

PUBLIC HEARING OVERVIEW

Old Wheatland Junior High School

Most Cost-Effective Remedy (MCER) Study

Building Condition

The Old Wheatland Junior High was constructed in 1927 and is approaching 100 years old. The 42,465-square-foot building has significant deferred maintenance, and many electrical, heating, plumbing, fire-safety, and other building systems are beyond their useful life. Asbestos-containing materials are also present.

Options Evaluated

Option A - Full Demolition

This option would remove the entire building and foundation and would include hazardous-material abatement, utility disconnections, backfilling, grading, and site restoration. It would eliminate ongoing utility and maintenance expenses, future capital-renewal obligations, and risks associated with concealed structural or building-system deficiencies. Existing gymnasium, wrestling, daycare, storage, and other community uses would be lost.

Cost component	Estimated cost
Environmental/hazardous-material abatement	\$1,125,520
Building demolition	\$424,650
Utility disconnections	\$35,000
Foundation removal and backfill	\$125,000
Site restoration and grading	\$85,000
Mobilization, bonds, insurance and general conditions	\$125,000
15% contingency	\$288,026
OPTION A ESTIMATED TOTAL	\$2,208,196

Option B - Partial Demolition and Renovation

This option would demolish approximately 20,753 square feet and retain approximately 21,712 square feet, generally including the gymnasium, wrestling area, daycare, and supporting spaces. The retained portion would require substantial structural, exterior-envelope, mechanical, plumbing, electrical, accessibility, and life-safety work to operate as a standalone, code-compliant facility.

Cost component	Estimated cost
Demolition and hazardous-material abatement	\$1,502,780
Structural improvements	\$965,000
Building envelope	\$690,000
Mechanical and plumbing	\$1,075,000
Electrical	\$850,000
Architectural and code compliance	\$425,000
Construction subtotal	\$5,507,780
15% contingency	\$826,167
OPTION B ESTIMATED TOTAL	\$6,333,947

Study Recommendation

The study identifies full demolition as the most cost-effective remedy. The estimated cost of Option A is approximately \$4.13 million less than Option B. Full demolition would also remove future maintenance costs and building-condition risks while providing flexibility for future use of the site.

Important cost consideration: Even after the Option B investment, the District would remain responsible for operating, maintaining, and funding future capital needs for an almost 100-year-old facility. The study notes that concealed conditions could not be fully evaluated, creating the possibility of additional costs.

Source: Old Wheatland Junior High School Most Cost-Effective Remedy Study, dated August 24, 2026. Figures are planning-level estimates presented in the study.