

Small School Districts Project Fund Request and Need Statement



1 - GENERAL PROJECT INFORMATION

Request Type:

- ☐ New Construction
☒ Renovation/Remodel
☒ Addition

- ☒ Elementary
☐ Middle School
☐ High School
☐ Other

LEA/District:

North Sanpete

School or Project Name:

Fountain Green and Fairview Elementary Schools

2 - PROJECT SCOPE

Total Project Space (Gross Square Feet)	18,544
New Space Constructed (GSF)	15,925
Remodeled Space (GSF)	2,619
Space to be Demolished (GSF)	0

Types of Space (describe the types and amounts of space proposed to meet the programmatic requirements)

The complete project includes the addition of four classrooms and bathroom facilities for Fairview Elementary including a remodeled safety entry. Total square footage for this addition is 8,952 square feet. Fountain Green Elementary addition will include three classrooms plus bathroom facilities. The project at Fountain Green will include a new school safety entry as well as remodeled office and special education classroom. The total square footage for the Fountain Green project is 9,592 square feet.

3 - CAPITAL FUNDING

Preliminary Cost Estimate: 12,098,765

LEA Capital Local Levy for Most Recent Fiscal Year:
1,432,000

Previous State Funding: 0

(Funding previously provided for the project such as planning, land purchase, etc.)

Other Sources of Funding: 500,000

(Other sources of funding such as donations, federal grants, institutional funds, etc.)

Is the Funding in-hand? Yes

Debt Repayment Source: Lease Bond 2,000,000

Total Requested Funding: 8,166,765

4 - EXISTING FACILITY

Existing Space (square feet) Currently Occupied 56,329

4.1 Description of the current space (Include programmatic uses: Size, age, condition, etc.)

Fairview Elementary School was built in 1981 with an approximate square footage of 29,796. Since the original occupancy, two small freestanding buildings/four classrooms totaling 3500 square feet were built on the north end of the school property. The total space provides 13.5 classrooms for a current population of 272 students, grades preK-6. This equates to two classes per grade level, one classroom for 34 kindergarten students, and half a classroom to serve the needs of 32 Special Education students. This Special Education room does not have a restroom or service facilities. The Pre-K students are bussed to Mt. Pleasant due to lack of space. Putting Pre-K students on a bus for a possible 45-minute one-way bus ride is a safety factor. The expansion of full-day kindergarten has made it necessary to add additional classroom space. This building was designed with one set of bathrooms, one for boys and one for girls. This is a safety factor because you have kindergarten students using the same restrooms as sixth-grade students. The design of the building did not allow for adequate office and intervention space. The entry was not designed with current safety measures in place. This is a safety factor because the office cannot see the front entry or the parking lots. The front door must remain open to the public due to the location of the office inside the building. The stage, closets, and gym space are used to provide intervention, counseling, and support services for students. Despite the age, the building is worth the invested care that has been provided. The outside of the building is well cared for and students have a beautiful play area.

Fountain Green Elementary School was built in 1995 with an approximate square footage of 26,533. This building serves 183 students with 29 requiring Special Education services. This building has space for only one classroom per grade level. It does support one Pre-K class with limited enrollment due to the classroom size and one classroom for 28 kindergarten students. The Special Education room is a modified intervention space that does not have a restroom or service facilities, causing safety concerns. Currently, half of the principal's office is being used for those interventions and student services. Every classroom is filled, leaving no room for full-day kindergarten or additional space to meet the demands for Pre-K. This building was not designed with a safe entry. The entry does not allow for vision from the office to the front entry or parking lots. The secretary must move to the side of her office to look out of a small 2' by 4' window to view outdoor space. The building is well-maintained. The outside play area is spacious, and, like Fairview, there is space to expand. The size of Fountain Green is expected to increase with the approval of several new building lots (including subdivisions) because of the overflow moving in from Utah County.

The district addresses the needs of each school building each year as part of capital planning. A rotation of roof maintenance, HVAC

4.2 Why is the existing facility not able to meet your needs?

Fairview Elementary does not have the space to offer a Pre-K program. The district currently supports 196 Pre-K students with a waiting list for three-year-olds. Fairview parents that desire this program must transport their students to Mt. Pleasant Elementary which takes up needed classroom space from Mt. Pleasant Elementary. With the addition of full-day kindergarten, it has become necessary to have two kindergarten classrooms for which there is no space available. This situation has created a burden for Mt. Pleasant Elementary, as they are now limited in the offerings for Pre-K students within their own boundaries. The classrooms at Mt. Pleasant Elementary are also full, with no room for expansion. This project addresses an equally pressing need, which is the services for Special Education students and the restroom facilities for all students. The room for Special Education is not adequate in space or services. The school needs additional restroom facilities. Fairview Elementary does not have a safety entry and there are limitations to the amount of safety that can be offered due to the design of the original building. The limitation of space has also created limitations in the student services that are offered. Space for any intervention or extended counseling services is constrained due to space. This school has one set of restrooms. Yes, one bathroom for girls and one for boys for 272 students mixing students from K-6 grade. This has created challenges for our Special Education students that require access to extended services and private restrooms. There are no handicap-accessible restrooms for SPED students. At this point, every closet space and even the stage is used for extended student support.

Fountain Green is in a similar situation. The building was designed with a half room for Special Education which limits access to services. There is no dedicated space for physical or occupational therapy. There is also no dedicated space for speech or counseling services. This school does not have the space to offer full-day kindergarten and the number of students has filled the one available room. The 1st and 2nd grade have filled their current classroom space as well. The situation for Pre-K is the same as Fairview Elementary, with no room for growth and a waiting list for students that could participate. This building is also lacking a safety entry. There are limitations to the level of safety that can be provided due to the building design. All available spaces including the front

4.3 What is the proposed use or disposition of the existing facility if your request is funded?

North Sanpete School District intends to keep the existing Fountain Green and Fairview Elementary Schools in operating condition and continue to use these facilities for students into the foreseeable future. The grant project involves the addition of 7 classrooms and 3 restrooms to these existing school buildings. The grant project would also redesign the front entries of both buildings to address safety issues. Both buildings have and will continue to receive roof replacements and repairs, facility maintenance service/repairs, and address any necessary capital needs such as carpet, equipment, etc.

4.4 Describe the future use of the existing facility. Include functions to be served, costs of remodeling or expansions as well as the amount of deferred maintenance and code compliance that will need to take place in the existing facility to enable it for continued use.

North Sanpete School District intends to keep the existing Fountain Green and Fairview Elementary Schools in operating condition and continue to use these facilities for students into the foreseeable future. The grant project involves the addition of 7 classrooms and 3 restroom facilities to these existing school buildings. Front entries will be remodeled and modified to provide increased safety for all students and staff.

North Sanpete District has intentionally moved forward with capital maintenance rotation to the extent possible through existing funds out of necessity and to avoid deferred maintenance. It is not possible to ignore the various needs of our aging buildings and the population growth of these communities in hopes of immediate increased funds in the future. The district is continually addressing the needs of each building.

HVAC for additional classrooms will be included as independent and individual units in each new classroom. Water, sewage, and electrical connection are on-site and will be incorporated into the existing building services for Fountain Green and Fairview Schools. The planned additions are stand-alone with an expansion joint between the existing school buildings and the new classrooms. This design meets the code for existing and new buildings. An Independent roof for each addition eliminates the need for the replacement of roofs in the existing buildings. The proposed cost includes code compliance for ramp entry to the additional classrooms and upgrading the existing building to safety code requirements such as vision to the front entry and parking lots, front door structure replacement, and door and window upgrades as necessary. The upgrades will meet safety requirements for special education students which are currently out of compliance.

Cost of deferred maintenance	0
Cost of code compliance for both sites:	
Geotechnical Study	\$17,000
Special Inspections and testing	\$47,480

5.1 Describe the scope of the project.

The plan includes the addition of four classrooms to Fairview Elementary. The new addition will provide an additional set of bathrooms for this student body as well as provide essential facility services for the Special Education program, something that was not in the original design of the building. The additional rooms will provide space for full-day kindergarten and Pre-K services. The additional restroom in the special education classroom will meet the safety needs of students. The location of the addition is ideal for student drop off and pick up by parents and no added modifications to this provision are needed. This addition will eliminate the need to bus our students to the neighboring town of Mt. Pleasant for academic time and will free space to increase student services in Mt. Pleasant Elementary. Fairview Elementary is the oldest school in the district, so there was no design for safe and secure entry for this school. This necessary project includes the remodeling of the front entry to provide a space for students, parents, and the public to access the office with the required safety features moving forward.

The project for Fountain Green includes the addition of three classrooms. This will allow for full-day kindergarten, Pre-K growth, and the development of a Special Education room with full restroom facilities. This necessary project includes the remodeling of the front entry to provide a space for students, parents, and the public to access the office with the required safety features moving forward.

5.2 Explain how this project eliminates risks to student life and safety through renewal or replacement.

Safety is a priority; and currently, the entries for Fairview and Fountain Green were not designed for this essential provision. The front entries of both schools are inadequate and unsafe. There is no line of sight to entryways or front parking lots. Students, parents, and the public must walk through several corridors to access the front office. These entry additions will address serious safety concerns.

The additional classrooms will provide Special Education rooms that will have adequate restrooms and service facilities. Increasing the number of restrooms for all students is critical and a healthy and necessary addition for these two elementary schools. The ability to provide essential interventions and student support space increases the ability of these schools to address student needs.

This project eliminates the need to transport by bus the youngest of our Fairview students. Kindergarten and preschool students will no longer be on a bus for an additional two-plus hours each day. This project addresses this safety improvement for all students, staff, and the community.

- 5.3 Explain how this project addresses essential program growth and capacity. Estimate any increases in program capacity that will result if this request is funded.

Fountain Green and Fairview Elementary Schools have identical needs—the need for Pre-K and full-day Kindergarten space as well as the need to better serve all students and especially our Special Education students with improved facilities.

The growth data shows that Sanpete County will continue to expand, increasing the needs of students. Fairview Elementary currently services 34 kindergarten students in two sessions and one classroom. The space issues restrict the ability to serve full-day kindergarten in any capacity. Fountain Green Elementary serves 28 students in two sessions and one classroom. Again, this space issue restricts the ability to serve full-day kindergarten in any capacity. There is a consistent 9% increase each year over the past three years for students requesting and needing Pre-K services, ages 3, 4, and 5. Currently, there is a waiting list for parents requesting Pre-K services.

Approved subdivision development in the communities of Fairview, Fountain Green, and Mt. Pleasant will contribute to future increases in the number of students entering the early learning programs. Current data indicates a 2.2% growth in the number of households and a 2.4% increase in population as of 2021 data.

There is a desperate need for adequate Special Education services in Fairview and Fountain Green Elementary Schools. The number of students currently being served in these two schools is an indication of the level of services required. Fountain Green currently serves 29 students with an IEP and Fairview serves 32 students in grades K-6.

- 5.4 Summarize your decision-making process that has led to this project request (e.g., construction of a new facility versus remodeling an existing building or a combination of build new and remodel existing). Explain how it provides a cost effective solution that is appropriate for the facility's need.

North Sanpete School District is in an interesting position. Four of the eight schools in the district were built in the early 1980s. This number includes the high school and the middle school as well as two elementary schools. In 2012, the district passed a bond to provide funds for the building of a new elementary school (original building dated 1963), the addition of six classrooms to the high school, and additional classrooms and entry to Moroni Elementary. Two classrooms at Spring City Elementary and a band room at North Sanpete High School were added in 2018 using capital funds.

NSSD Board of Education has met in work meetings during the 2021-2023 school years to prioritize future capital needs. This group has been through each school and they are very familiar with each building and their enrollment needs. Principals, maintenance directors, and the financial team have been part of the discussion related to what is necessary to immediately provide services for our school community versus larger and more expansive wants or needs that could wait for another time when funding choices are accessible. Half of our buildings are the same age which makes it difficult to decide which school should be replaced first and when. This decision is hindered by the fact that we are currently carrying a large bond on Mt. Pleasant, Moroni Elementary, and North Sanpete High School. The reasoning behind the request for funding is to address the immediate need of elementary students in Fairview and Fountain Green Elementary, to complete the project in a manner that does not increase debt, to continue to use the existing buildings, and to improve services for students into the next decade or until the ability to bond at a larger level becomes available.

The immediate priority is to effectively and responsibly meet the increasing demands of the growing Fairview and Fountain Green communities. The district has made efforts through truth and taxation to increase capital finances which have and will continue to allow for yearly maintenance on all existing buildings. Capital resources are limited to maintenance and do not provide the capacity to build. The governing Board understands the limitations that exist in this rural community. Their priority is to take care of the existing properties, be conservative and realistic in financial decisions, and be respectful in their approach to community tax burdens. This project will extend the use of the existing buildings into the next decades. This plan will help district priorities by providing

- 5.5 Explain how this request comports with the school district's provision of matching funds and sufficient revenues for ongoing operation and maintenance.

Truth and taxation increases in the past as well as more recent adjustments in 2020 and 2022 have assisted the district in aligning with county assessments. Capital funds acquired through these efforts contribute to the district's ability to provide a match for this grant as well as maintain all school properties moving forward. The district will match this grant at 30% of the total cost using district local levy and lease bond funds.

- 5.6 How would this facility benefit the District and enhance efficiency of use; including combining necessarily existent schools.

Fountain Green is located on the west side of North Sanpete County. It serves the community of Fountain Green and north to the county line. The students in this small community are not provided bus services. The nearest elementary school is eight miles south and is a Dual Immersion School with limited enrollment. These additions to Fountain Green Elementary will provide the school with a safe and secure entry, necessary classroom space for increased student enrollment, services to Pre-K and full-day kindergarten, and improved services for Special Education students in this community.

Fairview Elementary School is the school located at the north end of the district. It serves the community of Fairview and north to the county line. This school serves over 272 students in this area. This service demand cannot be transferred to another school. The students at the north end of the county are on a bus for over two hours to and from school. The additional classrooms will allow the district to extend the life and service of this building, discontinue the transportation of our youngest students to another school for services, and meet the need for full-day kindergarten. The addition to this building will improve the services to our Special Education students as well. Investing in this building will improve the educational conditions for all students as facilities are upgraded.

Safety is a priority and currently, the entries for Fairview and Fountain Green were not designed for this essential provision. The front entries of both schools are inadequate and unsafe. There is no line of sight to entryways or front parking lots. Students, parents, and the public must walk through several corridors to access the front office. These entry additions will address serious safety concerns.

- 5.7 (Optional:) Additional information for consideration.

The North Sanpete School District is housed in a rural community with limited resources and tax base. We are currently committed to a large bond and do not have the capacity to bond for many years to come. Although there is growth in population, there is not a lot of growth to the economy or new business revenue.

