

**Idaho Public School Facilities
Cooperative Funding Application
Middleton School District #134
October 7, 2025**



Idaho
Department
of Education

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Exhibits

- Exhibit A—Facility Summary – LKV Architects
- Exhibit B—Budget Estimate Reports – ESI Construction
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 - #1—Corey Barton, CBH Homes
 - #2—Trevor Chadwick, Mayor of Star
 - #3—Victor Islas, Deputy Chief MidStar Fire District
 - #4—Steven Weisner, Building Official, City of Middleton
 - #5—Mike Moyle, Speaker of the House, State of Idaho



Idaho Public School Facilities Cooperative Funding Application

Please submit completed applications to SFCF@sde.idaho.gov

When submitting additional documentation, please reference the page number that corresponds to the relevant application question. Clearly indicate where in the attached materials the supporting information is located.

District Information:

- **District Name: Middleton School District #134**
- **Superintendent Name: Marc Gee**
- **Project Contact Person Name and Title: Marc Gee, Superintendent**
- **Contact Phone Number: 208-585-3027-(Office), 208-201-1443, (Cell)**
- **Contact Email Address: mgee@msd134.org**

Project Information:

1. **Project Title: Middleton Elementary School Safety Replacement**
2. **Project Location: New Middleton Elementary, 7550 Highway 44, Star, Idaho, 83669**
Current Location: Middleton Red Brick Elementary, 113 W. Center, Middleton, ID

3. Please explain which of the following criteria your LEA has satisfied to be considered for funding from the Idaho Public School Facilities Cooperative Fund. Additional documentation may be included to help satisfy this requirement:

- a. (a) The district has not successfully passed at least one bond or plant facility levy for repairing, renovating, or replacing unsafe school facilities during the two years prior to submitting the application.
- b. (b) The administrator of the Division of Occupational and Professional Licenses has identified unsafe facilities in the district, and the district has failed to address these issues as required under Chapter 80, Title 39, Idaho Code.
- c. (c) The district has passed one or more bond or plant facility levies to repair, renovate, or replace unsafe facilities, but the cost of fixing the unsafe conditions exceeds the amount of money raised by those levies.

Middleton School District meets Criterion (a), as it has not successfully passed any bond or plant facility levy for repairing, renovating, or replacing unsafe school facilities within the past two years. In fact, the District has not passed a bond since 2008. Despite continued efforts to secure community support, all recent bond elections have failed:

- 2018: Three separate bond elections (March, August, November) — all unsuccessful
- 2022: A bond election for approximately \$59 million — unsuccessful
- 2025: A bond election for \$19.9 million — unsuccessful.
(See Exhibit D for more bonding details)

Despite reducing the scope and cost of proposals over time, none of these efforts reached the 66 2/3% supermajority required by Idaho law.

At the same time, Middleton School District is experiencing significant overcrowding across its campuses:

- Mill Creek Elementary is at 107% of capacity.
- Heights Elementary is at 114% of capacity.
- Purple Sage Elementary is currently at 96% of capacity and will be over capacity next year following a planned boundary change.
- Middleton Middle School is currently at 100% of capacity.
- Middleton High School is at 101% of capacity.

These capacity issues are severely limiting the District's ability to provide safe and effective learning environments for students. Additionally, between the city of Middleton, the portion of the city of Star within our school boundaries, and

unincorporated parts of Canyon County, there are approximately 4500 potential home sites within already approved subdivisions, with more on each organizations docket. While additional space is urgently needed, there are currently no viable options within existing facilities, besides portable classrooms, of which we already have 26 classrooms.

One potential resource — the “Red Brick Building” — cannot be used for students due to safety concerns. This building has a long history of service to the District:

- Built in 1954, the Red Brick Building originally served as an elementary school.
- In the 1980s, it became part of the high school campus, housing agriculture courses and a nearby shop for vocational, art, and drama instruction.
- By the 2000s, the building was repurposed for district office space, as newer elementary schools were constructed.
- In 2007, following a major fire in the main high school building, the Red Brick Building was temporarily used again to house students.
- After the new high school opened in 2011, students moved out, and the building returned to administrative use.
- In 2021, the building was closed completely when its boiler failed and could not be repaired.

Since then, the District has considered repurposing the building several times to relieve overcrowding, but each time it has been determined inadequate to meet current safety codes for student use. Its deteriorated condition now prevents it from serving any meaningful role in addressing space or safety needs without significant renovation or reconstruction.

Conclusion

Middleton School District meets the requirements of Criterion (a) under the Idaho Public School Facilities Cooperative Fund. The District has made repeated but unsuccessful attempts to pass bonds, is currently facing urgent overcrowding across all campuses, and possesses unsafe, outdated buildings that cannot be used to resolve these issues without substantial investment.

Without external funding, the District cannot address these growing safety and capacity concerns on its own. Support from the Cooperative Fund is critical to ensuring students can learn in facilities that are both safe and adequate for 21st-century education.

4. **If qualifying under section 3 letter A or B, please describe the specific safety deficiency that will be mitigated if these funds are awarded. Additionally, explain how the identified safety concern aligns with the requirements outlined in [Idaho Code Title 39, Chapter 80](#), or IDAPA 24 – Division of Occupational and Professional Licenses, Division of Building Safety – [Uniform School Building Safety, Rule 24.39.60](#).**

In March 2024, Middleton School District engaged LKV Architects to prepare pre-bond design services for a new elementary school, followed by a full Facilities Assessment in August 2025 after the failed bond.

Note: While this application does not cite specific subsections of Idaho Code Title 39, Chapter 80, or IDAPA 24.39.60, the list of safety deficiencies was developed through a joint walkthrough and review conducted by the City of Middleton Building Official, the Middleton Fire Marshal, and representatives from LKV Architects. Each of these parties is a licensed professional or authority in their respective field, and their collective assessment provides a credible, expert-based determination that the existing facility does not meet the minimum standards of safety, accessibility, and code compliance expected under Idaho's Uniform School Building Safety requirements. Code references can be made available upon request.

Assessment Summary & Process

The district requested that LKV Architects lead a comprehensive evaluation of three existing district-owned facilities on Main Street, including the “Red Brick Building”. Building tours were conducted with representatives from ESI Construction, Middleton School District Administration, Middleton Fire Department, and the Middleton Building Department. The assessment documented existing building conditions, mechanical/electrical/plumbing systems, life safety features, and code compliance issues, while also comparing them against modern educational standards for 21st-century curricula, technology, and programming. What follows are highlights of the report. (Full report, see Exhibit A)

Red Brick Building

- Constructed in 1954; approximately 10,800 square feet.
- Renovated once in 1985 for insulation improvements; no major work since.
- Last used as an instructional space in 2011; office staff remained in the building until 2021.
- Contains seven classrooms, small cafeteria/kitchen, administrative offices, nurse’s room, and restrooms.
- Conditions include deteriorated finishes, asbestos-containing flooring, ADA noncompliance, and failing systems.

Deficiencies Across Facilities (Red Brick + Related Structures)

- Building Exterior: aging stucco; leaking roofing; non-waterproof entry; single-pane steel windows; inadequate exterior lighting.
- Interior: no secure vestibules; poor/ADA noncompliant doors; failing restrooms; flooring with asbestos; possible lead paint; poor finishes; lacks 21st-century technology infrastructure.
- Systems: failed HVAC/boiler; unsafe electrical; failing plumbing; kitchen equipment non-operational.
- Life Safety: no fire sprinklers; partial/noncompliant fire alarms; lack of modern secure entry systems.
- Structural & Site: structural upgrades required; poor parking lots and stormwater management; inadequate ADA access; zoning deficiencies; no playgrounds or outdoor spaces; no site lighting.

Conclusion from Assessment

LKV Architects concluded, with assistance from ESI Construction, that the total renovation cost for these facilities would range from \$11–12 million (See Exhibit B, Note: Cost Estimates are based on current market conditions). Even after investment, the District would be left with a building that is inefficient, near the end of its lifecycle, and limited in supporting modern educational programming. By contrast, investing those funds into new construction provides a safer, longer-lasting, and more economical solution over a 20-year horizon.

5. Type of Project:

New Construction (in lieu of repair of aging building)

6. Provide a concise summary of the project, including its purpose and scope. Please include how the proposed project will rectify the unsafe conditions.

Middleton School District proposes the construction of a new elementary school to replace the unsafe and outdated “Red Brick Building”. Independent assessments identified widespread deficiencies, including asbestos-containing materials, non-ADA-compliant restrooms and entries, failed HVAC/boiler systems, inadequate electrical and plumbing, absence of fire sprinklers, partial and outdated fire alarms, and site/structural hazards. Renovation is estimated at \$11–12 million yet would only bring the old building marginally up to code with limited functional lifespan.

A remodel would add 7 classrooms, while new construction would provide 16 classrooms, directly addressing both unsafe facility conditions and the district’s ongoing overcrowding challenges. In addition, CBH Homes has committed to donating the land for the new school as well as covering the costs of utility

connections to the lot, reducing overall project costs and strengthening long-term feasibility (See Letter of Support #1).

The project's purpose is to provide safe, modern, and adequate classroom space that addresses both unsafe facility conditions and severe overcrowding. By combining \$11 million from the Cooperative Fund with \$8 million in state modernization funds, the District can construct approximately two-thirds of the elementary facility proposed in 2025, with the ability to add the remaining building in future phases. This would be built to current life-safety, ADA, and instructional standards, with lower lifecycle costs and a 50+ year useful life (21st Century School Fund, International WELL Building Institute, & National Council on School Facilities, 2021). This new construction directly rectifies unsafe conditions by replacing non-compliant facilities and meets long-term enrollment growth with durable, efficient space aligned to best-practice stewardship of public school facilities (U.S. Government Accountability Office, 2020).

7. Please provide information that will enable the panel to conclude that the project as proposed is the most economical solution to the problem, as analyzed within a projected twenty (20) year time frame.

Middleton School District has carefully evaluated both the cost of renovating the existing Main Street "Red Brick Building" and the option of new construction. Based on professional assessments from LKV Architects and ESI Construction (See Exhibit A), the renovation of the Red Brick and associated facilities would require slightly more than \$11 million in immediate investment to bring the buildings up to current code standards.

By contrast, constructing a new elementary school with an estimated cost of \$19,118,816 (funded by \$11 million requested from the Cooperative Fund and \$8 million in district modernization funds) would provide a facility with a projected 50+ year lifespan, reduced annual operating and maintenance costs, and modern safety, accessibility, and educational infrastructure. National research on K-12 facilities shows that large, late-life renovations frequently approach the cost of replacement yet still leave districts with higher operation and maintenance burdens than new construction, while replacement provides better long-term stewardship and performance (21st Century School Fund et al., 2021, pp. 1–2). In addition, standard Facility Condition Index (FCI) methods used by districts and states support renovate-vs-replace decisions by comparing repair needs to replacement value over time (U.S. Government Accountability Office, 2020).

Over the next 20 years, renovation would likely require additional reinvestments as aging systems continue to fail, while new construction offers a durable, code-compliant, and educationally appropriate facility with lower lifecycle costs (21st Century School Fund et al., 2021). For these reasons, new construction represents

the most economical and sustainable solution to address Middleton’s unsafe facilities.

Exhibit: 20-Year Cost Comparison

Category	Renovation of Red Brick Building	New Elementary Construction
Initial Investment	\$11–12 million	\$19–20 million (\$11M Cooperative Fund + \$8M District modernization funds)
Facility Age Post-Project	40–50 year old structure, minimally updated	Brand-new facility, built to modern standards
Projected Lifespan	15–20 years before further major reinvestment required	50+ years before major reinvestment
Classroom Spaces	7 Classrooms	16 Classrooms
Annual Operating & Maintenance Costs	Higher, due to older systems and inefficiencies	Lower, due to modern mechanical, electrical, and energy systems
Code & Safety Compliance	Meets minimum current code; costly future upgrades expected	Fully compliant with ADA, IBC, fire/life safety, and technology standards
Educational Functionality	Limited (small classrooms, outdated layouts, poor technology infrastructure)	Designed for 21st-century learning, technology integration, and safety
20-Year Total Cost Projection	>\$20 million (initial \$11–12M plus additional reinvestments and higher O&M)	≈\$19–20 million (initial investment with lower O&M and no major reinvestments)

Conclusion: Renovation would cost nearly as much as new construction within a 20-year horizon, while leaving the District with an outdated, inefficient facility and less total instructional space (7 classrooms vs. 16 in new construction). New construction provides the most economical and sustainable long-term solution.

8. Specify the amount of funding requested from the Public School Facilities Cooperative Fund.

\$11,118,816

9. What were the smallest and largest bond and/or levy amounts proposed to address safety concerns related to this project? Please include both approved and failed bonds as well as relevant details such as the dates of the elections and the percentage of votes in favor and opposed for each proposal. Detail the portions of the failed bond or plant facility levy that were intended to correct the safety concern requested in this application.

Failed Bonds or Levies				
Bond Vote Date	Vote % Opposed	Length of Proposed Bond	Amount Proposed to Raise	What would the Bond/levy have covered?
March 2018	40%	20 years	\$25,774,817	New Elementary School/School Repairs/Technology Infra
August 2018	58%	20 years	\$28,800,000	New Elementary School/School Repairs/Technology Infra
November 2018	54%	20 years	\$23,685,000	New Elementary School
November 2018	47%	20 years	\$2,750,000	School Repairs
November 2018	55%	20 Years	\$2,365,000	Technology Infrastructure
August 2022	47%	20 years	\$59,435,000	New Elementary School New CTE School Elementary Repairs
May 2025	47%	20 years	\$19,900,000	New Elementary School

Since 2008, Middleton School District has not successfully passed a facility bond, despite multiple attempts to address unsafe buildings and overcrowded classrooms.

The smallest proposal tied to safety needs was in November 2018, when the District asked voters to approve \$2,365,000 dedicated to technology infrastructure improvements. This measure failed with 55% opposed. Similarly, in the same election the District sought \$2,750,000 for school repairs, which failed with 47% opposed.

The largest proposal was in August 2022, when the District sought \$59,435,000 for a package including a new elementary school, a new CTE school, and repairs to existing elementary facilities. This proposal received a simple majority but fell short of the supermajority threshold, with 47% opposed.

Other significant attempts included:

- **March 2018** – \$25,774,817 for a new elementary school, school repairs, and technology infrastructure (40% opposed).
- **August 2018** – \$28,800,000 for a new elementary school, school repairs, and technology infrastructure (58% opposed).
- **November 2018** – \$23,685,000 for a new elementary school (54% opposed).
- **May 2025** – \$19,900,000 for a new elementary school (47% opposed).

Across all these efforts, a consistent portion of the proposed funding was intended to address unsafe conditions — including outdated mechanical/electrical/plumbing systems, ADA deficiencies, asbestos-containing materials, and technology infrastructure critical to modern safety and communication systems. Despite reducing the scope and cost of proposals (from nearly \$60 million in 2022 to under \$20 million in 2025), voter support has not reached the 66 2/3% threshold required by Idaho law.

This history shows that while Middleton has consistently sought to address its unsafe facilities through bonds and levies, none have been successful, leaving the District reliant on the Cooperative Fund to meet critical safety needs.

10. How was the requested funding amount calculated (RFP, previous bid, current market estimates, etc.)?

The requested funding amount of \$11,118,816 was calculated using professional cost estimates developed by LKV Architects and ESI Construction as part of the District’s 2025 Facilities Assessment and subsequent budget modeling (See Exhibit B).

- The assessment determined that bringing the “Red Brick Building” and related Main Street facilities up to code would require just over \$11 million in renovation work.
- In parallel, LKV prepared updated cost models for a scaled-down new elementary school option (removing one wing from the 2025 bond design), estimating a total project cost of approximately \$19,118,816 million.
- The District intends to combine \$11 million in Cooperative Fund support with \$8 million from state modernization funds to achieve this scaled new construction.

These cost figures reflect current market conditions, including inflation adjustments for construction materials, labor, and systems. They also incorporate

data from recent bids and design work obtained during the 2025 bond process, ensuring the estimates are reliable and grounded in professional analysis.

11. Desired Projected Start Date: May 2026

12. Desired Projected Completion Date: Fall 2027

13. If the application is approved, when should the funds be transferred into the LEA's account? November 2025

14. The school district will comply with all applicable state and local building codes, as well as procurement laws and regulations.

a. Yes

b. No

15. By submitting this application, the LEA agrees that, if approved, it will repay eligible borrowed funds with the annual transfer from the School Facility Fund allocation:

a. Yes

b. No

Please provide attachments where applicable:

- Documentation of safety issues from qualified personnel (Exhibit A)
- Detailed Project Budget (Exhibit B)
- Budget Basis & Cost Comparison (Exhibit C)
- An accounting of all bond and plant facility levies of the district, including the revenue generated or attempted to be generated from those levies (Exhibit D)
- Architectural Plans for proposed new construction (Exhibit E)
- Market Value for assessment purposes of the district (Exhibit F)
- Letters of Support
 - #1—Commitment of Donation of Property/Utilities--CBH Homes
 - #2—Support for Construction of Elementary School—Mayor of Star, ID
 - #3—Letter of Explanation—Fire Marshall, Middleton/Star Fire District
 - #4—Letter of Explanation—Building Official, Middleton, ID
 - #5—Letter of Support—Idaho Speaker of the House

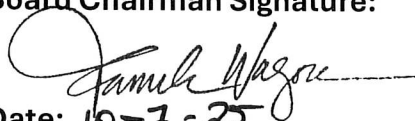
Certification:

I hereby certify that the information provided in this application is accurate and complete to the best of my knowledge.

- **School Superintendent or DOPL Representative Signature:**



- **Board Chairman Signature:**



- **Date:** 10-7-25

References

21st Century School Fund, International WELL Building Institute, & National Council on School Facilities. (2021). *State of our schools 2021: America's PK-12 public school facilities (Overview)*. Build US Schools. <https://www.buildusschools.org/s/State-of-our-Schools-2021-Overview-1.pdf>

U.S. Government Accountability Office. (2020). *K-12 education: School districts frequently identified multiple building systems needing updates or replacement* (GAO-20-494). <https://www.gao.gov/products/gao-20-494>

EXHIBIT A



Middleton School District No. 134
5 South Viking Avenue
Middleton, Idaho 83644

Existing Facilities Assessment Summary

In April 2024, the Middleton School District engaged LKV Architects to deliver pre-bond design services for a new elementary school and to support the bond election scheduled for May 2025. The bond proposal, seeking \$19,900,000, was unsuccessful in securing the required voter approval. Following this outcome, the District requested LKV Architects to conduct comprehensive condition assessments of three existing district-owned facilities to determine necessary renovations for continued educational use.

Facility Assessment Process:

On August 20, 2025, LKV Architects coordinated building tours with representatives from ESI Construction, Middleton School District Administration, the Middleton Fire Department, and the Middleton Building Department. During these assessments, the existing building conditions, mechanical, electrical, and plumbing systems, life safety features, and code compliance issues were documented and evaluated.

This summary outlines the scope of required renovations, including elements for replacement, upgrades to equipment and finishes, and enhancements to life safety systems, in accordance with the International Building Code and local jurisdictional requirements. Additionally, considerations were given to modern educational standards for 21st-century curricula, technological infrastructure, and programming needs.

Existing Elementary Classroom Building

Constructed in the 1970s, the existing elementary classroom building encompasses approximately 10,800 square feet. It has not been used for instructional purposes for over twenty years; currently, the space serves as storage for technology equipment, food service, and maintenance supplies.

The facility includes seven classrooms, a small cafeteria and kitchen, administrative offices, a nurse's room, restrooms, and supporting spaces. A renovation was previously completed in 1985, which involved installing new finishes and interior wall furring at exterior walls to improve insulation. Since that time, no major renovations have been undertaken.



Deficiency List and General Recommendations / Building Exterior

Deficiency	Recommendation
Exterior stucco is aged, and needs repaired and repainted to prevent water infiltration.	Recoat stucco and paint entire building.
Roofing membrane is aged and leaking	New roofing material, parapet caps, roof drains
Entry structure is not original to the building and is not waterproof.	New entry structure
No secure entry or control point at the main entry.	Provide a controlled security entry vestibule with access control system.
Windows are steel, single glazed without a thermal break.	New double pane insulated windows.
Limited exterior building lighting	Replace existing exterior building lighting and add new fixtures to increase safety and security.

Deficiency List and General Recommendations / Building Interior

Deficiency	Recommendation
No secure main entry vestibule	Provide security entrance vestibule and access control technology
All doors and hardware are in poor condition and do not meet ADA requirements	Replace all doors and hardware
Interior flooring, painting, ceilings are in poor condition. Existing flooring tile contains asbestos	Replace all interior finishes. Abate all materials with asbestos
Restrooms, partitions, plumbing fixtures are in poor condition and do not meet ADA requirements	Replace all plumbing fixtures and accessories.
Classrooms do not have data and technology to meet a standard 21 st century learning environment.	Technology infrastructure upgraded throughout all learning and faculty spaces.
The existing boiler and HVAC system has failed.	Complete HVAC replacement
No fire sprinkler system	Install a complete code required fire sprinkler system
Partial fire alarm system. Does not meet current code requirements	Install a new code compliant fire alarm system.
Building main electrical switch gear and transformer is in poor condition	New electrical switch gear and transformer
Kitchen and any remaining equipment is in poor condition and not operational.	Complete kitchen renovation with new finishes, plumbing, electrical, and kitchen equipment.



Existing building structural analysis will need to be completed to determine the necessary structural upgrades to the facility.	Building structural upgrades
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Existing Maintenance Building

The construction date of the existing maintenance building cannot be precisely verified; however, it is presumed to have been built in the early 1980s. The facility is approximately 4,500 square feet in size. Currently, the building serves as the headquarters for the District Maintenance Department and functions as a storage and maintenance site for materials, vehicles, and equipment.

Converting this facility for educational use would necessitate a comprehensive upgrade, including new mechanical, electrical, and plumbing (MEP) systems; interior wall framing; door hardware; finishes and painting; complete electrical overhaul; new roofing; restroom facilities; exterior envelope enhancements; window and door replacements.

Additionally, the District Maintenance Department would need to be relocated, as this location currently does not have alternative accommodation. The District would need to acquire or lease suitable space to facilitate this transition.

Existing Gymnasium / Community Center

The existing gymnasium, constructed in 1932, was established as the new high school following the destruction of the original building by fire. The structure spans approximately 13,200 square feet. Originally, the facility was over twice its current size; however, in 2000, portions of the building were demolished due to deterioration and safety concerns.

The remaining structure comprises a gymnasium, stage, and multiple classrooms, and is utilized by both the School District and the community for various programs. It is not routinely used for instructional purposes.

Deficiency List and General Recommendations / Building Exterior

Deficiency	Recommendation
Exterior stucco is aged, and needs repaired and repainted to prevent water infiltration.	Recoat stucco and paint entire building.
Roofing membrane is aged and leaking	New roofing material, parapet caps, roof drains
There is no entry structure.	New entry structure



No secure entry or control point at the main entry.	Provide a controlled security entry vestibule with access control system.
Windows are steel, single glazed without a thermal break.	New double pane insulated windows.
Limited exterior building lighting	Replace existing exterior building lighting and add new fixtures to increase safety and security.

Deficiency List and General Recommendations / Building Interior

Deficiency	Recommendation
No secure main entry vestibule	Provide security entrance vestibule and access control technology
All doors and hardware are in poor condition and do not meet ADA requirements	Replace all doors and hardware
It is unknown if hazardous materials are present in the building or if they have been abated over the years.	Assume that asbestos and lead paint are present in the facility and require abatement
Interior flooring, painting, ceilings are in poor condition.	Replace all interior finishes.
Restrooms, partitions, plumbing fixtures are in poor condition and do not meet ADA requirements	Replace all plumbing fixtures and accessories.
Classrooms do not have data and technology to meet a standard 21 st century learning environment.	Technology infrastructure upgraded throughout all learning and faculty spaces.
The existing HVAC is not adequate.	Complete HVAC replacement
No fire sprinkler system	Install a complete code required fire sprinkler system
Partial fire alarm system. Does not meet current code requirements	Install a new code compliant fire alarm system.
Building main electrical switch gear and transformer is in poor condition	New electrical switch gear and transformer
Existing building structural analysis will need to be completed to determine the necessary structural upgrades to the facility.	Building structural upgrades



Existing Campus and Exterior Site Conditions

The three existing buildings share a site that is located on the Main Street of Middleton. Although this location is convenient to adjacent businesses and the center of the community is not ideal for a school campus without major improvements being completed.

Deficiency	Recommendation
Site does not meet current zoning regulations.	The City of Meridian, Idaho Transportation Department will require new curb cuts, gutters, and sidewalks at the public roadway connections.
No site landscaping	New parking lot landscaping and property line landscape buffers.
Parking lot asphalt paving and stormwater management is poor.	New parking lot, vehicle and bus drop off areas and stormwater drainage systems.
ADA accessibility from the public right of way and the parking lot is poor	New ADA site access routes.
No exterior student playgrounds or play areas.	New student playgrounds.
No site lighting	New site light fixtures and signage.

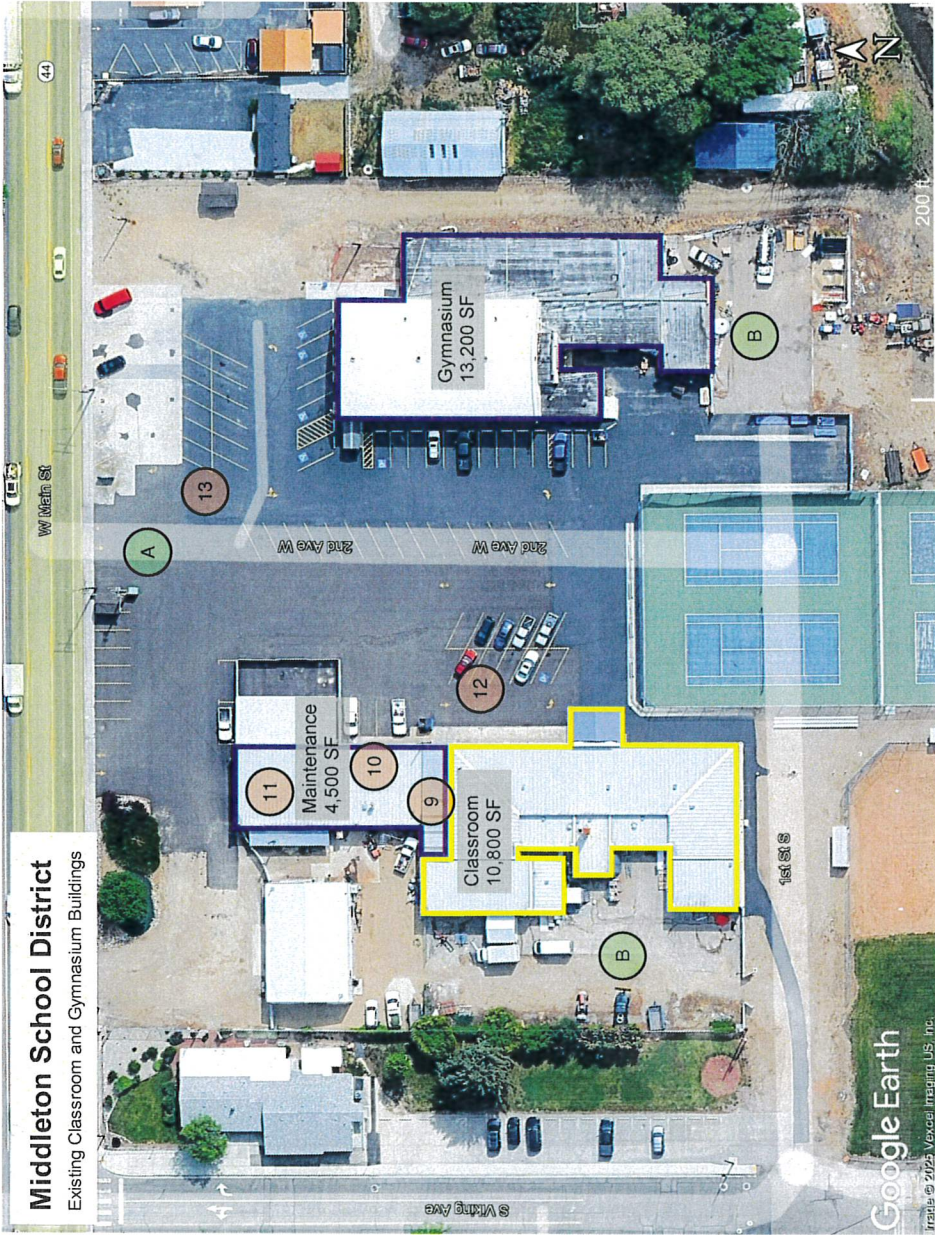
RECOMMENDATIONS:

The Middleton School District has experienced significant growth in recent years, which exceeds the capacity of its current facilities. Following the unsuccessful passage of a proposed bond election in 2025, intended to fund a new elementary school to accommodate this growth, the District is now compelled to explore renovation options for existing, aging, and currently unused buildings.

Following comprehensive site inspections to evaluate the condition of the buildings and surrounding sites, LKV Architects and ESI Construction have prepared a detailed assessment. This includes cost estimates for necessary renovations, with the aim of enabling the District to repurpose these facilities for educational use.

Attachments:

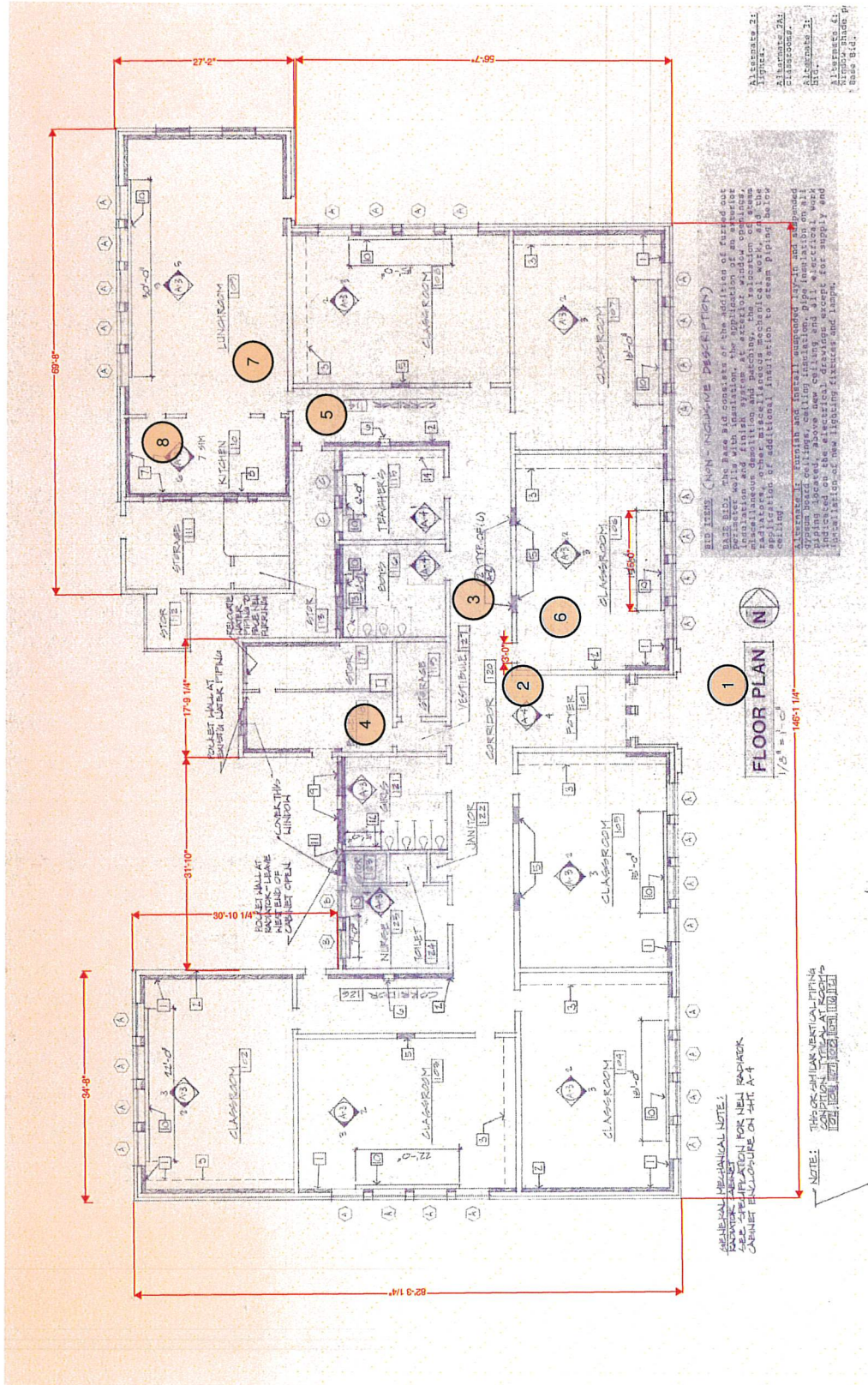
Site Plans, Floor Plans and Existing Photos.



REFERENCE NOTES

- # Photo Schedule - refer to other sheets
- A Site improvements will be required by the City of Middleton that will include: new sidewalks, access driveways, landscaping, street lighting, fire hydrants, new utility connections, etc.
- B New student playground with landscaping and play equipment

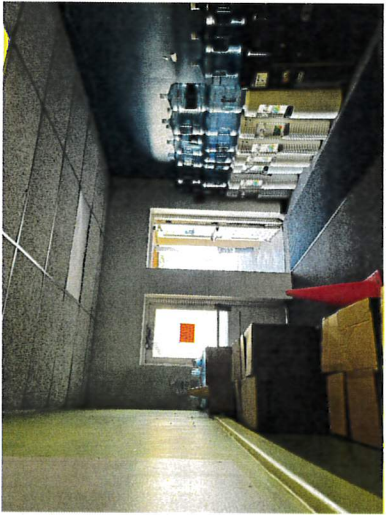




MIDDLETON SCHOOL DISTRICT / Classroom Building - 10,800 SF



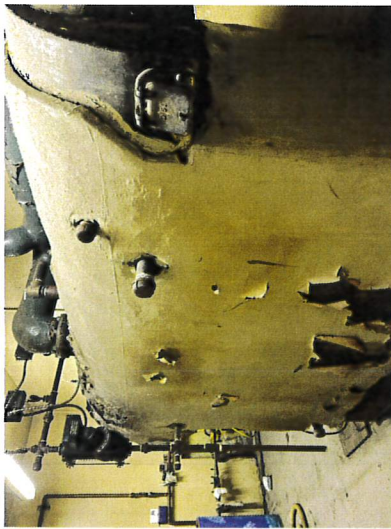
1 MAIN ENTRY



2 MAIN ENTRY CORRIDOR



3 CORRIDOR



4 EXISTING BOILER



5 EXISTING ELECTRICAL PANELS



6 TYPICAL CLASSROOM





7 CAFETERIA



8 KITCHEN



9 COVERED SERVICE AREA



10 MAINTENANCE OFFICE



11 MAINTENANCE SHOP AREA



12 MAIN ENTRY



EXHIBIT B

Exhibit B – Budget Estimates Report

Introduction

At the request of the Middleton School District, preliminary budget estimates have been prepared for two facility options:

1. Renovation of the existing 'Red Brick Building' and associated Main Street facilities.
2. Construction of a new elementary school, based on a reduced design that eliminates one wing from the 2025 bond proposal.

These estimates are based on the LKV Architects Facilities Assessment (August 2025) and subsequent budget modeling shared with the District. Figures incorporate current market conditions for construction costs and professional input from ESI Construction and LKV Architects.

Red Brick Building Renovation

The renovation budget includes three buildings and site improvements as depicted in the LKV assessment.

- Estimated Total Renovation Cost: \$11,000,000 – \$12,000,000

This scope of work would bring the facilities into code compliance but would not resolve underlying age-related limitations. The result would be an updated but still decades-old building, with shorter projected lifespan and higher long-term operating costs.

New Elementary School (Reduced Design)

LKV Architects also provided a revised cost estimate for a reduced new elementary school design. The revised option removes one wing, reducing the facility by 35,515 square feet compared to the 2025 bond proposal.

- Estimated Total Construction Cost: \$19,000,000 – \$20,000,000 (depending on final design adjustments)

- Funding Strategy: \$11 million requested from the Idaho Cooperative Fund + \$8 million in state modernization funds

This option provides a new, modern facility with a projected lifespan exceeding 50 years, reduced annual maintenance, and compliance with all current codes and educational standards.

Summary

- Renovation of the Red Brick Building and associated facilities is estimated at \$11–12 million, but results in a limited-term solution with significant ongoing costs.

- New construction is estimated at \$19–20 million, with a long-term solution that is safer, more efficient, and educationally appropriate.

These estimates should serve as the basis for continued discussions and planning.



**Red Brick TI
Budget #01
Comparison Analysis**

Date: 9/5/2025

ACTIVITY / SCOPE	Red Brick TI - Low		Red Brick TI - High	
	COST	COST/GSF	COST	COST/GSF
01 General Conditions	\$ 498,198	\$ 17.48	\$ 572,928	\$ 20.10
01 General Requirements	\$ 57,000	\$ 2.00	\$ 65,550	\$ 2.30
02 Existing Conditions - Building Demo	\$ 285,000	\$ 10.00	\$ 327,750	\$ 11.50
02 Existing Conditions - Site	\$ 232,000	\$ 2.00	\$ 266,800	\$ 2.30
03 Concrete	\$ 142,500	\$ 5.00	\$ 163,875	\$ 5.75
04 Masonry	\$ -	\$ -	\$ -	\$ -
05 Metals	\$ 142,500	\$ 5.00	\$ 163,875	\$ 5.75
06 Woods + Plastics	\$ 388,602	\$ 13.64	\$ 446,892	\$ 15.68
07 Thermal/Moisture Protection	\$ 522,062	\$ 18.32	\$ 600,371	\$ 21.07
08 Doors and Windows	\$ 336,837	\$ 11.82	\$ 387,362	\$ 13.59
09 Finishes	\$ 1,225,500	\$ 43.00	\$ 1,409,325	\$ 49.45
10 Specialties	\$ 65,613	\$ 2.30	\$ 75,455	\$ 2.65
11 Equipment	\$ 170,681	\$ 5.99	\$ 196,283	\$ 6.89
12 Furnishings	\$ 9,753	\$ 0.34	\$ 11,216	\$ 0.39
13 Special Construction	\$ -	\$ -	\$ -	\$ -
14 Conveyance Equipment	\$ -	\$ -	\$ -	\$ -
21 Fire Suppression	\$ 171,000	\$ 6.00	\$ 196,650	\$ 6.90
22 Plumbing	\$ 427,500	\$ 15.00	\$ 491,625	\$ 17.25
23 HVAC	\$ 769,500	\$ 27.00	\$ 884,925	\$ 31.05
26 Electrical	\$ 1,482,000	\$ 52.00	\$ 1,704,300	\$ 59.80
27 Communications	\$ -	\$ -	\$ -	\$ -
28 Electronic Safety & Security	\$ -	\$ -	\$ -	\$ -
31 Earthwork	\$ 259,794	\$ 9.12	\$ 298,763	\$ 10.48
32 Exterior Improvements	\$ 1,408,002	\$ 49.40	\$ 1,619,203	\$ 56.81
33 Utilities	\$ 281,930	\$ 9.89	\$ 324,219	\$ 11.38
Weather Conditions Allowance	\$ 28,500	\$ 1.00	\$ 32,775	\$ 1.15
Building and Monument Sign Allowance	\$ 7,649	\$ 0.27	\$ 8,797	\$ 0.31
Dewatering Allowance	\$ 3,825	\$ 0.13	\$ 4,398	\$ 0.15
Escalation Allowance	\$ -	\$ -	\$ -	\$ -
Hard Cost Sub-Total	\$ 8,915,946	\$ 306.70	\$ 10,253,338	\$ 352.70
Preconstruction Services - Through May 2025	\$ 20,000	\$ -	\$ 20,000	\$ -
Preconstruction Services - May 2025 - December 2025	\$ 30,000	\$ 1.05	\$ 30,000	\$ 1.21
Bond	\$ 58,461	\$ 2.05	\$ 67,230	\$ 2.36
Contingency 7%	\$ 582,454	\$ 15.59	\$ 582,454	\$ 17.93
Builders Risk 0.43%	\$ 44,539	\$ 1.60	\$ 50,756	\$ 1.84
Insurance 2.08%	\$ 213,223	\$ 7.74	\$ 213,223	\$ 8.90
Fee	\$ 493,231	\$ 17.90	\$ 586,832	\$ 20.59
Hard Cost Total	\$ 10,357,854	\$ 352.64	\$ 11,803,833	\$ 405.54



Middleton Elementary School
 Budget #02
 Reduced Elementary School Layout

Date: 9/5/2025

Site Area - GSF 415,313
 Building Area - GSF 39,000
 Building Perimeter - LF 1,205

ACTIVITY / SCOPE	DESCRIPTION	QUANTITY	UNIT PRICE	UNIT	COST	COST/GSF
01 General Conditions					\$ 912,180	\$ 23.39
01 General Requirements					\$ 106,500	\$ 2.73
02 Existing Conditions					\$ -	\$ -
03 Concrete					\$ 817,050	\$ 20.95
04 Masonry					\$ 812,100	\$ 20.82
05 Metals					\$ 288,990	\$ 7.41
06 Woods + Plastics					\$ 539,371	\$ 13.83
07 Thermal/Moisture Protection					\$ 782,940	\$ 20.08
08 Doors and Windows					\$ 455,495	\$ 11.68
09 Finishes					\$ 3,016,625	\$ 77.35
10 Specialties					\$ 155,773	\$ 3.99
11 Equipment					\$ 446,255	\$ 11.44
12 Furnishings					\$ 12,750	\$ 0.33
13 Special Construction					\$ -	\$ -
14 Conveyance Equipment					\$ -	\$ -
21 Fire Suppression					\$ 191,100	\$ 4.90
22 Plumbing					\$ 574,149	\$ 14.72
23 HVAC					\$ 863,850	\$ 22.15
26 Electrical					\$ 1,755,000	\$ 45.00
27 Communications					\$ -	\$ -
28 Electronic Safety & Security					\$ -	\$ -
31 Earthwork					\$ 446,736	\$ 11.45
32 Exterior Improvements					\$ 3,867,177	\$ 99.16
33 Utilities					\$ 737,122	\$ 18.90
Weather Conditions Allowance					\$ -	\$ -
Building and Monument Sign Allowance					\$ -	\$ -
Dewatering Allowance					\$ -	\$ -
Escalation Allowance				0.00%	\$ -	\$ -
Sub-Total					\$ 16,781,165	\$ 430.29
Preconstruction Services - Through 05/31/25					\$ 20,000	\$ 0.51
Preconstruction Services - Through 06/01/25-12/31/25					\$ 30,000	\$ 0.77
Bond					\$ 107,999	\$ 2.77
Contingency					\$ 793,449	\$ 20.34
Builders Risk					\$ 82,211	\$ 2.11
Insurance					\$ 393,572	\$ 10.09
Fee					\$ 910,420	\$ 23.34
Total					\$ 19,118,816	\$ 490.23

EXHIBIT C

Exhibit C – Budget Basis and Cost Comparison

This exhibit summarizes how the Middleton School District calculated the requested funding amount for the Cooperative Fund application. Cost estimates were prepared by LKV Architects and ESI Construction, using data from the 2025 Facilities Assessment and subsequent budget modeling. Figures incorporate current market estimates for construction materials and labor, and reflect recent bid data from the 2025 bond design process.

Category	Renovation (Red Brick & Main St. Facilities)	New Elementary Construction (Scaled Design)
Initial Cost Estimate	\$11–12 million	\$19–20 million
Basis of Estimate	Facilities Assessment (LKV/ESI, Aug 2025)	LKV revised design & market adjustments (2025)
Scope	Renovation of existing Red Brick + site upgrades	Two-thirds of 2025 proposed new elementary school
Funding Strategy	Not pursued – leaves old building, higher lifecycle costs	\$11M Cooperative Fund + \$8M modernization funds
Projected Lifespan	15–20 years with major reinvestments	50+ years, built to modern standards

Conclusion: Renovation would require \$11–12 million but leave the District with an aging, short-lived facility. By contrast, investing \$19–20 million in new construction—leveraging \$11 million in Cooperative funding with \$8 million in state modernization funds—provides a safer, more durable, and economical solution.

EXHIBIT D

Exhibit D – Bond and Levy History

This exhibit summarizes Middleton School District’s history of bond proposals to address unsafe facilities and overcrowding. Despite multiple attempts since 2008, no bond has successfully passed. The table below highlights the smallest and largest bond proposals, as well as other major attempts, including vote percentages and intended uses.

Bond Vote Date	Vote % Opposed	Length of Proposed Bond	Amount Proposed	Intended Coverage
March 2018	40%	20 years	\$25,774,817	New Elementary School / School Repairs / Technology Infrastructure
August 2018	58%	20 years	\$28,800,000	New Elementary School / School Repairs / Technology Infrastructure
November 2018	54%	20 years	\$23,685,000	New Elementary School
November 2018	47%	20 years	\$2,750,000	School Repairs
November 2018	55%	20 years	\$2,365,000	Technology Infrastructure
August 2022	47%	20 years	\$59,435,000	New Elementary School, New CTE School, Elementary Repairs
May 2025	47%	20 years	\$19,900,000	New Elementary School

Conclusion: Bond requests ranged from as small as \$2.3 million for technology infrastructure (Nov 2018) to as large as \$59.4 million for a new elementary, new CTE school, and repairs (Aug 2022). Despite these efforts and reductions in scope over time, none of the proposals achieved the 66 2/3% voter approval required by Idaho law.

EXHIBIT E



SCHEMATIC FLOOR PLAN - 39,000 SQUARE FEET
 1/16" = 1'-0"



EXHIBIT F

HB 338 Program Inputs

Loan Amount	\$ 11,118,816
Closing Date	9/15/2026
BLEF Index (FY 2025)	0.8213
BLEF Principal Reduction	17.87%
District Share	9,131,884
Pre 2025 Bonds?	Yes
Interest Rate	4.2458%
Repayment Frequency	Annual
Interest Calculation	Actual/365
Payment Dates	9/15

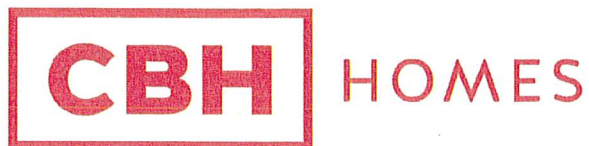
SFF Assumptions

	Amount	Increase
FY 2025	2,260,728	Actual
FY 2026	3,759,085	Actual
FY 2027 & after	3,759,085	0%

Payment Date	Bond Payments (issued prior to 7/1/2025)	SFF applied to Prior Bonds	SFF over/under Prior Bond Payment	HB 338 Program Payments			Principal after BLEP Reduction
				SFF for Interest	SFF for Principal	Principal Balance	
9/15/2027	3,225,096	3,225,096	533,989	387,722	146,267	8,985,616	\$ 9,131,884
9/15/2028	3,131,896	3,131,896	627,189	381,511	245,677	8,739,939	
9/15/2029	1,834,458	1,834,458	1,924,627	371,080	1,553,547	7,186,392	
9/15/2030	881,210	881,210	2,877,875	305,130	2,572,755	4,613,637	
9/15/2031	-	0	3,759,085	195,886	3,563,199	1,050,438	
9/15/2032	-	0	3,759,085	44,600	1,050,438	-	
9/15/2033	-	0	3,759,085	-	-	-	
9/15/2034	-	0	3,759,085	-	-	-	
9/15/2035	-	0	3,759,085	-	-	-	
9/15/2036	-	0	3,759,085	-	-	-	
9/15/2037	-	0	3,759,085	-	-	-	
9/15/2038	-	0	3,759,085	-	-	-	
9/15/2039	-	0	3,759,085	-	-	-	
9/15/2040	-	0	3,759,085	-	-	-	
9/15/2041	-	0	3,759,085	-	-	-	
9/15/2042	-	0	3,759,085	-	-	-	
9/15/2043	-	0	3,759,085	-	-	-	
9/15/2044	-	0	3,759,085	-	-	-	
9/15/2045	-	0	3,759,085	-	-	-	
9/15/2046	-	0	3,759,085	-	-	-	
Totals	9,072,661	9,072,661		1,685,918	9,131,884		

OTHER LEVIES			Market Value	Levy Rate	SFF to Facilities Fund
Supplemental Levy	SFF Offset of Supplemental Levy	Net Supplemental Levy			
1,500,000	-	1,500,000	4,242,841,267	35.35	-
1,500,000	-	1,500,000	4,242,841,267	35.35	-
1,500,000	-	1,500,000	4,242,841,267	35.35	-
1,500,000	-	1,500,000	4,242,841,267	35.35	-
1,500,000	(1,500,000)	-	4,242,841,267	-	1,164,047
1,500,000	(1,500,000)	-	4,242,841,267	-	2,259,085
1,500,000	(1,500,000)	-	4,242,841,267	-	2,259,085
1,500,000	(1,500,000)	-	4,242,841,267	-	2,259,085

**LETTERS
OF
SUPPORT**



October 2, 2025

Middleton School District
5 S. Viking Avenue
Middleton, ID 83644

Superintendent Marc Gee,

On behalf of Open Door Rentals, LLC and Corey Barton, we are pleased to issue this letter expressing our intent to donate approximately 11.47 acres of land to the Middleton School District. This property, located within the Terramor Subdivision, is designated as a future site for an elementary school.

As part of the subdivision improvements, and at no additional cost to the school district, the proposed elementary school site will benefit from the following infrastructure:

- A new collector road with 10-foot-wide detached sidewalks
- Water services
- Sewer services
- Pressure irrigation services

We look forward to supporting the Middleton School District in its efforts to provide quality educational facilities for the community.

Sincerely,

A handwritten signature in black ink, appearing to read "Corey D. Barton", with a large, sweeping flourish extending to the right.

Corey D. Barton

City of Star

Mayor:
Trevor A. Chadwick

Council:
Kevin Nielsen
Jennifer Salmonsens
Kevan Wheelock
David Hershey



10769 W. State Street
P.O. Box 130
Star, Idaho 83669
208-286-7247
Staridaho.org

October 3, 2025

Idaho Cooperative Fund Committee

To Whom It May Concern:

On behalf of the City of Star, I am writing to express our strong support for the Middleton School District's application for funding to construct a new elementary school on land generously donated by CBH Homes. The City of Star is committed to working with the development community to provide land and utilities to benefit the school district and the many taxpayers of the district. This project represents an important investment in the educational and community future of Star families.

The City of Star is a dual county city. Currently, many students from Canyon County in Star attend Middleton schools that are already over capacity. Without this new school, these students would be placed either in already crowded classrooms or in the outdated and unsafe "Red Brick Building." The new facility will not only provide modern classrooms but also relieve overcrowding across the district, thereby enhancing both safety and quality of instruction.

Importantly, this new school will offer safer and closer transportation options for Star families, reducing the risks associated with long commutes and overcrowded conditions. This improvement will directly contribute to the health, safety, and well-being of our community's children.

The City of Star is also committed to supporting the Middleton School District in its efforts to ensure safe school environments. We are prepared to partner with the district by assigning a School Resource Officer (SRO) from our city police department to this new facility when it is completed.

We strongly encourage approval of this funding request and look forward to seeing the benefits it will bring not only to Middleton School District, but also to the growing Star community.

Sincerely,

Trevor A. Chadwick
Mayor, City of Star, Idaho



MIDDLETON RURAL FIRE DISTRICT

OFFICE OF THE FIRE MARSHAL

Middleton Rural Fire District
11665 W. State St., Suite B
Star, Idaho 83669

September 30, 2025

Middleton School District
5 S. Viking Ave
Middleton, ID 83644

To Whom It May Concern,

On September 20, 2025, I conducted a walkthrough of the Red Brick Building located at 115 W Main St., (18472000 0) in Middleton, Idaho, along with representatives from the City of Middleton, LKV Architects, and ESI Construction. Following this review, it is my professional opinion that the structure presents significant fire and life safety concerns.

The existing building is not compliant with current fire and building code requirements, including but not limited to means of egress, water supply, and fire alarm systems. The age and overall condition of the structure further compound these deficiencies, raising substantial questions regarding its continued use or potential rehabilitation.

Based on the observations made during our site visit, it is my professional recommendation that new construction be pursued as a safer and more appropriate solution than attempting to restore or occupy the existing building.

If you have any questions or require clarification regarding this assessment, please contact my office at your convenience.

Sincerely,

A handwritten signature in blue ink that reads 'Victor Islas'.

Victor Islas
Deputy Chief/Fire Marshal
vislas@midstarfire.org



CITY OF MIDDLETON

1103 W. Main Street, Middleton, ID 83644
208-585-3133
www.middleton.id.gov

10/6/25

Marc C. Gee
Superintendent
Middleton School District #134

RE: 5 South Viking Ave. - Existing Facilities Assessment

Marc,

I attended a building tour at the request of the school district on August 20, 2025, along with representatives from the Middleton Fire Department, LKV Architects, and ESI Construction. The purpose of the visit was to provide initial comments and general observation as to the current condition of the various buildings and facilities on site and the code-required improvements, updates and alterations needed for potential re-use and re-classification as an educational occupancy.

Building and occupant safety concerns and code deficiencies identified during this walkthrough included but were not limited to structural, interior/exterior finishes, site and building accessibility, means of egress components and life-safety systems, fire-rated construction and separations, electrical, hvac and plumbing fixtures and facilities, classroom CO detection and security.

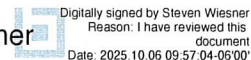
The proposed improvements must be designed to comply with the 2018 International Existing Building Code, International Building Code and Fire Code as adopted by the State of Idaho. Depending on method of compliance, specific code requirements based on change of use and occupancy classification, design occupant loads, and construction type are to be determined. The Existing Facilities Assessment prepared by LKV, also describes in further detail these numerous code deficiencies and overall conditions.

New construction would achieve the highest code compliance for building and life safety for students and staff by designing to the most current and modern adopted codes and standards. Renovation and remodel would require the application of both new and existing building codes necessary for the purpose of occupancy and reutilization of existing facilities. The scope of work currently proposed for the existing building route will require extensive and comprehensive remodel and renovation. Feasibility and cost are unknown however both are a path to compliance by providing a safe environment for its intended use depending on the immediate needs and goals of the district.

Thank you,

Steven Wiesner, CBO
Building Official
City of Middleton

Steven Wiesner



MIKE MOYLE
DISTRICT 10
ADA & CANYON COUNTIES



HOME ADDRESS
480 N. PLUMMER RD.
STAR, IDAHO 83669
EMAIL: mmoyle@house.idaho.gov

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P.O. BOX 83720
BOISE, IDAHO 83720-0038
(208) 332-1111

House of Representatives State of Idaho

SPEAKER OF THE HOUSE

October 6, 2025

To the Members of the Idaho Public School Facilities Cooperative Funding Program Panel:

As the legislative representative for the communities of Middleton and Star, I am writing in strong support of the Middleton School District's application for state Cooperative Funding to construct a new elementary school on land donated by CBH Homes along Highway 44 in Star.

This project provides a practical and efficient solution to the problem of an unsafe school facility. The existing "Red Brick Building," constructed in 1954, has reached the end of its useful life and no longer meets current safety or accessibility standards. The district's professional facility assessments make clear that renovation would be costly and short-lived, while new construction offers a safer and longer-term solution for students and staff.

An important advantage of this proposal is that state Cooperative Funds will be combined with state School Modernization funds, allowing Middleton School District to maximize resources and construct a substantial portion of the new elementary facility in a responsible, cost-effective way. This partnership between state programs represents exactly the type of strategic investment Idaho should be encouraging.

The project also offers additional community benefits. By locating the new school within the eastern portion of the district, students will experience safer and shorter transportation routes, while existing schools will see immediate relief from severe overcrowding.

I strongly encourage your committee to approve this application. This project represents good stewardship of public resources and a meaningful step forward in ensuring safe, modern learning environments for Idaho's children.

Sincerely,

A handwritten signature in blue ink that reads "Mike Moyle".

Mike Moyle
Speaker of the House
District 10, Seat A