



Board of Education Work Session - Sep 23 2025 Minutes

Tuesday, September 23, 2025, at 6:00 PM

Tooele County School District 92 Lodestone Way Tooele, Utah 84074

THESE MINUTES WERE APPROVED AT THE OCTOBER 14, 2025 BOARD OF EDUCATION MEETING

Board members present: Scott Bryan, Robert Gowans, Melissa Rich, Emily Syphus, Todd Thompson, ValaRee Shields, Elizabeth Smith

Administration Present: Superintendent Ernst, Lark Reynolds, Dr. Jeff Hamm, Dr Cody Reutzel, Brad Hranicky, Dr. Sarah Jarnagin, Angie Gillette, Dustin Nelson, Jackie Gallegos, Heather Castagno, Ian Silva, Robert Curfew

Page

1. **Work Session 6 pm (A work session is intended to provide opportunities for board members to study issues in depth, gather and analyze information, and clarify situations and potential solutions. The Board will not make decision or take any action during a work session. While open to the public, these sessions are more informal than the regular board meeting.)**

- 1.1 Welcome and Roll Call
President Rich called the meeting to order at 6:00 pm.

- 1.2 10 Year Operations Report 6 - 22
Ian Silva, Operations Director, presented the 10-Year Needs Report to the Board of Education, outlining Tooele County School District's long-term facility priorities and strategic planning efforts. His presentation was based on a comprehensive evaluation of the district's buildings and infrastructure, incorporating data from the Facility Condition Index (FCI), RSMeans cost estimates, and state safety and

security requirements. Mr. Silva addressed compliance with recent legislative mandates, including HB 84 (2024) and HB 40 (2025), which require upgrades to emergency communication systems, ballistic-rated glazing, and secure entryways. He emphasized that while these safety improvements are essential, they remain largely unfunded, presenting a significant financial challenge for the district.

Mr. Silva discussed the limitations of the current capital improvement budget, noting that although prioritization has improved, funding has not kept pace with facility needs. He introduced a list of future projects for consideration, including athletic field upgrades, teen centers, solar energy systems, and classroom modernization. He stressed the importance of continued investment to support safe, functional, and future-ready learning environments. Mr. Silva also explained a shift in approach from distributing resources equally across all schools to a more strategic, needs-based prioritization model, distinguishing between wants and needs.

Board members engaged in a detailed discussion following the presentation. Member Syphus expressed concern that delaying projects could lead to increased costs due to inflation. Member Bryan asked whether security-related items were included in the proposed projects, and Mr. Silva confirmed that many were, though funding remains a concern. President Rich inquired about the district's capacity to execute these projects, and Mr. Silva clarified that most large-scale items would be contracted out. Member Bryan also questioned the difference between priority levels 1 and 2 on page 8 of the report, and Mr. Silva explained that the district is now carefully vetting projects to ensure alignment with actual needs.

Member Thompson emphasized the importance of scrutinizing each project, understanding the associated costs, and maintaining transparency. He requested that future presentations be delivered in a standardized report format. Mr. Silva reminded the board that systems such as HVAC units have defined useful lifespans and must be replaced accordingly. President Rich raised the possibility of using reserve funds to address urgent facility needs. Vice President Gowans asked Mr. Silva to elaborate on the district's

preventative maintenance strategy, and Member Thompson requested data from the three pilot schools before expanding initiatives district-wide.

The board also discussed the potential for a future bond initiative, concluding that success is unlikely within the next three years. Vice President Gowans recommended that staff develop a concrete list of priorities and accurate financials, including adjustments for the \$40 million allocated to repay the MBA Bond. Member Bryan suggested that closing certain schools could reduce maintenance burdens, and President Rich proposed exploring the idea of moving the 6th grade into junior high schools.

In closing, Superintendent Mark Ernst recapped the board's requests and confirmed that he will work closely with his executive team to gather the necessary information and develop a refined plan. Board members requested that any materials or recommendations be provided at least two weeks prior to the board meeting in which they will be discussed, to allow sufficient time for review and analysis. Member Thompson specifically asked for detailed breakdowns, including what was spent, what could have been spent, the rationale behind decisions, and how those choices may result in future savings. The board also expressed interest in reviewing Priority 1 items and identifying any Priority 2 items that may need to be elevated. Cost estimates for recommended actions and a final accounting of reserve funds will be included. The team will begin work immediately and aim to bring the information back to the board as soon as possible, targeting a December or January timeframe

[10 Year Needs Report.pdf](#) 

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|-----|---|---------|
| 1.3 | Safety and Compliance Director Report | 23 - 31 |
| | Bob Curfew, Safety and Security Director, presented an overview of Tooele County School District's strategic initiatives and compliance efforts aimed at enhancing safety and security across all schools. He emphasized a multi-faceted approach that integrates legislative compliance, evidence-based threat assessment protocols, infrastructure upgrades, and personnel training. A central focus of the | |

presentation was the implementation of the Comprehensive School Threat Assessment Guidelines (CSTAG), developed by Dr. Dewey Cornell, which the district has identified as a strategic priority to improve early identification and response to potential threats.

Mr. Curfew also addressed the district's compliance with House Bill 84, highlighting six key safety requirements: armed presence on campuses, wearable panic buttons for staff, first aid and bleed control kits in every classroom, interior door locks for all classrooms, window security film on ground-level windows, and comprehensive camera coverage at all school entrances. These measures are being prioritized to meet state mandates and improve overall school safety.

The district is also moving forward with the installation of the Raptor Visitor Management System in all schools by October 2025. This system allows visitors to check in either by scanning a government-issued ID or using a mobile app. Questions were raised about the app's ability to stay current and updated, which will be reviewed as part of the implementation process.

Mr. Curfew provided an update on the Armed Guardian Program, noting that approximately 20% of applicants are not recommended as fit to carry. Those who pass the initial screening undergo extensive training with the Sheriff's Office, including two full days of firearms training on the range and four hours of active assailant scenario training. He acknowledged challenges in recruiting participants and discussed the need for financial incentives to support and expand the program. Guardians are required to requalify annually to maintain their certification.

In closing, Mr. Curfew recommended that the Board consider financing the initiative with a focus on meeting the 2030 deadline first, as legislative requirements for initiatives with later deadlines may be subject to change before those dates arrive.

[Safety and Security Board Report 2025.pdf](#) 

2. Adjourn (10 pm Curfew)

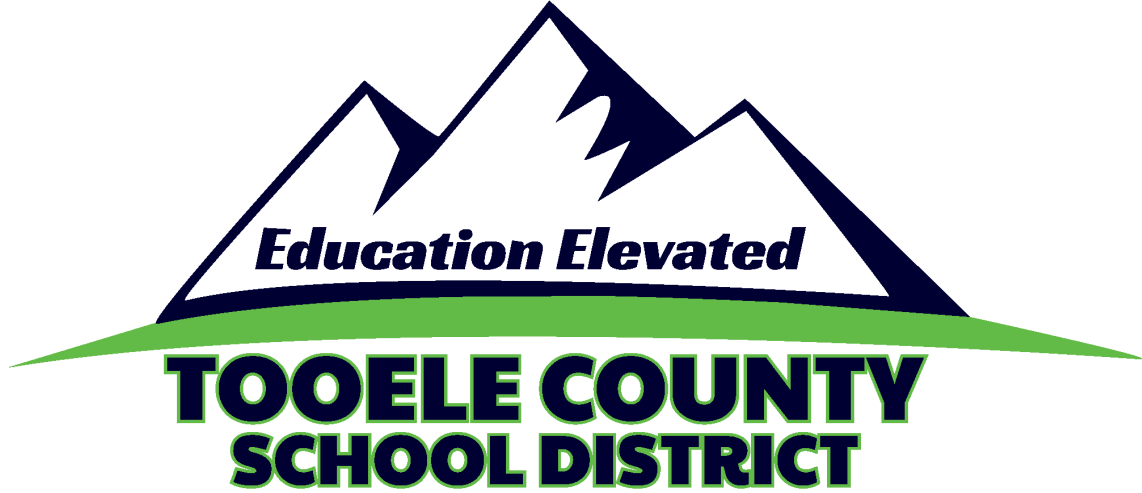
2.1 Adjournment at 8:25 pm.
Adjourn

Moved by: Scott Bryan

Seconded by: Robert Gowans

Yea Melissa Rich, Robert Gowans, ValaRee Shields,
Elizabeth Smith, Emily Syphus, Todd
Thompson, and Scott Bryan

Motion Carries 7-0



Facility Condition Index (FCI)

10 Year Needs Report

2025-2035

Contents

| | |
|--|-----------|
| Executive Summary: 10-Year Facility Plan..... | 1 |
| 1.0 School FCI Needs by Year 2025-2037..... | 4 |
| 1.1 Elementary Schools..... | 5 |
| 1.2 Junior High Schools..... | 6 |
| 1.3 High Schools..... | 6 |
| 1.4 Specialty Buildings..... | 7 |
| 1.5 Administration Buildings..... | 7 |
| 2.0 Building Priority Cost Report..... | 8 |
| 2.1 Priority Report Chart..... | 9 |
| 3.0 Facility Repair Costs vs Replacement..... | 11 |
| 3.1 FCI Report..... | 12 |
| 4.0 Capital Improvement Budgets FY22- FY26..... | 13 |
| 4.1 Capital Outlay Report..... | 14 |
| 5.0 Safety and Security Requirements..... | 15 |
| 6.0 Projects/Items for Future Conversation..... | 16 |

Executive Summary: 10-Year Facility Plan

Over the next 10 years, our district will be facing some major facility needs. To understand each facility's needs, we have pulled this report's information from the following areas: Facility Condition Index (FCI): MOCA Plan Software, state safety and security requirements, our general maintenance standards, and cost estimates based on RSMeans (Industry standard for construction estimating). We've also pulled information from key investments the district has made over the last few years to create a master plan and complete a safety and security assessment. The TCSD Master Plan was completed in 2025 with VCBO Architects and a consulting team of licensed architects and engineers. The district-wide safety and security assessment was completed in 2020 by MHTN and R.L. Nichols & Associates. Together, these professional studies give TCSD support in what we are doing well, but more importantly, areas of improvement to make our facilities better learning environments.

Facility Condition & Deferred Maintenance

1. Current facility data shows that current needs are much higher today than they will be in the future. This is mainly due to previous years of deferred maintenance.
2. This does show that short-term savings have been achieved by deferring maintenance, but the FCI shows that our buildings have suffered from this approach, and this can be confirmed in current projections for repairs to bring buildings back into an adequate learning facility. In some cases, you can see that major remodels or rebuilds will be more cost-effective than ongoing repairs. (West ES, Wendover HS, Tooele JHS, Tooele HS Industrial Arts Building). We also have a handful of other facilities getting close to crossing the cost threshold of repair vs rebuild.

Safety & Security Requirements, HB 84 (2024) and HB 40 (2025)

1. HB 84 (2024) Mandates panic alert/emergency communication systems in all schools.
2. HB 40 (2025) includes ballistic-rated glazing and upgraded security features, door locking hardware, and other factors that may require remodels of existing building design, phased in through 2040.
3. These laws represent non-negotiable capital priorities, requiring investment in technology, infrastructure, and staff training.

General Maintenance

1. Investing in preventative maintenance will reduce emergency repairs and extend facility equipment and system lifecycles.

- TCSD has partnered with an HVAC contractor to service three schools. Settlement Canyon ES, Tooele HS, and Stansbury HS. If the results are what we expect, we plan to continue to expand this contract to all TCSD facilities.
- 2. Planned upgrades to mechanical, electrical, and plumbing systems will improve energy efficiency, resulting in long-term operational cost savings.

Student Enrollment Growth & Building Expansions

1. Enrollment projections based on projected new housing units over the next 15 years show potential overcrowding in areas with older facilities as well as newer facilities. To help keep costs lower than building additional facilities, we can help prevent overcrowded classrooms by strategically expanding the footprint of existing schools. This also creates a safer, more equitable learning environment than adding portable classrooms to the site.
 - Stansbury High School – additional classroom wing, cafeteria expansion, weight room/wrestling room expansion.
 - Clarke N. Johnsen JHS- additional classroom wing and collaboration spaces
 - Elementary Schools – additional classrooms and expanded collaboration spaces.
 - Educational Adequacy Upgrades – modernization of learning environments to meet 21st-century teaching and learning standards. This includes carpet, furniture, technology, lighting, and paint.
 - Newer self-contained portable buildings that consist of multiple classrooms, restrooms, and other amenities may need to be considered to provide a better educational outcome than previous solutions of individual portable classrooms.

Section 1.0

School FCI Needs by Year 2025-2037

You can see from the following charts, which were generated from the MOCA Plan (FCI) that we have not been investing enough in keeping our buildings operating and maintained at a high level. The current dollar amounts are significantly higher than the projected continued amounts because of a lack of consistent investment over the years. The concept of saving money by using deferred maintenance has compounded over time, creating larger needs and higher costs in the long run. The costs shown in the charts cover everything from structural, electrical, mechanical, landscape, and aesthetic needs.

Elementary Schools

| System | Current | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 |
|-------------------------------------|--------------|--------------|-------------|-----------|-------------|-------------|-------------|-----------|-------------|-------------|-----------|-------------|
| Elementary Schools | \$43,214,845 | \$44,156,829 | \$2,061,550 | \$354,790 | \$3,709,532 | \$2,519,959 | \$1,689,997 | \$632,669 | \$3,455,152 | \$1,599,331 | \$112,826 | \$2,430,069 |
| Anna Smith Elementary School | \$335,559 | \$335,559 | \$33,289 | \$30,191 | \$150,128 | | \$97,203 | | \$99,543 | | | \$231,983 |
| Copper Canyon Elementary School | \$278,221 | \$278,221 | \$128,477 | \$9,477 | \$859,506 | | \$83,475 | | \$90,413 | | | \$156,607 |
| Grantsville Elementary School | \$382,548 | \$382,548 | | \$9,760 | \$1,062,882 | | | | \$174,587 | | \$112,826 | \$280,281 |
| Ibapah Elementary School | | | | | | | | | | | | \$8,965 |
| Middle Canyon Elementary School | \$762,901 | \$762,901 | | \$36,072 | | | \$725,594 | | \$86,167 | | | \$146,417 |
| Northlake Elementary School | \$2,107,141 | \$2,107,141 | \$2,890 | \$145,674 | \$96,560 | \$1,078,161 | \$137,466 | | | | | \$178,718 |
| Old Mill Elementary School | \$327,056 | \$327,056 | \$863,317 | | \$139,077 | | | | \$123,383 | | | \$172,484 |
| Overlake Elementary School | \$84,319 | \$84,319 | \$25,028 | | | \$737,795 | | | \$86,162 | | | \$146,409 |
| Rose Springs Elementary School | \$218,065 | \$218,065 | \$658,888 | | \$72,795 | | | \$538,379 | \$90,413 | | | \$126,393 |
| Settlement Canyon Elementary School | \$682,612 | \$682,612 | \$32,001 | | \$858,621 | | | | \$93,643 | | | \$153,478 |
| Stansbury Park Elementary School | \$11,376,496 | \$11,376,496 | \$79,308 | \$59,999 | \$73,482 | | \$69,377 | \$79,780 | | | | \$92,807 |
| Sterling Elementary School | | \$941,984 | \$103,336 | | \$84,226 | | | | | | | \$120,936 |
| Twenty Wells Elementary School | | | | | \$39,009 | | | | \$121,125 | | | |
| Vernon Elementary School | \$38,176 | \$38,176 | | | | | | | \$19,420 | | | \$15,833 |
| West Elementary School | \$24,556,259 | \$24,556,259 | \$105,571 | \$63,617 | \$245,497 | \$704,003 | \$576,882 | \$14,510 | \$2,384,134 | \$1,599,331 | | \$441,965 |
| Willow Elementary School | \$2,065,492 | \$2,065,492 | \$29,445 | | \$27,749 | | | | \$86,162 | | | \$156,793 |

Chart 1.1

Junior High Schools

| System | Current | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 |
|-------------------------------------|--------------|--------------|-------------|-----------|-----------|-------------|-----------|-----------|-------------|------|----------|-------------|
| Junior High School | \$38,303,292 | \$38,303,292 | \$1,211,425 | \$307,020 | \$187,598 | \$2,806,327 | \$464,006 | \$987,321 | \$2,894,600 | | \$18,502 | \$7,346,705 |
| Stansbury Junior High School | | | | \$55,572 | | | | | \$32,161 | | \$18,502 | |
| Clarke N Johnsen Junior High School | \$1,262,573 | \$1,262,573 | \$6,001 | \$166,315 | \$7,926 | \$1,802,666 | \$29,817 | | \$237,674 | | | \$155,791 |
| Grantsville Junior High School | \$9,409,560 | \$9,409,560 | \$42,973 | \$85,133 | \$25,900 | \$1,003,661 | \$29,204 | | \$4,192 | | | \$289,720 |
| Tooele Junior High School | \$27,631,159 | \$27,631,159 | \$1,162,451 | | \$153,772 | | \$404,985 | \$987,321 | \$2,620,573 | | | \$6,901,194 |

Chart 1.2

High Schools

| System | Current | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 |
|--------------------------|--------------|--------------|----------|-------------|-----------|-----------|-------------|-------------|-------------|-------------|-------|-------------|
| High School | \$89,119,945 | \$89,119,945 | \$66,130 | \$2,457,600 | \$482,059 | \$526,447 | \$6,498,637 | \$6,290,521 | \$6,569,074 | \$5,644,263 | \$337 | \$4,965,971 |
| Deseret Peak High School | | | | | | | | | | | | |
| Dugway School | \$1,392,713 | \$1,392,713 | | \$195,053 | \$14,148 | | | \$4,075,503 | \$75,975 | | | \$457,628 |
| Grantsville High School | \$34,680,060 | \$34,680,060 | \$7,496 | \$1,827,723 | \$403,743 | \$13,087 | \$116,195 | \$151,419 | \$352,726 | \$5,644,263 | | \$2,811,378 |
| Stansbury High School | \$1,056,818 | \$1,056,818 | \$31,142 | \$229,028 | \$11,822 | \$306,272 | \$3,609,764 | \$35,016 | \$783,499 | | | \$649,638 |
| Tooele High School | \$26,065,858 | \$26,065,858 | \$9,945 | \$128,122 | \$47,189 | \$143,015 | \$2,615,736 | \$330,889 | \$3,540,486 | | \$337 | \$546,825 |
| Wendover High School | \$25,924,496 | \$25,924,496 | \$17,547 | \$77,674 | \$5,157 | \$64,073 | \$156,942 | \$1,697,694 | \$1,816,388 | | | \$500,502 |

Chart 1.3

Specialty Buildings

| System | Current | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 |
|-----------------------|----------|----------|----------|----------|-----------|------|---------|----------|-----------|------|---------|-------------|
| Specialty | \$73,143 | \$73,143 | \$35,001 | \$20,226 | \$159,131 | | \$6,010 | \$49,332 | \$187,731 | | \$4,108 | \$1,041,107 |
| Blue Peak High School | \$73,143 | \$73,143 | \$35,001 | \$20,226 | \$159,131 | | \$6,010 | | \$187,731 | | \$4,108 | \$1,037,207 |
| Ophir Learning Center | | | | | | | | \$49,332 | | | | \$3,900 |

Chart 1.4

Administration Buildings

| System | Current | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 |
|-----------------------|--------------|--------------|---------|------|---------|------|------|----------|-----------|------|------|-------------|
| Administration | \$11,392,790 | \$11,392,790 | \$6,906 | | \$9,614 | | | \$91,186 | \$572,035 | | | \$2,527,325 |
| District Office | | | | | | | | | \$572,035 | | | \$2,184,239 |
| Operations | \$19,093 | \$19,093 | | | \$9,614 | | | | | | | \$155,421 |
| Student Services | \$3,243,444 | \$3,243,444 | \$6,906 | | | | | | | | | \$113,177 |
| Transportation Center | \$101,533 | \$101,533 | | | | | | | | | | |
| Warehouse 647 | \$8,028,720 | \$8,028,720 | | | | | | \$91,186 | | | | \$8,868 |
| Warehouse 649 | | | | | | | | | | | | \$65,621 |

Chart 1.5

Section 2.0

Building Priority Cost Report

This report breaks down all needs into five levels of priority:

- Priority 1 (Immediate Needs): Items requiring urgent attention to ensure safety, compliance, or essential operations.
- Priority 2 (High Needs): Needs that, while not immediately critical, represent significant risks if left unaddressed.
- Priority 3 (Moderate Needs): Projects that are important but less urgent, often related to program improvement, modernization, or mid-term system replacements.
- Priority 4 (Lower Needs): Items that can be deferred without immediate risk but should be planned for in the upcoming capital improvement requests.
- Priority 5 (Long-Term Needs): Future-focused projects that are not urgent but represent improvements and investments to extend building life and enhance learning environments.

| Building Report by Priority | | | | | | |
|-------------------------------------|-----------------------|-----------------------|---------------------|------------------------|---------------------|------------------------|
| Building Name | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Priority 5 | Grand Total |
| Admin | \$0.00 | \$2,694,004.49 | \$154,257.77 | \$8,544,527.85 | \$0.00 | \$11,392,790.11 |
| District Office | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Student Services | \$0.00 | \$401,583.17 | \$154,257.77 | \$2,687,602.68 | \$0.00 | \$3,243,443.62 |
| Operations | \$0.00 | \$0.00 | \$0.00 | \$19,093.17 | \$0.00 | \$19,093.17 |
| Warehouse 647 | \$0.00 | \$2,190,888.00 | \$0.00 | \$5,837,832.00 | \$0.00 | \$8,028,720.00 |
| Warehouse 649 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Transportation Center | \$0.00 | \$101,533.32 | \$0.00 | \$0.00 | \$0.00 | \$101,533.32 |
| Elementary Schools | \$5,502,819.34 | \$8,618,910.62 | \$135,530.88 | \$10,829,969.04 | \$311,044.81 | \$43,214,844.70 |
| Anna Smith Elementary School | \$0.00 | \$0.00 | \$0.00 | \$237,848.94 | \$87,656.69 | \$335,558.66 |
| Copper Canyon Elementary School | \$144,215.20 | \$0.00 | \$49,465.12 | \$16,720.60 | \$0.00 | \$278,221.24 |
| Grantsville Elementary School | \$0.00 | \$317,100.37 | \$0.00 | \$65,448.04 | \$0.00 | \$382,548.41 |
| Ibapah Elementary School | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Middle Canyon Elementary School | \$137,441.71 | \$336,632.59 | \$0.00 | \$288,826.78 | \$0.00 | \$762,901.07 |
| Northlake Elementary School | \$0.00 | \$0.00 | \$0.00 | \$372,256.04 | \$0.00 | \$2,107,140.99 |
| Old Mill Elementary School | \$0.00 | \$327,056.49 | \$0.00 | \$0.00 | \$0.00 | \$327,056.49 |
| Overlake Elementary School | \$0.00 | \$47,139.16 | \$0.00 | \$37,180.18 | \$0.00 | \$84,319.34 |
| Rose Springs Elementary School | \$144,215.20 | \$0.00 | \$0.00 | \$73,849.33 | \$0.00 | \$218,064.53 |
| Settlement Canyon Elementary School | \$0.00 | \$682,611.65 | \$0.00 | \$0.00 | \$0.00 | \$682,611.65 |
| Stansbury Park Elementary School | \$342,130.45 | \$1,213,369.61 | \$0.00 | \$6,180,512.63 | \$223,388.12 | \$11,376,495.52 |
| Sterling Elementary School | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Twenty Wells Elementary School | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Vernon Elementary School | \$0.00 | \$0.00 | \$18,295.20 | \$19,880.78 | \$0.00 | \$38,175.98 |
| West Elementary School | \$4,734,816.79 | \$5,695,000.76 | \$67,770.56 | \$1,471,953.89 | \$0.00 | \$24,556,258.97 |
| Willow Elementary School | \$0.00 | \$0.00 | \$0.00 | \$2,065,491.83 | \$0.00 | \$2,065,491.83 |

Chart 2.1

| Building Report by Priority | | | | | | |
|--------------------------------|------------------------|-----------------------|------------------------|------------------------|-----------------------|------------------------|
| Building Name | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Priority 5 | Grand Total |
| High School | \$13,826,310.29 | \$3,878,276.59 | \$20,779,886.39 | \$32,338,911.86 | \$299,495.94 | \$89,119,945.16 |
| Deseret Peak High School | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Dugway School | \$0.00 | \$481,086.33 | \$0.00 | \$911,627.01 | \$0.00 | \$1,392,713.34 |
| Grantsville High School | \$6,850,295.61 | \$2,108,876.54 | \$8,543,990.54 | \$6,881,174.14 | \$86,268.41 | \$34,680,059.72 |
| Stansbury High School | \$1,048,855.45 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,056,817.92 |
| Tooele High School | \$1,626,098.77 | \$701,512.81 | \$12,177,026.09 | \$8,645,251.46 | \$212,286.99 | \$26,065,857.76 |
| Wendover High School | \$4,301,060.46 | \$586,800.91 | \$58,869.76 | \$15,900,859.25 | \$940.54 | \$25,924,496.42 |
| Jr. High School | \$690,710.52 | \$8,675,037.28 | \$1,043,043.72 | \$12,202,503.97 | \$2,211,659.30 | \$37,040,718.97 |
| Grantsville Junior High School | \$504,806.40 | \$3,160,281.60 | \$45,158.40 | \$851,558.40 | \$0.00 | \$9,409,559.54 |
| Tooele Junior High School | \$185,904.12 | \$5,514,755.68 | \$997,885.32 | \$11,350,945.57 | \$2,211,659.30 | \$27,631,159.43 |
| Stansbury Junior High School | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Specialty | \$24,511.03 | \$28,244.16 | \$42,366.24 | \$0.00 | \$0.00 | \$97,653.65 |
| Blue Peak High School | \$0.00 | \$28,244.16 | \$42,366.24 | \$0.00 | \$0.00 | \$73,142.62 |
| Ophir Learning Center | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

Chart 2.1 cont.

Section 3.0

Facility Repair Costs vs Replacement

The Facility Condition Index (FCI) compares the cost of immediate and extended repairs against the full replacement cost of a facility. Using RSMeans cost projections, facilities are categorized by repairs.

- Green ($\leq 25\%$) – Facilities in good condition, ongoing maintenance is sufficient.
- Yellow (26–50%) – Facilities with moderate needs; repairs required soon to avoid future issues.
*Avoid the West ES situation with these buildings.
- Orange (51–70%) – Facilities with major deficiencies; significant repairs approaching replacement cost.
- Red ($\geq 71\%$) – Facilities in critical condition; replacement is more cost-effective than repair.

Current Building Scores

- **Red (Critical / Replace Recommended)**
 - Wendover High School (FCI 85.7%) – Repairs exceed 70% of replacement; full replacement should be considered soon.
 - West Elementary School (80.1%) – Near replacement threshold; ongoing investment is not sustainable. Needs to be replaced.
- **Orange (Major Deficiencies / Extensive Repairs)**
 - Tooele Junior High School (53.5%) needs to be evaluated for replacement vs repairs. The recommendation would be to replace.
- **Yellow (Extensive Repairs needed)**
 - Student Services (47.4%) Functioning as an office space and not as a school creates an opportunity to remodel instead of full replacement to meet the needs of its current use.
 - Stansbury Park Elementary (40.8%) needs to be looked at to see if the interest is to repair and remodel to bring it up to current TCSD standards or move forward with full replacement. *This is where West ES was years ago, and a deferred maintenance strategy was used with the idea that it was going to be replaced. Either direction comes with pros and cons.
 - Grantsville High School (47.4%). A Significant amount of money needs to be invested in the facility to bring it up to current TCSD standards. Currently, the cost of a new high school is estimated to be around \$200-300 million

- **Green (Good Condition / Routine Maintenance)**

- The majority of facilities (over 70% of district buildings) fall into this category with FCI scores under 25%.

| Facility Report By FCI | | | | | | | |
|------------------------|-------------------------------------|------------|------------------------|---------------------|------------------|--------|--------------|
| Facility Type | Facility Name | Gross Area | Immediate Requirements | Extend Requirements | Replacement Cost | FCI | Extended FCI |
| High School | Wendover High School | 64,282 | \$25,924,496.42 | \$100,377.21 | \$30,228,234.63 | 85.76% | 86.09% |
| Elementary Schools | West Elementary School | 65,170 | \$24,556,258.97 | \$414,684.83 | \$30,650,102.70 | 80.11% | 81.47% |
| Junior High School | Tooele Junior High School | 109,901 | \$27,631,159.43 | \$1,162,450.75 | \$51,687,539.31 | 53.45% | 55.70% |
| Admin | Student Services | 15,000 | \$3,243,443.62 | \$6,906.15 | \$6,838,307.40 | 47.43% | 47.53% |
| High School | Grantsville High School | 195,541 | \$34,680,059.72 | \$2,238,962.06 | \$85,060,266.60 | 40.77% | 43.40% |
| Elementary Schools | Stansbury Park Elementary School | 59,896 | \$11,376,495.52 | \$139,306.89 | \$28,169,687.76 | 40.38% | 40.88% |
| Junior High School | Grantsville Junior High School | 80,073 | \$9,409,559.54 | \$128,105.90 | \$39,180,115.17 | 24.01% | 24.34% |
| High School | Tooele High School | 241,495 | \$26,065,857.76 | \$185,256.43 | \$115,516,131.27 | 22.56% | 22.72% |
| Admin | Warehouse 647 | 90,000 | \$8,028,720.00 | | \$42,327,900.00 | 18.96% | 18.96% |
| Elementary Schools | Willow Elementary School | 55,293 | \$2,065,491.83 | \$29,444.58 | \$24,782,044.83 | 8.33% | 8.45% |
| Elementary Schools | Northlake Elementary School | 72,590 | \$2,107,140.99 | \$245,122.99 | \$34,139,802.90 | 6.17% | 6.89% |
| High School | Dugway School | 71,635 | \$1,392,713.34 | | \$33,690,656.85 | 4.13% | 4.13% |
| Elementary Schools | Middle Canyon Elementary School | 55,293 | \$762,901.07 | \$36,071.66 | \$24,783,455.76 | 3.07% | 3.22% |
| Elementary Schools | Settlement Canyon Elementary School | 75,268 | \$682,611.65 | \$32,001.07 | \$26,933,713.08 | 2.53% | 2.65% |
| Junior High School | Clarke N Johnsen Junior High School | 126,588 | \$1,262,573.15 | \$172,316.09 | \$59,535,602.28 | 2.12% | 2.41% |
| Elementary Schools | Anna Smith Elementary School | 42,420 | \$335,558.66 | \$33,289.45 | \$19,950,550.20 | 1.68% | 1.84% |
| Elementary Schools | Grantsville Elementary School | 73,159 | \$382,548.41 | | \$34,407,409.29 | 1.11% | 1.11% |
| Elementary Schools | Copper Canyon Elementary School | 55,293 | \$278,221.24 | \$128,477.32 | \$26,004,850.83 | 1.06% | 1.56% |
| Elementary Schools | Old Mill Elementary School | 75,456 | \$327,056.49 | \$863,316.63 | \$35,487,711.36 | 0.92% | 3.35% |
| High School | Stansbury High School | 241,984 | \$1,056,817.92 | \$271,991.88 | \$113,807,495.04 | 0.92% | 1.16% |
| Admin | Transpotation Center | 21,932 | \$101,533.32 | | \$11,017,011.75 | 0.92% | 0.92% |
| Elementary Schools | Rose Springs Elementary School | 55,293 | \$218,064.53 | \$658,888.02 | \$26,004,850.83 | 0.83% | 3.37% |
| Elementary Schools | Vernon Elementary School | 9,047 | \$38,175.98 | | \$4,552,600.80 | 0.83% | 0.83% |
| Elementary Schools | Overlake Elementary School | 55,293 | \$84,319.34 | \$25,027.89 | \$24,782,044.83 | 0.34% | 0.44% |
| Admin | Operations | 18,257 | \$19,093.17 | | \$8,586,449.67 | 0.22% | 0.22% |
| Specialty | Blue Peak High School | 93,400 | \$73,142.62 | \$35,000.80 | \$43,926,954.00 | 0.16% | 0.24% |
| Admin | District Office | 31,190 | \$0.00 | | \$13,686,021.00 | 0.00% | 0.00% |
| Admin | Warehouse 649 | 90,000 | \$0.00 | | \$42,327,900.00 | 0.00% | 0.00% |
| Specialty | Ophir Learning Center | | \$0.00 | | \$2,659,603.05 | 0.00% | 0.00% |
| Elementary Schools | Ibapah Elementary School | 9,047 | \$0.00 | | \$4,552,600.80 | 0.00% | 0.00% |
| Elementary Schools | Sterling Elementary School | 77,684 | \$0.00 | \$1,045,320.11 | \$36,535,562.04 | 0.00% | 2.86% |
| Elementary Schools | Twenty Wells Elementary School | 74,075 | \$0.00 | | \$34,838,213.25 | 0.00% | 0.00% |
| High School | Deseret Peak High School | 340,000 | \$0.00 | | \$158,033,566.20 | 0.00% | 0.00% |
| Junior High School | Stansbury Junior High School | | \$0.00 | | | | |

Chart 3.1

Section 4.0

Capital Improvement Budgets FY22- FY26

Over the last five years, we've put between \$3.3M and \$6.4M a year into capital outlay. While that sounds like a lot, it hasn't been enough to cover everything our schools need, especially when you look at the Facility Condition Index (FCI) and safety assessment.

How projects are approved:

- In the past, requests were spread out so every school got something each year. That meant a lot of “want list” items got funded (like furniture, fixtures, smaller upgrades, perceived safety concerns, or that would be “cool” projects), but important building upkeep often didn't get the attention it needed.
- Current practice, we've been shifting toward putting money into districtwide priorities—like safety/security, electrical, mechanical upgrades, roofing, asphalt, and assessment-driven needs. We have been trying to hit the biggest needs first instead of sprinkling funds everywhere.

Transportation

- A big piece of this budget has gone to bus replacement: about \$5M over the last five years.
- We've been spending close to a million a year on buses, with a jump to \$1.5M for this year, 2025–26, to cover the lower budget the year before to save money. This again was a deferred maintenance approach. It was not that we did not need more buses last year, but rather to move money to cover another area of the district with the available funds for the year.
- This has kept our fleet safe and reliable, but it also means less money left over for fixing buildings.
- Buses are getting more expensive, and our fleet continues to grow as our community grows.

Where we're still short

- Even with these changes, the money hasn't kept up with what our facilities actually need.
- We've still got several schools in the yellow and red ranges on the FCI chart—meaning major repairs or even replacement are needed.

Bottom line

We've done a better job in recent years, focusing on needs instead of wants, but the overall funding just isn't enough to keep up with aging schools. If we don't step up reinvestment soon, costs will only grow, and the problems will get harder to manage.



Capital Outlay Budgets 2025-2026

| District Budget Description | 2021-2022 | 2022-2023 | 2023-2024 | 2024-2025 | 2025-2026 |
|--|---------------------|---------------------|---------------------|---------------------|---------------------|
| Maintenance/Custodial/ Construction | | | | | |
| Engineering Design | \$ 125,000 | \$ 125,000 | \$ 150,000 | \$ 100,000 | \$ 50,000 |
| District Wide Furniture and Fixtures | \$ 50,000 | \$ 100,000 | \$ 150,000 | \$ 100,000 | \$ 100,000 |
| District Wide Custodial Equipment | \$ 170,000 | \$ 150,000 | \$ 180,000 | \$ 100,000 | \$ 166,000 |
| District Wide Fencing | \$ 70,000 | \$ 50,000 | \$ 75,000 | \$ 50,000 | \$ 75,000 |
| District Wide Asphalt | \$ 300,000 | \$ 300,000 | \$ 350,000 | \$ 150,000 | \$ 200,000 |
| District Wide Roofing | \$ 200,000 | \$ 250,000 | \$ 275,000 | \$ 200,000 | \$ 250,000 |
| District Wide Flooring | \$ 60,000 | \$ 60,000 | \$ 60,000 | \$ 60,000 | \$ 60,000 |
| District Wide Ceiling Repairs | \$ 10,000 | \$ 10,000 | \$ 15,000 | \$ 15,000 | \$ 15,000 |
| District Wide Painting | \$ 15,000 | \$ 15,000 | \$ 15,000 | \$ 15,000 | \$ 15,000 |
| District Wide Restroom Partition Replacement | \$ 15,000 | \$ 20,000 | \$ 20,000 | \$ 20,000 | \$ 20,000 |
| District Wide Lighting Replacement | \$ 50,000 | \$ 50,000 | \$ 75,000 | \$ 200,000 | \$ 100,000 |
| District Wide Security & Safety | \$ 346,500 | \$ 400,000 | \$ 400,000 | \$ 500,000 | \$ 500,000 |
| District Wide Electrical Upgrades | \$ 50,000 | \$ 50,000 | \$ 75,000 | \$ 75,000 | \$ 25,000 |
| Turf and Landscape Maintenance | \$ 60,000 | \$ 75,000 | \$ 100,000 | \$ 100,000 | \$ 100,000 |
| Portables | \$ 30,000 | \$ 50,000 | \$ 100,000 | \$ 100,000 | \$ 50,000 |
| Total | \$ 1,551,500 | \$ 1,705,000 | \$ 2,040,000 | \$ 1,785,000 | \$ 1,726,000 |
| Transportation | | | | | |
| School Bus Replacement | \$ 859,000 | \$ 1,075,000 | \$ 1,100,000 | \$ 500,000 | \$ 1,500,000 |
| Total | \$ 859,000 | \$ 1,075,000 | \$ 1,100,000 | \$ 500,000 | \$ 1,500,000 |
| Technology | | | | | |
| Technology Upgrades -Non Rotational | \$ - | \$ - | \$ - | \$ - | \$ 395,000 |
| CCTV Camera Repairs | \$ 30,000 | \$ 50,000 | \$ 100,000 | \$ 100,000 | \$ 125,000 |
| Copy Machine Replacements | \$ 60,000 | \$ 60,000 | \$ 60,000 | \$ 65,000 | \$ 65,000 |
| District Wide Audio Enhancement | \$ 10,000 | \$ 15,000 | \$ 25,000 | \$ 25,000 | \$ 180,000 |
| Total | \$ 100,000 | \$ 125,000 | \$ 185,000 | \$ 190,000 | \$ 765,000 |
| Recommended Priority Projects | | | | | |
| Yellow Projects | \$ 838,500 | \$ 1,335,000 | \$ 2,000,000 | \$ 2,576,900 | \$ 2,486,000 |
| Total | \$ 3,349,000 | \$ 4,240,000 | \$ 5,325,000 | \$ 5,051,900 | \$ 6,477,000 |

Chart 4.1

Section 5.0

Safety and Security Requirements: HB 84 (2024), HB 40 (2025), and TCSD Assessment (2020)

Safety and security are top priorities for our district. With HB 84 (2024) and HB 40 (2025), districts are required to strengthen security infrastructure across all schools. Based on this, our past districtwide safety and security assessment (MHTN & R.L. Nichols, 2020), and the cost matrix provided to the Board of Education, the following areas stand out:

- Window Film: Apply safety/security film on glass to delay forced entry.
- Door Hardware: Upgrade locks, handles, and access control to meet standards and support lockdowns.
- Secure playgrounds and school sites with fencing, gates, and signage.
- Emergency Communication Equipment: Radios, PA upgrades, and systems to ensure reliable emergency response.
- Building Redesigns: Adjust older layouts with secure vestibules, controlled entry points, and better circulation for safety.
- New Builds and Recently Opened Schools: Even newly constructed schools may need to be reviewed. Safety standards are always being adjusted, and in some cases, retrofits or design adjustments may be required to align with new and old state requirements.

Funding Concerns:

- Unfunded or Partially Funded Mandates: Most of these priorities are not currently covered in the capital budget.
- State Grants: While some safety/security grants have been awarded, they only cover a small fraction of total costs.
- Large Investment Needed: The cost matrix from the TCSD assessment points to millions in required upgrades, redesigns, and updates, including potential retrofits to both older and newer schools.

Section 6.0

Projects/Items for Future Conversation

These potential projects or items are not part of the costs that have been covered above in this report. We have provided initial costs for most of these projects, but do not include continuous maintenance and operational costs. (See Potential Project pdf.)

Synthetic Turf Fields: at SHS, GHS, THS, WHS, and Dugway (Baseball).

Athletic Facility Lighting: Baseball, Softball, Tennis, and Soccer facilities.

Teen Centers (DPHS Standard): High Schools and Jr. High Schools

Field Houses: High school locations

Property: New Schools/Facilities

Classroom Room Furniture: Master Plan identified that the educational adequacy of our schools is impacted by outdated furniture.

Swimming Pool(s): To create more equity for swimming teams.

Stansbury High School Cafeteria:

Overlake Classroom Addition:

Grantsville High School Modular Addition:

Solar: Create more energy-efficient buildings.

Electric Car Charging Stations: Add charging locations to TCSD buildings.

Wrestling Room Expansions: SHS, GHS, and THS



SAFETY & SECURITY DIRECTOR REPORT

Presented By:

Bob Curfew

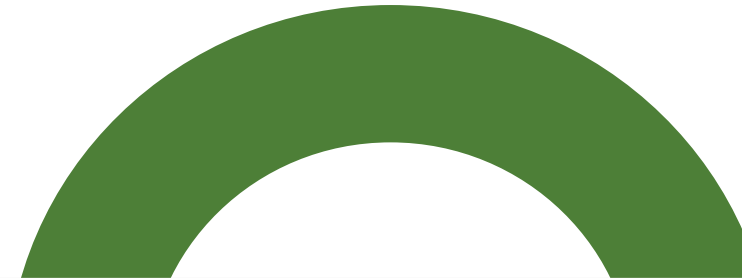
Date:

September 2025





COMPREHENSIVE SCHOOL THREAT ASSESSMENT GUIDELINES (CSTAG)



● Strategic Plan Area of Focus

This year our Area of Focus for the Strategic Plan will be CSTAG implementation in all schools.

● What Is It?

CSTAG is an evidence-based threat assessment tool created by Dr. Dewey Cornell to assess threats as a multi-disciplinary team at the school level.

● Multi-Disciplinary Teams

The multi-disciplinary teams consist of Administrators, School Safety Specialists, counselors, social workers, and SRO's.

● Training and Implementation

Most Administrators were trained in CSTAG over the Summer. All counselors, social workers and SRO's will be trained in October.



High Quality and Well-Maintained Facilities and Equipment

Relevant and Ongoing Training

Policies, Procedures, and Safety Plans Embedded into Practice

Adherence to Policy and Procedure by Students, Staff, and Patrons



HOUSE BILL 84 SAFETY & SECURITY REQUIREMENTS



Armed Presence

Armed Guardian and SRO programs will fulfill this requirement. This is a requirement that state has asked us to prioritize and implement immediately

Wearable Panic Buttons

The State School Safety Task Force is funding this project. Implementation will begin Summer 2026.

First Aid and Bleed kits in Every Classroom

The State School Safety Task Force is funding this project. Implementation will begin Summer 2026.

Interior Door Locks on Classroom Doors

Our Operations Department is currently working on this requirement. The school district received HB 84 grant funding to cover most of this cost for implementation. We will be going through an RFP process this year. This is a requirement due by 2030.

Window Security Film on all Ground Level Windows

This requirement is to be completed by 2035. The state only recently provided the details of the security film quality standards. We are hoping for additional grant funding for this project in the future.

Camera Coverage on all School Entrances

Our IT department is currently working on this. Most of our entrances are currently covered. This requirement is expected to be completed by 2030.

VISITOR MANAGEMENT SYSTEM



Onboarding

All Schools will have the Raptor Visitor Management system installed by end of October 2025.



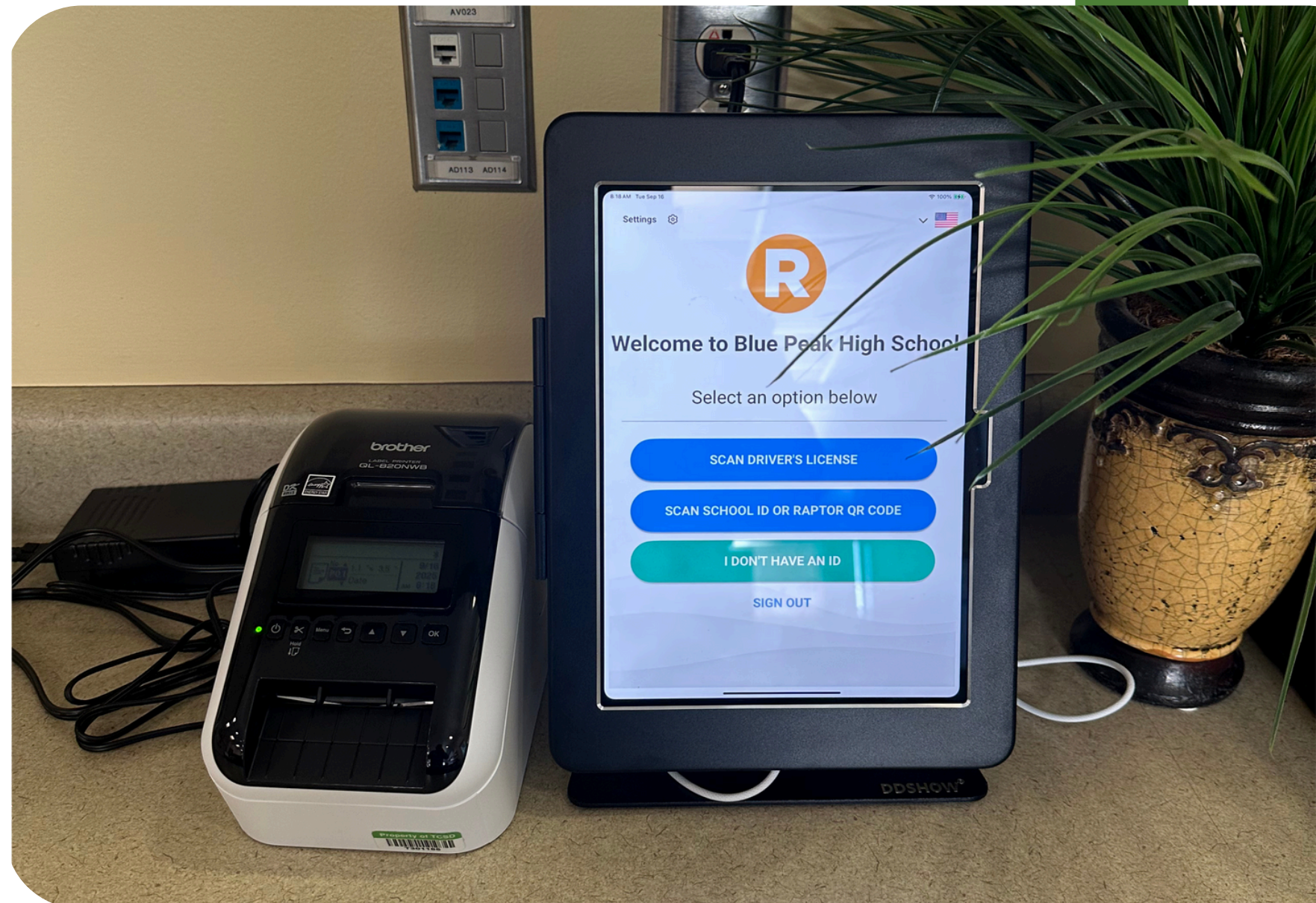
Leadership Training

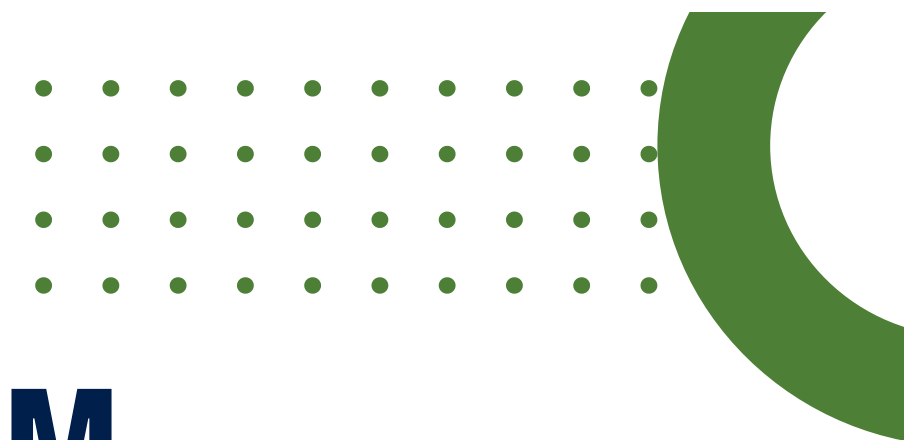
One-on-One training with front desk secretaries and admins. Additional admin training in Mission Essentials presentations.



What Does It Do?

Check in/Check out system for visitors with sex-offender registry screening and printed badging with photo.





ARMED GUARDIAN PROGRAM

Volunteers

The TCSD Armed Guardian program is currently comprised of volunteer employees who work in varying roles in the district.

Fit-to-Carry Assessments

All Armed Guardian applications must receive a "Recommended" status on a Fit-to-Carry Assessment from a third-party Psychologist.

Training

All Armed Guardian applicants must complete approximately 32 hours of training with the Sheriff's Office.

Challenges

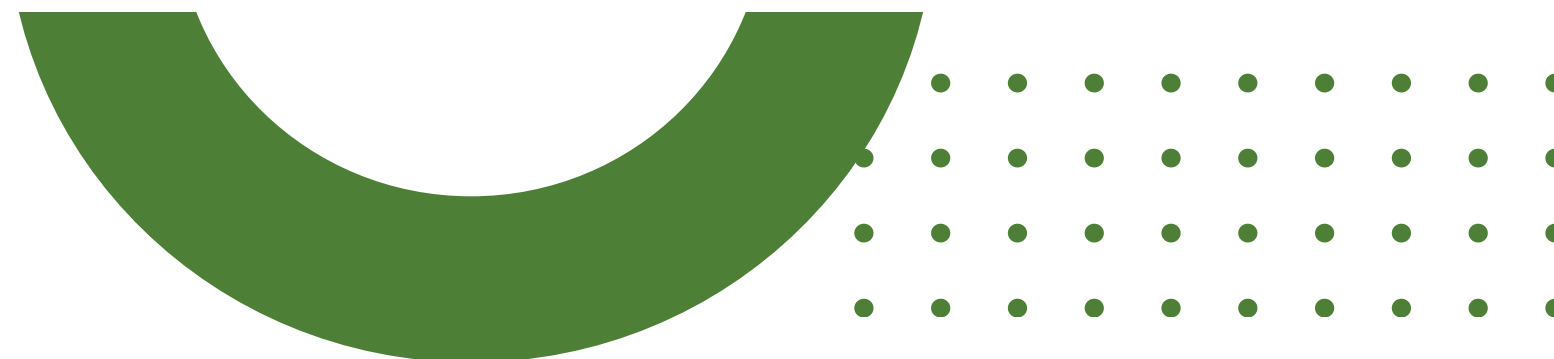
Cost and retention of Armed Guardians is currently our primary challenge for implementation.



ARMED GUARDIAN VOLUNTEERS

TCSD currently has 32 Armed Guardian Employee Volunteers, spreading across almost all schools, who are in various stages of the implementation process. Those volunteers consist of the following:

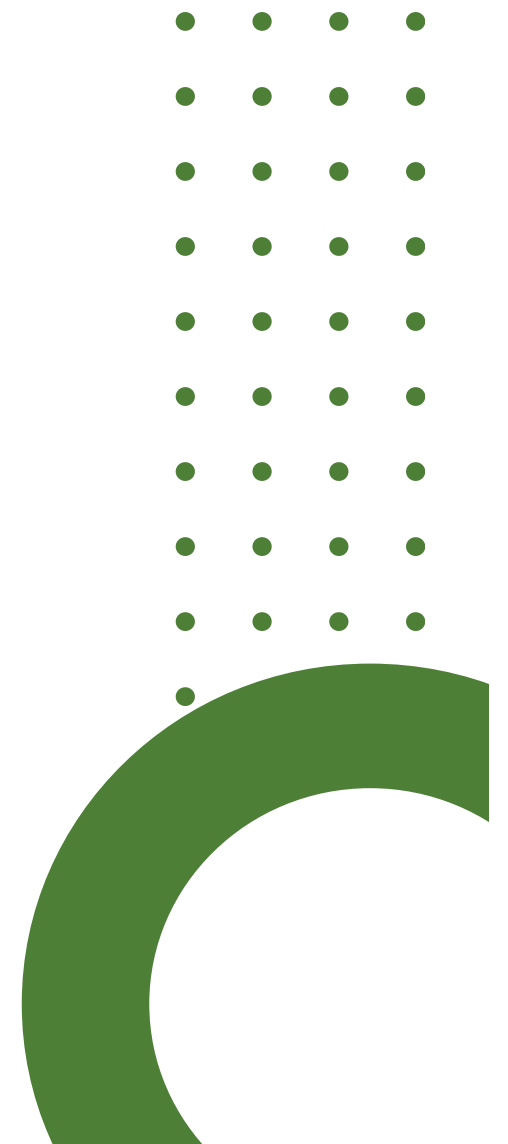
Teachers
Custodial Staff
Secretarial Staff
Administrators
Paraprofessionals
Nutrition Staff

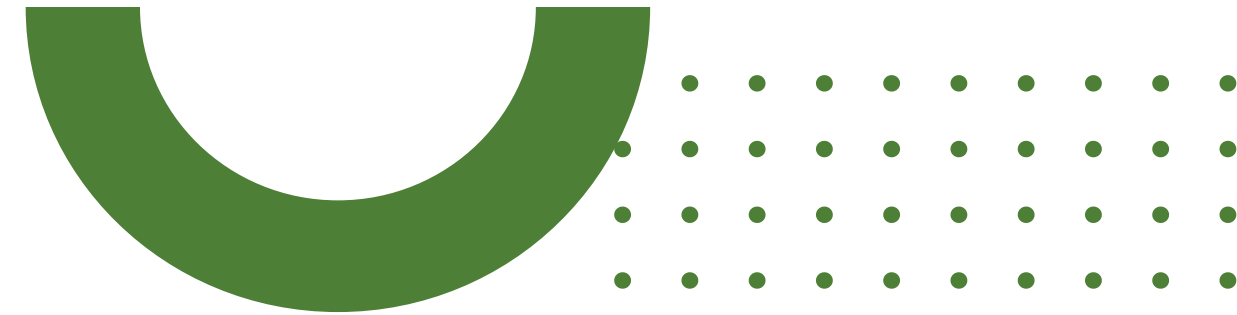




ARMED GUARDIAN FIT-TO-CARRY ASSESSEMENTS

- All Armed Guardian candidates must undergo a Fit-to-Carry Assessment. This is the same assessment Police Officers undergo before being allowed to become a sworn Police Officer.
- The assessment consists of mental health screening, personality test and a one-on-one interview with a Clinical Psychologist.
- The district is currently using Dr. John Livingstone to facilitate the process (same person who provides FTC assessments for our local law enforcement partners.)
- TCSD currently has 19 individuals who have a “recommended” FTC status, with another 11 individuals going through the process this week.
- We are currently seeing about an 80% recommendation rate from Dr. Livingstone.





ARMED GUARDIAN TRAINING

All Armed Guardian candidates must go through an extensive training program with the Sheriff's Office.



Classroom Training

The first training component is a full-day classroom training.

Range Training

All candidates spend two full days on the gun range where they must qualify their handgun at the same standards as Police Officers.

Active Assailant Scenario Training

All candidates must complete 4 hours of Active Assailant scenario training.

Competency Requirements

All candidates must show competency with the safe handling of firearms in order to be allowed in the Armed Guardian program.



ARMED GUARDIAN CHALLENGES

Cost

Ammo for training and fit-to-carry assessments has an associated cost, in addition to time away from schools and classrooms for training. As the program continues to be built, we will need ongoing funding for this program.

Incentivization/Retention

Currently, there is only a one-time \$500.00 stipend issued by the state for the Armed Guardian program. Ongoing stipends from the district may be necessary to retain and recruit individuals to be Armed Guardians.

