

Minutes of the School Facilities Commission Meeting
State Library Conference Room
516 S. Greeley Highway
Cheyenne, Wyoming

Conference Call

January 10, 2007

Chairman Marsh called the meeting to order at 8:05 a.m.

Present: Commissioner Algier, Commissioner Carrier, Commissioner Ferris, Commissioner Gilpatrick, Commissioner McBride, Commissioner Ralph Goodson and Chairman Marsh.

Selection of New Director

Commissioner McBride made a motion to ratify the motion from the January 5, 2007 Emergency Meeting which stated:

Commissioner Goodson made a motion that the Commission select Ken Daraie as the new Director of the School Facilities Commission which selection will be subject to confirmation by the Wyoming Senate and further to empower the Chair of this Commission, in consultation with the remainder of the Commission, to negotiate the terms of the new director's employment. Commissioner Gilpatrick seconded the motion. The motion passed unanimously. (Commissioner McBride voted by proxy in favor of the stated motion)

Commissioner Gilpatrick seconded the motion. Motion passed unanimously.

Natrona 1 – Review and Analysis Account Request

Commissioner Goodson made a motion to approve the use of \$9,326,997 from the Review and Analysis Account to support construction of Natrona County School District No. 1 – Fort Caspar Elementary School. Commissioner Carrier seconded.

Mr. Ken Burnett stated that the recent bid for the Fort Caspar Elementary School was approximately for \$16 million

Ms. Nancy Thomson stated the new contract sum including all construction and all contingencies was \$16,952,862 and the amount did not include a land purchase of \$1,500,000.

Ms. Thomson advised the Commission that the typical procedure for construction is to hold a 5% contingency for the District and a 5% contingency for the SFC. Due to the deep and complex foundations Ms. Thomson feels this contingency is needed.

Commissioner Algier questioned the status of the original site.

Mr. Burnett answered the site was for sale and the District's intention was to reimburse the School Facilities Commission from the sale proceeds.

Mr. Mark Antrim concurred with Mr. Burnett's comments and stated the asking price for the land was approximately \$1.7 million.

Conversations were held clarifying the contingencies and where these funds were included on the contract worksheet.

Mr. Burnett stated the school will be built for 400 children and requires a deep foundation. The school will also house a service kitchen that will serve 2,600 meals daily for ten (10) other schools within the District.

Chairman Marsh questioned if the price of the serving kitchen was included in the funds listed on the contract worksheet.

Mr. Burnett answered yes the kitchen cost was included.

Commissioner Goodson questioned if the SFC knew about the kitchen.

Mr. Burnett stated that initially the kitchen was not included in the original plan but that at a later time it was determined this school would be the most feasible site for a serving kitchen due to the location. The original estimate of \$8.3 million did not include the cost of the kitchen.

Chairman Marsh asked for an explanation for the square foot deviation and as the SFC guidelines for 456 children is 55,601.

Mr. Antrim stated that the gross square footage for the building is 63,140 square feet and the kitchen is 6,169 square feet.

Commissioner Goodson made a comment that the budget was never altered when the kitchen came into affect and the Commission is continually forced to make decisions without proper information.

Chairman Marsh questioned why the school is over the model by 2,000 square feet.

Mr. Burnett answered that in the guidelines for a K-6 school with 22 classrooms for 456 students that 62,402 sq. feet is allowed.

Chairman Marsh stated the guidelines published on the SFC web site were not the same as quoted by Mr. Burnett.

Discussions were held regarding the modifications of guidelines and how the Commission was not made aware of the changes when the K-5 guideline was expanded by Brad Oberg for a K-6 school. Chairman Marsh asked that the guideline Ken Burnett used be faxed to him.

Another discussion was held regarding the 2005/2006 Inflation Account and the remaining balances. Ms. Thomson provided a list of the projects that intend to bid in the next several months.

Chairman Marsh asked Mr. Burnett to explain the difference of what is provided in the new K-6 guidelines (52,202) and what is shown on the worksheet.

Mr. Burnett answered that the student numbers for this school are approximately 400 with a 10% expansion and he used the K-6 guideline for 400 students.

Commissioner Goodson asked if the SFC policies and procedures were followed for the school.

Mr. Burnett advised that the District has followed all policies and procedures in regards to this school

Chairman Marsh asked what the date was for awarding the bid.

Mr. Antrim advised that January 12, 2007 was the bid deadline.

Additional comments were made by the Commissioners regarding the lack of information provided in order for the Commission to make adequate decision as well as concern regarding the alterations to the project.

Commissioner Goodson stated that policies and procedures were not being followed as the kitchen was not an inflation issue. Commissioner Goodson expressed concern about the SFC utilizing funds which the legislature set aside for inflation.

Commissioner Algier stated the architect should have provided an estimate and the staff should have known this estimate prior to bid.

Mr. Burnett commented that the best estimate for the time was approximately \$11 million. He further stated that the best way to get the actual cost was to go to bid. He further stated that the plan is for 25 classrooms.

Chairman Marsh asked Mr. Jim Coleman if the value engineering recommendations were followed.

Mr. Jim Coleman stated the District partially performed the value engineering review. The 5% and 10% review were conducted with the original site. The District changed the site prior to the 95% review and there was limited opportunity to review the foundation at that time. He further commented that several items in the 35% review were not incorporated in the 95% plans that were reviewed.

Chairman Marsh asked to table the motion until the next Commission Meeting scheduled for January 12, 2007.

Commissioner McBride stated there were obvious processes and budget issues within the SFC staff that need to be addressed. He further stated the District has followed the procedures and processes currently in place and would like to vote on the motion and move forward for the District.

Commissioner Algier, Commissioner Carrier, Commissioner Ferris, Commissioner Gilpatrick and Commissioner McBride voted in favor of the motion and Commissioner Goodson and Chairman Marsh voted against the motion; motion passed.

Adjournment

Commissioner Carrier made a motion to adjourn the regular meeting at 9:15 a.m.; Commissioner Gilpatrick seconded the motion; motion passed unanimously.