EAST HELENA PUBLIC SCHOOLS

FACILITIES MASTER PLAN

APPENDICES

East Helena, Montana

Janurary 2024

S:MA
architecture + design

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SMA.DESIGN

Throughout the master planning process, SMA Architecture and Design consulted with the East Helena School District Board of Trustees, administration, and staff.

OWNER

East Helena Public School District
226 East Clinton Street
East Helena, Montana 59635
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https://www.ehps.k12.mt.us/
Superintendent: Dan Rispens

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APPENDIX A

04-25-2023

MASTER PLAN COMMITTEE MEETING #1

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Public Schools

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FACILITIES MASTER PLAN

KICKOFF COMMITTEE MEETING

4.25.2023

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Public Schools

INTRODUCTIONS

- East Helena Public Schools
- Master Plan Committee
- SMA Architecture + Design

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AGENDA

1. MASTER PLAN OVERVIEW
2. KNOWN FACILITY ISSUES / NEEDS / CONDITIONS
3. MASTER PLAN VISIONING
4. COMMUNITY OUTREACH
5. NEXT STEPS

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MASTER PLAN OVERVIEW

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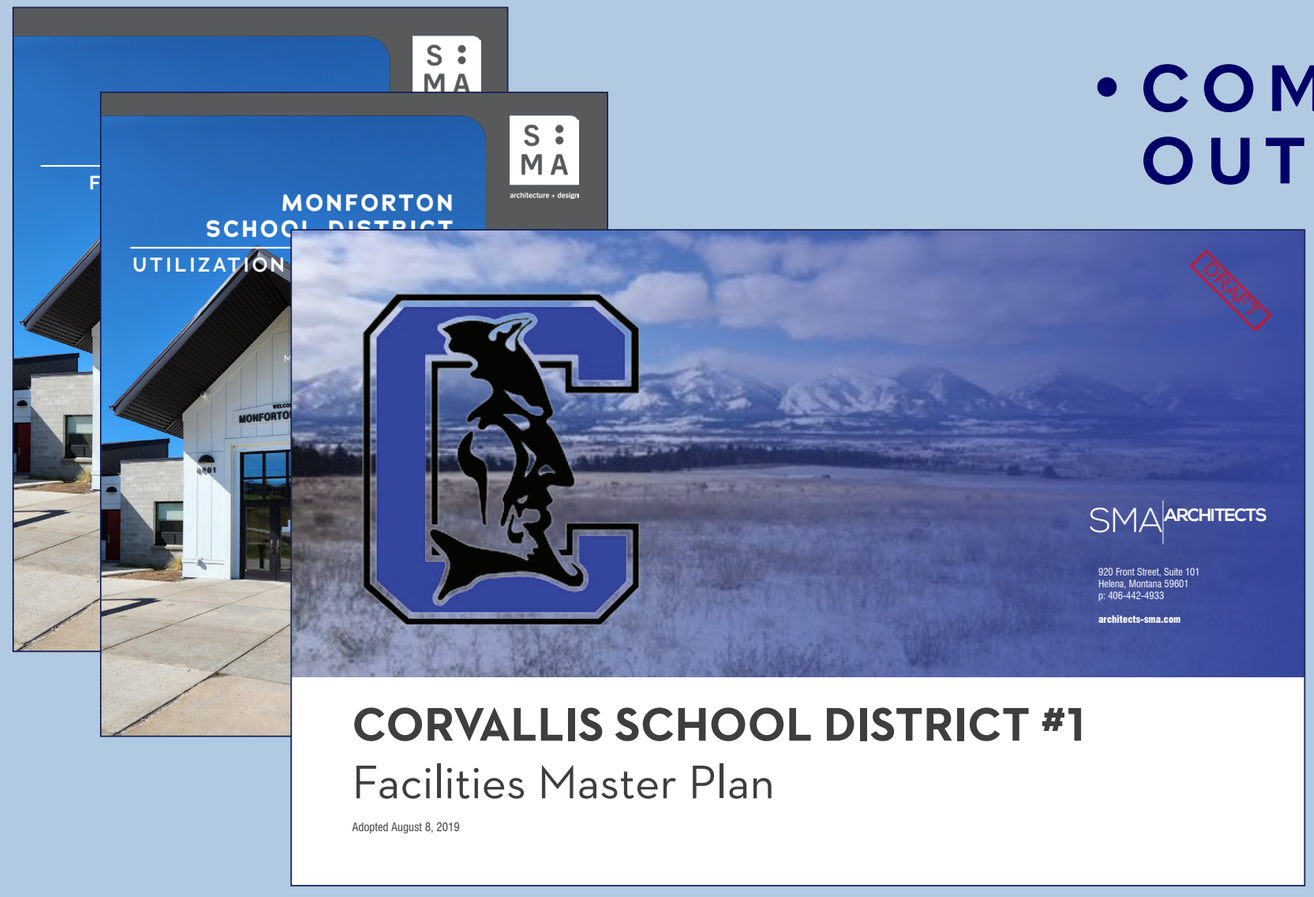
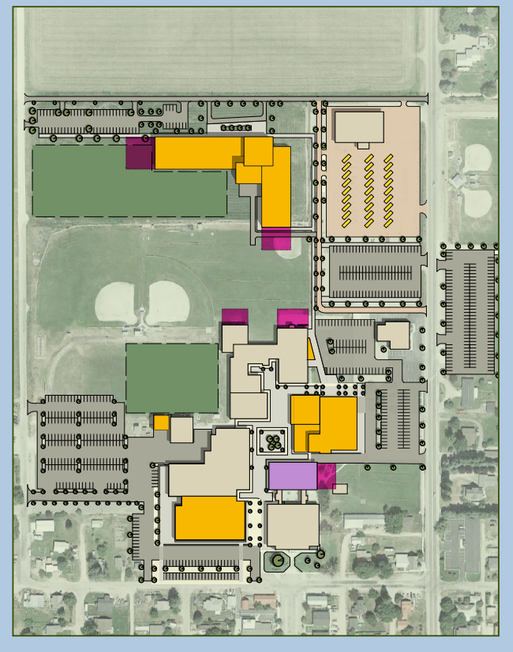
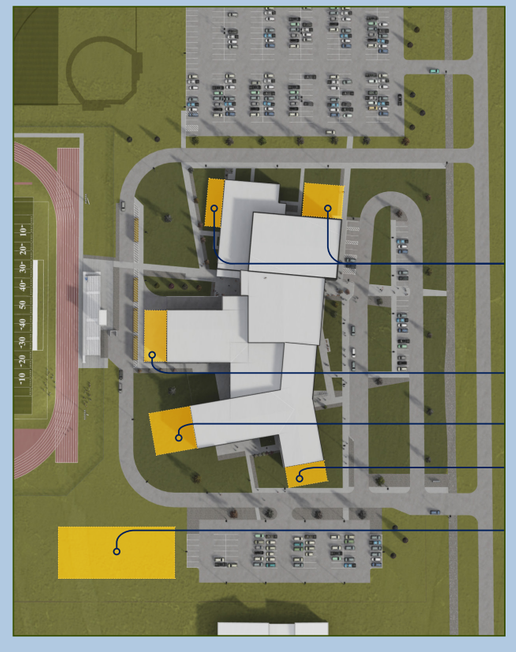
MASTER PLAN APPROACH



- NEEDS ASSESSMENT & PRIORITIZATION
- COMMUNITY OUTREACH & INPUT
- DEVELOPING A MASTER PLAN BASED ON CONSENSUS

FUTURE PROOFING





MASTER PLAN
PHILOSOPHY

Priority Needs

Efficiency of Site, Facility Utilization, Construction & Funding

Safety & Security, Technology Implications

Life Cycle Cost Implications

District Staffing & Administrative Implications

District Service & Maintenance Implications

SCHEDULE

APRIL | MAY | JUNE | JULY | AUGUST | SEPTEMBER | OCTOBER

FACILITIES COMMITTEE TEAM

APRIL
Kickoff Facilities Committee Meeting
- Review Direction & Process
- Kickoff Process & Schedule Visits

MAY
Facilities Committee Meeting
- Review Direction & Process
- Next Steps

JUNE
Facilities Committee Meeting
- Review & Confirm Process
- Review Community Outreach Plan
- Review Assessments
- Prelim. Master Planning

JULY
Facilities Committee Meeting
- Demographic Findings
- Review Community Meeting Prep
- Review Assessments
- Prelim. Master Planning

AUGUST
Facilities Committee Meeting
- MP Update
- Draft Facilities Conditions
- Utilization Findings

SEPTEMBER
Facilities Committee Meeting + Community Meeting
- Review Surveys
- Development of Master Plan
- Master Plan Cost Information
- Final Utilization Doc

OCTOBER
Facilities Committee Meeting
- Final Master Plan Review
- Final Facilities Condition Assessment

COMPREHENSIVE MASTER PLAN

COMMITTEE MEETING #1 | #2 | #3 | #4 | #5 | #6

COMPREHENSIVE MASTER PLAN

MASTER PLAN DELIVERABLE

STUDY GROWTH OPTIONS & GOALS

STUDY DEMOGRAPHICS

MP PROCESS /STATUS UPDATE TO BOARD

DEVELOP DRAFT MASTER PLAN

PRESENT FINAL MP DRAFT TO BOARD

COMMUNITY MEETING #1

#2

May/Fall are both very busy, maybe do something mid-June?

how long between meetings? Ensure timing isn't too long

have a public website with all of the information?

BUIDLING CONDITION ASSESSMENT

FACILITIES CONDITION ASSESSMENT - JUNE-SEPTEMBER

VISITS TO FACILITIES WITH CONSULTANTS

DRAFT REVIEW OF FACILITIES CONDITION REPORTS

FINAL PRESENTATION TO BOARD

FACILITIES CONDITION ASSESSMENT

EXISTING FACILITY UTILIZATION

EXISTING FACILITY UTILIZATION STUDIES - MAY-JULY

DATA COLLECTION & SYNTHESIS

STAFF MEETING & UTILIZATION SURVEY

UTILIZATION UPDATE TO BOARD

UTILIZATION PRESENTATION TO BOARD

UTILIZATION STUDY DOCUMENT

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KNOWN FACILITY ISSUES / NEEDS / CONDITIONS

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CURRENT FACILITY CONDITIONS

EASTGATE PK-K

Early-K

-Boilers, require too much oversight to run (will work in conjunction w/ McKinstry)
-Condition is mostly in great shape
-currently have room to spread out
Early-K classroom sizes are smaller so kids are able to spread out among rooms
-a bit outdated finishes
-heating units in classrooms are funky (radiant)
-well was just inspected, seems ok, well casing replaced ~3 yr. ago
-less flexibility in switching grades in between due to fixture sizes
-overall site is funky / some may be difficult to utilize, asphalt is getting old
-traffic routing/pickup can be difficult

- 1 data closet, other rack tucked away out of wall space and not room to expand

PRICKLY PEAR 1-2

-traffic is #1 issue
-playground equipment and size is not large enough for student pop.
-developing 2nd playground on south side
-no sidewalks/paths for additional playground
-traffic / busses/parking/access to Radley all very difficult, very confusing, unsafe
-IT only 1 closet, but if expanded at max pull length
-no locker rooms
-

RADLEY 3-5

-old/oldest
-boilers oldest in the District, reliable
-heating is electric, not most efficient, on all the time/very loud
-HVAC is not existent in east basement (no air movement)
-east wing students
-generic rooms and some fluxtuate in size, generally good space/size for homeroom classrooms, 850-900 sf for homeroom classes
-have some group spaces, but don't see a ton of benefit for these vs. classrooms
-specialists: adequate for most, small office space currently, SpEd group is limited
-cafeteria is small , currenlty 11:55 am - 12:30 (2 cycles), move back to 3 lunch blocks due to staffing/noise
-playground equipment is old, not ADA
-roof in original building in trouble (leaks), hot ashpalt
-newer part is a membrane
-ramps drain into basement, some have drains and are ok for the most part excluding unique circumstances
-gutter system on playground side floods into playground, drainage ice pond
-no drop cileing in large portion, data cable is zip tied to fire suppression (not up to code)
-wiring in general is challenge- wiring / closets lacking,

EVMS

-improve breakout areas, currently using middle of hallway
-OT in hallway
-2nd set of doors/locking coming in that lock before classroosm (secure vestibule)
-cafeteria circulation is hard, rotate every 25 min., 1 grade at a time
-outside ditch is bad/drainage and visibility is poor
-kids dart in front of bus to get to cars
-pickup has heavy use on dirt road, lines of traffic, currently unplanned
-feild.playground is too large to supervise adequately
-lots of asphalt/cracking in playground
-connecting wall b/w gym and cafeteria is fine because gym is not being used to serve
-gym space will be a pinchpoint when growth occurs, will need a drop down curtain or MP addition
-locker rooms cannot accomodate growth in future

-double up P.E. with two teachers for additional classes (difficult when weather isn't nice), locker room will be a chokepoint

EHHS

-library sound issue
-bleachers require a lot of work
-look at potential for additional classroom space down the road
-CTE area is an area for growth, auto shop would be nice to have
-separate alt. school could be used for growth at HS
-computer lab for alt. school

DISTRICT OFFICES

-old/outdated
-tight for space
-5 currently

FACILITIES

-traffic routing/pickup can be difficult
-drainage recently improved, main access for bus barn makes it difficutl

CURRENT FACILITY UTILIZATION

EASTGATE PK-K

RADLEY 3-5

EHHS

PRICKLY PEAR 1-2

-2 currently unused
-

EVMS

-all have a little bit of room but can be tightened up, things are a bit spread out
-student growth has slowed a bit since pandemic

DISTRICT OFFICES

FACILITIES

-transportation now has 9 bus loops, do not have room for vehicles currently + activities bueses
-1 way in/out by Eastgate is difficult

CURRENT SITE UTILIZATION & LAND AVAILABILITY

-sites mostly adequate, but circulation is difficult in general

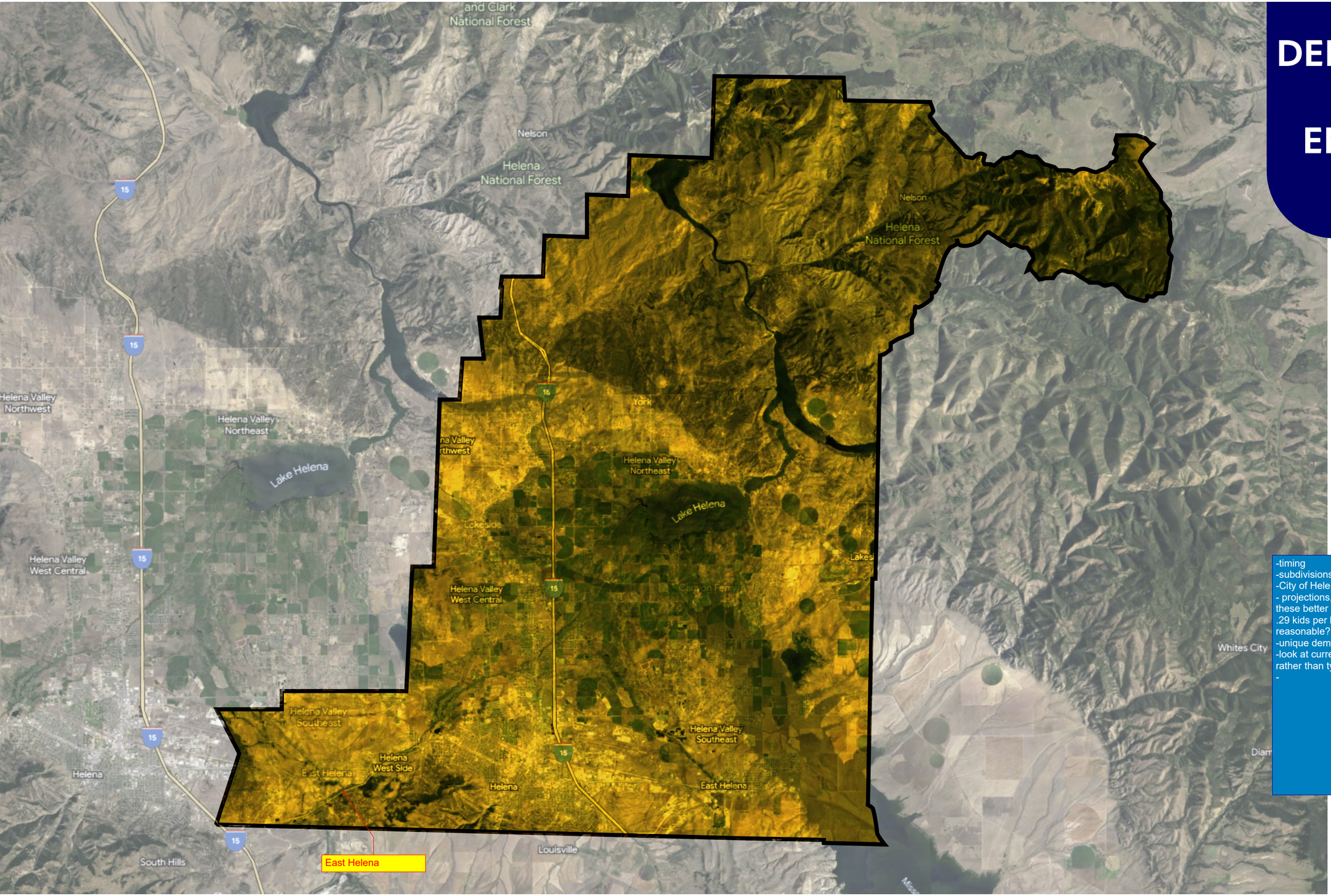
9 acre lot by Mtn. View Meadows, street runs through upper portion and divides it, west side 7.2 acres
-Dan meeting w/ Habitat for development

narrow lot, ingress/egress traffic is an issue

ton of room, would make site difficult if another elem. school was built on west side of site

great site, lots of room

DEMOGRAPHICS & FUTURE ENROLLMENT TRENDS



-timing
-subdivisions
-City of Helena Mtn. View meadows
- projections, how can we estimate these better
.29 kids per house is that still reasonable?
-unique demographic
-look at current enrollment trends rather than typical #'s
-

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MASTER PLAN
VISIONING

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-will email out to large group

WHAT ARE THE STRENGTHS AND WEAKNESSES OF THE CURRENT FACILITIES?

-will need access to a strategic plan that should be referenced
-have achieved alot of goals and now starting to implement additional goals
-

WHAT IS A STRATEGIC VISION FOR FUTURE EAST HELENA SCHOOL DISTRICT FACILITIES?

i. What do you want to see for the future of the East Helena School District? What does the district 'look like' in 5, 10, 20 years, and beyond?

ii. How will changing enrollment numbers affect a Master Plan vision?

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COMMUNITY OUTREACH

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a. Establish approach for public outreach

-Initial outreach in May, followed by a short survey afterwards
-can share via website
-Community Kickoff early summer
-Info Follow up in Fall before finalization of MP
-cautionary that this is a done deal
-rationale is a long-term growth poilicy
-community is sensitive to spending
-currently have a mill-levy
-message it as proactive planning for future
-Helena IR not beneficial to message
-not being reactive and trying to anticipate growth to not be caught by surprise
-MP introduction will be important to that

b. Determine schedule/dates for meetings, surveys, etc.

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NEXT STEPS

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NEXT STEPS

- **TIMEFRAME/SCHEDULE FOR MASTER PLAN COMMITTEE MEETINGS**

- May 23, 4:30 pm

- **PROPOSED SCHEDULE FOR COMMUNITY MEETINGS**

-will share

- **SCHEDULE FACILITY ASSESSMENT VISITS**

-after school gets out
-verify dates middle of June
-great if admin is available
t

- **COORDINATE UTILIZATION ASSESSMENT INFORMATION**

-need map of HS

McKinstry is scanning all plans
-Stahly school siting study, analyzed site before Prickly Pear for potential building sites

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Public Schools

QUESTIONS?

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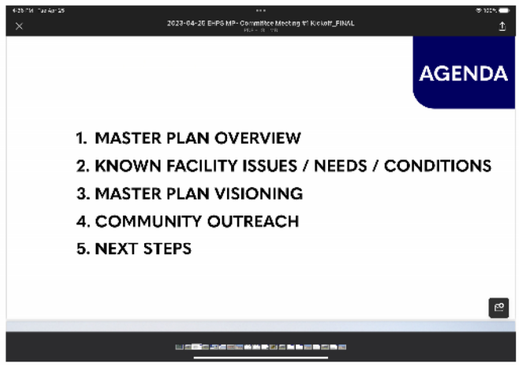
2023-04-25 Facilities Master Plan Kickoff Committee Meeting

Tuesday, April 25, 2023 4:33 PM



Introductions:
Kristin - new Board Member

Master plan overview
- A guide for decision-making
- Prioritization

Philosophy
- Scott: how easy it to change/manipulate?
  - How can this be impacted by legislature
  - Open-enrollment, for example
  - Could mean recalculating based on scenarios
- Dan
  - Dealing with growth, what to expect and how to plan for it
  - What is on the horizon for EH and the numbers
    - How many kids should we plan on
    - 3-8 years out
  - Impacts to traffic flow
    - 3:30 PM is a mess on Valley Drive
    - Ingress/egress on school sites
      - east gate, EVMS, PPE are the worst

Schedule:
- Utilization
- Committee Meetings
  - Shown as 1/mo
- Community Meetings and outreach?
  - Spring meeting? Vs Fall meeting?
  - Dan:
    - Maybe pull off a mid-June meeting?
    - What could that entail?
      - Open invite or community partners
  - Tyrell:
    - Probably worthwhile to keep the comm meetings close to keep involvement
    - Comment platform early, meeting in the summer, followup in the fall.
    - Survey May/June, Community meeting early Fall, final later fall.

Known Issues
- Grade-level district - more difficulty to switch between grades - limited flexibility
- Eastgate EarlyK-K
  - Boilers - needed babysitting every 2hrs
  - Good shape facility otherwise
  - Scholastically:
    - Brandon (Principal)
  - Dan - they have room to spread out right now.
    - Class sizes are usually smaller with EK-K
    - Maybe outdated finishes
    - Heating unit radiant on outside walls through cabinets
  - Well seems good - casing was replaced a couple years ago
  - Eastgate septic is good
  - Tyrell
    - Playground is old, cracks heaves
    - Traffic routing is a mess
    - Drainage is improved
    - Bus barn is a little conflicting
    - Building is long and awkward
  - One data closet here
    - Data needs for expansion

- Ridley 3-5
  - Old bomb shelter
  - Boilers are the oldest, but they work
  - Electric heating (noises and inefficient)
  - No air movement in the east wing
  - Education delivery
    - Odd-ball, generic rooms and odd-ball sizes
    - Big 860 to 900 sf home room classrooms
  - Cafeteria is small
    - Lunch periods early at 1155, late 1245
      - Lunch block A and B (two blocks)
      - Will move back to 3 blocks next year (1 for each grade)
  - Oldest playground in the district
  - Roof on “original” is poor and leaky
    - Re-sealed a couple of years ago
    - Mop-on asphalt
    - Membrane portion is OK
  - Two ramps that drain into the basement
    - French drains were added which has helps
  - Gutter system on the playground side - drainage and ice issues
  - No dropped ceilings for data
    - Currently Ethernet cables zip-tied to fire sprinklers
  - One data closet

- Group Learning in Elementary Schools?
  - Is there a need?
    - Seems adequate, not a huge benefit to add these
  - Specialist spaces
    - Two spaces at Ridley seems adequare
- PPE 1-2
  - Traffic is the no. 1 issue
    - Just a mess
  - Lack of playground equip - too small for student population
  - Sidewalks/pathways at second playground
  - One IT closet
    - At max pull length. Any expansion would need another closet
  - No locker-rooms at PPE for sports events

- EVMS
  - Would be nice to have so breakout areas
    - Ots in the middle of hallway
  - Second set of doors for security needed
  - Cafeteria
    - One grade at a time, 25 mins lunch
      - This sets the rest of the day
  - “The ditch”
    - Drainage ditch
  - Bus pickup conflict with kids running out
  - Pickup around back unplanned dirt road
  - The playground is too large for supervision
  - Asphalt is rough
  - Gym/Cafeteria
    - This gym will be a pinch-point
    - Will likely need to hold two PE classes at a time

        - Curtain/split
    - Locker-rooms will not be enough
        - OK for sports events

- EHHS
    - Noise in Library
    - Bleachers need the most work
    - Future additions for classroom space
    - CTE could use expansion
        - Auto shop would be great
    - Separate spot for the alt. HS
    - Another computer lab

- District Office
    - Old and outdated
    - Tight for space
        - Five staff including Dan and Brian

Current Utilization
- All the buildings have a little bit of room
- PPE might have two completely vacant rooms
- Transportation
    - Now 9 bus routes,
    - Bus barn one way traffic through Eastgate is a problem

Current Site Utilization and Land Availability
- Eastgate is a long narrow lot with limited egress
- PPE
    - Lots of room, but the traffic would be untenable
- EVMS
    - Good site
    - Lots of room
- Others
    - Own a 9acres up on Mountain View Meadows
        - Difficult site, divided by a road easement
        -
    - Meeting with Hab for humanity
        - Might be able to land-swap
        -
        -

Demographics
- Will develop a map for future and phased developments
- 250 lots in MVM
- 0.29 kids per house?
    - EH has unique features
    - What has your enrollment been?

VISIONING
- We will send this out.

Strategic Plan?
- Dan will send us this
- Scott:
    - Now achieved those goals, now what is next?

COMMUNITY OUTREACH
- Start with outreach/survey, then a parsed followup meeting, then a final findings meeting (2 meetings)
- Scott: Do not want to give the impression that this is a done deal already. Focus on “long-term growth outreach”
- Introduction: “we’re good right now, but the future is coming”…what does it look like?

Timeframe:
- Next committee meeting?
    - Set it for Week of May 23. 4:30pm
- Schedule Facility Visits
    - Middle of June?
- Utilization is still needed
    - Maps and schedules with class numbers

05-23-2023

MASTER PLAN COMMITTEE MEETING #2

2023-05-23 Facilities MP Meeting

Tuesday, May 23, 2023 4:33 PM

Survey
- Could send a postcard / link to every tax payer
- Set dates now and put on postcard

Week of June 12 or 19 for Facility assessments
- Coordinate with Steve
- Summer program at PPE July 7
    - Thursdays field trip

Facility Utilization Assessment
- Plans of Eastgate and Radley
- Reach out to McKinstry

Long-range Capacity numbers
- Numbers from Eastgate are from old data
- EHHS is a little more flexible.
- Radley literally had 900 yikes!

Questions:
1. Strengths
    a. Proximity
    b. Shuttle service
    c. A little bit of elbow room right now
        i. This should be messaged: this is not reactive, it's proactive - and the EHSD has had good foresight in the past
    d. Small-school support
2. Weaknesses
    a. Two bathrooms for 500 kids (8 fixtures)
    b. Cafeteria at EVMS
    c. PPE - no room for outbuilding storage

High level of academics and high level engagement and relationships - tripod from the Strategic Plan
- Priority

- Scott: There is a risk that the small-school EH culture could be lost due to the influx of individuals that haven't experienced or taken-advantage of yet.
- Dan: hopes to see options for us to have options for them to consider to react to the changing world/EHelena area - "levers we can pull" / if this than that **IFTTT**

Community Outreach
- Target early June survey launch
- Work with Dan/EHSD for a 2-3para summary intro to go along with survey
- Questions
    - OK to leave it together by user
    - Rating of each school
        - Dan: Ask about overall openness or welcomeness of the building
            - i.e., maybe "a welcoming and inviting experience"
    - Facility features (21st-century learning)
        - Delete the word "equity", consider changing "inclusivity" - say "accessibility and accommodation for students"
        - "Community Use Space"
            - Most commonly the gym, hunters ed, church, adult ed,
            - Add examples
    - Priorities of the Masterplan

2023-05-23
East Helen…

        - Add traffic flow and patterns
        - Delete energy efficiency
    - Effective involvement of the community
    - Additional Comments open question
- Add to survey who you are/related by - i.e., which school if a parent - add check boxes
- Add selections to identify which school a staff member works in

Community Meetings
- Set meeting dates with Dan
- First meeting
    - Likely very broad audience
- Dan: need spec input from the Booster Club and the PTO
        - Have strong opinions, join a specific meeting Sept/Oct
- Scott:
    - Include the City Council
    - Include the County

June 27 4:30 meeting
- Have prelim survey
- Have fac assessment

Scott: city of EH sent a survey on city infrastructure - had a significant amount about the school

06-27-2023

MASTER PLAN COMMITTEE MEETING #3

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East Helena School District – Facilities Master Plan

Issued 6.19.2023

Project:	**East Helena School District Facilities Master Plan**	**Day/Time:**	06.27.2023 4:30 PM
		Project #:	23-010
Subject:	Facilities Master Plan Committee Meeting	**Location:**	EVMS Library
Attendees:	See sign-in sheet	**Submitted by:**	**SMA Architecture + Design**
Attachments:	none	**Meeting No.:**	03

1. **Master Plan Overview** (5 min.)
    a. Review Work Plan and Schedule
        i. Util. Update to Board. Consider canceling the July 10 Board Utilization Update. Present the Final Utilization/Draft FCA to the Board in August. SMA to consider how much time will be needed. If more than 1hr, we'll likely need a special meeting. Reg. meeting Aug. 16.
2. **Facility Condition Assessment** (10 min.)
    a. Facility Assessment Site Visits Recap
        i. Additional Roofing Information is forthcoming (age of roofs/reroofs)
        ii. Additional Facilities/Properties we should include
            1. The Pureview Clinic Building at PPEis being vacated. SMA will schedule a walk of this facility as well.
            2. Walk the 50 acres by PPE
            3. Include the MVM property (8 acres)
    b. Utilization and FCA will help determine the possibilities for additions, alterations, and new.
3. **Facility Utilization Assessment** (10 min.)
    a. Update on Utilization Study.
4. **Comprehensive Master Plan** (10 min.)
    a. Survey Update
        i. The survey will close this Friday June 30 (June 1 to June 30 = 436 responses to date).
        ii. Email, Social Media, Community Meetings are preferred for outreach (preliminary results)
        iii. Will need to make sure the final poll results show an unweighted average for clarity.
5. **Community Outreach** (10 min.)
    a. Community Meetings
        i. September 14 at 7 pm
        ii. October 16 at 7 pm
    b. Locations:
        i. Likely at EHHS. Locations TBD
    c. Booster Club Meeting as well.
    d. Last push – Dan will send out a push tomorrow (June 28)
6. **Next Steps** (5 min.)
    a. Next Master Plan Committee Meeting: July 25th at 4:30 PM
        i. July 18 will work better. Plan to move to July 18.
7. **Meeting Adjourns**

END OF AGENDA

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FACILITIES MASTER PLAN

COMMITTEE MEETING #3

6.27.2023

AGENDA

1. MASTER PLAN OVERVIEW
2. FACILITY ASSESMENT SITE VISITS RECAP
3. FACILITY UTILIZATION ASSESSMENT
4. COMPREHENSIVE MASTER PLAN - SURVEY UPDATE
5. COMMUNITY OUTREACH
6. NEXT STEPS

East Helena
Public Schools

MASTER PLAN OVERVIEW

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SCHEDULE

APRIL | MAY | JUNE | JULY | AUGUST | SEPTEMBER | OCTOBER

FACILITIES COMMITTEE TEAM

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SEPTEMBER
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- Review Surveys
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- Master Plan Cost Information
- Final Utilization Doc

OCTOBER
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- Final Master Plan Review
- Final Facilities Condition Assessment

COMPREHENSIVE MASTER PLAN

COMMITTEE MEETING #1 | #2 | #3 | #4 | #5 | #6

COMPREHENSIVE MASTER PLAN

MASTER PLAN DELIVERABLE

STUDY GROWTH OPTIONS & GOALS

STUDY DEMOGRAPHICS

COMMUNITY SURVEY

MP PROCESS /STATUS UPDATE TO BOARD

DEVELOP DRAFT MASTER PLAN

COMMUNITY MEETING #1 - Sep. 14

#2 Oct. 16

PRESENT FINAL MP DRAFT TO BOARD

BUIDLING CONDITION ASSESSMENT

FACILITIES CONDITION ASSESSMENT - JUNE-SEPTEMBER

VISITS TO FACILITIES WITH CONSULTANTS

DRAFT REVIEW OF FACILITIES CONDITION REPORTS

FINAL PRESENTATION TO BOARD

FACILITIES CONDITION ASSESSMENT

EXISTING FACILITY UTILIZATION

EXISTING FACILITY UTILIZATION STUDIES - MAY-JULY

DATA COLLECTION & SYNTHESIS

STAFF MEETING & UTILIZATION SURVEY

UTILIZATION UPDATE TO BOARD

UTILIZATION PRESENTATION TO BOARD

UTILIZATION STUDY DOCUMENT

East Helena
Public Schools

FACILITY ASSESSMENT SITE VISITS

S
M A
architecture
+ design

JUNE 20-21

- Evaluated buildings for:
  - Site observations
  - Building analysis
  - Accessibility
  - Safety & security
  - Data
  - AND MORE!
- Compiling reports/findings
- Consultants working on reports/findings

EASTGATE (EK-K)

PRICKLY PEAR (1ST-2nd)

RADLEY (3RD-5TH)

EVMS (6TH-8TH)

EHHS (9TH-12TH)

CENTRAL OFFICE

DISTRICT TRANSPORTATION & MAINTENANCE BUILDING & MILLER HOUSE

East Helena
Public Schools

FACILITY UTILIZATION ASSESSMENT

SMA
architecture
+ design

East Helena
Public Schools

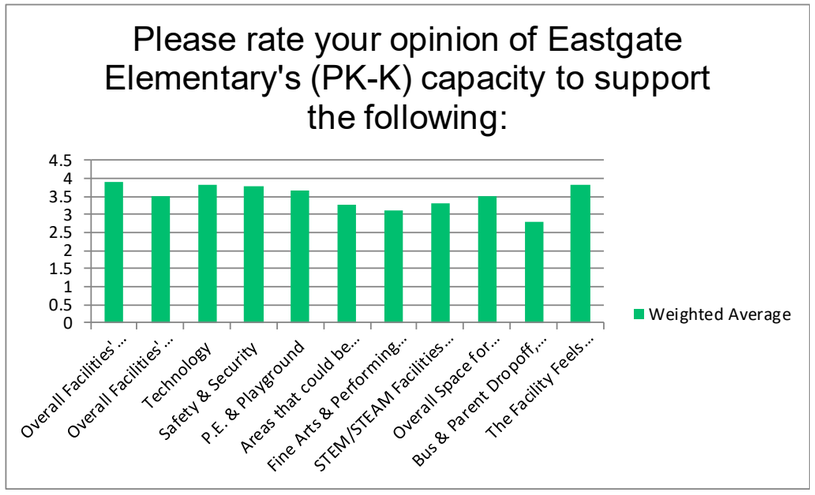
COMPREHENSIVE MASTER PLAN

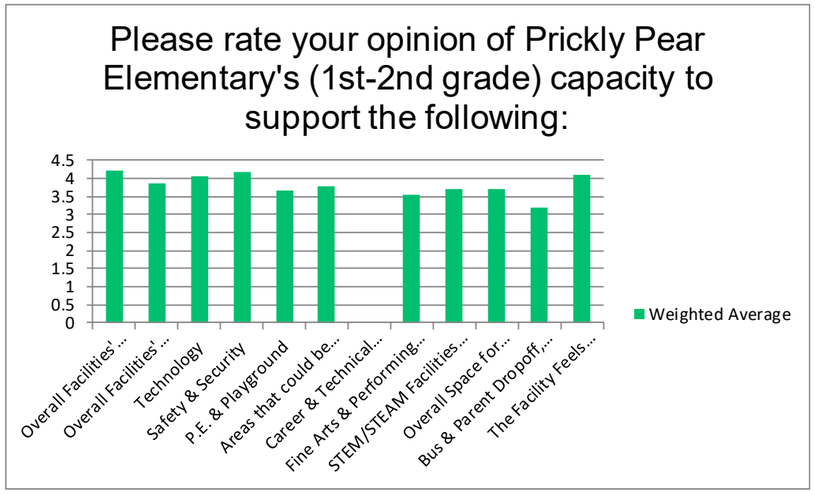
SMA
architecture
+ design

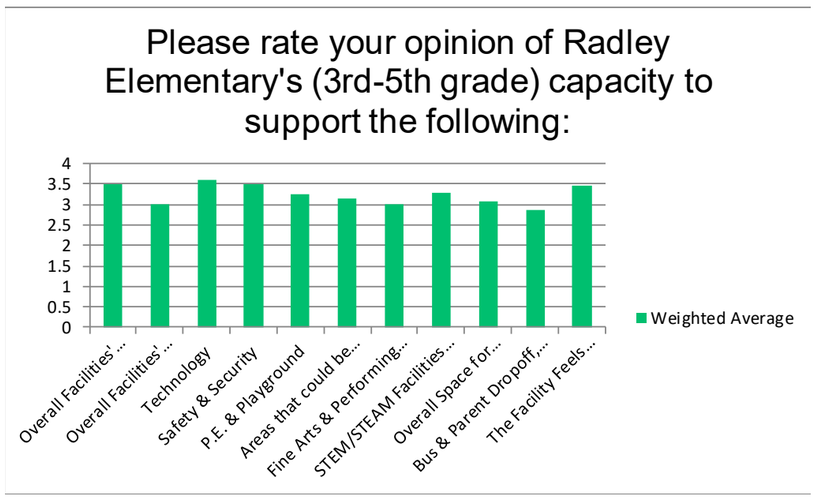
53 % Parents
26 % Community Members
21% Students, Teacher/Staff or Other

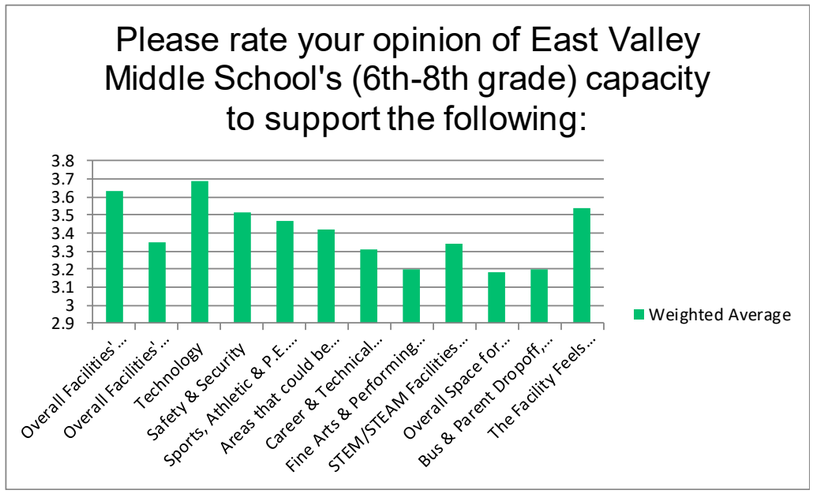
436 RESPONSES FROM JUNE 1-27

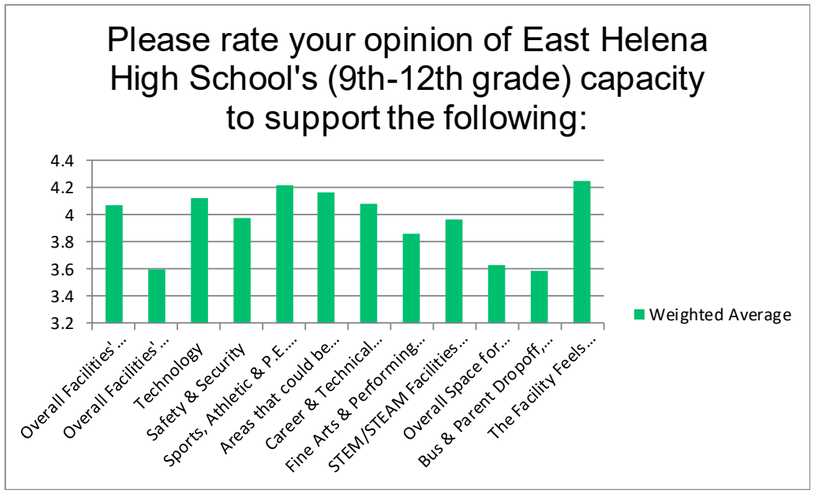
PRELIMINARY SURVEY RESULTS

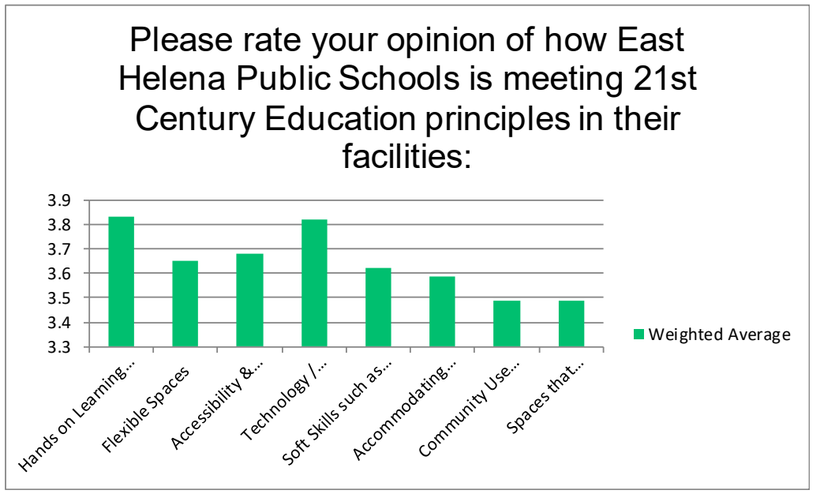


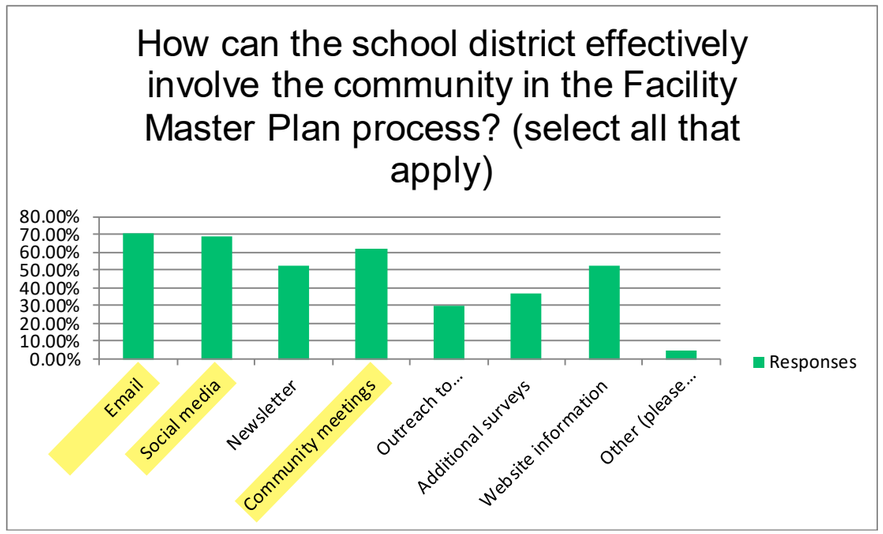








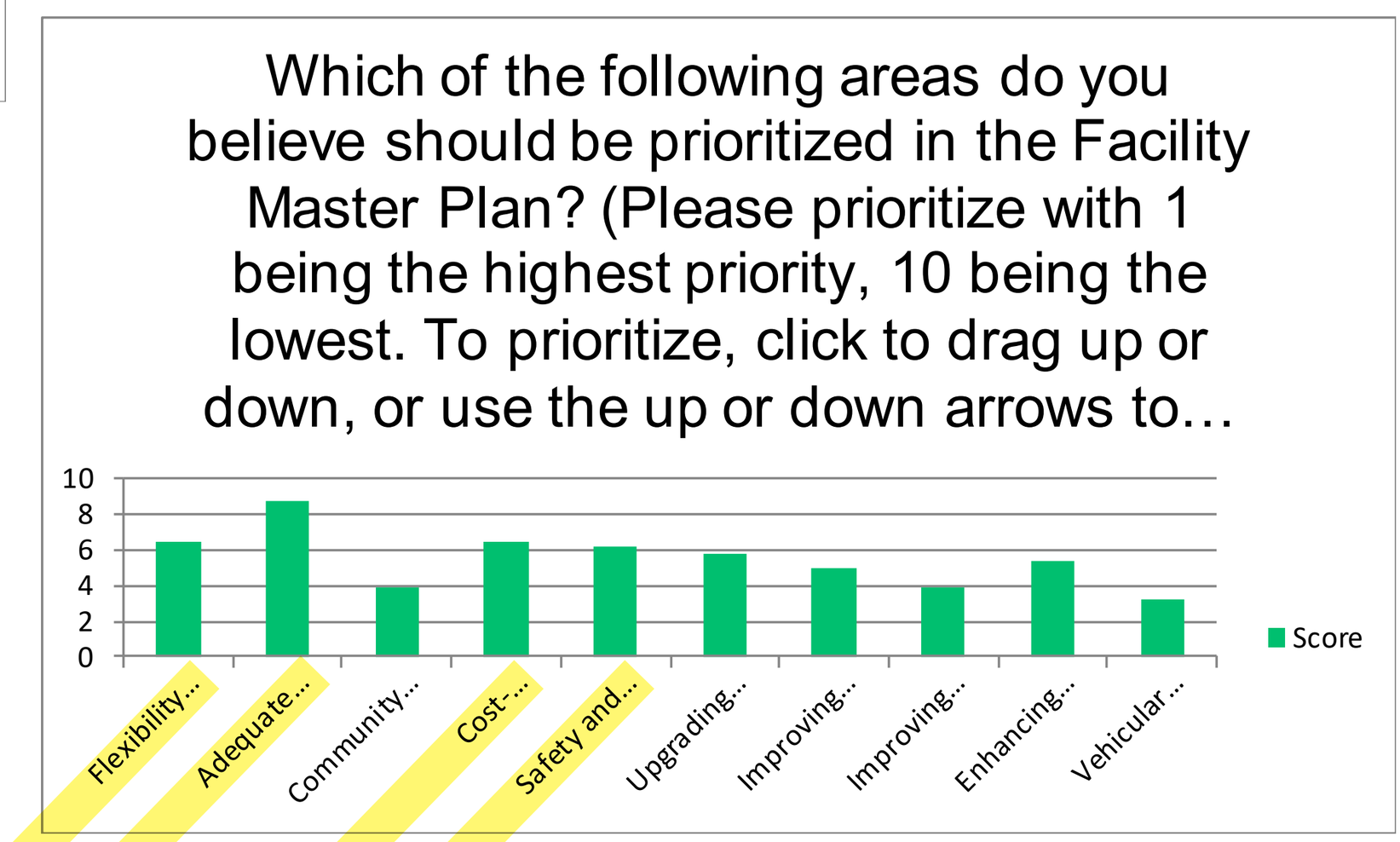




- **Flexibility for future educational needs**
- **Adequate space for student growth**
- **Community use of facilities**
- **Cost-effectiveness and budget considerations**
- **Safety and security features**
- **Upgrading existing aging facilities, address maintenance needs**
- **Improving technology infrastructure (Wi-Fi, computer labs, etc.)**
- **Improving athletic facilities (Gymnasiums, fields, etc.)**
- **Enhancing arts and music facilities**
- **Vehicular circulation**

CLOSES JUNE 30

PRELIMINARY SURVEY RESULTS



East Helena
Public Schools

COMMUNITY OUTREACH

architecture
+ design

COMMUNITY MEETINGS DATES

1. SEPTEMBER 14 - 7 PM

2. OCTOBER 16 - 7 PM

NEXT MASTER PLAN COMMITTEE MEETING:

JULY 25TH AT 4:30 PM

East Helena
Public Schools

QUESTIONS?

architecture
+ design

07-18-2023

MASTER PLAN COMMITTEE MEETING #4

architecture + design

HELENA
920 Front Street, Suite 101
Helena, MT 59601
P: 406.442.4933

BOZEMAN
428 East Mendenhall Street
Bozeman, MT 59715
P: 406.219.2216

SMA.DESIGN

East Helena School District – Facilities Master Plan

Issued 7.18.2023

Project:	**East Helena School District Facilities Master Plan**	**Day/Time:**	07.18.2023 4:30 PM
		Project #:	23-010
Subject:	Facilities Master Plan Committee Meeting	**Location:**	EHHS Library
Attendees:	See sign-in sheet	**Submitted by:**	**SMA Architecture + Design**
Attachments:	none	**Meeting No.:**	04

1. **Master Plan Overview** (5 min.)
    a. Review Work Plan and Schedule

2. **Facility Condition Assessment** (10 min.)
    a. Facility Assessment Site Visits Recap
        i. Brief Findings
        ii. Additional comments:
        iii. PPE
            1. Access – can this be improved without tearing it completely out?
                a. Even consider separating the bus drop-off from the main parent and visitor drop off
        iv. Radley
            1. Roofing – can the asphaltic roofing be replaced with a true membrane?
        v. District Office
    b. Review Draft at August Board Meeting
    c. Additional Site Visits: Wednesday afternoon
        i. PPE West Property
            1. Long term idea: open fields. DEQ just gave approval for irrigation well in this location.

3. **Facility Utilization Assessment** (15 min.)
    a. Update on Utilization Study
        i. PPE – First graders and second graders eat separately.
        ii. DR: Is there any way to factor in vacant rooms?
            1. 2 at PPE
            2. 1 or 2 at Eastgate
            3. Some classroom-sized rooms may be used for something other than a class and may be repurposed.
        iii. EHHS – could the “prep period” be used as another classroom?
            1. EHHS was designed this way (the “breakout spaces” and the teacher’s room), but it is currently not used that way.
        iv. Eastgate
            1. Headstart, CSCT, and Kinder Cubs – are not reflected here
            2. Eastgate is starting to feel full – aligning with these initial utilization numbers

4. **Comprehensive Master Plan** (15 min.)
    a. Survey Update
        i. What were some of the issues of “safety and security” that were mentioned? This is likely related to the popular issue within the news.

5. **Community Outreach** (5 min.)
    a. Community Meetings

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920 Front Street, Suite 101
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BOZEMAN
428 East Mendenhall Street
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P: 406.219.2216

SMA.DESIGN

i. September 14 at 7 pm
ii. October 16 at 7 pm
    1. State Student Council Session conflicts with this.
iii. October 3 at PTO
iv. September 18 at Booster Club
v. Locations
    1. Anticipate 50 to 100 at community meetings
    2. Maybe the Commons in EHHS
    3. PPE Gymnasium
    4. Maybe even Radley Gym – to show the condition of the oldest facility
vi. Format:
    1. Presentation of overview, then open up to Q&A
    2. Opportunity for public input.
        a. Put out a FAQ
    3. Mentimeter – input questions, rate things, etc. could be a potential option.

6. **Next Steps** (5 min.)
    a. Next Master Plan Committee Meeting: August 22nd at 4:30 PM
    b. Aug 16 School Board meeting:
        i. Wednesday night/Thursday morning agenda deadline.
        ii. Keep to 15mins

7. **Meeting Adjourns**

END OF AGENDA

East Helena
Public Schools

S M A
architecture
+ design

FACILITIES MASTER PLAN

COMMITTEE MEETING #4

7.18.2023

AGENDA

1. MASTER PLAN OVERVIEW
2. FACILITY ASSESMENT SITE VISITS RECAP
3. FACILITY UTILIZATION ASSESSMENT
4. COMPREHENSIVE MASTER PLAN - SURVEY UPDATE
5. COMMUNITY OUTREACH
6. NEXT STEPS

East Helena
Public Schools

MASTER PLAN OVERVIEW

SMA
architecture
+ design

SCHEDULE

APRIL | MAY | JUNE | JULY | AUGUST | SEPTEMBER | OCTOBER

FACILITIES COMMITTEE TEAM

APRIL
Kickoff Facilities Committee Meeting
- Review Direction & Process
- Kickoff Process & Schedule Visits

MAY
Facilities Committee Meeting
- Review Direction & Process
- Next Steps

JUNE
Facilities Committee Meeting
- Review & Confirm Process
- Review Community Outreach Plan
- Review Assessments
- Prelim. Master Planning

JULY
Facilities Committee Meeting
- Demographic Findings
- Review Community Meeting Prep
- Review Assessments
- Prelim. Master Planning

AUGUST
Facilities Committee Meeting
- MP Update
- Draft Facilities Conditions
- Utilization Findings

SEPTEMBER
Facilities Committee Meeting + Community Meeting
- Review Surveys
- Development of Master Plan
- Master Plan Cost Information
- Final Utilization Doc

OCTOBER
Facilities Committee Meeting
- Final Master Plan Review
- Final Facilities Condition Assessment

COMPREHENSIVE MASTER PLAN

COMMITTEE MEETING #1 | #2 | #3 | #4 | #5 | #6

COMPREHENSIVE MASTER PLAN

MASTER PLAN DELIVERABLE

STUDY GROWTH OPTIONS & GOALS

STUDY DEMOGRAPHICS

COMMUNITY SURVEY

MP PROCESS /STATUS UPDATE TO BOARD

DEVELOP DRAFT MASTER PLAN

PRESENT FINAL MP DRAFT TO BOARD

COMMUNITY MEETING #1 - Sep. 14 | #2 Oct. 16

BUILDING CONDITION ASSESSMENT

FACILITIES CONDITION ASSESSMENT - JUNE-SEPTEMBER

VISITS TO FACILITIES WITH CONSULTANTS

DRAFT REVIEW OF FACILITIES CONDITION REPORTS

FINAL PRESENTATION TO BOARD Aug.16

FACILITIES CONDITION ASSESSMENT

EXISTING FACILITY UTILIZATION

EXISTING FACILITY UTILIZATION STUDIES - MAY-JULY

DATA COLLECTION & SYNTHESIS

STAFF MEETING & UTILIZATION SURVEY

UTILIZATION PRESENTATION TO BOARD

Aug. 16

UTILIZATION STUDY DOCUMENT

-Additional Community Outreach Meetings

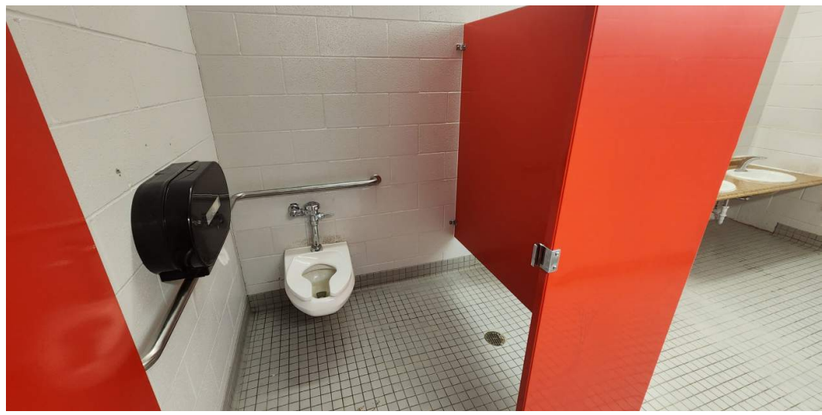
East Helena
Public Schools

FACILITY ASSESSMENT SITE VISITS

SMA
architecture
+ design

EASTGATE (EK-K)

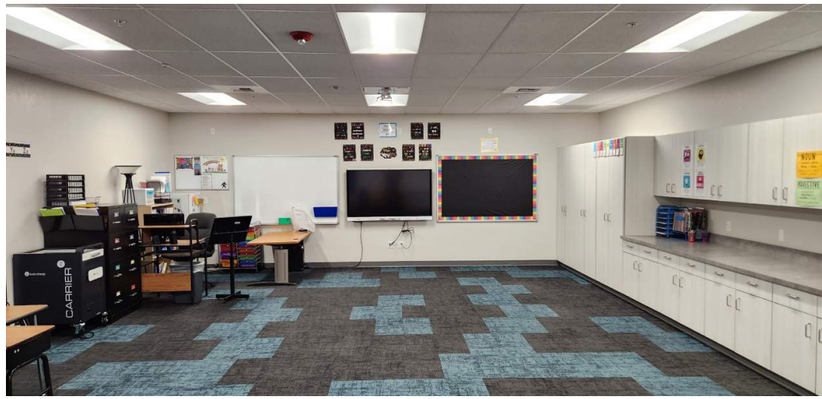
- Site Findings:
  - Playground asphalt and equipment needs repair/replacement.
  - Site access and circulation improvements are needed.
- Building Exterior Findings:
  - Overall in good condition for age. Materials are durable and low maintenance.
  - Some cracking and damage to glazed tile.
  - Minor damage and maintenance needed on hollow metal door frames.
- Building Interior Findings:
  - Interior finishes and fixtures are generally dated. Condition is fair based on age.
  - Restroom fixtures and finishes are dated.
  - ADA accessibility issues.



PRICKLY PEAR (1ST-2nd)

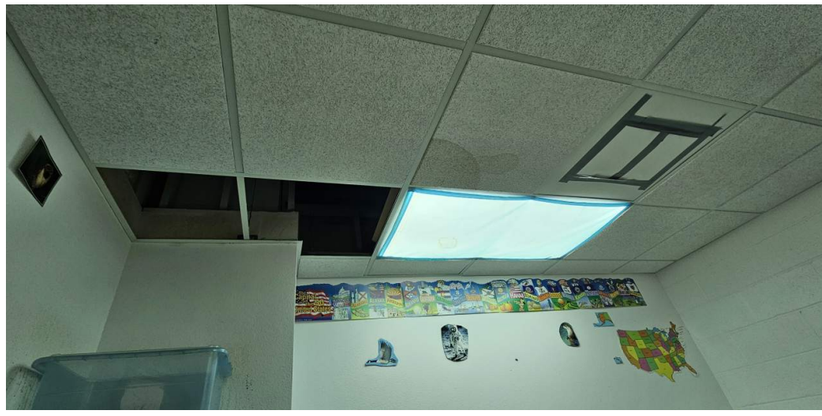
SITE VISITS

- Site Findings:
  - Site access and circulation is poor.
  - Playground space and equipment is limited.
- Building Exterior Findings:
  - Building exterior is in good condition.
- Building Interior Findings:
  - The building interior is in good condition. Some minor maintenance issues were observed.



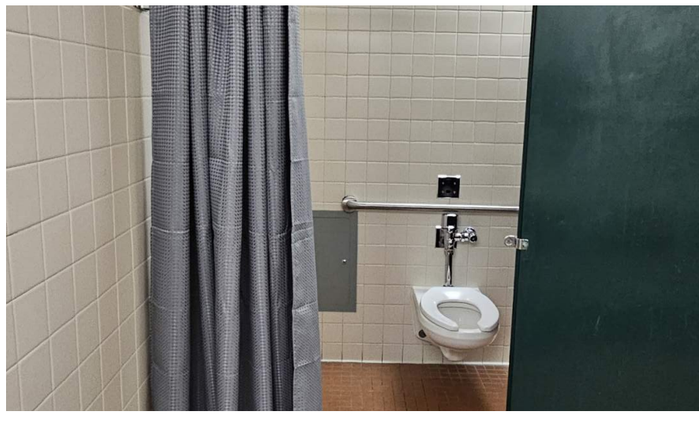
RADLEY (3RD-5TH)

- Site Findings:
  - Poor site drainage causes ice issues on site/playground.
  - Site access, playground and circulation improvements are needed. Signage and separation of traffic.
  - Need to address cracked/damages playground asphalt.
- Building Exterior Findings:
  - Generally, the building exterior is in fair to good condition based on the age.
  - Concerns over CMU foundations and leakage.
  - Condition of the roofing and roof drainage are concerns.
- Building Interior Findings:
  - Interior finishes and fixtures are generally dated. Condition is fair to poor based on age.
  - Ceilings are sagging and stained from roof leaks.
  - ADA accessibility issues.



EVMS (6TH-8TH)

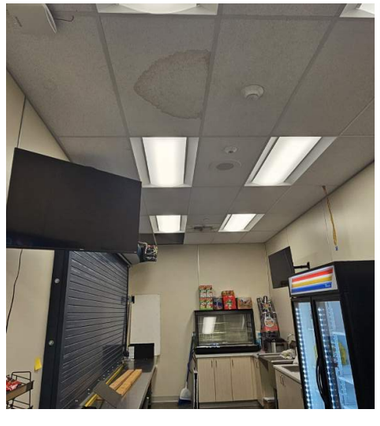
- Site Findings:
  - Overall site access/circulation operates well. Need to address student interaction with waiting buses.
  - Need to address drainage ditch/ swale at southeast corner.
  - Site/Playground is large and creates supervision issues.
- Building Exterior Findings:
  - Overall in fair to good condition based on age.
  - There is damage to the exterior insulation and finish system (EIFS).
  - Window screens are damaged.
  - Exterior hollow metal doors are rusted and dented in some locations.
- Building Interior Findings:
  - Interior finishes condition is fair to good based on age.
  - Carpet is worn and stained in areas.
  - Door hardware and locksets are inconsistent.
  - General maintenance issues were observed.
  - ADA accessibility issues.
  - Cafeteria capacity & gym connection.

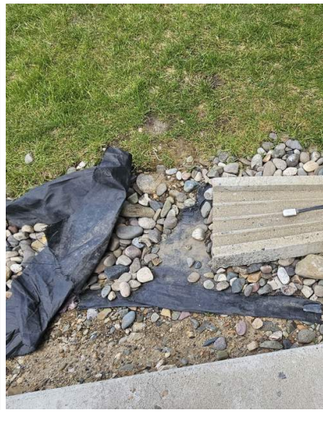


EHHS (9TH-12TH)

- Site Findings:
  - Overall, the site is in good condition and the access and circulation function well
  - Pathways from Visitor Parking can be improved.
- Building Exterior Findings:
  - Building exterior is in good condition.
- Building Interior Findings:
  - The building interior is in good condition. Some minor maintenance issues were observed.

SITE VISITS



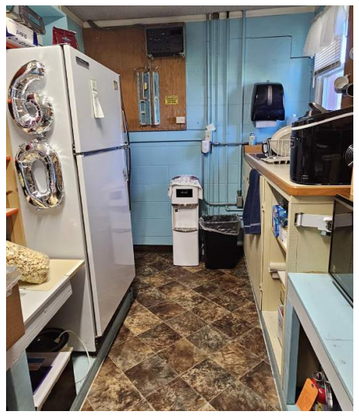


DISTRICT TRANSPORTATION & MAINTENANCE BUILDING & MILLER HOUSE

- Site Findings:
  - Site access and circulation is adequate, but shared access with Eastgate occasionally causes conflicts with parent pick-up / drop off.
- Building Exterior Findings:
  - Building exterior fair condition. Building wall are not insulated and metal wall panels and doors have some minor denting, etc.
  - Roof and site drainage on the south side of the building create ice issues.
- Building Interior Findings:
  - The size of the building is not adequate
    - »Buses for the anticipated routes for fall 2023 cannot be housed
    - »Size limits ability to perform cleaning/minor maintenance of buses.

DISTRICT OFFICES

- Site Findings:
  - Shared site with Radley Elementary is small and limiting.
- Building Exterior Findings:
  - Building exterior is in fair condition for its age.
  - There is no exterior wall insulation.
  - Door hardware is not ADA accessible.
- Building Interior Findings:
  - The building interior is in fair to good condition.
  - The building is too small for its function.
  - Security issues: Not welcoming, no sightlines to the entrance
  - ADA Accessibility issues: Non-compliant restrooms and break area



NEXT STEPS

1. DRAFT REVIEW OF FACILITY CONDITIONS REPORTS AT AUGUST 16 BOARD MEETING

2. ADDITIONAL SITE VISITS SCHEDULED FOR MONDAY, JULY 24

East Helena
Public Schools

FACILITY UTILIZATION ASSESSMENT

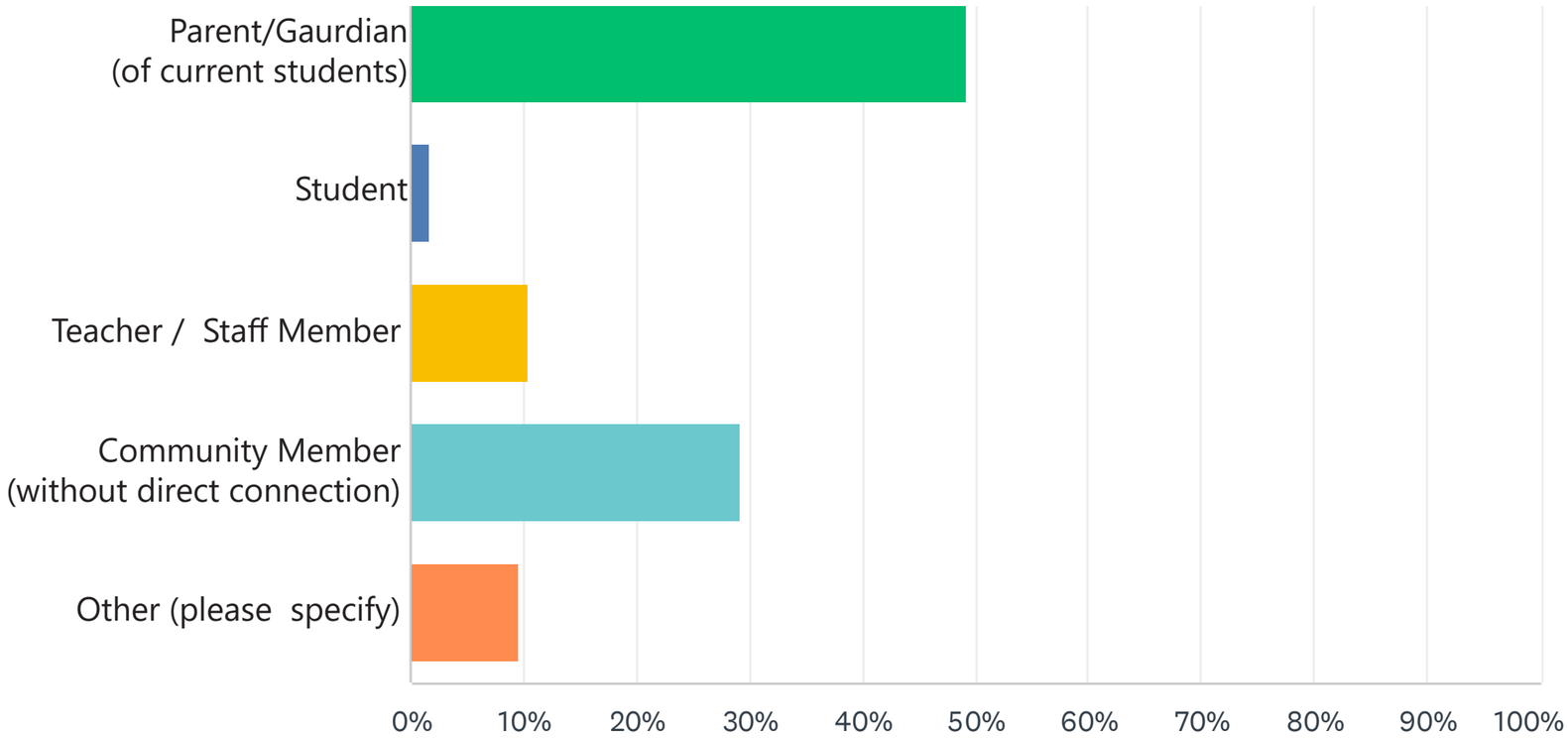
SMA
architecture
+ design

East Helena
Public Schools

COMPREHENSIVE MASTER PLAN

SMA
architecture
+ design

Q2 What is your relationship to East Helena Public Schools? (if multiple, please select the most accurate)

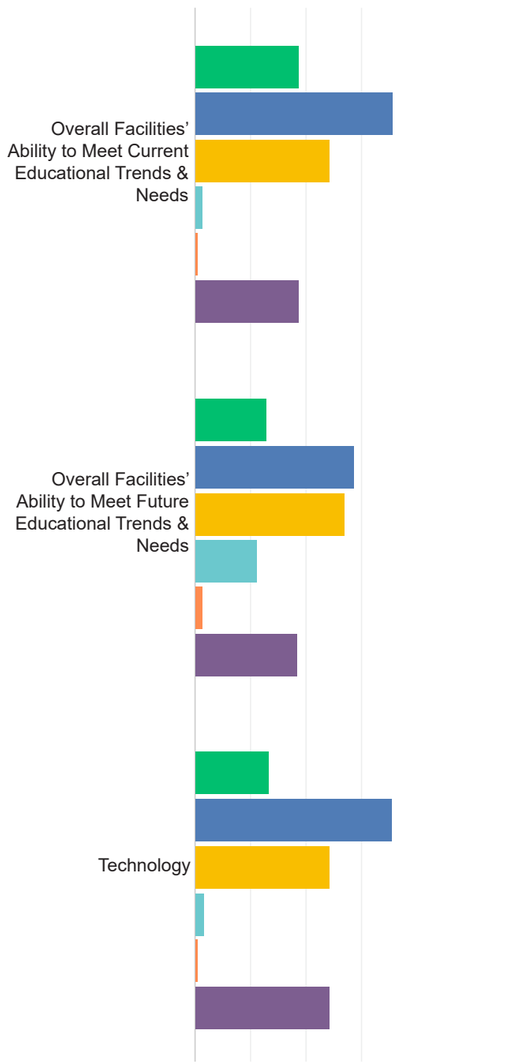


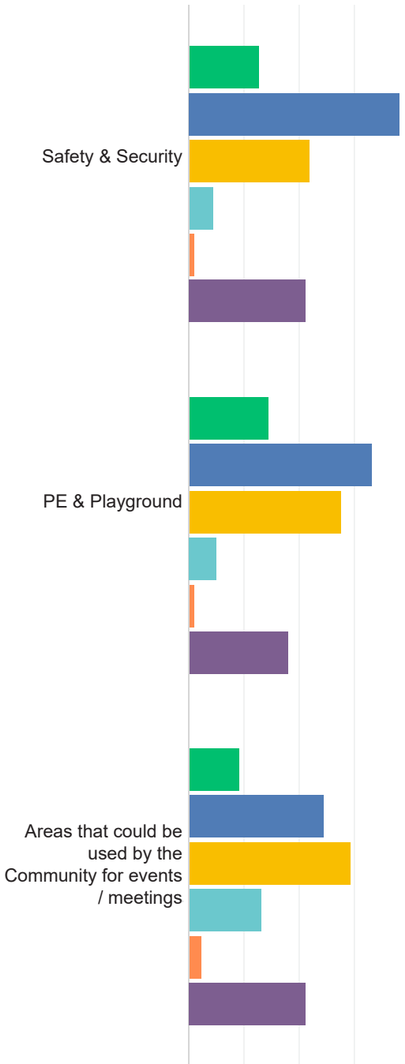
502 RESPONSES FROM JUNE 1-30

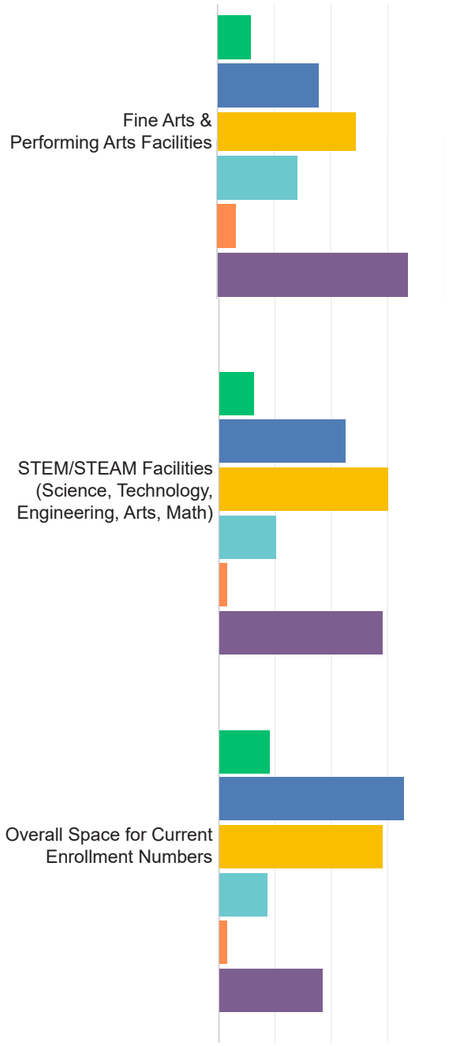
East Helena Public Schools

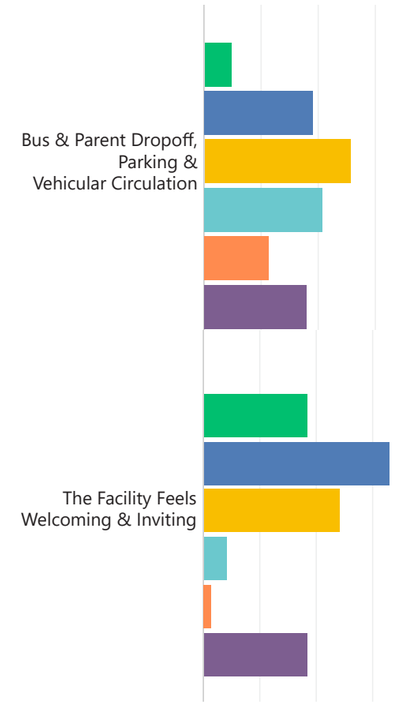
SMA architecture + design

Q4 Please rate your opinion of Eastgate Elementary's (PK-K) capacity to support the following:





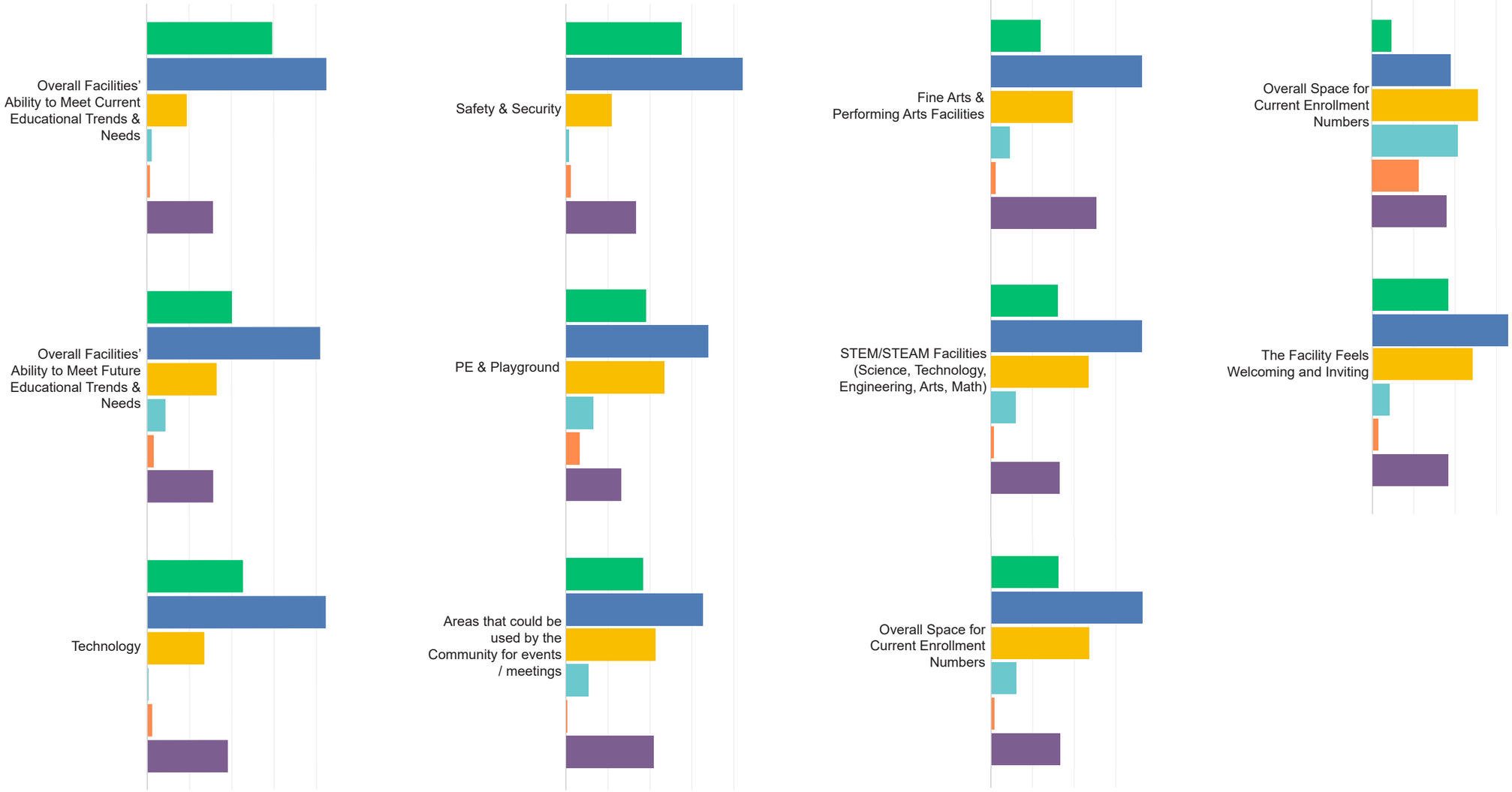




Excellent Good Average Poor
Very Poor N/A

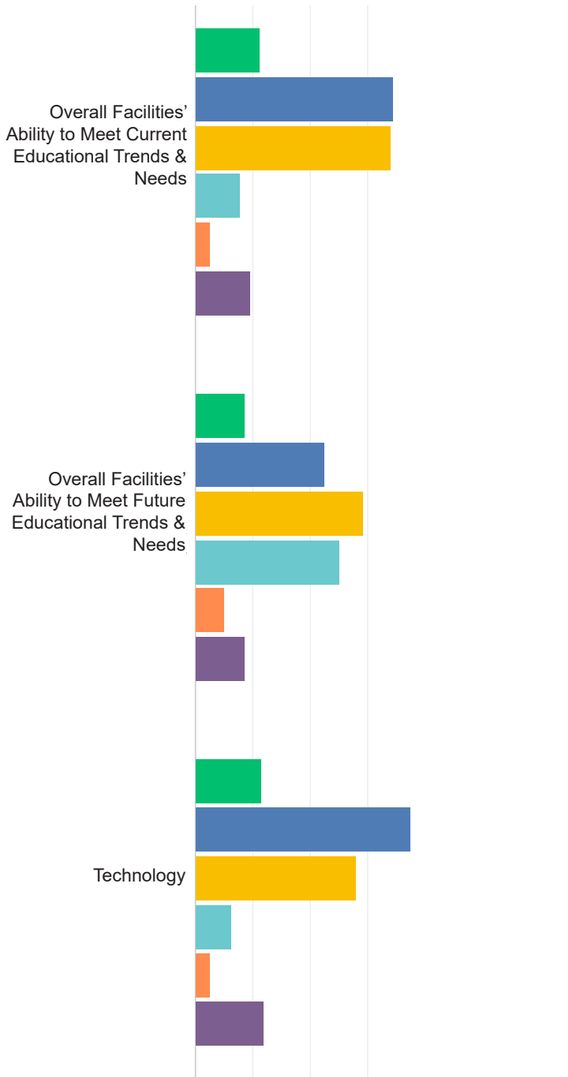
47% Community Members
12% Parent / Guardian

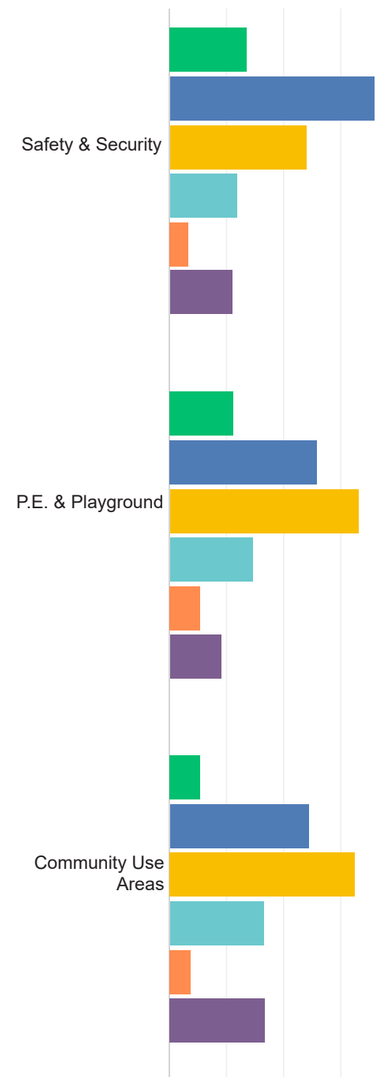
Q6 Please rate your opinion of Prickly Pear Elementary's (1st-2nd grade) capacity to support the following.

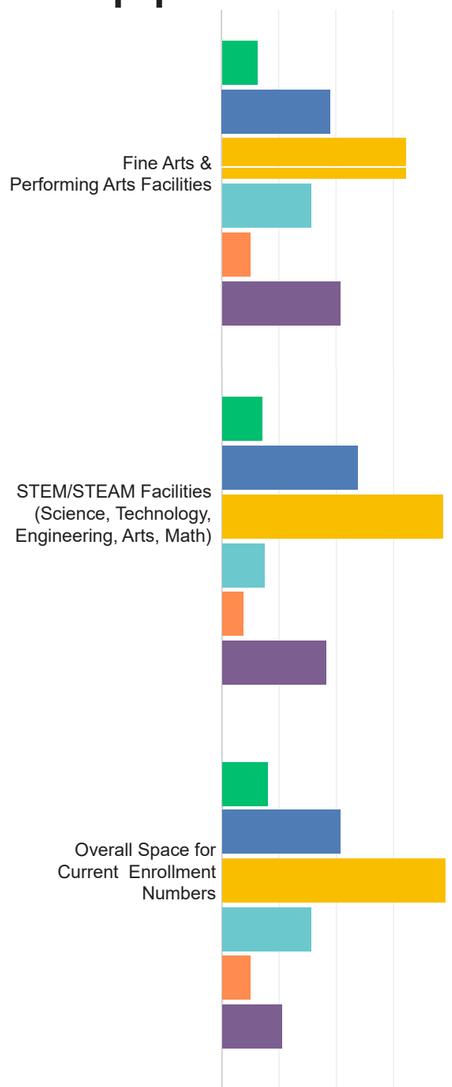


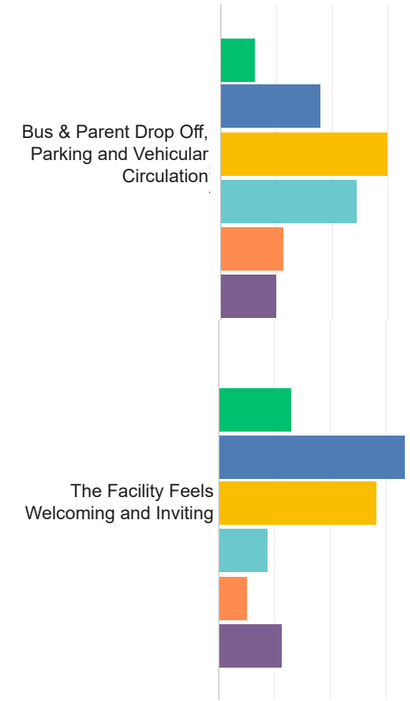
37% Community Members
28% No Knowledge/Relationship

Q8 Please rate your opinion of Radley Elementary's (3rd-5th grade) capacity to support the following.









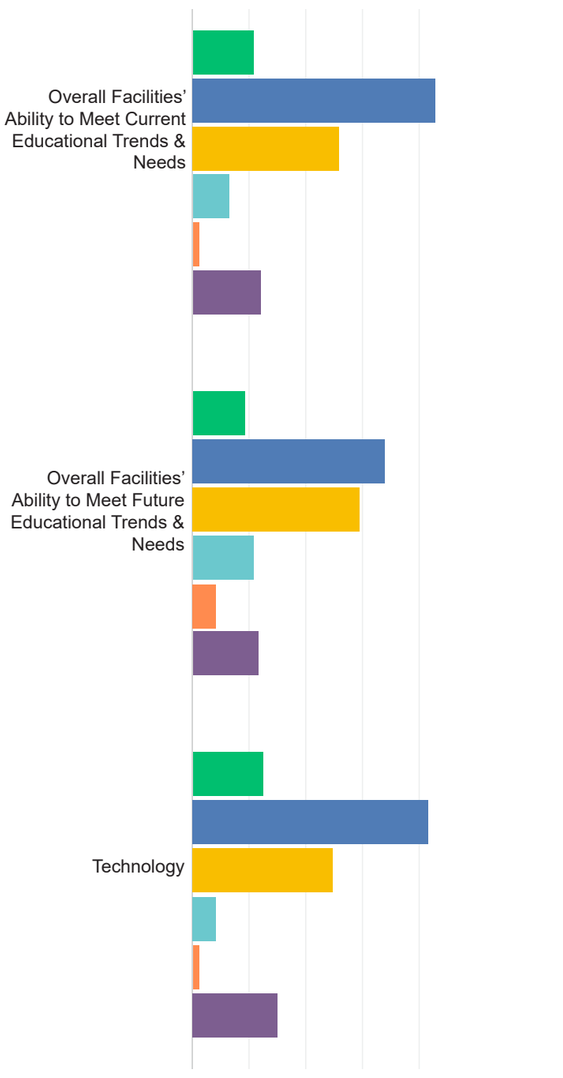
Excellent Good Average Poor
Very Poor N/A

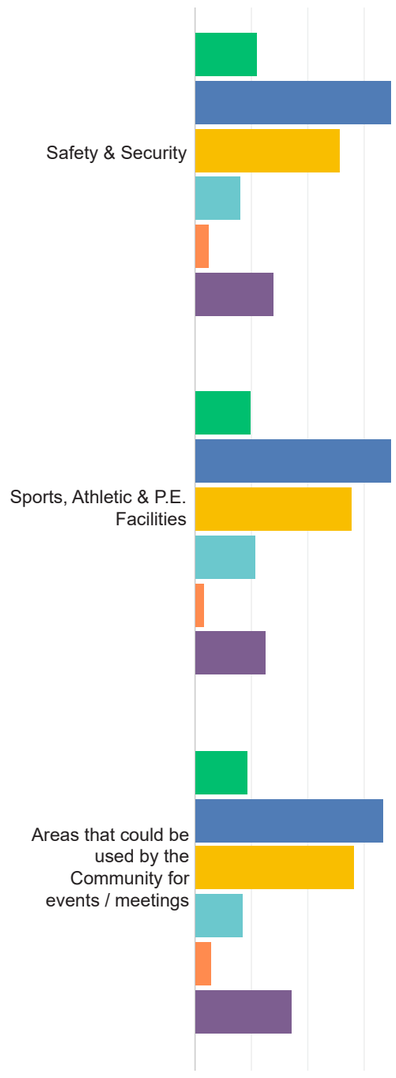
31% Community Members
25% Parent / Guardian

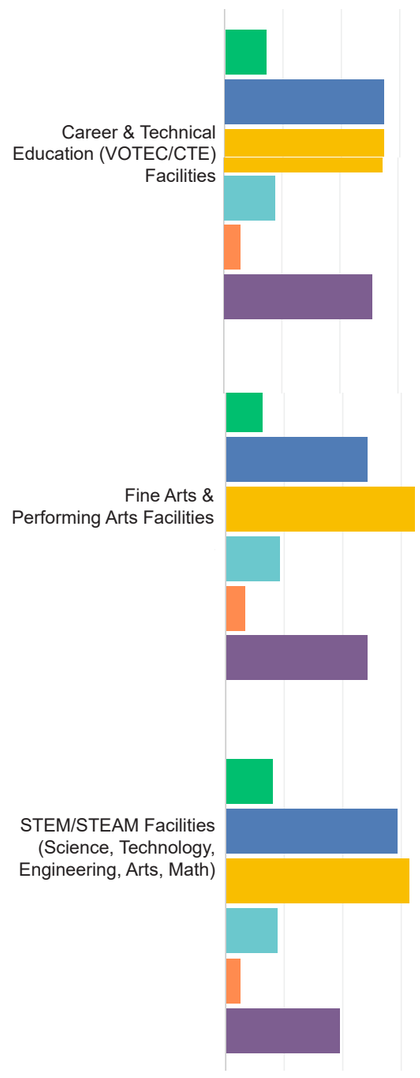
East Helena Public Schools

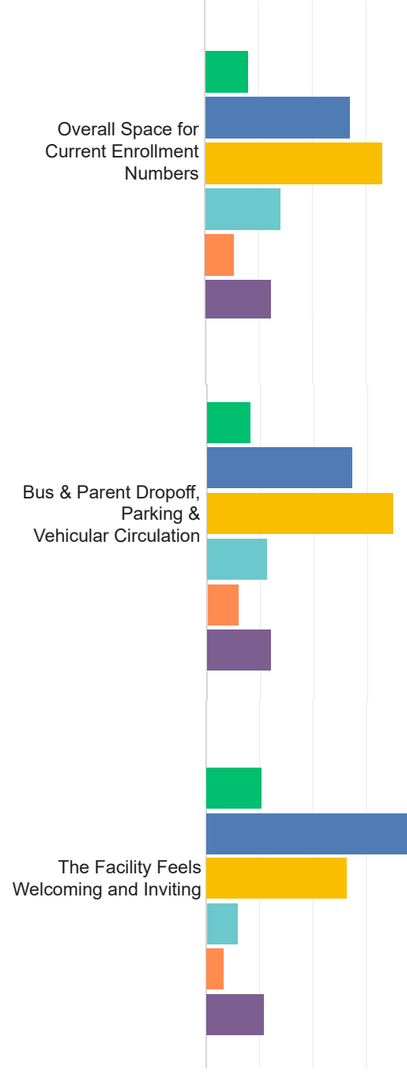
SMA architecture + design

Q10 Please rate your opinion of East Valley Middle School's (6th-8th grade) capacity to support the following.





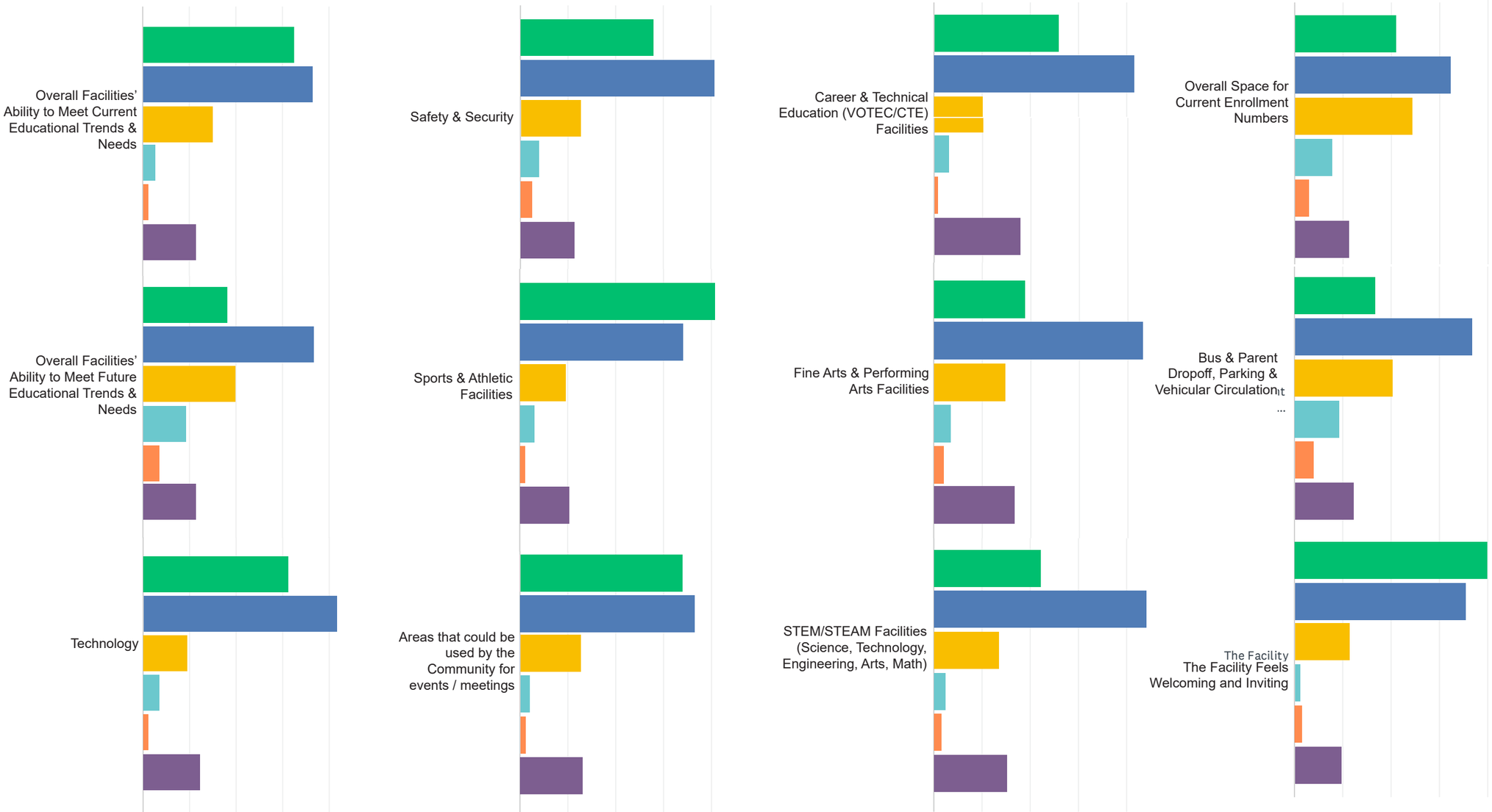




Excellent
Good
Average
Poor
Very Poor
N/A

34% Community Members
27% Parent / Guardian

Q12 Please rate your opinion of East Helena High School's (9th-12th grade) capacity to support the following.



33% Community Members
30% Parent / Guardian

Eastgate

3.49
Weighted Average

East Valley MS

3.44
Weighted Average

Prickly Pear

3.83
Weighted Average

East Helena HS

3.98
Weighted Average

Radley

3.25
Weighted Average

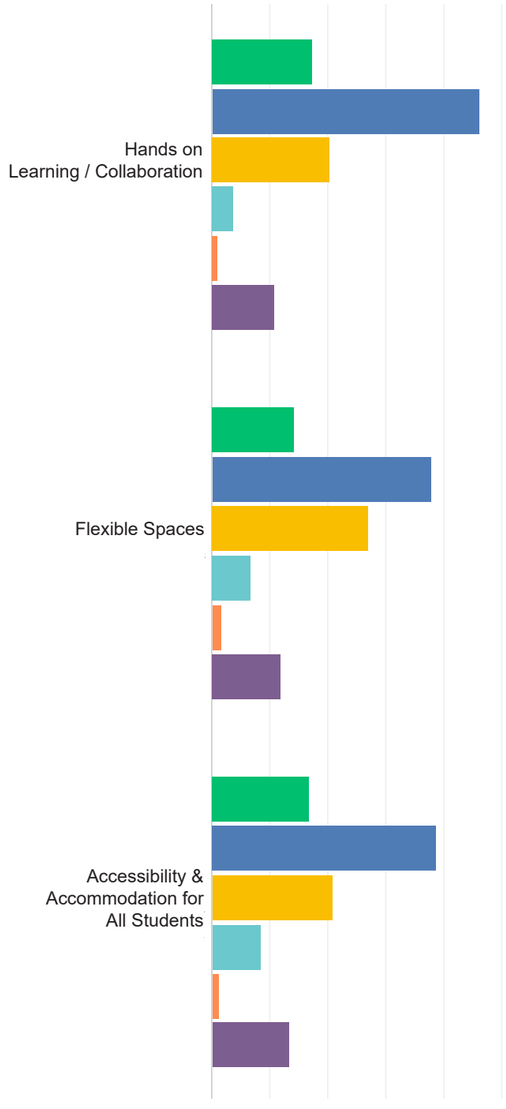
Scale 5-1

5: Excellent, 1: Very Poor

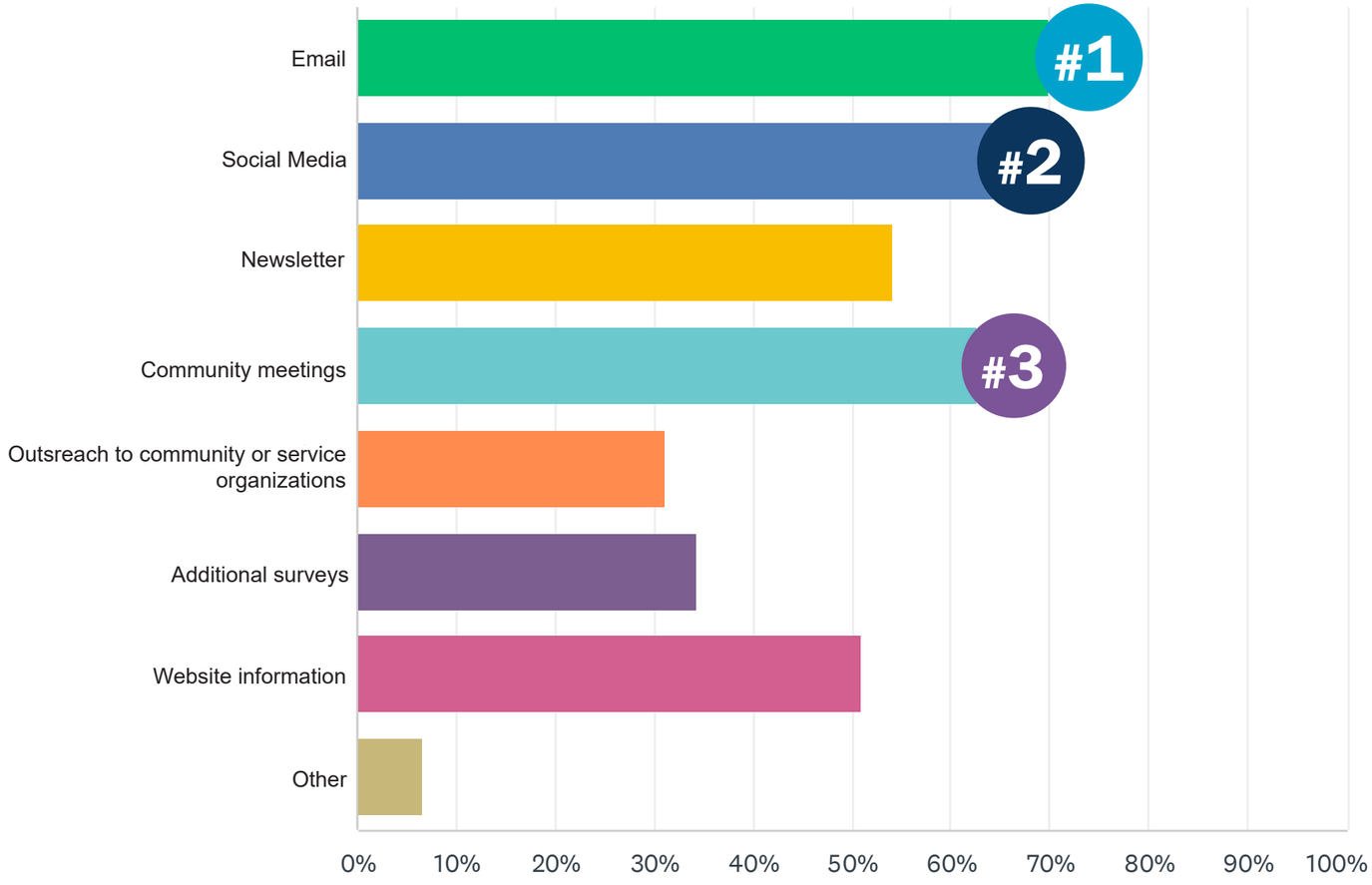
East Helena Public Schools

SMA architecture + design

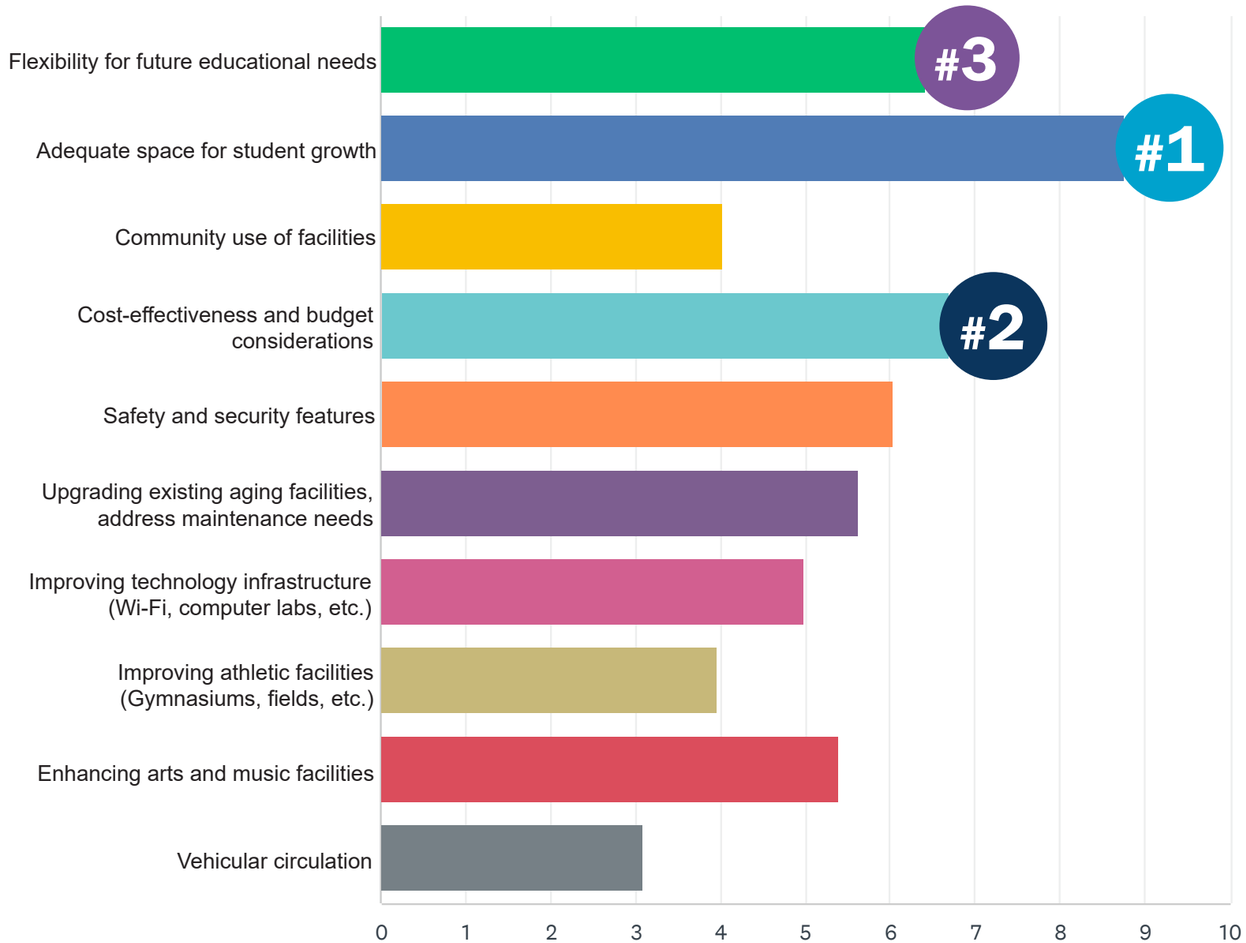
Q13 Please rate your opinion of how East Helena Public Schools is meeting 21st Century Education principles in their facilities:



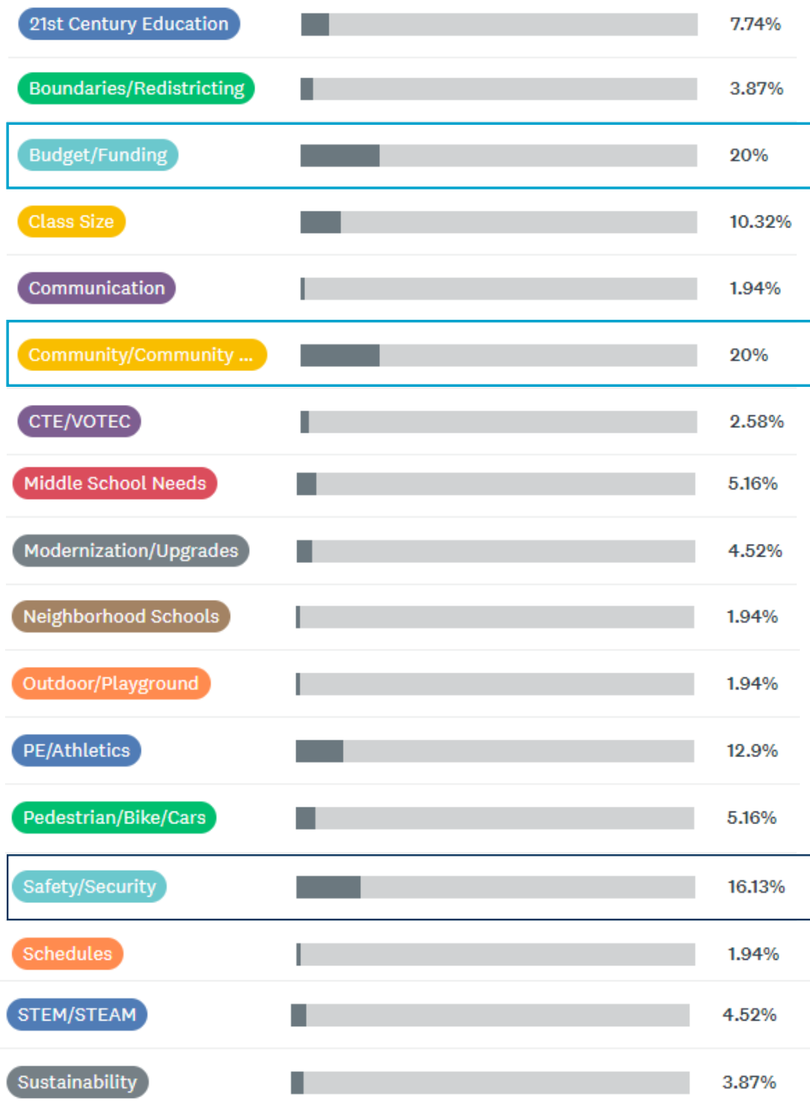
Q14 How can the school district effectively involve the community in the Facility Master Plan process?



Q15 Which of the following areas do you believe should be prioritized in the Facility Master Plan?



Q16 What do you envision for the future of East Helena Public Schools?

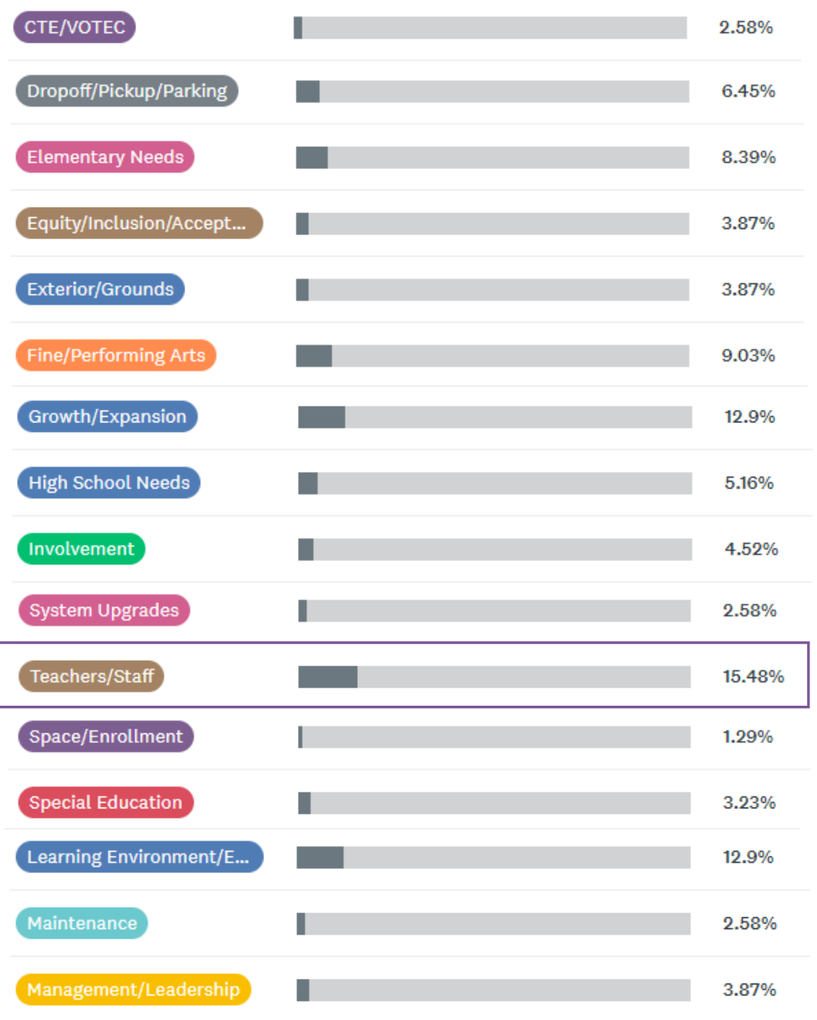


#1 Comments regarding the methods of funding and budget use.

#1 Comments regarding the involvement of the community.

#2 Comments regarding security and safety measures.

#3 Comments regarding the teachers and staff in the EHPSD.



East Helena Public Schools

SMA architecture + design

East Helena
Public Schools

COMMUNITY OUTREACH

SMA
architecture
+ design

COMMUNITY MEETINGS DATES

1. SEPTEMBER 14 - 7 PM

2. OCTOBER 16 - 7 PM

3. OCTOBER 3 - PTO

4. SEPTEMBER 18 - BOOSTER CLUB

NEXT MASTER PLAN COMMITTEE MEETING:

AUGUST 22TH AT 4:30 PM

East Helena
Public Schools

QUESTIONS?

architecture
+ design

08-22-2023

MASTER PLAN COMMITTEE MEETING #5

architecture + design

HELENA
920 Front Street, Suite 101
Helena, MT 59601
P: 406.442.4933

BOZEMAN
428 East Mendenhall Street
Bozeman, MT 59715
P: 406.219.2216

SMA.DESIGN

East Helena School District – Facilities Master Plan

Issued 8.18.2023

Project:	**East Helena School District Facilities Master Plan**	**Day/Time:**	08.22.2023 4:30 PM
		Project #:	23-010
Subject:	Facilities Master Plan Committee Meeting	**Location:**	EHHS Library
Attendees:	See sign-in sheet. 100% Attendance except Steve.	**Submitted by:**	**SMA Architecture + Design**
Attachments:	none	**Meeting No.:**	05

1. **Master Plan Overview** (2 min.)
    a. Review Work Plan and Schedule
2. **Community Outreach** (5 min.)
    a. Community Meeting Format/Agenda
        i. September 14 at 7 pm Community Meeting
            1. At EHHS Stage/Commons
            2. Review of prelim agenda
                a. Tyrell: more concisely summarize: age of building, two or three bad/okay/good, summarize utilization at the school
                b. Dan: emphasize how full and where the utilization targets are,
                c. Capacity simplified. Emphasize the proactive vs reactive nature of this.
        ii. September 18 with Booster Club – verify time
        iii. October 3 with PTO – verify time
            1. Typically a 1 hr total meeting,
            2. Plan to spend 10-15 min with allowed time for feedback at ea Booster and PTO meetings.
        iv. October 16 at 7 pm Community Meeting

architecture + design

HELENA
920 Front Street, Suite 101
Helena, MT 59601
P: 406.442.4933

BOZEMAN
428 East Mendenhall Street
Bozeman, MT 59715
P: 406.219.2216

SMA.DESIGN

3. **Facility Condition Assessment** (10 min.)
    a. Recommendations
    b. Prioritize Recommendations via Survey Monkey
        i. Rank by school
        ii. Delete ongoing maintanence from the poll – create a separate list of ongoing maintanence.
4. **Master Plan – Work Session** (40 min.)
    a. Discuss Conceptual Scenarios
        i. See notes on slides.
5. **Next Steps**
    a. Next Master Plan Committee Meeting: September 26th at 4:30 PM
6. **Meeting Adjourns**

END OF AGENDA

East Helena
Public Schools

S M A
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+ design

FACILITIES MASTER PLAN

COMMITTEE MEETING #5

8.22.2023

AGENDA

1. MASTER PLAN OVERVIEW
2. COMMUNITY MEETING FORMAT/AGENDA
3. FACILITY CONDITIONS RECOMMENDATIONS
4. MASTER PLAN - WORK SESSION
5. NEXT STEPS

East Helena
Public Schools

MASTER PLAN OVERVIEW

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SCHEDULE

APRIL | MAY | JUNE | JULY | AUGUST | SEPTEMBER | OCTOBER

FACILITIES COMMITTEE TEAM

APRIL
Kickoff Facilities Committee Meeting
- Review Direction & Process
- Kickoff Process & Schedule Visits

MAY
Facilities Committee Meeting
- Review Direction & Process
- Next Steps

JUNE
Facilities Committee Meeting
- Review & Confirm Process
- Review Community Outreach Plan
- Review Assessments
- Prelim. Master Planning

JULY
Facilities Committee Meeting
- Demographic Findings
- Review Community Meeting Prep
- Review Assessments
- Prelim. Master Planning

AUGUST
Facilities Committee Meeting
- MP Update
- Draft Facilities Conditions
- Utilization Findings

SEPTEMBER
Facilities Committee Meeting + Community Meeting
- Review Surveys
- Development of Master Plan
- Master Plan Cost Information
- Final Utilization Doc

OCTOBER
Facilities Committee Meeting
- Final Master Plan Review
- Final Facilities Condition Assessment

COMPREHENSIVE MASTER PLAN

COMMITTEE MEETING #1 | #2 | #3 | #4 | #5 | #6

COMPREHENSIVE MASTER PLAN

MASTER PLAN DELIVERABLE

STUDY GROWTH OPTIONS & GOALS

STUDY DEMOGRAPHICS

COMMUNITY SURVEY

MP PROCESS /STATUS UPDATE TO BOARD

DEVELOP DRAFT MASTER PLAN

PRESENT FINAL MP DRAFT TO BOARD

COMMUNITY MEETING #1 - Sep. 14 | #2 Oct. 16

BUILDING CONDITION ASSESSMENT

FACILITIES CONDITION ASSESSMENT - JUNE-SEPTEMBER

VISITS TO FACILITIES WITH CONSULTANTS

DRAFT REVIEW OF FACILITIES CONDITION REPORTS

FINAL PRESENTATION TO BOARD Aug.14

FACILITIES CONDITION ASSESSMENT

EXISTING FACILITY UTILIZATION

EXISTING FACILITY UTILIZATION STUDIES - MAY-JULY

DATA COLLECTION & SYNTHESIS

STAFF MEETING & UTILIZATION SURVEY

UTILIZATION PRESENTATION TO BOARD

Aug. 14

UTILIZATION STUDY DOCUMENT

-Additional Community Outreach Meetings

East Helena
Public Schools

COMMUNITY OUTREACH

architecture
+ design

COMMUNITY MEETINGS DATES

1. SEPTEMBER 14 - 7 PM - COMMUNITY MEETING

EHHS Commons

2. SEPTEMBER 18 - BOOSTER CLUB

10-15 min.

3. OCTOBER 3 - PTO

10-15 min.

4. OCTOBER 16 - 7 PM - COMMUNITY MEETING

COMMUNITY MEETING FORMAT

East Helena School District – Facilities Master Plan

Issued 8.18.2023

Project:	**East Helena School District Facilities Master Plan**	**Day/Time:**	09.14.2023 6:00 PM
		Project #:	23-010
Subject:	Facilities Master Plan Community Meeting	**Location:**	EHHS Library
Attendees:	See sign-in sheet	**Submitted by:**	**SMA Architecture + Design**
Attachments:	none	**Meeting No.:**	01

1. **Introductions**
    a. East Helena Public Schools
    b. SMA

2. **Master Plan Overview** (5 min.)
    a. Master Plan Approach & Goals
    b. Review Work Plan and Schedule

3. **Community Survey Results** (15 min.)

4. **Facility Condition Assessment** (20 min.)
    a. Evaluations: Site, Exterior, Interior
    b. Prioritize Recommendations
    c. Priorities from Surveys

5. **Facility Utilization Study** (10 min.)

6. **Development of Master Plan Scenarios** (5 min.)

7. **Next Steps** (5 min.)
    a. Next Master Plan Community Meeting: October 16 at 6:00 pm at XXXX

8. **Questions** (5 min.)

9. **Meeting Adjourns**

END OF AGENDA

date, construction
2-3 things about conditions
simplify utilization
what's the capacity?
trying to plan
proactive vs. reaction

East Helena
Public Schools

FACILITY CONDITIONS ASSESSMENT

S
M A
architecture
+ design

East Helena
Public Schools

NEXT MEETING?

SEP. 26 AT 4:30 PM

S
M A
architecture
+ design

East Helena
Public Schools

QUESTIONS?

architecture
+ design

BASE | EXISTING FACILITIES

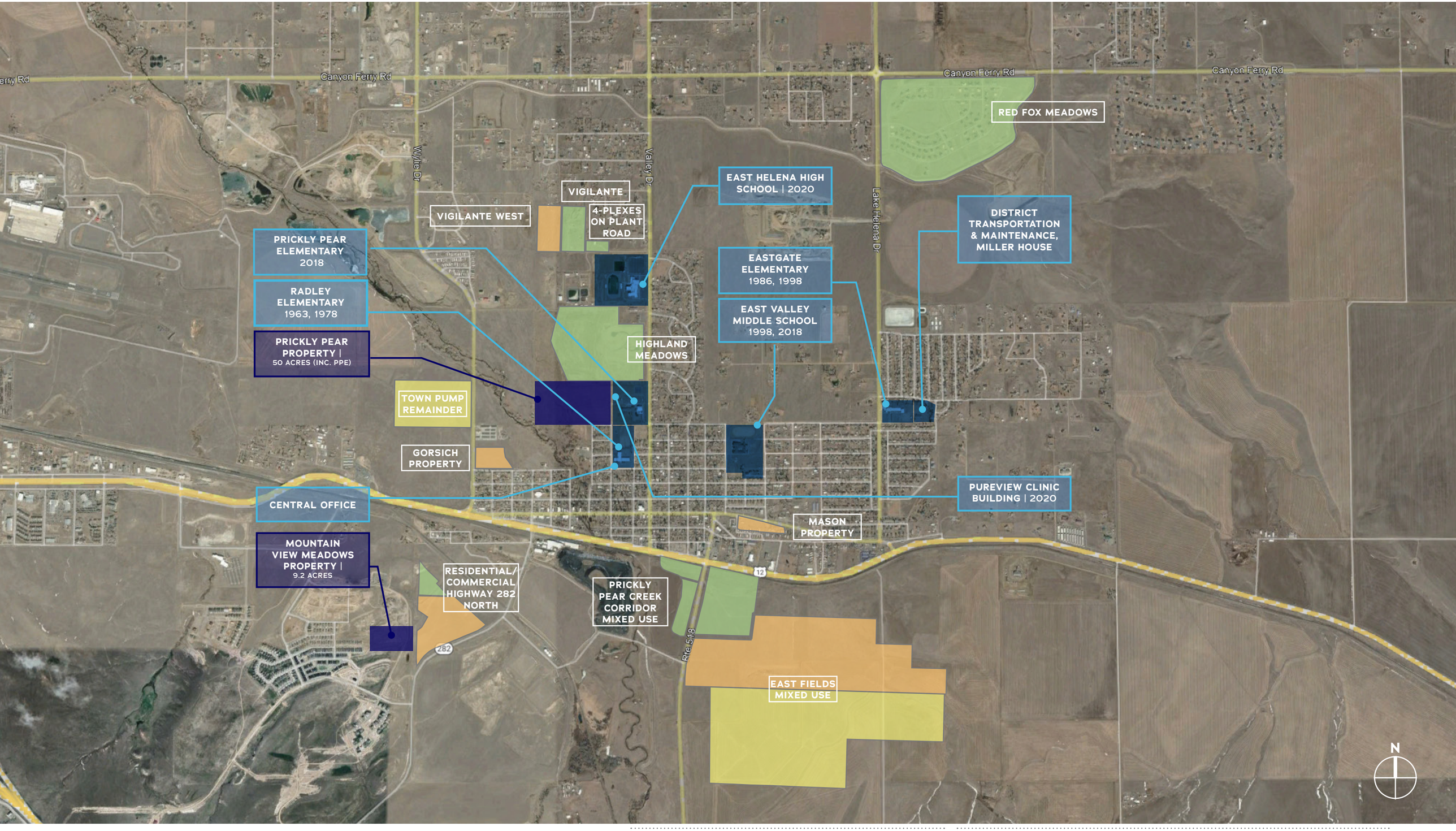
GRADES EK - 5

GRADES 6 - 12

Eastgate	Prickly Pear	Radley	East Valley Middle School	East Helena High School
181 students	273 students	447 students	474 students	567 students
~ 44,350 sf	~ 52,580 sf	~ 67,900 sf	~ 61,980 sf + 6,500 sf addition	~ 105,000 sf + 8,156 sf addition
EK K	1 2	3 4 5	6 7 8	9 10 11 12

East Helena Public Schools

SMA architecture + design



EAST HELENA, MONTANA

SMA Architecture + Design

PUBLIC SCHOOLS FACILITIES & PROPERTIES

- District-Owned Property
- District-Owned Property with Existing Structures

PLANNED RESIDENTIAL DEVELOPMENTS

- Existing (5 Years)
- Proposed (5-15 Years)
- Future (15-20 Years)

MASTER PLAN STUDIES

STUDY A — Prickly Pear 12,000 sf Addition

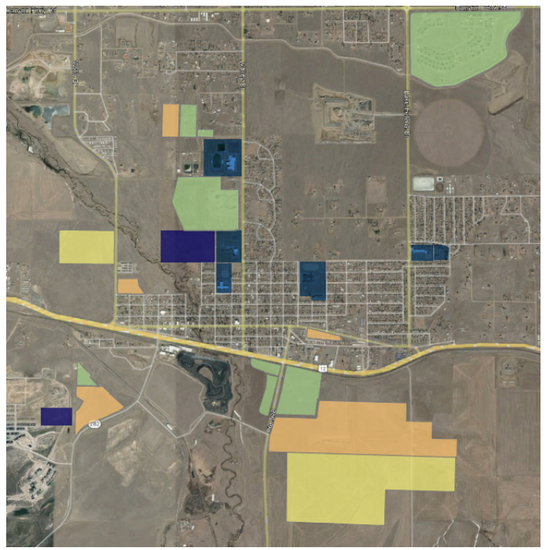
STUDY B — New 2-Grade School

STUDY C — New K - 8 School

STUDY D — New Alternative High School

OTHER

- Additional High School Athletic Space
- Transportation & Maintenance Facility
- District Office

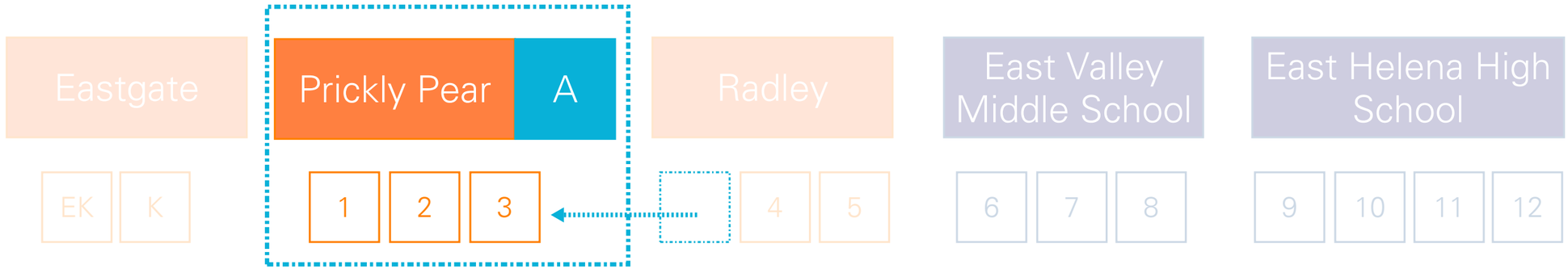


East Helena Public Schools

SMA architecture + design

STUDY A

Prickly Pear 12,000 sf Addition



A

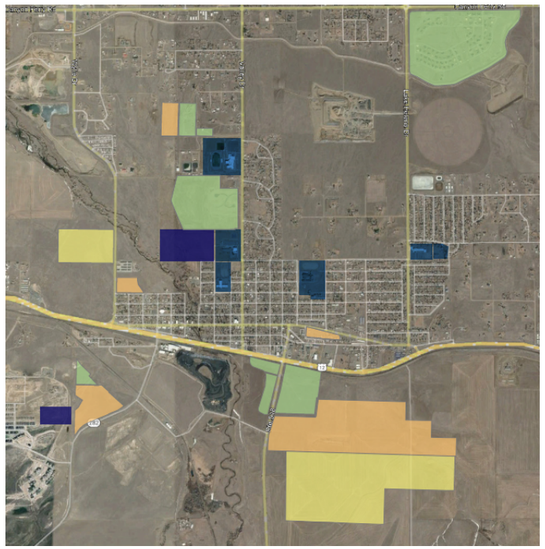
158 students

7 - 8 classrooms

7,200 sf classroom net

+ additional common space

~10,000 - 12,000 sf gross total addition



East Helena Public Schools

S M A architecture + design

STUDY B

New 2-Grade School

GRADES K - 5

GRADES 6 - 12

Can Eastgate be expanded by leveling Miller House and Transportation Ban?

Eastgate

Prickly Pear

New 3-5

New 2-Grade School

East Valley Middle School

East Helena High School

EK K 1 2 3 4 5 4 5

6 7 8

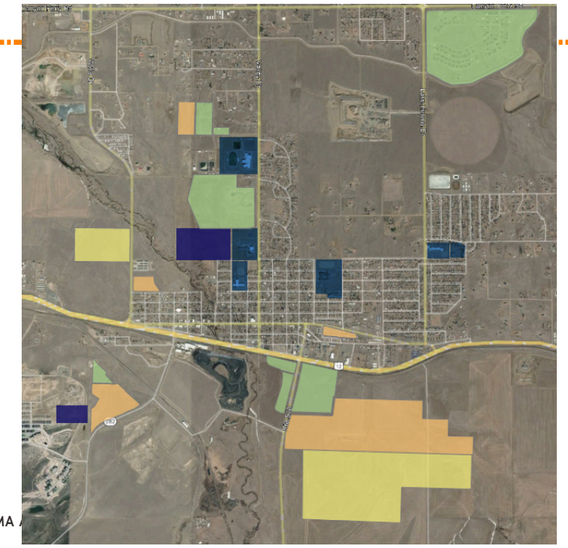
9 10 11 12

is there a need for an EK only building?

add offices, trasnportation spaces

Prickly Pear Co Op, Transportation

B



do not necessarily want to keep breaking schools down into grades

New 2-Grade School
- 14 - 16 Classrooms
- Kitchen
- Administration
- Library
- Etc.

~25,000-30,000 sf School

New 3-Grade School
500-600 students

East Helena Public Schools

SMA architecture + design

SMA

New 3-Grade School

GRADES EK - 5

GRADES 6 - 12

Eastgate	Prickly Pear	Radley converted to: Office/ Maintenance	East Valley Middle School	East Helena High School
181 students	273 students		474 students	567 students
~ 44,350 sf	~ 52,580 sf	~ 67,900 sf	~ 61,980 sf + 6,500 sf addition	~ 105,000 sf + 8,156 sf addition
EK, K	1, 2		6, 7, 8	9, 10, 11, 12

basement not well suited for students

3, 4, 5

New 3-Grade School

~180 sf x500 students = 90,000 sf School

East Helena Public Schools

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STUDY B

New 2-Grade School

GRADES K - 5

GRADES 6 - 12

Can Eastgate be axpang=ded by leveling Miller House and Transportation Ban?

Eastgate

Prickly Pear

New 3-5

New 2-Grade School

East Valley Middle School

East Helena High School

EK K 1 2 3 4 5 4 5

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is there a need for an EK only building?

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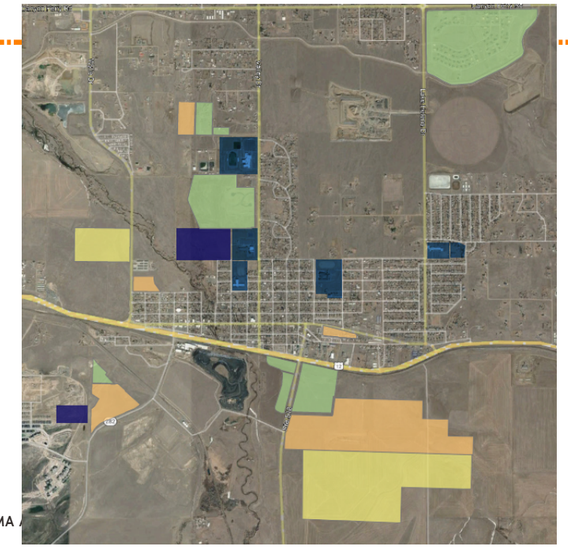
Prickly Pear Co Op, Transportation

B



do not necessarily want to keep breaking schools down into grades

New 2-Grade School
14 - 16 Classrooms
Kitchen
Administration
Library
Etc.
~25,000-30,000 sf School

New 3-Grade School
500-600 students

East Helena Public Schools

SMA architecture + design

STUDY C

New K - 8 School

GRADES K - 5

GRADES 6 - 12

Eastgate

EK | K

Prickly Pear

1 | 2

Radley

3 | 4 | 5

New K - 8 School

K | 1 | 2

3 | 4 | 5

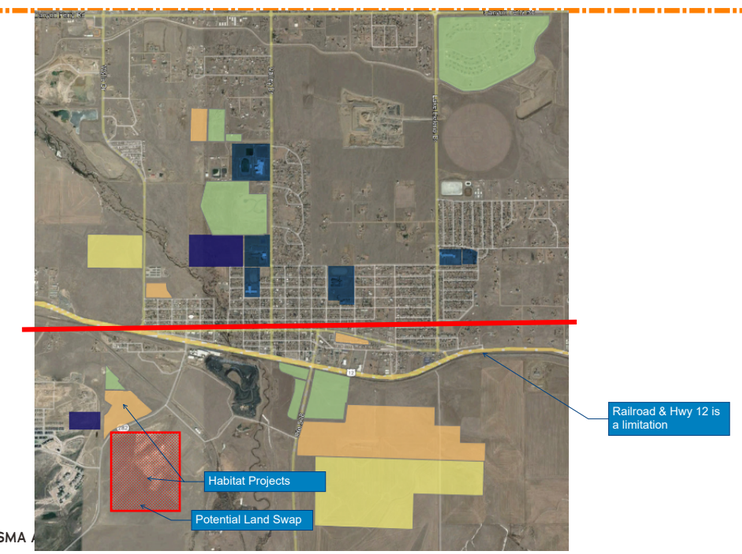
6 | 7 | 8

East Valley Middle School

6 | 7 | 8

East Helena High School

9 | 10 | 11 | 12



SMA A

C

K - 2 : 9 Classrooms

3 - 8 : 12 Classrooms

21 Total Classrooms

Full School

~ 450 - 500 Students

~ 76,000 sf School

moving away from neighboirhood schools

East Helena Public Schools

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STUDY D

New Alternative High School

GRADES K - 5

GRADES 6 - 12

Eastgate — EK, K

Prickly Pear — 1, 2

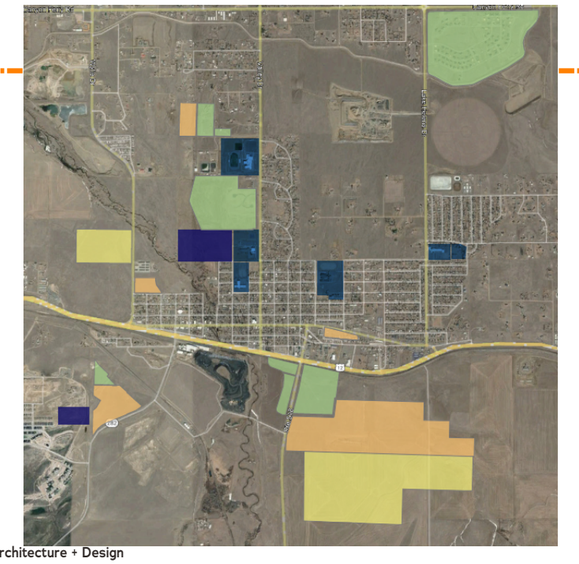
Radley — 3, 4, 5

East Valley Middle School — 6, 7, 8

East Helena High School — 9, 10, 11, 12

New Alternative High School — 9, 10, 11, 12

D



What is an appropriate site?

-original intent not a separate building but still connected to EHHS, participate in sports, take classes

-limits choices when school is farther from HS site

-CTE is getting maxed out already

-need additional support spaces or they get bussed

-build CTE building off of building

-CTE space turned into more classrooms

New Alternative High School

9 - 12 : 5 Classrooms

5 Total Classrooms + Support Space

~ 50 - 60 Students

~ 7,500 -10,000 sf School

East Helena Public Schools

SMA architecture + design

09-14-2023

COMMUNITY MEETING #1

East Helena
Public Schools

FACILITIES MASTER PLAN

COMMUNITY MEETING #1

9.14.2023

S:
M A
architecture
+ design

East Helena
Public Schools

INTRODUCTIONS

- EAST HELENA PUBLIC SCHOOLS
- SMA ARCHITECTURE + DESIGN

S
M A
architecture
+ design

AGENDA

1. Introductions
2. Master Plan Overview
3. Community Survey Results
4. Facility Condition Assessment
5. Facility Utilization Study
6. Development of Master Plan Scenarios
7. Next Steps
8. Questions

East Helena
Public Schools

MASTER PLAN OVERVIEW

SMA
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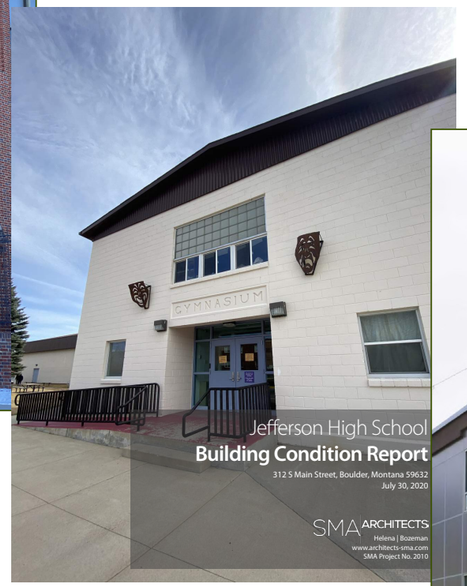
EHPS' FACILITY MASTER PLAN GOALS

- Proactively plan for additional enrollment increases.
- Create a flexible roadmap for the next 5, 10, 15+ years.
- Prepare as education continues to evolve.
- Continue to serve the East Helena students & families with a community and student-focused approach and process.
- Create a fiscally responsible plan that anticipates long-term needs and addresses ongoing maintenance and safety & security needs.

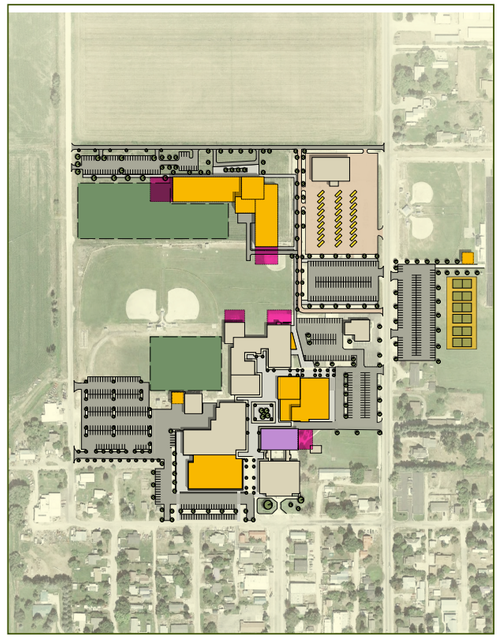
MASTER PLAN APPROACH

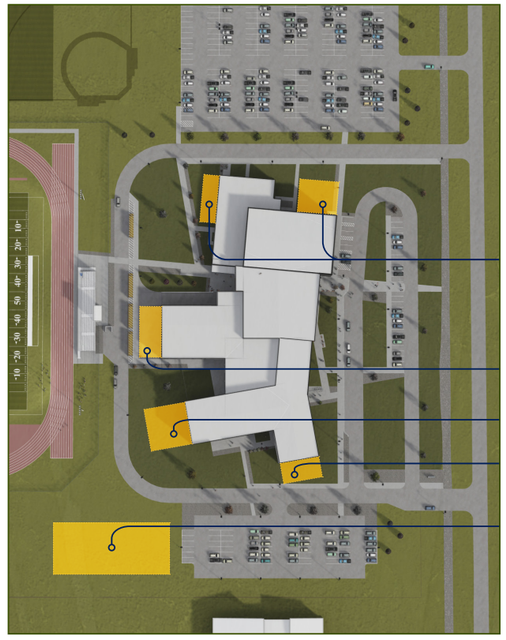
- NEEDS ASSESSMENT & PRIORITIZATION
- COMMUNITY OUTREACH & INPUT



- DEVELOPING A MASTER PLAN BASED ON CONSENSUS

FUTURE PROOFING





MASTER PLAN PHILOSOPHY

Priority Needs

Efficiency of Site, Facility Utilization, Construction & Funding

Safety & Security, Technology Implications

Life Cycle Cost Implications

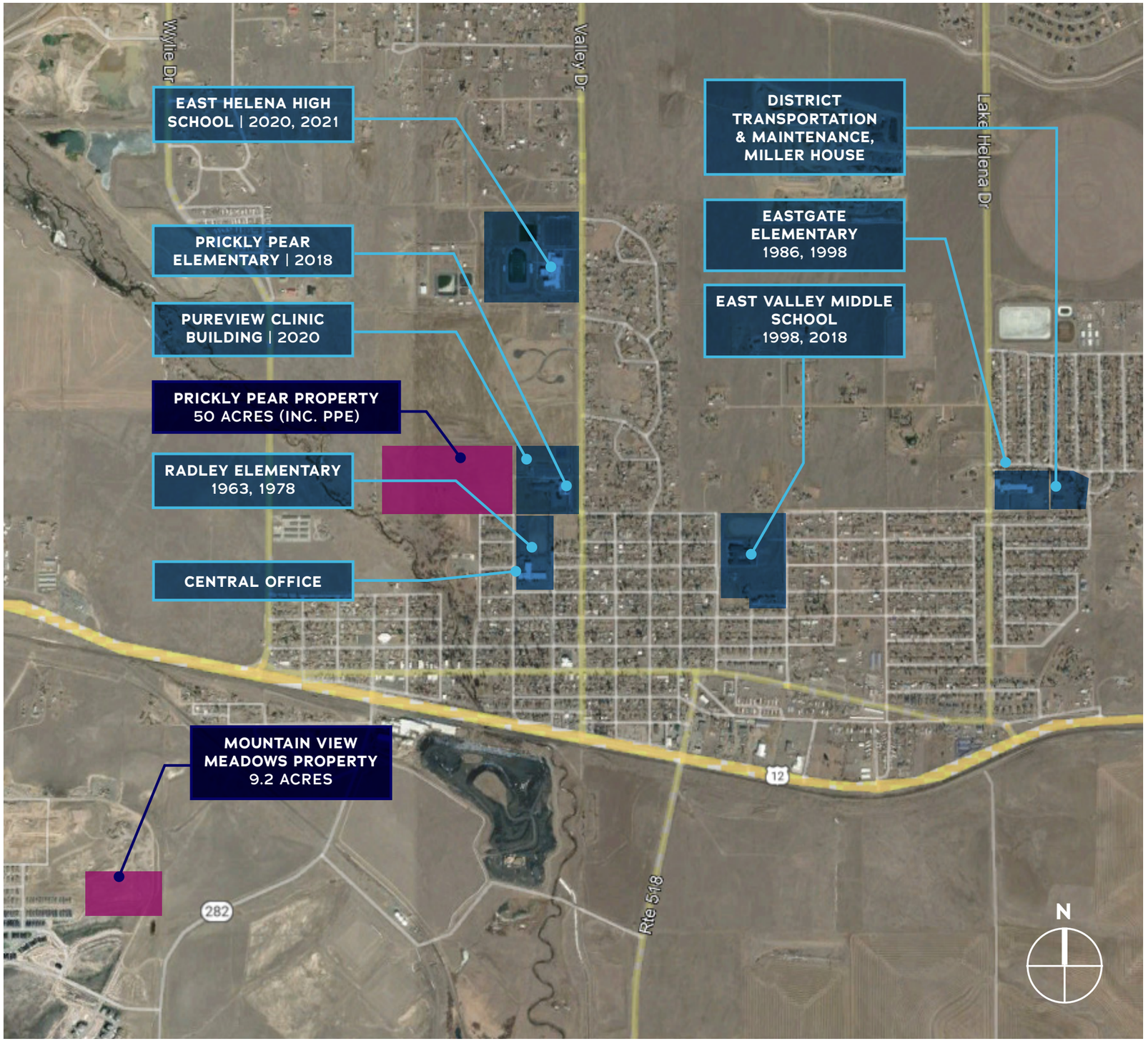
District Staffing & Administrative Implications

District Service & Maintenance Implications

WORK PLAN

- COMPREHENSIVE FACILITIES MASTER PLAN: May - Present
  - Facilities Committee Meetings - monthly
  - Community Survey: June
  - Outreach Meetings: PTO, Booster Club, Community - ongoing
  - Demographics / Development Studies
  - Enrollment Projections
    - *Deliverable: Comprehensive Facilities Master Plan*
- FACILITIES CONDITIONS ASSESSMENT: June - September
  - *Deliverable: Facilities Condition Report*
- UTILIZATION STUDY: May - August
  - *Deliverable: Utilization Report*

DISTRICT FACILITIES & PROPERTIES



District-Owned Property

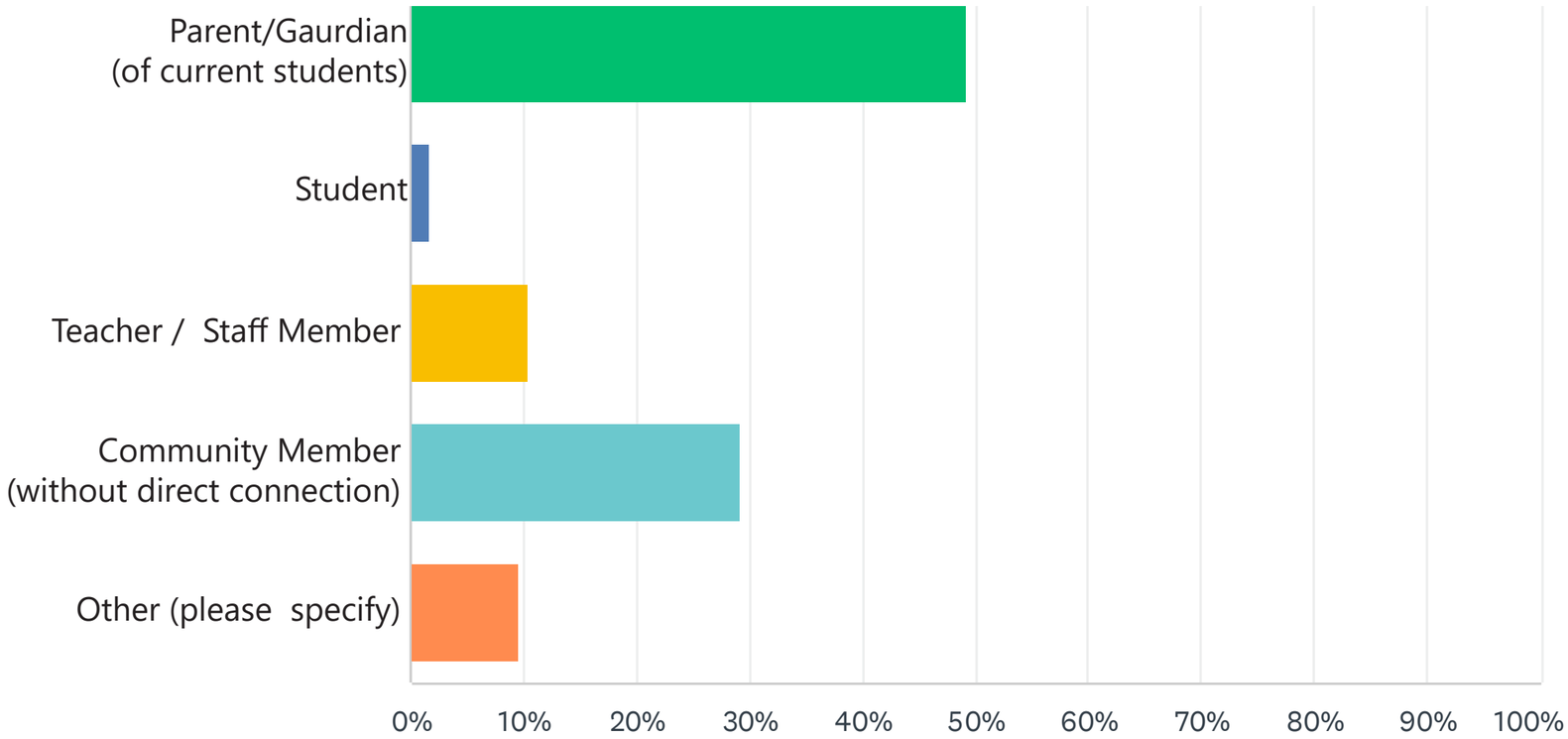
District-Owned Property with Existing Structures

East Helena
Public Schools

COMMUNITY SURVEY RESULTS

SMA
architecture
+ design

Q2 What is your relationship to East Helena Public Schools? (if multiple, please select the most accurate)



502 RESPONSES FROM JUNE 1-30

Please rate your opinion of (the facilities) capacity to support the following:

- Overall Facilities' Ability to Meet Current Educational Trends & Needs
- Overall Facilities' Ability to Meet Future Educational Trends & Needs
- Technology
- Safety & Security
- PE & Playground/Athletics
- Areas that could be used by the Community for events / meetings
- Fine Arts & Performing Arts Facilities
- STEM/STEAM Facilities (Science, Technology, Engineering, Arts, Math)
- Career & Technical Education (VOTEC/ CTE) Facilities
- Overall Space for Current Enrollment Numbers
- Bus & Parent Dropoff, Parking & Vehicular Circulation
- The Facility Feels Welcoming & Inviting

Excellent
Good
Average
Poor
Very Poor
N/A

East Helena Public Schools

SMA architecture + design

Q4 Please rate your opinion of Eastgate Elementary's (EK-K) capacity to support the following:

47% Community Members
12% Parent / Guardian

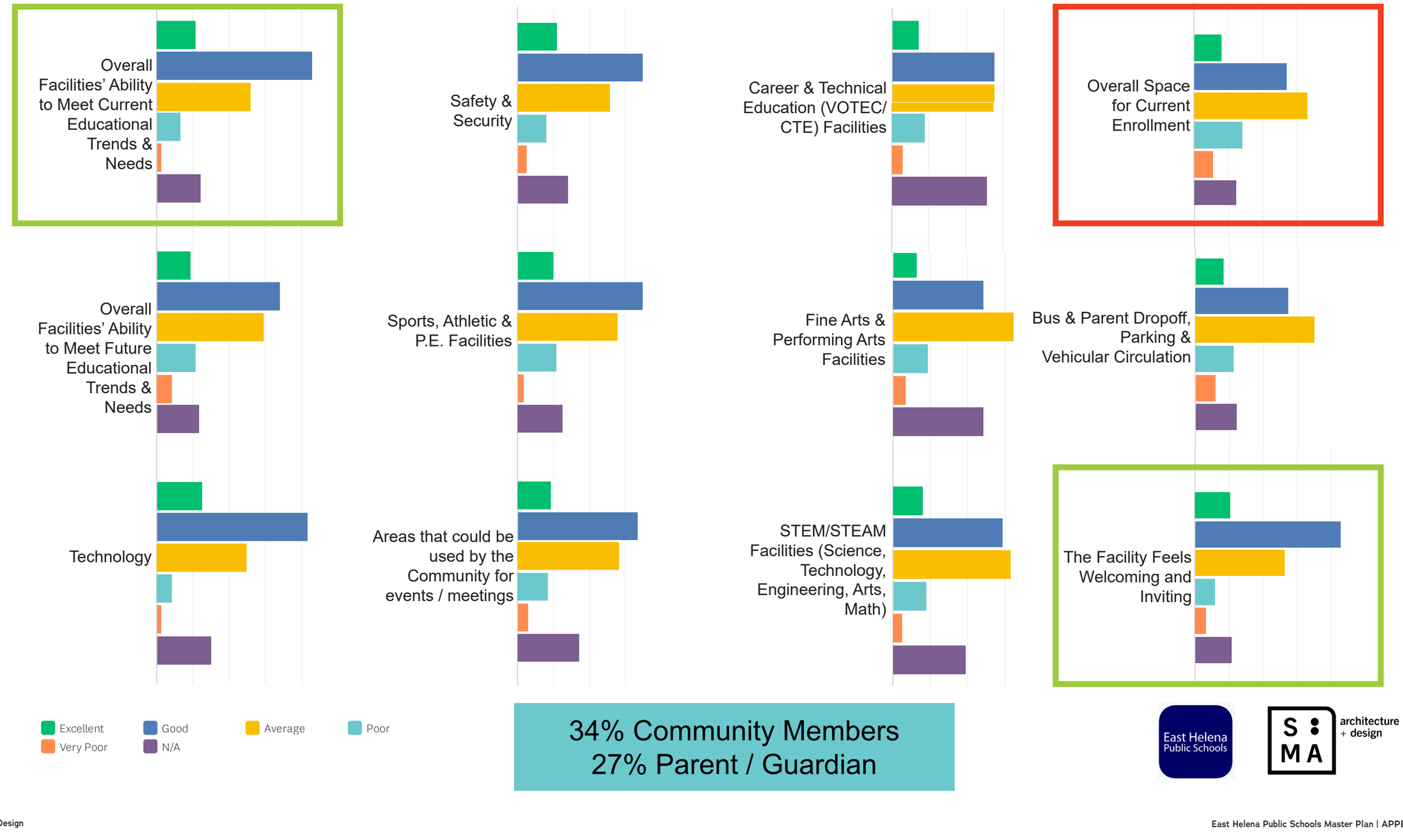
Q6 Please rate your opinion of Prickly Pear Elementary's (1st-2nd grade) capacity to support the following.

37% Community Members
28% No Knowledge/Relationship

Q8 Please rate your opinion of Radley Elementary's (3rd-5th grade) capacity to support the following.

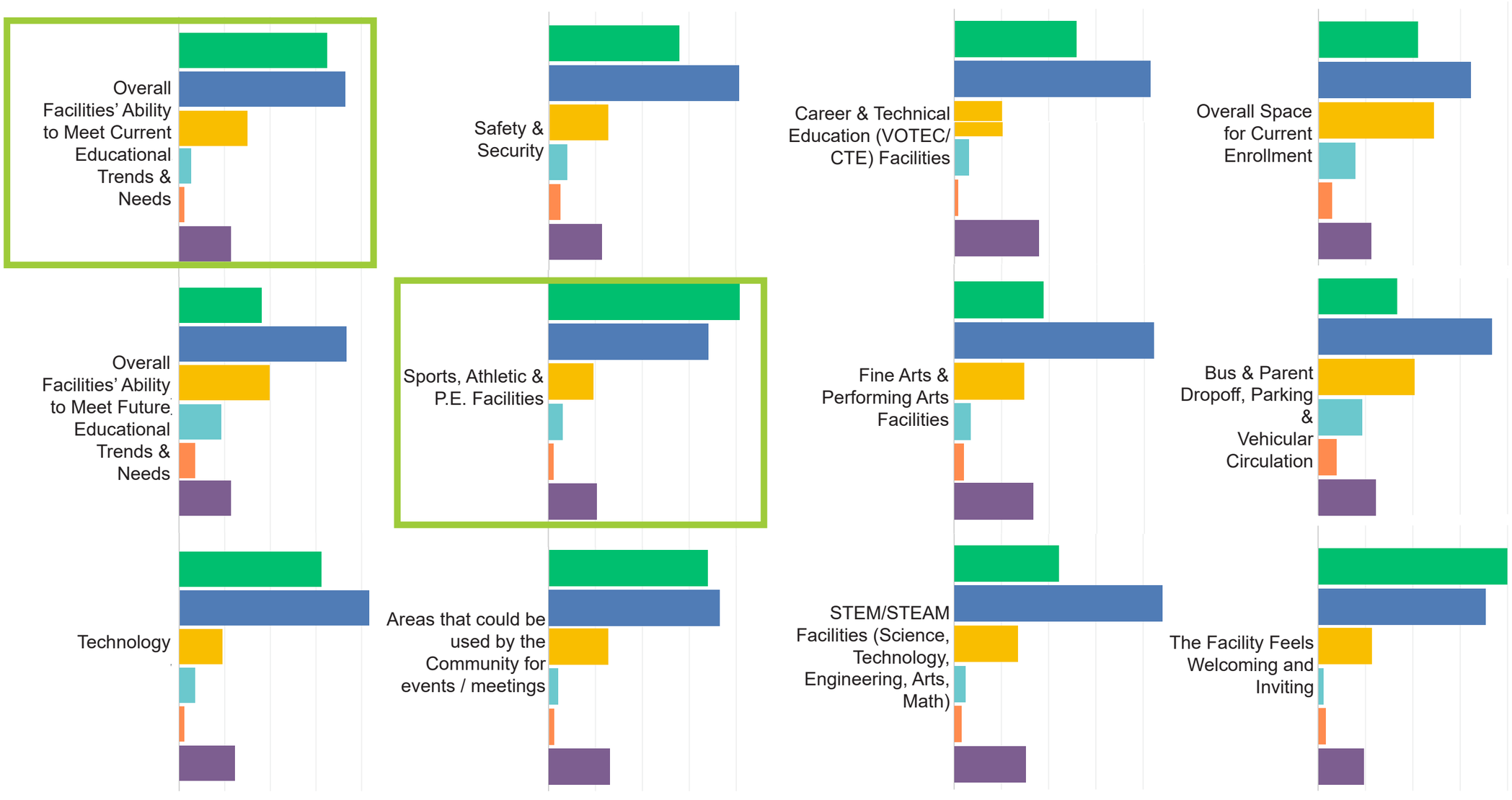
31% Community Members
25% Parent / Guardian

Q10 Please rate your opinion of East Valley Middle School's (6th-8th grade) capacity to support the following.



34% Community Members
27% Parent / Guardian

Q12 Please rate your opinion of East Helena High School's (9th-12th grade) capacity to support the following.



33% Community Members
30% Parent / Guardian

Eastgate

3.49
Average

East Valley MS

3.44
Average

Prickly Pear

3.83
Average

East Helena HS

3.98
Average

Radley

3.25
Average

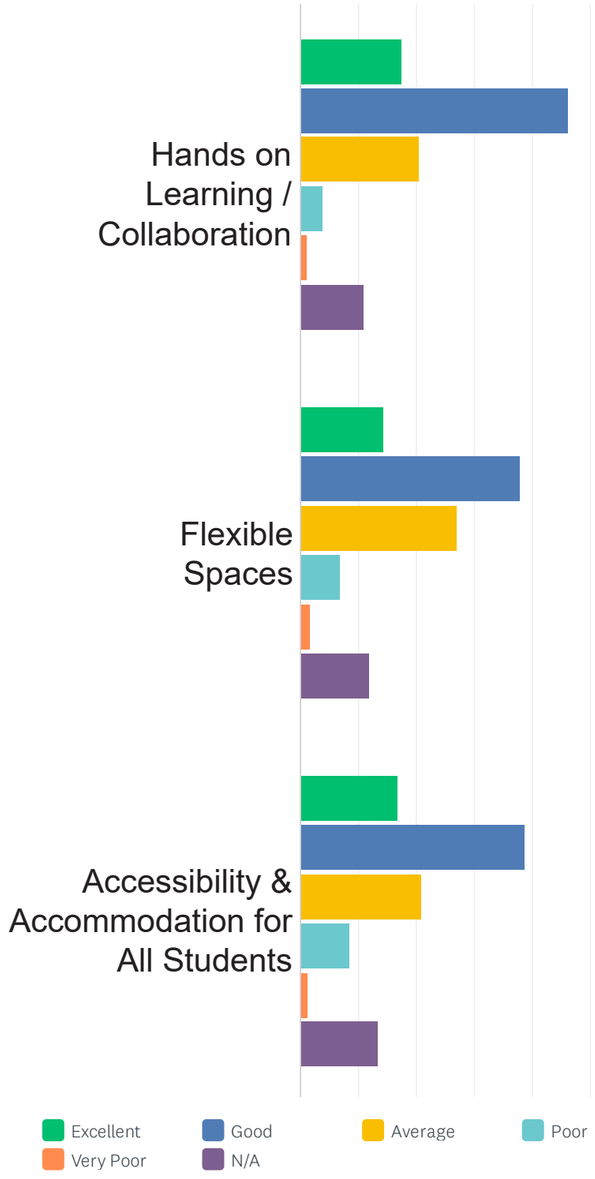
Scale 5-1

5: Excellent, 1: Very Poor

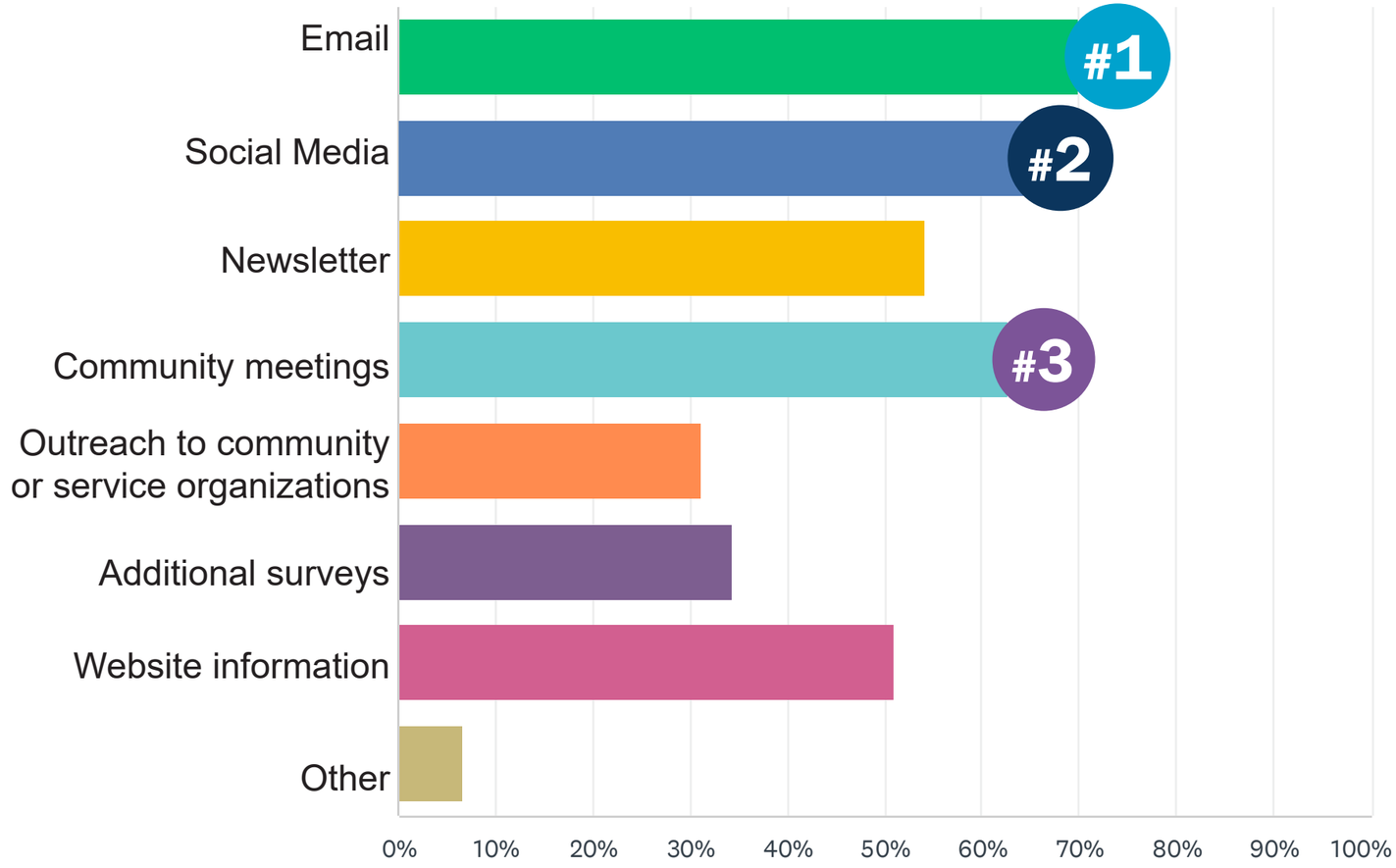
East Helena Public Schools

S M A architecture + design

Q13 Please rate your opinion of how East Helena Public Schools is meeting 21st Century Education principles in their facilities:



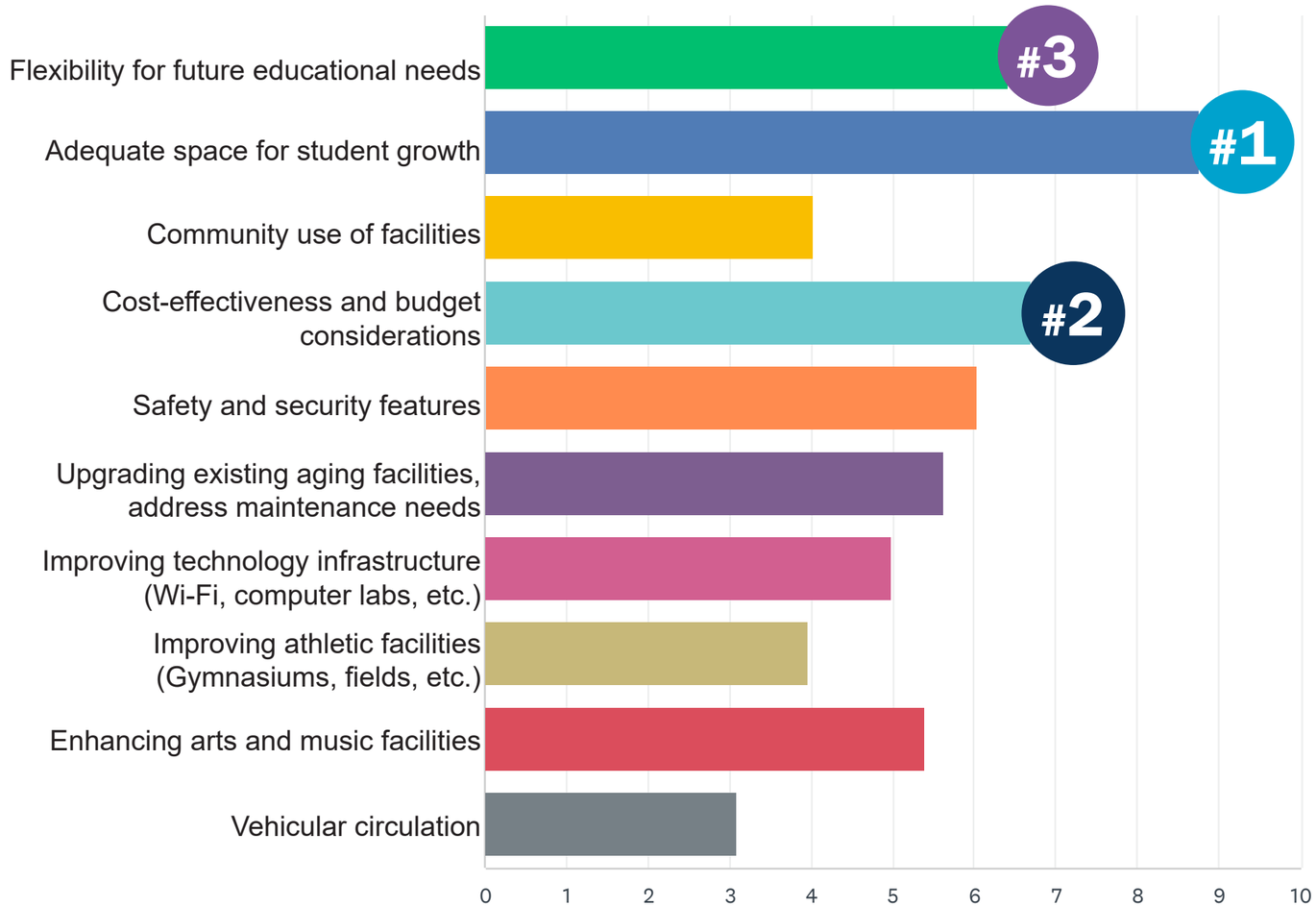
Q14 How can the school district effectively involve the community in the Facility Master Plan process?



East Helena Public Schools

SMA architecture + design

Q15 Which of the following areas do you believe should be prioritized in the Facility Master Plan?



Q16 What do you envision for the future of East Helena Public Schools?

#1 Comments regarding the methods of funding and budget use.
20 % of responses

#1 Comments regarding the involvement of the community.
20% of responses

#2 Comments regarding security and safety measures.
16.13% of responses

#3 Comments regarding the teachers and staff in the EHPSD.
15.48% of responses

East Helena
Public Schools

FACILITY CONDITION ASSESSMENT

SMA
architecture
+ design

SECURE VESTIBULE

EASTGATE (EK-K)

1986, 1998
BUILDING AGE

CONDITIONS ASSESSMENT

- Site Findings:
  - Playground asphalt and equipment needs repair/replacement.
  - Site access and circulation improvements are needed.
- Building Exterior Findings:
  - Hard water staining on ground level windows.
  - Minor damaged/dented doors and door frames.
- Building Interior Findings:
  - Interior finishes, light fixtures, and colors are dated and not generally inviting. Condition is fair based on age.
  - Restroom fixtures and finishes are dated.
  - ADA accessibility issues.
  - No secure entry vestibule.

PRICKLY PEAR (1ST-2ND)

2018
BUILDING AGE

CONDITIONS ASSESSMENT

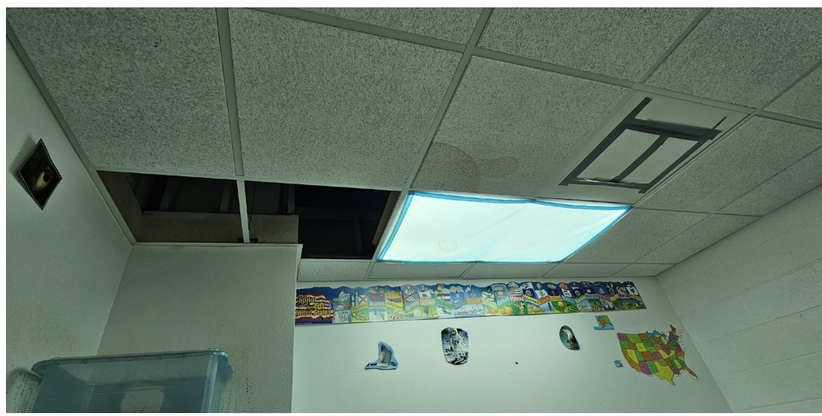
- Site Findings:
  - Site access and circulation is poor.
  - Playground equipment limited for the space that is available.
  - No site perimeter fence.
- Building Exterior Findings:
  - Building exterior is in good condition.
- Building Interior Findings:
  - The building interior is in good condition. Minor wear and tear was observed. Minimal windows and little exterior light.

RADLEY (3RD-5TH)

1963, 1978
BUILDING AGE

CONDITIONS ASSESSMENT

- Site Findings:
  - Site access, playground and circulation improvements are needed. Signage and separation of traffic.
- Building Exterior Findings:
  - Fair to good condition based on the age.
  - Concerns over CMU foundations and leakage.
  - Roofing and roof drainage are concerns.
- Building Interior Findings:
  - Interior finishes and fixtures are in fair to poor condition based on age.
  - Ceilings are sagging and stained from roof leaks, outdated and harsh lighting.
  - ADA accessibility issues: doors, handles, railings.



EVMS (6TH-8TH)

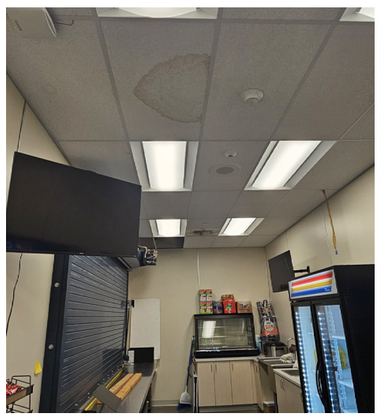
1998, 2018
BUILDING AGE

- Site Findings:
  - Overall site access/circulation operates well. Need to address student interaction with waiting buses.
  - Need to address drainage ditch/ swale on the east side of site.
  - Site/Playground is large and creates supervision issues.
- Building Exterior Findings:
  - Overall in fair to good condition based on age.
  - There is damage to the exterior insulation and finish system (EIFS).
  - Window screens are damaged.
  - Exterior hollow metal doors are rusted and dented in some locations.
- Building Interior Findings:
  - Interior finishes condition is fair to good based on age.
  - Door hardware and locksets are inconsistent.
  - ADA accessibility issues.
  - Cafeteria capacity & gym connection.

EHHS (9TH-12TH)

2020, 2021
BUILDING AGE

- Site Findings:
  - Overall, the site is in good condition.
  - Pathways from Visitor Parking can be improved.
  - Improved signage for Student parking.
- Building Exterior Findings:
  - Building exterior is in good condition.
- Building Interior Findings:
  - The building interior is in good condition. Minor wear and tear was observed.



DISTRICT TRANSPORTATION & MAINTENANCE BUILDING & MILLER HOUSE

CONDITIONS ASSESSMENT

- **Site Findings:**
  - Site access and circulation is adequate, but shared access with Eastgate occasionally causes conflicts with parent pick-up / drop off.
- **Building Exterior Findings:**
  - Building exterior fair condition. Building walls are not insulated and metal wall panels and doors have minor denting, etc.
  - Roof and site drainage on the south side of the building create ice issues.
- **Building Interior Findings:**
  - The size of the building is not adequate.
    - »Buses for the anticipated routes for fall 2023 cannot be housed.
    - »Size limits ability for cleaning/minor maintenance of buses.

DISTRICT OFFICES

CONDITIONS ASSESSMENT

- Site Findings:
  - Shared site with Radley Elementary is small and limiting.
- Building Exterior Findings:
  - Building exterior in fair condition.
  - There is no exterior wall insulation.
  - Door hardware is not ADA accessible.
- Building Interior Findings:
  - The building interior is in fair to good condition.
  - The building is too small for its function.
  - Security issues: Not welcoming, no sight-lines to the entrance.
  - ADA Accessibility issues: Non-compliant restrooms and break area.

CLINIC BUILDING

CONDITIONS ASSESSMENT

- Site Findings:
  - Overall in like-new condition.
  - Possible location for small office or clinic for EHPS.

PRICKLY PEAR SITE

- Site Findings:
  - 45 acres (including PPE).
  - Approximately 30 acres that are developable.
  - Partially (~15 acres) flood plain impacted.

MOUNTAIN VIEW MEADOWS PROPERTY

- Site Findings:
  - 9.2 acres.
  - Small, not well suited for an elementary school in their current model.

East Helena
Public Schools

FACILITY NEEDS PRIORITIES

SMA architecture + design

EASTGATE (EK-K)

FACILITY PRIORITIES

#1 Replacement of hardware that does not meet ADA accessibility requirements.

#2 Secure vestibule

#3 Reconfiguration of the current parking, drop-off and bus areas should be considered in order to clarify circulation and separate bus, parent and visitor traffic. Site directional signage should be implemented to improve wayfinding and clarify traffic patterns

PRICKLY PEAR (1ST-2ND)

FACILITY PRIORITIES

#1 Reconfiguration of the current parking, drop-off and bus areas should be considered in order to clarify circulation and separate bus, parent and visitor traffic. Site directional signage should be implemented to improve wayfinding and clarify traffic patterns

#2 Further development of the west playground area.

#3 Continued upkeep and regular maintenance will ensure that the building remains in good condition.

RADLEY (3RD-5TH)

FACILITY PRIORITIES

#1 Replacement of door hardware that does not meet requirements for ADA accessibility and consistency with other district door hardware.

#2 A secured vestibule at the Main Entry should be added.

#3 Reconfiguration of the current parking, drop-off, delivery and bus areas should be considered in order to clarify circulation and separate bus, parent, delivery, and visitor traffic. Site directional signage, parking barriers, curbing, and/or landscaped areas should be installed in the south parking to Clinton St. interface to improve wayfinding and clarify traffic patterns.

Relocation of the delivery areas away from student areas.

Upon correction of the roofing, replacement of ceiling tiles throughout.

EVMS (6TH-8TH)

#1 Improve sightlines from office control point.

Connect and secure entry vestibule with Main Office.

Enlarge Cafeteria

Window screens

Consistent and compliant door hardware

EHHS (9TH-12TH)

#1 Additional vehicular signage

#2 Visitor, pedestrian circulation paths

DISTRICT FACILITY BUILDINGS

#1 **TRANSPORTATION & MAINTENANCE BUILDING:** Build new to accommodate current and future transportation and maintenance needs.

CENTRAL OFFICE: Building type and size is not well suited to Central Office uses. Recommend decommissioning due to age and overall condition.

East Helena
Public Schools

FACILITY UTILIZATION STUDY

SMA
architecture
+ design

EASTGATE (EK-K)

- Below recommended utilization for general classrooms at an average of 82% per day
- SF per student is not meeting recommendations
- Special classrooms can accommodate more class sections, but may require an additional instructor (since Eastgate and PPE share)

RECOMMENDED UTILIZATION: 90-95% / REC. SF/STUDENT: 45-55 SF

PRICKLY PEAR (1ST-2ND)

- General classrooms meeting the recommendations for utilization, averaging 92%
- SF/student for general classrooms are meeting recommendations
- Special classrooms can accommodate more class sections, but may require an additional instructor (since Eastgate and PPE share)

RECOMMENDED UTILIZATION: 90-95% / REC. SF/STUDENT: 45-55 SF

RADLEY (3RD-5TH)

- General classrooms meeting the recommendations for utilization, averaging 91%
- Special classrooms can accommodate more class sections
- Overall classroom SF/student throughout is low due to larger class sizes and smaller classrooms
- Some additional rooms could be re-purposed for classrooms, will require evaluation to determine if these rooms are suited for that purpose

RECOMMENDED UTILIZATION: 90-95% / REC. SF/STUDENT: 45-55 SF

EVMS (6TH-8TH)

- Most of the building is slightly above recommended utilization (recommendation is 70-85%, many classes are at 86%)
- A few general classrooms that currently house electives have low utilization and could add sections or other classes
- SF/student varies between recommended and below based on type of class subject and class size

RECOMMENDED UTILIZATION: 70-85% / REC. SF/STUDENT: 45-55 SF

EHHS (9TH-12TH)

- Majority of general classrooms are at high utilization and more classrooms may be needed in the future if enrollment increases
- 3 of 4 Science classrooms are at high utilization, 1 at low utilization
- 13 classrooms are at low utilization and can offer additional elective type class sections

RECOMMENDED UTILIZATION: 70-85% / REC. SF/STUDENT: 45-55 SF

East Helena
Public Schools

DEVELOPMENT OF MASTER PLAN SCENARIOS

S
M A
architecture
+ design

MASTER PLAN FACTORS

- Facility Condition Assessment
- Facility Priorities
- Utilization Assessments
- Enrollment Projections
- Future District Development

2014-2023 ENROLLMENT
2024-2034 PROJECTIONS

ENROLLMENT PROJECTIONS

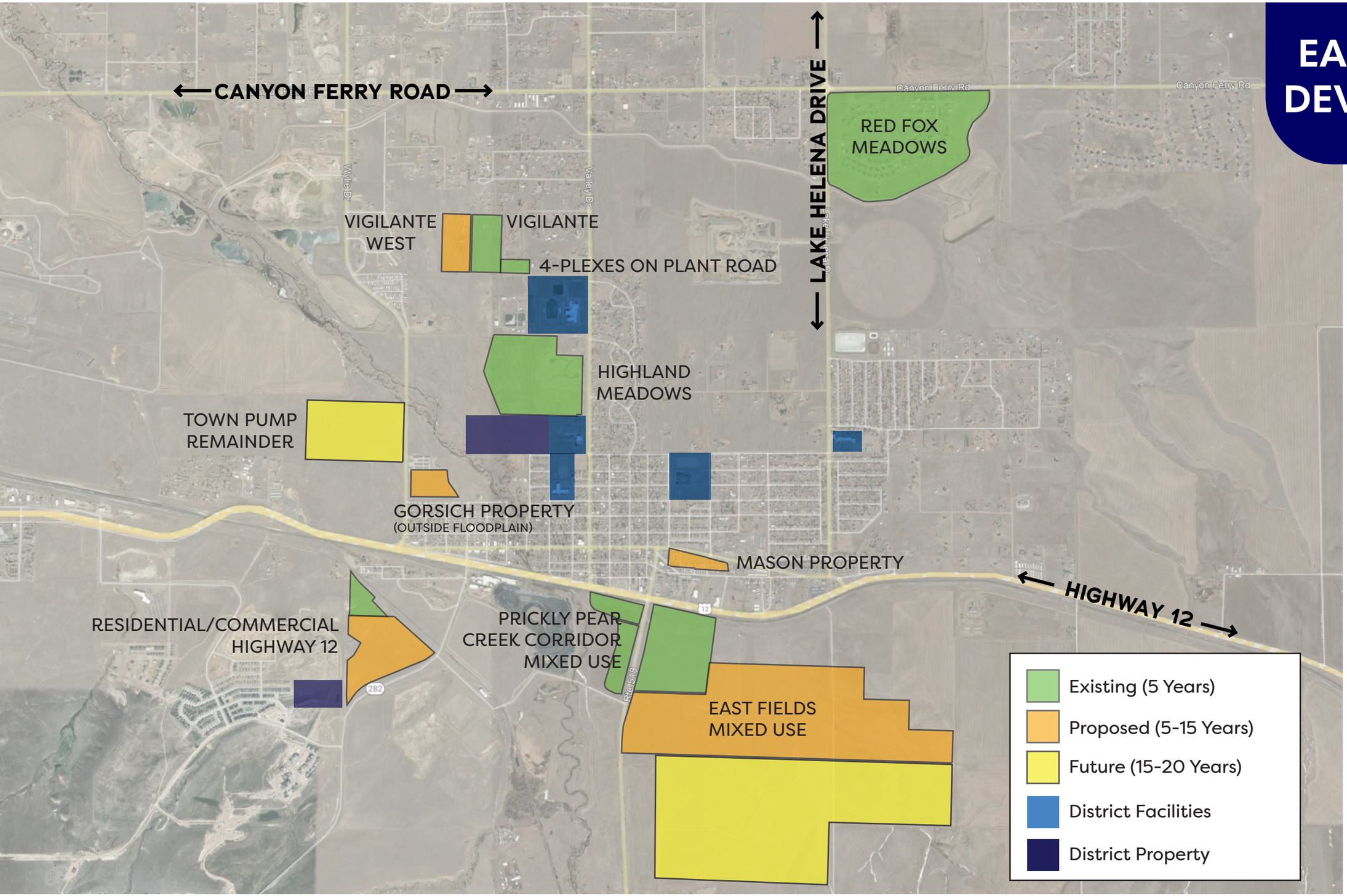
Grade	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
K	131	130	144	144	163	172	140	141	161	181	185	188	192	196	200	204	208	212	216	221	225
1st	129	135	135	124	138	132	135	116	129	142	145	148	151	154	157	160	163	166	170	173	177
2nd	133	138	132	134	129	150	136	139	120	131	134	136	139	142	145	148	150	153	157	160	163
3rd	128	135	142	131	134	137	150	136	147	136	139	141	144	147	150	153	156	159	163	166	169
4th	124	121	137	139	129	141	143	151	150	153	156	159	162	166	169	172	176	179	183	187	190
5th	122	127	128	140	141	135	141	145	168	158	161	164	168	171	174	178	181	185	189	193	196
6th	131	129	133	130	136	151	137	140	157	171	174	178	181	185	189	193	196	200	204	208	213
7th	135	123	132	133	132	133	149	139	152	149	152	155	158	161	165	168	171	175	178	182	185
8th	111	130	122	133	125	134	133	133	149	154	157	160	163	167	170	173	177	180	184	188	191
9th							121	121	165	165	168	172	175	179	182	186	190	193	197		
10th								136	125	158	161	164	168	171	174	178	181	185	189		
11th									135	118	120	123	125	128	130	133	136	138	141		
12th										126	129	131	134	136	139	142	145	148	151		
Total K-8	1144	1168	1205	1208	1227	1285	1264	1240	1333	1375	1403	1431	1459	1488	1518	1548	1579	1611	1643		
Total K-12							1385	1497	1758	1942	1981	2020	2061	2102	2144	2187	2231	2275	2321	2367	2415
% Change in K-8		2%	3%	0%	2%	5%	-2%	-2%	7%	3%											
Average											**2%**										

+434 STUDENTS

Grade	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
K	131	130	144	144	163	172	140	141	161	181	186	192	198	204	210	216	223	229	236	243	251
1st	129	135	135	124	138	132	135	116	129	142	146	151	155	160	165	170	175	180	185	191	197
2nd	133	138	132	134	129	150	136	139	120	131	135	139	143	147	152	156	161	166	171	176	181
3rd	128	135	142	131	134	137	150	136	147	136	140	144	149	153	158	162	167	172	177	183	188
4th	124	121	137	139	129	141	143	151	150	153	158	162	167	172	177	183	188	194	200	206	212
5th	122	127	128	140	141	135	141	145	168	158	163	168	173	178	183	189	194	200	206	212	219
6th	131	129	133	130	136	151	137	140	157	171	176	181	187	192	198	204	210	217	223	230	237
7th	135	123	132	133	132	133	149	139	152	149	153	158	163	168	173	178	183	189	194	200	206
8th	111	130	122	133	125	134	133	133	149	154	159	163	168	173	179	184	189	195	201	207	213
9th							121	121	165	165	170	175	180	186	191	197	203	209	215		
10th								136	125	158	163	168	173	178	183	189	194	200	206		
11th									135	118	122	125	129	133	137	141	145	149	154		
12th										126	130	134	138	142	146	150	155	160	164		
Total K-8	1144	1168	1205	1208	1227	1285	1264	1240	1333	1375	1416	1459	1502	1548	1594	1642	1691	1742	1794		
Total K-12							1385	1497	1758	1942	2000	2060	2122	2186	2251	2319	2388	2460	2534	2610	2688
% Change in K-8		2%	3%	0%	2%	5%	-2%	-2%	7%	3%											
Average Excluding 2020-2021											**3%**										

+688 STUDENTS

EAST HELENA DEVELOPMENT



East Helena
Public Schools

NEXT STEPS

NEXT MASTER PLAN COMMUNITY MEETING:

OCTOBER 16 7:00PM
RADLEY CAFETERIA

S M A
architecture
+ design

East Helena
Public Schools

QUESTIONS?

architecture
+ design

09-18-2023

BOOSTER CLUB MEETING

East Helena
Public Schools

FACILITIES MASTER PLAN

BOOSTER CLUB

9.18.2023

S M A
architecture
+ design

AGENDA

1. Master Plan Overview
2. Community Survey Results
3. Facility Condition Assessment
4. Facility Utilization Study
5. Development of Master Plan Scenarios
6. Questions

East Helena
Public Schools

MASTER PLAN OVERVIEW

SMA
architecture
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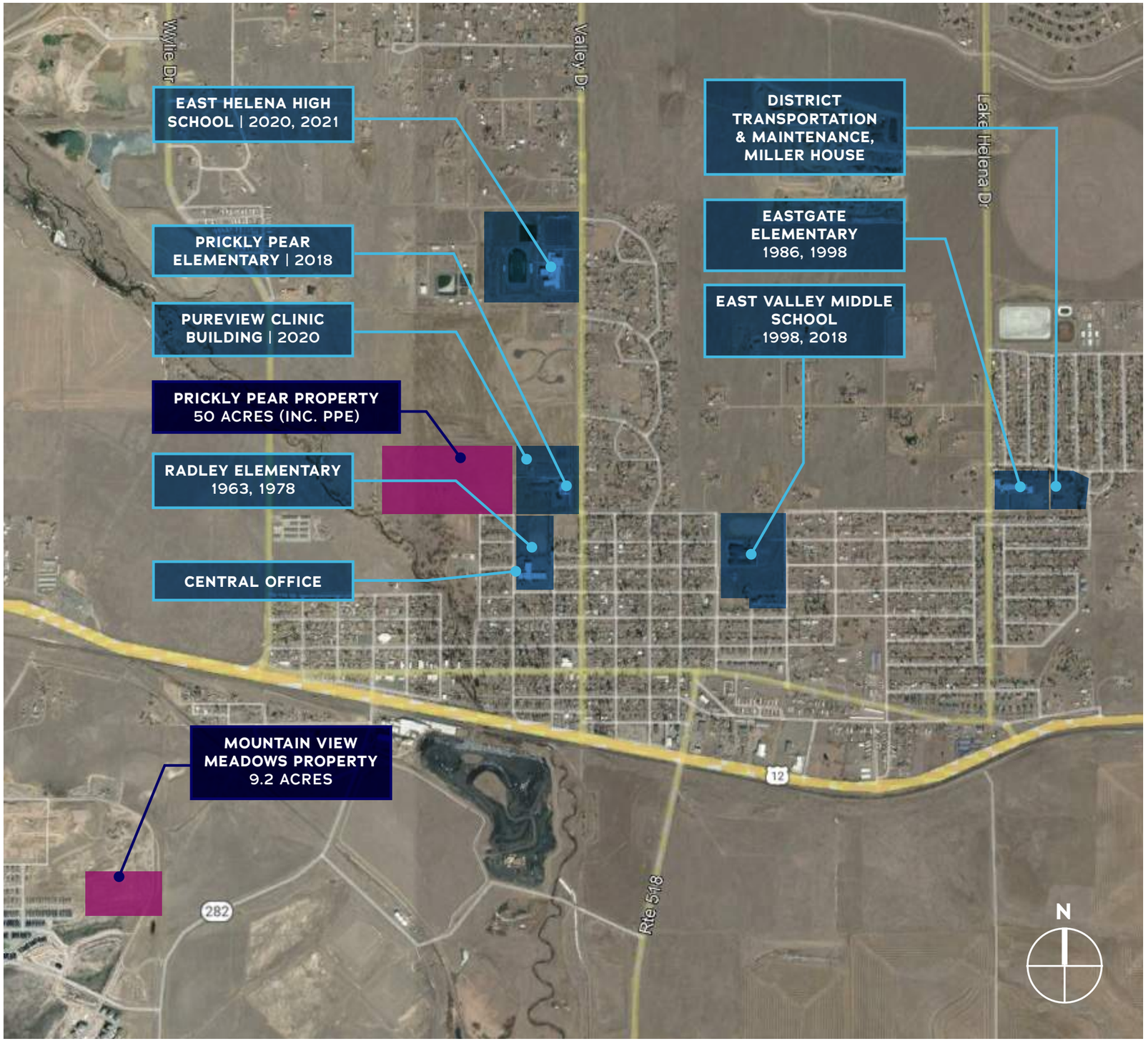
EHPS' FACILITY MASTER PLAN GOALS

- Proactively plan for additional enrollment increases.
- Create a flexible roadmap for the next 5, 10, 15+ years.
- Prepare as education continues to evolve.
- Continue to serve the East Helena students & families with a community and student-focused approach and process.
- Create a fiscally responsible plan that anticipates long-term needs and addresses ongoing maintenance and safety & security needs.

DISTRICT FACILITIES & PROPERTIES



District-Owned Property

District-Owned Property with Existing Structures

East Helena Public Schools

COMMUNITY SURVEY RESULTS

502 RESPONSES FROM JUNE 1-30

Parent/Guardian - 54.97%

Student - 0.66%

Teacher/Staff Member - 9.6%

Community Member - 23.84%

Other - 10.93%

S M A architecture + design

Please rate your opinion of (the facilities) capacity to support the following:

Scale 5-1
5: Excellent, 1: Very Poor

Eastgate **3.49** Average

Prickly Pear **3.83** Average

Radley **3.25** Average

East Valley Middle School **3.44** Average

East Helena High School **3.98** Average

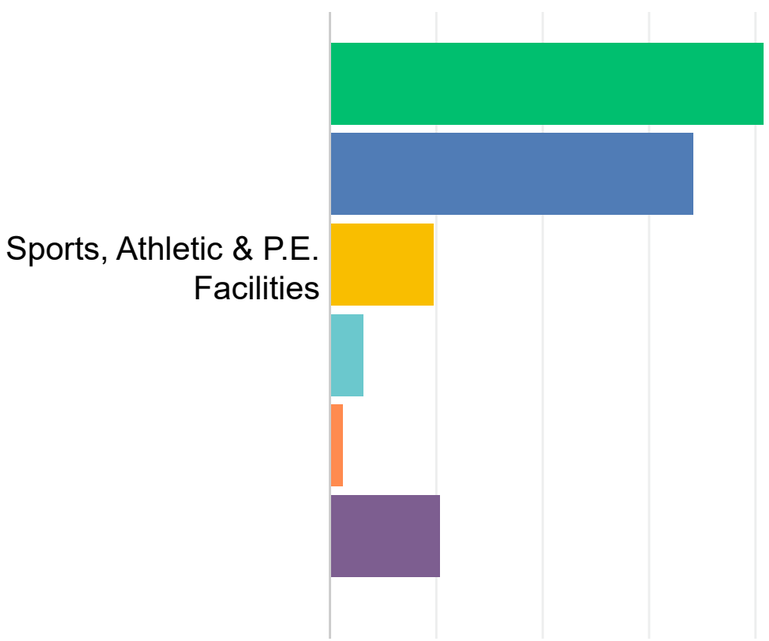
- Overall Facilities' Ability to Meet Current Educational Trends & Needs
- Overall Facilities' Ability to Meet Future Educational Trends & Needs
- Technology
- Safety & Security
- PE & Playground/Athletics
- Areas that could be used by the Community for events / meetings

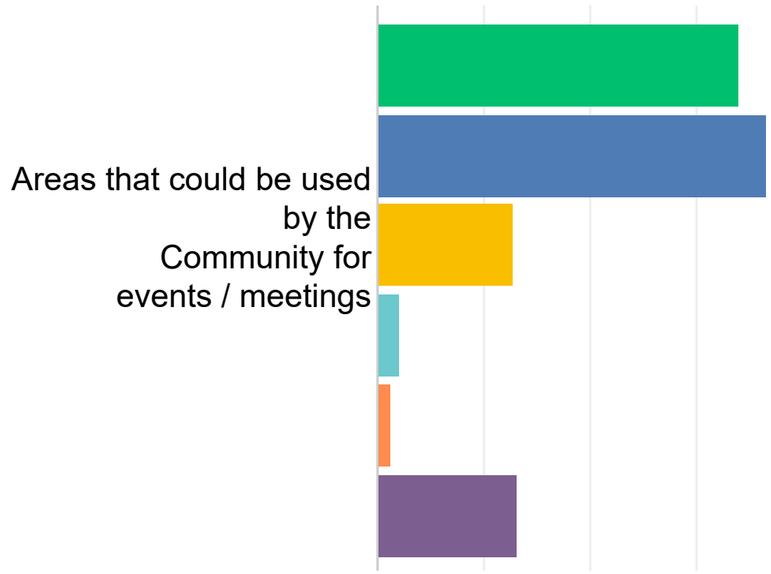
- Fine Arts & Performing Arts Facilities
- STEM/STEAM Facilities (Science, Technology, Engineering, Arts, Math)
- Career & Technical Education (VOTEC/CTE) Facilities
- Overall Space for Current Enrollment Numbers
- Bus & Parent Dropoff, Parking & Vehicular Circulation
- The Facility Feels Welcoming & Inviting

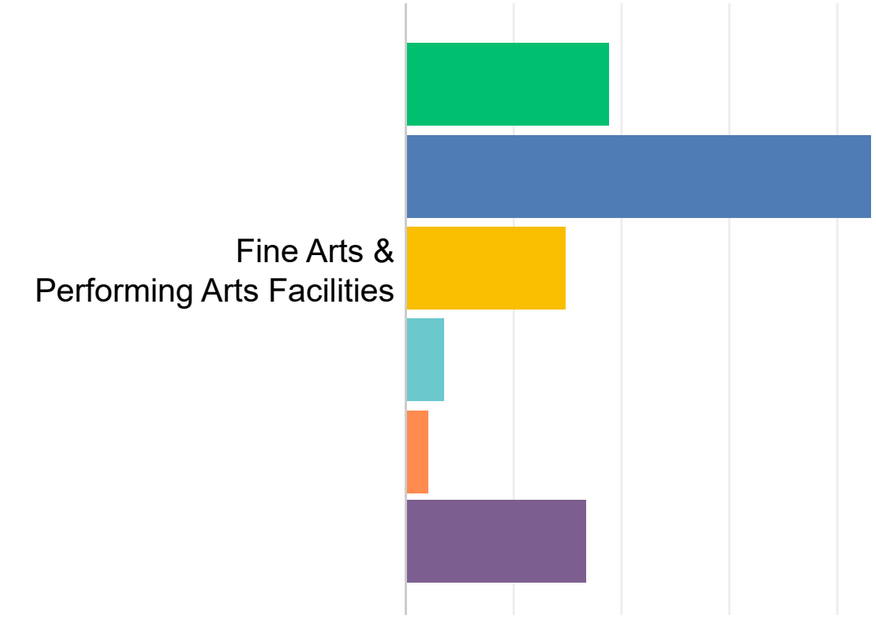
East Helena Public Schools

SMA architecture + design

Q12 Please rate your opinion of East Helena High School's (9th-12th grade) capacity to support the following.







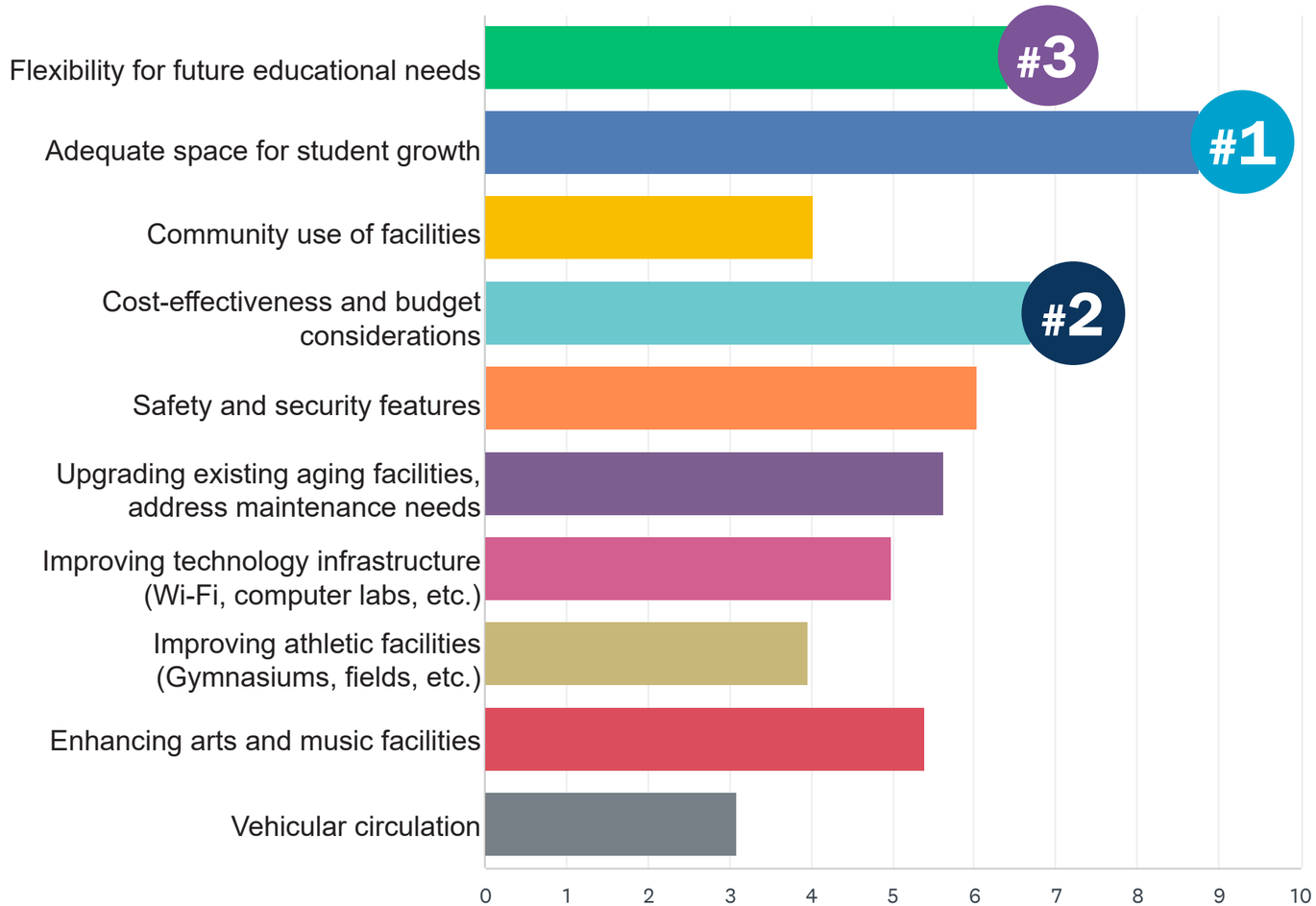
Excellent
Good
Average
Poor
Very Poor
N/A

33% Community Members
30% Parent / Guardian

East Helena Public Schools

S M A architecture + design

Q15 Which of the following areas do you believe should be prioritized in the Facility Master Plan?



East Helena
Public Schools

FACILITY CONDITION ASSESSMENT

SMA
architecture
+ design

COMMON FINDINGS

- Site, exterior and interiors are overall in good to fair condition based on age.
- Site access and circulation improvements are needed.
- ADA accessibility issues.
- Some schools lacking a secure entry vestibule.
- Door hardware and locksets are inconsistent.
- Eastgate & Radley: Due to their age, are in worse condition and their finsihes need updates.
- Prickly Pear, EHHS and EVMS are newer schools and in excellent condition.

RADLEY

- Roofing and roof drainage are concerns.

CLINIC BUILDING

- In excellent condition.

East Helena
Public Schools

FACILITY NEEDS PRIORITIES

SMA architecture + design

EASTGATE (EK-K)

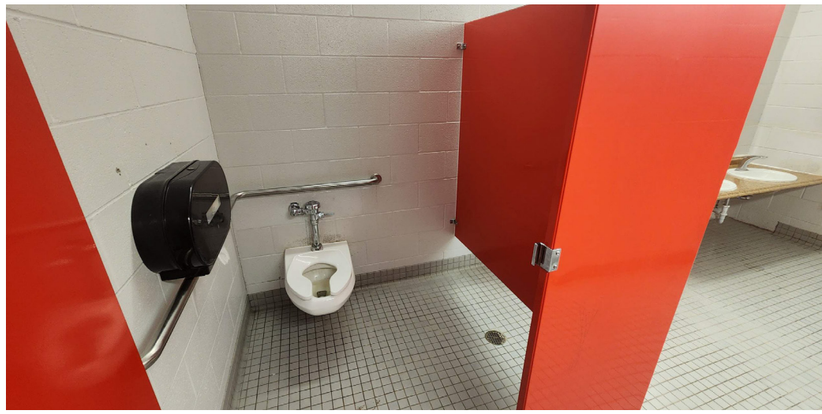
1986, 1998
BUILDING AGE

FACILITY PRIORITIES

#1 Replacement of hardware that does not meet ADA accessibility requirements.

#2 Secure vestibule

#3 Reconfiguration of the current parking, drop-off and bus areas should be considered in order to clarify circulation and separate bus, parent and visitor traffic. Site directional signage should be implemented to improve wayfinding and clarify traffic patterns



PRICKLY PEAR (1ST-2ND)

2018
BUILDING AGE

FACILITY PRIORITIES

#1 Reconfiguration of the current parking, drop-off and bus areas should be considered in order to clarify circulation and separate bus, parent and visitor traffic. Site directional signage should be implemented to improve wayfinding and clarify traffic patterns

#2 Further development of the west playground area.

#3 Continued upkeep and regular maintenance will ensure that the building remains in good condition.

RADLEY (3RD-5TH)

1963, 1978
BUILDING AGE

FACILITY PRIORITIES

#1 Replacement of door hardware that does not meet requirements for ADA accessibility and consistency with other district door hardware.

#2 A secured vestibule at the Main Entry should be added.

#3 Reconfiguration of the current parking, drop-off, delivery and bus areas should be considered in order to clarify circulation and separate bus, parent, delivery, and visitor traffic. Site directional signage, parking barriers, curbing, and/or landscaped areas should be installed in the south parking to Clinton St. interface to improve wayfinding and clarify traffic patterns.

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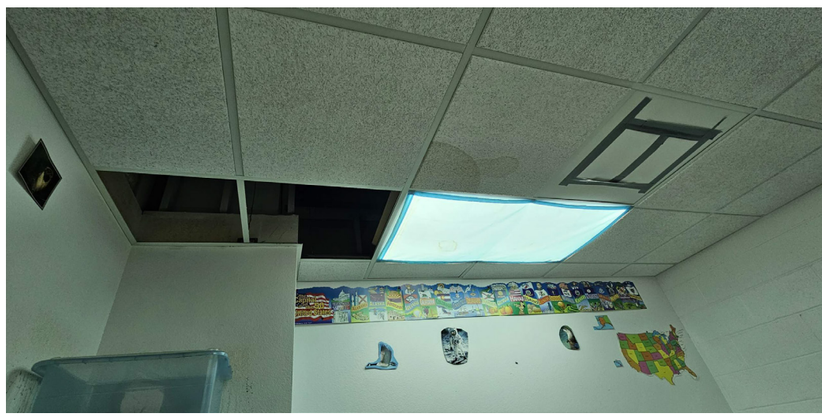


EVMS (6TH-8TH)

1998, 2018
BUILDING AGE

FACILITY PRIORITIES

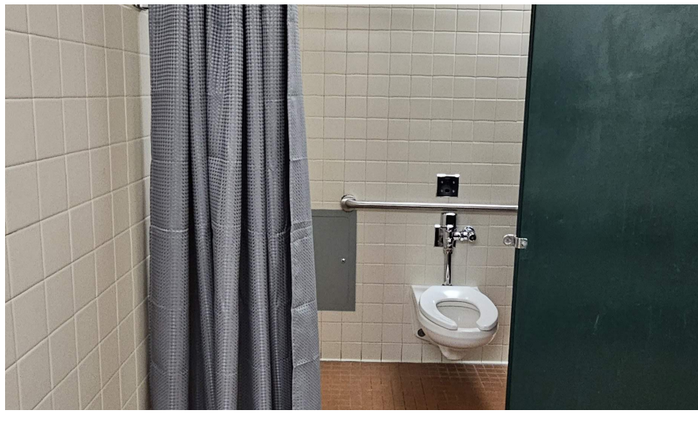
#1 Improve sightlines from office control point.

Connect end secure entry vestibule with Main Office.

Enlarge Cafeteria

Window screens

Consistent and compliant door hardware



FACILITY PRIORITIES

EHHS (9TH-12TH)

2020, 2021
BUILDING AGE

#1 Additional vehicular signage

#2 Visitor, pedestrian circulation paths

DISTRICT FACILITY BUILDINGS

#1 **TRANSPORTATION & MAINTENANCE BUILDING:** Build new to accommodate current and future transportation and maintenance needs.

CENTRAL OFFICE: Building type and size is not well suited to Central Office uses. Recommend decommissioning due to age and overall condition.

East Helena
Public Schools

FACILITY UTILIZATION STUDY

SMA
architecture
+ design

OVERALL FINDINGS

- Schools are meeting recommended utilization
- All schools have limited capacity for some growth, but planning for long-term growth should be addressed now.
- For Radley and Eastgate, the square foot per student recommendations are not being met due to the size of classrooms.

Elementary Schools RECOMMENDED UTILIZATION: 90-95% / REC. SF/STUDENT: 45-55 SF

Middle & High Schools RECOMMENDED UTILIZATION: 70-85% / REC. SF/STUDENT: 45-55 SF

East Helena
Public Schools

DEVELOPMENT OF MASTER PLAN SCENARIOS

SMA
architecture
+ design

2014-2023 ENROLLMENT
2024-2034 PROJECTIONS

ENROLLMENT PROJECTIONS

Grade	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
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2nd	133	138	132	134	129	150	136	139	120	131	134	136	139	142	145	148	150	153	157	160	163
3rd	128	135	142	131	134	137	150	136	147	136	139	141	144	147	150	153	156	159	163	166	169
4th	124	121	137	139	129	141	143	151	150	153	156	159	162	166	169	172	176	179	183	187	190
5th	122	127	128	140	141	135	141	145	168	158	161	164	168	171	174	178	181	185	189	193	196
6th	131	129	133	130	136	151	137	140	157	171	174	178	181	185	189	193	196	200	204	208	213
7th	135	123	132	133	132	133	149	139	152	149	152	155	158	161	165	168	171	175	178	182	185
8th	111	130	122	133	125	134	133	133	149	154	157	160	163	167	170	173	177	180	184	188	191
9th							121	121	165	165	168	172	175	179	182	186	190	193	197		
10th								136	125	158	161	164	168	171	174	178	181	185	189		
11th									135	118	120	123	125	128	130	133	136	138	141		
12th										126	129	131	134	136	139	142	145	148	151		
Total K-8	1144	1168	1205	1208	1227	1285	1264	1240	1333	1375	1403	1431	1459	1488	1518	1548	1579	1611	1643		
Total K-12							1385	1497	1758	1942	1981	2020	2061	2102	2144	2187	2231	2275	2321	2367	2415
% Change in K-8		2%	3%	0%	2%	5%	-2%	-2%	7%	3%											
Average	2%																				

+434 STUDENTS

Grade	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
K	131	130	144	144	163	172	140	141	161	181	186	192	198	204	210	216	223	229	236	243	251
1st	129	135	135	124	138	132	135	116	129	142	146	151	155	160	165	170	175	180	185	191	197
2nd	133	138	132	134	129	150	136	139	120	131	135	139	143	147	152	156	161	166	171	176	181
3rd	128	135	142	131	134	137	150	136	147	136	140	144	149	153	158	162	167	172	177	183	188
4th	124	121	137	139	129	141	143	151	150	153	158	162	167	172	177	183	188	194	200	206	212
5th	122	127	128	140	141	135	141	145	168	158	163	168	173	178	183	189	194	200	206	212	219
6th	131	129	133	130	136	151	137	140	157	171	176	181	187	192	198	204	210	217	223	230	237
7th	135	123	132	133	132	133	149	139	152	149	153	158	163	168	173	178	183	189	194	200	206
8th	111	130	122	133	125	134	133	133	149	154	159	163	168	173	179	184	189	195	201	207	213
9th							121	121	165	165	170	175	180	186	191	197	203	209	215		
10th								136	125	158	163	168	173	178	183	189	194	200	206		
11th									135	118	122	125	129	133	137	141	145	149	154		
12th										126	130	134	138	142	146	150	155	160	164		
Total K-8	1144	1168	1205	1208	1227	1285	1264	1240	1333	1375	1416	1459	1502	1548	1594	1642	1691	1742	1794		
Total K-12							1385	1497	1758	1942	2000	2060	2122	2186	2251	2319	2388	2460	2534	2610	2688
% Change in K-8		2%	3%	0%	2%	5%	-2%	-2%	7%	3%											
Average Excluding 2020-2021	3%																				

+688 STUDENTS

East Helena
Public Schools

NEXT STEPS

NEXT MASTER PLAN COMMUNITY MEETING:

OCTOBER 16 7:00PM
RADLEY GYMNASIUM

S M A
architecture
+ design

East Helena
Public Schools

QUESTIONS?

architecture
+ design

2023-09-18 Booster Club Presentation

Monday, September 18, 2023 6:27 PM

Comments from Booster Club

- Storage for Booster stuff
- Currently it's stored in the concessions area
- Pool for the swim team
- Bleachers/Gym space
- Wrestling Room
- Lockers are too small at EHHS
- Performance spaces are small
- Larger weight room
- Exterior Bleachers - lockers and weight room in the stands - varsity locker spaces for football, soccer, track (on the west side)
- Outdoor restrooms
- Current EHHS Gym is too small for divisional basketball

- Signage control in the student parking
- Larger robotics area - larger maker space
- Space for eSports - computer room

09-26-2023

MASTER PLAN COMMITTEE MEETING #6

East Helena
Public Schools

FACILITIES MASTER PLAN

COMMITTEE MEETING #6

9.26.2023

S M A
architecture
+ design

AGENDA

1. Master Plan Work Plan & Schedule
2. Community Outreach
3. Facility Condition Priorities
4. Master Plan - Work Session
5. Next Steps
6. Questions

East Helena
Public Schools

MASTER PLAN OVERVIEW

SMA
architecture
+ design

WORK PLAN

- **COMPREHENSIVE FACILITIES MASTER PLAN:** May - Present
  - Facilities Committee Meetings - monthly
  - Community Survey & Outreach Meetings: PTO, Booster Club, Community
  - Demographics / Development Studies / Enrollment Projections
  - Next Steps: Committee Meetings (2 more), Cost Estimating

Oct. 24; Nov. 28

  - *Deliverable: Comprehensive Facilities Master Plan*

- **FACILITIES CONDITIONS ASSESSMENT:** June - September
  - *Deliverable: Facilities Condition Report*

- **UTILIZATION STUDY:** May - August
  - *Deliverable: Utilization Report*

Biggest takeaway is percentage, need to differeentiate between Elemen, MS, HS, do not want to meet 100% utilization
emphasis on general classrooms being booked
add preface about not wanting 100% utilization

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Public Schools

COMMUNITY OUTREACH

SMA architecture + design

COMMUNITY MEETINGS DATES

1. SEPTEMBER 14 - 7 PM COMMUNITY MEETING

2. SEPTEMBER 18 - BOOSTER CLUB

3. OCTOBER 3 - PTO

4. OCTOBER 16 - 7 PM COMMUNITY MEETING

Create language that encourages attendance. Press deadline next by Tuesday AM with info on meeting: new constructions, additions on long-term plan.

East Helena
Public Schools

FACILITY NEEDS PRIORITIES

SMA architecture + design

EASTGATE (EK-K)

1986, 1998
BUILDING AGE

FACILITY PRIORITIES

#1 Replacement of hardware that does not meet ADA accessibility requirements.

#2 Secure vestibule

#3 Reconfiguration of the current parking, drop-off and bus areas should be considered in order to clarify circulation and separate bus, parent and visitor traffic. Site directional signage should be implemented to improve wayfinding and clarify traffic patterns

PRICKLY PEAR (1ST-2ND)

2018
BUILDING AGE

FACILITY PRIORITIES

#1 Reconfiguration of the current parking, drop-off and bus areas should be considered in order to clarify circulation and separate bus, parent and visitor traffic. Site directional signage should be implemented to improve wayfinding and clarify traffic patterns

#2 Further development of the west playground area.

#3 Continued upkeep and regular maintenance will ensure that the building remains in good condition.

RADLEY (3RD-5TH)

1963, 1978
BUILDING AGE

FACILITY PRIORITIES

#1 Replacement of door hardware that does not meet requirements for ADA accessibility and consistency with other district door hardware.

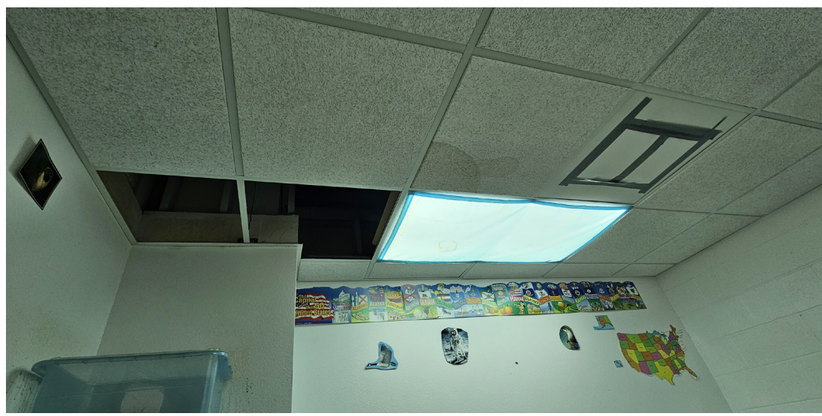
#2 A secured vestibule at the Main Entry should be added.

#3 Reconfiguration of the current parking, drop-off, delivery and bus areas should be considered in order to clarify circulation and separate bus, parent, delivery, and visitor traffic. Site directional signage, parking barriers, curbing, and/or landscaped areas should be installed in the south parking to Clinton St. interface to improve wayfinding and clarify traffic patterns.

Relocation of the delivery areas away from student areas.

Upon correction of the roofing, replacement of ceiling tiles throughout.

should be higher priority: office bathroom, office, boys eastwing bathroom



EVMS (6TH-8TH)

1998, 2018
BUILDING AGE

FACILITY PRIORITIES

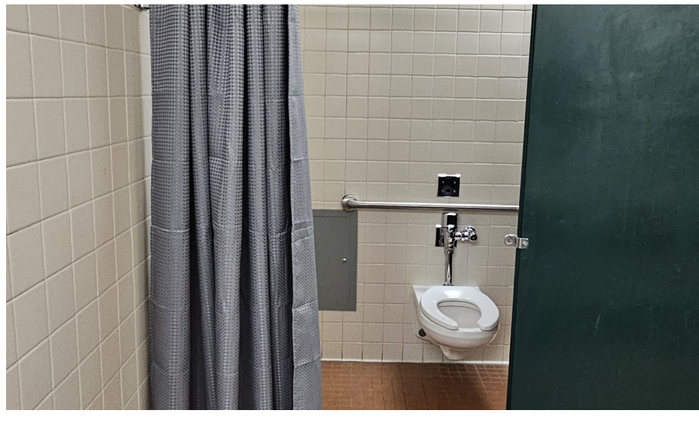
#1 Improve sightlines from office control point.

Connect end secure entry vestibule with Main Office.

Enlarge Cafeteria and

Window screens

Consistent and compliant door hardware



FACILITY PRIORITIES

EHHS (9TH-12TH)

2020, 2021
BUILDING AGE

#1 Additional vehicular signage

#2 Visitor, pedestrian circulation paths

DISTRICT FACILITY BUILDINGS

#1 **TRANSPORTATION & MAINTENANCE BUILDING:** Build new to accommodate current and future transportation and maintenance needs.

CENTRAL OFFICE: Building type and size is not well suited to Central Office uses. Recommend decommissioning due to age and overall condition.

East Helena
Public Schools

MASTER PLANNING SCENARIOS

SMA
architecture
+ design

PRICKLY PEAR ELEMENTARY ADDITION

PRICKLY PEAR ELEMENTARY POSSIBILITIES:

New addition onto Prickly Pear Elementary. Possibilities include:

- Approximately 10,000 - 12,000 sq. ft. addition
- 7-8 new classrooms
- Approximately 180 students (22.5 students per classroom)
- Potentially absorb students from Radley (3rd grade)
  - o Eastgate remains EK, K
  - o Prickly Pear now 1st, 2nd, 3rd
  - o Radley now 4th, 5th
- Site circulation improvements

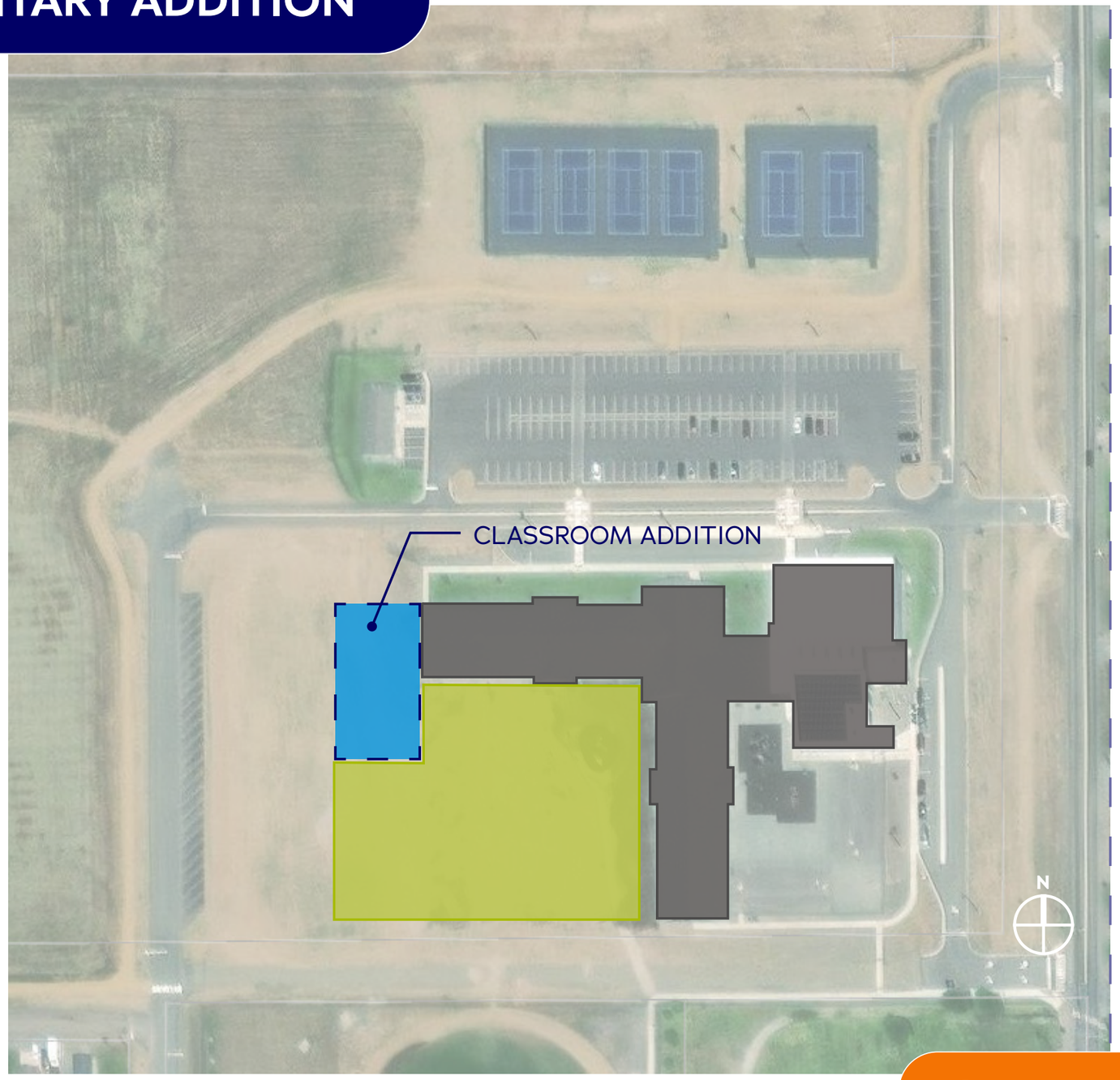
will this accomodate growth without splitting a grade?

SITE SIZE: 45 ACRES

ADDITION AREA: 12,000 SF

LEGEND

- POSSIBLE NEW ADDITION AREA
- PLAYGROUND DEVELOPMENT
- EXISTING BUILDING

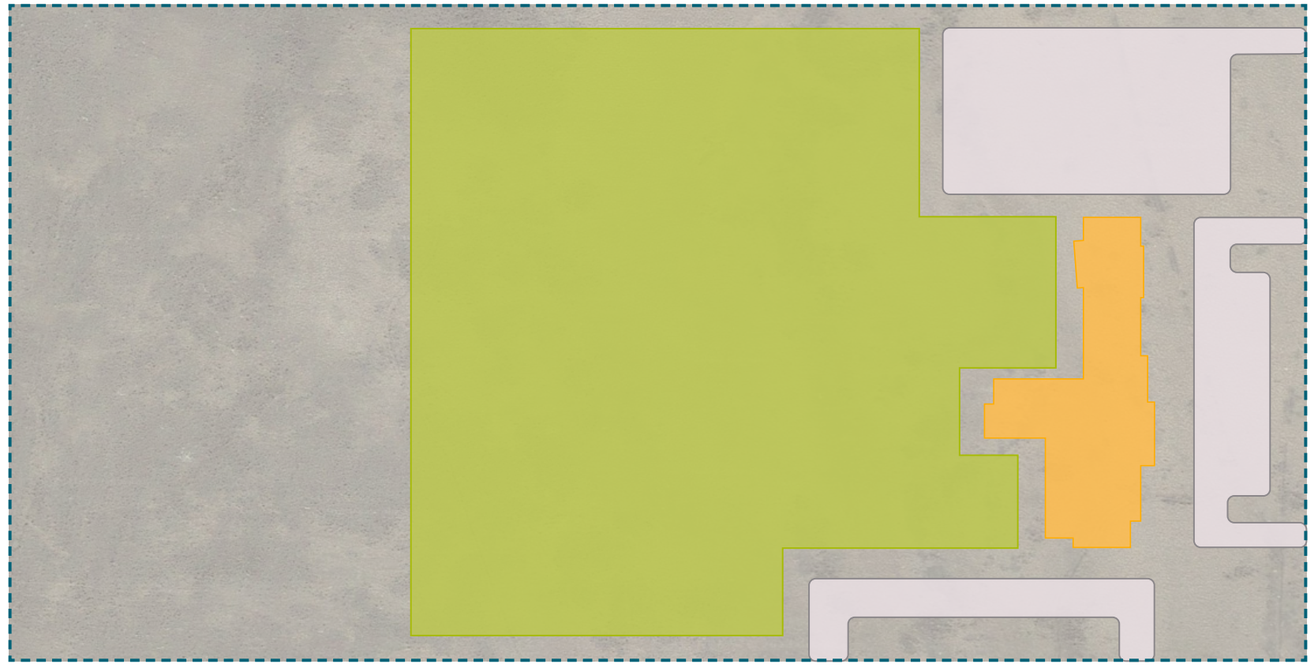


STUDY A

NEW 3-GRADE SCHOOL ON NEW SITE - RADLEY REPLACEMENT

RADLEY REPLACEMENT POSSIBILITIES:

- Approximately 78,000 - 84,000 square feet of School
- 21 - 24 Classrooms
- Full functioning school
- Approximately 540 students (22.5 students per classroom)
- Propose as new 3rd, 4th and 5th grade
  - o Eastgate EK, K
  - o Prickly Pear 1st, 2nd
  - o Radley - Converted to District Offices and Maintenance
  - o New School 3rd, 4th, 5th
- Requires district to acquire a new site of 16 acres per Guidelines.
- Potential to use PPE West site



SITE SIZE: 16 ACRES

NEW CONSTRUCTION AREA: 84,000 SF

LEGEND

- POSSIBLE NEW BUILDING AREA
- POSSIBLE NEW SITE
- POSSIBLE NEW PLAYGROUND AND FIELDS
- POSSIBLE NEW PARKING AND DROP OFF AREAS

Can accomodate more kids at Eastgate, want to look at what scenarios can fit on current sites.
Not necessarily needing to discuss how grades will move around.

STUDY B[1]

NEW K-8 SCHOOL ON NEW SITE

NEW K-8 SCHOOL POSSIBILITIES:

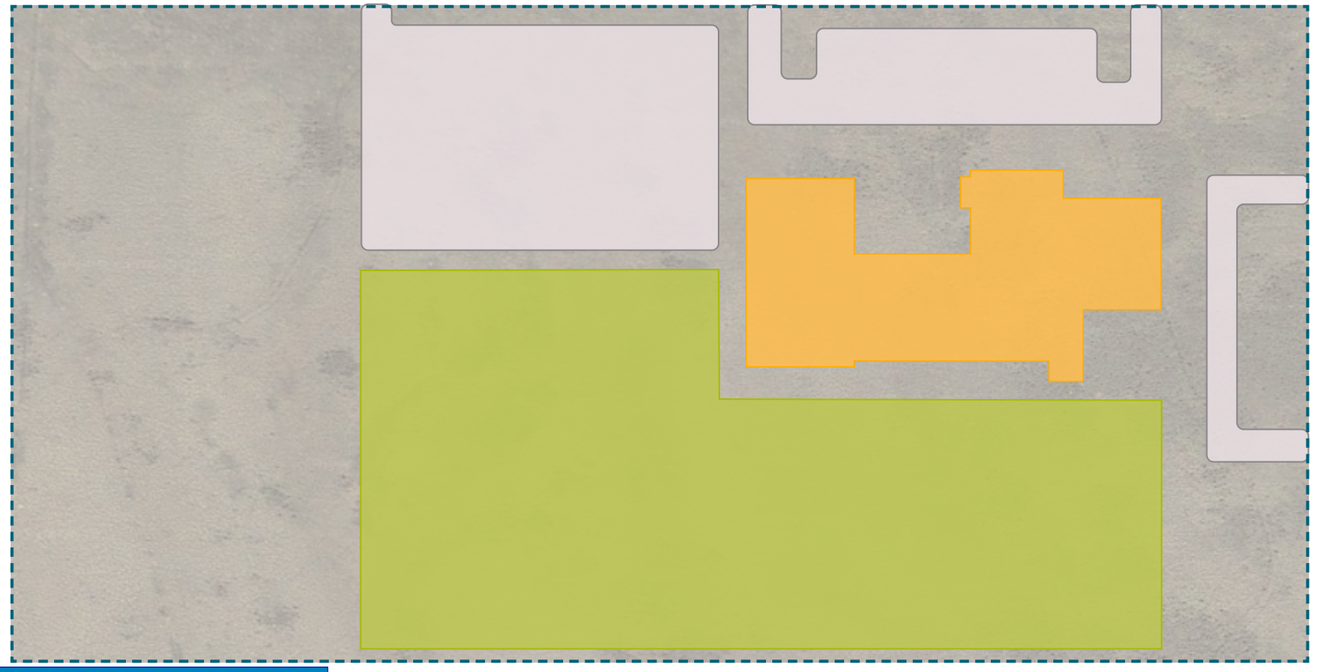
- Approximately 78,000 - 84,000 square feet School
- 21 Classrooms
- Full functioning school
- Approximately 475 - 525 students (student per classroom varies depending on grade level)
- Propose as K-8 school set up as a 3-2 section elementary school with associated 6-8 two classrooms per grade
  - o Eastgate EK, K
  - o Prickly Pear 1st, 2nd
  - o Radley - 3rd, 4th, 5th
  - o East Valley Middle School – 6th, 7th, 8th
  - o **New K-8 school**
- Requires district to acquire new site of 20 acres per Guidelines.
- Potential land swap with Habitat for Humanity property
- K-8 school would move away from Grade Level school approach.

SITE SIZE: 20 ACRES

NEW CONSTRUCTION AREA: 84,000 SF

LEGEND

- POSSIBLE NEW BUILDING AREA
- POSSIBLE NEW SITE
- POSSIBLE NEW PLAYGROUND AND FIELDS
- POSSIBLE NEW PARKING AND DROP OFF AREAS



geographically could be neficial for District based on gorwth

gives most additional capacity

most potential for growth

best location is possible south of Highway - land swap in Habitate development, pull 150 kids approx. currently

could back off and call it a K-5, different mentality

would need 2 admin

look at a K-5

STUDY C

HIGH SCHOOL IMPROVEMENTS

HIGH SCHOOL POSSIBILITIES:

- New CTE Building
  - 8,000 - 12,000 SF (up to double in size?)
  - Need to verify program elements
  - Proposed location to be determined
    - West end of staff lot
- Alternative High School
  - Serving 50 - 60 Students
  - 5 total classrooms
  - Support spaces
  - 8,000 - 10,000 SF
  - Proposed location to be determined
    - NW corner of bus loop
    - Might also include new weight room/ wrestling room addition
- New Weight Room
  - 3,500 - 4,000 SF (3x current fitness room)
  - Need to verify program elements
  - Proposed location to be determined
    - NW corner of bus loop
    - Might also be included with new alternative high school
- New Wrestling Room
  - 3,500 - 4,000 SF
  - Need to verify program elements
  - Proposed location to be determined
    - NW corner of bus loop
    - Might also be included with new alternative high school

LEGEND

- POSSIBLE NEW ADDITION AREA
- POSSIBLE NEW BUILDING AREA
- EXISTING BUILDING

NEW CONSTRUCTION AREA: 12,000 SF

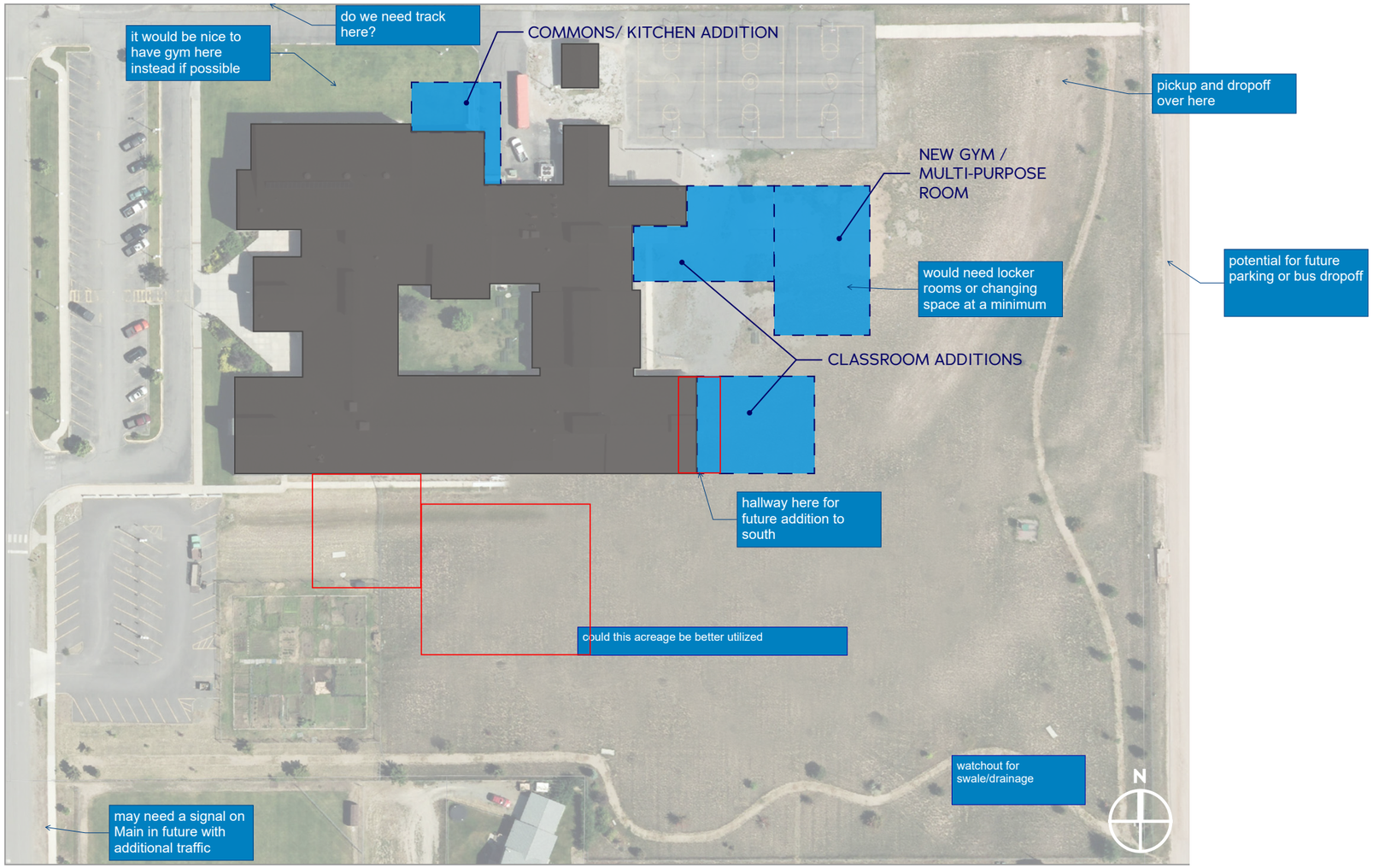
ADDITION AREA: 16,000 SF - 2 STORIES AT 8,000 SF EACH

STUDY D

EVMS ADDITIONS - COMMONS / KITCHEN AND CLASSROOM

EAST VALLEY MIDDLE SCHOOL POSSIBILITIES:

- Classroom Additions
  - o Approximately 10,000 - 12,000 SF addition
  - o 7-8 new classrooms
  - o Approximately 180 students (22.5 students per classroom)
- Commons and Kitchen Addition
  - o Approximately 4,000 SF addition (double in size)
  - o Show extending to the north from the current commons/kitchen
- New Gym / Multi-purpose room
  - o Approximately 6,400 SF
- Safety and security upgrades



SITE SIZE: 19 ACRES

ADDITION AREA: 22,400 SF

LEGEND

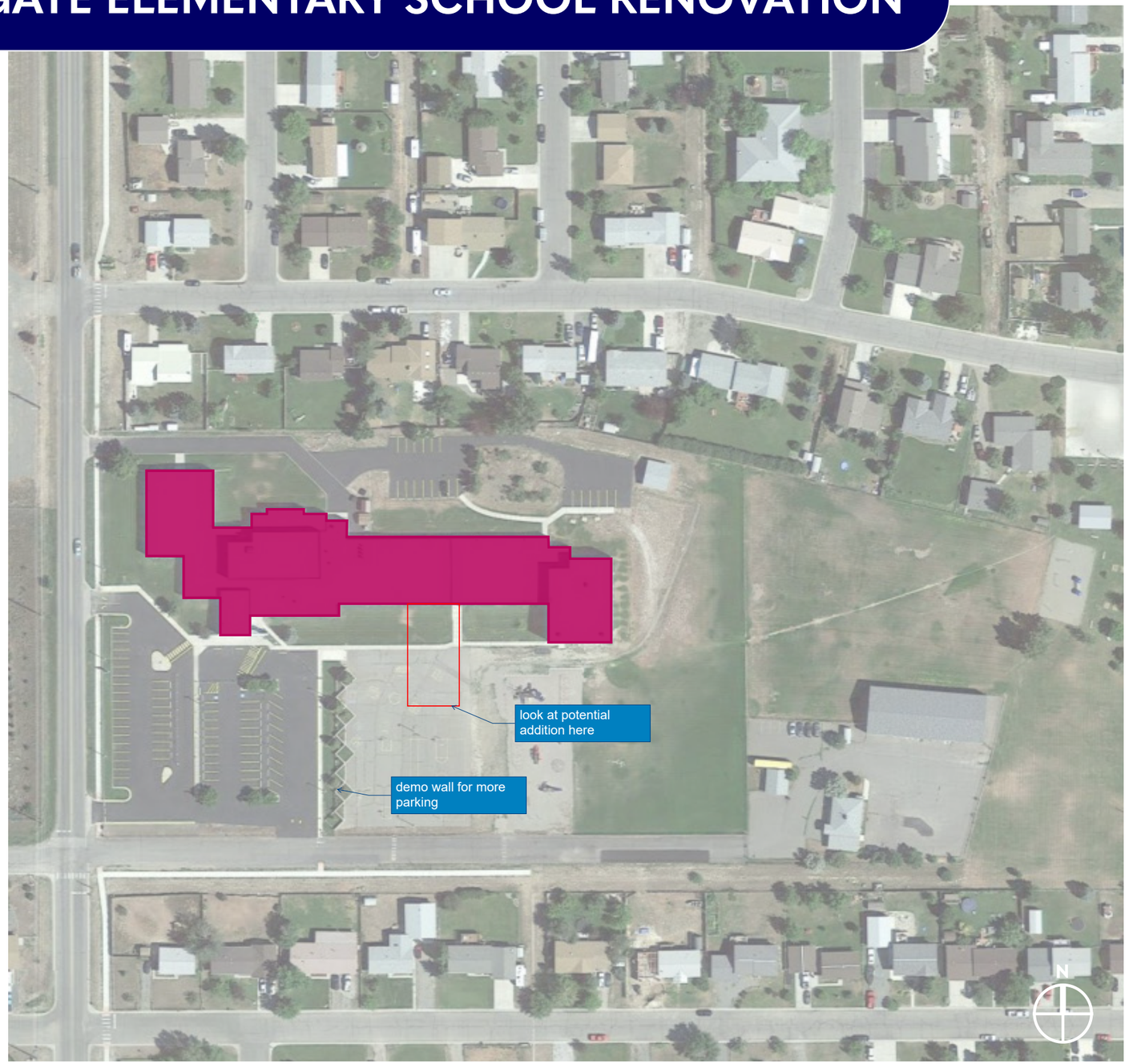
- POSSIBLE NEW ADDITION AREA
- EXISTING BUILDING

STUDY E

EASTGATE ELEMENTARY SCHOOL RENOVATION

EASTGATE ELEMENTARY SCHOOL POSSIBILITIES:

- Renovation of existing building (excludes mechanical upgrades)
- Safety and security upgrades
- Site circulation upgrades



EXISTING: 44,350 SF

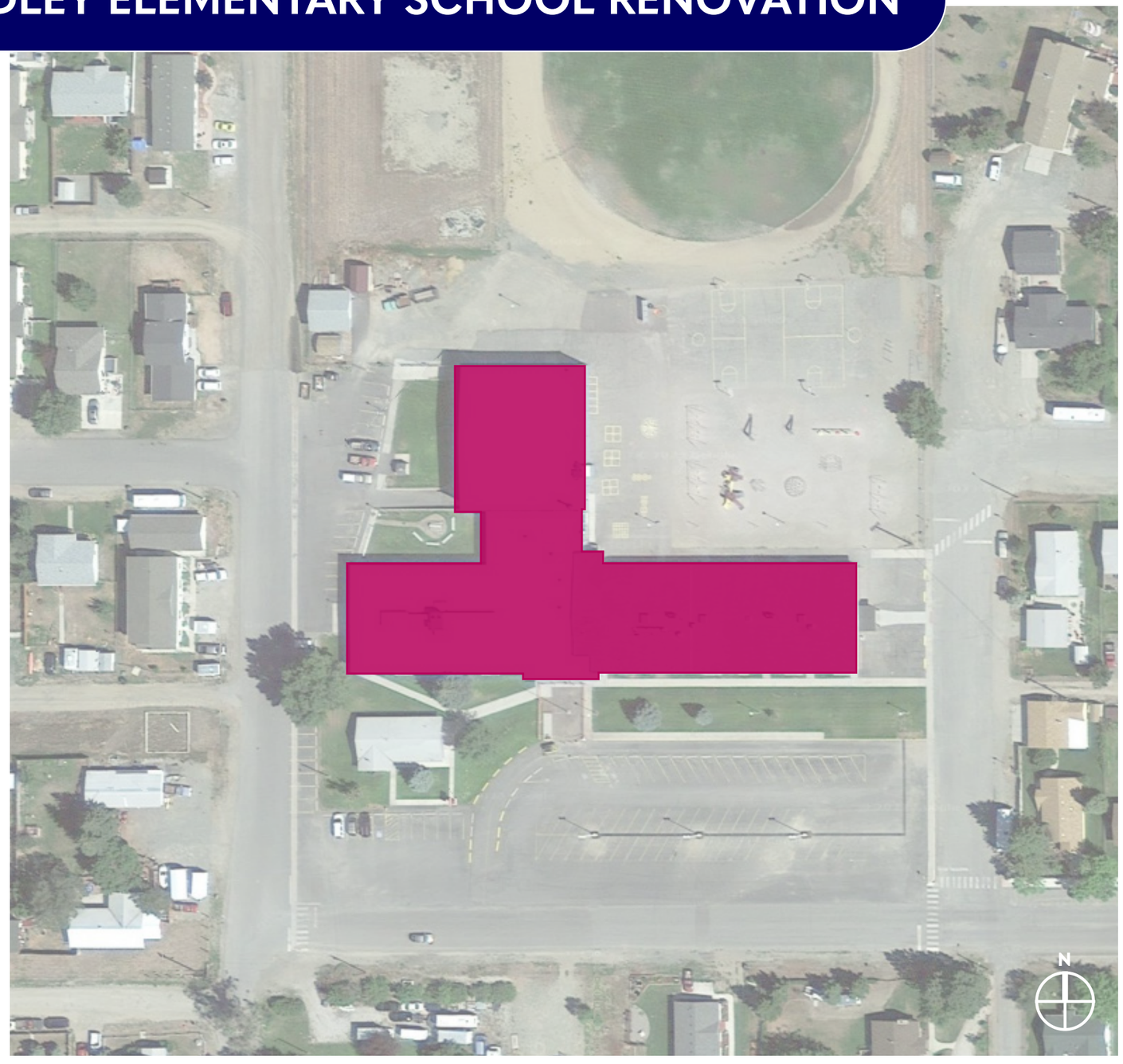
LEGEND

RENOVATE EXISTING BUILDING

RADLEY ELEMENTARY SCHOOL RENOVATION

RADLEY ELEMENTARY SCHOOL POSSIBILITIES:

- Renovation of existing building (excludes mechanical upgrades)
- Safety and security upgrades
- Site circulation upgrades
- Potential removal of District Administration Building



EXISTING: 67,900 SF

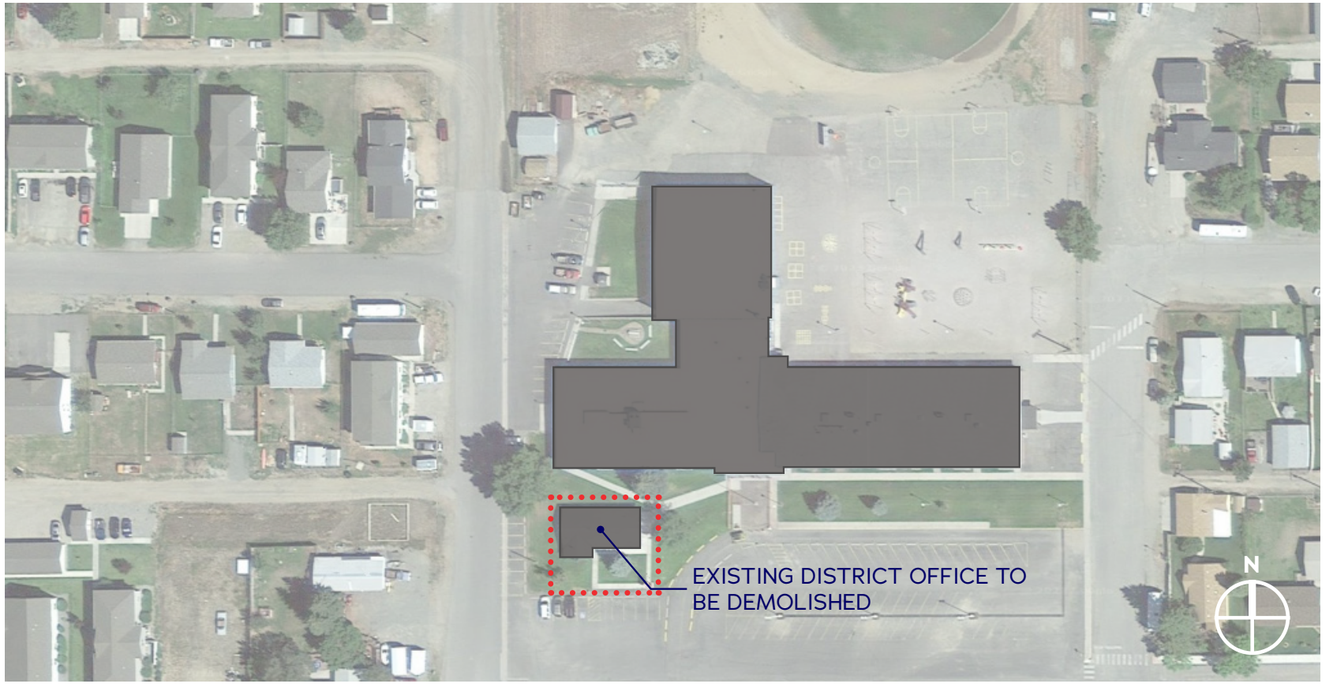
LEGEND

RENOVATE EXISTING BUILDING

DISTRICT ADMINISTRATION BUILDING

POSSIBILITIES:

- Proposed relocation of district offices (to clinic building) and demolition of existing building
- Redevelop site/parking at location of demolished admin building to improve site circulation and safety



LEGEND

- REMODEL EXISTING BUILDING
- DEMOLISH EXISTING BUILDING
- EXISTING BUILDING

DISTRICT TRANSPORTATION BUILDING AND MILLER HOUSE

POSSIBILITIES:

- Proposed demolition of existing transportation building and Miller House and replacement with new Transportation Facility and Office
  - o Evaluate new facility at 3 sites
    - Current site at Eastgate
    - Prickly Pear West Site
    - Radley Site (if school is used as district office / maintenance)
- New transportation building
  - o Approximately 3,000 SF
  - o Current bus barn remains for storage
- Future relocation or removal of Miller House
- Potential to sell east end of district owned lot containing current bus barn

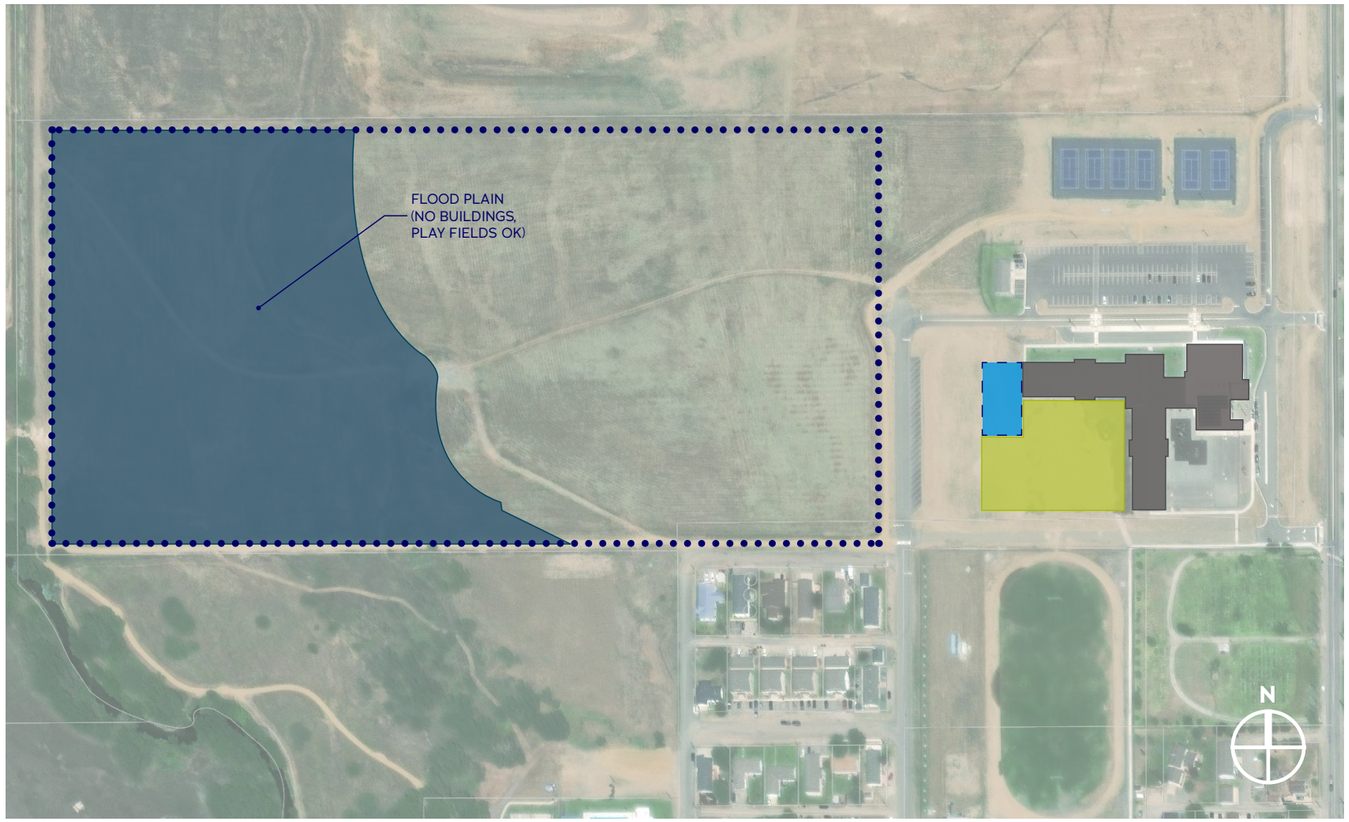
LEGEND

- POSSIBLE NEW BUILDING AREA
- DEMOLISH OR RE-PURPOSE EXISTING BUILDING
- EXISTING BUILDING
- DISTRICT OWNED LAND POTENTIAL FOR SALE

PRICKLY PEAR WEST SITE

PRICKLY PEAR ELEMENTARY WEST SITE POSSIBILITIES:

- Propose district maintain property for future development (play fields, future development, etc.)
- Potential for district transportation facility.



SITE SIZE: 45 ACRES

LEGEND

- POSSIBLE NEW DEVELOPMENT AREA
- POSSIBLE NEW ADDITION AREA
- EXISTING BUILDING
- FLOOD PLAIN EXTENTS

MOUNTAIN VIEW MEADOWS SITE

SITE POSSIBILITIES:

- Proposed District maintain property or look at potential land swap for a more suitable site for school development.

SITE SIZE: 9 ACRES

LEGEND

MAINTAIN OR SWAP FOR ANOTHER SITE

ADDITIONAL NEEDS / WANTS

ATHLETICS:

- Additional Varsity Locker Room space
- Additional Bleacher Seating at the Football Stadium (possibly enlarging the visitor bleachers side to become the "home" side and including varsity locker rooms or weight room or both under the bleacher structure)
- Bathrooms at the Football Field
- Baseball Field
- Aquatics Facility
- 4 Additional tennis courts on PPE Property, possibly include an all weather cover or "Sprung Structure" for year round practice and play
- Development of playing fields on PPE Flood plain, softball and baseball fields

not a huge price tag

would require partnership to accomplish, more likely to happen in Helena with HRSA work

better as a bullet point, not quite needed as an option yet, ballpark costs might be needed but not quite at capacity

pricey, need more courts to host divisionals

FINE & PERFORMING ARTS

- Theater/Performing Arts Facility

SAFETY & SECURITY

- Secure vestibules (3 new)
- Consistent Door Hardware & Locksets Across District
- Site, Traffic & Circulation Improvements

ACCESSIBILITY

- ADA Accessibility Upgrades

Look at addiiton to Eastgate

STUDY OPTIONS

Funding, Planning, Design, Construction of Additions or New Construction

0 5 10 15 20

A

PRICKLY PEAR ELEMENTARY ADDITION

- 10,000 to 12,000 SF Addition
- 7 to 8 new classrooms
- Approx. 180 new students
- Grade Distribution per School:
  - Eastgate Remains EK & K
  - Prickly Pear 1st, 2nd and 3rd
  - Radley now 4th & 5th

If New Prickly Pear Addition is included in the first phase, 180 additional students in grades K-5 will accommodate growth for Approximately 8 years

Need for additional space at K-5. Look at Study B1 New 3 Grade School or at Study C new K-8 School.

B1

STUDY B1 - NEW 3 GRADE SCHOOL

- To replace existing Radley Elementary
- 78,000 to 84,000 SF New Construction
- 21 to 24 new classrooms
- Approx. 540 Students (net gain of 90)
- Grade Distribution per School:
  - Eastgate Remains EK & K
  - Prickly Pear Remains 1st and 2nd
  - New School now 3rd, 4th, & 5th

If New 3-Grade school to replace Radley is included in the first phase, 90 additional students in grades K-5 will accommodate growth for approximately 4 years.

Need for additional space at K-5. Look at Study B1 New 3 Grade School or at Study C new K-8 School.

STUDY OPTIONS

Funding, Planning, Design, Construction of Additions or New Construction

0 | 5 | 10 | 15 | 20

C

STUDY C - NEW K - 8 SCHOOL

- 78,000 to 84,000 SF New Construction
- 21 new classrooms
- Approx. 475 to 525 Students
- Grade Distribution per School:
  - Eastgate Remains EK & K
  - Prickly Pear Remains 1st and 2nd
  - Radley Remains 3rd, 4th, & 5th
  - EVMS Remains 6th, 7th, and 8th
  - New K-8 School would reduce student population at existing schools each grade level by approx. 52 to 58 students.

If new K-8 School is in the first phase, 475 - 525 additional K-8 students will accommodate approximately 14 years of growth. Assumes that all current schools remain operational.

Need for additional space at K-8. Look at Study A Prickly Pear Addition or at Study E EVMS Additions.

D

STUDY D - HIGH SCHOOL IMPROVEMENTS

- Alternative High School Addition
  - 8,000 to 10,000 SF
  - 50 to 60 Students
  - Would free up 5 current classrooms at EHHS (approx. 125 additional students)
- New CTE Building
  - 8,000 to 10,000 SF
- New Weight Room
  - 3,500 to 4,000 SF
- New Wrestling Room
  - 3,500 to 4,000 SF
- Non impact to K-8 Schools

If High School Improvements are in the first phase, an additional 150 students will accommodate approximately 10 years of growth.

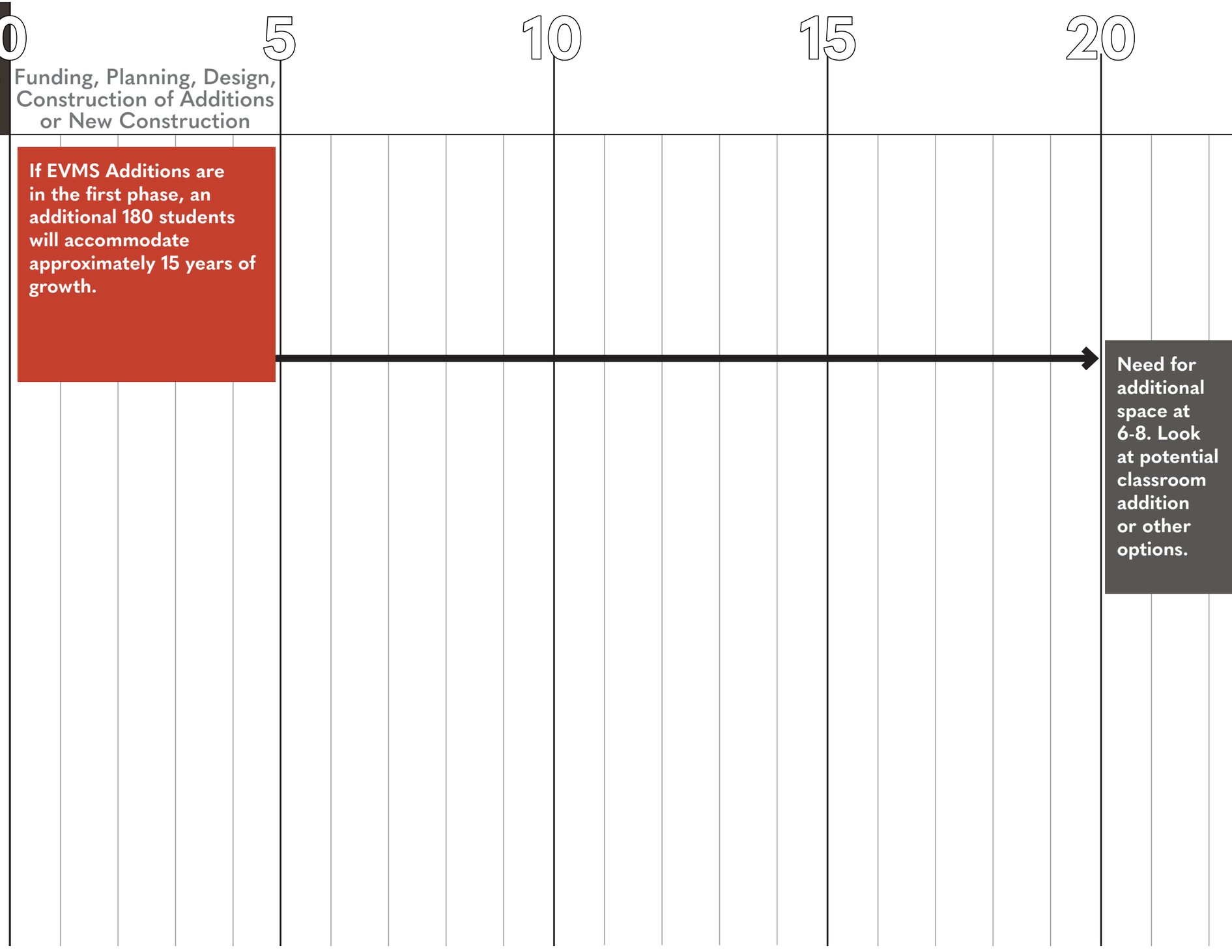
Need for additional space at 9 - 12. Look at potential classroom addition or other options.

STUDY OPTIONS

E

STUDY E - EVMS ADDITIONS

- Classroom Addition
  - Approx. 10,000 to 12,000 SF
  - 7 to 8 new classrooms
  - Approx. 180 additional students
- Commons and Kitchen Addition
  - Approx. 4,000 SF addition



STUDY OPTIONS

Funding, Planning, Design, Construction of Additions or New Construction

0 5 10 15 20

A STUDY A - PRICKLY PEAR ELEMENTARY ADDITION

+180 students → B1 or C

B1 STUDY B1 - NEW 3 GRADE SCHOOL

+90 students → B1 or C

C STUDY C - NEW K - 8 SCHOOL

+525 students → A or E

D STUDY D - HIGH SCHOOL IMPROVEMENTS

+150 students → Classroom Addition or Other

E STUDY E - EVMS ADDITIONS

+180 students → Classroom Addition or Other

2014-2023 ENROLLMENT
2024-2034 PROJECTIONS

ENROLLMENT PROJECTIONS

Grade	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
K	131	130	144	144	163	172	140	141	161	181	185	188	192	196	200	204	208	212	216	221	225
1st	129	135	135	124	138	132	135	116	129	142	145	148	151	154	157	160	163	166	170	173	177
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Average	**2%**																				

+434 STUDENTS

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Average Excluding 2020-2021	**3%**																				

+688 STUDENTS

East Helena
Public Schools

NEXT STEPS

COMMUNITY MEETING:

OCTOBER 16 7:00PM

RADLEY GYMNASIUM

COMMITTEE MEETING:

10/24 AT 4:30 PM

S M A architecture + design

East Helena
Public Schools

QUESTIONS?

architecture
+ design

10-03-2023

PTO PRESENTATION

East Helena
Public Schools

FACILITIES MASTER PLAN

PTO PRESENTATION

10.3.2023

S M A
architecture
+ design

AGENDA

1. Master Plan Overview / Goals
2. Community Survey Results
3. Facility Condition Assessment
4. Facility Utilization Study
5. Development of Master Plan Scenarios
6. Questions

East Helena
Public Schools

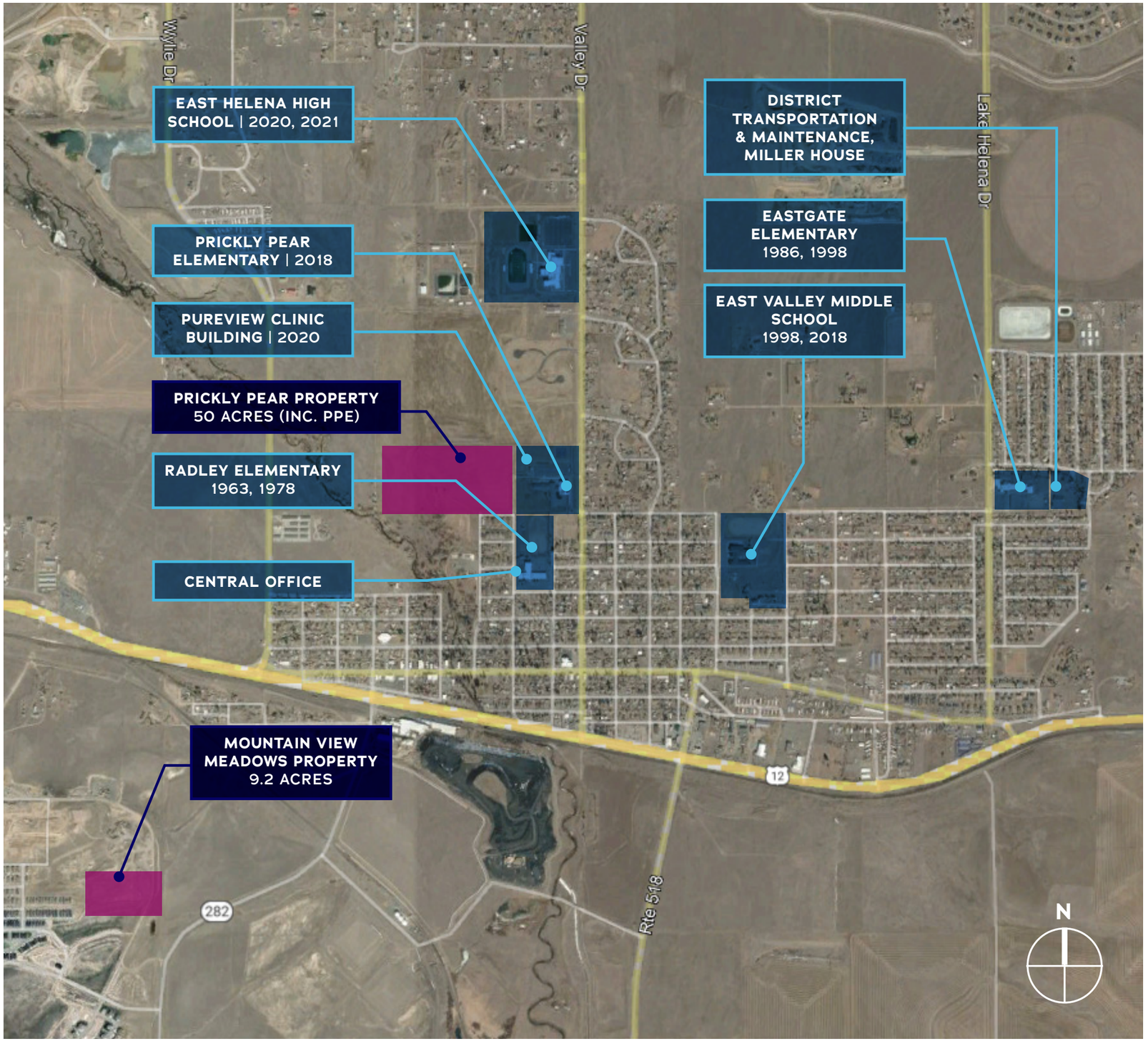
MASTER PLAN OVERVIEW

SMA
architecture
+ design

EHPS' FACILITY MASTER PLAN GOALS

- Proactively plan for additional enrollment increases.
- Create a flexible roadmap for the next 5, 10, 15+ years.
- Prepare as education continues to evolve.
- Continue to serve the East Helena students & families with a community and student-focused approach and process.
- Create a fiscally responsible plan that anticipates long-term needs and addresses ongoing maintenance and safety & security needs.

DISTRICT FACILITIES & PROPERTIES



District-Owned Property

District-Owned Property with Existing Structures

East Helena
Public Schools

COMMUNITY SURVEY RESULTS

502 RESPONSES FROM JUNE 1-30

Parent/Guardian - 54.97%

Student - 0.66%

Teacher/Staff Member - 9.6%

Community Member - 23.84%

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S
M A
architecture
+ design

Please rate your opinion of (the facilities) capacity to support the following:

Scale 5-1
5: Excellent, 1: Very Poor

Eastgate **3.49** Average

Prickly Pear **3.83** Average

Radley **3.25** Average

East Valley Middle School **3.44** Average

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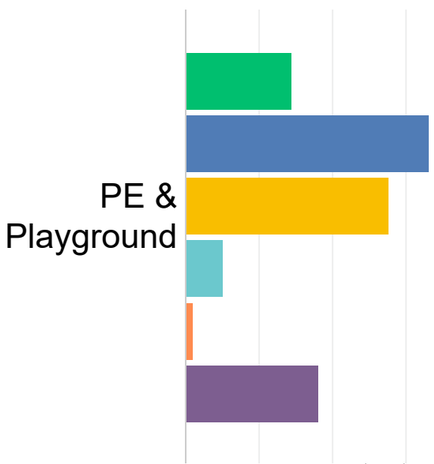
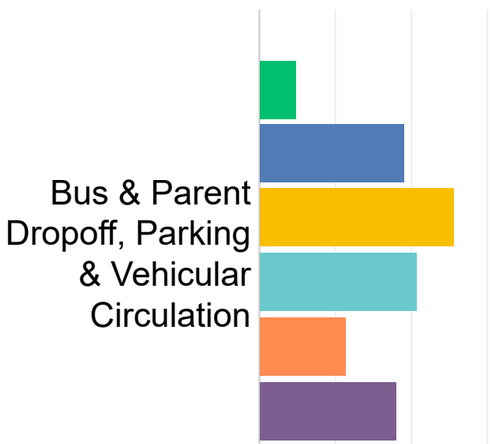
- Overall Facilities' Ability to Meet Current Educational Trends & Needs
- Overall Facilities' Ability to Meet Future Educational Trends & Needs
- Technology
- Safety & Security
- PE & Playground/Athletics
- Areas that could be used by the Community for events / meetings

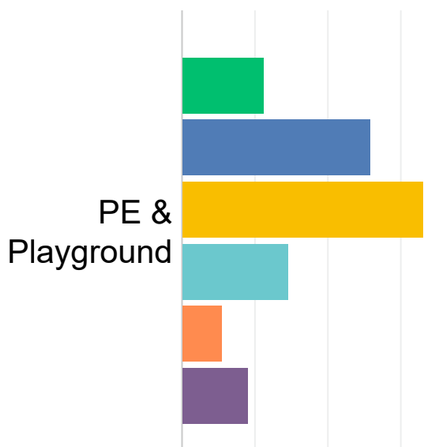
- Fine Arts & Performing Arts Facilities
- STEM/STEAM Facilities (Science, Technology, Engineering, Arts, Math)
- Career & Technical Education (VOTEC/CTE) Facilities
- Overall Space for Current Enrollment Numbers
- Bus & Parent Dropoff, Parking & Vehicular Circulation
- The Facility Feels Welcoming & Inviting

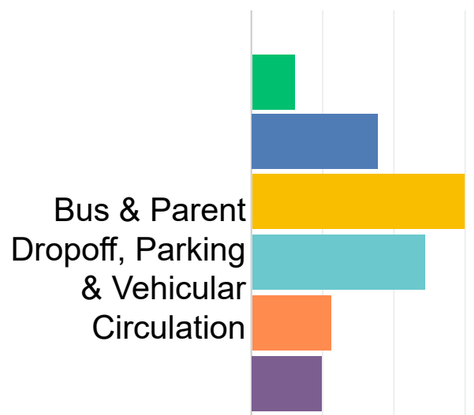
Q4 Please rate your opinion of Eastgate Elementary's (EK-K) capacity to support the following:



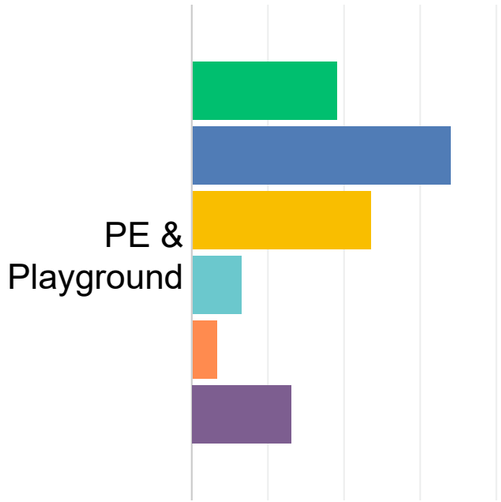


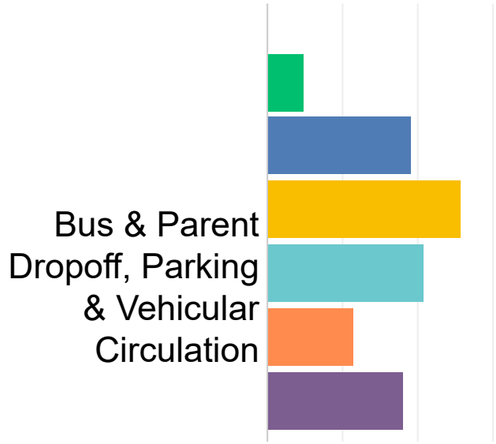
Q8 Please rate your opinion of Radley Elementary's (3rd-5th grade) capacity to support the following:



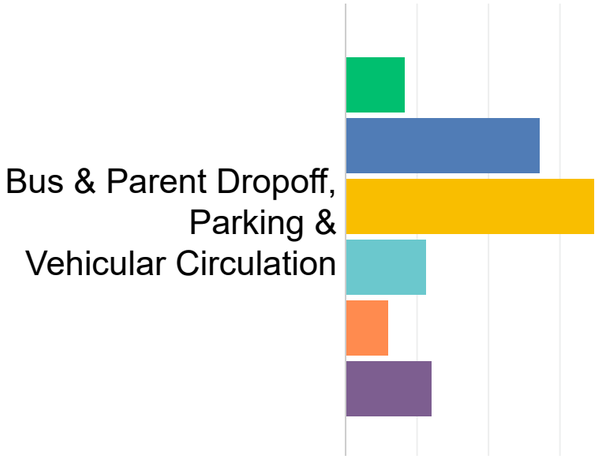


Q6 Please rate your opinion of Prickly Pear Elementary's (1st-2nd grade) capacity to support the following:



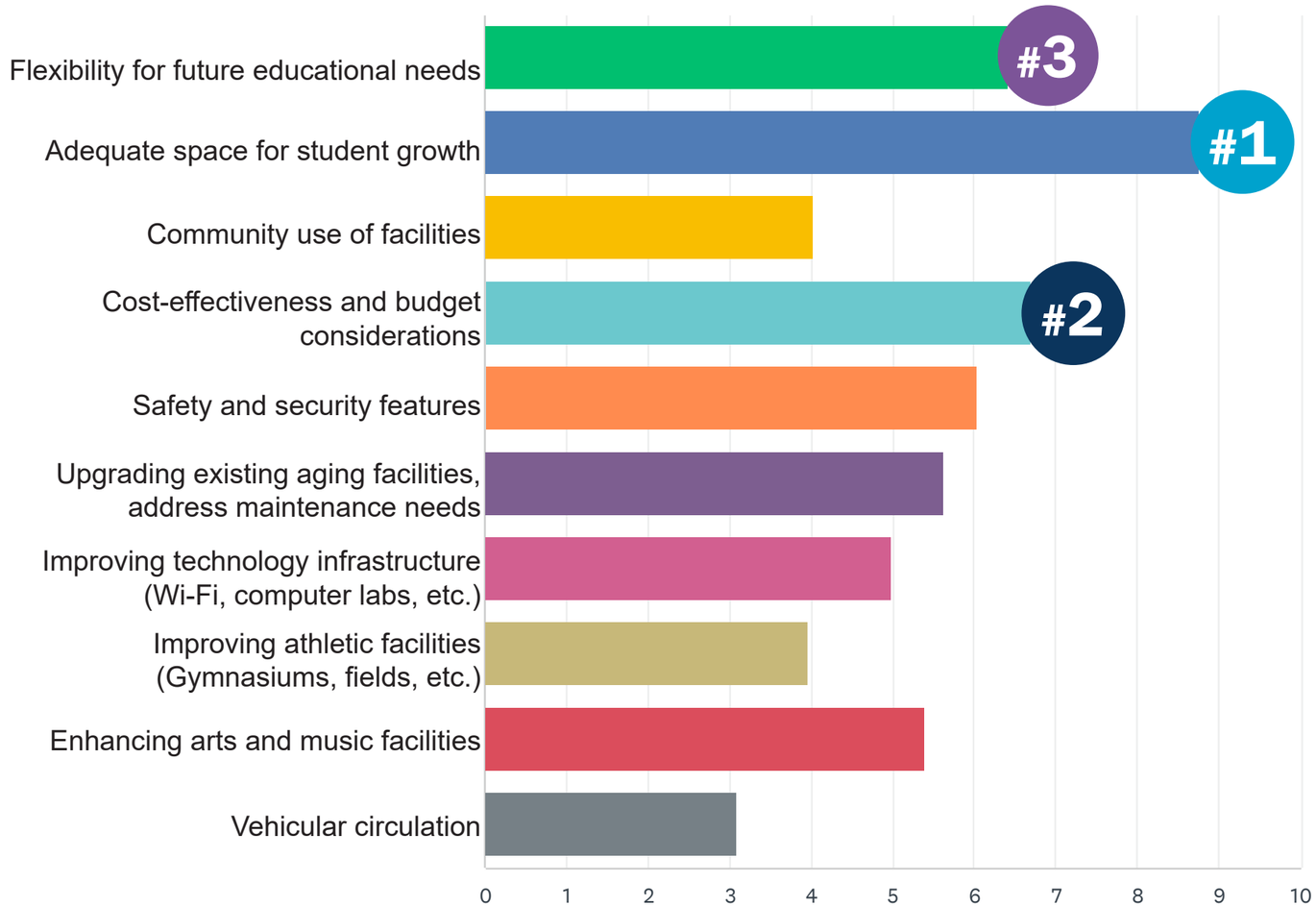


Q10 Please rate your opinion of East Valley Middle School's (6th-8th grade) capacity to support the following:



Excellent
Good
Average
Poor
Very Poor
N/A

Q15 Which of the following areas do you believe should be prioritized in the Facility Master Plan?



East Helena
Public Schools

FACILITY CONDITION ASSESSMENT

SMA
architecture
+ design

COMMON FINDINGS

- Site, exterior and interiors are overall in good to fair condition based on age.
- Site access and circulation improvements are needed.
- ADA accessibility issues.
- Some schools lacking a secure entry vestibule.
- Door hardware and locksets are inconsistent.
- Eastgate & Radley: Due to their age, are in worse condition and their finsihes need updates.
- Prickly Pear, EHHS and EVMS are newer schools and in excellent condition.

RADLEY

- Roofing and roof drainage are concerns.

CLINIC BUILDING

- In excellent condition.

East Helena
Public Schools

FACILITY NEEDS PRIORITIES

SMA architecture + design

EASTGATE (EK-K)

1986, 1998
BUILDING AGE

FACILITY PRIORITIES

#1 Replacement of hardware that does not meet ADA accessibility requirements.

#2 Secure vestibule

#3 Reconfiguration of the current parking, drop-off and bus areas should be considered in order to clarify circulation and separate bus, parent and visitor traffic. Site directional signage should be implemented to improve wayfinding and clarify traffic patterns

PRICKLY PEAR (1ST-2ND)

2018
BUILDING AGE

FACILITY PRIORITIES

#1 Reconfiguration of the current parking, drop-off and bus areas should be considered in order to clarify circulation and separate bus, parent and visitor traffic. Site directional signage should be implemented to improve wayfinding and clarify traffic patterns

#2 Further development of the west playground area.

#3 Continued upkeep and regular maintenance will ensure that the building remains in good condition.

RADLEY (3RD-5TH)

1963, 1978
BUILDING AGE

FACILITY PRIORITIES

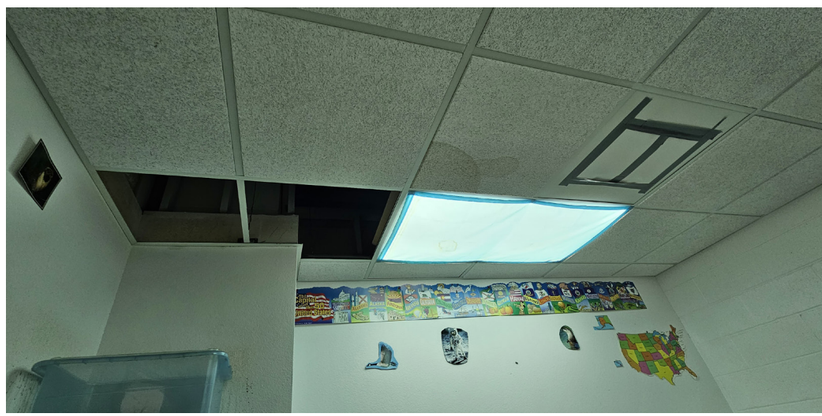
#1 Replacement of door hardware that does not meet requirements for ADA accessibility and consistency with other district door hardware.

#2 A secured vestibule at the Main Entry should be added.

#3 Reconfiguration of the current parking, drop-off, delivery and bus areas should be considered in order to clarify circulation and separate bus, parent, delivery, and visitor traffic. Site directional signage, parking barriers, curbing, and/or landscaped areas should be installed in the south parking to Clinton St. interface to improve wayfinding and clarify traffic patterns.

Relocation of the delivery areas away from student areas.

Upon correction of the roofing, replacement of ceiling tiles throughout.



EVMS (6TH-8TH)

1998, 2018
BUILDING AGE

FACILITY PRIORITIES

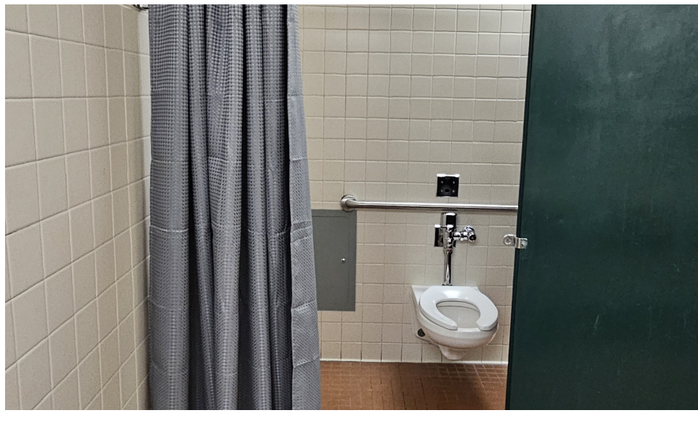
#1 Improve sightlines from office control point.

Connect end secure entry vestibule with Main Office.

Enlarge Cafeteria

Window screens

Consistent and compliant door hardware



FACILITY PRIORITIES

EHHS (9TH-12TH)

2020, 2021
BUILDING AGE

#1 Additional vehicular signage

#2 Visitor, pedestrian circulation paths

DISTRICT FACILITY BUILDINGS

#1 **TRANSPORTATION & MAINTENANCE BUILDING:** Build new to accommodate current and future transportation and maintenance needs.

CENTRAL OFFICE: Building type and size is not well suited to Central Office uses. Recommend decommissioning due to age and overall condition.

East Helena
Public Schools

FACILITY UTILIZATION STUDY

S
M A
architecture
+ design

OVERALL FINDINGS

- **Schools are currently at or below recommended utilization.**
- All schools have limited capacity for some growth, but planning for long-term growth should be addressed now.
- For Radley and Eastgate, the square foot per student recommendations are not being met due to the size of classrooms.

Elementary Schools RECOMMENDED UTILIZATION: 90-95% / REC. SF/STUDENT: 45-55 SF

Middle & High Schools RECOMMENDED UTILIZATION: 70-85% / REC. SF/STUDENT: 45-55 SF

100% UTILIZATION IS NOT RECOMMENDED AND MAKES SCHEDULING AND PREP PERIODS CHALLENGING.

East Helena
Public Schools

DEVELOPMENT OF MASTER PLAN SCENARIOS

S
M A
architecture
+ design

2014-2023 ENROLLMENT
2024-2034 PROJECTIONS

ENROLLMENT PROJECTIONS

Grade	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
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+688 STUDENTS

East Helena
Public Schools

NEXT STEPS

COMMUNITY MEETING:
OCTOBER 16 7:00PM
RADLEY GYMNASIUM

SMA
architecture
+ design

East Helena
Public Schools

QUESTIONS?

architecture
+ design

10-16-2023

COMMUNITY MEETING #2

East Helena
Public Schools

FACILITIES MASTER PLAN

COMMUNITY MEETING #2

10.16.2023

S M A
architecture
+ design

EHPS' FACILITY MASTER PLAN GOALS

- Proactively plan for additional enrollment increases.
- Create a flexible roadmap for the next 5, 10, 15+ years.
- Prepare as education continues to evolve.
- Continue to serve the East Helena students & families with a community and student-focused approach and process.
- Create a fiscally responsible plan that anticipates long-term needs and addresses ongoing maintenance and safety & security needs.
- Addressed needs determined in Long Term Infrastructure Document

AGENDA

1. Introductions
2. Master Plan Overview
3. Process Recap
4. Master Plan Studies
5. Next Steps
6. Questions

East Helena
Public Schools

MASTER PLAN OVERVIEW

SMA
architecture
+ design

WORK PLAN

- **COMPREHENSIVE FACILITIES MASTER PLAN: May - Present**
  - Facilities Committee Meetings - monthly
  - Community Survey & Outreach Meetings: PTO, Booster Club, Community
  - Demographics / Development Studies / Enrollment Projections
  - Next Steps: Committee Meetings, Cost Estimating
    - *Deliverable: Comprehensive Facilities Master Plan*
- **FACILITIES CONDITIONS ASSESSMENT: June - September**
    - *Deliverable: Facilities Condition Report*
- **UTILIZATION STUDY: May - August**
    - *Deliverable: Utilization Report*

East Helena
Public Schools

COMMUNITY SURVEY RESULTS

502 RESPONSES FROM JUNE 1-30

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S
M A
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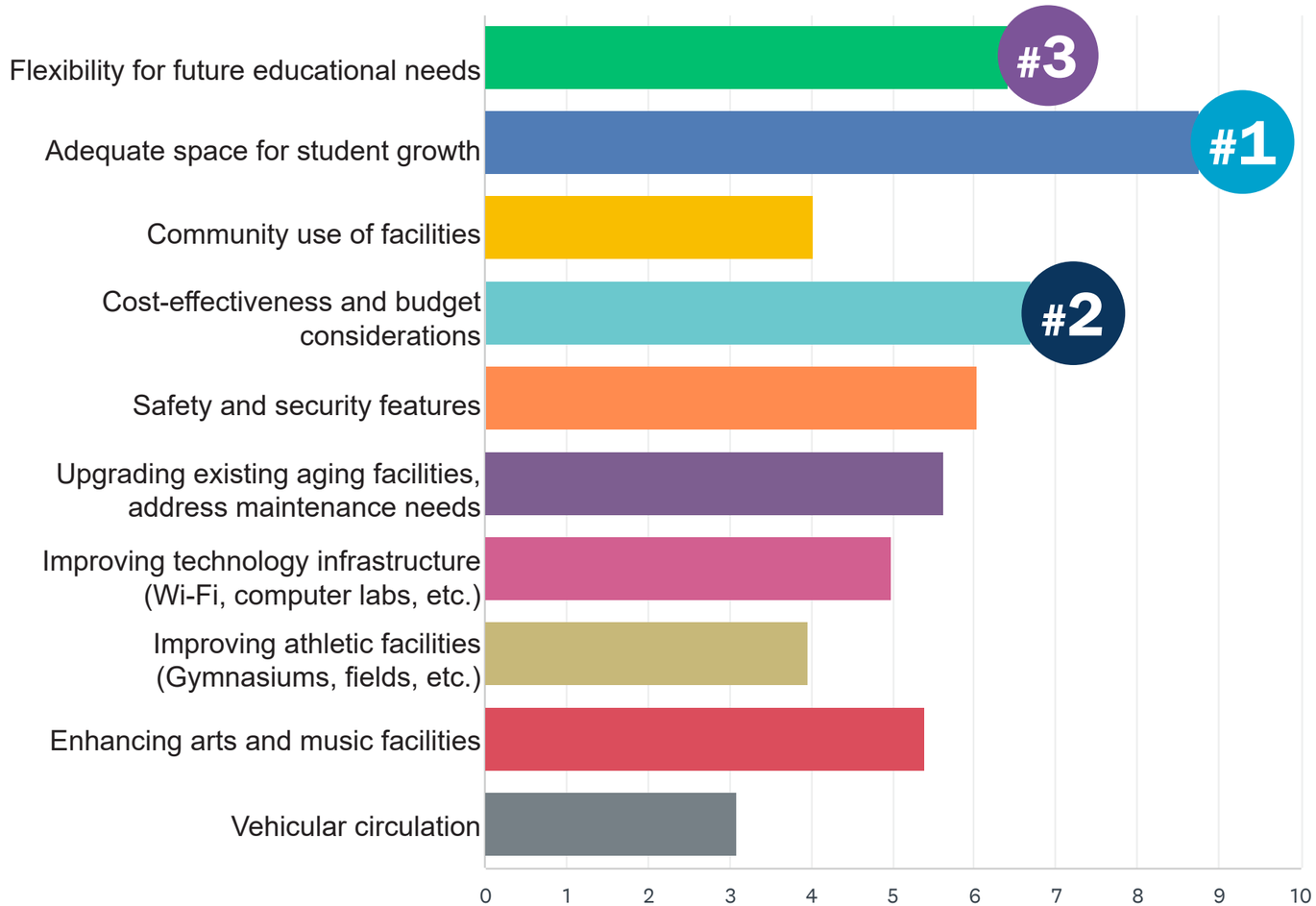

East Helena
Public Schools

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SMA
architecture
+ design

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RADLEY

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CLINIC BUILDING

- In excellent condition.

East Helena
Public Schools

FACILITY NEEDS PRIORITIES

architecture
+ design

EASTGATE (EK-K)

1986, 1998
BUILDING AGE

FACILITY PRIORITIES

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PRICKLY PEAR (1ST-2ND)

2018
BUILDING AGE

FACILITY PRIORITIES

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1963, 1978
BUILDING AGE

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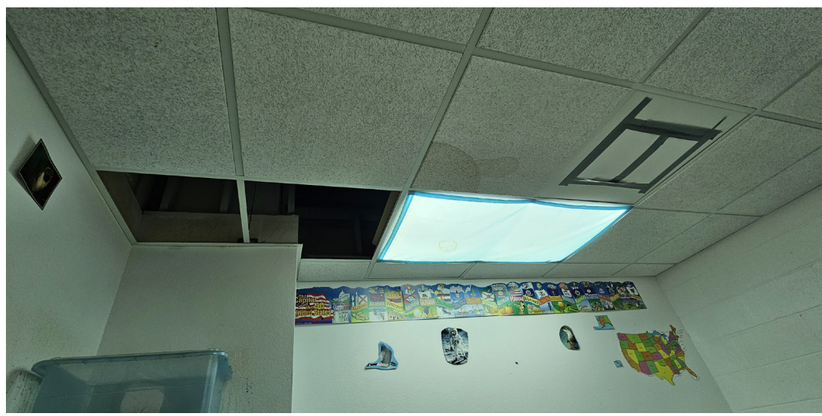


EVMS (6TH-8TH)

1998, 2018
BUILDING AGE

FACILITY PRIORITIES

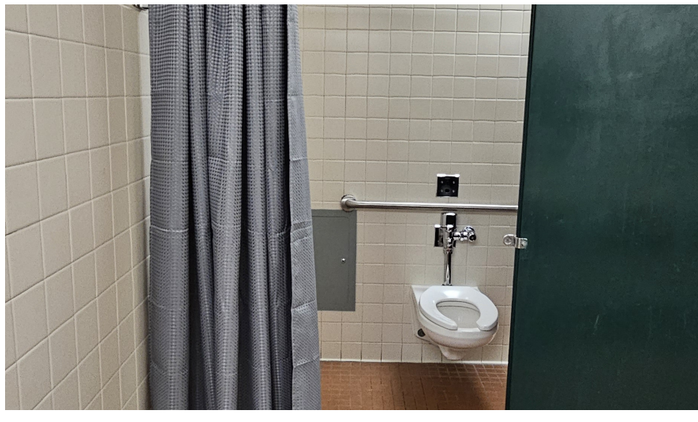
#1 Improve sightlines from office control point.

Connect and secure entry vestibule with Main Office.

Enlarge Cafeteria

Window screens

Consistent and compliant door hardware



FACILITY PRIORITIES

EHHS (9TH-12TH)

2020, 2021
BUILDING AGE

#1 Additional vehicular signage

#2 Visitor, pedestrian circulation paths

DISTRICT FACILITY BUILDINGS

#1 **TRANSPORTATION & MAINTENANCE BUILDING:** Build new to accommodate current and future transportation and maintenance needs.

CENTRAL OFFICE: Building type and size is not well suited to Central Office uses. Recommend decommissioning due to age and overall condition.

East Helena Public Schools

FACILITY UTILIZATION STUDY & ENROLLMENT PROJECTIONS

architecture + design

OVERALL FINDINGS

- **Schools are currently at or below recommended utilization.**
- All schools have limited capacity for some growth, but planning for long-term growth should be addressed now.
- For Radley and Eastgate, the square foot per student recommendations are not being met due to the size of classrooms.

Elementary Schools RECOMMENDED UTILIZATION: 90-95% / REC. SF/STUDENT: 45-55 SF

Middle & High Schools RECOMMENDED UTILIZATION: 70-85% / REC. SF/STUDENT: 45-55 SF

100% UTILIZATION IS NOT RECOMMENDED AND MAKES SCHEDULING AND PREP PERIODS CHALLENGING.

2014-2023 ENROLLMENT
2024-2034 PROJECTIONS

ENROLLMENT PROJECTIONS

Grade	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
K	131	130	144	144	163	172	140	141	161	181	185	188	192	196	200	204	208	212	216	221	225
1st	129	135	135	124	138	132	135	116	129	142	145	148	151	154	157	160	163	166	170	173	177
2nd	133	138	132	134	129	150	136	139	120	131	134	136	139	142	145	148	150	153	157	160	163
3rd	128	135	142	131	134	137	150	136	147	136	139	141	144	147	150	153	156	159	163	166	169
4th	124	121	137	139	129	141	143	151	150	153	156	159	162	166	169	172	176	179	183	187	190
5th	122	127	128	140	141	135	141	145	168	158	161	164	168	171	174	178	181	185	189	193	196
6th	131	129	133	130	136	151	137	140	157	171	174	178	181	185	189	193	196	200	204	208	213
7th	135	123	132	133	132	133	149	139	152	149	152	155	158	161	165	168	171	175	178	182	185
8th	111	130	122	133	125	134	133	133	149	154	157	160	163	167	170	173	177	180	184	188	191
9th							121	121	165	165	168	172	175	179	182	186	190	193	197		
10th								136	125	158	161	164	168	171	174	178	181	185	189		
11th									135	118	120	123	125	128	130	133	136	138	141		
12th										126	129	131	134	136	139	142	145	148	151		
Total K-8	1144	1168	1205	1208	1227	1285	1264	1240	1333	1375	1403	1431	1459	1488	1518	1548	1579	1611	1643		
Total K-12							1385	1497	1758	1942	1981	2020	2061	2102	2144	2187	2231	2275	2321	2367	2415
% Change in K-8		2%	3%	0%	2%	5%	-2%	-2%	7%	3%											
Average	**2%**																				

+434 STUDENTS

Grade	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
K	131	130	144	144	163	172	140	141	161	181	186	192	198	204	210	216	223	229	236	243	251
1st	129	135	135	124	138	132	135	116	129	142	146	151	155	160	165	170	175	180	185	191	197
2nd	133	138	132	134	129	150	136	139	120	131	135	139	143	147	152	156	161	166	171	176	181
3rd	128	135	142	131	134	137	150	136	147	136	140	144	149	153	158	162	167	172	177	183	188
4th	124	121	137	139	129	141	143	151	150	153	158	162	167	172	177	183	188	194	200	206	212
5th	122	127	128	140	141	135	141	145	168	158	163	168	173	178	183	189	194	200	206	212	219
6th	131	129	133	130	136	151	137	140	157	171	176	181	187	192	198	204	210	217	223	230	237
7th	135	123	132	133	132	133	149	139	152	149	153	158	163	168	173	178	183	189	194	200	206
8th	111	130	122	133	125	134	133	133	149	154	159	163	168	173	179	184	189	195	201	207	213
9th							121	121	165	165	170	175	180	186	191	197	203	209	215		
10th								136	125	158	163	168	173	178	183	189	194	200	206		
11th									135	118	122	125	129	133	137	141	145	149	154		
12th										126	130	134	138	142	146	150	155	160	164		
Total K-8	1144	1168	1205	1208	1227	1285	1264	1240	1333	1375	1416	1459	1502	1548	1594	1642	1691	1742	1794		
Total K-12							1385	1497	1758	1942	2000	2060	2122	2186	2251	2319	2388	2460	2534	2610	2688
% Change in K-8		2%	3%	0%	2%	5%	-2%	-2%	7%	3%											
Average Excluding 2020-2021	**3%**																				

+688 STUDENTS

East Helena
Public Schools

MASTER PLANNING SCENARIOS

SMA architecture + design

PRICKLY PEAR ELEMENTARY ADDITION

PRICKLY PEAR ELEMENTARY POSSIBILITIES:

New addition onto Prickly Pear Elementary. Possibilities include:

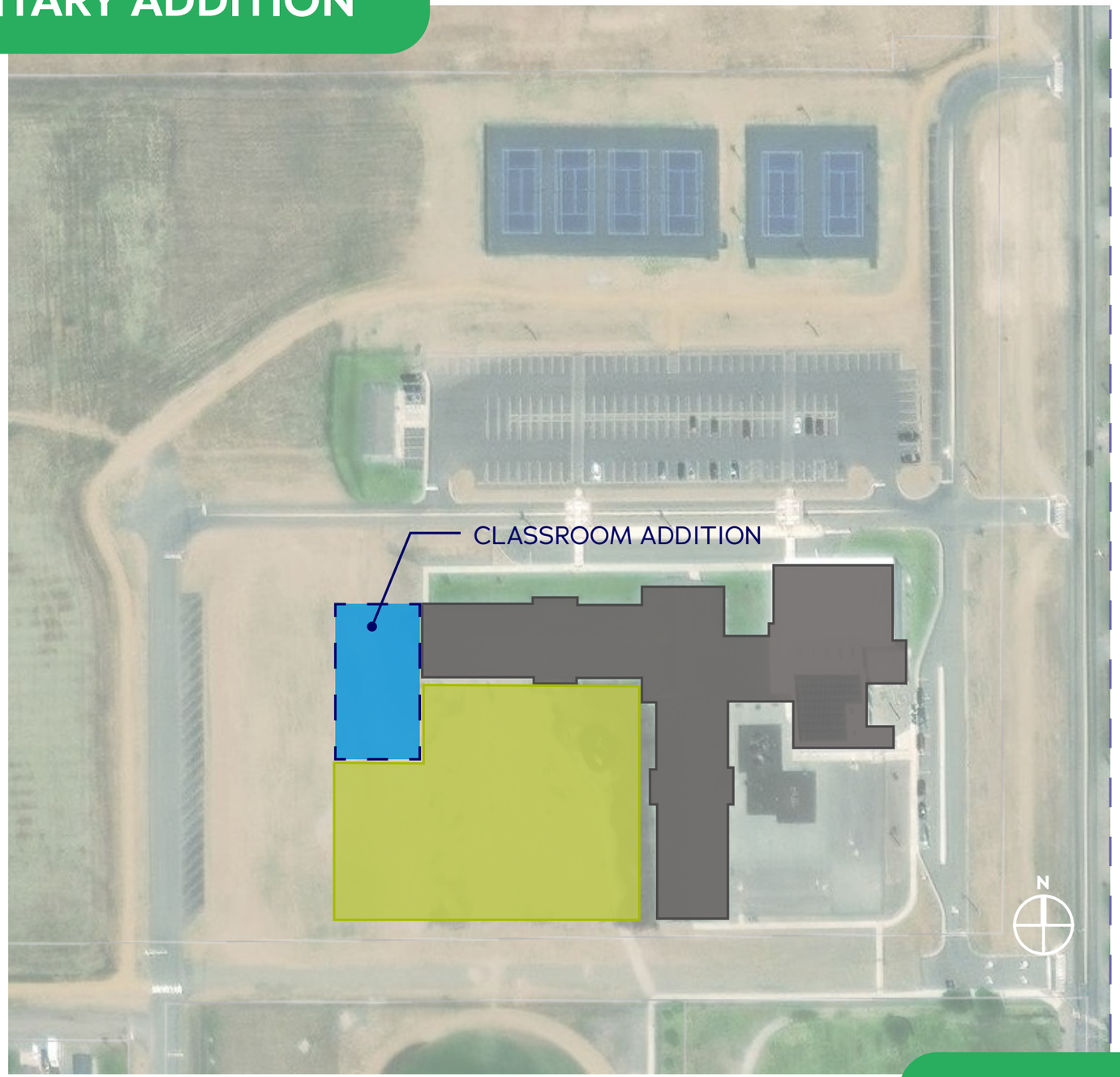
- Approximately 10,000 - 12,000 sq. ft. addition
- 7-8 new classrooms
- Approximately 180 students (22.5 students per classroom)
- Potentially absorb students from Radley (3rd grade)
  - o Eastgate remains EK, K
  - o Prickly Pear now 1st, 2nd, 3rd
  - o Radley now 4th, 5th
- Site circulation improvements

SITE SIZE: 45 ACRES

ADDITION AREA: 12,000 SF

LEGEND

- POSSIBLE NEW ADDITION AREA
- PLAYGROUND DEVELOPMENT
- EXISTING BUILDING



STUDY A

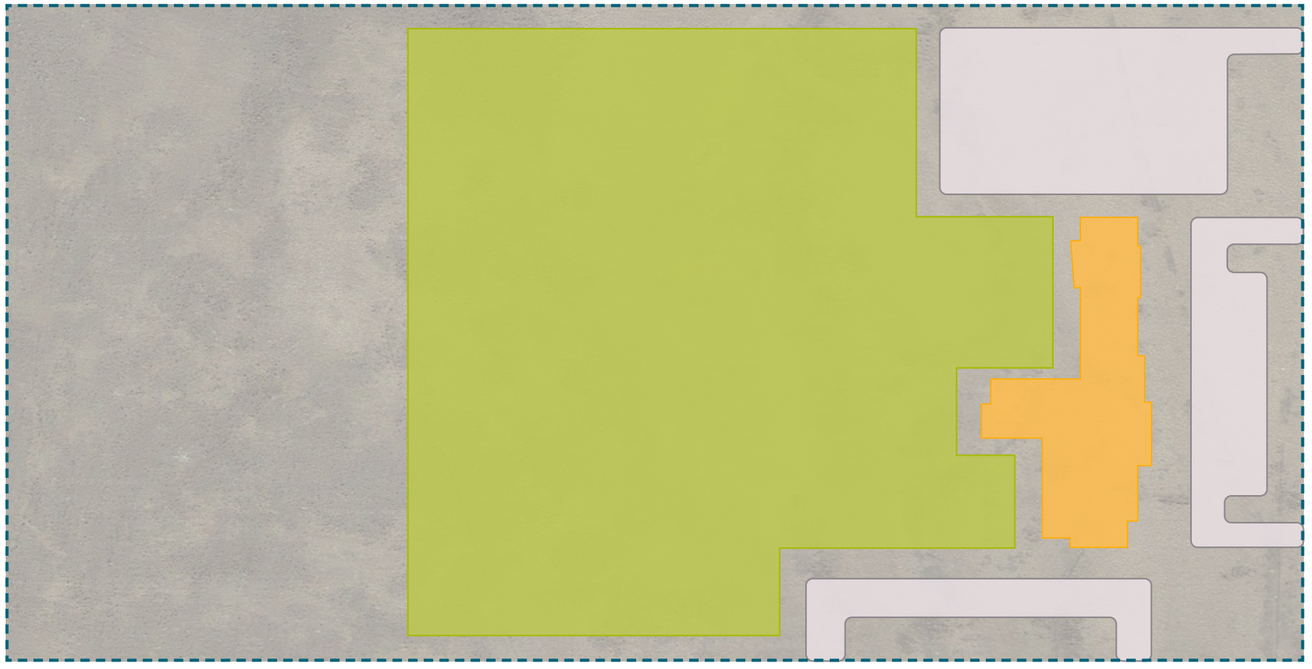
NEW 3-GRADE SCHOOL ON NEW SITE - RADLEY REPLACEMENT

RADLEY REPLACEMENT POSSIBILITIES:

- Approximately 78,000 - 84,000 square feet of School
- 21 - 24 Classrooms
- Full functioning school
- Approximately 540 students (22.5 students per classroom)
- Propose as new 3rd, 4th and 5th grade
  - o Eastgate EK, K
  - o Prickly Pear 1st, 2nd
  - o Radley - Converted to District Offices and Maintenance
  - o New School 3rd, 4th, 5th
- Requires district to acquire a new site of 16 acres per Guidelines.
- Potential to use PPE West site

SITE SIZE: 16 ACRES

NEW CONSTRUCTION AREA: 84,000 SF



LEGEND

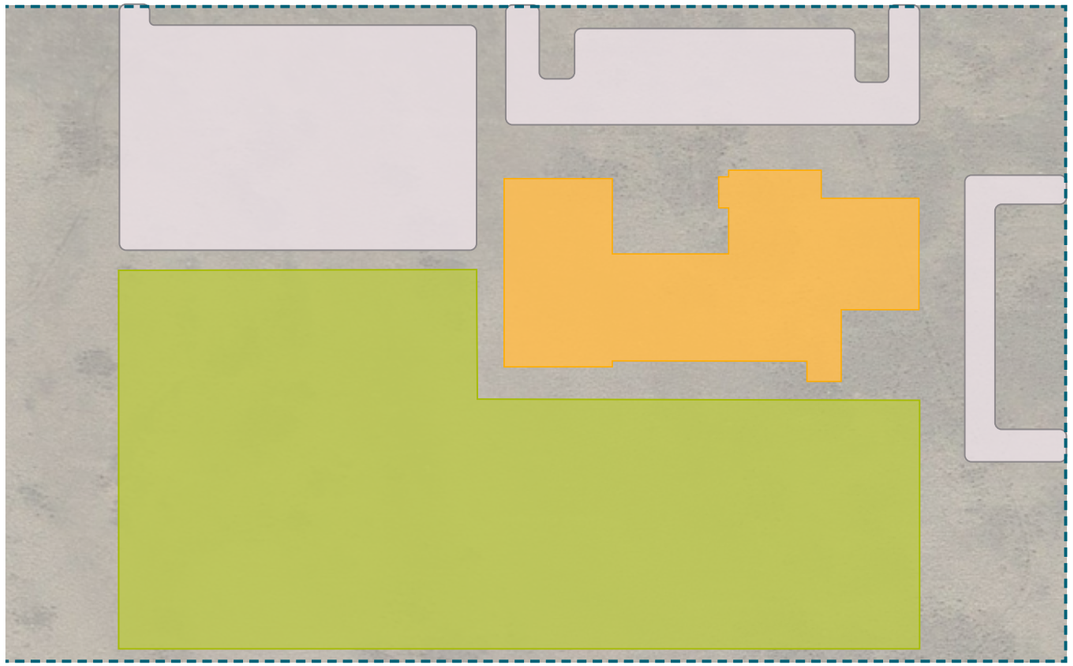
- POSSIBLE NEW BUILDING AREA
- POSSIBLE NEW SITE
- POSSIBLE NEW PLAYGROUND AND FIELDS
- POSSIBLE NEW PARKING AND DROP OFF AREAS

STUDY B

NEW K-8 SCHOOL ON NEW SITE

NEW K-8 SCHOOL POSSIBILITIES:

- Approximately 78,000 - 84,000 square feet School
- 21 Classrooms
- Full functioning school
- Approximately 475 - 525 students (student per classroom varies depending on grade level)
- Propose as K-8 school set up as a 3-2 section elementary school with associated 6-8 two classrooms per grade
  - o Eastgate EK, K
  - o Prickly Pear 1st, 2nd
  - o Radley - 3rd, 4th, 5th
  - o East Valley Middle School – 6th, 7th, 8th
  - o **New K-8 school**
- Requires district to acquire new site of 20 acres per Guidelines.
- Potential land swap with Habitat for Humanity property
- K-8 school would move away from Grade Level school approach.



LEGEND

- POSSIBLE NEW BUILDING AREA
- POSSIBLE NEW SITE
- POSSIBLE NEW PLAYGROUND AND FIELDS
- POSSIBLE NEW PARKING AND DROP OFF AREAS

SITE SIZE: 20 ACRES

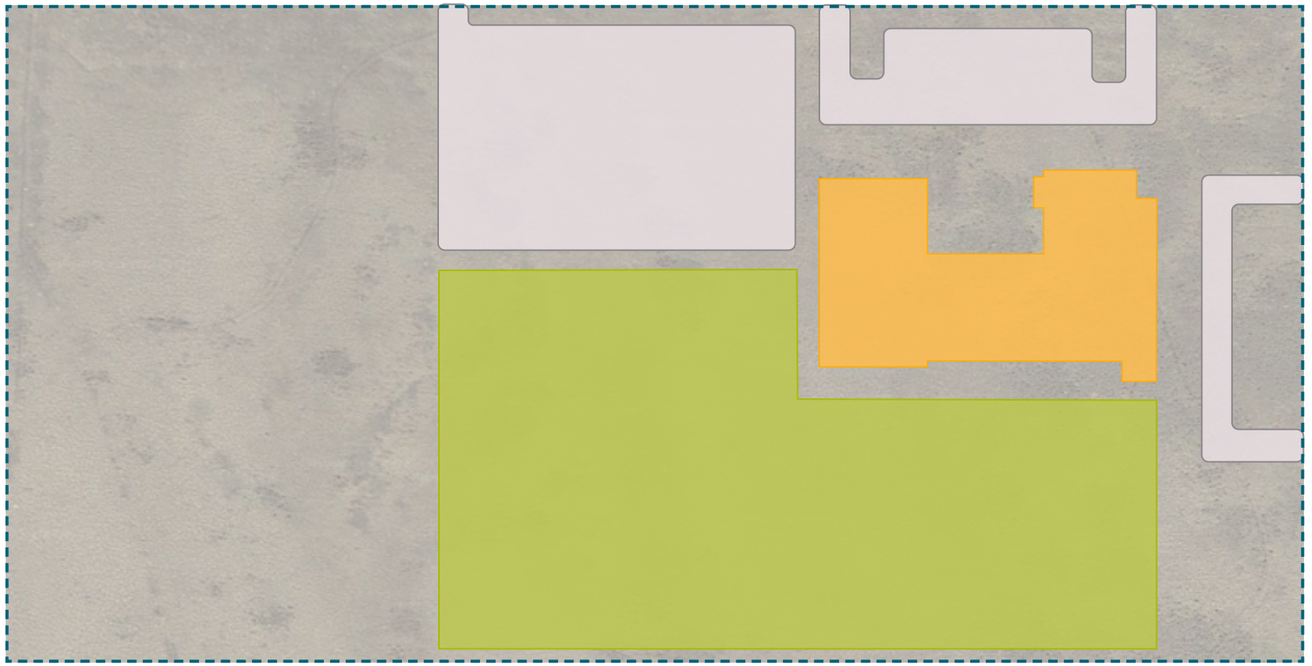
NEW CONSTRUCTION AREA: 84,000 SF

STUDY C

NEW K-5 SCHOOL ON NEW SITE

NEW K-5 SCHOOL POSSIBILITIES:

- Approximately 52,000 - 55,000 square feet School
- 15 - 16 General Classrooms
- Full functioning school
- Approximately 340 - 352 students (22 students per classroom)
- Propose new 3-2 section elementary school
  - Eastgate EK, K
  - Prickly Pear 1st, 2nd
  - Radley - 3rd, 4th, 5th
  - East Valley Middle School – 6th, 7th, 8th
  - **New K-5 school**
- Requires district to acquire new site of 15 acres per Guidelines.
- Potential land swap with Habitat for Humanity property
- K-5 school would move away from Grade Level school approach.



LEGEND

- POSSIBLE NEW BUILDING AREA
- POSSIBLE NEW SITE
- POSSIBLE NEW PLAYGROUND AND FIELDS
- POSSIBLE NEW PARKING AND DROP OFF AREAS

SITE SIZE: 15 ACRES

NEW CONSTRUCTION AREA: 55,000 SF

STUDY C1

HIGH SCHOOL IMPROVEMENTS

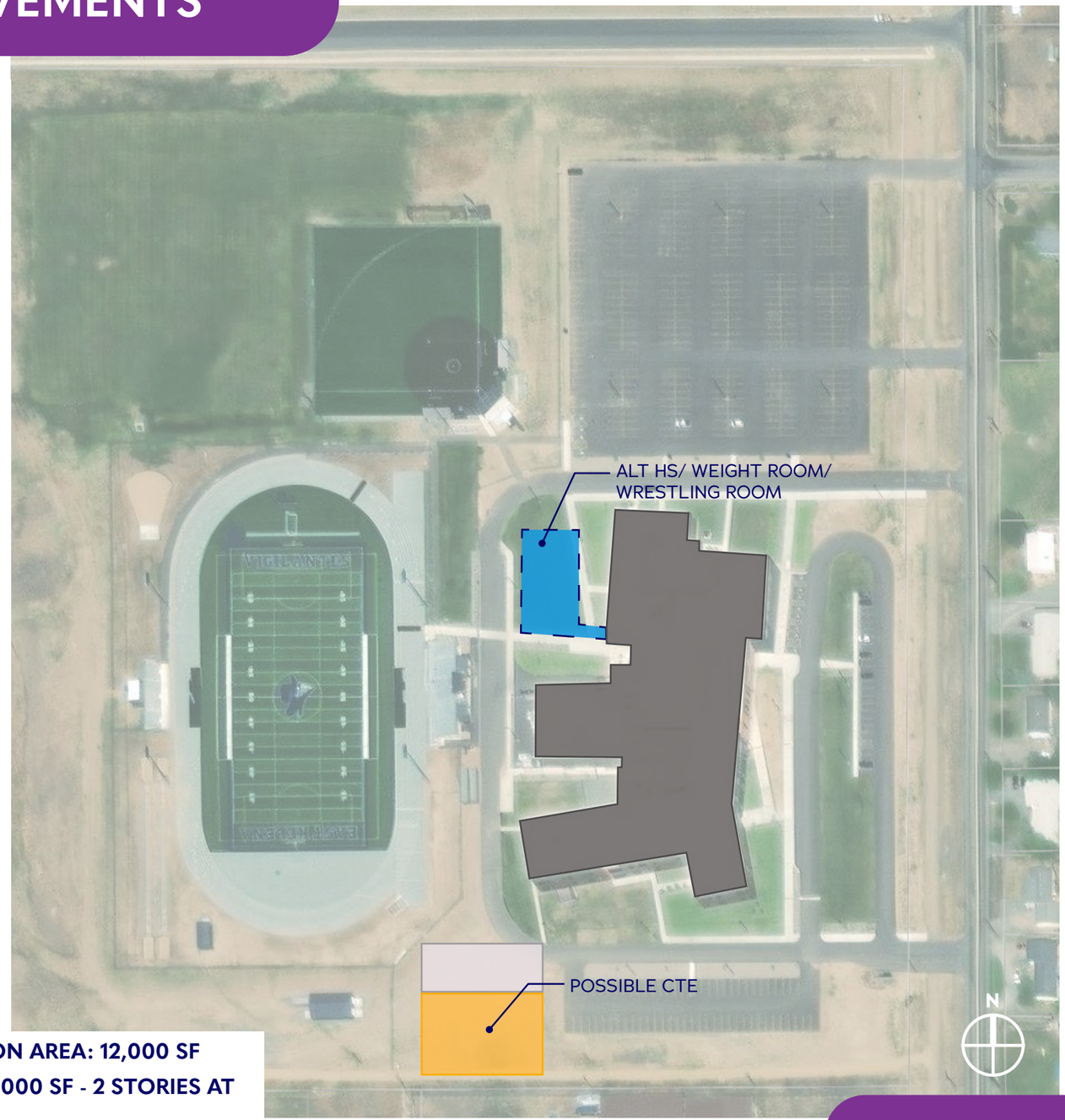
HIGH SCHOOL POSSIBILITIES:

- New CTE Building
  - 8,000 - 12,000 SF (up to double in size?)
  - Need to verify program elements
  - Proposed location to be determined
    - West end of staff lot

- Alternative High School
  - Serving 50 - 60 Students
  - 5 total classrooms
  - Support spaces
  - 8,000 - 10,000 SF
  - Proposed location to be determined
    - NW corner of bus loop
    - Might also include new weight room/wrestling room addition

- New Weight Room
  - 3,500 - 4,000 SF (3x current fitness room)
  - Need to verify program elements
  - Proposed location to be determined
    - NW corner of bus loop
    - Might also be included with new alternative high school

- New Wrestling Room
  - 3,500 - 4,000 SF
  - Need to verify program elements
  - Proposed location to be determined
    - NW corner of bus loop
    - Might also be included with new alternative high school



LEGEND

- POSSIBLE NEW ADDITION AREA
- POSSIBLE NEW BUILDING AREA
- EXISTING BUILDING

NEW CONSTRUCTION AREA: 12,000 SF

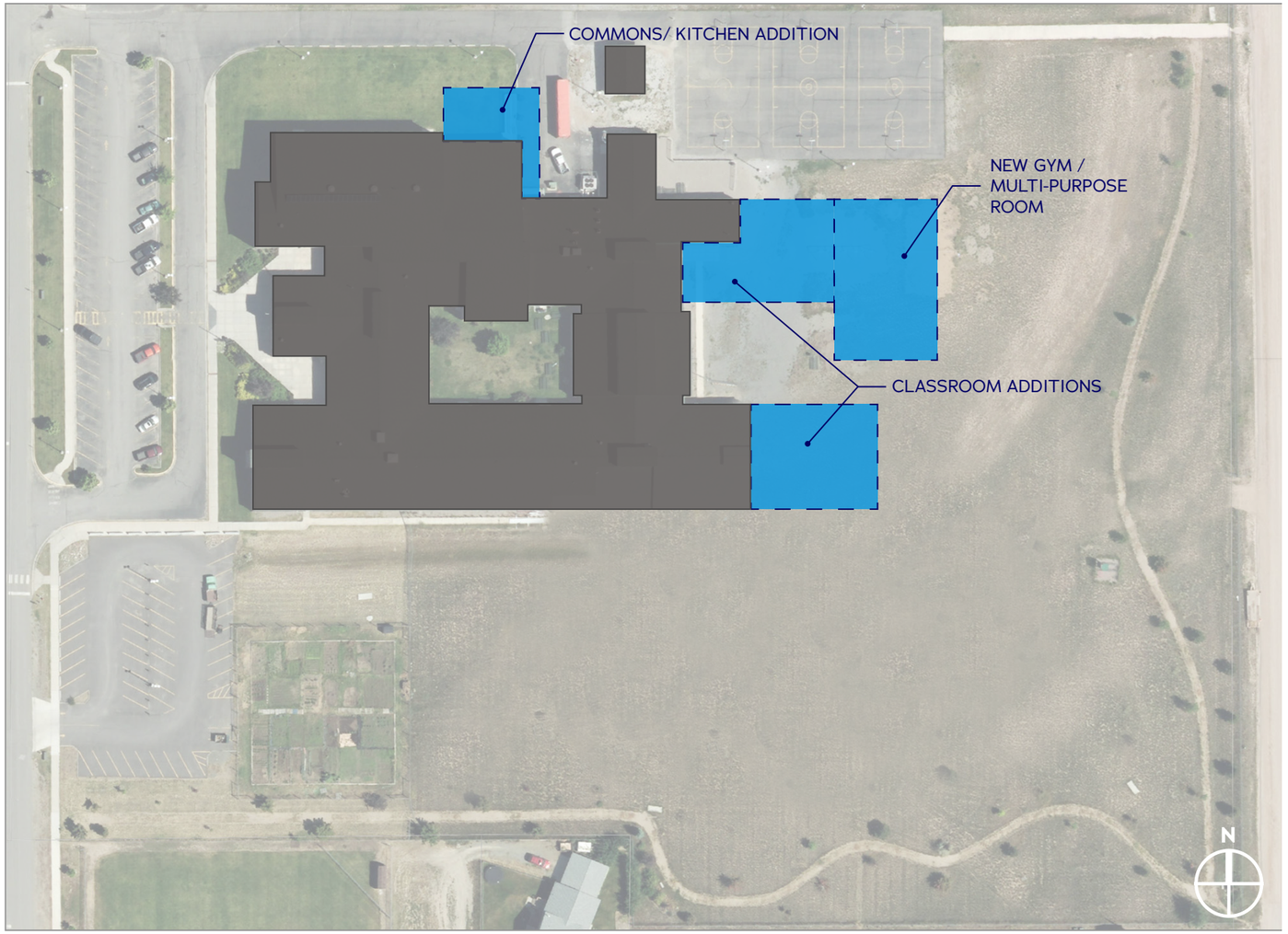
ADDITION AREA: 16,000 SF - 2 STORIES AT 8,000 SF EACH

STUDY D

EVMS ADDITIONS - COMMONS / KITCHEN AND CLASSROOM

EAST VALLEY MIDDLE SCHOOL POSSIBILITIES:

- Classroom Additions
  - Approximately 10,000 - 12,000 SF addition
  - 7-8 new classrooms
  - Approximately 180 students (22.5 students per classroom)
- Commons and Kitchen Addition
  - Approximately 4,000 SF addition (double in size)
  - Show extending to the north from the current commons/kitchen
- New Gym / Multi-purpose room
  - Approximately 6,400 SF
- Safety and security upgrades



SITE SIZE: 19 ACRES

ADDITION AREA: 22,400 SF

LEGEND

POSSIBLE NEW ADDITION AREA

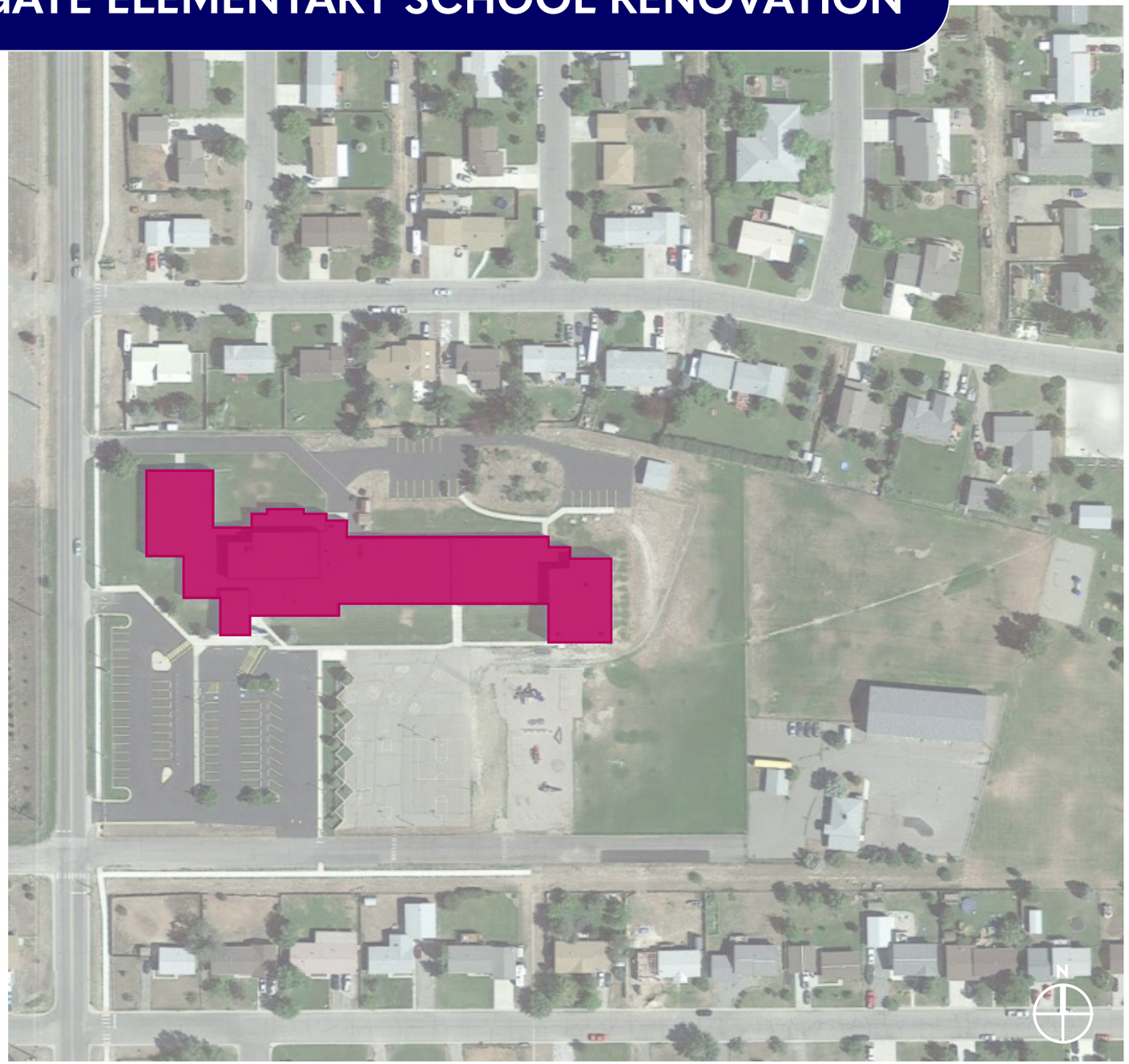
EXISTING BUILDING

STUDY E

EASTGATE ELEMENTARY SCHOOL RENOVATION

EASTGATE ELEMENTARY SCHOOL POSSIBILITIES:

- Renovation of existing building (excludes mechanical upgrades)
- Safety and security upgrades
- Site circulation upgrades



EXISTING: 44,350 SF

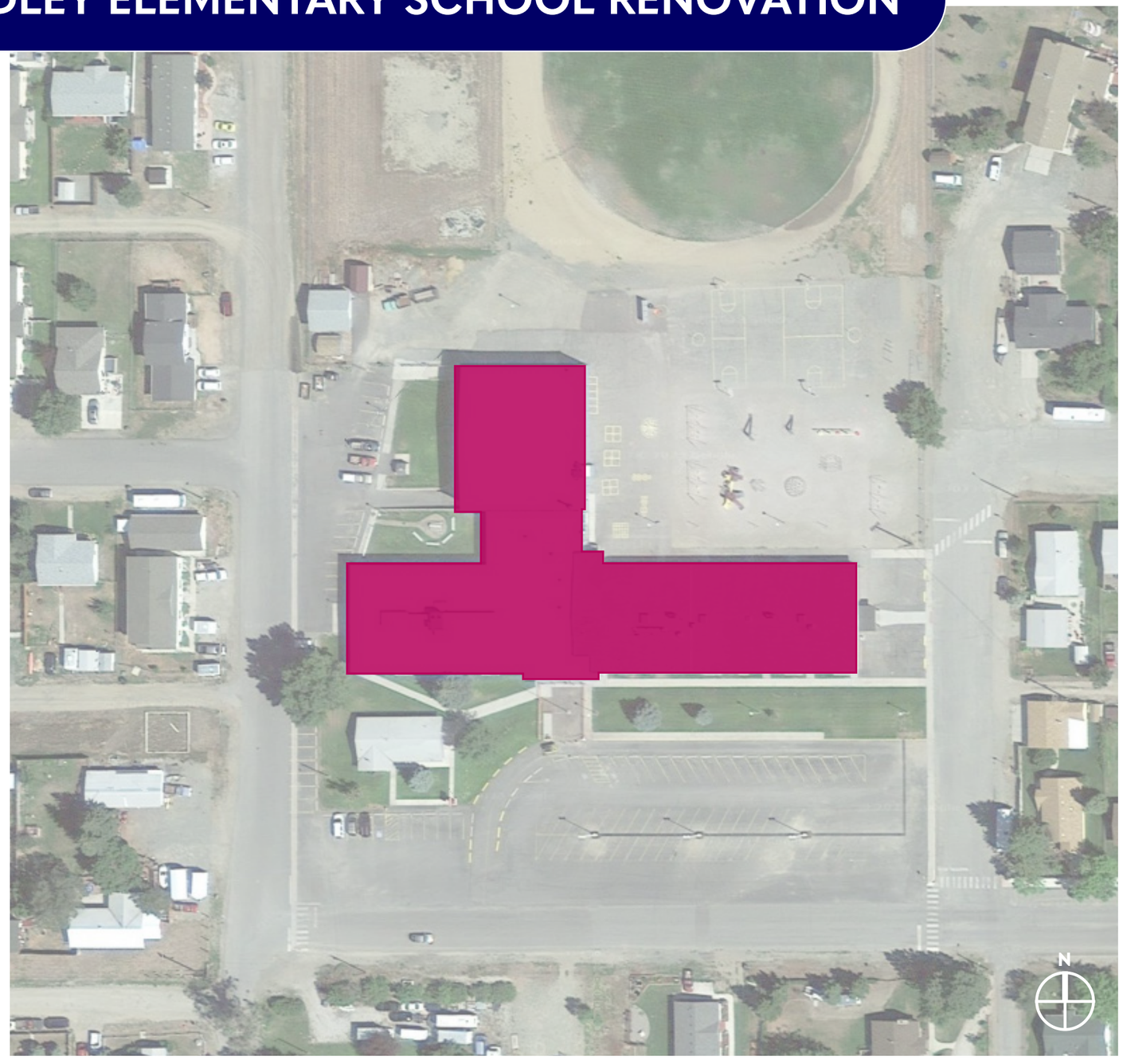
LEGEND

RENOVATE EXISTING BUILDING

RADLEY ELEMENTARY SCHOOL RENOVATION

RADLEY ELEMENTARY SCHOOL POSSIBILITIES:

- Renovation of existing building (excludes mechanical upgrades)
- Safety and security upgrades
- Site circulation upgrades
- Potential removal of District Administration Building



EXISTING: 67,900 SF

LEGEND

RENOVATE EXISTING BUILDING

DISTRICT ADMINISTRATION BUILDING

POSSIBILITIES:

- Proposed relocation of district offices (to clinic building) and demolition of existing building
- Redevelop site/parking at location of demolished admin building to improve site circulation and safety

LEGEND

- REMODEL EXISTING BUILDING
- DEMOLISH EXISTING BUILDING
- EXISTING BUILDING

DISTRICT TRANSPORTATION BUILDING AND MILLER HOUSE

POSSIBILITIES:

- Proposed demolition of existing transportation building and Miller House and replacement with new Transportation Facility and Office
  - o Evaluate new facility at 3 sites
    - Current site at Eastgate
    - Prickly Pear West Site
    - Radley Site (if school is used as district office / maintenance)
- New transportation building
  - o Approximately 3,000 SF
  - o Current bus barn remains for storage
- Future relocation or removal of Miller House
- Potential to sell east end of district owned lot containing current bus barn

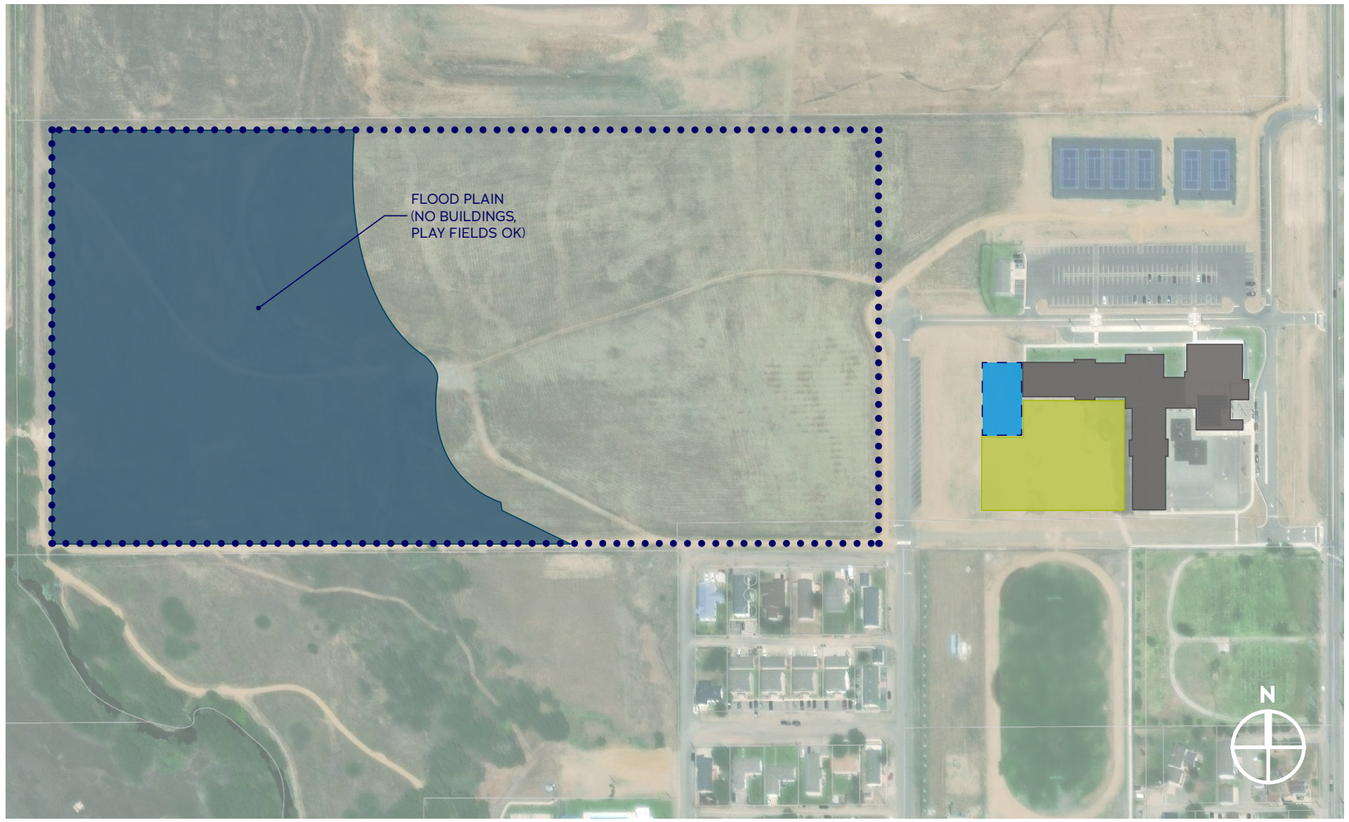
LEGEND

- POSSIBLE NEW BUILDING AREA
- DEMOLISH OR RE-PURPOSE EXISTING BUILDING
- EXISTING BUILDING
- DISTRICT OWNED LAND POTENTIAL FOR SALE

PRICKLY PEAR WEST SITE

PRICKLY PEAR ELEMENTARY WEST SITE POSSIBILITIES:

- Propose district maintain property for future development (play fields, future development, etc.)
- Potential for district transportation facility.



SITE SIZE: 45 ACRES

LEGEND

- POSSIBLE NEW DEVELOPMENT AREA
- POSSIBLE NEW ADDITION AREA
- EXISTING BUILDING
- FLOOD PLAIN EXTENTS

MOUNTAIN VIEW MEADOWS SITE

SITE POSSIBILITIES:

- Proposed District maintain property or look at potential land swap for a more suitable site for school development.

SITE SIZE: 9 ACRES

LEGEND

MAINTAIN OR SWAP FOR ANOTHER SITE

ADDITIONAL NEEDS / WANTS

ATHLETICS

- Additional Varsity Locker Room space
- Additional Bleacher Seating at the Football Stadium: Including varsity locker rooms or weight room or both under the bleacher structure
- Bathrooms at the Football Field
- Baseball Field
- Aquatics Facility
- 4 Additional tennis courts on PPE Property
- Development of playing fields on PPE Flood plain, softball and baseball fields

SAFETY & SECURITY

- Secure vestibules (3 new)
- Consistent Door Hardware & Locksets Across District
- Site, Traffic & Circulation Improvements

FINE & PERFORMING ARTS

- Theater/Performing Arts Facility

ACCESSIBILITY

- ADA Accessibility Upgrades

OTHER OPTIONS

- Eastgate Elementary Addition

STUDY OPTIONS

0 — Funding, Planning, Design, Construction of Additions or New Construction

5

10

15

20

A

STUDY A - PRICKLY PEAR ELEMENTARY ADDITION

- 10,000 to 12,000 SF Addition
- 7 to 8 new classrooms
- Approx. 180 new students
- Grade Distribution per School:
  - Eastgate Remains EK & K
  - Prickly Pear 1st, 2nd and 3rd
  - Radley now 4th & 5th

If New Prickly Pear Addition is included in the first phase, 180 additional students in grades K-5 will accommodate growth for Approximately 8 years

8 YEARS

Need for additional space at K-5. Look at Study B1 New 3 Grade School or at Study C new K-8 School.

B

STUDY B - NEW 3 GRADE SCHOOL

- To replace existing Radley Elementary
- 78,000 to 84,000 SF New Construction
- 21 to 24 new classrooms
- Approx. 540 Students (net gain of 90)
- Grade Distribution per School:
  - Eastgate Remains EK & K
  - Prickly Pear Remains 1st and 2nd
  - New School now 3rd, 4th, & 5th

If New 3-Grade school to replace Radley is included in the first phase, 90 additional students in grades K-5 will accommodate growth for approximately 4 years.

4 YEARS

Need for additional space at K-5. Look at Study B1 New 3 Grade School or at Study C new K-8 School.

STUDY OPTIONS

Funding, Planning, Design, Construction of Additions or New Construction

0 5 10 15 20

C

STUDY C - NEW K - 8 SCHOOL

- 78,000 to 84,000 SF New Construction
- 21 new classrooms
- Approx. 475 to 525 Students
- Grade Distribution per School:
  - Eastgate Remains EK & K
  - Prickly Pear Remains 1st and 2nd
  - Radley Remains 3rd, 4th, & 5th
  - EVMS Remains 6th, 7th, and 8th
  - New K-8 School would reduce student population at existing schools each grade level by approx. 52 to 58 students.

If new K-8 School is in the first phase, 475 - 525 additional K-8 students will accommodate approximately 14 years of growth. Assumes that all current schools remain operational.

14 YEARS

Need for additional space at K-8. Look at Study A Prickly Pear Addition or at Study E EVMS Additions.

C1

STUDY C1 - NEW K - 5 SCHOOL

- 52,000 to 55,000 SF New Construction
- 15 - 16 new classrooms
- Approx. 340 - 352 Students
- Grade Distribution per School:
  - Eastgate Remains EK & K
  - Prickly Pear Remains 1st and 2nd
  - Radley Remains 3rd, 4th, & 5th
  - EVMS Remains 6th, 7th, and 8th
  - New K-5 School would reduce student population at existing schools each grade level by approx. 57 to 59 students.

If new K-5 School is in the first phase, 340 - 352 additional K-5 students will accommodate approximately 15 years of growth. Assumes that all current schools remain operational.

15 YEARS

Need for additional space at K-5. Look at Study A Prickly Pear

STUDY OPTIONS

0 — Funding, Planning, Design, Construction of Additions or New Construction

5

10

15

20

D

STUDY D - HIGH SCHOOL IMPROVEMENTS

- Alternative High School Addition
  - 8,000 to 10,000 SF
  - 50 to 60 Students
  - Would free up 5 current classrooms at EHHS (approx. 125 additional students)
- New CTE Building
  - 8,000 to 10,000 SF
- New Weight Room
  - 3,500 to 4,000 SF
- New Wrestling Room
  - 3,500 to 4,000 SF
- Non impact to K-8 Schools

If High School Improvements are in the first phase, an additional 150 students will accommodate approximately 10 years of growth.

10 YEARS

Need for additional space at 9 - 12. Look at potential classroom addition or other options.

E

STUDY E - EVMS ADDITIONS

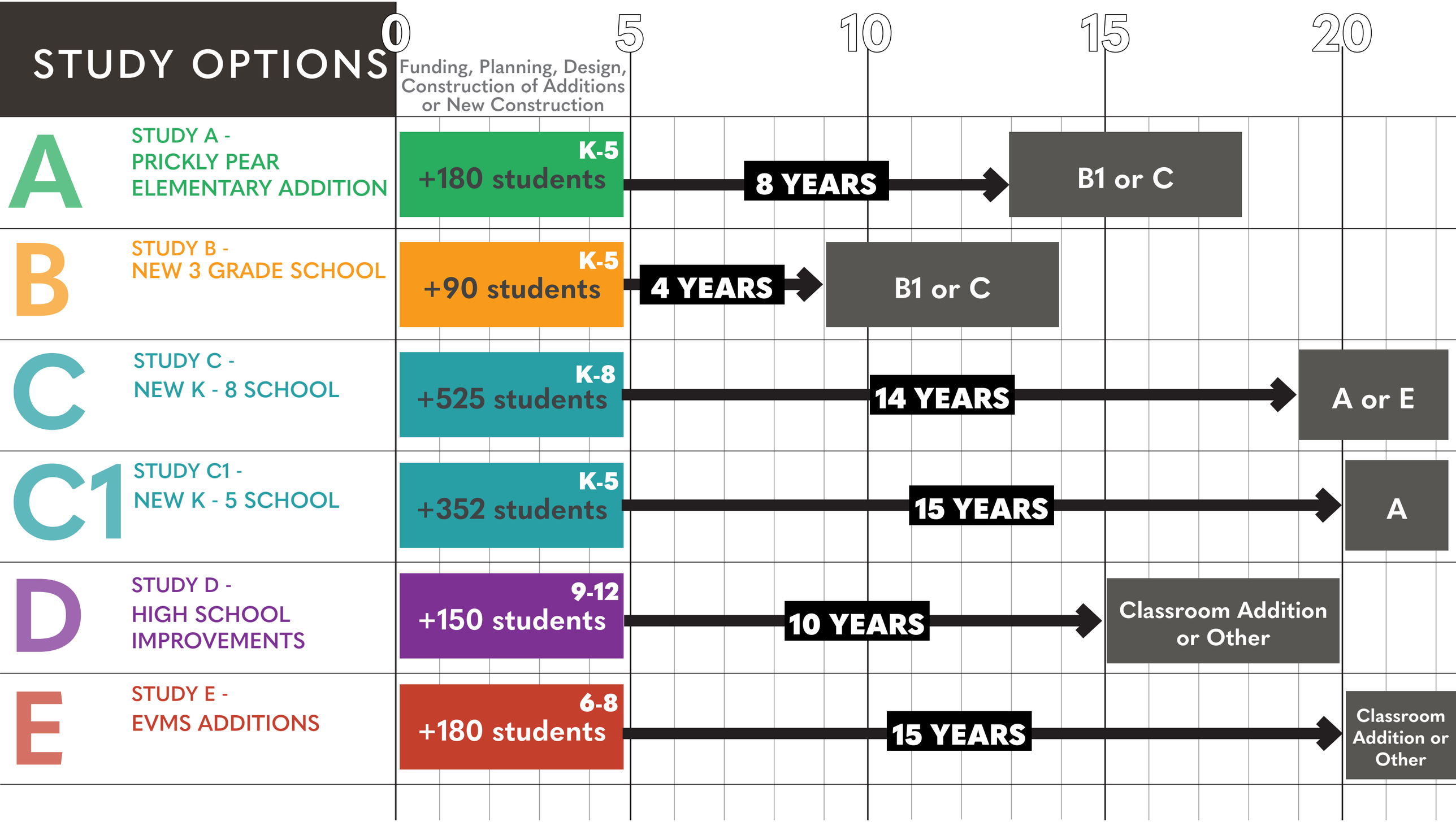
- Classroom Addition
  - Approx. 10,000 to 12,000 SF
  - 7 to 8 new classrooms
  - Approx. 180 additional students
- Commons and Kitchen Addition
  - Approx. 4,000 SF addition

If EVMS Additions are in the first phase, an additional 180 students will accommodate approximately 15 years of growth.

15 YEARS

Need for additional space at 6-8. Look at potential classroom addition or other options.

STUDY OPTIONS



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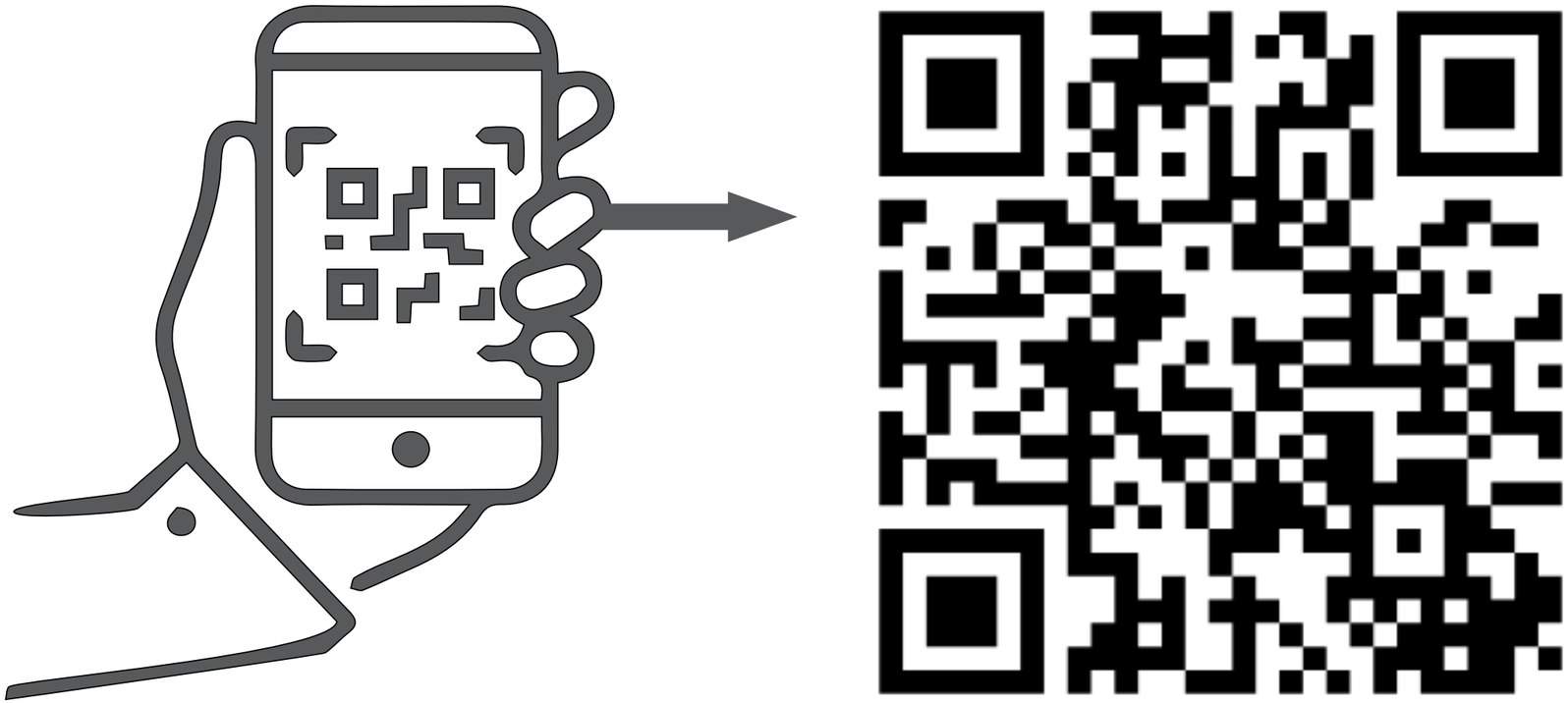


East Helena
Public Schools

NEXT STEPS

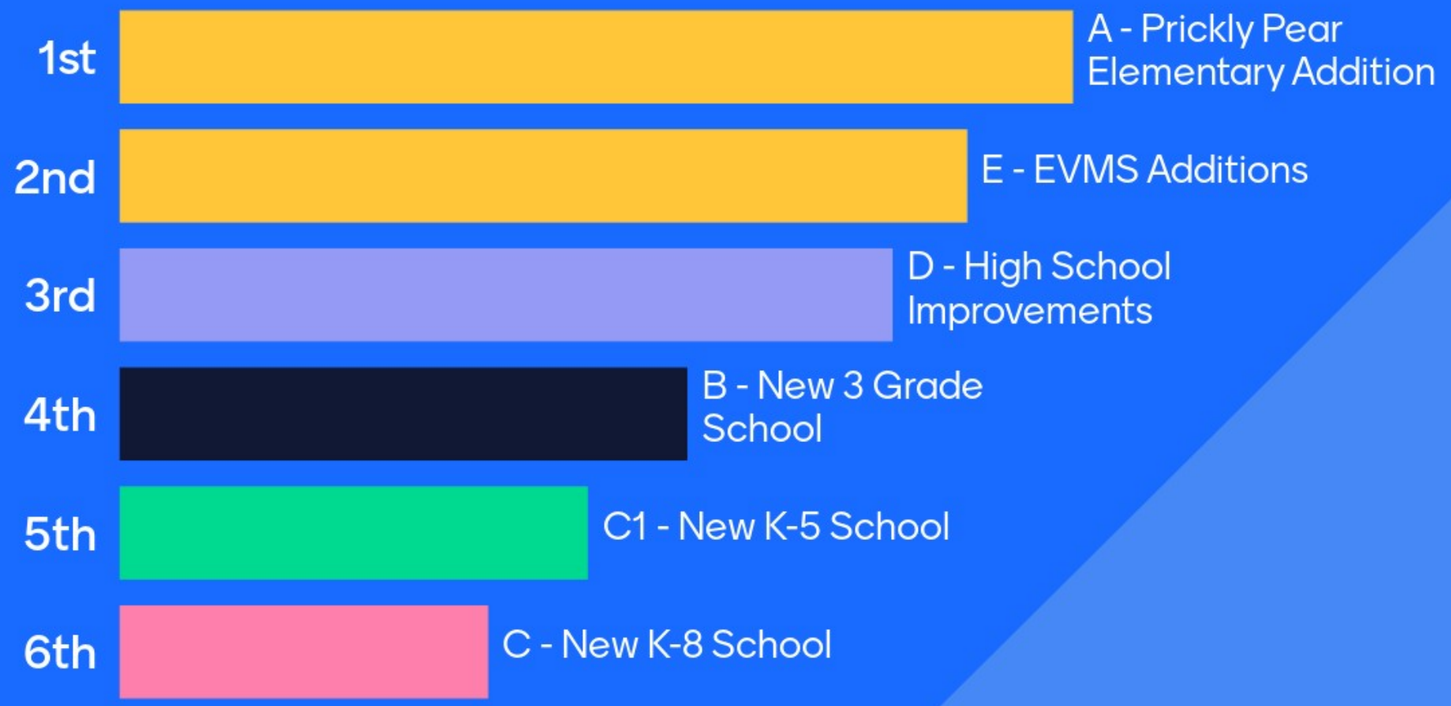
architecture
+ design

East Helena
Public Schools

QUESTIONS?

architecture
+ design

Rank the following scenarios from preferred to least preferred:

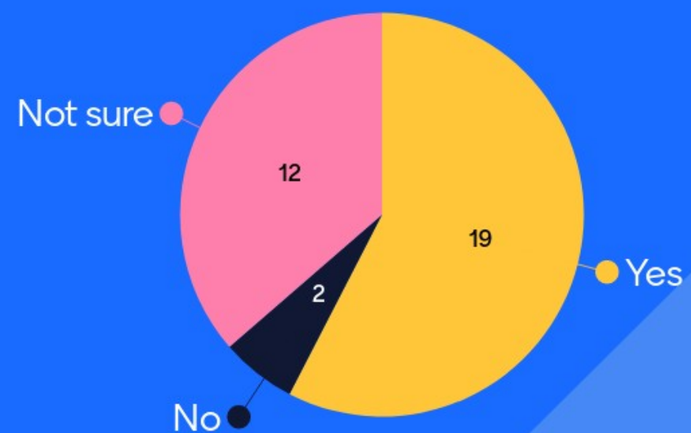


13 34

Rank the following additional studies (1st: preferred, 10th: least preferred)::

22 33

Would you prefer to support an option that better solves long-term needs but is more costly?



13 33

What other priorities do you have that we have not considered?
34 responses

What else is Tyrels fault???

Keeping Brandon as the principal of two buildings.

City intersection improvements (Traffic's Lights, Four way stops, etc) to aide in traffic congestion.

This was a pretty comprehensive review

Community facilities (large gym) that can host several types tournaments.

City intersection improvements (Traffic's Lights, Four way stops, etc) to aide in traffic congestion.

What is easier to sell for bond?More may be willing to "rebuild" Radley than add an addition to an already "new" school.

If we increase the sizes of the elementary and middle school- we will have to increase the size of the high school..

Remodel and expansion of radley with decommision of district offices

6

20

What other priorities do you have that we have not considered?
34 responses

Roads/infrastructure

Bus maintenance facility

What are added costs of totally new schools vs additions to existing?

Amount of students that are associated with the building/facility that is being built/expanded. Should more students being effected matter?

If you build it, they will come. ⚾

Sidewalks poured along Lake Helena Drive to Canyon Ferry, Valley Drive to Canyon Ferry, and all along Old HWy 12 to improve the walk abiliity and safety for kids. Also reduces traffic count at school

Do we keep our grade level schools or give up that model?

Wi-Fi improvements at all facilities

Grade level schools create efficiency but it may be time to consider more of a K-5 model.

6 20

What other priorities do you have that we have not considered?
34 responses

Sell eastgate, with a 5 year lease terms. Use the money to pay for a portion of construction on a new k-5. Consolidation increases efficiency, reduces the cost of running multiple buildings.

Better options that look at multiple additions across all campuses that best utilize building life and district resources(staff and support), and connect cost data that shows potential savings.

Expand the number of lanes on valley drive all the way past the schools

Pantry Space at the High SchoolAutomotive ClassroomsLarger Training Room at High SchoolExtended Gym at High School to host DivisionalsPractice field for Soccer/FootballConcession area at Tennis Courts

Changing school district boundaries?

Locations east of the current district

Gates forntraffic directions at the HS.

Will building a separate school for K-5 or K-8 increase inequality between students with great home lives vs our more needy/traumatized students

Where is growth most expected? Spread evenly between all grades? Seems hard to choose preference independently, seems like combination of options may be needed (I.e. can expand one, but can next acomm

6 20

What other priorities do you have that we have not considered?
34 responses

Space and resources to serve students with extreme social-emotional needs.

Build a school with adjoining space to PPE for specialty classes, i.e music, art, etc.

4 lanes in front of the high school

Are sport fields in flood zone not susceptible to damage? What else can be done with flood land?

Bippity boppity boo

If moving up to "Belgrade" size, a much larger gym facility will be needed to be able to do sports tournaments along with concessions availability

Additions or reconfigurations at each facility plus a large sports facility to host tournaments. We would gain revenue through the tournaments and possibly renting them to clubs as well

6

20

10-24-2023

MASTER PLAN COMMITTEE MEETING #7

East Helena
Public Schools

FACILITIES MASTER PLAN

COMMITTEE MEETING #7

10.24.2023

S M A
architecture
+ design

AGENDA

1. Introductions
2. Master Plan Overview
3. Process Recap
4. Master Plan Studies
5. Next Steps
6. Questions

East Helena
Public Schools

MASTER PLAN OVERVIEW

SMA
architecture
+ design

WORK PLAN

- **COMPREHENSIVE FACILITIES MASTER PLAN: May - Present**
  - Facilities Committee Meetings - monthly
  - Community Survey & Outreach Meetings: PTO, Booster Club, Community
  - Demographics / Development Studies / Enrollment Projections
  - Next Steps: Committee Meetings, Cost Estimating
    - *Deliverable: Comprehensive Facilities Master Plan*
- **FACILITIES CONDITIONS ASSESSMENT: June - September**
  - *Deliverable: Facilities Condition Report*
- **UTILIZATION STUDY: May - August**
  - *Deliverable: Utilization Report*

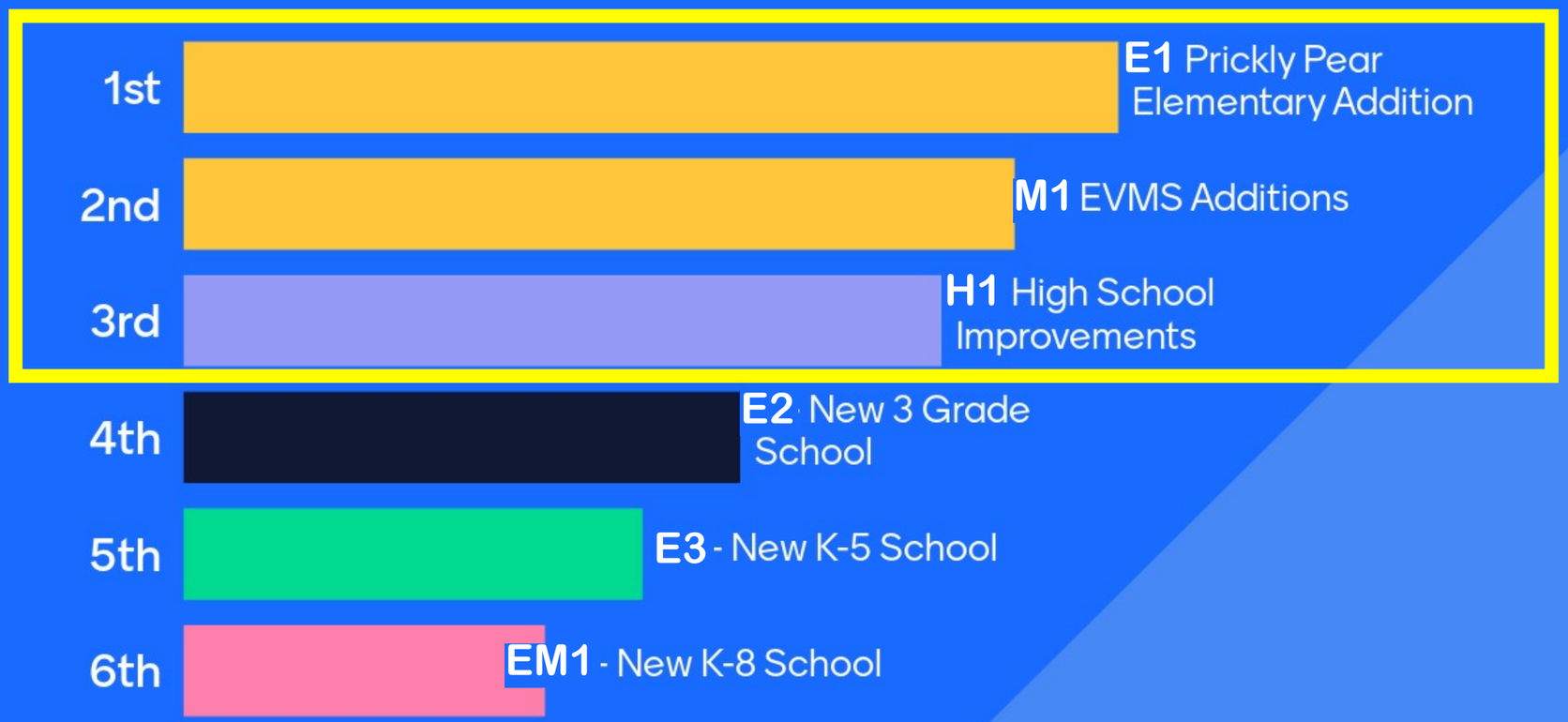
East Helena
Public Schools

COMMUNITY MEETING SURVEY RESULTS

SMA architecture + design

MENTI SURVEY RESULTS

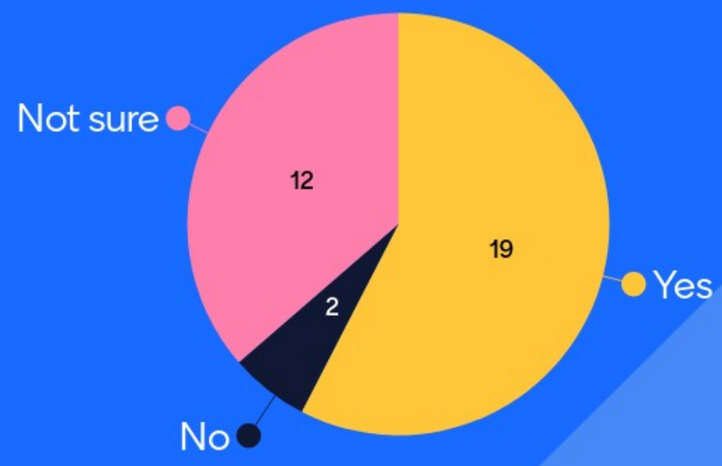
Rank the following scenarios from preferred to least preferred:



MENTI SURVEY RESULTS

Rank the following additional studies (1st: preferred, 10th: least preferred)::

Would you prefer to support an option that better solves long-term needs but is more costly?



What other priorities do you have that we have not considered?

MENTI SURVEY RESULTS

TRAFFIC CIRCULATION / PEDESTRIAN / PARKING

4 lanes in front of the high school

Sidewalks poured along Lake Helena Drive to Canyon Ferry, Valley Drive to Canyon Ferry, and all along Old HWy 12 to improve the walk abiliity and safety for kids. Also reduces traffic count at school

City intersection improvements (Traffic's Lights, Four way stops, etc) to aide in traffic congestion.

Roads/infrastructure

Gates forntraffic directions at the HS.

Expand the number of lanes on valley drive all the way past the schools

ATHLETICS

Are sport fields in flood zone not susceptible to damage? What else can be done with flood land?

Additions or reconfigurations at each facility plus a large sports facility to host tournaments. We would gain revenue through the tournaments and possibly renting them to clubs as well

Community facilities (large gym) that can host several types tournaments.

If you build it, they will come. ⚾

If moving up to "Belgrade" size, a much larger gym facility will be needed to be able to do sports tournaments along with concessions availability

RADLEY

What is easier to sell for bond?More may be willing to "rebuild" Radley than add an addition to an already "new" school.

Remodel and expansion of radley with decommision of district offices

SOCIAL-EMOTIONAL NEEDS

Will building a separate school for K-5 or K-8 increase inequality between students with great home lives vs our more needy/traumatized students

Space and resources to serve students with extreme social-emotional needs.

*** Spelling, punctuation and grammar is as written by the Menti user and has not been edited.**

What other priorities do you have that we have not considered?

MENTI SURVEY RESULTS

EFFICIENCY / LONG-TERM IMPACT

Grade level schools create efficiency but it may be time to consider more of a K-5 model.

Where is growth most expected? Spread evenly between all grades? Seems hard to choose preference independently, seems like combination of options may be needed (I.e. can expand one, but can next acomm

Better options that look at multiple additions across all campuses that best utilize building life and district resources(staff and support), and connect cost data that shows potential savings.

Changing school district boundaries?

If we increase the sizes of the elementary and middle school- we will have to increase the size of the high school..

Amount of students that are associated with the building/facility that is being built/expanded. Should more students being effected matter?

Do we keep our grade level schools or give up that model?

OTHER

Build a school with adjoining space to PPE for specialty classes, i.e music, art, etc.

Sell eastgate, with a 5 year lease terms. Use the money to pay for a portion of construction on a new k-5. Consolidation increases efficiency, reduces the cost of running multiple buildings.

Pantry Space at the High SchoolAutomotive ClassroomsLarger Training Room at High SchoolExtended Gym at High School to host DivisionalsPractice field for Soccer/FootballConcession area at Tennis Courts

What are added costs of totally new schools vs additions to existing?

Bus maintenance facility

Locations east of the current district

Wi-Fi improvements at all facilities

*** Spelling, punctuation and grammar is as written by the Menti user and has not been edited.**

2014-2023 ENROLLMENT
2024-2034 PROJECTIONS

ENROLLMENT PROJECTIONS

Grade	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
K	131	130	144	144	163	172	140	141	161	181	185	188	192	196	200	204	208	212	216	221	225
1st	129	135	135	124	138	132	135	116	129	142	145	148	151	154	157	160	163	166	170	173	177
2nd	133	138	132	134	129	150	136	139	120	131	134	136	139	142	145	148	150	153	157	160	163
3rd	128	135	142	131	134	137	150	136	147	136	139	141	144	147	150	153	156	159	163	166	169
4th	124	121	137	139	129	141	143	151	150	153	156	159	162	166	169	172	176	179	183	187	190
5th	122	127	128	140	141	135	141	145	168	158	161	164	168	171	174	178	181	185	189	193	196
6th	131	129	133	130	136	151	137	140	157	171	174	178	181	185	189	193	196	200	204	208	213
7th	135	123	132	133	132	133	149	139	152	149	152	155	158	161	165	168	171	175	178	182	185
8th	111	130	122	133	125	134	133	133	149	154	157	160	163	167	170	173	177	180	184	188	191
9th							121	121	165	165	168	172	175	179	182	186	190	193	197		
10th								136	125	158	161	164	168	171	174	178	181	185	189		
11th									135	118	120	123	125	128	130	133	136	138	141		
12th										126	129	131	134	136	139	142	145	148	151		
Total K-8	1144	1168	1205	1208	1227	1285	1264	1240	1333	1375	1403	1431	1459	1488	1518	1548	1579	1611	1643		
Total K-12							1385	1497	1758	1942	1981	2020	2061	2102	2144	2187	2231	2275	2321	2367	2415
% Change in K-8		2%	3%	0%	2%	5%	-2%	-2%	7%	3%											
Average	**2%**																				

+434 STUDENTS

Grade	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
K	131	130	144	144	163	172	140	141	161	181	186	192	198	204	210	216	223	229	236	243	251
1st	129	135	135	124	138	132	135	116	129	142	146	151	155	160	165	170	175	180	185	191	197
2nd	133	138	132	134	129	150	136	139	120	131	135	139	143	147	152	156	161	166	171	176	181
3rd	128	135	142	131	134	137	150	136	147	136	140	144	149	153	158	162	167	172	177	183	188
4th	124	121	137	139	129	141	143	151	150	153	158	162	167	172	177	183	188	194	200	206	212
5th	122	127	128	140	141	135	141	145	168	158	163	168	173	178	183	189	194	200	206	212	219
6th	131	129	133	130	136	151	137	140	157	171	176	181	187	192	198	204	210	217	223	230	237
7th	135	123	132	133	132	133	149	139	152	149	153	158	163	168	173	178	183	189	194	200	206
8th	111	130	122	133	125	134	133	133	149	154	159	163	168	173	179	184	189	195	201	207	213
9th							121	121	165	165	170	175	180	186	191	197	203	209	215		
10th								136	125	158	163	168	173	178	183	189	194	200	206		
11th									135	118	122	125	129	133	137	141	145	149	154		
12th										126	130	134	138	142	146	150	155	160	164		
Total K-8	1144	1168	1205	1208	1227	1285	1264	1240	1333	1375	1416	1459	1502	1548	1594	1642	1691	1742	1794		
Total K-12							1385	1497	1758	1942	2000	2060	2122	2186	2251	2319	2388	2460	2534	2610	2688
% Change in K-8		2%	3%	0%	2%	5%	-2%	-2%	7%	3%											
Average Excluding 2020-2021	**3%**																				

+688 STUDENTS

East Helena
Public Schools

MASTER PLANNING SCENARIOS

SMA
architecture
+ design

PRICKLY PEAR ELEMENTARY ADDITION

PRICKLY PEAR ELEMENTARY POSSIBILITIES:

New addition onto Prickly Pear Elementary. Possibilities include:

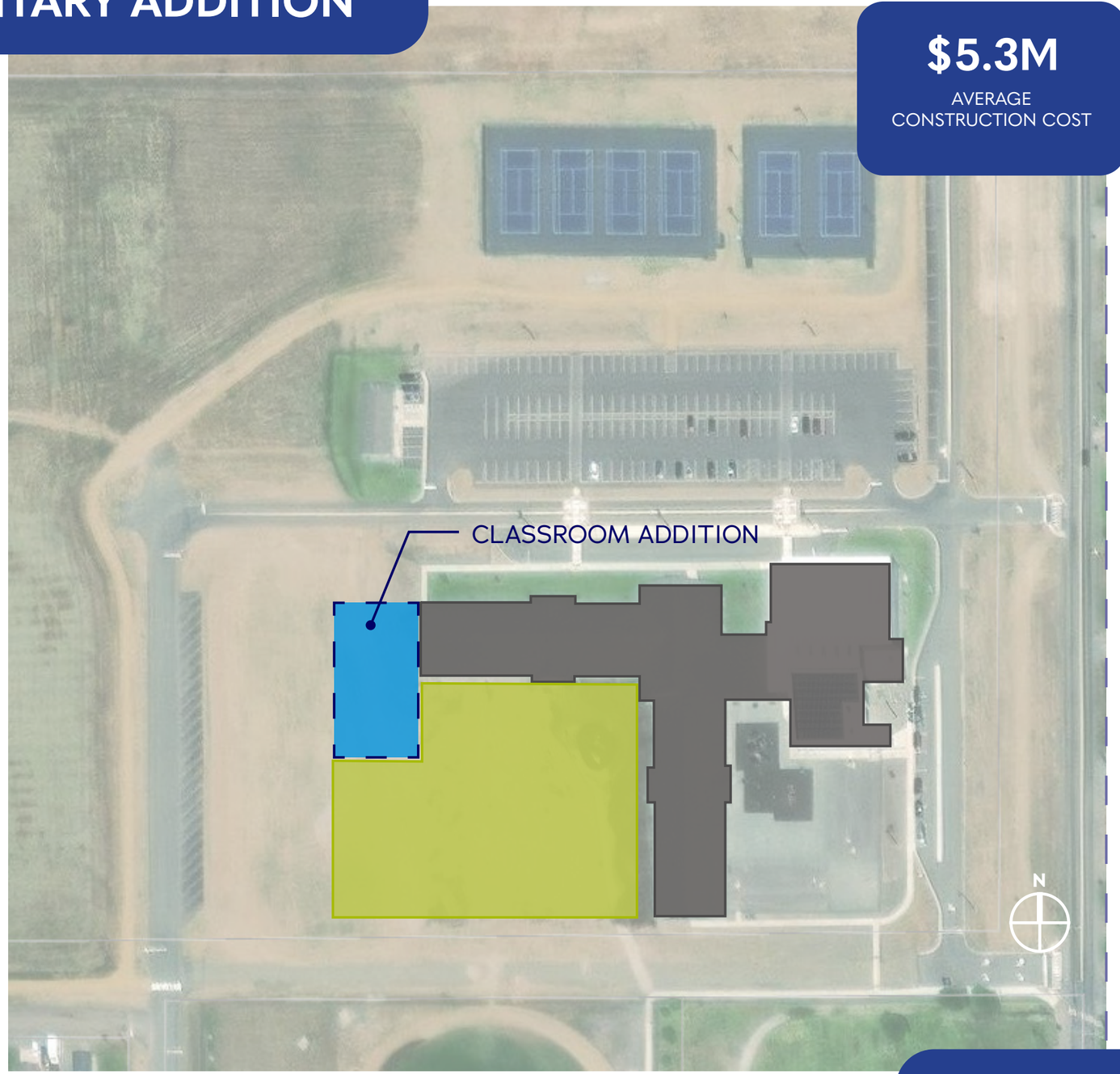
- Approximately 10,000 - 12,000 sq. ft. addition
- 7-8 new classrooms
- Approximately 180 students (22.5 students per classroom)
- Potentially absorb students from Radley (3rd grade)
  - o Eastgate remains EK, K
  - o Prickly Pear now 1st, 2nd, 3rd
  - o Radley now 4th, 5th
- Site circulation improvements

SITE SIZE: 45 ACRES

ADDITION AREA: 12,000 SF

LEGEND

- POSSIBLE NEW ADDITION AREA
- PLAYGROUND DEVELOPMENT
- EXISTING BUILDING



$5.3M
AVERAGE CONSTRUCTION COST

STUDY E1

NEW 3-GRADE SCHOOL ON NEW SITE - RADLEY REPLACEMENT

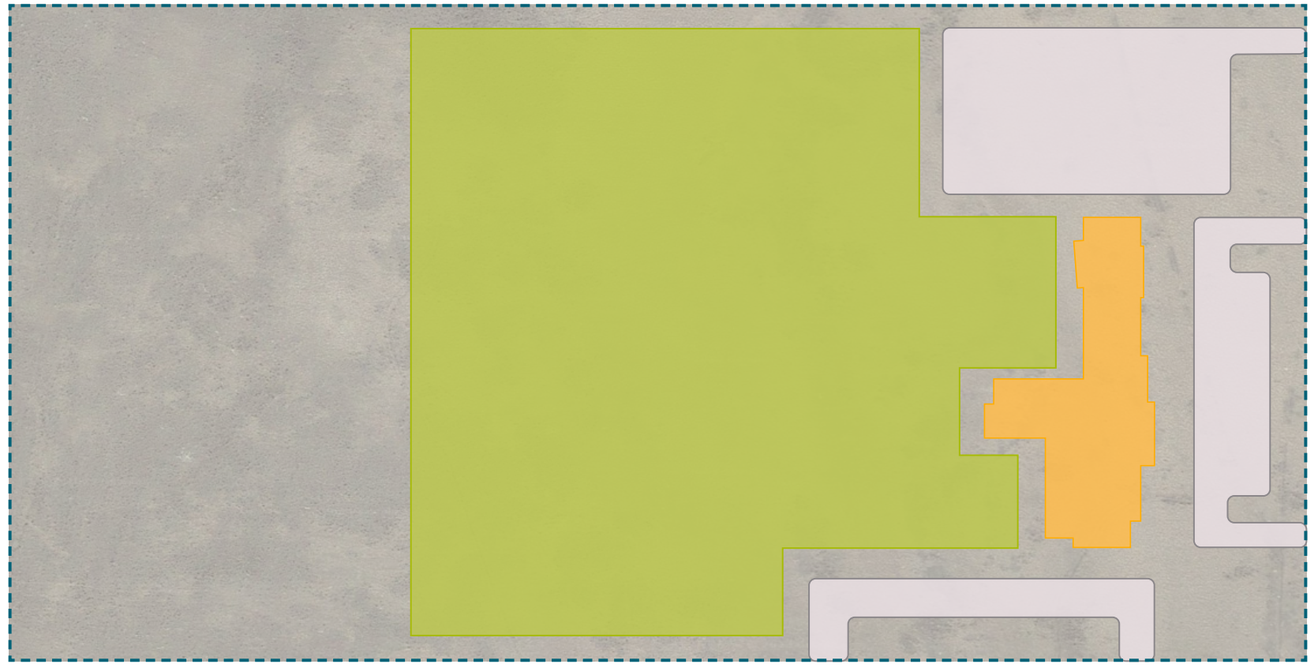
$33.6M
AVERAGE
CONSTRUCTION COST

RADLEY REPLACEMENT POSSIBILITIES:

- Approximately 78,000 - 84,000 square feet of School
- 21 - 24 Classrooms
- Full functioning school
- Approximately 540 students (22.5 students per classroom)
- Propose as new 3rd, 4th and 5th grade
  - o Eastgate EK, K
  - o Prickly Pear 1st, 2nd
  - o Radley - Converted to District Offices and Maintenance
  - o New School 3rd, 4th, 5th
- Requires district to acquire a new site of 16 acres per Guidelines.
- Potential to use PPE West site

SITE SIZE: 16 ACRES

NEW CONSTRUCTION AREA: 84,000 SF



LEGEND

- POSSIBLE NEW BUILDING AREA
- POSSIBLE NEW SITE
- POSSIBLE NEW PLAYGROUND AND FIELDS
- POSSIBLE NEW PARKING AND DROP OFF AREAS

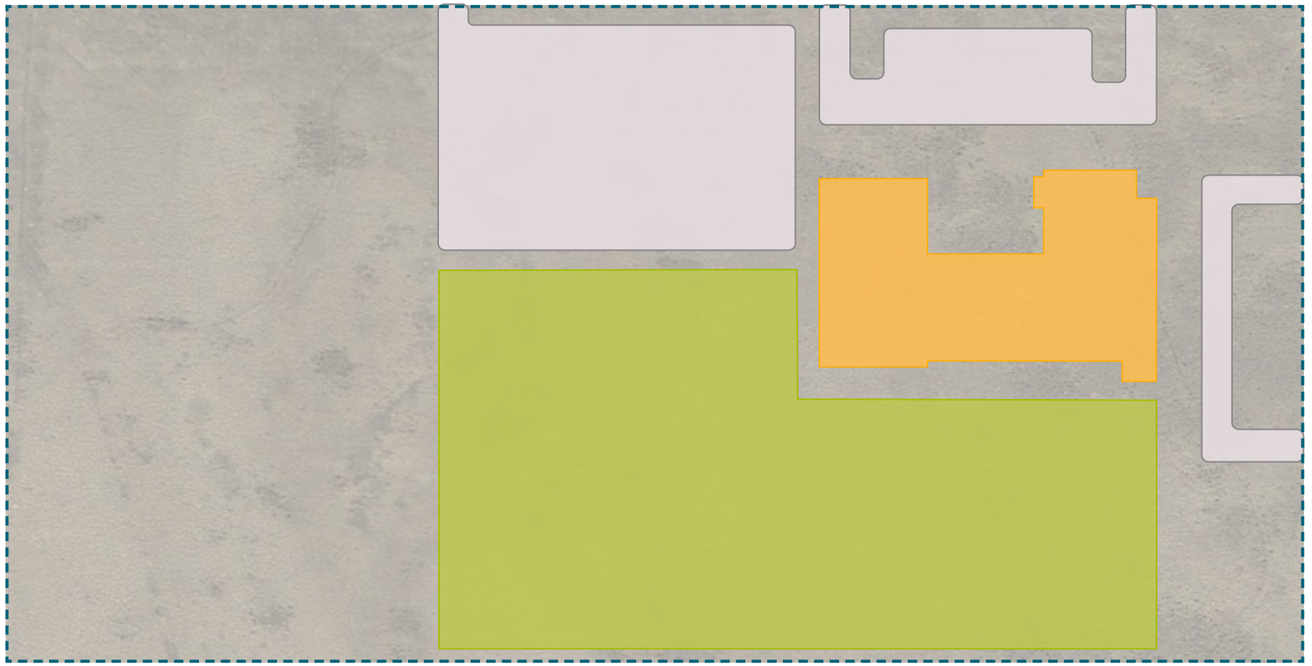
STUDY E2

NEW K-5 SCHOOL ON NEW SITE

$22M
AVERAGE
CONSTRUCTION COST

NEW K-5 SCHOOL POSSIBILITIES:

- Approximately 52,000 - 55,000 square feet School
- 15 - 16 General Classrooms
- Full functioning school
- Approximately 340 - 352 students (22 students per classroom)
- Propose new 3-2 section elementary school
  - Eastgate EK, K
  - Prickly Pear 1st, 2nd
  - Radley - 3rd, 4th, 5th
  - East Valley Middle School – 6th, 7th, 8th
  - **New K-5 school**
- Requires district to acquire new site of 15 acres per Guidelines.
- Potential land swap with Habitat for Humanity property
- K-5 school would move away from Grade Level school approach.



LEGEND

- POSSIBLE NEW BUILDING AREA
- POSSIBLE NEW SITE
- POSSIBLE NEW PLAYGROUND AND FIELDS
- POSSIBLE NEW PARKING AND DROP OFF AREAS

SITE SIZE: 15 ACRES

NEW CONSTRUCTION AREA: 55,000 SF

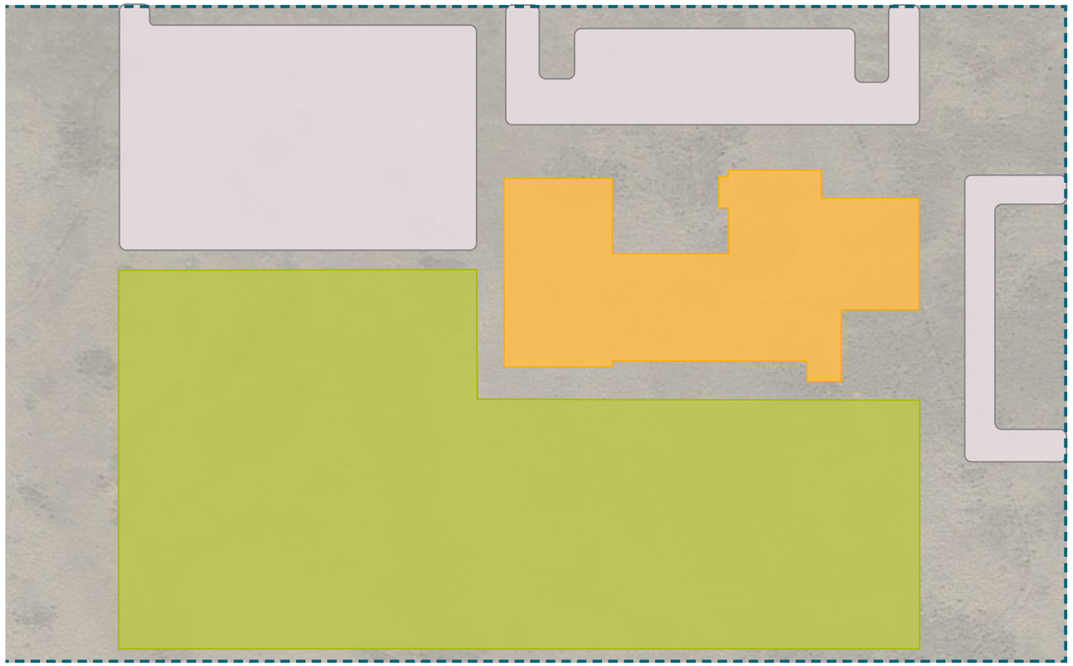
STUDY E3

NEW K-8 SCHOOL ON NEW SITE

$34.4M
AVERAGE
CONSTRUCTION COST

NEW K-8 SCHOOL POSSIBILITIES:

- Approximately 78,000 - 84,000 square feet School
- 21 Classrooms
- Full functioning school
- Approximately 475 - 525 students (student per classroom varies depending on grade level)
- Propose as K-8 school set up as a 3-2 section elementary school with associated 6-8 two classrooms per grade
  - Eastgate EK, K
  - Prickly Pear 1st, 2nd
  - Radley - 3rd, 4th, 5th
  - East Valley Middle School – 6th, 7th, 8th
  - **New K-8 school**
- Requires district to acquire new site of 20 acres per Guidelines.
- Potential land swap with Habitat for Humanity property
- K-8 school would move away from Grade Level school approach.



LEGEND

- POSSIBLE NEW BUILDING AREA
- POSSIBLE NEW SITE
- POSSIBLE NEW PLAYGROUND AND FIELDS
- POSSIBLE NEW PARKING AND DROP OFF AREAS

SITE SIZE: 20 ACRES

NEW CONSTRUCTION AREA: 84,000 SF

STUDY EM1

EVMS ADDITIONS - COMMONS / KITCHEN AND CLASSROOM

$9.2M
AVERAGE CONSTRUCTION COST

EAST VALLEY MIDDLE SCHOOL POSSIBILITIES:

- Classroom Additions
  - Approximately 10,000 - 12,000 SF addition
  - 7-8 new classrooms
  - Approximately 180 students (22.5 students per classroom)
- Commons and Kitchen Addition
  - Approximately 4,000 SF addition (double in size)
- New Gym / Multi-purpose room
  - Approximately 6,400 SF
- Safety and security upgrades

SITE SIZE: 19 ACRES

ADDITION AREA: 22,400 SF

LEGEND

- POSSIBLE NEW ADDITION AREA
- EXISTING BUILDING

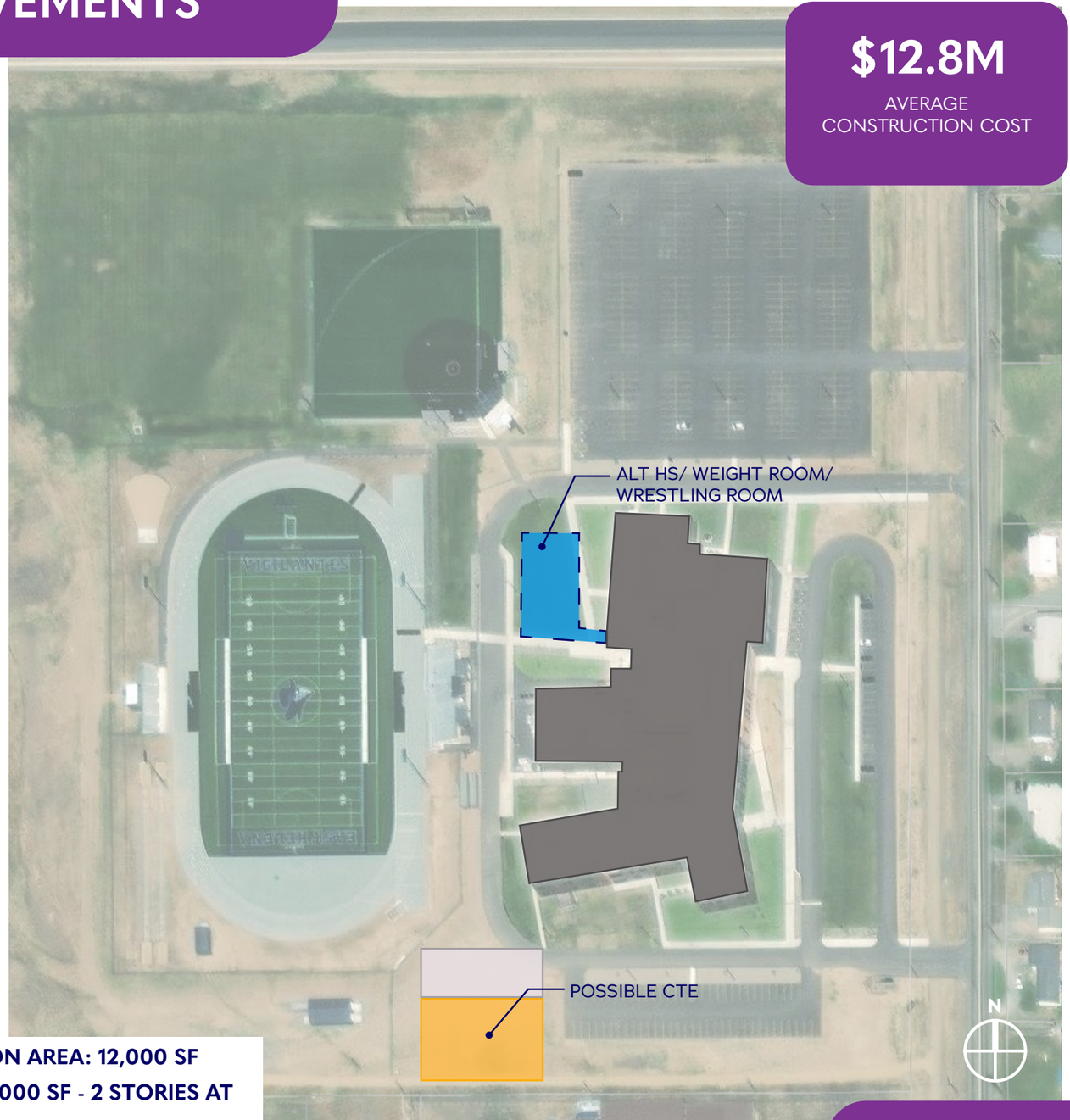
STUDY M1

HIGH SCHOOL IMPROVEMENTS

HIGH SCHOOL POSSIBILITIES:

- New CTE Building
  - 8,000 - 12,000 SF (up to double in size?)
  - Need to verify program elements
  - Proposed location to be determined
    - West end of staff lot
- Renovate Existing CTE into Classrooms
- Alternative High School
  - Serving 50 - 60 Students
  - 5 total classrooms
  - Support spaces
  - 8,000 - 10,000 SF
  - Proposed location to be determined
    - NW corner of bus loop
    - Might also include new weight room/wrestling room addition
- New Weight Room
  - 3,500 - 4,000 SF (3x current fitness room)
  - Need to verify program elements
  - Proposed location to be determined
    - NW corner of bus loop
    - Might also be included with new alternative high school
- New Wrestling Room
  - 3,500 - 4,000 SF
  - Need to verify program elements
  - Proposed location to be determined
    - NW corner of bus loop
    - Might also be included with new alternative high school

$12.8M
AVERAGE CONSTRUCTION COST



LEGEND

- POSSIBLE NEW ADDITION AREA
- POSSIBLE NEW BUILDING AREA
- EXISTING BUILDING

NEW CONSTRUCTION AREA: 12,000 SF

ADDITION AREA: 16,000 SF - 2 STORIES AT 8,000 SF EACH

STUDY H1

EASTGATE ELEMENTARY SCHOOL RENOVATION

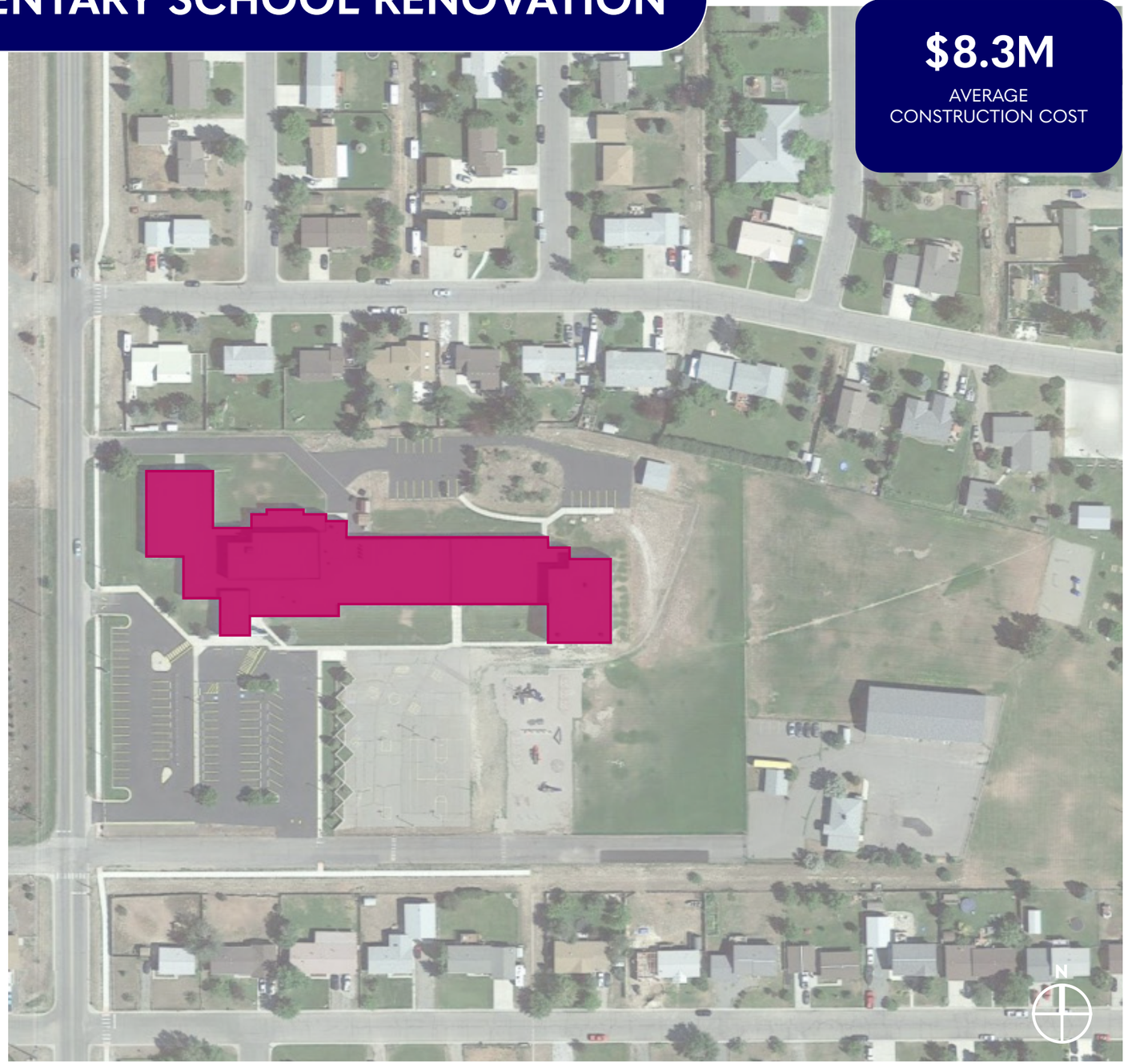
EASTGATE ELEMENTARY SCHOOL POSSIBILITIES:

- Renovation of existing building (excludes mechanical upgrades)
- Safety and security upgrades
- Site circulation upgrades

EXISTING: 44,350 SF

LEGEND

RENOVATE EXISTING BUILDING



$8.3M

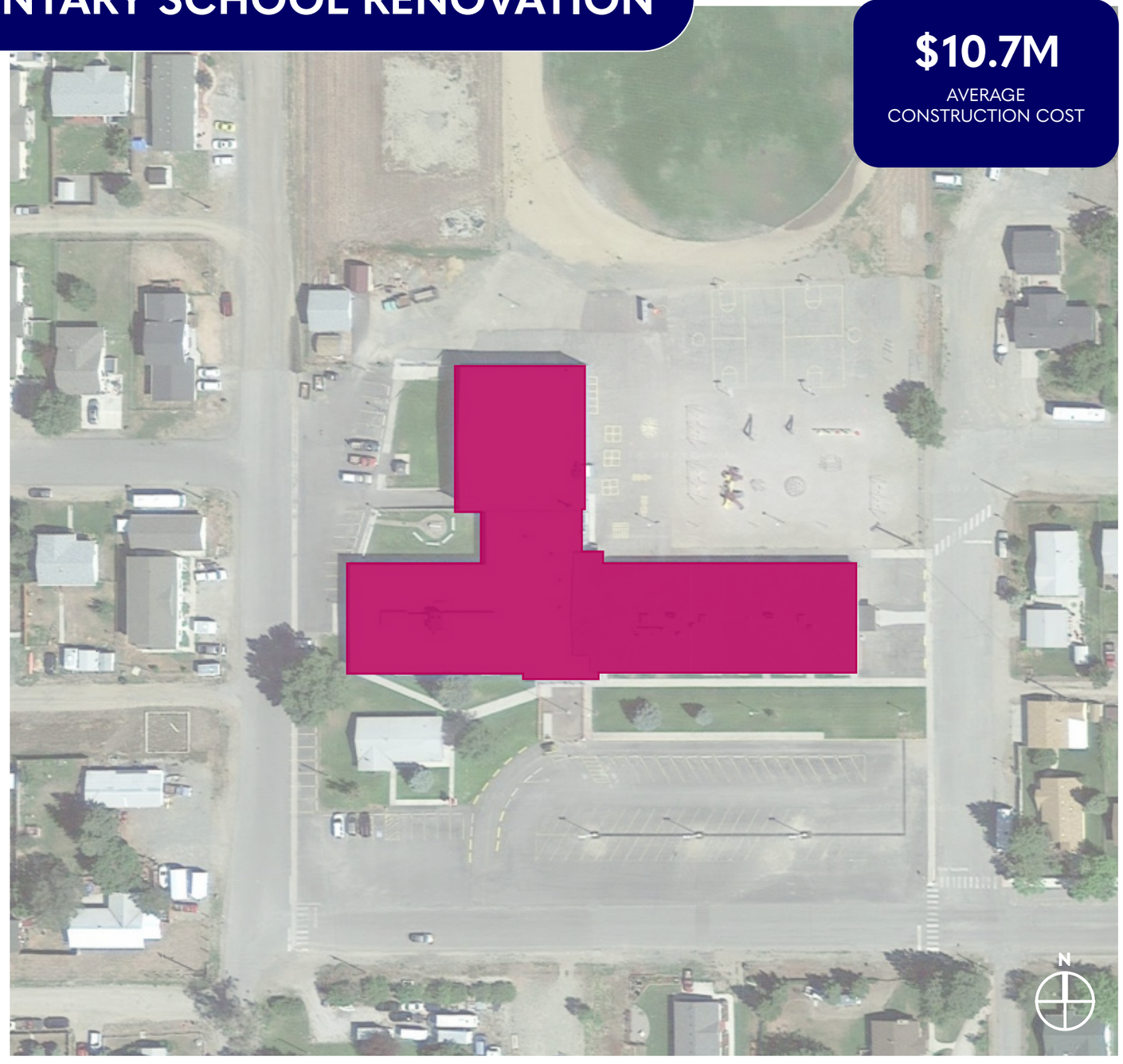
AVERAGE CONSTRUCTION COST

RADLEY ELEMENTARY SCHOOL RENOVATION

RADLEY ELEMENTARY SCHOOL POSSIBILITIES:

- Renovation of existing building (excludes mechanical upgrades)
- Safety and security upgrades
- Site circulation upgrades
- Potential removal of District Administration Building

$10.7M
AVERAGE CONSTRUCTION COST



EXISTING: 67,900 SF

LEGEND

RENOVATE EXISTING BUILDING

DISTRICT ADMINISTRATION BUILDING

POSSIBILITIES:

- Proposed relocation of district offices (to clinic building) and demolition of existing building
- Redevelop site/parking at location of demolished admin building to improve site circulation and safety

LEGEND

- REMODEL EXISTING BUILDING
- DEMOLISH EXISTING BUILDING
- EXISTING BUILDING

DISTRICT TRANSPORTATION BUILDING AND MILLER HOUSE

POSSIBILITIES:

- Proposed demolition of existing transportation building and Miller House and replacement with new Transportation Facility and Office
  - o Evaluate new facility at 3 sites
    - Current site at Eastgate
    - Prickly Pear West Site
    - Radley Site (if school is used as district office / maintenance)
- New transportation building
  - o Approximately 3,000 SF
- Future relocation or removal of Miller House
- Potential to sell east end of district owned lot containing current bus barn

$3.8M
AVERAGE CONSTRUCTION COST

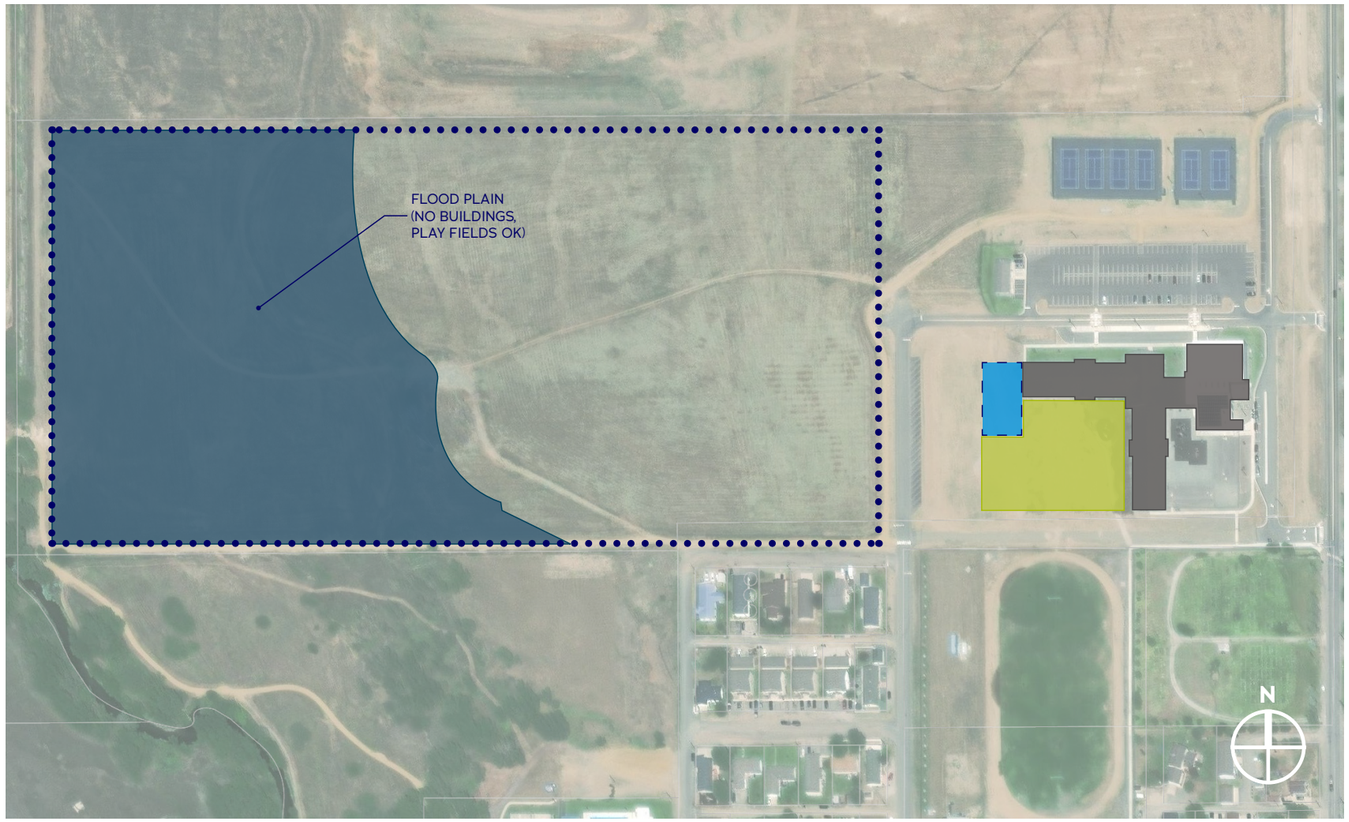
LEGEND

- POSSIBLE NEW BUILDING AREA
- DEMOLISH OR RE-PURPOSE EXISTING BUILDING
- EXISTING BUILDING
- DISTRICT OWNED LAND POTENTIAL FOR SALE

PRICKLY PEAR WEST SITE

PRICKLY PEAR ELEMENTARY WEST SITE POSSIBILITIES:

- Propose district maintain property for future development (play fields, future development, etc.)
- Potential for district transportation facility and central office
- Potential for New K-5, K-8 or 3-Grade School (Radley Replacement)



SITE SIZE: TOTAL SITE IS 45 ACRES,
APPROX. 30 ACRES IS UNDEVELOPED

LEGEND

- POSSIBLE NEW DEVELOPMENT AREA
- POSSIBLE NEW ADDITION AREA
- EXISTING BUILDING
- FLOOD PLAIN EXTENTS

MOUNTAIN VIEW MEADOWS SITE

SITE POSSIBILITIES:

- Proposed District maintain property or look at potential land swap for a more suitable site for school development.
- Potential to sell parcel.

SITE SIZE: 9 ACRES

LEGEND

MAINTAIN OR SWAP FOR ANOTHER SITE

ADDITIONAL NEEDS / WANTS

ATHLETICS

- Additional Varsity Locker Room space
- Additional Bleacher Seating at the Football Stadium: Including varsity locker rooms or weight room or both under the bleacher structure
- Bathrooms at the Football Field
- Baseball Field
- Aquatics Facility
- 4 Additional tennis courts on PPE Property
- Development of playing fields on PPE Flood plain, softball and baseball fields

SAFETY & SECURITY

- Secure vestibules (3 new)
- Consistent Door Hardware & Locksets Across District
- Site, Traffic & Circulation Improvements

FINE & PERFORMING ARTS

- Theater/Performing Arts Facility

ACCESSIBILITY

- ADA Accessibility Upgrades

OTHER OPTIONS

- Eastgate Elementary Addition

STUDY OPTIONS

0 — Funding, Planning, Design, Construction of Additions or New Construction

5

10

15

20

E

STUDY E1 - PRICKLY PEAR ELEMENTARY ADDITION

- 10,000 to 12,000 SF Addition
- 7 to 8 new classrooms
- Approx. 180 new students
- Grade Distribution per School:
  - Eastgate Remains EK & K
  - Prickly Pear 1st, 2nd and 3rd
  - Radley now 4th & 5th

If New Prickly Pear Addition is included in the first phase, 180 additional students in grades K-5 will accommodate growth for Approximately 8 years

8 YEARS

Need for additional space at K-5. Look at Study E2 New 3 Grade School, Study E3 K-5 School or at Study EM1 new K-8 School.

E

STUDY E2 - NEW 3 GRADE SCHOOL

- To replace existing Radley Elementary
- 78,000 to 84,000 SF New Construction
- 21 to 24 new classrooms
- Approx. 540 Students (net gain of 90)
- Grade Distribution per School:
  - Eastgate Remains EK & K
  - Prickly Pear Remains 1st and 2nd
  - New School now 3rd, 4th, & 5th

If New 3-Grade school to replace Radley is included in the first phase, 90 additional students in grades K-5 will accommodate growth for approximately 4 years.

4 YEARS

Need for additional space at K-5. Look at Study E1 Prickly Pear Addition, Study E3 New K-5 School or at Study EM1 new K-8 School.

STUDY OPTIONS

0 — Funding, Planning, Design, Construction of Additions or New Construction

5

10

15

20

E

STUDY E3 - NEW K - 5 SCHOOL

- 52,000 to 55,000 SF New Construction
- 15 - 16 new classrooms
- Approx. 340 - 352 Students
- Grade Distribution per School:
  - Eastgate Remains EK & K
  - Prickly Pear Remains 1st and 2nd
  - Radley Remains 3rd, 4th, & 5th
  - EVMS Remains 6th, 7th, and 8th
  - New K-5 School would reduce student population at existing schools each grade level by approx. 57 to 59 students.

If new K-5 School is in the first phase, 340 - 352 additional K-5 students will accommodate approximately 15 years of growth. Assumes that all current schools remain operational.

15 YEARS

Need for additional space at K-5. Look at Study E1 Prickly Pear Addition.

EM

STUDY EM1 - NEW K - 8 SCHOOL

- 78,000 to 84,000 SF New Construction
- 21 new classrooms
- Approx. 475 to 525 Students
- Grade Distribution per School:
  - Eastgate Remains EK & K
  - Prickly Pear Remains 1st and 2nd
  - Radley Remains 3rd, 4th, & 5th
  - EVMS Remains 6th, 7th, and 8th
  - New K-8 School would reduce student population at existing schools each grade level by approx. 52 to 58 students.

If new K-8 School is in the first phase, 475 - 525 additional K-8 students will accommodate approximately 14 years of growth. Assumes that all current schools remain operational.

14 YEARS

Need for additional space at K-8. Look at Study E1 Prickly Pear Addition or at Study M1 EVMS Additions.

STUDY OPTIONS

0 | 5 | 10 | 15 | 20

Funding, Planning, Design, Construction of Additions or New Construction

M STUDY M1 - EVMS ADDITIONS

- Classroom Addition
  - Approx. 10,000 to 12,000 SF
  - 7 to 8 new classrooms
  - Approx. 180 additional students
- Commons and Kitchen Addition
  - Approx. 4,000 SF addition
- New Gym / Multi-Purpose Room at approximately 6,400 SF

If EVMS Additions are in the first phase, an additional 180 students will accommodate approximately 15 years of growth.

15 YEARS

Need for additional space at 6-8. Look at potential classroom addition or other options.

H STUDY H1 - HIGH SCHOOL IMPROVEMENTS

- Alternative High School Addition
  - 8,000 to 12,000 SF
  - 50 to 60 Students
  - Would free up 5 current classrooms at EHHS (approx. 125 additional students)
- New CTE Building
  - 8,000 to 10,000 SF
  - Renovate Existing CTE into Classrooms
- New Weight Room
  - 3,500 to 4,000 SF
- New Wrestling Room
  - 3,500 to 4,000 SF
- Non impact to K-8 Schools

If High School Improvements are in the first phase, an additional 150 students will accommodate approximately 10 years of growth.

10 YEARS

Need for additional space at 9 - 12. Look at potential classroom addition or other options.

STUDY OPTIONS

Funding, Planning, Design, Construction of Additions or New Construction

0 5 10 15 20

E

STUDY E1 -
PRICKLY PEAR
ELEMENTARY ADDITION

K-5
+180 students

8 YEARS

E2, E3 or EM1

STUDY E2 -
NEW 3 GRADE SCHOOL

K-5
+90 students

4 YEARS

E1, E3 or EM1

STUDY E3 -
NEW K - 5 SCHOOL

K-5
+352 students

15 YEARS

E1

EM

STUDY EM1 -
NEW K - 8 SCHOOL

K-8
+525 students

14 YEARS

M1 and/or E1

M

STUDY M1 -
EVMS ADDITIONS

6-8
+180 students

15 YEARS

Classroom Addition or Other

H

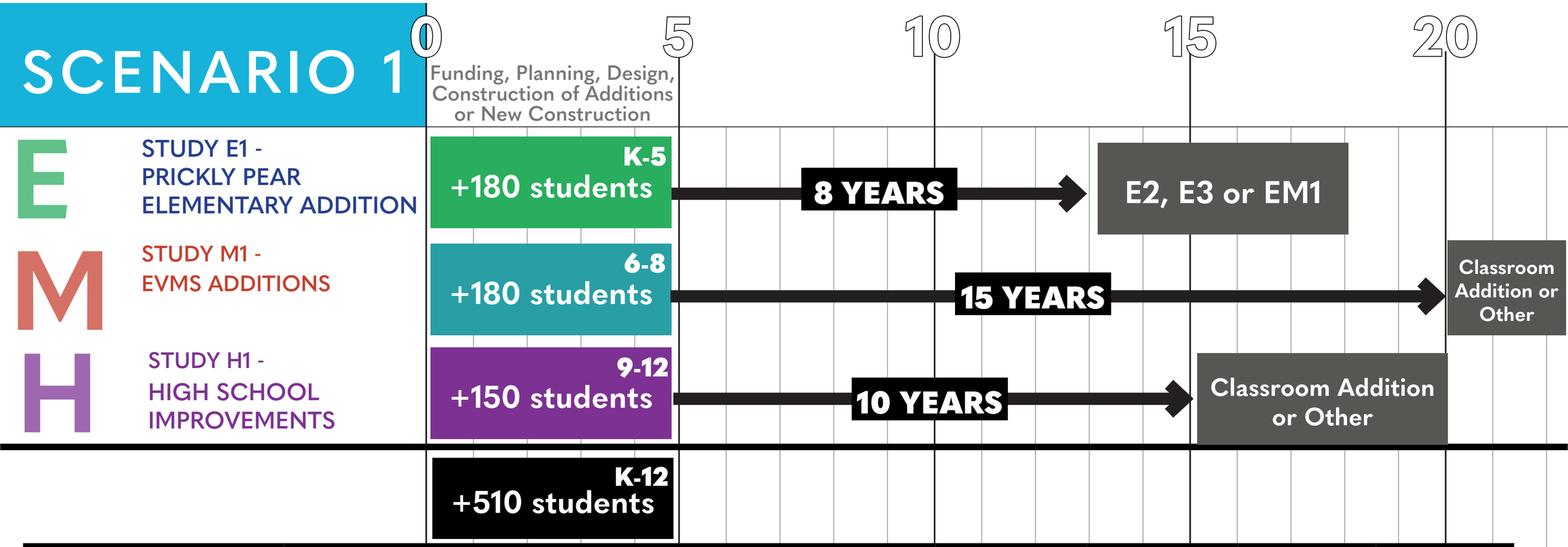
STUDY H1 -
HIGH SCHOOL
IMPROVEMENTS

9-12
+150 students

10 YEARS

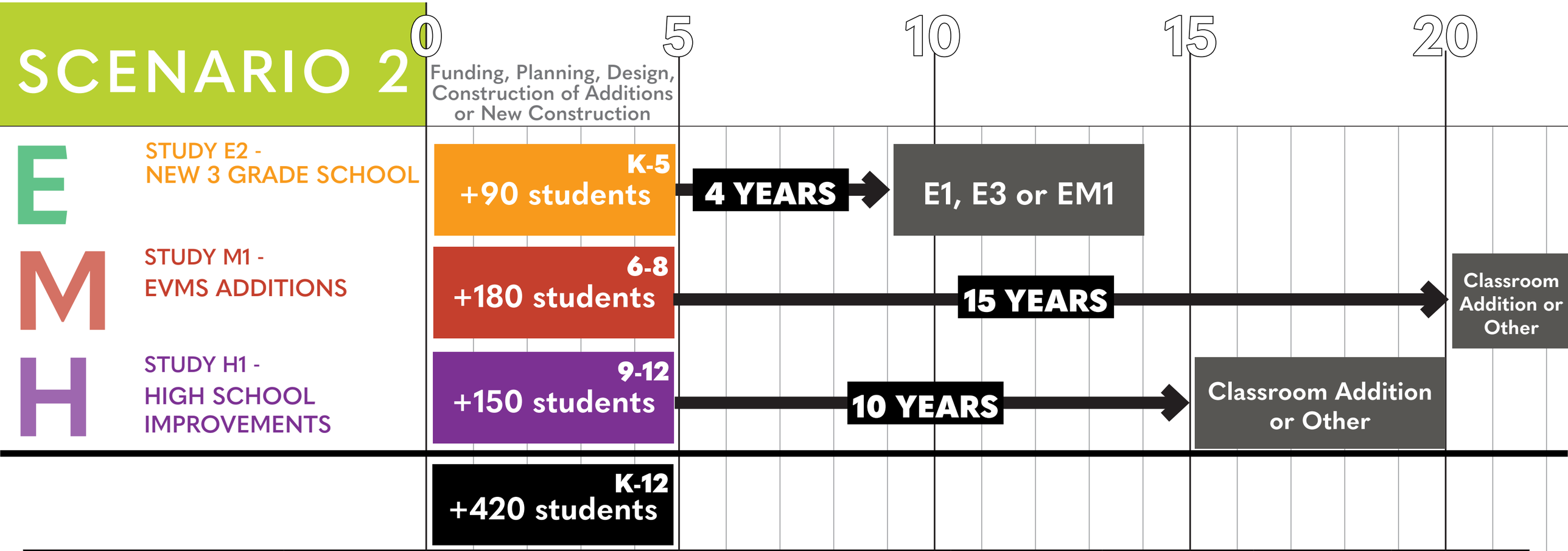
Classroom Addition or Other

SCENARIO 1



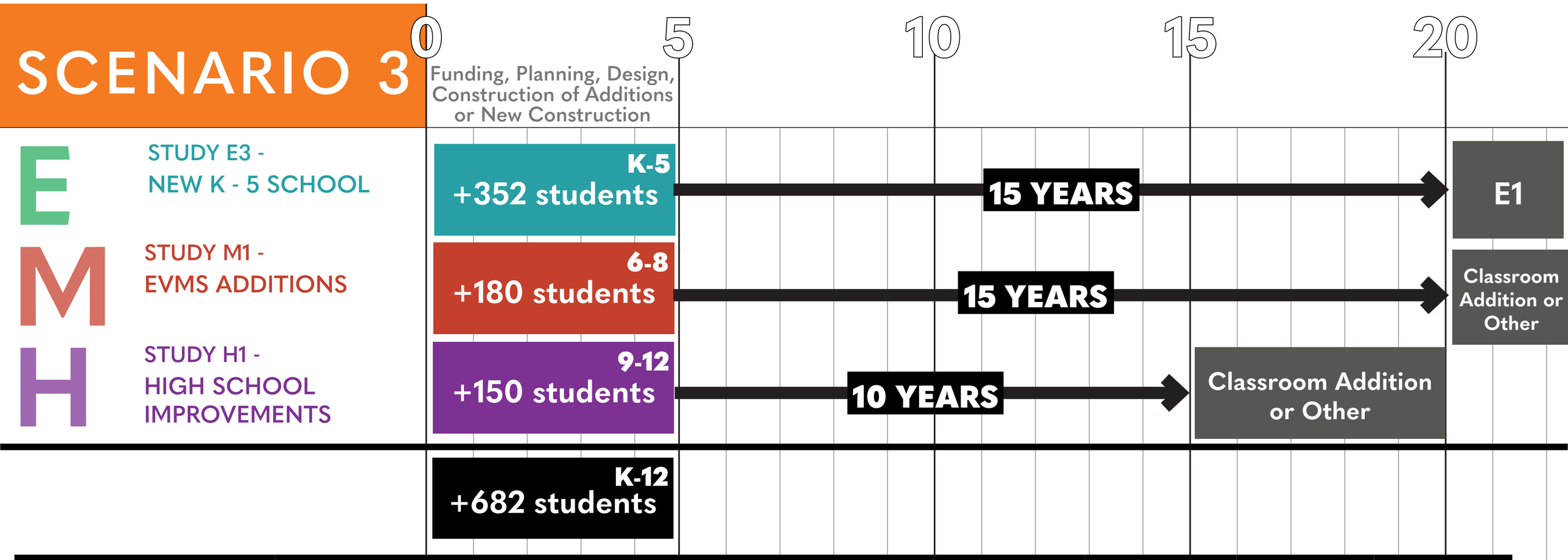
		SF	LOW COST	AVERAGE	HIGH COST
ELEMENTARY	STUDY E1 - PRICKLY PEAR ELEMENTARY ADDITION	12,000 SF		$5.3M	
MIDDLE SCHOOL	STUDY M1 - EVMS ADDITIONS	22,400 SF		$9.1M	
HIGH SCHOOL	STUDY H1 - HIGH SCHOOL IMPROVEMENTS	28,000 SF		$12.8M	
SAFETY & SECURITY	EASTAGE, RADLEY, EVMS	-		$6M	
	CONSTRUCTION COST		$30.8M	$33.2M	$35.8M
	SOFT COSTS		$4.6M	$5M	$5.4M
	TOTAL COST		$35.4M	$38.2M	$41.2M

SCENARIO 2



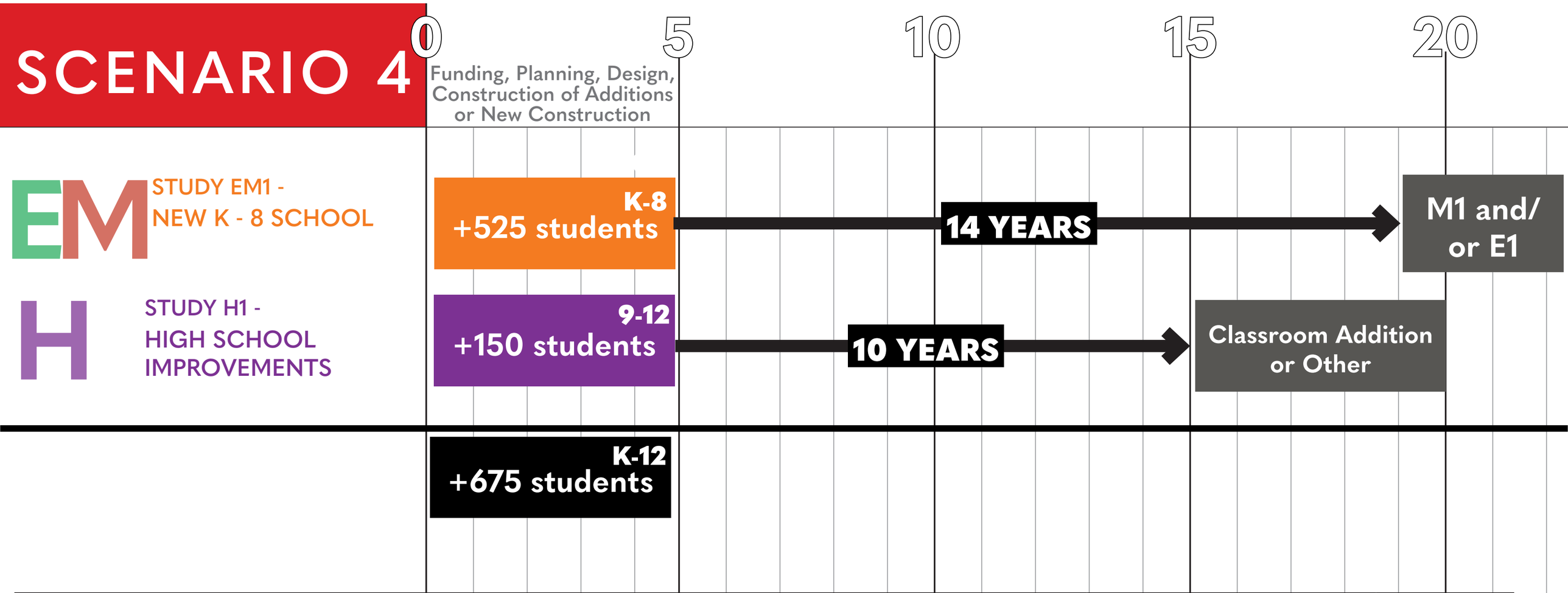
		SF	LOW COST	AVERAGE	HIGH COST
ELEMENTARY	STUDY E2 - NEW 3 GRADE SCHOOL	84,000 SF		$33.6M	
MIDDLE SCHOOL	STUDY M1 - EVMS ADDITIONS	22,400 SF		$9.1M	
HIGH SCHOOL	STUDY H1 - HIGH SCHOOL IMPROVEMENTS	28,000 SF		$12.8M	
SAFETY/SECURITY/RENO	EASTAGE, EVMS, RADLEY ADMIN, PPE SITE	-		$4.8M	
	CONSTRUCTION COST		$55.8M	$60.3M	$64.9M
	SOFT COSTS		$8.4M	$9M	$9.8M
PLUS LAND	TOTAL COST		$64.2M	$69.3M	$74.7M

SCENARIO 3



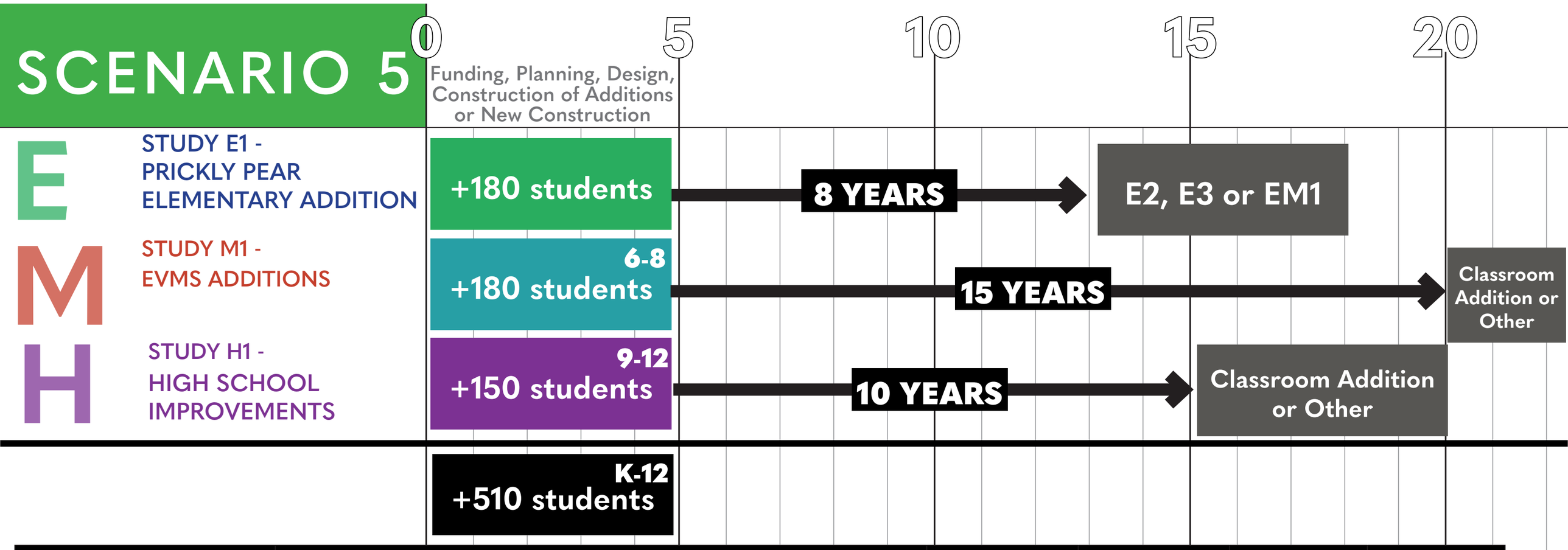
		SF	LOW COST	AVERAGE	HIGH COST
ELEMENTARY	STUDY E3 - NEW K - 5 SCHOOL	84,000 SF		$22M	
MIDDLE SCHOOL	STUDY M1 - EVMS ADDITIONS	22,400 SF		$9.1M	
HIGH SCHOOL	STUDY H1 - HIGH SCHOOL IMPROVEMENTS	28,000 SF		$12.8M	
SAFETY/SECURITY/RENO	EASTAGE, RADLEY, EVMS, PPE SITE	-		$6.5M	
	CONSTRUCTION COST		$46.7M	$50.4M	$54.3M
	SOFT COSTS		$7M	$7.6M	$8.1M
PLUS LAND	TOTAL COST		$53.7M	$58M	$62.4M

SCENARIO 4



		SF	LOW COST	AVERAGE	HIGH COST
ELEMENTARY/MIDDLE	STUDY EM1 - NEW K - 8 SCHOOL	55,000 SF		$34.4M	
HIGH SCHOOL	STUDY H1 - HIGH SCHOOL IMPROVEMENTS	28,000 SF		$12.8M	
SAFETY/SECURITY/RENO	EASTAGE, RADLEY, EVMS, PPE SITE	-		$6.5M	
	CONSTRUCTION COST		$49.7M	$53.7M	$57.8M
	SOFT COSTS		$7.5M	$8.1M	$8.7M
PLUS LAND	TOTAL COST		$57.2M	$61.8M	$66.5M

SCENARIO 5



		SF	LOW COST	AVERAGE	HIGH COST
ELEMENTARY	STUDY E1 - PRICKLY PEAR ELEMENTARY ADDITION	12,000 SF		$5.3M	
MIDDLE SCHOOL	STUDY M1 - EVMS ADDITIONS	22,400 SF		$9.1M	
HIGH SCHOOL	STUDY H1 - HIGH SCHOOL IMPROVEMENTS	28,000 SF		$12.8M	
SAFETY/SECURITY/RENO	EASTAGE & RADLEY FULL RENOVATIONS, EVMS S&S	-		$21M	
	CONSTRUCTION COST		$44.6M	$48.2M	$51.9M
	SOFT COSTS		$6.7M	$7.2M	$7.8M
	TOTAL COST		$51.3M	$55.4M	$59.7M

SCENARIO 1

		SF	LOW COST	AVERAGE	HIGH COST
ELEMENTARY	STUDY E1 - PRICKLY PEAR ELEMENTARY ADDITION	12,000 SF		$5.3M	
MIDDLE SCHOOL	STUDY M1 - EVMS ADDITIONS	22,400 SF		$9.1M	
HIGH SCHOOL	STUDY H1 - HIGH SCHOOL IMPROVEMENTS	28,000 SF		$12.8M	
SAFETY & SECURITY	EASTAGE, RADLEY, EVMS	-		$6M	
	CONSTRUCTION COST		$30.8M	$33.2M	$35.8M
	SOFT COSTS		$4.6M	$5M	$5.4M
	TOTAL COST		$35.4M	$38.2M	$41.2M

SCENARIO 2

		SF	LOW COST	AVERAGE	HIGH COST
ELEMENTARY	STUDY E2 - NEW 3 GRADE SCHOOL	84,000 SF		$33.6M	
MIDDLE SCHOOL	STUDY M1 - EVMS ADDITIONS	22,400 SF		$9.1M	
HIGH SCHOOL	STUDY H1 - HIGH SCHOOL IMPROVEMENTS	28,000 SF		$12.8M	
SAFETY/SECURITY/RENO	EASTAGE, EVMS, RADLEY ADMIN, PPE SITE	-		$4.8M	
	CONSTRUCTION COST		$55.8M	$60.3M	$64.9M
	SOFT COSTS		$8.4M	$9M	$9.8M
PLUS LAND	TOTAL COST		$64.2M	$69.3M	$74.7M

SCENARIO 3

		SF	LOW COST	AVERAGE	HIGH COST
ELEMENTARY	STUDY E3 - NEW K - 5 SCHOOL	84,000 SF		$22M	
MIDDLE SCHOOL	STUDY M1 - EVMS ADDITIONS	22,400 SF		$9.1M	
HIGH SCHOOL	STUDY H1 - HIGH SCHOOL IMPROVEMENTS	28,000 SF		$12.8M	
SAFETY/SECURITY/RENO	EASTAGE, RADLEY, EVMS, PPE SITE	-		$6.5M	
	CONSTRUCTION COST		$46.7M	$50.4M	$54.3M
	SOFT COSTS		$7M	$7.6M	$8.1M
PLUS LAND	TOTAL COST		$53.7M	$58M	$62.4M

SCENARIO 4

		SF	LOW COST	AVERAGE	HIGH COST
ELEMENTARY/MIDDLE	STUDY EM1 - NEW K - 8 SCHOOL	55,000 SF		$34.4M	
HIGH SCHOOL	STUDY H1 - HIGH SCHOOL IMPROVEMENTS	28,000 SF		$12.8M	
SAFETY/SECURITY/RENO	EASTAGE, RADLEY, EVMS, PPE SITE	-		$6.5M	
	CONSTRUCTION COST		$49.7M	$53.7M	$57.8M
	SOFT COSTS		$7.5M	$8.1M	$8.7M
PLUS LAND	TOTAL COST		$57.2M	$61.8M	$66.5M

SCENARIO 5

		SF	LOW COST	AVERAGE	HIGH COST
ELEMENTARY	STUDY E1 - PRICKLY PEAR ELEMENTARY ADDITION	12,000 SF		$5.3M	
MIDDLE SCHOOL	STUDY M1 - EVMS ADDITIONS	22,400 SF		$9.1M	
HIGH SCHOOL	STUDY H1 - HIGH SCHOOL IMPROVEMENTS	28,000 SF		$12.8M	
SAFETY/SECURITY/RENO	EASTAGE & RADLEY FULL RENOVATIONS, EVMS S&S	-		$21M	
	CONSTRUCTION COST		$44.6M	$48.2M	$51.9M
	SOFT COSTS		$6.7M	$7.2M	$7.8M
	TOTAL COST		$51.3M	$55.4M	$59.7M

East Helena
Public Schools

NEXT STEPS

NEXT COMMITTEE MEETING:
NOV. 28, 4:30 PM, EHHS LIBRARY

S:MA architecture + design

East Helena
Public Schools

QUESTIONS?

architecture
+ design

11-28-2023

MASTER PLAN COMMITTEE MEETING #8

East Helena
Public Schools

FACILITIES MASTER PLAN

COMMITTEE MEETING #8

11.28.2023

S M A
architecture
+ design

AGENDA

1. Master Plan Overview
2. Address Questions from Previous Committee Meeting
3. Develop Master Plan Objectives
4. Identify Preferred Scenarios
5. Next Steps
6. Questions

East Helena
Public Schools

MASTER PLAN OVERVIEW

SMA
architecture
+ design

WORK PLAN

- **COMPREHENSIVE FACILITIES MASTER PLAN: May - Present**
  - Facilities Committee Meetings - monthly
  - Community Survey & Outreach Meetings: PTO, Booster Club, Community
  - Demographics / Development Studies / Enrollment Projections
  - Next Steps: Committee Meetings, Cost Estimating
    - *Deliverable: Comprehensive Facilities Master Plan*
- **FACILITIES CONDITIONS ASSESSMENT: June - September**
    - *Deliverable: Facilities Condition Report*
- **UTILIZATION STUDY: May - August**
    - *Deliverable: Utilization Report*

East Helena
Public Schools

ADDRESS QUESTIONS FROM PREVIOUS MEETING

SMA architecture + design

WHAT IS THE COST OF A NEW HIGH SCHOOL

New High School Construction Assumptions

- **Target Enrollment - 900 students**
  - o 225 students per class would take projections **beyond 2034 at 3% growth** (785 projection)
  - o Current HS target enrollment 600
- Recommended site*: 39 Acres
  - o Current HS site size 35 acres
- Recommended School SF/Student*: 205 - 210 SF/Student
  - o Current school is 113,156 SF for 567 students or 204 SF/Student
  - o Based on current lack of SF for lockers, weight room, etc. would recommend higher number

New High School

- Recommendation: 210 SF/Student
- Recommended School Size = 189,000 SF
- Average Construction Cost = $425/SF
- Construction Cost Range:
  - o Construction Cost Low = $74,300,625
  - o Construction Cost Average = $80,325,000
  - o Construction Cost High = $86,349,375
- Project Cost at 15% Soft Costs:
  - o Total Project Cost Low = $85,445,719
  - o Total Project Cost Average = $92,373,750
  - o Total Project Cost High = $99,301,781

Key: * = per industry standards

can push this into AA enrollment
- can this building be expanded to meet the needs ~15 years from now
-can site accommodate that?
-do you build another A HS rather than a new AA?

Additional Considerations for New High School

- Duplicate amenities at new site?
  - o Gymnasium
  - o Outdoor athletic facilities
    - Football/Soccer/Track Stadium/Softball Field
  - o If these stay at the current site (future middle school) have to deal with travel between sites, locker rooms, etc.
  - o A varsity sports complex at a remote site would be additional dollars

WHAT IS THE COST OF A NEW HIGH SCHOOL

Considerations for Current EHHS Becoming a Middle School

- EHHS size at **113,000 SF**, adequate to accommodate middle school growth
- **Not programmed for middle school**, not efficient from SF standpoint - more specialty spaces and less general classrooms
- Modifications/renovations may be needed to accommodate middle school curriculum and teaching pedagogy
    - EVMS: **27 general classrooms** for **enrollment of 474**
    - EHHS: **21 general classrooms** for **enrollment of 567**
    - Specialty spaces at current EHHS would need to be **converted into general classrooms**
    - **Significant renovation cost** would be needed at EHHS to convert to a middle school

Considerations for EVMS Becoming an Elementary School

- Size at **68,480 SF** should be able to accommodate similar number of elementary students (475)
- Recommend **safety and security upgrades**, minor renovation/updates
- Could be **potential Radley replacement** 3-5 grade
- If Radley goes off-line may still need addition at PPE

*****Scenarios for Eastgate, PPE and Radley should be re-evaluated if EVMS becomes available as an Elementary School**

additional locker rooms incliuded in other scenarios

WHAT ABOUT ADDITIONS TO EASTGATE AND RADLEY

Limiting Factors to Additions at Eastgate

Site Limitations:

- No room for expansion at the west and north sides of the site
- Addition to south would impact existing playground

Existing Building Configuration Limitations:

- Existing classroom wings are "bound" and don't allow an easy extension of a wing
- A proposed addition to the south would need to come off the existing exit at the addition and would eliminate the windows to (2) existing classrooms
- Potential addition at northeast would have significant impact on north parking area in order to align with current circulation

Limiting Factors to Additions at Radley

Site Limitations:

- No room for expansion at the east, south or west sides of the site
- Addition at north would impact existing playground area

Existing Building Configuration Limitations:

- Existing classroom wings are "bound" and don't allow an easy extension of a wing
- A proposed addition to the north would eliminate (1) existing classroom in order to accommodate circulation

***Would need to renovate existing building**

WHAT ABOUT ADDITIONS TO EASTGATE AND RADLEY

Limiting Factors to Additions at Both Eastgate and Radley

Existing Building Structure and Systems Limitations:

- Existing structural system, particularly masonry bearing walls are more difficult and expensive to demolish and tie new construction into
- MEP systems are dated and less compatible with new systems of addition and would have more potential expense to upgrade
- More unknown conditions with older buildings than with newer facility at PPE

Occupied Construction, Site Access and Construction Staging Limitations:

- Site space and access to the areas of the potential additions is limited
- Construction would have great impact on student access to playground areas
- Potential addition at northeast would have significant impact on north parking area in order to align with current circulation

Based on these limitations that exist at both Eastgate and Radley and not at Prickly Pear Elementary, our team determined it most beneficial and cost effective to develop an elementary addition at Prickly Pear Elementary School

WHAT IS THE COST/ STUDENT/ YEAR

STUDY E1 - Prickly Pear Elementary School Additions

- Average Construction Cost - $5.3M
- Number of Additional Students - 180 Students
- Number of Years Growth Accommodated (K-5) - 8 Years

TOTAL: **$3,680.56/ Student/ Year**

STUDY E2 - New 3-Grade School - Radley Replacement

- Average Construction Cost - $33.6M
- Number of Additional Students - 90 Students
- Number of Years Growth Accommodated (K-5) - 4 Years

TOTAL: **$93,333.33/ Student/ Year**

STUDY E3 - New K-5 School on a New Site

- Average Construction Cost - $22M
- Number of Additional Students - 352 Students
- Number of Years Growth Accommodated (K-5) - 15 Years

TOTAL: **$4,166.67/ Student/ Year**

STUDY EM1 - New K-8 School on a New Site

- Average Construction Cost - $34.4M
- Number of Additional Students - 525 Students
- Number of Years Growth Accommodated (K-8) - 14 Years

TOTAL: **$4,680.27/ Student/ Year**

STUDY M1 - EVMS Addition

- Average Construction Cost - $9.2M
- Number of Additional Students - 180 Students
- Number of Years Growth Accommodated (6-8) - 15 Years

TOTAL: **$3,407.41/ Student/ Year**

STUDY H1 - East Helena High School Improvements

- Average Construction Cost - $12.8M
- Number of Additional Students - 150 Students
- Number of Years Growth Accommodated (9-12) - 10 Years

TOTAL: **$8,533.33/ Student/ Year**

WHAT IF KEEP RADLEY OPEN IN SCENARIO 2

Study E2

- The existing Radley Elementary is approximately **67,900 SF** with approximately **450 students**
- The current Study E2 proposes a new 3-Grade school of **84,000 SF** and approximately **540 students** which was designed to accommodate growth as well as Radley shutting down

Study E2 but Keep Radley Operational

- If the new school is built and Radley is kept for student use there are 3 options:
  - o Radley remains open to 1 grade and the new school opens with a **net gain of 240 students**, accommodating **10 years of growth**
  - o Radley remains open to 2 grades and the new school opens with a **net gain of 390 students**, accommodating **16 years of growth**
  - o Radley remains open to all 3 grades and the new school opens with a **net gain of 540 students**, accommodating about **22 years of growth**
    - This would leave large portions of either building unused for 10-15 years

Keep Radley operational, but use specific programs there -- i.e. Alt HS or Alt MS (new program), which could open up capacity at those buildings - gain instructional spaces at HS from existing Alt HS

-Early Childhood/Headstart at Radley (currently at EG), open up EG for more K sections
-may not be best use of space
-Radley is oldest, in worst condition
-more expensive option
-more admin in Radley- currently main District kitchen
-less expen

In any of these 3 options the 84,000 SF 3-Grade school tends to be too large if Radley is kept open. If Radley were to stay open then Study E3, the 55,000 SF K-5 school with 352 students, would be more appropriate in terms of size and cost.

East Helena
Public Schools

DEVELOP MASTER PLANNING OBJECTIVES

SMA
architecture
+ design

STUDY OPTIONS

0 | 5 | 10 | 15 | 20

Funding, Planning, Design, Construction of Additions or New Construction

E

STUDY E1 - PRICKLY PEAR ELEMENTARY ADDITION

- 10,000 to 12,000 SF Addition
- 7 to 8 new classrooms
- Approx. 180 new students
- Grade Distribution per School:
  - Eastgate Remains EK & K
  - Prickly Pear 1st, 2nd and 3rd
  - Radley now 4th & 5th

could this scenario add years with additional classrooms? Gym and cafeteria is a limitation

If New Prickly Pear Addition is included in the first phase, 180 additional students in grades K-5 will accommodate growth for Approximately 8 years

8 YEARS

Need for additional space at K-5. Look at Study E2 New 3 Grade School, Study E3 K-5 School or at Study EM1 new K-8 School.

E

STUDY E2 - NEW 3 GRADE SCHOOL

- To replace existing Radley Elementary
- 78,000 to 84,000 SF New Construction
- 21 to 24 new classrooms
- Approx. 540 Students (net gain of 90)
- Grade Distribution per School:
  - Eastgate Remains EK & K
  - Prickly Pear Remains 1st and 2nd
  - New School now 3rd, 4th, & 5th

If New 3-Grade school to replace Radley is included in the first phase, 90 additional students in grades K-5 will accommodate growth for approximately 4 years.

4 YEARS

Need for additional space at K-5. Look at Study E1 Prickly Pear Addition, Study E3 New K-5 School or at Study EM1 new K-8 School.

STUDY OPTIONS

0 — Funding, Planning, Design, Construction of Additions or New Construction

5 | 10 | 15 | 20

E

STUDY E3 - NEW K - 5 SCHOOL

- 52,000 to 55,000 SF New Construction
- 15 - 16 new classrooms
- Approx. 340 - 352 Students
- Grade Distribution per School:
  - Eastgate Remains EK & K
  - Prickly Pear Remains 1st and 2nd
  - Radley Remains 3rd, 4th, & 5th
  - EVMS Remains 6th, 7th, and 8th
  - New K-5 School would reduce student population at existing schools each grade level by approx. 57 to 59 students.

If new K-5 School is in the first phase, 340 - 352 additional K-5 students will accommodate approximately 15 years of growth. Assumes that all current schools remain operational.

15 YEARS

Need for additional space at K-5. Look at Study E1 Prickly Pear Addition.

EM

STUDY EM1 - NEW K - 8 SCHOOL

- 78,000 to 84,000 SF New Construction
- 21 new classrooms
- Approx. 475 to 525 Students
- Grade Distribution per School:
  - Eastgate Remains EK & K
  - Prickly Pear Remains 1st and 2nd
  - Radley Remains 3rd, 4th, & 5th
  - EVMS Remains 6th, 7th, and 8th
  - New K-8 School would reduce student population at existing schools each grade level by approx. 52 to 58 students.

If new K-8 School is in the first phase, 475 - 525 additional K-8 students will accommodate approximately 14 years of growth. Assumes that all current schools remain operational.

14 YEARS

Need for additional space at K-8. Look at Study E1 Prickly Pear Addition or at Study M1 EVMS Additions.

STUDY OPTIONS

0 | 5 | 10 | 15 | 20

Funding, Planning, Design, Construction of Additions or New Construction

M STUDY M1 - EVMS ADDITIONS

- Classroom Addition
  - Approx. 10,000 to 12,000 SF
  - 7 to 8 new classrooms
  - Approx. 180 additional students
- Commons and Kitchen Addition
  - Approx. 4,000 SF addition
- New Gym / Multi-Purpose Room at approximately 6,400 SF

If EVMS Additions are in the first phase, an additional 180 students will accommodate approximately 15 years of growth.

15 YEARS

Need for additional space at 6-8. Look at potential classroom addition or other options.

H STUDY H1 - HIGH SCHOOL IMPROVEMENTS

- Alternative High School Addition
  - 8,000 to 12,000 SF
  - 50 to 60 Students
  - Would free up 5 current classrooms at EHHS (approx. 125 additional students)
- New CTE Building
  - 8,000 to 10,000 SF
  - Renovate Existing CTE into Classrooms
- New Weight Room
  - 3,500 to 4,000 SF
- New Wrestling Room
  - 3,500 to 4,000 SF
- Non impact to K-8 Schools

If High School Improvements are in the first phase, an additional 150 students will accommodate approximately 10 years of growth.

10 YEARS

Need for additional space at 9 - 12. Look at potential classroom addition or other options.

STUDY OPTIONS

Funding, Planning, Design, Construction of Additions or New Construction

0 5 10 15 20

E

STUDY E1 -
PRICKLY PEAR
ELEMENTARY ADDITION

K-5
+180 students

8 YEARS

E2, E3 or EM1

STUDY E2 -
NEW 3 GRADE SCHOOL

K-5
+90 students

4 YEARS

E1, E3 or EM1

STUDY E3 -
NEW K - 5 SCHOOL

K-5
+352 students

15 YEARS

E1

EM

STUDY EM1 -
NEW K - 8 SCHOOL

K-8
+525 students

14 YEARS

M1 and/or E1

M

STUDY M1 -
EVMS ADDITIONS

6-8
+180 students

15 YEARS

Classroom Addition or Other

H

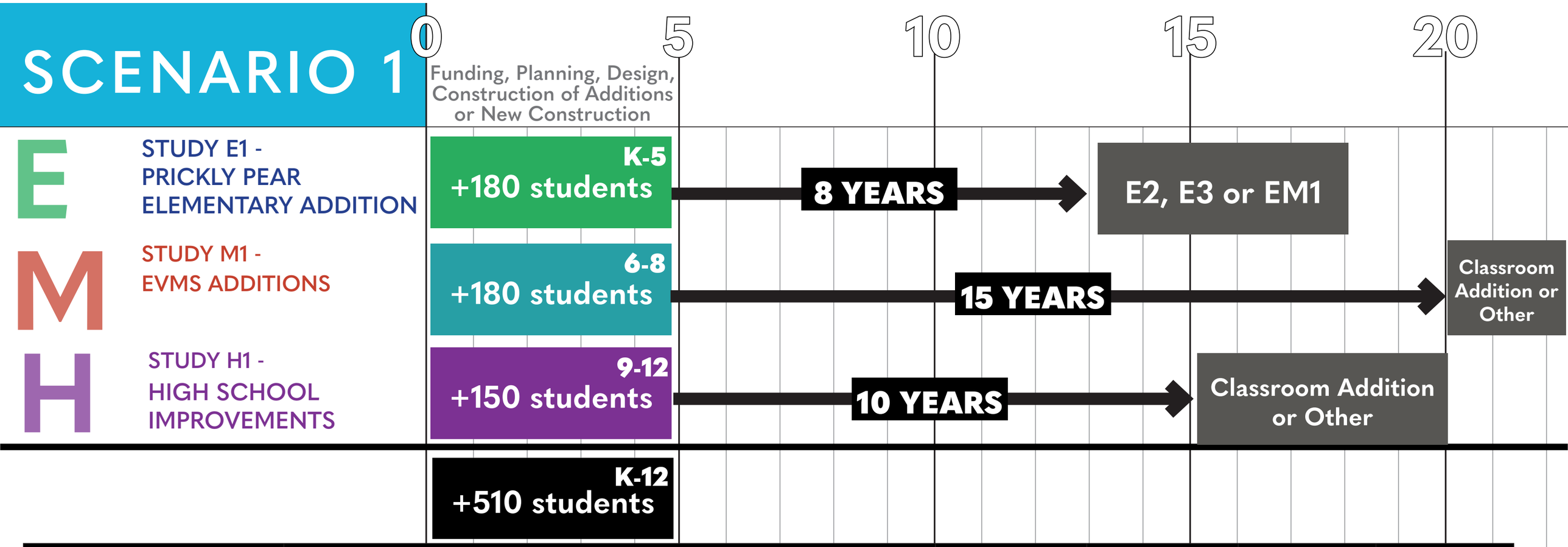
STUDY H1 -
HIGH SCHOOL
IMPROVEMENTS

9-12
+150 students

10 YEARS

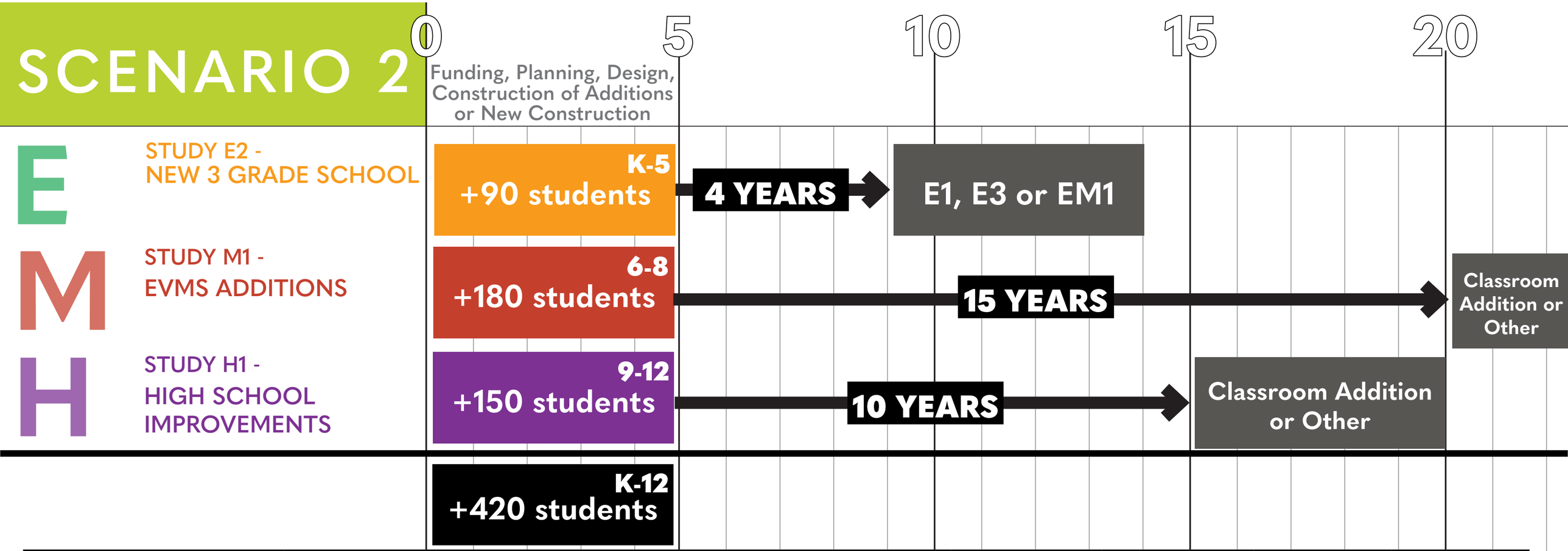
Classroom Addition or Other

SCENARIO 1



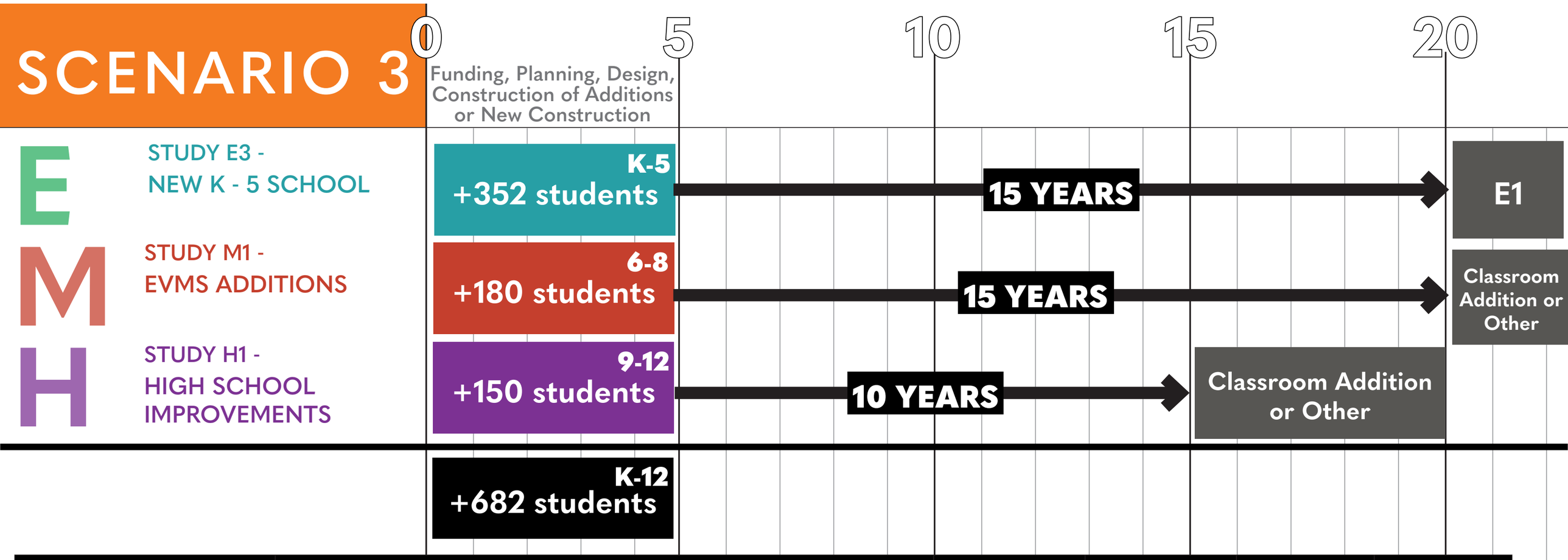
		SF	LOW COST	AVERAGE	HIGH COST
ELEMENTARY	STUDY E1 - PRICKLY PEAR ELEMENTARY ADDITION	12,000 SF		$5.3M	
MIDDLE SCHOOL	STUDY M1 - EVMS ADDITIONS	22,400 SF		$9.1M	
HIGH SCHOOL	STUDY H1 - HIGH SCHOOL IMPROVEMENTS	28,000 SF		$12.8M	
SAFETY & SECURITY	EASTAGE, RADLEY, EVMS	-		$6M	
	CONSTRUCTION COST		$30.8M	$33.2M	$35.8M
	SOFT COSTS		$4.6M	$5M	$5.4M
	TOTAL COST		$35.4M	$38.2M	$41.2M

SCENARIO 2



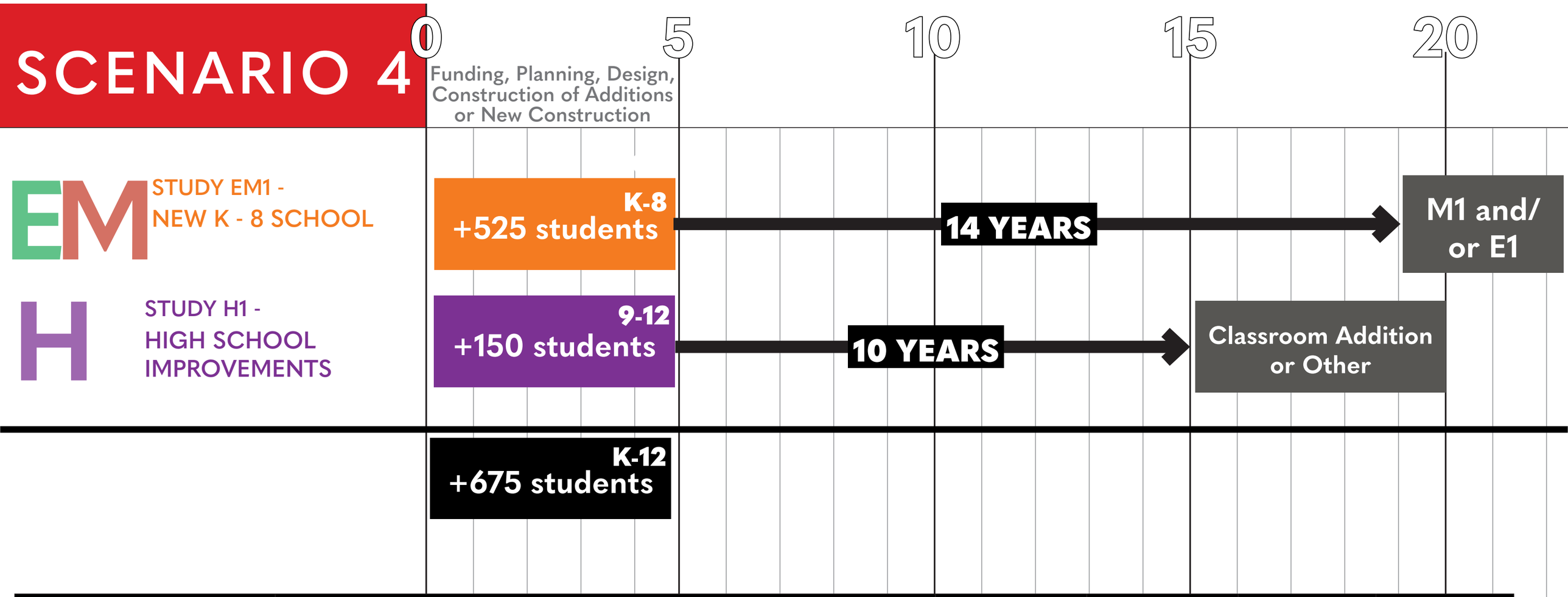
		SF	LOW COST	AVERAGE	HIGH COST
ELEMENTARY	STUDY E2 - NEW 3 GRADE SCHOOL	84,000 SF		$33.6M	
MIDDLE SCHOOL	STUDY M1 - EVMS ADDITIONS	22,400 SF		$9.1M	
HIGH SCHOOL	STUDY H1 - HIGH SCHOOL IMPROVEMENTS	28,000 SF		$12.8M	
SAFETY/SECURITY/RENO	EASTAGE, EVMS, RADLEY ADMIN, PPE SITE	-		$4.8M	
		CONSTRUCTION COST	$55.8M	$60.3M	$64.9M
		SOFT COSTS	$8.4M	$9M	$9.8M
PLUS LAND		TOTAL COST	$64.2M	$69.3M	$74.7M

SCENARIO 3



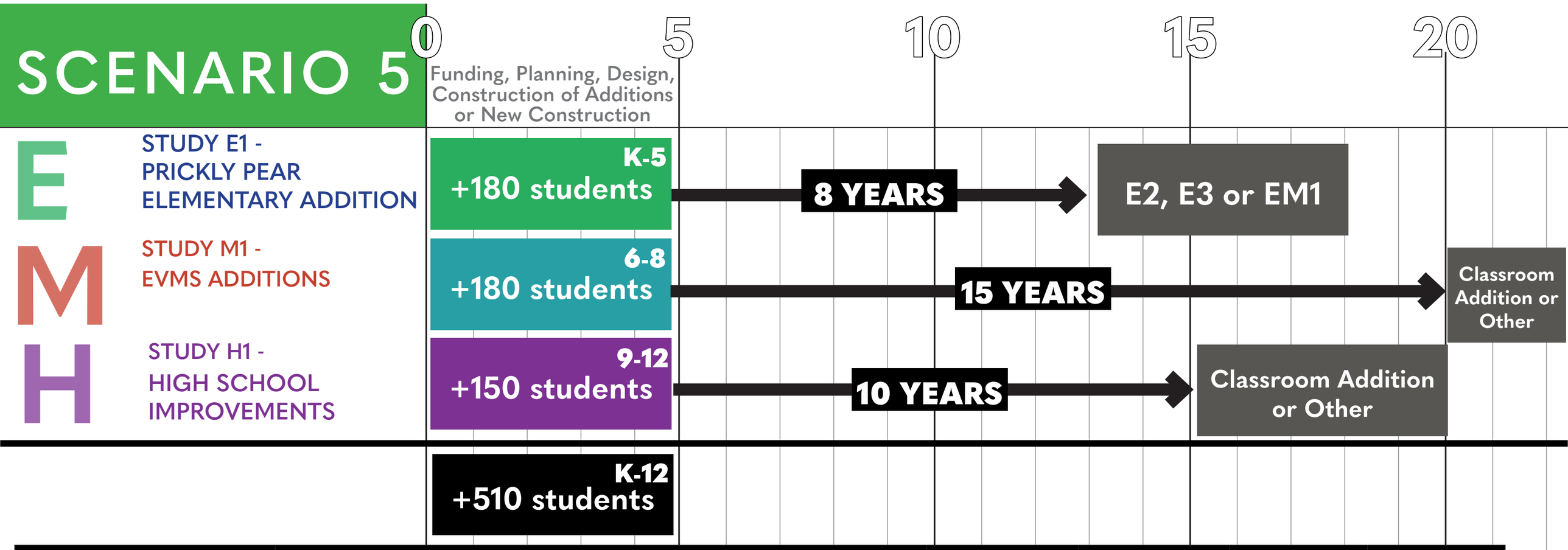
		SF	LOW COST	AVERAGE	HIGH COST
ELEMENTARY	STUDY E3 - NEW K - 5 SCHOOL	55,000 SF		$22M	
MIDDLE SCHOOL	STUDY M1 - EVMS ADDITIONS	22,400 SF		$9.1M	
HIGH SCHOOL	STUDY H1 - HIGH SCHOOL IMPROVEMENTS	28,000 SF		$12.8M	
SAFETY/SECURITY/RENO	EASTAGE, RADLEY, EVMS, PPE SITE	-		$6.5M	
	CONSTRUCTION COST		$46.7M	$50.4M	$54.3M
	SOFT COSTS		$7M	$7.6M	$8.1M
PLUS LAND	TOTAL COST		$53.7M	$58M	$62.4M

SCENARIO 4



		SF	LOW COST	AVERAGE	HIGH COST
ELEMENTARY/MIDDLE	STUDY EM1 - NEW K - 8 SCHOOL	84,000 SF		$34.4M	
HIGH SCHOOL	STUDY H1 - HIGH SCHOOL IMPROVEMENTS	28,000 SF		$12.8M	
SAFETY/SECURITY/RENO	EASTAGE, RADLEY, EVMS, PPE SITE	-		$6.5M	
	CONSTRUCTION COST		$49.7M	$53.7M	$57.8M
	SOFT COSTS		$7.5M	$8.1M	$8.7M
PLUS LAND	TOTAL COST		$57.2M	$61.8M	$66.5M

SCENARIO 5



		SF	LOW COST	AVERAGE	HIGH COST
ELEMENTARY	STUDY E1 - PRICKLY PEAR ELEMENTARY ADDITION	12,000 SF		$5.3M	
MIDDLE SCHOOL	STUDY M1 - EVMS ADDITIONS	22,400 SF		$9.1M	
HIGH SCHOOL	STUDY H1 - HIGH SCHOOL IMPROVEMENTS	28,000 SF		$12.8M	
SAFETY/SECURITY/RENO	EASTAGE & RADLEY FULL RENOVATIONS, EVMS S&S	-		$21M	
	CONSTRUCTION COST		$44.6M	$48.2M	$51.9M
	SOFT COSTS		$6.7M	$7.2M	$7.8M
	TOTAL COST		$51.3M	$55.4M	$59.7M

SCENARIO 1

		SF	LOW COST	AVERAGE	HIGH COST
ELEMENTARY	STUDY E1 - PRICKLY PEAR ELEMENTARY ADDITION	12,000 SF		$5.3M	
MIDDLE SCHOOL	STUDY M1 - EVMS ADDITIONS	22,400 SF		$9.1M	
HIGH SCHOOL	STUDY H1 - HIGH SCHOOL IMPROVEMENTS	28,000 SF		$12.8M	
SAFETY & SECURITY	EASTAGE, RADLEY, EVMS	-		$6M	
	CONSTRUCTION COST		$30.8M	$33.2M	$35.8M
	SOFT COSTS		$4.6M	$5M	$5.4M
	TOTAL COST		$35.4M	$38.2M	$41.2M

SCENARIO 2

		SF	LOW COST	AVERAGE	HIGH COST
ELEMENTARY	STUDY E2 - NEW 3 GRADE SCHOOL	84,000 SF		$33.6M	
MIDDLE SCHOOL	STUDY M1 - EVMS ADDITIONS	22,400 SF		$9.1M	
HIGH SCHOOL	STUDY H1 - HIGH SCHOOL IMPROVEMENTS	28,000 SF		$12.8M	
SAFETY/SECURITY/RENO	EASTAGE, EVMS, RADLEY ADMIN, PPE SITE	-		$4.8M	
	CONSTRUCTION COST		$55.8M	$60.3M	$64.9M
	SOFT COSTS		$8.4M	$9M	$9.8M
PLUS LAND	TOTAL COST		$64.2M	$69.3M	$74.7M

SCENARIO 3

		SF	LOW COST	AVERAGE	HIGH COST
ELEMENTARY	STUDY E3 - NEW K - 5 SCHOOL	55,000 SF		$22M	
MIDDLE SCHOOL	STUDY M1 - EVMS ADDITIONS	22,400 SF		$9.1M	
HIGH SCHOOL	STUDY H1 - HIGH SCHOOL IMPROVEMENTS	28,000 SF		$12.8M	
SAFETY/SECURITY/RENO	EASTAGE, RADLEY, EVMS, PPE SITE	-		$6.5M	
	CONSTRUCTION COST		$46.7M	$50.4M	$54.3M
	SOFT COSTS		$7M	$7.6M	$8.1M
PLUS LAND	TOTAL COST		$53.7M	$58M	$62.4M

SCENARIO 4

		SF	LOW COST	AVERAGE	HIGH COST
ELEMENTARY/MIDDLE	STUDY EM1 - NEW K - 8 SCHOOL	84,000 SF		$34.4M	
HIGH SCHOOL	STUDY H1 - HIGH SCHOOL IMPROVEMENTS	28,000 SF		$12.8M	
SAFETY/SECURITY/RENO	EASTAGE, RADLEY, EVMS, PPE SITE	-		$6.5M	
	CONSTRUCTION COST		$49.7M	$53.7M	$57.8M
	SOFT COSTS		$7.5M	$8.1M	$8.7M
PLUS LAND	TOTAL COST		$57.2M	$61.8M	$66.5M

SCENARIO 5

		SF	LOW COST	AVERAGE	HIGH COST
ELEMENTARY	STUDY E1 - PRICKLY PEAR ELEMENTARY ADDITION	12,000 SF		$5.3M	
MIDDLE SCHOOL	STUDY M1 - EVMS ADDITIONS	22,400 SF		$9.1M	
HIGH SCHOOL	STUDY H1 - HIGH SCHOOL IMPROVEMENTS	28,000 SF		$12.8M	
SAFETY/SECURITY/RENO	EASTAGE & RADLEY FULL RENOVATIONS, EVMS S&S	-		$21M	
	CONSTRUCTION COST		$44.6M	$48.2M	$51.9M
	SOFT COSTS		$6.7M	$7.2M	$7.8M
	TOTAL COST		$51.3M	$55.4M	$59.7M

Exec. Summary - this is a snapshot in time, scenarios based on current calculations and needs.

show a scenario w/o PP Addition

East Helena
Public Schools

IDENTIFY PREFERRED SCENARIOS

architecture
+ design

SCENARIO 1 #2

$9,362.75/ Student/ Year

Avg. Total Cost: $38.2M

Pros:

- Addresses needs at **all levels** of the district
- **Lowest cost option**
- **No land** acquisition required

-additional classrooms would be about $1M+, room on site, but does not account for dist. of grades

Cons:

- Limited to **8 years** of potential growth at the elementary level
- **Does not provide renovations of oldest facilities** in the district (Eastgate & Radley)

-not entirely sure a PP addition is needed, MS and HS is though

SCENARIO 2 #6

$41,250/ Student/ Year

Avg. Total Cost: $69.3M

Pros:

- Addresses needs at **all levels** of the district

-use for Alt. HS/MS, Admin, Storage, Transportation

Cons:

- Relatively **expensive**
- Limited to **4 years** of potential growth at the elementary level
- **Does not provide renovations of oldest facilities** in the district (Eastgate & Radley)
- **Requires land** acquisition

-location can change operations/ transportation/pedestrian access/ maintenance/etc.

SCENARIO 3 #4 #3

$8,504.40/ Student/ Ye

Avg. Total Cost: $58M

Pros:

- Addresses needs at **all levels** of the district
- New K-5 school would address elementary school potential growth for **15 years**
- New school on new site could potentially address **anticipated growth south of the highway**

Cons:

- **Does not provide renovations of oldest facilities** in the district (Eastgate & Radley)
- K-5 would be a **departure from the current grade level school structure**
- **Requires land** acquisition

-location can change operations/ transportation/pedestrian access/ maintenance/etc.
-not viable in next ~10 yrs, land not acquired yet

SCENARIO 4 #3 #4

$9,155.56/ Student/ Ye

Avg. Total Cost: $61.8M

Pros:

- Addresses needs at **all levels** of the district
- New K-8 school would address elementary and middle school potential growth for **14 years**
- New school on new site could potentially address **anticipated growth south of the highway**
- New K-8 accommodates middle school growth **without additions to EVMS**

Cons:

- **Does not provide renovations of oldest facilities** in the district (Eastgate & Radley)
- K-8 would be a **departure from the current grade level school structure**
- **Requires land** acquisition

-location can change operations/ transportation/pedestrian access/ maintenance/etc.
-not viable in next ~10 yrs, land not acquired yet

SCENARIO 5 #1

$13,578.43/ Student/ Year

Avg. Total Cost: $55.4M

Pros:

- Addresses needs at **all levels** of the district
- **No land** acquisition required
- **Addresses oldest facilities** in the district by providing full renovations of Eastgate and Radley

-continues to utilize existing facilities
-upgrades Radley

Cons:

- Limited to **8 years** of potential growth at the elementary level

#5

Scenarios 6: NEW HS
$100M
900 students
6 years
$18,500/student/year

East Helena
Public Schools

NEXT STEPS

MASTER PLAN DELIVERABLE

Regroup Infrastructure committee to review document
Board Meeting review of document
TBD January Board Meeting

DA DAvidosn- $95M debt capacity, limit to 50% of capacity
$31M

S
M A
architecture
+ design

East Helena
Public Schools

QUESTIONS?

architecture
+ design

PRICKLY PEAR ELEMENTARY ADDITION

PRICKLY PEAR ELEMENTARY POSSIBILITIES:

New addition onto Prickly Pear Elementary. Possibilities include:

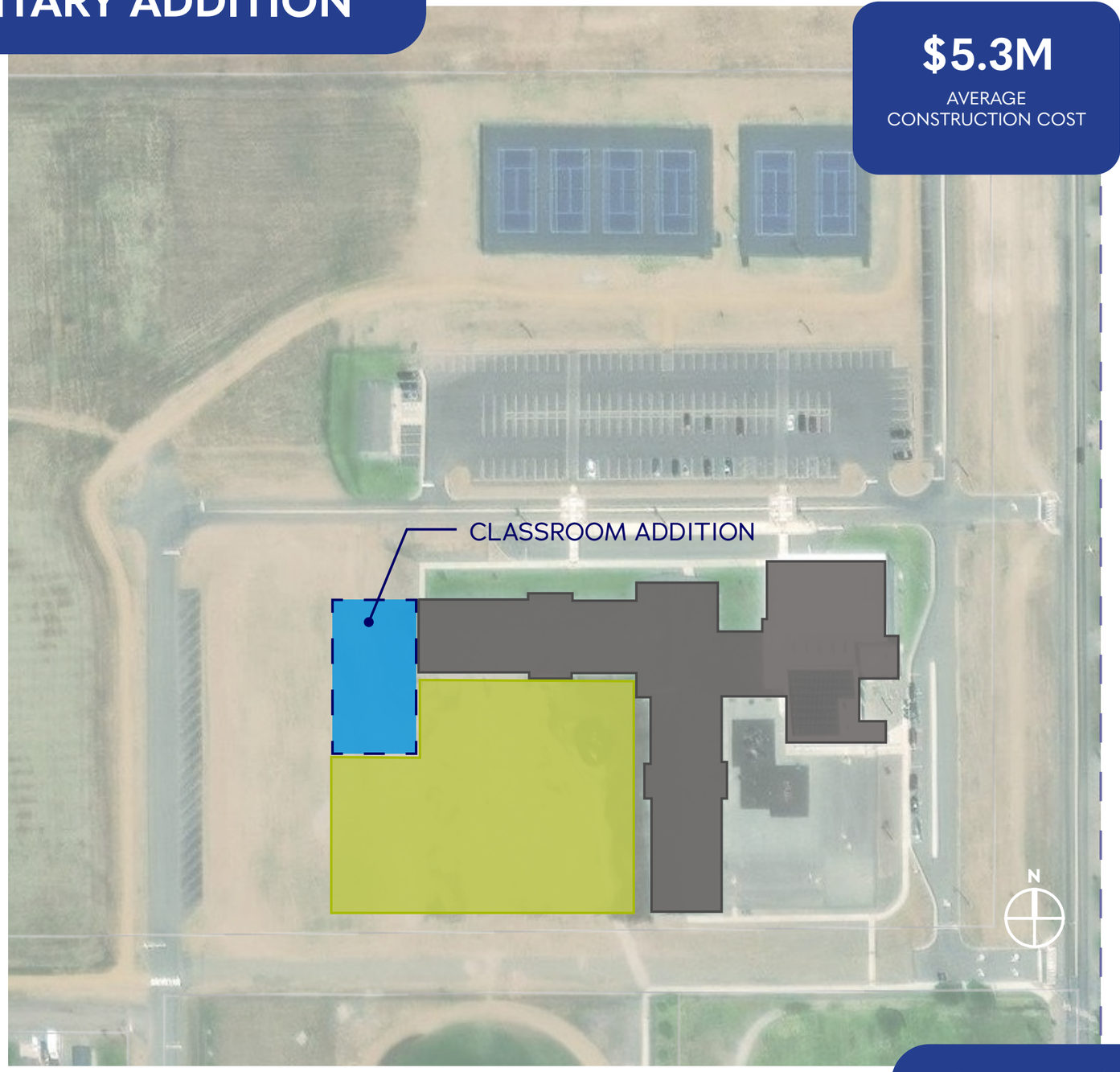
- Approximately 10,000 - 12,000 sq. ft. addition
- 7-8 new classrooms
- Approximately 180 students (22.5 students per classroom)
- Potentially absorb students from Radley (3rd grade)
  - o Eastgate remains EK, K
  - o Prickly Pear now 1st, 2nd, 3rd
  - o Radley now 4th, 5th
- Site circulation improvements

SITE SIZE: 45 ACRES

ADDITION AREA: 12,000 SF

LEGEND

- POSSIBLE NEW ADDITION AREA
- PLAYGROUND DEVELOPMENT
- EXISTING BUILDING



$5.3M
AVERAGE CONSTRUCTION COST

STUDY E1

NEW 3-GRADE SCHOOL ON NEW SITE - RADLEY REPLACEMENT

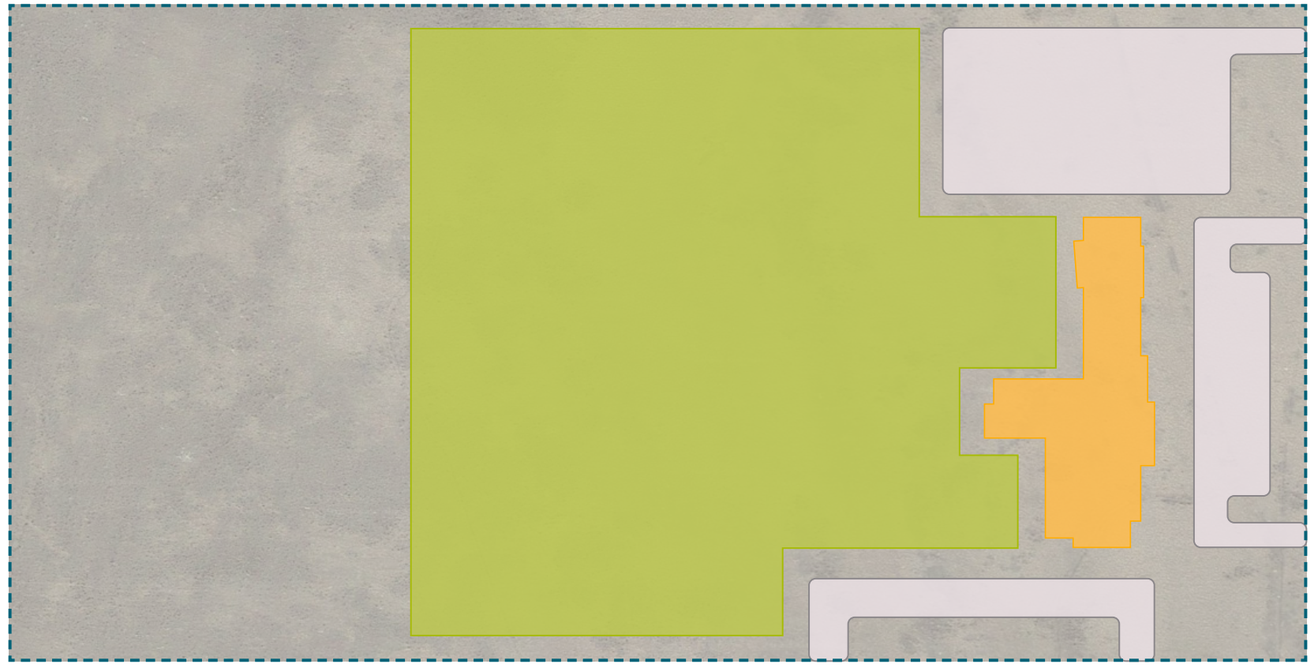
$33.6M
AVERAGE
CONSTRUCTION COST

RADLEY REPLACEMENT POSSIBILITIES:

- Approximately 78,000 - 84,000 square feet of School
- 21 - 24 Classrooms
- Full functioning school
- Approximately 540 students (22.5 students per classroom)
- Propose as new 3rd, 4th and 5th grade
  - o Eastgate EK, K
  - o Prickly Pear 1st, 2nd
  - o Radley - Converted to District Offices and Maintenance
  - o New School 3rd, 4th, 5th
- Requires district to acquire a new site of 16 acres per Guidelines.
- Potential to use PPE West site

SITE SIZE: 16 ACRES

NEW CONSTRUCTION AREA: 84,000 SF



LEGEND

- POSSIBLE NEW BUILDING AREA
- POSSIBLE NEW SITE
- POSSIBLE NEW PLAYGROUND AND FIELDS
- POSSIBLE NEW PARKING AND DROP OFF AREAS

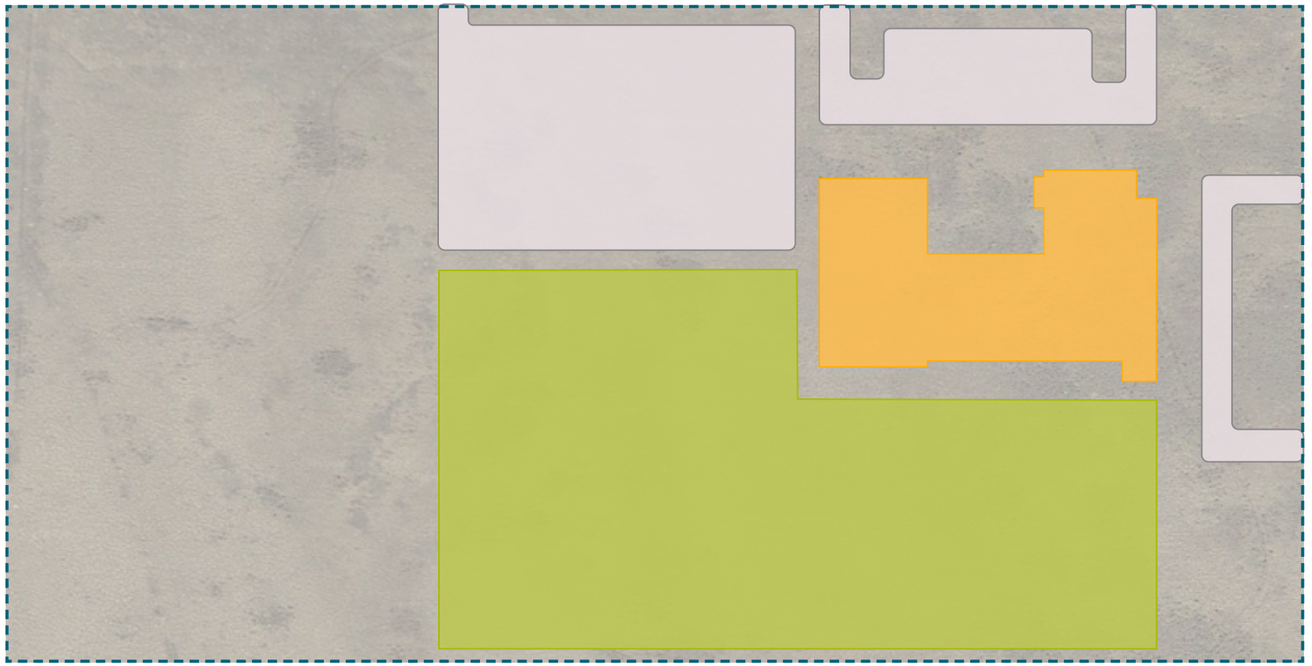
STUDY E2

NEW K-5 SCHOOL ON NEW SITE

$22M
AVERAGE
CONSTRUCTION COST

NEW K-5 SCHOOL POSSIBILITIES:

- Approximately 52,000 - 55,000 square feet School
- 15 - 16 General Classrooms
- Full functioning school
- Approximately 340 - 352 students (22 students per classroom)
- Propose new 3-2 section elementary school
  - Eastgate EK, K
  - Prickly Pear 1st, 2nd
  - Radley - 3rd, 4th, 5th
  - East Valley Middle School – 6th, 7th, 8th
  - **New K-5 school**
- Requires district to acquire new site of 15 acres per Guidelines.
- Potential land swap with Habitat for Humanity property
- K-5 school would move away from Grade Level school approach.



LEGEND

- POSSIBLE NEW BUILDING AREA
- POSSIBLE NEW SITE
- POSSIBLE NEW PLAYGROUND AND FIELDS
- POSSIBLE NEW PARKING AND DROP OFF AREAS

SITE SIZE: 15 ACRES

NEW CONSTRUCTION AREA: 55,000 SF

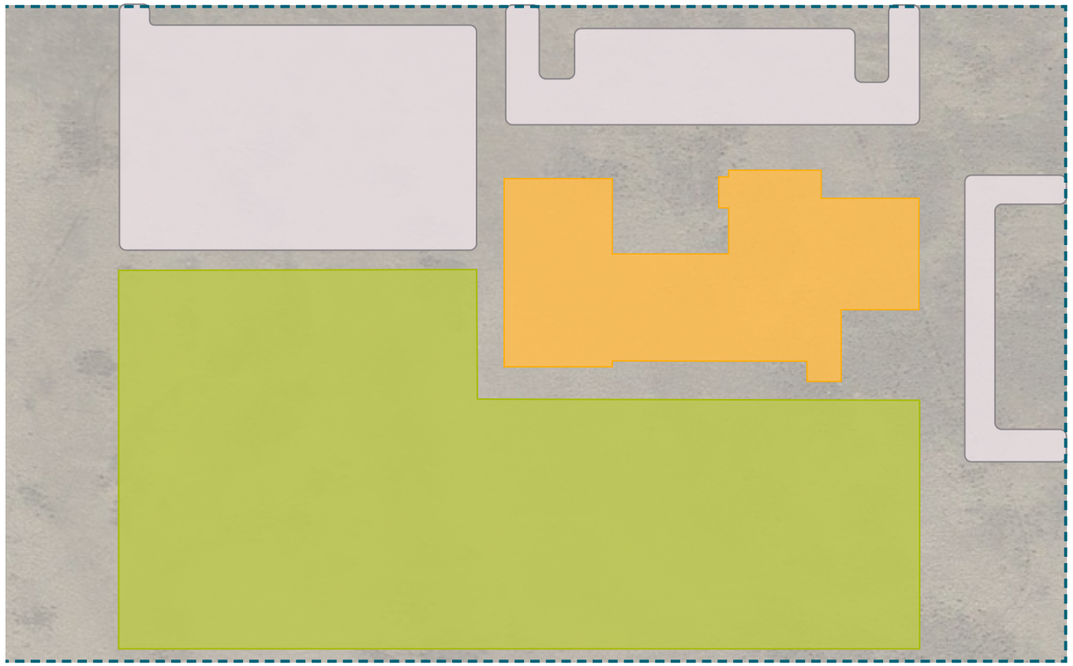
STUDY E3

NEW K-8 SCHOOL ON NEW SITE

$34.4M
AVERAGE
CONSTRUCTION COST

NEW K-8 SCHOOL POSSIBILITIES:

- Approximately 78,000 - 84,000 square feet School
- 21 Classrooms
- Full functioning school
- Approximately 475 - 525 students (student per classroom varies depending on grade level)
- Propose as K-8 school set up as a 3-2 section elementary school with associated 6-8 two classrooms per grade
  - Eastgate EK, K
  - Prickly Pear 1st, 2nd
  - Radley - 3rd, 4th, 5th
  - East Valley Middle School – 6th, 7th, 8th
  - **New K-8 school**
- Requires district to acquire new site of 20 acres per Guidelines.
- Potential land swap with Habitat for Humanity property
- K-8 school would move away from Grade Level school approach.



LEGEND

- POSSIBLE NEW BUILDING AREA
- POSSIBLE NEW SITE
- POSSIBLE NEW PLAYGROUND AND FIELDS
- POSSIBLE NEW PARKING AND DROP OFF AREAS

SITE SIZE: 20 ACRES

NEW CONSTRUCTION AREA: 84,000 SF

STUDY EM1

EVMS ADDITIONS - COMMONS / KITCHEN AND CLASSROOM

$9.2M
AVERAGE CONSTRUCTION COST

EAST VALLEY MIDDLE SCHOOL POSSIBILITIES:

- Classroom Additions
  - Approximately 10,000 - 12,000 SF addition
  - 7-8 new classrooms
  - Approximately 180 students (22.5 students per classroom)
- Commons and Kitchen Addition
  - Approximately 4,000 SF addition (double in size)
- New Gym / Multi-purpose room
  - Approximately 6,400 SF
- Safety and security upgrades

SITE SIZE: 19 ACRES

ADDITION AREA: 22,400 SF

LEGEND

- POSSIBLE NEW ADDITION AREA
- EXISTING BUILDING

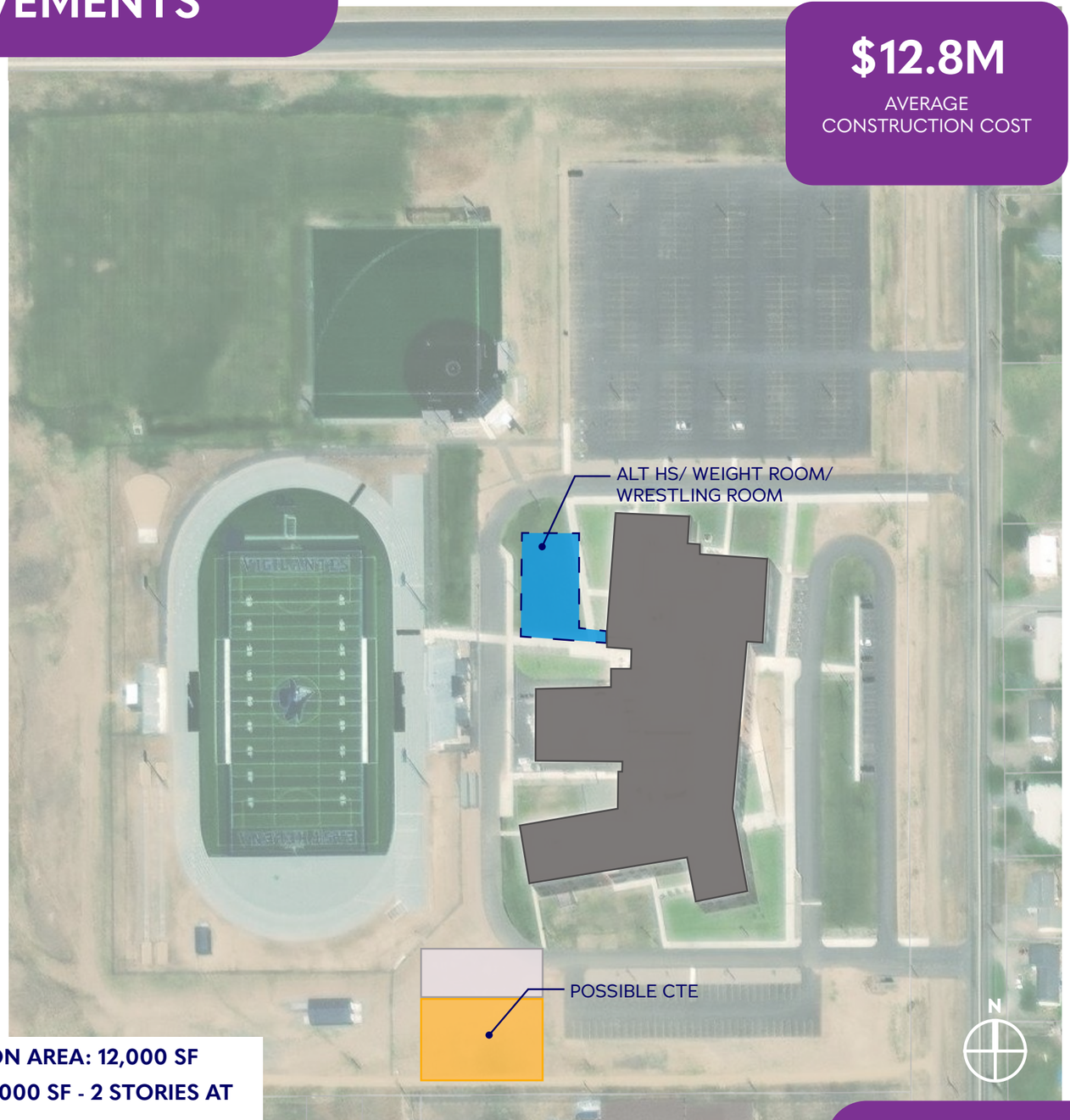
STUDY M1

HIGH SCHOOL IMPROVEMENTS

HIGH SCHOOL POSSIBILITIES:

- New CTE Building
  - 8,000 - 12,000 SF (up to double in size?)
  - Need to verify program elements
  - Proposed location to be determined
    - West end of staff lot
- Renovate Existing CTE into Classrooms
- Alternative High School
  - Serving 50 - 60 Students
  - 5 total classrooms
  - Support spaces
  - 8,000 - 10,000 SF
  - Proposed location to be determined
    - NW corner of bus loop
    - Might also include new weight room/wrestling room addition
- New Weight Room
  - 3,500 - 4,000 SF (3x current fitness room)
  - Need to verify program elements
  - Proposed location to be determined
    - NW corner of bus loop
    - Might also be included with new alternative high school
- New Wrestling Room
  - 3,500 - 4,000 SF
  - Need to verify program elements
  - Proposed location to be determined
    - NW corner of bus loop
    - Might also be included with new alternative high school

$12.8M
AVERAGE CONSTRUCTION COST



LEGEND

- POSSIBLE NEW ADDITION AREA
- POSSIBLE NEW BUILDING AREA
- EXISTING BUILDING

NEW CONSTRUCTION AREA: 12,000 SF

ADDITION AREA: 16,000 SF - 2 STORIES AT 8,000 SF EACH

STUDY H1

EASTGATE ELEMENTARY SCHOOL RENOVATION

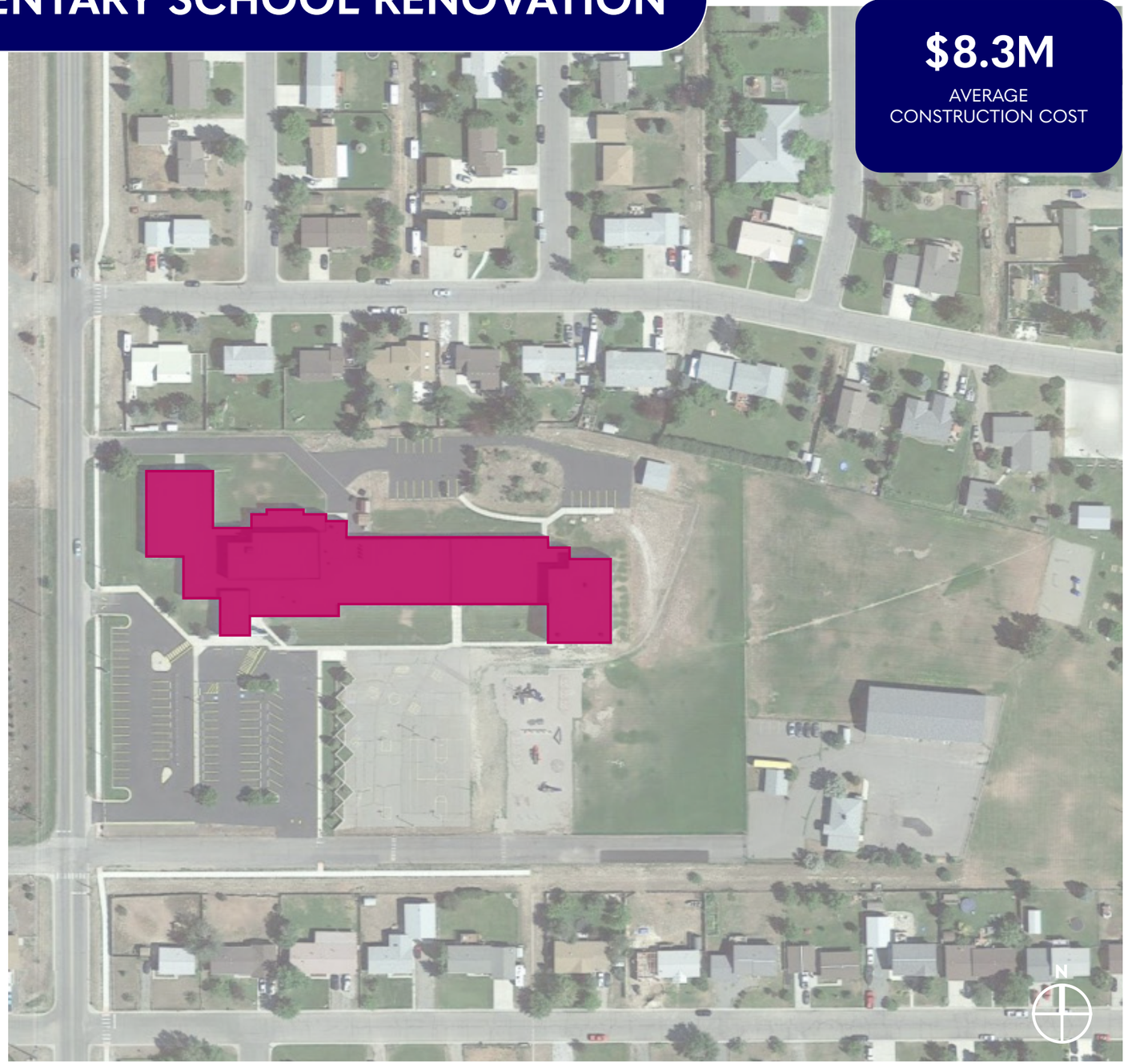
EASTGATE ELEMENTARY SCHOOL POSSIBILITIES:

- Renovation of existing building (excludes mechanical upgrades)
- Safety and security upgrades
- Site circulation upgrades

EXISTING: 44,350 SF

LEGEND

RENOVATE EXISTING BUILDING



$8.3M

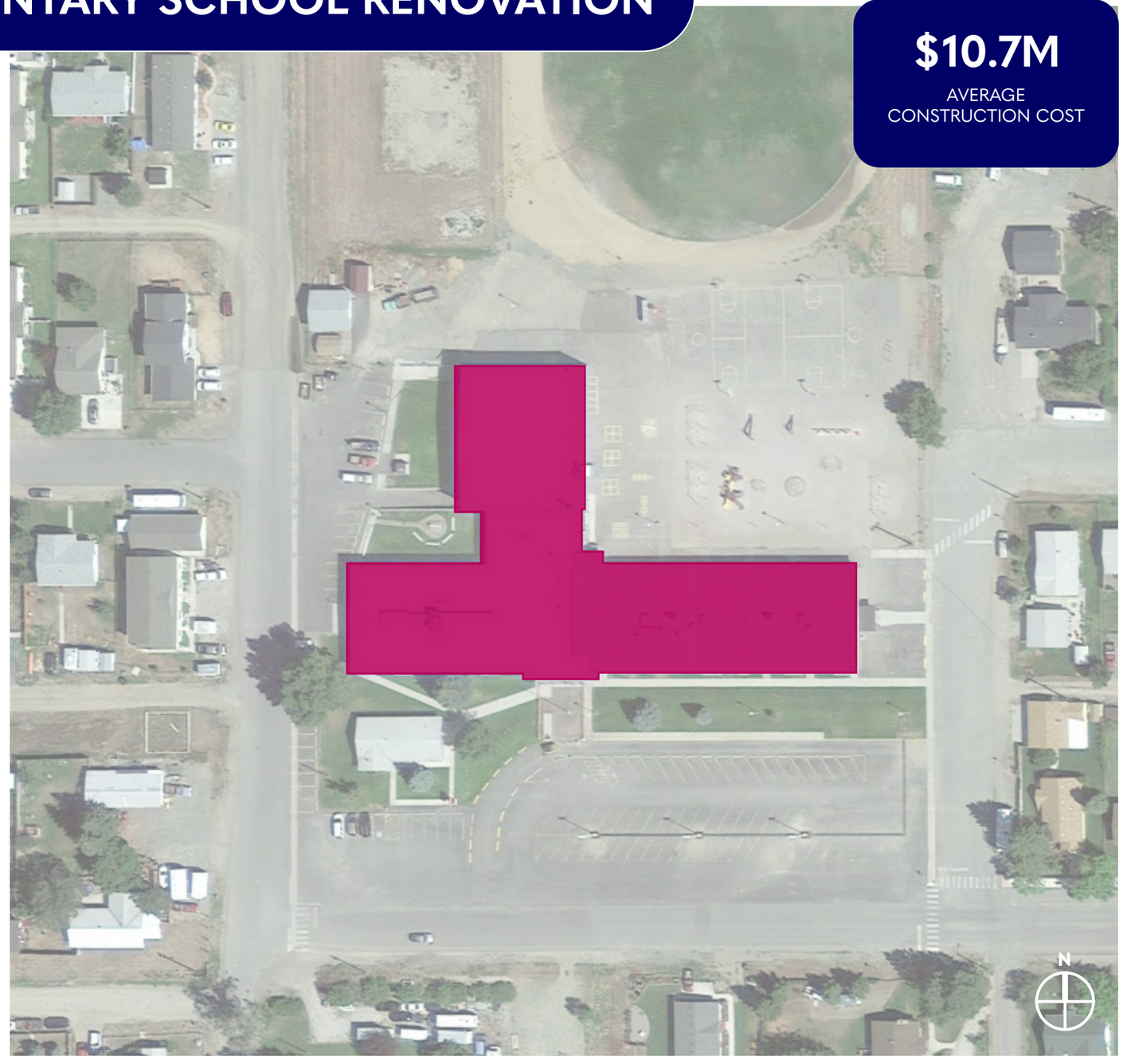
AVERAGE CONSTRUCTION COST

RADLEY ELEMENTARY SCHOOL RENOVATION

RADLEY ELEMENTARY SCHOOL POSSIBILITIES:

- Renovation of existing building (excludes mechanical upgrades)
- Safety and security upgrades
- Site circulation upgrades
- Potential removal of District Administration Building

$10.7M
AVERAGE CONSTRUCTION COST



EXISTING: 67,900 SF

LEGEND

RENOVATE EXISTING BUILDING

DISTRICT ADMINISTRATION BUILDING

POSSIBILITIES:

- Proposed relocation of district offices (to clinic building) and demolition of existing building
- Redevelop site/parking at location of demolished admin building to improve site circulation and safety

LEGEND

- REMODEL EXISTING BUILDING
- DEMOLISH EXISTING BUILDING
- EXISTING BUILDING

DISTRICT TRANSPORTATION BUILDING AND MILLER HOUSE

POSSIBILITIES:

- Proposed demolition of existing transportation building and Miller House and replacement with new Transportation Facility and Office
  - o Evaluate new facility at 3 sites
    - Current site at Eastgate
    - Prickly Pear West Site
    - Radley Site (if school is used as district office / maintenance)
- New transportation building
  - o Approximately 3,000 SF
- Future relocation or removal of Miller House
- Potential to sell east end of district owned lot containing current bus barn

$3.8M
AVERAGE CONSTRUCTION COST

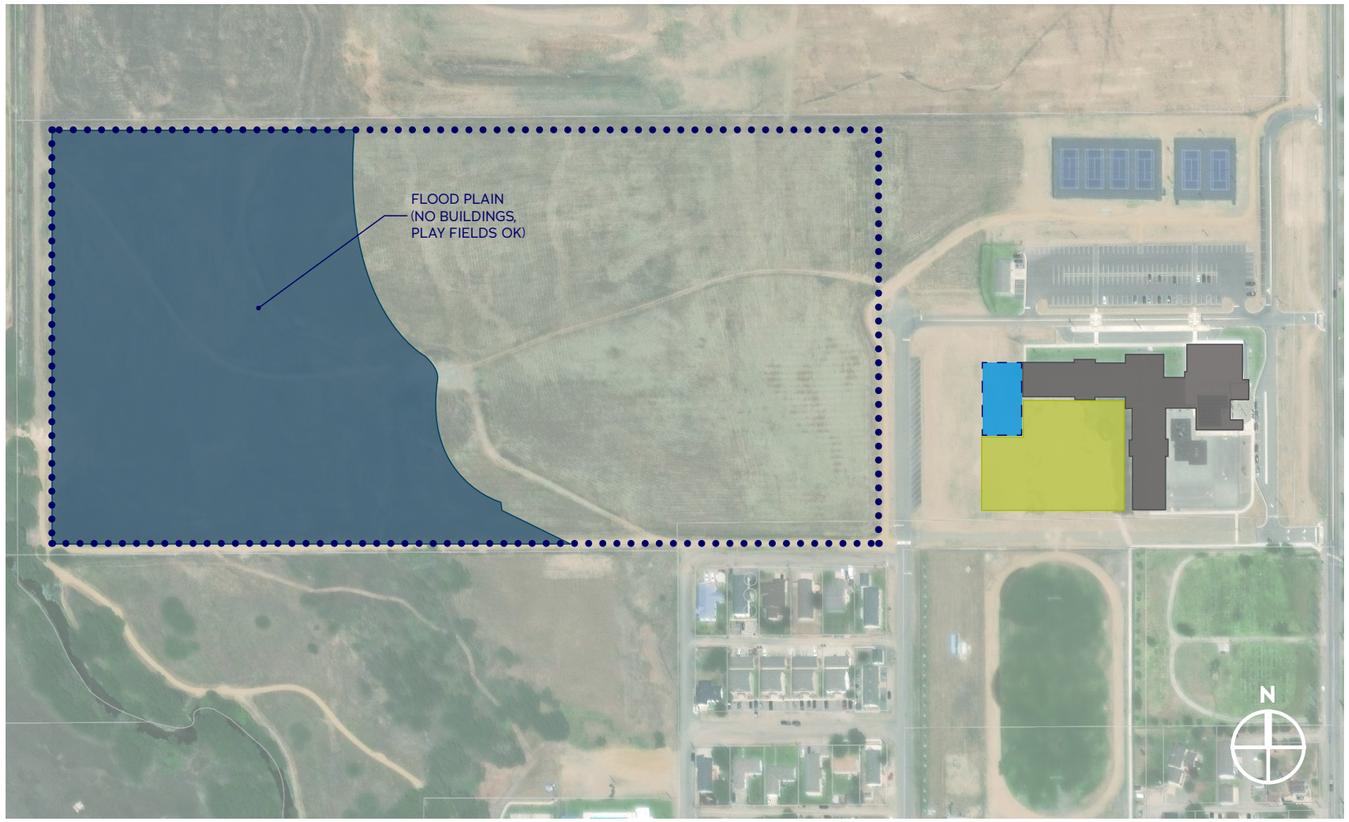
LEGEND

- POSSIBLE NEW BUILDING AREA
- DEMOLISH OR RE-PURPOSE EXISTING BUILDING
- EXISTING BUILDING
- DISTRICT OWNED LAND POTENTIAL FOR SALE

PRICKLY PEAR WEST SITE

PRICKLY PEAR ELEMENTARY WEST SITE POSSIBILITIES:

- Propose district maintain property for future development (play fields, future development, etc.)
- Potential for district transportation facility and central office
- Potential for New K-5, K-8 or 3-Grade School (Radley Replacement)



SITE SIZE: TOTAL SITE IS 45 ACRES,
APPROX. 30 ACRES IS UNDEVELOPED

LEGEND

- POSSIBLE NEW DEVELOPMENT AREA
- POSSIBLE NEW ADDITION AREA
- EXISTING BUILDING
- FLOOD PLAIN EXTENTS

MOUNTAIN VIEW MEADOWS SITE

SITE POSSIBILITIES:

- Proposed District maintain property or look at potential land swap for a more suitable site for school development.
- Potential to sell parcel.

SITE SIZE: 9 ACRES

LEGEND

MAINTAIN OR SWAP FOR ANOTHER SITE

ADDITIONAL NEEDS / WANTS

ATHLETICS

- Additional Varsity Locker Room space
- Additional Bleacher Seating at the Football Stadium: Including varsity locker rooms or weight room or both under the bleacher structure
- Bathrooms at the Football Field
- Baseball Field
- Aquatics Facility
- 4 Additional tennis courts on PPE Property
- Development of playing fields on PPE Flood plain, softball and baseball fields

SAFETY & SECURITY

- Secure vestibules (3 new)
- Consistent Door Hardware & Locksets Across District
- Site, Traffic & Circulation Improvements

FINE & PERFORMING ARTS

- Theater/Performing Arts Facility

ACCESSIBILITY

- ADA Accessibility Upgrades

OTHER OPTIONS

- Eastgate Elementary Addition

01-22-2024

LONG TERM INFRASTRUCTURE COMMITTEE

East Helena
Public Schools

FACILITIES MASTER PLAN

LONG-TERM INFRASTRUCTURE COMMITTEE

1.22.2024

S
M A
architecture
+ design

AGENDA

1. Introductions
2. Master Plan Overview
3. Process Recap
4. Master Plan Concepts
5. Questions

East Helena
Public Schools

MASTER PLAN OVERVIEW

SMA
architecture
+ design

EHPS' FACILITY MASTER PLAN GOALS

- Proactively plan for additional enrollment increases.
- Create a flexible roadmap for the next 5, 10, 15+ years.
- Prepare as education continues to evolve.
- Continue to serve the East Helena students & families with a community and student-focused approach and process.
- Create a fiscally responsible plan that anticipates long-term needs and addresses ongoing maintenance and safety & security needs.
- Addressed needs determined in Long Term Infrastructure Document

- **COMPREHENSIVE FACILITIES MASTER PLAN:**
  May - Present
    - Facilities Committee Meetings - monthly
    - Community Survey & Outreach Meetings: PTO, Booster Club, Community
    - Demographics / Development Studies / Enrollment Projections
    - Next Steps: Committee Meetings, Cost Estimating
        - *Deliverable: Comprehensive Facilities Master Plan*
- **FACILITIES CONDITIONS ASSESSMENT: June - September**
    - *Deliverable: Facilities Condition Report*
- **UTILIZATION STUDY: May - August**
    - *Deliverable: Utilization Report*

East Helena
Public Schools

MASTER PLAN PROCESS RECAP

SMA
architecture
+ design

East Helena
Public Schools

COMMUNITY SURVEY RESULTS

502 RESPONSES FROM JUNE 1-30

Parent/Guardian - 54.97%

Student - 0.66%

Teacher/Staff Member - 9.6%

Community Member - 23.84%

Other - 10.93%

S
M A
architecture
+ design

Please rate your opinion of (the facilities) capacity to support the following:

Scale 5-1
5: Excellent, 1: Very Poor

Eastgate **3.49** Average

Prickly Pear **3.83** Average

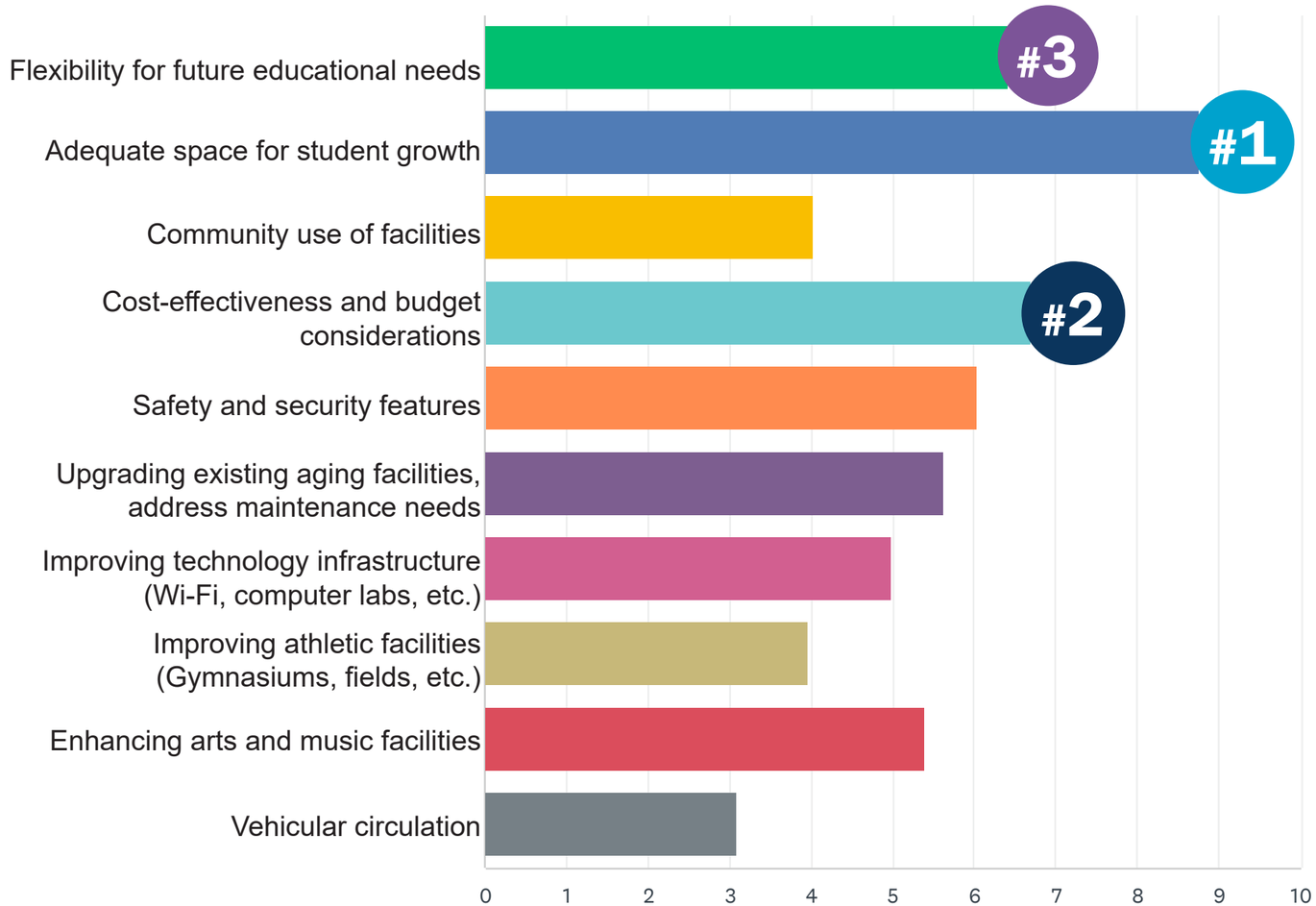
Radley **3.25** Average

East Valley Middle School **3.44** Average

East Helena High School **3.98** Average

- Overall Facilities' Ability to Meet Current Educational Trends & Needs
- Overall Facilities' Ability to Meet Future Educational Trends & Needs
- Technology
- Safety & Security
- PE & Playground/Athletics
- Areas that could be used by the Community for events / meetings
- Fine Arts & Performing Arts Facilities
- STEM/STEAM Facilities (Science, Technology, Engineering, Arts, Math)
- Career & Technical Education (VOTEC/CTE) Facilities
- Overall Space for Current Enrollment Numbers
- Bus & Parent Dropoff, Parking & Vehicular Circulation
- The Facility Feels Welcoming & Inviting

Q15 Which of the following areas do you believe should be prioritized in the Facility Master Plan?



East Helena
Public Schools

COMMUNITY MEETING SURVEY RESULTS

SMA
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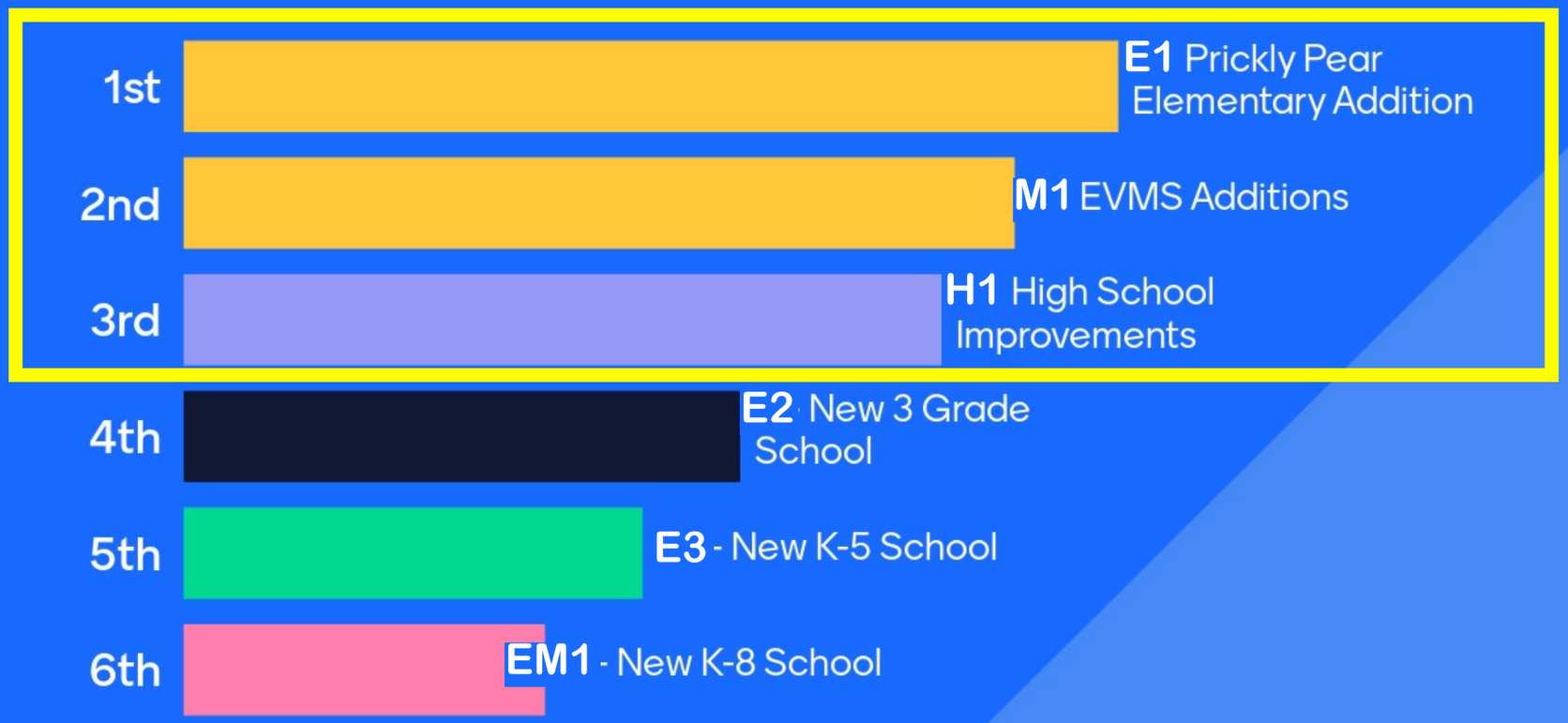
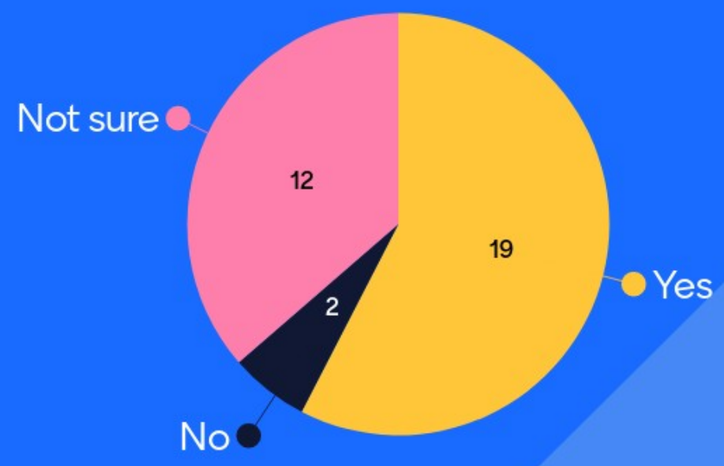
MENTI SURVEY RESULTS

Rank the following scenarios from preferred to least preferred:



Rank the following additional studies (1st: preferred, 10th: least preferred)::

Would you prefer to support an option that better solves long-term needs but is more costly?



What other priorities do you have that we have not considered?

MENTI SURVEY RESULTS

TRAFFIC CIRCULATION / PEDESTRIAN / PARKING

4 lanes in front of the high school

Sidewalks poured along Lake Helena Drive to Canyon Ferry, Valley Drive to Canyon Ferry, and all along Old HWy 12 to improve the walk abiliity and safety for kids. Also reduces traffic count at school

City intersection improvements (Traffic's Lights, Four way stops, etc) to aide in traffic congestion.

Roads/infrastructure

Gates forntraffic directions at the HS.

Expand the number of lanes on valley drive all the way past the schools

ATHLETICS

Are sport fields in flood zone not susceptible to damage? What else can be done with flood land?

Additions or reconfigurations at each facility plus a large sports facility to host tournaments. We would gain revenue through the tournaments and possibly renting them to clubs as well

Community facilities (large gym) that can host several types tournaments.

If you build it, they will come. ⚾

If moving up to "Belgrade" size, a much larger gym facility will be needed to be able to do sports tournaments along with concessions availability

RADLEY

What is easier to sell for bond?More may be willing to "rebuild" Radley than add an addition to an already "new" school.

Remodel and expansion of radley with decommision of district offices

SOCIAL-EMOTIONAL NEEDS

Will building a separate school for K-5 or K-8 increase inequality between students with great home lives vs our more needy/traumatized students

Space and resources to serve students with extreme social-emotional needs.

*** Spelling, punctuation and grammar is as written by the Menti user and has not been edited.**

What other priorities do you have that we have not considered?

MENTI SURVEY RESULTS

EFFICIENCY / LONG-TERM IMPACT

Grade level schools create efficiency but it may be time to consider more of a K-5 model.

Where is growth most expected? Spread evenly between all grades? Seems hard to choose preference independently, seems like combination of options may be needed (I.e. can expand one, but can next acomm

Better options that look at multiple additions across all campuses that best utilize building life and district resources(staff and support), and connect cost data that shows potential savings.

Changing school district boundaries?

If we increase the sizes of the elementary and middle school- we will have to increase the size of the high school..

Amount of students that are associated with the building/facility that is being built/expanded. Should more students being effected matter?

Do we keep our grade level schools or give up that model?

OTHER

Build a school with adjoining space to PPE for specialty classes, i.e music, art, etc.

Sell eastgate, with a 5 year lease terms. Use the money to pay for a portion of construction on a new k-5. Consolidation increases efficiency, reduces the cost of running multiple buildings.

Pantry Space at the High SchoolAutomotive ClassroomsLarger Training Room at High SchoolExtended Gym at High School to host DivisionalsPractice field for Soccer/FootballConcession area at Tennis Courts

What are added costs of totally new schools vs additions to existing?

Bus maintenance facility

Locations east of the current district

Wi-Fi improvements at all facilities

*** Spelling, punctuation and grammar is as written by the Menti user and has not been edited.**

East Helena
Public Schools

FACILITY CONDITION ASSESSMENT

SMA
architecture
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COMMON FINDINGS

- Site, exterior and interiors are overall in good to fair condition based on age.
- Site access and circulation improvements are needed.
- ADA accessibility issues.
- Some schools lacking a secure entry vestibule.
- Door hardware and locksets are inconsistent.
- Eastgate & Radley: Due to their age, are in worse condition and their finishes need updates.
- Prickly Pear, EHHS and EVMS are newer schools and in excellent to good condition.

RADLEY

- Roofing and roof drainage are concerns.

CLINIC BUILDING

- In excellent condition.

East Helena
Public Schools

FACILITY NEEDS PRIORITIES

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EASTGATE (EK-K)

1986, 1998
BUILDING AGE

FACILITY PRIORITIES

#1 Replacement of hardware that does not meet ADA accessibility requirements.

#2 Secure vestibule

#3 Reconfiguration of the current parking, drop-off and bus areas should be considered in order to clarify circulation and separate bus, parent and visitor traffic. Site directional signage should be implemented to improve wayfinding and clarify traffic patterns

PRICKLY PEAR (1ST-2ND)

2018
BUILDING AGE

FACILITY PRIORITIES

#1 Reconfiguration of the current parking, drop-off and bus areas should be considered in order to clarify circulation and separate bus, parent and visitor traffic. Site directional signage should be implemented to improve wayfinding and clarify traffic patterns

#2 Further development of the west playground area.

#3 Continued upkeep and regular maintenance will ensure that the building remains in good condition.

RADLEY (3RD-5TH)

1963, 1978
BUILDING AGE

FACILITY PRIORITIES

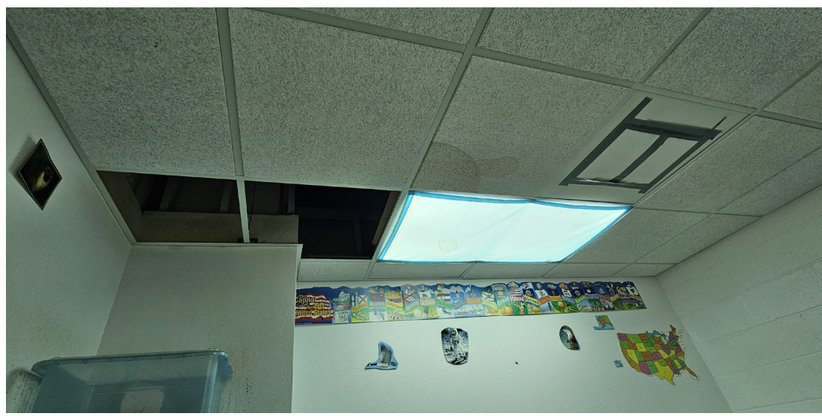
#1 Replacement of door hardware that does not meet requirements for ADA accessibility and consistency with other district door hardware.

#2 A secured vestibule at the Main Entry should be added.

#3 Reconfiguration of the current parking, drop-off, delivery and bus areas should be considered in order to clarify circulation and separate bus, parent, delivery, and visitor traffic. Site directional signage, parking barriers, curbing, and/or landscaped areas should be installed in the south parking to Clinton St. interface to improve wayfinding and clarify traffic patterns.

Relocation of the delivery areas away from student areas.

Upon correction of the roofing, replacement of ceiling tiles throughout.



EVMS (6TH-8TH)

1998, 2018
BUILDING AGE

FACILITY PRIORITIES

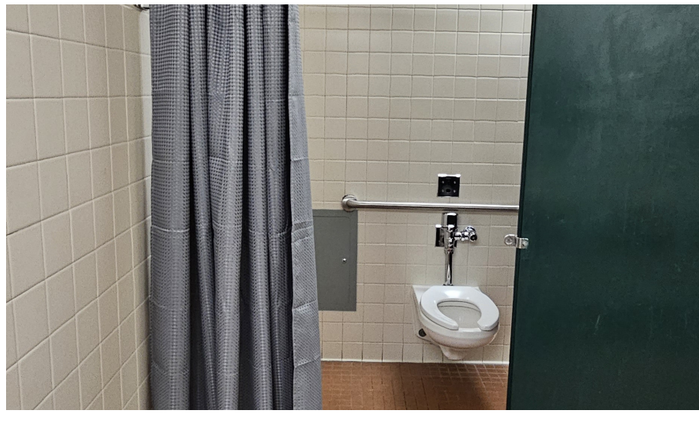
#1 Improve sight-lines from office control point.

Connect and secure entry vestibule with Main Office.

Enlarge Cafeteria

Window screens

Consistent and compliant door hardware



FACILITY PRIORITIES

EHHS (9TH-12TH)

2020, 2021
BUILDING AGE

#1 Additional vehicular signage

#2 Visitor, pedestrian circulation paths

DISTRICT FACILITY BUILDINGS

#1 **TRANSPORTATION & MAINTENANCE BUILDING:** Build new to accommodate current and future transportation and maintenance needs.

CENTRAL OFFICE: Building type and size is not well suited to Central Office uses. Recommend decommissioning due to age and overall condition.

East Helena
Public Schools

FACILITY UTILIZATION STUDY & ENROLLMENT PROJECTIONS

architecture
+ design

OVERALL FINDINGS

- **Schools are currently at or below recommended utilization.**
- All schools have limited capacity for some growth, but planning for long-term growth should be addressed now.
- For Radley and Eastgate, the square foot per student recommendations are not being met due to the size of classrooms.

Elementary Schools RECOMMENDED UTILIZATION: 90-95% / REC. SF/STUDENT: 45-55 SF

Middle & High Schools RECOMMENDED UTILIZATION: 70-85% / REC. SF/STUDENT: 45-55 SF

100% UTILIZATION IS NOT RECOMMENDED AND MAKES SCHEDULING AND PREP PERIODS CHALLENGING.

2014-2023 ENROLLMENT
2024-2034 PROJECTIONS

ENROLLMENT PROJECTIONS

Grade	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
K	131	130	144	144	163	172	140	141	161	181	185	188	192	196	200	204	208	212	216	221	225
1st	129	135	135	124	138	132	135	116	129	142	145	148	151	154	157	160	163	166	170	173	177
2nd	133	138	132	134	129	150	136	139	120	131	134	136	139	142	145	148	150	153	157	160	163
3rd	128	135	142	131	134	137	150	136	147	136	139	141	144	147	150	153	156	159	163	166	169
4th	124	121	137	139	129	141	143	151	150	153	156	159	162	166	169	172	176	179	183	187	190
5th	122	127	128	140	141	135	141	145	168	158	161	164	168	171	174	178	181	185	189	193	196
6th	131	129	133	130	136	151	137	140	157	171	174	178	181	185	189	193	196	200	204	208	213
7th	135	123	132	133	132	133	149	139	152	149	152	155	158	161	165	168	171	175	178	182	185
8th	111	130	122	133	125	134	133	133	149	154	157	160	163	167	170	173	177	180	184	188	191
9th							121	121	165	165	168	172	175	179	182	186	190	193	197		
10th								136	125	158	161	164	168	171	174	178	181	185	189		
11th									135	118	120	123	125	128	130	133	136	138	141		
12th										126	129	131	134	136	139	142	145	148	151		
Total K-8	1144	1168	1205	1208	1227	1285	1264	1240	1333	1375	1403	1431	1459	1488	1518	1548	1579	1611	1643		
Total K-12							1385	1497	1758	1942	1981	2020	2061	2102	2144	2187	2231	2275	2321	2367	2415
% Change in K-8		2%	3%	0%	2%	5%	-2%	-2%	7%	3%											
Average	**2%**																				

+434 STUDENTS

Grade	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
K	131	130	144	144	163	172	140	141	161	181	186	192	198	204	210	216	223	229	236	243	251
1st	129	135	135	124	138	132	135	116	129	142	146	151	155	160	165	170	175	180	185	191	197
2nd	133	138	132	134	129	150	136	139	120	131	135	139	143	147	152	156	161	166	171	176	181
3rd	128	135	142	131	134	137	150	136	147	136	140	144	149	153	158	162	167	172	177	183	188
4th	124	121	137	139	129	141	143	151	150	153	158	162	167	172	177	183	188	194	200	206	212
5th	122	127	128	140	141	135	141	145	168	158	163	168	173	178	183	189	194	200	206	212	219
6th	131	129	133	130	136	151	137	140	157	171	176	181	187	192	198	204	210	217	223	230	237
7th	135	123	132	133	132	133	149	139	152	149	153	158	163	168	173	178	183	189	194	200	206
8th	111	130	122	133	125	134	133	133	149	154	159	163	168	173	179	184	189	195	201	207	213
9th							121	121	165	165	170	175	180	186	191	197	203	209	215		
10th								136	125	158	163	168	173	178	183	189	194	200	206		
11th									135	118	122	125	129	133	137	141	145	149	154		
12th										126	130	134	138	142	146	150	155	160	164		
Total K-8	1144	1168	1205	1208	1227	1285	1264	1240	1333	1375	1416	1459	1502	1548	1594	1642	1691	1742	1794		
Total K-12							1385	1497	1758	1942	2000	2060	2122	2186	2251	2319	2388	2460	2534	2610	2688
% Change in K-8		2%	3%	0%	2%	5%	-2%	-2%	7%	3%											
Average Excluding 2020-2021	**3%**																				

+688 STUDENTS

East Helena
Public Schools

DEVELOP MASTER PLANNING OBJECTIVES

SMA
architecture
+ design

PRICKLY PEAR ELEMENTARY ADDITION

PRICKLY PEAR ELEMENTARY POSSIBILITIES:

New addition onto Prickly Pear Elementary. Possibilities include:

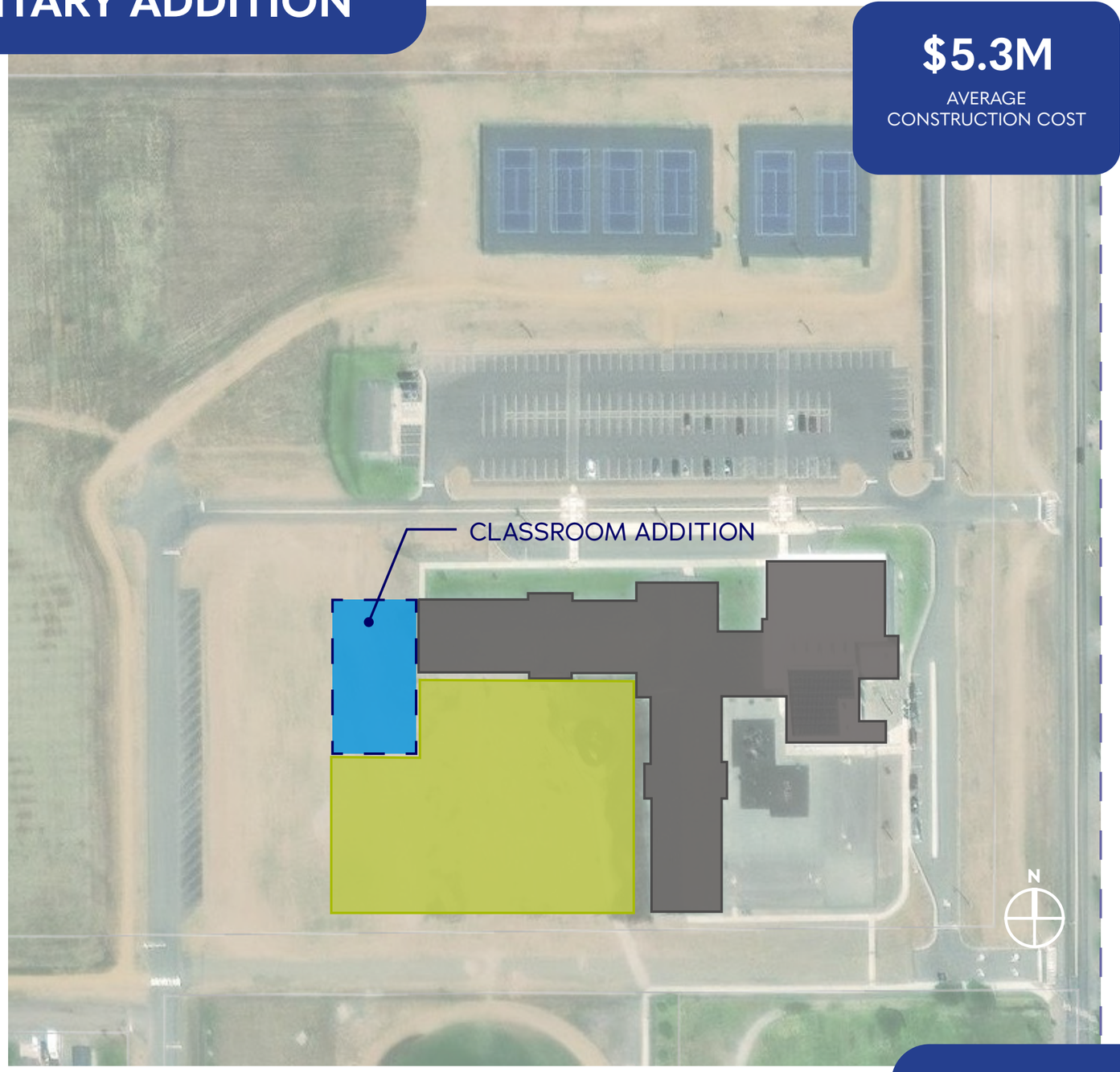
- Approximately 10,000 - 12,000 sq. ft. addition
- 7-8 new classrooms
- Approximately 180 students (22.5 students per classroom)
- Potentially absorb students from Radley (3rd grade)
  - o Eastgate remains EK, K
  - o Prickly Pear now 1st, 2nd, 3rd
  - o Radley now 4th, 5th
- Site circulation improvements

SITE SIZE: 45 ACRES

ADDITION AREA: 12,000 SF

LEGEND

- POSSIBLE NEW ADDITION AREA
- PLAYGROUND DEVELOPMENT
- EXISTING BUILDING



$5.3M
AVERAGE CONSTRUCTION COST

STUDY E1

NEW 3-GRADE SCHOOL ON NEW SITE - RADLEY REPLACEMENT

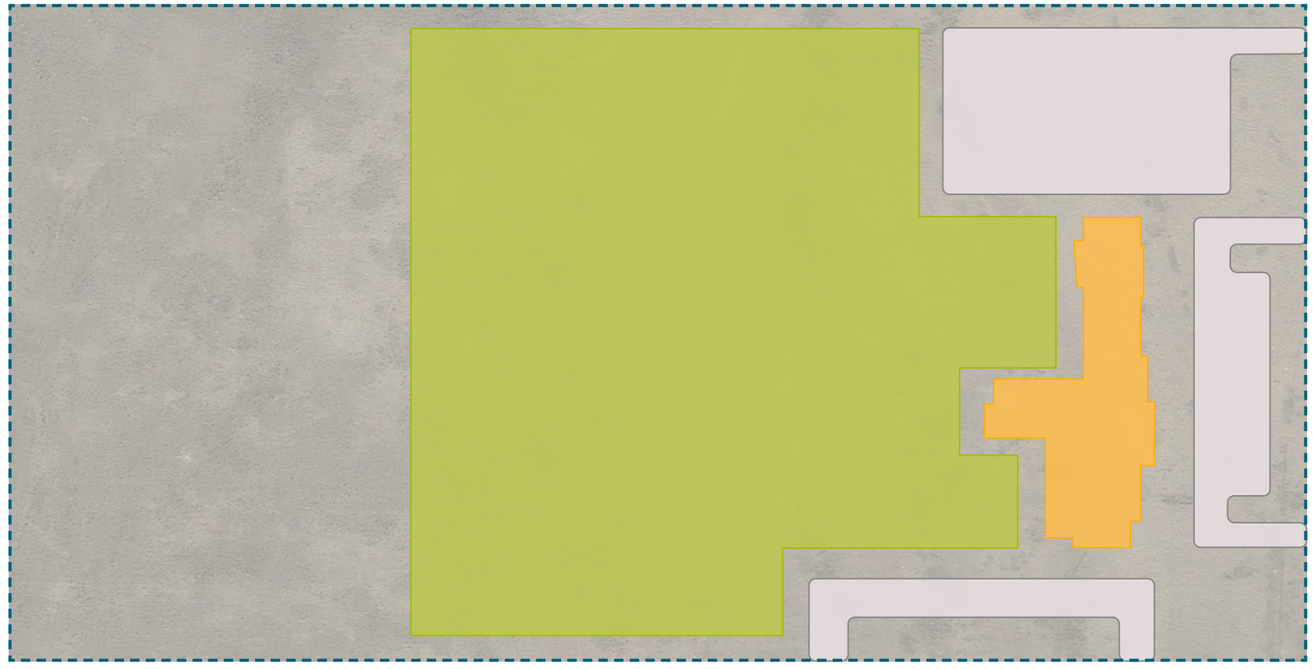
$33.6M
AVERAGE
CONSTRUCTION COST

RADLEY REPLACEMENT POSSIBILITIES:

- Approximately 78,000 - 84,000 square feet of School
- 21 - 24 Classrooms
- Full functioning school
- Approximately 540 students (22.5 students per classroom)
- Propose as new 3rd, 4th and 5th grade
  - o Eastgate EK, K
  - o Prickly Pear 1st, 2nd
  - o Radley - Converted to District Offices and Maintenance
  - o New School 3rd, 4th, 5th
- Requires district to acquire a new site of 16 acres per Guidelines.
- Potential to use PPE West site

SITE SIZE: 16 ACRES

NEW CONSTRUCTION AREA: 84,000 SF



LEGEND

- POSSIBLE NEW BUILDING AREA
- POSSIBLE NEW SITE
- POSSIBLE NEW PLAYGROUND AND FIELDS
- POSSIBLE NEW PARKING AND DROP OFF AREAS

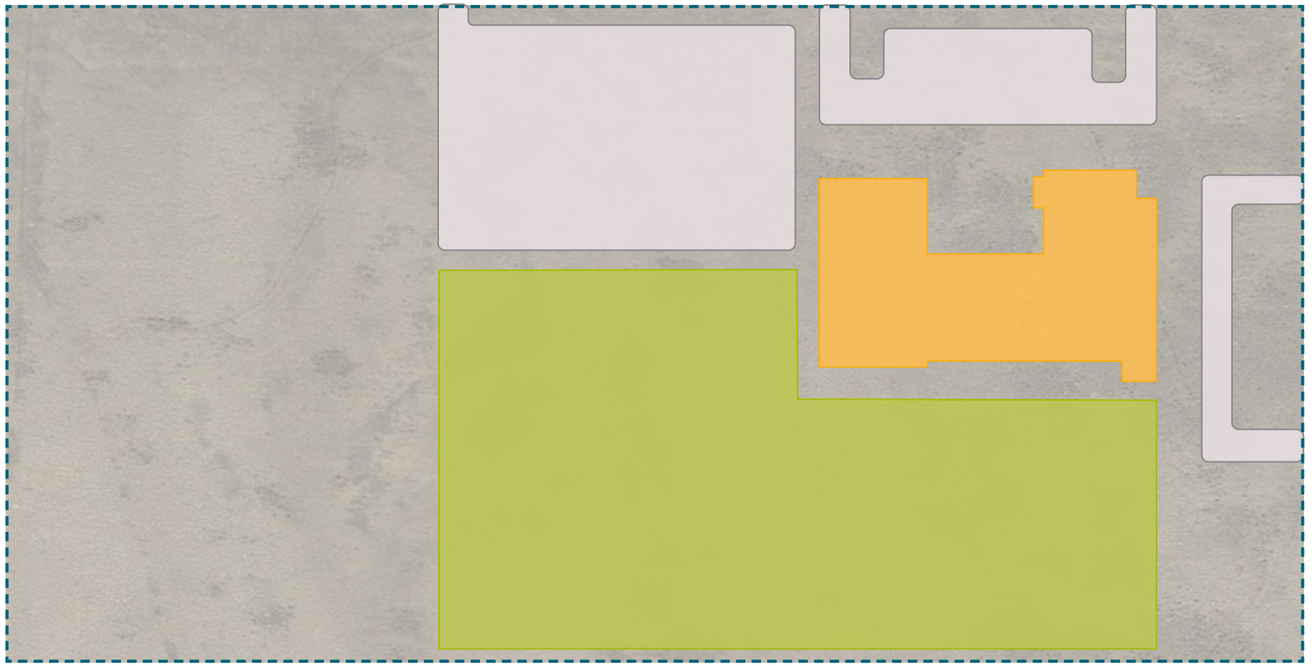
STUDY E2

NEW K-5 SCHOOL ON NEW SITE

$22M
AVERAGE
CONSTRUCTION COST

NEW K-5 SCHOOL POSSIBILITIES:

- Approximately 52,000 - 55,000 square feet School
- 15 - 16 General Classrooms
- Full functioning school
- Approximately 340 - 352 students (22 students per classroom)
- Propose new 3-2 section elementary school
  - Eastgate EK, K
  - Prickly Pear 1st, 2nd
  - Radley - 3rd, 4th, 5th
  - East Valley Middle School – 6th, 7th, 8th
  - **New K-5 school**
- Requires district to acquire new site of 15 acres per Guidelines.
- Potential land swap with Habitat for Humanity property
- K-5 school would move away from Grade Level school approach.



LEGEND

- POSSIBLE NEW BUILDING AREA
- POSSIBLE NEW SITE
- POSSIBLE NEW PLAYGROUND AND FIELDS
- POSSIBLE NEW PARKING AND DROP OFF AREAS

SITE SIZE: 15 ACRES

NEW CONSTRUCTION AREA: 55,000 SF

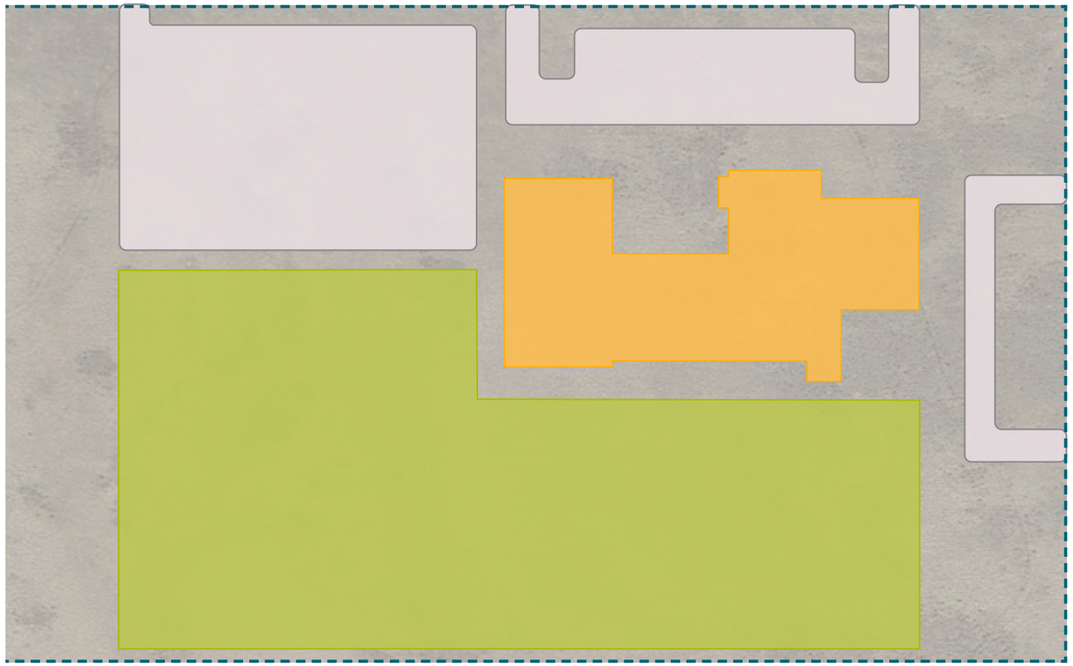
STUDY E3

NEW K-8 SCHOOL ON NEW SITE

$34.4M
AVERAGE
CONSTRUCTION COST

NEW K-8 SCHOOL POSSIBILITIES:

- Approximately 78,000 - 84,000 square feet School
- 21 Classrooms
- Full functioning school
- Approximately 475 - 525 students (student per classroom varies depending on grade level)
- Propose as K-8 school set up as a 3-2 section elementary school with associated 6-8 two classrooms per grade
  - Eastgate EK, K
  - Prickly Pear 1st, 2nd
  - Radley - 3rd, 4th, 5th
  - East Valley Middle School – 6th, 7th, 8th
  - **New K-8 school**
- Requires district to acquire new site of 20 acres per Guidelines.
- Potential land swap with Habitat for Humanity property
- K-8 school would move away from Grade Level school approach.



LEGEND

- POSSIBLE NEW BUILDING AREA
- POSSIBLE NEW SITE
- POSSIBLE NEW PLAYGROUND AND FIELDS
- POSSIBLE NEW PARKING AND DROP OFF AREAS

SITE SIZE: 20 ACRES

NEW CONSTRUCTION AREA: 84,000 SF

STUDY EM1

EVMS ADDITIONS - COMMONS / KITCHEN AND CLASSROOM

$9.2M
AVERAGE CONSTRUCTION COST

EAST VALLEY MIDDLE SCHOOL POSSIBILITIES:

- Classroom Additions
  - Approximately 10,000 - 12,000 SF addition
  - 7-8 new classrooms
  - Approximately 180 students (22.5 students per classroom)
- Commons and Kitchen Addition
  - Approximately 4,000 SF addition (double in size)
- New Gym / Multi-purpose room
  - Approximately 6,400 SF
- Safety and security upgrades

SITE SIZE: 19 ACRES

ADDITION AREA: 22,400 SF

LEGEND

- POSSIBLE NEW ADDITION AREA
- EXISTING BUILDING

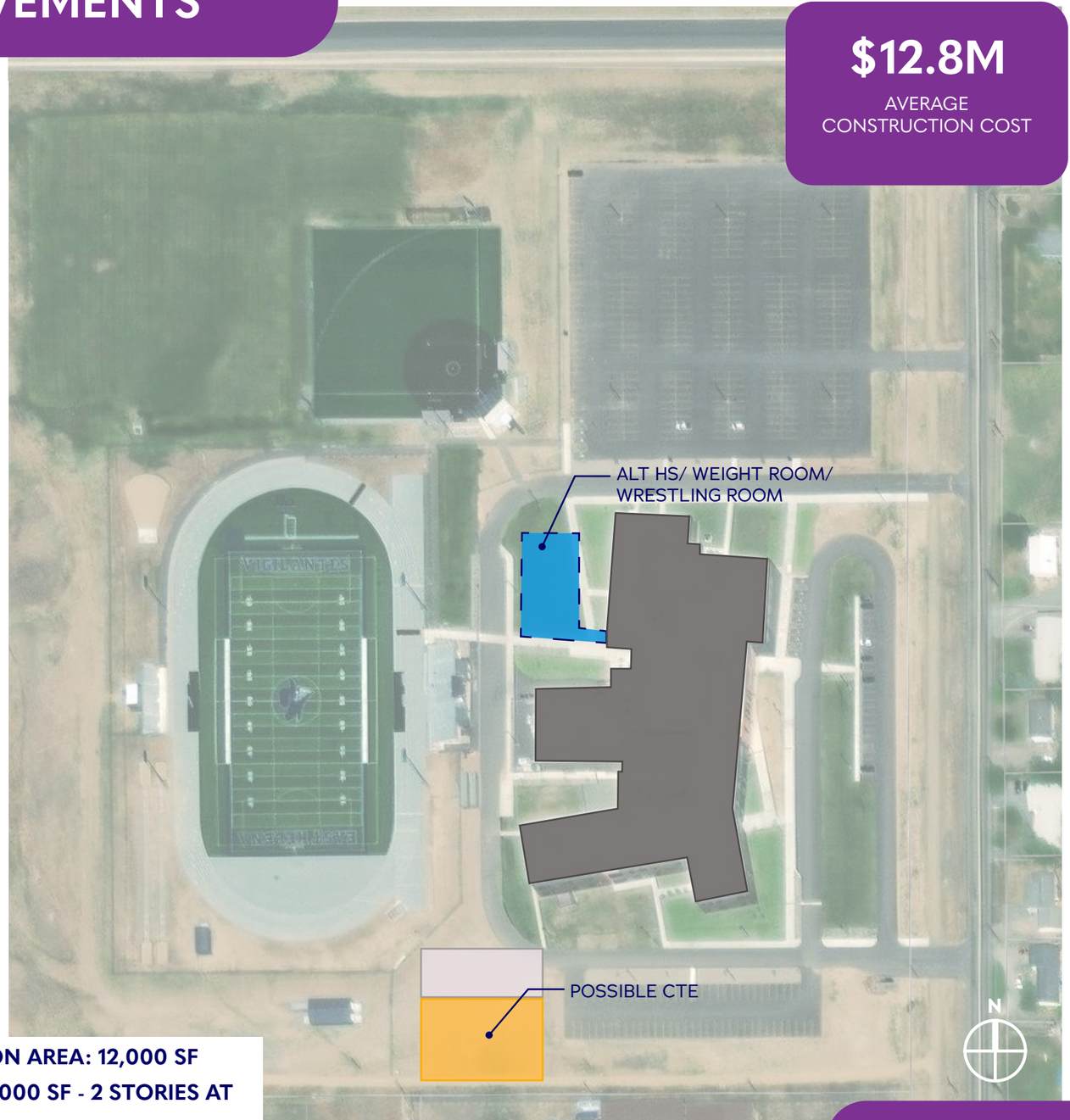
STUDY M1

HIGH SCHOOL IMPROVEMENTS

HIGH SCHOOL POSSIBILITIES:

- New CTE Building
  - 8,000 - 12,000 SF (up to double in size?)
  - Need to verify program elements
  - Proposed location to be determined
    - West end of staff lot
- Renovate Existing CTE into Classrooms
- Alternative High School
  - Serving 50 - 60 Students
  - 5 total classrooms
  - Support spaces
  - 8,000 - 10,000 SF
  - Proposed location to be determined
    - NW corner of bus loop
    - Might also include new weight room/wrestling room addition
- New Weight Room
  - 3,500 - 4,000 SF (3x current fitness room)
  - Need to verify program elements
  - Proposed location to be determined
    - NW corner of bus loop
    - Might also be included with new alternative high school
- New Wrestling Room
  - 3,500 - 4,000 SF
  - Need to verify program elements
  - Proposed location to be determined
    - NW corner of bus loop
    - Might also be included with new alternative high school

$12.8M
AVERAGE CONSTRUCTION COST



LEGEND
- POSSIBLE NEW ADDITION AREA
- POSSIBLE NEW BUILDING AREA
- EXISTING BUILDING

NEW CONSTRUCTION AREA: 12,000 SF

ADDITION AREA: 16,000 SF - 2 STORIES AT 8,000 SF EACH

STUDY H1

NEW HIGH SCHOOL

$80.3M
AVERAGE
CONSTRUCTION COST

HIGH SCHOOL POSSIBILITIES:

- **Renovation of EVMS into an Elementary School**
  - o +475 Students K-5
    (assumes other elementary schools remain open)
  - o 21 Years of enrollment growth
- **Renovation of EHHS into a Middle School**
  - o +125 Students 6-8
  - o 10 years of enrollment growth
- **New High School**
  - o +300 Students 9-12
  - o 20 years of enrollment growth
- Total enrollment growth K-12 = 900

NEW HIGH SCHOOL SQUARE FOOTAGE: APPROXIMATELY 189,000 SF

STUDY H2

WHAT IS THE COST OF A NEW HIGH SCHOOL

New High School Construction Assumptions

- **Target Enrollment - 900 students**
  - 225 students per class would take projections **beyond 2034 at 3% growth** (785 projection)
  - o Current HS target enrollment 600
- Recommended site*: 39 Acres
  - o Current HS site size 35 acres
- Recommended School SF/Student*: 205 - 210 SF/Student
  - o Current school is 113,156 SF for 567 students or 204 SF/Student
  - o Based on current lack of SF for lockers, weight room, etc. would recommend higher number

New High School

- Recommendation: 210 SF/Student
- Recommended School Size = 189,000 SF
- Average Construction Cost = $425/SF
- Construction Cost Range:
  - o Construction Cost Low = $74,300,625
  - o Construction Cost Average = $80,325,000
  - o Construction Cost High = $86,349,375
- Project Cost at 15% Soft Costs:
  - o Total Project Cost Low = $85,445,719
  - o Total Project Cost Average = $92,373,750
  - o Total Project Cost High = $99,301,781

Key: * = per industry standards

Additional Considerations for New High School

- Duplicate amenities at new site?
  - o Gymnasium
  - o Outdoor athletic facilities
    - Football/Soccer/Track Stadium/Softball Field
  - o If these stay at the current site (future middle school) have to deal with travel between sites, locker rooms, etc.
  - o A varsity sports complex at a remote site would be additional dollars

WHAT IS THE COST OF A NEW HIGH SCHOOL

Considerations for Current EHHS Becoming a Middle School

- EHHS size at **113,000 SF**, adequate to accommodate middle school growth
- **Not programmed for middle school**, not efficient from SF standpoint - more specialty spaces and less general classrooms
- Modifications/renovations may be needed to accommodate middle school curriculum and teaching pedagogy
    - EVMS: **27 general classrooms** for **enrollment of 474**
    - EHHS: **21 general classrooms** for **enrollment of 567**
    - Specialty spaces at current EHHS would need to be **converted into general classrooms**
    - **Significant renovation cost** would be needed at EHHS to convert to a middle school

Considerations for EVMS Becoming an Elementary School

- Size at **68,480 SF** should be able to accommodate similar number of elementary students (475)
- Recommend **safety and security upgrades**, minor renovation/updates
- Could be **potential Radley replacement** 3-5 grade
- If Radley goes off-line may still need addition at PPE

EASTGATE ELEMENTARY SCHOOL RENOVATION

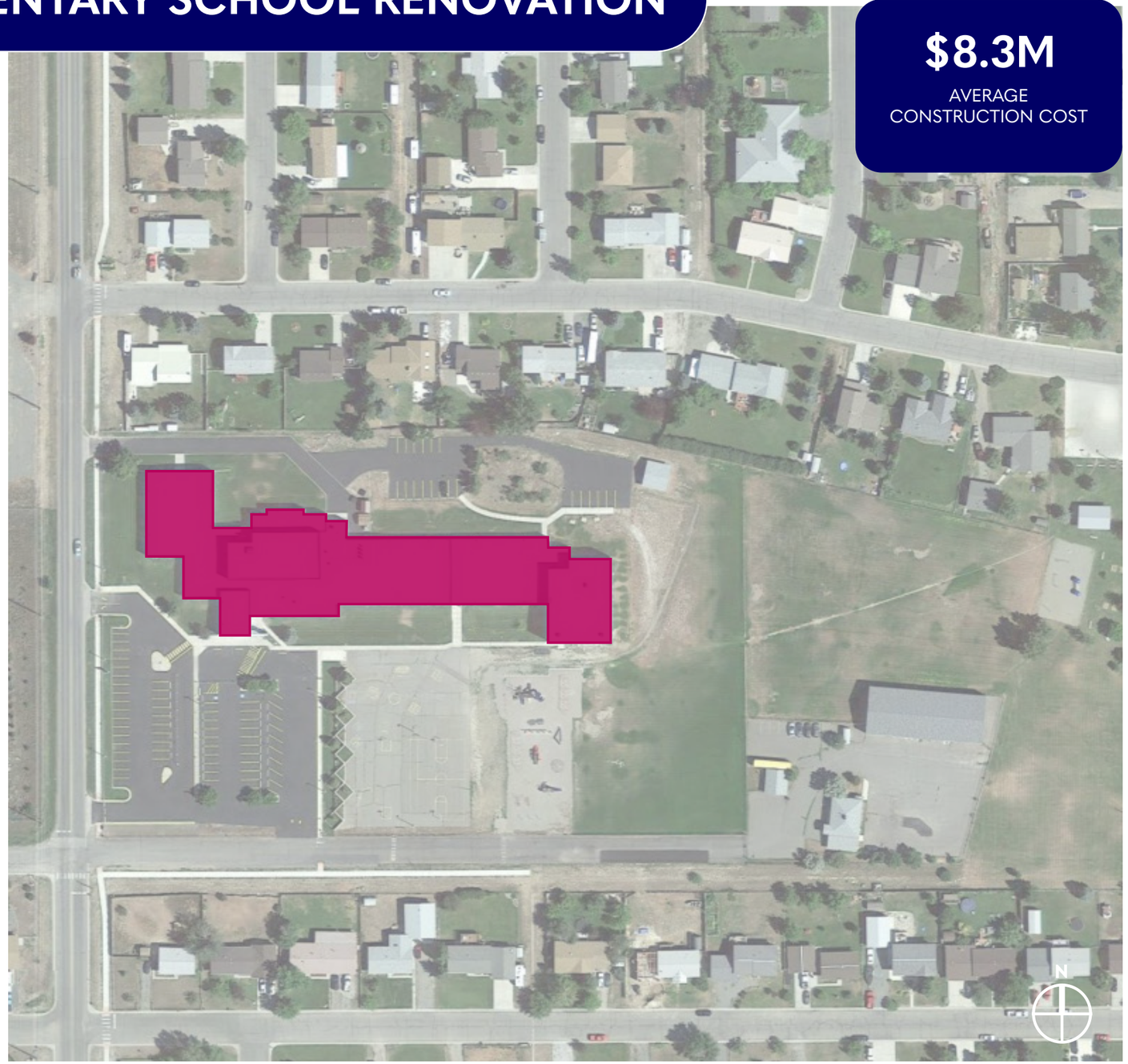
EASTGATE ELEMENTARY SCHOOL POSSIBILITIES:

- Renovation of existing building (excludes mechanical upgrades)
- Safety and security upgrades
- Site circulation upgrades

EXISTING: 44,350 SF

LEGEND

RENOVATE EXISTING BUILDING



$8.3M

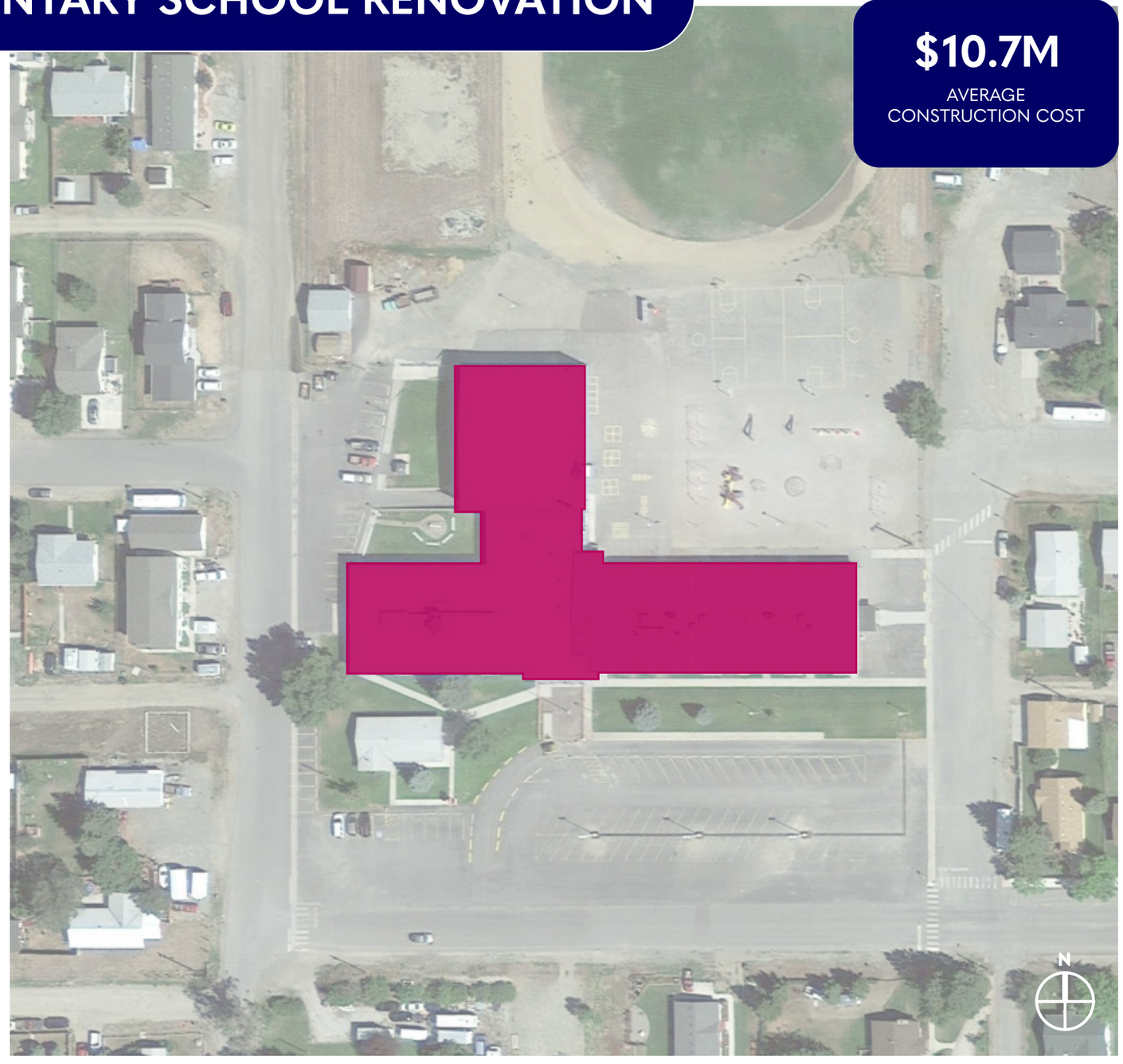
AVERAGE CONSTRUCTION COST

RADLEY ELEMENTARY SCHOOL RENOVATION

RADLEY ELEMENTARY SCHOOL POSSIBILITIES:

- Renovation of existing building (excludes mechanical upgrades)
- Safety and security upgrades
- Site circulation upgrades
- Potential removal of District Administration Building

$10.7M
AVERAGE CONSTRUCTION COST



EXISTING: 67,900 SF

LEGEND

RENOVATE EXISTING BUILDING

WHAT ABOUT ADDITIONS TO EASTGATE AND RADLEY

Limiting Factors to Additions at Eastgate

Site Limitations:

- No room for expansion at the west and north sides of the site
- Addition to south would impact existing playground

Existing Building Configuration Limitations:

- Existing classroom wings are "bound" and don't allow an easy extension of a wing
- A proposed addition to the south would need to come off the existing exit at the addition and would eliminate the windows to (2) existing classrooms
- Potential addition at northeast would have significant impact on north parking area in order to align with current circulation

Limiting Factors to Additions at Radley

Site Limitations:

- No room for expansion at the east, south or west sides of the site
- Addition at north would impact existing playground area

Existing Building Configuration Limitations:

- Existing classroom wings are "bound" and don't allow an easy extension of a wing
- A proposed addition to the north would eliminate (1) existing classroom in order to accommodate circulation

***Would need to renovate existing building**

WHAT ABOUT ADDITIONS TO EASTGATE AND RADLEY

Limiting Factors to Additions at Both Eastgate and Radley

Existing Building Structure and Systems Limitations:

- Existing structural system, particularly masonry bearing walls are more difficult and expensive to demolish and tie new construction into
- MEP systems are dated and less compatible with new systems of addition and would have more potential expense to upgrade
- More unknown conditions with older buildings than with newer facility at PPE

Occupied Construction, Site Access and Construction Staging Limitations:

- Site space and access to the areas of the potential additions is limited
- Construction would have great impact on student access to playground areas
- Potential addition at northeast would have significant impact on north parking area in order to align with current circulation

Based on these limitations that exist at both Eastgate and Radley and not at Prickly Pear Elementary, our team determined it most beneficial and cost effective to develop an elementary addition at Prickly Pear Elementary School.

DISTRICT ADMINISTRATION BUILDING

POSSIBILITIES:

- Proposed relocation of district offices (to clinic building) and demolition of existing building
- Redevelop site/parking at location of demolished admin building to improve site circulation and safety

LEGEND

- REMODEL EXISTING BUILDING
- DEMOLISH EXISTING BUILDING
- EXISTING BUILDING

DISTRICT TRANSPORTATION BUILDING AND MILLER HOUSE

POSSIBILITIES:

- Proposed demolition of existing transportation building and Miller House and replacement with new Transportation Facility and Office
  - o Evaluate new facility at 3 sites
    - Current site at Eastgate
    - Prickly Pear West Site
    - Radley Site (if school is used as district office / maintenance)
- New transportation building
  - o Approximately 3,000 SF
- Future relocation or removal of Miller House
- Potential to sell east end of district owned lot containing current bus barn

$3.8M
AVERAGE CONSTRUCTION COST

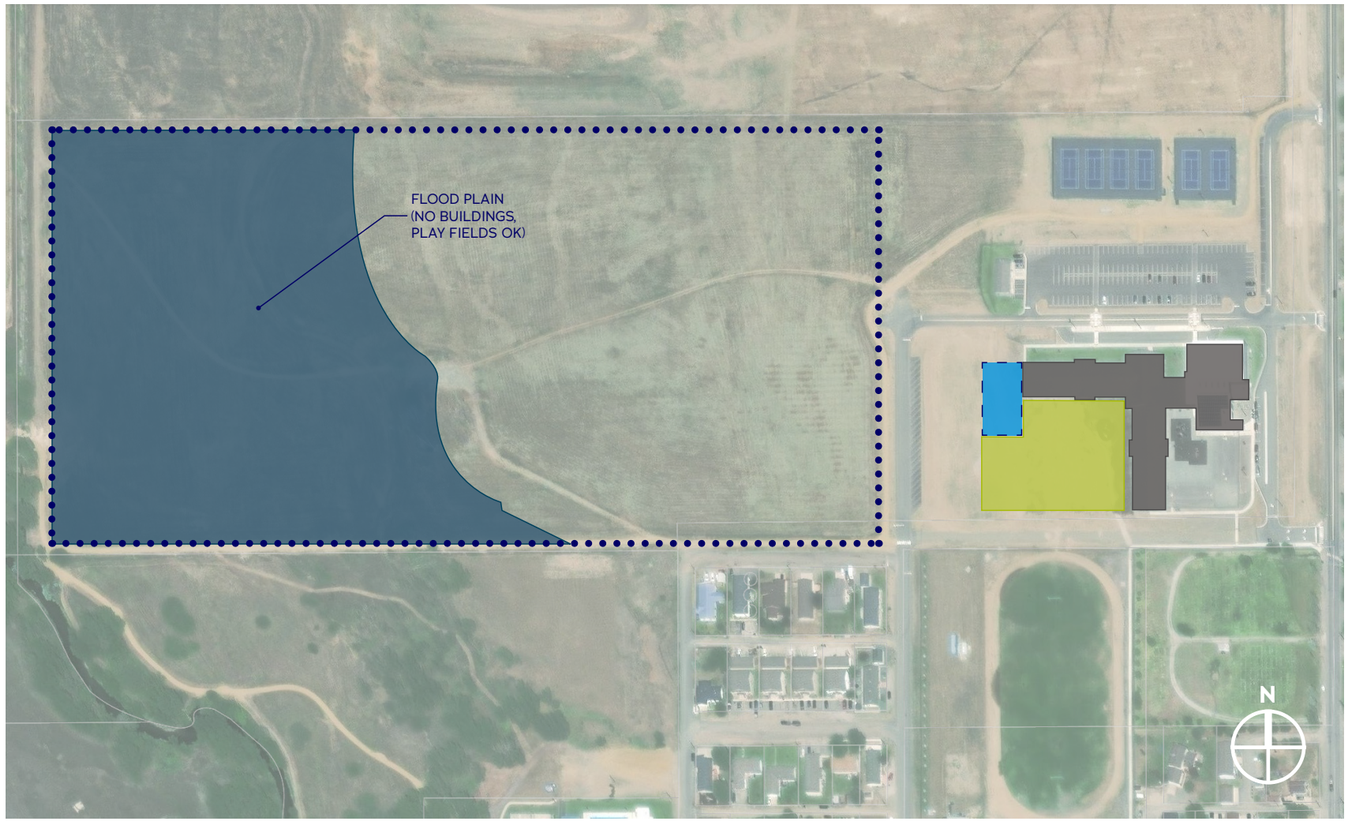
LEGEND

- POSSIBLE NEW BUILDING AREA
- DEMOLISH OR RE-PURPOSE EXISTING BUILDING
- EXISTING BUILDING
- DISTRICT OWNED LAND POTENTIAL FOR SALE

PRICKLY PEAR WEST SITE

PRICKLY PEAR ELEMENTARY WEST SITE POSSIBILITIES:

- Propose district maintain property for future development (play fields, future development, etc.)
- Potential for district transportation facility and central office
- Potential for New K-5, K-8 or 3-Grade School (Radley Replacement)



SITE SIZE: TOTAL SITE IS 45 ACRES,
APPROX. 30 ACRES IS UNDEVELOPED

LEGEND

- POSSIBLE NEW DEVELOPMENT AREA
- POSSIBLE NEW ADDITION AREA
- EXISTING BUILDING
- FLOOD PLAIN EXTENTS

MOUNTAIN VIEW MEADOWS SITE

SITE POSSIBILITIES:

- Proposed District maintain property or look at potential land swap for a more suitable site for school development.
- Potential to sell parcel.

SITE SIZE: 9 ACRES

LEGEND

MAINTAIN OR SWAP FOR ANOTHER SITE

ADDITIONAL NEEDS / WANTS

ATHLETICS

- Additional Varsity Locker Room space
- Additional Bleacher Seating at the Football Stadium: Including varsity locker rooms or weight room or both under the bleacher structure
- Bathrooms at the Football Field
- Baseball Field
- Aquatics Facility
- 4 Additional tennis courts on PPE Property
- Development of playing fields on PPE Flood plain, softball and baseball fields

SAFETY & SECURITY

- Secure vestibules (3 new)
- Consistent Door Hardware & Locksets Across District
- Site, Traffic & Circulation Improvements

FINE & PERFORMING ARTS

- Theater/Performing Arts Facility

ACCESSIBILITY

- ADA Accessibility Upgrades

OTHER OPTIONS

- Eastgate Elementary Addition

STUDY OPTIONS

FROM TODAY, 3-5 YEARS BEFORE OPENING

Funding, Planning, Design, Construction of Additions or New Construction

5

10

15

E

STUDY E1 - PRICKLY PEAR ELEMENTARY ADDITION

- 10,000 to 12,000 SF Addition
- 7 to 8 new classrooms
- Approx. 180 new students
- Grade Distribution per School:
  - Eastgate Remains EK & K
  - Prickly Pear 1st, 2nd and 3rd
  - Radley now 4th & 5th

If New Prickly Pear Addition is included in the first phase, 180 additional students in grades K-5 will accommodate growth for Approximately 8 years

8 YEARS

Need for additional space at K-5. Look at Study E2 New 3 Grade School, Study E3 K-5 School or at Study EM1 new K-8 School.

E

STUDY E2 - NEW 3 GRADE SCHOOL - RADLEY REPLACEMENT

- To replace existing Radley Elementary
- 78,000 to 84,000 SF New Construction
- 21 to 24 new classrooms
- Approx. 540 Students (net gain of 90)
- Grade Distribution per School:
  - Eastgate Remains EK & K
  - Prickly Pear Remains 1st and 2nd
  - New School now 3rd, 4th, & 5th

If New 3-Grade school to replace Radley is included in the first phase, 90 additional students in grades K-5 will accommodate growth for approximately 4 years.

4 YEARS

Need for additional space at K-5. Look at Study E1 Prickly Pear Addition, Study E3 New K-5 School or at Study EM1 new K-8 School.

STUDY OPTIONS

FROM TODAY, 3-5 YEARS BEFORE OPENING

Funding, Planning, Design, Construction of Additions or New Construction

5

10

15

E

STUDY E3 - NEW K - 5 SCHOOL

- 52,000 to 55,000 SF New Construction
- 15 - 16 new classrooms
- Approx. 340 - 352 Students
- Grade Distribution per School:
  - Eastgate Remains EK & K
  - Prickly Pear Remains 1st and 2nd
  - Radley Remains 3rd, 4th, & 5th
  - EVMS Remains 6th, 7th, and 8th
  - New K-5 School would reduce student population at existing schools each grade level by approx. 57 to 59 students.

If new K-5 School is in the first phase, 340 - 352 additional K-5 students will accommodate approximately 15 years of growth. Assumes that all current schools remain operational.

15 YEARS

Need for additional space at K-5. Look at Study E1 Prickly Pear Addition.

EM

STUDY EM1 - NEW K - 8 SCHOOL

- 78,000 to 84,000 SF New Construction
- 21 new classrooms
- Approx. 475 to 525 Students
- Grade Distribution per School:
  - Eastgate Remains EK & K
  - Prickly Pear Remains 1st and 2nd
  - Radley Remains 3rd, 4th, & 5th
  - EVMS Remains 6th, 7th, and 8th
  - New K-8 School would reduce student population at existing schools each grade level by approx. 52 to 58 students.

If new K-8 School is in the first phase, 475 - 525 additional K-8 students will accommodate approximately 14 years of growth. Assumes that all current schools remain operational.

14 YEARS

Need for additional space at K-8. Look at Study E1 Prickly Pear Addition or at Study M1 EVMS Additions.

STUDY OPTIONS

FROM TODAY, 3-5 YEARS BEFORE OPENING

Funding, Planning, Design, Construction of Additions or New Construction

5

10

15

M STUDY M1 - EVMS ADDITIONS

- Classroom Addition
  - Approx. 10,000 to 12,000 SF
  - 7 to 8 new classrooms
  - Approx. 180 additional students
- Commons and Kitchen Addition
  - Approx. 4,000 SF addition
- New Gym / Multi-Purpose Room at approximately 6,400 SF

If EVMS Additions are in the first phase, an additional 180 students will accommodate approximately 15 years of growth.

15 YEARS

Need for additional space at 6-8. Look at potential classroom addition or other options.

H STUDY H1 - HIGH SCHOOL IMPROVEMENTS

- Alternative High School Addition
  - 8,000 to 12,000 SF
  - 50 to 60 Students
  - Would free up 5 current classrooms at EHHS (approx. 125 additional students)
- New CTE Building
  - 8,000 to 10,000 SF
  - Renovate Existing CTE into Classrooms
- New Weight Room
  - 3,500 to 4,000 SF
- New Wrestling Room
  - 3,500 to 4,000 SF
- Non impact to K-8 Schools

If High School Improvements are in the first phase, an additional 150 students will accommodate approximately 10 years of growth.

10 YEARS

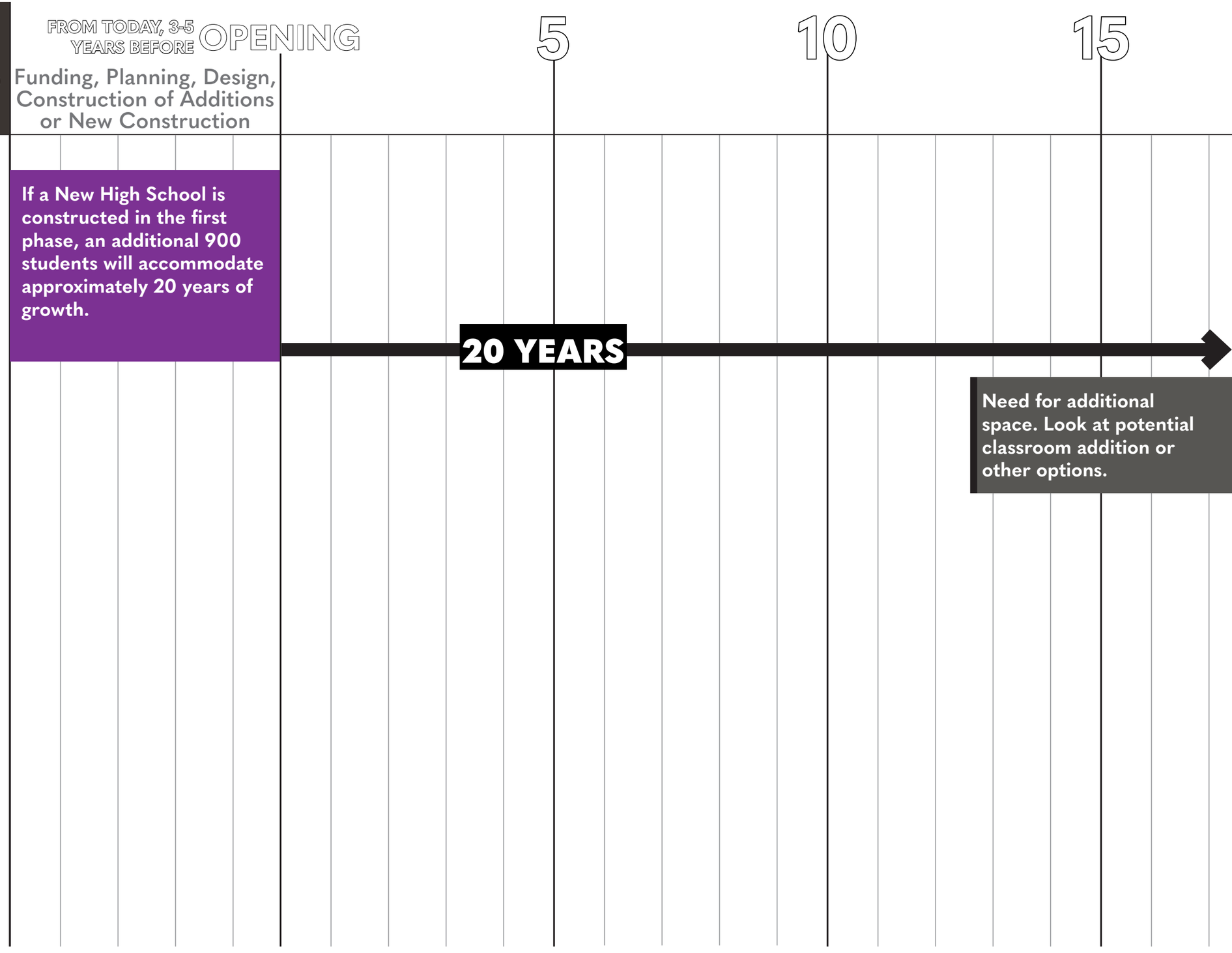
Need for additional space at 9 - 12. Look at potential classroom addition or other options.

STUDY OPTIONS

H

STUDY H2 - NEW HIGH SCHOOL

- Renovation of EVMS into an Elementary School
  - +475 Students K-5 (assumes other elementary schools remain open)
  - 21 Years of enrollment growth
- Renovation of EHHS into a Middle School
  - +125 Students 6-8
  - 10 years of enrollment growth
- New High School
  - +300 Students 9-12
  - 20 years of enrollment growth
- Total enrollment growth K-12 = 900



ENROLLMENT GROWTH CAPACITY

FROM TODAY, 3-5 YEARS BEFORE OPENING

Funding, Planning, Design, Construction of Additions or New Construction

5

10

15

E

STUDY E1 -
PRICKLY PEAR
ELEMENTARY ADDITION

+180 students K-5 → 8 YEARS → E2, E3 or EM1

STUDY E2 - RADLEY
REPLACEMENT
NEW 3 GRADE SCHOOL

+90 students K-5 → 4 YEARS → E1, E3 or EM1

STUDY E3 -
NEW K - 5 SCHOOL

+352 students → 15 YEARS → E1

EM

STUDY EM1 -
NEW K - 8 SCHOOL

+525 students K-8 → 14 YEARS → M1 and/or E1

M

STUDY M1 -
EVMS ADDITIONS

+180 students 6-8 → 15 YEARS → Classroom Addition or Other

H

STUDY H1 -
HIGH SCHOOL
IMPROVEMENTS

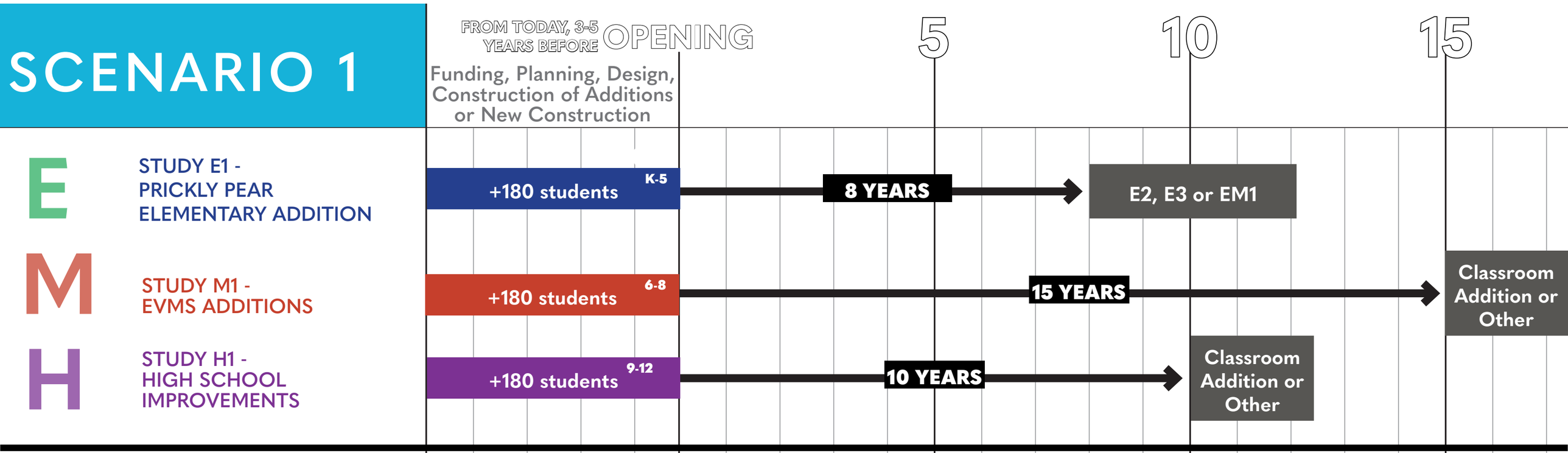
+180 students 9-12 → 10 YEARS → Classroom Addition or Other

H

STUDY H2- NEW HIGH
SCHOOL

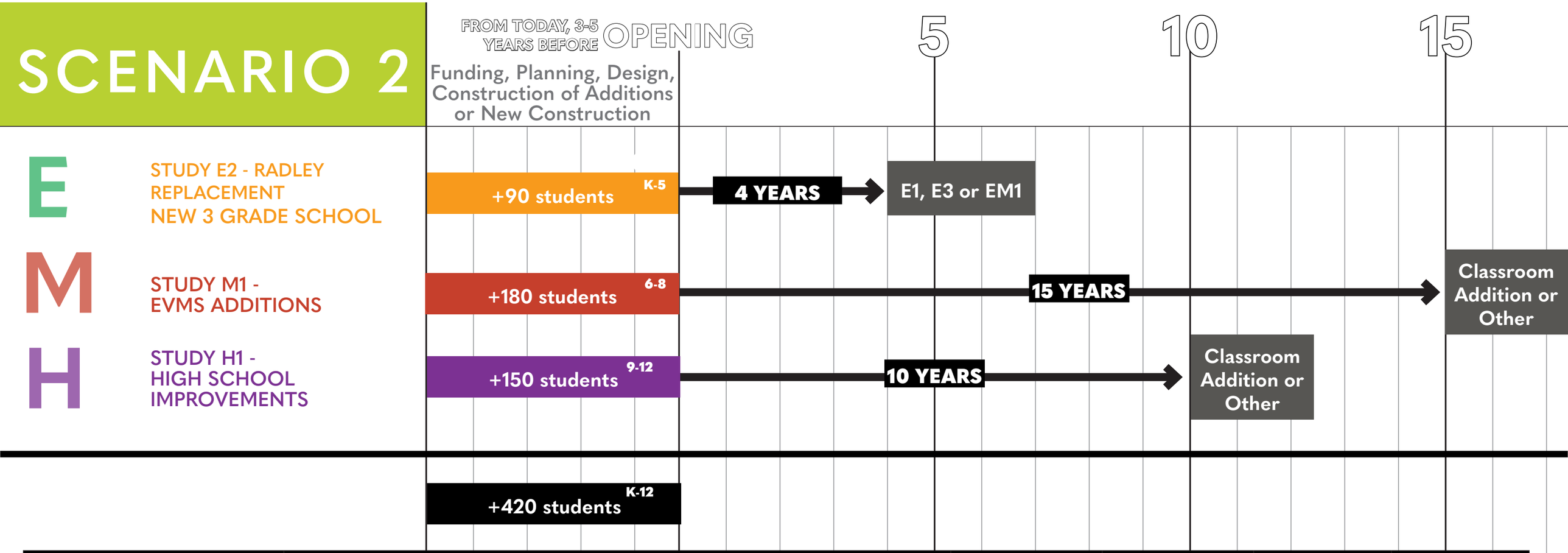
+900 students 9-12 → 20 YEARS → Classroom Addition or Other

SCENARIO 1



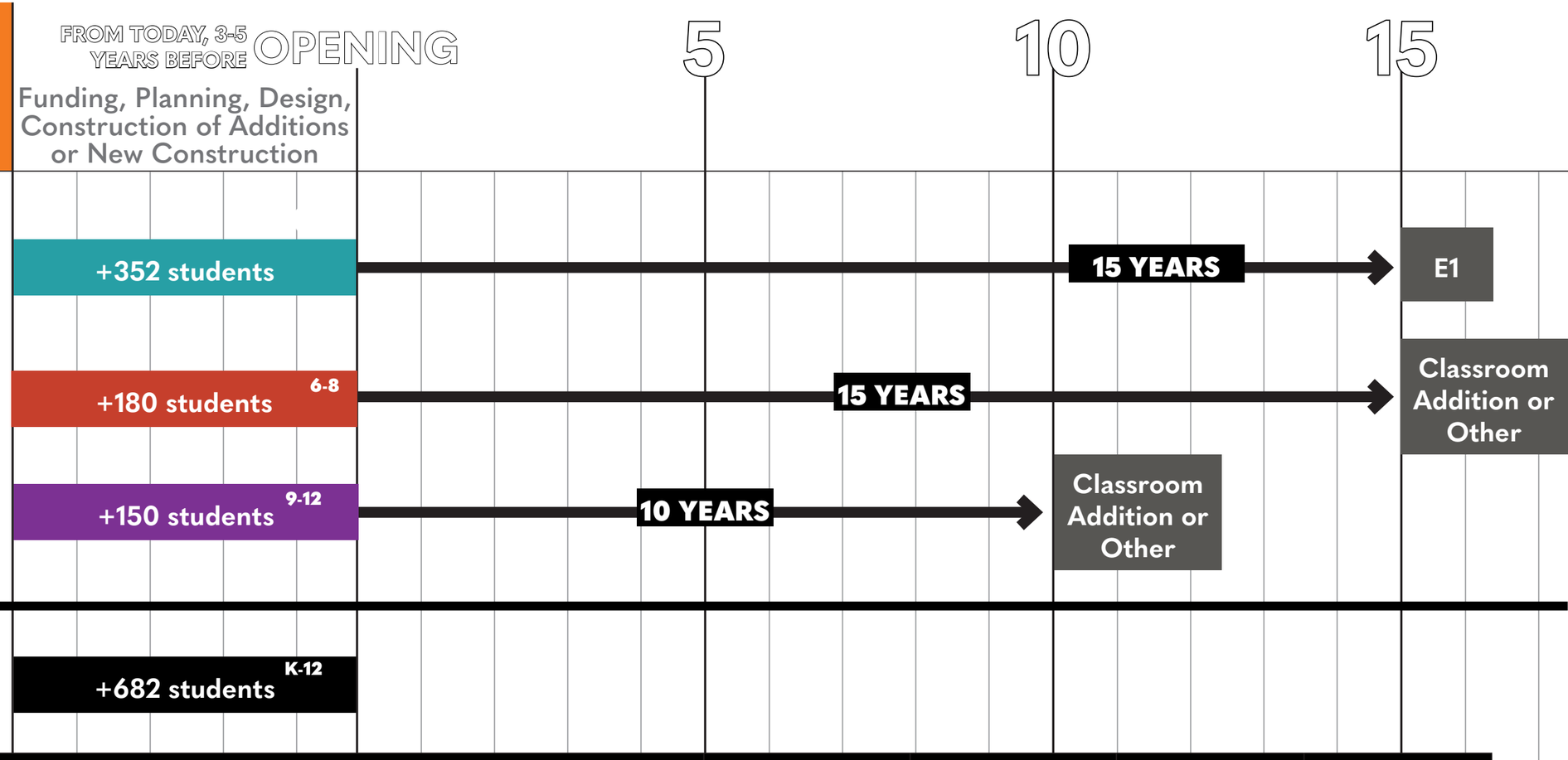
		SF	LOW COST	AVERAGE	HIGH COST
ELEMENTARY	STUDY E1 - PRICKLY PEAR ELEMENTARY ADDITION	12,000 SF		$5.3M	
MIDDLE SCHOOL	STUDY M1 - EVMS ADDITIONS	22,400 SF		$9.1M	
HIGH SCHOOL	STUDY H1 - HIGH SCHOOL IMPROVEMENTS	28,000 SF		$12.8M	
SAFETY & SECURITY	EASTAGE, RADLEY, EVMS	-		$6M	
	CONSTRUCTION COST		$30.8M	$33.2M	$35.8M
	SOFT COSTS		$4.6M	$5M	$5.4M
	TOTAL COST		$35.4M	$38.2M	$41.2M

SCENARIO 2



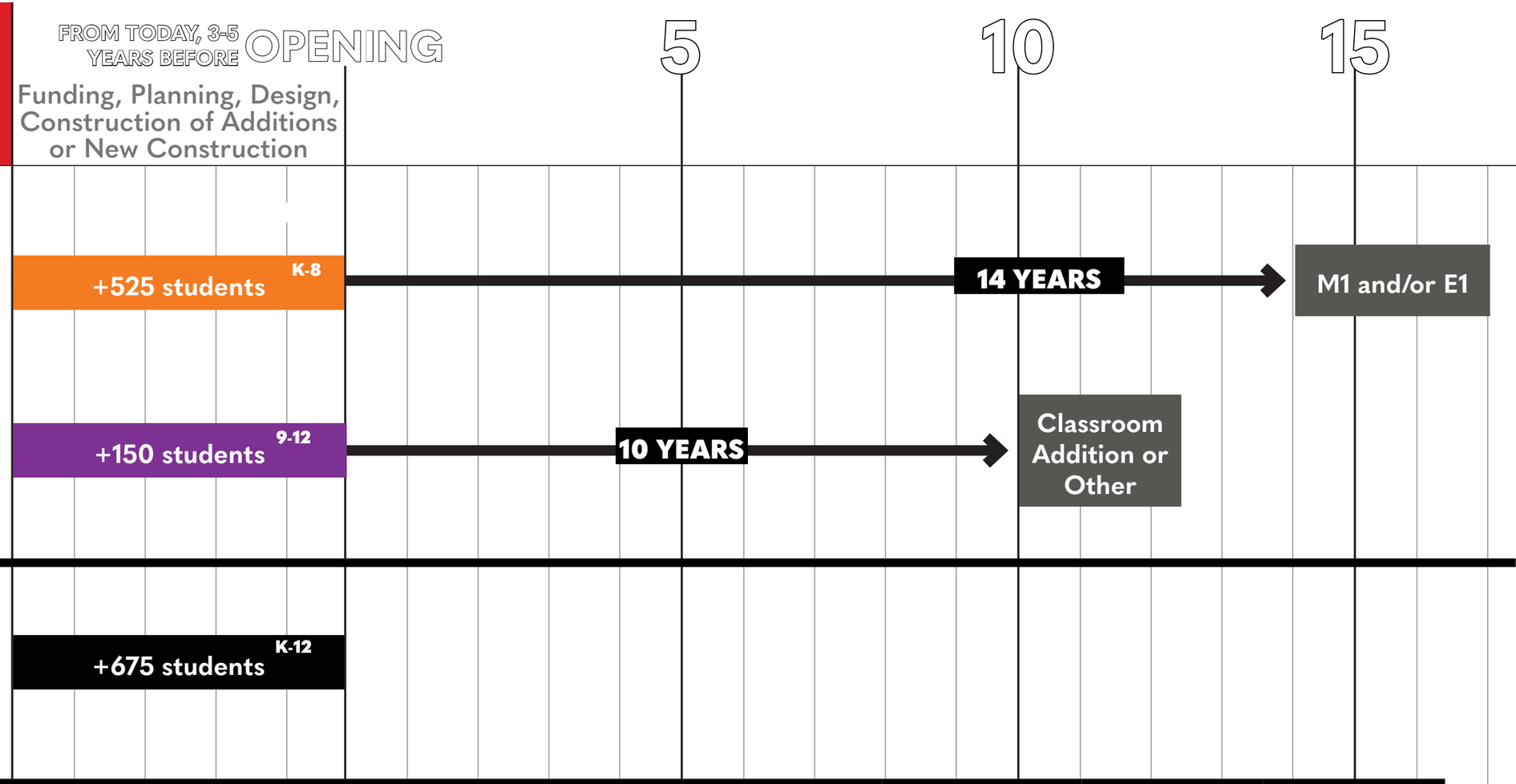
		SF	LOW COST	AVERAGE	HIGH COST
ELEMENTARY	STUDY E2 - NEW 3 GRADE SCHOOL-RADLEY REPLACEMENT	84,000 SF		$33.6M	
MIDDLE SCHOOL	STUDY M1 - EVMS ADDITIONS	22,400 SF		$9.1M	
HIGH SCHOOL	STUDY H1 - HIGH SCHOOL IMPROVEMENTS	28,000 SF		$12.8M	
SAFETY/SECURITY/RENO	EASTAGE, EVMS, RADLEY ADMIN, PPE SITE	-		$4.8M	
	CONSTRUCTION COST		$55.8M	$60.3M	$64.9M
	SOFT COSTS		$8.4M	$9M	$9.8M
PLUS LAND	TOTAL COST		$64.2M	$69.3M	$74.7M

SCENARIO 3



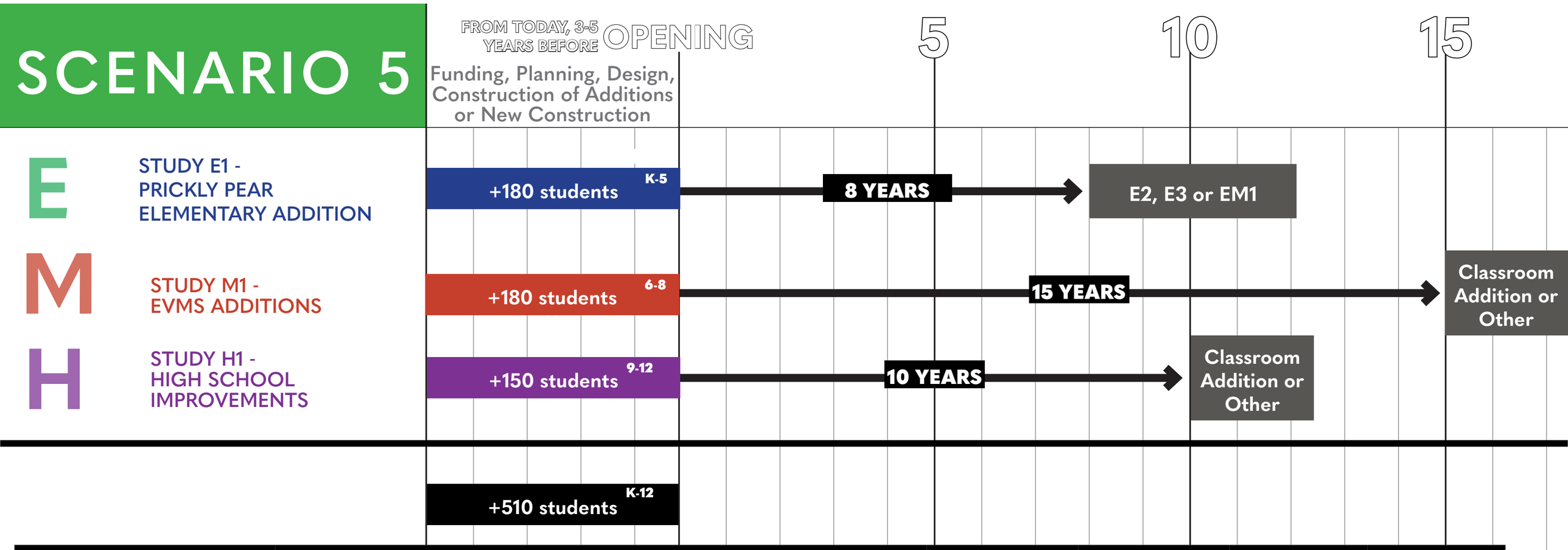
		SF	LOW COST	AVERAGE	HIGH COST
ELEMENTARY	STUDY E3 - NEW K - 5 SCHOOL	55,000 SF		$22M	
MIDDLE SCHOOL	STUDY M1 - EVMS ADDITIONS	22,400 SF		$9.1M	
HIGH SCHOOL	STUDY H1 - HIGH SCHOOL IMPROVEMENTS	28,000 SF		$12.8M	
SAFETY/SECURITY/RENO	EASTAGE, RADLEY, EVMS, PPE SITE	-		$6.5M	
	CONSTRUCTION COST		$46.7M	$50.4M	$54.3M
	SOFT COSTS		$7M	$7.6M	$8.1M
PLUS LAND	TOTAL COST		$53.7M	$58M	$62.4M

SCENARIO 4



		SF	LOW COST	AVERAGE	HIGH COST
ELEMENTARY/MIDDLE	STUDY EM1 - NEW K - 8 SCHOOL	84,000 SF		$34.4M	
HIGH SCHOOL	STUDY H1 - HIGH SCHOOL IMPROVEMENTS	28,000 SF		$12.8M	
SAFETY/SECURITY/RENO	EASTAGE, RADLEY, EVMS, PPE SITE	-		$6.5M	
	CONSTRUCTION COST		$49.7M	$53.7M	$57.8M
	SOFT COSTS		$7.5M	$8.1M	$8.7M
PLUS LAND	TOTAL COST		$57.2M	$61.8M	$66.5M

SCENARIO 5



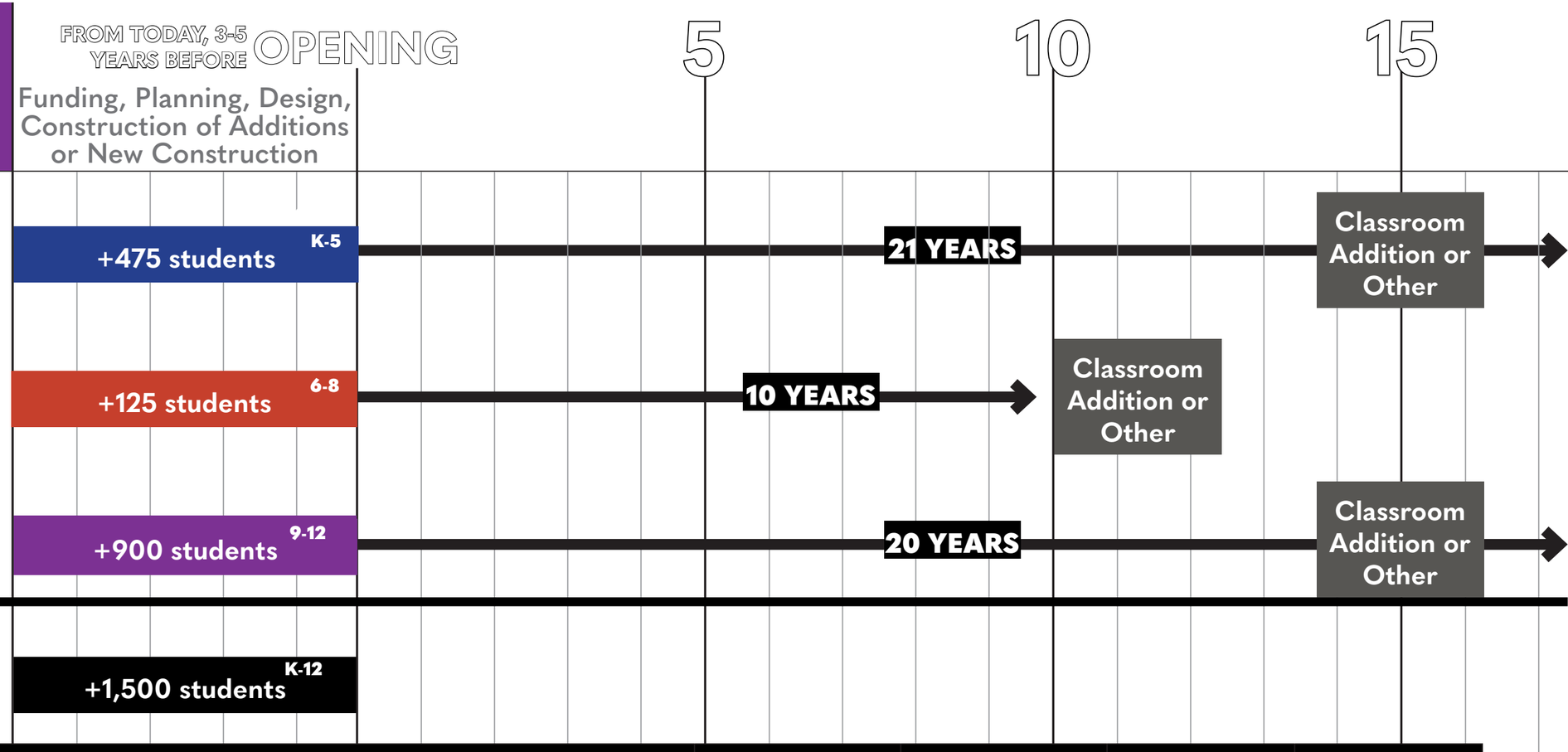
		SF	LOW COST	AVERAGE	HIGH COST
ELEMENTARY	STUDY E1 - PRICKLY PEAR ELEMENTARY ADDITION	12,000 SF		$5.3M	
MIDDLE SCHOOL	STUDY M1 - EVMS ADDITIONS	22,400 SF		$9.1M	
HIGH SCHOOL	STUDY H1 - HIGH SCHOOL IMPROVEMENTS	28,000 SF		$12.8M	
SAFETY/SECURITY/RENO	EASTAGE & RADLEY FULL RENOVATIONS, EVMS S&S	-		$21M	
	CONSTRUCTION COST		$44.6M	$48.2M	$51.9M
	SOFT COSTS		$6.7M	$7.2M	$7.8M
	TOTAL COST		$51.3M	$55.4M	$59.7M

SCENARIO 6

E — RENOVATION OF EVMS INTO A ELEMENTARY SCHOOL

M — RENOVATION OF EHHS INTO A MIDDLE SCHOOL

H — STUDY H2 - NEW HIGH SCHOOL



		SF	LOW COST	AVERAGE	HIGH COST
ELEMENTARY	RENOVATION OF EVMS INTO AN ELEMENTARY SCHOOL	20,000 SF		$4M	
MIDDLE SCHOOL	RENOVATION OF EHHS INTO A MIDDLE SCHOOL	40,000 SF		$8M	
HIGH SCHOOL	NEW HIGH SCHOOL	189,000 SF		$80.3M	
SAFETY/SECURITY/RENO	EASTAGE & RADLEY FULL RENOVATIONS, EVMS S&S			$16.5M	
	CONSTRUCTION COST		$100.6M	$108.8M	$116.9M
	SOFT COSTS		$15.1M	$16.3M	$17.5M
PLUS LAND	TOTAL COST		$115.7M	$125.1M	$134.5M

SCENARIO 1

		SF	LOW COST	AVERAGE	HIGH COST
ELEMENTARY	STUDY E1 - PRICKLY PEAR ELEMENTARY ADDITION	12,000 SF		$5.3M	
MIDDLE SCHOOL	STUDY M1 - EVMS ADDITIONS	22,400 SF		$9.1M	
HIGH SCHOOL	STUDY H1 - HIGH SCHOOL IMPROVEMENTS	28,000 SF		$12.8M	
SAFETY & SECURITY	EASTAGE, RADLEY, EVMS	-		$6M	
	CONSTRUCTION COST		$30.8M	$33.2M	$35.8M
	SOFT COSTS		$4.6M	$5M	$5.4M
	TOTAL COST		$35.4M	$38.2M	$41.2M

SCENARIO 2

		SF	LOW COST	AVERAGE	HIGH COST
ELEMENTARY	STUDY E2 - NEW 3 GRADE SCHOOL - RADLEY REPLACEMENT	84,000 SF		$33.6M	
MIDDLE SCHOOL	STUDY M1 - EVMS ADDITIONS	22,400 SF		$9.1M	
HIGH SCHOOL	STUDY H1 - HIGH SCHOOL IMPROVEMENTS	28,000 SF		$12.8M	
SAFETY/SECURITY/RENO	EASTAGE, EVMS, RADLEY ADMIN, PPE SITE	-		$4.8M	
	CONSTRUCTION COST		$55.8M	$60.3M	$64.9M
	SOFT COSTS		$8.4M	$9M	$9.8M
PLUS LAND	TOTAL COST		$64.2M	$69.3M	$74.7M

SCENARIO 3

		SF	LOW COST	AVERAGE	HIGH COST
ELEMENTARY	STUDY E3 - NEW K - 5 SCHOOL	55,000 SF		$22M	
MIDDLE SCHOOL	STUDY M1 - EVMS ADDITIONS	22,400 SF		$9.1M	
HIGH SCHOOL	STUDY H1 - HIGH SCHOOL IMPROVEMENTS	28,000 SF		$12.8M	
SAFETY/SECURITY/RENO	EASTAGE, RADLEY, EVMS, PPE SITE	-		$6.5M	
	CONSTRUCTION COST		$46.7M	$50.4M	$54.3M
	SOFT COSTS		$7M	$7.6M	$8.1M
PLUS LAND	TOTAL COST		$53.7M	$58M	$62.4M

SCENARIO 4

		SF	LOW COST	AVERAGE	HIGH COST
ELEMENTARY/MIDDLE	STUDY EM1 - NEW K - 8 SCHOOL	84,000 SF		$34.4M	
HIGH SCHOOL	STUDY H1 - HIGH SCHOOL IMPROVEMENTS	28,000 SF		$12.8M	
SAFETY/SECURITY/RENO	EASTAGE, RADLEY, EVMS, PPE SITE	-		$6.5M	
	CONSTRUCTION COST		$49.7M	$53.7M	$57.8M
	SOFT COSTS		$7.5M	$8.1M	$8.7M
PLUS LAND	TOTAL COST		$57.2M	$61.8M	$66.5M

SCENARIO 5

		SF	LOW COST	AVERAGE	HIGH COST
ELEMENTARY	STUDY E1 - PRICKLY PEAR ELEMENTARY ADDITION	12,000 SF		$5.3M	
MIDDLE SCHOOL	STUDY M1 - EVMS ADDITIONS	22,400 SF		$9.1M	
HIGH SCHOOL	STUDY H1 - HIGH SCHOOL IMPROVEMENTS	28,000 SF		$12.8M	
SAFETY/SECURITY/RENO	EASTAGE & RADLEY FULL RENOVATIONS, EVMS S&S	-		$21M	
	CONSTRUCTION COST		$44.6M	$48.2M	$51.9M
	SOFT COSTS		$6.7M	$7.2M	$7.8M
	TOTAL COST		$51.3M	$55.4M	$59.7M

SCENARIO 6

		SF	LOW COST	AVERAGE	HIGH COST
ELEMENTARY	RENOVATION OF EVMS INTO AN ELEMENTARY SCHOOL	20,000 SF		$4M	
MIDDLE SCHOOL	RENOVATION OF EHHS INTO A MIDDLE SCHOOL	40,000 SF		$8M	
HIGH SCHOOL	STUDY H2 - NEW HIGH SCHOOL	189,000 SF		$80.3M	
SAFETY/SECURITY/RENO	EASTAGE & RADLEY FULL RENOVATIONS, EVMS S&S	-		$16.4M	
	CONSTRUCTION COST		$100.6M	$108.8M	$116.9M
	SOFT COSTS		$15.1M	$16.3M	$17.5M
PLUS LAND	TOTAL COST		$115.7M	$125.1M	$134.5M

East Helena
Public Schools

PREFERRED SCENARIOS

SMA
architecture
+ design

WHAT IS THE COST/ STUDENT/ YEAR

STUDY E1 - Prickly Pear Elementary School Additions
- Average Construction Cost - $5.3M
- Number of Additional Students - 180 Students
- Number of Years Growth Accommodated (K-5) - 8 Years

TOTAL: **$3,680 / Student/ Year**

STUDY E2 - New 3-Grade School - Radley Replacement
- Average Construction Cost - $33.6M
- Number of Additional Students - 90 Students
- Number of Years Growth Accommodated (K-5) - 4 Years

TOTAL: **$93,333 / Student/ Year**

STUDY E3 - New K-5 School on a New Site
- Average Construction Cost - $22M
- Number of Additional Students - 352 Students
- Number of Years Growth Accommodated (K-5) - 15 Years

TOTAL: **$4,166 / Student/ Year**

STUDY EM1 - New K-8 School on a New Site
- Average Construction Cost - $34.4M
- Number of Additional Students - 525 Students
- Number of Years Growth Accommodated (K-8) - 14 Years

TOTAL: **$4,680 / Student/ Year**

STUDY M1 - EVMS Addition
- Average Construction Cost - $9.2M
- Number of Additional Students - 180 Students
- Number of Years Growth Accommodated (6-8) - 15 Years

TOTAL: **$3,407 / Student/ Year**

STUDY H1 - East Helena High School Improvements
- Average Construction Cost - $12.8M
- Number of Additional Students - 150 Students
- Number of Years Growth Accommodated (9-12) - 10 Years

TOTAL: **$8,533 / Student/ Year**

STUDY H2 - New High School
- Average Construction Cost - $80.3M
- Number of Additional Students - 900 Students
- Number of Years Growth Accommodated (9-12) - 20 Years

TOTAL: **$4,444 / Student/ Year**

RANKING #2	#6	#3/4	#3/4	#1	#5
SCENARIO 1	SCENARIO 2	SCENARIO 3	SCENARIO 4	SCENARIO 5	SCENARIO 6
$9,362 / Student/ Year **Avg. Total Cost: $38.2M**	**$41,250/ Student/ Year** **Avg. Total Cost: $69.3M**	**$8,504 / Student/ Year** **Avg. Total Cost: $58M**	**$9,155 / Student/ Year** **Avg. Total Cost: $61.8M**	**$13,578 / Student/ Year** **Avg. Total Cost: $55.4M**	**$8,340 / Student/ Year** **Avg. Total Cost: $125M**
Pros: • Addresses needs at **all levels** of the district • **Lowest cost option** • **No land** acquisition required • Continues to **utilize existing facilities**	**Pros:** • Addresses needs at **all levels** of the district	**Pros:** • Addresses needs at **all levels** of the district • New K-5 school would address elementary school potential growth for **15 years** • New school on new site could potentially address **anticipated growth south of the highway**	**Pros:** • Addresses needs at **all levels** of the district • New K-8 school would address elementary and middle school potential growth for **14 years** • New school on new site could potentially address **anticipated growth south of the highway** • New K-8 accommodates middle school growth **without additions to EVMS**	**Pros:** • Addresses needs at **all levels** of the district • **No land** acquisition required • **Addresses oldest facilities** in the district by providing full renovations of Eastgate and Radley • Continues to **utilize existing facilities** • **Upgrades Radley**	**Pros:** • **Longest** scenario • **Addresses oldest facilities** in the district by providing full renovations of Eastgate and Radley
Cons: • Limited to **8 years** of potential growth at the elementary level • **Does not provide renovations of oldest facilities** in the district (Eastgate & Radley) • Addition at **Prickly Pear** is **not the biggest priority need**, but MS + HS work is	**Cons:** • Relatively **expensive** • Limited to **4 years** of potential growth at the elementary level • **Does not provide renovations of oldest facilities** in the district (Eastgate & Radley) • **Requires land** acquisition • Location can change operations / transportation/ pedestrian ccess/ maintenance/etc.	**Cons:** • **Does not provide renovations of oldest facilities** in the district (Eastgate & Radley) • K-5 would be a **departure from the current grade level school structure** • **Requires land** acquisition • Location can change operations / transportation/ pedestrian ccess/ maintenance/etc. • Not viable in next ~10 years • Land not acquired yet	**Cons:** • **Does not provide renovations of oldest facilities** in the district (Eastgate & Radley) • K-8 would be a **departure from the current grade level school structure** • **Requires land** acquisition • Location can change operations / transportation/ pedestrian ccess/ maintenance/etc. • Not viable in next ~10 years	**Cons:** • Limited to **8 years** of potential growth at the elementary level	**Cons:** • **Most expensive** option • **No land** acquisition required

PREFERRED OPTION A

AVERAGE CONSTRUCTION COST: $48.2M

The Master Planning Committee's Preferred Option A is Planning Scenario 5. This scenario includes the following improvements across the district:

Elementary Improvements:

- A new classroom addition to Prickly Pear Elementary School
- Full renovations of the existing Eastgate and Radley Elementary Schools

Middle School Improvements:

- New additions to East Valley Middle School including classrooms, kitchen, commons and a new gymnasium/multi-purpose room.
- Improvements would include safety and security upgrades.

High School Improvements:

- New additions to East Helena High School to include a new CTE building, new alternative high school, new weight room and new wrestling room.

OPTION A PROS	OPTION A CONS
• Addresses needs at all levels of the district • No land acquisition required • Addresses oldest facilities in the district by providing full renovations of Eastgate and Radley • Continues to utilize existing facilities	• Limited to 8 years of potential growth at the elementary level

PREFERRED OPTION B

AVERAGE CONSTRUCTION COST: $33.2M

The Master Planning Committee's Preferred Option B is Planning Scenario 1. This scenario includes the following improvements across the district:

Elementary Improvements:

- A new classroom addition to Prickly Pear Elementary School
- Safety and security upgrades at Eastgate and Radley Elementary Schools

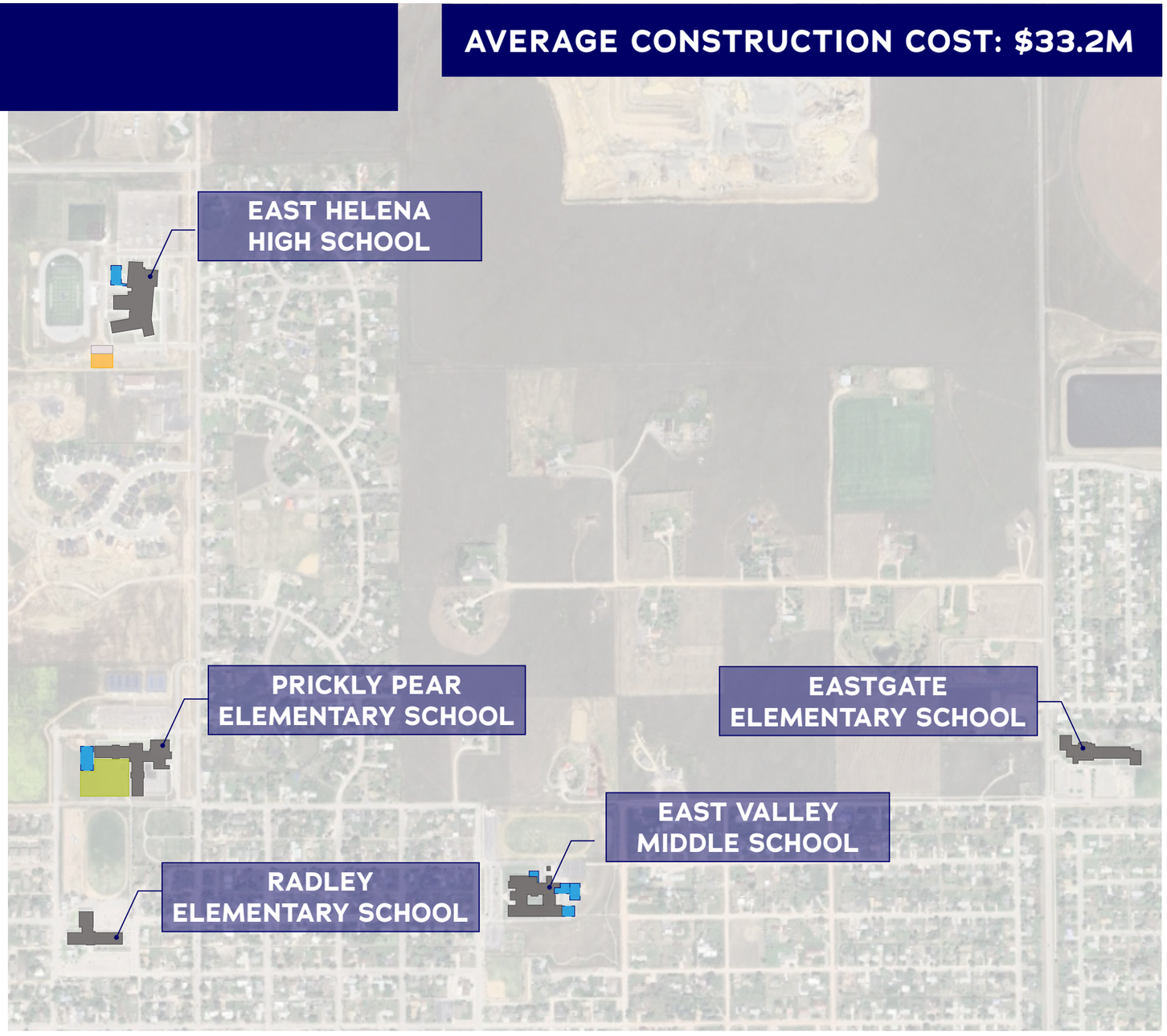
Middle School Improvements:

- New additions to East Valley Middle School including classrooms, kitchen, commons and a new gymnasium/multi-purpose room.
- Improvements would include safety and security upgrades.

High School Improvements:

- New additions to East Helena High School to include a new CTE building, new alternative high school, new weight room and new wrestling room.

OPTION B PROS	OPTION B CONS
• Addresses needs at all levels of the district • Lowest cost option • No land acquisition required	• Limited to 8 years of potential growth at the elementary level • Does not provide renovations of the oldest facilities in the district (Eastgate and Radley) • Additional classrooms would be costly and does not account for grade distribution



East Helena
Public Schools

QUESTIONS?

architecture
+ design

WHAT IF KEEP RADLEY OPEN IN SCENARIO 2

Study E2

- The existing Radley Elementary is approximately **67,900 SF** with approximately **450 students**
- The current Study E2 proposes a new 3-Grade school of **84,000 SF** and approximately **540 students** which was designed to accommodate growth as well as Radley shutting down

Study E2 but Keep Radley Operational

- If the new school is built and Radley is kept for student use there are 3 options:
  - o Radley remains open to 1 grade and the new school opens with a **net gain of 240 students**, accommodating **10 years of growth**
  - o Radley remains open to 2 grades and the new school opens with a **net gain of 390 students**, accommodating **16 years of growth**
  - o Radley remains open to all 3 grades and the new school opens with a **net gain of 540 students**, accommodating about **22 years of growth**
    - This would leave large portions of either building unused for 10-15 years

In any of these 3 options the 84,000 SF 3-Grade school tends to be too large if Radley is kept open. If Radley were to stay open then Study E3, the 55,000 SF K-5 school with 352 students, would be more appropriate in terms of size and cost.

APPENDIX B

EAST HELENA PUBLIC SCHOOLS FACILITIES CONDITIONS REPORTS

EAST HELENA, MONTANA

EAST HELENA PUBLIC SCHOOLS MASTER PLAN
NOVEMBER 2023

S:MA
architecture + design

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SMA.DESIGN

East Helena Public Schools

Success for All Students

EAST HELENA PUBLIC SCHOOLS

"East Helena Public Schools in partnership with the parents and community will offer a secure place where students gain knowledge, grow in wisdom, develop confidence and value learning for life."

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EAST HELENA PUBLIC SCHOOLS FACILITIES CONDITIONS

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EAST HELENA PUBLIC SCHOOLS FACILITIES CONDITIONS

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A

INTRO
EXEC. SUMMARY

INTRODUCTION, PROGRAM STATEMENT, EXECUTIVE SUMMARY

INTRODUCTION

East Helena Public Schools has served the students, families and community of East Helena and the surrounding areas since the original school building was constructed on Main Street in 1890. Today, East Helena Public Schools serves over 1,900 kindergarten through 12th grade students at 5 distinct campuses.

The district has seen significant, sustained enrollment increases over the last 15 - 20 years. The district responded to these enrollment increases with a facilities planning effort in the early 2010s that led to a capital campaign and opening of the new Prickly Pear Elementary in 2018 as well as the creation of a high school district, subsequent capital campaign, and ultimately the construction of East Helena High School, which opened in 2020.

The district's elementary students are currently housed at three separate campuses, with early-kindergarten and kindergarten students at Eastgate Elementary, 1st and 2nd grade students at Prickly Pear Elementary, and 3rd through 5th graders at Radley Elementary. East Helena Public Schools has made a commitment to grade level schools, and the previous planning efforts were developed to maintain and improve the grade level school concept.

East Valley Middle School is home to East Helena's 6th through 8th grade students. The school originally opened in 1998 and received a classroom addition in 2018.

East Helena High School, serving grades 9 through 12, is the newest school facility in the district. Opened to students in 2020, the new high school was the fulfillment of East Helena Public Schools commitment to the success of the community's students through the creation of a new high school district.

In addition to the educational facilities noted above, the district also operates the District Offices at the Radley Elementary School site and the district transportation office and shop at the Eastgate Elementary School site.

In the spring of 2023, SMA Architecture + Design was engaged by East Helena Public Schools to evaluate the condition of the district's existing facilities as part of a Master Planning effort. The Facilities Condition Assessment will evaluate the condition of each facility's systems, as well as the condition of interior and exterior finishes. (Evaluation of the buildings mechanical, electrical, and plumbing systems have been excluded from the report and are being evaluated by a separate consultant engaged by the district). The Facility Condition Assessment will also provide a review of compliance with current building codes and an overview of any accessibility and security concerns identified. It is our intent that this report will help inform the District regarding possible future improvements to these facilities as part of a Comprehensive Facilities Master Plan.

It is our hope that this report can provide a solid foundation of information for the District, and the East Helena community, to utilize in decision-making and planning for its educational needs. ■

PROGRAM STATEMENT | PREFACE

The following document summarizes the findings of the Design Team regarding the evaluation of the existing East Helena Public Schools facilities. The members of the Design Team examined the existing building through on-site observations and reviewed the available existing building plans.

The findings and recommendations in this report are based upon field observations made during our walk through. No invasive or destructive demolition occurred to further investigate the building or its systems. There may be unseen conditions present that were not readily visible to the team during the inspection, and this report does not attempt to speculate or address any potential issues that are unknown at this time. ■

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OWNER

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ACKNOWLEDGMENTS

SMA Architecture and the Design Team would like to thank Superintendent Dan Rispens and the East Helena Public Schools administrators and staff for their patience and assistance during the preparation of this document. ■

EAST HELENA PUBLIC SCHOOLS FACILITIES & PROPERTIES

District-Owned Property

District-Owned Property with Existing Structures

EXECUTIVE SUMMARY

As part of the Comprehensive Facilities Master Plan, SMA Architecture and Design has completed this Facilities Conditions Assessment. Per the request of East Helena Public Schools, this report includes an assessment of all current district facilities and properties.

For the sake of clarity, the observations in this report have been broken into separate sections for each facility and/or property:

- Eastgate Elementary School
- Prickly Pear Elementary School
- Radley Elementary School
- East Valley Middle School
- East Helena High School
- District Offices
- District Transportation Facility
- PureView Clinic Building
- Prickly Pear West Site
- Mountain View Meadows Site

The design team spent a day on site at each facility walking through the buildings to observe conditions and record our findings. We were provided access to all areas of the building and were able to observe conditions throughout the facilities. Our observations are based on the apparent conditions during our walk throughs. No exploratory demolition was conducted, therefore certain conditions that were concealed may not be documented in this report.

EASTGATE ELEMENTARY SCHOOL

SUMMARY OF OBSERVATIONS

Our observations of Eastgate Elementary school found the school and site to be in fair to good condition overall and that the school is serving its purpose well. Given the age of the building, there are certain aspects of the interior and exterior that are showing their age and our recommendations mainly deal with those items.

SUMMARY OF RECOMMENDATIONS

SITE RECOMMENDATIONS

Generally, the Eastgate site is well maintained and in fair to good condition. Due to the age of some site components, some updates beyond regular maintenance are recommended:

- Reconfiguration of the current parking, drop-off and bus areas should be considered in order to clarify circulation and separate bus, parent, and visitor traffic. Site directional signage should be implemented to improve way-finding and clarify traffic patterns.
- Repair or replacement of the playground asphalt and sports equipment.

ARCHITECTURAL EXTERIOR RECOMMENDATIONS

Overall, the exterior of the building is in good, well-maintained condition. No issues were observed that require immediate attention, however, we would make the following recommendations:

- Ongoing maintenance and upkeep of the building's exterior elements.
- Ongoing maintenance of the foundation damp-proofing.
- Ongoing maintenance and repair of the CMU veneer control joints.
- Repair/replacement of the cracked and broken glazed exterior finish tiles.
- Replacement of hardware that does not meet ADA accessibility requirements.

ARCHITECTURAL INTERIOR RECOMMENDATIONS

The interior of the building is in fair to good condition and has been well maintained. Our recommendations are minor, but include:

- Continued upkeep and regular maintenance to ensure the building remains in good condition.
- Update and/or replacement of toilet room fixtures and finishes.
- If a significant renovation or addition to this school is

determined, we would recommend update of interior finishes including ceilings and lighting.

- Replacement of door hardware that does not meet requirements for ADA accessibility.

PRICKLY PEAR ELEMENTARY SCHOOL

SUMMARY OF OBSERVATIONS

Opened in 2018, Prickly Pear Elementary School is the newest of the district's three elementary schools and due to its age, remains in good to excellent condition. Our observation found very few areas of concern with our primary recommendations addressing the site access and circulation.

SUMMARY OF RECOMMENDATIONS

SITE RECOMMENDATIONS

Generally, the Prickly Pear Elementary site is well maintained and in good condition. Below is a list of site recommendations based on our site observations:

- Reconfiguration of the current parking, drop-off, and bus areas should be considered in order to clarify circulation and separate bus, parent, and visitor traffic. Site directional signage should be implemented to improve way-finding and clarify traffic patterns.
- Further development of the west playground area.

ARCHITECTURAL EXTERIOR RECOMMENDATIONS

The building exterior is in good to excellent condition. There are no recommendations for improvements to the exterior based on the observations of this report.

ARCHITECTURAL INTERIOR RECOMMENDATIONS

The interior of the building is in good to excellent condition and has been well maintained. Our recommendations are minor, but include:

- Continued upkeep and regular maintenance to ensure the building remains in good condition.
- Drywall repair and paint touch-up where walls have been damaged by moving furniture and equipment.

RADLEY ELEMENTARY SCHOOL

SUMMARY OF OBSERVATIONS

Originally constructed in 1963 and added on to in 1978, Radley Elementary School is the district's oldest school building. Due to its age, Radley Elementary is in poor to fair condition, but is still serving the district well. Based on our observations, most of our recommendations address older building components and finishes that should be addressed to assure that the building continues to serve the district into the future.

SUMMARY OF RECOMMENDATIONS

SITE RECOMMENDATIONS

Generally, the Radley site, being the oldest school property in operations, is well maintained and in fair to good condition. Due to the age of some site components, updates beyond regular maintenance are recommended:

- Reconfiguration of the current parking, drop-off, delivery and bus areas should be considered in order to clarify circulation and separate bus, parent, delivery, and visitor traffic. Site directional signage, parking barriers, curbing, and/or landscaped areas should be installed in the south parking to Clinton St. interface to improve way-finding and clarify traffic patterns.
- Relocation of the delivery areas away from student areas.
- Fencing should be added to clearly separate student areas from service and delivery areas.
- Existing areas of fencing could be raised to improve security and supervision of students on the play yard. Gates should be considered to the existing areas of fencing.

ARCHITECTURAL EXTERIOR RECOMMENDATIONS

Overall, the exterior of the building is in good, well-maintained condition. No significant issues were observed that require immediate attention other than the roofing condition. However, we would make the following additional recommendations:

- Ongoing maintenance and upkeep of the building's exterior elements.
- Ongoing maintenance and repair of the CMU veneer control joints.
- Replacement of door hardware that does not meet ADA accessibility requirements.
- Replacement of roofing.

ARCHITECTURAL INTERIOR RECOMMENDATIONS

The interior of the building is in fair to good condition and has been well maintained. Our recommendations are minor, but include:

- Upon correction of the roofing, replacement of ceiling tiles throughout.
- Continued upkeep and regular maintenance to ensure the building remains in good condition.
- Update and/or replacement of toilet room fixtures and finishes.
- If a significant renovation or addition to this school is determined, we would recommend update of interior finishes including ceilings and lighting.
- If a significant renovation or addition to this school were to ever occur, replacement of the retrofitted person-lift with a proper enclosed elevator is recommended.
- A secured vestibule at the Main Entry should be added.
- Replacement of door hardware that does not meet requirements for ADA accessibility and consistency with other district door hardware.

EAST VALLEY MIDDLE SCHOOL

SUMMARY OF OBSERVATIONS

Overall, East Valley Middle School (EVMS) is in fair to good condition. Built in 1998 and added on to in 2018, EVMS is a solid building. Areas of concern based on our observations were primarily with the condition of finish materials at both the interior and exterior.

SUMMARY OF RECOMMENDATIONS

SITE RECOMMENDATIONS

Generally, the EVMS site is well maintained and in fair to good condition. Due to the age of some site components, some updates beyond regular maintenance are recommended:

- Enclosure of fencing for security and supervision of students.
- Repair or replacement of the playground asphalt and sports equipment.
- Re-routing of the drainage swale is recommended for the safety of students. This would likely need to be moved before any potential expansions south or east could be made to the building.

ARCHITECTURAL EXTERIOR RECOMMENDATIONS

Overall, the exterior of the building is in good, well-maintained condition. No issues were observed that require immediate attention. However, we would make the following recommendations:

- Repair of damaged areas of EIFS.
- Ongoing maintenance of the CMU veneer control joints.
- Repair or replacement of damaged window screens throughout.
- Replacement of hardware that does not meet ADA accessibility requirements.
- Repainting of damaged exterior doors and frames.
- Improved visibility from the Main Office to the Main Entry.

ARCHITECTURAL INTERIOR RECOMMENDATIONS

The interior of the building is in fair to good condition and has been well-maintained. Our recommendations are minor, but include:

- Continued upkeep and regular maintenance to ensure the building remains in good condition.
- Update and/or replacement of toilet room fixtures and finishes.
- Replacement of door hardware that does not meet requirements for ADA accessibility.
- An enlargement or reconfiguration of the cafeteria is recommended to meet current needs; it would be highly needed if the school were to enlarge.

EAST HELENA HIGH SCHOOL

SUMMARY OF OBSERVATIONS

East Helena High School is the newest building in the district, having opened in 2020. Given its age, the building is in excellent condition and our list of recommendations based on our observations is limited.

SUMMARY OF RECOMMENDATIONS

SITE RECOMMENDATIONS

Generally, the High School site, being the newest school and property in the district, is well-maintained and in excellent overall condition. There are minor site and circulation issues worth noting in this report that can be considered for alteration:

- Given the number of vehicular ingress choices, signage could be added to clarify the purposes of each.
- Additional visual and physical barriers could be erected to reduce vehicles from driving over landscaped areas.
- From the visitor parking at the east to the main entry, addition sidewalks could be installed to reduce "cow-paths" across landscaped areas.

Additionally, there were minor drainage issues observed from the downspout servicing a large area of roofing on the north end of the Gymnasium.

ARCHITECTURAL EXTERIOR RECOMMENDATIONS

Overall, the exterior of the building is in excellent, well-maintained condition. No significant issues were observed that require immediate attention other than the door seals at the Art Rooms.

ARCHITECTURAL INTERIOR RECOMMENDATIONS

The interior of the building is in excellent condition and has been well maintained in its four years of operation to date. We do not have any additional recommendations.

DISTRICT TRANSPORTATION & MAINTENANCE OFFICES

SUMMARY OF OBSERVATIONS

The District Transportation Office site, including the Miller House and the Bus Barn, is in adequate condition for its current use. Our list of recommendations mainly consists of changes that would be suggested with any future district growth in order to accommodate the district's upcoming needs.

SUMMARY OF RECOMMENDATIONS

SITE RECOMMENDATIONS

Generally, the site for the Miller House and Bus Barn is adequately sized, however, as the need for more bus storage and maintenance increases, the current configuration will no longer be adequate to meet those needs. Based on these findings, we make the following site recommendations:

- Evaluate the two current structures based on the current and future district needs to determine if they should be replaced at the current site or potentially located to another site as part of the Comprehensive Facilities Master Plan.

MILLER HOUSE RECOMMENDATIONS

Overall, the building is in fair, well-maintained condition. No issues were observed that require immediate attention, however, we would make the following recommendations:

- Ongoing maintenance and upkeep of the building's elements as needed to continue the current use.
- As part of the Comprehensive Facilities Master Plan, we would recommend that this building be evaluated for replacement either at this site or another site that is more suitable.

BUS BARN RECOMMENDATIONS

Based on our observations, the Bus Barn is adequate for its current use, but will limit the district's ability to grow its transportation services as needed in the near future. In order for the facilities to meet the district's upcoming needs, we would make the following recommendations:

- Evaluate the current site in order to determine its ability to accommodate the future needs of the district's transportation needs.
- As part of the Comprehensive Facilities Master Plan evaluate the current and other potential sites to find the most advantageous site for a new transportation facility.
- Evaluate the current facility for an addition or potential replacement to accommodate future needs.

PUREVIEW CLINIC BUILDING

SUMMARY OF OBSERVATIONS

Located to the northwest of the Prickly Pear Elementary site, the building overall is just under 1800sf. Exterior and interior finishes are only slightly worn and overall the building appears in excellent condition. Due to its relatively new age, it is compliant with current energy, building, and accessibility codes and standards for a business-type usage.

PUREVIEW CLINIC BUILDING RECOMMENDATIONS

The small building could easily remain as an outpatient clinic or be utilized for district office space; the exam spaces and offices could be converted to administrative office space with virtually no renovation or modification. An easily transferable use to this building could be as a replacement Central Administrative Office.

CENTRAL ADMINISTRATION BUILDING

SUMMARY OF OBSERVATIONS

The Central Administration Office Building occupies a small footprint to the south west of Radley Elementary, housing the Superintendent's office, clerk, and administrative staff. Overall the building is in very poor condition.

CENTRAL ADMINISTRATION BUILDING RECOMMENDATIONS

Given the poor condition of the building, and although the District has made good use of this building, it is recommended to be entirely decommissioned and demolished. A new location for Administrative Offices is recommended. Removal of this building from the Radley Campus will allow improvement of the vehicular and pedestrian circulation issues at Radley Elementary.

PRICKLY PEAR WEST SITE

SUMMARY OF OBSERVATIONS

The Prickly Pear West site is a total of 45 acres which includes Prickly Pear Elementary, the former Clinic Building, and the District's tennis courts to the east. Approximately 30 acres are undeveloped, of which approximately 30% of those are flood-plain impacted by Prickly Pear Creek to the west. The area that is flood-plain impacted is not recommended for vertical construction, however, athletic play fields are suitable for this area. The site is relatively flat, centrally located to other District facilities, and has utilities. Vehicular access to the undeveloped portion of this site is currently challenging, however.

PRICKLY PEAR WEST SITE RECOMMENDATIONS

This site is well-suited for future District facilities, and could adequately meet the needs of a new Elementary School, K-5 School, K-8 School, or District Transportation Facility. Vehicular access to the site would need to be evaluated to make this a viable option. Near term improvements could include the addition of athletic play fields on the flood-plain impacted portion of the site.

MOUNTAIN VIEW MEADOWS SITE

SUMMARY OF OBSERVATIONS | MOUNTAIN VIEW MEADOWS SITE

The Mountain View Meadows site is located within the Mountain View Meadows subdivision, south of Highway 12. This 9.2 acre parcel is bisected by Alpine View Road that runs north to south. The site acreage is considered small by industry standards for construction of K-12 facilities, however, the site could suit a smaller facility.

MOUNTAIN VIEW MEADOWS SITE RECOMMENDATIONS

While this site is considered small for full-scale District facilities such as an Elementary or Middle School, the site could serve smaller functions such as an Alternative High School. It is recommended this site be traded or sold for a larger parcel of land that will better suit the District's long-term needs for additional school facilities. ■

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B
EASTGATE ELEMENTARY

EASTGATE ELEMENTARY (PK-K)

BUILDING ANALYSIS
CODE REVIEW
FINDINGS + RECOMMENDATIONS
ANNOTATED PHOTOGRAPHS

Eastgate Elementary | East Helena, Montana

Eastgate Elementary | East Helena, Montana | 2023

BUILDING DESCRIPTION

Located at the northeast corner of Lake Helena Drive and Lewis Street, Eastgate Elementary School currently houses the district's early kindergarten and kindergarten programs. Eastgate Elementary School was originally constructed in 1986 as an approximately 31,000 SF facility with another 13,350 SF classroom and gymnasium addition constructed in 1998. The original building and addition are concrete masonry unit (CMU) bearing walls, wood framed roof structure, and CMU and metal stud interior partitions. The building consists of 18 classroom spaces, administrative space, a multi-purpose cafeteria, gymnasium, library, computer lab, music room and other support spaces. Eastgate Elementary school was home to 181 students during the 2022-2023 school year.

BUILDING CODE REVIEW - 2021 INTERNATIONAL BUILDING CODE (IBC)

CHAPTER 3: USE & OCCUPANCY

The building would be Occupancy Classification E (Educational):

Section 305, Educational Group 'E' - Educational Group

The building can be classified as Group 'E' Educational spaces which include, among others, the use of a building or structure, or a portion thereof, by six or more persons at any one time for educational purposes through the 12th grade.

Section 303.1.3, Assembly Group A Associated with Group E occupancies:

A room or space used for assembly purposes that is associated with a Group E occupancy is not considered a separate occupancy.

CHAPTER 4: SPECIAL DETAILED REQUIREMENTS BASED ON OCCUPANCY AND USE

No sections of Chapter 4 apply to the building.

CHAPTER 5: GENERAL BUILDING HEIGHTS & AREAS

Table 504.3 – Allowable Building Height in Feet Above Grade Plane: Type V-A construction assumed, non-sprinkled.

Group E: 50 Feet

Existing building is less than 50 feet in height. Existing condition complies.

Table 504.4 – Allowable Number of Stories Above Grade Plane: Type V-A construction assumed, non-sprinkled.

Group E: 1 Stories

Building is 1 story above grade plane. Existing condition complies.

Table 506.2 – Allowable Area Factor in Square Feet: Type V-A construction assumed, non-sprinkled, single story.

Group E: 18,500 Square Feet

Existing building area exceeds 18,500 square feet in area. It should be noted that the existing building has a 2-hour fire wall separating the addition from the original building, but the area of the original school does to comply with this section of the code.

Building does not comply

CHAPTER 6: TYPES OF CONSTRUCTION

Table 601 – Fire-Resistance Rating Requirements for Building Elements. Based on the observed construction of the existing building and review of the available drawings, Construction Type V-A is assumed.

According to 602.5, Type V-A Construction, is the type of construction in which the structural elements, exterior walls and interior walls are of any materials permitted by this code. The construction of the existing building meets the requirements of this section and classification.

The building is assumed to have 1-Hour fire rated structural frame, interior and exterior bearing walls and roof construction.

CHAPTER 7: FIRE AND SMOKE PROTECTION FEATURES

Based on construction type and arrangement of the building, no provisions of Chapter 7 apply to the areas of the building being evaluated in this review.

CHAPTER 8: INTERIOR FINISHES

Table 803.13 Interior Wall and Ceiling Finish Requirements by Occupancy, Interior finishes in a non-sprinkled building of E occupancy areas must have Class B finishes at corridors and exit enclosures and Class C at other rooms and enclosed spaces. While testing and documentation of all existing finishes in this case (paint, flooring, trim, ceiling finishes, etc.) is beyond the scope of this report, it is believed from field observations that the existing materials and finishes meet this requirement. Any new finishes and materials must meet the requirements of this section.

CHAPTER 9: FIRE PROTECTION SYSTEMS

Per Section 903.2.3, all group E occupancies with a fire area greater than 12,000 square feet must be equipped with an approved automatic sprinkler system. The building is not provided with an approved automatic sprinkler system.

Building does not comply

CHAPTER 10: MEANS OF EGRESS

Table 1004.5 – Maximum Floor Area Allowances per Occupant:

Educational area: 20 sf/occupant net
18,460 sf/20 = 923 occupants (estimated)
Assembly (Unconcentrated): 15 sf/occupant net
8,079 sf/15 = 539 occupants (estimated)
Business Areas: 150 sf/occupant gross
1,265 sf/150 = 9 occupants (estimated)

Total Occupant Load = 1,471 occupants (estimated)

The existing building provides 'accessible means of egress' from the Main Floor level in the form of at-grade exits. Per our preliminary calculations, no additional exiting would be required.

CHAPTER 11: ACCESSIBLE ROUTE

Per Section 1104.1, at least on accessible route within the site shall be provided to the accessible building entrance served. Accessible route is provided. Building Complies.

Per Section 1105.1, at least 60 percent of all public entrances shall be accessible. It is believed that Accessible Entries are provided, but compliance with current ADA requirements should be verified if improvements are made to the building.

ADMINISTRATIVE RULES OF MONTANA: MINIMUM REQUIRED PLUMBING FIXTURES

According to 24.301.351, the 'Educational Occupancies' required number of water closets per sex is 1 per 50 for male students, 1 per 50 for female, with 1 lavatory required for every 50 students.

Taking the total building occupant load total of 1471/2 gives 736 male occupants, 736 female occupants.

The building should have 15 fixtures (toilets and urinals) for males with 15 lavatories. It should also have 15 fixtures (toilets) and 15 lavatories for females.

A percentage of these fixtures must be ADA accessible for each sex. Accessible toilets are not provided.

Actual Plumbing Fixtures:

Male:
11 toilets/urinals - **Building does not comply**

Female:
11 toilets - **Building does not comply** ■

ARCHITECTURAL FINDINGS AND RECOMMENDATIONS

SITE FINDINGS

Eastgate Elementary sits on an approximately 6.6 acre site with the school district owning an adjacent approximately 3 acre site that houses the district's transportation facilities. The size of the site is less than recommended for a school of Eastgate's size. The building is oriented in the east/west direction with the main visitor parking and drop off at the southwest corner of the site. Additional staff parking and service access is located at the north side of the building with playground areas to the south and east.

Due to the site access, size, and configuration, the drop-off, pick-up, and parking areas do not function well. Proper separation of buses, parent drop-off, and visitor parking is not provided. Additionally, directional site signage indicating the separation of traffic is lacking.

The size of the site play areas are adequate. Most of the play equipment appeared to be in good condition. It was noted that the asphalt sports area are cracked, uneven, and in disrepair. The basketball backstops were also uneven and in poor condition.

SITE RECOMMENDATIONS

Generally, the Eastgate site is well maintained and in fair to good condition. Due to the age of some site components, some updates beyond regular maintenance are recommended:

- Reconfiguration of the current parking, drop-off, and bus areas should be considered in order to clarify circulation and separate bus, parent, and visitor traffic. Site directional signage should be implemented to improve way-finding and clarify traffic patterns.
- Repair or replacement of the playground asphalt and sports equipment.

BUILDING EXTERIOR FINDINGS

In general, the exterior of the building is in good condition, given the age of the structure. The exterior materials are durable, easy to maintain, and well-suited for their use.

EXTERIOR FOUNDATION AND DRAINAGE

The visible areas of the foundation are very sound, showing no signs of cracking or discoloration. It was noted at a few locations that the fluid applied damp-proofing exposed at the foundation walls is peeling off of the foundation.

Although the scope of this investigation did not entail a formal topographic survey of the site conditions, visually, the site immediately adjacent to the building appears to have good positive drainage away from the building.

EXTERIOR STAIRS, RAMPS, AND SIDEWALKS

Exterior stairs, ramps, and sidewalks appear to be in good condition with minimal cracking and spalling. It was noted that a wooden ramp has been built to provide ADA access at the northwest entry.

ROOF CONDITION

Eastgate Elementary school is a low-slope roof structure with a membrane roof and parapet walls.

The design team did not walk the roof surface but the roof was observed from below to be in good condition, and no signs of leaking were present at the interior of the building.

EXTERIOR FINISHES

The building exterior is primarily composed of two materials, a glazed tile and split face concrete masonry units (CMU). These materials are durable, easy to maintain. For the age of the facility, the exterior materials are generally in good condition and have been well maintained.

It was observed near the main entry and isolated other areas that the glazed tiles have been cracked and broken. It was also noted that the expansion joint sealant at some locations is cracked and peeling from the masonry control joints.

EXTERIOR WINDOWS AND DOORS

The aluminum storefront windows appear to be in good condition along with all visible flashings. It was noted that in several conditions there is oxidation and discoloration on aluminum frames. In many cases it appears that the irrigation system over spray is getting on the windows.

Exterior doors are painted, flush hollow metal doors with painted hollow metal frames. Generally the doors are in fair to good condition with some dents and minor rust in areas. It

was noted that current exterior door hardware is inconsistent and does not meet current ADA accessibility standards.

EXTERIOR SECURITY

All exterior doors on the building are hollow metal with standard commercial grade hardware. There is electronic proximity reader access control at the main and secondary entrances and a video/audio communication system at the main entry.

ARCHITECTURAL EXTERIOR RECOMMENDATIONS

Overall, the exterior of the building is in good, well-maintained condition. No issues were observed that require immediate attention, however, we would make the following recommendations:

- Ongoing maintenance and upkeep of the building's exterior elements.
- Ongoing maintenance of the foundation damp-proofing.
- Ongoing maintenance and repair of the CMU veneer control joints.
- Repair/replacement of the cracked and broken glazed exterior finish tiles.
- Replacement of hardware that does not meet ADA accessibility requirements.

BUILDING INTERIOR FINDINGS

Overall, the interior of the building is in fair to good condition. The quality of the original finish materials and the care taken to maintain and replace finishes in the building over time have contributed to its condition. However, due to the age of the facility, many of the interior finishes are dated, showing wear and not as inviting to the public as newer, contemporary finishes.

HALLWAYS

Circulation space in the building consists of a double loaded corridors with classrooms, restrooms and offices on either side. Fabricated casework student storage "cubbies" are arranged along either side of the hallways.

The finishes in the circulation spaces are in fair to good condition and have been well maintained. The hallway flooring is sheet-good carpet with rubber base and walk-off mats at the entries. It was observed that the carpet/walk-off mat at the main entry was being replaced.

Wall finishes in the hallways are painted CMU. The wall finishes and paint are in good condition and with some minor chips, etc.

Hallway ceilings are suspended acoustical ceiling tiles. The tiles are dated and damaged in several locations.

CLASSROOMS

Classrooms are well suited for their purpose and appear to serve the students and educators well.

The finishes in the classrooms are generally in good condition and have been well maintained. Flooring throughout the classroom spaces is sheet-good carpet with rubber base. Wall finishes are both painted gypsum wall board and painted CMU and are in good condition.

Ceilings are suspended acoustical tile. The ceiling tiles are dated and in some cases showing damage.

The classroom casework is plastic laminate. Countertops in these areas were plastic laminate and had sinks and drinking fountain bubblers. For the most part the casework is in fair to good condition. It was observed that casework hardware has been replaced at some conditions, and in other areas the lower casework doors have been removed or replaced.

RESTROOMS

The finishes and fixtures in the restrooms are generally in poor to fair condition. The flooring is porcelain tile and in fair condition. Wall finishes are painted CMU. Metal and laminate faced solid phenolic toilet partitions appear to be in good condition. Plumbing fixtures are dated and in fair condition. Despite having grab bars, both accessible stalls in the boys and girls restrooms do not meet current ADA standards due to lack of clearances around the toilets.

INTERIOR WINDOWS AND DOORS

Interior doors are painted hollow metal doors in painted hollow metal frames. Door hardware is not consistent throughout the interior, but most classroom door hardware is newer level type lock sets that appear to meet ADA guidelines. Door hardware in the administration and other areas are knob type lock sets and do not meet ADA requirements.

ARCHITECTURAL INTERIOR RECOMMENDATIONS

The interior of the building is in fair to good condition and has been well maintained. Our recommendations are minor, but include:

- Continued upkeep and regular maintenance to ensure the building remains in good condition.
- Update and/or replacement of toilet room fixtures and finishes.
- If a significant renovation or addition to this school is determined, we would recommend update of interior finishes including ceilings and lighting.
- Replacement of door hardware that does not meet requirements for ADA accessibility. ■

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ANNOTATED PHOTOGRAPHS | EXTERIOR

View of south parking lot looking northwest. Note cracking and damage to asphalt.

Drop off loop and sidewalk at main entry.

ANNOTATED PHOTOGRAPHS | EXTERIOR

Asphalt play areas. Note cracked and damaged asphalt and sports hoops in disrepair.

View of play equipment.

ANNOTATED PHOTOGRAPHS | EXTERIOR

View of east turf play area looking north.

View of north parking area looking west.

View of garden area at north parking.

View of north service and delivery area from the east looking southwest.

ANNOTATED PHOTOGRAPHS | EXTERIOR

View of northwest exit door with wood-framed ramp.

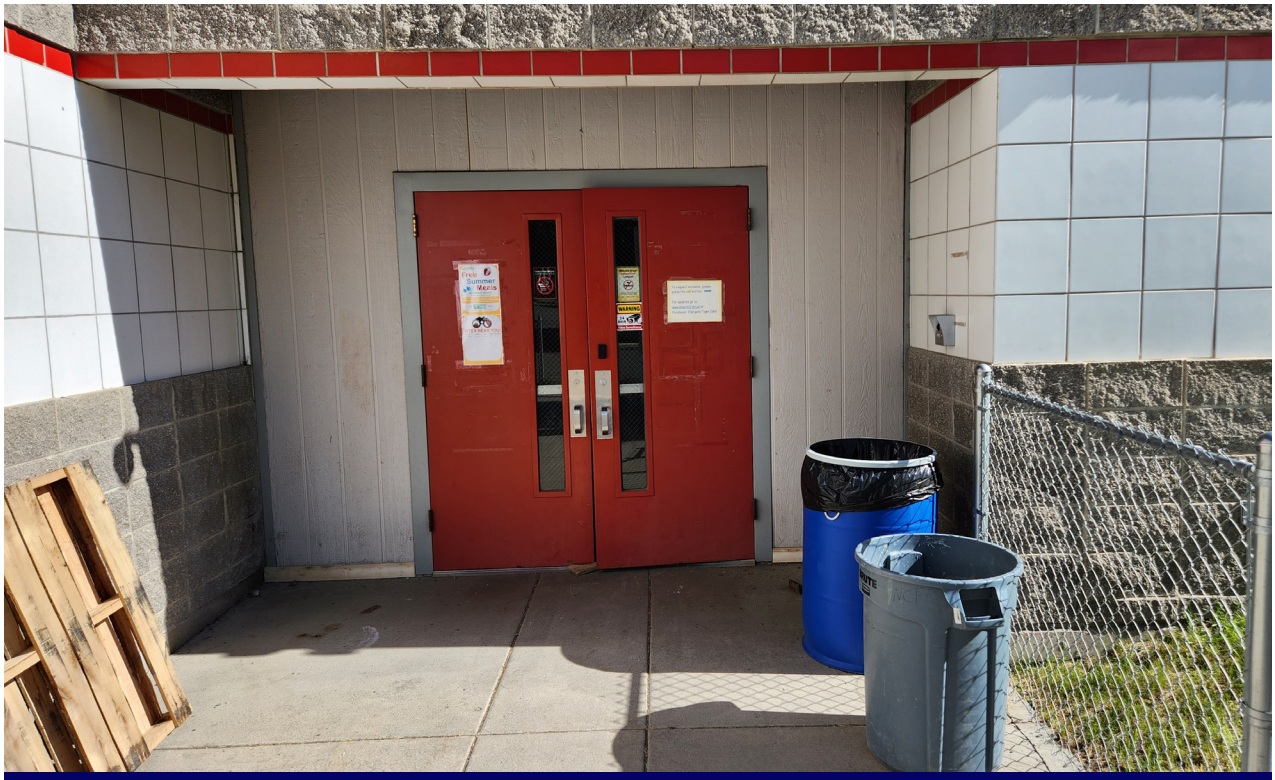
View of foundation and window showing water-proofing peeling from foundation.

View of south facade looking north.

View of cracked and damaged glazed tile at main entry.

ANNOTATED PHOTOGRAPHS | EXTERIOR

View of damaged glazed tile at main entry.



View of main entry door.

View south building facade.

View storefront windows with oxidation.

ANNOTATED PHOTOGRAPHS | EXTERIOR

View of the southwest corner of the gymnasium addition.

Typical hollow metal door.

View of south service and delivery area.

View of south service and delivery area looking west.

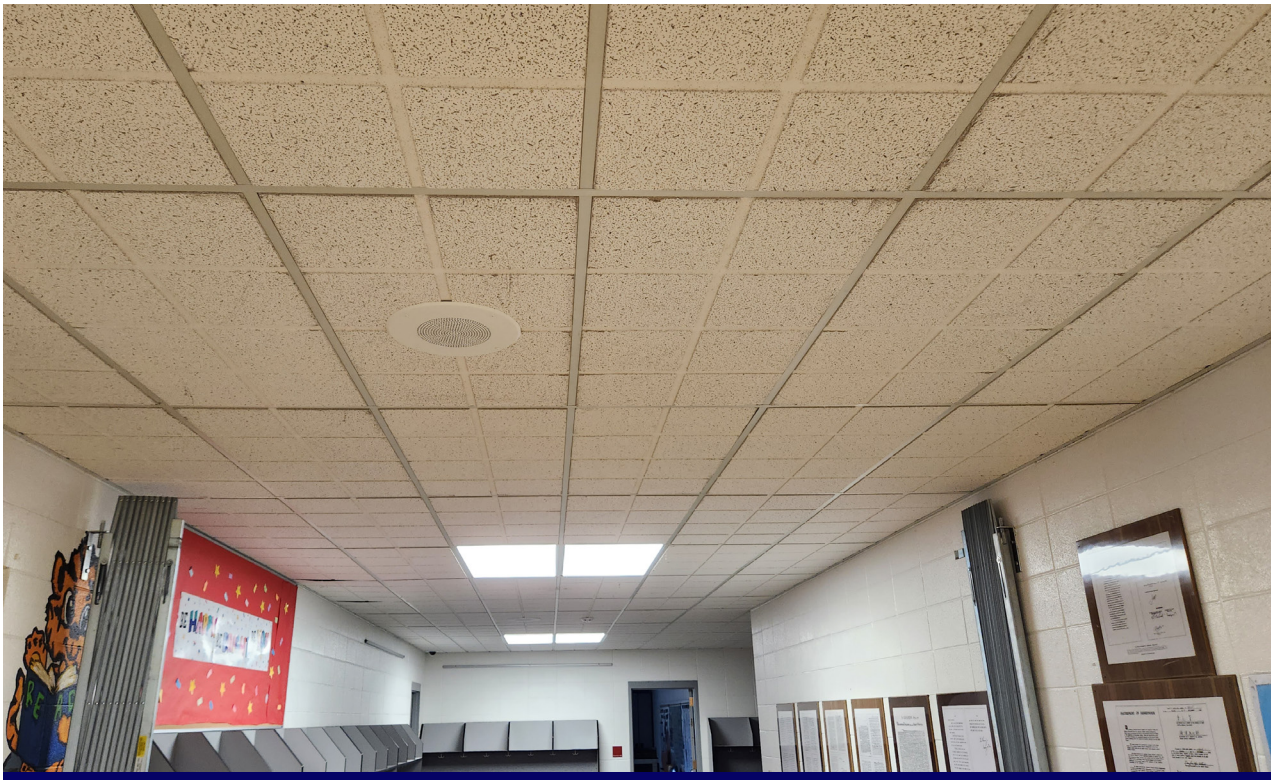
ANNOTATED PHOTOGRAPHS | EXTERIOR

View of the north facade.

Typical masonry control joint that needs to be re-sealed.

ANNOTATED PHOTOGRAPHS | INTERIOR

View from main entry looking north.



Typical hallway suspended acoustical tile ceiling.

ANNOTATED PHOTOGRAPHS | INTERIOR

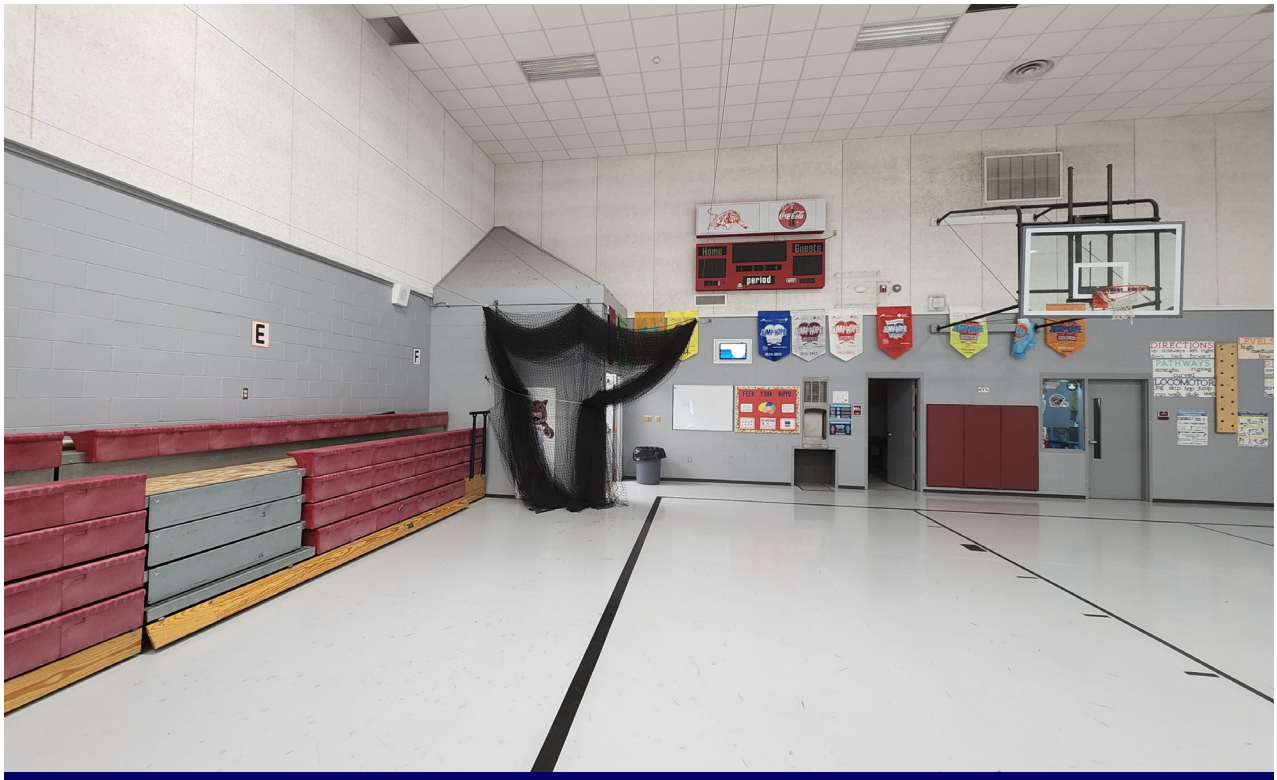
Typical hallway finishes.

Typical hallway finishes.

View of carpet under hallway drinking fountain.

View of gymnasium

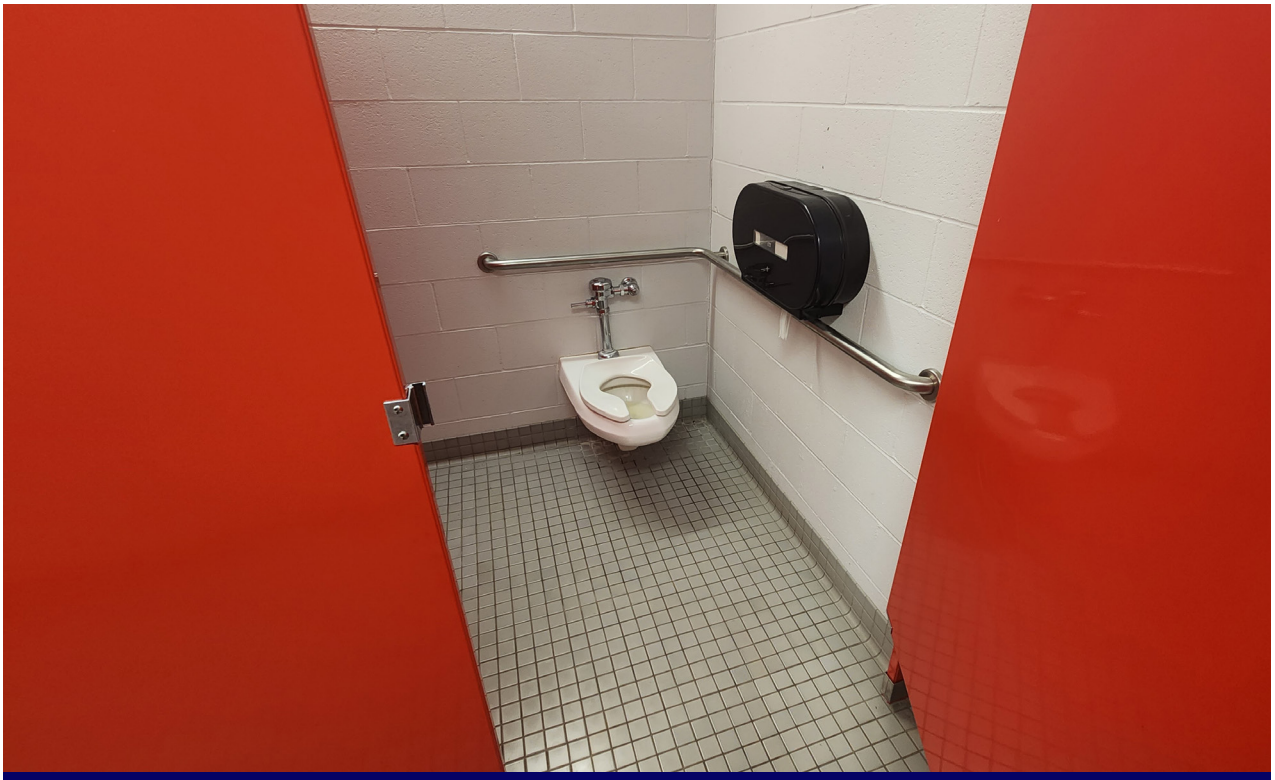
ANNOTATED PHOTOGRAPHS | INTERIOR



View of gymnasium.

View of a typical classroom.

View of typical restroom finishes and fixtures.



View of typical non-compliant ADA toilet stall.

ANNOTATED PHOTOGRAPHS | INTERIOR

View of a typical classroom.

View of a typical classroom.

View of a typical classroom.

View of typical restroom finishes and fixtures.

ANNOTATED PHOTOGRAPHS | INTERIOR

View of typical restroom finishes and fixtures.

View of multi-purpose gymnasium.

ANNOTATED PHOTOGRAPHS | INTERIOR

View of music room.

View of the kitchen.

ANNOTATED PHOTOGRAPHS | INTERIOR

Dish wash area at the kitchen.

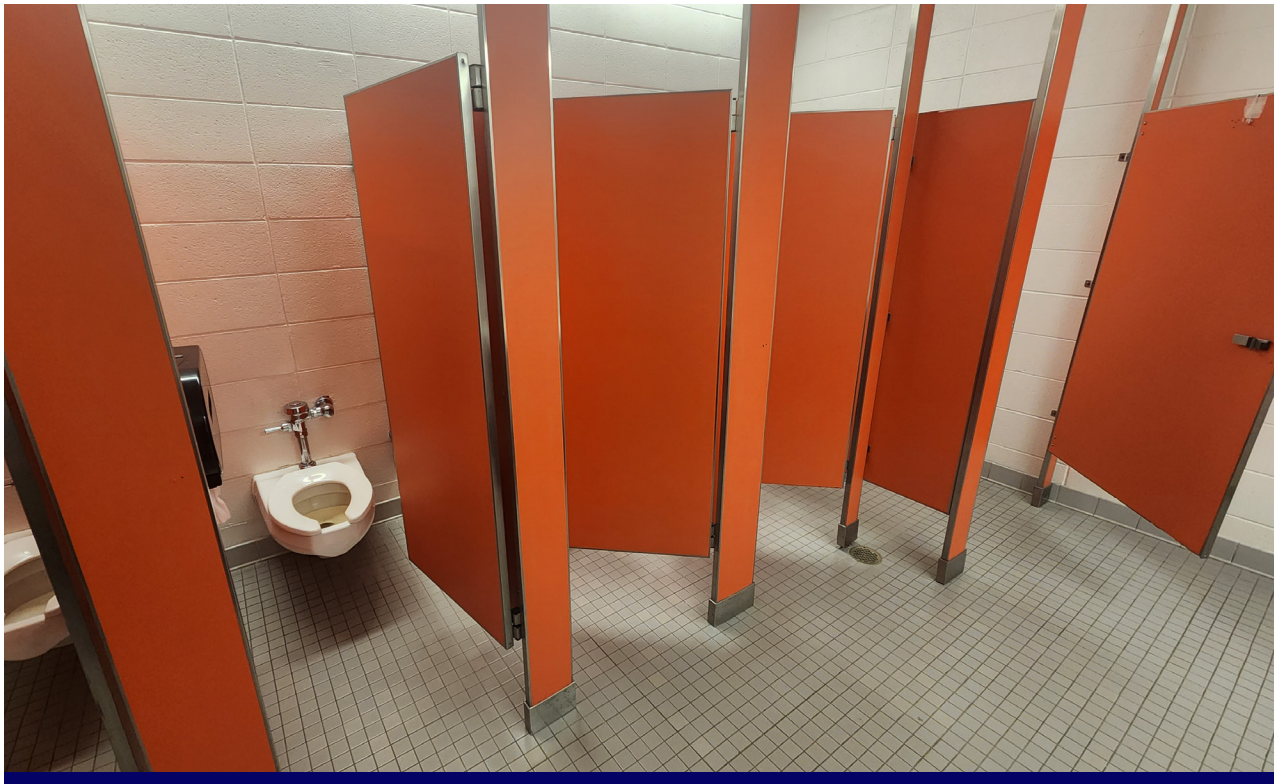
View of the library.

View of recessed reading area at the library.

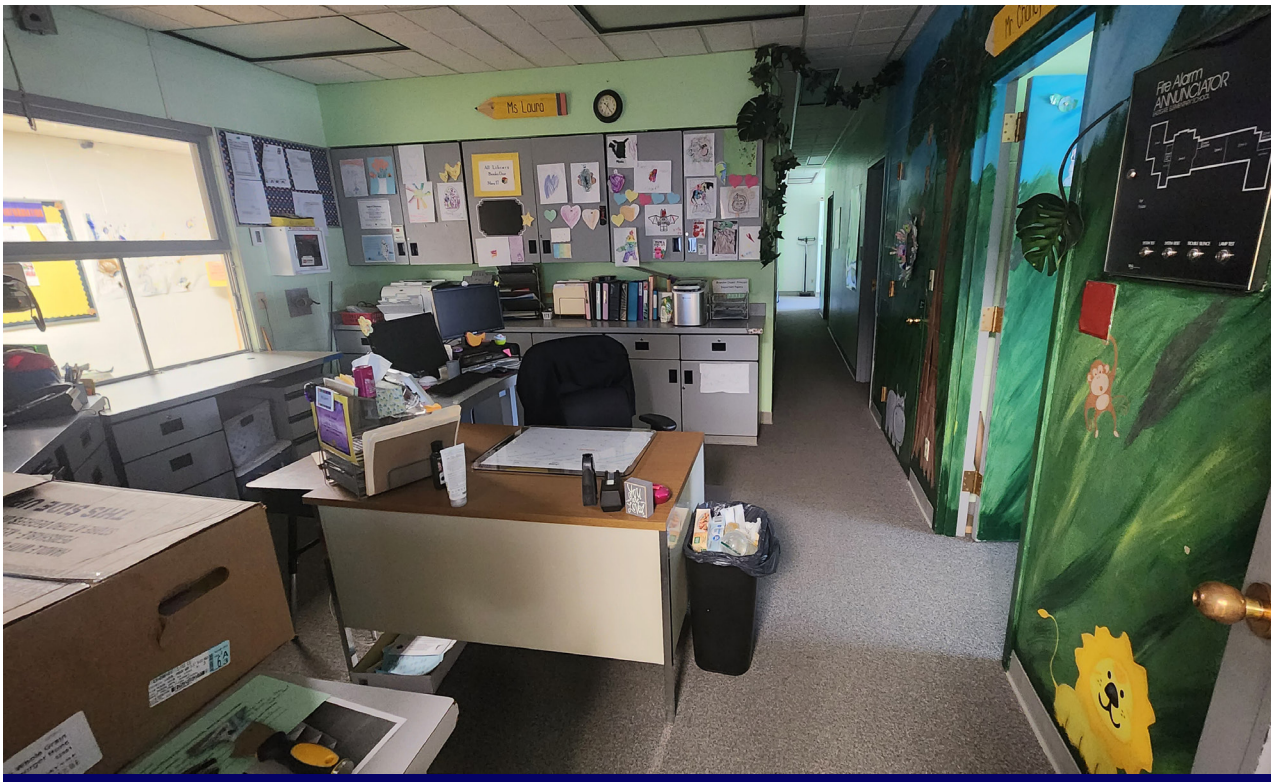
View of classroom cabinets missing door fronts.

ANNOTATED PHOTOGRAPHS | INTERIOR

Typical restroom finishes and fixtures.



Typical restroom finishes and fixtures.



View of the administrative area.

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PRICKLY PEAR ELEMENTARY

PRICKLY PEAR ELEMENTARY (1ST-2ND GRADE)

SITE ANALYSIS
BUILDING ANALYSIS
CODE REVIEW
FINDINGS + RECOMMENDATIONS
ANNOTATED PHOTOGRAPHS

Prickly Pear Elementary | East Helena, Montana | 2023

Prickly Pear Elementary | East Helena, Montana | 2023

Prickly Pear Elementary | East Helena, Montana | 2023

BUILDING DESCRIPTION

Located along the west side of Valley Drive north of East Lewis Street, Prickly Pear Elementary School currently houses the district's 1st and 2nd grade students. Prickly Pear Elementary School was originally opened in 2018 as an approximately 52,580 SF facility. The building is wood framed bearing wall construction with wood framed roof structure and wood framed interior partitions. The building consists of 21 classroom spaces, administrative space, a multi-purpose cafeteria, gymnasium, library, computer lab, music room and other support spaces. Prickly Pear Elementary School was home to 273 students during the 2022-2023 school year.

BUILDING CODE REVIEW - 2021 INTERNATIONAL BUILDING CODE (IBC)

CHAPTER 3: USE & OCCUPANCY

The building would be Occupancy Classification E (Educational):

Section 305, Educational Group 'E' - Educational Group

The building can be classified as Group 'E' Educational spaces which include, among others, the use of a building or structure, or a portion thereof, by six or more persons at any one time for educational purposes through the 12th grade.

Section 303.1.3, Assembly Group A Associated with Group E occupancies:

A room or space sued for assembly purposes that is associated with a Group E occupancy is not considered a separate occupancy.

CHAPTER 4: SPECIAL DETAILED REQUIREMENTS BASED ON OCCUPANCY AND USE

No sections of Chapter 4 apply to the building.

CHAPTER 5: GENERAL BUILDING HEIGHTS & AREAS

Table 504.3 – Allowable Building Height in Feet Above Grade Plane: Type V-B construction assumed, sprinkled.

Group E: 60 Feet

Existing building is less than 60 feet in height. Existing condition complies.

Table 504.4 – Allowable Number of Stories Above Grade Plane: Type V-B construction assumed, sprinkled.

Group E: 2 Stories

Building is 1 story above grade plane. Existing condition complies.

Table 506.2 – Allowable Area Factor in Square Feet: Type V-B construction assumed, non-sprinkled, single story.

Group E: 36,000 Square Feet

Existing building area exceeds 36,000 square feet in area. It should be noted that the existing building has a 2-hour fire walls separating different fire areas for the building and the assumption is that each of those areas is less than the 36,000 SF requirement.

CHAPTER 6: TYPES OF CONSTRUCTION

Table 601 – Fire-Resistance Rating Requirements for Building Elements. Based on the observed construction of the existing building and review of the available drawings, Construction Type V-B is assumed.

According to 602.5, Type V-B Construction, is the type of construction in which the structural elements, exterior walls and interior walls are of any materials permitted by this code. The construction of the existing building meets the requirements of this section and classification.

CHAPTER 7: FIRE AND SMOKE PROTECTION FEATURES

Based on construction type and arrangement of the building, it is assumed that Fire Walls per section 702 area utilized to separate the different fire areas.

CHAPTER 8: INTERIOR FINISHES

Table 803.13 Interior Wall and Ceiling Finish Requirements by Occupancy, Interior finishes in a sprinkled building of E occupancy areas must have Class B finishes at corridors and exit enclosures and Class C at other rooms and enclosed spaces. While testing and documentation of all existing finishes in this case (paint, flooring, trim, ceiling finishes, etc.) is beyond the scope of this report, it is believed from field observations that the existing materials and finishes meet this requirement. Any new finishes and materials must meet the requirements of this section.

CHAPTER 9: FIRE PROTECTION SYSTEMS

Per Section 903.2.3, all group E occupancies with a fire area greater than 12,000 square feet must be equipped with an approved automatic sprinkler system. The building is provided with an approved automatic sprinkler system.

The building complies.

CHAPTER 10: MEANS OF EGRESS

Table 1004.5 – Maximum Floor Area Allowances per Occupant:

Educational area: 20 sf/occupant net
18,769 sf/20 = 939 occupants (estimated)
Assembly (Unconcentrated): 15 sf/occupant net
10,961 sf/15 = 731 occupants (estimated)
Business Areas: 150 sf/occupant gross
3,021 sf/150 = 21 occupants (estimated)

Total Occupant Load = 1,691 occupants (estimated)

The existing building provides 'accessible means of egress' from the Main Floor level in the form of at-grade exits. Per our preliminary calculations, no additional exiting would be required.

CHAPTER 11: ACCESSIBLE ROUTE

Per Section 1104.1, at least on accessible route within the site shall be provided to the accessible building entrance served. Accessible route is provided. Building Complies.

Per Section 1105.1, at least 60 percent of all public entrances shall be accessible. It is believed that Accessible Entries are provided, but compliance with current ADA requirements should be verified if improvements are made to the building.

ADMINISTRATIVE RULES OF MONTANA: MINIMUM REQUIRED PLUMBING FIXTURES

According to 24.301.351, the 'Educational Occupancies' required number of water closets per sex is 1 per 50 for male students, 1 per 50 for female, with 1 lavatory required for every 50 students.

Taking the total building occupant load total of 1,691/2 gives 846 male occupants, 846 female occupants.

The building should have 17 fixtures (toilets and urinals) for males with 17 lavatories. It should also have 17 fixtures (toilets) and 17 lavatories for females.

A percentage of these fixtures must be ADA accessible for each sex. Accessible toilets are not provided.

Actual Plumbing Fixtures:

Male:
17 toilets/urinals - **Building complies**

Female:
17 toilets - **Building complies** ■

ARCHITECTURAL FINDINGS AND RECOMMENDATIONS

SITE FINDINGS

Prickly Pear Elementary sits on an approximately 11 acre developed site within a larger 45 acre site that is largely undeveloped. The school sits at the east edge of the larger site along Valley Drive with site access to the east, parking to the north and playgrounds flanking the building's southern classroom wing. The size of the site is adequate for the school's size, and if needed can be further developed. The building is oriented in the east/west direction with a classroom wing that extends to the south. The main visitor parking and drop off is at the east and north side of the school. A clinic building was built at the west end of the main parking lot north of the school, and the district tennis courts are located north of the parking lot.

Although the school was newly developed in 2018, site access, parent, and bus drop-off and parking circulation is convoluted and confusing, causes traffic issues before and after school. The district has worked to clarify traffic patterns and provide signage, but the problem is still significant.

The size of the site play area is currently smaller than recommended with only the east portion of the overall playground area having been developed. The district is currently working on plans to further develop the western portion of the play areas. The play equipment is in good condition.

SITE RECOMMENDATIONS

Generally, the Prickly Pear Elementary site is well maintained and in good condition. Below is a list of site recommendations based on our site observations:

- Reconfiguration of the current parking, drop-off, and bus areas should be considered in order to clarify circulation and separate bus, parent, and visitor traffic. Site directional signage should be implemented to improve way-finding and clarify traffic patterns.
- Further development of the west playground area.

BUILDING EXTERIOR FINDINGS

The exterior of the building is in excellent condition based on the age of the facility. Exterior materials include a combination of composite cement panels and preformed metal panels.

EXTERIOR FOUNDATION AND DRAINAGE

The visible areas of the foundation are very sound, showing no signs of cracking or discoloration.

Although the scope of this investigation did not entail a formal topographic survey of the site conditions, visually, the site immediately adjacent to the building appears to have good positive drainage away from the building.

EXTERIOR STAIRS, RAMPS, AND SIDEWALKS

Exterior stairs, ramps, and sidewalks are in good condition.

EXTERIOR ROOF DRAINAGE, SOFFITS, AND FASCIA

All the building's roof drainage systems, soffits and fascia are in good condition and no issues were observed with the roof drainage systems.

ROOF CONDITION

The design team did not walk the roof surface but the roof was observed from below to be in good condition. The roof is composed of asphalt shingles and pre-finished metal roof panels. The slope of the roofs appear to be effective for proper drainage and edges were in good condition.

EXTERIOR FINISHES

The exterior wall finishes are all durable, easily maintained materials appropriate for the use. Due to the age of the building, these materials remain in good to excellent condition.

EXTERIOR WINDOWS AND DOORS

The aluminum storefront windows appear to be in good condition along with all visible flashings. Aluminum awning window inserts appear to be operational and in good condition.

Exterior doors are flush painted hollow metal doors with painted hollow metal frames. All door hardware was observed to meet current ADA accessibility requirements.

EXTERIOR SECURITY

All exterior doors on the building are hollow metal or aluminum storefront entries with standard commercial grade hardware. Electronic access control as noted at the main entries.

ARCHITECTURAL EXTERIOR RECOMMENDATIONS

- The building exterior is in good to excellent condition. There are no recommendations for improvements to the exterior based on the observations of this report.

BUILDING INTERIOR FINDINGS

Overall, the interior of the building is in good to excellent condition. The quality of the original finish materials, age of the facility, and the care taken to maintain and replace finishes in the building over time have contributed to its condition.

HALLWAYS

Circulation space in the building consists of two main double loaded corridors emanating from the main entry and public spaces of the building.

The finishes in the circulation spaces are in good to excellent condition and have been well maintained. The flooring is a newer carpet tile with rubber base. Wall finishes in the hallways are painted gypsum board with painted MDO plywood wainscot. Overall, the painted surfaces are in good, well maintained condition, but some need for paint touch-up was noted.

The hallways also have custom casework student storage areas. This casework is in good condition.

Hallway ceilings are suspended acoustical tile. Both the grid and tile are in good condition.

CLASSROOMS

Classrooms are well suited for their purpose and appear to serve the students and educators well. At approximately 865 square feet, the size of the classrooms falls just short of the currently accepted standards of 900 to 1,000 square feet.

The finishes in the classrooms are in good condition and have been well maintained. Flooring throughout the classroom spaces is carpet tile with rubber base. Wall finishes are painted gypsum wall board and are in good condition. It was noted at several locations that the paint and wall texture had been damaged by moving of furniture or other items hitting the walls.

Ceilings in the classrooms are suspended acoustical tile. Both the grid and tile are in good condition.

Plastic laminate casework was observed. Counter tops in these areas were plastic laminate and had sinks and drinking fountain bubblers. Casework is in good condition.

GYMNASIUM

The gymnasium interior finishes are functional, low maintenance materials that serve their purpose well. The wood gym floor appears to be in good condition and is well maintained. The walls are primarily painted wall panels. The ceiling is pre-finished insulation panels installed as part of the metal building system. The gymnasium finishes are in good condition.

INTERIOR WINDOWS AND DOORS

Interior doors appear to be a stained solid core wood in painted hollow metal frames. The doors have a small glass relite. Door hardware is new and meets ADA accessibility requirements. Interior double doors at the gym are equipped with panic hardware.

ARCHITECTURAL INTERIOR RECOMMENDATIONS

The interior of the building is in good to excellent condition and has been well maintained. Our recommendations are minor but include:

- Continued upkeep and regular maintenance to ensure the building remains in good condition.
- Drywall repair and paint touch-up where walls have been damaged by moving furniture and equipment. ■

ANNOTATED PHOTOGRAPHS | EXTERIOR

View of access drive, drop-off, and parking from entry looking east.

View of access drive, drop-off, and parking from main entry looking west.

View of southwest play area and building looking east.

View of south classroom wing looking northeast.

ANNOTATED PHOTOGRAPHS | EXTERIOR

View of the southeast play area and building looking northwest.

View of southeast play area looking north.

Typical building elevation on the east side of the building.

East building elevation and service area.

ANNOTATED PHOTOGRAPHS | EXTERIOR

View of the north building elevation at the main entry.

Main entry.

View of typical building materials and aluminum windows.

ANNOTATED PHOTOGRAPHS | INTERIOR

View of typical hallway finishes.

View of typical hallway.

View of typical hallway student storage casework.

View of typical classroom.

ANNOTATED PHOTOGRAPHS | INTERIOR

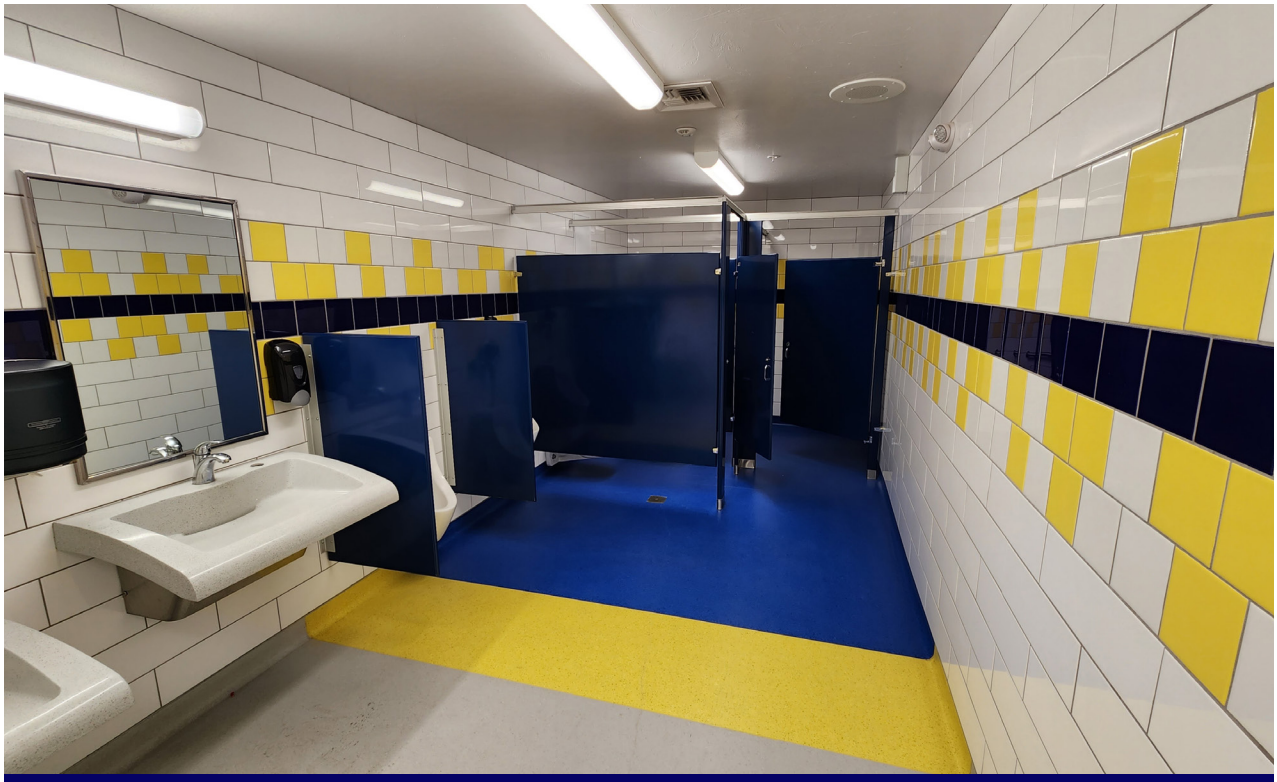
Typical minor damage to drywall finish due to moving furniture.

View of a typical classroom.

View of a typical classroom.

View of a typical classroom.

ANNOTATED PHOTOGRAPHS | INTERIOR



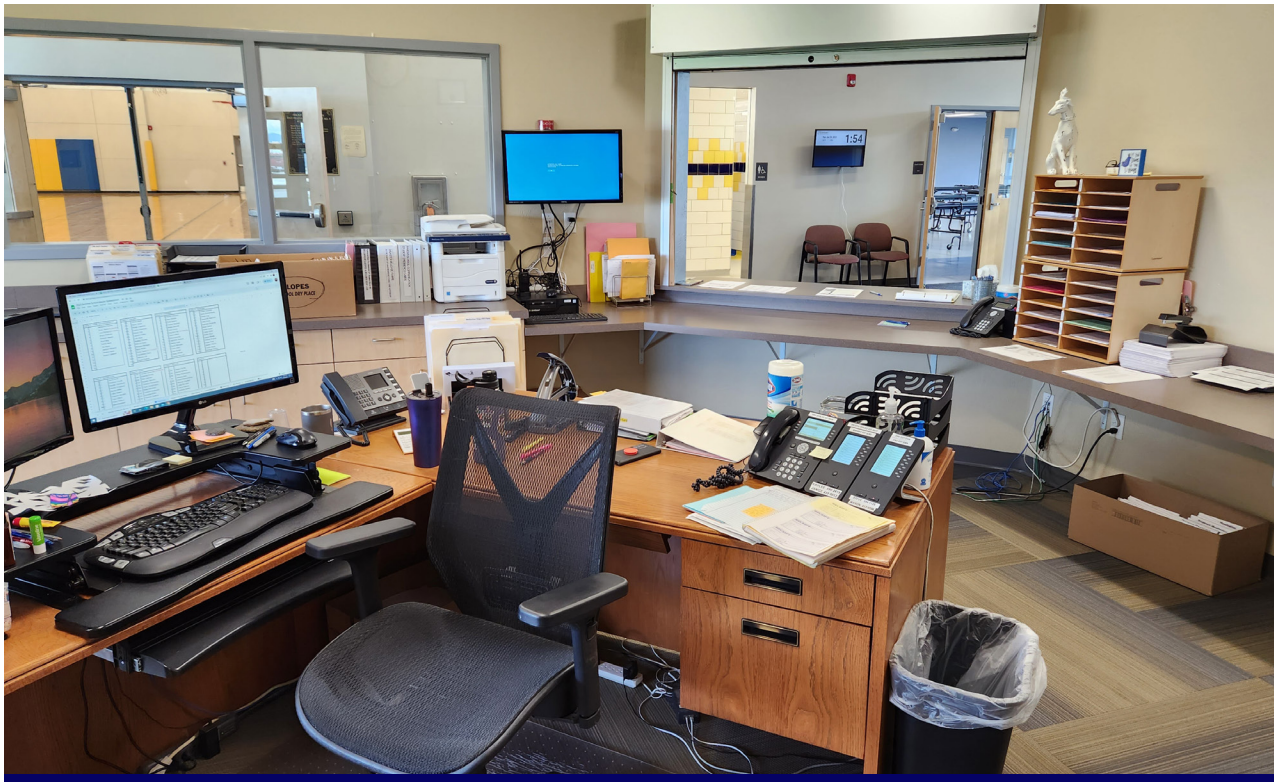
Typical restroom finishes and fixtures.

View of the computer lab.

View of the library.

View of the library.

ANNOTATED PHOTOGRAPHS | INTERIOR



View of the main office reception area.

View of the vestibule window at the main office reception area.

View of the administrative suite.

View of the gymnasium.

ANNOTATED PHOTOGRAPHS | INTERIOR

View of the commons.

View of drywall damage at wall in the commons area.

View of the commons.

View of the music room.

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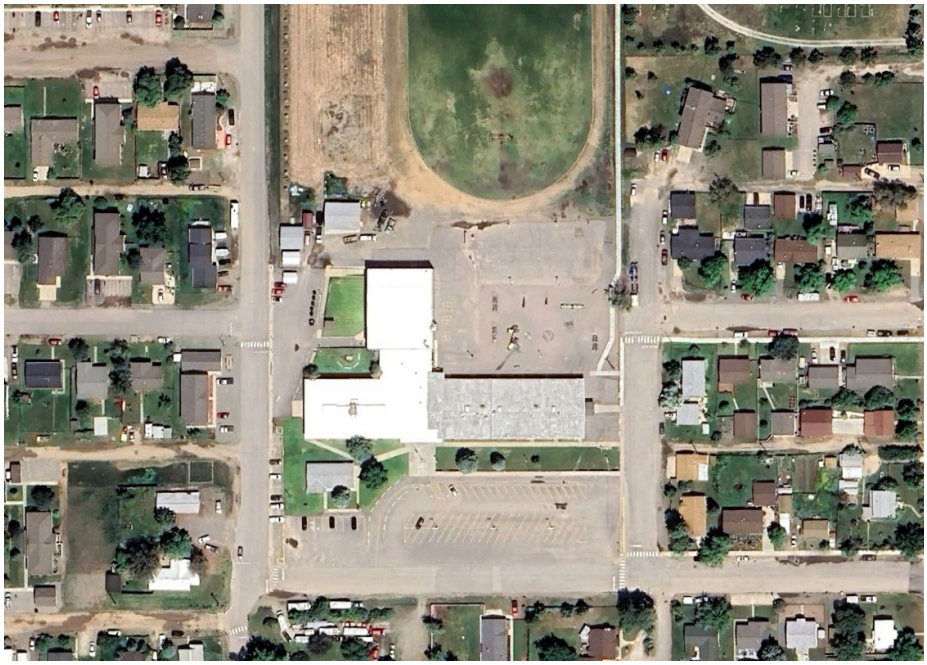
RADLEY
ELEMENTARY

RADLEY ELEMENTARY

BUILDING DESCRIPTION
BUILDING ANALYSIS
CODE REVIEW
FINDINGS + RECOMMENDATIONS
ANNOTATED PHOTOGRAPHS

Radley Elementary Arrival and Visitor Entrance | East Helena, Montana | 2023



Radley Elementary Aerial | East Helena, Montana | © 2023 Airbus

BUILDING DESCRIPTION

Robert H. Radley Elementary School houses Grades 3 through 5 on E. Clinton Ave. Its construction occurred in two phases. The original structure (the east wing) was erected in 1963 and is a single-story above-grade building. Subsequently, the 2-level west wing was added 15 years later in 1978 and includes the gymnasium. The entire square footage includes approximately 67,900 gross square feet and comprises a single level of above grade classrooms along with a partial day-lit basement. Within this layout, the first floor accommodates the gymnasium, administrative offices, and classrooms. The day-lit basement houses the cafeteria and kitchen facilities (beneath the gymnasium), additional classrooms, and storage/ maintenance spaces.

The modestly-sized site includes a play yard, district receiving and storage, and the District Central Office Building. ■

BUILDING CODE REVIEW - 2021 INTERNATIONAL BUILDING CODE (IBC)

CHAPTER 3: USE & OCCUPANCY

Occupancy Classification E (Educational):

Section 305, Educational Group 'E' - Educational Group

The building should be classified as Group 'E' Educational spaces which include, among others, the use of a building or structure, or a portion thereof, by six or more persons at any one time for educational purposes through the 12th grade.

Section 303.1.3, Assembly Group A Associated with Group E occupancies:

A room or space sued for assembly purposes that is associated with a Group E occupancy is not considered a separate occupancy.

CHAPTER 4: SPECIAL DETAILED REQUIREMENTS BASED ON OCCUPANCY AND USE

No sections of Chapter 4 apply to the building.

CHAPTER 5: GENERAL BUILDING HEIGHTS & AREAS

Table 504.3 – Allowable Building Height in Feet Above Grade Plane: Type III-B construction assumed, non-sprinklered.

Group E: 55 Feet

Existing building is well below 55 feet in height. Existing condition complies.

Table 504.4 – Allowable Number of Stories Above Grade Plane: Type III-B construction assumed, non-sprinkled.

Group E: 2 Stories

Building is 1 story above grade plane with a basement. Existing condition complies.

Table 506.2 – Allowable Area Factor in Square Feet: Type III-B construction assumed, non-sprinkled, single-story.

Group E: 58,000 Square Feet

Existing building area exceeds 58,000 square feet in area; however, much of this area is considered basement and does not count against allowable area.

Building complies.

CHAPTER 6: TYPES OF CONSTRUCTION

Table 601 – Fire-Resistance Rating Requirements for Building Elements. Based on the observed construction of the existing building and review of the available drawings, Construction Type III-B is assumed.

According to 602.3, Type III-B Construction, is that type of construction in which the exterior walls are of noncombustible materials and the interior building elements are of any material permitted by the code. The construction of the existing building meets the requirements of this section and classification.

The building is assumed meet the 2-hour fire-rated exterior bearing walls; the structural frame, interior walls, non-bearing exterior walls, and roof construction do not need ratings or protection.

CHAPTER 7: FIRE AND SMOKE PROTECTION FEATURES

Based on construction type and arrangement of the building, no provisions of Chapter 7 apply to the areas of the building being evaluated in this review other than the following:

The Fire Separation Distance between the District Central Office and the west wing of is less than 15 feet but more than feet. Per Table 705.5, exterior walls of the south wall adjacent to the Central Office would require 1-hr fire-resistance rating to comply with current code. Per Table 705.8 limiting maximum unprotected exterior wall openings, the wall would be limited to <15% unprotected openings. Given the observed and reported construction of said wall, this project complies.

CHAPTER 8: INTERIOR FINISHES

Table 803.13 Interior Wall and Ceiling Finish Requirements by Occupancy, Interior finishes in a non-sprinkled building

of E occupancy areas must have Class B finishes at corridors and exit enclosures and Class C at other rooms and enclosed spaces. While testing and documentation of all existing finishes in this case (paint, flooring, trim, ceiling finishes, etc.) is beyond the scope of this report, it is believed from field observations that the existing materials and finishes meet this requirement. Any new finishes and materials must meet the requirements of this section.

CHAPTER 9: FIRE PROTECTION SYSTEMS

Per Section 903.2.3, all group E occupancies with a fire area greater than 12,000 square feet must be equipped with an approved automatic sprinkler system. The building is not provided with an approved automatic sprinkler system.

Building does not comply.

CHAPTER 10: MEANS OF EGRESS

Table 1004.5 – Maximum Floor Area Allowances per Occupant (note: this is not equitable to utilization):

Educational area: 20 sf/occupant net
42,665 sf/20 = 2,133 occupants (estimated)
Assembly (Unconcentrated): 15 sf/occupant net
7,385 sf/15 = 493 occupants (estimated)
Business Areas: 150 sf/occupant gross
5,077 sf/150 = 34 occupants (estimated)
Storage and Maintenance Areas: 300sf/occu. gr.
6,270 sf/300 = 21 occupants (estimated)

Total Occupant Load = 2,681 occupants (estimated)

The existing building provides 'accessible means of egress' from the Main Floor level and the Day-lit Basement areas in the form of at-grade exits. Per our preliminary calculations, no additional exiting would be required.

CHAPTER 11: ACCESSIBLE ROUTE

Per Section 1104.1, at least on accessible route within the site shall be provided to the accessible building entrance served. Accessible route is provided. Building Complies.

Per Section 1105.1, at least 60 percent of all public entrances shall be accessible. It is believed that Accessible Entries are provided, but compliance with current ADA requirements should be verified if improvements are made to the building.

ADMINISTRATIVE RULES OF MONTANA: MINIMUM REQUIRED PLUMBING FIXTURES (ARM 24.301.351)

According to 24.301.351, the 'Educational Occupancies' required number of water closets per sex is 1 per 50 for male students, 1 per 50 for female, with 1 lavatory required for every 50 students (by occupant load).

Taking the total building occupant load total of 2,681/2 gives 1,341 male occupants, 1,341 female occupants.

The building should have 27 fixtures (toilets and urinals) for males with 27 lavatories. It should also have 27 fixtures (toilets) and 27 lavatories for females.

A percentage of these fixtures must be ADA accessible for each sex. Accessible toilets are not provided.

Actual Plumbing Fixtures:

Male:
22 toilets/urinals - **Building does not comply**

Female:
23 toilets - **Building does not comply** ■

ARCHITECTURAL FINDINGS AND RECOMMENDATIONS

SITE FINDINGS

Radley Elementary School is situated on an 11-acre plot adjacent to Prickly Pear Elementary, sharing space with the District Central Office and Receiving and Storage Building. The Elementary Building is positioned east-west on the southern part of the site, with visitor and staff parking to the south, student drop-off/pick-up and district receiving to the west, and playground and field areas to the north.

Unfortunately, there is a lack of clear order and signage along Clinton Street and in the visitor parking area. The student drop-off and delivery zones on N. Thurman Ave. overlap, creating safety concerns where delivery vehicles and students intersect. This area also suffers from insufficient lighting.

The playground area is of adequate size, and the equipment is in aged but functional condition. The asphalt blacktop in the play area is extensively cracked and uneven. There is little separation between the play areas and service or storage areas on the site. Additionally, the play yard lacks complete fencing and gates, raising potential security and supervision issues.

SITE RECOMMENDATIONS

Generally, the Radley site, being the oldest school property in operations, is well maintained and in fair to good condition. Due to the age of some site components, updates beyond regular maintenance are recommended:

- Reconfiguration of the current parking, drop-off, delivery and bus areas should be considered in order to clarify circulation and separate bus, parent, delivery, and visitor traffic. Site directional signage, parking barriers, curbing, and/or landscaped areas should be installed in the south parking to Clinton St. interface to improve way-finding and clarify traffic patterns.
- Relocation of the delivery areas away from student areas.
- Fencing should be added to clearly separate student areas from service and delivery areas.
- Existing areas of fencing could be raised to improve security and supervision of students on the play yard. Gates should be considered to the existing areas of fencing.

BUILDING EXTERIOR FINDINGS

In general, the exterior of the building is in good condition, given the original age of the structure and its addition. Like most of the school buildings in the district, the exterior materials are durable, easy to maintain, and well-suited for their use.

EXTERIOR FOUNDATION AND DRAINAGE

The majority of visible areas of the foundation are very sound, showing few signs of cracking or discoloration; however there was some water intrusion noticed in the walls at the window well areas.

While the investigation's scope did not include a formal topographic survey of site conditions, an initial visual assessment suggests that the area immediately surrounding the building features effective positive drainage away from the structure; although it was noted that the window-wells to the basement level classrooms would likely experience water build-up in heavy precipitation events. Some areas of landscaping are routinely driven through by deliveries and parents cutting corners at the student drop-off area.

EXTERIOR STAIRS, RAMPS, AND SIDEWALKS

Exterior stairs, ramps, and concrete sidewalks appear to be in good condition with minimal cracking and spalling; paths of asphalt (especially on the north and east sides of the building) show deep cracking and unevenness.

ROOF CONDITION

Radley Elementary School is outfitted with two distinct low-slope roofing systems and parapet walls. The original roof, constructed in 1963, comprises a brush-on asphaltic tar roofing material topped with a reflective silver coating. While this section underwent resealing approximately two to three years ago, persistent issues with leaking remain evident, leading to substantial water damage within the building's interior spaces. The addition, built in 1978, features a rubber membrane roofing system. Given its suspected original installation, this rubber membrane roofing and the tar roofing have far surpassed their anticipated operational lifespans, raising concerns about their long-term durability and effectiveness in preventing water infiltration.

EXTERIOR FINISHES

The building's exterior features predominantly two materials: a textured brick, which constitutes the main part of the structure, and painted concrete masonry units (CMUs) forming the gymnasium building. These materials are known for their durability and ease of upkeep.

Considering the facility's age, the exterior components remain generally well-preserved and have received proper maintenance. However, it's worth noting that soffit panels along the overhanging parapet areas have been observed to frequently suffer from bending and displacement.

EXTERIOR WINDOWS AND DOORS

The majority of windows have seemingly undergone recent replacement, showcasing Jeld-Wen vinyl windows that impart a fresh appearance. While their current state appears new, it is worth considering that their durability might not align with optimal standards for an elementary school environment.

Exterior doors are painted, flush hollow metal doors with painted hollow metal frames. Generally the doors are in fair to good condition with some dents and minor rust in areas. It was noted that current exterior door hardware is inconsistent around the building and across the district; they also frequently do not meet current ADA accessibility standards.

EXTERIOR SECURITY

Exterior doors are constructed from hollow metal and equipped with conventional commercial grade hardware. Main and secondary entrances include electronic proximity reader access control. The main entry includes a video/audio communication system, facilitating communication and identification of visitors. However, the visibility from within the facility outward to the main entrances is observed to be suboptimal. As previously noted, the addition of fencing and gating within the play yard areas is recommended, which would offer an additional layer of protection and control over access and supervision at play areas.

ARCHITECTURAL EXTERIOR RECOMMENDATIONS

Overall, the exterior of the building is in good, well-maintained condition. No significant issues were observed that require immediate attention other than the roofing condition. However, we would make the following additional recommendations:

- Ongoing maintenance and upkeep of the building's exterior elements.
- Ongoing maintenance and repair of the CMU veneer control joints.
- Replacement of door hardware that does not meet ADA accessibility requirements.
- Replacement of roofing.

BUILDING INTERIOR FINDINGS

In general, the interior state of the building can be classified as fair to good. The preservation and replacement of finishes over time, coupled with the initial quality of the original materials, have played a significant role in maintaining its current condition. Nonetheless, considering the building's age, a number of interior finishes exhibit signs of wear and aging, resulting in a somewhat dated appearance. As a consequence, the visual appeal of these interiors might not be as inviting to the public in comparison to more modern and contemporary finishes.

HALLWAYS, STAIRS, AND PERSON LIFT

The building's circulation areas encompass double-loaded corridors, flanked by classrooms, restrooms, and offices on both sides. These circulation spaces exhibit finishes that generally range from fair to good condition, having undergone diligent maintenance.

The corridors feature sheet carpeting as flooring, paired with rubber base and entry walk-off mats. At the primary visitor entrance, a durable quarry tile flooring is present.

Hallway walls are painted concrete masonry units (CMU). These wall finishes, along with the paint, remain in good condition, though minor imperfections such as chips are noticeable.

Suspended acoustical ceiling tiles compose the hallway ceilings; however, several areas of tile throughout the building display water damage, stemming from the aforementioned roofing condition.

The rubber stair treads are in overall good condition. Handrails are available at standard heights for both adults and children. However, the extensions at the top and bottom of the handrails do not adhere to current codes, nor do they return to the wall

as required. This poses a hazard, as they can catch on items such as backpacks and first-responders' gear. The recently retrofitted person-lift shows minimal signs of wear and tear. Nevertheless, the associated shaft and doors experience functional problems, which are partly addressed through hand-written instructions.

CLASSROOMS

Classrooms are well suited for their purpose and appear to serve the students and educators well.

The finishes in the classrooms are generally in good condition and have been well maintained. Flooring throughout the classroom spaces is sheet-good carpet with rubber base. Wall finishes are both painted gypsum wall board and painted CMU and are in good condition.

Ceilings are suspended acoustical tile. The ceiling tiles are dated and in many cases showing damage.

The classroom casework is plastic laminate. Counter tops in these areas were plastic laminate and had sinks and drinking fountain bubblers. For the most part the casework is in good condition.

One classroom in particular included the building IT infrastructure (racks, servers, and switches). This should be enclosed in its own room, secured from unauthorized access or sticky-fingered children.

Classroom lighting control exhibited challenges, with many rooms resorting to makeshift paper coverings to diminish lighting intensity. The color temperature of lighting within the building lacked uniformity and deviated from recommended standards, resulting in harsh illumination conditions.

INTERIOR SAFETY AND SECURITY

Although visibility out from the Main Office is adequate, the Main Entrance lacks a secured entry vestibule, which would serve as an additional barrier against unauthorized entry.

The circulation spaces within the building encompass numerous zones that might be susceptible to limited supervision, potentially facilitating instances of bullying or assaults. While mirrors and cameras have been noted in some of these areas, they do not entirely eliminate concerns, as certain sections still remain vulnerable.

RESTROOMS

The restroom finishes and fixtures exhibit an overall fair condition. Porcelain tile flooring is present and also in fair condition. Wall finishes consist of painted CMU. Metal toilet partitions appear to be in fair to good condition. Plumbing fixtures are dated but maintain a fair condition. Despite the inclusion of grab bars, the accessible stalls in restrooms fall short of current ADA standards due to insufficient clearances around the toilets and within the general area. In general, the restroom finishes present a dated and uninviting appearance.

INTERIOR WINDOWS AND DOORS

The interior doors consist of painted hollow metal doors set within painted hollow metal frames. There is a lack of uniformity in door hardware throughout the building. In most classrooms, the door hardware does not adhere to ADA guidelines as they are not lever-type lock sets. Classroom lock sets are also "classroom" function - although permitted and still common, newer recommendations are to use "storeroom" function lock sets for classrooms for their added security, but this would be up to the district.

Doors at stair areas fail to meet current graspability standards. The door hardware in administrative and other sections of the building is characterized by knob-type lock sets, which also fall short of meeting ADA requirements.

ARCHITECTURAL INTERIOR RECOMMENDATIONS

The interior of the building is in fair to good condition and has been well maintained. Our recommendations are minor, but include:

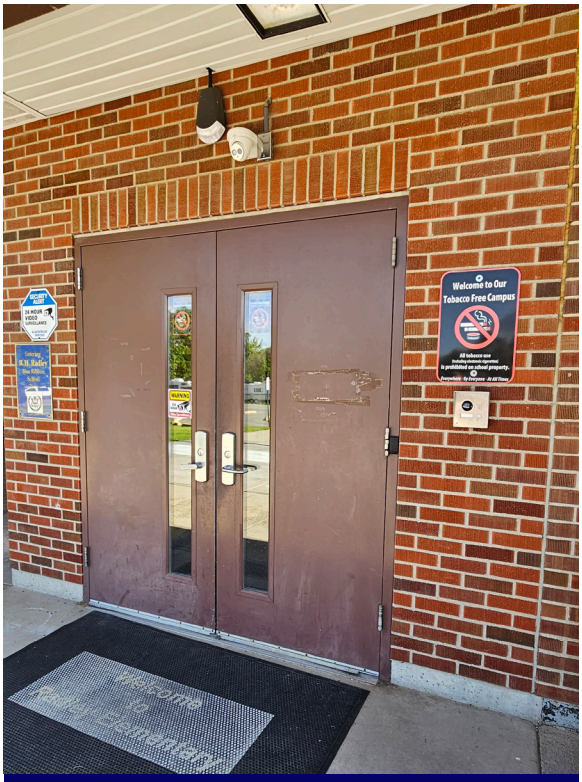
- Upon correction of the roofing, replacement of ceiling tiles throughout.
- Continued upkeep and regular maintenance to ensure the building remains in good condition.
- Update and/or replacement of toilet room fixtures and finishes.

- If a significant renovation or addition to this school is determined, we would recommend update of interior finishes including ceilings and lighting.
- If a significant renovation or addition to this school were to ever occur, replacement of the retrofitted person-lift with a proper enclosed elevator is recommended.
- A secured vestibule at the Main Entry should be added.
- Replacement of door hardware that does not meet requirements for ADA accessibility and consistency with other district door hardware. ■

ANNOTATED PHOTOGRAPHS | MAIN VISITOR APPROACH

Main entrance as seen from the southern side of the elementary school building, facing east.

View of parking area south of the Main Entry looking southeast toward Clinton St.



Main Entrance at south side of school building.

Inside Main Entrance, window to Main Office.

Further inside Main Entrance, showing visibility from secured Main Office, but no secured second door before entry to the school.

ANNOTATED PHOTOGRAPHS | EXTERIOR

Overview of blacktop and gravel play yard. Looking northeast.

Unsecured building utilities, adjacent to play areas.

Play yard, Gymnasium wall, fenced building services.

General view of exterior brick condition.

ANNOTATED PHOTOGRAPHS | EXTERIOR

East side of exterior, damaged metal ductwork.

East side of building, damaged soffit panels common around the building.

East paved areas, cracked and uneven areas of asphalt.

North side of East Wing, showing play yard, uneven asphalt path and general condition of brick walls.

ANNOTATED PHOTOGRAPHS | EXTERIOR

Play yard equipment.

View from play yard to service and storage areas around Gymnasium.

View of delivery and storage areas, connected directly to play yard.

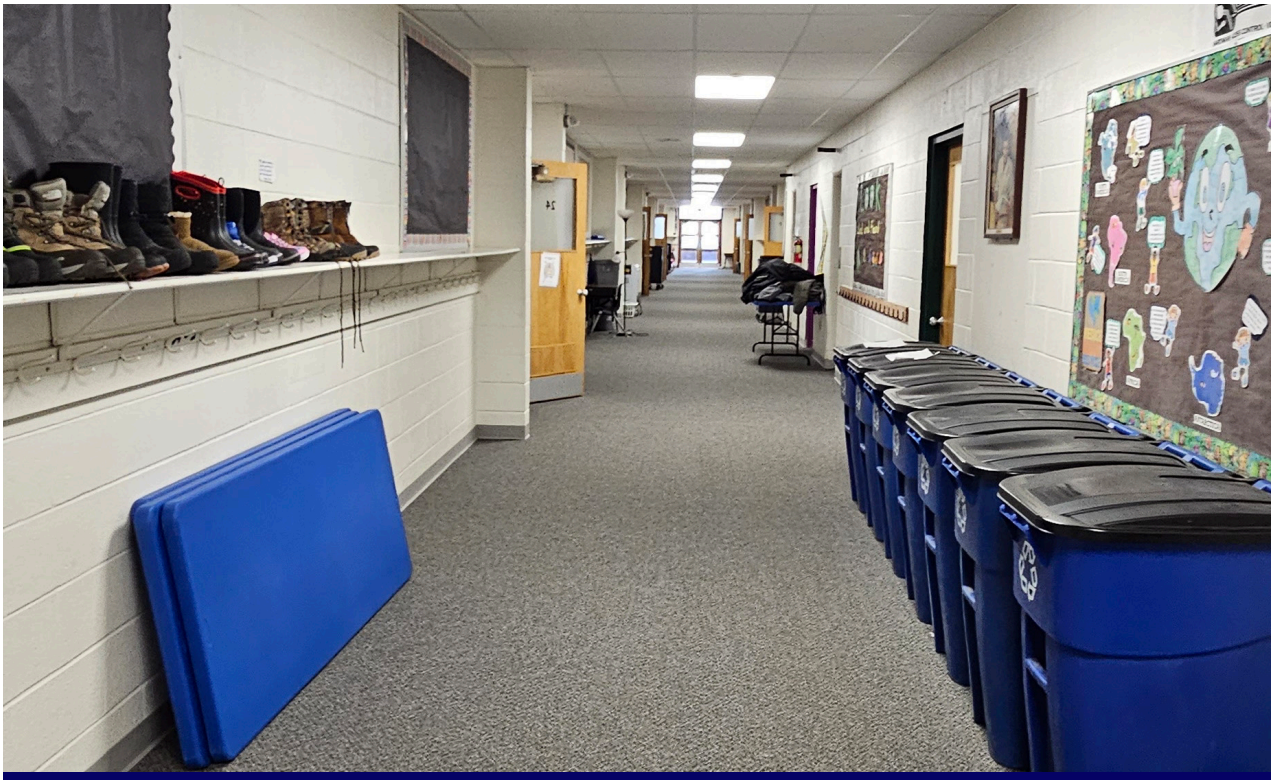
View from service and storage areas to play yard and field.

ANNOTATED PHOTOGRAPHS | EXTERIOR

West side of school at Student Drop-off and receiving area, at N. Thurman Ave. looking south.

West side of school at Student Drop-off and receiving area, at N. Thurman Ave. looking north.

ANNOTATED PHOTOGRAPHS | INTERIOR

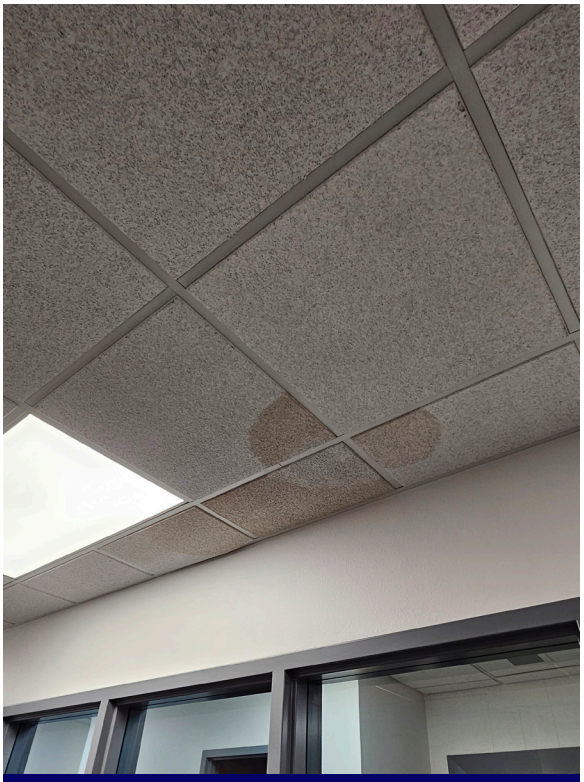


View looking down classroom corridor.

View of hallway near Main Office.

ANNOTATED PHOTOGRAPHS | INTERIOR

Main Office hallway.



View of water-damaged ceiling.

View of damaged ceiling tile.

ANNOTATED PHOTOGRAPHS | INTERIOR

View of damaged ceiling tile.

View of damaged ceiling tile.

Non-conforming knob-style door hardware.

View of damaged ceiling tile.

Non-conforming knob-style door hardware.

E
EAST VALLEY
MIDDLE SCHOOL

EAST VALLEY MIDDLE SCHOOL

BUILDING DESCRIPTION
CODE REVIEW
FINDINGS + RECOMMENDATIONS
ANNOTATED PHOTOGRAPHS

East Valley Middle School | East Helena, Montana | July 2023

East Valley Middle School | East Helena, Montana | July 2023

BUILDING DESCRIPTION

East Valley Middle School was originally constructed in 1998 as a 62,000 sf single-story structure. In 2018, an addition was added, expanding the building to approx. 66,500sf. The school is home to grades 6, 7, & 8. The relatively new building is in good shape overall, sits central to East Helena's population, and has relatively good site circulation for cars, buses, staff, visitors, and students. The middle school faces west, with classroom wings spanning east, gymnasium and cafeteria to the north, and a large well-used library to the south. The building is clad with durable block and metal panels, with limited areas of less-durable EIFS siding, which is showing some wear.

The hallways in the school are constructed of very durable painted CMU block walls, often with lockers on one side. They surround a rarely-used central outdoor courtyard.

BUILDING CONSTRUCTION

The building is constructed as a one-story mixed CMU and wood bearing wall structure with concrete slab-on-grade floors and wood truss roof. The gymnasium roof is framed with steel long-span trusses and a metal deck. The roofing overall comprises of asphalt shingles. ■

BUILDING CODE REVIEW - 2021 INTERNATIONAL BUILDING CODE (IBC)

CHAPTER 3: USE & OCCUPANCY

The building would be Occupancy Classification E (Educational):

Section 305, Educational Group 'E' - Educational Group

The building can be classified as Group 'E' Educational spaces which include, among others, the use of a building or structure, or a portion thereof, by six or more persons at any one time for educational purposes through the 12th grade.

Section 303.1.3, Assembly Group A Associated with Group E occupancies:

A room or space sued for assembly purposes that is associated with a Group E occupancy is not considered a separate occupancy.

CHAPTER 4: SPECIAL DETAILED REQUIREMENTS BASED ON OCCUPANCY AND USE

No sections of Chapter 4 apply to the building.

CHAPTER 5: GENERAL BUILDING HEIGHTS & AREAS

Table 504.3 – Allowable Building Height in Feet Above Grade Plane: Type V-B construction assumed, sprinkled.

Group E: 60 Feet

Existing building is less than 60 feet in height. Existing condition complies.

Table 504.4 – Allowable Number of Stories Above Grade Plane: Type V-A construction assumed, sprinkled.

Group E: 2 Stories

Building is 1 story above grade plane. Existing condition complies.

Table 506.2 – Allowable Area Factor in Square Feet: Type V-B construction assumed, sprinkled, single story.

Group E: 38,000 Square Feet

Existing building area exceeds 36,000 square feet in area. It should be noted that the existing building has a 2-hour fire walls separating different fire areas for the building and the assumption is that each of those areas is less than the 36,000 SF requirement.

CHAPTER 6: TYPES OF CONSTRUCTION

Table 601 – Fire-Resistance Rating Requirements for Building Elements. Based on the observed construction of the existing building and review of the available drawings, Construction Type V-B is assumed.

According to 602.5, Type V-B Construction, is the type of construction in which the structural elements, exterior walls and interior walls are of any materials permitted by this code. The construction of the existing building meets the requirements of this section and classification.

CHAPTER 7: FIRE AND SMOKE PROTECTION FEATURES

Based on construction type and arrangement of the building, it is assumed that Fire Walls per section 702 area utilized to separate the different fire areas.

CHAPTER 8: INTERIOR FINISHES

Table 803.13 Interior Wall and Ceiling Finish Requirements by Occupancy, Interior finishes in a sprinkled building of E occupancy areas must have Class B finishes at corridors and exit enclosures and Class C at other rooms and enclosed spaces. While testing and documentation of all existing finishes in this case (paint, flooring, trim, ceiling finishes, etc.) is beyond the scope of this report, it is believed from field observations that the existing materials and finishes meet this requirement. Any new finishes and materials must meet the requirements of this section.

CHAPTER 9: FIRE PROTECTION SYSTEMS

Per Section 903.2.3, all group E occupancies with a fire area greater than 12,000 square feet must be equipped with an approved automatic sprinkler system. The building is provided with an approved automatic sprinkler system.

Building complies

CHAPTER 10: MEANS OF EGRESS

Table 1004.5 – Maximum Floor Area Allowances per Occupant:

Educational area: 20 sf/occupant net
25,594 sf/20 = 1,280 occupants (estimated)
Assembly (Unconcentrated): 15 sf/occupant net
15,340 sf/15 = 1,023 occupants (estimated)
Business Areas: 150 sf/occupant gross
2,711 sf/150 = 19 occupants (estimated)

Total Occupant Load = 2,322 occupants (estimated)

The existing building provides 'accessible means of egress' from the Main Floor level in the form of at-grade exits. Per our preliminary calculations, no additional exiting would be required.

CHAPTER 11: ACCESSIBLE ROUTE

Per Section 1104.1, at least on accessible route within the site shall be provided to the accessible building entrance served. Accessible route is provided. Building Complies.

Per Section 1105.1, at least 60 percent of all public entrances shall be accessible. It is believed that Accessible Entries are provided, but compliance with current ADA requirements should be verified if improvements are made to the building.

ADMINISTRATIVE RULES OF MONTANA: MINIMUM REQUIRED PLUMBING FIXTURES

According to 24.301.351, the 'Educational Occupancies' required number of water closets per sex is 1 per 50 for male students, 1 per 50 for female, with 1 lavatory required for every 50 students.

Taking the total building occupant load total of 2,322/2 gives 1,161 male occupants, 1,161 female occupants.

The building should have 23 fixtures (toilets and urinals) for males with 23 lavatories. It should also have 23 fixtures (toilets) and 23 lavatories for females.

A percentage of these fixtures must be ADA accessible for each sex. Accessible toilets are not provided.

Actual Plumbing Fixtures:

Male:
16 toilets/urinals - **Building does not comply**

Female:
16 toilets - **Building does not comply** ■

ARCHITECTURAL FINDINGS AND RECOMMENDATIONS

SITE FINDINGS

East Valley Middle School sits on an 18.5 acre site in the middle of East Helena. This site is comfortably-sized for the grade-level and number of classes housed in the building. The building's main entrance faces west, centrally located in the north-south direction, generally positioned on the west side of the property. Originally built in 1998, a seven-classroom addition was completed in 2018. There is an enclosed courtyard in good condition.

Visitor and staff parking lots are positioned between the building and Kalispell Avenue, with a separate drop-off/pick-up loop, and a service drive that aligns with Dudley avenue. The separated configurations of the drives and parking areas appear to function well, although congestion occurs at high-traffic times, specifically when buses are waiting for student drop off/pick up.

A track is situated north of the school, with basketball courts and fields to the east, and a small patch of garden space to the south. The size of the site play areas are adequate. Most of the play equipment appeared to be in good condition. It was noted that the asphalt sports area are cracked and uneven. A large amount of the property is underutilized, such as the native-grass fields. A path system encircles the site, and a larger drainage swale intersects the eastern side of the site and just south of the middle school.

SITE RECOMMENDATIONS

Generally, the EVMS site is well maintained and in fair to good condition. Due to the age of some site components, some updates beyond regular maintenance are recommended:

- Enclosure of fencing for security and supervision of students.
- Repair or replacement of the playground asphalt and sports equipment.
- Re-routing of the drainage swale is recommended for the safety of students. This would likely need to be moved before any potential expansions south or east could be made to the building.

BUILDING EXTERIOR FINDINGS

In general, the exterior of the building is in good condition. The exterior materials are relatively durable, easy to maintain and well-suited for their use.

EXTERIOR FOUNDATION AND DRAINAGE

The visible areas of the foundation are very sound, showing no signs of cracking or discoloration. There was minor fluorescing or staining in some areas of masonry.

Although the scope of this investigation did not entail a formal topographic survey of the site conditions, visually, the site immediately adjacent to the building appears to have good positive drainage away from the building.

EXTERIOR STAIRS, RAMPS, AND SIDEWALKS

Exterior stairs, ramps, and sidewalks appear to be in good condition with minimal cracking and spalling.

ROOF CONDITION

East Valley Middle School is a sloped wood roof structure with an asphalt shingle roof. The Gymnasium roof has photo-voltaic panels on it; the design team did not walk the roof surface but the roof was observed from below to be in good condition. Although ceiling tiles had staining in many areas, it seemed unlikely these were present due to roof leaks.

EXTERIOR FINISHES

The building exterior is primarily composed of three materials-coated metal panels, exterior insulated finish system (EIFS) and split face concrete masonry units (CMU). These materials are durable and easy to maintain. For the age of the facility, the exterior materials are generally in good condition and have been well maintained. Of note, the EIFS has been damaged by students and/or birds. Continued upkeep and repair of this facade material is recommended to prevent weather intrusion to the wall assembly.

EXTERIOR WINDOWS AND DOORS

The aluminum windows appear to be in good condition along with all visible flashings. Screens were in very poor condition around the entire building.

Exterior doors are painted, flush hollow metal doors with painted hollow metal frames. Generally the doors are in fair to good condition with some dents and rust in areas. It was

noted that current exterior door hardware is inconsistent and does not meet current ADA accessibility standards.

EXTERIOR SECURITY

All exterior doors on the building are hollow metal with standard commercial grade hardware. There is an electronic proximity reader access control at the main and secondary entrances and a video/audio communication system at the main entry. The play yard is larger and doesn't have compete fencing making supervision and security difficult to maintain. The line of sight from the main office to the main entry is partially obscured.

ARCHITECTURAL EXTERIOR RECOMMENDATIONS

Overall, the exterior of the building is in good, well-maintained condition. No issues were observed that require immediate attention, however, we would make the following recommendations:

- Repair of damaged areas of EIFS.
- Ongoing maintenance of the CMU veneer control joints.
- Repair or replacement of damaged window screens throughout.
- Replacement of hardware that does not meet ADA accessibility requirements.
- Repainting of damaged exterior doors and frames.
- Improved visibility from the Main Office to the Main Entry.

BUILDING INTERIOR FINDINGS

Overall, the interior of the building is in good condition. The quality of the original finish materials and the care taken to maintain and replace finishes in the building over time have contributed to its condition. Many of the interior finishes are showing wear and not as inviting to the public as newer, contemporary finishes would be; however, they are durable and require minimal maintenance to continue their function and good appearance.

HALLWAYS

Circulation spaces in the building consists of double-loaded corridors with classrooms, restrooms, and offices on either side. Lockers adorn sides of most classroom hallways.

The finishes in the circulation spaces are in good condition and have been well-maintained. The hallway flooring is sheet-good carpet with rubber base and walk-off mats at the entries. It was observed that the carpet/walk-off mat are well-worn and will likely need replacement soon.

Wall finishes in the hallways are painted CMU. The wall finishes and paint are in good condition and with some minor chips, etc.

Hallway ceilings are suspended acoustical ceiling tiles. The tiles are dated and damaged in several locations.

CLASSROOMS

Classrooms are well suited for their purpose and appear to serve the students and educators well.

The finishes in the classrooms are generally in good condition and have been well maintained. Flooring throughout the classroom spaces is carpet tile or sheet-carpet with rubber base. Wall finishes are painted gypsum wall board, painted CMU, and tackable wall-coverings and are in good condition.

Ceilings are suspended acoustical tile. The ceiling tiles are dated and in some cases showing damage.

The classroom casework is plastic laminate. Counter tops in these areas were plastic laminate and had sinks and drinking fountain bubblers. For the most part the casework is in fair to good condition. It was observed that casework hardware has been replaced at some conditions, and in other areas the lower casework doors have been removed or replaced.

GYMNASIUM

The gymnasium at East Valley Middle School is in good condition. The walls are made of painted concrete masonry units (CMU) and equipped with wall padding, all of which are well-maintained. The collapsible bleachers, fitness equipment, and doors are also in good shape. Furthermore, the wood floor, since its installation, has been consistently well-maintained showing only minor wear and tear.

CAFETERIA/KITCHEN

The cafeteria at East Valley Middle School features painted CMU walls. However, both the flooring (which consists of a sheet product) and the walls are displaying noticeable signs of wear and tear. The kitchen is in good condition and well-

maintained. It was noted that the cafeteria is small based on the current student population.

RESTROOMS

The finishes and fixtures in the restrooms are generally in poor to fair condition. The flooring is porcelain tile and in fair condition. Wall finishes are ceramic tiles. Metal and laminate faced solid phenolic toilet partitions appear to be in fair to good condition, with some vandalism observed. Plumbing fixtures are dated but in fair condition. Overall the restroom finishes are dated but functional. Although tight, restrooms appear to meet current accessibility and ADA guidelines.

INTERIOR WINDOWS AND DOORS

Interior doors are solid wood doors in painted hollow metal frames. Door hardware is not consistent throughout the interior, but most classroom door hardware is newer level type lock sets that appear to meet ADA guidelines for graspability. Door hardware in the administration and other areas are knob type lock sets and do not meet ADA requirements.

ARCHITECTURAL INTERIOR RECOMMENDATIONS

The interior of the building is in fair to good condition and has been well-maintained. Our recommendations are minor, but include:

- Continued upkeep and regular maintenance to ensure the building remains in good condition.
- Update and/or replacement of toilet room fixtures and finishes.
- Replacement of door hardware that does not meet requirements for ADA accessibility.
- An enlargement or reconfiguration of the cafeteria is recommended to meet current needs; it would be highly needed if the school were to enlarge. ■

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ANNOTATED PHOTOGRAPHS | EXTERIOR

View of the west facade of the building from the parking lot.

View of the main parking lot looking north.

View of the southwest corner of the building and the sidewalk between the main and south parking areas.

View of south elevation of the building.

ANNOTATED PHOTOGRAPHS | EXTERIOR

View of damaged exterior window screens.

View of the east elevation of the building from the southeast corner.

View of the upper clerestory windows on the south side of the building.

View of damage to the exterior insulation and finish system (EIFS).

ANNOTATED PHOTOGRAPHS | EXTERIOR

View of asphalt playground area, equipment, and lighting.

Example views of hollow metal door conditions.

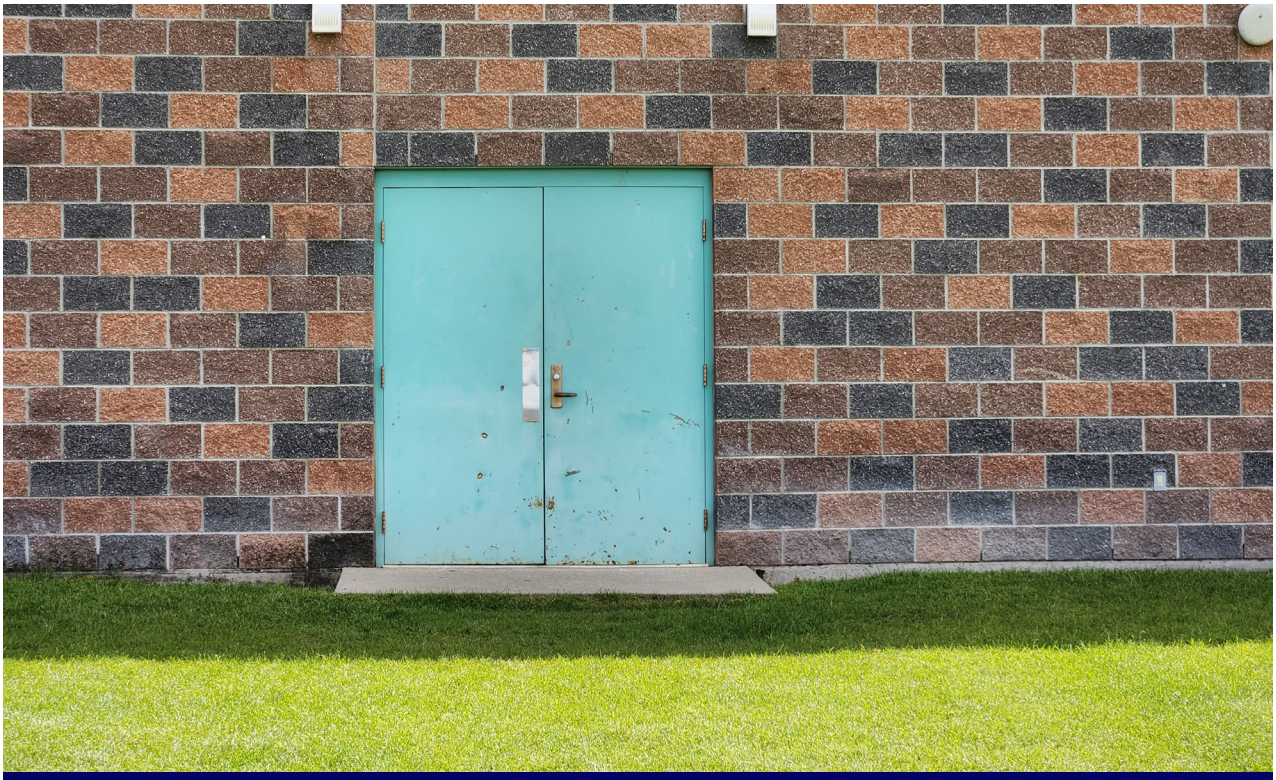
View of playground area and equipment.

View of the northeast corner of the building and service buildings from the asphalt play area.

ANNOTATED PHOTOGRAPHS | EXTERIOR

View of the northwest corner of the building from the parking lot.

View of service area at the northeast corner of the building looking south.



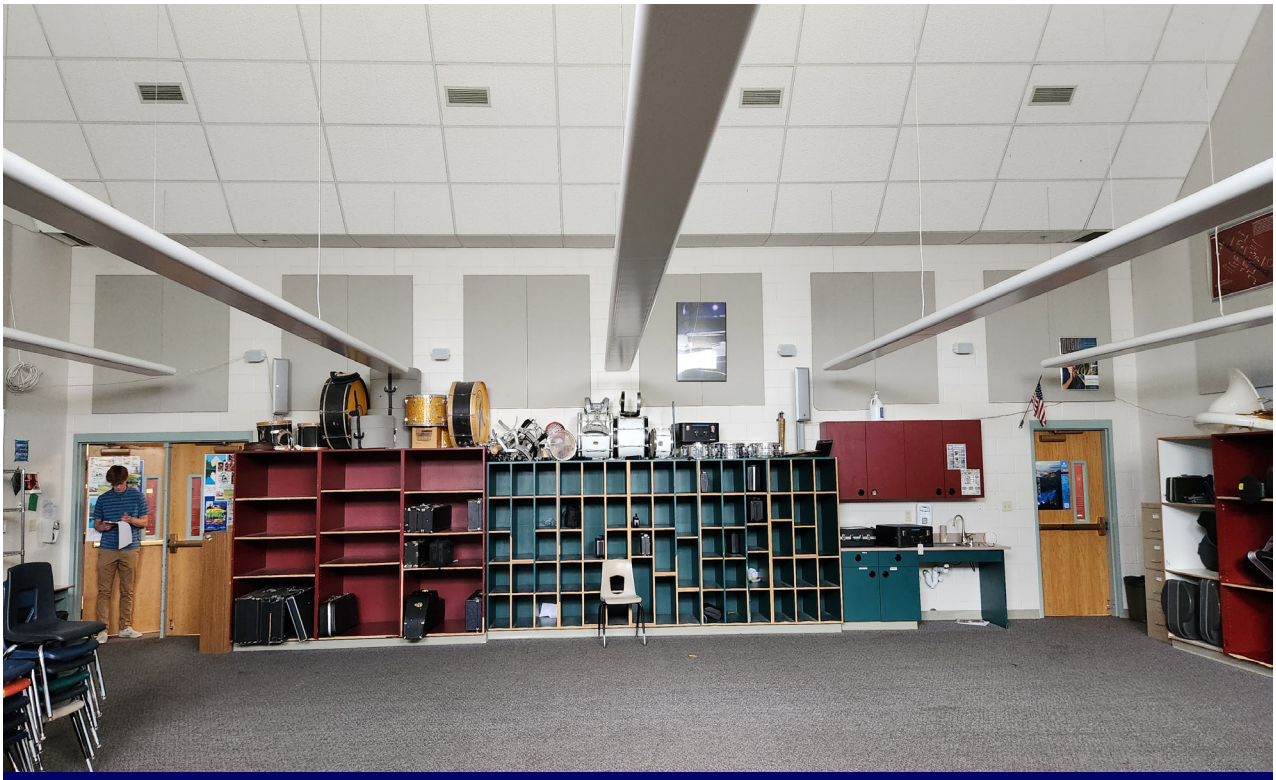
Example view of the condition of the hollow metal doors and frames.

ANNOTATED PHOTOGRAPHS | INTERIOR

View of the admin area.

View of the nurses' room.

View a typical hallway and close-up view of the ceiling.



View of the music classroom.

ANNOTATED PHOTOGRAPHS | INTERIOR

View of the music classroom.

Example view of carpet staining.

View of typical classroom casework.

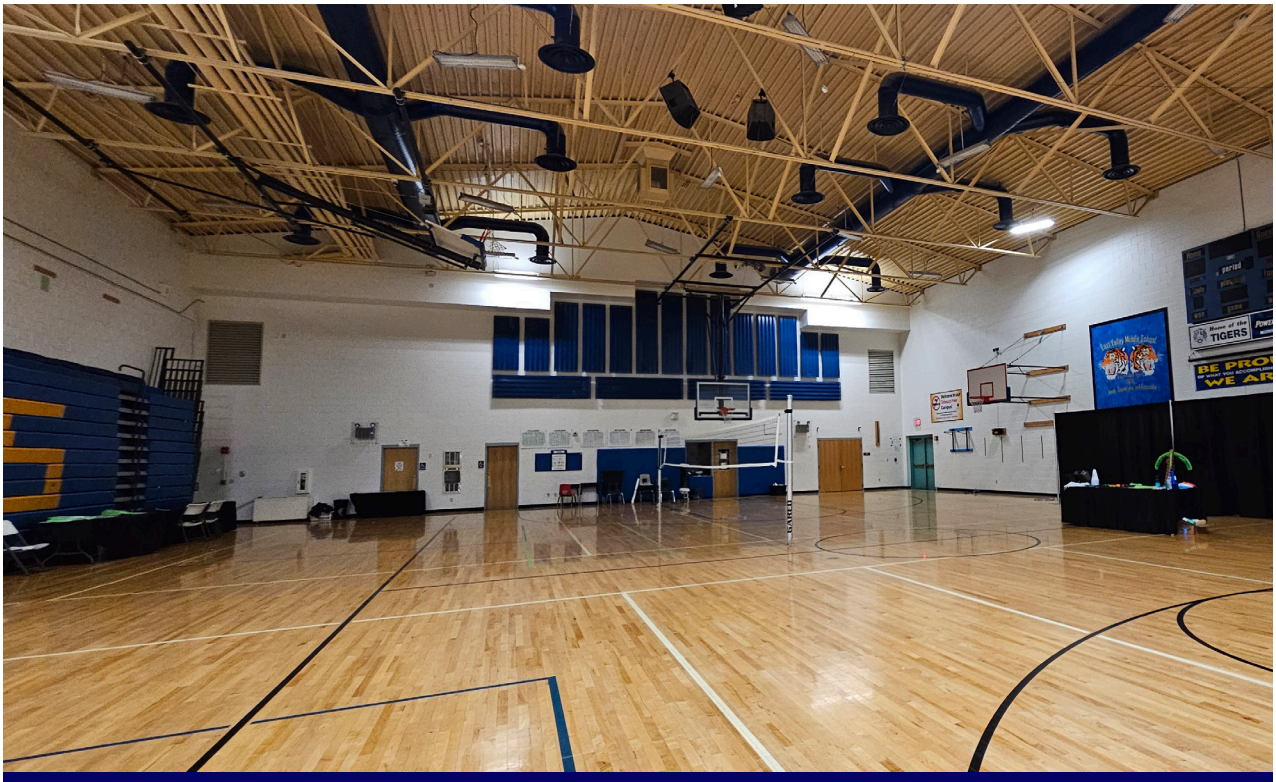
Example of damage at flooring transition.

ANNOTATED PHOTOGRAPHS | INTERIOR

Example of damaged and missing ceiling tiles.

View of typical classroom with operable walls.

View of gymnasium with stage opening.



View of gymnasium.

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F
EAST HELENA
HIGH SCHOOL

EAST HELENA HIGH SCHOOL

BUILDING DESCRIPTION
CODE REVIEW
FINDINGS + RECOMMENDATIONS
ANNOTATED PHOTOGRAPHS

East Helena High School | East Helena, Montana | Sept 2020

East Helena High School | East Helena, Montana | Sept 2020

East Helena High School | East Helena, Montana | July 2023

BUILDING DESCRIPTION

Following an extensive initiative to establish a dedicated High School District, the EHSD successfully concluded the construction of a 105,000 square foot high school facility in 2020. The construction of the high school uses resilient materials and the design of the high school features various spaces to support "21st Century Learning" techniques, including adaptable learning areas and ample natural lighting. Subsequently, in 2021, a 8,000 square foot Alternative High School Addition was seamlessly incorporated onto the building.

The building is broken into four main areas. Area One: The central core of the building that is formed by the student commons, stage and fine arts spaces. Area Two: Athletic spaces that include the competition gymnasium, physical education and other athletic spaces which are all located to the north side of the commons. Area Three: This area consists of a two-story administration, library, and classroom wing which sits to the east and south of the commons. Area Four: The CTE programs that extend to the west. Public amenities including the commons, stage, gymnasium, and library are all located immediately adjacent to the Main Entry and Commons to provide easy access and inviting space for the students, staff, and the community.

BUILDING CONSTRUCTION

The structure comprises two stories and is constructed with a steel beam and column framework. The first floor utilizes a slab-on-grade design, while the second floor features composite concrete slabs. The gymnasium is constructed using concrete blocks, a long-span steel joist roof, and a wood gym floor over a concrete slab. To enhance fire safety, the building incorporates three fire walls, dividing it into four separate "fire-areas."

Since this building is under 5 years old, there are currently minimal issues identified with the structure at the time of this assessment. ■

BUILDING CODE REVIEW - 2021 INTERNATIONAL BUILDING CODE (IBC)

CHAPTER 3: USE & OCCUPANCY

Occupancy Classification E (Educational):

Section 305, Educational Group 'E' - Educational Group

The building should be classified as Group 'E' Educational spaces which include, among others, the use of a building or structure, or a portion thereof, by six or more persons at any one time for educational purposes through the 12th grade.

Section 303.1.3, Assembly Group A Associated with Group E occupancies:

A room or space sued for assembly purposes that is associated with a Group E occupancy is not considered a separate occupancy.

CHAPTER 4: SPECIAL DETAILED REQUIREMENTS BASED ON OCCUPANCY AND USE

No sections of Chapter 4 apply to the building.

CHAPTER 5: GENERAL BUILDING HEIGHTS & AREAS

Table 504.3 – Allowable Building Height in Feet Above Grade Plane: Type II-B construction, fully sprinklered.

Group E: 75 Feet

Existing building is well below 75 feet in height. Existing condition complies.

Table 504.4 – Allowable Number of Stories Above Grade Plane: Type II-B construction, fully sprinklered.

Group E: 3 Stories

Building is 2 stories above grade plane. Existing condition complies.

Table 506.2 – Allowable Area Factor in Square Feet: Type II-B construction, fully sprinklered, multistory.

Group E: 43,500 Square Feet

Allowable Area per 506.2.3 and given the configuration of this building = 108,750sf max.

Existing building is separated into 4 distinct fire areas (at the gymnasium/athletics, CTE, and Alternative High School Addition); all of these fire ares are less than 108,750 square feet in area.

Building complies.

CHAPTER 6: TYPES OF CONSTRUCTION

Table 601 – Fire-Resistance Rating Requirements for Building Elements. Based on the observed construction of the existing building and review of the drawings, Construction Type II-B is assured.

According to 602.2, Type II-B Construction, is that type of construction in the building elements are of noncombustible materials (except those materials permitted by the Section 603 and other areas). The construction of the existing building meets the requirements of this section and classification.

The building is meets the requirements of the code for Type II-B non-combustibility; the structural frame, interior walls, exterior walls, and roof construction do not need ratings or protection.

CHAPTER 7: FIRE AND SMOKE PROTECTION FEATURES

Based on construction type and arrangement of the building, no provisions of Chapter 7 apply to the areas of the building being evaluated in this review other than the following:

There are four distinct fire areas created via three fire walls in the building: generally between the south wall of the Gymnasium/Athletic area and the Commons, between the CTE classrooms and the Art and Culinary classrooms, and between the southwest general classrooms and the Alternative High School Addition. All of these firewalls have compliant protection and door assemblies.

Building complies.

CHAPTER 8: INTERIOR FINISHES

Table 803.13 Interior Wall and Ceiling Finish Requirements by Occupancy, Interior finishes in a non-sprinkled building of E occupancy areas must have Class B finishes at corridors and exit enclosures and Class C at other rooms and enclosed spaces. While testing and documentation of all existing finishes in this case (paint, flooring, trim, ceiling finishes, etc.) is beyond the scope of this report, it is believed from field observations, construction drawings and specifications, and documentation from the recent construction that the existing materials and finishes meet this requirement. Any new finishes and materials must meet the requirements of this section.

CHAPTER 9: FIRE PROTECTION SYSTEMS

Per Section 903.2.3, all group E occupancies with a fire area greater than 12,000 square feet must be equipped with an approved automatic sprinkler system. The building is provided with an approved automatic sprinkler system.

Building complies.

CHAPTER 10: MEANS OF EGRESS

Table 1004.5 – Maximum Floor Area Allowances per Occupant (note: this is not equitable to utilization):

Educational area (classrooms): 20 sf/occupant net
= 1,325 occupants (estimated)
Educational area (vocational): 50 sf/occupant net
= 256 occupants (estimated)
Assembly (Unconcentrated): 15 sf/occupant net
= 288 occupants (estimated)
Assembly (Fixed Seat): Number of seats
= 1,245 occupants (estimated)
Business Areas: 150 sf/occupant gross
= 155 occupants (estimated)
Kitchen Areas: 200 sf/occupant gross
= 9 occupants (estimated)
Exercise Rooms: 50sf/occu. gr.
= 137 occupants (estimated)
Library: Reading Rooms: 50sf/occu. gr., Stacks: 100sf/occu. gr.
= 51 occupants (estimated)
Locker Rooms: 50sf/occu. gr.
= 52 occupants (estimated)
Accessory Storage and Maintenance Areas: 300sf/occu. gr.
= 43 occupants (estimated)

Total Occupant Load = 3,561 occupants (estimated)

The existing building provides 'accessible means of egress' from the Main Floor areas in the form of at-grade exits. Per our calculations, no additional exiting would be required.

CHAPTER 11: ACCESSIBLE ROUTE

Per Section 1104.1, at least on accessible route within the site shall be provided to the accessible building entrance served. Accessible route is provided. Building Complies.

Per Section 1105.1, at least 60 percent of all public entrances shall be accessible. Accessible Entries are provided, and building is fully in compliance with current ADA requirements.

ADMINISTRATIVE RULES OF MONTANA: MINIMUM REQUIRED PLUMBING FIXTURES (ARM 24.301.351)

According to 24.301.351, the 'Educational Occupancies' required number of water closets per sex is 1 per 50 students, with 1 lavatory required for every 100 students (by occupant load). (1,821 Occupants = 37 fixtures)

'Assembly Occupancies' required number of water closets per sex is 1 per 75 for the first 1500 and 1 per 120 for the remainder exceeding 1500 for males, 1 per 40 for the first 1520 and 1 per 60 for the remainder exceeding 1520 females, with 1 lavatory required for every 1000 occupant (by occupant load). (1,533 total Occupants @ 50:50 = 767M and 767F = 11M and 20F fixtures)

'Business Occupancies' required number of water closets is 1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50, with 1 lavatory required for every 100 occupant (by occupant load). (4 fixtures required)

The building should have 68 total fixtures (toilets and urinals) if totaled up sequentially however, given the overlapping use of the Education, Assembly, and Business spaces, the greater number of each can be used as the required amount (37 fixtures)

A percentage of these fixtures must be ADA accessible for each sex. Accessible toilets and urinals are provided.

Actual Plumbing Fixtures:
58 toilet fixtures - **Building complies** ■

ARCHITECTURAL FINDINGS AND RECOMMENDATIONS

SITE FINDINGS

East Helena High School sits on 35 acres on Valley Drive, just north of the County Search and Rescue, and east of the City Water Treatment Facility. Since opening in 2020, the remaining adjacent lots have been filled with single-family homes. A basic pedestrian trail system connects this site with the residential developments. Situated in the north-south direction, parallel to Valley Drive, there are three main points of entry for vehicular traffic: a main entry for visitor and staff, one for deliveries, and separate entry to the student parking lot.

Athletic facilities on-site include a softball field and stands, the main stadium for football, soccer, and track and field events, and practice field space. There is some space on-site reserved for future sports activities.

Broadly, the north end of the facility houses Athletics and Fitness Spaces, while the east side is home to the Administration and Library. The south side features Classroom wings, and the western part is allocated for CTE (Career and Technical Education) spaces. In 2021, an expansion was made to the high school's classroom wing to accommodate an Alternative High School, which introduced an additional 8,000 square feet of classroom space on the southwest side of the building for a total of approximately 113,000 square feet.

SITE RECOMMENDATIONS

Generally, the High School site, being the newest school and property in the district, is well-maintained and in excellent overall condition. There are minor site and circulation issues worth noting in this report that can be considered for alteration:

- Given the number of vehicular ingress choices, signage could be added to clarify the purposes of each.
- Additional visual and physical barriers could be erected to reduce vehicles from driving over landscaped areas.
- From the visitor parking at the east to the main entry, additional sidewalks could be installed to reduce "cow-paths" across landscaped areas.

Additionally, there were minor drainage issues observed from the downspout servicing a large area of roofing on the north end of the Gymnasium.

BUILDING EXTERIOR FINDINGS

In general, the exterior of the building is in excellent condition; the primary building materials are durable and have held-up over the last few years very well. It is expected they will continue to do so for years to come without much maintenance or replacement. Like most of the school buildings in the district, the exterior materials are durable, easy to maintain, and well-suited for their use.

EXTERIOR FOUNDATION AND DRAINAGE

Hardly any sections of the thickened-slab foundation are readily noticeable. Considering the significance of exterior insulation for this specific type of slab, we closely examined the condition of this feature, and all the observed areas appeared to be in excellent shape.

While the investigation's scope did not include a formal topographic survey of site conditions, an initial visual assessment suggests that the area immediately surrounding the building features effective positive drainage away from the structure. There are two issues of note:

- A downspout servicing a significant amount of roof drainage has excessively eroded the site north of the Gymnasium. A larger splash-block here would significantly reduce this erosion.
- In the event of heavy rain driven by strong winds, water can be push beneath the door seals in the Art Rooms that face west. To address this, it's advisable to consider solutions such as surface breaks, extra drains, enhancing door seals, or installing a covering over this particular area.

Some areas of landscaping are routinely driven through by students and visitors between the individual access drives. Visual and physical barriers are recommended in those areas.

EXTERIOR STAIRS, RAMPS, AND SIDEWALKS

Exterior stairs, ramps, and concrete sidewalks appear to be in excellent condition with minimal cracking or spalling.

ROOF CONDITION

East Helena High School's roofing is reported in excellent condition with no significant issues. There were virtually no observed leaks in the relatively new facility that could be attributed to roofing issues other than above the concessions room known as the "Snack Shack."

EXTERIOR FINISHES

Sturdy metal panels and brick masonry were used as the exterior materials at the high school. These materials are of exceptional quality and are expected to retain their new appearance for many years with minimal maintenance. There are only a few sections with painted steel that may necessitate occasional minor touch-ups.

EXTERIOR WINDOWS AND DOORS

Most of the windows and doors in the building are made of anodized aluminum and are in excellent condition, displaying only minor signs of wear and tear. There was one instance of a glass pane showing damage. Additionally, the building features painted hollow-metal doors, all of which were found to be in excellent condition with minor wear and tear. Given the building's relatively recent construction, all necessary exits comply with current ADA and other accessibility standards.

Of note, the aluminum overhead door in the weight and fitness room showed a poor seal at the floor; this seal should be adjusted or replaced.

EXTERIOR SECURITY

The exterior doors are made from either aluminum or hollow metal and are outfitted with standard commercial-grade hardware. Both the primary and secondary entrances feature electronic proximity reader access control systems. The main entry is equipped with a video/audio communication system, which aids in communication and visitor identification at the primary entrance. There is excellent visibility from the main office to the main entry area. Additionally, strategically placed cameras are positioned at various entrances throughout the building.

ARCHITECTURAL EXTERIOR RECOMMENDATIONS

Overall, the exterior of the building is in excellent, well-maintained condition. No significant issues were observed that require immediate attention other than the aforementioned door seals at the Art Rooms.

BUILDING INTERIOR FINDINGS

In general, the interior state of the building is excellent with minor wear and tear. Any issues observed are relatively minor and are described below.

HALLWAYS, STAIRS, AND ELEVATOR

The building's circulation areas consist of double-loaded corridors, surrounded by classrooms, restrooms, and offices on both sides. These circulation spaces boast finishes that are in outstanding condition, showing only, expected, minor wear and tear.

The corridors feature polished concrete floors, with a few sections covered in carpet tiles, complemented by rubber base and entry walk-off mats.

The hallway walls are primarily painted drywall with durable composite panel wainscoting and wood-veneer wall panels. These wall finishes, including the paint, are in excellent condition, although minor imperfections like chips are present, which is typical wear and tear.

Suspended acoustical ceiling tiles make up the hallway ceilings, with some areas revealing exposed painted structure. All ceiling components are in excellent condition.

The concrete stair treads and aluminum nosings are in overall excellent condition, with only minor remnants of tape noticed. Painted and stainless steel handrails and guardrails are installed at standard heights and fully comply with current building codes. These are also in excellent condition.

The elevator was found to be in excellent working condition.

CLASSROOMS

The General, Science, Art, CTE, and other specialty classrooms and break-out spaces are thoughtfully designed to fulfill their intended purpose and seem to effectively cater to the needs of both students and educators. Overall the building features many flexible spaces that can likely adapt with secondary-ed teaching trends.

The finishes in the classrooms are generally in excellent condition and have been well maintained. The flooring throughout the classroom spaces is carpet tile in general classrooms and polished concrete in Science, Art, and CTE classrooms; with rubber base. Wall finishes are painted gypsum wall board and wood-veneered panels and are in excellent condition.

Ceilings are suspended acoustical tile and are in excellent condition.

The classroom casework is plastic laminate. Counter tops in these areas were plastic laminate and solid surface with sinks. For the most part the casework is in excellent condition.

Classroom lighting is modern, very functional, and tunable per classroom.

INTERIOR SAFETY AND SECURITY

The high school is equipped with contemporary and advisable interior safety and security measures in line with recommendations, including:

- High visibility from the Main Office to the Main Entry, with a secured entry vestibule, call-buttons, access systems, and camera.
- Classroom doors feature recommended door hardware and sidelites for lock-down procedures.
- The various wings have access gates and doors to control and limit access to areas when required (i.e., during a sporting event).

RESTROOMS

Restrooms in this facility are overall in excellent condition. Some areas of resin flooring and tile exhibit water staining and some toilet partitions have been vandalized.

INTERIOR WINDOWS AND DOORS

The interior doors consist of painted hollow metal doors set within painted hollow metal frames, all in excellent condition. Given the recent design and construction of the building, the doors, windows, and door hardware all comply with current accessibility guidelines and ADA requirements.

ARCHITECTURAL INTERIOR RECOMMENDATIONS

The interior of the building is in excellent condition and has been well maintained in its four years of operation to date. We do not have any additional recommendations. ■

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ANNOTATED PHOTOGRAPHS | EXTERIOR

View of the main facade along Valley Drive, facing east.

Main facade looking south.

Gym area and masonry with Kalwall.

View of front entry looking towards the secure vestibule.

ANNOTATED PHOTOGRAPHS | EXTERIOR

Roof drainage damaging landscaping.

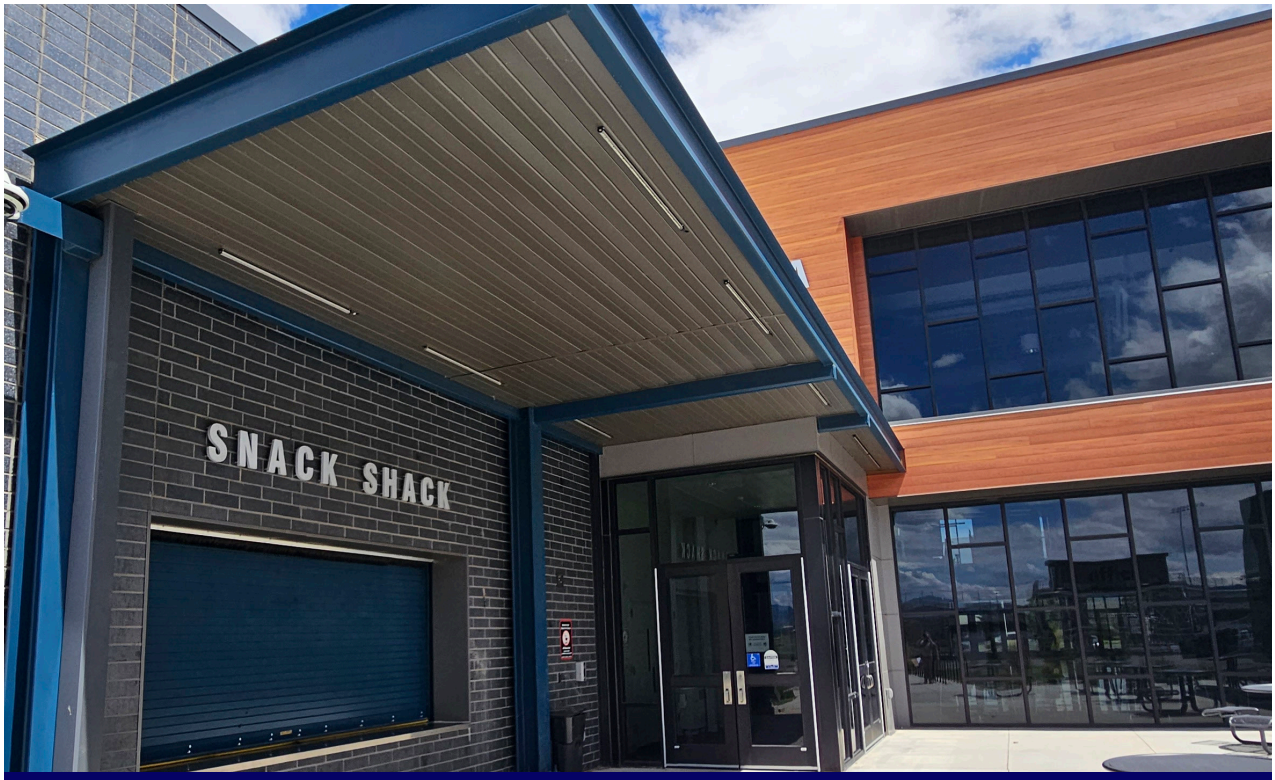
View of the football field.

View of the track.

Sidewalk to fitness room and athletic wing.

"Back porch" of building with concessions, outdoor seating and access to the commons inside.

ANNOTATED PHOTOGRAPHS | EXTERIOR



Concessions window and vestibule into commons area.

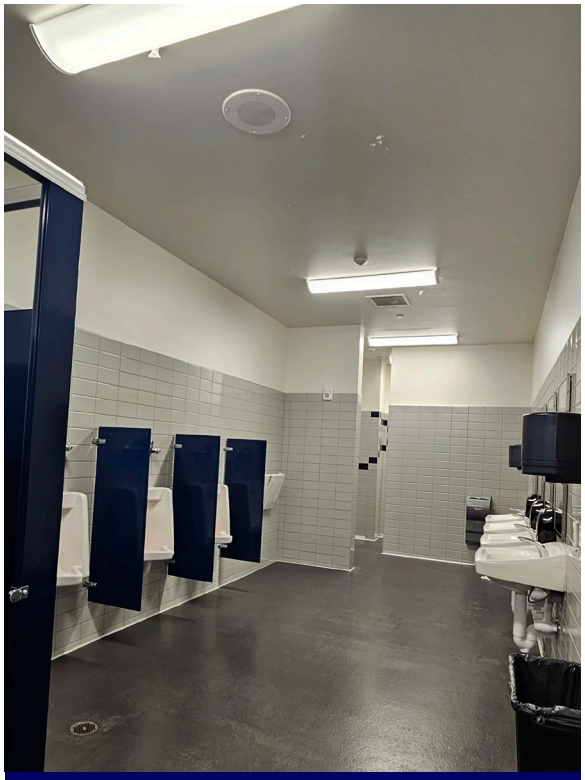
ANNOTATED PHOTOGRAPHS | INTERIOR

Main office desk area.

Commons area setup as cafeteria looking towards gym.

ANNOTATED PHOTOGRAPHS | INTERIOR

Gym floor finish showing wear and tear.

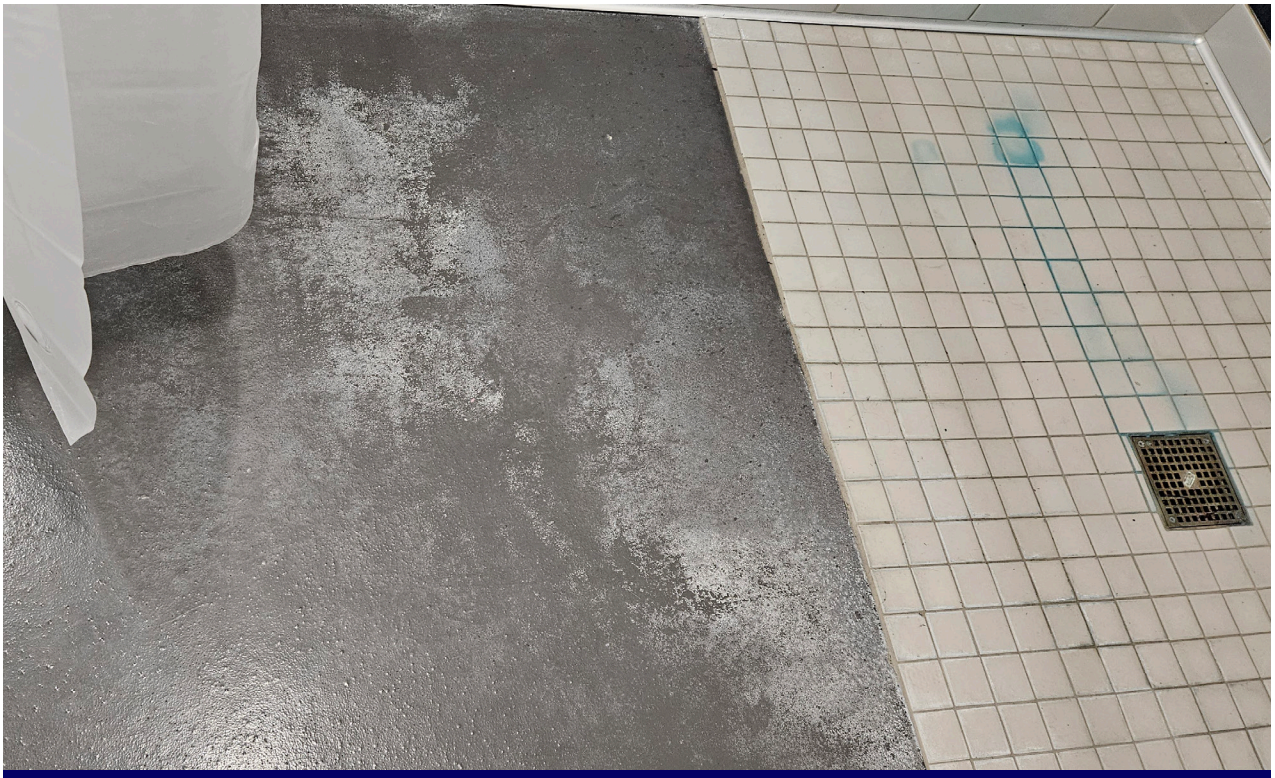


Mens restroom urinals.

Ceiling tile in Concessions area showing signs of water damage.

ANNOTATED PHOTOGRAPHS | INTERIOR

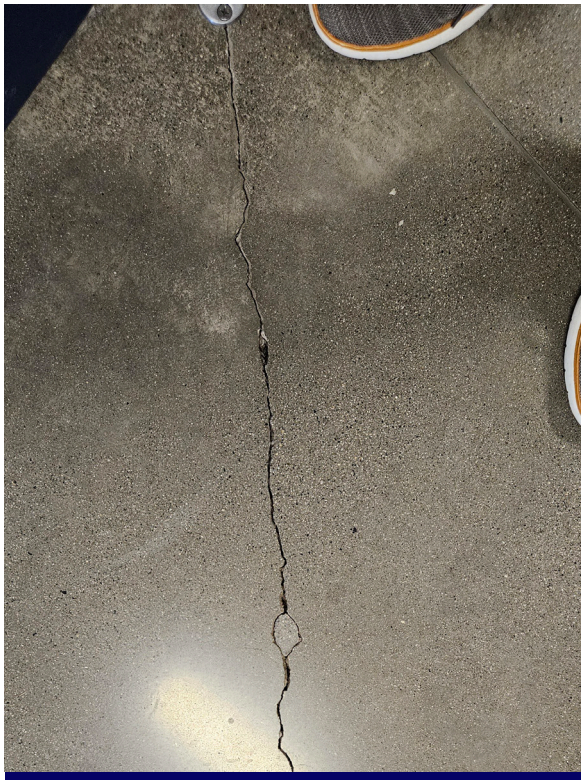
Waterfill stations and drinking fountain.



Locker room floor showing wear and tear and grout discoloration.

ANNOTATED PHOTOGRAPHS | INTERIOR

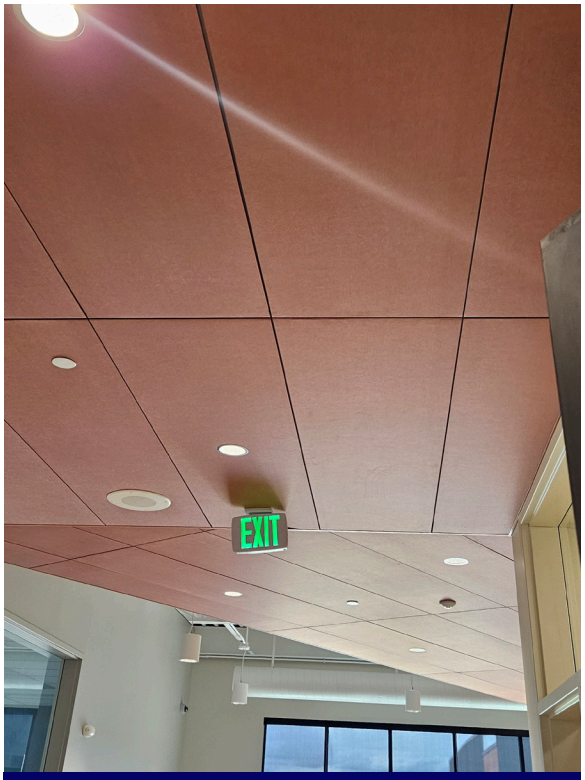
View of overhead door sill at the fitness room.



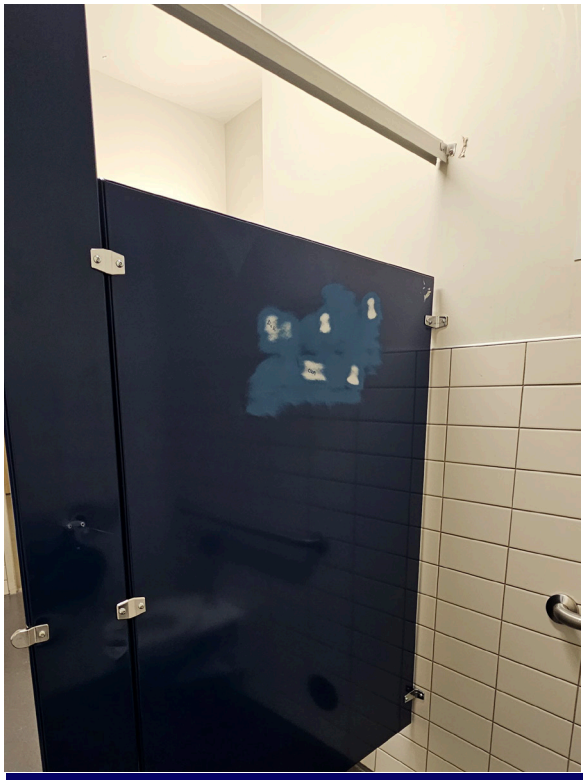
Typical concrete cracking at polished concrete floors.

Wear and tear at hollow metal exit door.

ANNOTATED PHOTOGRAPHS | INTERIOR



View of specialty corridor ceiling tiles.



View of damage to toilet partitions.

View of the pottery stations in the 3-D art room.

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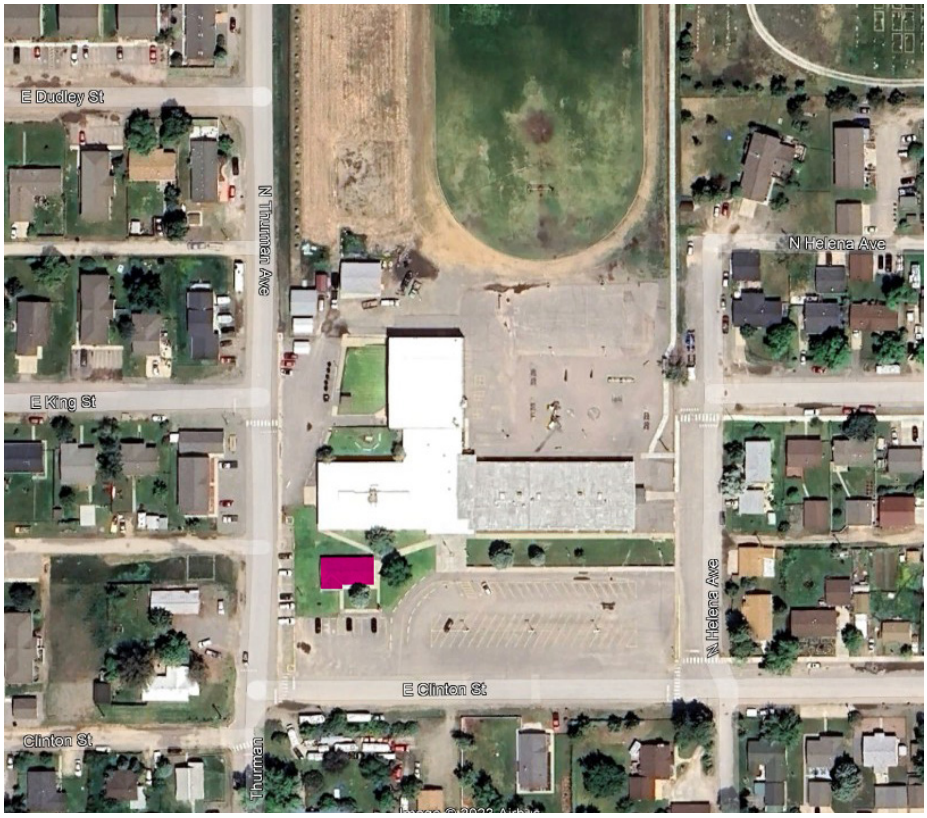
EAST HELENA HIGH SCHOOL

DISTRICT CENTRAL OFFICES

BUILDING FINDINGS + RECOMMENDATIONS ANNOTATED PHOTOGRAPHS

Central Office | East Helena, Montana | 2023



Central Office Aerial | East Helena, Montana | © 2023 Airbus

BUILDING DESCRIPTION

The Central Administration Office Building occupies a small footprint to the south west of Radley Elementary, housing the Superintendent's office, clerk, and administrative staff. The building consists of uninsulated concrete block walls with rafter-framed, shingled roof. Finishes, fixtures, casework, windows, and doors are all in various stages of needing replacement (immediate or soon); the building does not comply with any current ADA guidelines or accessibility standards. Visibility to the main entry is almost non-existent from the interior. Overall the building is in very poor condition.

BUILDING RECOMMENDATIONS

Given the poor condition of the building, and although the District has made good use of this building, it is recommended to be entirely decommissioned and demolished. A new location for Administrative Offices is recommended. Removal of this building from the Radley Campus will allow improvement of the vehicular and pedestrian circulation issues at Radley Elementary. ■

ANNOTATED PHOTOGRAPHS

Exterior south side.

Exterior west side.

Interior Casework

Interior just inside Main Entry door.

Interior Breakroom

None-accessible toilet room.

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H
DISTRICT TRANSPORTATION

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DISTRICT TRANSPORTATION

DISTRICT TRANSPORTATION & MAINTENANCE FACILITIES

BUILDING FINDINGS + RECOMMENDATIONS ANNOTATED PHOTOGRAPHS

Miller House | East Helena, Montana | 2023

Bus Barn | East Helena, Montana | 2023

Clinic Building Aerial | East Helena, Montana | © 2023 Airbus

BUILDING DESCRIPTION

East Helena School District owns two buildings on a 2.5 acre parcel of land to the east of Eastgate Elementary School. The first building is a residential structure referred to as the Miller House that is currently home to the Prickly Pear Coop and the transportation offices. The second building is a 9-bay bus storage facility. Both facilities are accessed by Lewis Street which runs east/west at the south side of Eastgate Elementary School.

ARCHITECTURAL FINDINGS AND RECOMMENDATIONS

SITE FINDINGS

The site that houses the Miller House and Bus Barn is adequately sized. Only the southern half of the site has been developed.

Due to the current layout of the buildings, and the site's location at the east end of the Eastgate Elementary site, access in and out of the site can be a challenge, particularly at times when parent drop-off and pick-up are happening. Also, if the need for buses and transportation services increases, the current site configuration will not be adequate. It was also noted that site drainage at the south side of the Bus Barn building is problematic and water and ice builds up in the winter.

SITE RECOMMENDATIONS

Generally, the site for the Miller House and Bus Barn is adequately sized, however, as the need for more bus storage and maintenance increases, the current configuration will no longer be adequate to meet those needs. Based on these findings, we make the following site recommendations:

- Evaluate the two current structures based on the current and future district needs to determine if they should be replaced at the current site or potentially located to another site as part of the Comprehensive Facilities Master Plan.

MILLER HOUSE FINDINGS

The Miller House was originally constructed as a single family home and has since been converted into office and meeting space. In general, the Miller House is in fair to good condition given its age and construction type. However, the residential nature of the building does not lend itself well to the current use and creates issues with ADA access on the site and within the building.

The building is a wood framed structure with masonry veneer and wood siding. The exterior finishes are in good condition and well maintained. The asphalt shingle roof was observed to be in fair condition without any signs of damage or leaking.

The building interior remains as it did as a residential building. Kitchen and bathroom fixtures and appliances are residential and do not meet current code requirements for the current occupancy.

MILLER HOUSE RECOMMENDATIONS

Overall, the building is in fair, well-maintained condition. No issues were observed that require immediate attention, however, we would make the following recommendations:

- Ongoing maintenance and upkeep of the buildings elements as needed to continue the current use.
- As part of the Comprehensive Facilities Master Plan, we would recommend that this building be evaluated for replacement either at this site or another site that is more suitable.

BUS BARN FINDINGS

The design team meet on site with the districts Transportation Director, Nick Turner, to review the condition of the Bus Barn and discuss the facility's ability to meet current and future needs. The building is a utilitarian, industrial building currently used to store buses. The building has nine bays each of which is currently used.

The exterior finishes are pre-finished metal wall panels and metal overhead sectional doors and a composite asphalt shingle roof. Given the use of the building, the materials are in fair condition with some dents and minor damage due to years of use. It was also noted during the walk through there are drainage issues at the south side of the building where the roof downspouts drain in front of the overhead doors causing ice buildup during the winter. There is adequate power for exterior outlets for each bus during the winter months and power is being provided for a new electric bus.

The building is not insulated and the interior is utilitarian. It was noted that there are no floor drains and water in the building must be squeegeed out. The lack of heat in the building prevents the ability to perform basic service and cleaning in the cold months. Current storage is adequate, but there is not enough storage for future needs.

Based on our discussion with Nick Turner, the most critical concern is the ability of the current Bus Barn to meet future

needs. The district currently owns 15 buses with 1 more coming and the potential for more needed in the near future. The district operated 9 routes in the 2022 - 2023 school year and has the potential need for 11 for the fall of 2023. The district would also like to perform minor maintenance at the facility, but currently does not have the space. In order to accomplish the desired maintenance and cleaning, the district would like to have at least two heated bays. Additional storage would be needed if the district were to perform their own basic maintenance.

BUS BARN RECOMMENDATIONS

Based on our observations, the Bus Barn is adequate for its current use, but will limit the district's ability grow its transportation services as needed in the near future. In order for the facilities to meet the districts upcoming needs, we would make the following recommendations:

- Evaluate the current site in order to determine its ability to accommodate the future needs of the districts transportation needs.
- As part of the Comprehensive Facilities Master Plan evaluate the current and other potential sites to find the most advantageous site for a new transportation facility.
- Evaluate the current facility for an addition or potential replacement to accommodate future needs. ■

ANNOTATED PHOTOGRAPHS | EXTERIOR

View of bus parking area to the west of the Bus Barn looking north.

View of electrical services running to bus parking west of the Bus Barn.

View of the Bus Barn looking north.

View of the north elevation of the Miller House.

ANNOTATED PHOTOGRAPHS | EXTERIOR

View of east elevation of the Miller House.

ANNOTATED PHOTOGRAPHS | INTERIOR

Main entry and space of the Miller House.

View of the kitchen area in the Miller House.

ANNOTATED PHOTOGRAPHS | INTERIOR

View of the basement in the Miller House.

View of the restroom in the Miller House.

View of the lower office and conference area in the Miller House.

View of the lower office and conference area in the Miller House.

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I
FORMER
PUREVIEW CLINIC

FORMER PUREVIEW CLINIC

BUILDING FINDINGS + RECOMMENDATIONS ANNOTATED PHOTOGRAPHS

Clinic Building | East Helena, Montana | 2023

Clinic Building Aerial | East Helena, Montana | © 2023 Airbus

BUILDING DESCRIPTION

The former Pureview Clinic Building is prefabricated single-story wood-framed building, placed on a foundation in 2019 to the northwest of Prickly Pear Elementary. It operated as an outpatient clinic until Pureview Clinic vacated the building in early 2023.

The building overall is just under 1800sf, with two rooms designed as exam rooms, a provider office, counseling office, reception space, dental exam space, and other ancillary rooms consistent with a small office building.

Exterior and interior finishes are only slightly worn and overall the building appears in excellent condition. Due to its relatively new age, it is compliant with current energy, building, and accessibility codes and standards for a business-type usage. The roof is a double-pitched single-ridge roof with asphalt shingles, also in good condition. There was only one minor trim piece on the exterior noted to need replacement. Windows and doors throughout were in excellent condition; with the exception of the main entry door having multiple signages applied and removed. Parking and H/C accessibility was already in place.

RECOMMENDATIONS

The small building could easily remain as an outpatient clinic or be utilized for district office space; the exam spaces and offices could be converted to administrative office space with virtually no renovation or modification. An easily transferable use to this building could be as a replacement Central Administrative Office. ■

ANNOTATED PHOTOGRAPHS

Exterior east-facing facade of Clinic Building.

Exterior north west side.

Interior office space.

Interior Reception Area.

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J
ADDITIONAL DISTRICT-OWNED PROPERTIES

ADDITIONAL DISTRICT-OWNED PROPERTIES

SITE ANALYSIS
ANNOTATED PHOTOGRAPHS

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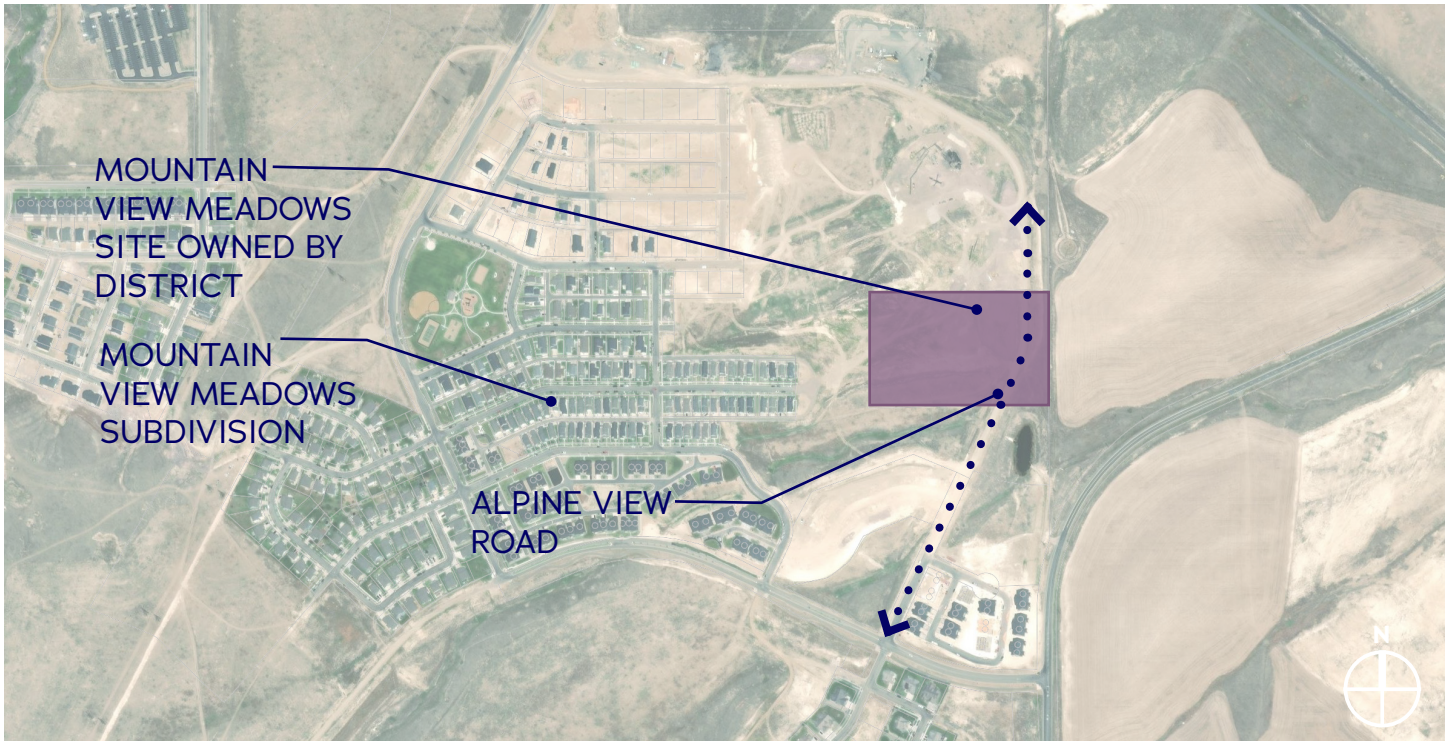
MOUNTAIN VIEW MEADOWS PROPERTY

The Mountain View Meadows property, owned by East Helena Public Schools, is located in the Mountain View Meadows subdivision south of Highway 12. The 9.2 acre parcel is bisected by Alpine View Drive that runs north to south through the property. Due to the size of the site, a full school program is not recommended. However, the site could serve other District needs.



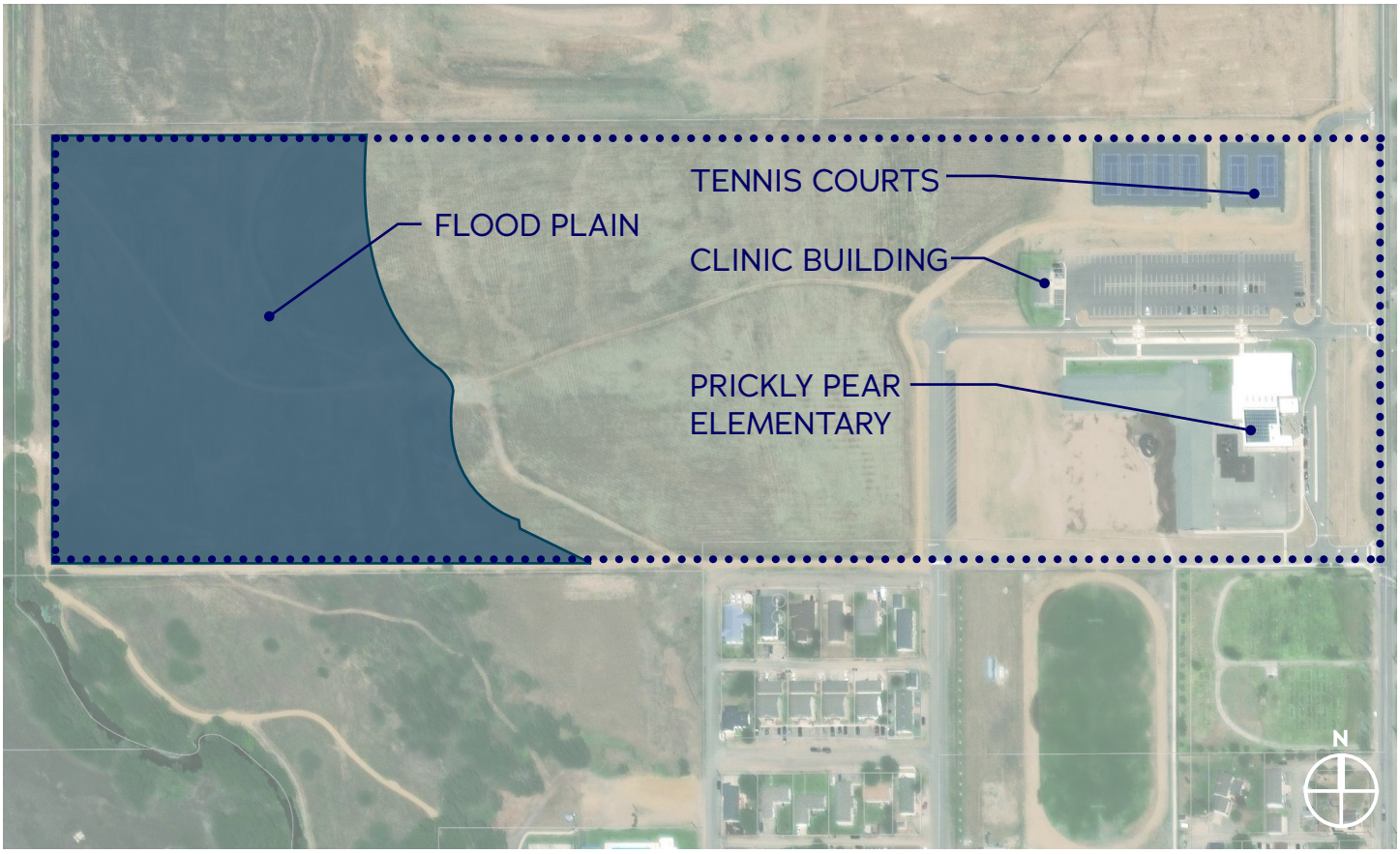
ANNOTATED PHOTOGRAPHS | EXTERIOR

View from site looking to the South on Alpine View Road that bisects the property.

Western portion of the Mountain View Meadows site.

PRICKLY PEAR WEST PROPERTY

The Prickly Pear West property is a 45 acre parcel of land located at the intersection of East Lewis Street and Valley Drive (North Montana Avenue). The eastern side of the site is currently occupied by Prickly Pear Elementary, parking and site circulation, the District-owned former PureView Clinic building, and tennis courts. The remaining western portion of the acreage is undeveloped. Due to the site's proximity to Prickly Pear Creek, the western portion of the site is flood plain impacted (see diagram below) and is not suitable for building development. Play and practice athletic fields would be a suitable use for this portion. The flood plain impacted area accounts for approximately 30% of the site. The south western edge of the property has recently been acquired by Prickly Pear Land Trust for a trail to the creek for pedestrian and bicycle use. The undeveloped portion of the site is primarily accessed by North Thurman Avenue and North Harrison Road to Lewis Street. Academic Street runs to the west and north of Prickly Pear Elementary within the site.



ANNOTATED PHOTOGRAPHS | EXTERIOR

Site photographed from south edge on trail looking towards Prickly Pear Elementary to the east.

Site looking to the north.

West edge of site next to irrigation canal.

Central area of the site looking to north and east. Utilities are available.

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EXISTING BUILDING PLANS

APPENDIX A | EXISTING BUILDING PLANS

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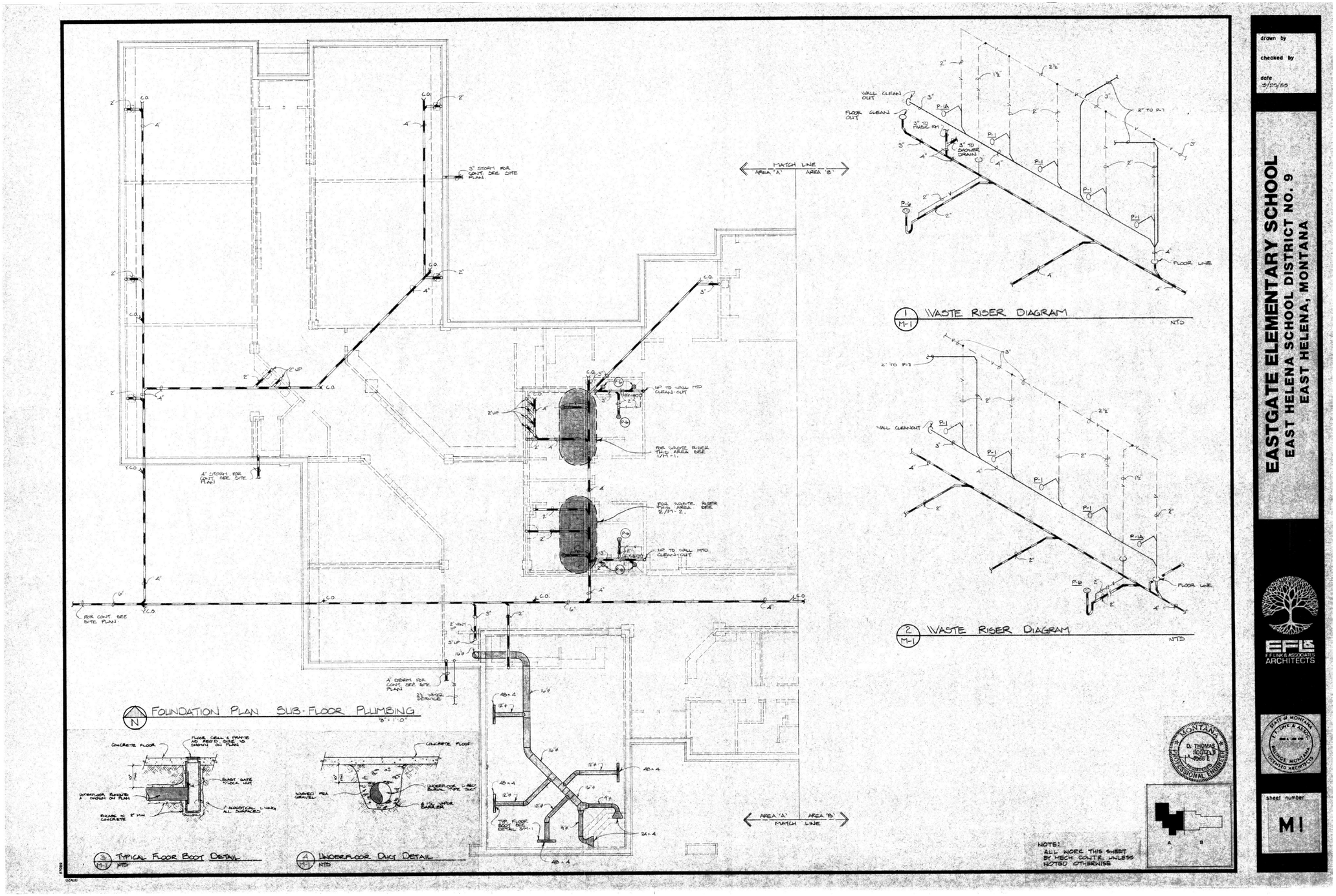
EASTGATE ELEMENTARY ORIGINAL PLANS



N FOUNDATION PLAN SUB-FLOOR PLUMBING
1/8" = 1'-0"

1 M-1 WASTE RISER DIAGRAM NTS

2 M-1 WASTE RISER DIAGRAM NTS

3 M-1 TYPICAL FLOOR BOOT DETAIL NTS

4 M-1 UNDERFLOOR DUCT DETAIL NTS

drawn by

checked by

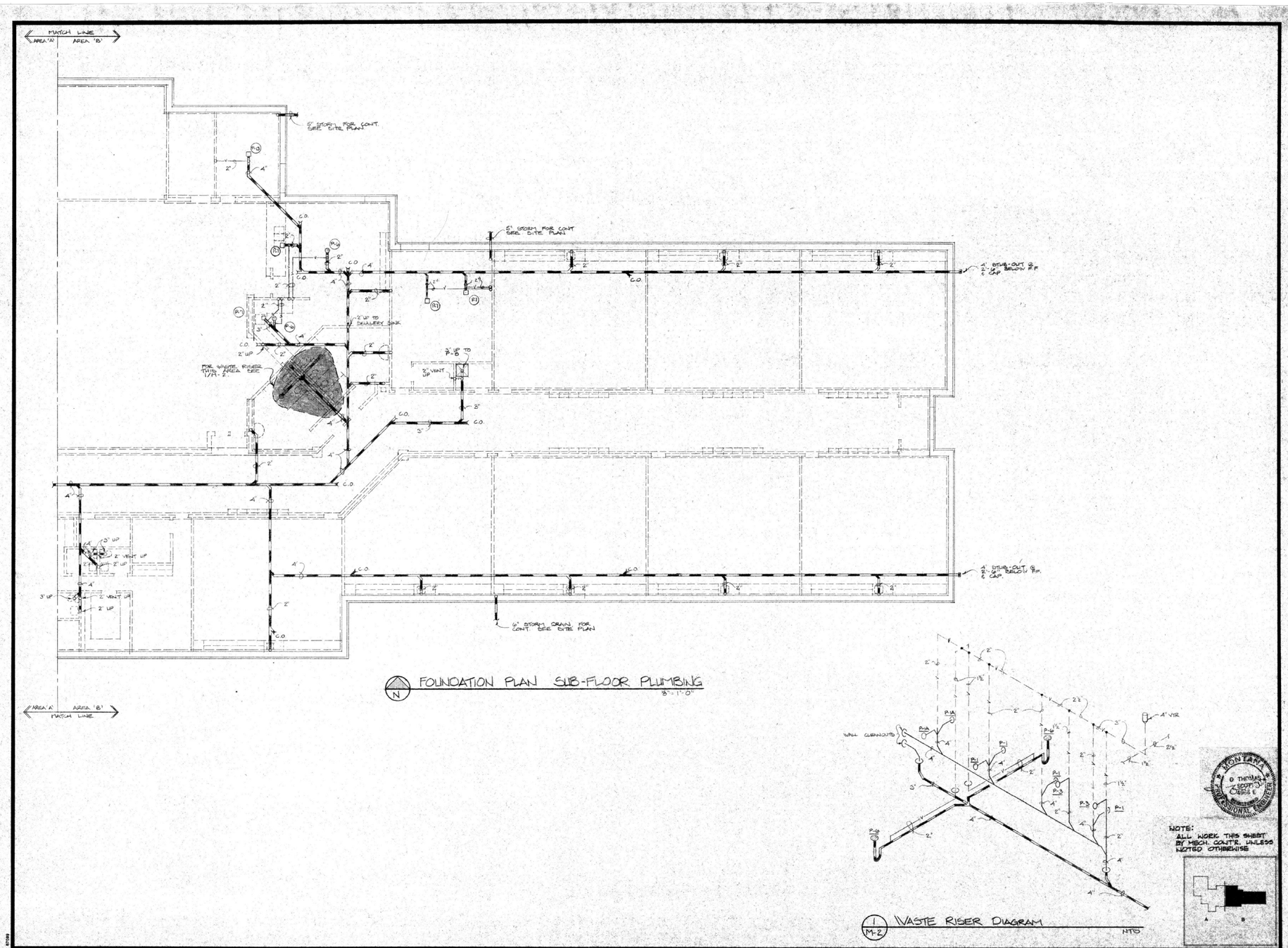
date 3/29/69

EASTGATE ELEMENTARY SCHOOL
EAST HELENA SCHOOL DISTRICT NO. 9
EAST HELENA, MONTANA

EFL
E.F. LINK & ASSOCIATES ARCHITECTS

STATE OF MONTANA D. THOMAS KOCH 7986 REGISTERED PROFESSIONAL ENGINEER

sheet number M1



drawn by

checked by

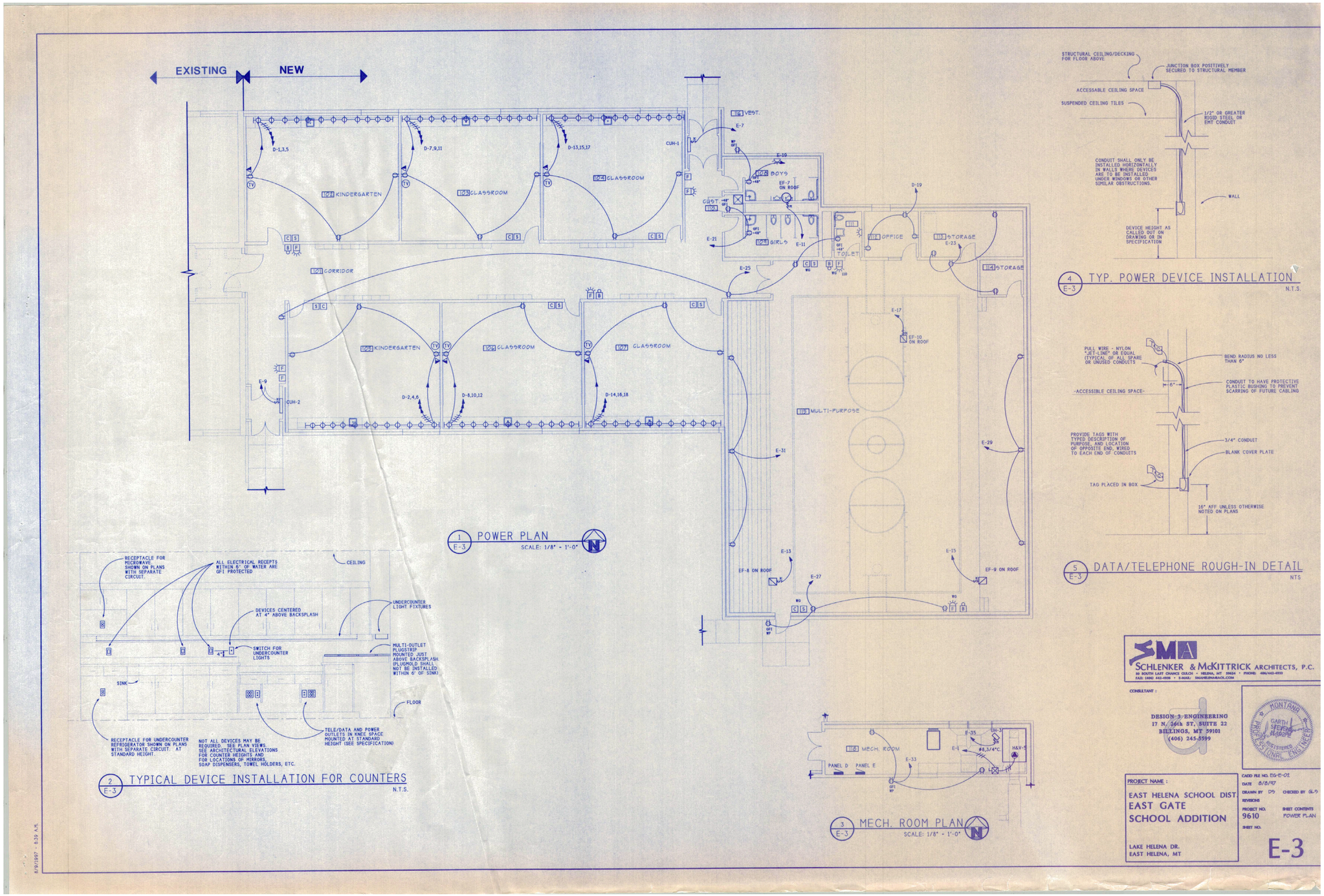
date
3/20/85

EASTGATE ELEMENTARY SCHOOL
EAST HELENA SCHOOL DISTRICT NO. 9
EAS
TANA

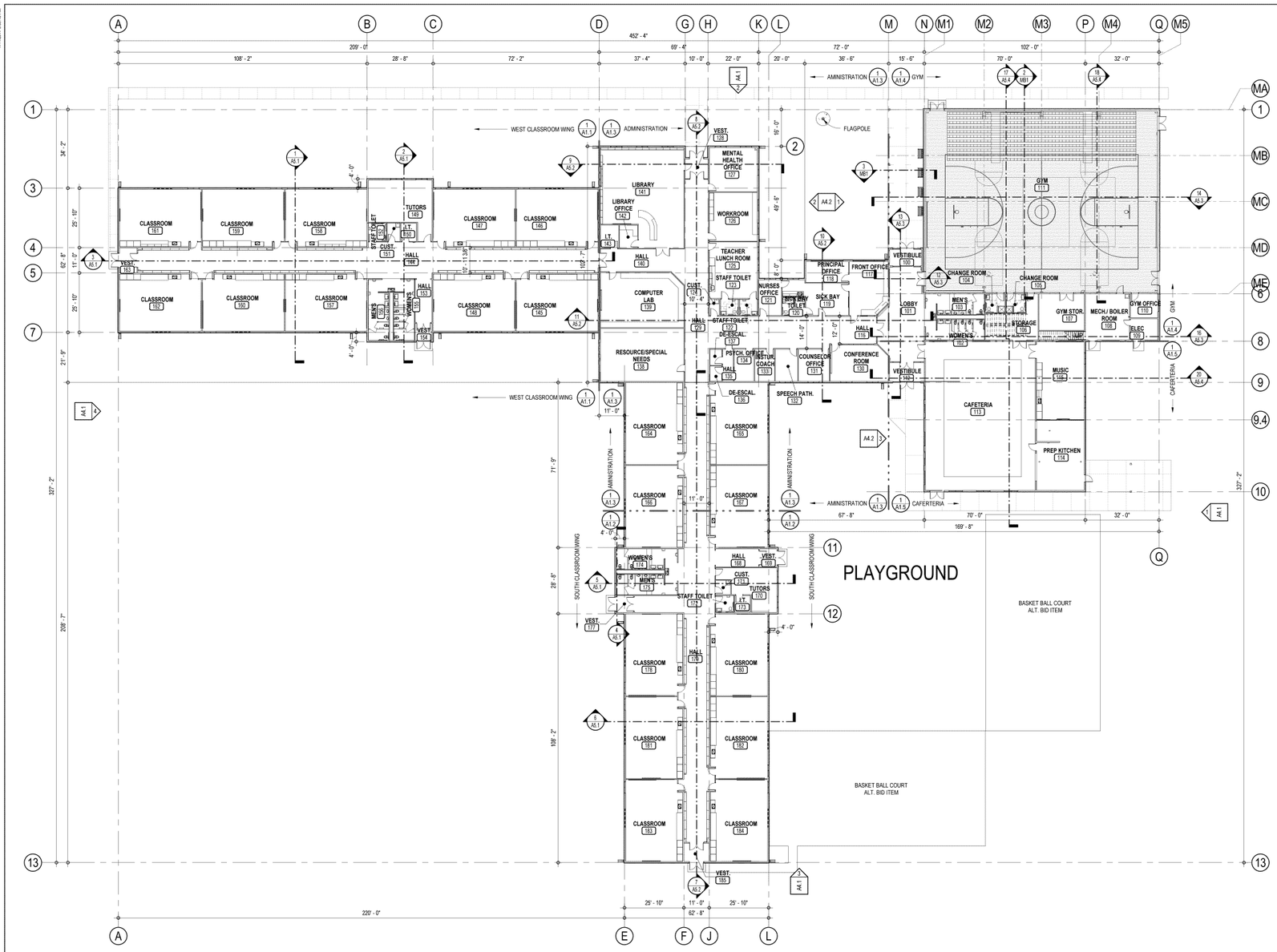
EFL&A
E.F.LINK & ASSOCIATES
ARCHITECTS

sheet number
M2

EASTGATE ELEMENTARY ADDITION PLANS



PRICKLY PEAR ELEMENTARY ORIGINAL PLANS



1 **OVERALL FIRST FLOOR**
SCALE: 1" = 20'-0"

CROSSMAN W HITNEY G RIFFIN P.C.
ARCHITECTS A.I.A.
650 POWER STREET
P.O. BOX 1198, HELENA, MT 59624
(406) 443-2340 (PHONE) (406) 442-5595 (FAX)
owg@owg.architects.com

* ALL RIGHTS RESERVED

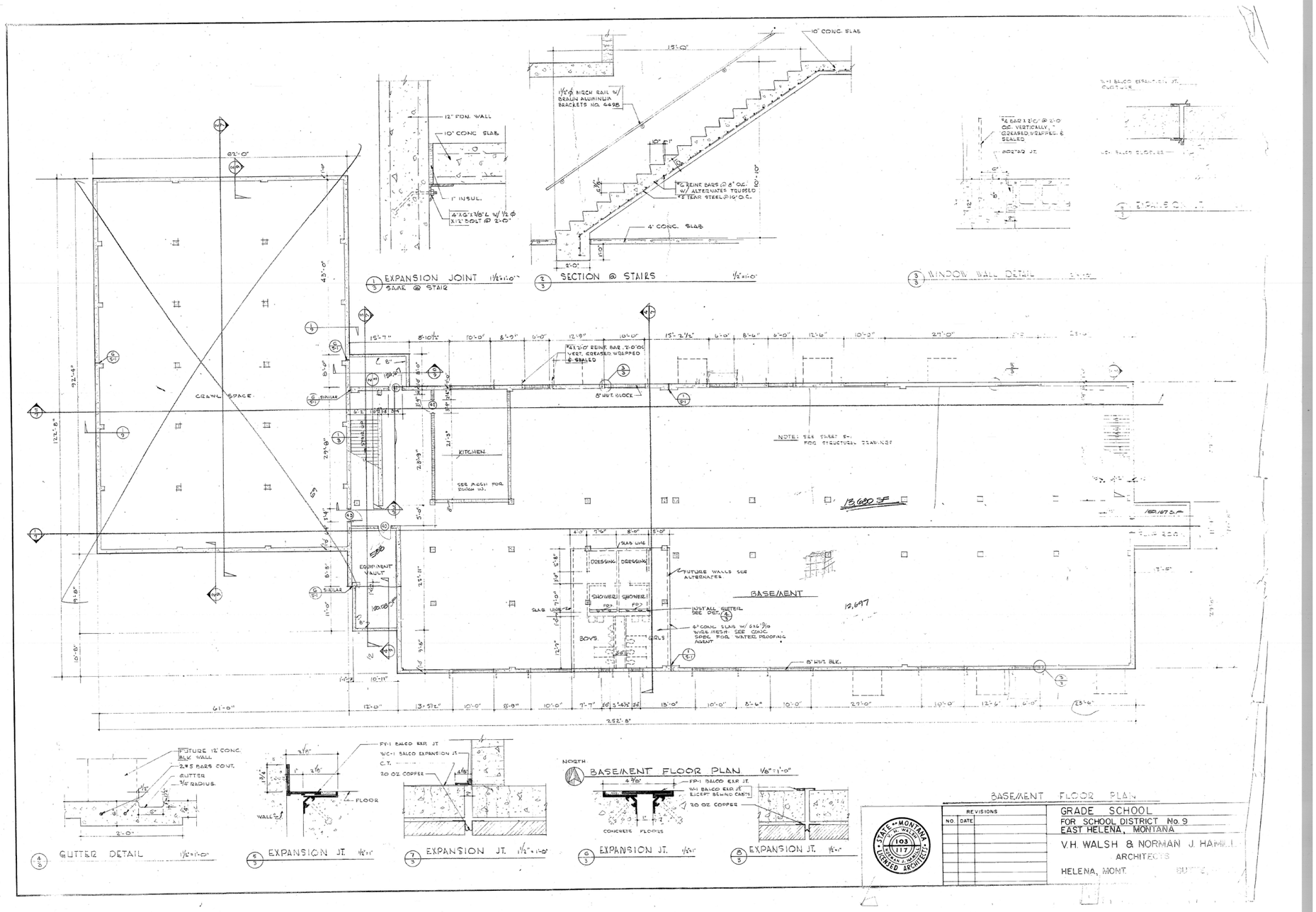
NEW EAST HELENA ELEMENTARY SCHOOL - 2017
2520 VALLEY DRIVE
EAST HELENA, MONTANA 59635

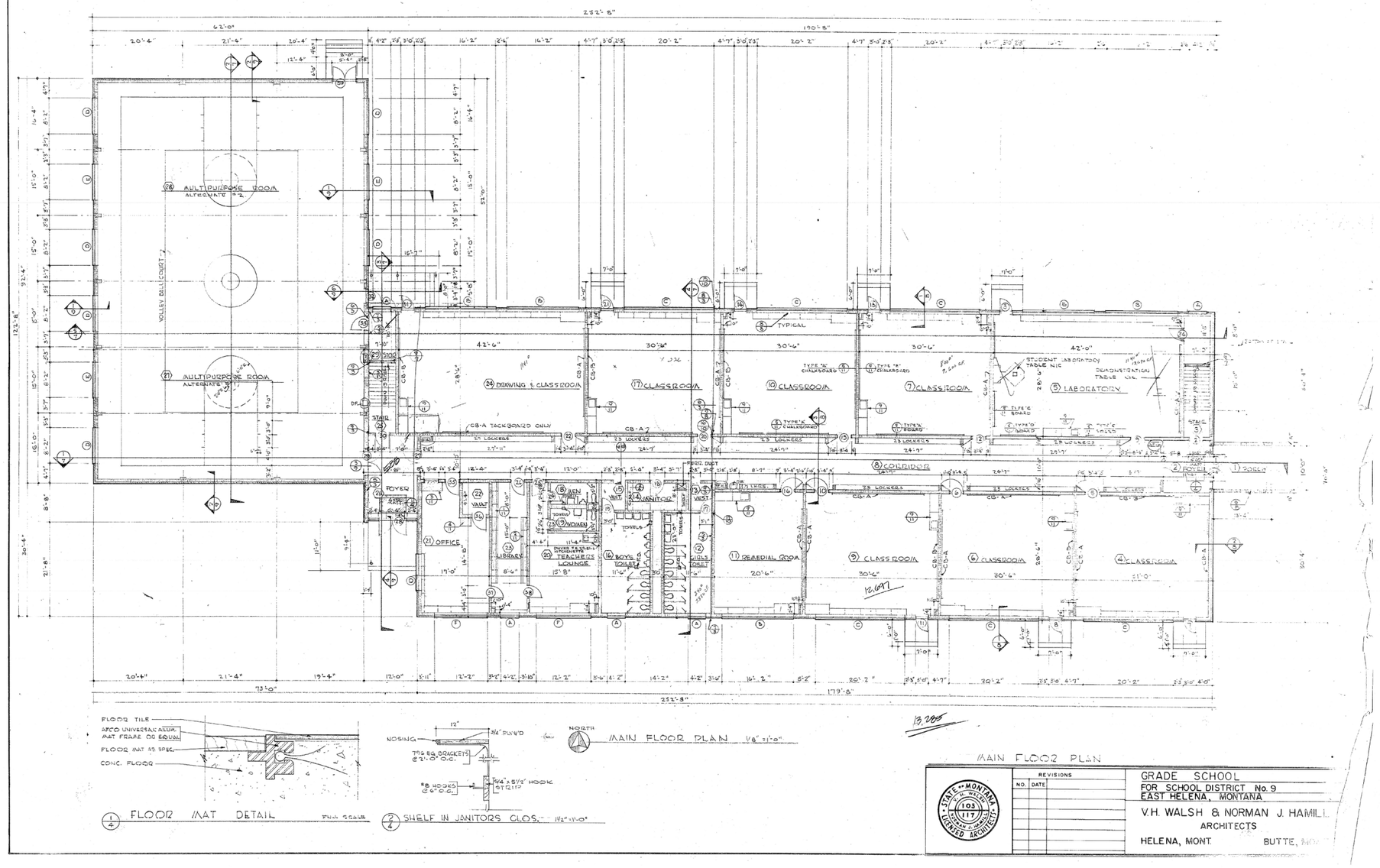
OVERALL FLOOR PLAN

4807-01-01
DRAWN BY CWG
APPROVED CWG
DATE 07/07/2017

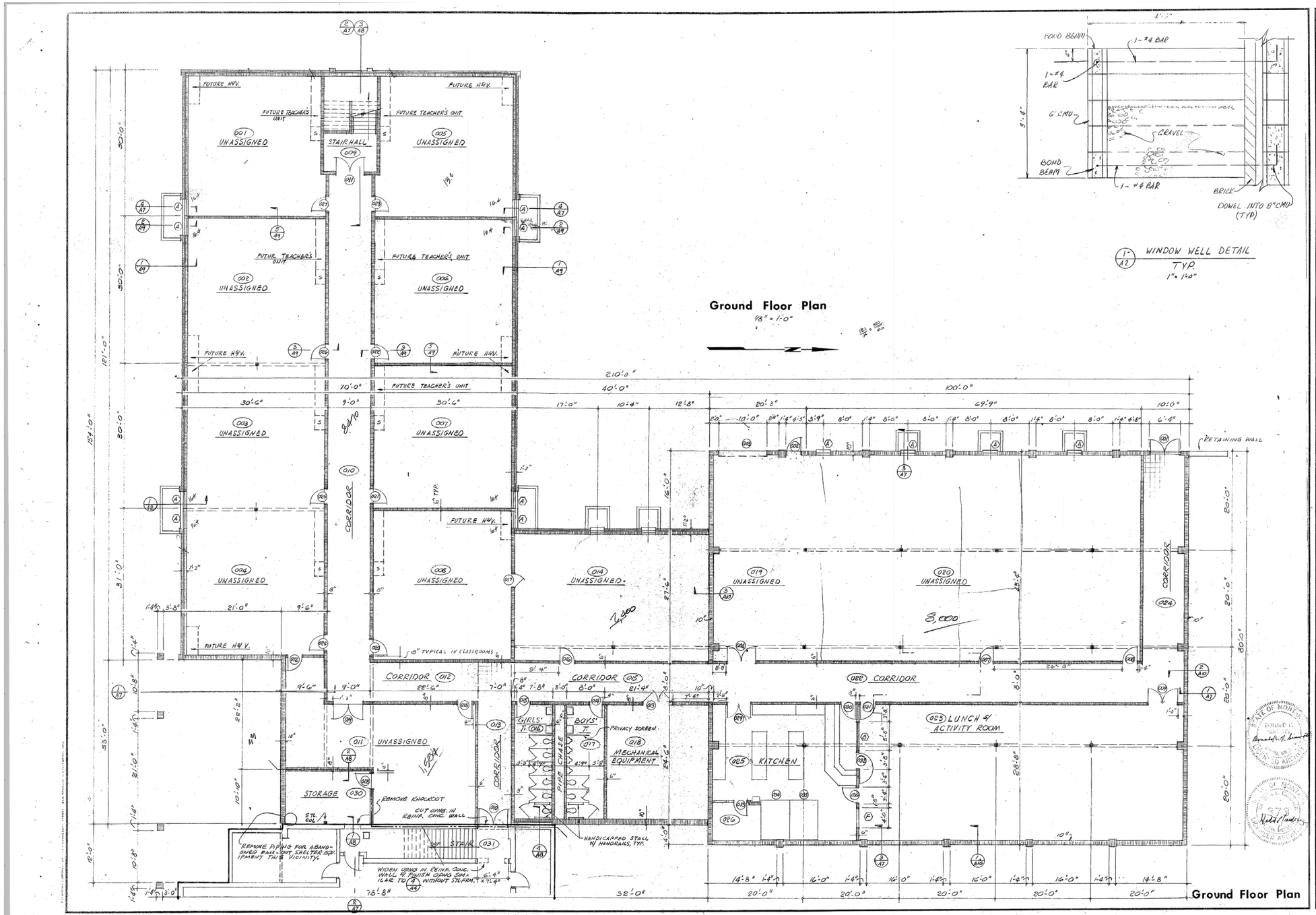
A1.0

RADLEY ELEMENTARY ORIGINAL PLANS




MULTIPURPOSE ROOM
ALTERNATE #2
VOLLEY BALL COURT
MULTIPURPOSE ROOM
ALTERNATE #1
DRAWING & CLASSROOM
CLASSROOM
CLASSROOM
CLASSROOM
LABORATORY
CORRIDOR
FOYER
OFFICE
LIBRARY
TEACHERS LOUNGE
BOYS TOILET
GIRLS TOILET
REMEDIAL ROOM
CLASSROOM
CLASSROOM
CLASSROOM
STUDENT LABORATORY TABLE N.I.C.
DEMONSTRATION TABLE N.I.C.
TYPICAL
CB-A TACKBOARD ONLY
MAIN FLOOR PLAN
NORTH
FLOOR TILE
APCO UNIVERSAL ALUM. MAT FRAME OR EQUAL
FLOOR MAT AS SPEC.
CONC. FLOOR
NOSING
7"ø EQ. BRACKETS @2'-0" O.C.
#8 HOOKS @6'-0" O.C.
3/16" PLATE
3/4" x 5 1/2" HOOK STIRRUP
1/4 FLOOR MAT DETAIL
2/4 SHELF IN JANITORS CLOS.
MAIN FLOOR PLAN
REVISIONS
NO. DATE
GRADE SCHOOL
FOR SCHOOL DISTRICT No. 9
EAST HELENA, MONTANA
V.H. WALSH & NORMAN J. HAMILL
ARCHITECTS
HELENA, MONT.
BUTTE, MONT.

RADLEY ELEMENTARY ADDITION PLANS



Ground Floor Plan
1/8" = 1'-0"

1" A2 WINDOW WELL DETAIL TYP.
1" = 1'-0"

Ground Floor Plan

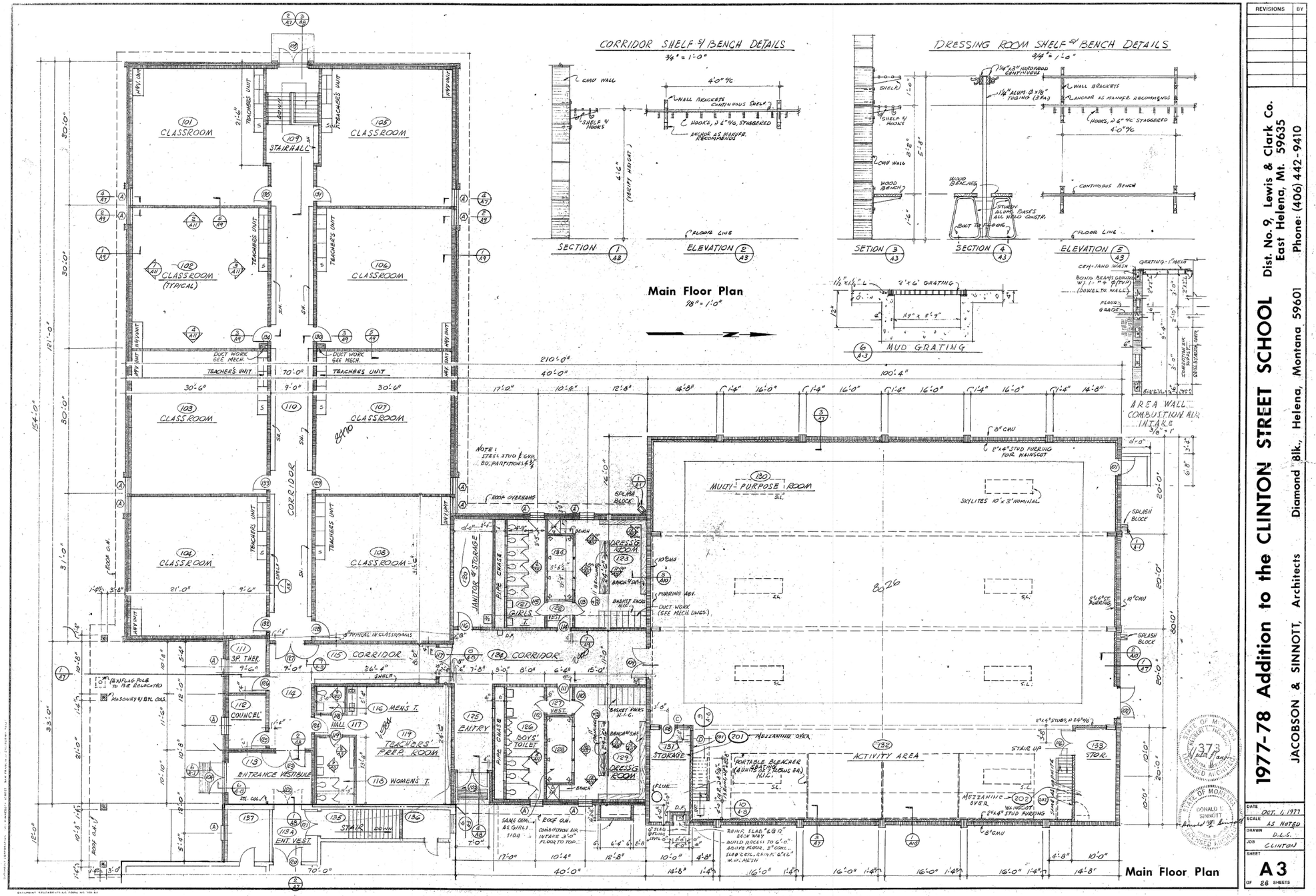
REVISIONS	BY

1977-78 Addition to the CLINTON STREET SCHOOL

JACOBSON & SINNOTT, Architects Diamond Blk., Helena, Montana 59601 Phone: (406) 442-9410

Dist. No. 9, Lewis & Clark Co.
East Helena, Mt. 59635

DATE	OCT. 1, 1977
SCALE	AS NOTED
DRAWN	DLS
JOB	CLINTON
SHEET	A2
OF	28 SHEETS



REVISIONS	BY

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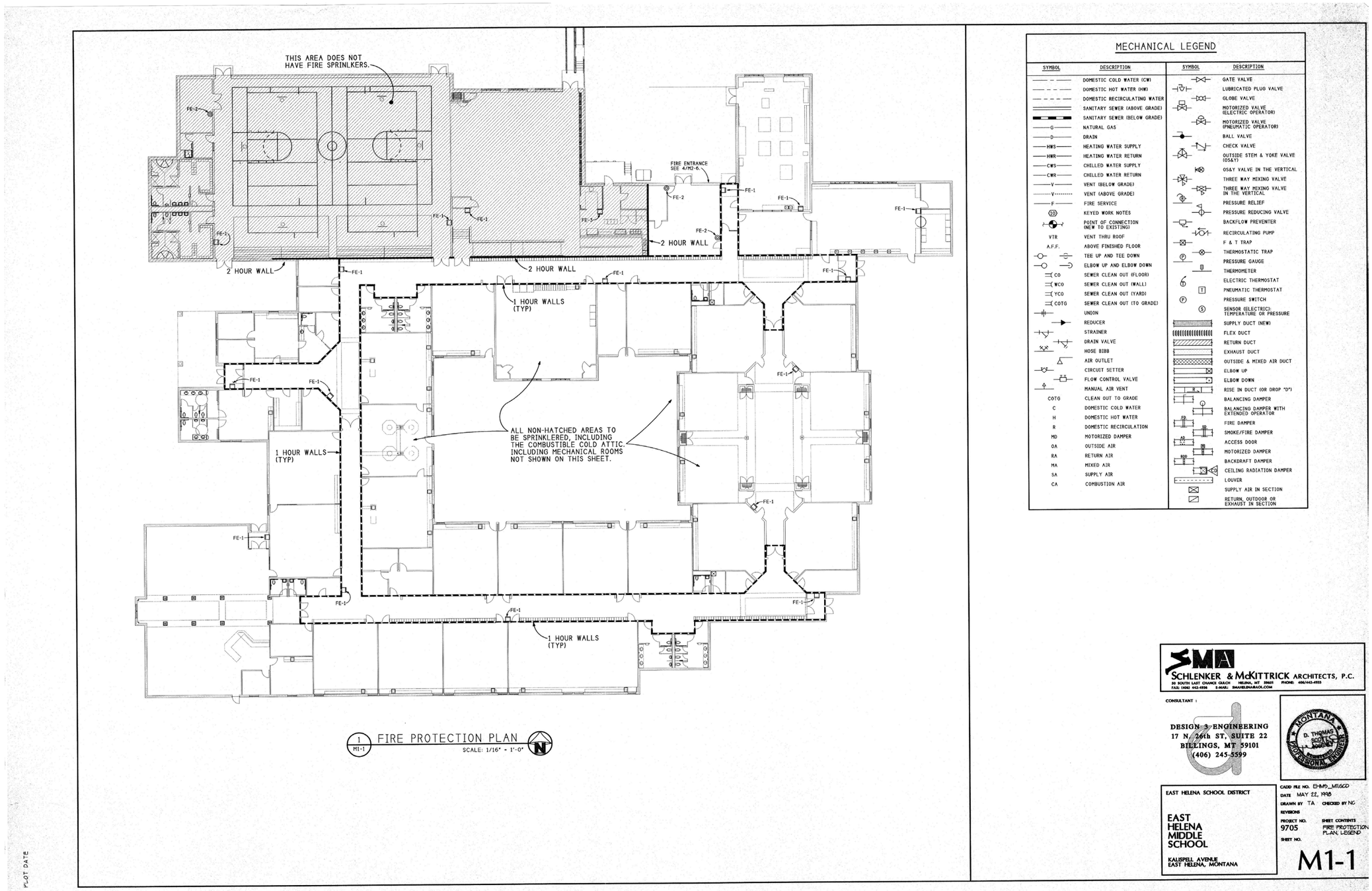
East Helena, Mt. 59635
Phone: (406) 442-9410

JACOBSON & SINNOTT, Architects
Diamond Blk., Helena, Montana 59601

DATE Oct. 1, 1977
SCALE AS NOTED
DRAWN D.L.S.
JOB CLINTON
SHEET **A3**
OF 28 SHEETS

EAST VALLEY MIDDLE SCHOOL ORGINAL PLANS



MECHANICAL LEGEND

SYMBOL	DESCRIPTION
	DOMESTIC COLD WATER (CW)
	DOMESTIC HOT WATER (HW)
	DOMESTIC RECIRCULATING WATER
	SANITARY SEWER (ABOVE GRADE)
	SANITARY SEWER (BELOW GRADE)
G	NATURAL GAS
D	DRAIN
HWS	HEATING WATER SUPPLY
HWR	HEATING WATER RETURN
CWS	CHILLED WATER SUPPLY
CWR	CHILLED WATER RETURN
V	VENT (BELOW GRADE)
V	VENT (ABOVE GRADE)
F	FIRE SERVICE
(10)	KEYED WORK NOTES
	POINT OF CONNECTION (NEW TO EXISTING)
VTR	VENT THRU ROOF
A.F.F.	ABOVE FINISHED FLOOR
	TEE UP AND TEE DOWN
	ELBOW UP AND ELBOW DOWN
CO	SEWER CLEAN OUT (FLOOR)
WCO	SEWER CLEAN OUT (WALL)
YCO	SEWER CLEAN OUT (YARD)
COTG	SEWER CLEAN OUT (TO GRADE)
	UNION
	REDUCER
	STRAINER
	DRAIN VALVE
	HOSE BIBB
	AIR OUTLET
	CIRCUIT SETTER
	FLOW CONTROL VALVE
	MANUAL AIR VENT
COTG	CLEAN OUT TO GRADE
C	DOMESTIC COLD WATER
H	DOMESTIC HOT WATER
R	DOMESTIC RECIRCULATION
MD	MOTORIZED DAMPER
OA	OUTSIDE AIR
RA	RETURN AIR
MA	MIXED AIR
SA	SUPPLY AIR
CA	COMBUSTION AIR

SYMBOL	DESCRIPTION
	GATE VALVE
	LUBRICATED PLUG VALVE
	GLOBE VALVE
	MOTORIZED VALVE (ELECTRIC OPERATOR)
	MOTORIZED VALVE (PNEUMATIC OPERATOR)
	BALL VALVE
	CHECK VALVE
	OUTSIDE STEM & YOKE VALVE (OS&Y)
	OS&Y VALVE IN THE VERTICAL
	THREE WAY MIXING VALVE
	THREE WAY MIXING VALVE IN THE VERTICAL
	PRESSURE RELIEF
	PRESSURE REDUCING VALVE
	BACKFLOW PREVENTER
	RECIRCULATING PUMP
	F & T TRAP
P	THERMOSTATIC TRAP
P	PRESSURE GAUGE
	THERMOMETER
T	ELECTRIC THERMOSTAT
T	PNEUMATIC THERMOSTAT
P	PRESSURE SWITCH
S	SENSOR (ELECTRIC): TEMPERATURE OR PRESSURE
	SUPPLY DUCT (NEW)
	FLEX DUCT
	RETURN DUCT
	EXHAUST DUCT
	OUTSIDE & MIXED AIR DUCT
	ELBOW UP
	ELBOW DOWN
	RISE IN DUCT (OR DROP "D")
	BALANCING DAMPER
	BALANCING DAMPER WITH EXTENDED OPERATOR
FD	FIRE DAMPER
SFD	SMOKE/FIRE DAMPER
AD	ACCESS DOOR
MD	MOTORIZED DAMPER
BDD	BACKDRAFT DAMPER
	CEILING RADIATION DAMPER
	LOUVER
	SUPPLY AIR IN SECTION
	RETURN, OUTDOOR OR EXHAUST IN SECTION

SCHLENKER & McKITTRICK ARCHITECTS, P.C.
30 SOUTH LAST CHANCE GULCH HELENA, MT 59601 PHONE: 406/442-4933
FAX: (406) 442-4936 E-MAIL: SMAHELENA@AOL.COM

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D. THOMAS SCOTT 9705 LICENSED PROFESSIONAL ENGINEER MONTANA

EAST HELENA SCHOOL DISTRICT

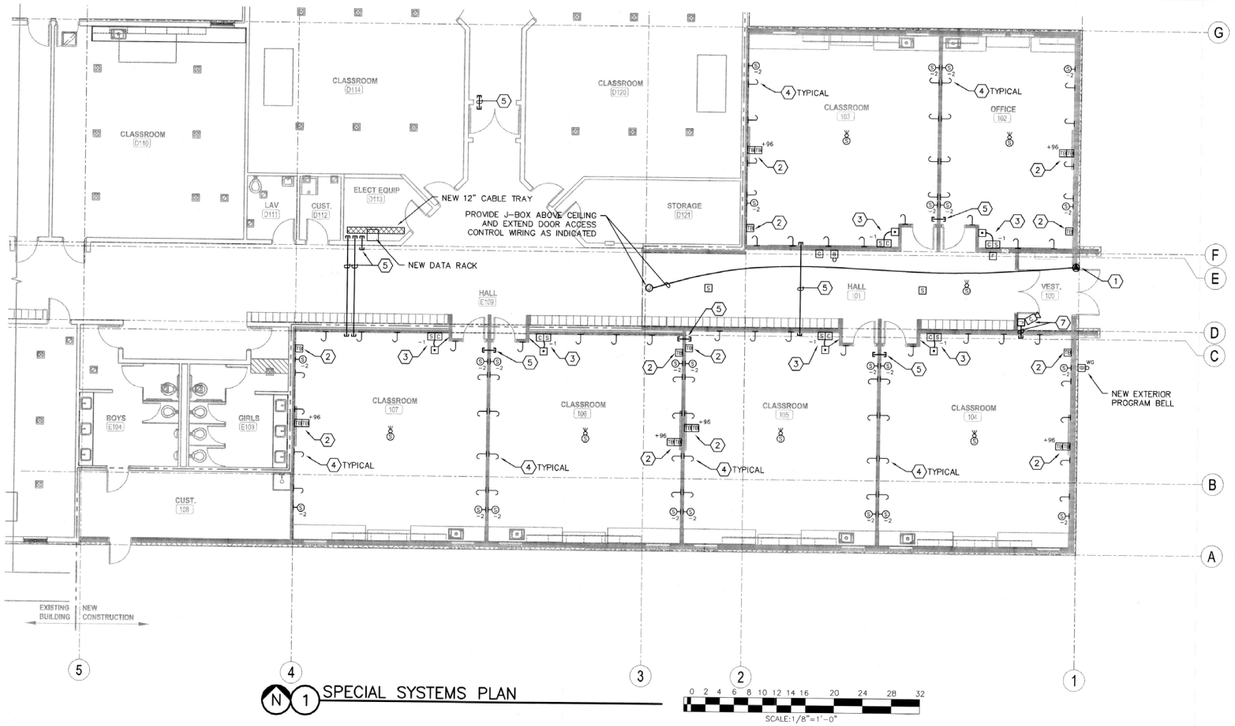
EAST HELENA MIDDLE SCHOOL

KALISPELL AVENUE
EAST HELENA, MONTANA

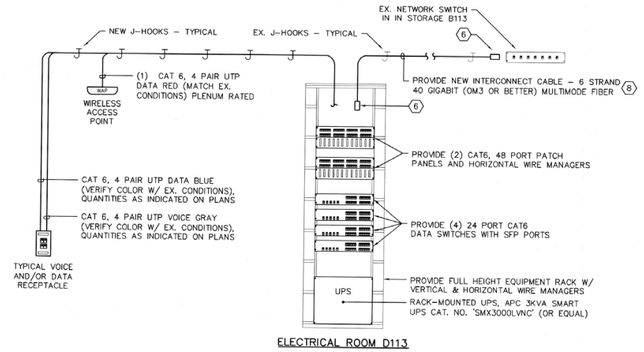
CADD FILE NO. EHMS_M1.GCD
DATE MAY 22, 1998
DRAWN BY TA CHECKED BY NG
REVISIONS
PROJECT NO. 9705
SHEET CONTENTS FIRE PROTECTION PLAN, LEGEND
SHEET NO. M1-1

PLOT DATE

EAST VALLEY MIDDLE SCHOOL ADDITION PLANS



N 1 SPECIAL SYSTEMS PLAN



2 COMMUNICATIONS RISER DIAGRAM
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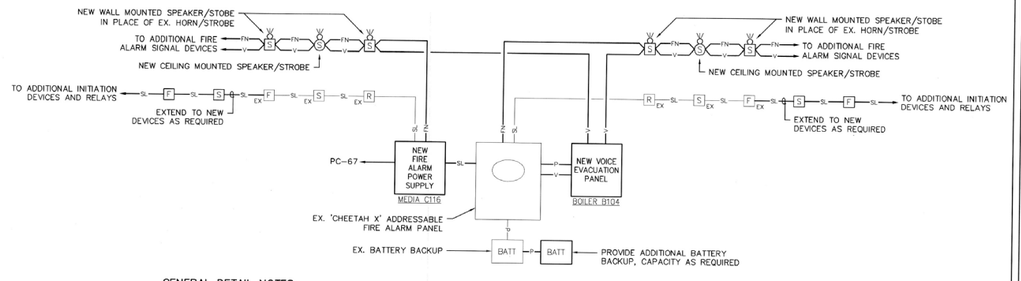

3 FIRE ALARM DIAGRAM
SCALE: NONE

GENERAL SHEET NOTES:

A. REFER TO E1.0 FOR WORK ASSOCIATED WITH THE FIRE ALARM AND VOICE EVACUATION UPGRADE REQUIRED FOR THE EXISTING PORTION OF THE BUILDING.

B. ALL LOW VOLTAGE CABLING SHALL BE ROUTED IN CONDUIT (WHERE THERE ARE NO J-HOOKS) OR SUPPORTED VIA J-HOOKS. THE MAXIMUM LENGTH OF UNSUPPORTED CABLE SHALL BE 5'-0".

SPECIFIC SHEET NOTES:

1. INSTALL AND CONNECT SALVAGED DOOR ACCESS CONTROLS.
2. LARGE CAPACITY TELECOM BOX(ES) FOR DATA RECEPTACLES AND IN-ROOM SOUND & A/V CABLES. REFER TO E2.1 FOR DATA RECEPTACLES AND DETAIL 3/E3.0 FOR ROUGH-IN.
3. CLOCK/SPEAKER ASSEMBLY AND CALL IN SWITCH.
4. PROVIDE COOPER B-LINE 'BCH32-3S' J-HOOKS @ 5'-0" O.C. ALONG WALL ABOVE SUSPENDED CEILING.
5. STUB 4"C. THROUGH WALLS ABOVE SUSPENDED CEILING FOR DATA/COMM CABLES. BUSH BOTH ENDS. SEAL PENETRATIONS W/ FIRE CAULK.
6. PROVIDE 10 GIGABIT SMALL FORM-FACTOR PLUGGABLE (SFP) OPTICAL FIBER TRANSCEIVER COMPATIBLE W/ NEW FIBER/CONNNECTORS.
7. PROVIDE RECESSED J-BOX 6" BELOW CEILING FOR FUTURE IP-BASED CAMERA. STUB 1"C. THROUGH WALL AS INDICATED. VERIFY MOUNTING HEIGHT W/ ARCH.
8. TERMINATE ALL FIBERS ON BOTH ENDS WITH LIKE CONNECTORS.

GENERAL DETAIL NOTES:

A. THIS DIAGRAM IS SCHEMATIC IN NATURE AND NOT INTENDED AS AN ACTUAL WIRING DIAGRAM, NOR DOES IT INDICATE ALL COMPONENTS REQUIRED FOR A COMPLETE SYSTEM. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE A COMPLETE AND FUNCTIONAL SYSTEM AND ALL COMPONENTS REQUIRED TO ACCOMPLISH THIS.

B. TYPICALLY, HIGH CANDELA RATED DEVICES (185 CD) SHALL BE UTILIZED FOR CEILING MOUNTED STROBES AND STANDARD CANDELA RATED DEVICES (75 TO 115 CD) CAN BE USED FOR WALL MOUNTED STROBES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE FINAL STROBE CANDELA RATINGS BASED ON ACTUAL ROOM DIMENSIONS, USING NFPA GUIDELINES.

C. IT IS RECOMMENDED THAT THE CONTRACTOR PROVIDE HIGH OUTPUT SPEAKERS IN LARGE SPACES AND NORMAL OUTPUT SPEAKERS IN SMALLER ROOMS. PLEASE NOTE THAT ADJUSTABLE WATTAGE TAPS ARE LOCATED AT EACH SPEAKER TO AID IN VOLUME CONTROL.

D. ALL NEW FIRE ALARM WIRING TO BE INSTALLED IN RED CONDUIT, EXCEPT IN EXPOSED LOCATIONS. IN EXPOSED LOCATIONS, PROVIDE WIREMOLD SURFACE RACEWAY AND BOXES (MIN. NO. 700). PAINT RACEWAY AND BOXES TO MATCH WALL SURFACES.

E. REMOVE ALL CONDUCTORS SERVING EX. HORN/STROBES BACK TO FIRE ALARM CONTROL PANEL COMPLETE. PROVIDE NEW CONDUCTORS NEW SPEAKER/STROBES.

F. REFER TO PLANS FOR QUANTITIES AND LOCATIONS OF DEVICES.

G. REFER TO SPECIFICATION SECTION 28 31 00 FOR ADDITIONAL REQUIREMENTS.

MONTANA
DANIEL E. KEMPF
REGISTERED PROFESSIONAL ENGINEER

GPD, PC
MEP CONSULTING ENGINEERS
524 1ST AVENUE SOUTH
GREAT FALLS, MT 59401
(406) 452-9538 (PHONE) (406) 727-9720 (FAX)
gpdpc.com

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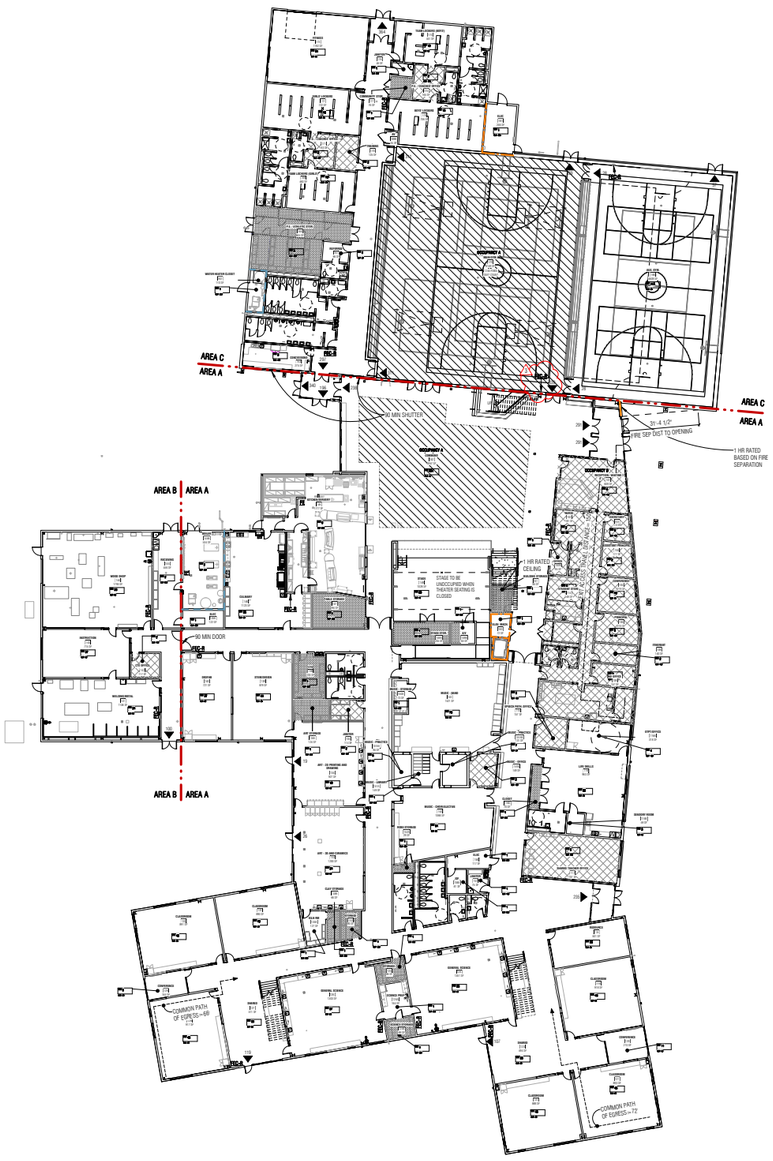
EAST HELENA SCHOOL DISTRICT
EAST VALLEY MIDDLE SCHOOL ADDITION
400 KALISPELL AVE. N., EAST HELENA, MT

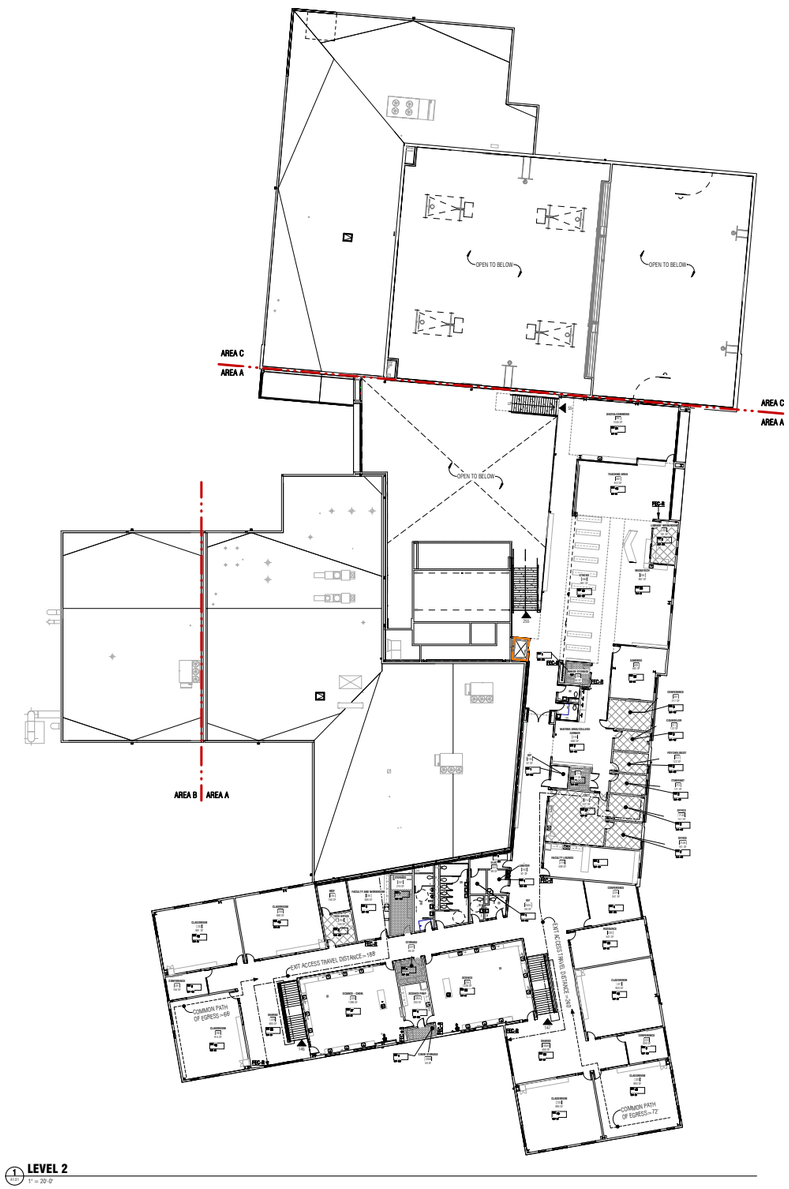
SPECIAL SYSTEMS PLAN

170200
DRAWN BY NJK
APPROVED JJK
DATE 10.23.2017

E2.2

EAST HELENA HIGH SCHOOL ORGINAL PLANS


AREA C
AREA A
AREA B
AREA A
AREA C
AREA A
AREA B
AREA A
1 HR RATED BASED ON FIRE SEPARATION
1 HR RATED CEILING
90 MIN DOOR
STAGE TO BE UNOCCUPIED WHEN THEATER SEATING IS CLOSED
COMMON PATH OF EGRESS = 69'-7"
COMMON PATH OF EGRESS = 72'-0"
31'-4 1/2" FIRE SEP. DIST TO OPENING
ROOF
ROOF
ROOF


AREA C
AREA A
AREA B
AREA A
OPEN TO BELOW
OPEN TO BELOW
OPEN TO BELOW
AREA C
AREA A
EXIT ACCESS TRAVEL DISTANCE = 188'
EXIT ACCESS TRAVEL DISTANCE = 250'
COMMON PATH OF EGRESS = 68'
COMMON PATH OF EGRESS = 72'
CLASSROOM 118
CLASSROOM 119
CLASSROOM 120
CLASSROOM 121
CLASSROOM 122
CLASSROOM 123
CLASSROOM 124
CLASSROOM 125
CLASSROOM 126
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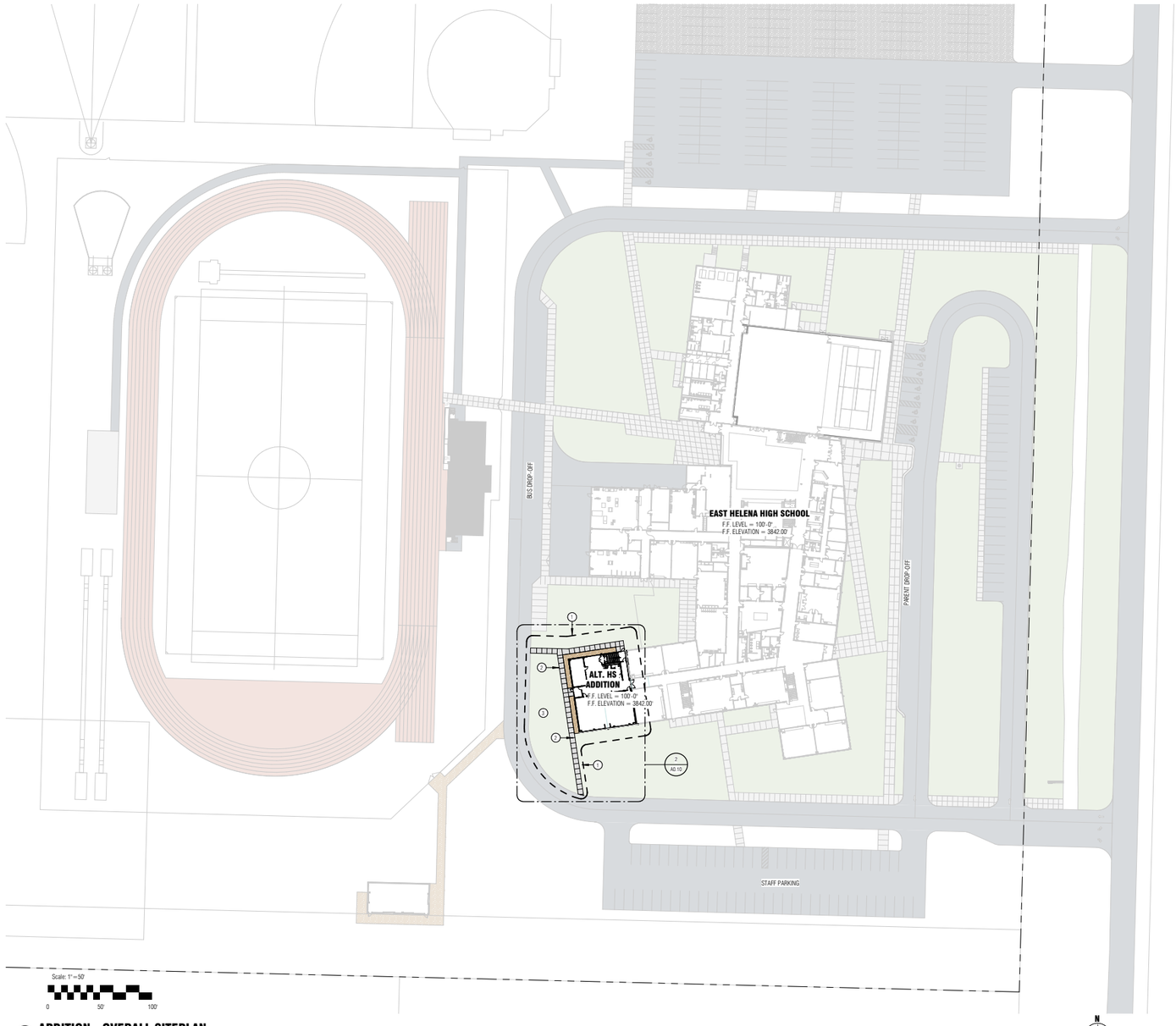
CLASSROOM 128
CLASSROOM 129
CLASSROOM 130
CLASSROOM 131
CLASSROOM 132
CLASSROOM 133
CLASSROOM 134
CLASSROOM 135
CLASSROOM 136
CLASSROOM 137
CLASSROOM

EAST HELENA HIGH SCHOOL ADDITION PLANS



1 A0.10 **ADDITION - OVERALL SITEPLAN**
1" = 50'-0"

SHEET NOTES - SITE PLAN

1. WORK UNDER THIS CONTRACT INCLUDES ALL DESIGNATED WALKS, PADS, CURBS AND ASPHALT PAVED PARKING AREAS WITHIN THE CONTRACT BOUNDARY. PROVIDE ALL SITEWORK INDICATED INCLUDING REPLACEMENT TOPSOIL, LANDSCAPING, SEEDING, ETC. TO PROVIDE A COMPLETE FINISHED SITE. SEE CIVIL DRAWINGS FOR EXTENT OF SITE WORK UNDER THOSE DISCIPLINES.
2. DIMENSIONS ARE TYPICALLY TO FACE OF BUILDING, FACE OF WALL, EDGE OF WALK OR PAVING SIDE OF CURB.
3. FIELD VERIFY ALL EXISTING CONDITIONS.
4. SEE CIVIL FOR ADDITIONAL SIDEWALK DIMENSIONS, NOTES, AND DETAILS.
5. ALL SITE CONCRETE JOINTS SHALL BE TOOLED IN PLACE, U.N.O.

ADDITION KEYNOTES - ARCH. SITE PLAN

1	APPROX. ADDITION PROJECT BOUNDARY. SEE CIVIL AND OTHER DRAWINGS
2	NEW CONCRETE SIDEWALK/PAD - SEE CIVIL
3	REPAIR AND REPLACE DISTURBED LANDSCAPE AREAS AND IRRIGATION SYSTEM, SEE CIVIL DRAWINGS
4	EXISTING PAVING TO REMAIN, SEE CIVIL DRAWINGS
5	BUILDING BUFFER, NEW ROCK MULCH TO MATCH OTHER AREAS AROUND BUILDING

2 A0.10 **ADDITION - ENLARGED SITEPLAN**
1/16" = 1'-0"

SMA ARCHITECTS
HELENA
930 Front Street | Suite 101
Helena | MT | 59601
P| 406/442.4933
www.architects-sma.com
BOZEMAN
109 East Oak Street | Suite 2E
Bozeman | MT | 59715
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ARCHITECT/ENGINEER SEAL
STATE OF MONTANA
KLINT K. FISHER
3123
REGISTERED ARCHITECT

PROJECT
EHHS - ALT. HS ADDITION

PROJECT NUMBER
1760

PROJECT LOCATION
2760 VALLEY DR.
EAST HELENA, MT

PREPARED FOR
EAST HELENA PUBLIC SCHOOLS

OWNER LOGO
East Helena Public Schools

CONSULTANT LOGO/CONTACT

EXHIBIT

ADDITION

REVISIONS

NO.	DATE	REVISION DESCRIPTION

THIS SHEET IS INTENDED TO BE PRINTED IN COLOR

DRAWN BY: Author
CHECKED BY: Checker

TITLE
ADDITION - SITEPLAN

REVIT FILE PATH
C:\Users\jt\Documents\RevitFiles\20201117d2_EHHS_A0.10_Addition Arch R21_TJBrechet.rvt

PHASE
100% CONSTRUCTION DOCUMENTS
DATE
2021-01-12
SMA PROJECT NUMBER
1760

SHEET NO.
A0.10

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APPENDIX C

EAST HELENA PUBLIC SCHOOLS

UTILIZATION STUDY

East Helena, Montana

East Helena Public Schools Master Plan
AUGUST 2023

S:MA
architecture + design

HELENA
920 Front Street, Suite 101
Helena, MT 59601
P: 406.442.4933

BOZEMAN
428 East Mendenhall Street
Bozeman, MT 59715
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SMA.DESIGN

East Helena Public Schools

Success for All Students

EAST HELENA PUBLIC SCHOOLS

"East Helena Public Schools in partnership with the parents and community will offer a secure place where students gain knowledge, grow in wisdom, develop confidence and value learning for life."

- East Helena School District Mission

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- UTILIZATION OVERVIEW F.5

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EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

INTRODUCTION
PROCESS
UTILIZATION OVERVIEW

INTRODUCTION

As part of the Comprehensive Facilities Master Plan, SMA Architecture and Design has completed this Facility Utilization Assessment. Per the request of East Helena Public Schools, this report documents the current utilization of each District educational facility that is student occupied on a "by-building" basis. The intent of the study is to evaluate the current use of the building to determine what areas are at or above their recommended utilization and identify spaces that are currently underutilized that may allow for better distribution of students. As part of the Comprehensive Facility Master Plan, this information will inform decision making regarding future planning and space needs to accommodate projected increases in enrollment and educational delivery.

PROCESS

The information presented in this report is the summary of data gathered by our team from East Helena Public Schools administration and reflects the Spring 2023 enrollment and use of the buildings. Information includes the number of students assigned to a space for each period of the day and how many periods during the day a space is used. The data is then synthesized in a spreadsheet to draw comparisons to industry standards regarding use of space during the day and number of students per the area of the space. This then allows a determination of which spaces are over or underutilized.

UTILIZATION SUMMARY ELEMENTARY SCHOOLS

Eastgate Elementary (EK-K)

Eastgate Elementary is the District's second oldest elementary school. The facility is below recommended utilization for its general classrooms, however each classroom is not meeting recommendations for square foot per student (45-55 sf/student), Eastgate's special classrooms, Music, Library and Gym can accommodate more class sections, but may require an additional instructor due to the instructor splitting time between Eastgate and Prickly Pear Elementary. Additional general classrooms would be needed in the event of enrollment increase.

Prickly Pear Elementary (1st-2nd)

Prickly Pear Elementary (PPE) is the District's newest elementary school. The facility is meeting recommended utilization for its general classrooms, overall averaging 92% utilization per day (90-95% is recommended). General classrooms are also meeting recommendations for square foot per student, due to the building being designed to 21st educational standards. PPE's special classrooms, Music, Library and Gym can accommodate more class sections, but may require an additional instructor due to the instructor splitting time between Eastgate and Prickly Pear Elementary. Additional general classrooms would be needed in the event of enrollment increase.

Radley Elementary (3rd-5th)

Radley Elementary is the District's oldest elementary school. The facility is meeting recommended utilization for its general classrooms, overall averaging 9% utilization per day (90-95% is recommended). Overall square foot per student throughout the building is lower than recommended due to the age and design of the building. Adding students to class sections in the event of enrollment increase is not recommended. Special classrooms can accommodate more class section, but additional general classrooms would be needed if the enrollment were to increase. It was noted that some additional spaces could be repurposed for classrooms, however, further evaluation would be needed to determine if these rooms were suitable for a classroom setting purpose.

MIDDLE SCHOOL

East Valley Middle School (6th-7th)

The majority of the East Valley Middle School (EVMS) facility is slightly above recommended utilization at an average of 86%, while recommended should fall within the 70-85% range. In the event this utilization were to increase, the school administrators would be likely to experience scheduling challenges throughout the day. A few of EVMS's classrooms that currently house elective courses have lower than recommended utilization and can accommodate adding class section or other class types. Several of these are normal classroom setups, while some are more specialized for music or chorale scenarios. Throughout the building, square foot per student varies between meeting

the recommendation (45-55 sf/student) and being below recommendation. This facility has the ability to accommodate student enrollment growth better than the elementary schools in the District due to the middle school teaching model.

HIGH SCHOOL

East Helena High School (9th-12th)

East Helena High School is the District's newest facility, and is composed of the main High School and currently houses the Alternative High School in the addition. The majority of general classrooms are at high utilization in the high school. Three of four Science classrooms are at high utilization. Thirteen classrooms are currently at low utilization and can offer additional elective class type sections, depending on the setup and type of space. Some low utilization classrooms, including 3D Art, Band, Choir, Welding and Gym, may not be well suited for general classes, which is likely to be a need if enrollment is to increase. ■

EAST HELENA PUBLIC SCHOOLS FACILITIES & PROPERTIES

- Utilization Study
- District-Owned Property
- District-Owned Property with Existing Structures

OWNER

East Helena Public Schools
226 E Clinton St
East Helena, Montana 59635
406 227 7700
https://www.ehps.k12.mt.us/
Superintendent: Dan Rispens

ARCHITECT

SMA Architecture and Design
Klint Fisher, AIA, NCARB
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ACKNOWLEDGMENTS

SMA Architecture and the Design Team would like to thank Superintendent Dan Rispens and the East Helena Public Schools administrators and staff for their patience and assistance during the preparation of this document. ■

B

EASTGATE UTILIZATION

EASTGATE ELEMENTARY SCHOOL UTILIZATION

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EASTGATE ELEMENTARY SCHOOL - EAST HELENA, MONTANA

Facility Utilization Summary - Based on a Monday Elective Schedule

Recommended Utilization: 90-95% / Rec. SF/Student: 45-55 sf

ELEMENTARY SCHOOL CLASSROOMS	ROOM #	8:20 START	8:25-8:55	8:55-9:25	9:25-9:55	10:00-10:15 (RECESS)	10:15-10:35	10:35-11:05	11:05-11:30	11:30-12:15 (LUNCH/RECESS)	12:35-1:05	1:05-1:35	1:40-1:55 (RECESS)	2:00-2:30	2:30-3:00	**TOTAL**	**AVERAGE**	Time Blocks /Day	Time Blocks Used / Day (out of 14)	% Utilization per Room	Average % Utilization for Entire Area	Room Net Area (SF)	**Average Area / Student (SF)**	Comments
MUSIC	MUS											17		18	17	52	17.3	11	3	27%	30%	614	35.4	**Does not account for FF&E needs
LIBRARY	LIB										34	17		18	17	86	21.5	11	4	36%		1281	59.6	
GYM	GYM										34			17	17	68	22.7	11	3	27%		3290	145.1	
HAAS	128	17	17	17	17		17	17	17			17		17	17	170	17.0	11	9	82%	82%	815	47.9	
OPHUS	127	17	17	17	17		17	17	17			17		17	17	170	17.0	11	9	82%		822	48.4	
BECK	120	17	17	17	17		17	17	17			17		17	17	170	17.0	11	9	82%		684	40.2	
STIPICH	126	17	17	17	17		17	17	17		17			17	17	170	17.0	11	9	82%		814	47.9	
SALERNO	125	17	17	17	17		17	17	17			17		17	17	170	17.0	11	9	82%		803	47.2	
MIKESELL	101	18	18	18	18		18	18	18		18	18			18	180	18.0	11	9	82%	82%	796	46.8	
JOHNSON	102	18	18	18	18		18	18	18		18	18			18	180	18.0	11	9	82%		792	46.6	
HANSEN	122	17	17	17	17		17	17	17		17	17			17	170	17.0	11	9	82%	82%	726	42.7	
SIMONSON	123	17	17	17	17		17	17	17		17	17		17		170	17.0	11	9	82%		884	52.0	
BRISKI	121	18	18	18	18		18	18	18		18	18		18		180	18.0	11	9	82%		704	41.4	
WARNER	124	17	17	17	17		17	17	17		17	17		17		170	17.0	11	9	82%		886	52.1	

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EASTGATE ELEMENTARY SCHOOL

Eastgate Elementary School is located on the northeast side of East Helena proper. The school consists of the original buildingcompleteded in 1986, and an addition completed 1998. This building is currently occupied by East Helena's Early-K through Kindergarten population.

High Utilization Areas

High utilization for the elementary level is defined by having 95% utilization or more throughout the school day and less than 45-55 square feet per student. All Eastgate classrooms are currently below recommended utilization. However, the small classroom size does cause many classrooms to have less than the recommended square foot per student, even with class sizes remaining below the state maximum for the elementary level (maximum 20 students for EK-K). Though the music room is underutilized, the room is considered too small for square foot per student recommendations in addition to equipment, instrument, and furniture needs based on the average 17-18 student class size.

Recommended Utilization Areas

The general classroom spaces at Eastgate Elementary School are below the recommended utilization percentage for these grade levels. This is due to students being out of classrooms for specialty courses, the square foot per student numbers are at or below recommended (recommendation is 45-55 sf/student) and cannot accommodate additional students. Additional classrooms will be needed to accommodate increase in enrollment at the EK-K grade level.

Low Utilization Areas

Elective classrooms at the elementary level are below recommended utilization, averaging 30% for Music, Library, and Gym. These classrooms can still accommodate additional growth in enrollment with additional class periods per day. However, as noted above, available classrooms are already above recommended square foot per student. Square foot per student is considered lower than recommended for these classes, especially in the Gym and Library. This does not factor in the specialized nature of these classes and furniture or equipment needs. Currently, elective classes are taught by teachers that teach at both Eastgate and Prickly Pear. If class sections were to be added, additional teachers would likely be necessary. ■

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PRICKLY PEAR ELEMENTARY

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PRICKLY PEAR ELEMENTARY SCHOOL - EAST HELENA, MONTANA

Facility Utilization Summary - Based on a Monday Elective Schedule

Recommended Utilization: 90-95% / Rec. SF/Student: 45-55 sf

		# STUDENTS / CLASS														AVERAGE # STUDENTS/DAY IN ROOM	UTILIZATION				AREA / STUDENT		COMMENTS
		8:15 START - 8:25	8:25-8:55	8:55-9:25	9:25-9:55	9:55-10:10 (RECESS)	10:10-10:40	10:40-11:10	11:10-11:40	LUNCH	12:35-1:05	1:05-1:35	1:35-1:55	1:55-2:10	2:10-2:40	2:40-3:00		Time Blocks/Day	Time Blocks Used / Day (out of 15)	% Utilization per day	Average % Utilization for Entire Area	Room Net Area (SF)	Average Area / Student (SF)	
ELEMENTARY SCHOOL CLASSROOMS	**ROOM #**																						
MUSIC	MUS		18	19	19		18	18	18								18.3	12	6	50%	38%	726	39.6	*does not account for FF&E needs
LIBRARY	LIB		STEAM	STEAM	20		18	18									18.7	12	5	42%		1367	73.2	*does not account for FF&E needs
GYM	GYM		19	19	19		18	18	18								18.5	12	6	50%		7883	426.1	*does not account for FF&E needs
CAFETERIA	CAF									525							525	12	1	8%		3079	5.9	
ODEGARD	101	19	19	19			19	19	19		19	19	19		19	19	19.0	12	11	92%	92%	866	45.6	
HAGER	107	19		19	19		19	19	19		19	19	19		19	19	19.0	12	11	92%		856	45.1	
KRAUSE	109	18		18	18		18	18	18		18	18	18		18	18	18.0	12	11	92%		871	48.4	
ARNSTON	103	20	20	20			20	20	20		20	20	20		20	20	20.0	12	11	92%		865	43.3	
HEIDINGER	209	18	18	18	18		18		18		18	18	18		18	18	18.0	12	11	92%	92%	869	48.3	
ADAMSON	207	18	18	18	18		18		18		18	18	18		18	18	18.0	12	11	92%		866	48.1	
SHAUL	211	18	18	18	18			18	18		18	18	18		18	18	18.0	12	11	92%		860	47.8	
POLLINGTON	203	18	18	18	18		18		18		18	18	18		18	18	18.0	12	11	92%		865	48.1	
WARREN	104	19	19		19		19	19	19		19	19	19		19	19	19.0	12	11	92%	92%	865	45.5	
PETERSEN	106	19	19	19			19	19	19		19	19	19		19	19	19.0	12	11	92%		871	45.8	
GRAHAM	102	19	19		19		19	19	19		19	19	19		19	19	19.0	12	11	92%		864	45.5	
GRIFFITHS	206	18	18	18	18			18	18		18	18	18		18	18	18.0	12	11	92%	92%	868	48.2	
VETSCH	202	18	18	18	18		18	18			18	18	18		18	18	18.0	12	11	92%		871	48.4	
PHELPS	204	18	18	18	18		18	18			18	18	18		18	18	18.0	12	11	92%		867	48.2	

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PRICKLY PEAR ELEMENTARY SCHOOL

Prickly Pear Elementary School is on Valley Drive and sits south of East Helena High School. Prickly Pear Elementary (PPE) is East Helena School District's newest elementary school which finished construction in 2019. The school currently houses the District's 1st and 2nd grade population.

High Utilization Area

High utilization for the elementary school level is defined by having 95% utilization or more throughout the school day and less than 45-55 square feet per student. The Prickly Pear Cafeteria is occupied by 525 total students during a single lunch hour. While the space is not in use outside of that timeframe, setup and cleaning for the lunch periods occupies other times throughout the day. Additional classes could be held in the cafeteria, however, would pose additional challenges to the serving schedule. The 100% utilization and average of 5.9 sf/student poses safety and health challenges, and does not factor in FF&E needs for serving and dining areas. The overall sf/student could be reduced by offering two or more lunch hours per day, but can create challenges in the preparation, setup and cleanup and overall elective schedule. Furniture and equipment needs for this space are not calculated into the SF/Student number.

Recommended Utilization Areas

All general classrooms at Prickly Pear fall within the recommended guidelines for utilization between 90-95% per day. Additionally, the square foot per student also fall within guidelines. Due to the age of the design of this school, classrooms were designed according to 21st century space recommendations for elementary schools. Most classrooms are at or under state mandated class sizes. A few additional students can be accommodated, but the general classrooms cannot accommodate big increases in enrollment.

Low Utilization Areas

Elective classrooms at the elementary level are below recommended utilization, averaging 38% for Music, Library, and Gym. These classrooms can still accommodate additional growth in enrollment with additional class periods per day, however, as noted above, available classrooms are already meeting recommended square foot per student. Square foot per student is considered lower than recommended for these classes in the current Music room. This does not factor in the specialized nature of these classes and furniture or musical instrument needs. Currently, elective classes are taught by teachers that teach at both Eastgate and Prickly Pear. If class sections were to be added, additional teachers would likely be necessary. ■

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RADLEY
ELEMENTARY

RADLEY ELEMENTARY

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RADLEY ELEMENTARY SCHOOL - EAST HELENA, MONTANA

Facility Utilization Summary - Based on Monday Class Schedule

Recommended Utilization: 90-95% / Rec. SF/Student: 45-55 sf

CLASSROOMS	TEACHER-ROOM	8:10 - 8:15	8:15 - 9:00	9:00 - 10:00	10:00 - 10:15 (RECESS 3rd & 4th)	10:20 - 11:05	11:05 - 11:45	11:55 - 12:20 (LUNCH A, LUNCH RECESS B)	12:20 - 12:40 (LUNCH RECESS A, LUNCH B)	12:45 - 1:15	1:15 - 1:45	1:45 - 2:00	2:00 - 2:15 (5th RECESS)	2:15 - 2:30 (3rd RECESS)	2:30 - 3:05	3:05 - 3:15	**AVERAGE # STUDENTS/DAY**	Time Blocks/Day	Time Blocks Used / Day (out of 10)	% Utilization per Room	**Average % Utilization for Entire Area**	Room Net Area (SF)	**Average Area / Student (SF)**	Comments
3RD GRADE	PENNER - 17	25	25	25		25	25				25	25	25		25		25	10	9	90%	**90%**	840	**33.6**	24-25 STUDENTS, USED HIGH NUMBER
3RD GRADE	SCOLES- 10	25	25	25		25	25				25	25	25		25		25	10	9	90%		833	**33.3**	
3RD GRADE	CLEMENT - 6	25	25	25		25	25			25		25	25		25		25	10	9	90%		835	**33.4**	
3RD GRADE	SNARR - 4	25	25	25		25	25					25	25		25		25	10	9	90%		818	**32.7**	
3RD GRADE	TEDERS -9	25	25	25		25	25			25		25	25		25		25	10	9	90%		837	**33.5**	
3RD GRADE	NORLING - 7	25	25	25		25	25			25		25	25		25		25	10	9	90%		831	**33.2**	
4TH GRADE	FERRO - 108	26	26	26			26			26	26	26	26	26	26		26	11	10	91%	**91%**	858	**33.0**	25-26 STUDENTS, USED HIGH NUMBER
4TH GRADE	FINSTAD - 104	26	26	26		26				26	26	26	26	26	26		26	11	10	91%		833	**32.0**	
4TH GRADE	REIFF - 107	26	26	26			26			26	26	26	26	26	26		26	11	10	91%		841	**32.3**	
4TH GRADE	COUNTRYMAN - 103	26	26	26		26				26		26	26	26	26		26	11	10	91%		872	**33.5**	
4TH GRADE	LAYSON - 106	26	26	26			26			26	26	26	26	26	26		26	11	10	91%		818	**31.5**	
4TH GRADE	SPEICHER -105	26	26	26		26				26	26	26	26	26	26		26	11	10	91%		852	**32.8**	
5TH GRADE	HAINES - 14	27		27	27	27	27			27	27	27		27	27		27	11	10	91%	**91%**	1052	**39.0**	26-27 STUDENTS, USED HIGH NUMBER
5TH GRADE	OLSON - 002	27		27	27	27	27			27	27	27		27	27		27	11	10	91%		854	**31.6**	
5TH GRADE	FOX - 007	27	27		27	27	27			27	27	27		27	27		27	11	10	91%		847	**31.4**	
5TH GRADE	RUBIO-PRATT - 006	27		27	27	27	27			27	27	27		27	27		27	11	10	91%		852	**31.6**	
5TH GRADE	McDONOUGH - 003	27	27		27	27	27			27	27	27		27	27		27	11	10	91%		844	**31.3**	
5TH GRADE	DUSENBERRY - 008	27	27		27	27	27			27	27	27		27	27		27	11	10	91%		881	**32.6**	
MUSIC	MUS - 020/021		54	54		26	26			25	25						35	11	6	55%	**48%**	1136	**32.5**	**is there an early release after 1:45?
LIBRARY	LIB - 5					26	26			25	25						26	11	4	36%		1174	**46.0**	
GYM	GYM		27	27		26	26			25	25						26	11	6	55%		5460	**210.0**	
CAFETERIA	CAF							228	240								234	11	2	18%	**18%**	1144	**4.9**	

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RADLEY ELEMENTARY SCHOOL

Radley Elementary School is on Clinton Street located next to the current Central Office building. Radley was constructed in 1963 and is the oldest building in the District. The school currently houses the District's 3rd through 5th grade population.

High Utilization Area

High utilization for the elementary school level is defined by having 95% utilization or more throughout the school day and less than 45-55 square feet per student. The Radley Cafeteria is occupied by 228 to 240 total students during a single lunch hour. While the space is not in use outside of the lunch timeframe, setup and cleaning for the lunch periods occupies other times throughout the day. Additional classes could be held in the cafeteria, however, would pose additional challenges to the serving schedule. The 100% utilization and average of 4.9 sf/student poses safety and health challenges, and does not factor in FF&E needs for serving and dining areas. The overall sf/student could be reduced by offering three or more lunch hours per day, but can create challenges in the preparation, setup and cleanup and overall elective schedule. Furniture and equipment needs for this space are not calculated into the SF/Student number.

All general classrooms including Music and Library spaces at Radley are under the recommended square foot per student, averaging 32 sf/student. The industry recommendation for general classrooms is 45-55 sf/student. This is due in large part to the age of the building not being designed to current standards and class sizes.

Recommended Utilization Areas

All general classrooms in 3rd through 5th grades at Radley fall within the recommended guidelines for utilization between 90-95% per day. As noted above, the classrooms do not meet recommendations for square foot per student. However, most classes are at or under state mandated class sizes. A few additional students can be accommodated, but the general classrooms cannot accommodate big increases in enrollment, and larger class sizes would further strain the square foot per student.

Low Utilization Areas

Elective classrooms at the elementary level are below recommended utilization, averaging 48% for Music, Library, and Gym spaces. These classrooms can still accommodate additional growth in enrollment with additional class periods per day, however, square foot per student is considered lower than recommended for these classes, especially Music. This does not factor in the specialized nature of these classes and furniture or musical instrument needs. ■

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EAST VALLEY
MIDDLE SCHOOL

EAST VALLEY MIDDLE SCHOOL UTILIZATION

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EAST VALLEY MIDDLE SCHOOL - EAST HELENA, MONTANA

Facility Utilization Summary

Recommended Utilization: 70-85% / Rec. SF/Student: 45-55 SF

TEACHER	CLASSES	Room #	First	Second	Third	Fourth	Fifth	Sixth	Seventh	TOTAL	UTILIZATION: Average # of Students/Day	UTILIZATION: Periods Used / Week (out of 7)	UTILIZATION: % Utilization per Room	UTILIZATION: Average % Utilization for Entire Area	Room Net Area (SF)	Average Area / Student (SF)	Comments
Senecal, Jaicee	Science 8	107		15	29	23	10	16	29	122	20	6	86%		854	42	
Arntson, Troy	Computer Teacher 6-8	110	25	19		21	23	28	31	147	25	6	86%		876	36	
Gates, Carolyn	Science 7	111		22	21	16	13	21	20	113	19	6	86%	86%	842	45	
Lance, Sophia	Science 6-8	112		17	15	16	12	17	19	96	16	6	86%		859	54	
Bender, Marne	Librarian	LIB			29			19		48	24	2	29%	29%	3452	144	**does not reflect FF&E needs
Ewals, W. Lianne	SpEd full time	202	0	0	0	0	0	0	0	0	2	7	86%	93%	769	39	*does not account for student mobility needs and FF&E
Small, Amanda	CSCT MHS (Mental Health Support)	214	1-6	1-6	1-6	1-6	1-6	1-6	1-6		3	7	100%		550	183	
Wigen, Jodi	Comm Arts 7	201	19	21	21	17		22	17	117	20	6	100%		165	83	
Gergen, Casey	Social Studies 7	203	22	23	18	18	16		17	114	19	6	86%	90%	758	40	
Lloyd, Alicia	Social Studies 6-8	205	17	18	16	17	30		21	119	20	6	86%		997	50	
McMahon, Diana	Foods 6-8	207	19	20	21		21	25	23	129	22	6	86%		1,553	72	
Walsh, Beth	Math 7	208	22	17	16	16	23	27		121	20	6	86%		794	39	
Brown, Bryanna	Math/Title 6-8	209	14	14	17	16	15	16		92	15	6	86%		775	51	
Pritchard, Erik	Spanish 6-8	210	9	12		13	14	10	18	76	13	6	86%	88%	716	57	
Berg, Christina	Comm Arts 6-8	211	20	13	14	18		27	18	110	18	6	86%		765	42	
Hash, Nicole	Math 8	212	18	15	27	27	18	15		120	20	6	86%		776	39	
VanderZanden, Katie	Comm Arts 8	213	18	10	19	21		23	28	119	20	6	86%		780	39	
Cobb, Jason	Social Studies 8	215	21	17	20	13	13	prep	23	107	18	7	100%		762	43	
Somerfeld, Holly	Social Studies 6	302	18	14	13	14	31		30	120	20	6	86%		816	41	
Lampman, Evan	Science 6	303		19	11	17	32	30	30	139	23	6	86%		824	36	
Caltabiano, Kaitlyn	Intro Ag PM	304					7	8		15	8	2	29%		772	103	
Valvoda, Teri	Math and Read 180 Inst. Tutor	305	11	13	9	7	7	7	6	60	9	7	100%	68%	772	90	
Schoppe, Tamika	Chorus	306			42	27				69	35	2	29%		749	22	
Menage, Emmanuelle	French 1/2 time 6-8 PM	307					22	13	14	49	16	3	43%		752	46	
McLaughlin, Whitney	Comm Arts 6	308	23	23	18	14		30	20	128	21	6	86%		812	38	
Murphree, Kaitlyn	Math 6	309	20	22	20	28	29	19		138	23	6	86%		819	36	
Schoppe, Tamika	Music 6-8 1/2 time	405	21	23						44	22	2	29%	57%	769	35	
Cantrell, Jon	Band	407/405	40	31		28	41	16	11	167	28	6	86%		1651	59	**does not reflect FF&E needs
Elliott, Andrew	Health/ PE 1/2 time 6-8	409	19	20	19	27				85	21	4	57%	57%	763	36	
Horne, Cory	Tech Ed 6-8	414	19	17		22	19	17	19	113	19	6	86%	86%	1,699	90	
Warner, Vanessa	Art 6-8	416	16	21	25		18	19	23	122	20	6	86%	86%	1,319	65	
Dawes, Staci	Health/PE 6-8	Gym	27		26	21	22	24	26	146	24	6	86%	86%	7,590	312	

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EAST VALLEY MIDDLE SCHOOL

East Valley Middle School is located on Kalispell Street, centrally located between the District's other schools. East Valley was constructed in 1998 and has a recently completed addition in 2019. The school currently houses the District's 6th through 8th grade population.

High Utilization Area

High utilization for the middle school level is defined by having more than 70-85% utilization throughout the school day and less than 45-55 square feet per student. High utilization is usually experienced in schools that have challenges with scheduling all of the necessary class sections. Most areas in the school are slightly above recommended utilization, using a room 6 out of 7 periods per day and providing for one planning period. A few number of classrooms meet recommendations for square foot per student, but many do not, including Music, Chorus, Science Room 303, and Computer Room 110.

Recommended Utilization Areas

Currently no classrooms at East Valley Middle School are at the recommended utilization rate, though most are very close at 86%. About half of the classrooms do meet the recommended square foot per student, largely due to the specialization of the class and relative small class size.

Low Utilization Areas

Five classrooms in the 300 and 400-room areas are currently below utilization recommendations and will provide needed space for additional class sections if enrollment is to increase. ■

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EAST HELENA HIGH SCHOOL

EAST HELENA HIGH SCHOOL UTILIZATION

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EAST HELENA HIGH SCHOOL - EAST HELENA, MONTANA

Facility Utilization Summary

															UTILIZATION (70-85% Recommended)			AREA / STUDENT (45 - 55 SF / student in Gen. Ed. classrooms recommended)			
				First	Second	Third	Fourth	Fifth	Sixth	Seventh	Eigth	Advisor	TOTAL		Periods Used / Week (out of 9)	% Utilization per Room	Average # of Students/Day	AVERAGE IN AREA	Room Net Area (SF)	Average Area/Student (SF/Stud)	Comments
	Subject	TEACHER	Room #																		
SPED	Life Skills	Ridgeway/Cainwright/Lasher/Elliot	116	24	28		10		18	3	5	14	102		7	78%	15		801	55	
SPED	Resource	Callabiano	220	12	6	9					5	17	49		5	56%	10	63%	500	51	
SPED	Resource	Countryman/Elliot	118	2			5		4	13	6		30		5	56%	6		499	83	
OTH	Shared Teacher Office	Reid/Howard	117		1		2	3	7				13		4	44%	3	44%	703	216	*Tammi Daum Para
SCIENCE	Science	Schoenfield	124	18	8		24	22	12	18	20	15	137		8	89%	17		1,343	78	
SCIENCE	Science	Torgerson/Tofflemire	126	12	11	14				15		16	68		5	56%	14	81%	1302	96	*Andrew Elliot PE(.5)
SCIENCE	Science	Jeno	226	19	25	15	23	18		13	20	15	148		8	89%	19		1331.66	72	*Andrew Elliot PE(.5)
SCIENCE	Science	Holmes	228	12	30	26	21	13	14	5		20	141		8	89%	18		1,292	73	
GEN ED	English	Elwood	119	18	18	22	30	27	29		19	15	178		8	89%	22		920	41	
GEN ED	Math	Denny/Johnson	121	10	29	21		9	12	8		14	103		7	78%	15		865	59	
GEN ED	Social Studies	Boedecker/Ridgeway	122	25		30	30	30	27		30	25	197		7	78%	28		881	31	*Ty Ridgeway PE
GEN ED	English/Spanish	Smail	128		26	24	6	28	10	25	20	17	156		8	89%	20		917	47	
GEN ED	Social Studies	Sampson	130	6	12		20	24	21	13	17	18	131		8	89%	16		884	54	
GEN ED	English	Abarr, Lynes	221	25	29	28	18	28	23	21		23	195		8	89%	24	85%	917	38	
GEN ED	Math	Cobb	223	10	12	10		24	28	19	15	15	133		8	89%	17		884	53	
GEN ED	English/Math	Charlton/Menage/Bailey	224	30	21	15	18				23	22	129		6	67%	22		882	41	
GEN ED	Social Studies	Bender	232	28		28	21	24	24	22	14	15	176		8	89%	22		889	40	
GEN ED	Math	Ferris	233	10	19	25	19	16	15	19	22	22	167		9	100%	19		889	48	
GEN ED	Social Studies	Menage/Clarkson/Reid	131	18	12	25	20			15	20	23	133		7	78%	19		880	46	
CTE	3D art	Curtiss/Bergmann	133	24	8	16		25	24			13	110		6	67%	18	83%	1,198	65	
CTE	2D art	Curtiss/Bergmann	134	25	25	27	9	5	23	25	24	24	187		9	100%	21		999	48	
CTE	COMP LAB (CAD, GD, PHOTO, YEARBOOK)	Paskey/Curtiss/Bergman/Charlton	139	11	7		26	13	18	21	9	19	124		8	89%	16		882	57	
CTE	Welding/Metal	Harris	141	11	10			11					32		3	33%	11	75%	1,158	109	
CTE	Wood Shop	Paskey	144		13	18	10	6	17	16	10	13	103		8	89%	13		1,781	138	
CTE	Culinary/Drivers Ed	Hamilton	146	19	23	21	19		37	20	9	17	165		8	89%	21		1,503	73	
MUS	Band	Bass	150			21	26		6	18	19	21	111		6	67%	19	56%	1,518	82	
MUS	Choir	Schoppe	152					13		15	14	15	57		4	44%	14		1,483	104	
ALT	Alt Program	Charlton/Bailey/Schoenfield	192 A/B	20	16		17	27	10	14			104		6	67%	17		1,776	102	
ALT		Moor	230	10	10	24	21	12	14	22		16	129		8	89%	16		904	56	
ALT	CTE/Business	Spoja	290	7	14	7	19	21	11		17	14	110		8	89%	14	78%	863.67	63	
ALT		Huschka	291	19	19			20	17	11	55	17	158		7	78%	23		876	39	
ALT	JROTC	Smith	292	10	5			6	14		6	21	62		6	67%	10		881	85	
GYM/WT		Ridgeway/Elliot	179 - GYM 1	20	16		17	27	10	14			104		6	67%	17	59%	8,091	467	
GYM/WT		Canright/Lasher	180 - GYM 2						17	23			40		2	22%	20		5,602	280	
GYM/WT	WEIGHTS	Murray	173 - WT RM	22	25	25	24	21	20	25	21		183		8	89%	23		1,180	52	*does not consider FF&E needs
LIB	Library	Mitchell/Bender	202/203 - LIB	13	32	27		19	23	27	22	16	179		8	89%	22	89%	2,468	110	*does not consider FF&E needs

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EAST HELENA HIGH SCHOOL

East Helena High School is located on Valley Drive, north of the other East Helena Public Schools' facilities. East Helena High was constructed in 2020 and has a recently completed addition that currently houses the Alternative High School program. The school currently houses the District's 9th through 12th grade population.

High Utilization Area

High utilization for the high school level is defined by having more than 70-85% utilization throughout the school day and less than 45-55 square feet per student. High utilization is usually experienced in schools that have challenges with scheduling all of the necessary class sections. Currently the utilization is mixed. A total of 18 classrooms are at high utilization, while only five are meeting recommendations, and 13 are at low utilization. Three of four Science classrooms are at high utilization. The Science classrooms have the potential to become a challenge in the future if room 126 is not well suited to accommodating additional science classes from an equipment and setup standpoint. The majority of general education classrooms are at high utilization, with a few at recommended utilization. General education classrooms may be needed in the future if enrollment was to increase.

Recommended Utilization Areas

Five classrooms at East Helena High School are meeting recommendations for utilization, falling within the 70-85% range. These rooms include 121, 122, 131 and 291. Three of those are general education rooms, and one is a classroom in the Alternative High School addition.

Low Utilization Areas

Thirteen classrooms are considered low utilization, seeing less than 70% use per day. This provides good opportunity for additional classes per day should enrollment increase. Several of the low utilization areas are specialized room types, including both Resource Rooms and the Shared Teacher Office. Classrooms that are currently at low utilization include room 133, 141, 150, 152, 224, both Gyms and two classrooms in the Alternative High School addition. With the exception of room 224, these are elective type classrooms and can accommodate additional class sections if enrollment was to increase and if the class section is well-suited to the classroom type. ■

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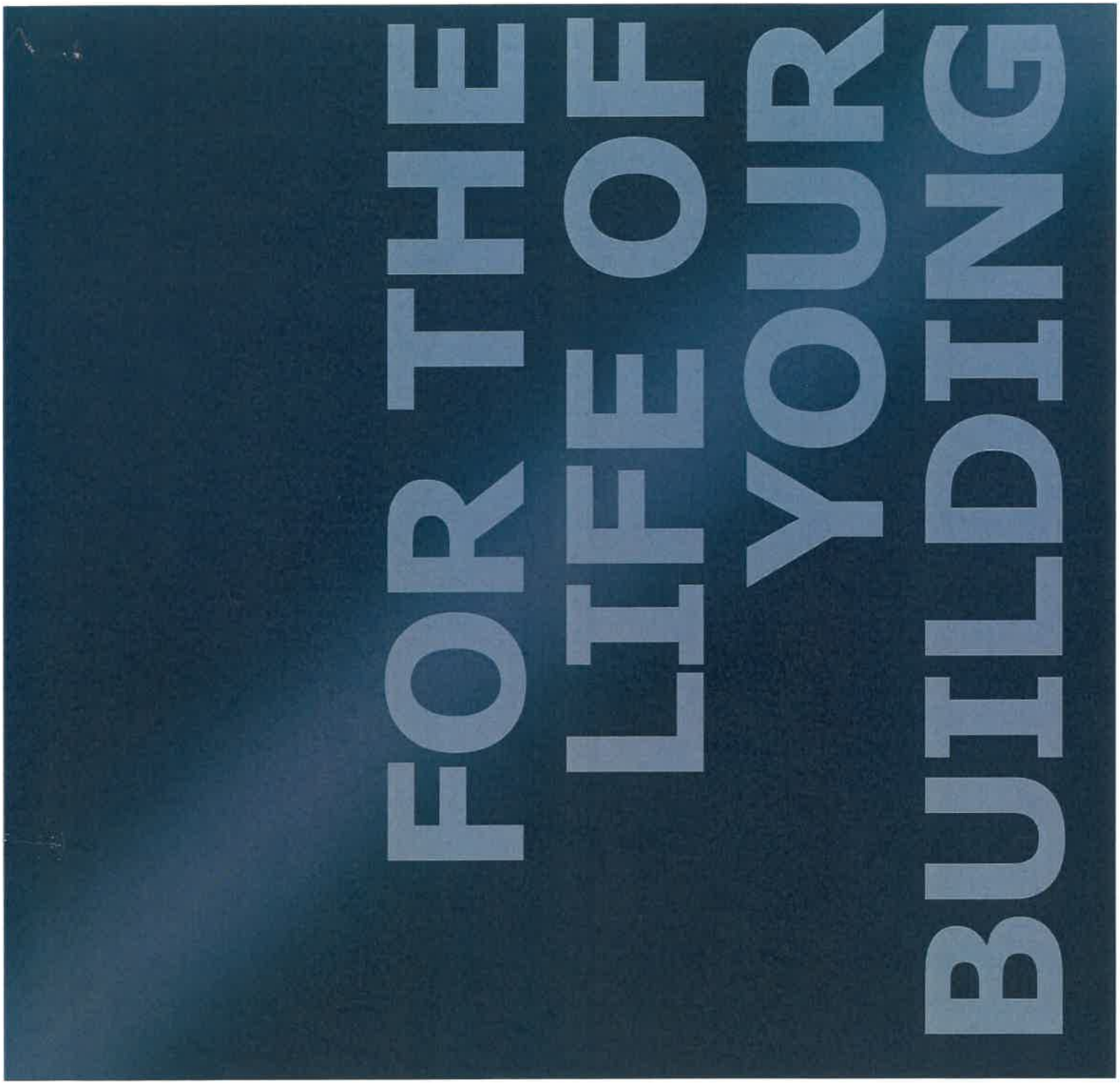
East Helena Public Schools

Success for All Students

APPENDIX D

East Helena Public Schools

Facility Condition Assessment (FCA)



East Helena Public Schools FCA

SECTION 1. EXECUTIVE SUMMARY

1.1 Background
1.2 Utility Data Analysis(UDA) Summary

SECTION 2. CURRENT CONDITIONS

2.1 Facility condition Assessment(FCA) Summary of Findings

SECTION 3. Recommended Facility Improvement Measures

3.1 Radley Elementary School

3.2 Eastgate Elementary School

3.3 East Valley Middle School

SECTION 4. APPENDICES

4.1 Equipment Report Data
4.2 Facility Improvement Measure(FIM) List
4.3 Boiler, Chiller, Building Envelope Solutions(BES) Scope of Work(SOW)
4.4 Boiler and Chiller Drawings
4.5 Utility Data Analysis

Executive Summary

1.1 BACKGROUND

East Helena Public Schools is interested in improving the infrastructure of its facilities to reduce energy consumption, upgrade aging and outdated equipment, improve reliability/maintainability of equipment, and provide a quality/safe working environment for its students and faculty. East Helena Public Schools requested McKinstry perform a Preliminary Facility Condition Assessment (FCA) of its facilities. Three buildings are included in the FCA Report; Radley Elementary, Eastgate Elementary, and East Valley Middle School (EVMS). Radley was constructed in the late 50's early 60's with an addition added in 1977 and minor renovations since then. Eastgate Elementary was constructed in 1985 with an addition added in 1997. EVMS was constructed in 1998 with an addition in 2017. The goal of this effort is to complete the FCA , gain a clearer understanding of East Helena Public School's needs, evaluate facility energy consumption, and identify opportunities where East Helena Public Schools can complete capital projects to address noted deficiencies.

1.2 UDA Summary

McKinstry performed a Utility Data Analysis (UDA) on Eastgate Elementary school, Radley Elementary School, and East Valley Middle School, see appendix 4.5. A UDA gathers utility information for each facility allowing us to see the annual usage and cost of electric and natural gas, this allows for rough saving estimates for each facility. Below is a summary of each school's annual energy usage and estimated annual savings. The estimated annual savings are from utility usage only, these savings do not account for money saved on call-out costs and maintenance.

School	Electric Usage (KWH)	Natural Gas Usage (Therms)	Electric & NG Cost	Estimated Possible Savings (%)	Estimated Possible Savings ($$)
Eastgate	420,264	18,088	$59,262	10-15%	$5,962-$8,889
East Valley	539,373	33,488	$84,840	10-15%	$8,484-$12,726
Radley	287,363	24,963	$54,682	10-15%	$5,468-$8,202

Current Conditions

2.1 FCA SUMMARY OF FINDINGS

McKinstry performed a Facilities Condition Assessment (FCA) site inspection of the district's facilities on March 30, 2023. During this inspection we performed a visual examination of electrical and mechanical components. In addition to our visual inspection, we also interviewed district maintenance staff to gain their input. During this inspection, we cataloged the deficiencies that were noted. Following is a summary of the findings. The complete equipment report is included in the appendix.

- **Radley Elementary School**
  - Most lighting converted to LED
  - No utilization of schedules or setpoints for temperature and occupancy controls
  - Envelope deficiencies
  - **Original Building**
    - The main level classroom areas are served by two split system units with air handling units mounted above the corridor ceiling connected to roof mounted condensing units.
    - Direct Digital Controls.
    - Variable Frequency Drive on each Air Handling Unit.
    - Mix of direct digital controls and pneumatic thermostats controlling 3-way heating valves.
    - The lower-level classroom spaces are served via ceiling suspended unit ventilators (UV's).

- No clear building heating water piped to lower level unit ventilators.
- Space thermostats and unit ventilators controls are pneumatic.
- Fresh air is drawn into the rear of the unit ventilator by a common outside air duct run in the exposed corridor ceiling.

- **1979 Addition**
  - Cafeteria is served from a single heating and ventilating unit located in a mezzanine mechanical room in the gymnasium above.
  - Supplemental heat is provided along the exterior of the space via a hydronic unit heater and cabinet heater at the exit.
  - Heating and ventilating unit has pneumatic controls, with a hydronic heating water coil with face & bypass damper and mixed air economizer damper.
  - The hydronic unit heater and cabinet heater have electric thermostats for fan control
  - Maintenance shop is served by a hydronic unit heater with electric thermostat for fan control.
  - Conference room is served by a ceiling suspended unit ventilator with pneumatic controls with hydronic heating coil.
  - A large, packaged cooling only rooftop unit provides air conditioning to the classroom spaces in conjunction with variable air volume terminal units with hot water reheat coils.
  - The controls serving the classrooms and associated thermostats and equipment are direct digital controls and the heating valves and variable air volume units are electronically actuated.
  - The gymnasium is served by (2) large ceiling suspended heating and ventilating units with pneumatic controls, with a hydronic heating water coil with face & bypass damper and mixed air economizer damper.
  - An additional heating and ventilating unit with similar controls is located in the northeast mezzanine.
  - Miscellaneous first floor office spaces are served by finned tube radiators with pneumatic thermostats and a small heating and ventilating unit with pneumatic controls and a hydronic heating coil serve the locker and restroom areas in conjunction with cabinet and finned tube heaters.
  - The boiler room consists of two low pressure gas heating water boilers (30 psig) with two building heating water circulating pumps, two compression style expansion tanks, one large domestic water heater.
  - The fire tubed boilers are manufactured by Kewanee boiler are original to the building and have a capacity of 1550 MBH.
  - The heating water pumps are Bell & Gossett end suction style sized for 137 gallons per minute @ 32FT of head, 2 horsepower, also original to the building.
  - The heating plant has modern Direct Digital Controls (DDC) as manufactured by Schneider Electric, with pneumatic actuation.
  - The heating system is treated water.

- **<u>EastGate Elementary School</u>**
  - Most of the building is only heated and ventilated with the exception of the computer room and administration areas which include direct expansion air conditioning
  - Classrooms do not have LED lighting
  - No utilization of schedules or setpoints for temperature and occupancy controls
  - Envelope deficiencies
  - Boilers and hot water pumps are original to building, past their useful life, and need replaced

  - **Original Building**
    - The HVAC systems in the original building consists primarily of four heating & ventilating units located in penthouse mechanical room on the roof. Two of the heating and ventilating units (HV&AC#1 & HV&AC#2) are constant volume units which serve the

administration area and computer room respectively. Both have direct expansion cooling coils and a hydronic heating coil. H&V#1 is a large variable air volume unit with hydronic heating coil and serves the classroom areas. H&V#2 is a constant volume unit with a hydronic heating coil serving the cafeteria. Two additional heating and ventilating units are located remotely, H&V#3 serving the Library and H&V#4 which serves the Kitchen area. All units have direct digital controls with primarily pneumatic actuation for valves and dampers. Variable air volume terminal units are located at each classroom to control the air volume delivered to the space with hydronic perimeter finned tubes built into the exterior casework to offset heat loss. The valves weren't accessible at the time of our survey, but they are presumed to be pneumatically actuated. Duct mounted re-heat coils are used to zone the administration area interior versus exterior zones. The heating plant consists of (3) gas-fired atmospheric Peerless heating water boilers with an output of 660 MBH each. Three base-mounted end suction pumps circulate heating water to the building, one of which was installed for the increase in flowrate required for the building addition.

- **Addition**
  - The east end classroom addition utilizes the existing heating and ventilating unit H&V#1 to deliver conditioned air to the spaces through variable air volume terminal units. Finned tube radiators built into the exterior casework are provided throughout, like the original build. A heating and ventilating Unit (H&V#5) serves the multi-purpose room at the far east end of the addition. Direct digital controls (Schneider/TAC) are provided throughout with pneumatic actuation.

- **East Valley Middle School**
  - Portions of the original building are heated and air conditioned, however class spaces are heated and ventilated only. The classrooms constructed in the addition area are all heated and air conditioned.
  - Most lighting converted to LED
  - No utilization of schedules or setpoints for temperature and occupancy controls
  - Envelope deficiencies
  - Chiller is original, past its useful life, and needs to be replaced

  - **Original Building**
    - The HVAC systems in the original building are a combination of ceiling recessed unit ventilators, heating & ventilating units and air handlers. Barber Coleman controls are prevalent in the classroom spaces and utilize pneumatic actuation for valves and damper control. Overall, the air moving systems, terminal units and heating plant equipment have been well maintained and are in good condition. The heating plant consists of (3) Kewanee fire tube boilers and (2) base mounted end suction pumps. An air-cooled chiller is located directly outside of the heating plant serving the original building air handling units via two chilled water pumps. The chiller is a Carrier twin compressor screw machine with a nominal capacity of 80 tons.
  - **Addition**
    - The classroom addition located on the east end of the building are served with a combination of floor mounted unit ventilators (UV's) for heating and ventilating with split system ceiling mounted direct expansion fan coils units tied into a Variable Refrigerant Flow (VRF) style condensing unit. Tertiary pumps were added to extend the existing heating water system to the unit ventilators. Direct Digital Controls with motorized actuators are provide for the unit ventilators as manufactured by Johnson Controls. The air conditioning LG system have separate thermostats and controls as furnished by the variable refrigerant flow manufacturer.

Recommended Facility Improvement Measures

Below is a summary of recommendations for each school. A full list of recommendations can be found in the Facility Improvement Measures (FIM) list in appendix 4.2.

3.1 **Radley Elementary School**

- Due to age and lack of available replacement parts, the heating plant is near the end of its useful service life and consideration should be given to replacement of the heating water boilers and associated heating water pumps in the next 5 to 7 years. Abatement will be required in the boiler room on various pipe fittings and boiler breaching to allow to equipment replacement and piping modifications. It is proposed that two high efficiency condensing boilers sized at 1,500,000 BTUH each be installed boilers along with (2) five horse power variable speed heating water pumps serve as the new boiler plant.

- Large portions of the building are still under pneumatic control or actuation and consideration should be given to replacing the control system with a modern-day Building Automation System (BAS) with Direct Digital Controls (DDC) with electronic actuation. Careful consideration should be given to where the equipment should be replaced in conjunction with the control system due to the age and condition of the terminal equipment. Cost will vary widely, dependent on the scope of control and equipment replacement.

- Retro-commission mechanical equipment, utilize setbacks and schedules based on building occupancy in order to reduce energy usage. Improve building envelope by sealing cracks and replacing caulking to reduce infiltration at windows and doors.

3.2 **Eastgate Elementary School**

- The boilers and two of the heating pumps are original to the building and have exceeded their expected service life and should be considered for replacement.

- Future consideration for replacement of the pneumatic actuators with direct digital controls type electronic actuators should be considered as failure occurs. A wholesale replacement of actuators would prove costly based on the large quantity of valves and dampers affected.

- Retro-commission mechanical equipment, utilize setbacks and schedules based on building occupancy in order to reduce energy usage. Improve building envelope by sealing cracks and replacing caulking to reduce infiltration at windows and doors. Upgrade T8 tubes in classrooms to LED lighting to reduce electrical usage.

3.3 **East Valley Middle School**

- Replacement of the air-cooled chiller is recommended since it has already surpassed its expected life and the school district has indicated that they have experienced significant issues with maintenance.

- Future consideration for replacement of the pneumatic actuators with direct digital control type electronic actuators should be considered as failure occurs or terminal equipment is replaced. A wholesale replacement of actuators would prove costly based on the large quantity of valves and dampers affected.

- Retro-commission mechanical equipment, utilize setbacks and schedules based on building occupancy in order to reduce energy usage. Improve building envelope by sealing cracks and replacing caulking to reduce infiltration at windows and doors.

Appendices

4.1 FCA Report Data

4.2 FIM List

4.3 Chiller, Boiler and Envelope SOW

4.4 Chiller and Boiler Design Drawings

4.5 Utility Data Analysis

Facilities Condition Assessment

East Helena Public Schools

Jeff Davis, Bob Moore | June 2023

McKinstry
For The Life Of Your Building

District Goals

- Upgrade aging and outdated equipment
- Improve reliability/maintainability of equipment
- Improve occupant comfort
- Reduce energy consumption

McKinstry
For The Life Of Your Building

Summary of Findings:

Radley Elementary Potential FIMs (Facility Improvement Measures)

- Boiler Replacement
- Basement Unit Vent Replacement
- Gym Air Handler Replacement
- Cafeteria Air Handler Replacement
- Locker Room Air Handler Replacement
- Controls Upgrade
- Retro-Commisioning
- Building Envelope

Mckinstry
For The Life Of Your Building

Radley Elementary School

Gym Air Handler Unit

Boilers

Hot Water Pumps

Summary of Findings:

Eastgate Elementary Potential FIMs (Facility Improvement Measures)

- Boiler and Pump Replacement
- Replace Valves on Failed Fin Tubes
- AC Addition
- Upgrade Pneumatic Thermostats to DDC
- Replace Pneumatic VAV Boxes, Actuators and Valves with Digital
- Commisioning (Re/Retro/Active)
- Classroom LED Lighting Replacement
- Building Envelope

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Eastgate Elementary School

Air Handling Unit

Boilers

Hot Water Pumps

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Summary of Findings:

East Valley Middle School Potential FIMs (Facility Improvement Measures)

- Chiller Replacement
- Update DDC Front End and Software
- Commisioning (Re/Retro/Active)
- Building Envelope

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East Valley Middle School

Boilers

Chiller

Mechanical Room

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Utility Data Analysis Summary

School	Electric Usage (KWH)	Natural Gas Usage (Therms)	Electric and NG Cost	Estimated Possible Savings (%)	Estimated Possible Savings ($$)
Eastgate	420,264	18,088	$59,262	10-15%	$5,962-$8,889
East Valley	539,373	33,488	$84,840	10-15%	$8,484-$12,726
Radley	287,363	24,963	$54,682	10-15%	$5,468-$8,202

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Table 4.2 - Facility Improvement Measure (FIM) Summary

Project	East Helena PS HVAC Replacement
Scenario	Boiler & Chiller Replacement
Date	July 6, 2023

	Facility Improvement Measures	FIM Description	Facility	Net Customer Cost (with Incentives)
50733	01.01 Eastgate Boiler and Pump Replacement	Existing: Current boilers and pumps are original to the building and are approaching end of useful life, no longer running at peak performance or efficiency. Proposed: Replace existing boilers and pumps with new condensing NG boilers and pumps to improve efficiency and performance to reduce natural gas usage and to maintain occupant comfort.	Eastgate Elementary School	$552,524
50744	02.01 EVMS Chiller Replacement	Existing: The current chiller is original to building and nearing the end of its useful life leading to decreased efficiency and maintenance issues. Proposed: Install new chiller to increase chiller efficiency, improve occupant comfort, and decrease energy use	East Valley Middle School	$394,476
			Totals	$947,000

* Since design cost, audit cost, etc. are distributed among the FIMs, the total project cost will not go up or down by exactly the amounts shown here if a FIM or FIMs are dropped.
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Facility Improvement Measure (FIM) Summary - Rough Orde

Project	East Helena PS HVAC Replacement
Scenario	ROM Scenario 1
Date	July 10, 2023

Min
90%
Max
115%

FIM Name	FIM Description	Facility	Priority	Energy	Deferred Maintenance	Capital Project	Budget *
01.01 Eastgate Boiler and Pump Replacement	Existing: Current boilers and pumps are original to the building and are approaching end of useful life, no longer running at peak performance or efficiency. Proposed: Replace existing boilers and pumps with new condensing NG boilers and pumps to improve efficiency and performance to reduce natural gas usage and to maintain occupant comfort.	Eastgate Elementary School	1	x	x		$560,000
01.01 Radley Boiler Replacement	Existing: Due to age and lack of available replacement parts, the heating plant is near the end of its useful service life impacting the equipments efficiency and performance. Proposed: Replace existing boilers and pumps with new condensing NG boilers and pumps to improve efficiency and maintain occupant comfort.	Radley Elementary School	2	x	x		$750,000
01.02 Eastgate Replace Valves on Failed Fin Tubes	Existing: Fin tube valves have failed in multiple locations and no longer work properly causing overheating, an excess of natural gas usage, and degrading occupant comfort. Proposed: Replace failed fin tube valves with new valves to improve occupant comfort in school areas and reduce natural gas usage.	Eastgate Elementary School	2		x		$10,000
02.01 Eastgate AC Addition	Existing: Eastgate School does not have AC throughout the entire building. Proposed: Install AC through entire building to improve occupant comfort.	Eastgate Elementary School	3			x	$1,000,000
02.01 EVMS Chiller Replacement	Existing: The current chiller is original to building and nearing the end of its useful life leading to decreased efficiency and maintenance issues. Proposed: Install new chiller to increase chiller efficiency, improve occupant comfort, and decrease energy use	East Valley Middle School	1	x	x		$400,000
03.01 Radley Original Basement Unit Vent Replacment	Existing: Current unit vents are old, inefficient and past their useful life leading to an increase in energy usage. Proposed: Replace current unit ventilators with new units in original basement portion of the school to reduce energy usage and improve occupant comfort.	Radley Elementary School	1		x		$240,000
03.03 Radley Gym Air Handler Replacment	Existing: The current gym air handler is original to the building and past its useful life leading to decreased efficiency and maintenance issues. Proposed: Replace existing gym air handler with new air handler to improve comfort in occupied area, and reduce energy usage.	Radley Elementary School	2		x		$150,000
03.04 Radley Cafeteria Air Handler Replacement	Existing: The current cafeteria air handler is original to the building and past its useful life leading to decreased efficiency and maintenance issues. Proposed: Replace existing cafeteria air handler with new air handler to improve comfort in the occupied area and reduce energy usage.	Radley Elementary School	2		x		$100,000
03.05 Radley Locker Room Air Handler Replacment	Existing: The current locker room air handler is past its useful life leading to decreased efficiency and maintenance issues. Proposed: Replace existing locker room air handler with new air handler to improve comfort in the occupied area and reduce energy usage.	Radley Elementary School	1		x		$50,000
04.01 Eastgate Upgrade Pneumatic Thermostats to DDC	Existing: Multiple areas in building still utilize pneumatic thermostats impacting occupant comfort. proposed: Replace existing pneumatic thermostats with DDC thermostats to increase occupant comfort.	Eastgate Elementary School	1			x	TBD
04.01 Radley Controls Upgrade	Existing: Current controls are old and out dated not allowing for precise control. Proposed: Update controls and front end software allowing for better control of the HVAC system and improve occupant comfort.	Radley Elementary School	1			x	TBD
04.01 Update DDC Front End and Software	Existing: Current controls are old and out dated impacting building control and comfort for occupants. Proposed: Update controls and front end software to improve occupant comfort and decrease energy usage.	East Valley Middle School	1			x	TBD
04.02 Eastgate Replace Pneumatic VAV Boxes, Actuators and Valves with Digital	Existing: VAV boxes, actuators and valves still operate using pneumatic controls decreasing the precission of the controls. Proposed: Replace pneumatically controlled components with digitally controlled components throughout the building increasing occupant comfort.	Eastgate Elementary School	2			x	TBD
05.01 EVMS Commissioning (Re/Retro/Active)	Existing: Equipment may not be running at optimal performance, no schedule/setpoints utilized causing an excess of energy usage. Proposed: Retro-commision equipment and control systems. Review sequence of operations, set-points, schedules, ect. to ensure efficient and optimal operation.	East Valley Middle School	2	x			$80,000

							115%
FIM Name	FIM Description	Facility	Priority	Energy	Deferred Maintenance	Capital Project	Budget *
05.02 Eastgate Commissioning (Re/Retro/Active)	Existing: Equipment may not be running at optimal performance, no schedule/setpoints are utilized causing an excess of energy usage. Proposed: Retro-commision equipment and control systems. Review sequence of operations, set-points, schedules, ect. to ensure efficient and optimal operation.	Eastgate Elementary School	**2**	**x**			$80,000
05.02 Radley Retro-Commisioning	Existing: Equipment may not be running at optimal performance, no schedule/setpoints are utilized causing an excess of energy usage. Proposed: Retro-commision equipment and control systems. Review sequence of operations, set-points, schedules, ect. to ensure efficient and optimal operation.	Radley Elementary School	**2**	**x**			$80,000
09.01 Eastgate Classroom LED Lighting Replacement	Existing: Current classroom lights are 32 W T8 bulbs which are no longer the most efficient lighting options available. Proposed: Retrofit current fixtures and ballast with LED tubes to reduce the lighting electrical consumption.	Eastgate Elementary School	**1**	**x**			$40,000
13.01 Eastgate Building Envelope	Existing: Elementary has heating loss through infiltration through windows, doors, and construction joints. Proposed: Minimize infiltration at windows, doors and construction joints by sealing cracks, replacing caulking and door sweeps where failure has occured to reduce energy usage and improve occupant comfort.	Eastgate Elementary School	**2**	**x**			$22,000
13.01 EVMS Building Envelope	Existing: EVMS has heating loss through infiltration through windows, doors, and construction joints leading to increased energy usage. Proposed: Minimize infiltration at windows, doors and construction joints by sealing cracks, replacing caulking and door sweeps where failure has occured to reduce energy usage and improve occupant comfort.	East Valley Middle School	**2**	**x**			$33,000
13.01 Radley Building Envelope	Existing: Elementary has heating loss through infiltration through windows, doors, and construction joints Proposed: Minimize infiltration at windows, doors and construction joints by sealing cracks, replacing caulking and door sweeps where failure has occured to reduce energy usage and improve occupant comfort.	Radley Elementary School	**2**	**x**			$35,000
							$1,995,000

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Table 4.2 - Facility Improvement Measure (FIM) Summary

Project	East Helena PS HVAC Replacement
Scenario	Radley Boiler, Eastgate Boiler, & EVMS Chiller Replacement
Date	August 3, 2023

Facility Improvement Measures	FIM Description	Facility	Budget *
01.01 Eastgate Boiler and Pump Replacement	Existing: Current boilers and pumps are original to the building and are approaching end of useful life, no longer running at peak performance or efficiency. Proposed: Replace existing boilers and pumps with new condensing NG boilers and pumps to improve efficiency and performance to reduce natural gas usage and to maintain occupant comfort.	Eastgate Elementary School	$548,348
01.01 Radley Double Boiler Replacement	Existing: Due to age and lack of available replacement parts, the heating plant is near the end of its useful service life impacting the equipments efficiency and performance. Proposed: Replace existing boilers and pumps with new condensing NG boilers and pumps to improve efficiency and maintain occupant comfort.	Radley Elementary School	$447,332
01.02 Radley Single Boiler Replacement	Existing: Radley has recently had mechanical issues with one boiler. Proposed: Replace single boiler with new condensing NG to improve efficiency and maintain occupant comfort.	Radley Elementary School	$268,411
02.01 EVMS Chiller Replacement	Existing: The current chiller is original to building and nearing the end of its useful life leading to decreased efficiency and maintenance issues. Proposed: Install new chiller to increase chiller efficiency, improve occupant comfort, and decrease energy use	East Valley Middle School	$391,748
		Totals	**$1,655,839**

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East Helena
Public Schools

architecture
+ design

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