recommended facility improvement and the anticipated real benefit to the student, school, and community.

Based on analysis of the existing facilities data (see Appendices A–E), the secondary school building has the least capacity to absorb continuing increases in student enrollment and is recommended as the first priority for increased classroom facilities.

WORK GROUP MEMBERSHIP

A work group representing stakeholders throughout the school community (e.g., Board members, administrators, faculty, staff, and parents) was formed in the spring of 2021. The group met over the ensuing months to review, discuss, and identify preliminary project priorities for presentation to the Board of Education.

The goals of the work group included:

- Solicitation of additional input from community members
- Review and discussion of all community input received
- Site visits and discussion of the condition of facilities and related needs
- Solicitation of high-level cost estimates for potential priority projects
- Revisions to the facilities plan based on current campus conditions
- Presentation of updated plan to the Board of Education for use in developing plans for future bond issuance, construction, and facilities improvements

Facility Master Planning Work Group

Jon Bequette
Brad Blakemore
Jessica Cobb
Justin Conyers
Matt Cooley
Ryan Crane

Allyson Linneman
Matt Long
Caleb Martin
Bethany Morris
Rachael Nichols
Shanda Nichols

Joni Crossgrove
George Cummings
Casey Cunningham
Scott Daly
John Downs
Chelsea Jackson
Jackie Kennedy

Billy Roberts
Tonya Schleeter
Rachael Sides
Ty Sides
Ada Tharp
Brian Wildenhain
Kari Yeagy

FACILITY NEEDS AND COST ESTIMATES

Since 2016, the district has maintained a revolving list of facilities needs, ongoing improvements, and completed projects. The listing is updated on a regular basis as project status changes and additional needs are identified. The listing at the time of the first work group meeting is provided as Appendix F.

After review of the community survey results and district facilities needs listing, the work group identified a number of specific projects for potential completion using capital projects fund reserves or revenues from general obligation bond issuance. The group discussed the following potential facilities improvements, and participated in site visits to multiple campus locations to observe the current conditions of district facilities.

The facility needs considered most closely by the work group are listed below. The district coordinated with general contractor SM Wilson to secure high-level estimates on several of the projects identified as construction priorities. The total cost estimate for these projects, including fees, are included as Appendix G.

Identified Potential Improvements

- Asphalt repairs and installation of asphalt drive around primary school
- Boiler and chiller repairs/replacement at primary and intermediate schools
- Build middle school wing to initiate phased building replacement
- Complete installation of keyless entry system throughout campus
- Expand and improve agriculture education facilities
- Fine arts performance venue and classrooms
- Improvements or relocation of baseball and/or softball facilities
- Increase parking capacity on campus
- Install artificial turf at baseball and/or softball fields

- Install artificial turf at football field
- Instructional technology upgrades and expansion
- Purchase of additional real estate for future facilities needs
- Relocate the athletic track to existing stadium complex
- Second set of security doors at all main building entrances
- Update and repair restrooms
- Upgrade fencing throughout campus
- Upgrade stadium complex to improve accessibility

PHASED IMPLEMENTATION

The facilities work group discussed and identified which potential projects must be completed in a logical sequence. These include:

- Based on the district's assessed value and the resultant 15% debt limit, replacement of the middle school will need to be completed in phases.
- Relocation of the athletic track to the stadium complex must precede relocation of any other facility to the current athletic track location
- Relocation of the baseball field must precede expansion of parking at the secondary school

PRIORITIZED FACILITY NEEDS

After consideration of the Patron Insight survey results, visits to campus facilities, and solicitation of additional input from other community members, the work group completed a process to rank both the identified major construction projects and additional smaller projects. Group members were asked to consider both (a) how critical the facility need and (b) which projects must logically precede others when completing their rankings. The results of these rankings are provided below in Figures 2 and 3.

		Weighted
Project		Average
Building a new middle school wing		13.17
Relocate the athletic track		11.78
Increase parking capacity on campus		11.17
Relocate baseball and/or softball field		10.83
Upgrade stadium to improve accessibility		10.06
Expand/improve Ag Education facilities		8.72
Improve/replace fine arts facilities		8.28
Install turf at football field		8.11
Install turf at baseball/softball fields		7.89

Figure 3: Facilities work group priority rankings of major construction project needs.

		Weighted
Project		Average
Replace Intermediate boiler/chiller system		5.39
Finalize keyless entry installation		5.06
Improve/replace building at baseball/softball		4.28
Install second set of security doors IS/MS/HS		4.22
Repair asphalt in parking lots		4.00
Upgrade safety and security fencing		2.89
Install asphalt drive around primary school		2.17

Figure 4: Facilities work group priority rankings of additional facilities projects.

FACILITY MAINTENANCE PROJECTS

Certain specific and recurring projects may be within the scope of the district’s annual maintenance and repairs budget, and budget funds should be allocated annually for use in needed repairs and preventive maintenance. In the winter of 2020, the district operations department began the development of updated preventive maintenance routines to reduce the need for future contracted and in-house repairs.

Based on recent historical data, the district has spent the following average annual amounts for the project types listed below. The district should allocate budget funds in the amount sufficient to complete the following type of repairs:

HVAC repairs

Plumbing repairs

Roof repairs

Flooring replacement/repairs

Asphalt repairs

Technology infrastructure and device replacement/repairs

FINANCIAL ASSESSMENT AND BONDING CAPACITY

The district's ability to provide new and improved facilities (including new buildings, additions, and alterations to existing structures) requires approval by the district's constituents. Approval by ballot initiative authorizes the issuance of general obligation bonds. The current debt capacity limits the potential revenues that may be requested from the community. These new revenues, in addition to capital project fund balances not reserved for routine maintenance and emergency situations, dictate the funds that will be available for improvement projects.

Article VI, Section 26(b) of the Missouri Constitution limits the outstanding amount of authorized general obligation bonds to fifteen percent of the assessed valuation (AV) of the district. At the time of the presentation of this report, the preliminary district AV as provided by the Boone County Clerk is \$103,731,011. As such the total authorized debt limit is approximately \$15.5 million. The district's capacity to additional bonds is the difference between the total district debt limit and the current outstanding amount of authorized bonds, as represented in Figure 4.

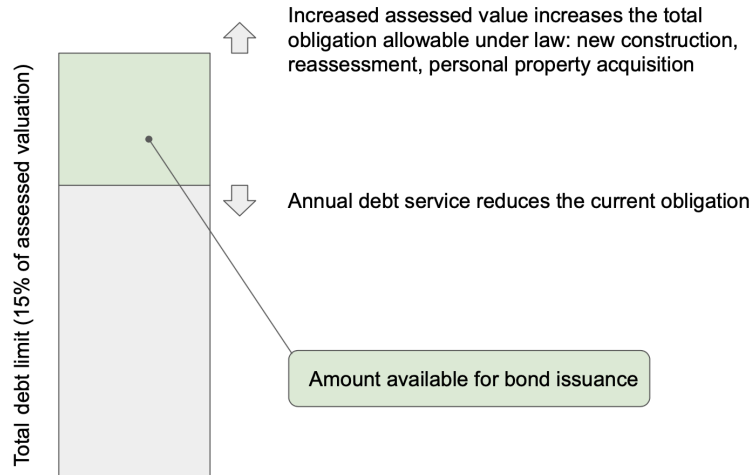


Figure 4: Representation of capacity for general obligation bond issuance

The district engages Stifel Financial to coordinate the issuance and repayment of its general obligation bonds. Stifel has provided an updated summary of the districts' current debt obligations (see Appendix H). Based on historical data and the resultant projections, the district anticipates having the capacity to bond a maximum of \$5.5 million in April 2022 with no increase to the debt service levy, if so authorized by the district's constituents. Additionally, the district anticipates the capacity to bond approximately \$5 million during the 2026-27 school year.

PRELIMINARY BOND ISSUE AND CONSTRUCTION PLAN

Following adoption of this updated plan, it is recommended the Board of Education draft and approve a preliminary plan for immediate and future bond issues, along with tentative plans for the projects to be completed with the revenues generated. Once approved, the preliminary bond issue and construction plan will be included in the facility master plan as Appendix I.