

# 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: Garfield County School District

School or Project Name: Panguitch Middle School Replacement

## 2 - PROJECT SCOPE

Total Project Space (Gross Square Feet)	44,073.00
New Space Constructed (GSF)	36,500.00
Remodeled Space (GSF)	7,573.00
Space to be Demolished (GSF)	4,000.00

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

This project would replace 36,500 square feet of current space which is outdated and unfit for its intended use. This would be our current middle school and our bus garage. It would also remodel the existing 7,573 square feet of the South Wing of the current PHS campus.

## 3 - CAPITAL FUNDING

Preliminary Cost Estimate: \$24,235,735.20

LEA Capital Local Levy for Most Recent Fiscal Year: 0.00225

Previous State Funding: 0

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

Other Sources of Funding: 0

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

Is the Funding in-hand? No, debt required

Debt Repayment Source Capital Levy

Total Requested Funding: \$12,500,000.00

## 4 - EXISTING FACILITY

Existing Space (square feet) Currently Occupied 27,081.00

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

Panguitch Middle School (the schools have been combined into a single PHS now) - Approximately 30 years ago modular buildings were combined and put on the current middle school site as the PanguitchMiddle School. The total size is 15,080 square feet. Originally, the buildings were planned to be a 10-year temporary replacement. The building has gone through several cosmetic remodels and classroom configuration remodels, however, the materials of the original building are aging and maintenance on the building is increasing. The floor is bubbling in areas, there are gaps that are difficult to keep sealed where the modular buildings connect, and the facade is in need of another remodel. The school sits across the street from the high school where the students and faculty go back and forth between the high school and middle school to their respective classes and the two spaces are shared to meet the needs of classrooms and spaces - PE for example, because the middle school doesn't have PE facilities. The configuration of the front desk and entrance was identified as a risk in our school safety assessment - the front desk sits at the opposite end of the front doors down a large hallway where the students empty the classrooms into. Essentially putting a large number of students in a contained area with little control over access.

Bus Garage - our current bus maintenance garage was purchased from the County four years ago and we'd hoped to have an automotive class done from the building. However, risk management informed us the building is not safe for student use, that the concrete slab is not sufficient for a lift, and essentially is unusable for our CTE program. Our bus maintenance and fleet maintenance has all been performed at this site. Aside from the building being unsafe for student use, the lot it sits on is the only currently-owned space the district has for construction of the new school.

Panguitch High School - The school is 64,716 square feet in total with different ages for different parts of the building, in general the late 70's and early 80's for the school as a whole. Structurally, the building is in good condition. It was determined in our master planning process that because of its good structural condition it was fit for continued use. Our auditorium does not have space for our entire student body. We've installed a set of collapsible bleachers that can be extended to accommodate everybody, however, it extends into our current library and the furniture has to be moved in order to extend it fully. The new PHS building (middle school replacement) will allow us to remodel classrooms on the South Wing that will serve as a library where we can keep the bleacher extended permanently. Similar to our existing middle school, the front desk does not have a view of the front doors and our ability to control access is limited. The risk is not as great at the high school because the configuration allows student more ways to escape and exit the building, but a safety concern we intend to address with the remodel nonetheless.

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

##### 1. Aging and Temporary Construction

The Panguitch Middle School facility was built from modular units nearly 30 years ago as a temporary 10-year solution. While the district has maintained and remodeled these structures over time, the original materials have reached the end of their life cycle. The aging modular construction results in ongoing structural and maintenance challenges, including bubbling floors, shifting connections, and exterior deterioration. These issues not only impact aesthetics but also create safety and environmental control concerns that are increasingly costly to address.

##### 2. Inadequate Space and Educational Functionality

The current middle school does not include essential educational spaces such as a gymnasium, locker rooms, or other PE facilities, requiring daily travel across the street to the high school. This split-campus setup disrupts instructional time, increases supervision needs, and presents safety risks with frequent student crossings. Additionally, limited classroom and support space make it difficult to accommodate modern instructional practices, small-group interventions, and collaborative learning models.

##### 3. School Safety and Security Concerns

The front office layout of the middle school and high school were identified in the district's school safety assessment as a significant risk. In the middle school's case the main entrance opens to a long corridor where the front desk sits at the opposite end, providing minimal visibility and control over visitor access. This configuration creates an unsafe environment where large groups of students congregate in a confined space with limited oversight and delayed response capability.

#### 4. Inadequate Facilities for Career and Technical Education (CTE)

The district's bus garage was originally envisioned to support an automotive CTE program, but risk management determined the structure unsafe for student use. The existing concrete slab cannot safely support a lift, and ventilation systems are inadequate for instructional environments. As a result, the district currently lacks a viable space to deliver hands-on CTE instruction, limiting opportunities for students to engage in career pathway programs critical to workforce readiness.

#### 5. Limited Capacity and Inefficient Space Use at Panguitch High School

Although structurally sound, Panguitch High School's current layout limits functional capacity. The auditorium cannot seat the full student body, and the need to extend bleachers into the library disrupts instructional use and storage. Without additional or reconfigured space, the high school cannot fully support large school or community events, assemblies, or modern media instruction.

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

The existing middle school and bus garage will be demolished. Panguitch High will be remodeled to provide access controls over the front doors and create a functional library and auditorium.

##### 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 existing PHS building will be remodeled to allow the full use of an auditorium and library. In addition, the front desk will be moved to the front vestibule in order to control access. Those remodels will also come with other projects related to those remodels - reconfiguring doors to rooms in the current library that will be unusable in new auditorium for example. Code compliance will be minimal, however the fire suppression system may require reconfiguration and possibly some updates. One of the classrooms next to the stage in the auditorium will be converted into storage for drama/stage. Current storage space for the stage is extremely limited. This will provide an area to construct and store sets, props, etc. for plays and other auditorium events.

### 5 -REQUESTED PROJECT EXECUTIVE SUMMARY

#### 5.1 Describe the scope of the project.

The plan starts with building a new bus maintenance and CTE facility so we can keep our buses and fleet running during construction. Once the new facility is up and running, the current bus garage and nearby maintenance shed will be demolished, and that site will be cleared for the new middle school building. After the new school is finished and ready to move into, the old middle school will be taken down. This step-by-step approach lets us keep essential operations going while making the best use of the space we already have.

When the new middle school is complete, staff who are currently using the 4 classrooms in the south wing of Panguitch High School will move into their new spaces along with middle school teachers. That will free up those rooms for a small remodel, which includes moving the front office to the front vestibule for better safety and visibility. The four classrooms in that wing will then be turned into a library, music room, and stage storage/drama room. Altogether, this plan updates aging facilities, improves safety and access, and makes our buildings more functional for students and staff.

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

The school is forced to do its automotive class in the woodworking area and/or in the parking lot behind that area because risk management has said it's not safe - not just to have a lift in it, they cannot even use it as an instructional space (i.e. having a motor on a mount and showing them the components of motors in a classroom setting). The program is in place, but safety factors are directly contributing to not having that space available for the program.

The middle school has a significant security risk in it's current design with very limited access control to an area that will contain a lot of students, creating an ambush point in an active shooter scenario. The high school with a similar problem, though to a lower degree. These projects will address the risks at both schools by putting the front desks at the main access points and controlling access.

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.

As described above - the auditorium does not function well, the library does not function well, the automotive program does not function well, and we do not currently have a space for music. Each of those issues will be resolved by expanding and enabling these programs to be utilized and effective. In addition to the library, that space will become a makerspace and library. Allowing students to utilize the knowledge they've gained through their CNC and coding classes to build projects and apply their knowledge. The drama program will be able to build and store the props needed for their plays and programs. Our automotive class will have a space to learn the components of the engine and vehicle both in a classroom space and using a lift for hands-on application. The new building is being designed with purpose in mind - the art room has the cabinetry and sinks it needs to operate effectively, the science room has the space and equipment to teach science effectively, and so on. This is not true of our current facilities, in particular our middle school which is just modular buildings connected.

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.

The district hired a consultant to evaluate all of our school facilities. Using that analysis, the Board prioritized replacement projects in the following order: Bryce Valley Elementary, Panguitch Elementary, Escalante Elementary, and Panguitch Middle School. Over the past several years, we've completed construction of those three new elementary schools using a combination of savings and some debt financing. The replacement of Panguitch Middle School is the final step in that sequence of critical facility projects.

Last year, we believed our middle school projects were strong candidates for state funding. At the time, we understood that districts already awarded funding would be considered a lower priority, which gave us confidence to contract for preliminary designs. We contracted with VCBO Architecture to create preliminary designs as part of our master planning process, which included input from staff, parents, and community members throughout the district. We looked at several options, including remodeling existing buildings versus new construction, and studied multiple sites. After careful review, we determined that building a new school and bus garage, along with limited remodeling at the high school, would be the most cost-effective solution. The district submitted a grant application for those projects, but unfortunately, funding was not awarded.

This year, the legislature reduced the amount of funding available through the same grant, so we went back to our plans and made significant adjustments to reduce costs while still addressing our most important needs. We reduced the footprint of the new building by about 4,000 square feet, removed the auditorium renovation, and decided to delay replacement of the maintenance shed next to our existing bus garage, which will be demolished during construction with the bus garage. We also removed the remodel at Panguitch High School that would have converted space into a replacement district office, allowing those classrooms to remain available for teachers. These changes will allow us to still move forward with essential facility improvements that directly support student learning and safety.

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 total budget for these projects is ~\$24.2 million. Because we have levied a rate that qualifies us for the highest matching level (0.00225), the match amount we could be eligible for is ~\$19.4 million. Our request is for \$12,500,000.

We don't anticipate an increase in maintenance and operations costs with the new projects because we're replacing facilities that have relatively high maintenance costs now and are inefficient. Our existing custodial staffing can support the new buildings as well.

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

We cannot currently use our auditorium without clearing out our library and vice versa, we can't use our automotive garage for CTE classes, visitors have to look into a camera and wait to be buzzed in between periods, and overall we lack the spaces needed to function efficiently. Also, the district has combined the two school on paper, this addition would allow us to make the entire new school the regular-ed campus for all students and teachers and the existing school's classrooms and shop as a CTE wing. This would complete the consolidation of the two schools.

5.7 (Optional:) Additional information for consideration.

Garfield has significant capital needs relative to its ability to finance projects. If you look at Garfield and our neighboring district Wayne, Garfield has a local taxable value of \$1.116 billion and Wayne's is \$781 million. It might suggest that Garfield has a greater ability to finance school construction, however, Garfield has 3 high schools and 5 elementaries, Wayne has 1 high school and 2 elementaries. Wayne has \$71.2 million more taxable value per school and \$586K more taxable value per student than Garfield. Wayne has \$121K more in local tax revenue per school and \$632 more per student than Garfield. And this is true even though Garfield levies 1.437 mills more than Wayne. Despite this, the district has accumulated fund balance for many years which it then used to construct 3 elementaries and a small athletic facility to replace a modular building at Bryce Valley, along with some debt. This is good fiscal management by the district and a demonstration of good long-term capital planning and local effort. However, we have depleted our fund balance and are in need of this funding to replace our middle school. We hope the committee will recognize that if our project scores high enough to warrant a grant, that our need is substantial and we would request substantially all of the \$12.5 million in order to afford our projects. Though we've drastically cut down the size and scope of the projects, the district's match is actually \$2.3 million more than our request last year because of the reduced grant funding available.

Original Concept. Project reduced ~4,000 SF



GARFIELD CO. SCHOOL DISTRICT I  
**PANGUITCH SCHOOL MASTERPLAN**



**VCBO**

## Original Design - Level 1

Department Legend
Administration
Administration Work Room Areas
Building Support
Circulation
Classrooms
Collaboration Areas
Commons
Kitchen
Media Center
Restroom Area



NEW SCHOOL LEVEL 1 **B**



## Original Design - Level 2

Department Legend
Administration
Administration Work Room Areas
Building Support
Circulation
Classrooms
Collaboration Areas
Restroom Area



NEW SCHOOL LEVEL 2 **B**

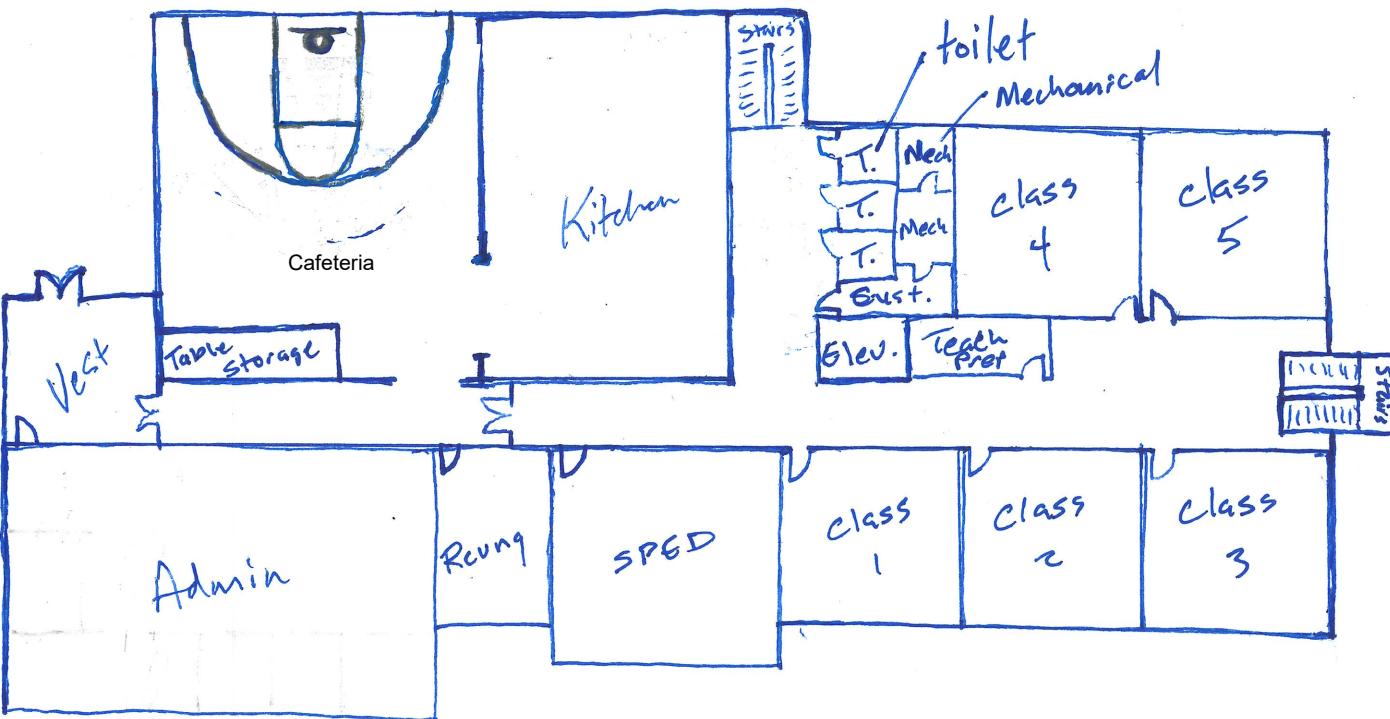
GARFIELD CO. SCHOOL DISTRICT I  
PANGUITCH SCHOOL MASTERPLAN



VCBO

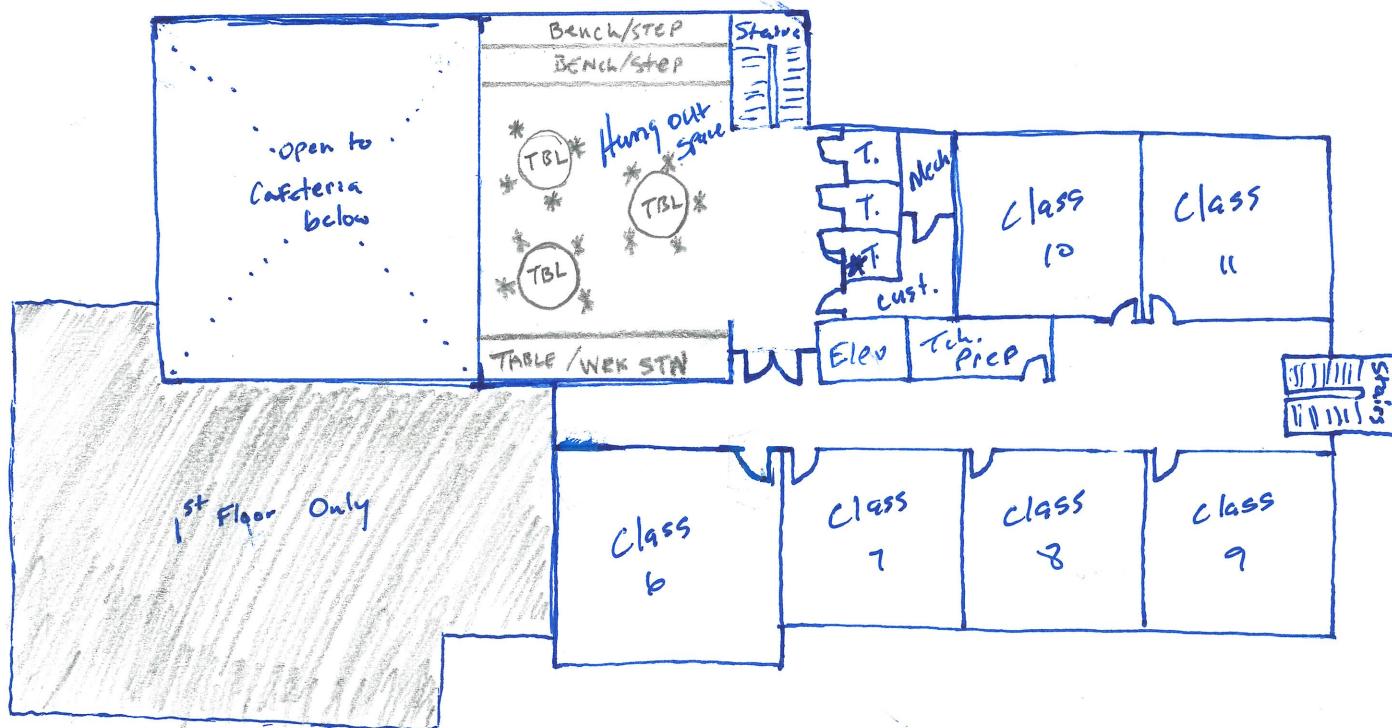
## Modified Design - Level 1

Lower LEVEL



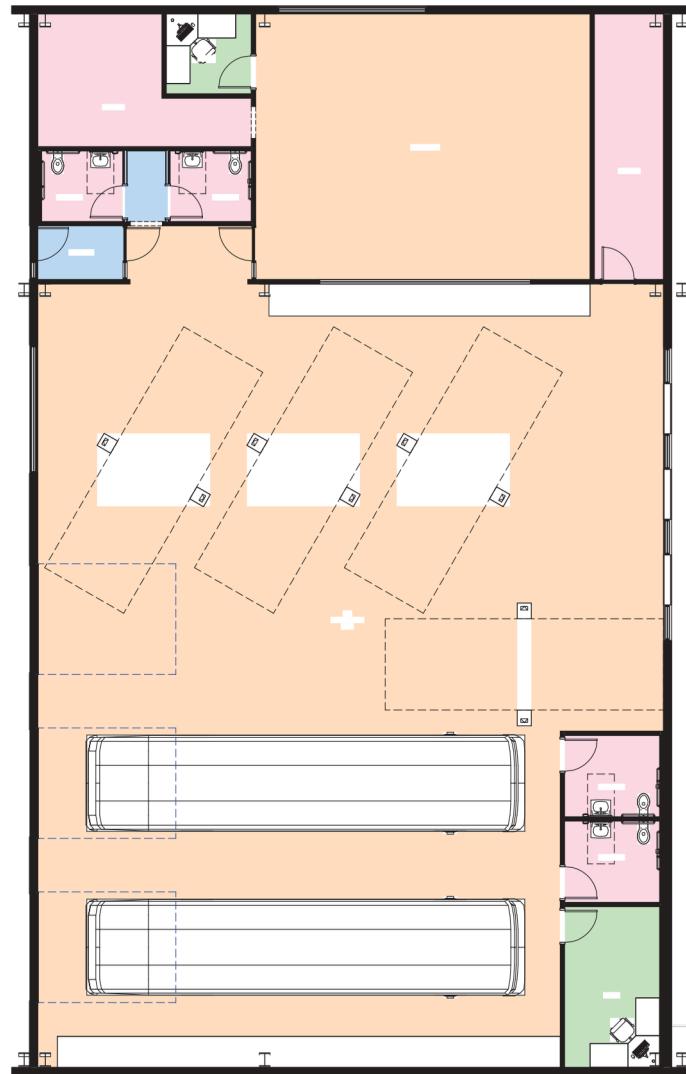
Upper LEVEL

## Modified Design - Level 2

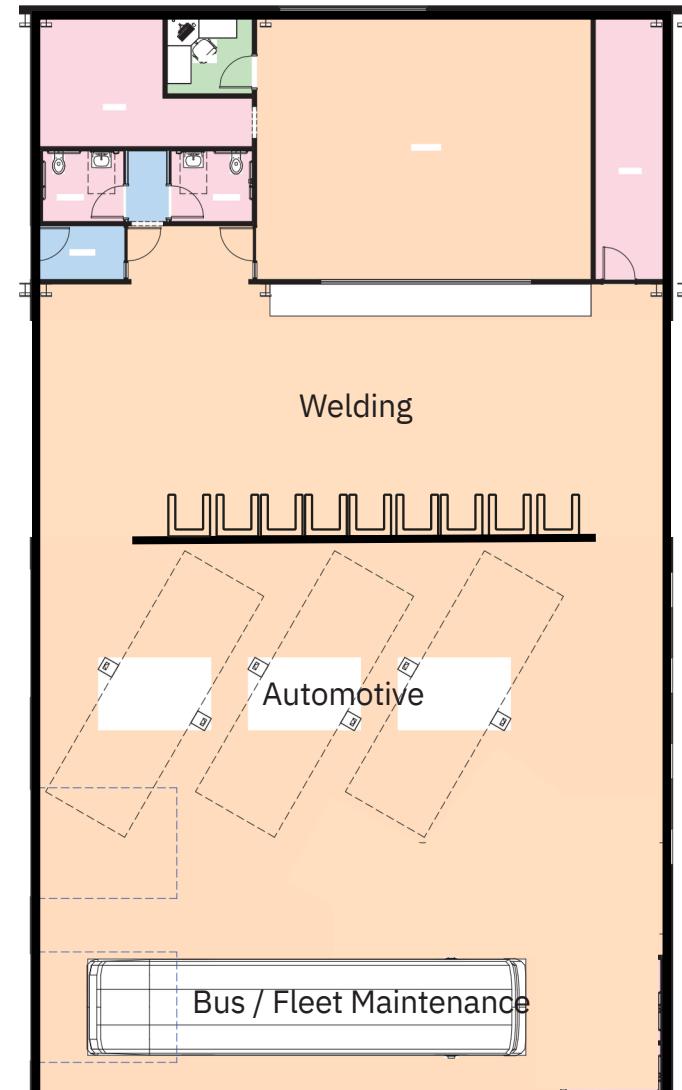


\* Staff toilet

Original Design



Modified Design



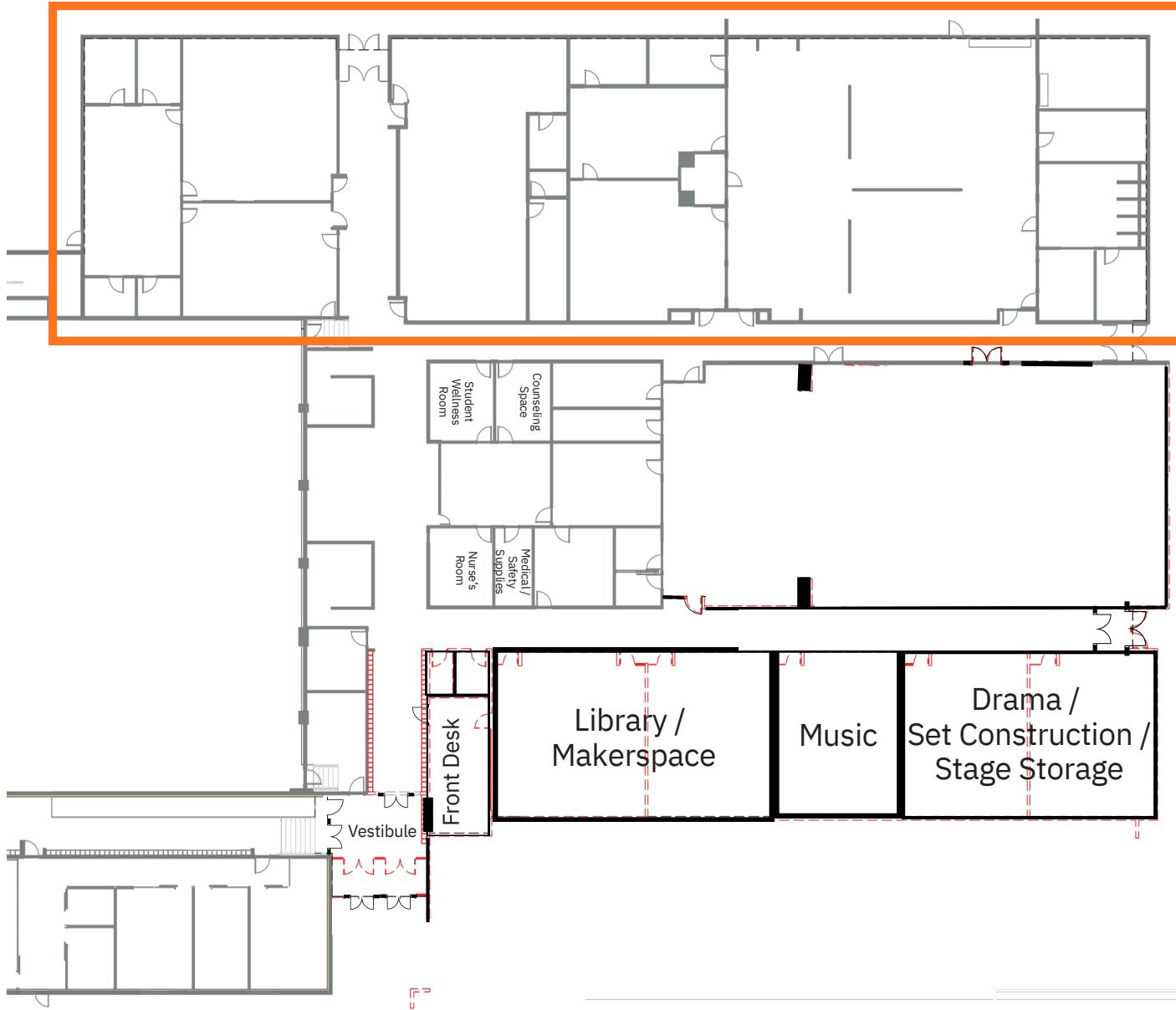
## BUS MAINTENANCE AND CTE CLASSROOM

A&B

GARFIELD CO. SCHOOL DISTRICT | JULY 2024  
PANGUITCH SCHOOL MASTERPLAN



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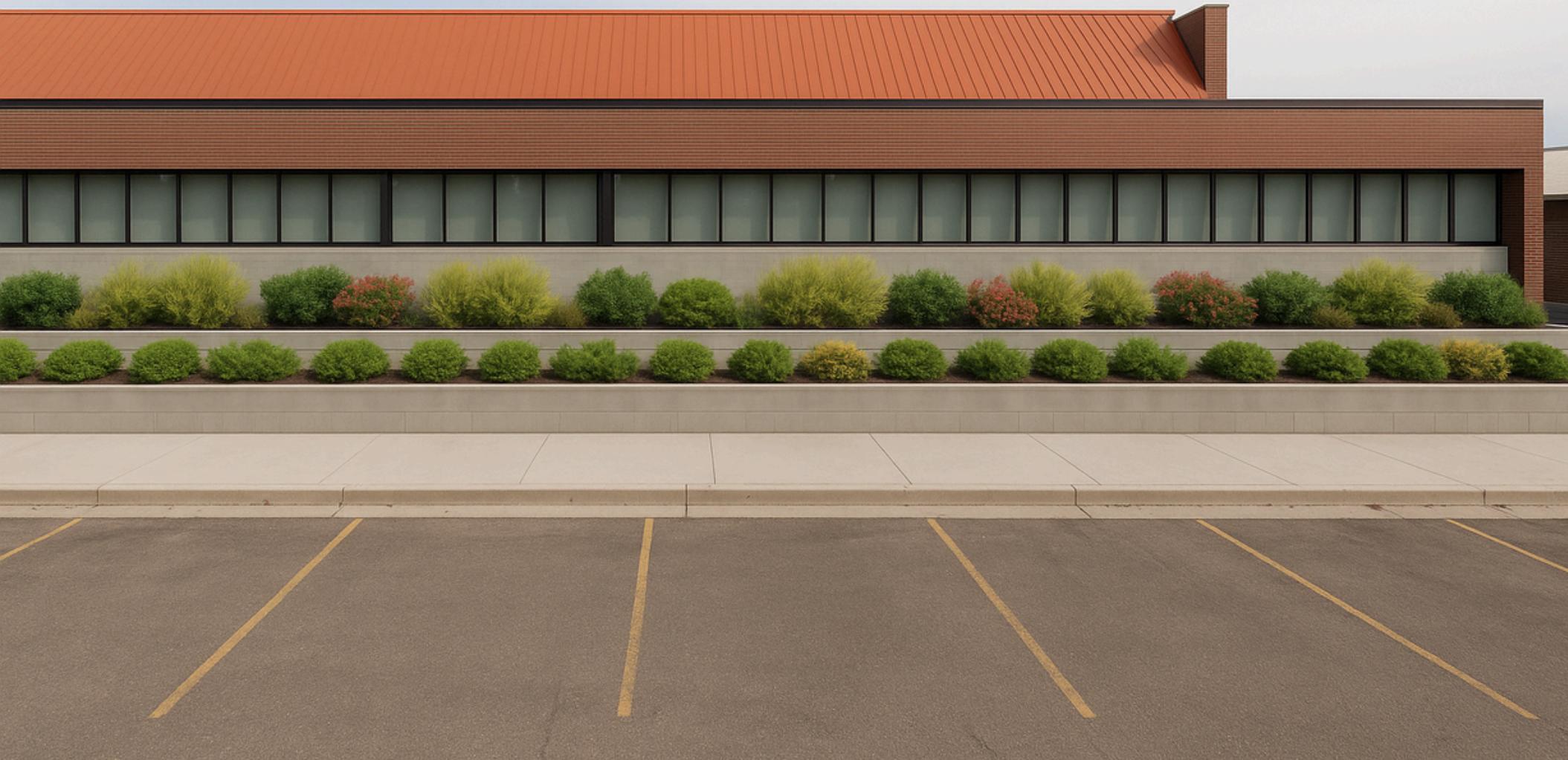


Notes:

- Red dotted lines = demolished
- Auditorium: no changes. Auditorium bleachers will stay extendend and doors open at all times. Library to move across hallway.
- Current Admin space will be converted to accomodate mental health program and nurse.
- Faculty room to stay the same for CTE teachers.
- Orange Rectangle - "CTE Wing" concept. Regular classes located in new building.

## Current PHS Remodel





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## Current PHS Remodel - Landscape Concept

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