

# Uinta County School District #1

## Facility Plan

### **UCSD #1 Credo:**

UCSD #1 is a place where student success is our business. We pledge to provide a rigorous intellectual environment and relevant learning experiences while building positive relationships. The UCSD #1 experience instills confidence and excellence.

### **Vision Statement (Facilities):**

Facility management supports student success by providing quality, efficient, safe, and environmentally sound buildings and grounds.

### **Grade Configuration:**

Current: UCSD #1 serves a student population of just less than three thousand students kindergarten through twelfth grade (K-12). With four elementary schools, kindergarten through fifth grade (K-5), two middle schools sixth through eighth grade (6-8), and two high schools including Evanston High School which is a comprehensive high school ninth through twelfth grade (9-12) and Horizon High School seventh through twelfth grade (7-12), UCSD #1 has a traditional grade configuration.

Foreseeable Future: As our elementary population continues to increase and with the aging Evanston Middle School a different grade configuration has been discussed with the community. Replacing Evanston Middle School in the next three to seven years with a fifth through sixth grade (5-6) building would meet the expectations of our instructional program and provide needed room in our elementary schools. This would result in four schools kindergarten through fourth grade (K-4), a fifth through sixth grade (5-6) middle school, a seventh through eighth grade (7-8) middle school, a comprehensive ninth through twelfth grade (9-12) high school, and a seventh through twelfth grade (7-12) alternative high school.

### **Current Facility Impact:**

UCSD #1 operations are impacted due to the relative age of our buildings. With the exception of Clark Elementary School and Evanston Middle School (EMS), all of our schools were built within a 3 year period of time 1982 – 1985. Clark was completed in 2007 and EMS was completed in 1968 with a remodel in 1985. The majority of the students at EMS are housed in a modular that is almost as old as the EMS structure. The age of EMS, its poor education suitability, and increasing enrollment at our elementary schools are impacting our instructional program. Horizon High School is required to relocate as the Learning Center has been determined to be functionally inappropriate for a school of Horizons size.

### **Facility Assessments:**

Issues and concerns that cannot be addressed using major maintenance funds within the next three biennial cycles are limited to the following: Remodels, including new construction to accommodate special needs students and ADA compliance. Our roofing and electrical needs at EMS have an estimated cost as high as 3.5 million dollars. Horizon High School is located in the Uinta County BOCES Learning Center. We have issues with the Life Safety Code (LSC) and our lease will be terminated for the 2009-10 school year if the issues are not addressed or plans are not in place for a new facility. Our central kitchen is under sized for our current student population, 80% of its equipment (by SFC definition it is permanently affixed to the building) is 15 years old or better. Of the attached equipment, 40% of it is in the state of disrepair (cobbled together because of parts being unavailable).

### **Capacity Assessments:**

UCSD #1 has enjoyed a stable student population for the last five years. The number of elementary students continues to increase each year as our middle and high school numbers are static. As student numbers increase especially at the elementary level additional classroom space will be needed. This additional classroom space could be a new elementary school, an additional modular, or adding on to a current elementary school. Clark Elementary School was designed for an addition. With construction of a new Evanston Middle School in three to seven years and a grade reconfiguration the crowding at the elementary level and the need for additional classroom space would be alleviated. Also, boundary adjustments would be needed to balance school and classroom loads.

### **Functionality Assessments:**

Functionality issues and concerns that cannot be addressed using major maintenance funds within the next three biennial cycles include the following: Horizon High School, which is in leased space will close its doors as the space is not suitable for location as determined by the SFC and LSC concerns. Options on the table include consolidation of several support buildings including the central kitchen and maintenance facilities into a stand alone facility for Horizon, central kitchen, and maintenance. Evanston Middle School is a conglomerate of five buildings that are aging. EMS's modular contains the bulk of the instructional space, which is separated by an open walkway. The Central kitchen is undersized and building and equipment are aging.

### **Disposition of Facilities:**

There have been several public meetings about disposition of facilities including the sale of the Education Service Center (ESC), the Annex, and the Central Kitchen, all of which are located on the same block. The current plan would be to keep the ESC and sell the rest of the block including the Annex and Central Kitchen. The Annex and Central Kitchen would be consolidated into the new Horizon/Kirlin complex. Discussion has included the possible disposition of the Kirlin complex and Evanston Middle School including the modular and portables. The current plan would be to raze the Kirlin building, keep the warehouse and carpenter shop and build the Horizon High School on the location where the Kirlin now stands. The new Horizon would consolidate maintenance, technology, and food service facilities into one location, providing opportunities for intern and apprenticeships for Horizon High School. Evanston Middle School would remain in its current location for the next three to seven years until it is scheduled to be rebuilt.

## **District Strategies:**

UCSD #1 has been proactive in achieving the goals identified by the commission or statute. We have a positive record of eliminating 1's and 2's and maintaining our facilities based on agreed upon priorities and/or needs.

1's and 2's: We will continue to conduct internal FCA scoring using School Facility Commission guidelines. This allows us to prioritize our major maintenance money using open, public, and consistence practices. Our goal is to continue to eliminate 1's and 2's in our facilities and proactively prevent 3's from becoming 1's or 2's or more costly maintenance items. We have planned to be diligent in watching job cost overruns, allowing the savings to offset emergency 710's.

Achieving allowable square footage: Consolidation of buildings like our Horizon High School plan is a step in that direction. The reduction of square footage is minimal but shows a good faith effort on our part to reduce square footage when possible and potential savings to our maintenance budget will be noticeable with the razing of the Annex and Central Kitchen. We have obtained a written agreement with our local BOCES to share the cost of maintenance and operation of a portion of Evanston High School (EHS), reducing excess square footage at EHS. The amount of shared space will be dependant on the expansion of the BOCES programs and UCSD #1 needs. Recent studies indicate that the usable instructional space at Evanston High School is much less than originally presented. Roughly 1/3 of the calculated square footage at Evanston High School is usable instructional space.

Allowable Acreage: Our plan is to sell what we do not need to offset some of the future building costs and to fund new instructional technology. We are in the early stages of planning ways to develop our acreage to financially benefit the district and its employees.

Leased Property: Our plan is to construct and consolidate Horizon High School, including maintenance and technology areas, thus eliminating the space currently leased for Horizon High School at the BOCES Learning Center.

## **Other Information:**

Allow UCSD #1 use of our 10% to train our staff on the Maximus Preventative Maintenance program. This would justify replacement cost by showing proper maintenance records, thus eliminating the attitude that if it breaks SFC will replace it. We believe this is a bigger benefit to the SFC than it is to UCSD #1.

## **SUMMARY**

The above configuration is as shown by the WDE. The district will not need a letter from the WDE unless the "Foreseeable Future" outlined above is implemented. The district is aware of the need for the letter.

The district's alternative high school, Horizon HS, is currently housed in a leased facility that is not suitable for use as school. The Fire Marshall has directed the district move the students out

of the leased space as soon as possible. The district and SFC staff reviewed multiple options. It was determined that a combination of renovation of an existing facility and construction of a new facility that combines the HS with district support operations is the most cost effective option.

The construction cost of a facility which will house the HS and district support operations is estimated to be \$5M for 26K sq. feet. The district currently has approximately \$400K in previous funding which will be used for planning and design. It is estimated that the total project cost will be \$5.5M.

The Evanston MS project will need \$50K in planning funding the last year of the 2010-12 biennium.