



**School District of St. Joseph
A Study
of the
Facilities
1994**

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School District of St. Joseph

Facilities Study

1994

*add the
ARC, Naval
Reserve*

Facility-wise, the School District of St. Joseph consists of eighteen (18) elementary buildings, four (4) middle school buildings, three (3) regular high school buildings, one (1) vocational school building, one (1) instructional media center building, one (1) administration building, one (1) maintenance building, one (1) warehouse, and some small storage buildings.

The district has requested title to and has been given tentative approval for ownership of the Naval Reserve/ROTC facility upon official evacuation by the Navy in 1994. *(federal property)*

Elementary School Capacities

School	1993 Enrollment	Capacity	Max Cap.
Coleman	449	450	540
✓ Edison ✓	367	425	510
Ellison	367	375	450
✓ Field	350	325	390
✓ Hall	412	425	510
Hosea	518	525	630
Humboldt	425	500	600
Hyde	383	450	540
✓ Lake	286	325	390
✓ Lindbergh ✓	465	475	570
Mark Twain	392	375	450
✓ Neely	334	400	480
✓ Noyes	319	300	360
Parkway	445	425	510
Pershing	337	400	480
✓ Pickett	327	350	420
✓ Skaith ✓	400	550	660
✓ Webster	284	300	360
Totals	6711	7375	8850

- possible

*not art
remedial*

Capacity is: 25 students per room and reserving space for library, computer, special education, and music currently used. (Except Webster which has no music room in 93...we have figured Webster's capacity with the understanding that we will have a music room there in 94.) **Maximum Capacity** is: 30 students per room reserving the same spaces. ****Note no spaces are held for art, gifted, remedial reading, or other programs.** A shaded box indicates above capacity enrollment.

Middle School Capacities

School	1993 Enrollment	Capacity
Bode	557	550 + 270
Robidoux	432	600 - 360
Spring Garden	480	500 - 180
Truman	502	800 - 0

High School Capacities

School	1993 Enrollment	Capacity
Benton	965	1104
Central	1612	1992
Lafayette	843	1248

Capacity is: (for the Middle and High Schools) 25 students times the number of classroom spaces available.

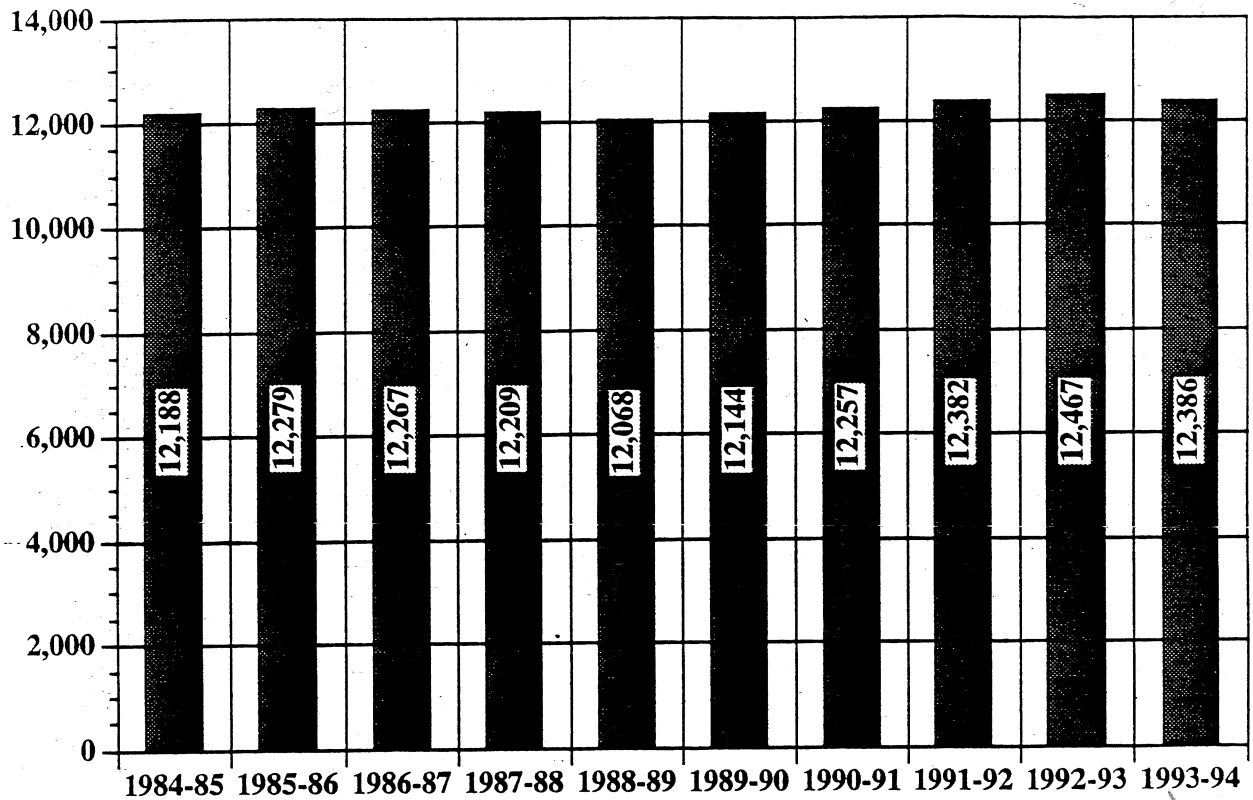
District Enrollment Trends and Projections

The total District enrollments for the past ten years and the projections for the next ten years are shown on page 3. As you can observe from this information, the District enrollment is projected to remain rather constant over these years. The District's projections have been very accurate in the past with the margin of error being less than one half of one percent when projecting the next year's population on a district basis.

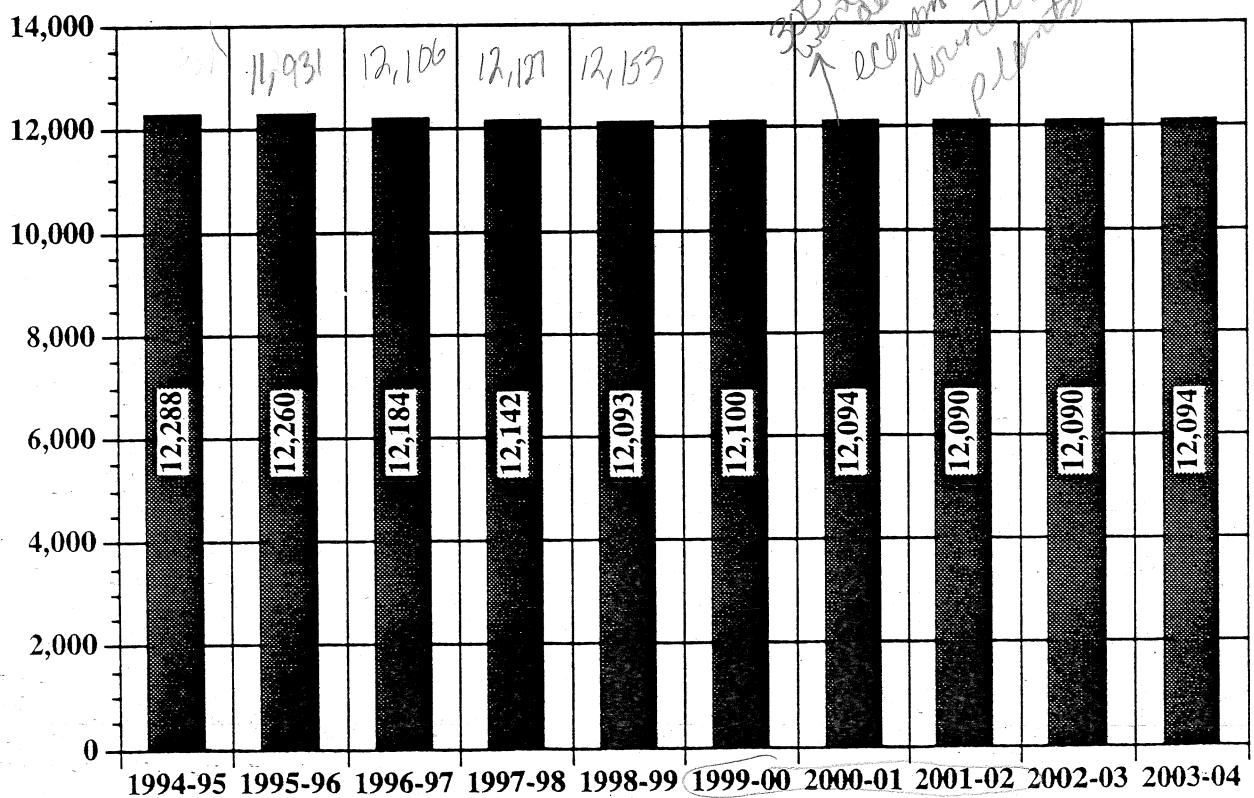
Actual enrollments for the past five years and projections for the next five years are charted for the District's Elementary Schools on pages 4-6. They are grouped by geographical areas. The projected population trends are similar for most of the elementary schools.

Actual enrollments for the past five years and projections for the next five years are charted for the District's Middle and High Schools on page 7.

S.J.S.D. Enrollments 1984-1993

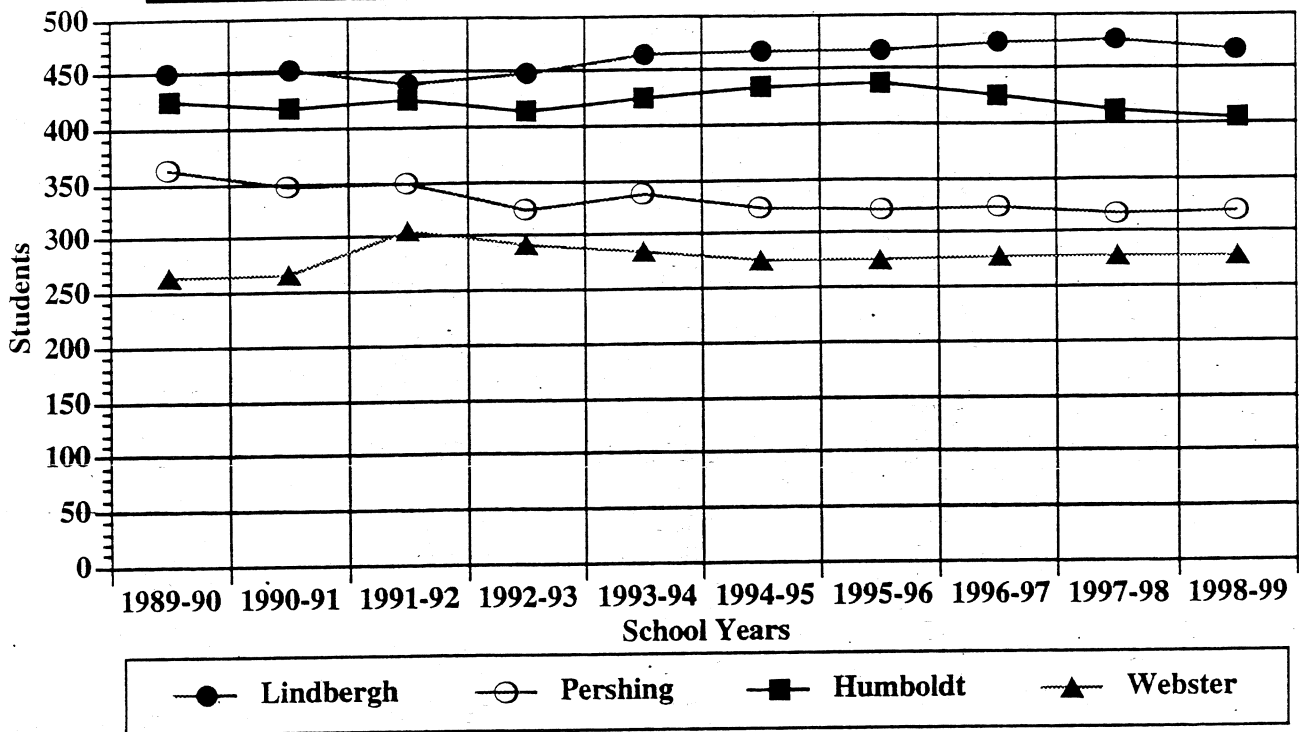


S.J.S.D. Projected Enrollments for 1994-2004



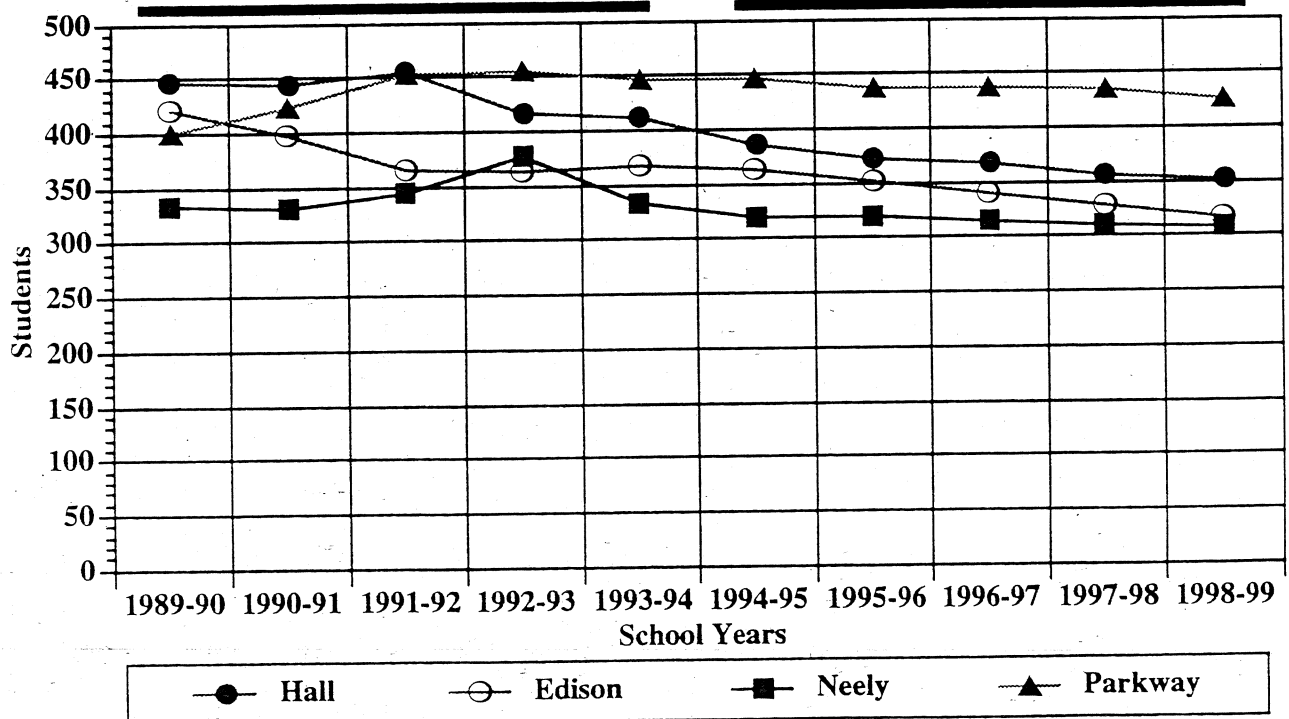
Northside Elementary Enrollments/Projections

Enrollments 1989-93
Projections 1994-98



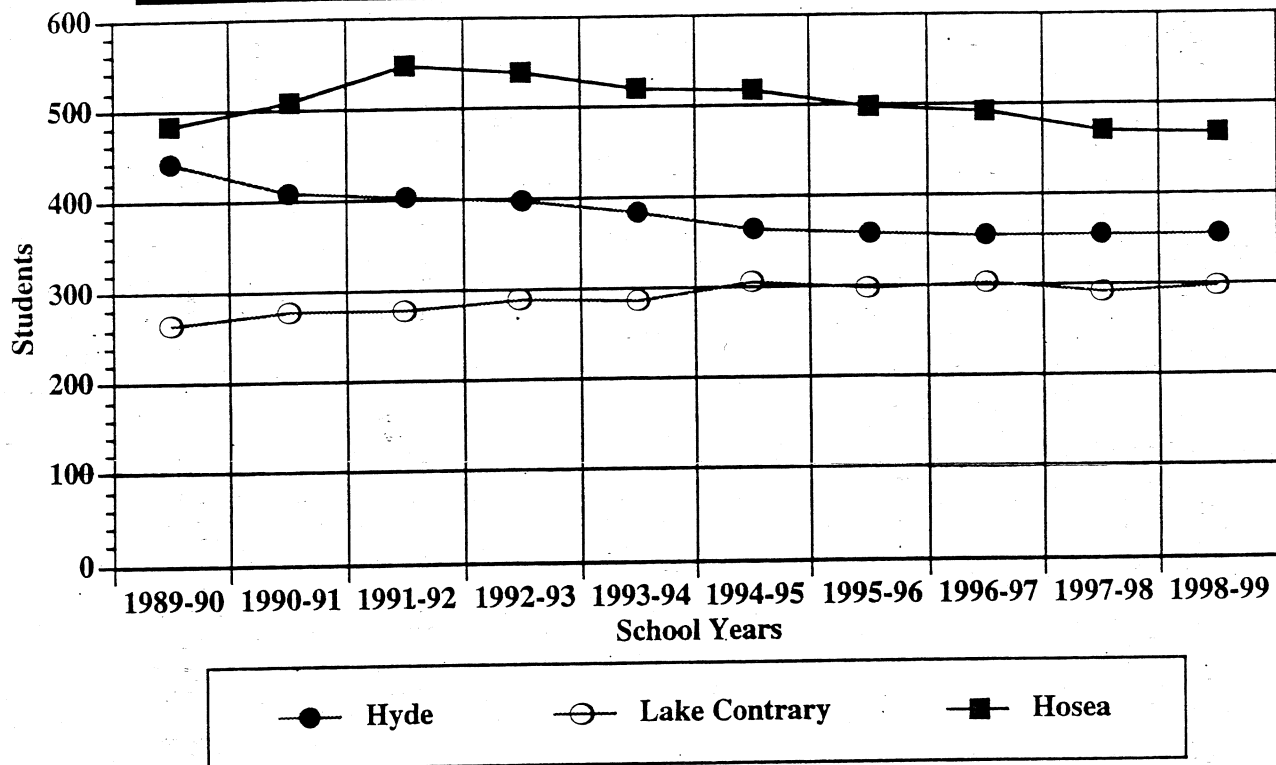
Midtown Elementary Enrollments/Projections

Enrollments 1989-93
Projections 1994-98



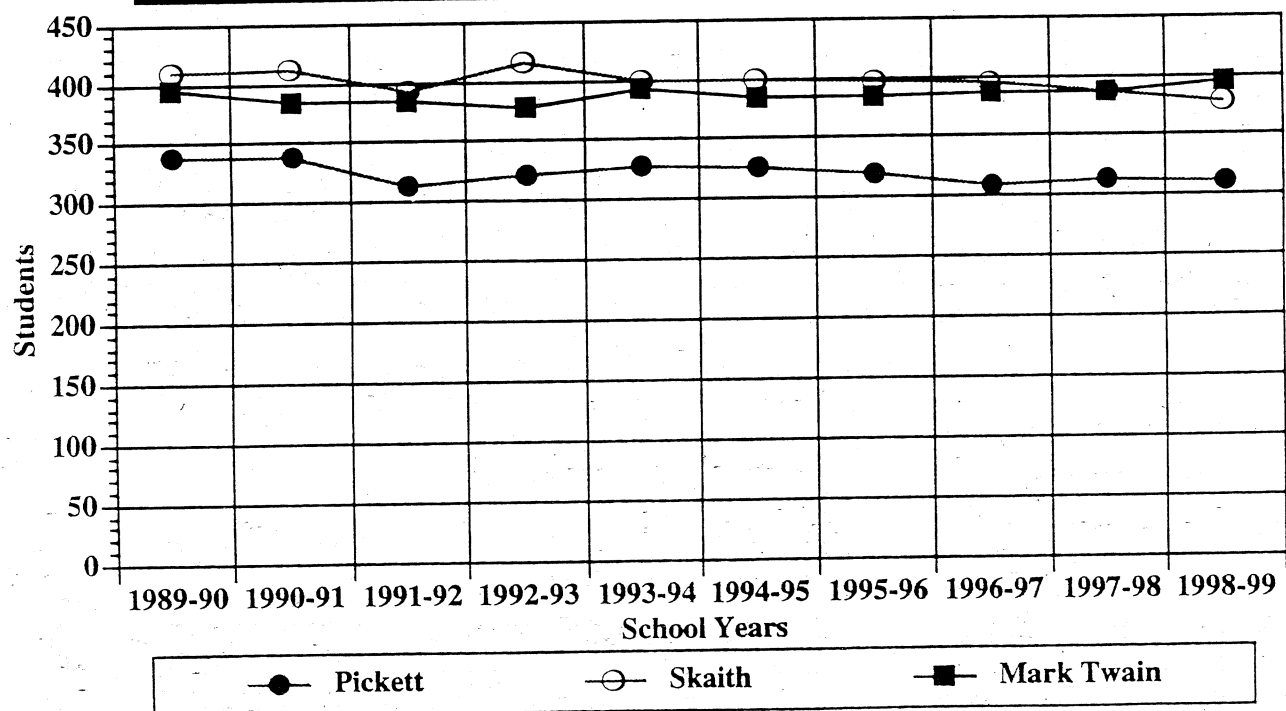
Southside Elementary Enrollments/Projections

Enrollments 1989-93
Projections 1994-98

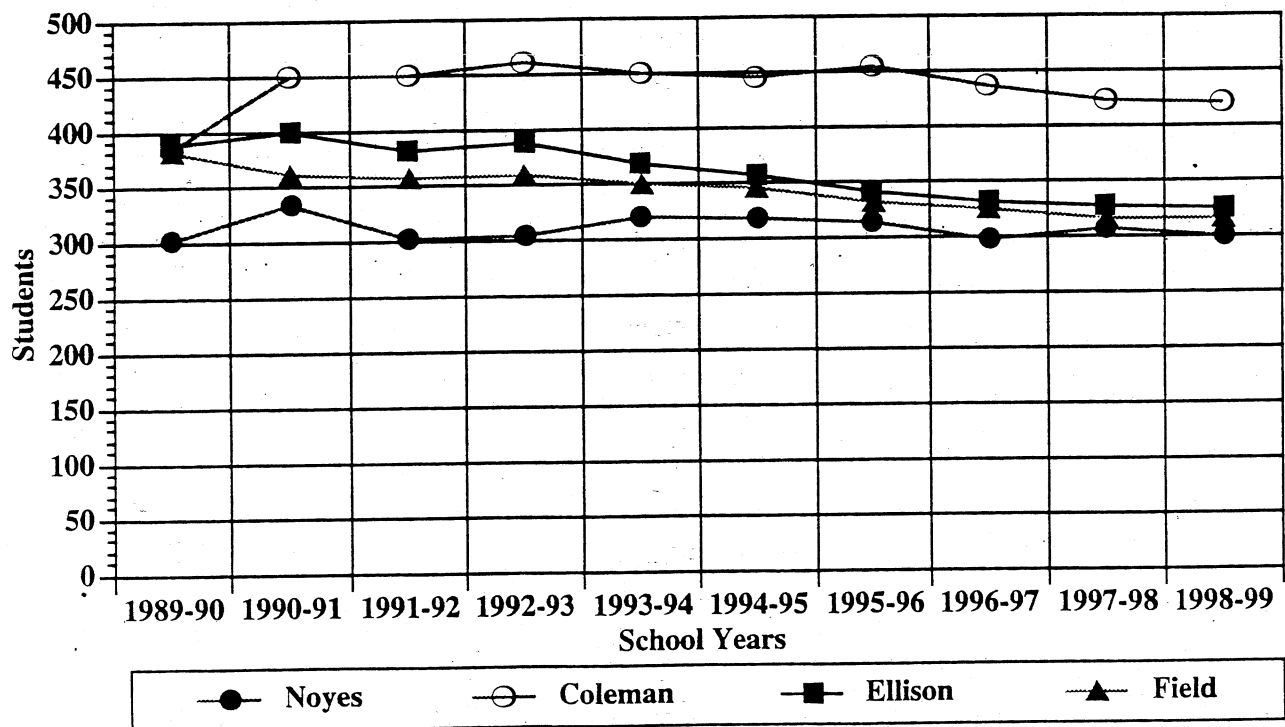


Southeast Elementary Enrollments/Projections

Enrollments 1989-93
Projections 1994-98

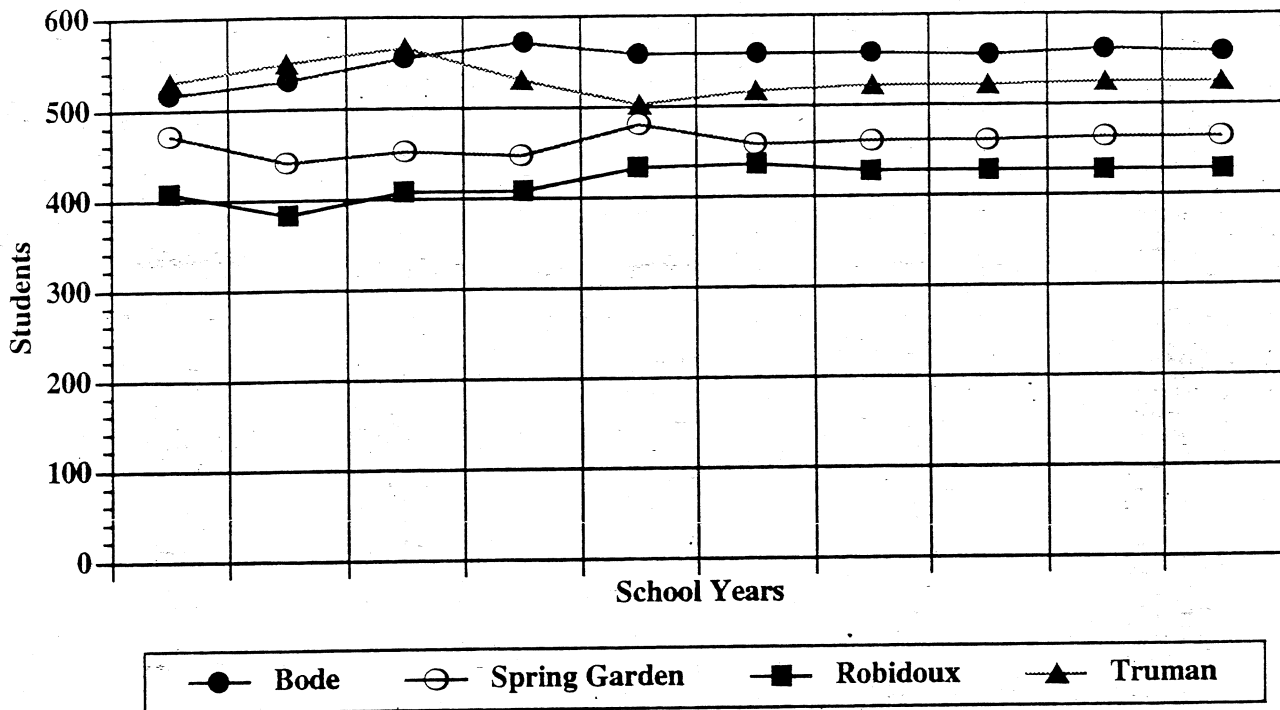


North East Elementary Enrollments/Projections **Enrollments 1989-93 Projections 1994-98**



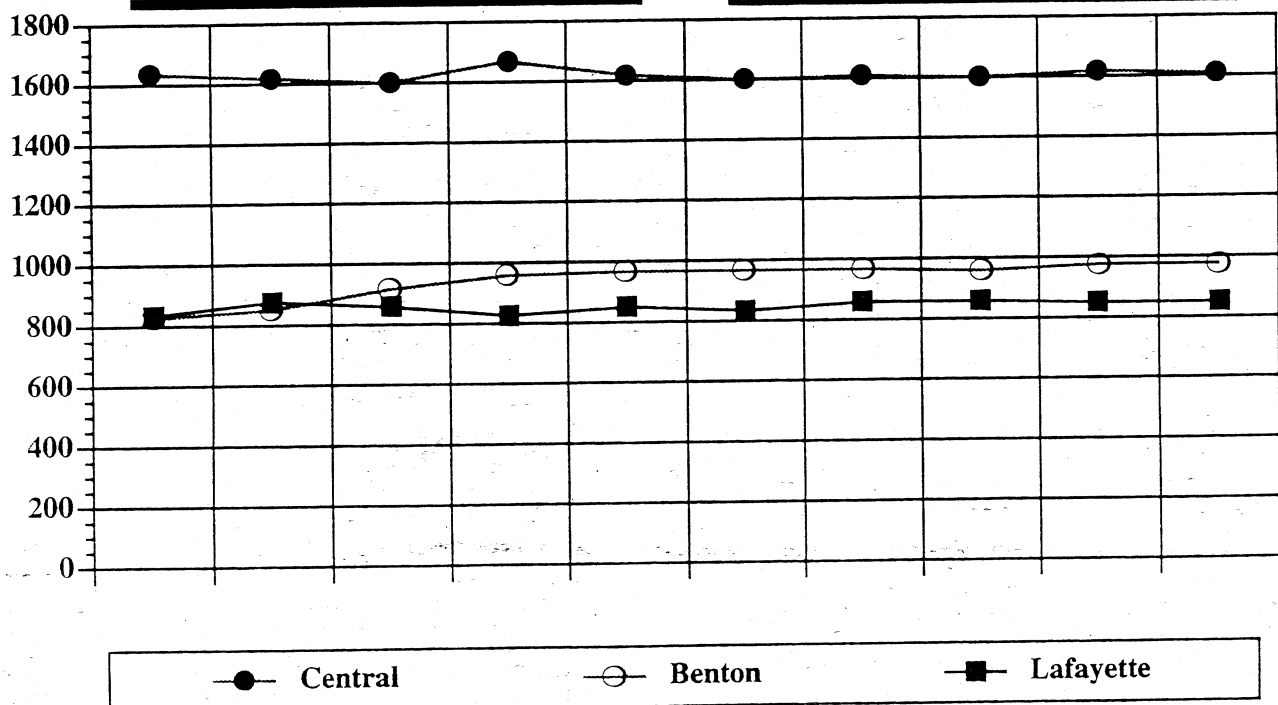
Middle School Enrollments/Projections

Enrollments 1989-93
Projections 1994-98



High School Enrollments/Projections

Enrollments 1989-93
Projections 1994-98



Full Day Kindergarten for 1994-95

The district began full-day kindergarten classes in 1993-94 at Edison, Lindbergh, and Hyde schools with no apparent capacity problems. Based on information compiled by Mr. Don Ransom, the district can begin full-day kindergarten in all other elementary schools without any major structural renovations to the facilities. Relocation of some classes, the relinquishing of the art room at some buildings, and the placement of two mobile classroom units will be sufficient for full day kindergarten.

Elementary Modifications for Full Day Kindergarten

Coleman	Reassign programs within the school.
Edison	In place, no change necessary for full-day kindergarten.
Ellison	Reassign programs within the school.
Eugene Field	Move B.D. program to another school.
Hall	Move kindergarten within building to two large rooms (kdg. suite).
Hosea	Remove wall separating the existing preschool and EMH. Relocate preschool, E.M.H., and Remedial Reading.
Humboldt	Reassign programs within the school.
Hyde	No change.
Lake	Reassign programs within the school.
Lindbergh	No change.
Mark Twain	Move a special education program to another school.
Neely	No change.
Noyes	Move in mobile classroom.
Parkway	Reassign programs within the school.
Pershing	No change.
Pickett	Move in mobile classroom.
Skaith	No change.
Webster	Reassign programs within the school.

Elementary Projections and Capacities

When comparing actual elementary enrollments, projected enrollments for next school year and for five years from now to the capacity of each school we note four schools above capacity now, four projected to be above capacity for next year, and one projected to be above capacity in 1998-99.

School	93-94	94-95	98-99	Capacity	Max Cap.
Coleman	449	444	419	450	540
Edison	367	364	318	425	510
Ellison	367	355	325	375	450
Field	350	344	316	325	390
Hall	412	386	351	425	510
Hosea	518	515	465	525	630
Humboldt	425	434	404	500	600
Hyde	383	363	356	450	540
Lake	286	307	298	325	390
Lindbergh	465	466	466	475	570
Mark Twain	392	384	394	375	450
Neely	334	319	308	400	480
Noyes	319	318	300	300	360
Parkway	445	447	426	425	510
Pershing	337	324	320	400	480
Pickett	327	325	312	350	420
Skaith	400	399	379	550	660
Webster	284	276	277	300	360
Totals	6711	6649	6412	7375	8850

Elementary Expansions

An analysis of the elementary facilities to determine possible additions, if and when necessary, indicates that the most feasible locations would be **Ellison** for eastern expansion, **Lake Contrary** for southern expansion, **Noyes** for north-central expansion, and **Parkway** for south-eastern expansion. The schematic drawings of these possible expansions are shown on pages 11 through 14. Costs were calculated by using information for elementary and middle school construction rates from the Means Building Construction Cost Data, 1994 edition. This is the publication used by architects and contractors for calculating estimates and bids.

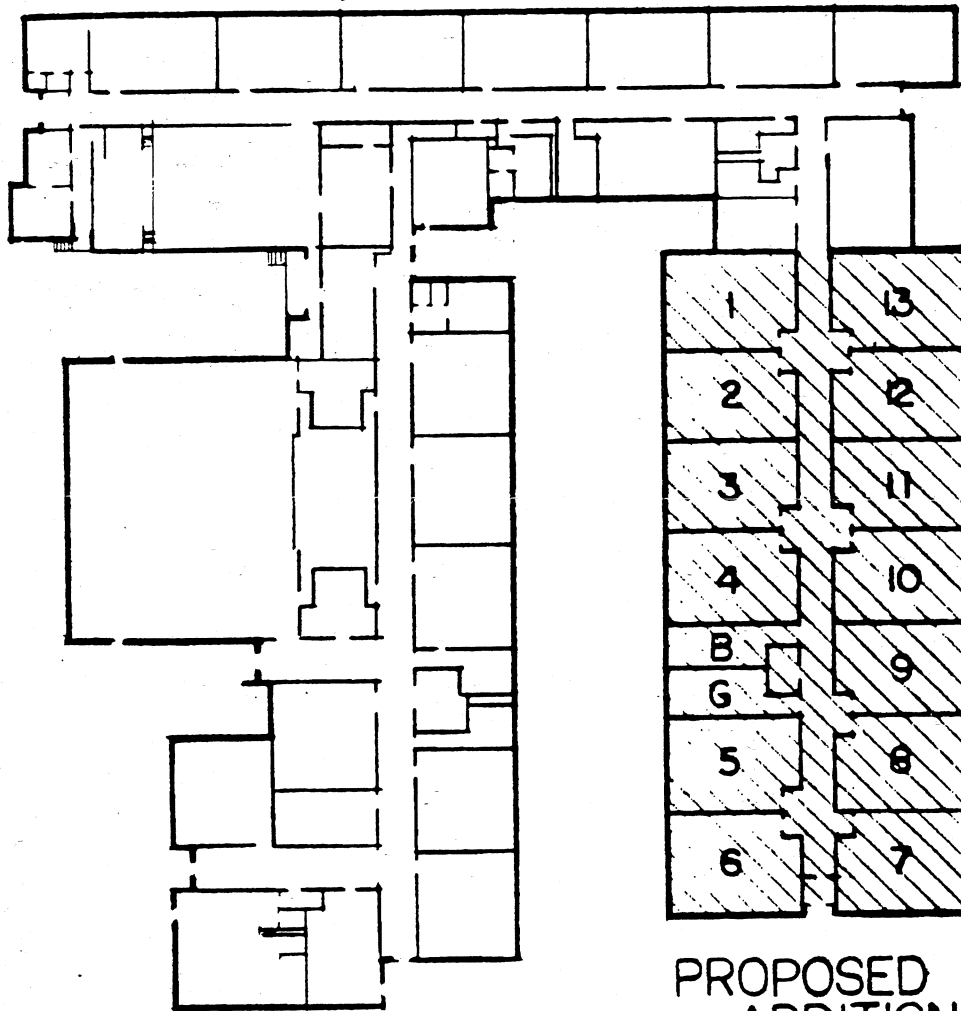
The **Ellison** expansion could be variable depending on the space needs at the time. A nine-classroom or a thirteen-classroom addition, with restrooms included, could be constructed as a southward extension on the east side of the present facility. The nine-classroom addition would contain approximately 10,300 square feet, while the thirteen-classroom addition would contain approximately 15,000 square feet. Assuming 30 students per classroom, a nine-room addition would increase the capacity of the facility by 270 students; the thirteen-classroom expansion would increase the capacity by 390 students. This would allow for considerable growth and/or expansion of instructional programs. Using current construction cost estimates of \$65 to \$70 per square foot, the nine-classroom addition would cost between \$700,000 to \$750,000. A thirteen-classroom addition would cost between \$975,000 and \$1,050,000.

The **Lake Contrary** expansion would consist of eight classrooms, a gymnasium, and restrooms in a wing attached at the west end of the current building. This would considerably increase the capacity of the building and at the same time allow for physical education classes to be in the gymnasium during the lunch periods. The current gym would be a multi-purpose area for the cafeteria, drama productions, music, etc. This expansion would allow for the removal of the mobile units now at Lake Contrary. The new additions would contain approximately 14,800 square feet and cost between \$960,000 and \$1,040,000. This would improve the economic efficiency at Lake Contrary since more students could be educated with little increase in administrative and other fixed costs.

The **Noyes** expansion is somewhat more difficult; but, again, should improve the economic efficiency of the facility. The expansion project would be a two level addition of three classrooms on each level at the northwest corner of the current facility. Two concerns need to be noted related to this project. First, special construction design will be required to allow for safe and adequate passage to the new addition on the second level. Second, some form of an adequate air circulation system will have to be employed for the rooms 130 and 201 of the current building due to possible blocking of some of the present window space. The six-room expansion would increase the capacity by 180 students and would cost an estimated \$525,000 to \$570,000 for the 8,100 square foot addition.

The **Parkway** expansion could be a six-classroom extension to the east wing. This would increase the capacity of the facility by 180 students at an estimated cost of between \$445,000 and \$480,000 for the 6,860 square foot addition. Some usable library space may be gained by a slight alteration in the current existing area.

Bessie Ellison Expansion



PROPOSED
ADDITION

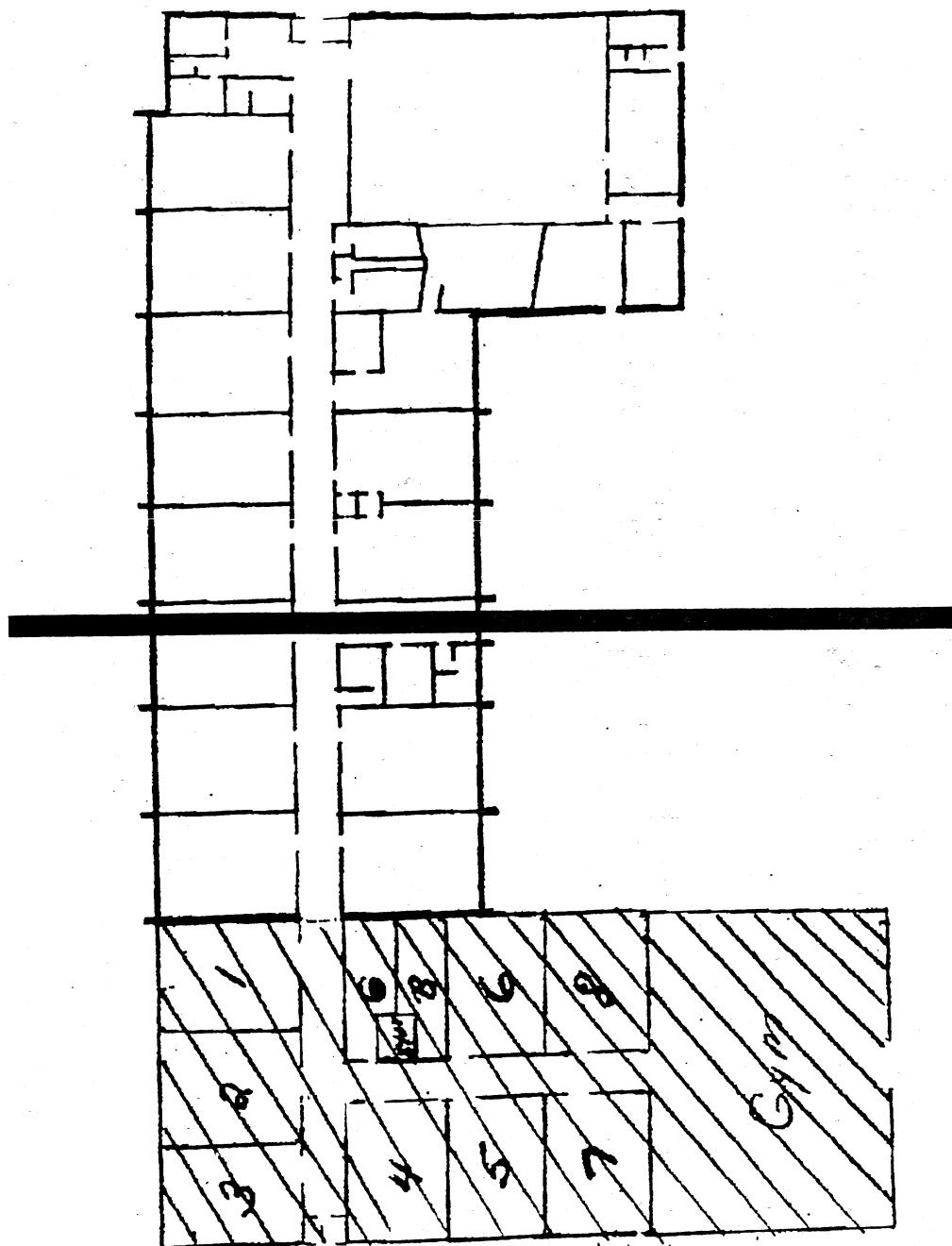
15,006 ± square feet

SCALE
1"=50'



BESSIE ELLISON
ELEMENTARY SCHOOL

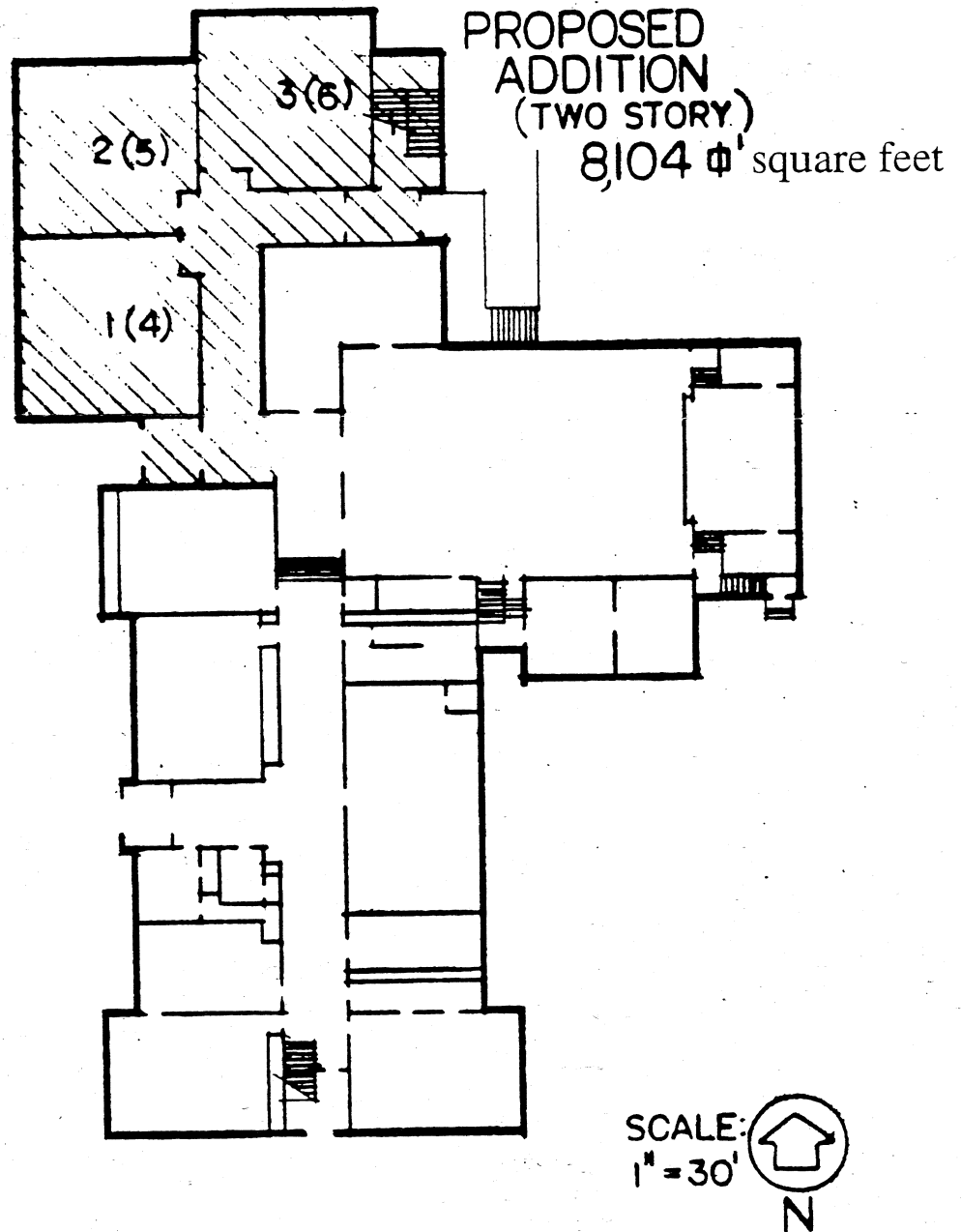
Lake Contrary Expansion



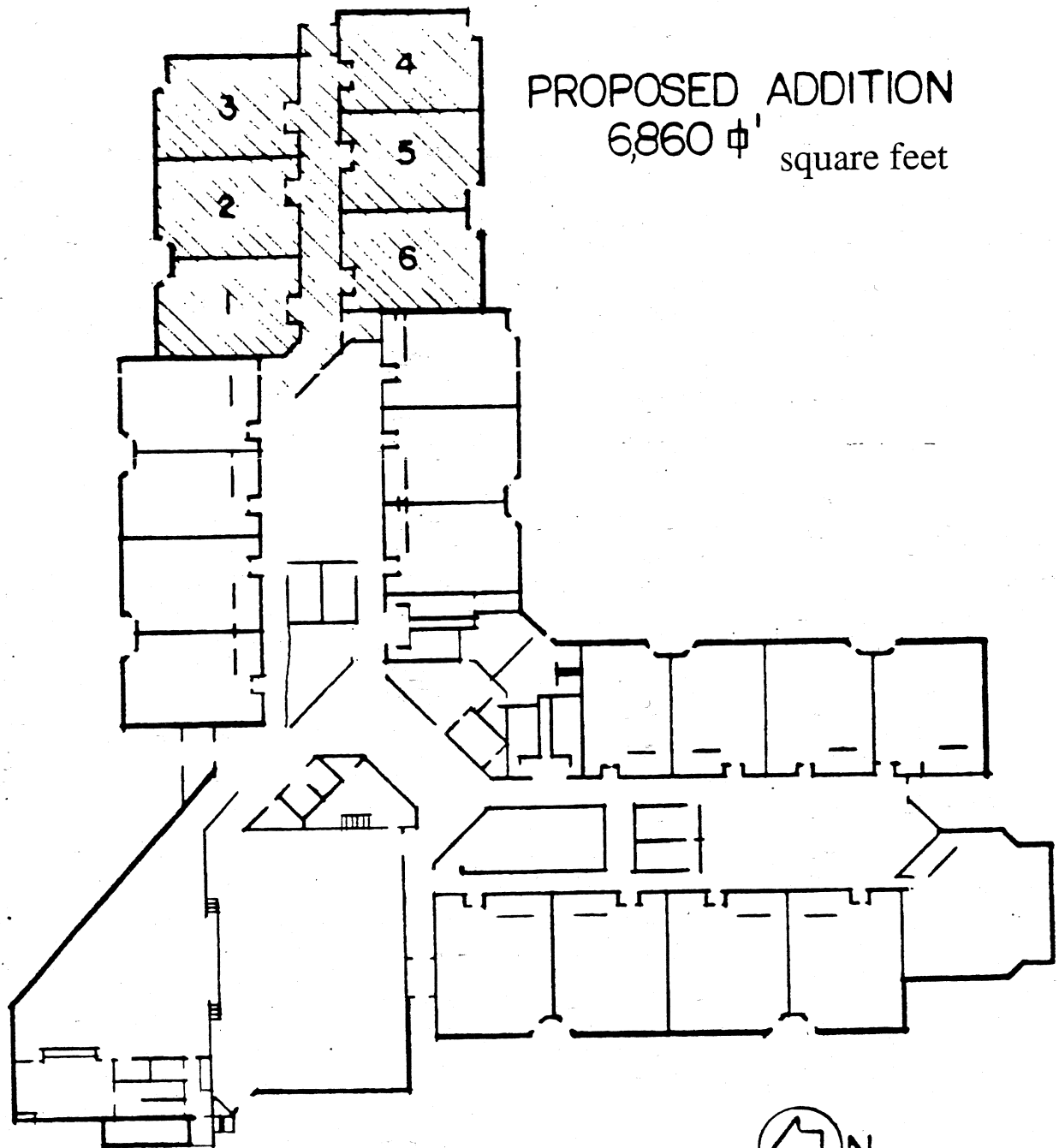
Proposed Addition
14,800 square feet

SCALE: 1"=40'

Noyes Expansion



Parkway Expansion



PROPOSED ADDITION
6,860 \pm square feet



SCALE: 1" = 40'

PARKWAY ELEMENTARY SCHOOL

Middle School Expansions

A recent discussion of the possibility of moving the sixth grade to the middle schools caused a study of the need to expand two of the current middle school facilities - Bode and Spring Garden. According to current projections, illustrated on page 16, Robidoux and Truman middle schools could allow for the inclusion of sixth graders without too much difficulty.

An expansion at Bode, shown on page 18, could be a three-story addition of nine-classrooms (3 on each level) to the west side of the current facility. This would allow for an increase in the capacity of the facility by 270 students at an estimated cost of between \$550,000 and \$592,000 for the 8,460 square foot addition. Some alterations may be necessary for the ventilation in a classroom on the second floor of the current building. If for some structural reason it would not be feasible to construct a three-story addition, a two-story addition with six classrooms on the ground level and three-classrooms on the second level could be easily accommodated by the current facility since all that would be affected is the area along the current hallway on the south side of the cafeteria.

It has been requested that a twelve-room addition be considered instead of the nine-room addition. This would require that the addition be extended ten feet to the west and that rooms be approximately 23.5' wide and 40' long to allow for adequate space for instruction. This would increase the size to approximately 11,280 square feet at a cost of between \$730,000 and \$750,000. Some interior renovation has been requested for more appropriate use of the current space. This would require some partitions to be removed and some to be moved. Also, a request has been made to enlarge the windows on the wing extending west. These appear to have been made smaller in a previous project.

The expansion at Spring Garden, shown on page 19, could be an addition of six-classrooms at the north-west corner of the current building. This would increase the capacity by 180 students at an estimated cost of between \$420,000 and \$450,000 for the 6,420 square foot addition. If absolutely necessary, an additional expansion could be made by enclosing the current court yard area. Three instructional spaces could be constructed with two of these being 750 square feet each and a smaller area of 300 square feet. This would increase the capacity of the building by 62 students at an estimated cost of between \$115,000 and \$130,000 for the 1,800 square foot enclosure. An area needs to be considered for allowing busses to load and unload at the rear of the building to alleviate parking and traffic problems in front. Additional asphalt or concrete would be needed in this area. Additional lockers would be required for additional students.

A request has been made to expand the gymnasium on the south end of the building to allow for more gym space and spectator seating.

Truman Middle School needs a gymnasium expansion with stage to allow for a regulation size area for basketball and to have spectator seating. Additional locker rooms would be needed for team members. The current science rooms need to be expanded to allow for the new "hands on" work in science. The library/media center could be enlarged to allow for improved services and to accomodate larger numbers of students.

No major renovations or additions are currently needed at Robidoux. However, some redistricting may be necessary to allow for the inclusion of sixth graders if enrollments increase or programs are expanded.

Three Year Middle Schools

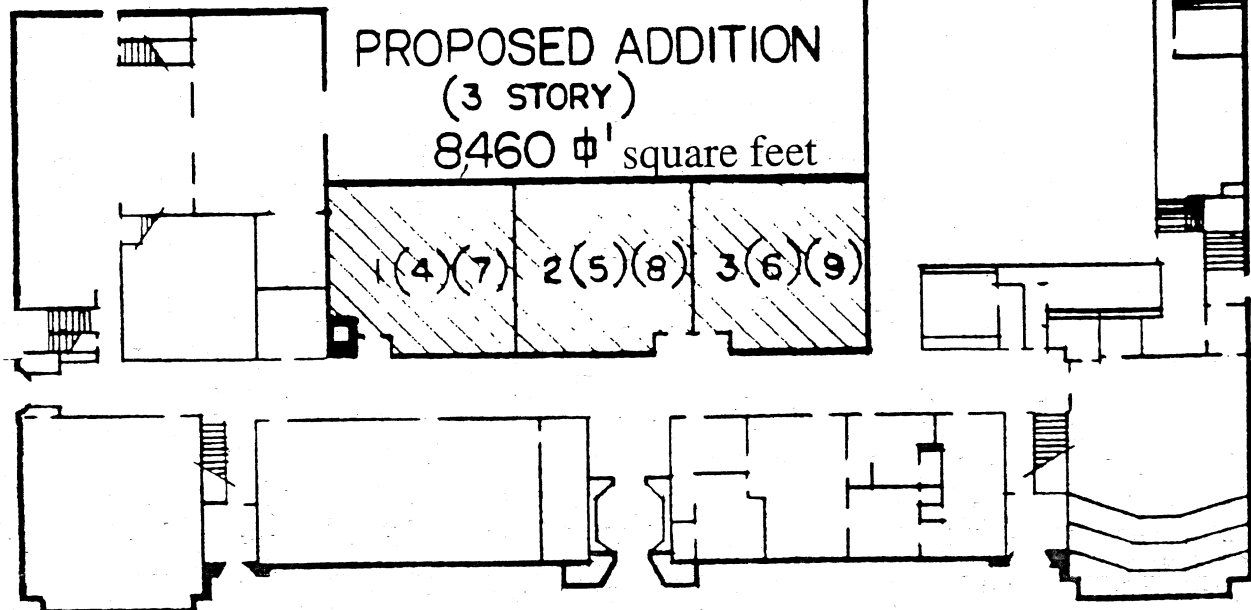
If we were to expand the middle schools to three year programs the projected enrollments for the elementary schools and middle schools would change. Refer to the chart below for the resulting projections.

School	93-94	94-95	98-99	Capacity	Max Cap.
Coleman	449	385	347	450	540
Edison	367	313	279	425	510
Ellison	367	292	277	375	450
Field	350	289	268	325	390
Hall	412	331	308	425	510
Hosea	518	436	398	525	630
Humboldt	425	384	354	500	600
Hyde	383	312	303	450	540
Lake	286	253	244	325	390
Lindbergh	465	405	400	475	570
Mark Twain	392	335	346	375	450
Neely	334	281	266	400	480
Noyes	319	271	257	300	360
Parkway	445	379	375	425	510
Pershing	337	279	270	400	480
Pickett	327	281	270	350	420
Skaith	400	353	332	550	660
Webster	284	245	246	300	360
Bode	557	832	808	550	
Robidoux	432	597	601	600	
Spring Garden	480	649	644	500	
Truman	502	769	750	800	

Bode Expansion



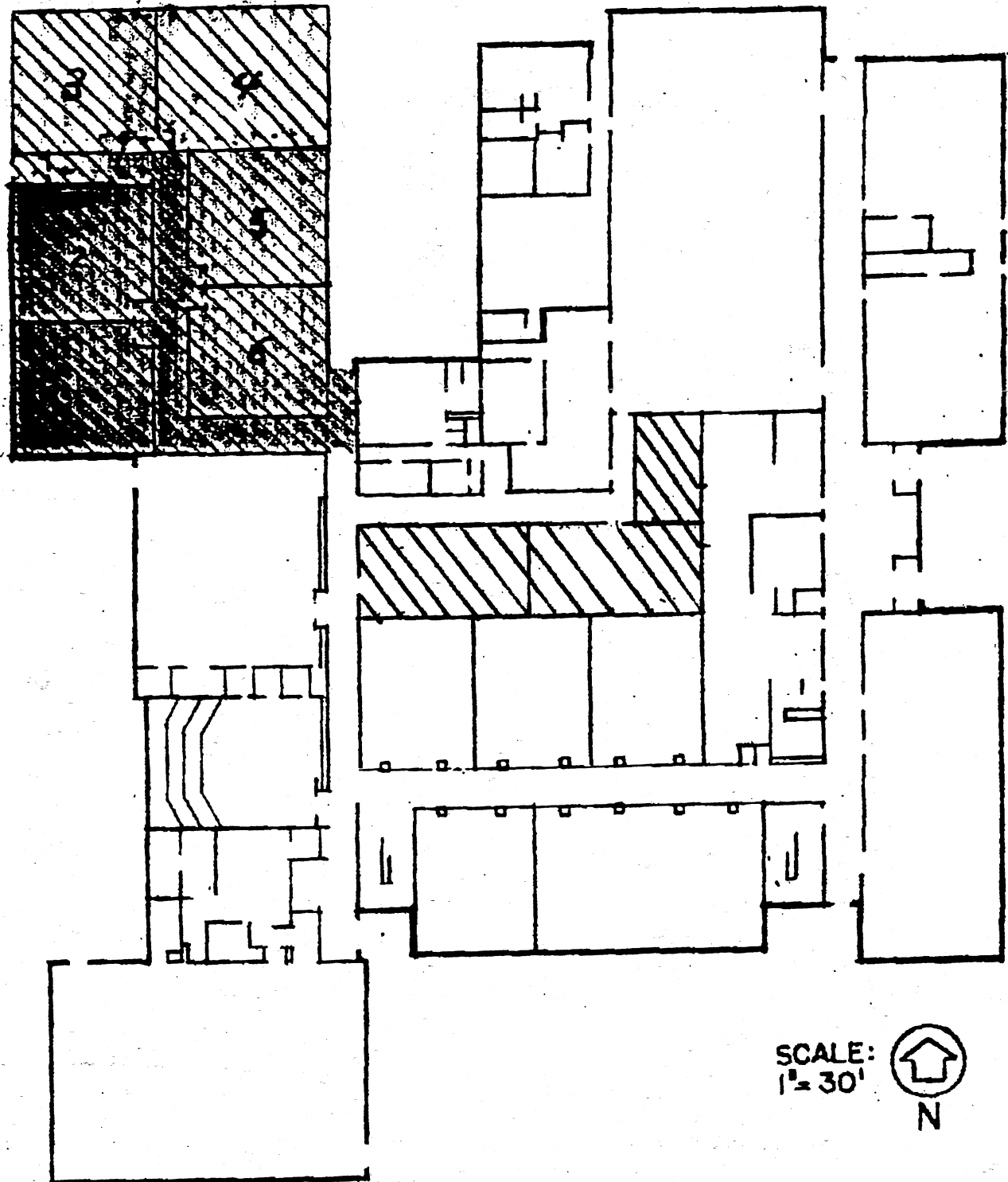
SCALE: 1" = 30'



Spring Garden Expansion

Proposed Addition

6,420 square feet



High School Renovations

Benton High School needs some internal renovation in the administration office area and the conversion of the third floor to an all science area. Home economics would be moved to a new location. An addition is needed to allow for the expansion of business, guidance, ROTC, and wrestling areas. The cafeteria/kitchen area could be expanded with an art classroom area placed above. The parking problem at Benton needs to be addressed. Possibly arrangements could be coordinated with the city to allow for additional spaces along the streets to the west of the building.

Several concerns need to be addressed for **Central High School**. First, there should be a multi-purpose facility constructed preferably on the south-west parking lot area and connected to the present building. This unit could contain a new gymnasium, music area, locker rooms, offices, rest rooms, and other spaces for school and community recreational use throughout the entire year. The present main gymnasium could be converted to library/media center use and the current library/media unit spaces could be returned to classrooms.

Another need at Central is for the expansion of the cafeteria/kitchen areas. This could be accomplished by constructing an addition to the east of the current kitchen/cafeteria area. Internal equipment replacement is planned to begin in the summer of '94.

To address the parking problem at Central, it is suggested that a bus lane be constructed on the north side of the building, using the current Edmond street drive entrance on the west end and making a new exit onto Edmond street at the east end of the bus lane. Parking spaces could be included along the sides of the bus lane for faculty. Parking spaces could be made available then on Edmond street where the busses now load. Also, a student parking lot could be constructed on the lawn east of the building and west of the athletic field.

The cost of the multi purpose building would vary according to the actual facilities included. A gymnasium, music area, office complex with space for additional courts and/or areas for education and recreational space could cost between \$1 and \$1.5 million. The cafeteria/kitchen expansion would be approximately 2,100 square feet at a cost of \$140,000. The bus lane and parking areas would be estimated to cost \$150,000 to \$200,000.

Three major items need to be dealt with at the athletic area to the east of Central High; the current bleachers in the stadium need replacing; the press box needs to be expanded; and, the track needs resurfacing. It is estimated to cost approximately \$300,000 for these items.

Future expansions at **Lafayette High School** needs to include a new gymnasium, additional science space for classroom and laboratory use with a green house. The new gym would allow for the old gym to be converted to drama department use and the weight area to be expanded.

The Lafayette auditorium needs expansion of the stage area and the inclusion of a fly space above stage to allow scenery to be "dropped" from above.

Hillyard Vocational School

The **Hillyard Vocational School** building needs internal renovation to the area which was previously used for heavy agriculture mechanics classes. This area could be redesigned and used for new programs in electronics.

Plans have been discussed for additional classrooms, laboratories, and storage in an additional facility in back of the current building. This would allow for expansion of the alternative high school and the practical nursing program; and, for additional vocational programs.

An addition for community use has been discussed. This could include a technical library, an auditorium for large group meetings, and a child care center for parents while in vocational classes.

Building Replacements

With the age of some of our buildings being a concern, serious consideration must be given to the replacement of facilities soon for future generations. Adequate forethought and action by past generations have allowed for educational opportunities for thousands of St. Joseph students over the past one hundred years. We must do the same for future students!

Humboldt and Neely parts of which were constructed prior to 1900 may need to be replaced with modern educationally functional buildings located centrally, if possible, for the two attendance areas. A building with a capacity of 750 to 800 students would be a much more economical facility than the two are now, and would hopefully improve the education of these many students.

A building to house 750-800 students would need approximately 60,000 square foot of space, and based on our estimate of \$65 to \$70 a square foot, would cost between \$3.9 and \$4.2 million. The savings in operational costs from the reduction in staff, utilities, and upkeep costs should pay for a portion of the initial building costs over the 20 years of the bond issue.

A 60,000 square foot building would allow for thirty-two classrooms, two gymnasiums, a cafeteria area, music and art rooms, a media center, health center, office, mechanical rooms, and other areas to be determined at the time. The facility would be constructed with all Americans with Disability Act requirements taken into consideration.

The estimated cost for razing the Humboldt facility is \$300,000; that is assuming that the historical society or other concerned citizens would allow for the razing of this old building. It is estimated the razing of Neely would be between \$180,000 to \$240,000. In both demolition instances there is a question on the amount of asbestos work necessary, which would increase the cost some.

R.O.T.C./ Naval Reserve Facility

As mentioned earlier, the ROTC/Naval Reserve Center should be available to the district during 1994. This facility currently houses our ROTC headquarters staff and a large storage area for uniforms and other military gear and equipment used in the ROTC programs. There had been an interest expressed by two different community organizations in securing this facility for their use. This building is being considered for housing some of the programs from the Troester Media Center, and some from other buildings.

Other Facility Options

In an emergency, the TMC building could be converted back to an Elementary school if deemed necessary to allow for expansion of programs at other buildings or in case of fire or tornado damage.

Another option that may need to be considered in the near future is the use of space made available in the current administration building due to the reduction in space requested for public library uses. Moving some of the media building programs to the administration facility could be considered.

Several of our elementary buildings need to be considered for expansion or renovation due to the gymnasium being used as the cafeteria area, which restricts the physical education program in these buildings. Edison, Field, Hall, Lake, Lindbergh, Neely, Noyes, Pickett, Skaith, and Webster all use the gymnasium for this dual purpose. If expansion space is provided for the elementary programs and redistricting takes place, it would be possible to renovate areas within the current buildings to provide for space for cafeteria use out of the gymnasiums in the above mentioned buildings. An example of this space allowance can be seen at Coleman school where two classroom spaces have been used for cafeteria purposes since the new addition was added.

Another concern is the functionality of much of the educational space at Pershing elementary school. Several of the classrooms and the library are located adjacent to the high noise level areas of the gymnasium or the cafeteria. The construction of a multi-purpose unit at the west end of the front wing would alleviate this problem. The current gymnasium and cafeteria areas could be converted to classrooms, media center, or other instructional space. A multi-purpose addition with physical education and music areas, a cafeteria and kitchen would require approximately 8,000 square foot at a cost of between \$520,000 and \$560,000.

Capital Improvements and Levy Projects

The normal capital improvements and tax-levy projects such as roof replacements, relighting, windows, asphaltting of parking lots and playground areas, tuck-pointing, painting, concrete repairs, and other projects should be able to be taken care of in the CIP and levy budgets providing that the amounts allocated for these area of the budget are not reduced but are increased with inflation. The older our facilities get - the more upkeep and maintenance they need!

Unit Plan Requests

The following additions or renovations were requested in the most recent Unit Plans submitted as part of the Journey To Excellence:

Edison -	Addition - Addition -	separate gym/lunch room climate controlled multimedia center
Ellison -	Addition -	foreign language room, art room, speech room, enlarge computer lab
Hall -	Addition -	lunchroom, staff lounge and work area
Lake -	Addition -	additional classroom space
Lindbergh -	Addition -	new cafeteria, library, and classrooms
Mark Twain -	Addition -	media center
Neely -	Addition -	gymnasium
Noyes -	Addition -	classrooms, restrooms, storage
Skaith -	Addition -	gymnasium and technology center
Bode -	Addition -	expand building and modify current
Robidoux -	Renovation -	new science labs
Truman -	Renovation -	two new science labs
Spring Garden -	Renovation -	update facilities
Benton -	Renovation -	improve facilities
Central-	Renovation -	expand cafeteria for common area area for collaboration with colleagues
Lafayette -	Renovation -	room 106 into career center remodel administration offices outside access from 103 W expand weight room
Hillyard -	Renovation -	remodel area for new programs