



PCSD MASTER PLANNING PROPOSAL

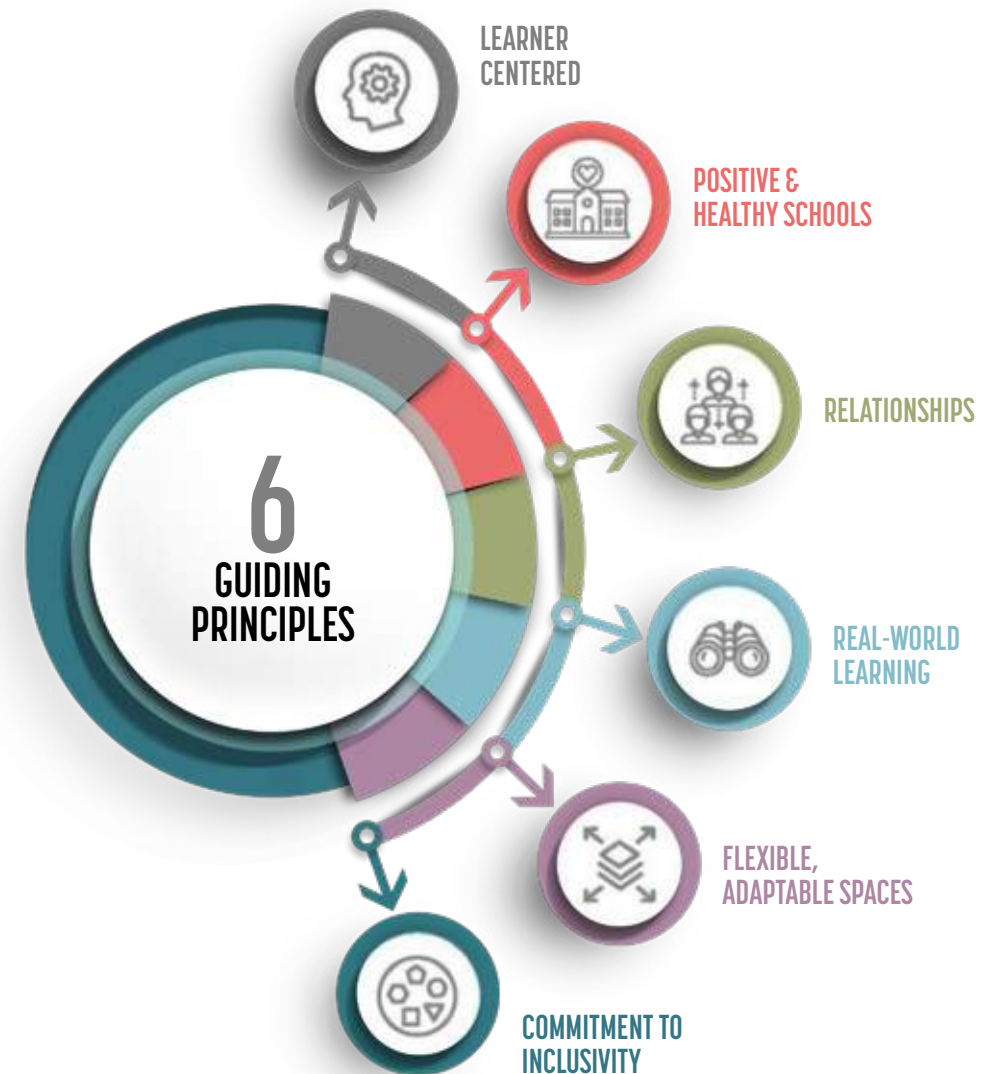
**PARK CITY SCHOOL DISTRICT
MAY 19, 2020**

FUTURE OF LEARNING

ACADEMIC OBJECTIVES

The following academic objectives were clearly defined in previous master plan studies and the facility assessment. Moving forward, it is recommended that building projects focus on these key academic goals.

- + Support District's 6 Guiding Principles for Education
- + Full high school experience at PCHS (grades 9-12)
- + Full middle school experience at Ecker Hill (grades 6-8)
- + Enhanced CTE experiences across the District
- + Provide early learning opportunities
- + Offer wrap-around services to support community

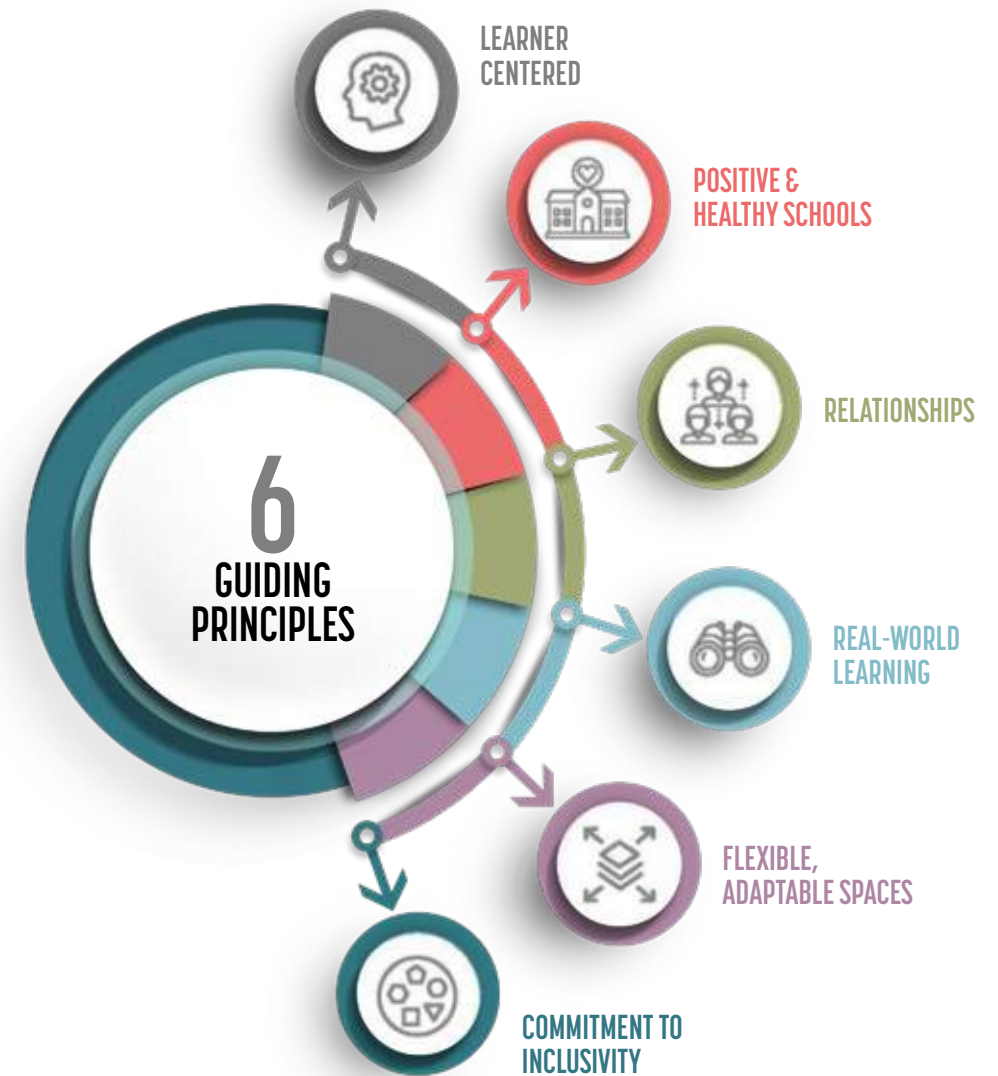


FUTURE OF LEARNING

LONG RANGE PLAN

Based on the outlined academic objectives, the District is proposing the following projects be funded over the next ten to fifteen years. These projects will be sequenced to minimize impact to educational activities and spread financial commitments across multiple years.

- + Improve or replace PCHS to accommodate comprehensive high school experience
- + Expand Ecker Hill to accommodate (3) grades
- + Provide Pre-K services at all elementary schools
- + Add community wrap-around services at (2) elementary schools
- + Improve energy efficiency (target PC 2030 goal)
- + Rework Kearns Campus to improve safety and circulation
- + Accommodate capacity for future growth
- + Expand District offices to increase admin support capacity
- + Rework site circulation at Ecker Hill to mitigate congestion
- + Construct new maintenance warehouse



PARK CITY HIGH SCHOOL

Based on the previously completed facility assessment, discussions with District Administration, and follow up site investigation, the design team identified the following building needs. These needs correlate to the overall educational goals of the District. Future projects should work to address key items on the list.

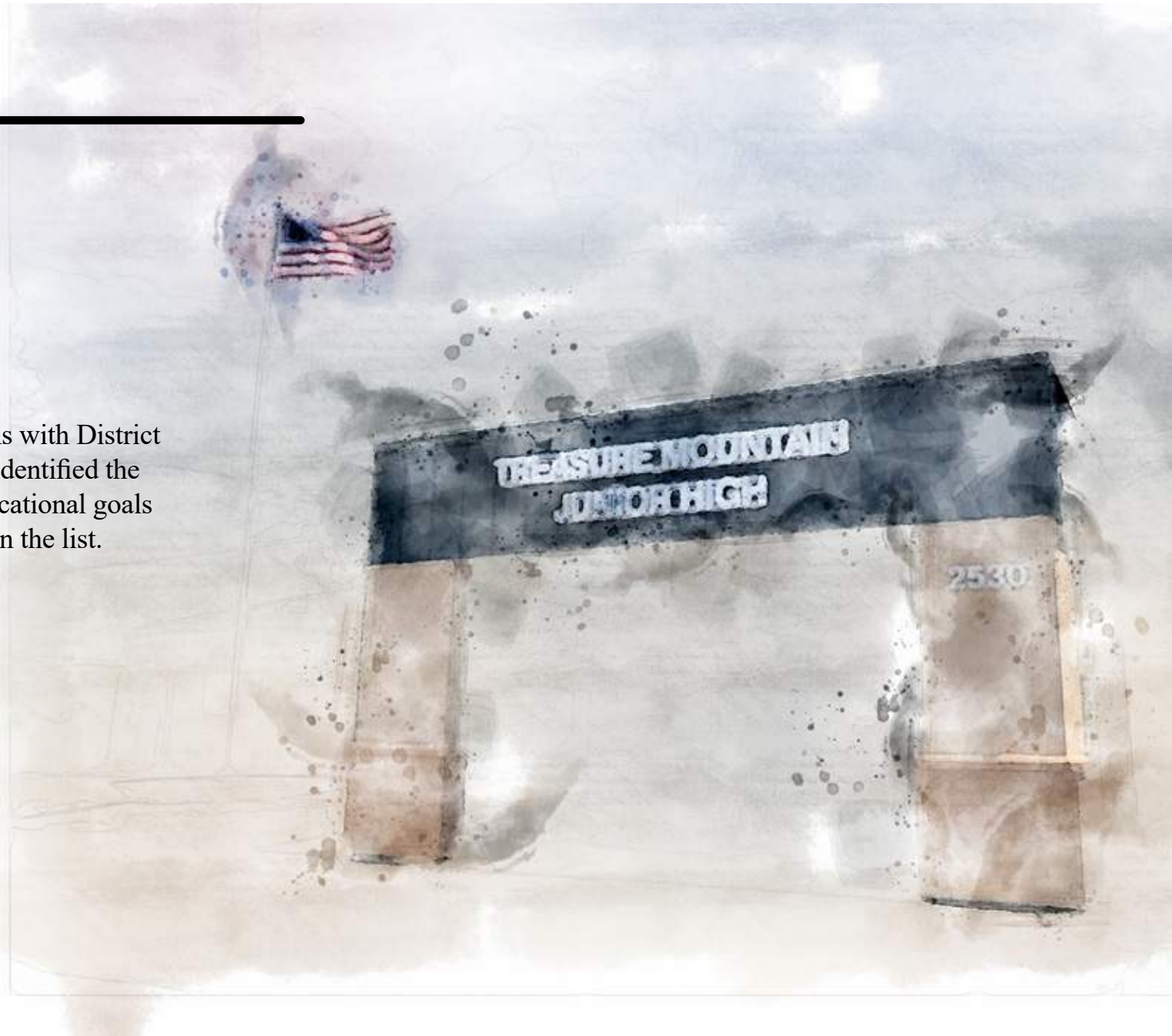
- + Classroom + support space for 9th grade
- + Integrate learning center students
- + Increased capacity for CTE and PC CAPS programs
- + Eccles Theater seismic update and technology upgrade
- + New main gymnasium for full student body gatherings
- + Unifying social common space new dining offerings
- + Media center
- + More student and staff parking
- + Better site circulation to reduce traffic off Kearns Boulevard
- + Full range of athletic fields for all sports
- + Zero energy mechanical and electrical upgrade



TREASURE MOUNTAIN JUNIOR HIGH

Based on the previously completed facility assessment, discussions with District Administration, and follow up site investigation, the design team identified the following building needs. These needs correlate to the overall educational goals of the District. Future projects should work to address key items on the list.

- + Demolish (building past useful life)
- + Possible phasing component for other projects



ECKER HILL MIDDLE SCHOOL

Based on the previously completed facility assessment, discussions with District Administration, and follow up site investigation, the design team identified the following building needs. These needs correlate to the overall educational goals of the District. Future projects should work to address key items on the list.

- + Space for 8th grade
- + Academy style learning environment for 6th grade
- + Improved CTE / maker spaces
- + New cafeteria that does not disrupt learning
- + Expanded gym for full student body assemblies
- + Additional parking + bus drop off
- + Improved student drop off area to reduce congestion on Kilby Road
- + Future pool expansion
- + Zero energy mechanical + electrical upgrade



NEEDS ASSESSMENT

JEREMY RANCH ELEMENTARY SCHOOL

Based on the previously completed facility assessment, discussions with District Administration, and follow up site investigation, the design team identified the following building needs. These needs correlate to the overall educational goals of the District. Future projects should work to address key items on the list.

- + Additional classroom and support space for Pre-K functions
- + Wrap-around community service spaces
- + Improve drop-off pattern (possible access to Rasmussen)
- + Rework back of house access to improve student safety
- + Zero energy mechanical + electrical upgrade



NEEDS ASSESSMENT

PARLEY'S PARK ELEMENTARY SCHOOL

Based on the previously completed facility assessment, discussions with District Administration, and follow up site investigation, the design team identified the following building needs. These needs correlate to the overall educational goals of the District. Future projects should work to address key items on the list.

- + Additional classroom and support space for Pre-K functions
- + Consolidate and improve interior community spaces
- + Improve cafeteria experience
- + Reconfigure north parking area + add parking
- + Zero energy mechanical + electrical upgrade



TRAILSIDE ELEMENTARY SCHOOL

Based on the previously completed facility assessment, discussions with District Administration, and follow up site investigation, the design team identified the following building needs. These needs correlate to the overall educational goals of the District. Future projects should work to address key items on the list.

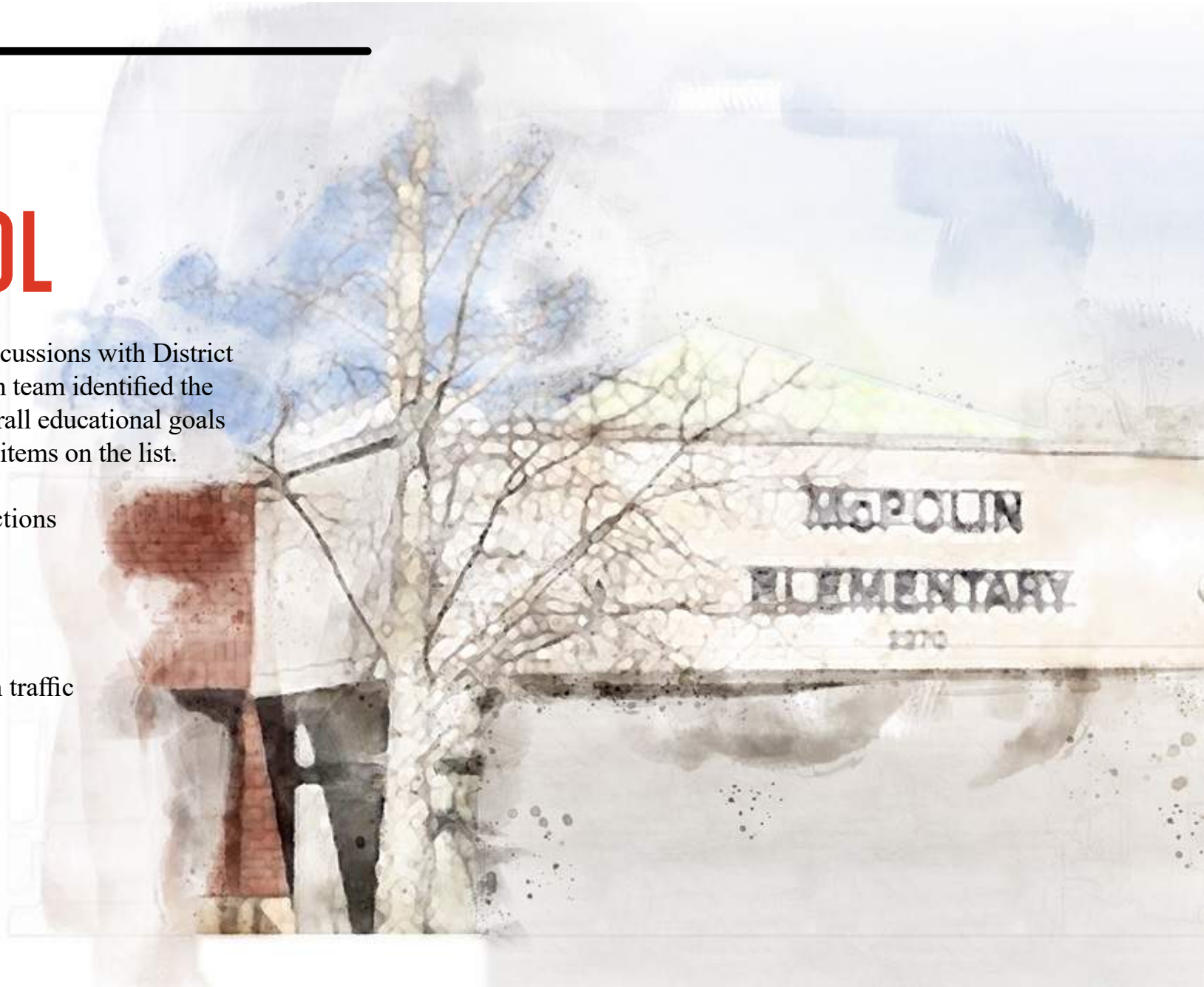
- + Additional classroom and support space for Pre-K functions
- + Teaching space to eliminate need for portables
- + Maintain green area for basin-rec joint use
- + Zero energy mechanical + electrical upgrade



McPOLIN ELEMENTARY SCHOOL

Based on the previously completed facility assessment, discussions with District Administration, and follow up site investigation, the design team identified the following building needs. These needs correlate to the overall educational goals of the District. Future projects should work to address key items on the list.

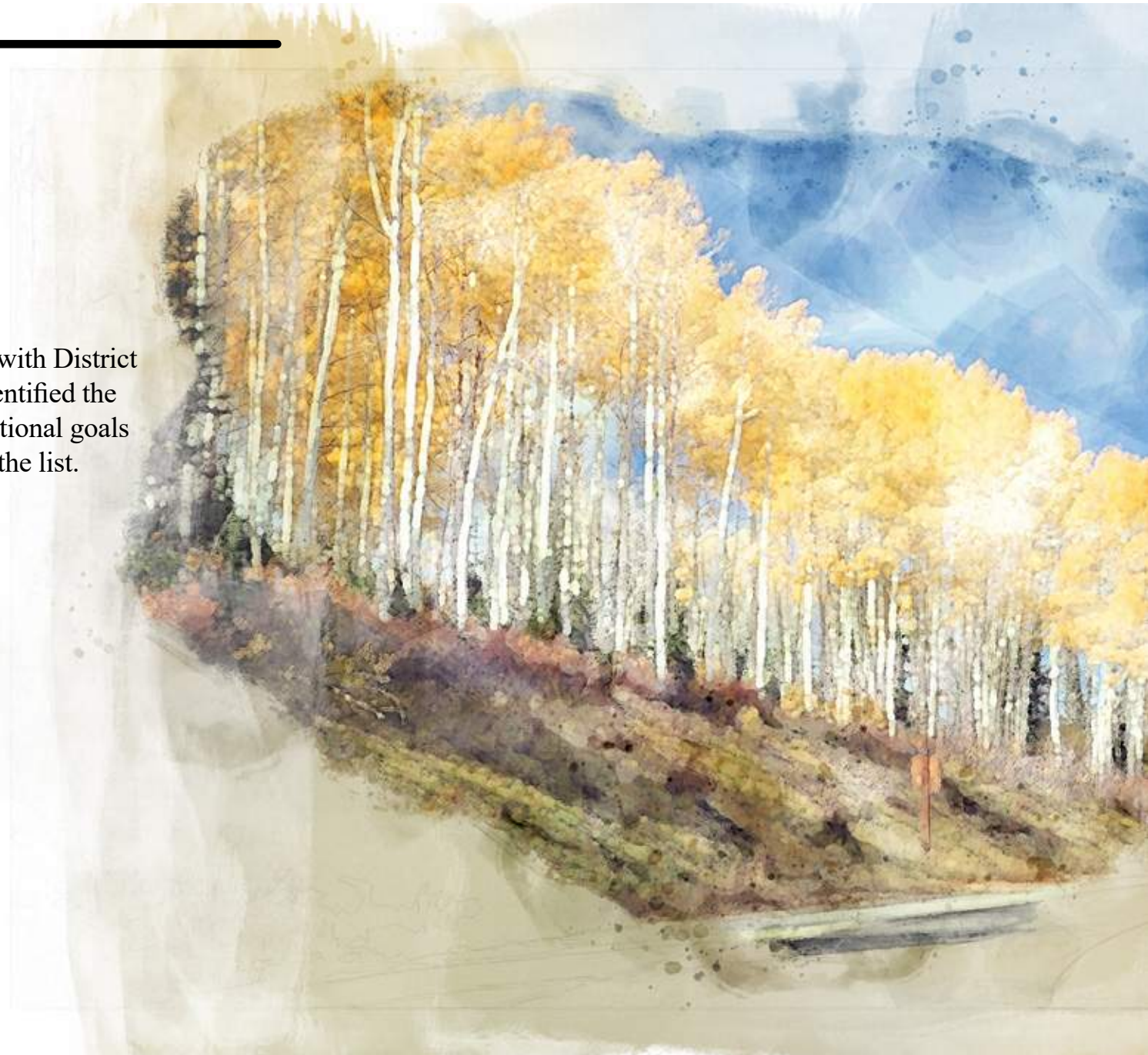
- + Additional classroom and support space for Pre-K functions
- + Wrap around support service spaces
- + Teaching space to eliminate need for portables
- + Improve drop-off and site circulation
- + Increase security by eliminating high school pedestrian traffic
- + Additional playground space
- + Zero energy mechanical + electrical upgrade



PARK CITY SCHOOL DISTRICT

Based on the previously completed facility assessment, discussions with District Administration, and follow up site investigation, the design team identified the following building needs. These needs correlate to the overall educational goals of the District. Future projects should work to address key items on the list.

- + Improved community spaces at District offices
- + Increased office capacity for District administration and support
- + Warehouse for District maintenance supplies
- + Increase capacity at transportation building
- + Reduce energy consumption across the District



MOVING FORWARD

PRIORITIES

PRIORITY 1

Full High School Experience

- + Add 400+ 9th Grade Students
- + Incorporate Learning Center
- + Enhance CTE Spaces

PRIORITY 2

Full Middle School Experience

- + Relocate 8th Grade to Ecker Hill
- + Demolish Treasure Mountain

PRIORITY 3

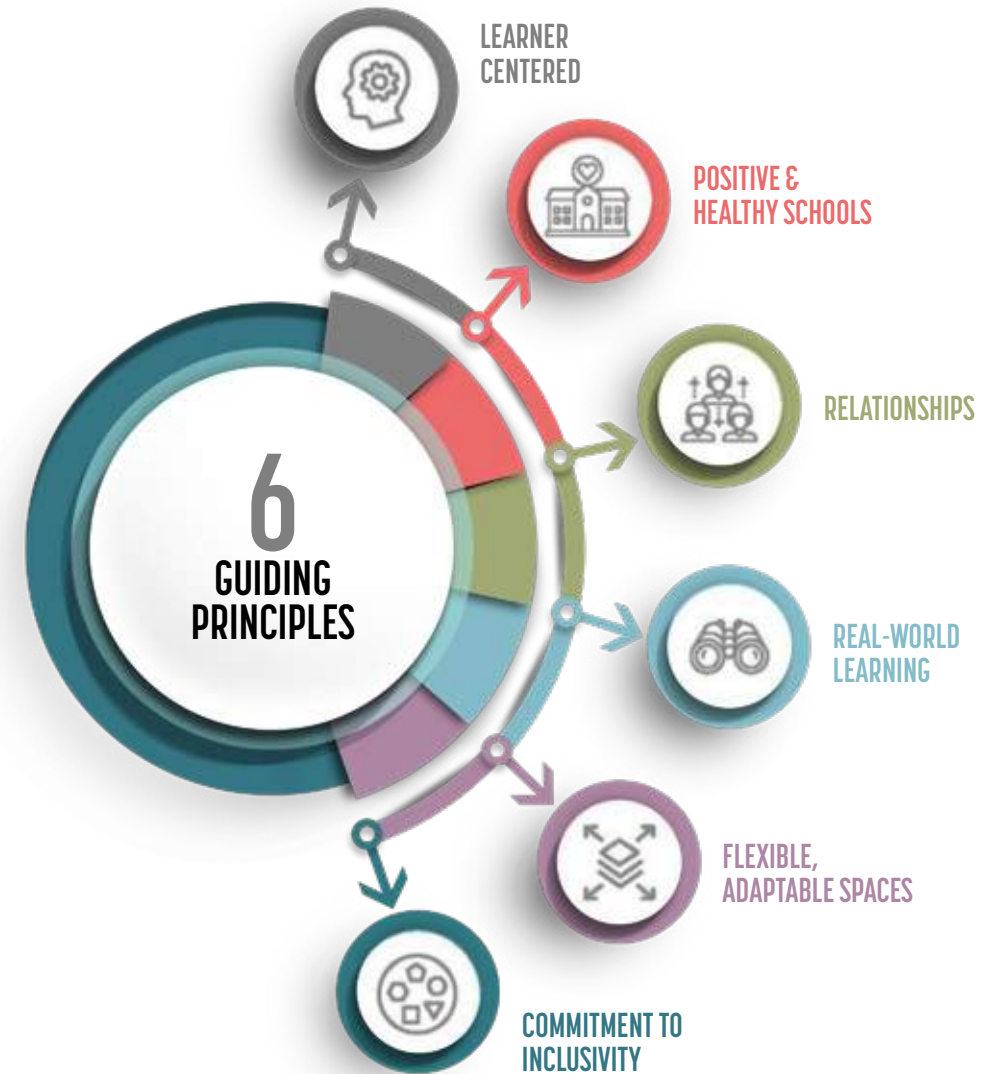
Strengthen Community Services

- + Add Early Learning to Elementary Schools
- + Provide Wrap-Around services at Key Locations

PRIORITY 4

Increase Sustainability

- + Align with City 2030 Energy Goals
- + Reduce Traffic Congestion



MOVING FORWARD

PROJECT OPTIONS

HIGH SCHOOL

PARK CITY HIGH

Increase utilization closer to 100% (university model), to accommodate 9th grade, add teacher team rooms, increase dining/commons capacity

\$6,250,000

PARK CITY HIGH

9th grade 20 classroom addition

\$19,500,000

PARK CITY HIGH

9th grade + CTE wing addition to northwest

\$29,500,000

PARK CITY HIGH

CTE/9th addition + new west classrooms, relocate Learning Center to PCHS

\$48,750,000

KEARNS CAMPUS

Athletic Field & Support

\$16,600,000

MIDDLE SCHOOL

ECKER HILL

Classroom addition to accommodate 8th grade

\$19,000,000

ECKER HILL

8th grade classroom addition + new gym, relocate cafeteria, and new CTE center

\$35,250,000

ECKER HILL

Site Work

\$3,825,000

TREASURE MOUNTAIN

Demolish + Fields

\$6,350,000

ELEMENTARY

JEREMY RANCH

Pre-K + support services addition

\$11,200,000

McPOLIN

Pre-K + support services addition

\$10,900,000

PARLEY'S PARK

Pre-K + new cafetorium

\$10,600,000

TRAILSIDE

Pre-K addition

\$5,200,000

SUSTAINABILITY

GREEN UPDATE

Elementary per school

\$5,625,000

GREEN UPDATE

Middle School

\$13,500,000

GREEN UPDATE

High School

\$22,500,000

MOVING FORWARD

PROJECT OPTIONS

STRATEGY 1

\$7.0 million

PARK CITY HIGH

Increase utilization closer to 100% (university model), to accommodate 9th grade, add teacher team rooms, increase dining/commons capacity

\$6,250,000

TREASURE MOUNTAIN

8th grade stand alone in building, complete deferred maintenance items

\$750,000

STRATEGY 2

\$48.5 million

PARK CITY HIGH

9th grade + CTE wing addition to northwest

\$29,500,000

ECKER HILL

Classroom addition to accommodate 8th grade

\$19,000,000

STRATEGY 3

\$84.0 million

PARK CITY HIGH

CTE/9th addition + new west classrooms, relocate Learning Center to PCHS

\$48,750,000

ECKER HILL

8th grade classroom addition + new gym, relocate cafeteria, and new CTE center

\$35,250,000

STRATEGY 4

\$37.9 million

JEREMY RANCH

Pre-K + support services addition

\$11,200,000

McPOLIN

Pre-K + support services addition

\$10,900,000

PARLEY'S PARK

Pre-K + new cafetorium

\$10,600,000

TRAILSIDE

Pre-K addition

\$5,200,000

MOVING FORWARD

PROJECT OPTIONS



PARK CITY HIGH SCHOOL - EXISTING SITE CONDITIONS

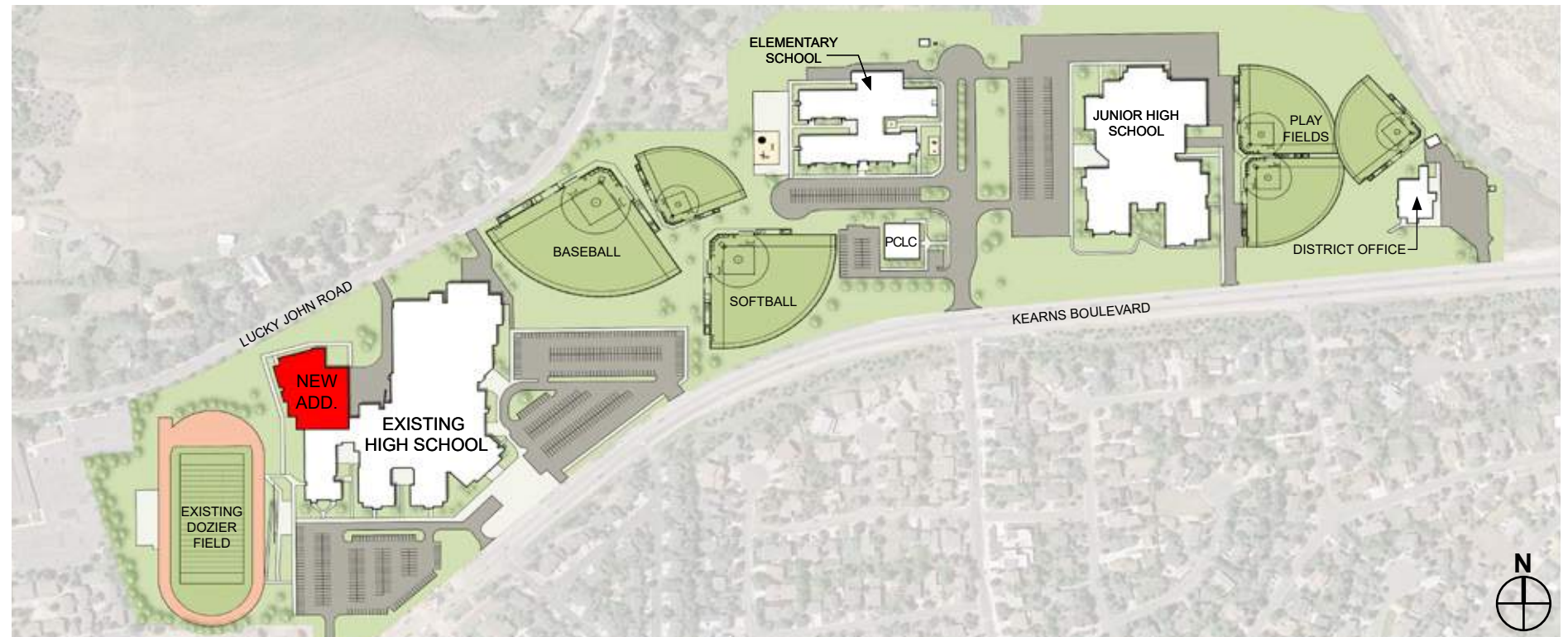
MOVING FORWARD

PROJECT OPTIONS

PARK CITY HIGH

Add 9th grade wing to northwest

\$29,500,000



PARK CITY HIGH SCHOOL - CLASSROOM WING ADDITION

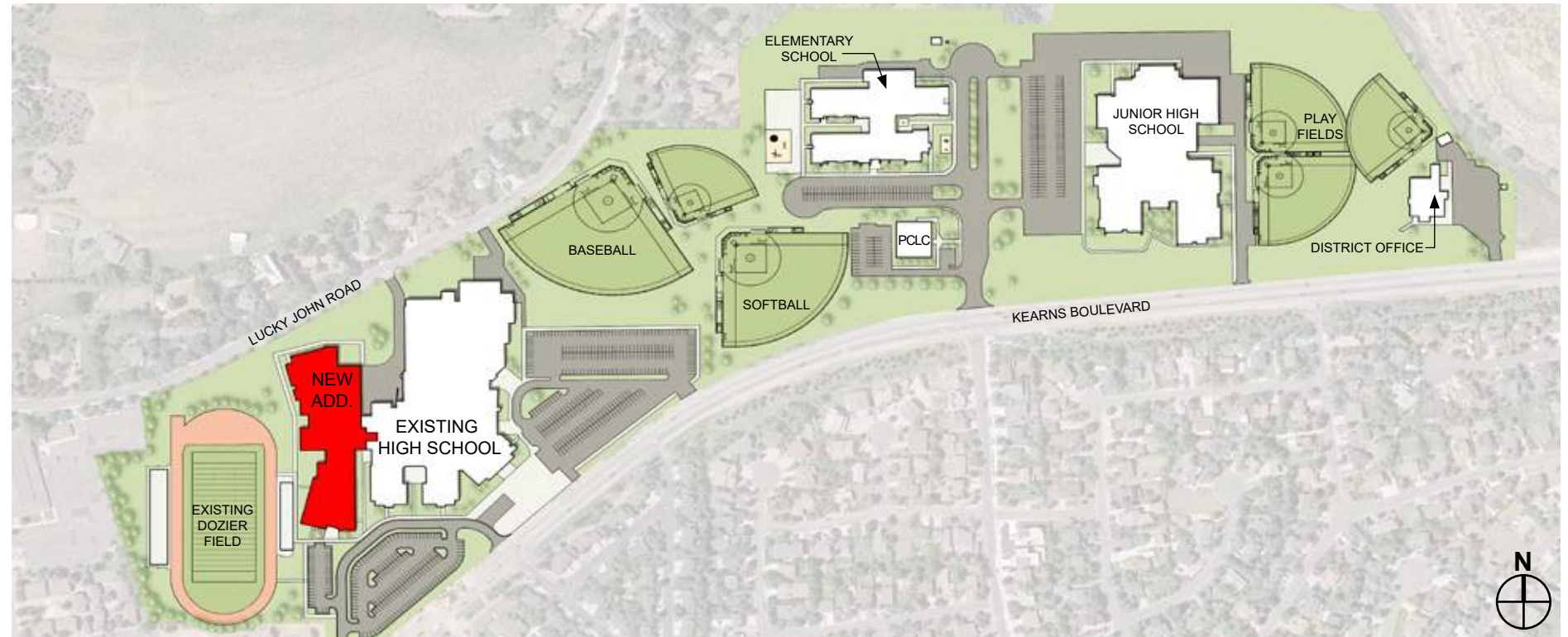
MOVING FORWARD

PROJECT OPTIONS

PARK CITY HIGH

Add CTE + classroom
addition to west

\$48,750,000



PARK CITY HIGH SCHOOL - CLASSROOM WING ADDITION

MOVING FORWARD

PROJECT OPTIONS

**PARK CITY HIGH
OPTION A**

PHASE 1
9th grade + CTE addition; rework
commons/dining + building support

\$80,750,000

PHASE 2
Classroom wing/admin relocation

\$35,000,000

PHASE 3
Athletic and art expansion

\$45,500,000

PHASE 4
Existing remodel

\$25,750,000

\$187,000,000

KEARNS CAMPUS

Athletic Field & Support

\$16,600,000



PARK CITY HIGH SCHOOL - MASTER PLAN ADDITION AND REMODEL - OPTION A

MOVING FORWARD

PROJECT OPTIONS

**PARK CITY HIGH
OPTION B**

PHASE 1
9th grade classrom + CTE addition
\$48,750,000

PHASE 2
Eccles relocation
\$26,000,000

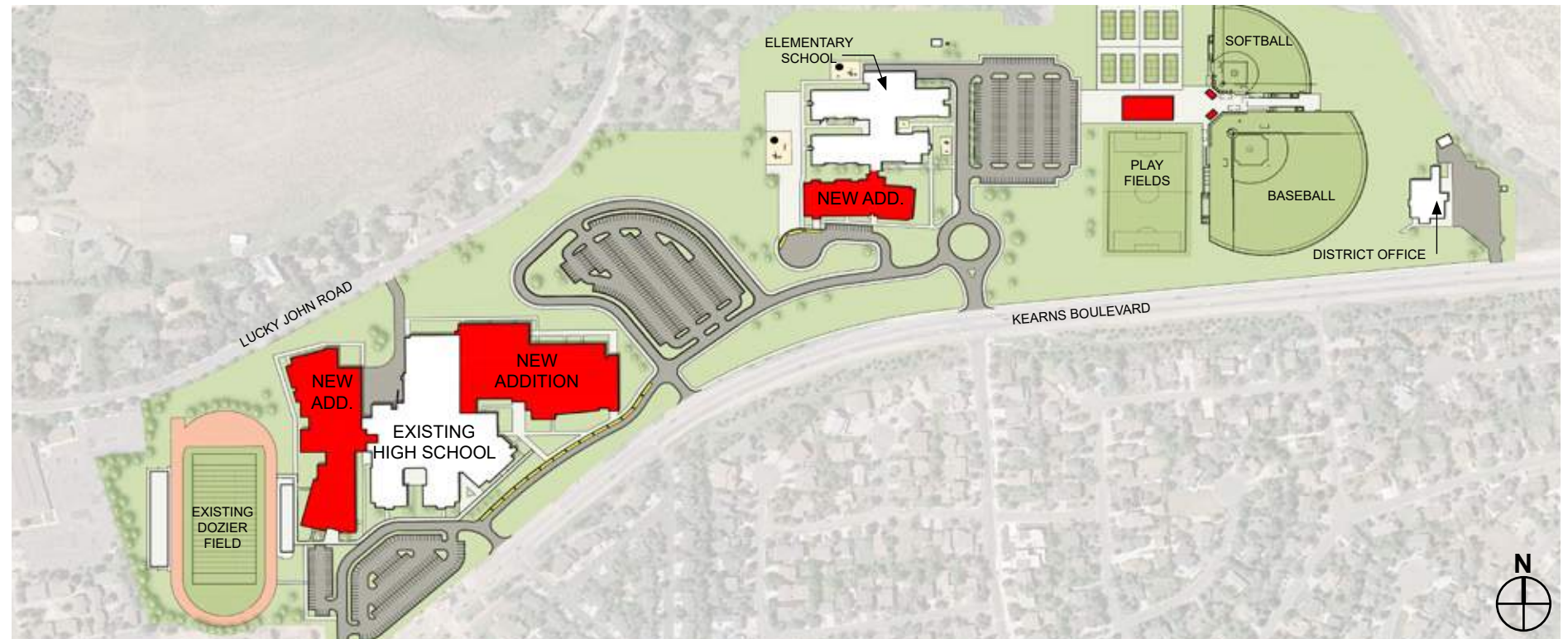
PHASE 3
Athletic and art expansion
\$23,000,000

PHASE 4
Existing remodel
\$34,250,000

\$132,000,000

KEARNS CAMPUS

Athletic Field & Support
\$16,600,000



PARK CITY HIGH SCHOOL - MASTER PLAN ADDITION AND REMODEL - OPTION B

MOVING FORWARD

PROJECT OPTIONS



ECKER HILL - EXISTING SITE CONDITIONS

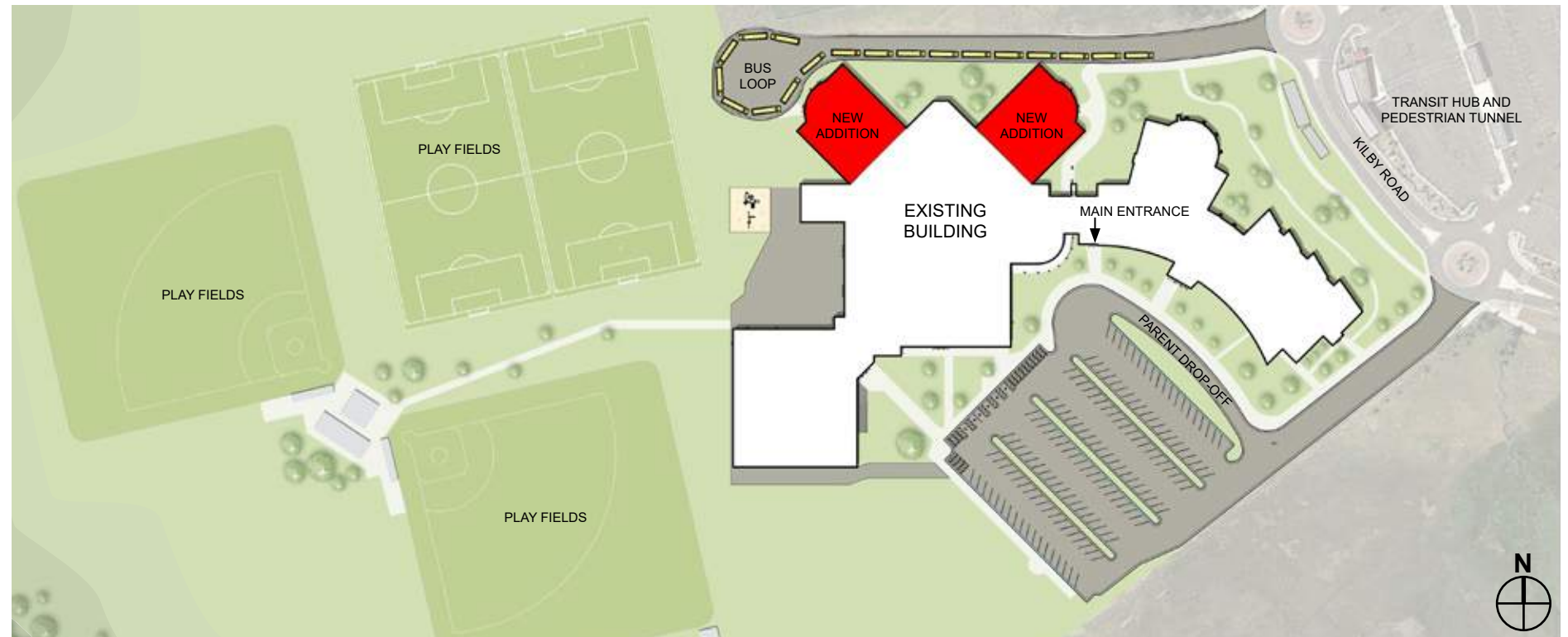
MOVING FORWARD

PROJECT OPTIONS

ECKER HILL

Classroom addition to accommodate 8th grade

\$19,000,000



ECKER HILL - CLASSROOM WING ADDITION

MOVING FORWARD

PROJECT OPTIONS

ECKER HILL

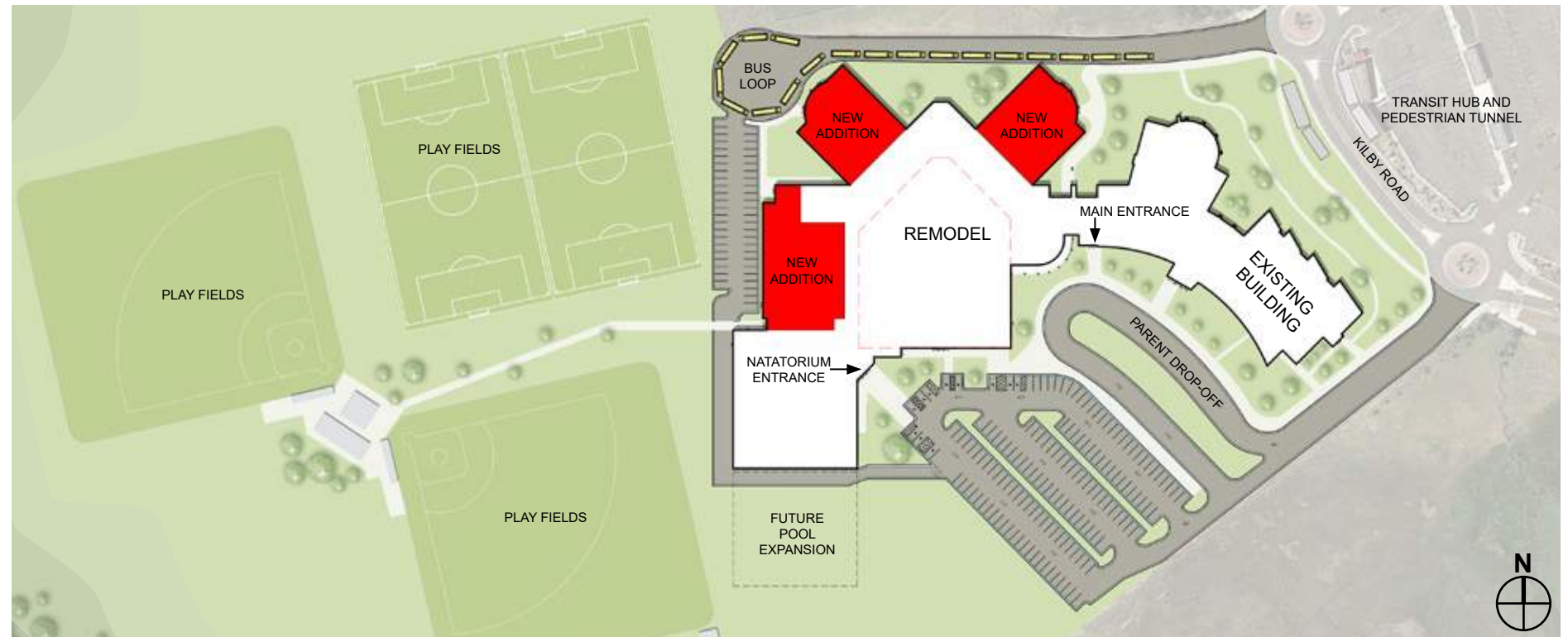
8th grade classroom addition
+ new gym, relocate cafeteria,
and new CTE center

\$35,250,000

ECKER HILL

Site Work

\$3,825,000



ECKER HILL - CLASSROOM ADDITION AND REMODEL

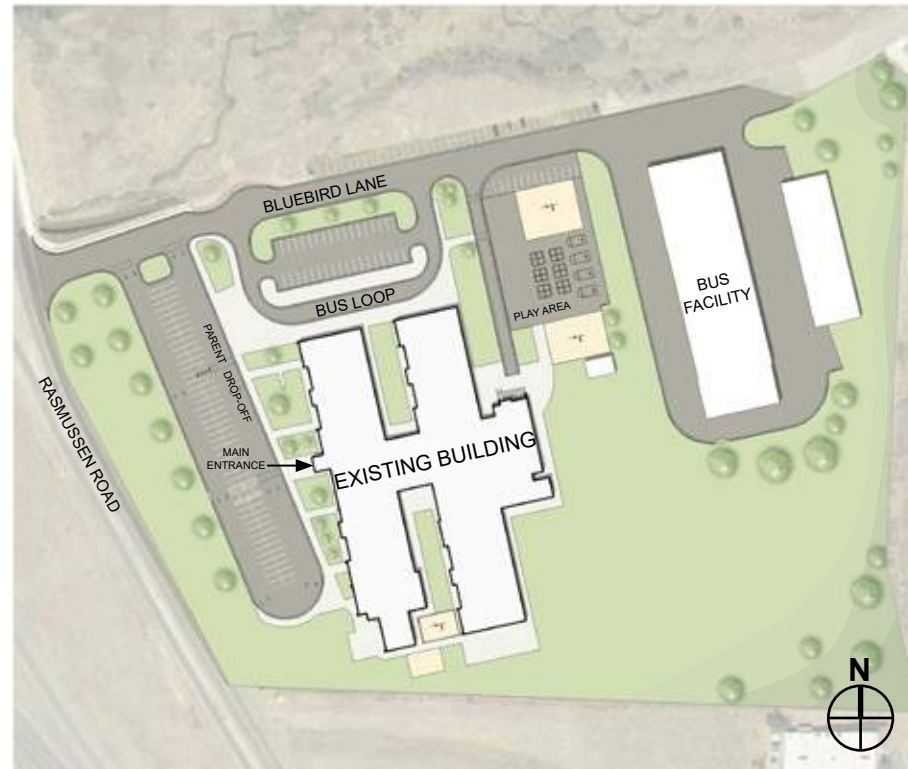
MOVING FORWARD

PROJECT OPTIONS

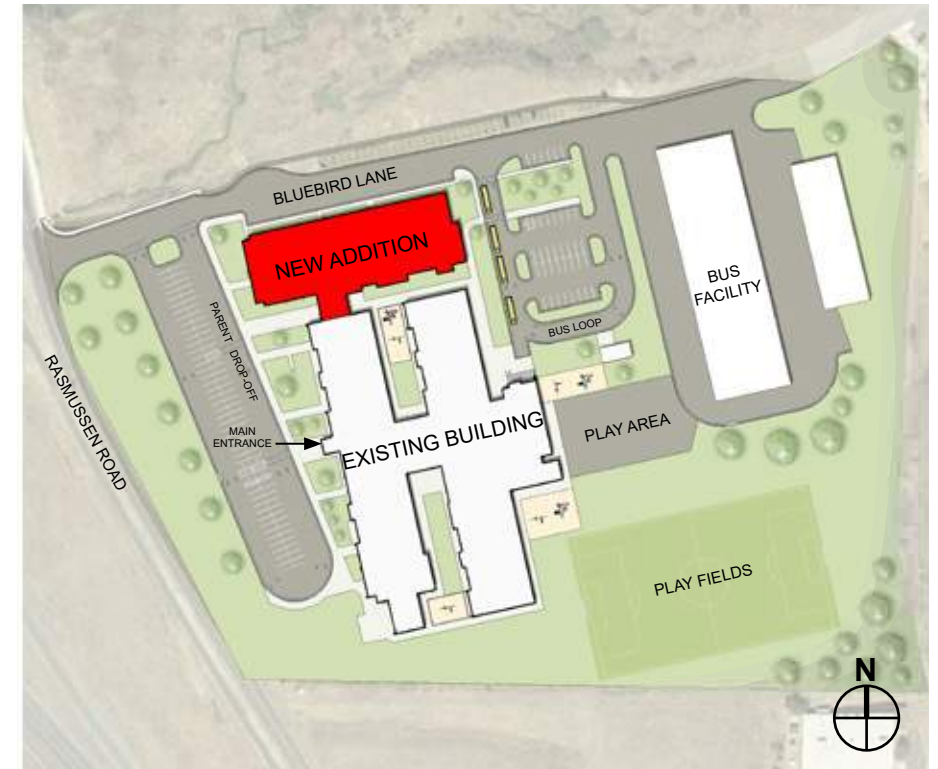
JEREMY RANCH

Pre-K + support services addition

\$11,200,000



JEREMY RANCH ES - EXISTING CONDITIONS



JEREMY RANCH ES - PRE-K AND WRAP-AROUND SERVICE ADDITION

MOVING FORWARD

PROJECT OPTIONS

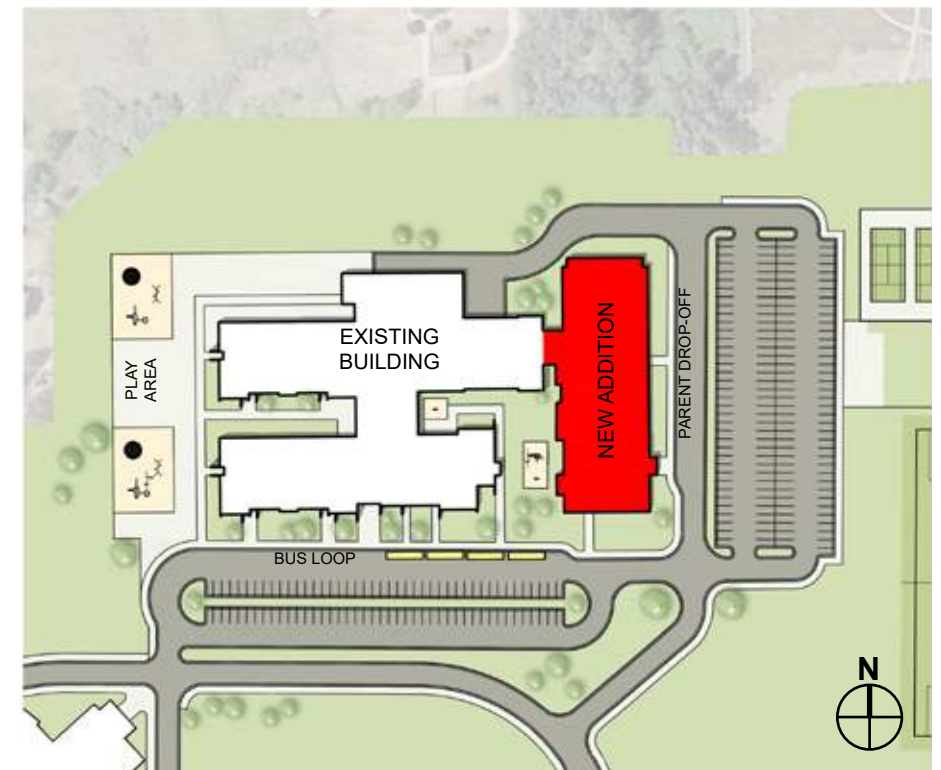
McPOLIN

Pre-K + support services
addition

\$10,900,000



MCPOLIN ES - EXISTING CONDITIONS



MCPOLIN ES - PRE-K AND WRAP AROUND SERVICE ADDITION

MOVING FORWARD

PROJECT OPTIONS

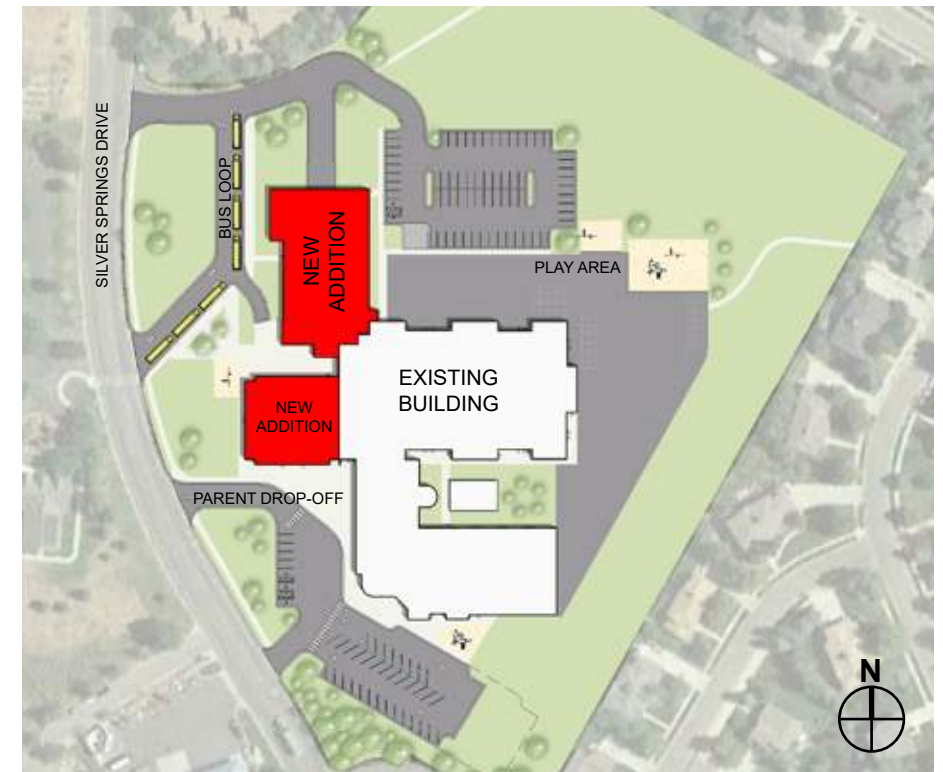
PARLEY'S PARK

Pre-K + new cafetorium

\$10,600,000



PARLEY'S PARK ES - EXISTING CONDITIONS



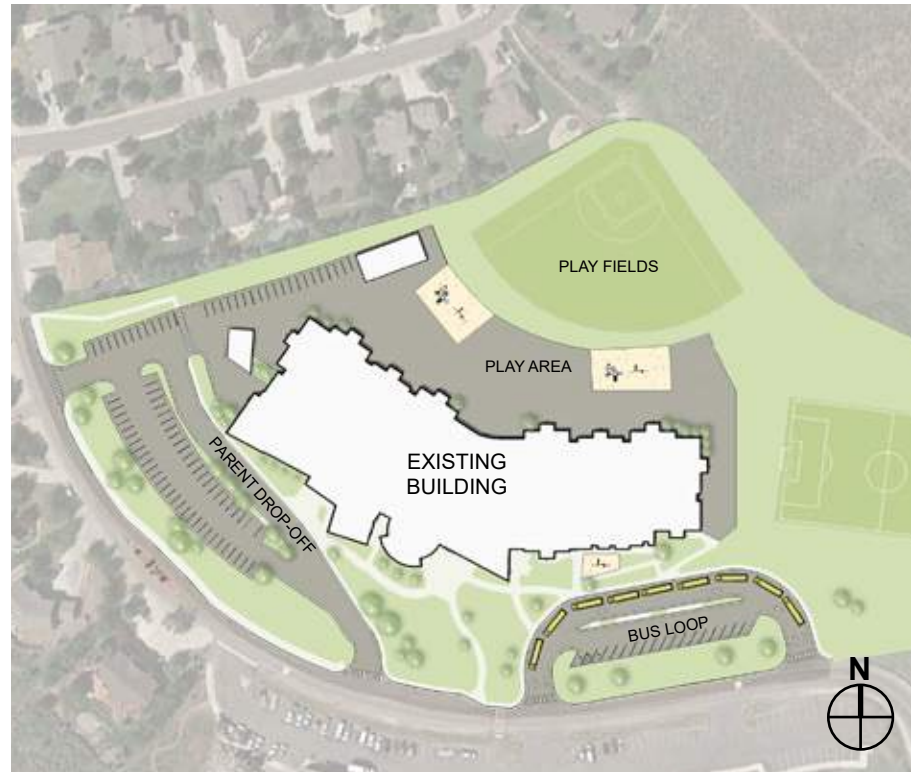
PARLEY'S PARK ES - PRE-K ADDITION

MOVING FORWARD

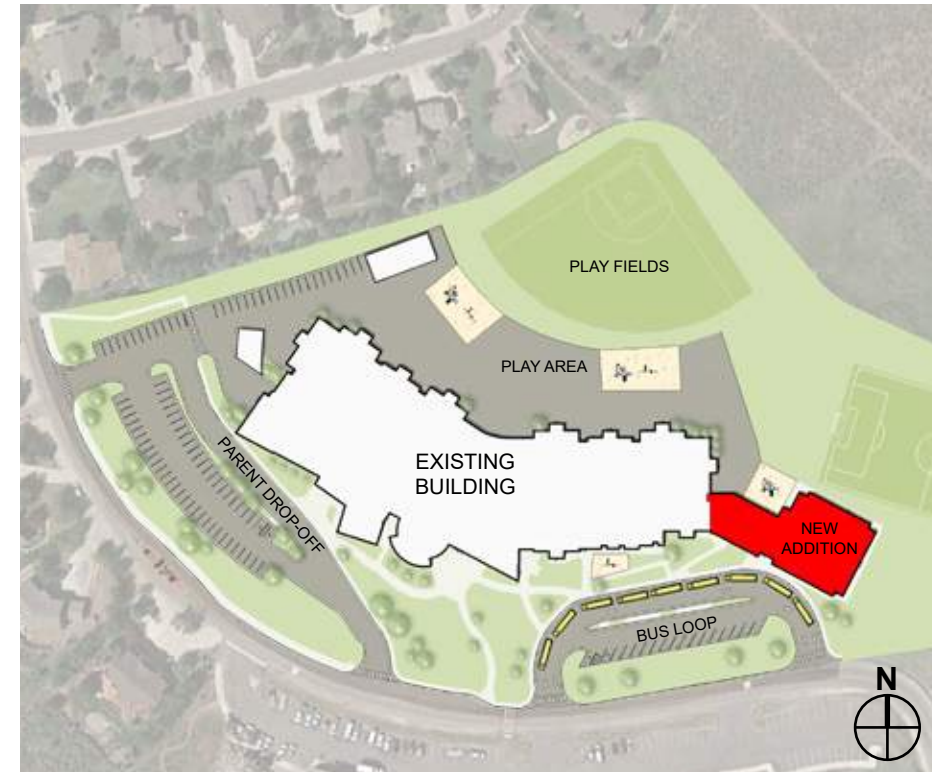
PROJECT OPTIONS

TRAILSIDE

Pre-K addition
\$5,200,000



TRAILSIDE ES - EXISTING SITE CONDITIONS



TRAILSIDE ES - PRE-K ADDITION

MOVING FORWARD

FUTURE PHASES

Given the current economic and social conditions, it is anticipated that some work will need to slide to future phases. The District will work closely with the community to communicate how future work will complete the overall academic goals. This process will include:

- + Reprioritize remaining building strategies.
- + Evaluate long term PCHS replacement strategy including on site rebuild or relocation.
- + Continue re-development strategies for the Kearns Campus to reduce congestion.
- + Assess adaptations to early learning and wrap around service components.
- + Refine zero-energy modification strategies to existing building inventory.
- + Continue to explore time-sensitive funding opportunities.
- + Continue developing strategies to reduce congestion at Ecker Middle.



Mountain Ridge High School, Jordan School District

MOVING FORWARD

FUNDING OPTIONS

The District is currently exploring multiple funding opportunities to distribute the financial impact for constituents. Each funding mechanism is being carefully measured to place the District in the best financial position possible. These include:

- + General Obligation Bonds
- + Municipal Building Authority Funding
- + Capital Funding Budgets
- + Private Public Partnership Loans
- + Capital Reserve Allocations

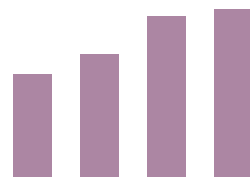


Mount Jordan Middle School, Canyons School District

REPLACEMENT SCHOOL

BENCHMARK COST INFORMATION

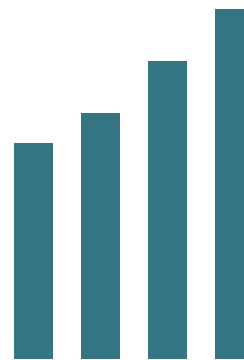
The new building costs have been provided for reference against the considered schemes. This information accounts for building replacement cost and considers a standard 3.5% construction inflation that will occur over time.



ELEMENTARY SCHOOL

New Building w/Community Services

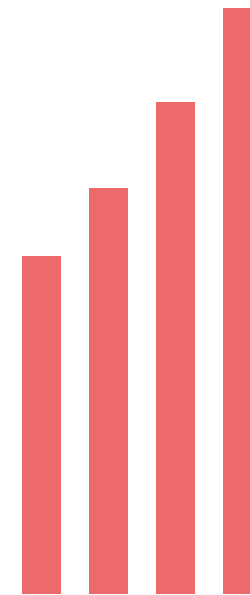
2020	\$37,000,000
2025	\$43,944,393
2030	\$52,192,154
2035	\$61,987,907



MIDDLE SCHOOL

New Building on Standalone Property

2020	\$66,000,000
2025	\$78,387,296
2030	\$93,099,518
2035	\$110,573,023



HIGH SCHOOL

New Building on Standalone Property

2020	\$148,000,000
2025	\$175,777,573
2030	\$208,768,617
2035	\$247,951,627