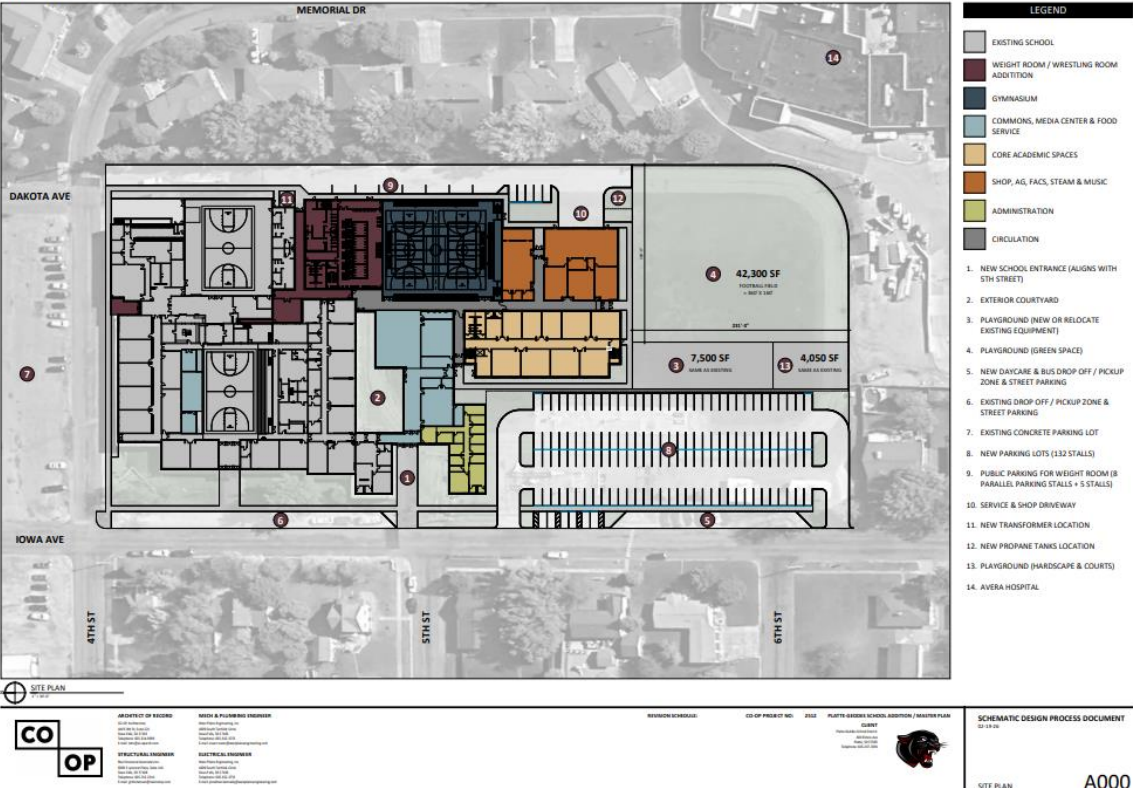


Platte-Geddes School District

Facility Project Comprehensive FAQ & Summary Document

SITE PLAN



Platte-Geddes School District

Facility Project Frequently Asked Questions (FAQ)

Summary Sheet – Key Project Highlights

Why Now?

- The current high school (built in 1924) no longer meets modern educational or safety standards.
- Space shortages impact academics, special education, and athletics.
- Rising construction costs make delaying more expensive.

Project Overview

- **Phase 1:** Wrestling room, weight room, locker rooms, mechanical and storage areas. New handicap accessible ramp on north side of the elementary.
- **Phase 2:** New middle/high school connected to elementary and Phase 1, including a competition gym and commons/stage.

Funding

- **Phase 1:** No tax increase (funded via Capital Outlay Certificates).
- **Phase 2:** Requires a 60% voter-approved bond. The mill levy amounts are on a deescalating scale. The maximum mill levy is \$1.222094/\$1,000 and the minimum mill levy is \$.702443/\$1,000. The estimated average mill levy is \$.940643/\$1,000 throughout the course of the 30-year bond.

Construction Timing

- Phase 1: ~11–12 months
 - Phase 2: ~18 months
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Full FAQ Document

1. Why is the Platte-Geddes School District considering these building projects now?

The district's facility needs have been growing for more than two decades. While the current high school has been well maintained, it was built in 1924 and cannot meet today's instructional, technological, accessibility, and safety demands.

Space shortages now impact:

- Classroom learning
- Special education programming
- Student activities
- Athletic programs—including wrestling and weight training

Inflation continues to drive costs upward each year. Addressing these needs now allows the district to create a long-term solution more efficiently and affordably.

2. What is Phase 1 of the building project?

Phase 1 includes construction of:

- New wrestling room
- Weight room
- Locker rooms (boys and girls)
- Mechanical space
- Storage areas
- New handicap accessible ramp on north side of the elementary

This addition will form the foundation for the future connected school campus.

3. How will Phase 1 be funded? Will it increase taxes?

Phase 1 will be fully funded using **Capital Outlay Certificates**.

This results in NO tax increase for district taxpayers.

4. Why does the district need a new wrestling room and weight room?

Our current facilities cannot meet program needs:

- Wrestlers travel 30 miles each way for practice.
- Limited weight training space forces teams to use alternative locations.
- Youth wrestling occupies gym space, displacing youth basketball teams.
- Cheer, dance, and other activities lack adequate practice areas.

Upgraded facilities will reduce crowding, improve safety, and expand access for youth and school programs. In addition to serving the wrestling program, the new wrestling room will also be utilized extensively by the competitive cheer and dance teams during their fall season. This shared use ensures that multiple student activity groups benefit from a dedicated, safe, and properly equipped practice space.

5. What is Phase 2 of the project?

Phase 2 would construct a new middle/high school connected to:

- The current elementary school
- The Phase 1 athletic addition

Phase 2 features include:

- New academic spaces
- A commons area with stage
- A competition gym
- Modernized safety, accessibility, and technology systems

Alternative Fine Arts Performance Option

Another potential option the district is exploring—either in place of or in addition to a cafetorium—is to repurpose the **north bleachers area of the current armory gym**. This concept would construct a stage and storage areas along the north wall, creating a dedicated performance space for plays, concerts, and other fine arts events. The stage would be designed in a way that maintains the gym's full functionality, allowing it to serve both fine arts and athletic programming.

- New academic spaces
 - A commons area with stage
 - A competition gym
 - Modernized safety, accessibility, and technology systems
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6. How will Phase 2 be funded?

Phase 2 requires a **General Obligation Bond**, which needs **60% voter approval**.

Proposed bond vote date: March 3, 2026

7. Will Phase 2 increase taxes?

Yes, **if approved by voters**.

Requires a 60% voter-approved bond. The mill levy amounts are on a deescalating scale. The maximum mill levy is \$1.222094/\$1,000 and the minimum mill levy is \$.702443/\$1,000. The estimated average mill levy is \$.940643/\$1,000 throughout the course of the 30-year bond.

8. Is this project primarily about athletics?

No. This project is about creating a functional, efficient, and future-ready educational campus, not simply building athletic spaces.

Phase 1 includes a wrestling room, weight room, and locker areas because those spaces logically anchor the campus from an architectural and engineering standpoint. Constructing this portion first centralizes athletic areas into one organized zone and provides the mechanical, electrical, and HVAC infrastructure required to support Phase 2. These systems must be properly sized and positioned at the beginning of the project to ensure long-term efficiency, cost control, and seamless integration of the future middle and high school addition.

It is also important to recognize that spaces such as the weight room and gym are instructional classrooms during the school day. Platte-Geddes offers weight training and recreational education courses that use these facilities as part of the academic schedule. Physical education is a graduation requirement, and these learning environments support student health, wellness, and lifelong fitness habits.

Beyond the school day, athletics and fine arts programs serve as extensions of the classroom. They teach teamwork, communication, accountability, leadership, discipline,

and problem solving. These are essential life skills that contribute directly to career readiness and long-term success. Research consistently shows that students who participate in activities and athletics tend to perform better academically and maintain stronger attendance rates than their non-participating peers.

The new wrestling space will also serve multiple student groups throughout the year. During the fall season, the competitive cheer and dance teams will utilize the wrestling room as their primary practice area. This shared-use model ensures that the space is maximized to its fullest potential and allows the district to support multiple programs within a single, thoughtfully designed facility. Efficient use of space is paramount in any responsible building project, and this approach reflects our commitment to serving as many students as possible within each new area constructed.

Our current gyms are heavily utilized and support not only school programs but also community youth programs, including AAU wrestling and youth basketball. These youth programs are important feeder systems for our high school athletic programs, just as our elementary fine arts programs help cultivate participation in band, choir, and theater at the secondary level. Providing appropriate space strengthens the entire PK–12 pipeline of opportunity for students.

While Phase 1 includes activity-based spaces, Phase 2 represents the largest academic investment, including modern classrooms, science labs, special education areas, safety improvements, and collaborative learning environments. The overall vision is centered on supporting the whole child academically, physically, socially, and emotionally in facilities designed for today's educational standards.

9. Why consider completing Phase 1 and Phase 2 in the same long-term plan?

Several reasons support completing the project in one coordinated sequence:

- **Cost savings:** Construction costs rise 3–4% annually.
- **Efficiency:** One targeted construction timeline reduces contractor mobilization.
- **Minimized disruption:** Students and staff endure only one major construction cycle, not two.
- **Better sequencing:** Phase 1 creates structural tie-ins necessary for Phase 2.

Completing the project together allows for a safer, more predictable, and less interrupted educational environment.

10. Why is Phase 1 being built before the new school addition?

This is one of the most common questions, and the answer is rooted in **design strategy, construction logistics, and long-term efficiency.**

1. Phase 1 creates the structural and mechanical connection required for Phase 2.

The future school addition must attach to the athletic addition. Without Phase 1, the district cannot finalize the layout.

2. Activity spaces belong together.

The design intentionally clusters athletics—wrestling, weight training, locker rooms, and the competition gym—into one zone.

3. Avoiding disruption.

By relocating wrestling and weight training first, the district frees old spaces for repurposing during Phase 2.

4. Preventing costly placement mistakes.

The entire campus design is one integrated plan; starting with Phase 2 would force inefficient layouts.

5. One major disruption is better than two.

If Phase 1 and Phase 2 happen years apart, the district would deal with two long construction periods instead of one.

11. What is the timeline for construction?

- **Phase 1:** 11–12 months
 - **Phase 2:** Approximately 18 months
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12. Will the new additions landlock the elementary school?

No. The design preserves green space and ensures areas remain available for future growth.

13. How far will elementary students walk to the playground?

Only slightly farther than they do now. Routes will remain safe, supervised, and age-appropriate.

14. What about elderly access to the new gym?

Convenient parking and drop-off zones may be located close to the gym entrance.

15. What steps has the district taken to manage costs?

The district is partnering with:

- **Co-Op Architecture**
- **D.A. Davidson**
- **Construction Manager at Risk (CMAR)**

These partners help ensure transparency, cost control, and accurate budgeting.

16. What is the enrollment outlook?

Current Half-Day K-12 enrollment is 521 students. Since 2015, the overall enrollment has grown from 484 students to 521.

17. How will the public be informed about project meetings?

Information will be shared through:

- Local newspapers
 - School text alert system
 - District social media
 - The district website
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18. Why build now after making recent improvements to the high school?

Recent upgrades addressed immediate safety and operational needs, such as:

- HVAC enhancements
- Roof improvements
- Sprinkler systems

However, these updates do not resolve long-term space limitations. Building a new connected middle/high school reduces ongoing maintenance costs and prepares the district for the next generation of learners.

19. What legal limits apply to district debt?

- SD law limits district debt to **10% of valuation**.
- Capital Outlay Certificates are capped at **3% of valuation**.

The district remains well below these limits and financially positioned to proceed.

20. What are the plans for the current high school if the new school is built?

There is no formal plan currently. Ideally, the district would like to sell the building and see it remodeled into affordable housing options for individuals and families in need. Most importantly, we are committed to ensuring the property does not become an eyesore. The district will take all necessary measures to prevent deterioration and maintain the integrity of the site.

Demolition is not something the district wishes to pursue, given the deep nostalgia and community memories associated with the building. However, if demolition ultimately became necessary, the district would seek to sell the property with the hope that it would be developed into additional housing or another project that provides meaningful benefit to the community.

21. When would construction begin on Phase 1 or combined phases if the board holds a bond vote and it passes?

If the board proceeds with a bond vote and it is approved by voters, the current plan is to begin construction immediately following the conclusion of the 2025–2026 school year.

22. Facility Square Footage Comparison: Current and Proposed Middle/High School

Important Context: Conceptual Figures and Next Steps

The proposed middle/high school figures represent conceptual, schematic-level planning only. These numbers are intended to show the general scope of the project and to provide a clear comparison to existing conditions. Final square footage, room sizes, and building layout would be determined only if the bond is approved and the district proceeds with full architectural design.

If the project moves forward, CO-OP Architecture will work collaboratively with Platte-Geddes administration and teaching staff to finalize the design. This process will focus on ensuring that each learning space meets program requirements, supports instructional goals, and maximizes effective learning space to encourage increased participation and engaged learners.

Existing Middle/High School (Current Facility)

Total Square Footage

- **49,372 SF** (includes the gym)
- **44,466 SF** (excluding the gym)

Instructional and Program Spaces

- **General Classrooms:** 16 classrooms averaging 660 SF each
- **Science Classroom:** 1 at 1,342 SF
- **Resource/Title Classrooms:** 3 averaging 500 SF each
- **Stage:** 1,279 SF

- **Library:** 1,745 SF
 - **Music:** 3,251 SF (includes teacher offices, practice rooms, and storage room)
 - **Shop:** 3,073 SF (shop area= 2002 SF, welding room= 406 SF, tool room= 190SF, paint room= 190 SF, storage/electrical room= 285 SF)
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Proposed Middle/High School (Conceptual / Schematic Design)

Total Square Footage

- **48,400 SF** (new academic addition)
- **50,440 SF** (if including the stage located at the existing competition gym)
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Instructional and Program Spaces

- **General Classrooms:** 15 classrooms at 900 SF each
 - **Science Classrooms:** 2 at 1,100 SF each
 - **FACS Classroom:** 1 at 1,100 SF
 - **SPED / OT-PT Classrooms:** 3 at 600 SF each
 - **Stage:** 2,040 SF
 - **Media Center:** 2,440 SF
 - **Music:** 2,680 SF
 - **Shop:** 2,000 SF
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Other Project Components (Conceptual)

- **Competition Gym:** 14,400 SF
- **Phase 1 Area:** 19,000 SF

23. Where can the community learn more?

Information will be available through:

- District website
- Public meetings
- Printed mailings
- Social media updates
- High school tours