

Osage R 2

**Facilities Master
Plan**

2019-2022

Approved 12/19/19

School District Mission

The mission of the Osage R2 School District is to provide sufficient opportunities for all students to become successful. Our students will graduate with the competence and confidence necessary for productive living and responsible citizenship, through the combined efforts of parents, community, the school district and student determination. The school will provide relevant and challenging educational programs offered by caring, concerned and competent personnel in an appropriate environment.

School District Goals

1. Prepare students for college and career readiness.
2. Recruit, attract, develop and retain highly qualified staff to carry out the district's missions, goals and objectives.
3. District facilities will adequately meet the needs of our students, district programs and community.
4. Promote, facilitate and enhance parent, student and community involvement in district educational programs
5. Govern the District in an efficient and effective manner, providing leadership and representation to benefit students, staff and patrons of the District.
6. Promote, facilitate and enhance the quality and character of the school environment.

Existing Facilities and Property

This section describes the current facilities of the Osage County R-2 School District. The facilities include instructional and auxiliary spaces. Current floor plans and property site plans detail district holdings. The district campus is located on 87 acres.

1. Thurman L. Willet Field House & Middle School
2. Linn High School
3. Linn Elementary School
4. Osage R2 Administrative Offices
5. VoAg/Art Building
6. Maintenance Shed
7. Track Sheds

Facilities Descriptions

Thurman L. Willett Field House & Middle School

The Thurman Willett Field House was constructed in 1972, primarily as an athletic facility, with a ground level and basement. The facility is 41,819 square feet. The basement houses the middle school. This level is approximately 10,404 square feet. The basement walls are 12" thick concrete.

Heating and cooling systems are 100% forced warm air and 50% forced cool air. The upper level of the fieldhouse where the gymnasium is located is not air conditioned. Two stairways lead to the upper level. An exit leads to the lower level of the Elementary building. The current use of space follows:

Space Type	Quantity
Regular Classrooms	8
Reception Office	1
Assistant Principal's Office	1
Teacher Workroom	1
Mechanical Room	1
Storage Closet	1
Elevator	1
Gymnasium	1
Locker Rooms	4
Weight Room	1
Coaches Office	2
Stage	1
Storage Areas	2
Concession Stand	1
Batting Cage	1

The ground level (field house) is primarily for athletics, activities and physical education classes. Spaces include one full-sized gymnasium, four locker rooms, two coaching offices, five storage closets, a mechanical room, two restrooms, a performance stage, two seating balconies and a lobby. The lobby contains the concession stand for athletic events. The 15,200 square foot, metal building is heated with electric forced air. The domed roof is single ply rubber installed in 1982 and replaced in 2014. A new air conditioning unit was installed for the middle school in 2017. The restrooms in the middle school had forced air fans installed in 2017. New tin was added to the exterior of the building in 2017.

Linn Middle School serves students in grades 7-8. The students are served in three different facilities. The main facility is the basement of the field house building. This building houses language arts, reading, social studies, science, math, special education, foreign language, physical education and some high school classes. Seventh and eighth grade students use the vocational building for vo-ag and art. Seventh and eighth grade students use the high school band, music, consumer science, computer labs and library. Meals are provided for

both grades in the lunchroom in the high school facility. Gifted students attend classes at the elementary facility.

This building is valued at \$6,112,447.

Linn High School

The high school building was built in 2000. It is a 39,100 square foot, stone masonry building. The space breakdown is as follows

Space Type	Quantity
Teachers Workroom	1
Regular Classrooms	20
Offices	4
Restrooms	5
Custodial Room	1
Storage Rooms	3
Library	1
Guidance	1
Nurse's Office	1
Cafeteria/Kitchen	1

The entire building is heated and cooled with two heat pump systems. The heat pumps are used alternatively. One of the heat pumps required repair in fall of 2016. It is anticipated that one of the heat pumps will have to be replaced in the next few years.

The roof had repair done to seams in 2015-2016. There is a sprinkler system and a fire alarm system installed.

Linn High School serves students in grades 9-12. Instructional services are provided in three separate facilities. The main high school building houses language arts, social studies, math, science, library services, counseling services, business and computer applications, special education services, consumer science, vocal music, publications, health services and meals.

Students attend the vocational building for art, vocational agriculture, and shop activities. All athletic activities are located in the field house.

The building is valued at \$6,204,231.

Linn Elementary School

The Linn Elementary School was built in 2016. It has a frame of 50% steel and 50% pre-engineered metal. The exterior wall is 10% brick on masonry, 50% concrete and 40% siding, metal or other on girts. It is 62,945 square feet spread out between two stories. The space breakdown is as follows:

Space Type	Quantity
Offices	4
Classrooms	23
Nurse's Office	1
Gymnasium	1
Cafeteria	1
Kitchen	1
Workrooms	4
Library	1
Computer Lab	1
Restrooms	6
Elevator	1
Multipurpose Room	1
Custodial/Maintenance Closets	4

Electric forced air heating and cooling systems are utilized for climate control. There is a sprinkler system and a fire alarm system installed.

Linn Elementary serves students in grades Pre-School through 6. Instructional services for these students are all provided within Linn Elementary School. Meals for elementary school students are provided in the cafeteria on the first level. There is a playground and basketball court utilized for outdoor recess and activities.

The building is valued at \$8,972,880.

Osage R2 Administrative Offices

This building was built at the same time as the Elementary School. It adjoins the elementary gymnasium. There is a door that leads from Administrative office to the gymnasium. There are four offices, a storage room, a bathroom and two open areas (one for mail and one for reception desk). It uses electrical heating and cooling systems for climate control.

The district's central administration is located in the Administrative Offices. This building houses the Superintendent, Human Resources Office, Accounts Payable, and Accounts Receivable.

The building value is included in the elementary value.

VoAg and Art Building

This building was built in 2000. It is a stand-alone building on the edge of the district parking lot. It is 12,000 square feet. It received an add-on of a shop area in 2016. There was some electrical work updates done at that time as well. It contains three classrooms. It also contains one set of bathrooms. One of the classroom contains a kitchen for the Agriculture Classes. There is a greenhouse that sits behind the building as well as storage buildings and containers.

This building utilizes 35% forced warm air, 65% gas, oil or electric suspended unit heater and 35% forced cool air. 65% has no air conditioning. It has a fire alarm system installed.

The building is valued at \$1,315,091.

Maintenance Shed/Concession Stand

This building was built in 1998. It is 3,750 square feet. It was originally the track shed with a concession stand and restrooms. It was converted to the maintenance shed in 2016 when the Elementary building was built. It remains the concession stand for the track meets. It has two restrooms available during events. It is the office of the maintenance workers. There are two employees who have offices in the building.

The building is valued at \$181,590

Track Sheds

This building was built in 2016. It is a stand alone building on the side of the track. It was built to house track supplies. It contains one restroom. It is approximately 800 square feet.

The two story track shed is approximately 640 square feet. It does not contain any bathrooms. It houses the electronic timing system valued at approximately \$9000 and other track equipment and electronics.

The building is valued at \$38,879.00

Service and Utilities

All facilities on the campus have the same service and utility companies.

<i>Electric:</i>	Three Rivers
<i>Water:</i>	Osage PWS #3
<i>Sewer:</i>	City of Linn
<i>Trash:</i>	Republic
<i>Propane:</i>	Three Rivers Propane
<i>Phone:</i>	AT&T
<i>Fire Alarm System:</i>	Tech Electronics

Parking and Traffic Flow

Employees of the buildings park in the parking lot provided on campus. Students park in a designated section of the same parking lot. There are designated handicapped parking spots in front of each building. The traffic flow is conducted in a counterclockwise pattern. Vehicles enter the campus in two different locations: the catwalk coming from HWY C and a gravel road coming from HWY 50 on road. All traffic flows in the same direction much like a round about.

Vehicles may either exit at the catwalk or exit at the gravel road. Students have assigned parking spaces. Student parking is not available in front of the VoAg/Art building due to safety concerns.

Buses

All buses arrive and make final departures from the parking lot. Ten buses run daily routes. The buses load and unload in front of the field house. Parents drop off in front of the field house as well. Parents pick up behind the elementary by utilizing the circle drive. The district currently contracts with Rudroff Bus Company for its student transportation.

Athletic Facilities

There are two gymnasiums within the school system. Both are extensively used by the school and the community. A full size gym is located in both the elementary and the field house. The fieldhouse gym is used for middle school and high physical education and athletic teams. During the times when school programs are not using the gyms, they are usually in use by community groups. The elementary gym is used for elementary physical education classes during the day. The elementary gym is not ideal for athletic events as the bleachers can only be pulled out enough for 100 spectators due to size of the bleachers and gym floor. Baseball and softball are played on the school-owned ball field. The track program is located on campus. Our cross country track is also located on the campus acreage. Golf is played at the Osage County Country Club.

2019-2020 Facility Goals

1. Repair/replace parking lot
2. Install new intercom system
3. Extend gutters on the field house and canopy
4. Fix track drainage issue
5. Replace stage curtain in field house
6. Replace lighting in the gym with LED lights
7. Lease new custodial equipment
8. Add electrical capacity to the outdoor concession stands

2020-2022 Facility Goals

1. Air condition the field house
2. Purchase new lunch room tables for the high school cafeteria
3. Purchase Chromebooks to go 1:1 in grades 7-12.
4. Repaint gym floor
5. Repair high school roof

Long-term Facility Goals

1. Build additional parking lots
2. Construct a new middle school with a performing auditorium
3. Rebuild the track
4. Constantly assess and address security needs
5. Grandstands at ballfield and track
6. Replace high school roof
7. Pave parent pick-up area