

4 - EXISTING FACILITY

Existing Space (square feet) Currently Occupied **High School** - 59,945, **Middle School** - 32,659, **Elementary** - 27,018, **District Office** - 8,300

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

High School - Original building constructed in 1955 included classroom space, cafeteria, and administrative offices. This section is 14,769 SF with a capacity of approximately 185. There have been no seismic improvements to this section of the high school. In 1985, a 29,101 SF addition was built. This included a gymnasium, kitchen, classrooms and a metal shop. In 1996 a 9,942 SF auditorium was added and in 2000, a 2,500 SF vocational building was added to house automotive and woodshop programs. Seismic improvements were included in the design of the 1985, 1996 and 2000 additions. The original building needs major structural, mechanical, electrical and architectural upgrades to make it safe and efficient to house students. **Middle School** - Original building constructed in 1957 with classrooms and a small cafeteria. This section is 6,750 SF with a capacity of 142. There have been no seismic improvements to this section. In 1972, a 15,289 SF gymnasium was added. In 1991, a 7,741 classroom addition was built. There is a 1939, 2,880 SF building on the campus that was donated to the district by the LDS church in 1965, which is currently used as a band room on the main level and for storage in the basement. The original building needs major structural, mechanical, electrical and architectural upgrades to make it safe and efficient to house students. **Elementary** - Original building constructed in 1953 included classroom spaces and front office. This section is 14,739 SF with a capacity of approximately 266. There have been no seismic improvements to this section of the elementary school. In 1985, a 7,191 SF addition was built to house a multi-purpose/lunch room. In 2000, a 6300 SF classroom addition was added. Seismic improvements were included in the design of the 1985 and 2000 additions. The original building needs major structural, mechanical, electrical and architectural upgrades to make it safe and efficient to house students. **District Office** - Original building was constructed in 1948 and was donated to the school district in 1992 by the LDS Church. This building is 8300 SF. There have been no seismic or other improvement to this building. It houses district office staff and the county library. There are multiple issues with this building including the roof, foundation, electrical, and mechanical systems.

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

High School - There are several reasons this facility is not able to meet our needs. First is safety. The original building needs major structural upgrades to be safe. Due to additions and design, none of the entrances to the building are visible from the front office, which creates opportunity for anyone to access the building unseen. Additionally, each addition created additional entrances. Most students have to leave the main building to access classes in other parts of the campus several times each day. Electrical, plumbing and mechanical systems are well past life expectancy. Gym capacity is not adequate to host region events and our current gyms are overbooked because they serve all community recreation programs due to a lack of a community recreation center. Our intent is to combine middle and high schools to create a 7-12 school, allowing us to better utilize our limited staff and maximize use of endorsements. The current facility is not large enough to house 7-12 students. **Middle School** - The original building needs major structural upgrades to be safe. Although better than our other buildings, the main office is not in an ideal location for monitoring entry and exit. Students taking music classes have to leave the main building and attend class in an unattached structure that was built in 1939, creating additional safety concerns. Mechanical systems are well past life expectancy. Pipes break on a regular basis, causing water damage and require difficult repairs. Any mechanical upgrades will require major electrical upgrades, as well. **Elementary** - The original building was constructed using unreinforced masonry, creating an unsafe structural environment. Major structural upgrades are needed to make the building safe for students and staff. The front office location is not ideal to monitor visitors coming and going. Electrical and mechanical systems are well past life expectancy. Ventilation in this building, as well as others, is of major concern, as an energy audit identified unsafe levels of oxygen in the latter part of each day. Poor ventilation is a safety and health issue for all students and staff. **District Office** - The district office is an old LDS church building. Very little has been done to make it safe and efficient for use as an office building. The roof needs to be replaced, many shingles are cracked and damaged, leaks are common in windows and roofing, exterior concrete is failing or has failed. There is a lack of ADA compliance both in the interior and on the exterior. The concrete

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

High School - Portions of the existing high school will be demolished to make room for the replacement structure. The existing gymnasium will be retained and used as an auxiliary gymnasium, which would also provide space for community recreation programs. The existing auditorium, built in 1996, will be retained and remain functioning. The existing auto/wood shop will be retained and will be connected to the new construction (currently it is unattached). **Middle School** - The original 1957 structure will be demolished. A replacement elementary school will be constructed on the site after demolition. The 1991 classroom addition will be retained and remodeled to serve as a district office with an adequate board room, district training facility and county library. The 1972 gymnasium will be retained with minimal renovations to mechanical systems. The 1939 building will be demolished

city, and county library. The 1972 gymnasium will be retained with minimal renovations to mechanical systems. The 1988 building will be demolished to make room for parking for the newly renovated district office. **Elementary School** - No definitive plans have been made at this time, but we are considering several options including housing for district employees, selling property to the county or town, demolition of oldest portion of building and retaining property for future growth, etc. **District Office** - No definitive plans have been made at this time, but we are considering several options including selling property to Bicknell town or building employee housing due to a local housing shortage and inability to attract new teachers to the area for lack of a place to live.

- 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.

See above for use of facilities. **High School** - there will be minimal expense (<\$1M) for renovations to existing portions. **Middle School** - renovations are estimated at \$3M to change a portion of the school to the district office and house the county library, which also includes updates to mechanical, electrical, plumbing, and fire systems. **Elementary** - depends on determination of future use.

5.1 Describe the scope of the project.

Wayne School District is in need of three major projects. First is a replacement **high school** on the site of the existing high school. This building will replace the existing classroom and administration space of our current high school and middle school and will house students in grades seven through twelve. We plan to demolish all administration and classroom space (approximately 30,000 SF) while keeping the auditorium (built in 1996), gymnasium (built in 1985) and automotive/wood shop (built in 2000). Construction will take place in two phases. The first will be to construct new classroom and admin space, as well as a new metal/ag shop. Upon completion of this phase, we will demolish existing admin and classrooms and construct a new gymnasium. The new construction will connect the existing gym and auditorium, new classroom and admin areas, and CTE shop spaces in one continuous building, improving our ability to lock down and secure the entire facility if the need should arise. This project will include retention of approximately 30,500 SF, remodel of approximately 3,200 SF, and new construction of approximately 82,000 SF for a total of just under 116,000 SF. The second project is a replacement **elementary school** on the site of our existing middle school. This will require that we demolish approximately 7,000 SF of our current middle school, which was built in 1957. After this demolition, a new two story elementary will be built in this location. The new school will be approximately 40,000 SF and will house students in pre-school through 6th grade. The third project will be a **district office**. We plan to remodel the 1991 addition to the existing middle school and convert it into a district office to house all staff members as well as a board/training room for district trainings and board meetings. This space will be approximately 11,500 SF. It will have 8 offices, front desk reception area, a break room, board room, a conference room, and a county library. All three projects will have asphalt parking lots, which our current buildings lack. The schools will also have off-street parent and bus drop-offs, which are currently lacking at the middle school and elementary school.

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

High School - Security will be greatly enhanced by eliminating the need to have multiple access points unlocked throughout the school day. The main office will be located at the entry of the building (currently in the middle). The main entries will have key card access. There will be a secure vestibule at the main entry requiring visitors to be buzzed into the office and again into the school building. The 1955 and 1957 original buildings, which are structurally unsafe and have had no seismic improvements will be demolished and replaced. Ventilation systems will be up to code, allowing for adequate clean air circulation throughout the building, reducing sickness in students and staff. Off street parent and bus loading/unloading zones will keep students from crossing busy streets. The interior and exterior of the building will be fully ADA accessible and compliant. The current building doesn't fully meet current safety codes for fire alarm and sprinkling systems. **Elementary School** - Security will be greatly enhanced by limiting access points to the building and locating the front office by the parent parking lot and front entrance. A secure vestibule will require visitors to be buzzed into the office and again into the main school building. Students will no longer attend school in a 1953 building constructed out of unreinforced masonry. Mechanical systems will be new, replacing out of date coal boilers. Up to code ventilation and mechanical systems will create a healthier, safer environment for students and staff. Off street parent and bus loading/unloading zones will keep students from crossing busy streets. The interior and exterior of the building will be fully ADA accessible and compliant. The current building doesn't fully meet current safety codes for fire alarm and sprinkling systems. **District Office** - Although students aren't often at the district office, there are still life and safety concerns. Having a new reception area by the main entry will allow monitoring of visitors coming and going. The current 1948 building has many failing systems such as roof, sidewalks and concrete, deteriorating foundation, etc. Updated mechanical and ventilation will create a healthier, safer environment for district office staff. Off the street parking will be safer for employees and visitors to the building. The interior and exterior of the building will be fully ADA accessible and compliant. The renovation will bring the building up to code with fire detection and sprinkling systems.

- 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.

High School/Middle School - Growth and capacity will be enhanced in this building by bringing all 7-12 teachers to one campus. Secondary teachers are currently shared between high school and middle school campuses, with 2 different schedules that don't coincide, creating difficulty in class schedules as well as a loss of prep time for teachers. Students will benefit from a combined school because teachers will be able to focus on their specific endorsements (improving instructional quality) and providing additional electives. There will be additional rooms available for online courses, either through concurrent enrollment, or other providers, again giving students more choice. With limited staff and resources, we provide very few electives to our students, no accelerated courses, no foreign language, etc. These spaces should allow students to seek the elective courses that they desire as part of their career exploration. All CTE spaces, including business, FACS, Ag/welding shop, will be improved and designed more efficiently, allowing teachers to offer more vocational options for students. There will also be a counseling/career center for students and parents to use as a resource. The special education department will include segregated classrooms for middle/high school grades as well as restrooms, shower, changing table, etc. Additionally, this space will have therapy rooms for occupational and physical therapists and speech/language pathologists to work with students. The special education space will be enhanced with a quiet/de-escalation room. **Elementary School** - Our current pre-school is at capacity because we only have one classroom available. Our new building will have an additional room, allowing us to open more slots for pre-school students. Both kindergarten rooms will have restroom access, where they currently don't. There will be two classrooms per grade level, pre-K through grade 6, allowing for population growth. The special education space will be enhanced with therapy rooms as well as a quiet/de-escalation room. There will be a STEAM lab where teachers can do wet projects as well as art. **District Office** - District employees will all have their own office space as opposed to cubicles and/shared spaces. There will be a board room that can double as a district training space, which currently doesn't exist.

- 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.

In 2014 Wayne School District hired Naylor Wentworth Lund Architects to do a facilities assessment. The firm was directed to assess four facilities including the School District office, Wayne High School, Wayne Middle School and Loa Elementary. The assessment team included staff from Naylor Wentworth Lund Architects, BHB Consulting Engineers (structural), Van Boerum & Frank Associates, Inc. Consulting Engineers (mechanical), and BNA Consulting Engineers (electrical). Findings were reported to the Wayne School District Board of Education in April of 2015. **Architectural** - Each of the schools has had multiple additions over the years. The district office is all original. All four buildings exhibit problems relating to accessibility compliance. Fire sprinkling systems are incomplete or non-existent. Main offices are located in a place far from main entrances, creating safety concerns. Roofs of each building are in need of replacement. **Structural** - The oldest portions of each building were not constructed to account for the level of seismic protection required by current code standards. Additionally, there are visible cracks in the masonry. **Mechanical** - The mechanical systems in three of the buildings have far exceeded life expectancy. The exception to this at the time was the high school, which has now exceeded its life expectancy. **Electrical** - None of the electrical systems are adequate to support new mechanical systems. Fire alarm systems are inadequate or non-existent in each of the four buildings. Intercom systems in all of the schools are past life expectancy. There is a general lack of power outlets in each of the four buildings. When considering the extensive renovations necessary to bring the buildings up to code in each of the four areas described above, it was determined that it would be more cost effective to build new than to continue the "patch and repair" model on buildings that are roughly 70 years old. One estimate for removal and rebuilding of the oldest part of the high school came in at \$20M two years ago, when construction costs were lower. The problem with that approach is that other portions of the high school, middle school, Loa elementary, and district office all need similar replacements within the next 10 years. The plan we have described above is cost effective in that we will be combining our secondary schools. This allows us to save on future staffing in the classroom, as well as classified staff. Newer facilities will be more efficient to heat and cool. We will also save in construction costs by keeping portions of the high school that are still functioning well and up to code. By renovating a newer portion of middle school and using it as a district office, it will provide us with a much improved, safer space, while costing significantly less than new construction. We have also elected to re-use an existing design from architects for our elementary school to save on design costs.

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

Fund balance will be used for matching funds until depleted and then a lease revenue bond may be issued if needed. The district has raised its capital levy to be sufficient to fund that bond as well as ongoing operation of the buildings. Efficiency will be greatly improved with newer designs as our current buildings lack insulation and proper design for our climate. This request will also allow us to reduce district buildings by 2, decreasing maintenance and operational expenses for those buildings.

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

There are several ways this project will enhance efficiency of use. First, we will be combining two NESS schools, Wayne High School and Wayne Middle School, with a resulting significant ongoing loss of revenue (approximately 5% of our operating budget) due to current NESS formulas. While the financial hit is serious, we believe consolidation is the best option for students, as it will allow better sharing of teachers, thus creating more flexibility in student scheduling and electives. Moving the elementary from Loa to Bicknell will afford us the opportunity to combine kitchens. Food for both the high school and elementary school will be prepared at the high school. The elementary school is being designed with only a serving kitchen, not a preparation kitchen. This saves us money in construction as well as staffing. Student transportation will also be simplified having both schools in the same town and will reduce student time spent on busses.

5.7 (Optional:) Additional information for consideration.

Funding for new facilities in Wayne County has always been and will continue to be a problem. According to a study done in 2019, 97% of property in the county are public lands, one of only three counties nation-wide with such a high concentration. Of the 3% of property that is privately owned, 75% is in greenbelt, which leaves less than 1% of property available for property tax revenue. With a limited assessed valuation, WCSD's maximum bonding capacity is approximately \$17 million, which is less than the cost estimate we received in 2020 for a renovation of one portion of the high school. Our construction needs, however, are closer to \$65 million, which would provide basic, yet adequate schools and a renovated district office that will last for several decades to come. In anticipation and preparation for this grant, WCSD has hired an architect and design is nearing completion for all projects. We have also hired a CM/GC to provide value engineering during the design phase. Significant consideration has gone into efficient layout, preservation of existing adequate facilities, and selection of materials and systems to provide cost-effective, yet safe facilities. There are significant costs and challenges of large-scale construction mobilization in a rural area such as ours (including obtaining additional bids, equipment transportation, project setup, training, closeout, and binding), as well as the strain on limited district staff, and thus we desire to complete multiple projects at the same time to keep costs as low as possible. Our CM/GC estimates the additional cost of completing the projects separately at about \$500,000. We increased our tax rate by the most of any district this year despite significant public pressure (high inflation, extremely low median household income, and rapidly increasing property values don't help sell tax increases), have met with bankers to cover a timeline for issuance of a lease revenue bond, if necessary, and are prepared to go out to bid as soon as (if) a grant is awarded so that we would be able to complete the project within the statutory timeline. We appreciate the opportunity this grant is providing to small districts, whether ours or others, and believe there are significant needs within many districts at this time. We hope that this process will continue in the future to benefit districts without the taxing capacity to complete their major projects.