

Deseret Peak High School: Built for the Future

When we set out to build Deseret Peak High School, we weren't just thinking about today, we were thinking about the next 50 years and beyond. There's a common understanding in the design world: great design doesn't have to be expensive, and poor design isn't always cheap. Every decision was made with care, balancing cost, quality, functionality, and long-term value. We know taxpayers are feeling the pressure, and we've worked hard to make sure this school is a smart investment that will serve our students and our community for generations.

This isn't just a building, it's a place where students will grow, learn, and thrive. And it's built to last, with features that reduce utility bills, cut maintenance costs, and adapt to changing needs over time.

General Philosophy

- **Designed for the Future:** Every decision was made with long-term value in mind, not just for today's students, but for generations to come.
- **Smart Design, Not Expensive Design:** Great design doesn't have to be costly. We focused on thoughtful planning that delivers functionality, efficiency, and sustainability.
- **Learning from Experience:** In past high school builds, rising construction costs led to changes that seemed minor but are now resulting in significant maintenance and capital expenses. We've applied those lessons here to avoid repeating that cycle.
- **Built for a Growing Community:** Tooele County is one of the few Utah districts still seeing regular growth. This school was designed with future capacity in mind, ready to serve more students as our community expands.

Energy & Operational Efficiency

- **Passive Energy Savings:** South-facing canopies reduce solar heat gain, lowering cooling costs and eliminating the need for blinds or shades.
- **Daylighting Strategy:** Skylights and large windows reduce reliance on artificial lighting, cutting monthly power bills and maintenance needs.

- **LED Lighting:** Energy-efficient LED lighting exceeds code requirements and significantly reduces long-term utility and replacement costs.
- **Efficient HVAC Systems:** Mechanical systems were selected for long-term performance and energy savings, reducing operational costs over decades.

Material & Construction Efficiencies

- **Tilt-Up Concrete Walls:** Used in large spaces like the auditorium, these walls saved 3+ months of construction time and require virtually no maintenance.
- **Polished Concrete Floors:** A small upfront cost eliminates the need for waxing, tile replacement, or color updates saving time and money every year.
- **Metal Stud & Tile Walls:** More affordable and flexible than traditional CMU block walls, with faster installation and easier future modifications.
- **Durable Finishes:** Materials were selected for longevity and ease of upkeep, reducing the need for frequent repairs or replacements.
- **Reduced Floor Maintenance Costs:** By using durable floor systems like polished concrete, the district avoids annual refinishing and waxing costs saving \$20,000 or more per year compared to traditional flooring used in other high schools.

Site & Landscape Design

- **Topography-Responsive Layout:** The building design follows the natural slope of the site, reducing excavation and eliminating the need for costly retaining walls.
- **Cut/Fill Neutral Site:** Balanced earthwork avoided expensive soil import/export.
- **Water-Wise Landscaping:** Reduced grass and drought-tolerant plants conserve water and lower maintenance costs.
- **Stormwater Management:** Site grading and drainage were designed to minimize erosion and reduce long-term infrastructure wear.

Space Utilization & Multi-Functionality

- **95%+ Classroom Utilization:** Compared to the typical 70%, this design allows for a smaller footprint (saving ~15,000 sq ft) while still serving up to 2,000 students.
- **Shared & Flexible Spaces:** Multi-use areas like the athletic offices, the commons area, and collaborative learning suites reduce redundancy and maximize value.

- **Integrated Facilities:** Deseret Peak ties together the gym, auditorium, stadium bleachers, locker rooms, greenhouse, and more, all within one building. This reduces infrastructure costs and improves functionality.
- **Reduced Millwork:** Centralized storage and teacher offices outside classrooms cut down on cabinetry and built-in costs.
- **Adaptable Learning Environments:** Classrooms and collaborative areas are designed to support evolving teaching methods and future technology needs.

Long-Term Thinking

- **Lifecycle Cost Focus:** We prioritized systems and materials that reduce operating costs over the building's 70+ year lifespan.
- **Future-Ready Infrastructure:** The building is designed to accommodate future upgrades without major renovations.