

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:

EMERY

School or Project Name:

HUNTINGTON / COTTONWOOD UNREINFORCED MASONRY UPGRADE

2 - PROJECT SCOPE

Total Project Space (Gross Square Feet)	HE=47426 / CWE=20,061
New Space Constructed (GSF)	0
Remodeled Space (GSF)	HE=47426 / CWE=20,061
Space to be Demolished (GSF)	0

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

This remodel would create a code compliant connection between the Unreinforced Masonry roof framing and the bearing walls during the same time that the buildings would have the roofing upgraded. The ideal timeline would allow contractors to complete one or both projects during the seven weeks of summer.

3 - CAPITAL FUNDING

Preliminary Cost Estimate: \$6,100,000

LEA Capital Local Levy for Most Recent Fiscal Year:
0.001127

Previous State Funding: 0

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

Other Sources of Funding: CAPITAL PROJECT FB

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

Is the Funding in-hand? YES

Debt Repayment Source N/A

Total Requested Funding: 3,050,000

4 - EXISTING FACILITY

Existing Space (square feet) Currently Occupied HE=47426 / CWE=20,061

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

Huntington Elementary's original footprint was built in 1950 and had a 29,665 s.f. addition in 1979 and a small addition in 1984. The addition in 1984 does not need URM upgrades. This type of construction is Load Bearing Masonry. The original footprint includes the office, kitchen/cafeteria and 7 classrooms. The addition in 1979 brought 14 classrooms, full gymnasium/stage, and restrooms. Cottonwood Elementary's original building was constructed in 1962 which consisted of the office, kitchen/cafeteria/9 classrooms, and library. The addition in 1980 added a full gymnasium/stage, 6 classrooms, and restrooms.

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

This remodel request is to facilitate the state's constant request to address all public buildings that are unreinforced masonry. The ideal time to add the additional structural support is when the roof is being replaced. Huntington Elementary's roof decking is original construction which would be 73 years old with many membrane replacements. It was anticipated for this school to be replaced, so recent temporary repairs were made. However, the district is not able to bond for additional building replacement funds at this time. Therefore, this building will not be replaced in the foreseeable future. Cottonwood's original roofing material, which is 61 years old, is still in place with membranes being replaced as needed. The current TPO membrane for Cottonwood was installed in 2010.

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

The intent of this request is to extend the life of these two elementary schools along with providing the safety needed for our students and staff in the event of an earthquake. The additional infrastructure portions of the grant is to allow the structural reinforcement to be constructed. The existing building will continue to provide a learning environment for 220 students at Huntington and 150 at Cottonwood. No disposition is anticipated.

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.

The future use of these elementaries will continue to provide all aspects of education: instruction, counseling, food services, computer space, library space, as well as gymnasium/stage areas. The costs of remodeling consist of \$3.5 Million estimated structural reinforcement, \$2,200,000 roofing replacement, \$100,000 engineering fees, and \$300,000 contingency at 5%. Preliminary estimates have been received from a structural engineer and a roofing contractor. The intention/hope is that this project will be completed during the summer weeks and will not defer any future regular maintenance costs. This will not bring the current buildings into full compliance with all building codes, but it will bring these two buildings into code compliance for URM buildings. This project will need to be coordinated with engineers and possibly architect to complete the full scope.

5.1 Describe the scope of the project.

With the understanding that public buildings should be upgraded for any seismic activity, the district has only two schools remaining that have URM construction. The scope for both elementary schools would include removing the full roof membrane, installing the structural reinforcements between the bearing walls and roof trusses, installing shear walls for stability, re-installing roof exhaust fans, drains, followed by a new roof membrane with insulation. It would also require removing roof-mounted air units and re-installing them.

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

Emery's Business Administrator and Maintenance Supervisor have attended several URM / BRIC grant meetings - including a three day workshop targeting public school buildings. This consortium included Utah State Division of Emergency Management, FEMA, Resilience Action Partners (a FEMA contractor), and State of Utah Earthquake Program representatives. The information given stressed how important this matter is to the safety of the public in general, but especially to students. Unreinforced Masonry buildings will collapse with far less seismic activity than reinforced causing much more damage and potential loss of life. We have also reached out to our community in regards to the hazardous mitigation plan for the county which is still in progress. The school district buildings play a large role in providing a meeting place, emergency housing, central planning area, and safety for 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.

This project will not create additional square footage - rather, it will make the existing footprint more safe and, potentially, extend the life of the current building to allow instruction in our county to continue with acceptable class sizes. If one of our buildings have major physical damage, the students would be disbursed to other school buildings which are not large enough to incorporate a complete school at today's enrollment. Students would be divided to more than one school as there would not be enough classrooms or student space in the current classrooms in other school buildings. Transportation would most likely be required to add routes to meet the needs of the emergency. In essence, this funding would help secure the current buildings we have to provide the facilities needed for manageable classroom sizes and provide education for our families. Huntington Elementary is the district's largest elementary. It would not be possible to simply move students temporarily. It would require district-wide boundary changes.

- 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.

Originally, we had planned to replace Huntington Elementary with our 2021 Bond funding. But with the volatile construction market, we had to make a hard decision to eliminate one of the two elementary schools that were planned to be replaced. It was decided at that time to replace Ferron Elementary based on the blocked sewer system and hallways that could no longer provide hot water. However, Huntington Elementary also has water supply issues that we are now trying to address that correlates with this grant request to extend the life of the building. Ultimately, we are in a financial situation where we need to preserve our buildings rather than replace. Our current percentage of debt to capacity is 69% as of FY23. Without bonding tools, the board marginally increased the capital levy to accumulate funds to replace or remodel buildings in 20+ years. Until that time, the district will need to maintain our buildings that are currently reaching 50+ years. Cottonwood Elementary has the same Unreinforced Masonry structure as Huntington, so it makes sense to address these schools together in the same grant. If the scope would have included total remodel of the structural, HVAC, electrical, and water systems, it could very well be financially appropriate to replace the building. However, the district doesn't have the required district funding match for a replacement request. Therefore, this request is to extend the life of the buildings until such a time that the district has financial tools or other state funding is allocated.

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

This project will not require any additional ongoing operation and maintenance funding than the existing school is now currently using. The matching funds will come from the existing fund balances in the capital outlay fund. This has intentionally been increased by the school board acknowledging the need for facility upgrades. The FY23 capital outlay uncommitted fund balance is \$8.8 M. The required match will be used from these funds.

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

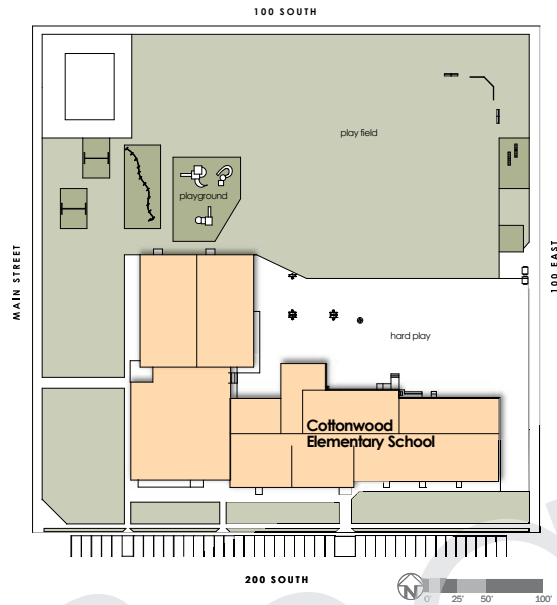
If the structural walls and trusses were reinforced in these buildings, the benefit is almost totally focused on safety for students and staff. Because of the current square footage of the buildings and student enrollment, we are not able to combine schools at this time. Even though our student enrollment is slightly declining, the decrease is not significant to change the boundaries or assigned schools for families. The current NESS qualified schools would continue with existing formulas. The cost to reinforce the existing buildings is estimated to be less than adding required additional square footage to a nearby school for consolidation purposes. The Superintendent has also attended many county economic forums where the future of energy is not entirely certain. However, because of the possibility of growth if the county's two power plants were converted to nuclear, the district has been asked to maintain the current buildings, if possible.

5.7 (Optional:) Additional information for consideration.

Emery School District is wholly grateful for the previous Small School District Grant received in FY23. The explosion of construction costs were not anticipated during the planning and funding period for the 2020 GO Bond vote. The district had originally proposed to the community to replace 3 schools. Huntington Elementary was not included in the final 2020 plans because of the increase in construction costs. Even though Emery was a recipient of previous state capital funds, we believe it is essential for USBE and the State Legislature to understand that there are still many unfunded and necessary facility needs in Rural Utah. This request portrays a high need that is financially reachable for the required 50% match at our current capital levy rate. We would also like to note that we have the majority of our buildings reaching the end of their life cycle. Original structures are as follows: Bookcliff Elementary 48 years, Castle Dale Elementary 48 years, Cleveland Elementary 48 years, Cottonwood Elementary 61 years, Huntington Elementary 73 years, Canyon View Middle 48 years, San Rafael Middle 48 years, Green River High 44 years, and the District Office 73+ years. Emery High is 62 years and is scheduled for replacement completion in 2025. Ferron Elementary was 68 years before replacement in 2022. We also understand that the State of Utah safety departments may request funding from the legislature for seismic improvements. The strategy and scope of those requests are unknown at this time.

COTTONWOOD ELEMENTARY SCHOOL

55 E 200 S, Orangeville 435-748-2481



FACILITY ASSESSMENT SUMMARY

Site Information

	Acres
Landscaped	1.95
Asphalt/Concrete	.61
Playground	.21
# of Parking Stalls	74
Total Site Acreage	4.09

Building Information

Project	Year	Square Feet
Original Building	1962	1,878 s.f.
Additions:	1980	18,183 s.f.
Total Gross S.F.		20,061 s.f.
Number of Floors	1	
Grades Housed	K - 6	
Student Capacity/Enrollment	225/152	
Number of Teaching Stations	9	
Type of Construction:	Load Bearing Masonry/ Steel Frame	
Air Conditioning System:	Rooftop/Evaporative	
Heating System:	Central/Hot Water	
Exterior Material:	Masonry	

Facility Conditions Summary

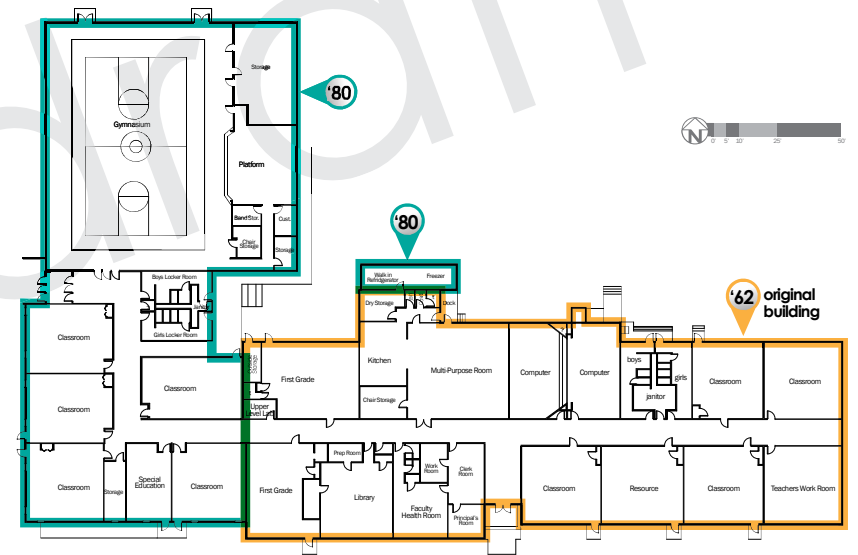
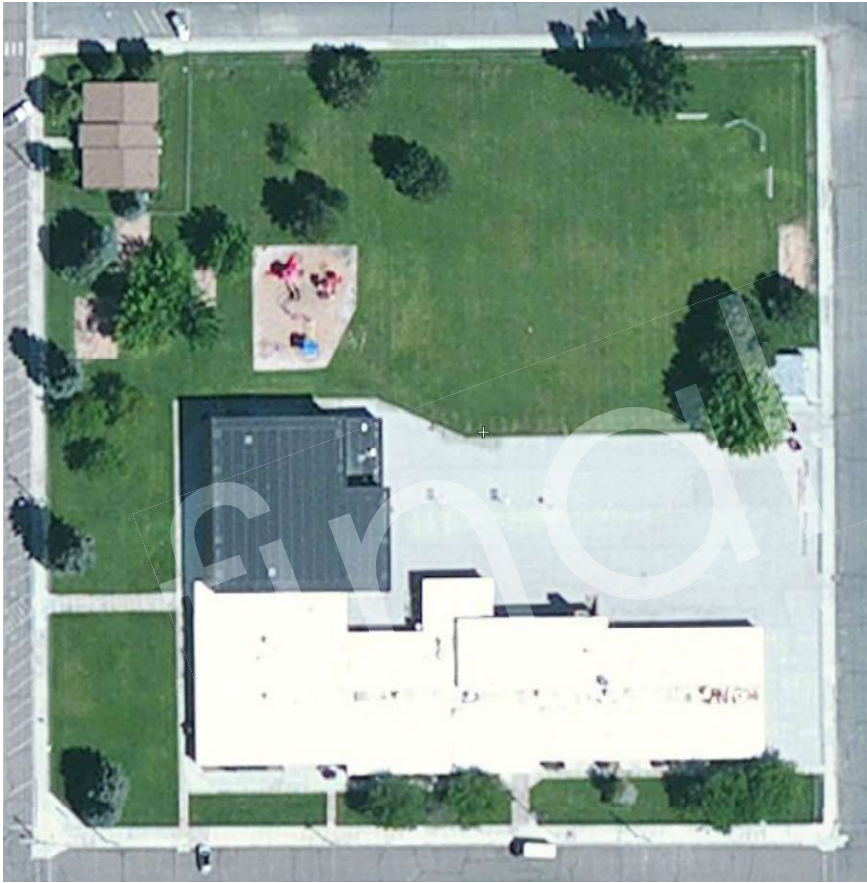
Facility Condition Score:	3.0 *
Total Deficiencies (Cost to Update):	\$2,611,400 **
Replacement Cost @ \$180 per s.f. (New Facility):	\$3,610,980

Recommended Actions

Immediate Plan:	Seismic/structural upgrades
5 - 10 Year Plan:	Major remodel/renovation 1962 & 1980 portions of building
20+ Year Plan:	

* Condition score based on a 1-5, with 5 being the rating a new facility would receive

** Total Cost to Update represents a total tally of costs over time to bring every item noted in the Facility Analysis up to current standards.



90 E 100 N, Huntington 435-687-9954



Site Information

Site Information	Acres
Landscaped	1.9
Asphalt	1.32
Playground	1.01
Parking	.31
# of Parking Stalls	61
Total Site Acreage	4.77

Building Information

Project	Year	Square Feet
Original Building	1950	17,761 s.f.
Additions	1979	29,665 s.f.
	1984	1,258 s.f.
Total Gross S.F.		48,684 s.f.
Number of Floors	1	
Grades Housed	K-6	
Student Capacity/Enrollment	475/344	
Number of Teaching Stations	19	
Type of Construction:	Load Bearing Masonry	
Air Conditioning System:	Evaporative	
Heating System:	Central/Hot Water	
Exterior Material:	Masonry	

Facility Conditions Summary

Facility Condition Score:	2.7 *
Total Deficiencies (Cost to Update)	\$5,528,994 **
Replacement Cost @ \$180 per s.f.(New Facility):	\$8,763,120

Recommended Actions

Immediate Plan:

Replace the following portions of the school:

- 1950's portion
- Added canopy

5 - 10 Year Plan:

Major renovation of 1979 portion

20+ Year Plan:

* Condition score based on a 1-5, with 5 being the rating a new facility would receive

*** Total Cost to Update represents a total tally of costs over time to bring every item noted in the Facility Analysis up to current standards.*

