

Avenue City R-IX School District Long-Range Facilities Plan December 2012 (updated 2021)

Mission:

The Avenue City R-IX School District, in cooperation with its students, staff, parents, board and community will:

Create a learning environment that is accepting, stimulating, challenging and worthwhile to students.

Produce students who have mastered the basic skills, become adept at problem-solving and responsible decision-making, and have the ability to adapt to meet future challenges.

Encourage students to become healthy, caring, ethical citizens who are productive members of society.

Help students develop the self-discipline required for success.

The Charge:

The Avenue City R-IX Board of Education instructed the district's administration to develop a long-range facilities plan. The Board of Education's mission of creating "a learning environment that is accepting, stimulating, challenging and worthwhile to students" was to be continued by:

- a) Adopting a master plan that will address facility needs and by
- b) Presenting the master facility plan to district patrons.

Purpose of the Plan:

The Long-Range Facilities Master Plan process will evaluate the physical plant of the Avenue City R-IX School District and provide a rational facilities planning tool that informs the organization, provides a framework for sound decision making, and enables the school district to effectively anticipate, respond to and manage future needs.

The Avenue City R-IX School District is a successful and innovative school district that requires a Facilities Master Plan that is creative, flexible and visionary. The educational community has been asked time and time again to change its focus, its direction and its purposes. These requests and requirements come not only from the local patrons but are also imposed by the state and federal government. Changes in methodology and teaching/learning style are sometimes limited to the actual physical structure of the learning facility. An ongoing effort must be made to regularly assess current and future facility needs. This facility assessment should attempt to assure that the facility provides solutions and lessens hindrances to the educational process. Assessing the effectiveness of the school facility must be accurate, timely and in the best interest of the students, the educational program and the local taxpayers. In short, the plan is maintained as a "living document" in order to be an effective tool. Therefore, the data, conclusions and recommendations of the plan may be updated after 2012 to reflect changing needs, new data and actions previously taken, if any.

General:

The strategic long-range facilities plan is only a plan. It is to be used to guide decision-making and coordinate priorities. No monetary commitments are implied or inherent in the plan.

The plan should be updated regularly on a bi-annual basis to reflect changes in school district operations, growth and needs.

The plan represents a proposal to address all of the present and perceived future needs comprehensively. As school administrators change and as school boards change the school district governing body may decide to add to or omit from various components of the plan at their discretion.

Costs:

The cost implications of the plan are based upon estimated unit costs (dollars per square foot) and are shown for concept comparison purposes. These estimates are based upon very preliminary data and are intended to be taken as a starting point for the development of future potential project budgets. Costs have historically increased with time and these estimates will be no different. Preliminary costs are associated with construction costs anticipated for the year 2017.

Site:

The site planning components of the long-range facility plan are not to be taken as firm or final decisions. The school district facility remains on Hwy 169 in Cosby, MO. The site maintains an educational facility that houses Prekindergarten through 8th grade. The school district has not selected or acquired an additional site for development. Any future building site must be evaluated using numerous criteria including; Site Area, Site Configuration, Natural Factors Utilities, Zoning, Adjacent Uses, On-site Circulation, Vehicular Accessibility, Traffic/Noise/Air, Land Cost, Site Preparation, Community Compatibility and Public Acceptance.

Continuing Process:

The Avenue City R-IX Master Facilities Plan represents an ongoing improvement program. Because of the number of needs and costs associated with those needs, the plan cannot be addressed at one time by one single Board of Education. The Avenue City R-IX School District seeks to increase student achievement by providing educational facilities that provide appropriate accommodations for the district's students and academic programs.

The Board of Education recognizes that this long-range facility plan must be a living, ever-changing document because no document can take into account all future issues. Future issues include, but are not limited to: growth in student population, changes in zoning, shifts in community expectations, changes in community demographics, passage of new state laws, alterations to building codes, revisions to best practices for teaching, etc. Therefore, the Board of Education should establish a plan by which this document might be reviewed in 2014 and anytime thereafter so that modifications can be considered.

History of Current Facility:

The current Avenue City R-IX school building was constructed in 1957. The district has continually upgraded facilities via classroom and facility additions. The original school was a product of school consolidation in the 1950s and consisted of 3 classrooms, 2 offices and a multipurpose room. Another addition occurred in 1966 which added two additional classrooms. Four additional classrooms were built in 1989. In 1999, the facility added 2 classrooms, a library, a computer lab, restrooms and a gym. In 2008 three additional classrooms were constructed along with restrooms and a locker room facility, a

preschool room and a storage room. A new roof was installed over the existing building. The locker room/restroom facility was constructed to perform as a community storm shelter. In 2015, the district need to expand the school's lunchroom facility was paramount. The kitchen facility could also not accommodate the additional students that had increased 43% since 1992. Therefore, a new kitchen and accompanying equipment was added during that same construction project. In addition, a safer and more secure entryway was designed for the facility. Part of that security was to place office personnel between the entryway and the access hallways to classrooms. Therefore, a nurse's office, reception area, financial and administrative offices were moved to that part of the building. In addition to this new construction, remodeling of existing spaces occurred that converted the previous cafeteria to a conference room, teacher prep/work room and faculty restroom. In addition, the restrooms in the primary classroom hallway were remodeled and improved.

Alignment of Academic Grade-Span and Facilities:

The Avenue City Board of Education has agreed that it is their intention to provide equality of access of services to all students. As of the acceptance of this facility plan, the district houses one PreK-8 grade elementary school. Sixth grade students at Avenue City transition to middle school atmosphere within the same facility. Grade 9-12 students are fortunate to be able to select from a choice of high school facilities in neighboring districts.

Age of Current Facility:

The current Avenue City R-IX school building was constructed in 1957. The district has continually upgraded facilities via classroom and facility additions. The original school was a product of school consolidation in the 1950s and consisted of 3 classrooms, 2 offices and a multipurpose room. Another addition occurred in 1966 which added two additional classrooms. Four additional classrooms were built in 1989. In 1999, the facility added 2 classrooms, a library, a computer lab, restrooms and a gym. In 2008 three additional classrooms were constructed along with restrooms and a locker room facility, a preschool room and a storage room. In addition, a new roof was installed over the existing building. In 2015, a new cafeteria, kitchen and office area were added to the facility.

Master Facilities Planning Process:

The existing school at Avenue City has been maintained and added on to over the past 55 years. Each building improvement has provided additional space and has attempted to foresee future needs of the district. The district continues to grow in recent years. Additional housing continues to be built within the district boundaries as people in the Buchanan county area desire to move to a more rural area and less congested living area. While a larger district might seek out birth rate as a predictor of potential growth, the Avenue City district appears to need to examine historical student enrollment and use an awareness of housing development as its primary predictor of student population growth.

Until 2012, the school district possessed no written long range facility plan. At that time, this document was prepared that would:

- a) address ongoing facilities needs and
- b) plan for orderly and informed responses to expected future needs.

The ability of any district to provide improved facilities is dependent upon its financial resources or bonding capacity. A Missouri school district may legally carry debt equal to 15% of its assessed valuation. As the district's assessed valuation grows so does its ability to fund the size of its construction projects. For decades the Avenue City School District has committed itself to building programs that required a vote from its constituency that allowed the district to carry debt via construction bonds. That constituency has been very supportive of the effort to provide ongoing physical improvements to the district's school building.

In 2014, the district engaged in its latest building project. The schedule of payments indicate that the district will complete paying for that project in 2027. By that time, the maximum bonding capacity should exceed \$4 million.

Summary of Findings:

As of 2017, there are approximately 175 students attending Avenue City R-IX Public School. Over the past 25 years, this number has increased over 84% or 83 students since 1992. Although student enrollment for the school has remained fairly constant prior to 2012, a 20% increase in student population over the past 10 years has been significant.

There are approximately 50 students from Avenue City attending grades 9-12 in area high schools. The idea of housing our own high school will no doubt be raised at some time in the future. Many issues are involved in that discussion (personnel, administrative impacts, curriculum materials, school climate, etc.) however, facilities would be a major inhibitor as the district would need to consider a significant construction project just to construct numerous classrooms needed for the most basic of high school curriculum offerings. The current campus size as well as financial support for such operating costs would appear to prohibit the initiation of such discussions.

Class sizes at Avenue City R-IX range from 12 to 26 students per grade level. The average classroom size in K-8 is 19.5. This is an increase from 16 five years ago. The district's school climate, culture, performance on state tests, as well as smaller class size, makes it an attractive option for parents desiring relocation to a district with a quality educational opportunity.

The Board of Education has developed a plan involving construction of new facilities as well as the expansion/renovation of current facilities. The plan recognizes that the needs of the district far outreach the financial possibilities given debt capacity limitations and the financial burden on the average taxpayer. Therefore, a multiphase construction plan in which priorities were determined and preliminary timelines established to accomplish these priorities. The explanation of those phases and preliminary drawings are found below. As previously mentioned, this plan is ever-changing as different needs arise. As time moves forward, priorities and timelines may change.

Long Range Facility Plan Phases of Progress:

Phase 1 Target Date = on or before 2015

No additional tax increase planned.

Avenue City Elementary School (current age = 64 years)

- Provide a more secure and updated main entrance for student and parent access to school including updated burglar and fire alert systems. **Completed**
- Purchase additional ground/land for parking expansion and or potential growth in facility as well as provide the following: **Completed**
 - Expand and construct a larger cafeteria facility for our students in grades preK-8. **Completed**
 - Remodel and upgrade the current kitchen facility to better prepare meals for our students in grades preK-8. **Completed**
- Remove non-friable asbestos floor tile and wrapped steam pipes. **Completed**
- Update/remodel original student restrooms. **Completed**
 - Upgrade to a new phone system **(in process)**

➤ **Phase 2** No additional tax increase planned.

- Provide solar panel technology for more efficient and greener operation of facility while reducing operational expenses. **Feasibility still in question**
- Replace original air conditioning units with more efficient units which would also reduce operational expenses. **Completed**
- Expand the gym to accommodate more spectator space.
- Two additional classrooms if needed

Appendix A

**Avenue City School District
Student Count History**

YEAR	NUMBER of Students		% increase
	Housed at A.C. R-IX	PreK-8	
1992		98	
1997		127	30%
2002		130	24%
2007		137	5%
2012		162	19%
2017		175	8%
2021		205	17%

YEAR	NUMBER of Students		% increase
	A.C. R-IX	PreK-12	
1992		145	
1997		164	13%
2002		185	13%
2007		189	2%
2012		219	16%
2017		240	9.5%
2021		258	7.5%