



**EAST  
HELENA  
VIGILANTES**

# EAST HELENA PUBLIC SCHOOLS

## FACILITIES MASTER PLAN

East Helena, Montana

April 2024



architecture + design



HELENA

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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.

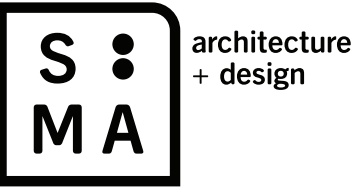
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**[In Loving Memory of Klint Fisher | 1974-2024](#)**

We want to thank Klint Fisher for his leadership in this Facilities Master Planning effort, and his contributions to educational planning and design across Montana throughout his career.





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**INTRODUCTION  
SECTION**





## EASTGATE ELEMENTARY



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## RADLEY ELEMENTARY



## EAST VALLEY MIDDLE SCHOOL



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# INTRODUCTION

## BACKGROUND/PROBLEM STATEMENT

East Helena Public Schools has been a cornerstone for students, families, and the community since its inception in 1890, when the original school building was erected on Main Street. Today, the district caters to the educational needs of over 1,900 students from kindergarten through 12th grade across five distinct campuses.

Over the past 15-20 years, East Helena Public Schools has experienced a significant and sustained increase in enrollment. In response to this growth, the district initiated a facilities planning effort in the early 2010s. This endeavor led to a successful capital campaign and the opening of Prickly Pear Elementary in 2018. Furthermore, it spurred the creation of a high school district, a subsequent capital campaign, and the construction of East Helena High School, which welcomed students in 2020.

The district's commitment to grade-level schools is evident in the current arrangement of elementary students across three separate campuses. Eastgate Elementary houses early-kindergarten and kindergarten students, Prickly Pear Elementary accommodates 1st and 2nd graders, and Radley Elementary is home to 3rd through 5th graders.

East Valley Middle School, established in 1998 and expanded in 2018, is dedicated to serving 6th through 8th grade students. The newest addition to the district, East Helena High School, serves grades 9 through 12 and officially opened its doors in 2020. The new high school was the fulfillment of East Helena Public School's commitment to the success of the community's students through the creation of a new high school district.

Apart from the educational facilities, the district operates its District Offices at the Radley Elementary School site, and the district transportation office and shop are located at the Eastgate Elementary School site.

In April 2023, East Helena Public Schools partnered with SMA Architecture and Design to assess the district's current facilities and provide master planning services. This initiative aimed to address current and anticipated enrollment growth and long-term facility needs. The decision was based on benchmarks established in the November 21, 2022, update to the Long-Term Infrastructure Handbook.

In the summer of 2023, SMA carried out comprehensive site visits to assess the condition of existing buildings at each campus. In addition to conducting facility condition assessments, our team undertook a utilization study to analyze and document the current facility usage. This involved identifying areas that were either at or exceeded recommended capacity and determining if there were underutilized spaces. As part of our data collection process, we collaborated with East Helena Public Schools to organize a series of public meetings and administer staff and community surveys. The goal was to pinpoint areas of concern regarding the existing facilities and propose potential solutions. The outcomes of these combined efforts materialized in the form of the Facility Utilization Assessment and Facilities Conditions Assessment, presented to East Helena Public Schools in August and November of 2023, respectively.

Through the facilities condition and utilization assessment, along with discussions with the Master Planning Committee and the community, priority needs were identified. These needs formed the foundation for the master planning effort. The developed master plan scenarios aimed to tackle the most urgent near-term requirements while also devising a plan for the mid-term and long-term development of each campus, addressing projected enrollment growth, as well as district and community needs. In each scenario, we pursued the most efficient utilization of the site, existing buildings, and new construction to optimize the use of district resources and potential capital campaign funds. Ultimately, the scenarios that were deemed most advantageous to the district were chosen for final development and presentation in this Master Plan Document.



# MASTER PLANNING PROCESS

## A BRIEF OVERVIEW OF THE PROCESS AND THE PHASES

Master planning is a comprehensive and strategic process that guides the long-term development and improvement of a school district’s facilities, programs, and services. It is based on a thorough analysis of the current and future needs of the district and its stakeholders, and it provides a vision and a road map for achieving the district’s goals and objectives. Master planning is essential for ensuring that the district’s facilities are safe, functional, efficient, and aligned with the educational mission, vision, and enrollment projections of the district.

The master planning process for a school district is typically broken into two major phases: **Master Plan Data Collection** and **Master Planning**. Each phase consists of several tasks that involve data gathering, analysis, synthesis, and communication. The following sections describe the main tasks and activities of each phase in more detail.

## MASTER PLAN DATA COLLECTION

The Master Plan Data Collection phase is the first and most critical phase of the master planning process. It involves collecting and analyzing various types of data and information that are relevant to the current and future conditions and needs of the district and its facilities. The main tasks of this phase are:

- **Facility Conditions Assessments:** This task involves conducting a systematic and objective evaluation of the physical condition and performance of each facility in the district, including the building systems, components, and equipment. The purpose of this task is to identify the existing and potential deficiencies, risks, and opportunities for improvement of the facilities, and to estimate the costs and priorities of the necessary repairs, renovations, or replacements.
- **Space Utilization Study:** This task involves measuring and analyzing the current and projected utilization of the available academic and operational space in each facility, including the classrooms, labs, libraries, gyms, cafeterias, and other areas. The purpose of this task is to determine the adequacy, efficiency, and suitability of the space for the current and future educational programs and services, and to identify the gaps, surpluses, and mismatches of the space.
- **Enrollment Projections:** This task involves forecasting the future enrollment trends and patterns of the district and its schools, based on historical data, demographic factors, and other assumptions. The purpose of this task is to estimate the future demand for the facilities and the potential impact of the enrollment changes on the capacity, utilization, and configuration of the facilities.
- **Community Involvement:** This task involves engaging and soliciting input from the various stakeholders of the district, including the students, staff, parents, community members, and other partners. The purpose of this task is to understand the needs, preferences, expectations, and concerns of the stakeholders regarding the facilities and the master planning process, and to foster a sense of ownership, collaboration, and support for the master plan.
- **Prioritized Needs:** This task involves synthesizing and prioritizing the data and information collected from the previous tasks, and identifying the most critical and urgent needs and issues that the district and its facilities are facing or will face in the future. The purpose of this task is to establish the scope, goals, and objectives of the master plan, and to provide a clear and compelling rationale for the master plan.

## MASTER PLANNING

The Master Planning phase is the second and final phase of the master planning process. It involves developing and evaluating various alternatives and scenarios for the future development and improvement of the district and its facilities, and selecting and recommending the most feasible and optimal solution. The main tasks of this phase are:

- **Master Plan Studies:** This task involves generating and exploring different options and strategies for addressing the needs and issues identified in the Master Plan Data Collection phase, and for achieving the goals and objectives of the master plan. Each study focused on what can be accomplished respective to the elementary, middle school, and high school levels individually. The studies may include new construction, renovation, expansion, consolidation, relocation, or closure of the facilities, as well as changes in the educational programs, services, and policies. The purpose of this task is to create a range of possible solutions that reflect the vision and values of the district and its stakeholders, and that meet the functional, operational, financial, and educational criteria of the master plan.
- **Enrollment Growth Capacity & Cost:** This task involves assessing and comparing the advantages and disadvantages of each study, using a set of quantitative and qualitative indicators and measures including enrollment growth capacity and estimated cost. The purpose of this task is to determine the strengths and weaknesses of each study, and to compare long-term capacity.
- **Preferred Scenarios:** This task involves selecting and recommending the best alternative for the master plan, based on the results of the master plan evaluation task and the feedback from the stakeholders. The recommended scenarios should best balance the purpose of this task is to provide a clear and concise summary of the master plan, and to explain the rationale and benefits of the recommended scenarios.

The master planning process for a school district is a complex and collaborative endeavor that requires a high level of data collection, analysis, synthesis, and communication. It is also a dynamic and iterative process that may require adjustments and revisions along the way, depending on the availability of data, the changes in the conditions, and the feedback from the stakeholders. The master planning process is not a one-time event, but a continuous and ongoing process that requires regular monitoring, evaluation, and updating to ensure that the master plan remains relevant, realistic, and responsive to the needs and aspirations of the district and its community.





# SCHEDULE 2023-2024

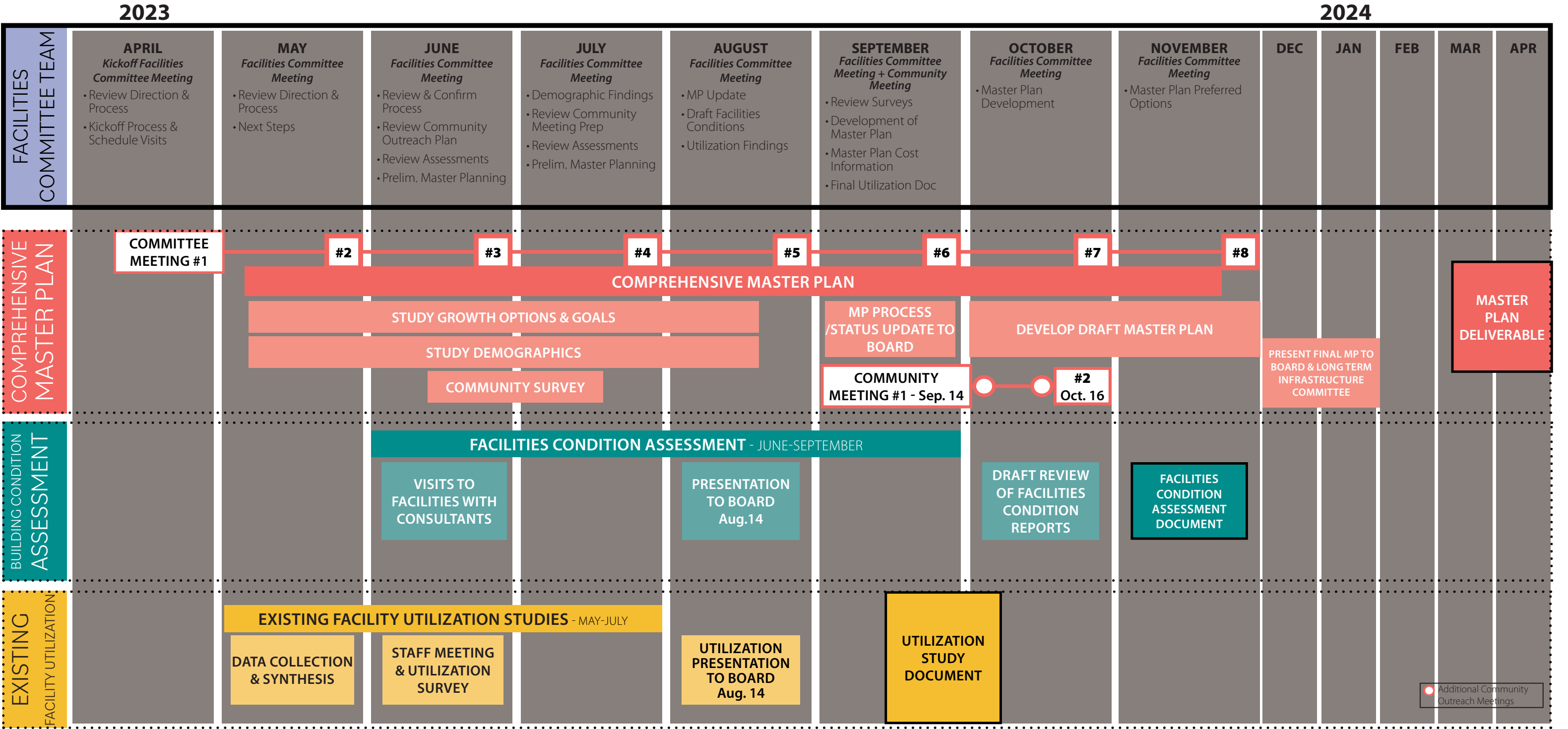
APRIL	<b>04.25.23 - MASTER PLAN COMMITTEE KICK-OFF MEETING</b> REVIEW PROCESS, KNOWN FACILITY CONDITIONS/NEEDS, VISIONING + COMMUNITY OUTREACH APPROACH	
MAY	<b>05.23.23 - MASTER PLAN COMMITTEE MEETING #2</b> REVIEW FACILITY CONDITION ASSESSMENT + UTILIZATION KICKOFF + REVIEW VISION	
JUNE	<b>06.27.23 - MASTER PLAN COMMITTEE MEETING #3</b> REVIEW FACILITY ASSESSMENT SITE VISITS, UTILIZATION STUDY UPDATE + SURVEY UPDATE	<b>06.20.23 - BUILDING CONDITION ASSESSMENT VISIT #1</b> <b>06.21.23 - BUILDING CONDITION ASSESSMENT VISIT #2</b>
JULY	<b>07.13.23 - MASTER PLAN COMMITTEE MEETING #4</b> FACILITY CONDITION ASSESSMENT FINDINGS, UTILIZATION STUDY UPDATE + SURVEY UPDATE	<b>07.24.23 - BUILDING CONDITION ASSESSMENT VISIT #3</b>
AUGUST	<b>08.22.23 - MASTER PLAN COMMITTEE MEETING #5</b> COMMUNITY OUTREACH PREP, FACILITY CONDITION RECOMMENDATIONS + MASTER PLAN WORK SESSION	<b>08.12.23 - BOARD MEETING</b> FACILITY CONDITION ASSESSMENT FINDINGS, UTILIZATION STUDY FINDINGS, SURVEY RESULTS
SEPTEMBER	<b>09.18.23 - BOOSTER CLUB PRESENTATION</b> REVIEW OF PROGRESS TO DATE	<b>09.14.23 - COMMUNITY MEETING #1</b> MASTER PLAN OVERVIEW, REVIEW SURVEY RESULTS, FACILITY CONDITION ASSESSMENT FINDINGS/ RECOMMENDATIONS/ PRIORITIES, UTILIZATION STUDY FINDINGS + MASTER PLAN DEVELOPMENT
	<b>09.26.23 - MASTER PLAN COMMITTEE MEETING #6</b> REVIEW PRIORITIZED FACILITY ASSESSMENT RECOMMENDATIONS + COMMUNITY OUTREACH MEETINGS + DISCUSS SCENARIO DEVELOPMENT	
OCTOBER	<b>10.03.23 - PTO PRESENTATION</b> REVIEW OF PROGRESS TO DATE	
	<b>10.24.23 - MASTER PLAN COMMITTEE MEETING #7</b> REVIEW COMMUNITY MEETING FEEDBACK + REVIEW SCENARIOS	<b>10.16.23 - COMMUNITY MEETING #2</b> MASTER PLAN APPROACH + GOALS, PROCESS RECAP + REVIEW MASTER PLAN STUDIES + POLL
NOVEMBER	<b>11.28.23 - MASTER PLAN COMMITTEE MEETING #8</b> ADDRESS QUESTIONS FROM PREVIOUS COMMITTEE MEETING, DEVELOP MASTER PLAN OBJECTIVES + IDENTIFY PREFERRED SCENARIOS	<b>11.13.23 - BOARD MEETING</b> PROGRESS UPDATE, REVIEW STUDIES + REVIEW SCENARIO TIMELINE/ COSTS
JANUARY	<b>01.22.24 - FINAL MASTER PLAN PRESENTATION</b> MASTER PLAN APPROACH + GOALS, PROCESS RECAP + REVIEW MASTER PLAN STUDIES, REVIEW PREFERRED MASTER PLAN SCENARIOS	<b>01.22.24 - LONG-TERM INFRASTRUCTURE COMMITTEE MEETING</b> MASTER PLAN APPROACH + GOALS, PROCESS RECAP + REVIEW MASTER PLAN STUDIES, REVIEW PREFERRED MASTER PLAN SCENARIOS
MARCH	<b>FINAL MASTER PLAN DOCUMENT</b>	

## MEETING SCHEDULE

The East Helena School District Board of Trustees, along with the district superintendent and SMA, organized a series of committee meetings, Board of Trustees updates, and community meetings. This collaborative effort aimed to gather feedback, conduct research, and thoroughly vet the optimal scenarios for the East Helena School District's long-term Facilities Master Plan. The provided schedule outlines the various meetings that occurred as integral components of this master planning process.

TIMELINE  
2023-2024

East Helena Public Schools  
Facilities Master Plan





**EXECUTIVE SUMMARY  
SECTION**

**B**

# EXECUTIVE SUMMARY

**The master planning effort aims to create a comprehensive strategy for addressing both immediate and anticipated facilities needs within the East Helena School District. This plan is designed to offer flexibility to adapt to future requirements that may arise. Taking a holistic approach, it considers the district’s properties, buildings, and facilities to develop the most effective long-term solution.**

It’s crucial to understand that the decisions and the two Preferred Scenarios chosen by the Facilities Master Planning Committee are time-specific. These scenarios were selected based on the District’s current enrollment, enrollment projections, construction costs, and other factors present during the 2023 to 2024 school year.

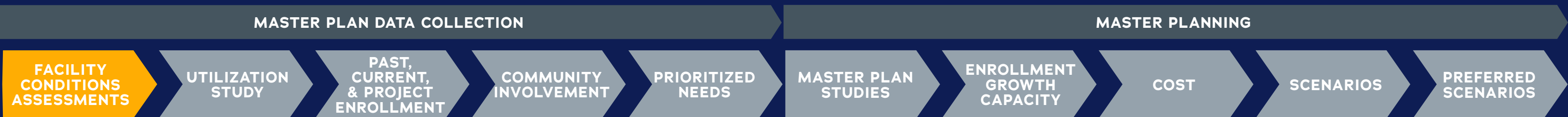
The East Helena School District faces unique challenges and opportunities, especially considering the recent population growth in the state of Montana. Over the past three years, there has been substantial growth, attributed to the relocation of many individuals to Montana post-COVID. The East Helena community and the District have witnessed substantial population growth attributed to the establishment of expansive single-family home subdivisions. Additionally, several upcoming subdivisions in the planning stages could potentially add thousands of homes to the District over the next two decades.

During the master planning process, the Design Team and Committee explored six scenarios to address potential future enrollment and facility needs. Each scenario considered factors such as costs, additional student capacity at each grade level, and the duration for which the scenario would meet projected enrollment needs. In essence, each scenario aimed to provide a solution that accommodates growth at all three major grade levels—Elementary, Middle School, and High School. Focusing on only one or two grade levels would result in a limited timeframe solution, necessitating further interventions in a matter of years.

The master plan’s final outcome consists of two Preferred Scenarios chosen by the Committee. Scenario 5, the highest-ranked choice, proposes full renovations of Eastgate and Radley Elementaries, an addition to Prickly Pear Elementary, and expansions to East Valley Middle School, and East Helena High School. Scenario 1, the second-highest ranked choice, mirrors Scenario 5 but excludes full renovations for Eastgate and Radley Elementaries. Detailed information, including cost breakdowns, pros and cons, enrollment growth limiting factors, and other relevant details, can be found in Section H of this document.

The master planning effort presents a forward-looking strategy to address the evolving needs of the East Helena School District. As we navigate the dynamic landscape of population growth, enrollment projections, and construction costs, the Preferred Scenarios outlined in this document serve as a foundation for future decision-making. While the master plan’s decisions aim to guide future East Helena School Board Trustees and the Planning Committee, external factors may necessitate a reconsideration of the studies and scenarios outlined in this document. The commitment to comprehensive solutions at all three major grade levels reflects the District’s dedication to sustainable, long-term success for the East Helena School District.





**FACILITY CONDITION ASSESSMENTS  
SECTION**



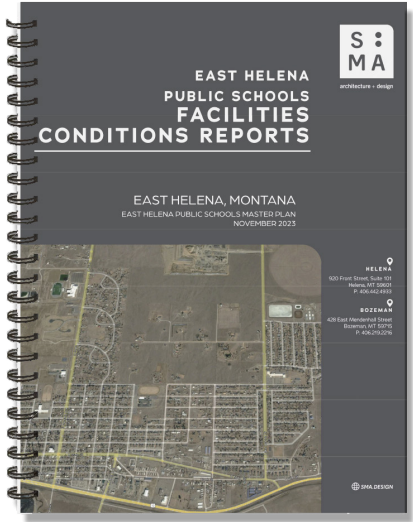


EAST HELENA PUBLIC SCHOOLS FACILITIES & PROPERTIES

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

# FACILITY CONDITION ASSESSMENTS

The Facilities Condition Assessment offers an appraisal of the school district’s existing properties and buildings, assessing their suitability for current and envisioned future purposes. The design team examined the condition of the exterior envelopes, interior finishes, structural elements, mechanical, plumbing, and electrical systems for each building. Additionally, the analysis included an assessment of the buildings’ compliance with the current building code. Based on our findings and the specific needs of the school district, the design team provided recommendations for each building. Please refer to the following pages for a synopsis of each facility’s Condition Assessment. For detailed assessments, please refer to the Facilities Condition Assessment included in this Master Plan document as an appendix.







# EASTGATE (EK-K)

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 address those items. For detailed assessment information, please see the full Facility Condition Assessment located in the Appendix.

### SITE FINDINGS

- Playground asphalt and equipment needs repair/replacement
- Site access and circulation improvements

### 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 (1<sup>ST</sup>-2<sup>ND</sup>)

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. For detailed assessment information, please see the full Facility Condition Assessment located in the Appendix.

### SITE FINDINGS:

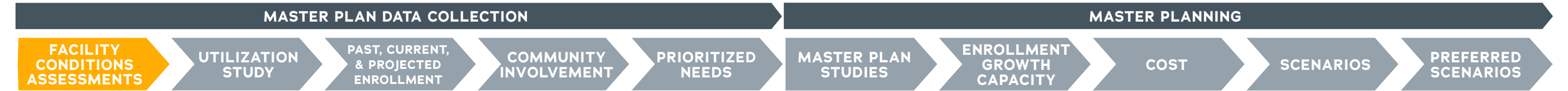
- Site access and circulation is poor
- Playground equipment limited for the space available
- No site perimeter fence

### 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





Facility Condition Assessment Synopsis. For detailed condition assessments, please refer to the Facilities Condition Assessment included in this Master Plan document as an appendix.



## RADLEY (3<sup>RD</sup>-5<sup>TH</sup>)

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 address those items.

### 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 (6<sup>TH</sup>-8<sup>TH</sup>)

Overall, East Valley Middle School (EVMS) is in fair to good condition. Built in 1998 with an expansion 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.

### SITE FINDINGS:

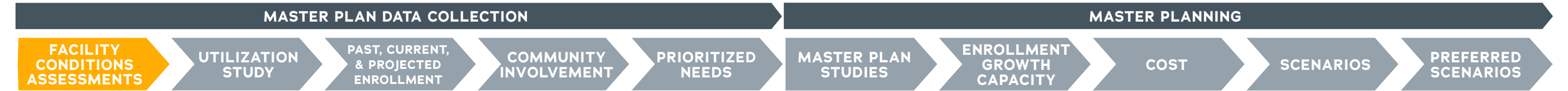
- Overall site access/ circulation operates well. Need to address student interaction with waiting buses
- Need to address drainage ditch/swale on east side of site
- Site/ playground is large and creates supervision issues

### BUILDING INTERIOR FINDINGS:

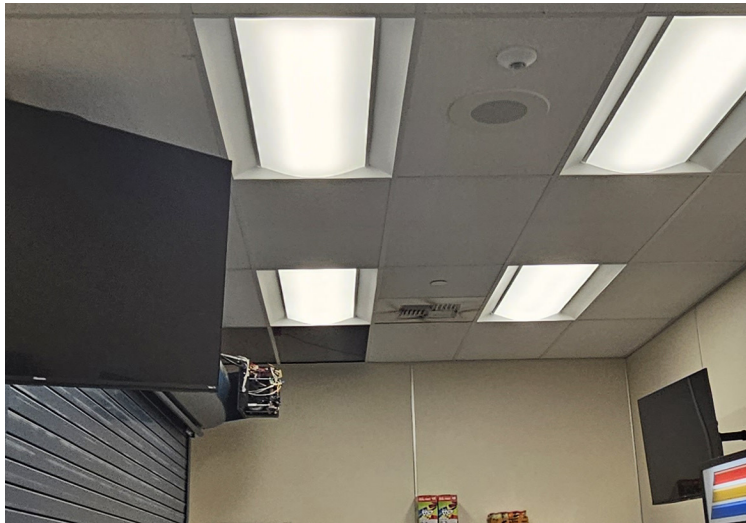
- Interior finishes condition is fair to good based on age
- Door hardware and lock sets are inconsistent
- ADA accessibility issues
- Cafeteria capacity & gym connection

### 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







# EHHS (9<sup>TH</sup>-12<sup>TH</sup>)

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.

**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 AND MAINTENANCE BUILDING & MILLER HOUSE

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.

**SITE FINDINGS:**

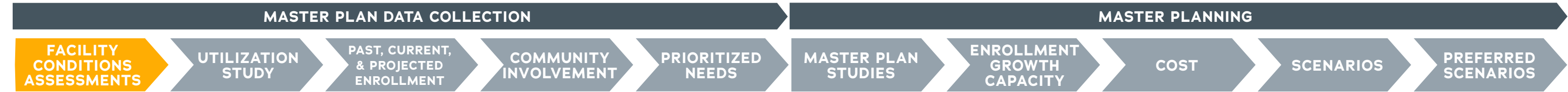
- Site access and circulation is adequate, but shared access with Eastgate occasionally causes conflicts with parent pick-up/drop off

**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

**BUILDING EXTERIOR FINDINGS:**

- Building exterior is in 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 creates ice issues







# DISTRICT OFFICES

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.

**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:**

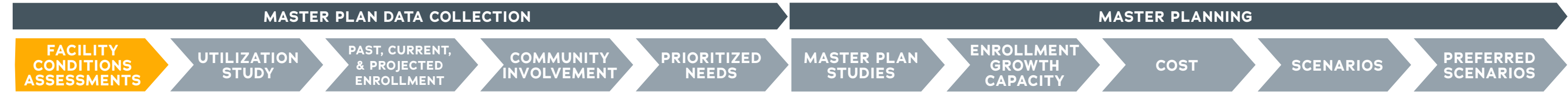
- The building interior is in fair to good condition
- The building is too small for its function
- Security issues: Not welcoming, no sight-lines to the entrance
- ADA accessibility issues: Non-compliant restrooms and break areas

# CLINIC BUILDING

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.

**SITE/BUILDING EXTERIOR & INTERIOR FINDINGS:**

- Overall in like-new condition
- Possible location for small office or clinic for East Helena Public Schools





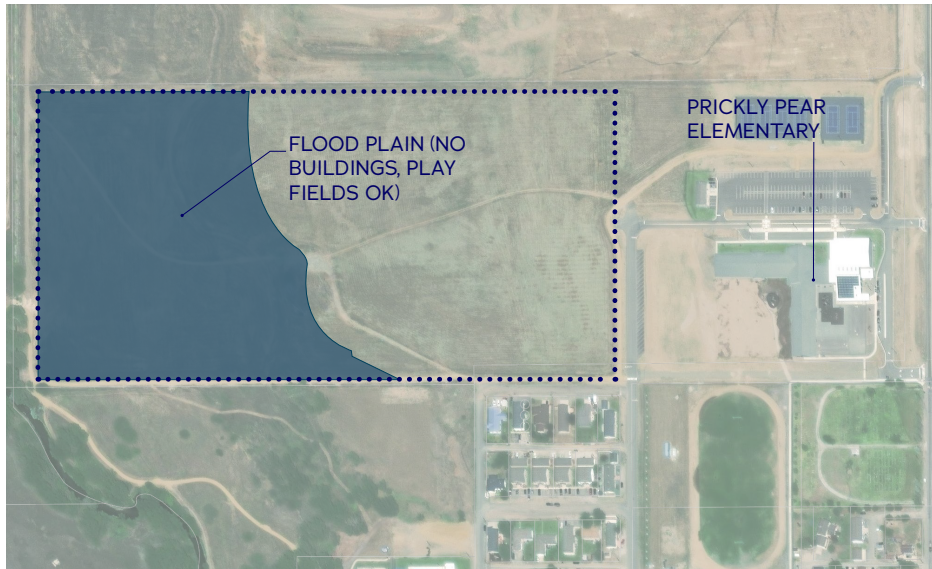


# PRICKLY PEAR SITE

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. However, vehicular access to the undeveloped portion of this site is currently challenging.

### SITE FINDINGS:

- 45 acres (including PPE)
- Approximately 30 acres that are able to be developed
- Partially (~15 acres) flood plain impacted

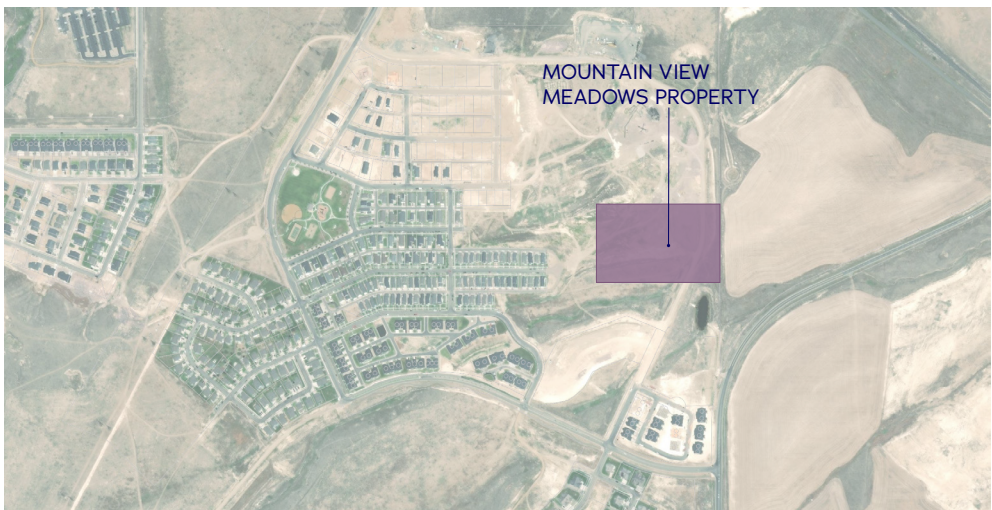


# MOUNTAIN VIEW MEADOWS PROPERTY

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.

### SITE FINDINGS:

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



## MASTER PLAN DATA COLLECTION

FACILITY  
CONDITIONS  
ASSESSMENTS

UTILIZATION  
STUDY

PAST, CURRENT,  
& PROJECTED  
ENROLLMENT

COMMUNITY  
INVOLVEMENT

PRIORITIZED  
NEEDS

## MASTER PLANNING

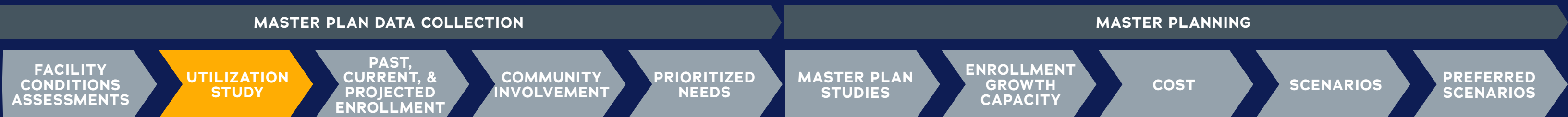
MASTER PLAN  
STUDIES

ENROLLMENT  
GROWTH  
CAPACITY

COST

SCENARIOS

PREFERRED  
SCENARIOS



FACILITY UTILIZATION STUDY  
SECTION





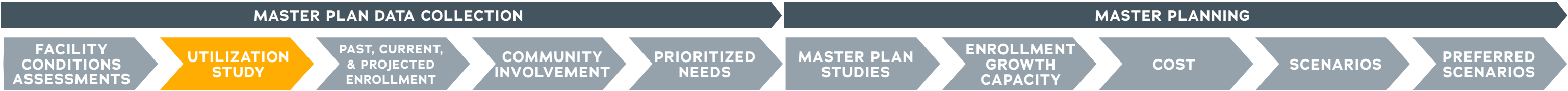
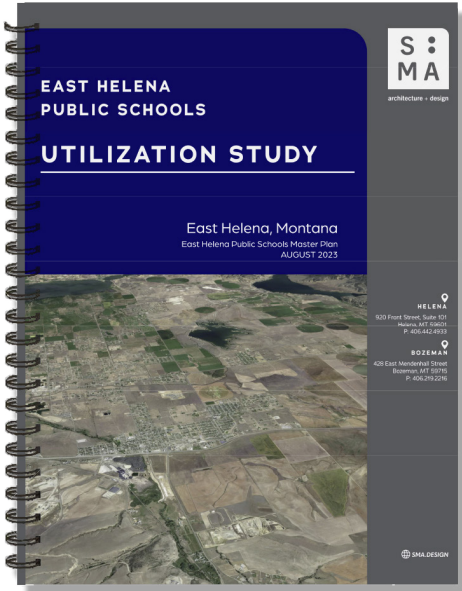


EAST HELENA PUBLIC SCHOOLS FACILITIES & PROPERTIES

# FACILITY UTILIZATION STUDY

SMA conducted a comprehensive analysis of the existing educational facilities to assess how they are utilized throughout the school day and to identify any spaces that surpass or fall short of the industry standards for utilization. This analysis involved not only measuring the number of hours or class periods a day a space was occupied, but also calculating the student-to-space ratio for each space. The objective of the study was to understand how the current utilization of the district’s facilities impacts the students, staff and community, and to use this information to prioritize the future needs for building improvements or expansions. Based on the findings, spaces were categorized into three levels of utilization: High, Recommended and Low. For more details, please consult the Utilization Assessment appendix in this Master Plan document, which contains the data, methodology and criteria used for the analysis.

Master plan scenarios should seek to relieve pressure from spaces with high utilization.





# EASTGATE (EK-K)

## Utilization Summary:

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. Please see the Utilization Assessment included in this Master Plan document as an appendix for more information.

- 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)

# RADLEY (3<sup>RD</sup>-5<sup>TH</sup>)

## Utilization Summary:

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 re-purposed for classrooms, however, further evaluation would be needed to determine if these rooms were suitable for a classroom setting purpose. Please see the Utilization Assessment included in this Master Plan document as an appendix for more information.

- General classrooms are 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

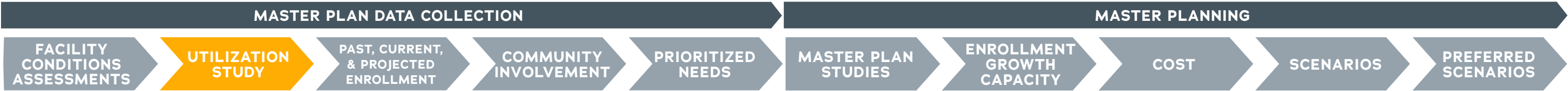
# PRICKLY PEAR (1<sup>ST</sup>-2<sup>ND</sup>)

## Utilization Summary:

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. Please see the Utilization Assessment included in this Master Plan document as an appendix for more information.

- 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 Elementary Utilization: 90-95%/ Recommended SF/ Student: 45-55 SF





# EVMS (6<sup>TH</sup>-8<sup>TH</sup>)

## Utilization Summary:

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.

Please see the Utilization Assessment included in this Master Plan document as an appendix for more information.

- 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

# EHHS (9<sup>TH</sup>-12<sup>TH</sup>)

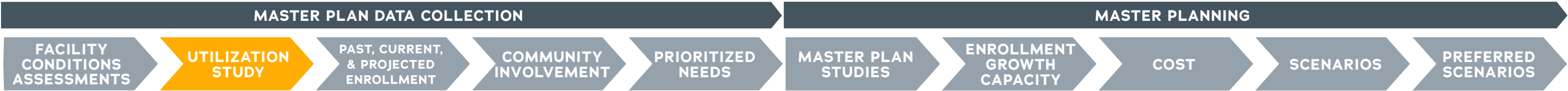
## Utilization Summary:

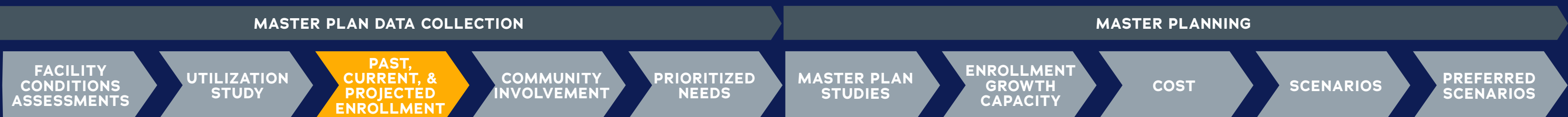
East Helena High School is the District's newest facility, and is composed of the main High School and currently houses the Alternative High School in the addition. The majority of general classrooms are at high utilization in the high school. Three of four Science classrooms are at high utilization. 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.

Please see the Utilization Assessment included in this Master Plan document as an appendix for more information.

- 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 Middle & High School Utilization: 70-85%/ Recommended SF/ Student: 45-55 SF





# PAST, CURRENT & PROJECTED ENROLLMENT SECTION





# SCHOOL DISTRICT ENROLLMENT PROJECTIONS AND CHALLENGES

## A BRIEF OVERVIEW FOR FACILITIES MASTER PLANNING

School district enrollment projections are estimates of the number of students who will attend public schools in a given area over a certain period of time. They are based on historical trends, demographic factors, and assumptions about future conditions. Enrollment projections are essential for school districts to plan for their facility’s needs, such as building new schools, renovating existing ones, or closing underutilized ones. However, projecting enrollments is not an exact science, and there are many challenges and uncertainties involved in the process. Presented here is a synopsis of the main challenges of predicting future enrollments for school districts while completing a facilities master plan process.

## CHALLENGES OF PREDICTING FUTURE ENROLLMENTS

- Data quality and availability.** Enrollment projections rely on accurate and timely data on student enrollment, birth rates, migration patterns, housing development, and other factors that affect school attendance. However, some of these data sources may be incomplete, outdated, or inconsistent, which can introduce errors or biases in the projections. For example, some school districts may not have access to reliable data on the number of students who attend private schools, charter schools, or home schools, which can affect the accuracy of the public school enrollment projections. Additionally, some data sources may not be available at the desired level of geographic detail, such as the school attendance zone or the neighborhood level, which can limit the ability to capture local variations in enrollment trends. Due to East Helena’s unique geographic area and close proximity to Helena, census data is not available specific to East Helena’s District boundary. According to the United States Census Bureau, Helena as a whole grew 5.6% from April 1, 2020 to July 1, 2022. Of those, persons under 18 grew by 18.7%.
- Methodological choices and assumptions.** Enrollment projections involve choosing a methodological approach and making assumptions about the future. Educated assumptions must be made about the future values of the variables that affect enrollment, such as birth rates, migration rates, housing development, school choice, and socioeconomic factors. These assumptions may be based on historical trends, and knowledge of the area, but they are inherently uncertain and may not reflect the actual future conditions. Therefore, enrollment projections should be treated as plausible scenarios, not as precise forecasts, and should be updated regularly to reflect the latest data and assumptions.

- External factors and events.** Enrollment projections are subject to the influence of external factors and events that are beyond the control of the school district and may not be predictable or measurable. These factors and events may include natural disasters, pandemics, economic recessions, legislative or policy changes, social movements, or technological innovations, among others. They may have positive or negative impacts on the enrollment trends, depending on the nature and magnitude of the effects. For example, the COVID-19 pandemic has caused significant disruptions to the education system, affecting student enrollment, attendance, mobility, and learning outcomes. The long-term implications of the pandemic on the enrollment projections are still uncertain long-term. For example, during the period from 2020-2021, East Helena School District’s enrollment decreased by 2%. Alternatively, the District had experienced enrollment increases averaging 2% from 2015 to 2023. Therefore, enrollment projections should be flexible and adaptable to changing circumstances and should incorporate contingency plans and sensitivity analyses to account for the potential impacts of external factors and events.

In conclusion, school district enrollment projections are important tools for facilities master planning, but they are also subject to many challenges and uncertainties. School districts should be aware of the data quality and availability issues, the methodological choices and assumptions, and the external factors and events that affect the enrollment projections, and should communicate the limitations and uncertainties of the projections to the stakeholders and decision-makers. School districts should also monitor the enrollment trends and update the projections regularly to reflect the most current and relevant information and scenarios.

The following pages outline historic and projected enrollment for the district, East Helena School District’s boundary and geographic area, and current and future housing developments.



# PAST, CURRENT & PROJECTED ENROLLMENT

East Helena is experiencing rapid growth, driven by housing development and the availability of land in the Helena Valley, leading to an expanding population. This growth is reflected in the enrollment trends at East Helena Public Schools. Historical enrollment data from 2014 to the present indicates an average annual increase of 2-3% since 2014. Excluding the anomaly years of 2020-2021, the average is 2%, whereas including those years brings the average to 3%. If this enrollment growth pattern persists at a 2-3% rate annually until 2034, the district can expect an additional 434 to 688 students, totaling 2,415 or 2,688 students respectively.

While enrollment projections are not definitive predictions, the presence of planned developments within the East Helena School District boundary reinforces the expectation of continued population growth. The pace of these developments may vary, but their existence suggests a likely increase in the district's population for the foreseeable future.

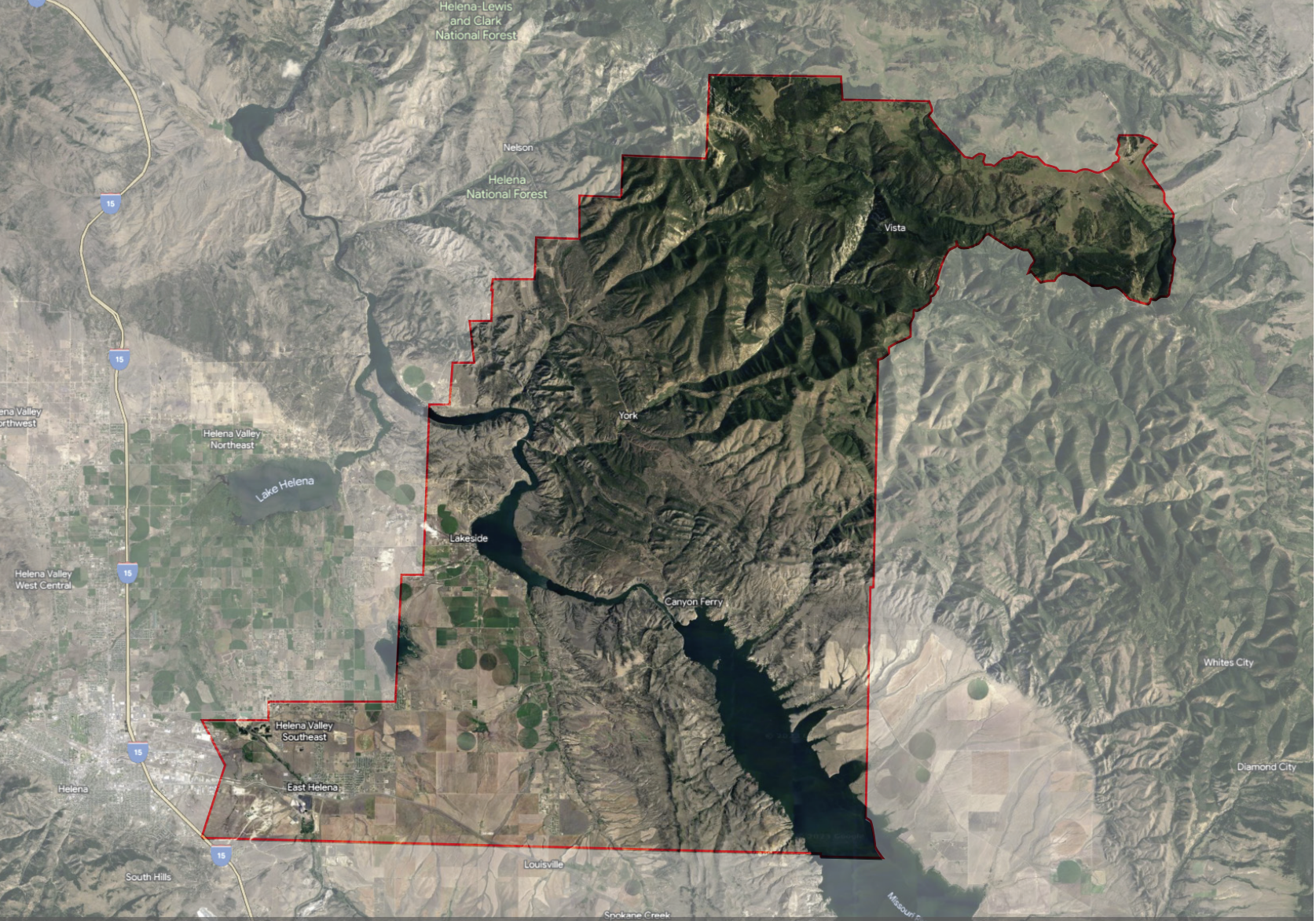
See graphic on page E.3 for information about planned developments within East Helena School District.

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	201	205
10th								136	125	158	161	164	168	171	174	178	181	185	189	193	196
11th									135	118	120	123	125	128	130	133	136	138	141	144	147
12th										126	129	131	134	136	139	142	145	148	151	154	157
Total K-8	1144	1168	1205	1208	1227	1285	1264	1240	1333	1375	1403	1431	1459	1488	1518	1548	1579	1611	1643	1676	1710
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%																				

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	222	228
10th								136	125	158	163	168	173	178	183	189	194	200	206	212	219
11th									135	118	122	125	129	133	137	141	145	149	154	159	163
12th										126	130	134	138	142	146	150	155	160	164	169	174
Total K-8	1144	1168	1205	1208	1227	1285	1264	1240	1333	1375	1416	1459	1502	1548	1594	1642	1691	1742	1794	1848	1903
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%																				







# DISTRICT GEOGRAPHY & BOUNDARY

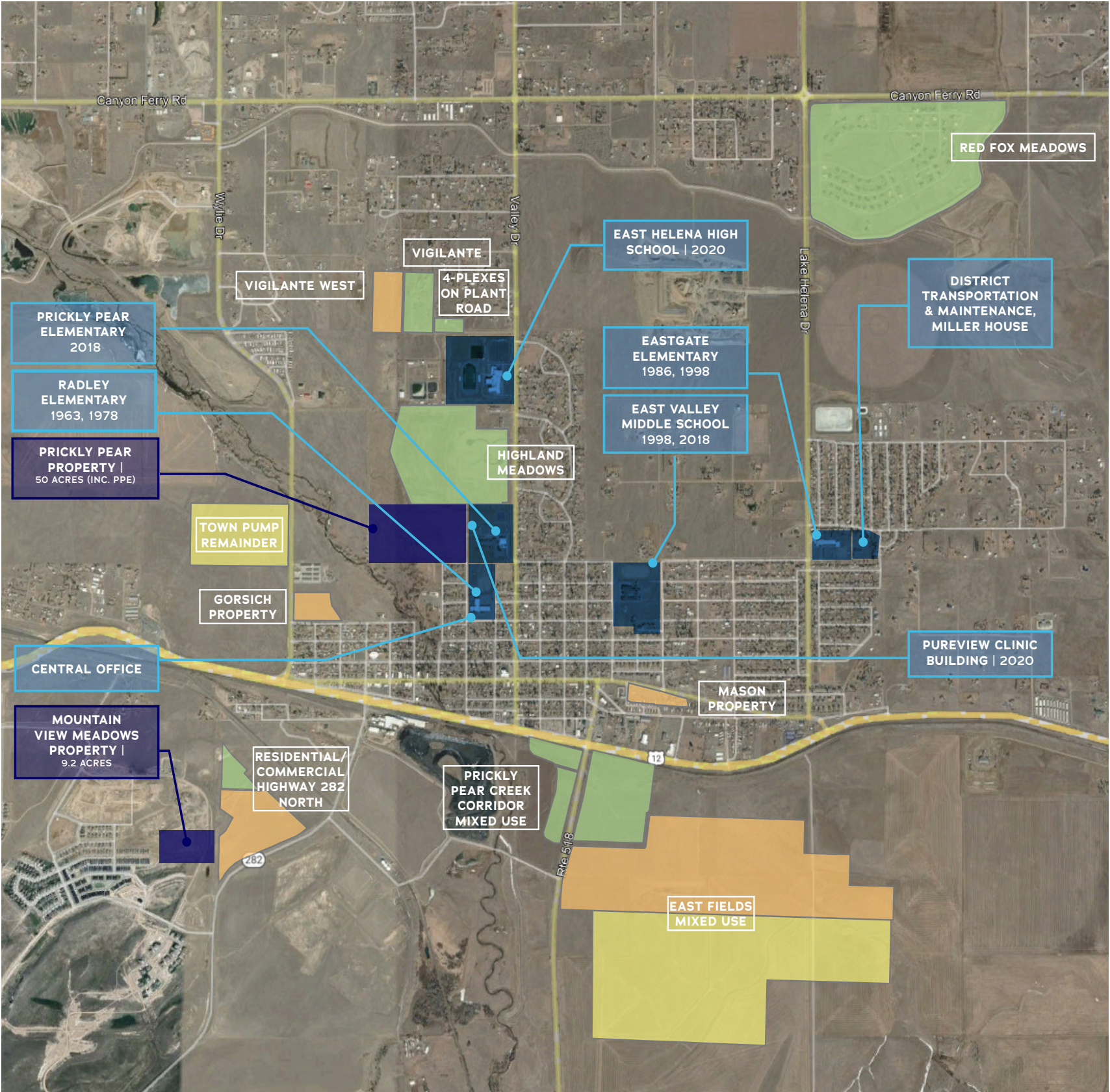
The East Helena School District covers a diverse geographical area, including the City of East Helena, surrounding valleys, and northeast regions. It comprises the City of East Helena, residential areas, agricultural fields, and the natural features around Canyon Ferry Reservoir’s northern area and Hauser Lake’s southern area. The district extends to include the City of East Helena, Mountain View Meadows development in the west, and the Lakeside and York communities. Its southern and southeast boundaries reach Jefferson County, while the upper northeast is limited by Meagher County.

East Helena Public Schools are situated in the southwestern extension within the city limits. Students commute from various parts of the district, ranging from remote to developed areas. The Facilities Master Plan took into account the current locations of facilities, student transportation across the district, and upcoming housing developments. Following the guidance of the Facilities Master Plan committee, the priority was given to maintaining, improving, and expanding existing facilities. The majority of housing developments are concentrated in the vicinity of current district facilities, impacting the availability of land for potential new constructions if the district opts for building on new properties not included as part of this study.

— District Boundary





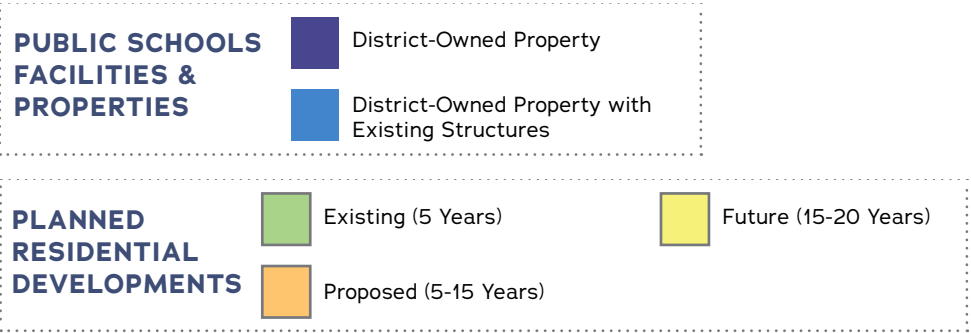


# POPULATION GROWTH

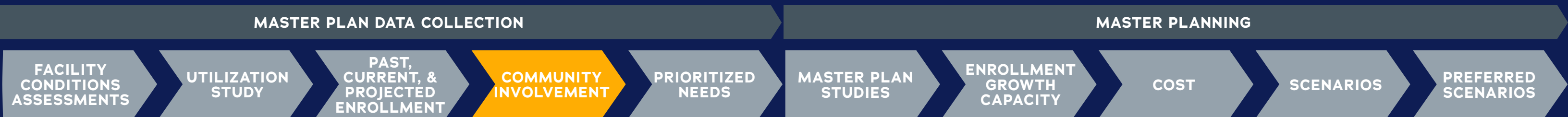
Following similar trends to East Helena School District's increasing enrollment, the City of East Helena and housing within the East Helena School District boundary is also experiencing growth. Utilizing data provided by Robert Peccia & Associates (RPA) for the East Helena Wastewater Service Area, known residential and commercial developments are slated for the coming 5 to 30 years. While the acreage of the developments is known, the exact housing density and timeline for implementation is unknown. At least 14 additional developments are expected within the immediate vicinity of East Helena. The broader District boundary also expects additional development. Though the exact timeline is unknown, the population is expected to increase.

**While the demographics of these new residents are speculative, it is anticipated that at least a portion of these families will have school-aged children. This adds additional pressure to the upward trajectory of the District's school enrollment.**

*This data was provided by RPA from the East Helena Wastewater Collection System Master Plan Update completed in 2023. This does not include all housing developments slated within the East Helena School District.*







**COMMUNITY INVOLVEMENT  
SECTION**



# COMMUNITY INVOLVEMENT

The East Helena School District boasts an actively engaged community comprising families, residents, and businesses. Recognizing the significance of community involvement in shaping the Comprehensive Facilities Master Plan, the district, guided by our Facilities Master Plan Committee, District Administration, and Board of Trustees, adopted a comprehensive approach to gather insights and feedback from various stakeholders. Collaborating with SMA, we initiated a multi-pronged strategy to solicit input on various facets of the Facilities Master Plan and its associated studies, including the EHPS Long-Range Infrastructure Document, Facilities Conditions Reports, and Utilization Study.

Commencing the process in April 2023, we conducted a community-wide online survey and organized multiple community meetings. Additionally, targeted outreach meetings were held with relevant groups. The feedback collected from these diverse outreach endeavors played a pivotal role in shaping the final Facilities Master Plan. The following outreach initiatives were implemented:

- **Community-Wide Survey hosted via Survey Monkey:** All district residents were notified by postcard of the open survey and upcoming Community Meetings.
- **Community Meeting #1:** September 14, 2023
- **Booster Club Facilities Master Plan Update:** September 18, 2023
- **Parent Teacher Organization Facilities Master Plan Update:** October 3, 2023
- **Community Meeting #2:** October 16, 2023
- **EHPS Website:** Posted Community Meeting presentation information for public viewing.

**GOT 5 MINUTES?**

**PLEASE COMPLETE THIS SHORT COMMUNITY SURVEY!**



East Helena Public Schools : **COMMUNITY FACILITIES MASTER PLAN : SURVEY**

**SAVE THE DATE: COMMUNITY MEETINGS**

SEP 14 & OCT 16

## MASTER PLAN DATA COLLECTION

FACILITY  
CONDITIONS  
ASSESSMENTS

UTILIZATION  
STUDY

PAST, CURRENT,  
& PROJECTED  
ENROLLMENT

**COMMUNITY  
INVOLVEMENT**

PRIORITIZED  
NEEDS

## MASTER PLANNING

MASTER PLAN  
STUDIES

ENROLLMENT  
GROWTH  
CAPACITY

COST

SCENARIOS

PREFERRED  
SCENARIOS



# COMMUNITY SURVEY SUMMARY - WHAT WE LEARNED

As a crucial component of our comprehensive community outreach strategy to inform our Facilities Master Planning endeavors, we engaged 7,284 registered voters in the District. This outreach was facilitated through a mailed postcard inviting participation in an online survey. The survey, hosted on Survey Monkey throughout June 2023, garnered 502 responses.

The survey encompassed inquiries about the respondents’ affiliations with the District and sought their feedback on various aspects of the schools’ facilities that contribute to the delivery of education. The majority of responses were from parents or guardians (49%), while the 2nd most respondents (29%) identified as being from the community with no close connection to the school.

Respondents were asked to rate each District facility’s ability to meet aspects of the delivery of education. These aspects included spatial requirements, technology integration, safety and security measures, community utilization, Fine & Performing Arts, STEM/STEAM Facilities, Career and Technical Education (CTE), parking and vehicular circulation, and the perceived level of welcoming or inviting atmosphere in the schools. To gauge overall score, average ratings were calculated for each District facility.

Generally, older schools with aging infrastructure tended to receive lower ratings, while newer facilities garnered higher scores. Overall, all facilities rated between Good and Average (4 to 3, 5 being Excellent, and 1 being Very Poor). Radley Elementary is the oldest facility in the District and rated the lowest at 3.25, while East Helena High School, the newest facility, rated 3.94. Areas that trended Good-Excellent at all District schools were the facilities ability to meet current educational

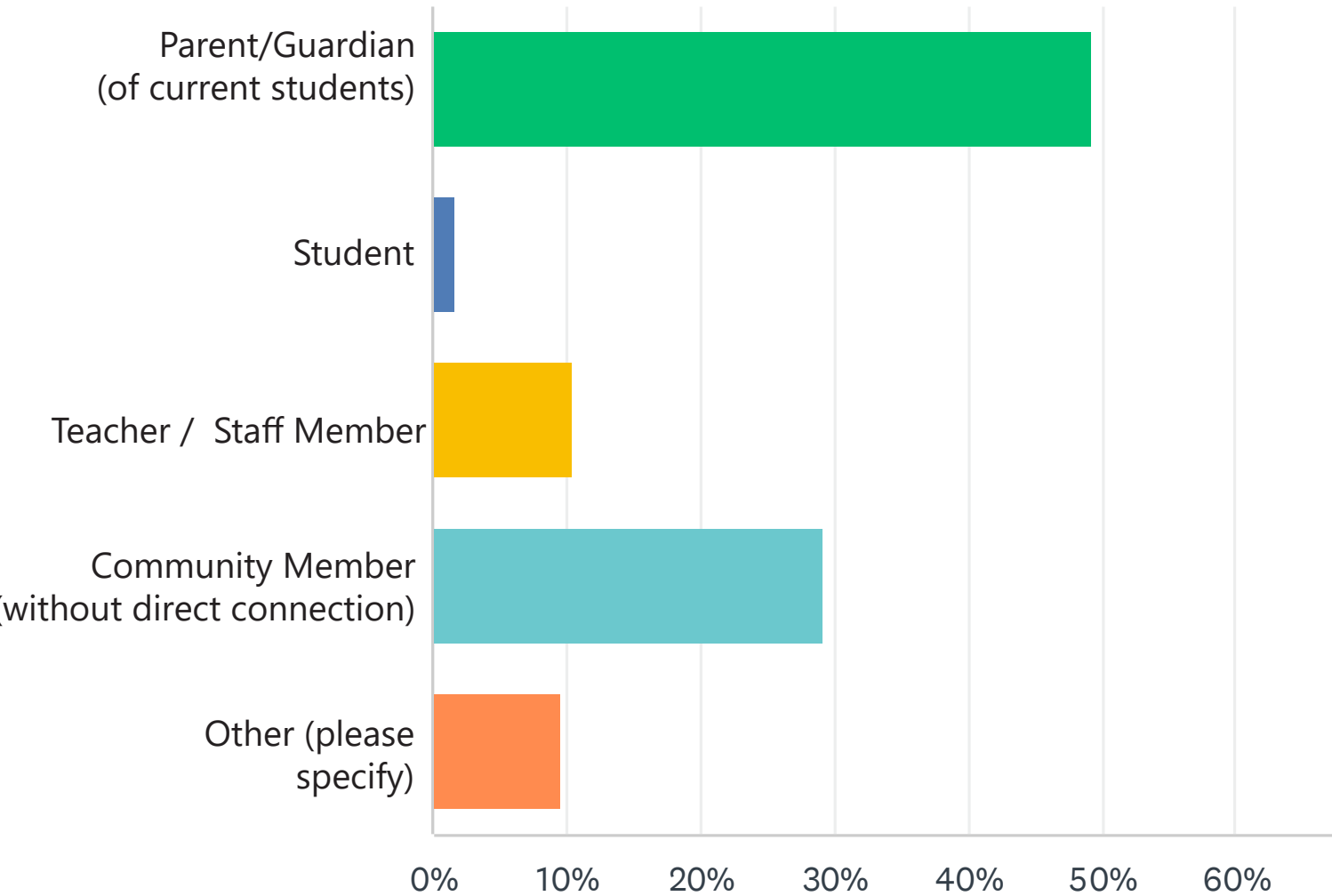
trends, while the ability to meet future needs trended lower. Notable areas across all facilities that were Average-Poor were Bus & Parent Dropoff, Parking & Vehicular Circulation and Fine & Performing Arts Spaces. Survey respondents also ranked the overall District's ability to meet 21st century educational principles. All areas ranked "Good" overall. Hands on Learning/Collaboration and Technology ranked the highest. Additionally, respondents were asked what areas to prioritize in the facilities master plan. Adequate space for student for growth was the number one item, largely attributed to the community perception of the rapid housing development happening within the District. Cost effectiveness and budget considerations was the second priority, while flexibility for future educational needs was the third most popular priority. Other top priorities included safety and security and enhancing arts and music facilities.

The full survey showed incredible support of the community and reinforced the continued work the District makes towards enhancing and evolving in the changing landscape of educational delivery. In general, the facilities are serving the District well, but the data does indicate areas that are weaker and could be addressed in the master plan.

Full details of survey results can be viewed on the proceeding pages.



Q2 WHAT IS YOUR RELATIONSHIP TO EAST HELENA PUBLIC SCHOOLS?



COMMUNITY SURVEY SUMMARY

As a crucial component of our comprehensive community outreach strategy to inform our Facilities Master Planning endeavors, we engaged 7,284 registered voters in the District. This outreach was facilitated through a mailed postcard inviting participation in an online survey. The survey, hosted on Survey Monkey throughout June 2023, garnered 502 responses. The survey encompassed inquiries about the respondents’ affiliations with the District and sought their feedback on various aspects of the schools’ facilities that contribute to the delivery of education. These aspects included spatial requirements, technology integration, safety and security measures, community utilization, Fine & Performing Arts, STEM/STEAM Facilities, Career and Technical Education (CTE), parking and vehicular circulation, and the perceived level of welcoming or inviting atmosphere in the schools.

To gauge overall score, average ratings were calculated for each District facility. Generally, older schools with aging infrastructure tended to receive lower ratings, while newer facilities garnered higher scores.

Full details of survey results can be viewed on the proceeding pages.





Q3 WHAT IS YOUR RELATIONSHIP TO EASTGATE ELEMENTARY?

Community Member: 47.6%      Other: 14.82%      No Relationship: 20.46%      Parent/Guardian: 12.11%      Teacher/Staff Member: 3.97%      Student: 1.04%

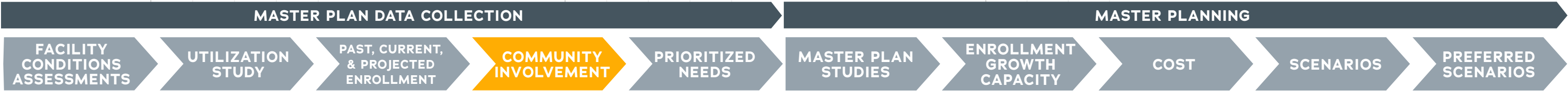
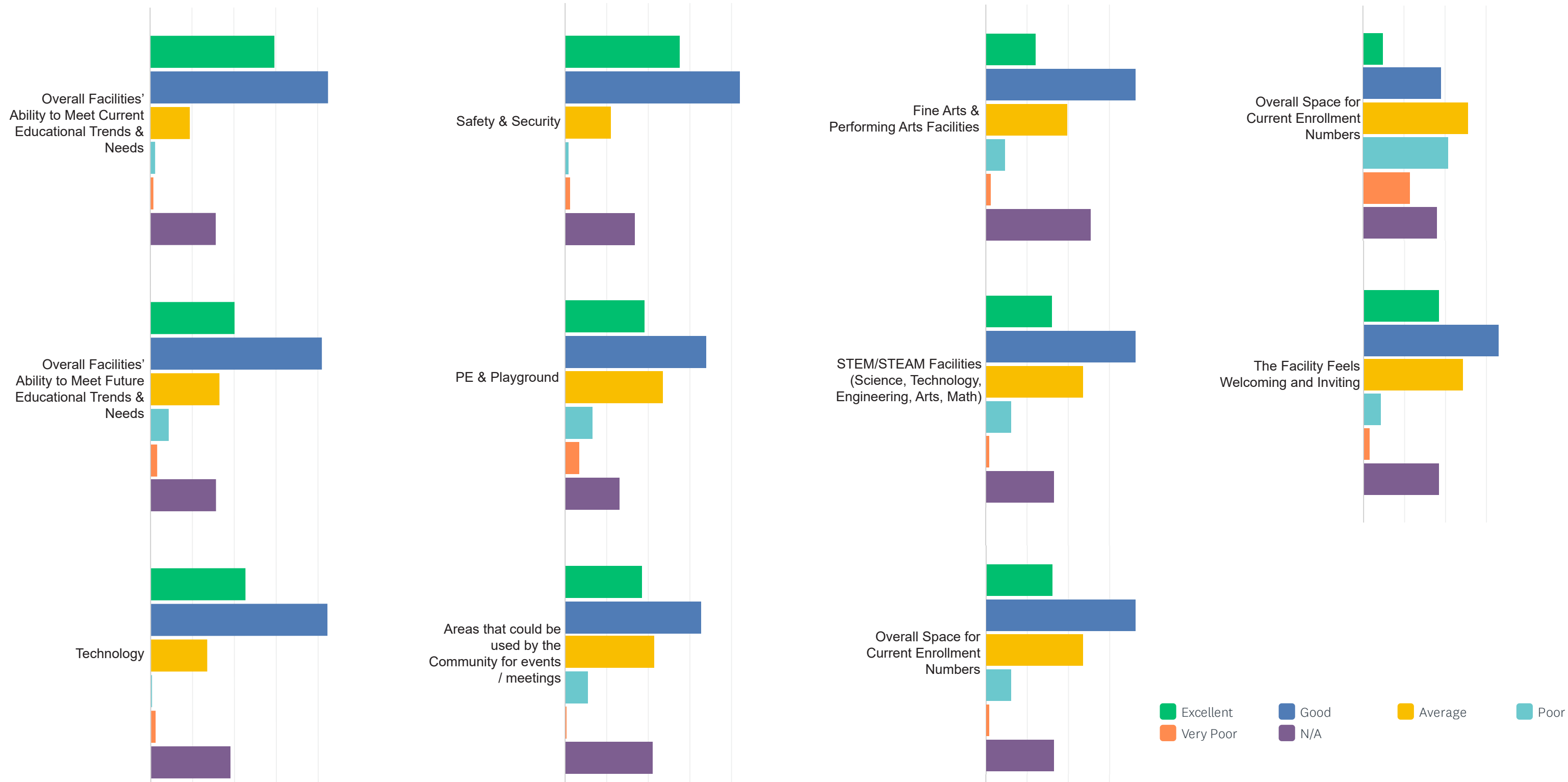
Q4 PLEASE RATE YOUR OPINION OF EASTGATE ELEMENTARY’S (EK-K) CAPACITY TO SUPPORT THE FOLLOWING:



Q5 WHAT IS YOUR RELATIONSHIP TO PRICKLY PEAR ELEMENTARY?

Community Member: 37.76%      No Relationship: 28.39%      Parent/Guardian: 17.71%      Other: 11.98%      Teacher/Staff Member: 3.65%      Student: 0.52%

Q6 PLEASE RATE YOUR OPINION OF PRICKLY PEAR ELEMENTARY’S (1ST-2ND GRADE) CAPACITY TO SUPPORT THE FOLLOWING.

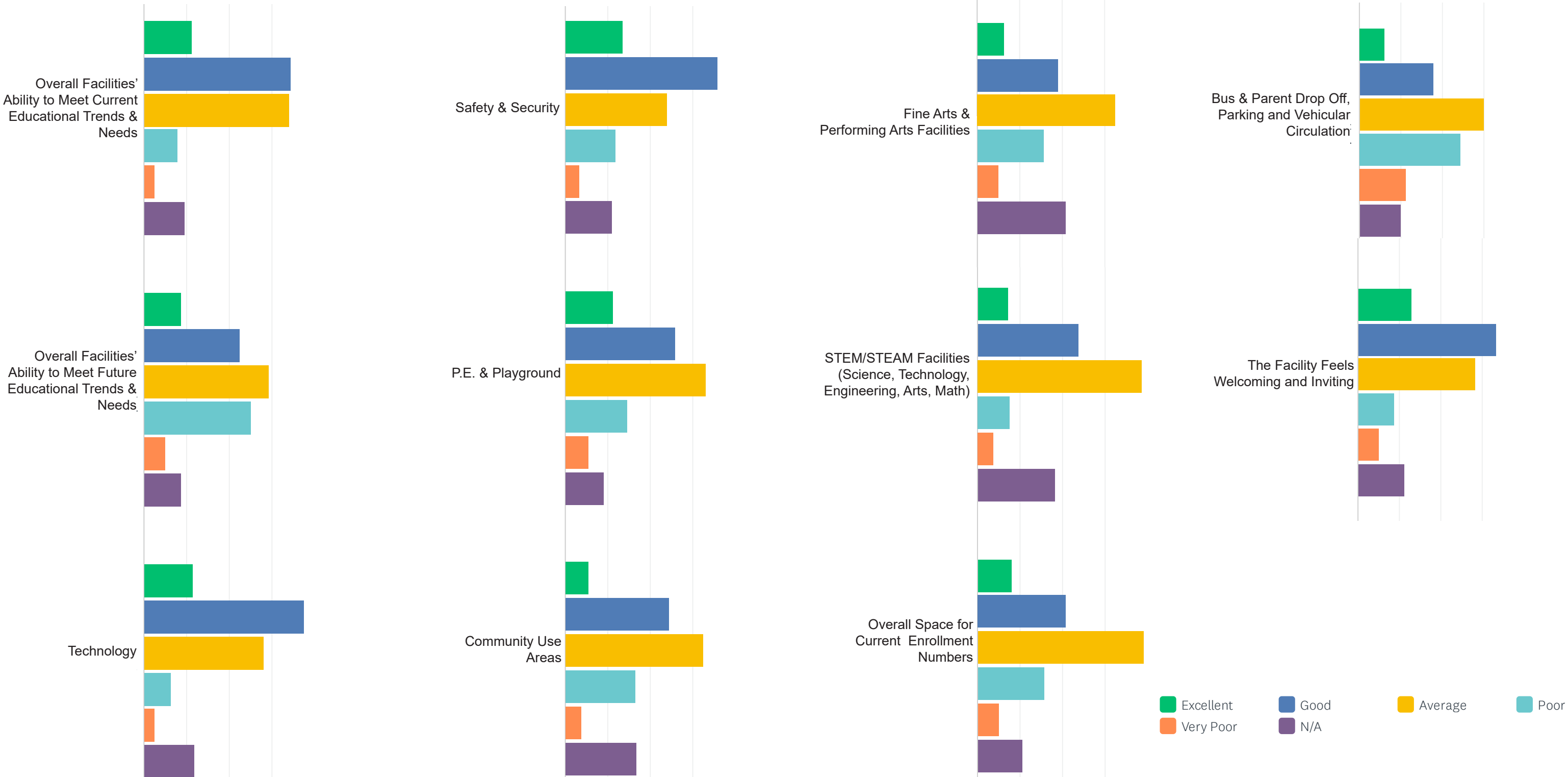




Q7 WHAT IS YOUR RELATIONSHIP TO RADLEY ELEMENTARY?

Community Member: 31.4%    No Relationship: 25.58%    Parent/Guardian: 25.58%    Other: 11.92%    Teacher/Staff Member: 5.23%    Student: 0.29%

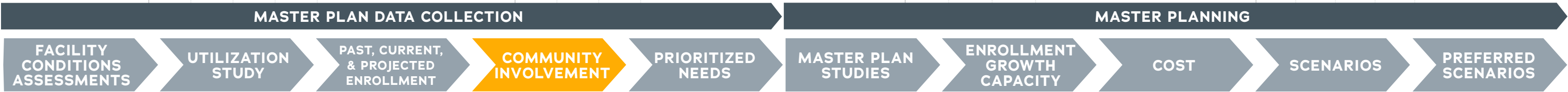
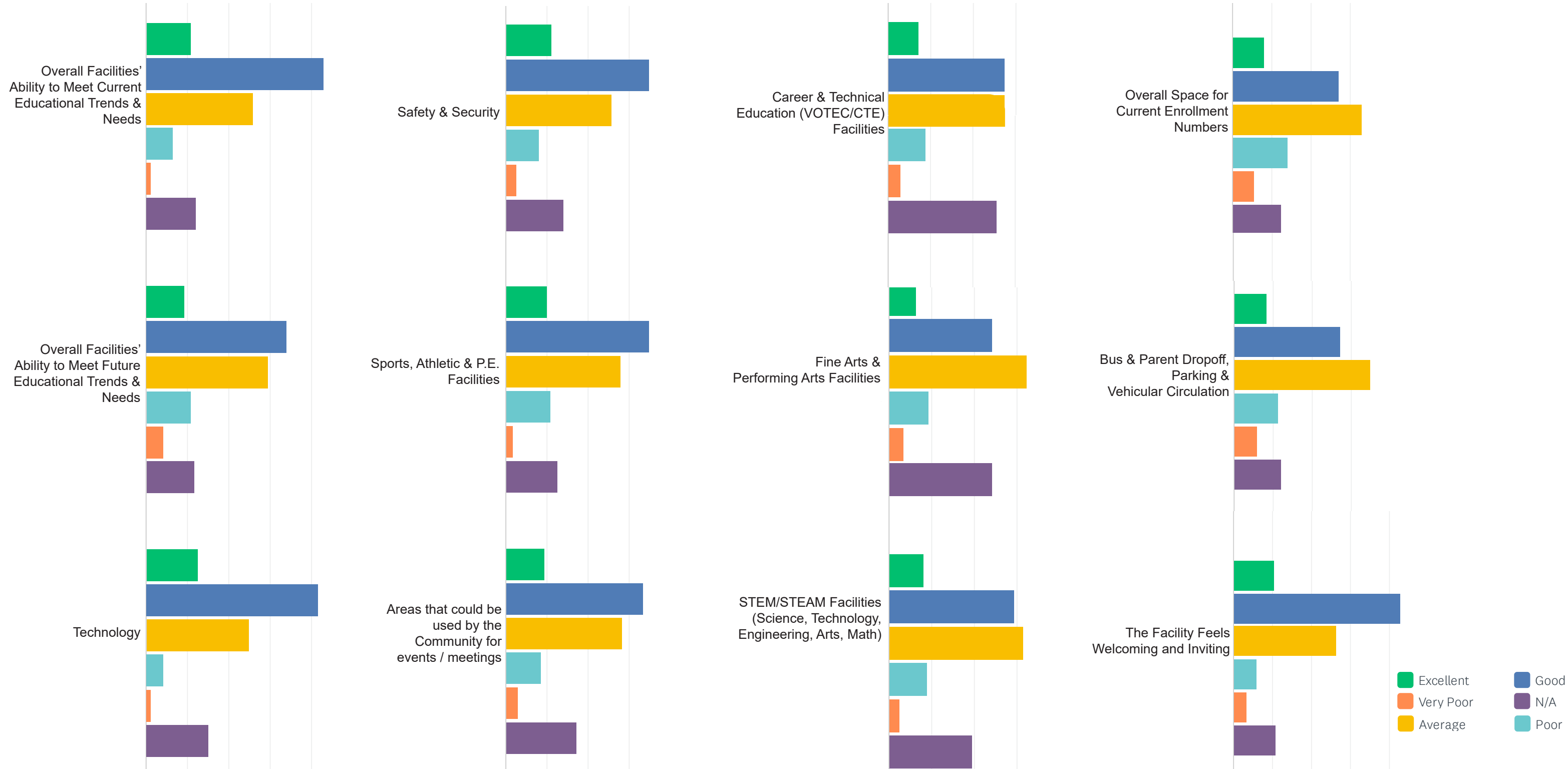
Q8 PLEASE RATE YOUR OPINION OF RADLEY ELEMENTARY’S (3RD-5TH GRADE) CAPACITY TO SUPPORT THE FOLLOWING:



Q9 WHAT IS YOUR RELATIONSHIP TO EAST VALLEY MIDDLE SCHOOL?

Community Member: 35.43%    Parent/Guardian: 27.84%    No Relationship: 25.15%    Other: 8.68%    Teacher/Staff Member: 2.99%    Student: 0.9%

Q10 PLEASE RATE YOUR OPINION OF EAST VALLEY MIDDLE SCHOOL’S (6TH-8TH GRADE) CAPACITY TO SUPPORT THE FOLLOWING:

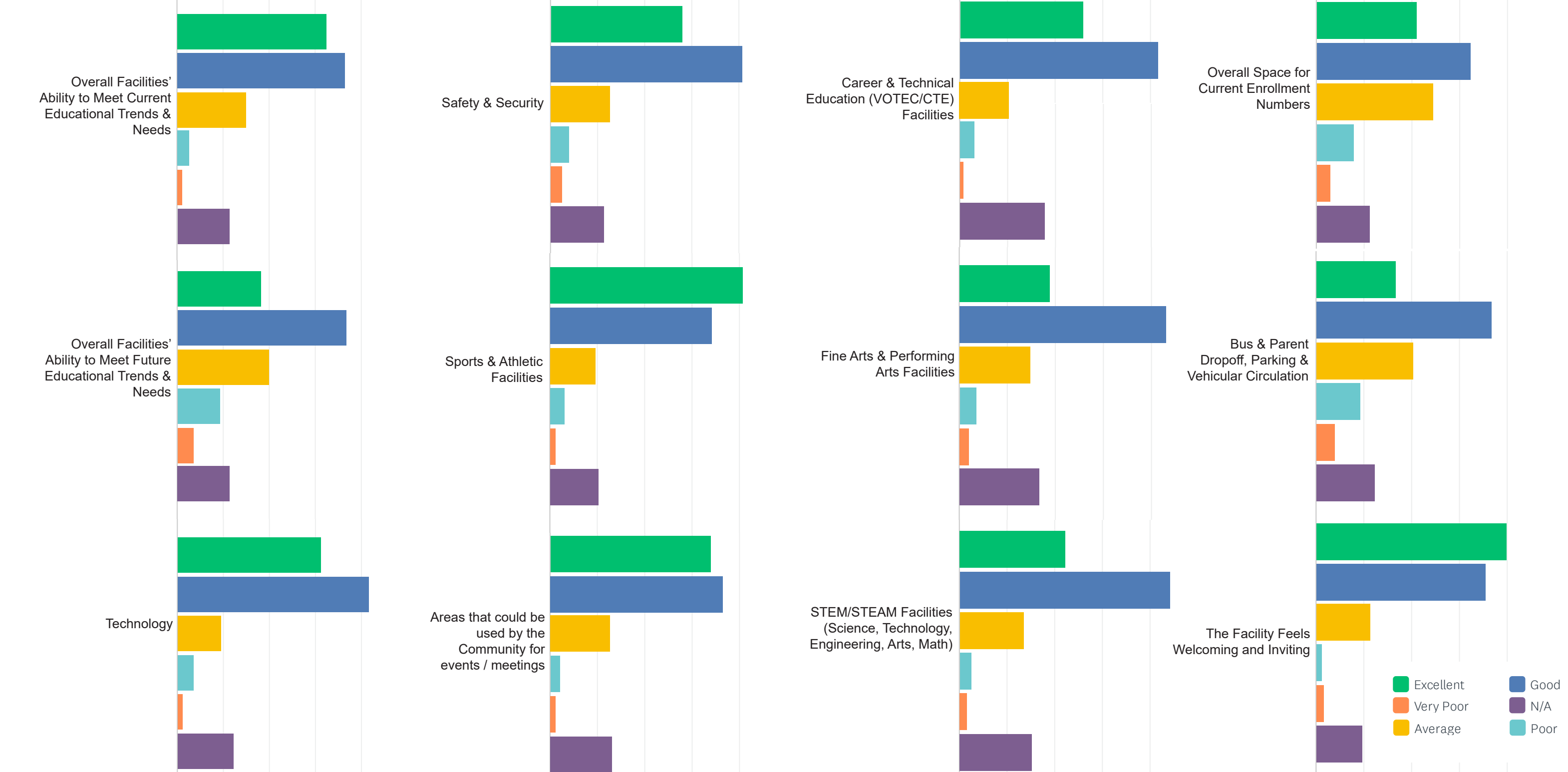




Q10 WHAT IS YOUR RELATIONSHIP TO EAST HELENA HIGH SCHOOL?

Community Member: 35.43%      No Relationship: 25.15%      Parent/Guardian: 27.84%      Other: 8.68%      Teacher/Staff Member: 2.99%      Student: 0.9%

Q12 PLEASE RATE YOUR OPINION OF EAST HELENA HIGH SCHOOL’S (9TH-12TH GRADE) CAPACITY TO SUPPORT THE FOLLOWING:



SUMMARY OF QUESTIONS 4-12 WEIGHTED BY BUILDING:

Eastgate  
Elementary

3.49  
Weighted  
Average

Prickly Pear  
Elementary

3.83  
Weighted  
Average

Radley  
Elementary

3.25  
Weighted  
Average

East Valley  
Middle School

3.44  
Weighted  
Average

East Helena  
High School

3.98  
Weighted  
Average

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

FACILITY NAME	2023 ENROLLMENT	ORIGINAL YEAR BUILT	YEAR(S) UPDATED		ABILITY TO MEET CURRENT EDUCATIONAL TRENDS & NEEDS	ABILITY TO MEET FUTURE EDUCATIONAL TRENDS & NEEDS	TECHNOLOGY	SAFETY & SECURITY	SPORTS/ ATHLETICS/ P.E. FACILITIES	AREAS THAT COULD BE USED BY COMMUNITY - EVENTS/ MEETINGS	CAREER & TECHNICAL EDUCATIONAL FACILITIES (VOTEC/CTE)	FINE ARTS & PERFORMING ARTS FACILITIES	STEM/STEAM FACILITIES	OVERALL SPACE FOR CURRENT ENROLLMENT	BUS & PARENT DROPOFF/ PARKING & VEHICULAR CIRCULATION	FEELS WELCOMING/ INVITING
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ELEMENTARY SCHOOLS			
EASTGATE	181*	1986	1998
PRICKLY PEAR	273	2018	
RADLEY	447	1963	1978

3.87	3.50	3.78	3.73	3.67	3.31	N/A	3.13	3.31	3.49	2.82	3.77
4.18	3.88	4.06	4.13	3.68	3.81	N/A	3.58	3.72	3.73	3.24	4.09
3.49	3.06	3.58	3.50	3.25	3.15	N/A	3.08	3.28	3.12	2.81	3.46

MIDDLE SCHOOL			
EAST VALLEY	474	1998	2018

3.63	3.38	3.71	3.55	3.49	3.46	3.37	3.28	3.39	3.21	3.24	3.58
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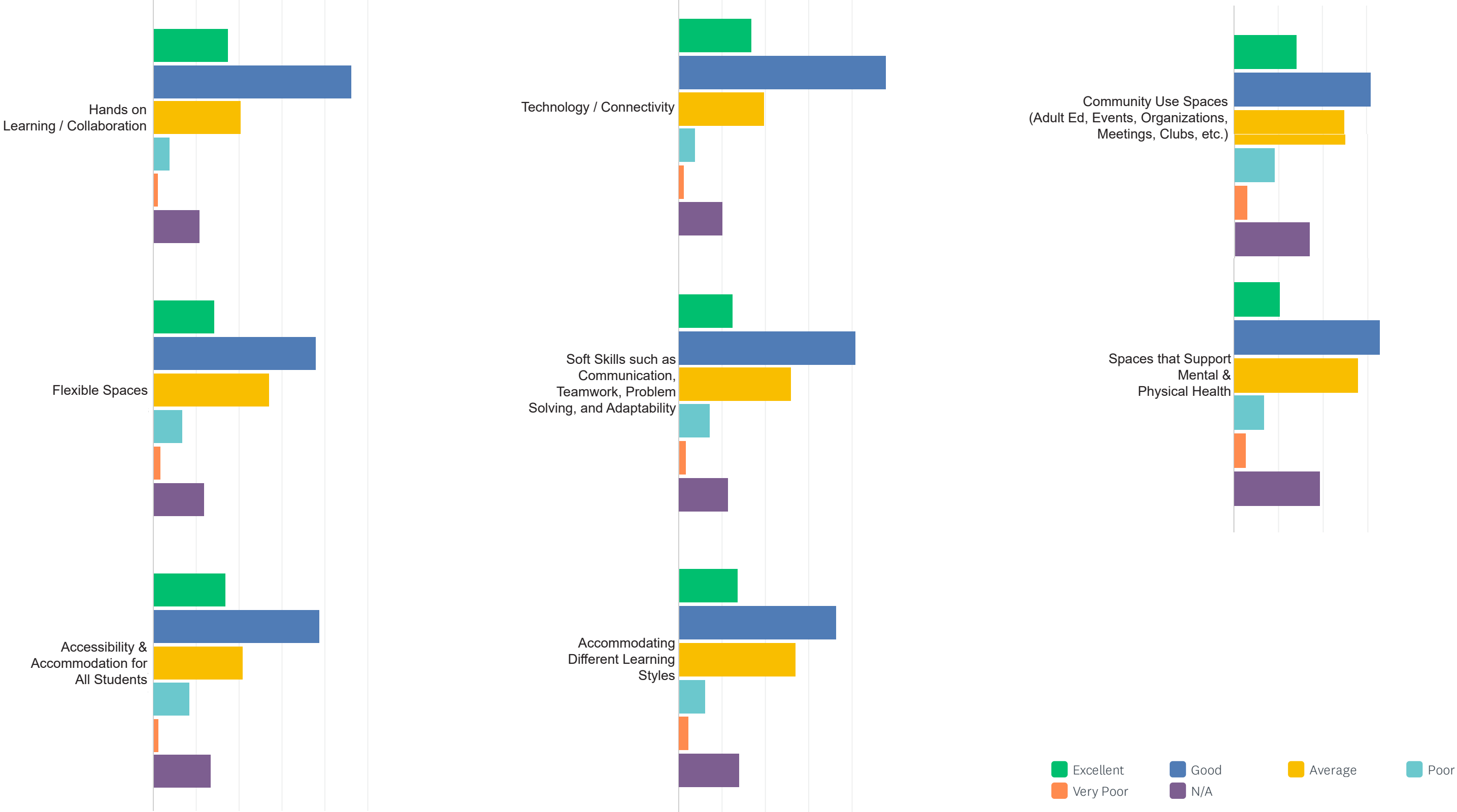
HIGH SCHOOL			
EAST HELENA	567	2020	2021

4.09	3.64	4.12	4.00	4.24	4.16	4.08	3.89	3.99	3.69	3.60	4.24
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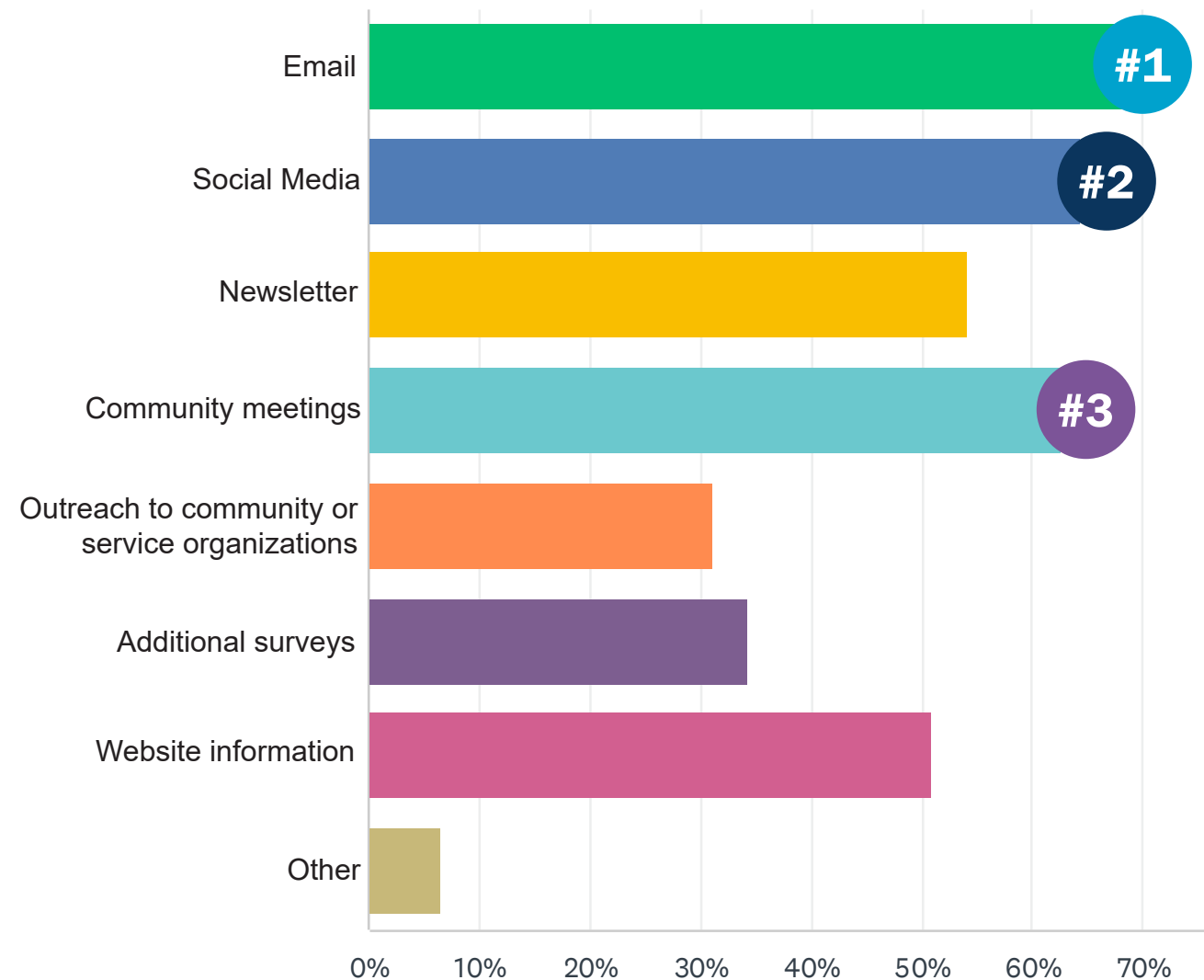




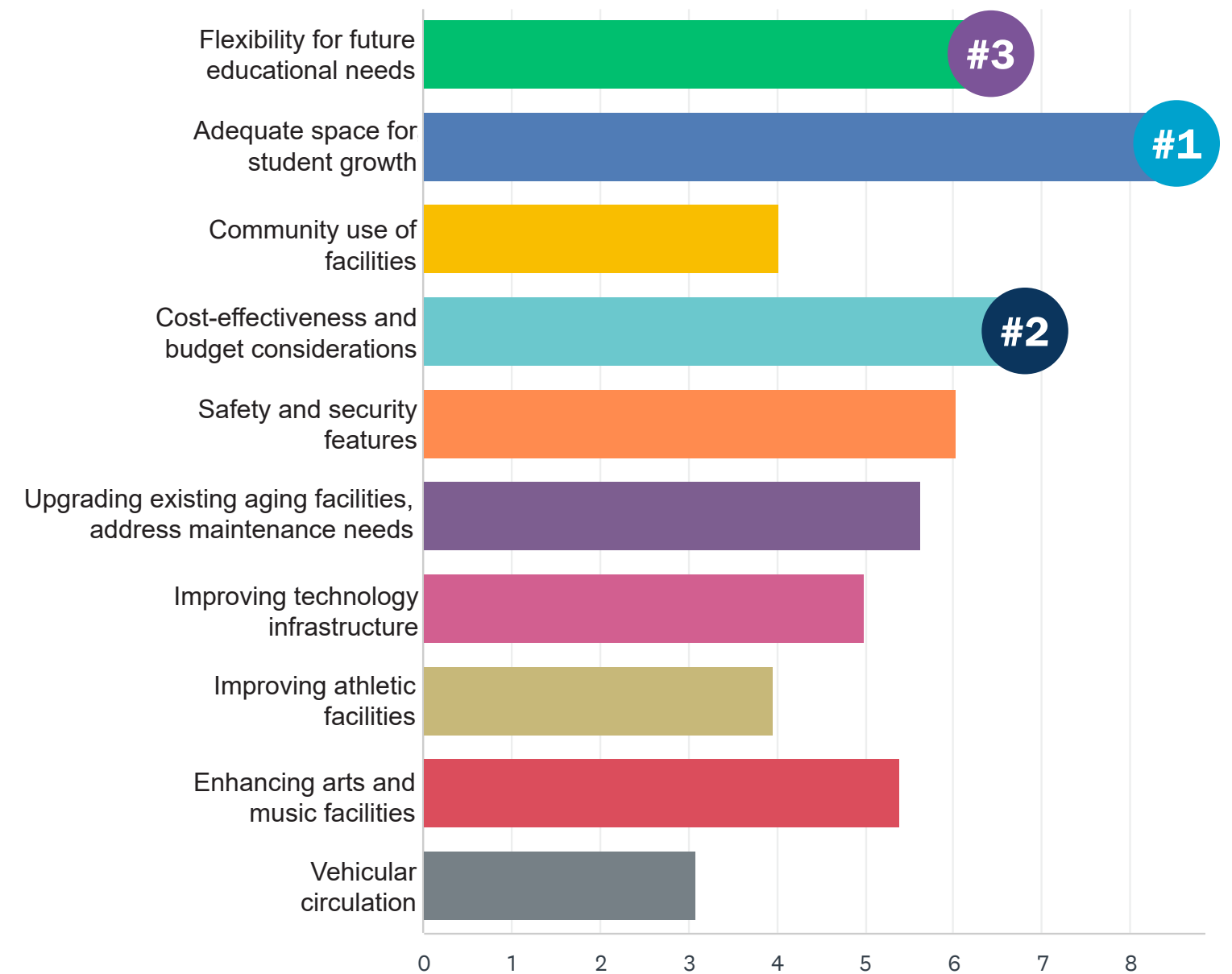
Q13 PLEASE RATE YOUR OPINION OF HOW EAST HELENA PUBLIC SCHOOLS IS MEETING 21ST CENTURY EDUCATION PRINCIPLES IN THEIR FACILITIES:



## 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?



### MASTER PLAN DATA COLLECTION

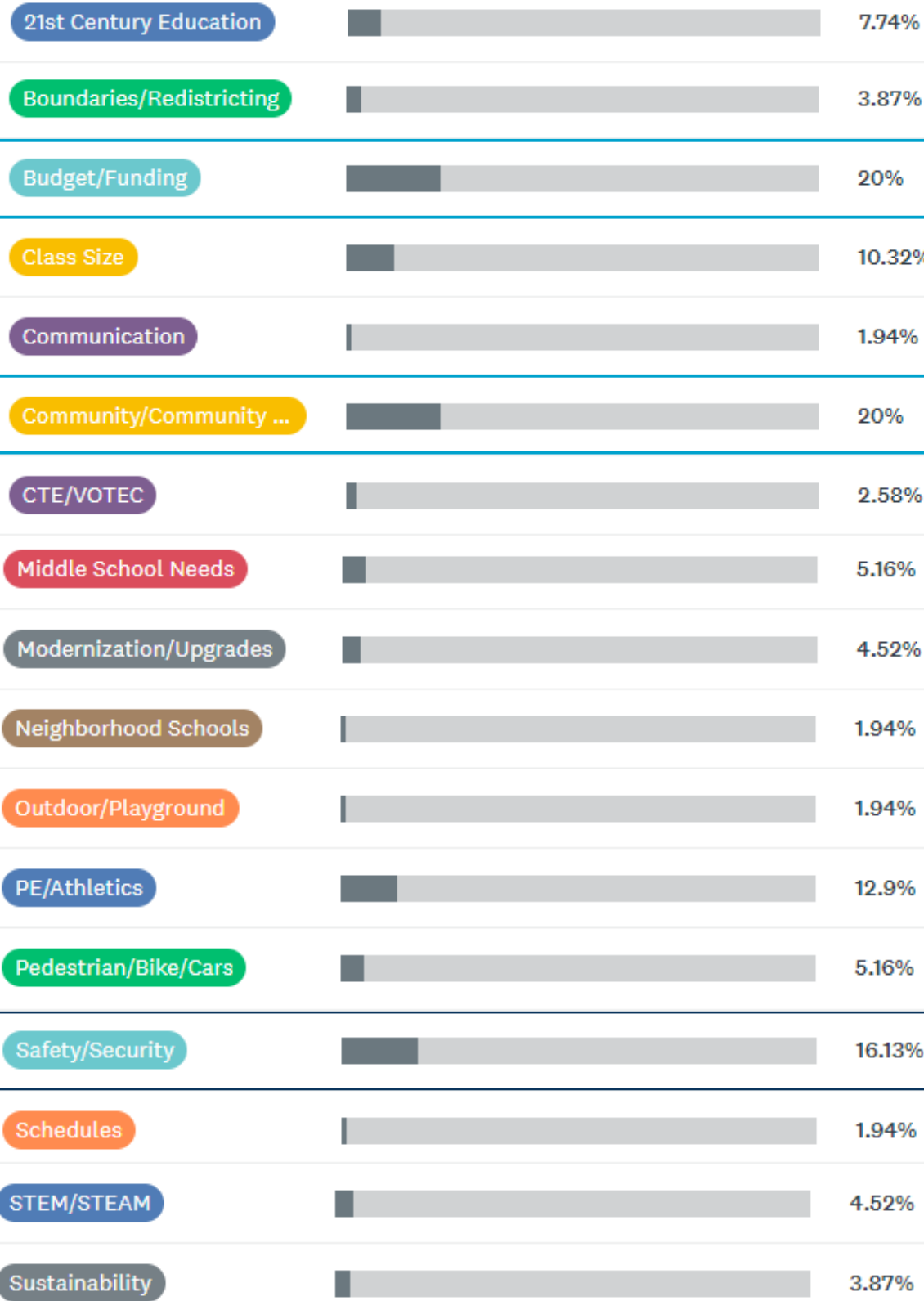


### MASTER PLANNING





Q16 WHAT DO YOU ENVISION FOR THE FUTURE OF EAST HELENA PUBLIC SCHOOLS?

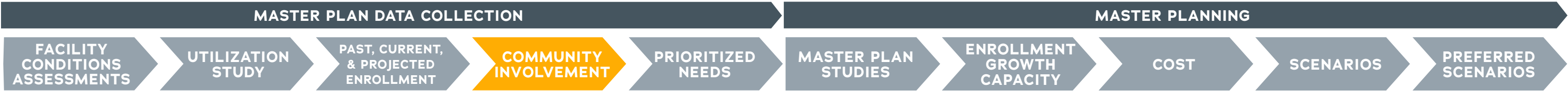
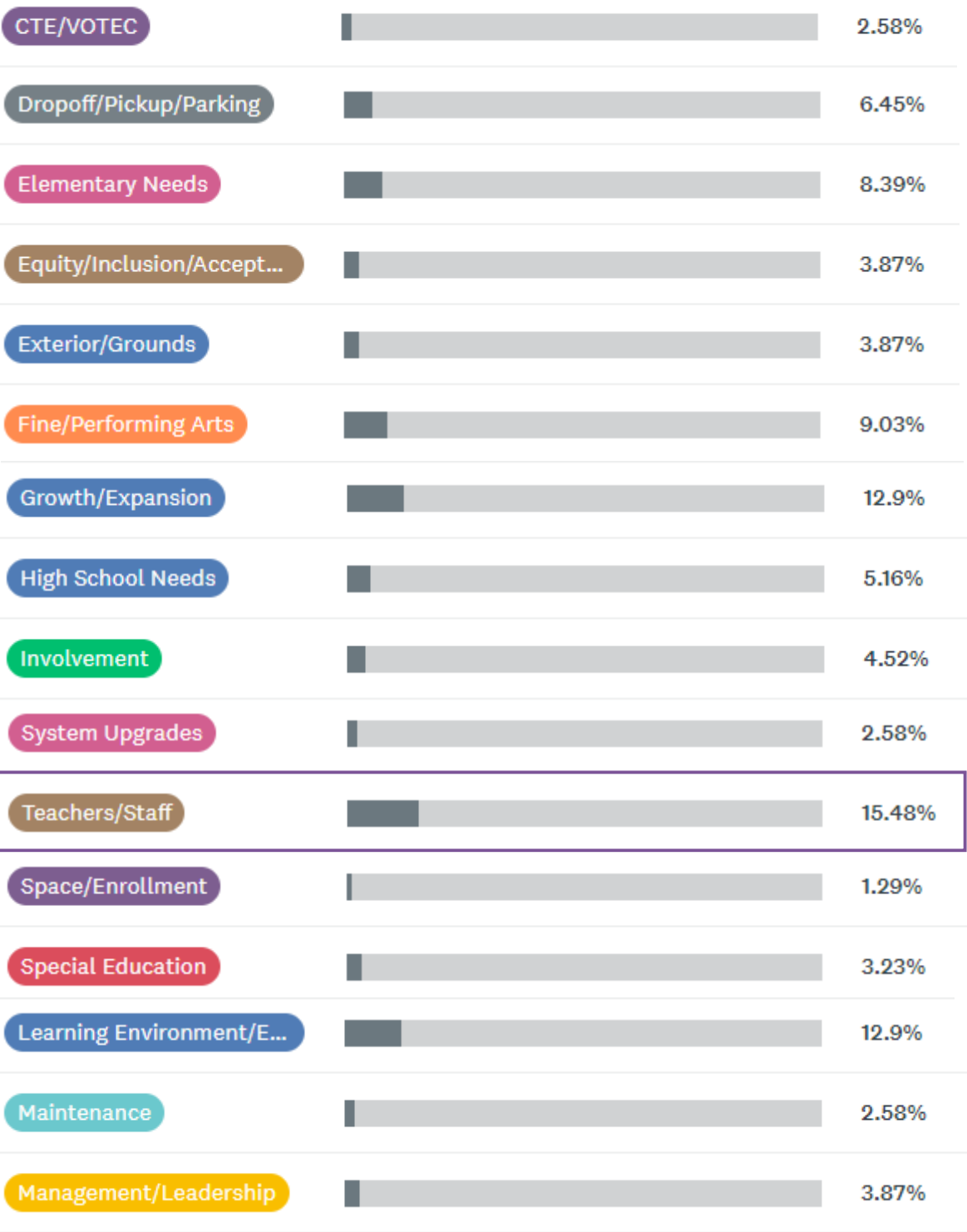


#1  
Comments regarding the methods of funding and budget use.

#1  
Comments regarding the involvement of the community.

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

#2  
Comments regarding security and safety measures.






East Helena Public Schools

FACILITIES MASTER PLAN

COMMUNITY MEETING

THURSDAY SEP 14

@ 7 PM – East Helena High School Commons

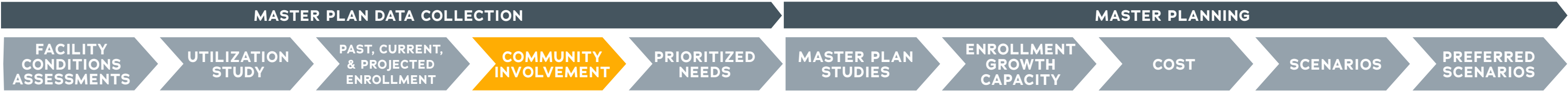




# COMMUNITY MEETING #1

The initial community meeting within the framework of the facilities master plan process centered on presenting an outline of the process and providing background information. Our agenda encompassed a comprehensive overview of the master plan process, an overview of findings from the community survey, and a presentation on the current state of facilities. The facilities overview incorporated both the results of the facility condition assessment and insights from the facility utilization study.

Enrollment data and projections were reviewed as well as known housing developments slated within the District in the coming 5, 10, and 15 years. This meeting was largely informational. The 2nd meeting aimed to collect more feedback regarding master plan scenarios.








East Helena Public Schools

FACILITIES MASTER PLAN

COMMUNITY MEETING

MONDAY OCT 16

@ 7 PM – Radley Elementary Gym – 226 E. Clinton





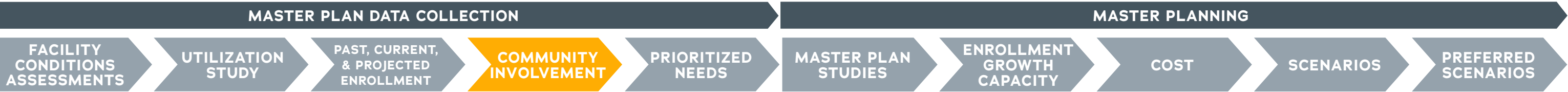
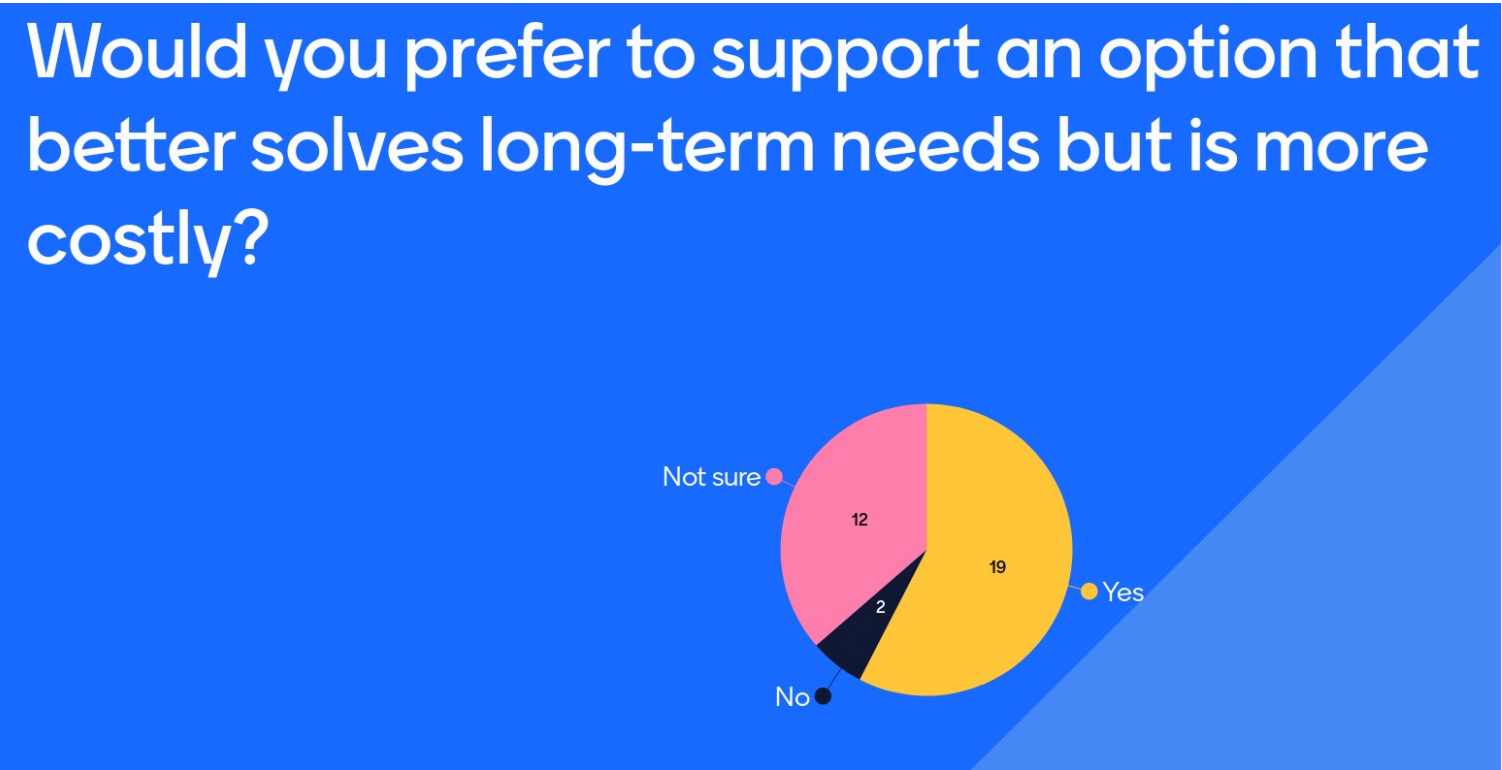
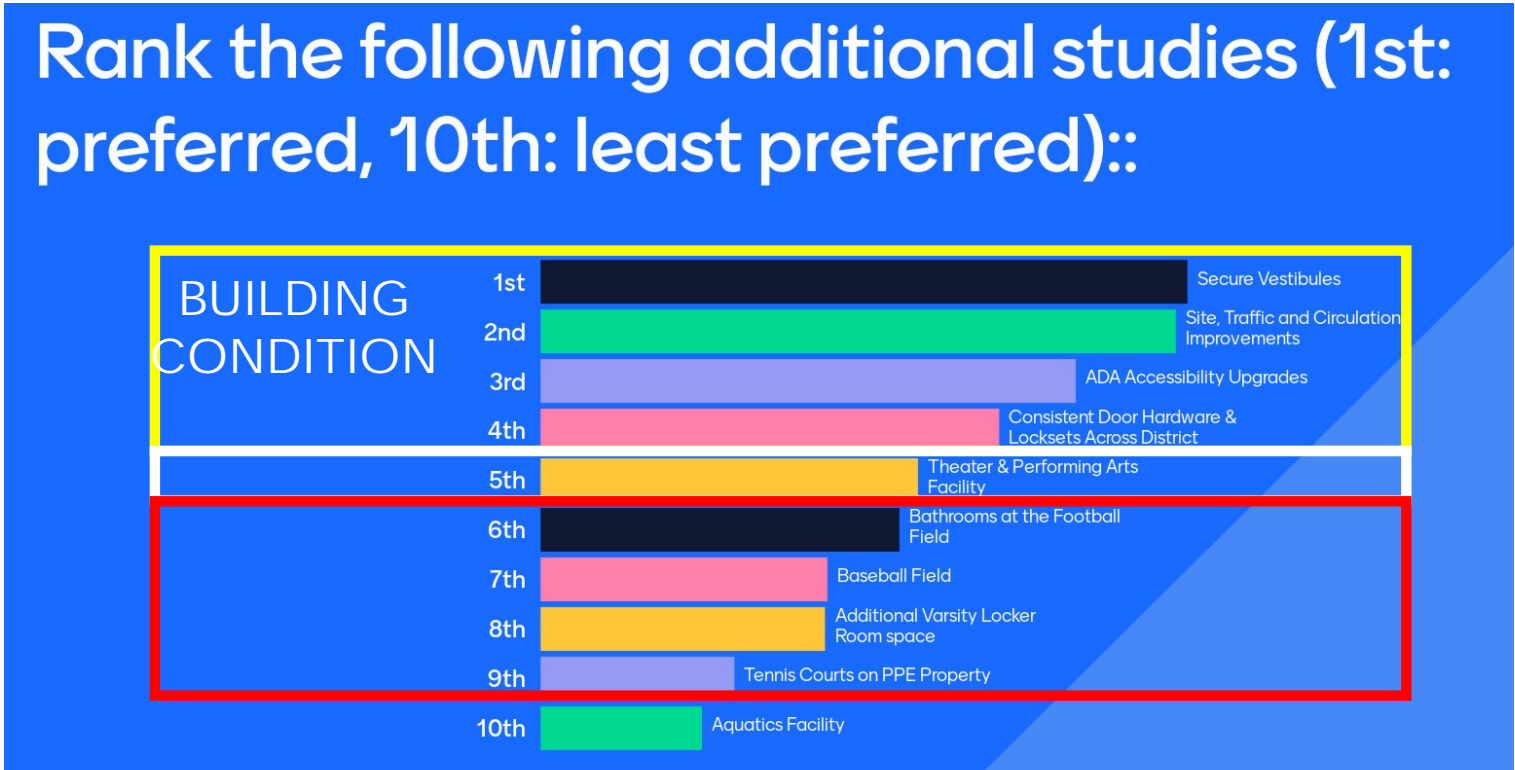
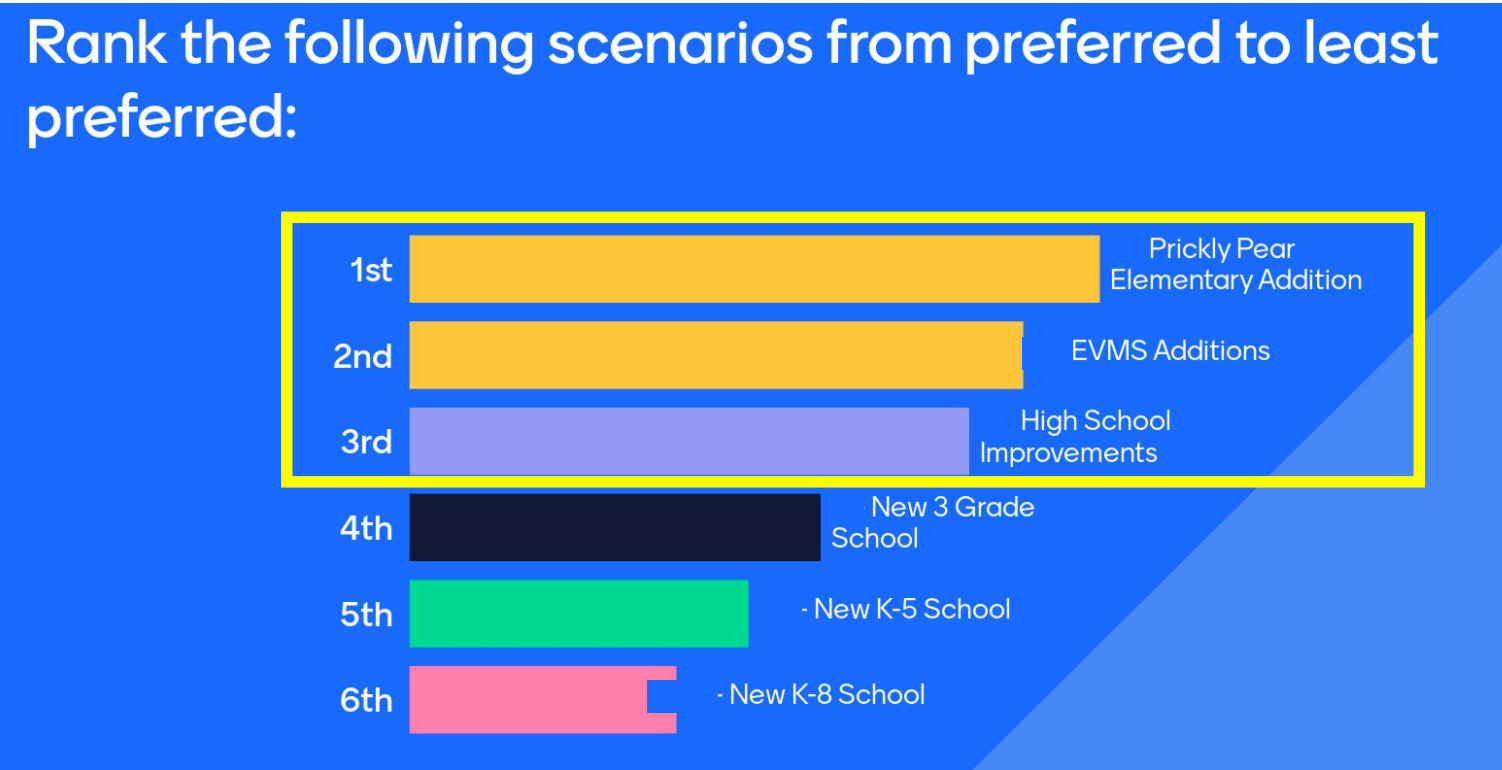
# COMMUNITY MEETING #2

The concluding Community Meeting, the second in the series within the Facilities Master Plan initiative, aimed to expand upon the information disseminated in the initial gathering. This meeting featured a review of the master planning process and an update on the progress achieved thus far. Summaries of the findings from the preceding studies, namely the Facilities Conditions Report and Facilities Utilization Study, were presented. Our team introduced potential master mlan scenarios, encompassing elements such as renovation, additions, and new construction, along with estimated timelines for how these scenarios could accommodate the District’s increasing enrollment. In addition to general question and answer, the meeting also utilized a Mentimeter poll to gather opinions from attendees regarding the proposed scenarios.

Utilizing Menti, meeting attendees were asked a series of questions with their results displaying in real-time for the entire group to view. Attendees were asked to rank their preferred scenarios and prioritize additional studies, which included findings from the Facilities Conditions Reports as well as other wish list items heard at other meetings. Attendees were also asked whether they would prefer to support better long-term options but is more costly, and the majority of respondents answered yes. Several open ended questions prompted attendees to provide priorities that may have not been considered. Common comments included themes of traffic circulation, pedestrian safety and parking, athletics facilities, and considerations of efficiency and long-term impact in the master plan.



# COMMUNITY MEETING MENTI SURVEY RESULTS





# COMMUNITY MEETING MENTI SURVEY RESULTS

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

## 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 ability 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 for traffic 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.



# COMMUNITY MEETING MENTI SURVEY RESULTS

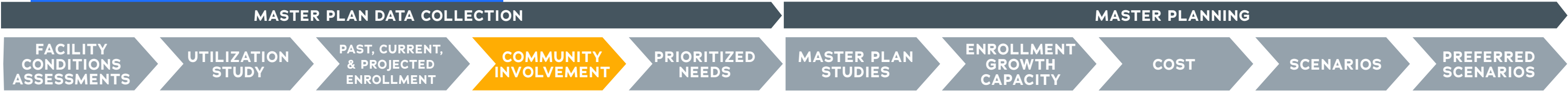
## What other priorities do you have that we have not considered?

### 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







**PRIORITIZED NEEDS  
SECTION**



# PRIORITIZED NEEDS LIST

During the master planning process, SMA Architecture and Design worked closely with the East Helena Schools Master Plan Committee to identify both current and future needs for the school district’s facilities. The needs that were identified during the Facilities Conditions Reports and Utilization Studies, as well as other engagements, informed this list. These identified needs were verified by the Board of Trustees and members of the community during board and community meetings. Through the development of site studies and master plan scenarios, the committee prioritized the list of identified needs to better guide the school district moving forward.

## EASTGATE (EK-K)

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 in order to clarify circulation and separate bus, parent and visitor traffic along with site directional signage to improve wayfinding and clarify traffic patterns

4. Relocation of delivery areas away from student areas
5. Upon correction of the roofing, replacement of ceiling tiles throughout

## EVMS (6<sup>TH</sup>-8<sup>TH</sup>)

1. Improve sightlines from office control point
2. Connect and secure entry vestibule with Main Office
3. Enlarge Cafeteria
4. Window screens
5. Consistent and compliant door hardware

## EHHS (9<sup>TH</sup>-12<sup>TH</sup>)

1. Additional vehicular signage
2. Visitor pedestrian circulation paths

## DISTRICT FACILITY BUILDINGS

3. Transportation and Maintenance Building: Build new to accommodate current and future transportation and maintenance needs
4. Central Office: Building type and size isn’t well suited to Central office uses, recommend decommissioning due to age and overall condition

# ADDITIONAL NEEDS/WANTS

Throughout the Facilities Master Planning process, additional facility needs and wants were documented through various engagements with community groups, the surveying process, and the Facilities Master Planning Committee. The following list includes that feedback, in no particular order or priority. Some items have been included in the final preferred scenarios, including secure vestibules at the three elementary schools currently without, and site, traffic, and circulation improvements at Prickly Pear Elementary.

## 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

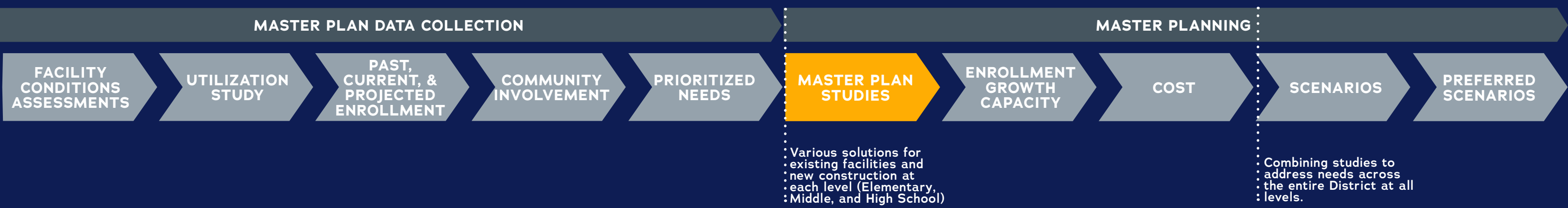
- ADA Accessibility Upgrades

## OTHER OPTIONS

- Eastgate Elementary Addition







# MASTER PLAN APPROACH & METHODOLOGY SECTION



EASTGATE  
ELEMENTARY



PRICKLY PEAR  
ELEMENTARY



RADLEY  
ELEMENTARY



EAST VALLEY  
MIDDLE  
SCHOOL



EAST HELENA  
HIGH SCHOOL



# MASTER PLAN APPROACH & METHODOLOGY

## PRIORITY NEEDS

Different master plan scenarios were developed by SMA in order to identify and evaluate how to best address the priority needs established by the district. Components of each scenario were evaluated individually and as a whole in order to develop a comprehensive master plan that addressed overall needs in the most advantageous way.

## EFFICIENCY OF SITE & FACILITY UTILIZATION, CONSTRUCTION & FUNDING

All the master plan scenarios presented were developed and evaluated by the team to determine the most efficient, long-term solutions to the present and future needs of the District. The current use of the campuses and facilities were studied in order to improve efficiency and identify the most advantageous locations for proposed future facilities or additions. Potential remodels, additions, and new facilities were studied to determine the most effective approach to addressing multiple school district and community needs while maximizing long-term benefit for overall cost.

## LIFE CYCLE COST IMPLICATIONS

In addition to the direct project cost (construction cost, design fees, furniture, fixtures and equipment, etc.), the master plan process also evaluated long-term life cycle cost implications for the proposed master plan options.

## DISTRICT STAFFING AND ADMINISTRATIVE IMPLICATIONS

The cost for district staffing and administrative cost for remodels, additions, and new facilities proposed in the master plan were explored by the District and reviewed by the Board of Trustees. It was noted during the master plan process that the staff and administrative costs are related to student enrollment.

## DISTRICT SERVICE AND MAINTENANCE IMPLICATIONS

The team also evaluated the cost to the district for maintenance and upkeep of the existing and new facilities. Proposed new facilities will need site maintenance, snow removal, custodial service and building and equipment maintenance. As master plan options were explored, our team identified solutions that would reduce the impact of these costs by combining facilities and services, properly locating facilities and using each site efficiently.

## BUILDING UTILITY IMPLICATIONS

Proposed new facilities and additions in the master plan will also have utility cost implications for water, sewer, electrical service and natural gas. McKinstry performed a Facilities Condition Assessment of all the District's facilities in March 2023. The findings and recommendations from their investigations of facility energy consumption and equipment condition have helped inform the overall Comprehensive Facilities Master Plan scope.





# MASTER PLAN STUDIES

After determining and reviewing the priority needs, Master plan studies were developed around the following major components that specifically addressed the priority needs identified.

- PRICKLY PEAR ADDITION (E1)
- NEW 3-GRADE SCHOOL ON NEW SITE - RADLEY REPLACEMENT (E2)
- NEW K-5 SCHOOL ON NEW SITE (E3)
- NEW K-8 SCHOOL ON NEW SITE (EM1)
- EVMS ADDITIONS - COMMONS/ KITCHEN AND CLASSROOM (M1)
- HIGH SCHOOL IMPROVEMENTS (H1)
- NEW HIGH SCHOOL (H2)
- EASTGATE ELEMENTARY SCHOOL RENOVATION
- RADLEY ELEMENTARY SCHOOL RENOVATION



# 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)
  - Eastgate remains EK, K
  - Prickly Pear now 1st, 2nd, 3rd
  - Radley now 4th, 5th
- Site circulation improvements

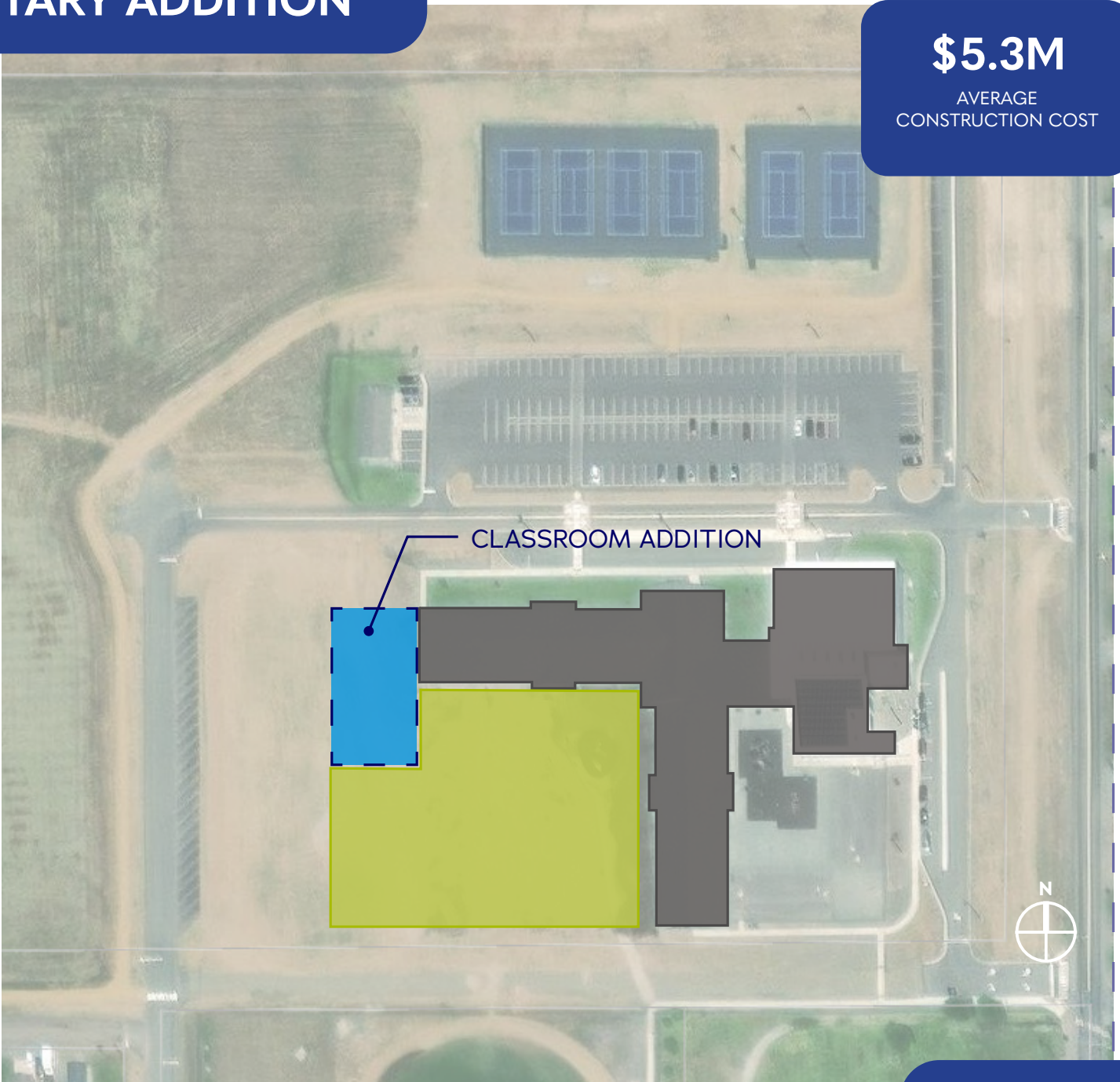
SITE SIZE: 45 ACRES  
ADDITION AREA: 12,000 SF

LEGEND

POSSIBLE NEW ADDITION AREA

PLAYGROUND DEVELOPMENT

EXISTING BUILDING



\$5.3M  
AVERAGE  
CONSTRUCTION COST

**Study E1** was developed to evaluate the possibility of increasing enrollment at the elementary level by providing an addition to one of the existing elementary schools. After considering each of the existing elementary sites for the potential of an addition, it was determined to be most beneficial to provide an addition to Prickly Pear Elementary based on site conditions, the age of each structure and condition of the existing building systems. The proposed addition would add approximately 10,000 – 12,000 square feet and seven to eight classrooms to the west end of the existing north classroom wing. The addition was sized to maximize the number of additional students without over-stressing the existing support spaces like the gymnasium and commons.

## STUDY E1





# 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
  - Eastgate EK, K
  - Prickly Pear 1st, 2nd
  - Radley - Converted to District Offices and Maintenance
  - 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

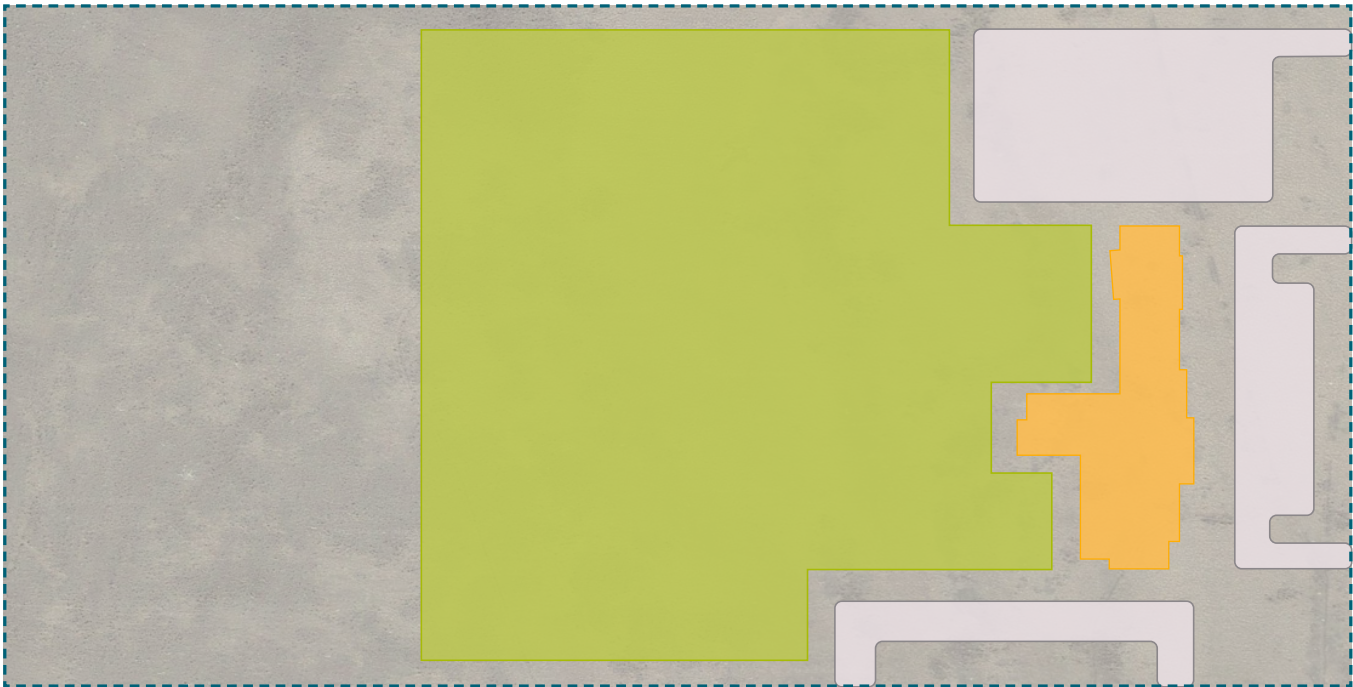
POSSIBLE NEW PLAYGROUND AND FIELDS

POSSIBLE NEW PARKING AND DROP OFF AREAS

\$33.6M

AVERAGE  
CONSTRUCTION COST

**Study E2** was developed to explore the possibility of replacing Radley Elementary School, the district’s oldest facility, with a new 3-grade school. This study assumed that the existing Radley Elementary would be decommissioned or re-purposed for district uses other than an elementary school. The proposed new school would be located on a new site and at approximately 78,000 – 84,000 square feet could accommodate approximately 540 students, an increase of 90 students over the current enrollment at Radley Elementary.



### STUDY E2



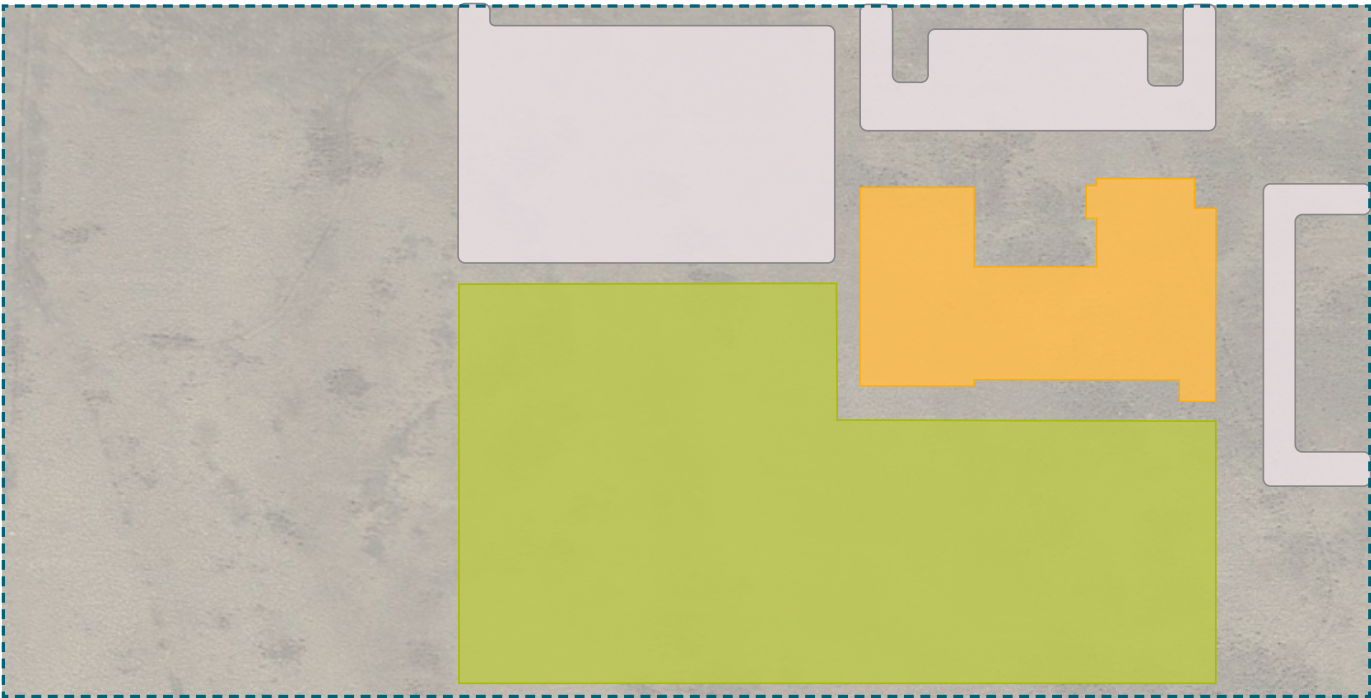
# NEW K-5 SCHOOL ON NEW SITE

## 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.

\$22M  
AVERAGE  
CONSTRUCTION COST

**Study E3** was developed to evaluate the potential of adding a new K-5 school to the district. In this scheme the three exiting elementary schools would remain operational, and the new school would provide additional capacity. The new K-5 school would be a departure from the current grade level school model of the district but could potentially address growing populations in certain areas of the district and offer a different educational model option for families who were interested.



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

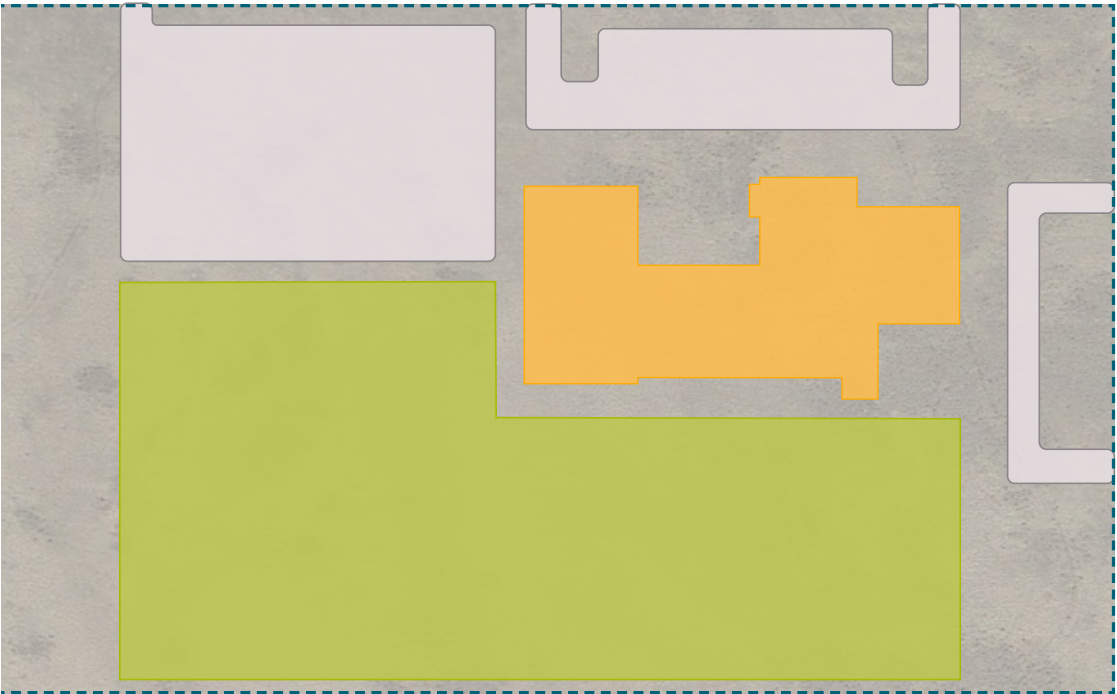
## NEW K-8 SCHOOL POSSIBILITIES:

- 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.

\$34.4M

AVERAGE  
CONSTRUCTION COST

**Study EM1** was developed to explore the potential of adding a new K-8 school to the district. Similar to Study E3, the existing elementary schools and East Valley Middle School would remain operational, but the new K-8 school would relieve enrollment at those schools and provide for future enrollment growth for the district at the elementary and middle school levels.



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

## EAST VALLEY MIDDLE SCHOOL POSSIBILITIES:

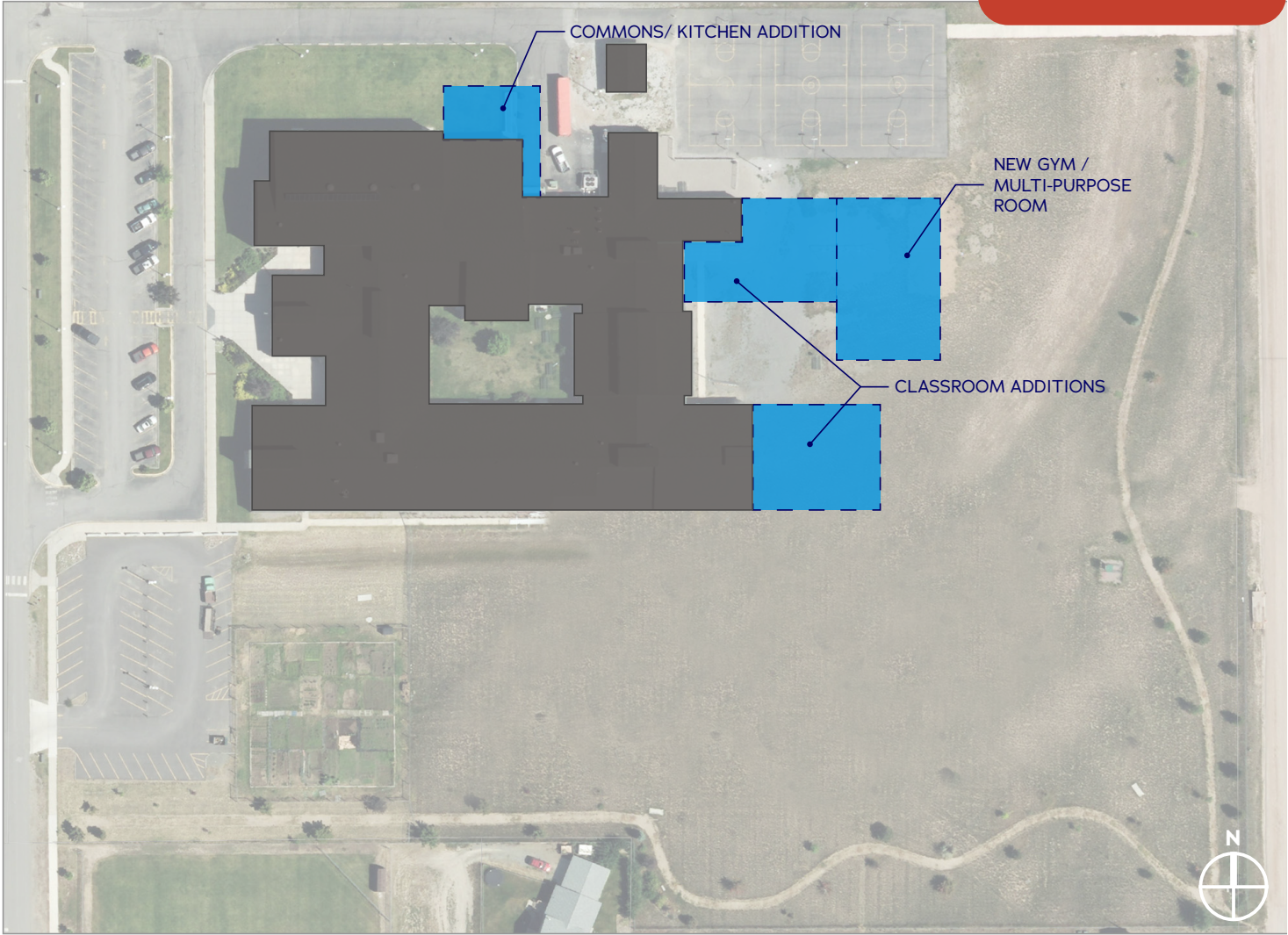
- Classroom Additions
  - Approximately 10,000 - 12,000 SF addition
  - 7-8 new classrooms
  - Approximately 180 students (22.5 students per classroom)
- Commons and Kitchen Addition
  - Approximately 4,000 SF addition (double in size)
- New Gym / Multi-purpose room
  - Approximately 6,400 SF
- Safety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

SITE SIZE: 19 ACRES  
ADDITION AREA: 22,400 SF

LEGEND

POSSIBLE NEW ADDITION AREA

EXISTING BUILDING



\$9.2M

AVERAGE  
CONSTRUCTION COST

**Study M1** was developed to evaluate the potential new additions to East Valley Middle School in order to accommodate growing enrollment at the middle school level. The proposed additions would add seven to eight new classrooms to accommodate approximately 180 additional students. In order to maintain the schools schedule and operations with the additional capacity, support spaces would need to be increased as well. The study proposes additions to the commons and kitchen and a new gymnasium/ multi-purpose room in addition to the new classrooms.

## STUDY M1





# HIGH SCHOOL IMPROVEMENTS

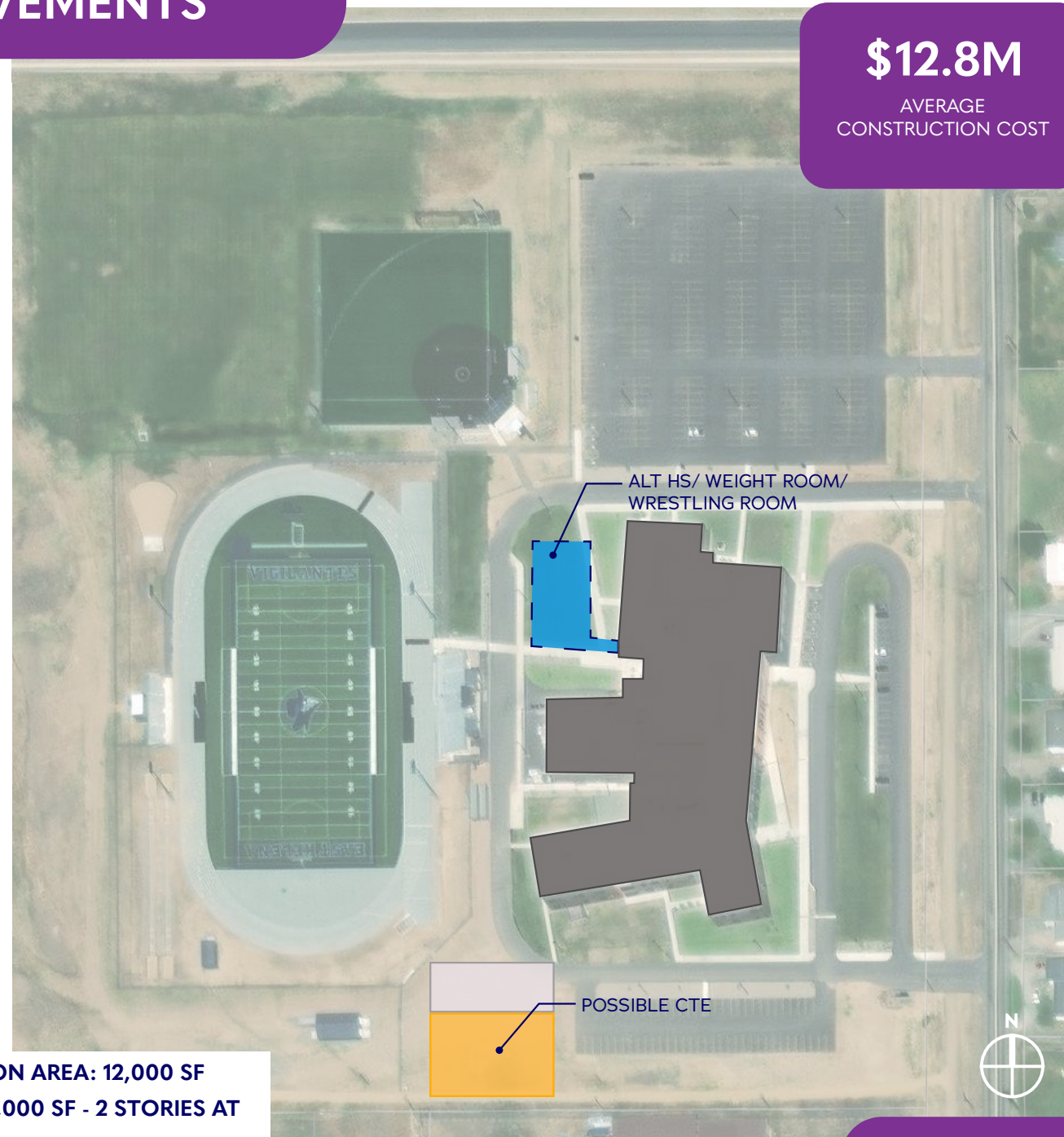
## HIGH SCHOOL POSSIBILITIES:

- 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

### 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**



**\$12.8M**

AVERAGE  
CONSTRUCTION COST

**Study H1** was developed to explore the possible additions to East Helena High School to increase enrollment and expand current programs. The proposed additions include a new CTE building to expand the CTE programs and open up the current CTE spaces to be renovated for other educational purposes. A new Alternative High School is planned that would allow the current alternative high school classrooms to be used for general education. The improvements also include a new weight room and wrestling room to expand health education and athletic programs. These improvements would allow the enrollment to increase by approximately 150 students.

**STUDY H1**

### MASTER PLAN DATA COLLECTION

FACILITY  
CONDITIONS  
ASSESSMENTS

UTILIZATION  
STUDY

PAST, CURRENT,  
& PROJECTED  
ENROLLMENT

COMMUNITY  
INVOLVEMENT

PRIORITIZED  
NEEDS

MASTER PLAN  
STUDIES

ENROLLMENT  
GROWTH  
CAPACITY

COST

SCENARIOS

PREFERRED  
SCENARIOS

### MASTER PLANNING

# NEW HIGH SCHOOL

## HIGH SCHOOL POSSIBILITIES:

- 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

\$80.3M  
AVERAGE  
CONSTRUCTION COST

NEW HIGH SCHOOL SQUARE FOOTAGE: APPROXIMATELY 189,000 SF

## STUDY H2

### MASTER PLAN DATA COLLECTION

FACILITY  
CONDITIONS  
ASSESSMENTS

UTILIZATION  
STUDY

PAST, CURRENT,  
& PROJECTED  
ENROLLMENT

COMMUNITY  
INVOLVEMENT

PRIORITIZED  
NEEDS

MASTER PLAN  
STUDIES

ENROLLMENT  
GROWTH  
CAPACITY

COST

SCENARIOS

PREFERRED  
SCENARIOS

### MASTER PLANNING



# EASTGATE ELEMENTARY SCHOOL RENOVATION

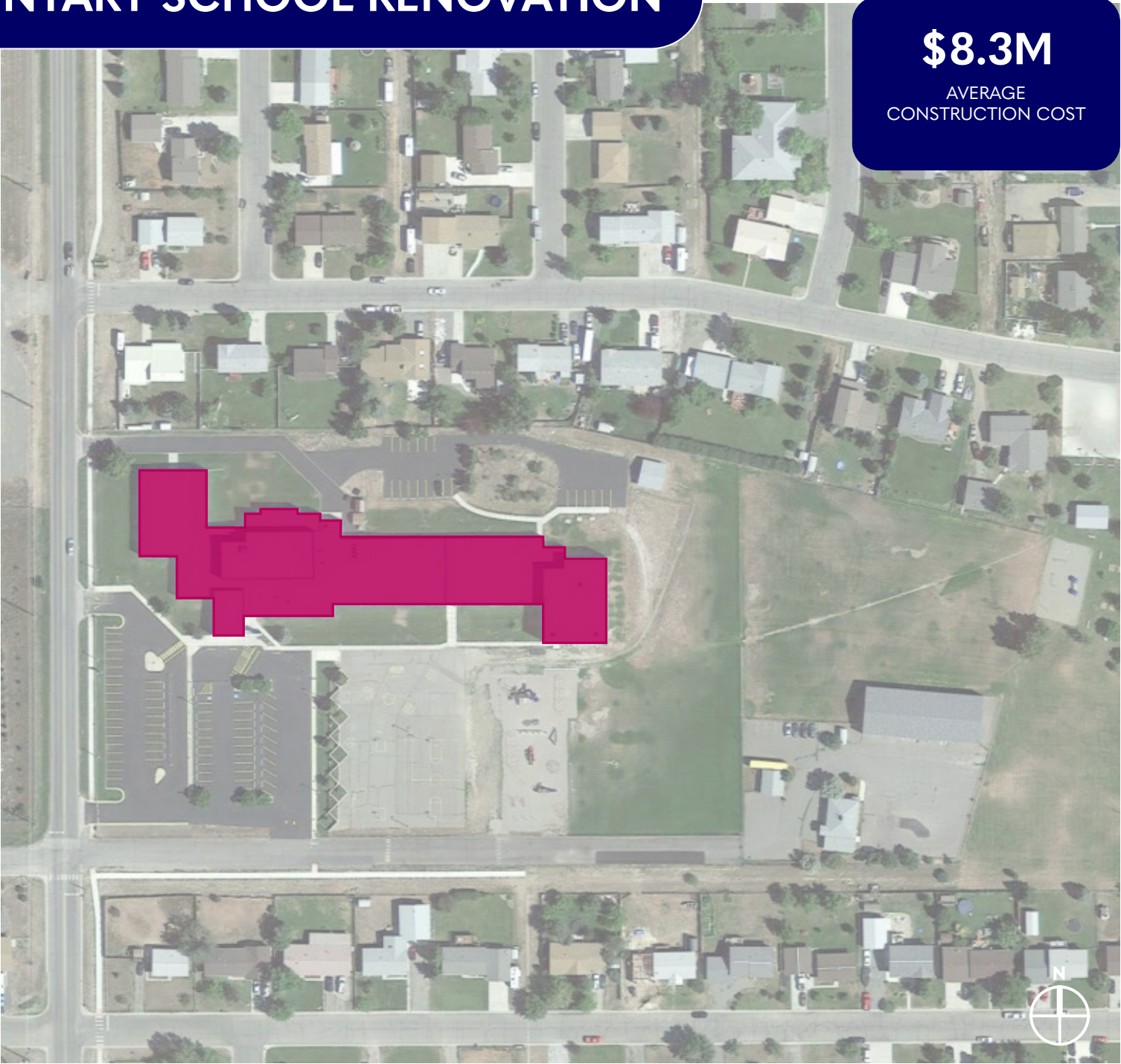
## EASTGATE ELEMENTARY SCHOOL POSSIBILITIES:

- 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

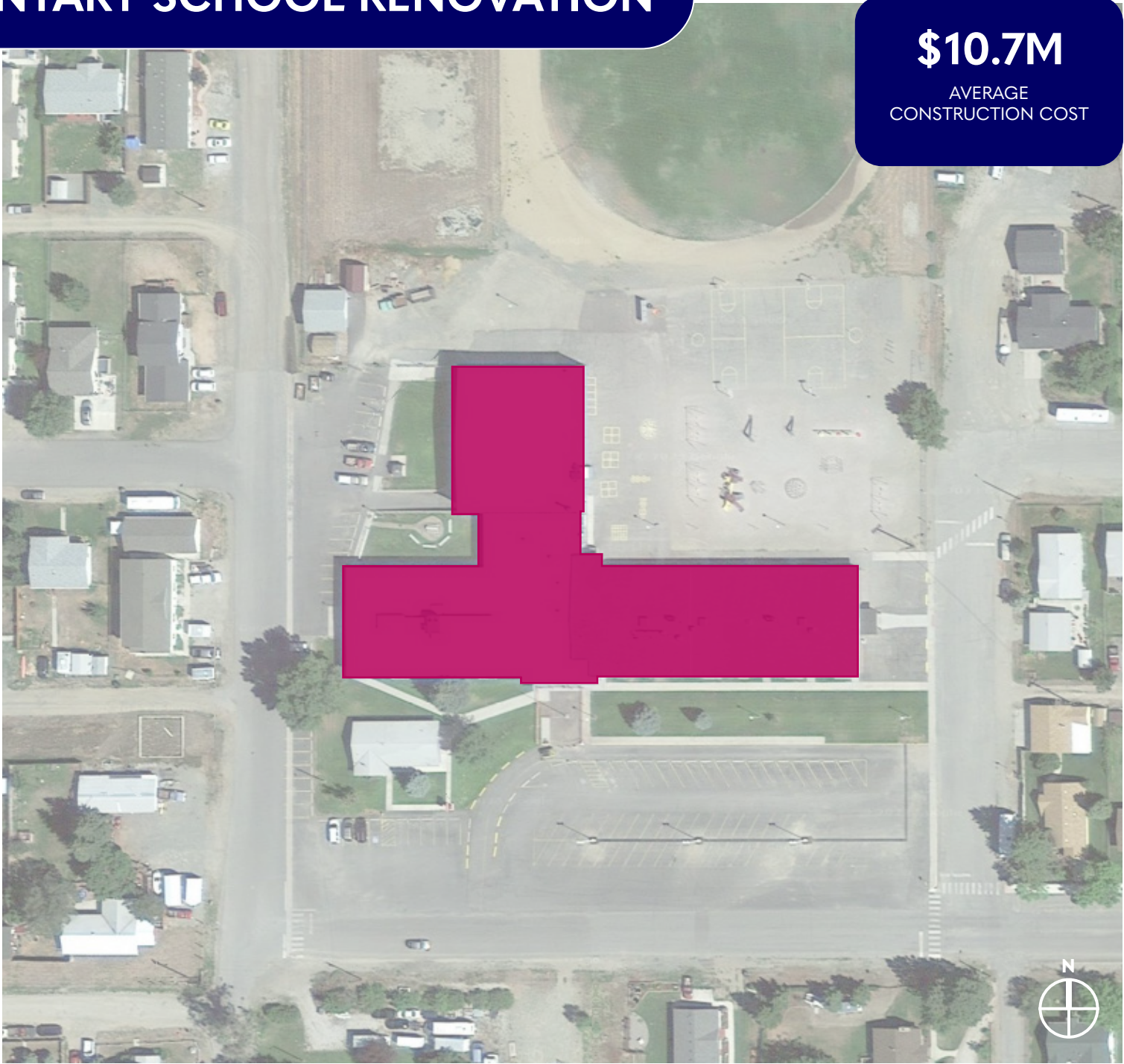
## RADLEY ELEMENTARY SCHOOL POSSIBILITIES:

- 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





# MASTER PLAN ENROLLMENT GROWTH CAPACITY SUMMARY

The calculations provided for each of the school facilities outlined in the Master Plan offer a detailed insight into the additional student capacity projected upon completion of the proposed improvements, as well as an estimation of the timeline until additional space becomes necessary. These projections are meticulously crafted, taking into account various factors such as anticipated teaching stations, State of Montana allowable class sizes, and the current utilization within the East Helena School District.

The proposed capacity of each facility is derived from a comprehensive analysis of the educational landscape, incorporating insights from the State of Montana’s regulations regarding class sizes and the district’s existing infrastructure. This ensures that the Master Plan’s recommendations align closely with the district’s needs and future growth projections.

Furthermore, the anticipated timeline for demographic growth is influencing these calculations, drawing upon the enrollment projections delineated earlier in the Master Plan document. These projections serve as a foundation for understanding the evolving demographics and educational demands within the district.

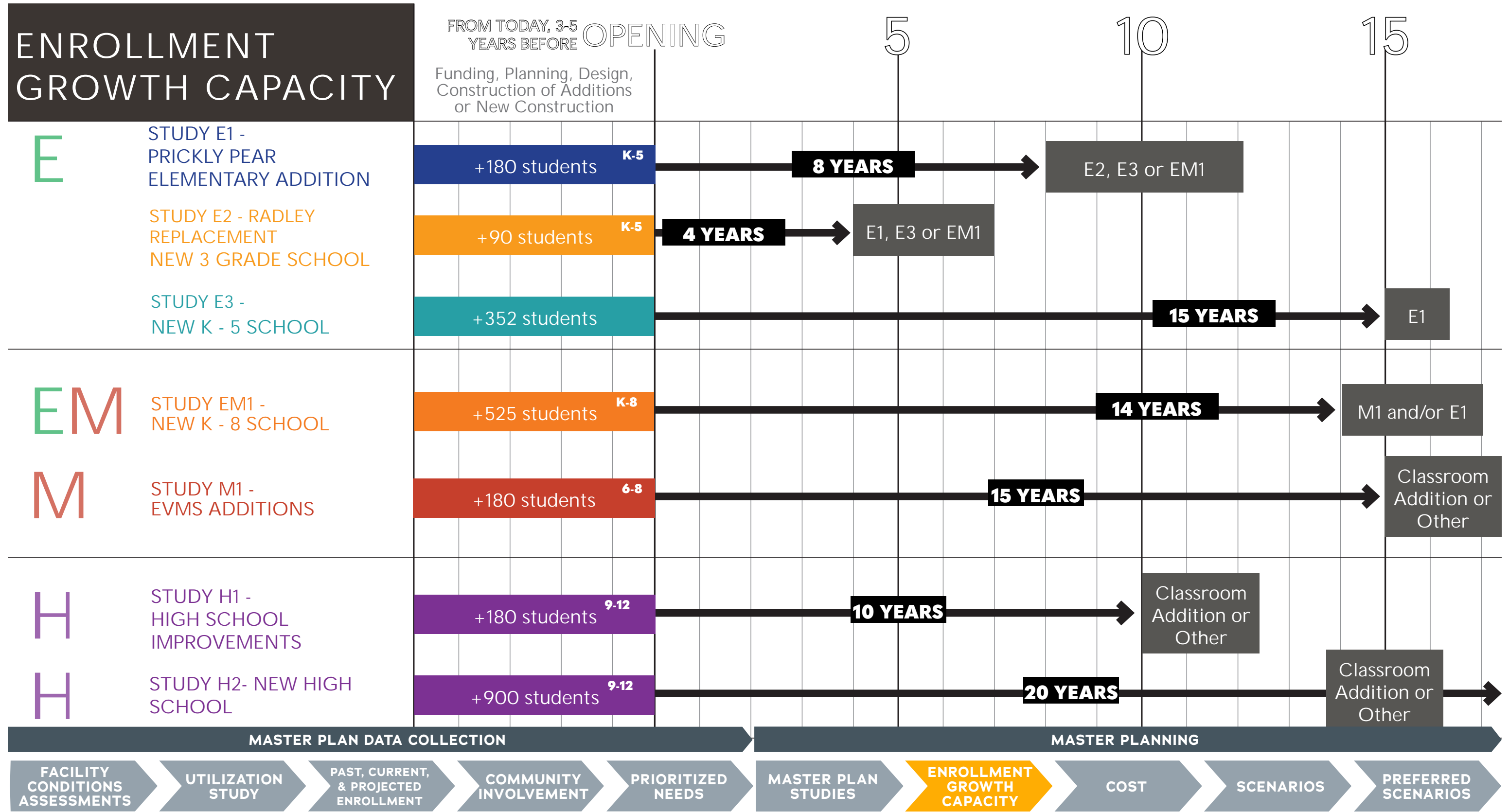
It’s important to note that the enrollment capacity presented on page H.13 reflects the envisioned enrollment growth achievable through the recommended improvements outlined in each study of this Facilities Master Planning endeavor. As previously referenced, **these calculations are predicated on a 2% growth rate.** However, it’s crucial to recognize that should enrollment trends deviate from this projection, the accuracy of these calculations will be affected. Additionally, enrollment may affect the elementary, middle, and high school levels differently depending on the average age of students incoming. This variable is not addressed in these capacity summaries.

In essence, these calculations not only provide a snapshot of the district’s future capacity needs but also underscore the dynamic nature of educational planning, necessitating ongoing monitoring and adaptability to ensure alignment with evolving demographic trends and educational standards.

*See enrollment projections on page E.1 for historic and future projections within East Helena School District.*



# MASTER PLAN ENROLLMENT GROWTH CAPACITY SUMMARY





EVALUATING MASTER PLAN SCENARIOS

During the master planning effort, the SMA team presented several different studies that were specific to each school or level (elementary, middle, or high school level). Studies can be found in the preceding pages. Scenarios were then developed that combined studies to address needs across the district. These studies and scenarios were presented to the school district and community for evaluation. Each scenario presented different possible solutions to the needs identified. During our public meetings and follow-up meetings with the Master Plan Committee these scenarios were evaluated, pros and cons were identified for each, and scenarios were ranked. Ultimately, the most beneficial solutions were developed into the final Facilities Master Plan, which can be found in page G.23-G.25 as the “Preferred Scenarios”.

The studies and scenarios combine different levels of renovations, additions, upgrades and improvements that could be tackled as individual smaller projects as funds are available. The approach with the Master Plan was to address needs district-wide from a holistic perspective.

MASTER PLAN DATA COLLECTION



MASTER PLANNING



Various solutions for existing facilities and new construction at each level (Elementary, Middle, and High School)

Combining studies to address needs across the entire District at all levels.

# SCENARIO 1

E

STUDY E1 -  
PRICKLY PEAR  
ELEMENTARY ADDITION

M

STUDY M1 -  
EVMS ADDITIONS

H

STUDY H1 -  
HIGH SCHOOL  
IMPROVEMENTS

FROM TODAY, 3-5  
YEARS BEFORE OPENING

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

5

10

15

+180 students

K-5

8 YEARS

E2, E3 or EM1

+180 students

6-8

15 YEARS

Classroom  
Addition or  
Other

+150 students

9-12

10 YEARS

Classroom  
Addition or  
Other

+510 students

K-12

## SCENARIO 1 PROS

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

## SCENARIO 1 CONS

- 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

		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

## MASTER PLAN DATA COLLECTION

FACILITY  
CONDITIONS  
ASSESSMENTS

UTILIZATION  
STUDY

PAST, CURRENT,  
& PROJECTED  
ENROLLMENT

COMMUNITY  
INVOLVEMENT

PRIORITIZED  
NEEDS

MASTER PLAN  
STUDIES

ENROLLMENT  
GROWTH  
CAPACITY

COST

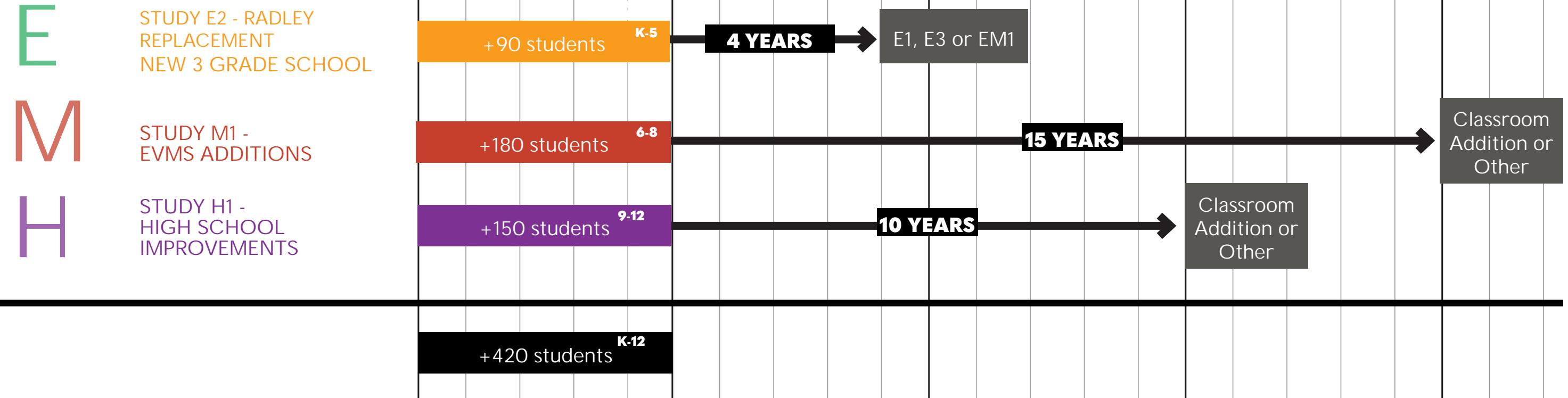
SCENARIOS

PREFERRED  
SCENARIOS

## MASTER PLANNING



# SCENARIO 2

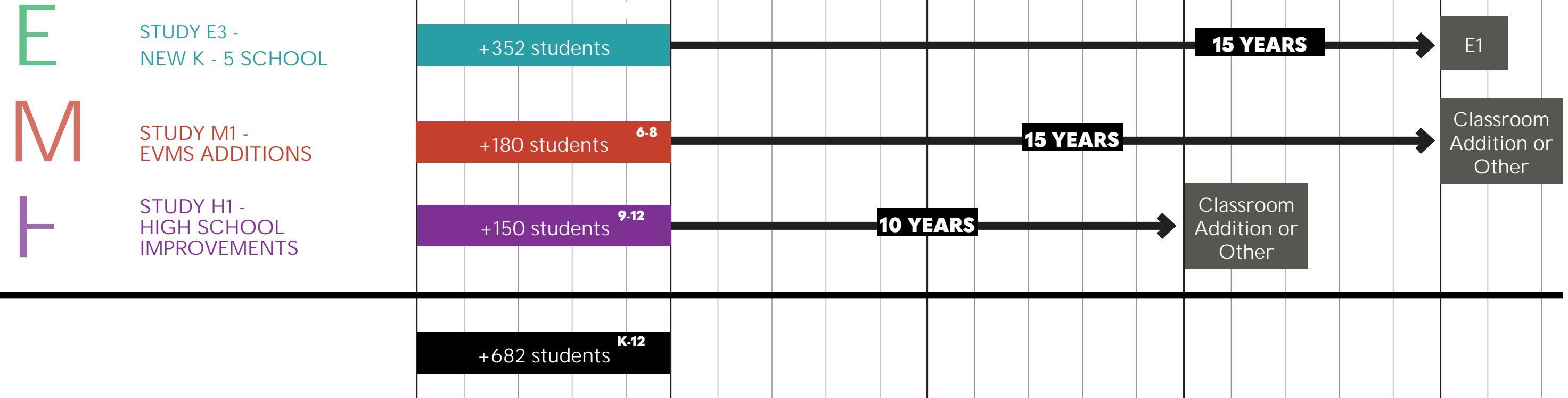


SCENARIO 2 PROS	SCENARIO 2 CONS
<ul style="list-style-type: none"><li>Addresses needs at all levels of the district</li></ul>	<ul style="list-style-type: none"><li>Relatively expensive</li><li>Limited to 4 years of potential growth at the elementary level</li><li>Does not provide renovations of the oldest facilities in the district (Eastgate and Radley)</li><li>Requires land acquisition</li><li>New school and location will change operations/ transportation/ pedestrian access/ maintenance/ etc.</li></ul>

		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
TOTAL COST			\$64.2M	\$69.3M	\$74.7M



# SCENARIO 3



SCENARIO 3 PROS	SCENARIO 3 CONS
<ul style="list-style-type: none"><li>Addresses needs at all levels of the district</li><li>New K-5 school would address elementary school potential growth for 15 years</li><li>New school on new site could potentially address anticipated growth south of the highway</li></ul>	<ul style="list-style-type: none"><li>Does not provide renovations of the oldest facilities in the district (Eastgate and Radley)</li><li>K-5 would be departure from the current grade level school structure</li><li>Requires land acquisition</li><li>Location can change operations/ transportation/ pedestrian access/ maintenance/ etc</li><li>Not viable in the next 10 years, land not acquired yet</li></ul>

		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

+ Land Acquisition





# SCENARIO 4

EM

STUDY EM1 -  
NEW K - 8 SCHOOL

H

STUDY H1 -  
HIGH SCHOOL  
IMPROVEMENTS

FROM TODAY, 3-5  
YEARS BEFORE OPENING

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

5

10

15

+525 students

K-8

14 YEARS

M1 and/or E1

+150 students

9-12

10 YEARS

Classroom  
Addition or  
Other

+675 students

K-12

## SCENARIO 4 PROS

- Addresses needs at all levels of the district
- New K-8 school would address elementary 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

## SCENARIO 4 CONS

- Does not provide renovations of the oldest facilities in the district (Eastgate and Radley)
- K-8 would be departure from the current grade level school structure
- Requires land acquisition
- Location can change operations/ transportation/ pedestrian access/ maintenance/ etc
- Not viable in the next 10 years, land not acquired yet

		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	

+ Land Acquisition

### MASTER PLAN DATA COLLECTION

FACILITY  
CONDITIONS  
ASSESSMENTS

UTILIZATION  
STUDY

PAST, CURRENT,  
& PROJECTED  
ENROLLMENT

COMMUNITY  
INVOLVEMENT

PRIORITIZED  
NEEDS

MASTER PLAN  
STUDIES

ENROLLMENT  
GROWTH  
CAPACITY

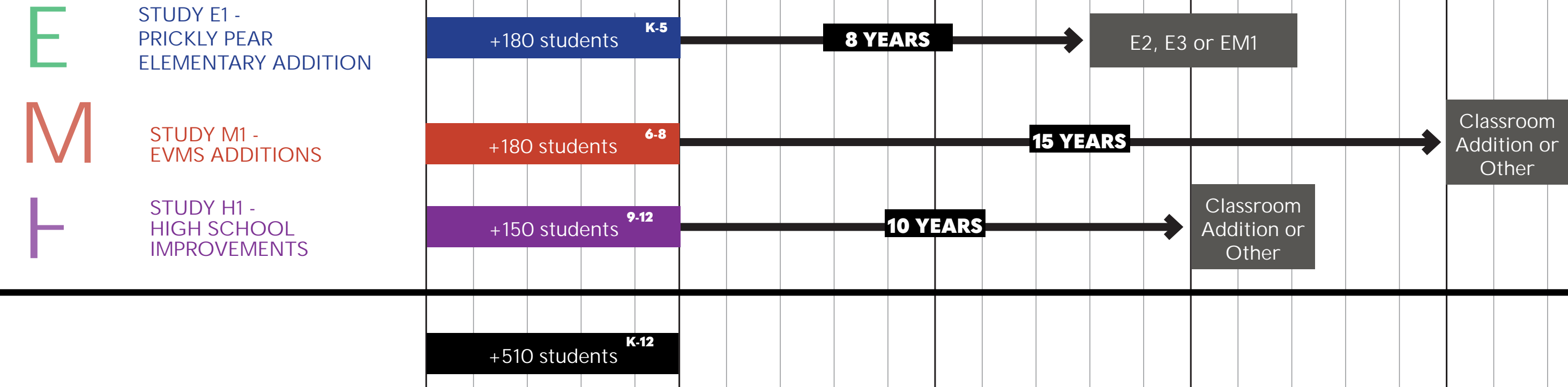
COST

SCENARIOS

PREFERRED  
SCENARIOS

### MASTER PLANNING

# SCENARIO 5



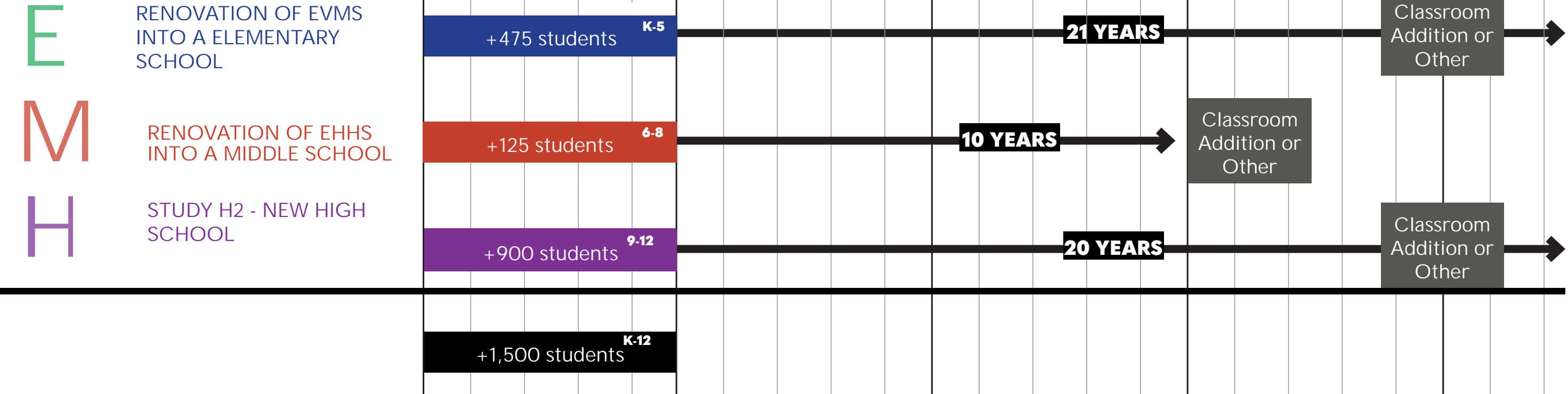
SCENARIO 5 PROS	SCENARIO 5 CONS
<ul style="list-style-type: none"><li>Addresses needs at all levels of the district</li><li>No land acquisition required</li><li>Addresses oldest facilities in the district by providing full renovations of Eastgate and Radley</li><li>Continues to utilize existing facilities</li></ul>	<ul style="list-style-type: none"><li>Limited to 8 years of potential growth at the elementary level</li></ul>

		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



SCENARIO 6 PROS	SCENARIO 6 CONS
<ul style="list-style-type: none"><li>Addresses needs at all levels of the district.</li><li>Provides long-term accommodation of increased enrollment at Elementary and High School levels</li></ul>	<ul style="list-style-type: none"><li>Very expensive option</li><li>Would require the acquisition of new 39 acre parcel of land</li><li>Would require significant renovation of current East Helena High School to accommodate middle school students.</li><li>Would require duplicate or remote High School amenities: stadium/track, softball fields, gymnasium, locker rooms, etc.</li></ul>

		SF	LOW COST	AVERAGE	HIGH COST
ELEMENTARY	RENOVAION OF EVMS INTO AN ELEMENTARY SCHOOL	20,000 SF		\$4M	
MIDDLE SCHOOL	RENOVAION 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

+ Land Acquisition

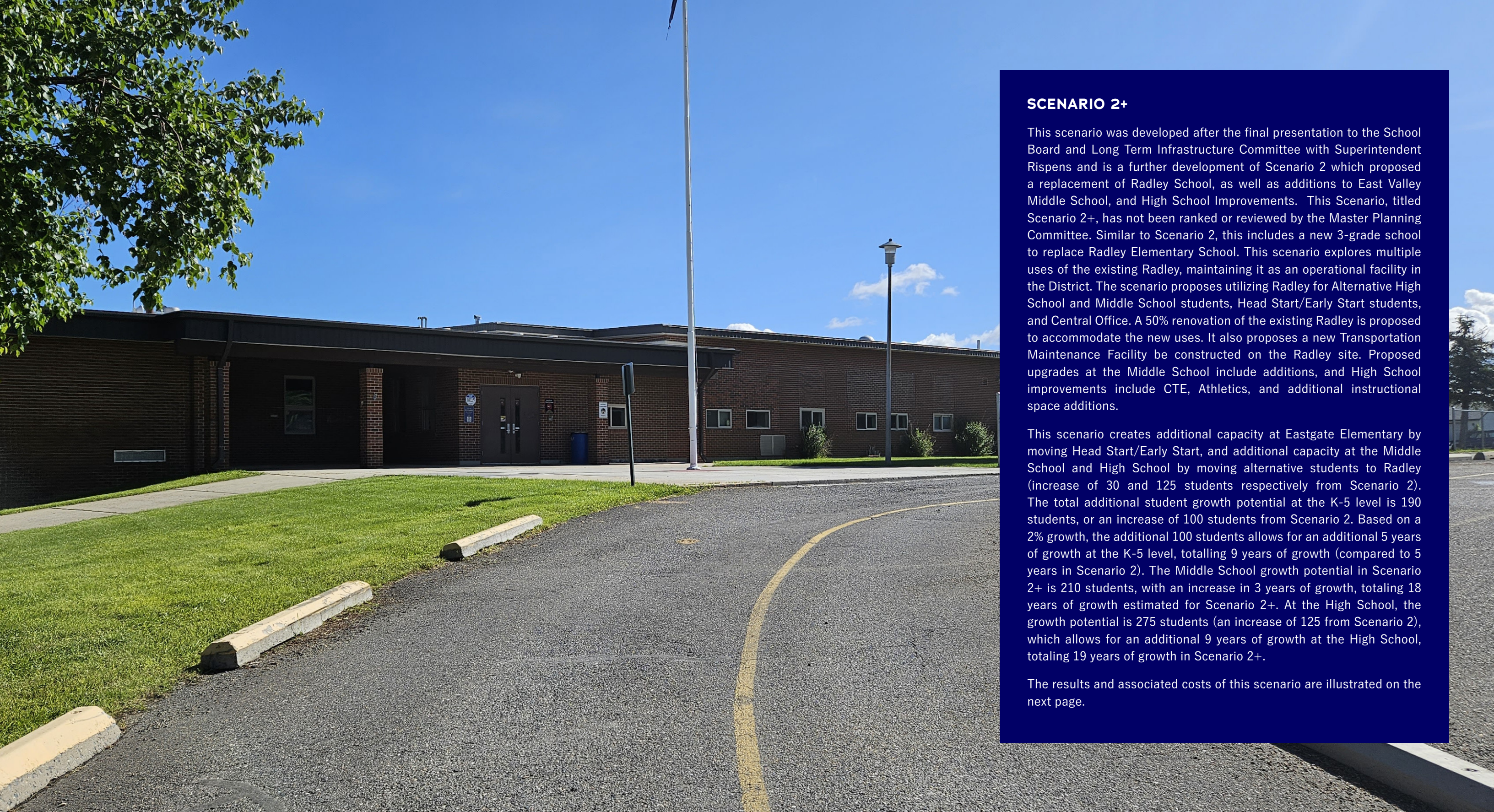


# SCENARIO RANKINGS

During the Facilities Master Planning process, the committee provided feedback and discussed pros and cons of each scenario. The 6 original scenarios were ranked by the committee in order of most preferred to least preferred. The evaluations included how the scenario addressed priority needs, estimated cost, how the scenario would address enrollment increases and the respective timeline, as well as alignment with the Master Planning Goals (see page H.26). The Facilities Master Planning Committee ranked the scenarios as follows during the November 11, 2023 meeting:

- Scenario 5** (Prickly Pear Elementary Addition, EVMS Additions, High School Improvements, Eastgate & Radley Full Renovations)
- Scenario 1** (Prickly Pear Elementary Addition, EVMS Additions, High School Improvements)
- Scenario 3** (New K-5 School, EVMS Additions, High School Improvements)  
**Scenario 4** (New K-8 School, High School Improvements)
- Scenario 6** (New High School)
- Scenario 2** (New 3 Grade School/Radley Replacement, EVMS Additions, High School Improvements)





**SCENARIO 2+**

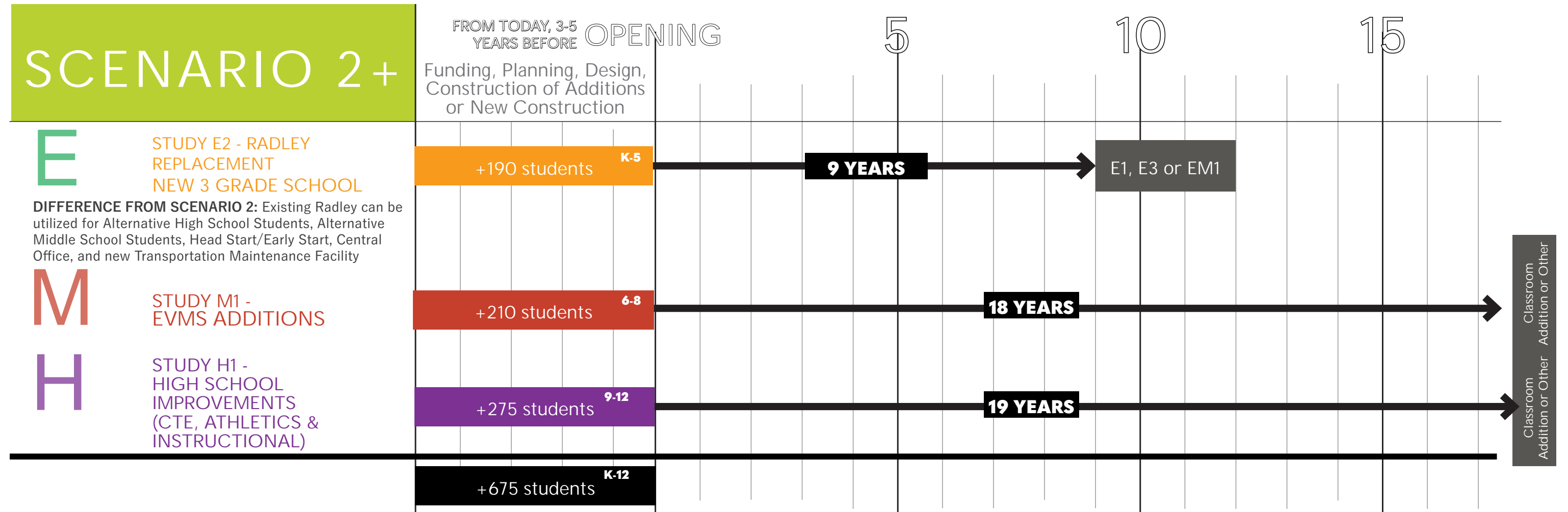
This scenario was developed after the final presentation to the School Board and Long Term Infrastructure Committee with Superintendent Rispens and is a further development of Scenario 2 which proposed a replacement of Radley School, as well as additions to East Valley Middle School, and High School Improvements. This Scenario, titled Scenario 2+, has not been ranked or reviewed by the Master Planning Committee. Similar to Scenario 2, this includes a new 3-grade school to replace Radley Elementary School. This scenario explores multiple uses of the existing Radley, maintaining it as an operational facility in the District. The scenario proposes utilizing Radley for Alternative High School and Middle School students, Head Start/Early Start students, and Central Office. A 50% renovation of the existing Radley is proposed to accommodate the new uses. It also proposes a new Transportation Maintenance Facility be constructed on the Radley site. Proposed upgrades at the Middle School include additions, and High School improvements include CTE, Athletics, and additional instructional space additions.

This scenario creates additional capacity at Eastgate Elementary by moving Head Start/Early Start, and additional capacity at the Middle School and High School by moving alternative students to Radley (increase of 30 and 125 students respectively from Scenario 2). The total additional student growth potential at the K-5 level is 190 students, or an increase of 100 students from Scenario 2. Based on a 2% growth, the additional 100 students allows for an additional 5 years of growth at the K-5 level, totalling 9 years of growth (compared to 5 years in Scenario 2). The Middle School growth potential in Scenario 2+ is 210 students, with an increase in 3 years of growth, totaling 18 years of growth estimated for Scenario 2+. At the High School, the growth potential is 275 students (an increase of 125 from Scenario 2), which allows for an additional 9 years of growth at the High School, totaling 19 years of growth in Scenario 2+.

The results and associated costs of this scenario are illustrated on the next page.







SCENARIO 2+ PROS	SCENARIO 2+ CONS		SF	LOW COST	AVERAGE	HIGH COST		
<ul style="list-style-type: none"><li>Addresses needs at all levels of the district.</li><li>Provides long-term accommodation of increased enrollment especially at the Middle and High School levels</li><li>Use Radley for Alt. HS/MS, Admin, Storage, Transportation</li><li>Radley remains an operational facility</li></ul>	<ul style="list-style-type: none"><li>Expensive option</li><li>Does not provide renovations of one of the oldest facilities in the district (Eastgate)</li><li>New school and location will change operations/transportation/pedestrian access/maintenance/etc.</li></ul>	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	EASTGATE, EVMS, PPE SITE, RADLEY RENOVATION (50%)	-		\$10.1		
		TRANSPORTATION	NEW TRANSPORTATION MAINTENANCE FACILITY (6 BAY)	10,500		\$3.7M		
			CONSTRUCTION COST			\$64.2M	\$69.4M	\$74.6M
			SOFT COSTS			\$9.6M	\$10.4M	\$11.2M
			TOTAL COST			\$73.8M	\$79.8M	\$85.7M





# ESTIMATED COST AND SQUARE FOOTAGES

Following the development of the master plan studies, SMA Architecture and Design worked with industry partners to develop an estimate of probable cost for the Master Plan solutions as defined in the table (see below). Due to the estimate being developed early in the design process, square footages costs were ranged to allow for construction cost fluctuations, level of finish, construction type, etc. Construction costs are shown for each design solution along with a soft cost number. Softs costs are calculated as 15% of the construction cost and includes architectural and engineering fees, furniture, fixtures and equipment (FF&E), permitting, survey work, and any fees and inspections that are not included in the construction cost. The total cost includes both the construction and soft costs. **These cost estimations are based on average construction costs in Montana as of December 2023.**

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
	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

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	EASTGATE, EVMS, PPE SITE, RADLEY RENOVATION (50%)	-		\$10.1	
	TRANSPORTATION	NEW TRANSPORTATION MAINTENANCE FACILITY (6 BAY)	10,500		\$3.7M	
	CONSTRUCTION COST			\$64.2M	\$69.4M	\$74.6M
	SOFT COSTS			\$9.6M	\$10.4M	\$11.2M
	TOTAL COST			\$73.8M	\$79.8M	\$85.7M



# ESTIMATED COST PER STUDENT PER YEAR

One metric evaluated by the Facilities Master Plan Committee included calculating the cost per student per year for each scenario. These are calculated by dividing the average total scenario cost by the number of student capacity gained by the limiting number of years (the lowest number of years before a project will be needed in each given scenario). While this number is one way to look at the pros and cons of any proposed scenario, it does not provide the full perspective of the benefits and drawbacks of the associated projects.

SCENARIO 1	SCENARIO 2	SCENARIO 3	SCENARIO 4	SCENARIO 5	SCENARIO 6
<div>\$9,362/Student/Year</div> <div>Avg. Total Cost: \$38.2M</div> <div><ul style="list-style-type: none"><li>8 years limiting factor</li><li>510 students</li></ul></div>	<div>\$41,250/Student/Year</div> <div>Avg. Total Cost: \$69.3M</div> <div><ul style="list-style-type: none"><li>4 years limiting factor</li><li>420 students</li></ul></div>	<div>\$8,504/Student/Year</div> <div>Avg. Total Cost: \$58M</div> <div><ul style="list-style-type: none"><li>10 years limiting factor</li><li>682 students</li></ul></div>	<div>\$9,155/Student/Year</div> <div>Avg. Total Cost: \$61.8M</div> <div><ul style="list-style-type: none"><li>10 years limiting factor</li><li>675 students</li></ul></div>	<div>\$13,578/Student/Year</div> <div>Avg. Total Cost: \$55.4M</div> <div><ul style="list-style-type: none"><li>8 years limiting factor</li><li>510 students</li></ul></div>	<div>\$8,333/Student/Year</div> <div>Avg. Total Cost: \$125M</div> <div><ul style="list-style-type: none"><li>10 years limiting factor</li><li>1,500 students</li></ul></div>
	SCENARIO 2+				
	<div>\$13,135/Student/Year</div> <div>Avg. Total Cost: \$79.8M</div> <div><ul style="list-style-type: none"><li>9 years limiting factor</li><li>675 students</li></ul></div>				

# EAST HELENA PUBLIC SCHOOLS' FACILITY MASTER PLAN GOALS

Based on the evaluation of master plan options, East Helena School District determined that the final master plan should address the following major components:

- Proactively plan for additional enrollment increases
- Create a flexible road map 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
- Address needs determined in Long Term Infrastructure Document



# CONCLUSIONS

The final result of the master plan effort yielded two preferred scenarios as shown below. Each scenario shows upgrades to the high school, additions to the middle school, and an addition to Prickly Pear Elementary. Scenario 5 shows renovations to the other two elementary schools while Scenario 1 does not. The following two pages explain the program scope for the final master plans and compares pros and cons for each preferred scenario.

## SCENARIO 5



## SCENARIO 1





# PREFERRED SCENARIOS

TOTAL AVERAGE COST: \$55.4M

The Master Planning Committee’s Preferred Scenario 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.

Scenario 5 was determined as the most beneficial option to the committee for several reasons. This scenario addresses all levels of the district utilizing the district’s current facilities and sites, avoiding the need to acquire new property in order to increase enrollment capacity. Utilization of the exiting facility sites also maintains the district’s current operations, transportation and maintenance protocols. Additionally, with the full renovations of Radley Elementary and Eastgate Elementary, the scenario addresses the district’s two oldest facilities and will bring them up to current code compliance, educational standards and provide contemporary, inviting finishes.

SCENARIO 5 PROS	SCENARIO 5 CONS
<ul style="list-style-type: none"><li>• Addresses needs at all levels of the district</li><li>• No land acquisition required</li><li>• Addresses oldest facilities in the district by providing full renovations of Eastgate and Radley</li><li>• Continues to utilize existing facilities</li></ul>	<ul style="list-style-type: none"><li>• Limited to 8 years of potential growth at the elementary level</li></ul>





# PREFERRED SCENARIOS

TOTAL AVERAGE COST: \$38.2M

The Master Planning Committee’s Preferred Scenario 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.

Scenario 1 was determined as the second most beneficial option for the district. Similar to planning Scenario 5, This option addresses all levels of the district utilizing the district’s current facilities and sites, avoiding the need to acquire new property in order to increase enrollment capacity. Unlike Scenario 5, Scenario 1 only provides safety and security upgrades to Eastgate and Radley Elementary. While this does reduce the overall project cost of this option, it will leave current needs at Eastgate and Radley unaddressed.

SCENARIO 1 PROS	SCENARIO 1 CONS
<div><ul style="list-style-type: none"><li>• Addresses needs at all levels of the district</li><li>• Lowest cost option</li><li>• No land acquisition required</li></ul></div>	<div><ul style="list-style-type: none"><li>• Limited to 8 years of potential growth at the elementary level</li><li>• Does not provide renovations of the oldest facilities in the district (Eastgate and Radley)</li><li>• Additional classrooms would be costly and does not account for grade distribution</li></ul></div>







architecture  
+ design