

**Emmett Independent School
District #221
Ten Year Facilities Plan**

By Bob Hyde, Josh Rountree, and Jeff Garringer

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Description of the School District (Size and Facilities)

Nestled in the picturesque Valley of Plenty, Emmett Independent School District #221 stands as a cornerstone of education in Gem County, Idaho. With historical roots as one of the state's original districts, established even before Idaho became a state, the district now proudly serves approximately 2568 students. A hub of learning, ESD #221 is located just 30 miles northwest of Boise, contributing significantly to the educational landscape of the region.

The district features a comprehensive educational framework, commencing with robust academic initiatives offered across three elementary schools in Emmett: Butteview Elementary, Kenneth Carberry, and Shadow Butte Elementary. Further extending its reach, two remote schools, Ola and Sweet-Montour, diligently serve the educational needs of rural communities northeast of Emmett. At the secondary level, the district provides diverse educational opportunities, encompassing a Middle School, High School, alternative High School, and a private facility dedicated to at-risk youth and juvenile justice. In addition, the district places a strong emphasis on professional technical education, delivering specialized programs through the Payette River Technical Academy.

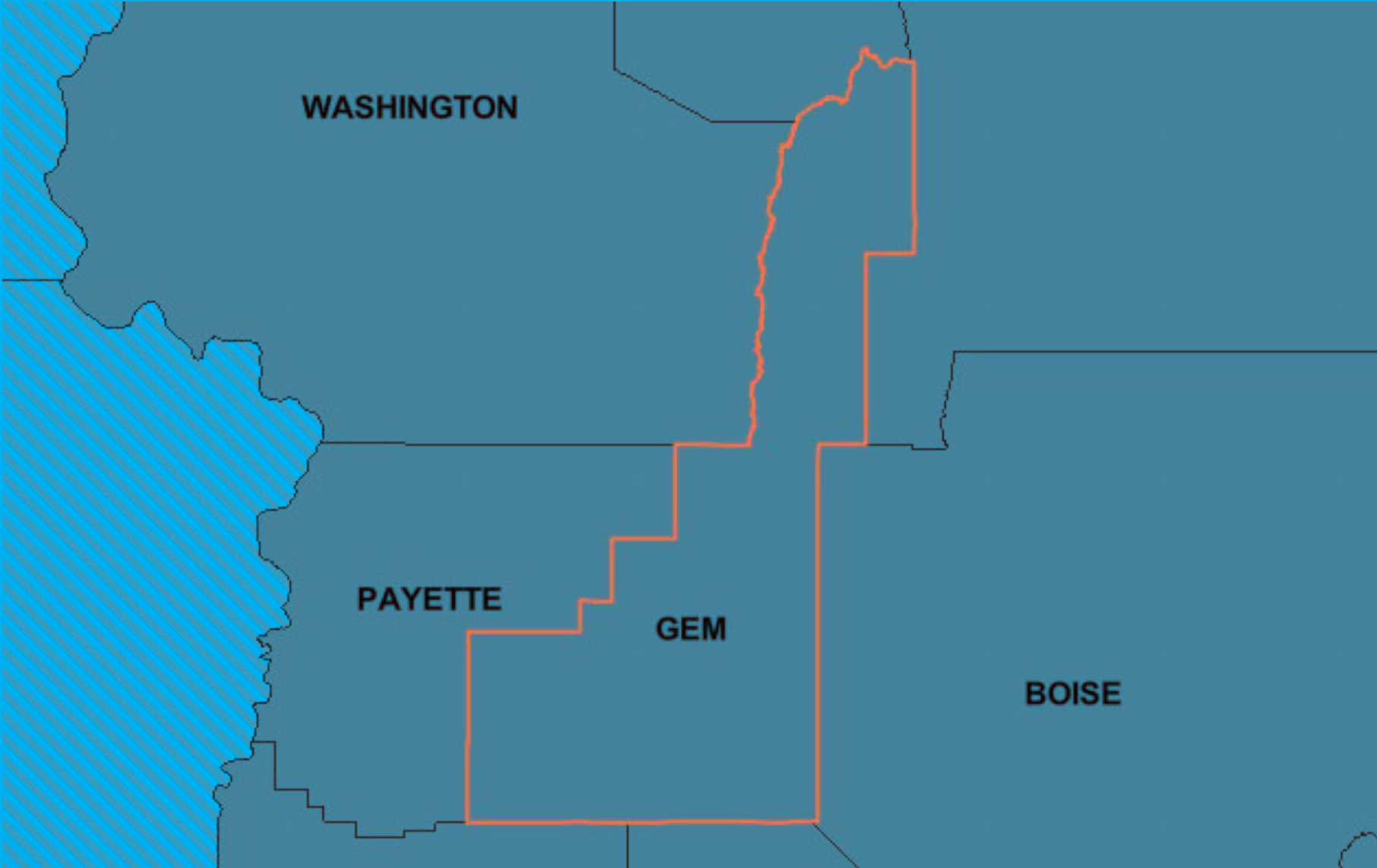
Emmett Independent School District's facilities cater to its diverse student body 2568, distributed across nine schools. These encompass two quaint rural schoolhouses, namely Sweet-Montour School and Ola School, contributing to the district's commitment to serving remote communities. Additionally, the district features Black Canyon High School, an alternative education facility, and a private establishment specifically designed for at-risk youth. The remaining five schools include Emmett High School, established in 1987; Emmett Junior High School, a cornerstone constructed in 1954; Butte View Elementary, fostering learning since 1960; Shadow Butte Elementary, established in 2000; and Kenneth Carberry Intermediate School, also constructed in 2000. This diverse array of facilities underscores the district's dedication to providing a well-rounded educational experience for its students.

The Emmett School District's vision is embodied in the phrase "Passionate, Visionary Professionals Cultivating Life-Long Learners the Emmett Way!" This vision encapsulates the district's commitment to fostering a dynamic and visionary educational environment. Complementing this vision, the mission of the district is succinctly stated as "ESD Empowers all to Become Life-Long Learners!" This mission underscores the district's dedication to empowering every individual within its community to pursue lifelong learning.

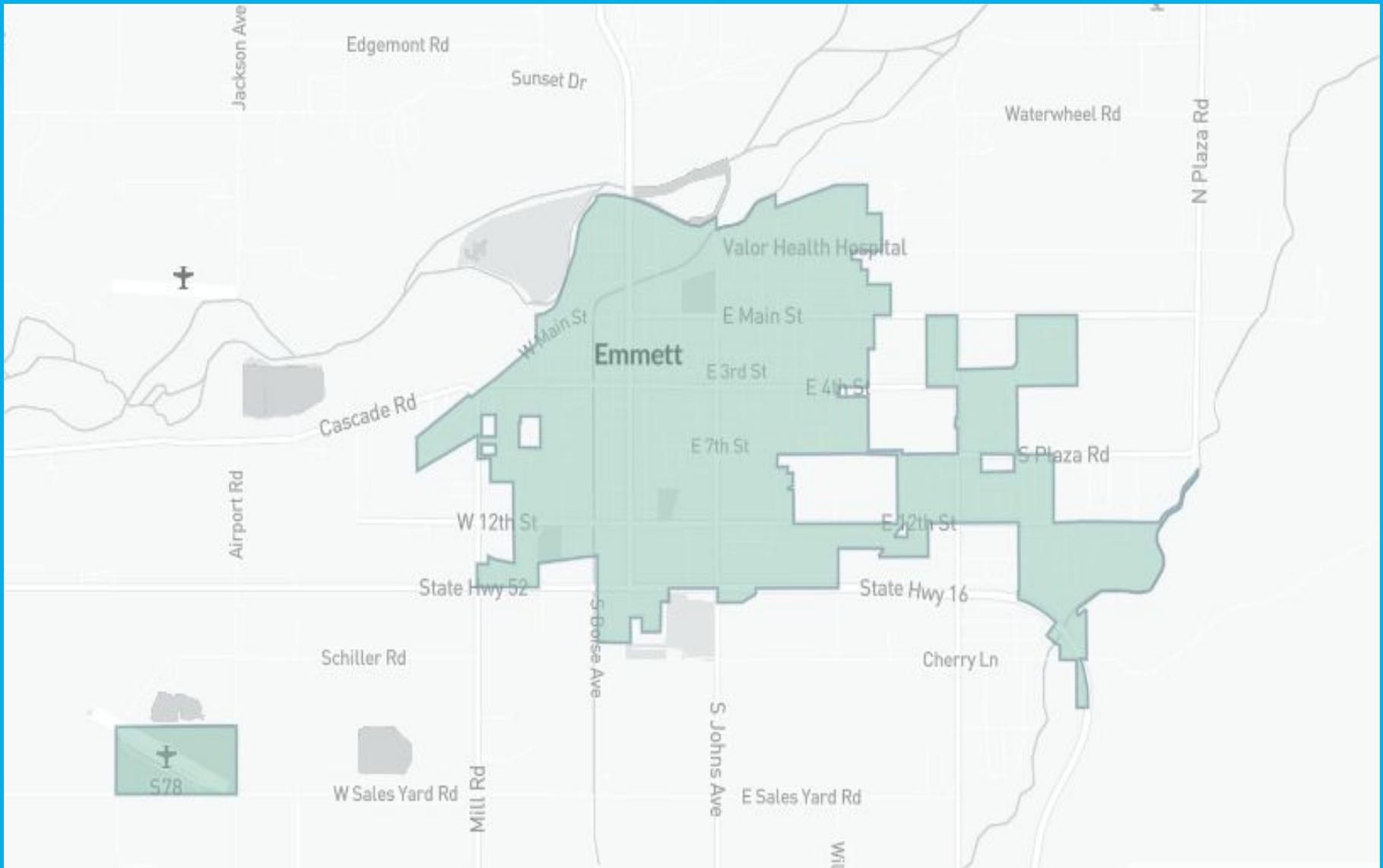
At the heart of the district's educational philosophy is the unique approach known as the Emmett Way. This approach is characterized by its comprehensiveness and inclusivity, aiming to provide a well-rounded and accessible education to all. The district firmly believes that the Emmett Way sets it apart, emphasizing not only academic excellence but also a holistic and inclusive educational experience for every student.

The district is guided by a set of core values that form the bedrock of its educational philosophy. These values encompass high expectations for all students, creating a safe and positive learning environment, and recognizing the importance of teamwork to consistently enhance teaching and learning. This commitment underscores the district's dedication to cultivating a culture of excellence, safety, and continuous improvement within the broader educational community. By upholding these values, the district strives to provide not only a rigorous academic environment but also one that fosters personal growth, collaboration, and ongoing improvement for the benefit of all its stakeholders.

Gem County



City of Emmett



Gem County Income and Poverty

- **Income and Earnings**

 - \$65,204 ± \$3,694**

 - Median Household Income in Gem County, Idaho**

- **\$72,785 ± \$1,134**

 - Median Household Income in Idaho**

2023 Average Idaho Property Tax Rates by County

<https://docs.google.com/spreadsheets/d/1jMCH3acpgnzmzBS263v9zt3ZMMQiCsCE/edit?usp=sharing&oid=111805525153262248297&rtpof=true&sd=true>

Educational Attainment

□ **22.5% ± 3.6%**

Bachelor's Degree or Higher in Gem County, Idaho

□ **32.3% ± 0.8%**

Bachelor's Degree or Higher in Idaho

Education Attainment (Population 25 Years and Older)

in Gem County, Idaho

S1901



Measure	Value
High school or equivalent degree	34.8%
Some college, no degree	26.3%
Associate's degree	6.6%
Bachelor's degree	18.3%
Graduate or professional degree	4.2%

School Enrollment

□ **77.5% ± 4.4%**

School Enrolled Population Enrolled in Kindergarten to 12th Grade in Gem County, Idaho

□ **70.4% ± 0.9%**

School Enrolled Population Enrolled in Kindergarten to 12th Grade in Idaho

School Enrollment (Population 3 Years and Over Enrolled in School)



in Gem County, Idaho

S1901

Measure	Value
Nursery school, preschool	5.5%
Kindergarten to 12th grade	77.5%
College, undergraduate	14.1%
Graduate, professional school	3.0%

Emmett School District Land and Building Statistics

<https://docs.google.com/spreadsheets/d/1ZCuHOnwadMm2ZyzMVxVpM00aCXC-9h4d/edit?usp=sharing&oid=111805525153262248297&rtpof=true&sd=true>

Emmett School District Strategic Plan The Emmett Way 2022-2027

VISION

Passionate, visionary professionals cultivating life-long learners the Emmett Way!

MISSION

ESD empowers all to become life-long learners!

We believe the Emmett School District has a unique approach to education. We call it the Emmett Way. It is comprehensive and inclusive.

WE BELIEVE LEARNING IS

- The main responsibility of the Emmett School District is to ensure a relevant and rigorous education for all students.
 - Public education has three interrelated threads: the academic content, skill development, and character education.
 - All students must receive the opportunity to reach their full potential through high expectations and a challenging, appropriate course of study.
 - Strategic planning, educational best practices, and data-driven decision-making are essential to improve student achievement.
 - Facilitating the engagement of parents in actively developing and supporting their children's courses of study.
 - When all stakeholders form respectful relationships and strong, active partnerships with high expectations of success, children thrive and prepare for an ever-changing future.
 - Schools need up-to-date resources to provide an education which prepares students for today's digital and informational society.
 - All students can learn, and all students can graduate from high school prepared for post-secondary opportunities.
 - Students learn best in a safe, positive, comfortable, orderly, and creative/reflective environment.
- Emmett School District Strategic Planning Framework - 2022-2027 Empowerment Huskies Plan Huskies Teach Huskies Reflect & Adjust

The Emmett Way

CRITERIA FOR OUR SUCCESS

- **Students are our No. 1 priority!**
- **A School Board and Administration that leads by example**
- **Targeted allocation of fiscal resources to areas of improvement**
- **Ample financial resources**
- **High-quality facilities**
- **Community support**
- **Effective programs and partnerships**
- **Aligned curriculum, instruction, and assessment throughout the system**
- **Long-range planning and implementation process**
- **Motivated and highly qualified staff**
- **Ongoing quality professional learning**
- **Parent and community engagement**
- **Equity, access, and inclusion for all students**
- **Build leadership capacity throughout the organization**

Emmett School District Actual Enrollment

ACTUAL ENROLLMENT - - EMMETT SCHOOL DISTRICT #221

	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	22-23	23-24	
K	194	176	168	190	202	209	185	169	192	179	K
1	208	192	173	180	187	212	215	157	189	192	1
2	200	208	190	184	186	204	213	196	179	193	2
3	201	194	200	196	186	196	196	192	198	181	3
4	183	213	205	209	197	193	187	186	209	202	4
K-4	986	983	768	959	958	1,014	996	900	967	947	K-4
5	202	170	207	206	215	204	203	173	194	208	5
6	174	200	177	168	202	198	205	178	187	198	6
7	173	174	192	148	206	210	217	198	190	194	7
8	207	188	182	169	185	205	217	206	203	177	8
5-8	756	732	758	691	808	817	842	755	774	777	5-8
9	217	217	186	158	211	202	216	214	216	213	9
10	192	201	217	155	193	222	210	207	222	236	10
11	200	189	203	173	179	192	208	199	196	211	11
12	173	197	184	163	195	175	183	200	185	184	12
9-12	782	804	790	649	778	791	817	820	819	844	9-12
Totals K-12	2,524	2,519	2,316	2,299	2,544	2,622	2,655	2,475	2,560	2,568	Totals K-12
Growth %		0%	-8%	-1%	11%	3%	1%	-7%	3%	0%	Growth %
Growth #		-5	-203	-17	245	78	33	-180	85	8	Growth #

**Student Population Average
13/14-23/24 = 2506 Students**

Growth % 13/14-23/24 = 1.75%

Projected Enrollment-Zero Growth

PROJECTED ENROLLMENT -- ESD #221											
	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	
K	187	191	195	199	203	207	211	215	219	223	K
1	170	192	195	199	203	207	211	215	219	223	1
2	202	175	196	199	203	207	211	215	219	223	2
3	198	206	179	200	203	207	211	215	219	223	3
4	192	202	210	183	204	207	211	215	219	223	4
K-4	949	966	975	980	1,016	1,035	1,055	1,075	1,095	1,115	K-4
5	207	196	206	214	187	208	211	215	219	223	5
6	212	211	200	210	218	191	212	215	219	223	6
7	189	216	215	204	214	222	195	216	219	223	7
8	173	193	219	219	208	218	226	199	220	223	8
5-8	781	816	840	847	827	839	844	845	877	892	5-8
9	207	177	197	223	223	212	222	231	203	224	9
10	217	211	181	201	227	227	216	226	236	207	10
11	221	221	215	185	232	232	232	220	231	241	11
12	202	225	225	219	189	237	237	237	224	236	12
9-12	847	834	818	828	871	908	907	914	894	908	9-12
Totals K-12	2,577	2,616	2,633	2,655	2,714	2,782	2,806	2,834	2,866	2,915	Totals K-12
Growth %	0%	2%	1%	1%	2%	3%	1%	1%	1%	2%	Growth %
Growth #	9	39	17	22	59	68	24	28	32	49	Growth #

2% Growth

Building Enrollments VS Capacities

Building Enrollments vs Capacities

Grades	BVE	CBE	SBE	Ola	Sweet	EMS	BCHS	EHS	Totals	Grades
K	49	47	67	1	11				175	K
1	32	56	65	2	7				162	1
2	43	69	74	2	8				196	2
3	43	71	69	3	4				190	3
4	29	77	65	3	6				180	4
5		101	87	2	8				198	5
6						203	1		204	6
7						180	15		195	7
8						167	16		183	8
9							20	180	200	9
10							18	192	210	10
11							29	184	213	11
12							16	185	201	12
TOT ENROLs. (K-12)	196	421	427	13	44	582	83	741	2,507	TOTAL ENROLs. (K-12)
Estimated Bldg. Cap.	299	770	638	44	88	975	378	729	3,851	Estimated Bldg. Cap.
% Cap (2023-24)	66%	55%	67%	30%	50%	60%	22%	102%	65%	% Cap (2023-24)

BVE	(K-4)	13 clrms x 22 = 299	Excludes Library, SPED & Music rms
CBE	(K-5)	35 clrms x 22 = 770	Excludes Library & SPED rms
SBE	(K-5)	29 clrms x 22 = 638	Excludes Library & SPED rms
Ola	(K-5)	2 clrms x 22 = 44	Excludes Library & SPED rms
Sweet	(K-5)	4 clrms x 22 = 88	Excludes Library & SPED rms
EMS	(6-8)	29 clrms x 25 = 975	Excludes SPED, Art & Computer rms
BCHS	(9-12)	14 clrms x 27 = 378	(5 modular classrooms in use) Excludes Music, Vo-Ag Shop & SPED rms
EHS	(9-12)	27 clrms x 27 = 729	(5 modular classrooms in use) Excludes Music, Vo-Ag Shop & SPED rms

BCEF Scoring and Summary Ranges

BCEF Scoring Table and Summary Ranges

COMPONENTS		GOOD	FAIR	POOR	UNSATISFACTORY
BCEF 1.0	Exterior Condition	28--31	18--27	11--17	10 or less
BCEF 2.0	Interior Condition	21--23	13--20	4--12	3 or less
BCEF 3.0	Mechanical Systems	23--26	15--22	8--14	7 or less
BCEF 4.0	Safety/Building Codes	18--20	13--17	7--12	6 or less
Total Scores		90--100	60--89	30--59	29 or less

Summary of Building Condition Evaluation Scoring Range Recommendations

Total Adjusted Scores	Recommendations for Consideration
90--100	No renovation nor remodeling is needed.
75--89	Problems developing; minor renovation/remodeling needed or should be scheduled soon.
50--74	Serious problems are developing; renovation/remodeling costs should be considered if \$ is less than 50% of the replacement.
31--49	Serious problems exist and need immediate attention; no type of renovation when the \$ is greater than 50% of replacement.
0--30	Major problems exist; building is dangerous to be occupied; very high maint. & operational; no renovation should occur & building(s) should be vacated (by students) as soon as possible.

Carberry Elementary School

BUILDING CONDITION EVALUATION FORM

Emmett	School District	Carberry Elementary	School Name	105	Building Number
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COMPONENTS		SYSTEMS		RATINGS				COMMENTS
				GOOD (1)	FAIR (2)	POOR (3)	UNSAT. (4)	
Fair Component Score 25	1.0 Exterior Building Condition	1.1 Foundation/Structure	+12	+8	+6	+4	Minor cracking foundaiton/settling; major cracking New roof summer 2023	
		1.2 Walls	+8	+5	+3	+1		
		1.3 Roof	+7	+5	+2	0		
		1.4 Windows/Doors	+2	+1	0	0		
		1.5 Trim	+2	+1	0	0		
Poor Component Score 11	2.0 Interior Building Condition	2.1 Floors	+8	+5	+2	0	Carpet is at end of servic Wall paper seams splitting	
		2.2 Walls	+8	+5	+1	0		
		2.3 Ceilings	+5	+3	+1	0		
		2.4 Fixed Equipment	+2	+1	0	0		
Good Component Score 26	3.0 Mechanical Systems Condition	3.1 Electrical	+6	+4	+2	0		
		3.2 Plumbing	+4	+2	+1	0		
		3.3 Heating	+6	+4	+2	+1		
		3.4 Cooling	+6	+4	+2	+1		
		3.5 Lighting	+4	+3	+2	0		
Good Component Score 20	4.0 Safety/Building Code	4.1 Means of Exit	+6	+4	+2	0		
		4.2 Fire Control Capability	+4	+3	+2	+1		
		4.3 Fire Alarm System	+4	+3	+2	+1		
		4.4 Emergency Lighting	+2	+1	0	0		
		4.5 Fire Resistance	+4	+3	+2	+1		

FAIR	TOTAL CONDITION SCORES	61	19	2	0	Unadjusted Score	Adjusted Score
						82	

5.0 Provisions for Handicap Accessibility	YES		NO	
6.0 Functional Adaptability	GOOD	FAIR	POOR	UNSAT.
7.0 Suitability of Space	GOOD	FAIR	POOR	UNSAT.

Josh, Jeff, and Bob	Evaluator Name	11/30/2023	Date	2000	Year Built	65,603	Total Sq. Ft.
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BCEF Calculations Sheet

Calculations for **Carberry Elementary** School

- Square footage of the building 65,603 sq. ft.
- Conversion on BCEF $100 - 82 = 18\%$
- Cost per sq. ft. \$400
- Mathematical calculation $65,603 * 18\% = 11,808$ sq. ft.
- Total upgrade cost \$ 4,723,200
- Total upgrade \$ 4,723,200 Million

Shadow Butte Elementary

BUILDING CONDITION EVALUATION FORM

Emmett School District Shadow Butte School Name 106 Building Number

COMPONENTS		SYSTEMS		RATINGS				COMMENTS	
				GOOD (1)	FAIR (2)	POOR (3)	UNSAT. (4)		
1.0 Exterior Building Condition Fair Component Score 18	1.1 Foundation/Structure	+12	+8	+6	+4	Sound, minor cracks Replace summer of 2024 Weatherstrip issues, minor adjustments			
	1.2 Walls	+8	+5	+3	+1				
	1.3 Roof	+7	+5	+2	0				
	1.4 Windows/Doors	+2	+1	0	0				
	1.5 Trim	+2	+1	0	0				
2.0 Interior Building Condition Poor Component Score 11	2.1 Floors	+8	+5	+2	0	Aged carpet, worn material near end of life Wall paper splitting at seams, peeling Equipment is worn and well used			
	2.2 Walls	+8	+5	+1	0				
	2.3 Ceilings	+5	+3	+1	0				
	2.4 Fixed Equipment	+2	+1	0	0				
3.0 Mechanical Systems Condition Good Component Score 26	3.1 Electrical	+6	+4	+2	0	Heating will need attention soon Cooling will need attention soon			
	3.2 Plumbing	+4	+2	+1	0				
	3.3 Heating	+6	+4	+2	+1				
	3.4 Cooling	+6	+4	+2	+1				
	3.5 Lighting	+4	+3	+2	0				
4.0 Safety/Building Code Good Component Score 20	4.1 Means of Exit	+6	+4	+2	0				
	4.2 Fire Control Capability	+4	+3	+2	+1				
	4.3 Fire Alarm System	+4	+3	+2	+1				
	4.4 Emergency Lighting	+2	+1	0	0				
	4.5 Fire Resistance	+4	+3	+2	+1				
FAIR		TOTAL CONDITION SCORES		54	19	2	0	Unadjusted Score 75	Adjusted Score

5.0 Provisions for Handicap Accessibility

YES

NO

6.0 Functional Adaptability

GOOD

FAIR

POOR

UNSAT.

7.0 Suitability of Space

EXCEL

GOOD

FAIR

POOR

UNSAT.

Josh, Jeff, and Bob Evaluator Name 11/30/2023 Date 2000 Year Built 63,385 Total Sq. Ft.

BCEF Calculations Sheet

Calculations for **Shadow Butte Elementary** School

- Square footage of the building 63,385 sq. ft.
 - Conversion on BCEF 100 - 75 = 25%
 - Cost per sq. ft. \$400
 - Mathematical calculation 63,385 * X 25% = 15,846sq.ft.
 - Total upgrade cost \$ 6,338,400
 - Total upgrade \$ 6,338,400 Million
- *****

Butteview Complex

BUILDING CONDITION EVALUATION FORM

Emmett School District Butteview Complex School Name 101 Building Number

COMPONENTS		SYSTEMS		RATINGS				COMMENTS
				GOOD (1)	FAIR (2)	POOR (3)	UNSAT. (4)	
Poor Component Score 13	1.0 Exterior Building Condition	1.1 Foundation/Structure	+12	+8	+6	+4	Foundation minimal cracking Major cracks and brick/mortar missing South side scheduled for new roof, north side needs redone as well Single pane windows/new doors exterior Trim needs new flashing/trim	
		1.2 Walls	+8	+5	+3	+1		
		1.3 Roof	+7	+5	+2	0		
		1.4 Windows/Doors	+2	+1	0	0		
		1.5 Trim	+2	+1	0	0		
Poor Component Score 7	2.0 Interior Building Condition	2.1 Floors	+8	+5	+2	0	Asbestos tile/dated carpet Minor cracking Discolored tiles, layin ceiling tiles	
		2.2 Walls	+8	+5	+1	0		
		2.3 Ceilings	+5	+3	+1	0		
		2.4 Fixed Equipment	+2	+1	0	0		
Poor Component Score 13	3.0 Mechanical Systems Condition	3.1 Electrical	+6	+4	+2	0	Works as intended; needs updating Needs updating Functions as original boiler unit Dated Dim, single bulb lights	
		3.2 Plumbing	+4	+2	+1	0		
		3.3 Heating	+6	+4	+2	+1		
		3.4 Cooling	+6	+4	+2	+1		
		3.5 Lighting	+4	+3	+2	0		
Unsatisfactory Component Score 6	4.0 Safety/Building Code	4.1 Means of Exit	+6	+4	+2	0	Lengthy hallways w/exits at both ends Buidling does not have strobelights; no sprinkler systems; extinguishers only No smoke detectors, sensors, no sprinklers, no stobelights No emergency lighting	
		4.2 Fire Control Capability	+4	+3	+2	+1		
		4.3 Fire Alarm System	+4	+3	+2	+1		
		4.4 Emergency Lighting	+2	+1	0	0		
		4.5 Fire Resistance	+4	+3	+2	+1		

POOR	TOTAL CONDITION SCORES	0	22	15	2	Unadjusted Score	Adjusted Score
						39	

5.0 Provisions for Handicap Accessibility	YES	NO		
6.0 Functional Adaptability	GOOD	FAIR	POOR	UNSAT.
7.0 Suitability of Space	EXCEL	GOOD	FAIR	POOR
			POOR	UNSAT.

Bob, Josh, and Jeff Evaluator Name 11/28/2923 Date 1960 Year Built 59,758 Total Sq. Ft.

BCEF Calculations Sheet

Calculations for **Butteview Complex** School

- Square footage of the building 59,758 sq. ft.
 - Conversion on BCEF $100 - 39 = 61\%$
 - Cost per sq. ft. \$400
 - Mathematical calculation $59,758 * X 61\% = 36,452$ sq. ft.
 - Total upgrade cost \$14,580,800
 - Total upgrade \$14,580,800 Million
-

Emmett High School

BUILDING CONDITION EVALUATION FORM

Emmett

School District

Emmett High

School Name

Building Number

401

RATINGS

COMPONENTS	SYSTEMS	GOOD (1)	FAIR (2)	POOR (3)	UNSAT. (4)	COMMENTS
1.0 Exterior Building Condition <div style="text-align: center; color: red;">Poor</div> Component Score 11	1.1 Foundation/Structure	+12	+8	+6	+4	Visible settling, cement pad, cracks Cracks visible on interior of exterior walls Membrane showing wear/tear/cracking Due to settling/wear, doors only, windows in modulars Siding needs redone
	1.2 Walls	+8	+5	+3	+1	
	1.3 Roof	+7	+5	+2	0	
	1.4 Windows/Doors	+2	+1	0	0	
	1.5 Trim	+2	+1	0	0	
2.0 Interior Building Condition <div style="text-align: center; color: red;">Poor</div> Component Score 9	2.1 Floors	+8	+5	+2	0	Signicant wear, cracking, settling Soiled/stained Aged and worn, still functioning
	2.2 Walls	+8	+5	+1	0	
	2.3 Ceilings	+5	+3	+1	0	
	2.4 Fixed Equipment	+2	+1	0	0	
3.0 Mechanical Systems Condition <div style="text-align: center; color: red;">Poor</div> Component Score 13	3.1 Electrical	+6	+4	+2	0	Needs updating Showing signs of wear, mineral deposits on pitping, etc. Two systems-boiler and chiller, leaking valves Chiller does a good job cooling the space required No outside light and dark corners
	3.2 Plumbing	+4	+2	+1	0	
	3.3 Heating	+6	+4	+2	+1	
	3.4 Cooling	+6	+4	+2	+1	
	3.5 Lighting	+4	+3	+2	0	
4.0 Safety/Building Code <div style="text-align: center; color: red;">Fair</div> Component Score 15	4.1 Means of Exit	+6	+4	+2	0	Meets requirements Updated and new in last two years Classroom emergency lights do not work well Metal studs and cement
	4.2 Fire Control Capability	+4	+3	+2	+1	
	4.3 Fire Alarm System	+4	+3	+2	+1	
	4.4 Emergency Lighting	+2	+1	0	0	
	4.5 Fire Resistance	+4	+3	+2	+1	
POOR	TOTAL CONDITION SCORES	8	21	19	0	Unadjusted Score 48

Adjusted Score

5.0 Provisions for Handicap Accessibility

YES

NO

6.0 Functional Adaptability

GOOD

FAIR

POOR

UNSAT

7.0 Suitability of Space

EXCEL

GOOD

FAIR

POOR

UNSAT

Bob, Jeff, Josh

Evaluator Name

11/21/2023

Date

1987

Year Built

106283

Total Sq. Ft.

BCEF Calculations Sheet

Calculations for **Emmett High School** School

- Square footage of the building 106,283 sq. ft.

- Conversion on BCEF 100 - 48 = 52%

- Cost per sq. ft. \$400

- Mathematical calculation 106,283* X 52% = 55,267 sq. ft.

- Total upgrade cost \$22,106,800

- Total upgrade \$22,106,800 Million

Emmett Middle School

BUILDING CONDITION EVALUATION FORM

Emmett	School District	Emmett Middle	School Name	601	Building Number			
COMPONENTS		SYSTEMS		RATINGS				COMMENTS
				GOOD (1)	FAIR (2)	POOR (3)	UNSAT. (4)	
Fair Component Score 23	1.0 Exterior Building Condition	1.1 Foundation/Structure	+12	+8	+6	+4	Goog shape Auxiliary building needs new roof on gym 2018 New doors at three entrances	
		1.2 Walls	+8	+5	+3	+1		
		1.3 Roof	+7	+5	+2	0		
		1.4 Windows/Doors	+2	+1	0	0		
		1.5 Trim	+2	+1	0	0		
Poor Component Score 7	2.0 Interior Building Condition	2.1 Floors	+8	+5	+2	0	Carpets/tile worn; asbestos tile Functioning and working	
		2.2 Walls	+8	+5	+1	0		
		2.3 Ceilings	+5	+3	+1	0		
		2.4 Fixed Equipment	+2	+1	0	0		
Poor Component Score 8	3.0 Mechanical Systems Condition	3.1 Electrical	+6	+4	+2	0	Code in 1954, load exceeds maximum Needs updating Inefficient Inefficient	
		3.2 Plumbing	+4	+2	+1	0		
		3.3 Heating	+6	+4	+2	+1		
		3.4 Cooling	+6	+4	+2	+1		
		3.5 Lighting	+4	+3	+2	0		
Poor Component Score 7	4.0 Safety/Building Code	4.1 Means of Exit	+6	+4	+2	0	Exiting options are unsatisfactory Extinguishers only New panel	
		4.2 Fire Control Capability	+4	+3	+2	+1		
		4.3 Fire Alarm System	+4	+3	+2	+1		
		4.4 Emergency Lighting	+2	+1	0	0		
		4.5 Fire Resistance	+4	+3	+2	+1		
POOR	TOTAL CONDITION SCORES		6	28	8	3	Unadjusted Score 45	Adjusted Score 42
5.0 Provisions for Handicap Accessibility		YES		NO				
6.0 Functional Adaptability		GOOD	FAIR	POOR	UNSAT			
7.0 Suitability of Space	EXCEL	GOOD	FAIR	POOR	UNSAT			
Bob, Jeff, and Josh	Evaluator Name	11/20/2023	Date	1954	Year Built	73,709	Total Sq. Ft.	

BCEF Calculations Sheet

Calculations for **Emmett Middle School** School

- Square footage of the building 84,709 sq. ft.
 - Conversion on BCEF $100 - 42 = 58\%$
 - Cost per sq. ft. \$400
 - Mathematical calculation $84,709 * X 58\% = 49,131$ sq.ft.
 - Total upgrade cost \$19,652,400
 - Total upgrade \$19,652,400 Million
- *****

Sweet-Montour Elementary

BUILDING CONDITION EVALUATION FORM

Emmett	School District	Sweet-Montour	School Name	604	Building Number					
COMPONENTS		SYSTEMS		RATINGS				COMMENTS		
				GOOD (1)	FAIR (2)	POOR (3)	UNSAT. (4)			
1.0	Exterior Building Condition	1.1	Foundation/Structure	+12	+8	+6	+4	Slab w/minor cracks and settling Major cracking in the gym and around outside of th the building		
		1.2	Walls	+8	+5	+3	+1			
	Fair	1.3	Roof	+7	+5	+2	0			
	Component Score 19	1.4	Windows/Doors	+2	+1	0	0			
		1.5	Trim	+2	+1	0	0			
2.0	Interior Building Condition	2.1	Floors	+8	+5	+2	0	New capet in classroom, significant wear elsewhere Major cracks in brick gym wall Ceiling tiles in gym waterdamaged		
		2.2	Walls	+8	+5	+1	0			
	Fair	2.3	Ceilings	+5	+3	+1	0			
	Component Score 14	2.4	Fixed Equipment	+2	+1	0	0			
3.0	Mechanical Systems Condition	3.1	Electrical	+6	+4	+2	0	Outdated but functioning Classroom units acceptable; air handler outdated/enefficient Working but inefficient		
		3.2	Plumbing	+4	+2	+1	0			
	Fair	3.3	Heating	+6	+4	+2	+1			
	Component Score 18	3.4	Cooling	+6	+4	+2	+1			
		3.5	Lighting	+4	+3	+2	0			
4.0	Safety/Building Code	4.1	Means of Exit	+6	+4	+2	0	No suppression system NO smoke detectors, not monitored No emergency lighting except in gym and restrooms		
		4.2	Fire Control Capability	+4	+3	+2	+1			
	Poor	4.3	Fire Alarm System	+4	+3	+2	+1			
	Component Score 12	4.4	Emergency Lighting	+2	+1	0	0			
		4.5	Fire Resistance	+4	+3	+2	+1			
	Fair	TOTAL CONDITION SCORES		36	24	7	2	Unadjusted Score	Adjusted Score	
								69	65	
5.0	Provisions for Handicap Accessibility	YES		NO						
6.0	Functional Adaptability	GOOD	FAIR	POOR	UNSAT.					
7.0	Suitability of Space	EXCEL	GOOD	FAIR	POOR	UNSAT.				
Bob, Josh, Jeff	Evaluator Name	11/14/2023	Date	1973	Year Built	14,628	Total Sq. Ft.			

BCEF Calculations Sheet

Calculations for **Sweet Elementary** School

- Square footage of the building 14,628 sq. ft.
- Conversion on BCEF $100 - 65 = 35\%$
- Cost per sq. ft. \$400
- Mathematical calculation $14,628 * X 35\% = 5120$ sq.ft.
- Total upgrade cost \$2,048,000
- Total upgrade \$2,048,000 Million

Ola Elementary School

BUILDING CONDITION EVALUATION FORM

Emmett	School District	Ola Elementary	School Name	604	Building Number				
COMPONENTS		SYSTEMS		RATINGS				COMMENTS	
				GOOD (1)	FAIR (2)	POOR (3)	UNSAT. (4)		
1.0 Exterior Building Condition		1.1 Foundation/Structure		+12	+8	+6	+4	Updated Foundation 2021	
Good Component Score 29		1.2 Walls		+8	+5	+3	+1	New Siding 2023	
		1.3 Roof		+7	5	+2	0	Needs update/tightening fasteners 2023	
		1.4 Windows/Doors		+2	+1	0	0	New Windows 2023	
		1.5 Trim		+2	+1	0	0		
2.0 Interior Building Condition		2.1 Floors		+8	+5	+2	0	New Flooring 2022	
Good Component Score 23		2.2 Walls		+8	+5	+1	0		
		2.3 Ceilings		+5	+3	+1	0		
		2.4 Fixed Equipment		+2	+1	0	0		
		3.0 Mechanical Systems Condition							
Good Component Score 26		3.1 Electrical		+6	+4	+2	0	New Electrical 2022	
		3.2 Plumbing		+4	+2	+1	0	New 2022	
		3.3 Heating		+6	+4	+2	+1	New 2022	
		3.4 Cooling		+6	+4	+2	+1	New 2022	
		3.5 Lighting		+4	+3	+2	0	New 2022	
4.0 Safety/Building Code		4.1 Means of Exit		+6	+4	+2	0		
Good Component Score 20		4.2 Fire Control Capability		+4	+3	+2	+1	New 2022	
		4.3 Fire Alarm System		+4	+3	+2	+1	New 2022	
		4.4 Emergency Lighting		+2	+1	0	0	New 2022	
		4.5 Fire Resistance		+4	+3	+2	+1		
								Unadjusted Score	Adjusted Score
GOOD TOTAL CONDITION SCORES				93	5	0	0	98	
5.0 Provisions for Handicap Accessibility		YES			NO				
6.0 Functional Adaptability		GOOD	FAIR		POOR	UNSAT.			
7.0 Suitability of Space		EXCEL	GOOD	FAIR	POOR	UNSAT.			
Bob, Josh, Jeff	Evaluator Name	11/14/2023	Date	1910	Year Built	2200	Total Sq. Ft.		

BCEF Calculations Sheet

Calculations for **Ola Elementary** School

- Square footage of the building
2200 sq. ft.
 - Conversion on BCEF
 $100 - 98 = 2\%$
 - Cost per sq. ft.
\$400
 - Mathematical calculation
 $2200 * X 2\% = 44$ sq.ft.
 - Total upgrade cost
\$17,600
 - Total upgrade
\$17,600
- *****

ESD Schoolwide BCEF Calculations

Emmett Independent School Districtwide BCEF Calculations

Below are the total calculations that combine these seven building BCEF's. The total is then divided over five and ten years to help balance out possible revenue with these expenditures.

Schools	Ratings	BCEF Scores	Total Upgrade Costs
Butteview Elementary Compl	POOR	39	\$14,580,800
Carberry Elementary School	FAIR	82	\$4, 723,200
Shadow Butte Elementary Sc	FAIR	75	\$6,338,400
Emmett High School	POOR	48	\$22,106,800
Emmett Middle School	POOR	42	\$19,652,400
Sweet Elementary School	FAIR	65	\$2,048,000
Ola Elementary School	GOOD	98	\$17,600
Averages & Total	FAIR	64	\$64,744,000
Ten Year Funding Plan	\$64,744,000/10=		\$6,474,400
Five Year Funding Plan	\$64,744,000/5=		\$12,948,800

Conclusion and Analysis

Butteview Complex

- ❑ **Brick and mortar needs addressed**
- ❑ **Asbestos abatement needs to be done throughout the school**
- ❑ **The carpet needs to be replaced, and polished concrete in hallways**
- ❑ **Update windows**

Conclusion and Analysis

Carberry Elementary

- **The carpet must be replaced in the classrooms, and the hallways must be polished concrete.**
- **Wallpaper needs to be replaced throughout the school**
- **The HVAC system needs to be updated.**
- **The current system is 24 years old and nearing the end of its life cycle. We can no longer order original parts for repairs.**

Conclusion and Analysis

Emmett Middle School

- **The HVAC system needs to be installed.**
- **Options for this are traditional or split unit HVAC systems with a fresh air exchange unit.**
- **Currently, there are limited AC units throughout the building.**
- **Electrical update**
 - **This would have to be done if an HVAC system is installed.**
- **Classrooms need electrical updates.**
- **Asbestos abatement needs to be performed throughout the school. We have asbestos tile and insulation around the plumbing and possibly many other places.**
- **The roof needs to be assessed and repaired if needed.**

Conclusion and Analysis

Shadow Butte Elementary

- **New roof-will be replaced in summer 2024**
- **The carpet must be replaced in the classrooms, and the hallways must be polished concrete.**
- **Wallpaper needs to be replaced throughout the school**
- **The HVAC system needs to be updated.**
 - **The current system is 24 years old and nearing the end of its life cycle. We can no longer order original parts for repairs.**

Conclusion and Analysis

Sweet-Montour Elementary

- **The exterior of the building needs to be assessed by a structural engineer. There are issues with the brick-and-mortar, but they should be repairable.**
- **Update the HVAC system in classrooms and the gym.**
- **Lay-in ceiling tiles need to be replaced.**

Conclusion and Analysis

Emmett High School

- **Discuss cracks/fractures on exterior walls on the interior (do we need to contract with an engineer to inspect the building)?**
- **Replace the asphalt in the parking lot up to the stadium.**
- **Remove tile from the school's main level and fix the slab cracks. Polish the concrete throughout. Remove the tile from the rest of the school, repair needed areas, and replace it.**
- **Remove the vinyl fence and install a chain link with slats.**
- **The ceiling tile grid needs to be replaced to accommodate updated tiles. The lay-in ceiling tiles throughout the school also need to be replaced.**

Questions

