FACILITIES ASSESSMENT AND GROWTH PROJECTION REPORT

for

Horseshoe Bend School District No. 73

Horseshoe Bend, Idaho
September 21, 2021

LKV ARCHITECTS

2400 East Riverwalk Dr. | Boise, Idaho | 208.336.3443

OVERALL CAMPUS AND SITE ANALYSIS

for

Horseshoe Bend School District No. 73

LKV ARCHITECTS

Payette River

Practice Field

Football / Field & Track

100 Year Flood Zone

500 Year Flood Zone

PTE

Band

Weight Room

Gym

Playground

Softball Field

C

B

D

Annex

Cafeteria

Elementary

High School

Tennis Court

A

Middle School

School Drive

Main Entrance

Service Entrance

Baseball Field

Highway 55

Adams St

Locust St

N

Google

Reference Notes

(A) Potential (4) classroom addition. Requires relocation of existing tennis courts. 5,100 SF.
100 student capacity.

(B) Potential 4,800 SF cafeteria building.

(C) Potential (16) classroom elementary building. 25,000 SF.
400 student capacity.

(D) Remodel for (3) additional high school classrooms. 75 student capacity.

LKV ARCHITECTS

Horseshoe Bend School District #73
398 School Drive Horseshoe Bend, Idaho 83629
Phone: (208) 793-2225 | Fax: (208) 793-2449

Scale: 1'' = 50' - 0''

Date: 23 August 2021

Overall Campus / Site Analysis

Grade Levels: All grade levels
Enrollment: 271 students ***(2020-2021)***
20 Total District Certified Employees
30 Total District Classified Employees
Campus Acres: 38.59 acres

Location: 398 School Drive, Horseshoe Bend, Idaho 83629

GENERAL CAMPUS OUTLINE:
The Horseshoe Bend Campus is comprised of 38.59 acres with six separate buildings for the entire K-12 grade enrollment. The buildings consist of the following: Elementary School, Middle School, High School, Gymnasium Building, Professional Technical Building, and a community building called the Annex. The campus has direct access to Idaho Highway 55 and is in the center of the Horseshoe Bend community.

FACILITY ASSESSMENT INVENTORY

THE ASSESSMENT TEAM UTILIZED A "BUILDING CONDITION EVALUATION FORM" THAT IS BASED UPON A UNIVERSAL CLASSIFICATION OF BUILDING SYSTEMS – UNIFORMAT II. THIS CLASSIFICATION SYSTEM IS COMMONLY UTILIZED TO OUTLINE AND GROUP BUILDING ELEMENTS. REFER TO THE FOLLOWING SUMMARY AND ATTACHED ILLUSTRATIONS FOR DETAILED CONDITIONS.

VALUE		CONDITION GENERAL DESCRIPTION
5	NEW	NEW OR LIKE-NEW CONDITION; NO ISSUES TO REPORT; NO EXPECTED FAILURES; PLAN 8-10 YRS.
4	GOOD	GOOD CONDITION; NO REPORTED ISSUES OR CONCERNS; REPLACEMENT 6-8 YRS.
3	FAIR	AVERAGE WEAR FOR BUILDING AGE; NOT NEW BUT NO ISSUES TO REPORT; REPLACE 4-6 YRS.
2	POOR	WORN FROM USE- END OF EXPECTED LIFECYCLE; REPLACE 2-4 YRS.
1	CRITICAL	EXTREMELY WORN OR DAMAGED; REPLACE IN NEXT 2 YRS.

SITE / CIVIL / LANDSCAPING

CONDITION VALUE

S1.0 IRRIGATION SYSTEM

The entire campus is on a pressurized irrigation system with adequate water delivery amount. Irrigation zones must be operated individually to provide the necessary pressure.	4

S1.1 LANDSCAPE VEGETATION

The campus grass and landscape vegetation are in good condition and well maintained.	4

S1.2 TREES (PROXIMITY TO BLDG.) AND SHADE SYSTEMS

Mature trees exist in multiple locations across the campus and adjacent to some structures that provide additional shading.	4

SITE EQUIPMENT

S2.1 PLAYGROUND AREAS (GROUND MATERIAL)

There are numerous grass play areas that provide locations for exterior play.	4

S2.2 EQUIPMENT (CONDITION & SAFETY)

Various types of play equipment are located in a soft fall play area for the elementary grade level students. The equipment is in good condition.	4

S2.3 FENCING (CONDITION & SAFETY)

The entire campus is not fenced. Fencing is installed in areas that require a separation of athletic fields, parking areas, and equipment enclosures where safety is a concern.	3

ATHLETIC COMPONENTS

S3.1 ATHLETIC FIELDS

The entire campus is on a pressurized irrigation system with adequate water delivery amount. Irrigation zones must be operated individually to provide the necessary pressure.	4
The campus has a football field with running track. The field is grass and is in good condition. The running track is in poor condition and should be replaced.	4/1
The campus has a performance softball and baseball field. Both are in good condition.	4
A practice grass field is located on the west side of the PTE building.	4
A second grass softball field is to the south of the Annex building.	4

S3.2 PE EQUIPMENT STORAGE AREAS

There are multiple outbuildings across the campus that are utilized for athletic and general storage purposes.	NA

SITE UTILITIES

S4.1 ELECTRICAL SERVICE

All buildings are connected to electrical power service provided by Idaho Power. No known issues with connectivity. The region does experience short power outages during poor winter weather conditions.	4

S4.2 GAS DISTRIBUTION SYSTEM

Propane tanks on site. No natural gas connections.	NA

S4.3 SEPTIC SYSTEM

All buildings are connected to the public sewer system.	5

S4.4 STORM WATER MANAGEMENT

It appears that all gutters and downspouts are draining to landscape and hardscape areas without any connection to a subsurface seepage bed. There are areas around the elementary school and middle school where this approach is causing storm water management issues.	1

The high school and middle school low slope roof drains are being piped to subsurface drainage beds. The condition of the subsurface beds is undetermined.	3

S4.5 VOICE / DATA SYSTEM

All buildings are connected to each other with data systems.	4

S4.6 WATER DISTRIBUTION SYSTEM

All buildings are connected to public water service provided by the City of Horseshoe Bend. No known issues with connectivity.	4
The campus is protected by a fire hydrant loop system.	5

S4.7 BACKFLOW PREVENTER

The public water connections are protected by backflow preventers.	4

S4.8 FLOOD PLAIN

Portion of the campus is located within the 100 year flood zone. The line is generally depicted on the Composite Site Plan. Building within the 100 year flood plain would require additional requirements for construction.	NA

SITE ADA COMPLIANCE

S5.1 HANDICAP PARKING

There are designated handicap parking spaces adjacent to building entries. Generally (1) handicap space is required for every (25) spaces. And (1) van accessible space is required.	3

S5.2 PASSENGER LOADING ZONES

Passenger loading zones exist at the parking areas adjacent to the main building entries and the concrete curbing is painted red to prohibit parking.	4

S5.3 ACCESSIBLE ENTRY

The main entry to each building is accessible. However, there are numerous areas along the accessible route where the concrete sidewalk is cracking, lifting, spalling etc. Replacement of portions of the sidewalk should be completed.	2

S5.4 EXTERIOR STAIRS AND RAILINGS

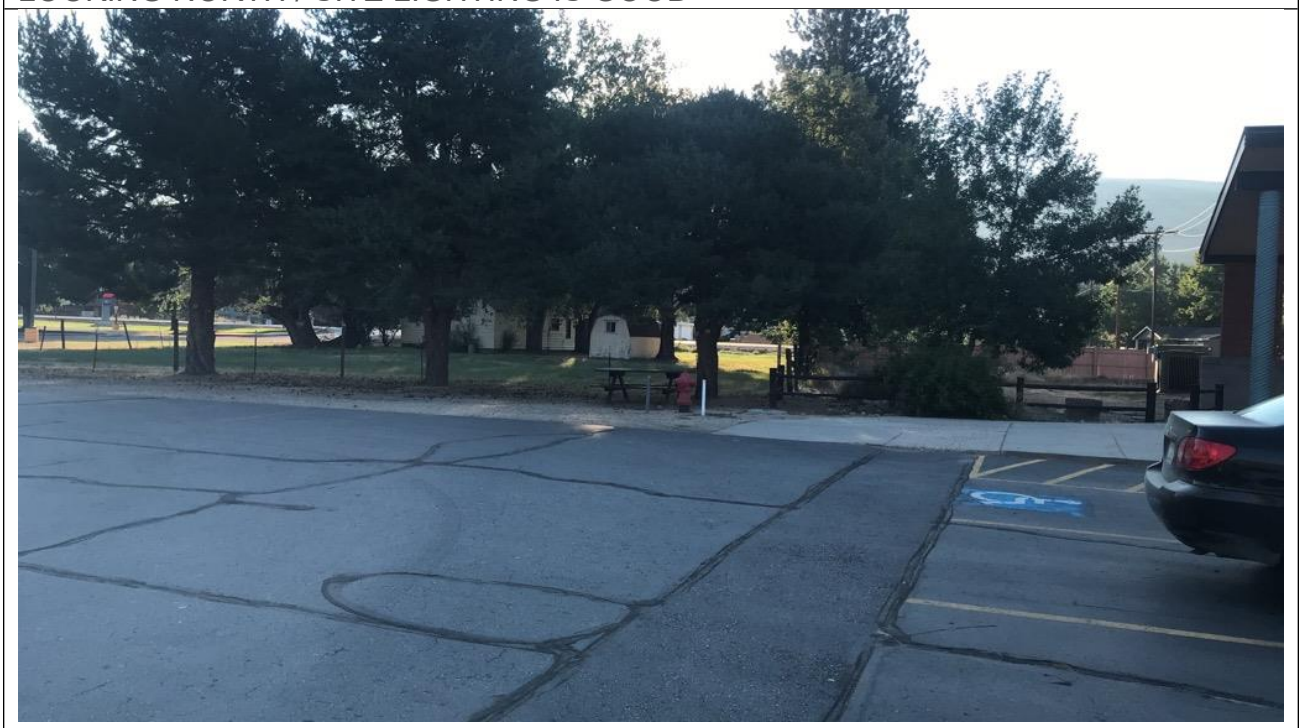
Exterior stairs at the elementary school do not have ADA compliant handrails and the concrete stairs are in fair condition.	2

S5.5 EXTERIOR RAMPS AND WALKS

Exterior ramps and walks do not have ADA compliant handrails and the concrete flatwork is in poor condition.	2

Site / Campus

LOOKING NORTH / SITE LIGHTING IS GOOD



FIRE HYDRANT ADJACENT TO MIDDLE SCHOOL

PARKING AREA IN FRONT OF GYMNASIUM

EMERGENCY ACCESS TO THE EAST OF MIDDLE SCHOOL

LAWN AREA BETWEEN MIDDLE SCHOOL AND ELEMENTARY / ANNEX IN THE DISTANCE

MAIN ACCESS DRIVEWAY LOOKING TOWARDS HIGHWAY 55

PARKING LOT TO THE NORTHEAST

DROP OFF DRIVE AT HIGH SCHOOL

GRAVEL ACCESS DRIVE / HYDRANT AT THE NORTH OF HIGH SCHOOL

BASEBALL FIELDS TO THE NORTH

IRRIGATION SYSTEM AT NORTH ACCESS ROAD

LOOKING EAST TOWARDS HIGH SCHOOL AND GYMNASIUM

MECHANICAL UNITS AT CTE / UNDERGROUND UTILITIES / SEWER-WATER

FOOTBALL FIELD AND TRACK. RUNNING TRACK IS IN POOR CONDITION

PLAY FIELD AND EQUIPMENT TO THE WEST OF ELEMENTARY

WALKWAY AT ELEMENTARY / RAMP AND HANDRAIL DOES NOT MEET ADA REQUIREMENTS.

EXTERIOR DOWNSPOUTS TO SOLID FLOOR DRAIN CAUSING DRAINAGE ISSUES

LOOKING SOUTH AT ANNEX AND EXTERIOR CAFETERIA AREA

PARKING LOT SOUTH OF CAFETERIA

ACCESS ROAD LOOKING EAST TO HIGHWAY 55

ADA SIDEWALK ACCESS ISSUES AT MAIN PARKING LOT BY ELEMENTARY

WALKWAY AT EAST SIDE OF ELEMENTARY / DOWNSPOUT DRAINAGE ISSUES UNDER CONCRETE SLAB AND CONNECTION POINT TO DOWNSPOUT

ELEMENTARY SCHOOL FACILITY ASSESSMENT

for

Horseshoe Bend School District No. 73

LKV ARCHITECTS

Elementary School Building

Grade Levels: PK-5th Grade
Enrollment: 110 students ***(2021-2022)***
20 Total District Certified Employees
30 Total District Classified Employees

Location: 398 School Drive, Horseshoe Bend, Idaho 83629
Building Area (SF): 15,600 / Single Story
Date of Construction:
Original Building (south): 1964 – 9,228 sf
Addition (north): 1973 – 6,372 sf

General Facility Outline:

ARCHITECTURAL:
Horseshoe Bend Elementary School was built in 1964 with an addition in 1973. It is approximately 15,600 square foot, single story building. The bearing wall construction consists of wood frame walls with interior batt insulation and brick veneer. The original building has a wood framed floor system with a crawl space. The addition has a 4" concrete slab on grade with no perimeter foundation wall insulation. The interior corridor walls consist of wood frame construction with gypsum wall board. The building does not have a fire sprinkler system; however, it is protected by a fire alarm system. The roof structure consists of wood roof joists and glu-lam posts and beams. The interior roof system has batt insulation covered with 5/8" gypsum board and glue-up acoustical tile. The classroom portion has a metal roof with exposed fasteners and the cafeteria portion has a low slope membrane roof system. There are roof top HVAC units at both the metal roofing and the membrane roofing.

The overall building condition findings will be outlined at the end of this document.

The site assessment of each facility will be detailed in the overall Campus Site Analysis section.

STRUCTURAL:
REFER TO ATTACHED INDIVIDUAL DETAILED REPORTS

MECHANICAL:
REFER TO ATTACHED INDIVIDUAL DETAILED REPORTS.

ELECTRICAL:
REFER TO ATTACHED INDIVIDUAL DETAILED REPORTS

FACILITY ASSESSMENT INVENTORY

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BUILDING ELEMENTS CONDITION VALUE

ACCESSIBLE SITE ACCESS

S1.0 ACCESSIBLE ENTRY

All classrooms have an exterior door entry and there is not an interior corridor system connected all spaces in this building. The doors are accessible with entry hardware that meets the requirements of ADA and located under a covered exterior canopy and walkway system that connects the exterior doors of the elementary building. The ramp and stairs that connect the exterior walkway do not meet ADA requirements.	2
Electronic access control is located at each door.	4

S1.2 EXTERIOR STAIRS AND RAILINGS

Exterior stairs and railings do not meet ADA requirements and are in poor condition.	1

S1.3 EXTERIOR RAMPS AND WALKS

Exterior ramp does not meet ADA requirements. The sidewalk outside of the covered walkway system is showing spalling and cracking due to weather conditions and salt being applied to the surface during winter conditions.	1

S1.4 BARRIER FREE ROUTE (ROW - SIDEWALK TO BLDG. ENTRY)

The east and west entries provide a barrier free route from a handicap accessible parking space. There are exterior doors from all classroom spaces, however, the sidewalk is in poor condition from the parking lot to the concrete walk around the building.	1

EXTERIOR BUILDING ENVELOPE

FOUNDATION/FOOTINGS

A1.1 STRUCTURE

Wood framed exterior walls with glu-lam columns and beams covered with brick veneer. All interior non-bearing and bearing walls are wood framed with gypsum wall board.	5
Roof framing is a combination of 2x8 roof joists and glu-lam beams.	3

A1.2 DAMPPROOFING / DEWATERING

It is unknown if the exterior concrete stemwalls have been treated with foundation waterproofing. (Unlikely)	2
The original building has a crawl space with sand over a vapor barrier. This has the potential of holding moisture and releasing vapor into the floor space.	1

A1.3 SLAB ON GRADE

4” concrete slab on grade at the 1973 Addition with 2” of sand over the vapor barrier. This has the potential of holding moisture and affecting the interior flooring and space with moisture issues.	1

A1.4 FLOOR FRAMING

Original building has 2x10 floor joists over a crawlspace. It wasn't determined if the joists have any insulation.	1

FIRE SEPARATION WALLS

A2.1 FIRE WALLS

No appearance of any occupancy separation or fire rated walls. Fire separation would be required under the current International Building Code (IBC 2018) with a building over 12,000 square feet that is not protected by a fire sprinkler system. The code does allow for an educational facility to exceed 12,000 square feet without a fire sprinkler system if all classrooms have a second door the exits directly to the exterior. This facility meets that requirement; however, it would also need to meet Type IIIA construction type (non-combustible exterior walls and all interior construction meeting a 1-hour rating). Under the code version this building was constructed it can be assumed that it met this requirement. Under the current 2018 code the construction does not meet this requirement. Any addition to this building would require a fire wall separation or the installation of a fire sprinkler system.	1

ROOFING

A3.1 CONDITION RATING

The roof at the low slope cafeteria building is a single ply membrane roofing system (TPO) and was installed in 2018.	5
The roof over the classroom portions of the building is a low sloped metal panel with exposed fasteners. It is in fair condition.	3
The roof overhang is constructed with painted plywood soffit and wood fascia. The soffit and fascia are in poor condition. Visible water damage in most locations.	1

A3.2 ROOF OPENINGS

Plumbing vent lines, roof top mounted units, and attic vents penetrate the roofing at the mechanical well are in very fair condition.	3

A3.3 ROOF OPENINGS (ACCESS)

There is no interior roof access. All access occurs from the exterior with ladders.	2

A3.4 ROOF EQUIPMENT CURBING

Roof top mounted equipment on curbs at the sloped metal roof areas. Are in fair condition. New flashing and roofing crickets should be installed to achieve better positive drainage to the existing roof drains and overflows.	1

A3.5 LEAKAGE

Leakage is assumed to be occurring in multiple locations due to the condition of the existing roofing system at the mechanical roof curbs.	2
No leakage is apparent at the single ply roofing system.	5

A3.6 PONDING WATER

There appears to be minimal ponding at the cricket / scupper location of the membrane roof.	4

A3.7 ROOF DRAINS

There are no roof drains.	NA

A3.8 GUTTERS / DOWNSPOUTS

Gutters and downspouts on the sloped metal roof areas. Downspouts drain onto sidewalk and/or landscape area. Downspouts should be piped to a subsurface drain field to control water drainage issues. Causing issues with the concrete sidewalk adjacent to the building.	1

EXTERIOR WALLS

A4.1 EXTERIOR FINISH

Brick veneer is in fair condition for a building of this age.	3

A4.2 SEALANTS

Maintenance on all sealants around penetrations and window openings.	2

A4.3 EXPANSION / CONTROL JOINTS

Expansion control joints are not visible.	1

A4.4 THERMAL CONDITION

Roof is assumed to have batt insulation at the 1964 addition. The existing drawings of the original building does not show any insulation in the walls, roof and floor. R-values cannot be determined.	1
The framed roof of the addition shows batt insulation between the roof joists. If the metal roofing was replaced, it would be recommended to install a complete layer of rigid insulation at the roof system.	1

DOORS / WINDOWS / LOUVERS

A5.1 WINDOWS

Original windows are wood with uninsulated glazing.	1

A5.2 LOUVERS AND VENTS

No louvers	NA

A5.3 MAIN ENTRY DOORS

Hollow metal frames, painted. All hardware meets ADA requirements at the exterior.	5

A5.4 DOOR HARDWARE

Door hardware throughout the facility has a mix of new hardware that meets ADA requirements and hardware that does not meet the requirements at the pull.	2

A5.5 OTHER EXTERIOR DOORS

Hollow metal frames, painted. All hardware meets ADA requirements.	4

CODE DEFICIENCIES

A6.1 BUILDING CODE ISSUES

The building is not protected with a fire sprinkler system and is currently over the maximum allowable square footage of 12,000. A fire wall or fire sprinkler system is required under current IBC code. Unless it can be shown that the building complied with the code under which it was constructed.	NA
The main public restrooms have been remodeled to include an ADA stall.	4
The sink base in the classroom does not meet ADA knee clearance requirements.	1

INTERIOR ELEMENTS

GENERAL

B1.1 WALL FINISHES

All walls are painted gypsum board. Age of the facility requires painting on a regular basis.	4

B1.3 WALL FINISHES (RESTROOMS)

FRP wall panels and painted gypsum board.	5

B1.4 WALL FINISHES (OTHERS)

Painted gypsum board.	5

B1.5 CABINETRY

Plastic laminate countertops and wood cabinets. Original and dated.	1

INTERIOR DOORS

B2.1 DOOR & FRAME CONDITION

Wood frames with wood doors. poor condition.	1

B2.2 HARDWARE CONDITION

Majority of the door hardware throughout the facility does not meet ADA requirements and should be replaced with new doors and hardware.	1

CEILINGS

B3.1 ACT

No acoustical ceiling tile.	NA

B3.2 Ceilings

Adhered acoustical ceiling tile. Original	1
Painted gypsum board ceilings.	3

FLOORING

B4.1 CARPET

Corridor, classrooms, office areas have carpet. Typical wear. Place on a schedule for replacement when necessary	3

B4.2 VCT OR SHEET PRODUCT

VCT flooring at the cafeteria hallway and support spaces. Fair condition.	2
LVT flooring at cafeteria and kitchen. New	5

B4.3 TILE

Tile at the public restrooms. Dated.	3

TOILET ROOMS

B6.1 RESTROOM ACCESSORIES

Restroom accessories do not meet ADA requirements. No ADA stall.	5

B6.2 TOILET PARTITIONS

Painted steel partitions. Good condition.	4

B6.3 FLOOR / WALL FINISHES

Tile at floor and FRP / painted gypsum board at public restrooms.	3

OTHER SPECIALTY EQUIPMENT

B8.1 GYMNASIUM ATHLETIC EQUIPMENT

B8.2 STUDENT LOCKERS

B8.3 PE / HALLWAY LOCKERS

B8.4 BLEACHERS

CLASSROOM TECHNOLOGY

C1.1 PROJECTOR / SCREEN / SMART BOARD TECHNOLOGY

Smart board technology in the classrooms. Wiring is not in conduit and is free hung to Teacher's station. Wire mold power and data outlets exist throughout most classrooms.	4
Projectors in classrooms and locations for student computers at wall locations.	4

C1.2 DATA AND POWER

Surface mounted wire mold data and power along walls.	3
Computer lab has complete connection of data and power at student workstations.	3

THE FOLLOWING GROUPS OF BUILDING ELEMENTS AS OUTLINED IN BY THE UNIVERSAL CLASSIFICATION OF BUILDING SYSTEMS – UNIFORMAT II WILL BE OUTLINED UNDER SEPARATE DESCRIPTIONS BY ATTACHMENT TO THIS REPORT.

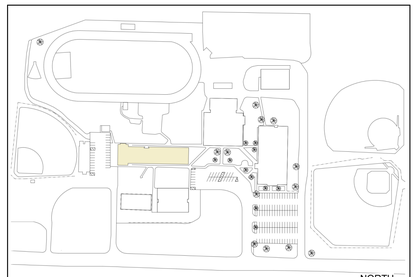
D1 PLUMBING SYSTEMS

E1 MECHANICAL / HVAC SYSTEMS

F1 ELECTRICAL SYSTEMS / FIRE ALARM SYSTEMS

OVERALL BUILDING CONDITION ASSESSMENT

The elementary building is approaching its useful life as an appropriate educational facility to meet the curriculum needs of a 21st century facility. Several code deficiencies and long term maintenance issues have been identified in the report that could be addressed, however, the economic impact of completing those projects could determine that a new structure would be a more prudent decision. At a minimum, any addition or major renovation to this facility would require a fire sprinkler system and new fire alarm system to be installed.



Site Plan

COOLER
84 SF

FREEZER
84 SF

KITCHEN
534 SF

CORRIDOR
146 SF

DRY STORAGE
182 SF

SCULLERY
147 SF

MECHANICAL
127 SF

RESTROOM
25 SF

PRE-SCHOOL
946 SF

GIRLS
147 SF

BOYS
147 SF

KINDERGARTEN
948 SF

MAINTENANCE
252 SF

COMPUTER LAB
857 SF

GIRLS
184 SF

BOYS
176 SF

5TH GRADE
905 SF

MEN
43 SF

STORAGE
45 SF

RESTROOM
41 SF

CORRIDOR
150 SF

STORAGE
67 SF

CORRIDOR
267 SF

CAFETERIA
1775 SF

WOMEN
20 SF

RESTROOM
22 SF

FACULTY
329 SF

WORK ROOM
42 SF

CORRIDOR
169 SF

1ST GRADE
957 SF

TITLE ONE
113 SF

2ND GRADE
954 SF

STORAGE
670 SF

3RD GRADE
1016 SF

FACULTY ROOM
564 SF

4TH GRADE
1019 SF

NORTH

1 LEVEL 1 FLOOR PLAN
1/8" = 1'-0"

Horseshoe Bend Elementary

Overall SF: 15,601

Department Legend

Admin	935 SF
Cafeteria	2,815 SF
Classroom	6,745 SF
Computer Lab	857 SF
Restroom	805 SF
Storage	782 SF
Support Spaces	379 SF
Title One	113 SF

LKV ARCHITECTS
2400 E. Riverwalk Drive
Boise, Idaho 83706
www.lkvarchitects.com
208.336.3443

Revisions
| Description | Date

Elementary School Feasibility Study
Horseshoe Bend School District #73
398 School Drive, Horseshoe Bend, ID 83629

DATE: 08/13/21
LKV PROJECT #: 2129

DRAWN BY: TL / YS
CHECKED BY: AVO

Project Status

FLOORPLANS

Elementary School

OVERHANG WITH DOWNSPOUTS. WATER DAMAGE AT SOFFIT FROM DRAINAGE

WOOD SOFFIT MATERIAL DAMAGED AND SHOWING AGE FROM WATER DAMAGE

EXTERIOR DOORS WITH WALK OFF GRATES

RAMP AND HANDRAILS DO NOT MEET ADA. CONCRETE IS SPALLING / CRACKING

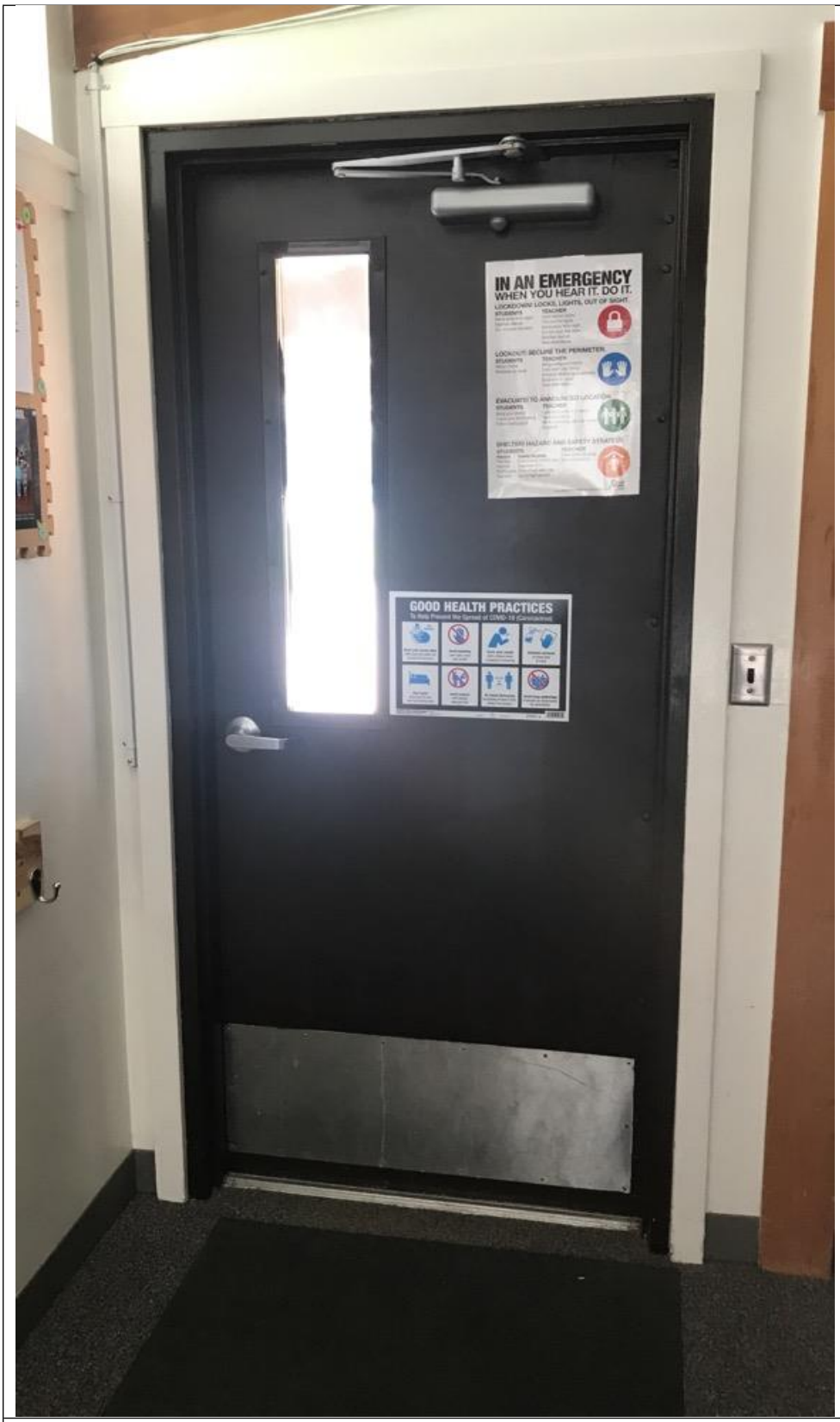
TYPICAL CLASSROOM – NO FIRE SPRINKLER SYSTEM

CABINETS ARE DATED. CLASSROOM TECHNOLOGY IS ALL SURFACED MOUNTED ELECTRICAL RACEWAYS

TYPICAL CLASSROOM FENESTRATION

SINK CABINETS DO NOT MEET ADA REQUIREMENTS

DOORS TO CLASSROOM CONNECTION POINTS



DOOR TO EXTERIOR AT TITLE ONE ROOM

INTERIOR DOORS TO CLASSROOMS / HARDWARE DOES NOT MEET ADA

RESTROOMS HAVE BEEN REMODELED TO PROVIDE ADA STALL

RESTROOM SINKS

PRE-SCHOOL CLASSROOM

SINGLE RESTROOM BY PRE-SCHOOL

MECHANICAL / ELECTRICAL / STORAGE

MECHANICAL / ELECTRICAL / STORAGE

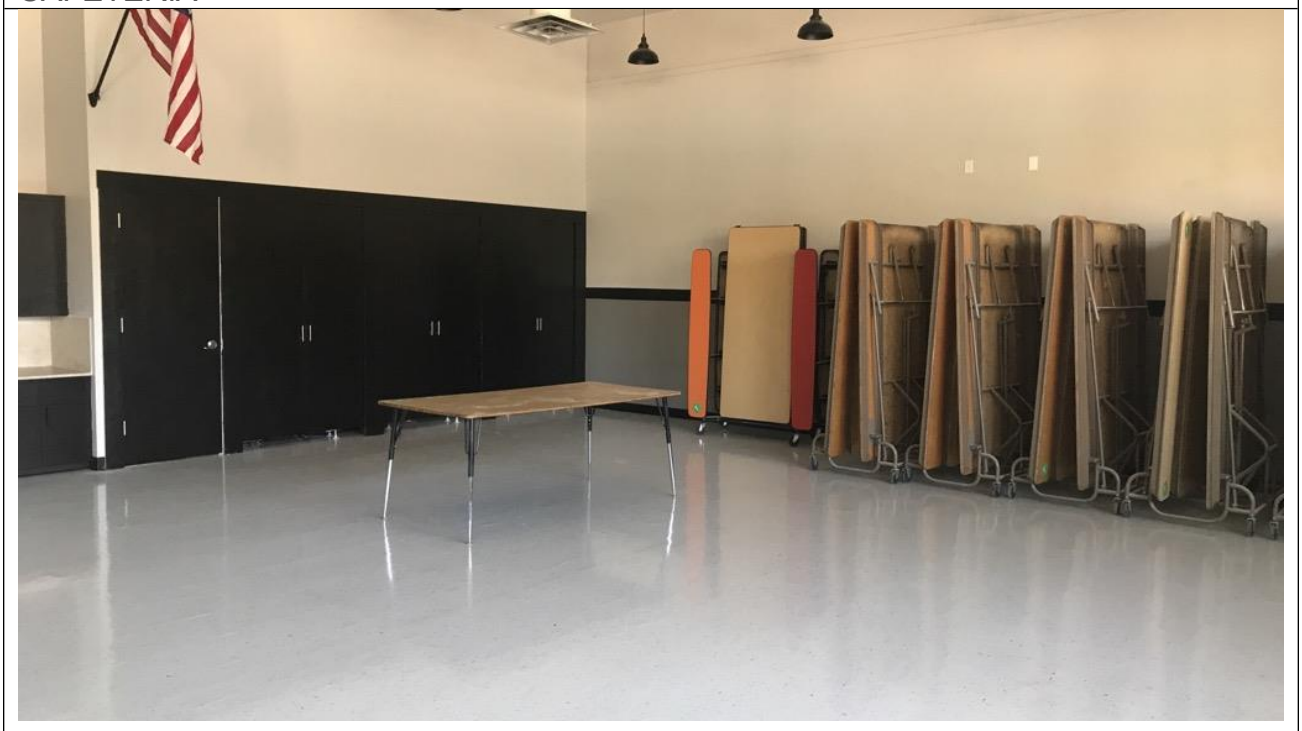
DISHROOM

EXIT CORRIDOR FROM KITCHEN / DISHROOM / CAFETERIA

KITCHEN

CAFETERIA SERVING LINE

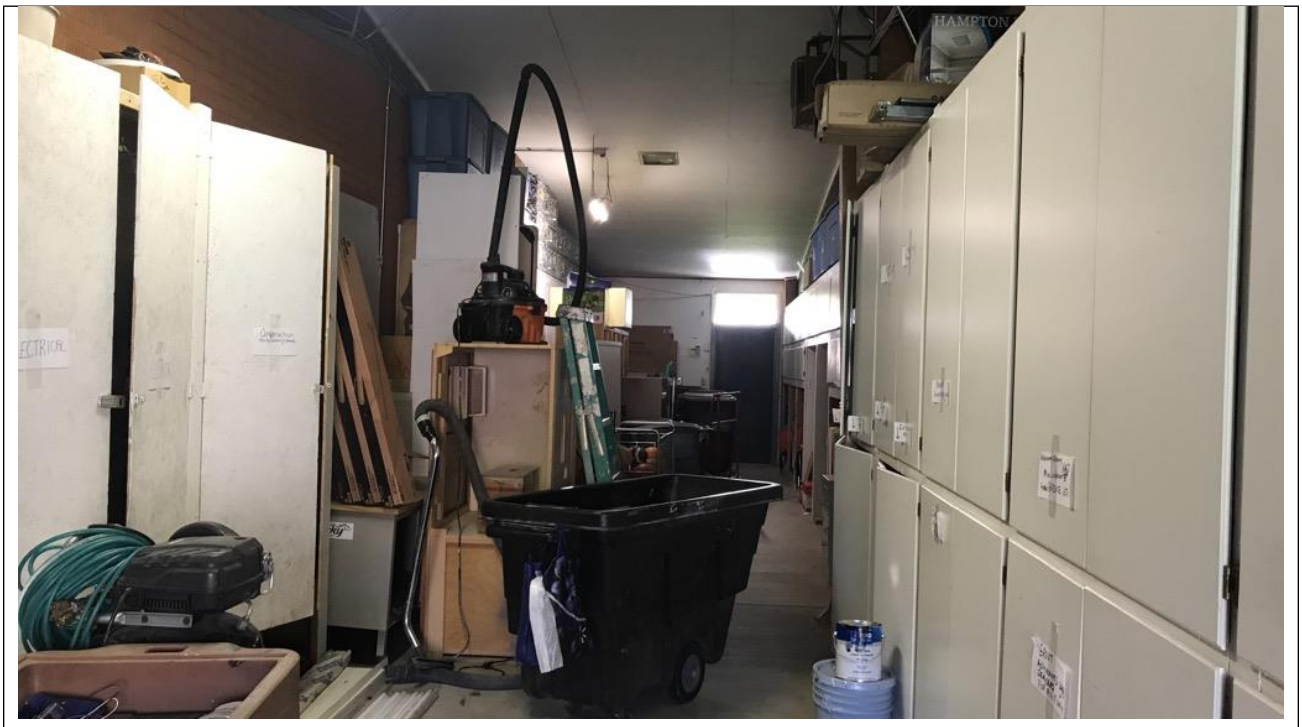
CAFETERIA



CAFETERIA

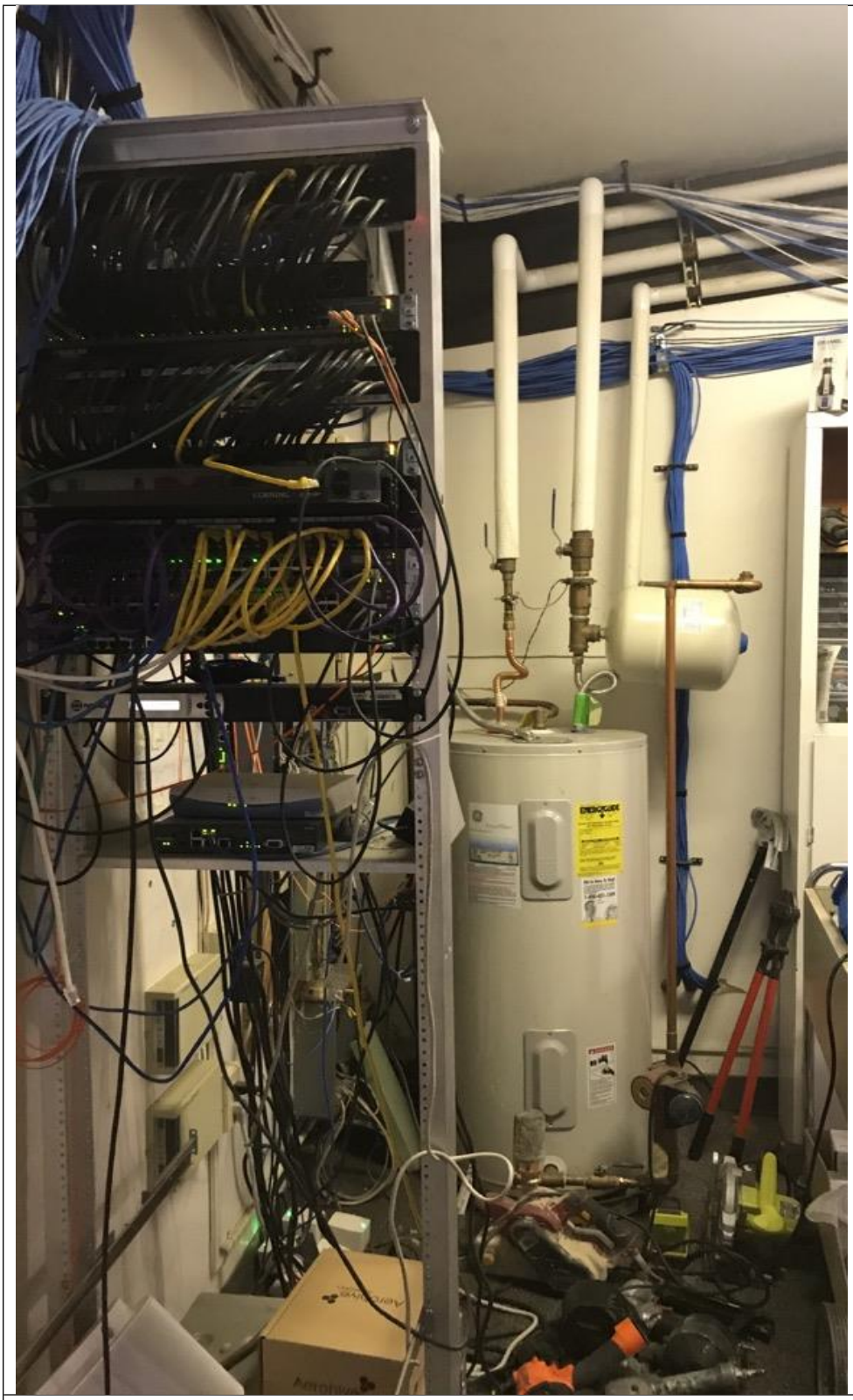
MAIN OFFICE

PRINCIPAL'S OFFICE



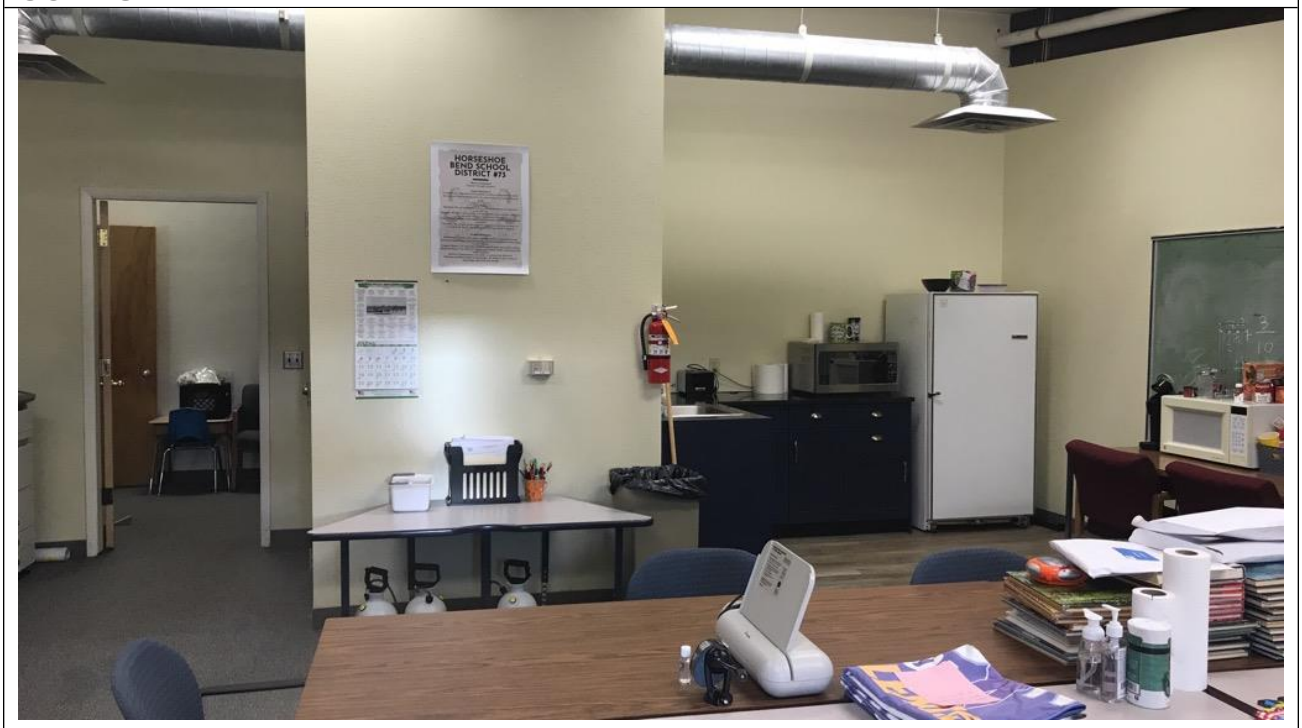
STORAGE ROOM

MAINTENANCE OFFICE



DATA SERVERS / MAINTENANCE OFFICE

COMPUTER LAB



FACULTY ROOM

ELEMENTARY METAL ROOF AND HVAC UNITS

COVERED WALKWAY ROOF TOWARDS GYMNASIUM

METAL ROOF / FAIR CONDITION

PENETRATIONS AT HVAC UNITS ARE IN POOR CONDITION

SINGLE PLY MEMBRANE ROOF AT CAFETERIA IS IN GOOD CONDITION. DRAIN TO LOWER ROOF NEED REPAIR TO PREVENT LEAKING

CRICKET AT LOW SLOPE ROOF TOWARD DRAIN TO LOWER METAL ROOF

CAFETERIA OUTDOOR SPACE

MIDDLE SCHOOL FACILITY ASSESSMENT

for

Horseshoe Bend School District No. 73

LKV ARCHITECTS

Middle School

Grade Levels: 6TH – 8th
Enrollment: 48 students. ***(2021-2022)***
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Middle School Employees ## (Verify)

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Building Area (SF): 9,541 / Single Story
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General Facility Outline:

ARCHITECTURAL:
Horseshoe Bend Middle School was built in 1998. It is and approximately 9,600 square foot, single story building with a mechanical mezzanine for building systems. The bearing wall construction consists of 8" structural concrete masonry units with interior furred wood wall framing and R-13 insulation. The floor is a 4" concrete slab on grade with 2" perimeter foundation wall insulation. The roof framing consists of pre-engineered wood trusses at a 4 to 12 roof slope at 24" on center. A second floor mechanical mezzanine is constructed at the midpoint of the trusses and accessed by ladder from inside the Janitor's room. The interior corridor walls are 8" concrete masonry units and all other non-bearing walls consist of wood frame construction with gypsum wall board. The building does not have a fire sprinkler system, however, it is protected by a fire alarm system.

The overall building condition findings will be outlined at the end of this document.

The site assessment of each facility will be detailed in the overall Campus Site Analysis section.

STRUCTURAL:
REFER TO ATTACHED INDIVIDUAL DETAILED REPORTS

MECHANICAL:
REFER TO ATTACHED INDIVIDUAL DETAILED REPORTS.

ELECTRICAL:
REFER TO ATTACHED INDIVIDUAL DETAILED REPORTS

FACILITY ASSESSMENT INVENTORY

THE ASSESSMENT TEAM UTILIZED A "BUILDING CONDITION EVALUATION FORM" THAT IS BASED UPON A UNIVERSAL CLASSIFICATION OF BUILDING SYSTEMS – UNIFORMAT II. THIS CLASSIFICATION SYSTEM IS COMMONLY UTILIZED TO OUTLINE AND GROUP BUILDING ELEMENTS. REFER TO THE FOLLOWING SUMMARY AND ATTACHED ILLUSTRATIONS FOR DETAILED CONDITIONS.

VALUE		CONDITION GENERAL DESCRIPTION
5	NEW	NEW OR LIKE-NEW CONDITION; NO ISSUES TO REPORT; NO EXPECTED FAILURES; PLAN 8-10 YRS.
4	GOOD	GOOD CONDITION; NO REPORTED ISSUES OR CONCERNS; REPLACEMENT 6-8 YRS.
3	FAIR	AVERAGE WEAR FOR BUILDING AGE; NOT NEW BUT NO ISSUES TO REPORT; REPLACE 4-6 YRS.
2	POOR	WORN FROM USE- END OF EXPECTED LIFECYCLE; REPLACE 2-4 YRS.
1	CRITICAL	EXTREMELY WORN OR DAMAGED; REPLACE IN NEXT 2 YRS.

BUILDING ELEMENTS CONDITION VALUE

ACCESSIBLE SITE ACCESS

S1.0 ACCESSIBLE ENTRY

Main entry is accessible with entry hardware that meets the requirements of ADA.	5
Electronic access control is also located at the main entry	5

S1.2 EXTERIOR STAIRS AND RAILINGS

No exterior stairs or railings	NA

S1.3 EXTERIOR RAMPS AND WALKS

Main entry is accessible at concrete sidewalk. The sidewalk is showing spalling and cracking due to weather conditions and salt being applied to the surface during winter conditions.	4

S1.4 BARRIER FREE ROUTE (ROW - SIDEWALK TO BLDG. ENTRY)

The north entry is the only barrier free route from a handicap accessible parking space. The South entry is not accessible from the paved parking area to the south.	3

EXTERIOR BUILDING ENVELOPE

FOUNDATION/FOOTINGS

A1.1 STRUCTURE

8” Concrete masonry units all bearing walls with interior furred out wood framed walls with R-18 insulation. All interior non-bearing walls are wood framed with gypsum wall board.	5
Roof framing is comprised of pre-engineered wood trusses at 24” o.c. No visible issues	5

A1.2 DAMPPROOFING / DEWATERING

Exterior concrete stemwalls have been treated with foundation waterproofing.	5

A1.3 SLAB ON GRADE

4” concrete slab on grade – no visible issues	5

A1.4 FLOOR FRAMING

Mechanical mezzanine flooring is framed with 9-1/2” TJI joists @ 24” oc. No visible issues.	5

FIRE SEPARATION WALLS

A2.1 FIRE WALLS

No appearance of any occupancy separation or fire rated walls. No separation would be required under the current International Building Code (IBC 2018) with a building of 9,500 square feet. Any addition to this building would require a fire wall separation.	5

ROOFING

A3.1 CONDITION RATING

The roof is a metal roof over roof sheathing with insulation at the bottom chord of the trusses. The roof is considered a cold attic. It was not determined the amount of vertical insulation around the mechanical mezzanine to create an enclosed building envelope. The roof was replaced on the east side only in 2019 due to a windstorm. Verification of metal panel attachment meets the requirements of the metal roofing manufacturer needs to be determined.	4

A3.2 ROOF OPENINGS

Plumbing vent lines penetrate the roofing – no apparent issues. Yearly maintenance on caulking and sealing penetration is necessary.	4

A3.3 ROOF OPENINGS (ACCESS)

No roof access.	NA

A3.4 ROOF EQUIPMENT CURBING

No roof top mounted equipment. All HVAC equipment is located inside on the mechanical mezzanine with venting occurring vertically in the staggered truss system.	5

A3.5 LEAKAGE

No apparent leaks	5

A3.6 PONDING WATER

No ponding of water. Roof has 4 to 12 roof slope	5

A3.7 ROOF DRAINS

No roof drains. All gutters and downspouts,	5

A3.8 GUTTERS / DOWNSPOUTS

Gutters and downspouts on the west side only. Downspouts drain onto sidewalk and landscape area. Downspouts should be piped to a subsurface drain field to control water drainage issues.	3

EXTERIOR WALLS

A4.1 EXTERIOR FINISH

8” Concrete masonry units.	5

A4.2 SEALANTS

Maintenance on all sealants around penetrations and window openings.	4

A4.3 EXPANSION / CONTROL JOINTS

Expansion control joints located around the building. Maintenance required on joints to maintain water resistive qualities.	4

A4.4 THERMAL CONDITION

Ungrouted cores of the masonry walls are assumed to have perlite insulation. Interior furred walls have R-13 batt insulation.	4

DOORS / WINDOWS / LOUVERS

A5.1 WINDOWS

Hollow metal frames with insulated glass. Regular maintenance required on caulking and sealants.	5

A5.2 LOUVERS AND VENTS

Metal louvers – painted.	4

A5.3 MAIN ENTRY DOORS

Hollow metal frames, painted. All hardware meets ADA requirements.	5

A5.4 DOOR HARDWARE

Door hardware throughout the facility meets ADA requirements. No visible issues.	5

A5.5 OTHER EXTERIOR DOORS

Hollow metal frames, painted. All hardware meets ADA requirements.	5

CODE DEFICIENCIES

A6.1 BUILDING CODE ISSUES

There are no obvious life safety code issues. The building is not protected with a fire sprinkler system and is currently at its maximum allowable square footage. Any addition to this building would require a fire wall separation from existing to new construction. The maximum square footage without a fire sprinkler system is 12,000 square feet.	NA
The sunken reading area in the Media Center does not meet ADA requirements.	1

INTERIOR ELEMENTS

GENERAL

B1.1 WALL FINISHES

Corridor walls are painted concrete masonry units. All other walls are painted gypsum board. No issues noted.	5

B1.3 WALL FINISHES (RESTROOMS)

Painted gypsum board	4

B1.4 WALL FINISHES (OTHERS)

Painted gypsum board and cmu.	5

B1.5 CABINETRY

Plastic laminate cabinets and counter tops. Good condition. All cabinets meet ADA requirements except for the sink cabinet in the Faculty office area. It is 36” in height should be 34”.	4

INTERIOR DOORS

B2.1 DOOR & FRAME CONDITION

Hollow metal frames with solid core wood doors. Good condition.	5

B2.2 HARDWARE CONDITION

Door hardware throughout the facility meets ADA requirements. No visible issues.	5

CEILINGS

B3.1 ACT

Corridor, classrooms, office area all have suspended acoustical tile ceilings. No visible issues.	5

FLOORING

B4.1 CARPET

Corridor, classrooms, office areas have carpet. Typical wear. Place on a schedule for replacement when necessary	3

B4.2 VCT OR SHEET PRODUCT

Sheet vinyl flooring at sink bases in classrooms and all restrooms. No visible issues. Typical wear, place on a schedule for replacement when necessary.	3

B4.3 TILE

No tile flooring	NA

TOILET ROOMS

B6.1 RESTROOM ACCESSORIES

Restroom accessories meet ADA requirements.	5

B6.2 TOILET PARTITIONS

Painted steel partitions. Good condition.	4

B6.3 FLOOR / WALL FINISHES

Painted gypsum board walls and sheet vinyl flooring. Place on maintenance schedule.	3

OTHER SPECIALTY EQUIPMENT

B8.1 GYMNASIUM ATHLETIC EQUIPMENT

B8.2 STUDENT LOCKERS

B8.3 PE / HALLWAY LOCKERS

Painted steel double lockers in the hallway. Good condition.	5

B8.4 BLEACHERS

CLASSROOM TECHNOLOGY

C1.1 PROJECTOR / SCREEN / SMART BOARD TECHNOLOGY

Smart board technology at the teaching wall. Wiring is not in conduit and is free hung to Teacher's station.	3
Ceiling mounted TV with DVD device.	3

C1.2 DATA AND POWER

Student computer locations with data and power located in a surface raceway with (10) data ports. Teacher's desk location with data / power.	5
Data and power conduit for clock speaker system.	5

THE FOLLOWING GROUPS OF BUILDING ELEMENTS AS OUTLINED IN BY THE UNIVERSAL CLASSIFICATION OF BUILDING SYSTEMS – UNIFORMAT II WILL BE OUTLINED UNDER SEPARATE DESCRIPTIONS BY ATTACHMENT TO THIS REPORT.

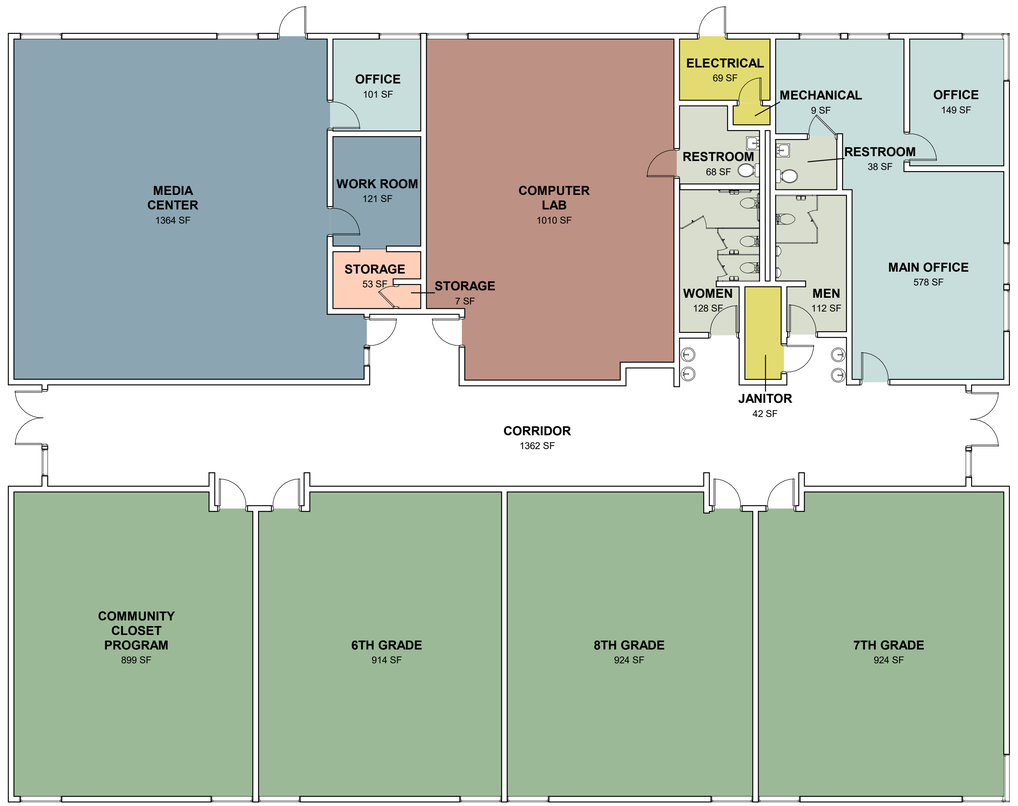
D1 PLUMBING SYSTEMS

E1 MECHANICAL / HVAC SYSTEMS

F1 ELECTRICAL SYSTEMS / FIRE ALARM SYSTEMS

OVERALL BUILDING CONDITION ASSESSMENT

The Middle School Building is in very good condition. There are very few identified issues that need to be addressed. A classroom addition can be designed for the southern end of the building with a fire wall separation or installing a fire sprinkler system to the entire facility.



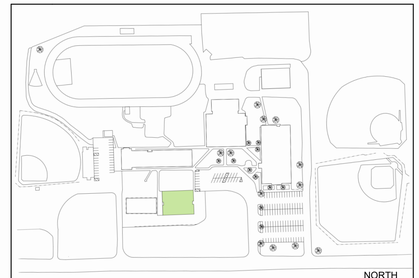
② LEVEL 1 FLOORPLAN
1/8" = 1'-0"

Horseshoe Bend Middle School

Overall SF: 9,541

Department Legend

Admin	828 SF
Classroom	3,661 SF
Computer Lab	1,010 SF
Media Center	1,485 SF
Restroom	346 SF
Storage	60 SF
Support Spaces	111 SF



Site Plan

LKV ARCHITECTS
2400 E. Riverwalk Drive
Boise, Idaho 83706
www.lkvarchitects.com
208.336.3443

#	Description	Date

Revisions

Middle School Feasibility Study
Horseshoe Bend School District #73
398 School Drive Horseshoe Bend, Idaho 83629

DATE: 08/18/2021
LKV PROJECT #: 2129

DRAWN BY: YS
CHECKED BY: AVO

Project Status

FLOORPLANS

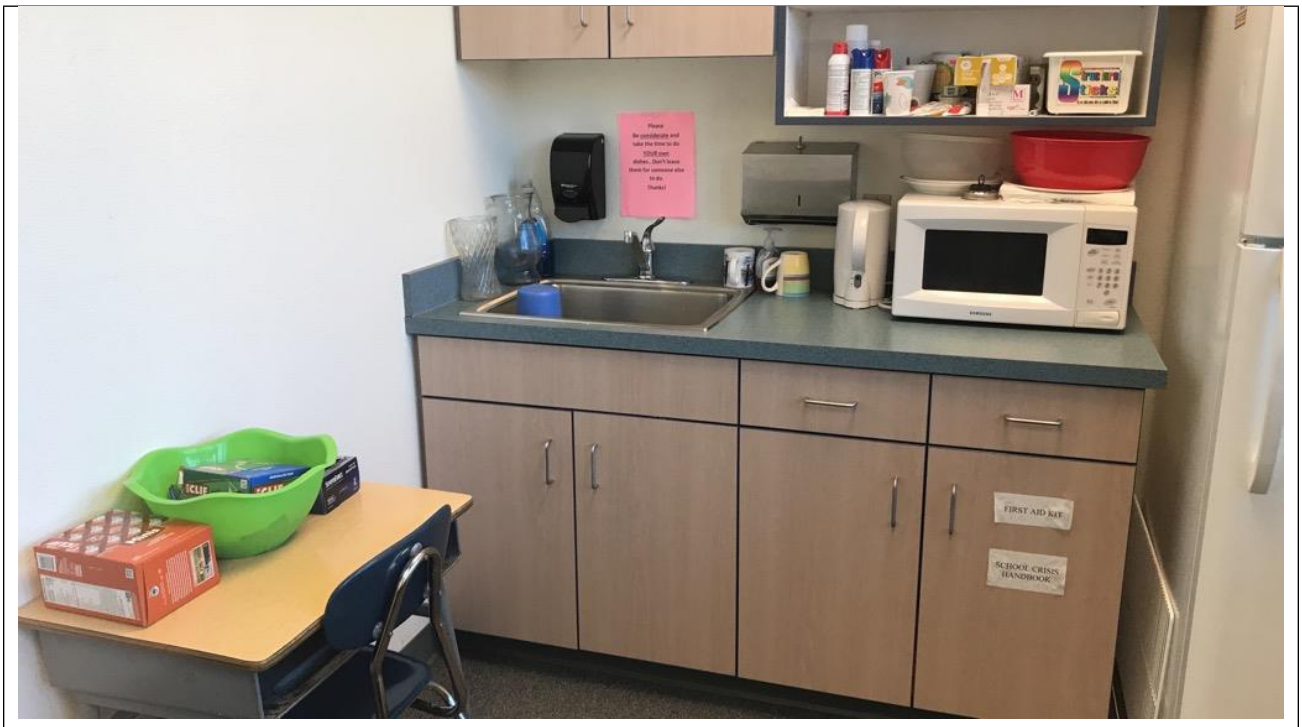
Middle School

FRONT ENTRY

FRONT ENTRY DOORS

SIDEWALK LEADING TO MAIN ENTRY / CONCRETE IS SPALLING

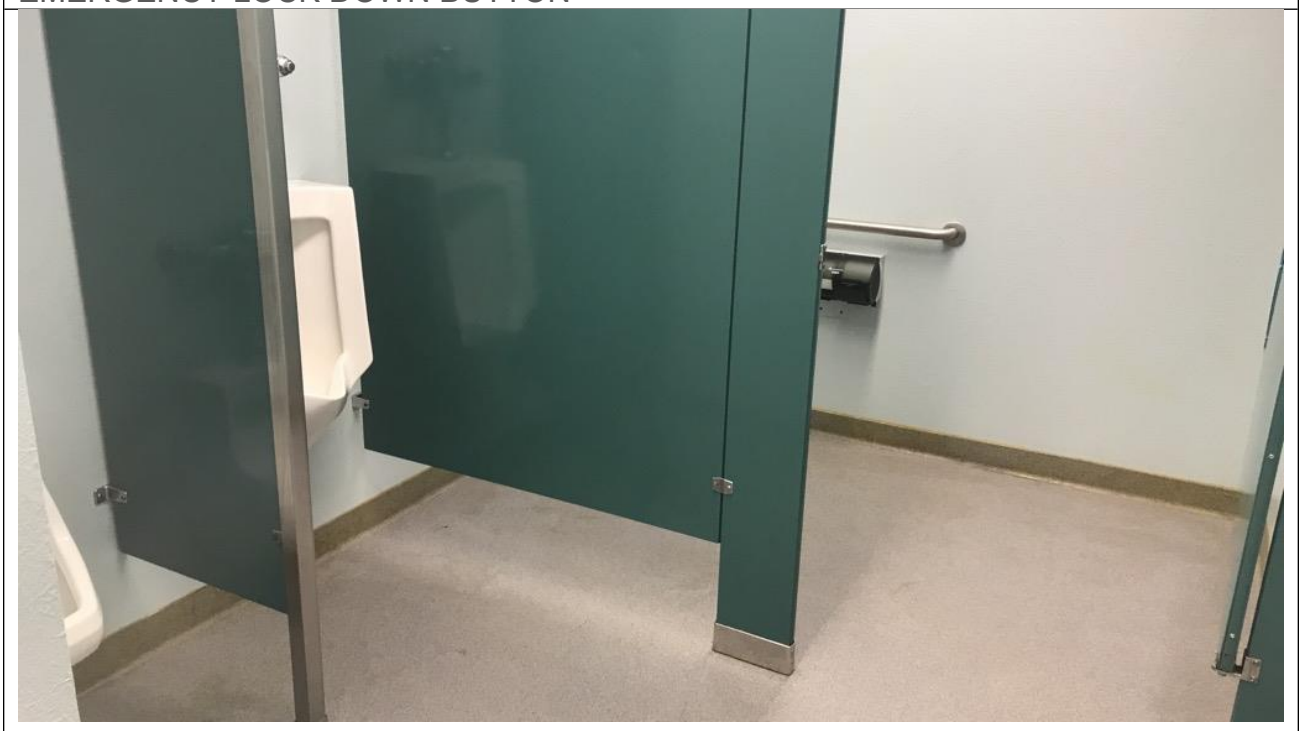
MAIN HALLWAY



FACULTY BREAK AREA – COUNTER DOES NOT MEET ADA REQUIREMENTS

FACULTY RESTROOM / ADA COMPLIANT

EMERGENCY LOCK DOWN BUTTON



RESTROOMS / ADA COMPLIANT

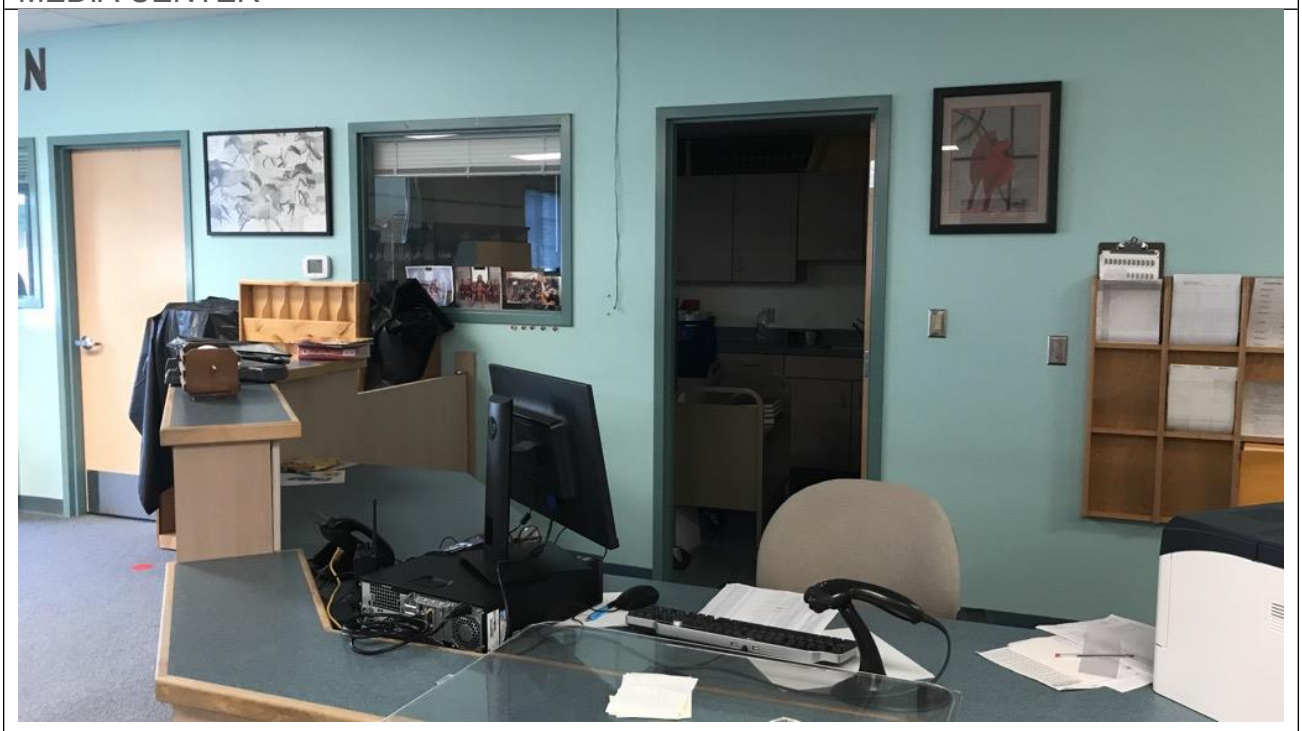
TYPICAL CLASSROOM WITH SMART BOARD TECHNOLOGY

TYPICAL CLASSROOM

TYPICAL CLASSROOM

TEACHING WALL OF TYPICAL CLASSROOM

MEDIA CENTER



WORKROOM AND OFFICE AT MEDIA CENTER

RECESSED READING AREA DOES NOT MEET ADA REQUIREMENTS

EXIT DOOR AT MEDIA CENTER

EAST ACCESS ROAD AT MIDDLE SCHOOL

POWER TRANSFORMER AT MIDDLE SCHOOL

HIGH SCHOOL FACILITY ASSESSMENT

for

Horseshoe Bend School District No. 73

LKV ARCHITECTS

High School Building

Grade Levels: 9-12
Enrollment: 78 students ***(2021-2022)***
20 Total District Certified Employees
30 Total District Classified Employees

Location: 398 School Drive, Horseshoe Bend, Idaho 83629
Building Area (SF): 22,253 / Single Story
Date of Construction: 1990

General Facility Outline:

ARCHITECTURAL:
Horseshoe Bend High School was built in 1990. It is approximately 22,300 square foot, single story building. The bearing wall construction consists of 8"structural concrete masonry unit bearing walls and interior furred wood frame wall with interior batt insulation. The floor is a 4" concrete slab on grade with 2" perimeter foundation wall insulation. The interior corridor walls are 8" concrete masonry units and all other non-bearing walls consist of wood frame construction with gypsum wall board. The building does not have a fire sprinkler system, however, it is protected by a fire alarm system. The roof structure consists of a low slope membrane roof system at the center of the building with high parapet walls and roof top mechanical units. The mechanical well is surrounded by a single slope roof structure with a metal panel roof system.

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MECHANICAL:
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2	POOR	WORN FROM USE- END OF EXPECTED LIFECYCLE; REPLACE 2-4 YRS.
1	CRITICAL	EXTREMELY WORN OR DAMAGED; REPLACE IN NEXT 2 YRS.

BUILDING ELEMENTS CONDITION VALUE

ACCESSIBLE SITE ACCESS

S1.0 ACCESSIBLE ENTRY

Main entry is accessible with entry hardware that meets the requirements of ADA and is located under a covered exterior canopy and walkway system that connects the elementary building, gymnasium building and high school.	5
Electronic access control is also located at the main entry	5

S1.2 EXTERIOR STAIRS AND RAILINGS

No exterior stairs or railings	NA

S1.3 EXTERIOR RAMPS AND WALKS

Main entry is accessible at concrete sidewalk. The sidewalk outside of the covered walkway system is showing spalling and cracking due to weather conditions and salt being applied to the surface during winter conditions.	4

S1.4 BARRIER FREE ROUTE (ROW - SIDEWALK TO BLDG. ENTRY)

The south and west entries provide a barrier free route from a handicap accessible parking space. There are exterior doors from all classroom spaces, however, a sidewalk does not connect all exterior classrooms to meet the requirements of ADA accessibility.	3

EXTERIOR BUILDING ENVELOPE

FOUNDATION/FOOTINGS

A1.1 STRUCTURE

8"Concrete masonry units at all bearing walls with interior furred framed wall and interior corridor walls. All interior non-bearing walls are wood framed with gypsum wall board.	5
Roof framing at the mechanical well is assumed to be open web steel joists. Roof framing at the single pitch areas around the mechanical well are assumed to be pre-engineered wood trusses. Additional verification is required.	4

A1.2 DAMPPROOFING / DEWATERING

Exterior concrete stemwalls have been treated with foundation waterproofing.	5

A1.3 SLAB ON GRADE

4" concrete slab on grade at most locations.	5
The science labs have a crawl space / framed floor system. There has been a water leak at the Chemistry classroom that has caused damage.	3

A1.4 FLOOR FRAMING

No floor framing	NA

FIRE SEPARATION WALLS

A2.1 FIRE WALLS

No appearance of any occupancy separation or fire rated walls. Fire separation would be required under the current International Building Code (IBC 2018) with a building over 12,000 square feet that is not protected by a fire sprinkler system. The code does allow for an educational facility to exceed 12,000 square feet without a fire sprinkler system if all classrooms have a second door the exits directly to the exterior. This facility meets that requirement; however, it would also need to meet Type IIIA construction type (non-combustible exterior walls and all interior construction meeting a 1-hour rating). Under the code version this building was constructed it can be assumed that it met this requirement. Under the current 2018 code the construction does not meet this requirement. Any addition to this building would require a fire wall separation or the installation of a fire sprinkler system.	1

ROOFING

A3.1 CONDITION RATING

The roof at the low slope mechanical well is a built up asphalt roofing system and is in very poor condition. It is expected to be replaced with a new single ply membrane roofing system within a year.	1
The roof over the single slope portions of the building is a metal panel with exposed fasteners.	4

A3.2 ROOF OPENINGS

Plumbing vent lines, roof top mounted units, and attic vents penetrate the roofing at the mechanical well are in very poor condition and will be repaired with the replacement of the roofing system.	1

A3.3 ROOF OPENINGS (ACCESS)

Roof access to the mechanical well is accessed at the Janitor's room. The roof top hatch should be repaired with new paint and seals at the time of the roof replacement.	2

A3.4 ROOF EQUIPMENT CURBING

Roof top mounted equipment on curbs at the single slope metal roof areas. Are in poor condition. New flashing will be installed with the replacement of the roof. New roofing crickets should be installed to achieve better positive drainage to the existing roof drains and overflows.	1

A3.5 LEAKAGE

Leakage is assumed to be occurring in multiple locations due to the condition of the existing roofing system,	1
The connection between the metal roof and the covered walkway is not allowing proper drainage.	1

A3.6 PONDING WATER

The single sloped metal roof drains onto the flat built up roofing system with gravel overlay at the exterior canopy walkway. The are numerous locations where the water will not drain properly if at all. Canopy roof system should be replaced to achieve proper drainage.	1

A3.7 ROOF DRAINS

Roof drains at the low slope roof area need to have new heat tape installed and potentially new catch pans and covers. Existing roof drains are in poor condition.	1

A3.8 GUTTERS / DOWNSPOUTS

Gutters and downspouts on the sloped metal roof areas. Downspouts drain onto sidewalk and/or landscape area. Downspouts should be piped to a subsurface drain field to control water drainage issues.	3

EXTERIOR WALLS

A4.1 EXTERIOR FINISH

8” Painted concrete masonry units. Requires exterior painting on a regular schedule. Every 5 - 7 years would be recommended.	3

A4.2 SEALANTS

Maintenance on all sealants around penetrations and window openings.	4

A4.3 EXPANSION / CONTROL JOINTS

Expansion control joints located around the building. Maintenance required on joints to maintain water resistive qualities.	4

A4.4 THERMAL CONDITION

Ungrouted cores of the masonry walls are assumed to have perlite insulation. Roof is assumed to have batt insulation. R-values cannot be determined.	4
The exterior masonry bearing walls have interior furred wood framed walls. It is assumed that the walls are insulated with R-19 batt insulation.	4

DOORS / WINDOWS / LOUVERS

A5.1 WINDOWS

Hollow metal frames with insulated glass. Regular maintenance required on caulking and sealants.	3

A5.2 LOUVERS AND VENTS

Metal louvers – painted.	4

A5.3 MAIN ENTRY DOORS

Hollow metal frames, painted. All hardware meets ADA requirements.	5

A5.4 DOOR HARDWARE

Door hardware throughout the facility meets ADA requirements.	4

A5.5 OTHER EXTERIOR DOORS

Hollow metal frames, painted. All hardware meets ADA requirements.	4

CODE DEFICIENCIES

A6.1 BUILDING CODE ISSUES

The building is not protected with a fire sprinkler system and is currently over the maximum allowable square footage of 12,000. A fire wall or fire sprinkler system is required under current IBC code. Unless it can be shown that the building complied with the code under which it was constructed.	NA
There are no ADA stalls in the public restrooms.	1
The sink base in the Faculty Room does not meet ADA height requirements.	1
No ADA accessible sinks in the Chemistry and Biology Classroom. One in each space would be required.	1

INTERIOR ELEMENTS

GENERAL

B1.1 WALL FINISHES

Corridor walls are painted concrete masonry units. All other walls are painted gypsum board. No issues noted.	5

B1.3 WALL FINISHES (RESTROOMS)

Painted CMU at the public restrooms.	5

B1.4 WALL FINISHES (OTHERS)

Painted gypsum board and cmu.	5

B1.5 CABINETRY

Plastic laminate cabinets and countertops. Good condition.	4

INTERIOR DOORS

B2.1 DOOR & FRAME CONDITION

Hollow metal frames with solid core wood doors. Good condition.	4
Hollow metal frames with hollow metal doors. Good condition.	4

B2.2 HARDWARE CONDITION

Majority of the door hardware throughout the facility meets ADA requirements. No visible issues.	5

CEILINGS

B3.1 ACT

Suspended acoustical ceiling tile in all locations.	3

FLOORING

B4.1 CARPET

Corridor, classrooms, office areas have carpet. Typical wear. Place on a schedule for replacement when necessary	4

B4.2 VCT OR SHEET PRODUCT

VCT flooring at the science classrooms. Fair condition.	2

B4.3 TILE

Tile at the public restrooms	4

TOILET ROOMS

B6.1 RESTROOM ACCESSORIES

Restroom accessories do not meet ADA requirements. No ADA stall.	5

B6.2 TOILET PARTITIONS

Painted steel partitions. Good condition.	4
No ADA stalls or required grab bars.	1

B6.3 FLOOR / WALL FINISHES

Painted cmu at public restrooms.	5

OTHER SPECIALTY EQUIPMENT

B8.1 GYMNASIUM ATHLETIC EQUIPMENT

B8.2 STUDENT LOCKERS

B8.3 PE / HALLWAY LOCKERS

Painted steel lockers. Good condition.	5

B8.4 BLEACHERS

CLASSROOM TECHNOLOGY

C1.1 PROJECTOR / SCREEN / SMART BOARD TECHNOLOGY

Smart board technology in the classrooms. Wiring is not in conduit and is free hung to Teacher's station. Wire mold power and data outlets exist throughout most classrooms.	4
Projectors in classrooms and locations for student computers at wall locations.	4

C1.2 DATA AND POWER

Surface mounted wire mold data and power along walls.	3
Computer lab has complete connection of data and power at student workstations.	3

THE FOLLOWING GROUPS OF BUILDING ELEMENTS AS OUTLINED IN BY THE UNIVERSAL CLASSIFICATION OF BUILDING SYSTEMS – UNIFORMAT II WILL BE OUTLINED UNDER SEPARATE DESCRIPTIONS BY ATTACHMENT TO THIS REPORT.

D1 PLUMBING SYSTEMS

E1 MECHANICAL / HVAC SYSTEMS

F1 ELECTRICAL SYSTEMS / FIRE ALARM SYSTEMS

OVERALL BUILDING CONDITION ASSESSMENT

The High School Building is in good condition. The largest issue that has been identified is already on a maintenance schedule, re-roofing of the low slope roof area. There are very few minor issues that can be placed on a maintenance schedule and addressed when funds are available. Any potential addition to the facility would require installing a fire sprinkler system to the entire facility and upgrading the fire alarm system.

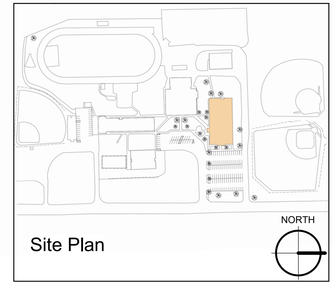
Horseshoe Bend High School

Overall SF: 22,253

Department Legend

Admin	1,784 SF
Art	1,068 SF
Biology	1,270 SF
Chemistry	1,379 SF
Classroom	6,081 SF
Computer Lab	982 SF
Learning Center	2,559 SF
Restroom	480 SF
Storage	720 SF
Support Spaces	114 SF

1 LEVEL 1 FLOOR PLAN
1/8" = 1'-0"



Site Plan

LKV ARCHITECTS
2400 E. Riverwalk Drive
Boise, Idaho 83706
www.lkvarchitects.com
208.336.3443

#	Description	Date

Revisions

High School Feasibility Study
Horseshoe Bend School District #73
398 School Drive, Horseshoe Bend, ID 83629

DATE: 08/12/21
LKV PROJECT #: 2129

DRAWN BY: TL/YS
CHECKED BY: AVO

Project Status

FLOORPLANS

High School

FRONT ENTRY

FRONT ENTRY AREA / ADMINISTRATION OFFICE

RECEPTION AREA

EAST HALLWAY

NORTH HALLWAY

GENERAL CLASSROOM

GENERAL CLASSROOM / EXTERIOR EXIT DOOR

GENERAL CLASSROOM / SMART BOARD TECHNOLOGY

FACULTY ROOM / COUNTER HEIGHT DOES NOT MEET ADA REQUIREMENTS

COMPUTER CLASSROOM / PROJECTOR TECHNOLOGY

CHEMISTRY CLASSROOM

CHEMISTRY TEACHER'S STATION

WATER DAMAGE FROM WATER LEAK / CHEMISTRY CLASSROOM

FUME HOOD AND EYE WASH STATION

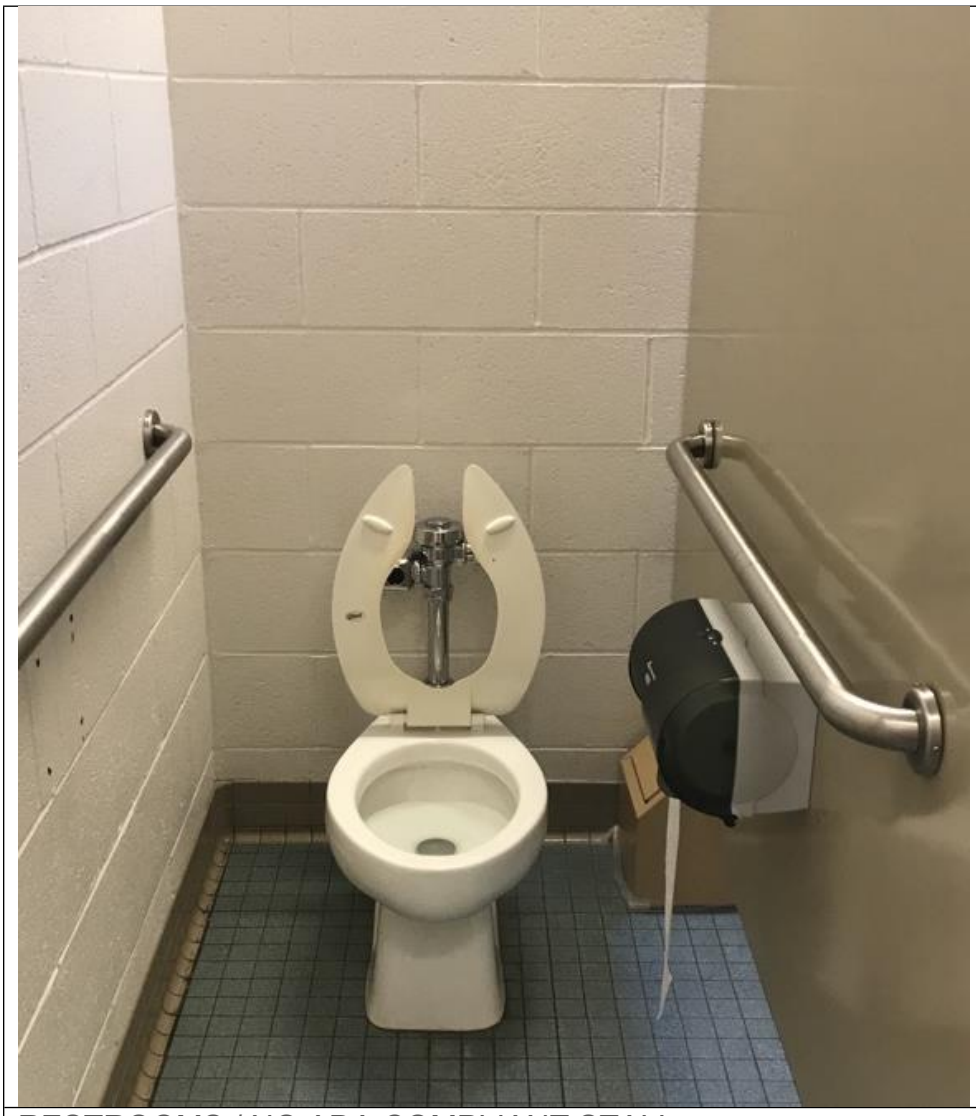
BIOLOGY CLASSROOM

BIOLOGY CLASSROOM

MEDIA CENTER

MEDIA CENTER / WORKROOM / STUDY ROOMS

PUBLIC RESTROOMS / SINKS DO NOT MEET ADA HEIGHT REQUIREMENTS



RESTROOMS / NO ADA COMPLIANT STALL

BUSINESS EDUCATION CLASSROOM

ASPHALT

BUILT UP ROOFING SYSTEM AND ROOF TOP MOUNTED MECHANICAL UNITS

ROOF DRAIN AND OVERFLOW / SURROUNDED BY HEAT TAPE

ROOF ACCESS

ASPHALT PATCH ?

LOOKING NORTH AT THE HIGH SCHOOL

NORTHEAST CORNER / FIRE HYDRANT

NORTH ELEVATION

POWER TRANSFORMER

GYMNASIUM FACILITY ASSESSMENT

for

Horseshoe Bend School District No. 73

LKV ARCHITECTS

Gymnasium Building

Grade Levels: All grade levels
Enrollment: 271 students ***(2020-2021)***
20 Total District Certified Employees
30 Total District Classified Employees

Location: 398 School Drive, Horseshoe Bend, Idaho 83629
Building Area (SF): 21,782 / Single Story
Date of Construction:
Original Gymnasium: 1970's
North Addition: 1980
West Addition: 1989

General Facility Outline:

ARCHITECTURAL:
Horseshoe Bend Gymnasium was built in the 1970's. There was an addition added to the north side in 1980 and a west addition consisting of a new music room and weight room in 1989. It is approximately 21,800 square foot, single story building. The bearing wall construction consists of 8"-12" structural concrete masonry unit bearing walls. The floor is a 4" concrete slab on grade with 2" perimeter foundation wall insulation. The roof framing over the gymnasium consists of pre-engineered open web steel joists. The portions of the building that extend around the gymnasium masonry box are single pitched roof trusses with metal roofing. The gymnasium roof consists of a single ply roofing system. The interior corridor walls are 8" concrete masonry units and all other non-bearing walls consist of wood frame construction with gypsum wall board. The building does not have a fire sprinkler system, however, it is protected by a fire alarm system.

The overall building condition findings will be outlined at the end of this document.

The site assessment of each facility will be detailed in the overall Campus Site Analysis section.

STRUCTURAL:
REFER TO ATTACHED INDIVIDUAL DETAILED REPORTS

MECHANICAL:
REFER TO ATTACHED INDIVIDUAL DETAILED REPORTS.

ELECTRICAL:
REFER TO ATTACHED INDIVIDUAL DETAILED REPORTS

FACILITY ASSESSMENT INVENTORY

THE ASSESSMENT TEAM UTILIZED A "BUILDING CONDITION EVALUATION FORM" THAT IS BASED UPON A UNIVERSAL CLASSIFICATION OF BUILDING SYSTEMS – UNIFORMAT II. THIS CLASSIFICATION SYSTEM IS COMMONLY UTILIZED TO OUTLINE AND GROUP BUILDING ELEMENTS. REFER TO THE FOLLOWING SUMMARY AND ATTACHED ILLUSTRATIONS FOR DETAILED CONDITIONS.

VALUE		CONDITION GENERAL DESCRIPTION
5	NEW	NEW OR LIKE-NEW CONDITION; NO ISSUES TO REPORT; NO EXPECTED FAILURES; PLAN 8-10 YRS.
4	GOOD	GOOD CONDITION; NO REPORTED ISSUES OR CONCERNS; REPLACEMENT 6-8 YRS.
3	FAIR	AVERAGE WEAR FOR BUILDING AGE; NOT NEW BUT NO ISSUES TO REPORT; REPLACE 4-6 YRS.
2	POOR	WORN FROM USE- END OF EXPECTED LIFECYCLE; REPLACE 2-4 YRS.
1	CRITICAL	EXTREMELY WORN OR DAMAGED; REPLACE IN NEXT 2 YRS.

BUILDING ELEMENTS CONDITION VALUE

ACCESSIBLE SITE ACCESS

S1.0 ACCESSIBLE ENTRY

Main entry is accessible with entry hardware that meets the requirements of ADA and is located under a covered exterior canopy and walkway system that connects the elementary building, gymnasium building and high school.	5
Electronic access control is also located at the main entry	5

S1.2 EXTERIOR STAIRS AND RAILINGS

No exterior stairs or railings	NA

S1.3 EXTERIOR RAMPS AND WALKS

Main entry is accessible at concrete sidewalk. The sidewalk outside of the covered walkway system is showing spalling and cracking due to weather conditions and salt being applied to the surface during winter conditions.	4

S1.4 BARRIER FREE ROUTE (ROW - SIDEWALK TO BLDG. ENTRY)

The east and south entries provide a barrier free route from a handicap accessible parking space. The south entry route is not covered under the canopy walkway system.	4

EXTERIOR BUILDING ENVELOPE

FOUNDATION/FOOTINGS

A1.1 STRUCTURE

8”-12” Concrete masonry units at all bearing walls and interior corridor walls. All interior non-bearing walls are wood framed with gypsum wall board.	5
Roof framing at the gymnasium is open web steel joists. Roof framing at the single pitch areas outside of the gymnasium are assumed to be pre-engineered wood trusses.	5

A1.2 DAMPPROOFING / DEWATERING

Exterior concrete stemwalls have been treated with foundation waterproofing.	5

A1.3 SLAB ON GRADE

4” concrete slab on grade – no visible issues	5

A1.4 FLOOR FRAMING

No floor framing	NA

FIRE SEPARATION WALLS

A2.1 FIRE WALLS

No appearance of any occupancy separation or fire rated walls. The gymnasium masonry box would meet the requirements of a 2-hour wall if all doors and penetrations were properly protected. The doors into the gymnasium do not meet this requirement because they do not have door closers. Fire separation would be required under the current International Building Code (IBC 2018) with a building of 9,500 square feet that is not protected by a fire sprinkler system. Any addition to this building would require a fire wall separation or the installation of a fire sprinkler system.	1

ROOFING

A3.1 CONDITION RATING

The roof over the gymnasium is a low slope membrane roofing system. The roof over the single slope portions of the building is a metal panel with exposed fasteners.	4

A3.2 ROOF OPENINGS

Plumbing vent lines, roof top mounted units, and attic vents penetrate the roofing – no apparent issues. Yearly maintenance on caulking and sealing penetration is necessary.	4

A3.3 ROOF OPENINGS (ACCESS)

Roof access to the gymnasium roof was not found.	NA

A3.4 ROOF EQUIPMENT CURBING

Roof top mounted equipment on curbs at the single slope metal roof areas. No apparent leaks. Yearly maintenance required at all penetrations and curbs.	3

A3.5 LEAKAGE

No apparent leaks at the metal portion of the building. Could not access the gymnasium roof. Additional site visit will be required.	5
The connection between the metal roof and the covered walkway is not allowing proper drainage.	1

A3.6 PONDING WATER

The single sloped metal roof drains onto the flat built up roofing system with gravel overlay at the exterior canopy walkway. The are numerous locations where the water will not drain properly if at all. Canopy roof system should be replaced to achieve proper drainage.	1

A3.7 ROOF DRAINS

Roof drains at the low slope roof area. Additional site visit required.	NA

A3.8 GUTTERS / DOWNSPOUTS

Gutters and downspouts on the sloped metal roof areas. Downspouts drain onto sidewalk and/or landscape area. Downspouts should be piped to a subsurface drain field to control water drainage issues.	3

EXTERIOR WALLS

A4.1 EXTERIOR FINISH

8”-12” Painted concrete masonry units. Requires exterior painting on a regular schedule. Every 5 - 7 years would be recommended.	3

A4.2 SEALANTS

Maintenance on all sealants around penetrations and window openings.	4

A4.3 EXPANSION / CONTROL JOINTS

Expansion control joints located around the building. Maintenance required on joints to maintain water resistive qualities.	4

A4.4 THERMAL CONDITION

Ungrouted cores of the masonry walls are assumed to have perlite insulation. Roof is assumed to have batt insulation. R-values cannot be determined.	3

DOORS / WINDOWS / LOUVERS

A5.1 WINDOWS

Hollow metal frames with insulated glass. Regular maintenance required on caulking and sealants.	3

A5.2 LOUVERS AND VENTS

Metal louvers – painted.	4

A5.3 MAIN ENTRY DOORS

Hollow metal frames, painted. All hardware meets ADA requirements.	5

A5.4 DOOR HARDWARE

Door hardware throughout the facility meets ADA requirements. No door closers on the doors at the gymnasium.	3

A5.5 OTHER EXTERIOR DOORS

Hollow metal frames, painted. All hardware meets ADA requirements.	5

CODE DEFICIENCIES

A6.1 BUILDING CODE ISSUES

The building is not protected with a fire sprinkler system and is currently over the maximum allowable square footage of 12,000. A fire wall or fire sprinkler system is required under current IBC code.	NA
The gymnasium masonry wall could be considered a 2-hour wall if all of the doors and penetrations were corrected to be fire rated. This would require rated doors, frames, and closers at the doors. All penetrations would need to be fire caulked.	1
There are no ADA stalls in the public restrooms or the locker rooms.	1
Required second means of egress from the music room is not ADA accessible.	1

INTERIOR ELEMENTS

GENERAL

B1.1 WALL FINISHES

Corridor walls are painted concrete masonry units. All other walls are painted gypsum board. No issues noted.	5

B1.3 WALL FINISHES (RESTROOMS)

Ceramic tile wainscot at the public restrooms.	5
Painted cmu, gypsum board and FRP at the locker rooms.	5

B1.4 WALL FINISHES (OTHERS)

Painted gypsum board and cmu.	5

B1.5 CABINETRY

Plastic laminate counter tops at the restrooms.	3

INTERIOR DOORS

B2.1 DOOR & FRAME CONDITION

Hollow metal frames with solid core wood doors. Good condition.	4
Hollow metal frames with hollow metal doors. Good condition.	4

B2.2 HARDWARE CONDITION

Majority of the door hardware throughout the facility meets ADA requirements. No visible issues.	5
Door pulls / handles at the wood doors in the music room's practice, office and storage areas do not meet the requirements of ADA	

CEILINGS

B3.1 ACT

No suspended ceiling tile systems	NA
The ceiling in the gymnasium is an adhered acoustical tile. All other ceilings throughout the facility are hard lid painted gypsum board. No visible issues.	4

FLOORING

B4.1 CARPET

Corridor, classrooms, office areas have carpet. Typical wear. Place on a schedule for replacement when necessary	4

B4.2 VCT OR SHEET PRODUCT

Sheet vinyl flooring at the locker rooms.	5
VCT flooring at the Concessions / Kitchen area	4

B4.3 TILE

Tile at the public restrooms	4

TOILET ROOMS

B6.1 RESTROOM ACCESSORIES

Restroom accessories do not meet ADA requirements. No ADA stall.	5

B6.2 TOILET PARTITIONS

Painted steel partitions. Good condition.	4
No ADA stalls or required grab bars.	1

B6.3 FLOOR / WALL FINISHES

Ceramic tile wainscot at the public restrooms.	5
Painted cmu, gypsum board and FRP at the locker rooms.	5

OTHER SPECIALTY EQUIPMENT

B8.1 GYMNASIUM ATHLETIC EQUIPMENT

All basketball backstops appear to be in good condition.	5

B8.2 STUDENT LOCKERS

B8.3 PE / HALLWAY LOCKERS

Painted steel lockers in the locker rooms. Good condition.	5

B8.4 BLEACHERS

Folding bleachers appear to be relatively new and in good condition.	5

CLASSROOM TECHNOLOGY

C1.1 PROJECTOR / SCREEN / SMART BOARD TECHNOLOGY

Smart board technology in the Resource rooms. Wiring is not in conduit and is free hung to Teacher's station.	3

C1.2 DATA AND POWER

Minimal data and power locations, random locations.	3
IT racks surface mounted and accessible to the Resource Classroom space.	3

THE FOLLOWING GROUPS OF BUILDING ELEMENTS AS OUTLINED IN BY THE UNIVERSAL CLASSIFICATION OF BUILDING SYSTEMS – UNIFORMAT II WILL BE OUTLINED UNDER SEPARATE DESCRIPTIONS BY ATTACHMENT TO THIS REPORT.

D1 PLUMBING SYSTEMS

E1 MECHANICAL / HVAC SYSTEMS

F1 ELECTRICAL SYSTEMS / FIRE ALARM SYSTEMS

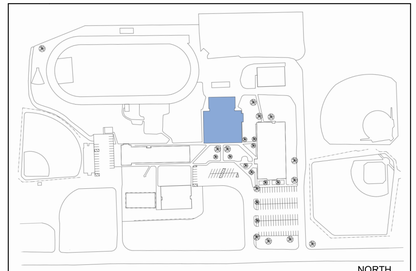
2 LEVEL 1 FLOORPLAN
1/8" = 1'-0"

Horseshoe Bend Gymnasium

Overall SF: 21,782

Department Legend

Admin	259 SF
Classroom	3,803 SF
Gymnasium	7,540 SF
Kitchen	543 SF
Locker Rooms	1,532 SF
Music Room	1,870 SF
Restroom	243 SF
Storage	863 SF
Weight Room	2,080 SF



Site Plan

LKV ARCHITECTS
2400 E. Riverwalk Drive
Boise, Idaho 83706
www.lkvarchitects.com
208.336.3443

Revisions		
#	Description	Date

Gymnasium
Horseshoe Bend School District #73
398 School Drive Horseshoe Bend, Idaho 83629

DATE: 08/18/2021
LKV PROJECT #: 2129

DRAWN BY: YS
CHECKED BY: AVO

Project Status

FLOORPLANS

Gymnasium Building

EAST FACING FRONT ENTRY

WALKWAY FROM ELEMENTARY TO GYM

METAL ROOF AT ENTRY OVERHANG

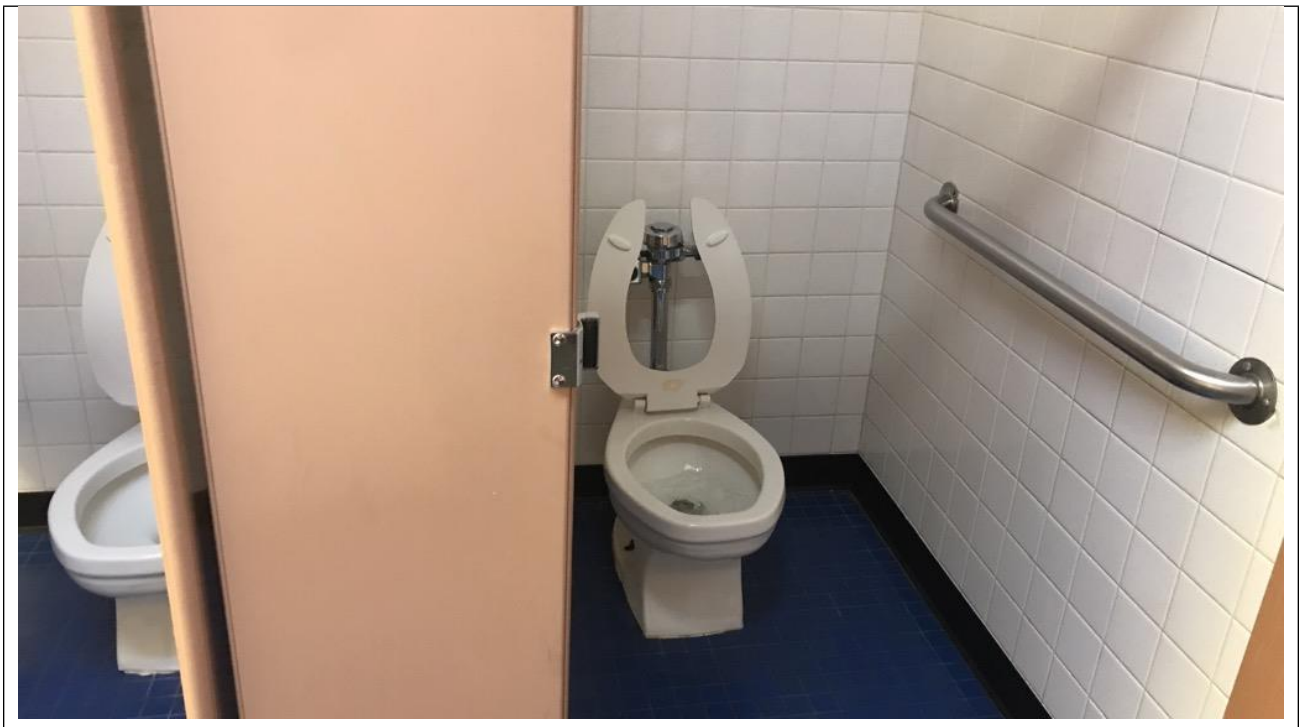
ROOF TOP MOUNTED HVAC EQUIPMENT

GRAVEL COVERED BUILT UP ROOFING – FLAT / SHOWING WEAR IN MANY LOCATIONS

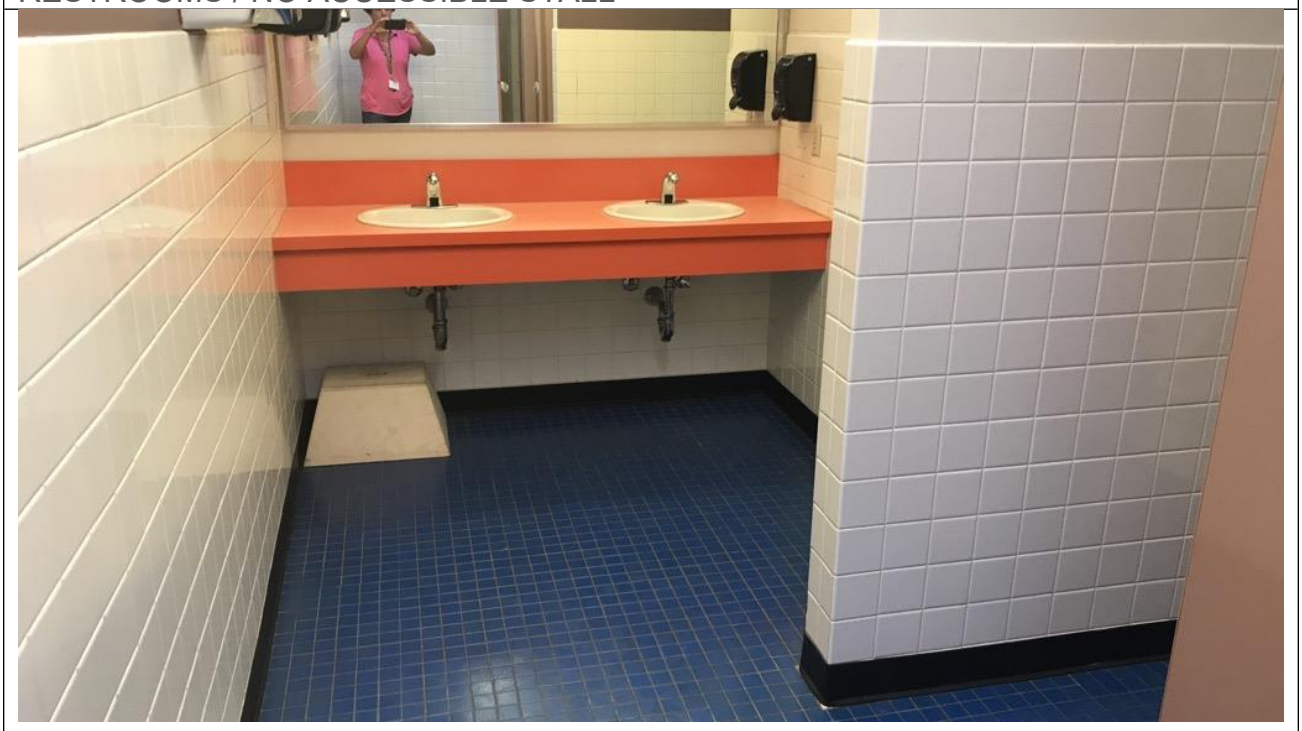
PITCHED METAL ROOF AROUND LOW SLOPE GYMNASIUM ROOF AT PARAPET

FRONT ENTRY / DOORS MEET ADA REQUIREMENTS

ENTRY CORRIDOR



RESTROOMS / NO ACCESSIBLE STALL



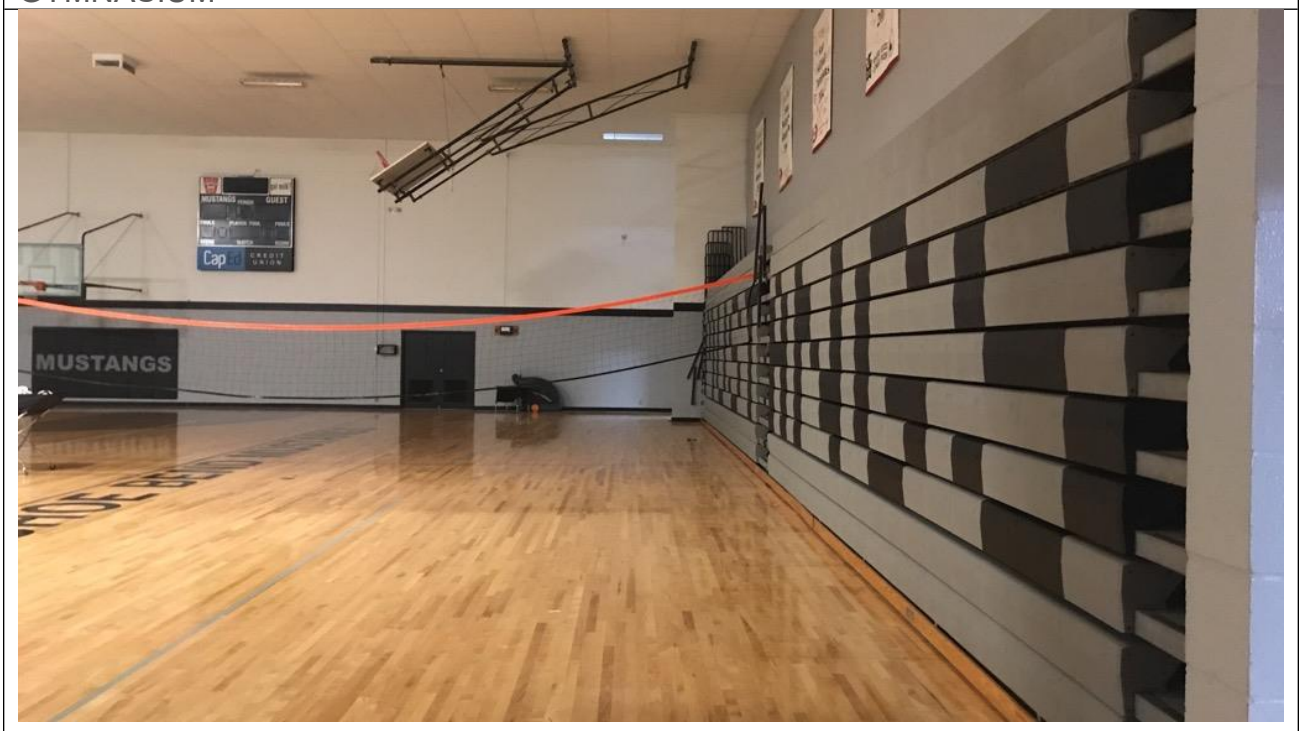
RESTROOMS

CONCESSIONS

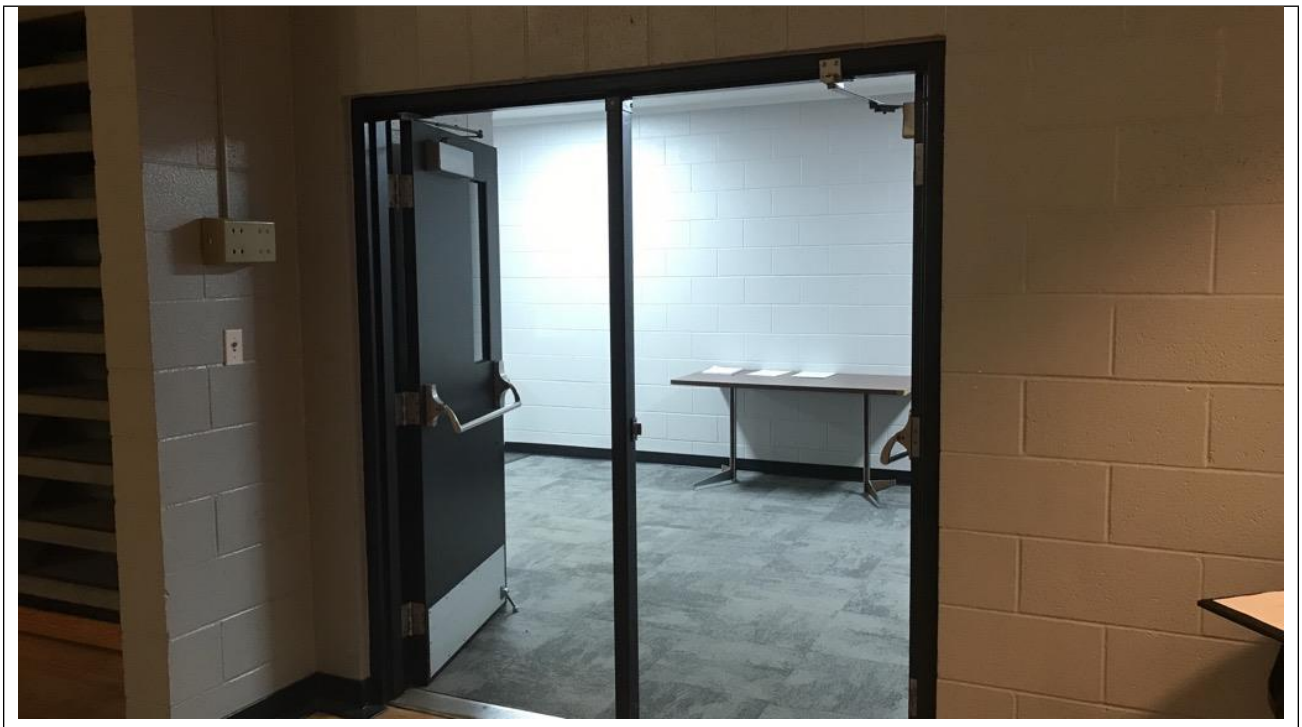
CONCESSIONS

CONCESSIONS WINDOW IS NOT ACCESSIBLE – SILL IS AT 42”

GYMNASIUM



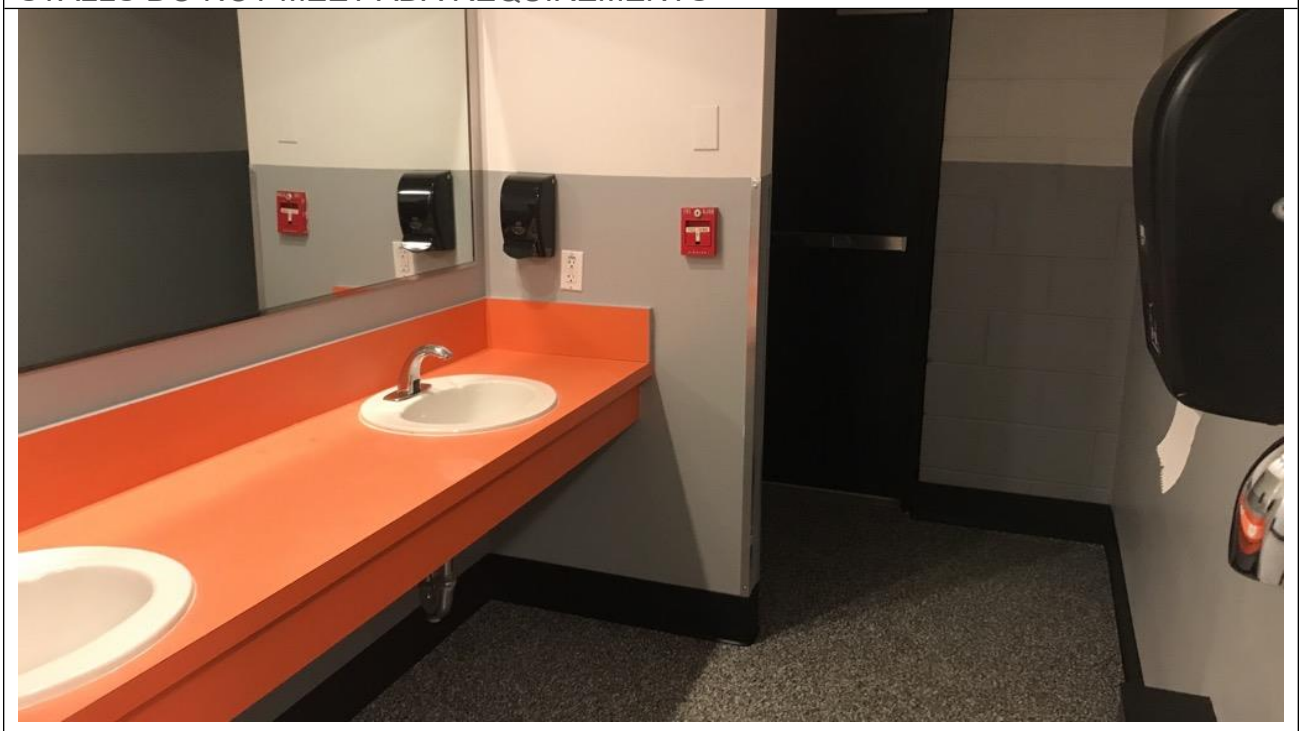
BLEACHERS (CLOSED POSITION)



EXIT DOORS / HARDWARE MEETS ADA REQUIREMENTS / COULD BE UPGRADED

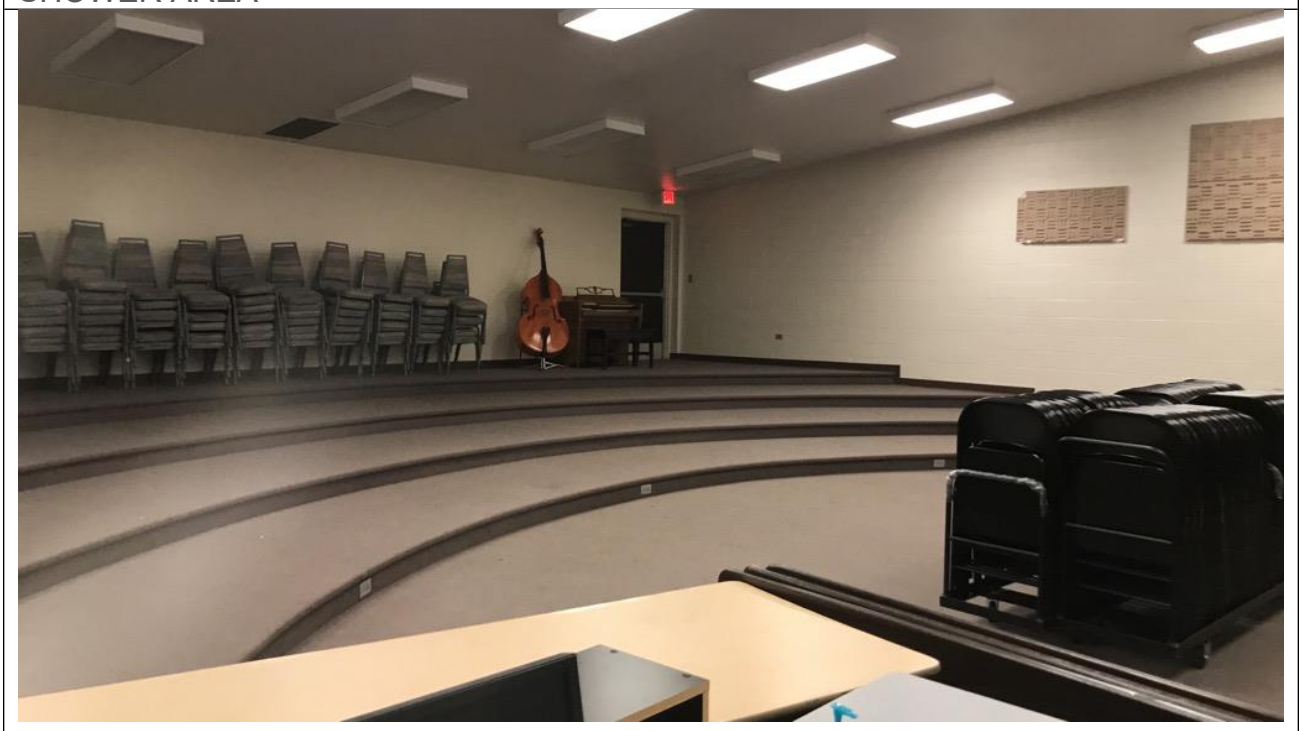
LOCKER ROOM / RECENTLY PAINTED

STALLS DO NOT MEET ADA REQUIREMENTS



LOCKER ROOM SINK AREA

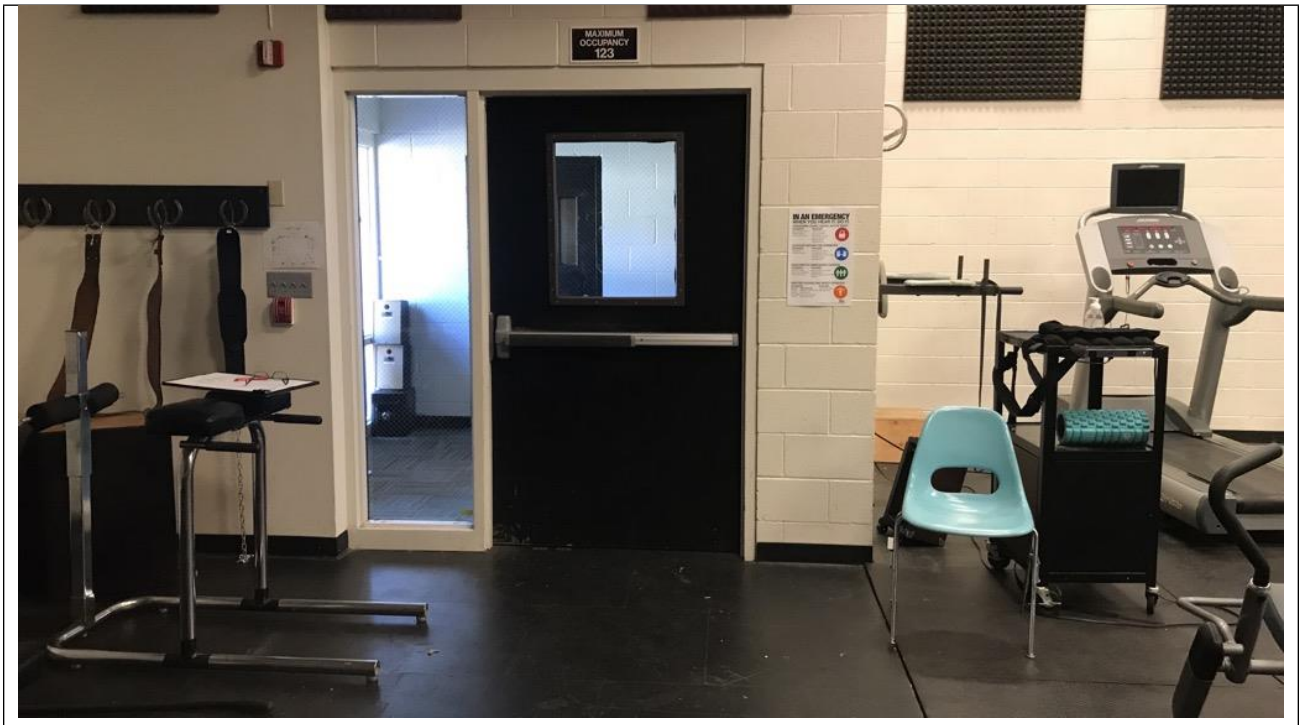
SHOWER AREA



MUSIC ROOM / BUILT IN RISERS

OFFICE / PRACTICE ROOMS / STORAGE BACK WALL

WEIGHT ROOM



ACCESS CONTROL AT WEIGHT ROOM DOOR

RESOURCE ROOM AT NORTH END OF GYMNASIUM

RESOURCE ROOM AT NORTH EAST CLASSROOM

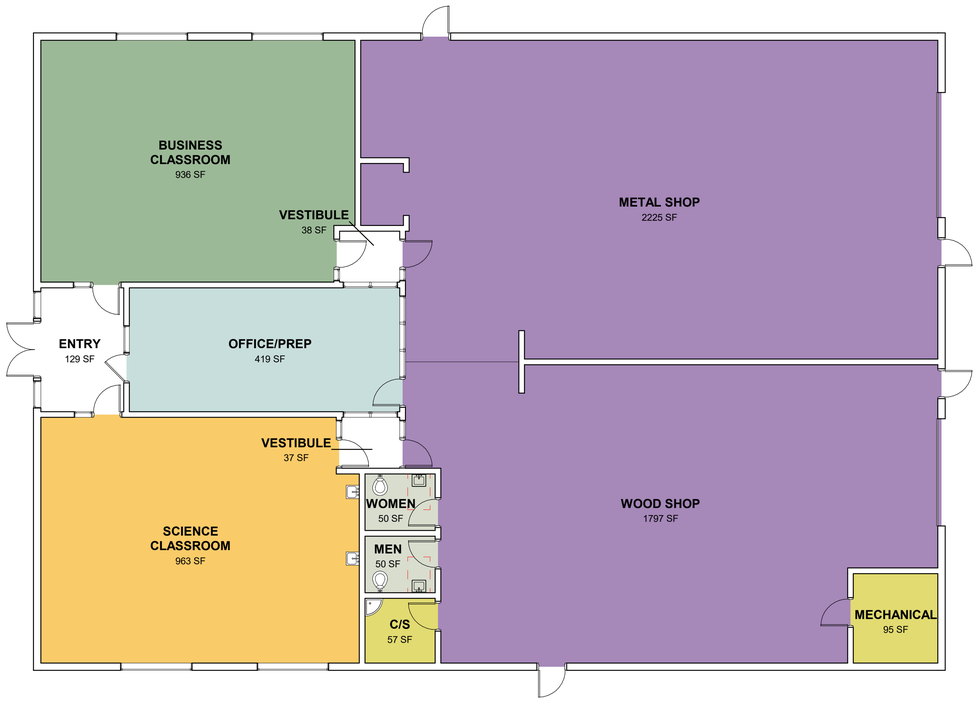
IT RACKS AT RESOURCE CLASSROOM

PTE BUILDING PHOTOS

for

Horseshoe Bend School District No. 73

LKV ARCHITECTS



NORTH

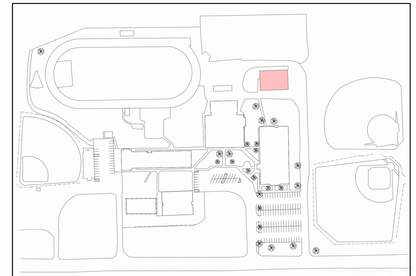
② LEVEL 1 FLOORPLAN
1/8" = 1'-0"

Horseshoe Bend PTE

Overall SF: 7,276 SF

Department Legend

Admin	419 SF
Classroom	936 SF
Restroom	100 SF
Science	963 SF
Shop	4,022 SF
Support Spaces	152 SF



NORTH

Site Plan

LKV ARCHITECTS
2400 E. Riverwalk Drive
Boise, Idaho 83706
www.lkvarchitects.com
208.336.3443

Revisions

#	Description	Date

Professional Technical Education Building
Horseshoe Bend School District #73

398 School Drive Horseshoe Bend, Idaho 83629

DATE: 08/23/2021
LKV PROJECT #: 2129

DRAWN BY: YS
CHECKED BY: AVO

Project Status

FLOORPLANS

PTE Building

EAST ELEVATION

MAIN ENTRY DOORS

OFFICE AREA

FIRE ALARM AND DATA RACK

WOOD SHOP / DUST COLLECTION IS NOT WORKING CORRECTLY

WELDING SHOP

LECTURE CLASSROOM

DUMBWAITER / LIFT IS NOT OPERATIONAL
LADDER ACCESS TO MECHANICAL PLATFORM

COMMUNITY HALL PHOTOS

for

Horseshoe Bend School District No. 73

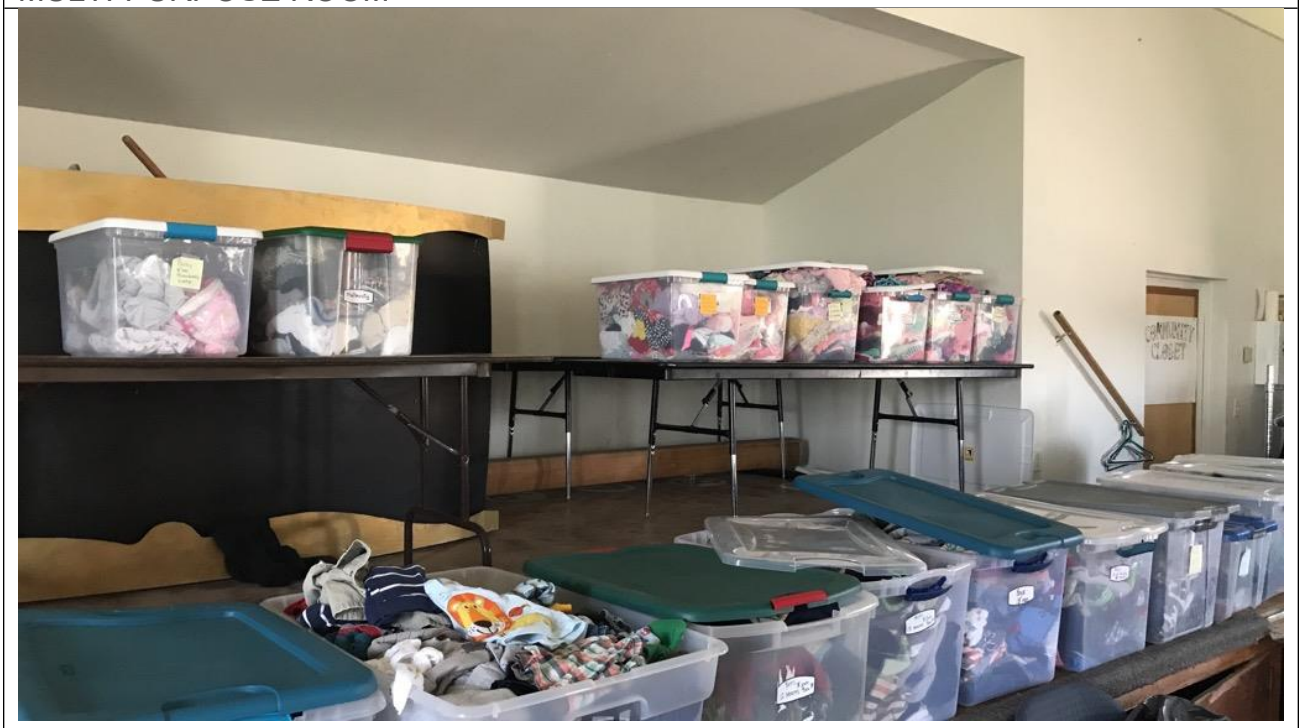
LKV ARCHITECTS

Annex / Community Hall Building

NORTH ELEVATION

WEST ELEVATION / RESTROOM / STORAGE

MULTI-PURPOSE ROOM



STAGE / RAISED PLATFORM – NO ADA ACCESS

MAIN ENTRY / EXIT DOORS MEET ADA REQUIREMENTS

ACCESSIBLE RESTROOM

GROWTH PROJECTION

for

Horseshoe Bend
School District No. 73

LKV
ARCHITECTS

EXECUTIVE SUMMARY

OVERVIEW

The following report identifies the current enrollment and the maximum design enrollment at each existing school facility in the District. The maximum design enrollment is based upon the existing square footage of teaching spaces per student that the facility would be capable of supporting without major addition or remodel to the building. A future growth enrollment has also been identified in the current school boundaries as it relates to new residential development that has been identified by the City of Horseshoe Bend and Boise County Planning and Zoning Departments for current residential permit applications. The purpose of completing an existing facilities enrollment assessment report and future growth projection is to develop a comprehensive overview of each existing facility enrollment capacity and to identify potential student enrollment growth due to new residential development in the District's boundary.

Horseshoe Bend School District facilities included in the assessment report are as follows:

FACILITY	**LOCATION**
Horseshoe Bend High School / Grades 9-12	398 School Drive, Horseshoe Bend, Idaho
Horseshoe Bend Middle School / Grades 6-8	398 School Drive, Horseshoe Bend, Idaho
Horseshoe Bend Elementary / Grades PK-5	398 School Drive, Horseshoe Bend, Idaho
Professional Technical Facility	398 School Drive, Horseshoe Bend, Idaho
Gymnasium Building	398 School Drive, Horseshoe Bend, Idaho
Annex Building	398 School Drive, Horseshoe Bend, Idaho

HORSESHOE BEND SCHOOL DISTRICT 73 BACKGROUND

The Horseshoe Bend School District is in Boise County and the city of Horseshoe Bend, Idaho. Boise County covers 1,899 square miles in the southwest region of Idaho. As of the 2019 United States Census American Community Survey Estimates the population of Boise County is 7,378 and 862 are Horseshoe Bend residents. Boise County has three school districts: Horseshoe Bend, Garden Valley, and Basin. Horseshoe Bend School District's boundary extends south to the Ada County line. The District educates over 236 students in preschool through grade 12. The District currently has 3 schools: 1 elementary school (grades PK-5), 1 middle schools (grades 6-8), 1 high school (grades 9-12). The District also has a Professional Technical School that specializes in welding, construction, and engineering programs.

The enrollment of students across the District by grade level is listed below. The data on current enrollment was obtained from the Horseshoe Bend School District.

Average Daily Membership (ADM) per Facility:

FACILITY	**GRADE LEVELS**	**ADM FY 2020-21**	**ADM FY 2021-22 ***
Horseshoe Bend High School	9-12	76	78
Horseshoe Bend Middle School	6-8	49	48
Horseshoe Bend Elementary	PK-5	94	110
TOTALS		219	236

EXECUTIVE SUMMARY

Note: The ADM numbers utilized for FY2021-22 school year are actual attendance numbers for September 2021.

PROJECTED ENROLLMENT METHODOLOGIES

Enrollment forecasting requires analysis of multiple data sources including, but not limited to, historical enrollment trends, local housing trends and future residential developments, recent census data, and regional student generation rates.

Data has been utilized from the 2019 United States Census Bureau, American Survey 5-year Estimate report for Horseshoe Bend, Idaho. (Refer to the attached reports).

The Student Generation Rate is a ratio that is applied to the number of new residential households that are either submitted for approval and/or under construction in the Boise County, Horseshoe Bend School District boundary. These developments have been identified later in the report. The Student Generation Rate that is being utilized is .60 / per new residential household and housing units for subdivisions in the Horseshoe Bend enrollment area. This appears to be a reasonable number to utilize when comparing past census data for the current number of family households and housing units and the enrollments for past years.

Equation: 431 family household and housing units x .60 = 259 students. This would allow for a percentage of students that would not be living within the city boundaries. *Per 2019 United States Census Bureau, American Survey 5-year estimate.*

Student Generation Rate = .60 per new household

New Developments located within the school district boundaries:

Deer Valley Subdivision:	138 single family lots
Pioneer Estates Subdivision:	28 single family lots
Avimor Subdivision BC Phase:	1700 single family lots. (12-15 year completion)
	*600 single family lots (4-6 year completion, construction 2022)
Total New Lots:	**766** (* 600 lots utilized for Avimor)

As a result of new development and depending on the construction schedules for those developments the Horseshoe Bend School District could potentially see an **increase in enrollment of 459** students utilizing a .60 student generation rate per new household over the **next six years**.

As a comparison with other school districts and the student generation rates utilized for planning:

The Boise School District utilizes a .65 student generation rate per new household.
The West Ada School District utilizes a .80 student generation rate per new household.

EXECUTIVE SUMMARY

CURRENT EDUCATIONAL DESIGN METHODOLOGIES

Designing educational facilities for the 21st century learner and educator has changed greatly over the past decade. Creating space that integrates with the ever changing technology requirements that allows for curriculum flexibility has become the cornerstone of current educational design methodologies. To analyze an existing facility that is over 40 years old with the current 21st century design goals in mind is at times similar to comparing apples to oranges. However, many public school districts find themselves in the position of utilizing existing facilities to accommodate current forward thinking educational philosophies by necessity due to economic constraints. Often the solution to the continued utilization of an existing facility comes in the form of renovation, remodel, and additions that are thoughtfully designed to adapt an aged facility to current educational methodologies.

In order to address the current educational adequacy of an existing facility we must begin with an understanding of the average space needs by grade level for instructional and support spaces. The following table outlines the average gross square footage per student in each standard grade category. The average numbers have been referenced from the publication "*School Planning & Management – February 2015 issue".* The average numbers are from schools built in Region 12 of the US (Alaska, Idaho, Oregon, Washington)

Gross Square Footage per Student for entire building with average regional enrollment and building size:

	ELEMENTARY	**MIDDLE**	**HIGH**
SQ. FT / STUDENT	115	161	176
STUDENTS	650	900	900
MEDIAN SCHOOL SIZE	75,000 SQ. FT.	145,000 SQ. FT.	158,500 SQ. FT.

It is important to note that the above numbers can be greatly influenced by the specific educational requirements of the individual school district. Support spaces such as auditoriums, student commons, auxiliary gymnasium, and special unique curriculums can adjust the square foot per student numbers substantially. Often a square footage per student number is utilized for classroom spaces only to determine appropriate design parameters.

Gross Square Footage per Student / Classroom Space:

TYPE OF INSTRUCTIONAL SPACE	**SQUARE FOOTAGE PER STUDENT**
KINDERGARTEN	45
ELEMENTARY	30
MIDDLE – HIGH SCHOOL	35
SPECIAL EDUCATION	80
SCIENCE / LAB	40

EXECUTIVE SUMMARY

EDUCATIONAL SPACE ADEQUACY ASSESSMENT PER BUILDING

The following reports represent a general educational assessment of each building per the current 2021-2022 enrollment numbers ***(The ADM numbers utilized for FY21-22 school year are actual attendance numbers for the first week of September 2021)*** as compared to the number of classrooms and **25 students** per general classroom. The number of students per classroom could be increased if the District determines that it is acceptable to have more than 25 students per classroom. The following table represents a "Design Capacity" number based upon number of general classrooms and/or the overall size of the facility. The District "Additional Capacity" number could be modified if specific classrooms uses were modified to allow for additional individual general classroom or less as determined by a unique curriculum requirement. Refer to the attached floor plans for specific facility layout and classroom designation.

FACILITY	***Enrollment (2021-22)**	**Number of General Classrooms**	**Design Capacity**	**District Additional Capacity No.**
HSB Elementary Grades PK-5	110	5 / @25 Students 2 / PK - Kinder @15	125 30 = Total 155	45

The High School and the Middle Schools are utilizing the regional gross square footage of the entire building to determine total design enrollment capacity. This is primarily due to the number of different curriculum requirements that do not correlate to a "general classroom" designation.

Gross square footage per student at the high school grade levels: 176 gross sf per student.
Gross square footage per student at the middle grade levels: 161 gross sf per student.

FACILITY	**Enrollment (2021-22)**	**Total Building Square Footage**	**Design Capacity**	**District Additional Capacity No.**
HSB High School Grades 9-12	78	22,252 sf / 176 sf Not including shop building	126*	48
HSB Middle School Grades 6-8	48	9,541 sf / 161 sf	59*	11

*Reference Note **
The design capacity number is based upon gross square footage per student of the entire facility. This number can be adjusted by lower required classroom size and curriculum requirements.

EXECUTIVE SUMMARY

It is difficult to predict the age group of the new students, however, historically those numbers will be directed at the lower grade levels first and then roll up to the higher grade levels.

For this analysis of the **459 new students** estimated to enroll in the District when the residential developments are complete, 60% will be at the PK-5 grade level and 20% at the Middle School and 20% High School grade level.

FACILITY	Enrollment (2021-22)	Design Capacity / District Capacity	Increased Enrollment
HSB High School Grades 9-12	78	126 / 48 additional capacity	92
HSB Middle School Grades 6-8	48	59 / 11 additional capacity	92
HSB Elementary School Grades PK-5	110	155 / 45 additional capacity	275
Total Increase			**459**

Findings:

Utilizing the District Capacity numbers as a conservative benchmark planning number, considering no new remodels or adjustment of current curriculum spaces and factoring in the estimated increase in student enrollment figures, the following can be determined:

HSB High School will exceed its design capacity by **44 students in (6) years**.

HSB Middle School with exceed its design capacity by **81 students in (6) years.**

HSB Elementary will exceed its District design capacity by **120 students in (6) years.**

These numbers also consider that 40% of the new students will be at the 6-12 grade levels. If most of the increase enrollment exceeds the 60/40 division the above numbers will modify accordingly. Also, if the rate at which the new housing is constructed increases, then number of years to full capacity decreases.