



**Facility
Improvement
Plan
March 2017**

Acknowledgements:

Special acknowledgements is given to DLR Group, strategic planning subcommittee for facility goal, the past and current members of the Board of Education, and staff of Springfield Platteview Community Schools. Their time and commitment has made a strong contribution to the community's responsibility to maintain and improve the educational environment for academic learning areas and extracurricular activities.

2017 Board of Education

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Mission of SPCS

“To ensure that all students acquire the 21st century skills and behaviors necessary for each student to succeed now and into his/her future.”

Facility Improvement Strategic Plan Goal

By 2022, SPCS will provide the facilities and staffing needed to keep up with growth and be competitive with other metro area schools in academic and extra-curricular programs.

Facility Improvement Value Statements

- 1) New projects for renovation and construction should be of high quality and allow our students to learn and compete at the highest levels.
- 2) The Board of Education and administration will work in a fiscally responsible way to pay for the projects- weighing the costs of funding options versus escalating construction costs.
- 3) Safety factors need to be considered in new projects in regards to student and staff health, threats, nature, and possible injuries.
- 4) Environmental considerations with energy efficiency, waste, and clean air will be taken into account when comparing to costs to construct.

Executive summary

Springfield Platteview Community Schools has grown over 10% in enrollment over the past four years to over 1100 students K-12. With new developments on the horizon within our district boundaries, we need to prepare for future growth. The district currently has older buildings that need to be renovated and updated for many reasons, including safety and security, deteriorating academic and extra-curricular program space, and an older infrastructure. Due to the lack of funding the last several years because of the Learning Community's common levy and two failed bond elections, the district hasn't been able to improve or maintain facilities on a regular schedule. In some cases, this has not allowed our students to learn and compete in high quality environments. To maintain our standard of excellence, we need to invest in facilities where our students and staff can perform their exemplary work.

With this in mind, the Board of Education and administration has been working with DLR Group on reviewing our conditions and needs at each school and updating our Master Facility Plan. The superintendent and Board President have assembled a committee of parents and members of the community representing each school in the district to assist in reviewing the priorities of the district and identify strategies to meet the strategic plan goal.

Improving the Educational Environment and Safety

Our main priority is to create learning spaces that are functional, safe, healthy, and comfortable for students and staff. Our buildings need to have spaces for special education programs, music, art, academic intervention, early childhood programs, and others depending on the grade level. Many of these programs were not around when our current buildings were constructed. Renovations will allow adequate space for these programs and others that the Board of Education and administration deem integral to achieving our mission as a school district. Renovations will allow us to better monitor and control front entrances and allow each building to have a classroom door that locks in the event of an intruder. We will be able to have classroom walls that allow for a learning environment where there isn't noise coming from the classroom next door to distract students. Each building will have fresh air being circulated throughout the building according to current codes.

Investing in Infrastructure

The infrastructure in our buildings in most cases are original and have been maintained over the years to last this long. It is time for the replacement of these systems in heating and cooling, electrical, telephone, intercom, fire sprinklers, lighting, and parking. Kitchen spaces remain inadequate. Buildings do not meet current codes in many instances. Windows and skylights need to continue to be replaced. Locker room bathrooms and showers at the high school have deteriorated and need renovations. The high school track is over 35 years old and needs to be replaced. At the same time, adding artificial turf allows use consistently throughout the school year during all kinds of weather, which makes it available for more groups to use.

Investing in the Future

Looking to the future, Springfield Platteview Community Schools needs to be a partner with communities and cities in creating a vibrant area where businesses and developers want to put high quality opportunities in place for current residents and our students' future. Low quality schools and outdated facilities do not equate to vibrant opportunities for cities, communities, residents, and our students' future opportunities. Great schools and high quality school facilities do lead to higher home values and more desirable places to live and work.

Long term growth projections for the future of our school district are apparent. We will face growth issues in the next decade. Our district needs to be ahead of growth and update current facilities to be competitive with area school districts to be able to retain our own students and respond proactively with added facilities when growth does occur. The district's student achievement scores reflect great things are happening here and now we need facilities that allow that to continue and be even better in the future.

Our challenge is to prepare students for their future success in careers that may not even exist today. We need to teach students skills of the workplace: creativity, collaboration, communication, technology use, and critical thinking in learning spaces that are flexible and support innovative educational delivery. These ideas can be applied to new construction or to existing spaces differently.

Technology's role in education continues to grow and the need for investment in technology infrastructure that expands our ability to use technology in the classroom and outside the classroom is paramount. Fiber is needed throughout the district to be able to keep up with the current technology of a 1 to 1 school district and our communication needs.

Improving Operations

It is also time to invest in the support facilities that keep the district running. Buses for students across the district are new through our partner in transportation, Student Transportation of America. District vehicles that are used for transporting special education students, extra-curricular activity teams, and staff need to be replaced. New kitchen appliances and equipment will need to be replaced for food service. Maintenance and storage facilities will need to be added.

SPCS Financial Reality

During the Learning Community's common levy years 2010-2017, the district's revenue was relatively stagnant and programs were lost. The district was unable to fund necessary facility improvements and updates. The common levy is set to expire after the 2016-17 school year where the district lost \$3.7 million in potential funding. Some of these dollars can help the district add back staffing and programs that were lost, as well as accommodate growth experienced over the last six years and future growth.

The Board of Education and administration believes we can upgrade current facilities without going to the taxpayers for another bond election and slowly decrease the tax

levy over the long term. This can be done with the removal of the common levy starting in 2017-18. Future growth factors with residential developments in our district will determine when the district does need to go out for a bond election for new school buildings. We are fortunate to be able to keep a lower tax rate and complete necessary facility upgrades considering we are already the lowest tax levy in the area:

2016-17 Tax Rates in Area:

Bennington	\$1.4300
Gretna	\$1.3852
Elkhorn	\$1.3500
Westside	\$1.3250
Papillion	\$1.3049
Ralston	\$1.2607
Millard	\$1.2237
Omaha	\$1.2440
Bellevue	\$1.0972
DC West	\$1.0835
Springfield Platteview	\$1.0729

This is all possible if state legislation and education funding stays in its current form. We will continue to monitor and adjust if current state funding for education happens to change for the worse.

Future Enrollment

The district has contracted with the DLR Group, an architectural services firm, to conduct a growth study for our district. DLR has worked with Gretna and Elkhorn on similar growth studies. Growth is very hard to predict because there are many mitigating factors to influence growth. At a minimum, we expect a 1-1.5% growth rate annually for three district schools and a higher growth rate for Springfield Elementary based on the Springfield Pines development. The district would increase enrollment at this rate as follows:

5 Year Enrollment Projection (2020-21):

- Springfield Elem.- 342 students (302 capacity)- 107% of capacity
- Westmont Elem.- 307 students (302 capacity) - 101% of capacity
- Junior High School- 192 students (192 capacity) - 100% of capacity
- High School- 412 students (412 capacity) - 100% of capacity

10 Year Enrollment Projection (2025-26):

- Springfield Elem.- 367 students (302 capacity)- 117.8% of capacity
- Westmont Elem.- 330 students (302 capacity)- 108.5% of capacity
- Junior High School- 192 students (192 capacity)- 100% of capacity
- High School- 412 students (412 capacity)- 100% capacity

Facility Project List with Estimated Timeline

Completed in 2016:

Westmont Elementary Renovation:

Westmont Elementary was built in 1971 with no permanent classroom walls or doors and inadequate space for today's education needs. The project for Westmont Elementary consisted of a redesign to add classroom walls and doors and improve space for kindergarten, special education, and pre-school. Security locks are now on doors. The building has been brought up to code with fire sprinklers and infrastructure systems in electrical, mechanical, heating and cooling, lighting, and telephone and intercom systems. All exterior windows and skylight were replaced.

Total price: \$3.9 million

Sewage Lagoon Project at PHS/ PCJH:

The sewage lagoon that handles all the district's wastewater from the high school, junior high, and the central office was not functioning correctly. The engineering firm found that not only was it not functioning correctly, it needed to be enlarged to handle the amount of students, staff, and community members for events. The lagoon was enlarged and renovated to function normally.

Total price: \$235,000

PHS Science labs:

The science labs at PHS were literally falling a part and were not functional in many aspects, including gas burners and sinks. The science labs were renovated over a two year time period to become a 21st learning center. Lab stations were created with new cabinetry and up to code systems were put in to handle and dispose of chemicals.

Total price= \$150,000

PHS Main Gym Floor:

The main gym floor, built in 2001, was breaking apart. Pieces of the wood floor were coming up intermittently and the floor was becoming a safety hazard to all who used it for classes, athletics, and events. A new floor was installed.

Total price= \$148,000

Projects in summer of 2017:

Track and Field Renovation at PHS:

The high school track is 36 years old. Tracks built today generally last around 25 years. The subsurface has been cracking and led to expensive repairs in recent years. The track needs immediate replacement to avoid safety issues and annual costly repairs. As the track is replaced, the district will replace the natural grass field with an artificial turf field at the same time. The natural grass field was experiencing drainage and playability issues which would have needed significant renovation. It would be

expensive and damaging to the new track to try and put in artificial turf in later. The Board of Education approved the replacement of the track and field in February 2017. This project will be completed by Sept. 2017.
Total estimated price: \$1.85 million

PHS Structural Issues:

The high school continues to have issues with roofs and joints leaking between added on sections of buildings. This will need to be corrected to preserve the life of the building in multiple areas. The cooling tower out in front of the building needs to be replaced for energy efficiency and long term functionality.

Estimated Total Price= \$400,000



PHS Activity Parking Lot:

Additional paved parking is needed at the PHS/ JH campus. The first project will be to pave the activity parking lot, which is now a gravel area. This parking lot will serve as the student parking lot during the school day and activities parking lot in the evenings. The project will allow for additional parking on campus.

Estimated Total Price= \$1.4 million

Westmont Parking Lot and Play Area Replacement:

Westmont's parking lot is deteriorating and in need of replacement and additional parking. The district will expand parking on the west side and add additional parent/ visitor parking in the front of the building. The current parking is not enough for staff to park and has no room for parents or visitors. The play area behind the building is also deteriorating and in need of replacement.

Total Estimated Price= \$800,000

PHS Art Room Renovation:

The art room at the high school serves both HS and JH students. The cabinets need replacing and more work spaces and sinks are needed. The room will be gutted and redesigned for learning and new cabinetry for storage spaces.

Total Estimated Price= \$75,000



District-wide Fiber Installation:

Our district is one of a handful statewide that do not have fiber lines for the internet and phone systems. Our phone lines have been down quite a bit over the past few years due to moisture issues and connectivity issues. Our internet faces downtime and slow services frequently. Fiber will fix both of these issues. Each school will have fiber installed and be ready for the 2017-18 school year.

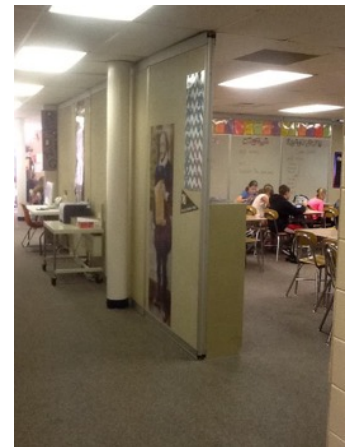
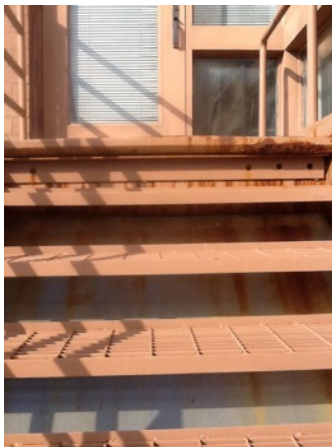
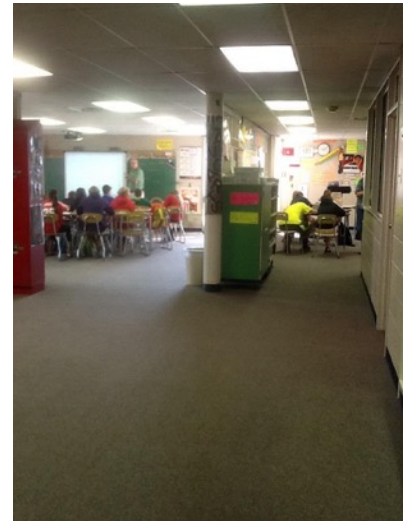
Total Estimated Price= \$180,000

Projects Slated for 2018:

Platteview Central Junior High Renovation:

Platteview Central renovation is the district's number one priority for facility improvements. The only reason this project isn't slated to be done in 2017 is the district and architects need time to work on the design of the building and time to get appropriate bidding for the project. Platteview Central was also built with few permanent walls and doors. Its infrastructure needs an overhaul with new electrical, mechanical, heating and cooling, lighting, and telephone and intercom systems. The building will be redesigned for necessary classroom and academic program space. All windows and the skylight will be replaced.

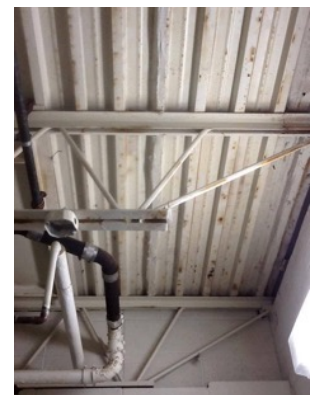
Total Estimated Price= \$3.9 million



PHS Physical Education Locker Room Renovation:

The locker rooms serve HS and JH students for physical education and some of our athletics. They are deteriorating and in need of renovations. The district will work with teachers, coaches, and administration to ensure the locker rooms are redesigned with functionality, supervision, and privacy issues associated with locker room use in mind.

Total Estimated Price= \$800,000



PHS/ PC Front Parking Lot Replacement

The current parking lot at Platteview High School and Platteview Central Junior High is in need of replacement. The parking lot will be redesigned for better traffic flow and will be designated for visitor and staff parking during the school day.

Total Estimated Price= \$1.2 million

Future Projects- Timeline To Be Determined (possibly five years or more out):

New Springfield Elementary Building:

A new Springfield Elementary will be built for 3 classrooms at each grade level to handle the future growth expected from new developments. The nearly 10 acre site has already been purchased by the district at the new Springfield Pines development located at the northwest of the corner of 132nd and Main St. in Springfield. Our site is directly across from St. Joseph's church on Main Street. Because of expected growth in Springfield, we will start to build a new elementary school in the next 4-6 years more than likely, depending on the rate of home sales in the new development. In terms of educational functionality and efficiency, it makes more sense to build new rather than add on to the current outdated Springfield Elementary, which was built in the 1960's. The Board of Education is considering making the old elementary school into district, and possibly city, offices in the long term. Also, we would try and make it functional as a community center and park area for various community needs.

Total Estimated Price= \$18 million

Westmont Additions:

Westmont is also scheduled to see incremental growth over the long term. New classroom additions, gym addition, and repurposed space will be required to make Westmont equitable and ready for future growth.

Total Estimated Price= To Be Determined

High School Additions:

The high school will be in need of a future addition and repurposing of space to be able to handle additional programming and possible students over the next ten years. We are already using junior high classrooms for programming space and with computer science being added in 2017-18, we will be at full capacity for classroom space.

College and Career planning, Media Center, and office space is also inadequate.

Total Estimated Price= To Be Determined

Weight Room Expansion, Visitor Bleachers, Culinary Arts Classroom, JH Gym:

Other defined issues include needs for expanding the weight room at the high school, adding visitor bleachers for the athletic complex, renovating the culinary arts classroom, and adding a JH gym.

Total Estimated Price= To Be Determined

Routine Maintenance:

The district always plans for routine maintenance each summer on existing facilities. This includes carpet replacement, painting, asphalt/ concrete repairs, landscaping, preventative maintenance on infrastructure, technology upgrades, interior repairs, roof repairs/replacement, and any other issues that may be happening at our campuses.

Public Input

The Board of Education believes in allowing the community a chance for input on the Master Facility Plan. This was done in earnest when the district went through the first Master Facility Plan development process six years ago. Many community input nights were scheduled, building tours were scheduled, and ultimately a Master Facility Plan was developed.

Board meetings occur two times a month with facility planning or more specific projects as agenda items in several meetings over the last five years. The district will continue to discuss facility planning in future meetings and, as always, the public is welcome to attend these meetings. The district will continue to communicate through our website and reach out to the Papillion Times regarding facility planning initiatives.

Board of Education meetings are held on the 2nd and 4th Mondays of each month at 7 PM at 14801 S. 108th St., Springfield, NE 68046 at the central office building north of the high school. Please check the district calendar at www.springfieldplatteview.org to confirm meeting times and dates as they are occasionally subject to change.