

Old Wheatland Junior High School

**Platte County School District No. 1
Most Cost-Effective Remedy**

8/24/26

WHEATLAND JUNIOR HIGH SCHOOL - WHEATLAND, WYO.

ARCHFORMA

Purpose of the Study

Compare two primary alternatives:

Option A – Full Demolition

Option B – Partial Demolition and Renovation

Consider:

- Existing building condition
- Structural implications
- Mechanical and electrical systems
- Hazardous materials
- Ongoing operating costs
- Projected capital costs
- Long-term District liability

Existing Facility

Originally constructed in **1927**

Replaced as the District junior high in **2002**

Approximate building area:

Main Floor — **32,561 SF**

Basement — **2,238 SF**

Second Floor — **7,668 SF**

Total — 42,465 SF

Building remains partially occupied and used for:

Gymnasium

Wrestling

Daycare

Drama/speech storage

Locker rooms

Other District/community uses

Existing Building Condition

- Facility is approaching **100 years old**
- Significant deferred maintenance
- Second floor is no longer actively used
- Numerous original building systems are beyond useful service life
- 2023 Facility Condition Index reportedly **0.446**
- Building condition creates increasing risk of concealed deficiencies and future capital needs

Structural Findings

Accessible structural components generally appeared serviceable for current use

Significant portions remain concealed and could not be fully evaluated

Partial demolition creates major structural concerns:

- Loss of existing lateral support
- Potential masonry reinforcement
- Foundation modifications
- Temporary shoring
- Potential roof-framing reinforcement
- Possible current-code lateral system upgrades

Electrical Findings

- Existing electrical service can support current loads
- Main distribution and branch panels are beyond serviceable life
- Replacement parts increasingly difficult to obtain
- Existing fluorescent lighting is obsolete
- Fire alarm would require relocation or replacement under partial demolition
- Significant electrical replacement and code upgrades recommended if the building is retained

Mechanical/Plumbing Findings

- Original steam boiler system is mothballed and beyond useful life
- Classroom heating systems are beyond repair
- Gymnasium rooftop HVAC appears serviceable
- Daycare rooftop HVAC appears serviceable
- Wrestling/locker room equipment should be replaced
- Existing domestic water piping requires separation/repair
- Sanitary piping should be scoped and evaluated
- Fire sprinkler system recommended if retained

Hazardous Materials

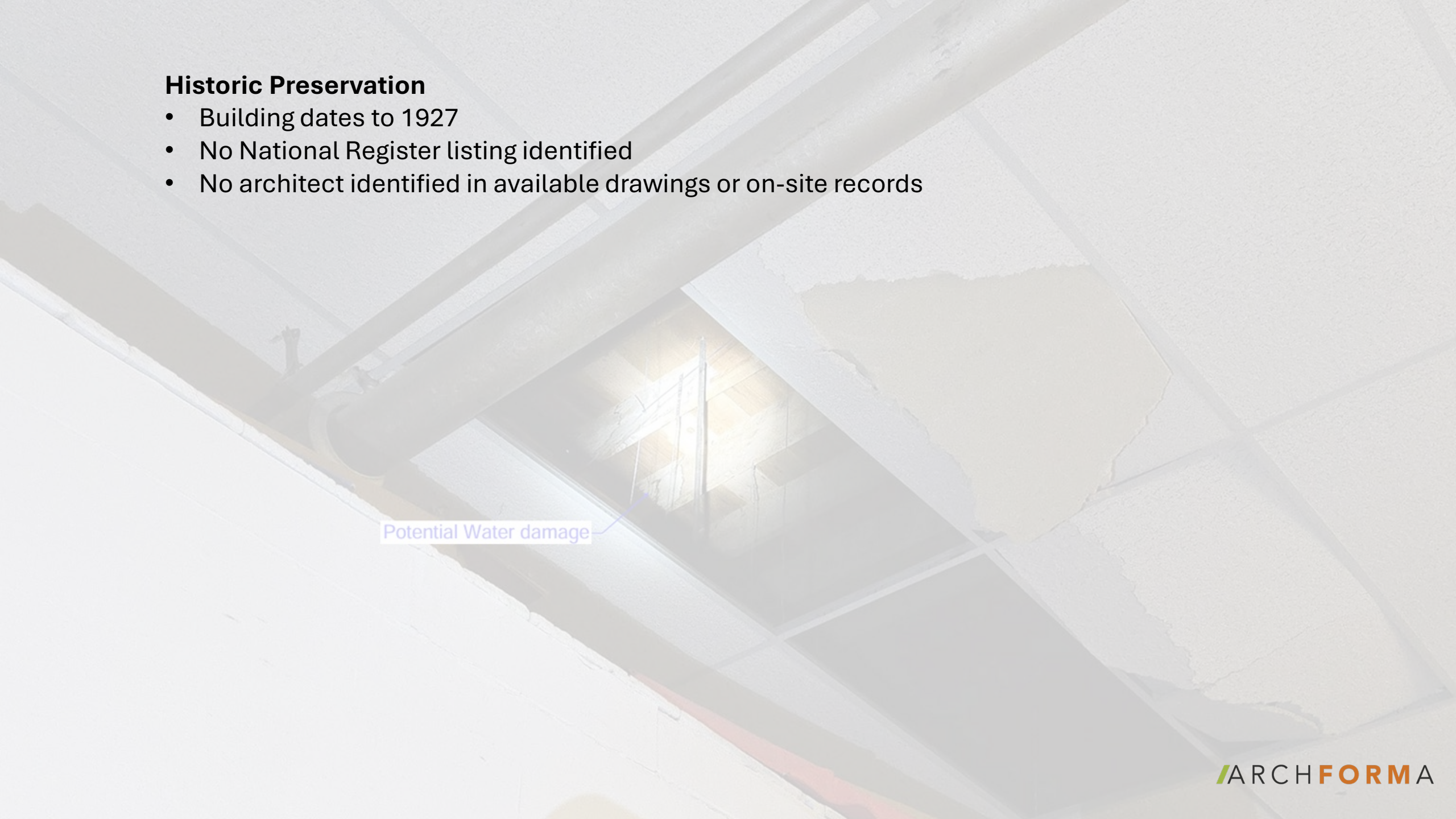
- Previous environmental work identified asbestos-containing materials within the facility
- DEQ/SPURR information includes a **March 2025 proposed asbestos cleanup cost of approximately \$1.126 million**
- Abatement represents a significant cost under either alternative
- Partial demolition requires careful coordination because portions of the building remain in service

Small cracking in brick

NOT AN
EXIT

Historic Preservation

- Building dates to 1927
- No National Register listing identified
- No architect identified in available drawings or on-site records



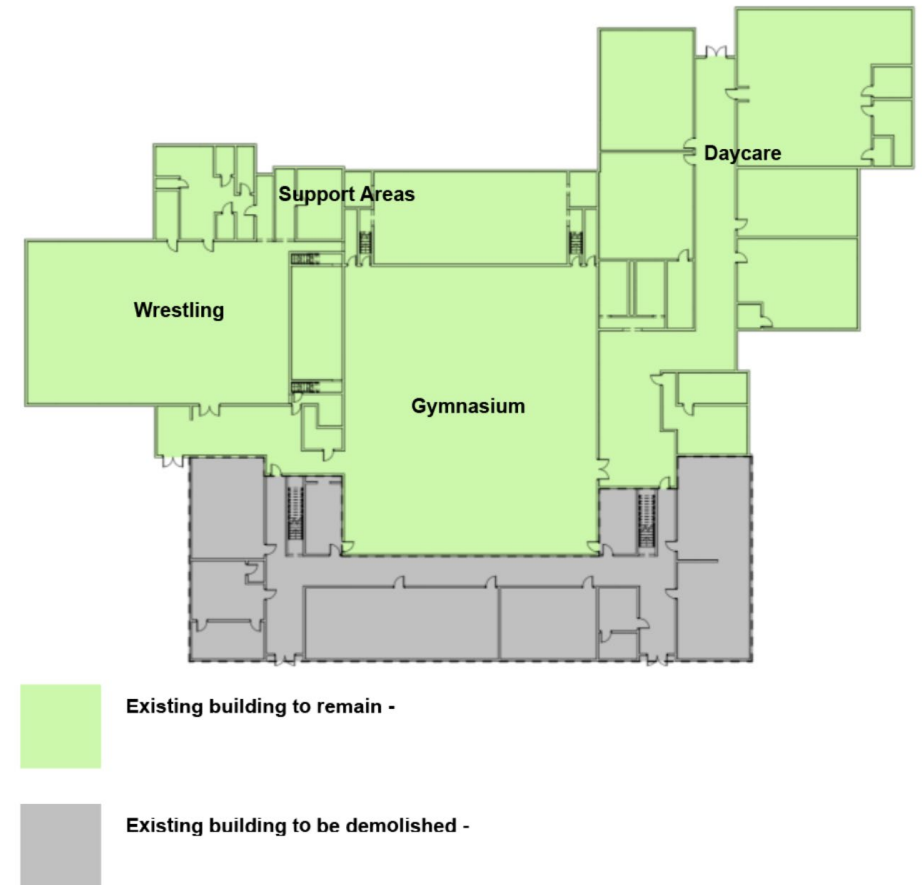
Potential Water damage

Option A: Full Demolition

- Remove entire **42,465 SF** facility
- Hazardous material abatement
- Utility disconnects
- Building and foundation removal
- Site grading and restoration
- Eliminates:
 - Ongoing utility expense
 - Maintenance expense
 - Future capital renewal obligations
 - Structural and concealed-condition risk
- Existing uses and lease income would be lost

Option B: Partial Demolition + Renovation

- Demolish approximately **20,753 SF**
- Retain approximately **21,712 SF**
- Retained areas generally include:
 - Gymnasium
 - Wrestling
 - Daycare
 - Support areas
- Requires substantial work to create a standalone facility:
 - Structural reinforcement
 - New exterior wall interfaces
 - Roofing/envelope work
 - MEP separation and upgrades
 - Electrical replacement
 - Life-safety/accessibility improvements
 - Hazardous material abatement



Option A Estimated Cost

Environmental / hazardous material abatement — **\$1,125,520**

Building demolition — **\$424,650**

42,465 SF @ \$10/SF

Utility disconnects — **\$35,000**

Foundation removal/backfill — **\$125,000**

Site restoration/grading — **\$85,000**

Mobilization / bonds / insurance / general conditions — **\$125,000**

15% contingency — **\$288,026**

Estimated Total: \$2,208,196

Option B Estimated Cost

Demolition and abatement — **\$1,502,780**

Structural improvements — **\$965,000**

Building envelope — **\$690,000**

Mechanical / plumbing — **\$1,075,000**

Electrical — **\$850,000**

Architectural / code compliance — **\$425,000**

Construction subtotal — **\$5,507,780**

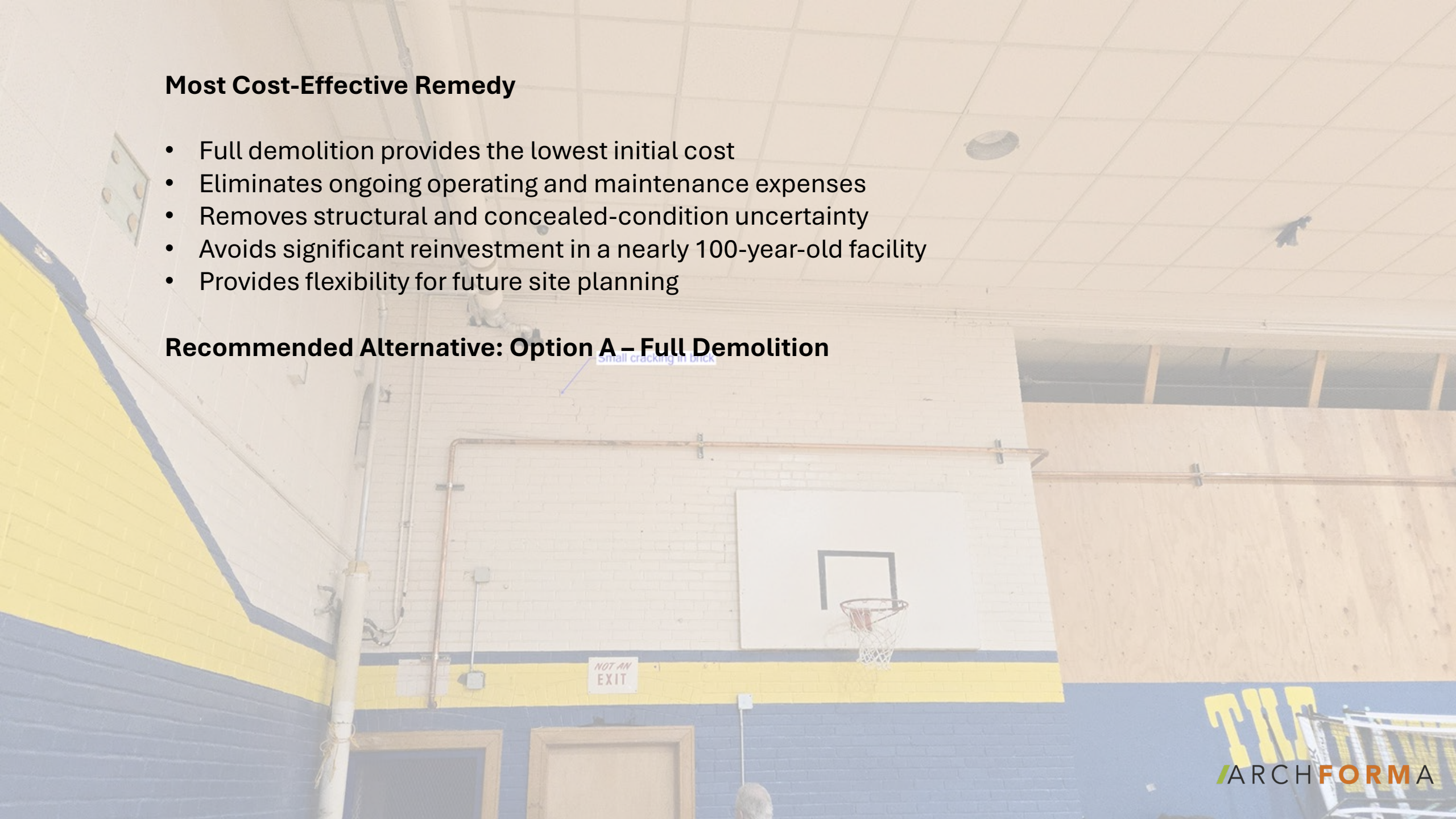
15% contingency — **\$826,167**

Estimated Total: \$6,333,947

Most Cost-Effective Remedy

- Full demolition provides the lowest initial cost
- Eliminates ongoing operating and maintenance expenses
- Removes structural and concealed-condition uncertainty
- Avoids significant reinvestment in a nearly 100-year-old facility
- Provides flexibility for future site planning

Recommended Alternative: Option A – Full Demolition



Discussion

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