

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 DISTRICT

School or Project Name:

EMERY HIGH NEW BUILDING

2 - PROJECT SCOPE

Total Project Space (Gross Square Feet)	213,079
New Space Constructed (GSF)	143,271
Remodeled Space (GSF)	-
Space to be Demolished (GSF)	112,157

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

The complete scope consists of three projects started with the 2020 Bond authorization. Square footage given reflects Emery High only. The new Emery High School will contain office, counseling, faculty, media, ednet area, classrooms, three CTE shops and yard, kitchen, FACS food and sewing, commons area, media center, computer labs, science labs, training room, choral/band rooms, parking lots and bus loading zones. This new construction will tie into the existing Spartan Center (sunk-in-gymnasium) and the auditorium. The Emery High school fields consist of a football/track, tennis courts, baseball, softball, and fieldhouse with parking lots.

3 - CAPITAL FUNDING

Preliminary Cost Estimate: \$40 M but bid at \$51 M

LEA Capital Local Levy for Most Recent Fiscal Year: 0.0011

Previous State Funding: \$0

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

Other Sources of Funding: \$76,500,000 Bonds \$13,500,000 Dist

Is the Funding in-hand? Not completely

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

Debt Repayment Source Debt Levy / Capital Levy

Total Requested Funding: \$13,500,000

Existing Space (square feet) Currently Occupied

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

Original portion of Emery High was constructed in 1961. Additions were made in 1970, 1981 (auditorium), 1989 (science wing), and 1997 (Spartan Center). See attached map. The total current square footage is 181,966. The reasons for replacement are many, but focus mainly on the infrastructure. Original water lines are literally non-existent as the galvanized pipe has eroded almost completely in most areas under the school. Electrical renovations have been added, but the original design of breakers and circuits cannot facilitate the demand of modern classroom technology. The HVAC system is mostly original with remodeling in some areas. At this current time, there are many areas without full-functioning heat and air units. Even without the new building plan, the district would have needed to address costly infrastructural system replacements. At the age of original construction before current masonry codes, Emery High has been designated as an Unreinforced Masonry building that will not be able to withstand an earthquake. For all of these reasons, renovation was not considered as the best option, but rather a complete replacement to provide a safe learning environment for our students for many years to come and a better return on investment.

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

The actual square footage of Emery High is capable of serving our current student enrollment needs. However, because of the aging mechanical, electrical, and water systems along with unreinforced masonry (see question 4.1), the school is beginning to be unsafe and, at times, is difficult to keep the facility functioning for required school days. There have been several instances where workers have worked through the night to get the water system functioning for the next day of school. The HVAC system is mostly original and requires a full overhaul of boilers and other controlling units. Technology and Shop equipment have maxed out the current power supply with options also being very costly to provide additional electrical needs. All systems are at the age and condition where replacing sections or parts are essentially just a band-aid. The main sections of water pipes under the school literally have 20 to 30 feet of continuous pipe connectors. Because of this, the cost of a full replacement of all the systems were more than the District's normal capital maintenance funds.

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

The oldest portions of the school have or will be demolished with the current replacement. The newest parts of the building, which is the Spartan Center and the Auditorium, will remain. Keeping these two newer facilities dictated the options and locations of the proposed replacement building. The new portion is being built in two phases to join the two existing buildings which will provide a continuous building where all classes are in a secured footprint with one area for visitors to enter. This was essential in the planning and safety was the ultimate reason of why the athletic fields were built first. The plan for the new portion needed to be on the original football field in order for school to continue with classes during construction. Building in the original footprint would have created potentially unsafe areas and created large disruptions for the learning atmosphere and opportunities for the students attending school during construction.

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 new Emery High building portion will serve students on the west side of Emery County for 60-70 years. As described in question 2 (Project scope), the new building will have various functions of a modern high school. Our students are very inclined to enroll in CTE classes which makes our enrollment limited in those classes that require shop space for safety purposes. We currently provide early morning and extra prep classes for most of our CTE teachers to fill this need. The new building has updated and larger shop spaces to provide more pathway opportunities. We have also added a Graphics Arts lab along with a medical lab to help facilitate those pathways. The costs of the building replacement alone is \$51 million where the original estimates were \$40 million at a higher square footage. With upgraded infrastructure, we anticipate a lower burden on our maintenance staff - which will still be busy with 8 other old school buildings. This building has been designed by KMA Architects with various engineers and inspectors that have certified the current plans align with current construction codes.

5.1 Describe the scope of the project.

Because the GO Bond funding covered three projects, our scope explanation will include more than Emery High. The projects for the GO Bond authorization include a full replacement for Ferron Elementary, two classroom and one workroom addition at Bookcliff Elementary, and the majority of the building replacement for Emery High along with repositioning of the athletic fields. With escalating construction prices, all projects were started simultaneously to hedge off as much inflation as possible. Ferron and Emery High's fields were bid in March 2021 - only four months after bond authorization. Bookcliff addition was started in June 2021 and completed in November 2021. Ferron Elementary's schedule took 15 months to complete and the school was opened this Fall of 2022. There are still major supply issues that are scheduled to be completed by Spring of 2023 for Ferron. The fields at Emery High were handed over to the District as portions were completed while other areas were still being constructed. This project has also seen supply issues, but was substantially completed in July 2022. With the bid for Emery High building approved on March 30th, 2022, construction began the first week of April and will continue with the first phase until the summer of 2024 where 66% of the building will be complete allowing the partial transition to the new building and demo of the old. The construction will continue in the second phase throughout the school year of 24-25 to join the new building to the Spartan Center and Auditorium along with the main parking lot located in the front of the building with the bus loading area. A finished rendering has been provided for visual reference.

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

The current Emery High and old Ferron schools have major failures in the mechanical, HVAC, and water/sewer functions. Most of the classrooms in Ferron Elementary had the water shut off along with one of the restroom facilities at the end of the west hall. There are also portions of Emery High that have water flowing through 'spaces' rather than pipes. The required remodels would have been extensive and required more funding than was currently available in the capital fund. The only way to remedy these issues was to propose a bond to the community. After extensive consulting with other districts and professionals, the understanding was that replacement would be much better return on investment than a remodel based on the many infrastructural and structural issues with both buildings. The requirement of remodels would have been throughout several summer school breaks or short school breaks which also presents other complications for the school to function during regular school terms. With Emery High, the option to construct portions of the new phases in the same footprint was possible, but would have required much more time and funds. Also, the consideration of students in class directly adjacent or inbetween construction phases was not a preferred choice. The full replacement for both buildings has provided a much safer environment for students and staff and also allowed our current students to have a 'regular' instruction experience during the construction phases. Having the ability to improve the learning possibilities for students through increasing the electrical potential will be beneficial in all academic areas, but especially with the CTE programs, which Emery High has consistently had high enrollment. The inability to purchase new or more machines based on power supply and square footage limits the instruction and also the ability to keep up with modern technology. With Ferron Elementary, a secure playground for the Kindergarten/Preschool students was added along with the secured playground for First through Fifth grade students. With the previous school, there was not a designated parking lot for student drop-off or staff parking. All parking was curbside and was difficult to administer daily - especially during the snow season. Bookcliff's addition allowed the students to remain in one building for all classes rather than use a portable trailer that was located adjacent to the building. This has provided a safer entry/exit procedure for the entire school.

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.

At this juncture, the course of the current construction projects will continue regardless of this funding being approved. However, these projects have crippled the ability for the District to address the many other issues in the other 8 schools which were mostly built in the same time period and are facing the same failing systems. Emery County is unique in the fact that the two power plants were built in the mid-70's and early 80's creating a population boom and student enrollment explosion. Because of this, most of the buildings were all new at the same time, not requiring a regular rotation of school replacements. The board purposely held a low capital levy for decades recognizing that the maintenance needs were low. With all schools reaching a mature age at the same time, maintenance has become more demanding and will require the District to address more issues each year. The essential programs offered at Emery High include CTE spaces and other required classroom spaces. With the new building, the electrical capacity will allow growth in all areas, especially CTE and technology. A 'clean lab' has been added that will be new to our students allowing them to study STEM courses. The drama room has also been updated with lighting similar to a stage allowing small performances and recordings to submit to state competitions. Advanced technology has been added to the chorus and band rooms along with practice rooms allowing future recordings and educational opportunities to improve those particular art programs. The counseling area has also been enlarged to allow small rooms for social/emotional consultations with licensed therapists. Currently, the therapists try to find a secluded space not being used at the time to meet with students. An Ednet area has been added to help students with online learning - whether it be concurrent courses with higher education or recovery credits.

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.

With the District-wide VCBO architectural assessment in 2012/13, Emery High was designated as the highest priority of replacement based on the age and function of all the district's buildings. Steps to begin the district's facility needs were started in the later part of 2019 with a bid process for an architect and CM/GC. With COVID appearing in March of 2020, the District Facilities Committee decided to continue against the unknown based on Emery High's and Ferron's urgent needs. Emery High campus, Ferron Elementary and an addition to Bookcliff Elementary was chosen as the highest priorities with the available funding. Originally, Huntington Elementary was intended to be included with this bond. Ferron also had much of the same issues as stated for Emery High. Bookcliff used a portable trailer for over 25 years and did not have a workspace for teachers. As stated previously, the security and learning opportunities for students required that Emery High's new building be attached to the Spartan Center and Auditorium that will remain. This required a shift in the fields that were adjacent to the current building. The football field could only be moved to one other location on the campus based on the size and orientation - which then required a shift in all other fields and parking lot. The schedule was then made to replace the fields first and then demolish the existing football field to allow the construction of the actual building to start. When this decision was made, the estimated costs were well under our bond limit of \$75 million. Because construction costs were starting to rise, the schedule of Ferron and Bookcliff were also moved up to begin all projects at the same time. When the bids for the Emery High fields and Ferron Elementary were finalized in March 2021, the costs were slightly higher than originally estimated. A pre-bid estimate for Emery High Building was completed by the CM/GC in December 2021 with an estimate of \$10 million over the original or 30% which reflects the trend of construction prices during this time. Even with our original estimate that included the normal 8% of construction inflation per year, the district was faced with hard decisions. The design of Emery High building was completely reviewed with two other options: 1) remove all unnecessary square footage or 2) redesign plans with keeping the current science wing and integrate new building around three existing portions. After two months of review with the full architect, CM/GC, and owner team, the option to keep the science wing was estimated to be near the cost of an entire replacement based on updated codes and largely unused spaces between the buildings. The choice was then made to proceed with the lower square footage option and was bid in March 2022. As luck would have it, the bid was opened simultaneously as the Russian invasion of Ukraine when oil prices escalated and there was an unknown anxiety that was reflected in the bid. Through all of this, the District had issued 66% of the bond authorization at the beginning of the first projects and consequently could not postpone or cancel the projects. Utah law dictates that projects funded by GO bonds be completed within a three year timeframe. The bonds

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

Emery School District proposed a \$75 M bond to the citizens in November 2020. This amount was \$4 M over the estimated need for all of the proposed projects. The Board understood that projects of this scope contain many variables and require years to complete which also adds some unknown pieces. However, not even the construction professionals foresaw the intense and explosive rise of construction costs in such a short period of time. The original funding expectation was to have the GO bonds cover all three projects entirely. Without the sharp increase in construction, this would have been possible. Currently, the bond funding is covering only 85% with fund balances and future tax revenue covering the remaining 15%. Emery's Small School District Capital Projects request would help the District cover the unexpected consequences of the covid pandemic and demand of construction raw materials. As stated previously, Emery District has 8 other school buildings, District office, Maintenance, and Transportation buildings to maintain. Most of these buildings were also built in the 'boom era' of the county and will need significant upgrades soon, if not replacement. However, if we were to receive state assistance, we would be able to proceed with the planning and commence the upgrades of the other buildings which are right around the corner. Also, even with Emery's high centrally assessed county valuation, the District's bond limit for capital projects is currently at 81%. This does not allow the District to use additional bond revenue for several years. A large portion of capital funds for four more years are currently earmarked for these projects already implemented. If Emery was to receive state funding for capital purposes, we would be able to address the issues in other areas much sooner and more responsibly, possibly avoiding school closures.

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

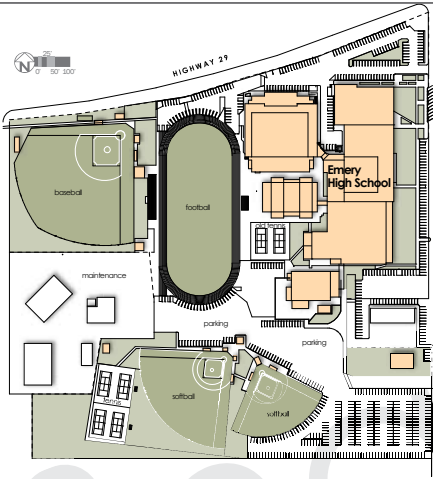
Ferron Elementary serves the K-5 students on the southern part of the county (excluding Green River which is 90 miles in distance from the western populated portion of the county). Emery town is 15 miles south on Hwy10 with Clawson 4 miles to the north. Ferron Elementary was designed to house two classrooms in each K-5 grade with a large Preschool room by the Kindergarten rooms. This design was to be able to flex with either moderate growth in that area of the county or realignment with Castle Dale and Orangeville students if enrollment declines to the point where consolidation is needed. Emery High school serves all of the student population grades 9-12 on the western side of the county. Consolidation with Green River High is not practical based on the 90 miles of distance between the District's two high schools. With the newer materials and technology, the design for Emery High's building includes many efficient systems. Some of these are LED lighting that turns off when the room is empty, much more efficient HVAC systems, complete campus redesign of the storm drains, safer parking lots and routes for students and emergency vehicles, safer shop design with additional space for working and placements of machines, and having all facilities in a seamless building for upgraded safety and administration. The designs for both Ferron and Emery High have been made to allow additions of future classrooms, if needed. Ferron can add four more classrooms easily on the west wing. With the decrease of square footage, Emery High's plans have already removed classrooms where originally designed - thus, allowing those areas to be easily added later if student population increases.

5.7 (Optional:) Additional information for consideration.

Emery District had a complete district facility assessment in 2012 with VCBO Architects. With this data, it was apparent that most of the District's facilities would need major upgrades or replacements within a short span of time. Steps to address these issues were taken in 2019 with the intent to replace 3 schools and then address other buildings as soon as seemed possible with funding. The decisions that have been made during this process have been very difficult based on the unexpected volatility of the construction market. The board and administration were faced with finding a solution where going back or cancelling projects was not an option as the 'perfect storm' evolved. The District has faced extremely high inflation costs, supply chain issues, delays in all of the schedules, labor shortages, and even existing infrastructure systems not functioning before the move into the new buildings were possible. Months of planning seemed to be irrelevant as new problems were arising frequently. This request is to recognize the uncontrolled effects of the current construction projects and not what would seem as mismanagement. As stated previously, the projects were well under the estimated funding when the bond process and construction contracts were executed. To give the full scope of the district's needs, a list of all buildings with years built is provided. The intent is to give the reader understanding of the many facility concerns that will need to be addressed by Emery District in the next two decades if not sooner. These are large in scope and very costly. If Utah is to provide equal education to all students, the recognition of modern and safe facilities need to be a top discussion. Emery District appreciates this opportunity and will be glad to answer any questions regarding this request.

FACILITY ASSESSMENT SHOWING ORIGINAL EHS BUILDING INFORMATION

EMERY HIGH SCHOOL
975 N Center, Castle Dale 435-381-2689



FACILITY ASSESSMENT SUMMARY

Site Information

Landscaped
Asphalt
Playground
Parking
of Parking Stalls
Total Site Acreage

Acres

10.3
9.6
1.5
8.1
659
31.9

Building Information

Project
Original Building
Addition/Remodel:
Shop:
Total Gross S.F.
Number of Floors
Grades Housed
Student Capacity/Enrollment
Number of Teaching Stations
Type of Construction:
Air Conditioning System:
Heating System:
Exterior Material:

Year
1961
1970
1981
1989
1997
1997
41,137 s.f.
26,055 s.f.
29,161 s.f.
21,781 s.f.
47,658 s.f.
16,174 s.f.
181,966 s.f.

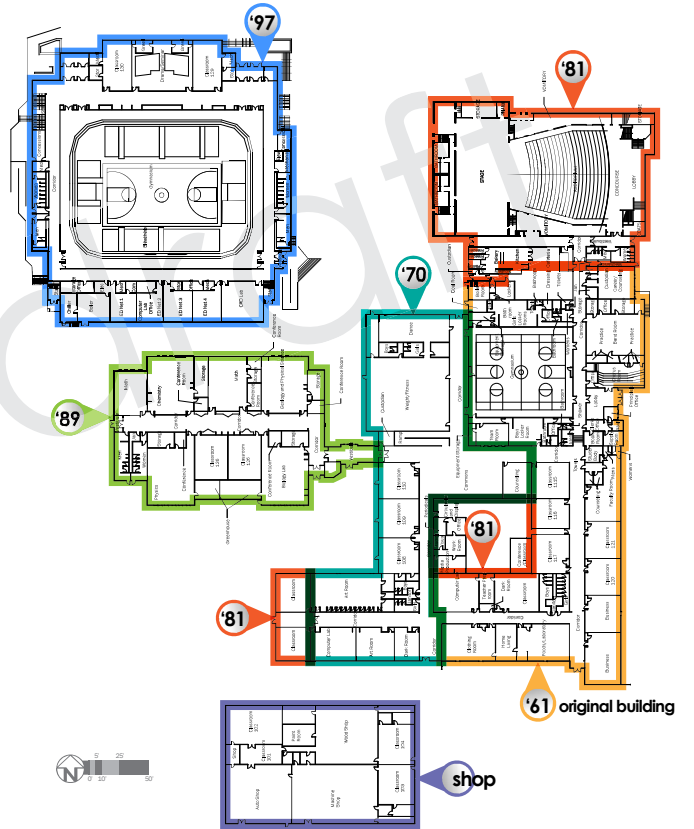
Facility Conditions Summary

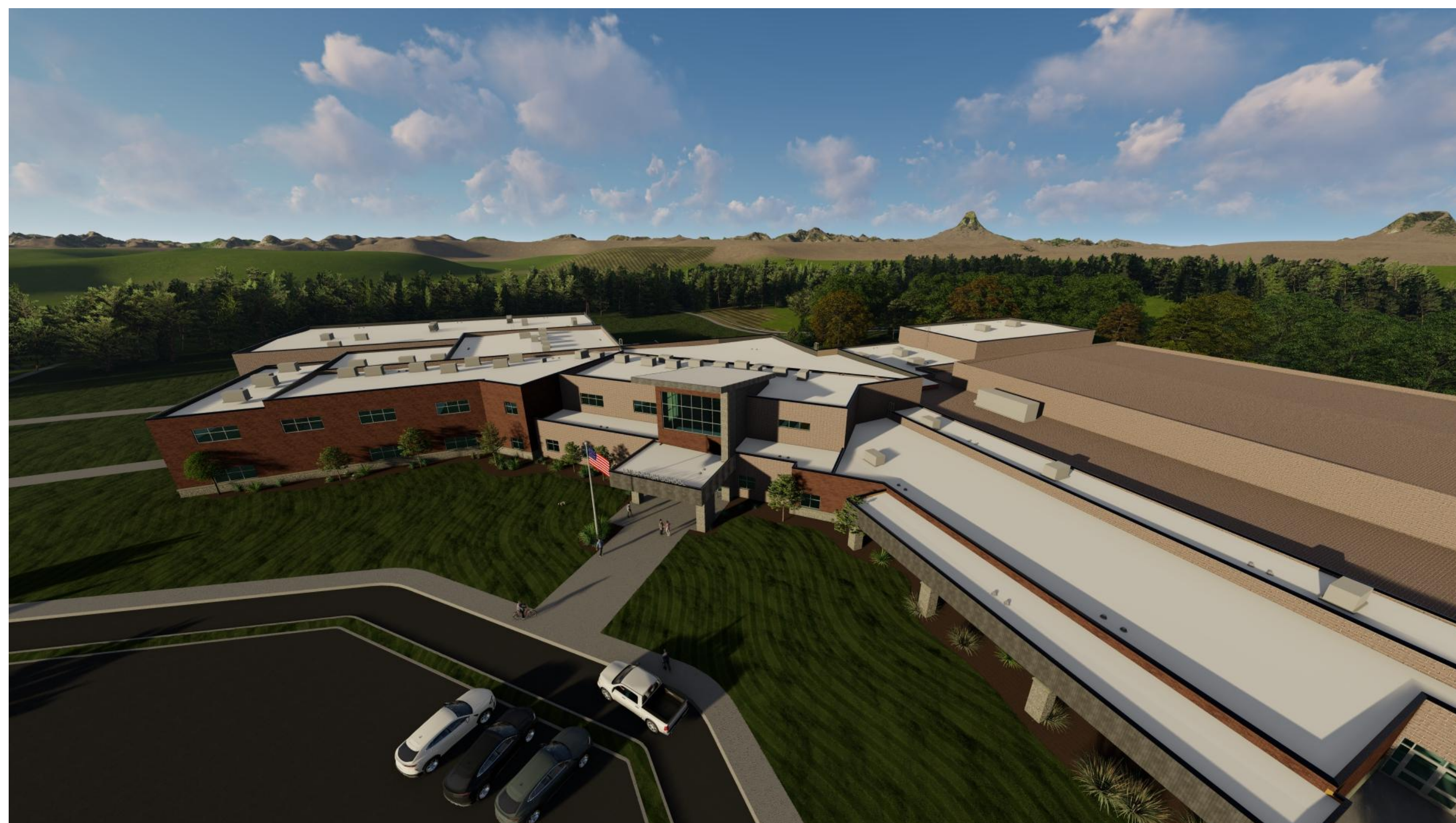
Facility Condition Score:	3.1*
Total Deficiencies (Cost to Update):	\$23,276,236
Replacement Cost @ \$180 per s.f. (New Facility):	\$32,753,880

Recommended Actions

Immediate Plan:	Replace the following portions of the school:
	<ul style="list-style-type: none"> • 1961 portion • 1970 portion • 1981 courtyard infill portion
5 - 10 Year Plan:	Remodel/renovate the following portions of the school:
	<ul style="list-style-type: none"> • 1989 science building • 1981 auditorium • 1997 Spartan Center
20+ Year Plan:	

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



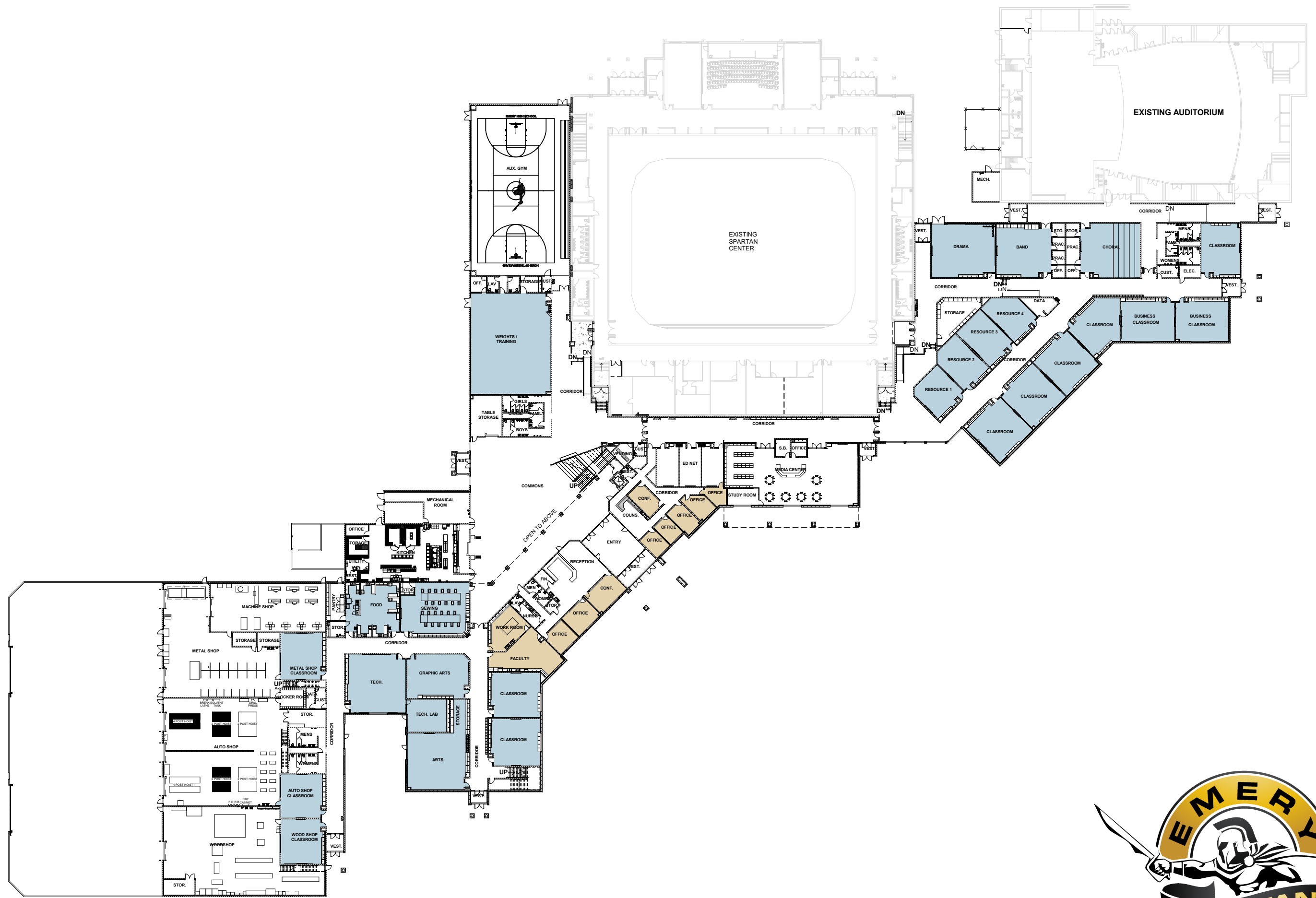


MAIN FLOOR PLAN
1" = 30'-0"

SECOND FLOOR PLAN
1" = 30'-0"



HOME OF SCHOLARS AND CHAMPIONS



MAIN FLOOR PLAN
1" = 30'-0"



HOME OF SCHOLARS AND CHAMPIONS



SECOND FLOOR PLAN

1" = 30'-0"



HOME OF SCHOLARS AND CHAMPIONS



HOME OF SCHOLARS AND CHAMPIONS





HOME OF SCHOLARS AND CHAMPIONS



**EMERY HIGH CONSTRUCTION PROGRESS
DECEMBER 1, 2022**

FERRON ELEMENTARY AUGUST 2022



FERRON ELEMENTARY AUGUST 2022



EMERY DISTRICT BUILDINGS

SCHOOL	YEAR BUILT WITH ADDITIONS
CASTLE DALE	1975, 1978
CLEVELAND	1968, 1975, 1987
FERRON	2022
BOOKCLIFF	1975, 2022
HUNTINGTON	1950, 1979, 1984
COTTONWOOD	1962, 1980
CANYON VIEW	1975
SAN RAFAEL	1975
GREEN RIVER HIGH	1979, 2006
EMERY HIGH	1961, 1970, 1981, 1989, 1997
DISTRICT OFFICE	1950, 1982