



Town of Johnstown

MEMORANDUM

TO: Honorable Mayor Gary Lebsack and Town Council Members

FROM: Matt LeCerf, Town Manager

DATE: January 24, 2022

SUBJECT: Letford Elementary School Inventory

Introduction: In 2019, the Town and the RE-5J School District entered into an agreement whereby the Town donated approximately 10 acres of property within the Clearview Subdivision for the new Elwell Elementary School site. In exchange for this property, the Town would be donated back the current Letford Elementary School property. In general, the Town would have the ability to retain any portion of the structure(s) on the property that it desires. It is the understanding from onsite meetings, that FCI will demolish the building at no cost to the Town given some asbestos mitigation efforts that need to be completed. Below is an overview of the initial inventory of the property completed by the Town, FCI, BHA Design, RBB Architects, and RLH Engineers on November 19, 2021

Facility Type: Preschool Playground

Recommendation: Retain Facility in Place

Other Notes: The playground surface is currently pea gravel, which not ADA compliant. The Town will as some point need to remove the pea gravel and resurface the playground with an ADA pour in place application. The Town has requested to keep the sidewalk in place on the West side of the preschool playground as shown in the photo below, which will help to ensure ADA compliance. It is recommended to also keep the fencing currently in place around the playground for safety of the youth.

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Facility Type: Modular Unit

Recommendation: Demolish

Other Notes: It is recommended to keep the sidewalk at this location in place.



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Facility: Baseball Fields and Little League Football

Recommendation: Retain Facilities in Place

Other Notes: There needs to be an exploration as to the merits of keeping the field goal posts. Are they still actively being used by peewee football? Some of the fencing is deteriorating. Contact was made with TRPR and they do not use the facility although they did note families and some structured groups use it as a practice facility. The Town may want to gauge the interest of the YMCA if they have a viable use of this portion of the property in its current condition to meet youth activities.



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Facility: Large Playground Facility

Recommendation: Retain Facilities in Place

Other Notes: Surface is currently a pea gravel which not ADA compliant. The Town will need to explore removing the pea gravel itself and resurfacing with an ADA pour in place application. This facility is in good condition.



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Facility: Sheds on Property

Recommendation: Demolish Shed on Left and Retain Shed on Right Side of Property

Other Notes: The shed recommended for retention can be used to house mowing equipment and ancillary equipment necessary to maintain the park area throughout the spring, summer and fall seasons. This can help for efficiencies when mobilizing crews in this area.



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Facility: Gymnasium

Recommendation: Demolish

Other Notes: The facility is extremely small and lacks effective future programming of the space. The general discussions with the contractor and architect suggest that the Town may expend more dollars in maintenance under shorter terms when compared to building a new facility in its entirety.



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Facility: Cafeteria

Recommendation: Demolish

Other Notes: The space is extremely small, and with the exception with the semi-circle area, all of the remaining facility within the cafeteria is original to the building. Similar to the gymnasium facility, it is suggested that funds may be expended quite rapidly and add a significant financial burden to general upkeep given the age of this facility.



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Executive Summary: Below is an overview of the general inventory taken at Letford Elementary School. A few additional items to note:

- Parking Lot. It is the intention to keep the parking lot as is as you enter the front of the facility. We will also retain the Statue of Liberty, unless there are other obligations and responsibilities directly required by RE5J to retain ownership of this art piece.
- It will be beneficial to do a complete tree inventory to assess the condition of the trees. They are predominantly Honey Locusts and appear to be in good healthy condition, it but would be good to make sure.
- As detailed below, it is recommended that the building be demolished, with the exception of the playground facilities, the ball fields, and one shed. In discussions in general with the architect and contractor, while they can certainly accommodate any additional changes Council or the Community would like, there are a couple of issues we need to be concerned about with respect to the age of this facility. The first is potential existence of asbestos in the building. The second is an unnecessary financial burden that might be associated with retaining some of this facility. And finally, as part of any demolition the Town will need to act fast to actually enclose the areas that are exposed, to minimize liability upon leaving access points open and uncontrolled. This capital outlay could be significant and be outweighed on a cost benefit analysis versus building something new and having long-term reliability and meet the full programming needs in a new facility.

If it is the desire of the Council to retain any portion of this facility, it would be recommended to request that the architect does some sort of cost benefit analysis and general evaluation of what should be saved, could be saved, and how quickly the facility could be secured moving forward. An estimated cost for something of this nature is estimated at \$50,000.

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