

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:

Morgan

School or Project Name:

Morgan Middle School -East wing replacement

2 - PROJECT SCOPE

Total Project Space (Gross Square Feet)	12,000
New Space Constructed (GSF)	12,000
Remodeled Space (GSF)	-
Space to be Demolished (GSF)	10,000

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

The East wing of Morgan Middle School was originally constructed in 1924 and includes a gym, locker rooms and instructional space.

3 - CAPITAL FUNDING

Preliminary Cost Estimate: 4,800,000

LEA Capital Local Levy for Most Recent Fiscal Year:
0.001606

Previous State Funding: None

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

Other Sources of Funding: Local property tax capital account

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

Is the Funding in-hand? Yes

Debt Repayment Source NA

Total Requested Funding: 3,800,000

4 - EXISTING FACILITY

Existing Space (square feet) Currently Occupied

10,000

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

The current space of approximately 10,000 square feet consists of a gym, locker rooms and an unusually shaped instructional space that is used as classroom space. This part of the school was constructed in 1924 and has been maintained well, but is not seismically safe. The gym flooring is an asbestos based product that is contained, but not highly functional. The gym is used every period of the school day for middle school PE classes.

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

The existing space has students in it every class period and is seismically unstable, not ADA compliant, and is sized in such a way that the space cannot be used for other purposes such as typical classroom instruction and other uses of the gym.

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

The existing space would be demolished to make room for the new space.

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.

If the existing facility is not replaced, we would continue to use it for daily student space. We have engaged an engineering firm to evaluate the cost to bring the space into compliance with current building codes and determined that replacement of the building would be financially prudent. There are significant structural, fire, ADA and other safety code issues that would need to be addressed.

5.1 Describe the scope of the project.

Demolish the current east wing and replace with a gym, lockers and classroom space that would meet the needs of a growing student body in a safe way.

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

Replacement of this building would eliminate the last remaining significant asbestos area in our district. The existing building was constricted in 1924 of unreinforced masonry and is not stable in the event of an earthquake. In addition, the portable classrooms we now use are located in a way that prevents us from being able to secure the campus. By bringing those students into the main building the perimeter of the campus could be secure.

- 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.

The existing classroom space in this area is not functional. With the new building, 3 standard classrooms would be added that would allow us to bring the students that are currently housed in portables into the main building. In addition, our High school which is located across the street has increased enrollment significantly. The gym at the middle school is not able to be used for high school purposes. By reconstructing the middle school gym we would address the need at the high school as well with one construction project.

- 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.

We engaged an engineering firm to review our unreinforced masonry buildings throughout the district. Most can be remedied within the existing buildings. This particular building is of an age and condition that a complete replacement is the most cost effective solution and will result in the most useable space.

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

The ongoing operation and maintenance of the new building will be less than the existing space due to the inefficient systems and construction of the old space. The district has been setting aside capital funds for this project for many years and will have \$1,000,000 available at the end of this year.

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

Although the Morgan District does not have any NESS schools, this project would be very efficient in that it would address space needs of both the high school and the middle school with one project.

5.7 (Optional:) Additional information for consideration.

The Morgan School District has some unique tax situations. Because we are largely a bedroom community with very little non residential tax base, we struggle to generate the local property tax revenue that other districts are able to. Our Capital Levy is only at .001606, but we have the 4th highest Bond levy in the state and the 6th highest overall tax rate. Even with those high rates, we are still consistently in the bottom 5 of lowest per pupil spending in the state. Just a few years ago we actually had the highest tax rate in the state and the lowest per pupil spending. So although it might appear that we have room in the capital levy to generate more locally, our board has held truth in taxation 7 of the last 10 years and has generated significant local revenue. We just don't have the capacity to address large safety concerns like this 1924 building without some additional support. Thanks!

