

MEETING MINUTES
Park City School District Education Master Plan
Treasure Mountain Task Force Meeting #2
March 5, 2019
5:30 – 7:30 PM

Attendees:
 Amy Jenkins, Ali Ziesler, Nann Worel, Jonathan Weidenhamer, Elaine Murray
 Facilitators:
 Clio Rayner, Annaka Egan, Buck Swaney

#	Description	Action by
1	Introductions and Process update all task forces together 1. Reviewed Meeting Norms 2. Reviewed of Task Force Topic approach and role of task force members	
2	1. Reviewed and discussed materials provided in response to items that need more information <ul style="list-style-type: none"> a. Safety concerns – Discussed how the building was safe and PCSD’s responsiveness to items as they have arisen. The Hogan Study provided before the meeting on 02/12 defines a reasonable scope that would address remaining issues b. O&M costs per school – These were provided and it was noted that TMJH maintenance costs are in line with other schools c. Student population per grade – These were also provided for reference during the discussion d. Cost associated with Treasure Mountain – The costs below were provided. <ul style="list-style-type: none"> i. Demolition = \$1,700,000 – This cost was based on a cost per cubic foot of \$0.45. It was noted during the discussion that the consultant team was double checking this number with their cost consultant (since the meeting this number has been confirmed as representative for TMJH) ii. Renovation = \$25,167,000 – This cost was based on the Hogan Study remodel/addition scope that addresses systems and adds an Auditorium to the building. It does not represent a remodel number that would create a facility that responds to the future of learning vision. iii. Replacement = \$39,510,00 – This cost represents a school equal to the replacement cost school above. iv. Soil Mitigation = \$1,500,000 – This cost is a worst-case scenario for mitigation if TMJH was demolished and to be replaced on site. e. Other possible uses for Treasure Mountain that have been discussed in the past – the only other option discussed outside of the Task Force Group that has been documented in the past is a community center. f. Work of other task forces – All the criteria for all task forces was provided to the group for review 	
3	1. Group discussion <ul style="list-style-type: none"> a. Displacement cost to house students if TMJH is not reused as a school is not represented b. Cost of land for a facility on another site is not represented c. Park City Municipal supports the use of this site as an amenity 	

	<ul style="list-style-type: none"> d. Park City Municipal would consider land trade however there is not a large enough parcel available at this time e. There is potential land at the last farm location but this is identified as open space f. PCSD has other properties and space on the Ecker site g. K and Pre-K are not required services according to state regulations h. Could move K and/or Pre-K i. K and Pre-K is valuable and the PCSD options enhances equity and access j. The lifespan of a replacement building would be longer than that of a renovation k. Any recommendations will go to the public for a vote and will need support with a strong consideration for cost l. There will be additional escalation of cost as time passes m. Could TMJH work as a 5-6 school <ul style="list-style-type: none"> i. Flow would be different and not require as many changes between classes ii. Could try this alignment using existing facilities iii. Preference of the task force to not use this resource for a standard school other than as a stop gap measure n. Building/Site Assets <ul style="list-style-type: none"> i. Open Space adjacency for use in school programming ii. Exterior view and experience of the campus iii. Proximity to Park City's center increases opportunities for partnerships and community interaction <p>2. General Criteria for future use</p> <ul style="list-style-type: none"> a. Initial criteria identified included <ul style="list-style-type: none"> i. Ensures physical and environmental safety ii. Cost of improvements is fiscally responsible iii. Environmental Responsibility (Sustainability) iv. Capitalizes on existing building/site assets v. Provides for wellbeing of occupants - mental and physical b. New Criteria <ul style="list-style-type: none"> i. All Kearns campus assets, including TMJH, should be considered in the context of the entire campus and all solutions need to address the benefits to the entire campus and its future use ii. TMJH should be viewed as a resource for different solutions for the overall campus iii. Any renovation needs to be flexible for dynamic changes in use iv. Any future use should continue to support education as its primary use v. Final use should align with community priorities vi. TMJH should be used as a resource to alleviate cost and space pressures as the master plan is implemented 	
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	<ul style="list-style-type: none"> vii. Reuse scenarios must be fiscally responsible balancing cost with lifespan and suitability viii. Cost to address TMJH needs to be seen in the context of the overall cost of the masterplan c. Criteria for building future use as a PCSD educational use <ul style="list-style-type: none"> i. Renovation would have to be able to deliver educational programming of the future ii. Building would need to feel welcoming and address what the students need developmentally iii. Needs to maintain/promote smaller school/class experiences d. Criteria for building future use <ul style="list-style-type: none"> i. Should promote inter-generational resources and wellness ii. Should promote City and County investment partnerships <p>3. Possible Future Uses</p> <ul style="list-style-type: none"> a. Educational building uses <ul style="list-style-type: none"> i. 5/6 school (some disagreement on its effectiveness) ii. CTE iii. Magnet High School iv. PK-K and additional community space v. District Office b. Other building uses <ul style="list-style-type: none"> i. Senior Center ii. Community center iii. Affordable housing iv. Community gathering area v. Community Rec vi. Teacher housing c. Site uses <ul style="list-style-type: none"> i. Fields ii. Removal to develop Kearns campus as a High School campus (would require removal/reuse of McPolin and Treasure) 	
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