

**Annotated by SFC: Mar. 2, 2010**  
**Updated: August 11, 2010**

# Uinta County School District #1

## Facility Plan

### **Vision Statement (Facilities):**

Facility management supports powerful instruction by providing quality, efficient, safe, and environmentally sound buildings and grounds.

### **Grade Configuration:**

Current: UCSD #1 serves a student population of just less than three thousand students kindergarten through twelfth grade (K-12). With four elementary schools, kindergarten through fifth grade (K-5), two middle schools sixth through eighth grade (6-8), and two high schools including Evanston High School which is a comprehensive high school ninth through twelfth grade (9-12) and Horizon High School seventh through twelfth grade (7-12), UCSD #1 has a traditional grade configuration.

Foreseeable Future: As our elementary population continues to increase and with the aging Evanston Middle School a different grade configuration has been discussed with the community. Replacing Evanston Middle School in the next three to seven years with a fifth through sixth grade (5-6) building would meet the expectations of our instructional program and provide needed room in our elementary schools. This would result in four schools kindergarten through fourth grade (K-4), a fifth through sixth grade (5-6) middle school, a seventh through eighth grade (7-8) middle school, a comprehensive ninth through twelfth grade (9-12) high school, and a seventh through twelfth grade (7-12) alternative high school.

### **Current Facility Impact:**

UCSD #1 operations are impacted due to the relative age of our buildings. With the exception of Clark Elementary School and Evanston Middle School (EMS), all of our schools were built within a 3 year period of time 1982 – 1985. Clark was completed in 2007 and EMS was completed in 1968 with a remodel in 1985. The majority of the students at EMS are housed in a modular that is almost as old as the EMS structure. The age of EMS, its poor education suitability, and increasing enrollment at our elementary schools are impacting our instructional program. Horizon High School is required to relocate as the Learning Center has been determined to be functionally inappropriate for a school of Horizons size.

### **Facility Assessments:**

Issues and concerns that cannot be addressed using major maintenance funds within the next three biennial cycles are limited to the following: Remodels, including new construction to

accommodate special needs students and ADA compliance. Our roofing and electrical needs at EMS have an estimated cost as high as 3.5 million dollars. Horizon High School is located in the Uinta County BOCES Learning Center. We have issues with the Life Safety Code (LSC) and our lease will be terminated after the 2010-11 school year now that issues are addressed and plans are in place for a new facility. Our central kitchen is under sized for our current student population, 80% of its equipment (by SFC definition it is permanently affixed to the building) is 15 years old or better. Of the attached equipment, 40% of it is in the state of disrepair (cobbled together because of parts being unavailable).

### **Capacity Assessments:**

UCSD #1 has enjoyed a stable student population for the last five years. The number of elementary students continues to increase each year as our middle and high school numbers are static. As student numbers increase especially at the elementary level additional classroom space will be needed. This additional classroom space could be a new elementary school, an additional modular, or adding on to a current elementary school. Clark Elementary School was designed for an addition. With construction of a new Evanston Middle School in three to seven years and a grade reconfiguration the crowding at the elementary level and the need for additional classroom space would be alleviated. Also, boundary adjustments would be needed to balance school and classroom loads.

### **Functionality Assessments:**

Functionality issues and concerns that cannot be addressed using major maintenance funds within the next three biennial cycles include the following: Horizon High School, which is in leased space will close its doors as the space is not suitable for location as determined by the SFC and LSC concerns. Options on the table include consolidation of several support buildings including the central kitchen and maintenance facilities into a stand alone facility for Horizon, central kitchen, and maintenance. Evanston Middle School is a conglomerate of five buildings that are aging. EMS's modular contains the bulk of the instructional space, which is separated by an open walkway. The Central kitchen is undersized and building and equipment are aging.

### **Disposition of Facilities:**

There have been several public meetings about disposition of facilities including the sale of the Education Service Center (ESC), the Annex, and the Central Kitchen, all of which are located on the same block. The current plan would be to keep the ESC and lease the rest of the block including the Annex and Central Kitchen. The Annex and Central Kitchen will be consolidated into the new Horizon/Kirlin complex. Discussion has included the possible disposition of the Kirlin complex and Evanston Middle School including the modular and portables. The current plan would be to raze the Kirlin building, keep the warehouse and carpenter shop and build the Horizon High School on the location where the Kirlin now stands. The new Horizon will consolidate maintenance, technology, and food service facilities into one location, providing opportunities for intern and apprenticeships for Horizon High School. Evanston Middle School would remain in its current location for the next three to seven years until it is scheduled to be rebuilt.

### **District Strategies:**

UCSD #1 has been proactive in achieving the goals identified by the commission or statute. We have a positive record of eliminating 1's and 2's and maintaining our facilities based on agreed upon priorities and/or needs.

1's and 2's: We will continue to conduct internal FCA scoring using School Facility Commission guidelines. This allows us to prioritize our major maintenance money using open, public, and consistence practices. Our goal is to continue to eliminate 1's and 2's in our facilities and proactively prevent 3's from becoming 1's or 2's or more costly maintenance items. We have planned to be diligent in watching job cost overruns, allowing the savings to offset emergency 710's.

Achieving allowable square footage: Consolidation of buildings like our Horizon High School plan is a step in that direction. The reduction of square footage is minimal but shows a good faith effort on our part to reduce square footage when possible and potential savings to our maintenance budget will be noticeable with the razing of the Central Kitchen and leasing of the Annex. Recent studies indicate that the usable instructional space at Evanston High School is much less than originally presented. Roughly 1/3 of the calculated square footage at Evanston High School is usable instructional space.

Allowable Acreage: We are in the early stages of planning ways to develop our acreage to financially benefit the district and its employees.

Leased Property: Our plan is to construct and consolidate Horizon High School, including maintenance and technology areas, thus eliminating the space currently leased for Horizon High School at the BOCES Learning Center. The Annex would be available to be leased, sold, or otherwise removed from the inventory.

**Other Information:**

None

**SUMMARY**

The above configuration is as shown by the WDE. The district will not need a letter from the WDE unless the "Foreseeable Future" outlined above is implemented. The district is aware of the need for the letter.

The district's alternative high school, Horizon HS, is currently housed in a leased facility that is not suitable for use as school. The Fire Marshall has directed the district move the students out of the leased space as soon as possible. The district and SFC staff reviewed multiple options. It was determined that a combination of renovation of an existing facility and construction of a new facility that combines the HS with district support operations is the most cost effective option.

The construction cost of a facility which will house the HS and district support operations is estimated to be \$5M for 26K sq. feet. The district currently has approximately \$400K in previous funding which will be used for planning and design. It is estimated that the total project cost will be \$5.5M.

The Evanston MS project will need \$50K in planning funding the last year of the 2010-12 biennium.

**March 9, 2010**

**Pending approval by the Commission the following change in the UIN01 Facility Plan is made:**

The district's alternative high school, Horizon HS, is currently housed in a leased facility that is not suitable for use as school. The Fire Marshall has directed the district move the students out of the leased space as soon as possible. The district and SFC staff reviewed multiple options.

**Due to a greatly reduced sale price of an existing, privately owned facility, the most cost effective solution has a high probability of shifting to the purchase of a 32,900 square foot building. Initial estimates show that the purchase and renovation of the facility may be approximately 20% less than the combination of renovation and building new at the Kirlin Complex.**

**Currently, due diligence is being conducted prior to purchase. As part of due diligence, FEA has conducted a building analysis. The architect (TSP) will be asked to estimate the cost of renovation. If due diligence indicates a purchase is reasonable and the estimate from TSP indicate the purchase of the facility is less costly, the building would be purchased.**

**This facility would house Horizon High School, and district support operations and the facilities at the Kirlin Complex would be removed from the inventory.** The district currently has approximately \$400K in previous funding which will be used for planning and design. The Evanston MS project will need \$50K in planning funding the last year of the 2010-12 biennium.

*See Annotated version submitted by Dan Selleroli, dated June 30, 2010*

Date August 11, 2010

Name: Ryan Thomas, James Bailey, Dan Selleroli, Nancy Nuttbrock, (KD and JL for the first 15 minutes)

- (i) A full description of the District's long-term goals and strategies related to its facilities, including disposition of facilities and modification of grade configurations and school boundaries;

Changes or modifications:

(ii) An inventory of all existing facilities and the current and anticipated future use of each facility, including grade configuration and student population, if applicable;

Changes or modifications:

Addition to the inventory of the Horizon Alternative school, 35,000 square foot additional building

(iii) A full description of all anticipated new or replacement facilities to be funded for the district over the next ten (10) years with a thorough explanation of the reasons supporting the perceived need for the new or replacement facility;

Project List Items:

EMS in the future

(iv) A full description of the anticipated impact of maintenance or renovation of facilities on the district's long-term goals and strategies, including non-construction alternatives.

Project List Items:

In addition to the typical mm projects, \$39,000 total damage from summer 2010 vandalism Aspen Elementary; Dan has submitted a customer request for \$10,000 insurance deductible.

Major Maintenance Items:

(v) An inventory of all real property owned by the district along with an explanation of the current and future use of the property. District owned property shall be considered, and if possible, used for all construction projects prior to new property purchases being considered or approved;

Changes or modifications: Addition of acreage associated with Sento building (Evanston Alternative HS).

(vi) Identification of all local enhancements and community facilities which are capable of supporting any aspect of the district's long-term goals and strategies, including any current use of such facilities;

Changes or modifications:

None

(vii) Student enrollment projections for the district and each facility within the district in accordance with W.S. 21-15-116(a) and these rules and regulations;

Changes or modifications:

The k-12 enrollments are fairly level. Amaco was purchased by another company, large insulation company moving in, pipeline; may have another 100 extra kids – that would be lucky. Right at 2900 for August 2010.

(viii) Projections for acquisition of land in accordance with the district's long-term goals and strategies and the subsections of this rule;

Changes or modifications:

No.

(ix) Cost estimates in current and future dollars for the facility remedies proposed in the facility plan;

Project List Items:

Projects are not well enough defined

Other

(x) Identification of all leased spaces, including the identity of the lessee/lessor;

Changes or modifications:

As soon as Horizon Alternative School is built, about 7500 square feet in the education center will be given back. There is a potential to lease out the annex (which is 29,000 square feet) to possibly bankers, insurance, third-party,

(xi) Cross-reference to any appropriate additional source of relevant information, including computer databases maintained by the Commission;