

## **Minutes of the Wyoming School Facilities Meeting**

Cheyenne Community House –Lions Park  
Cheyenne, Wyoming  
January 21, 2009

Chairman Gilpatrick called the meeting to order at 8:07 a.m.

*Commissioner Carrier made a motion to move into executive session. Commissioner Marsh seconded the motion. Motion passed unanimously.*

*An executive session was held from 8:07 a.m. to 9:20 a.m. followed by a twenty (20) minute recess.*

*Chairman Gilpatrick called the meeting back to order at 9:40 a.m.*

*Commissioner Carrier made a motion to move into the regular meeting. Commissioner McBride seconded the motion. Motion passed unanimously.*

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

### **Approval of Meeting Agenda**

*Commissioner Marsh made a motion to approve the agenda as presented. Commissioner Carrier seconded the motion. Motion passed unanimously.*

### **Approval of Previous Meeting Minutes**

*Commissioner Marsh made a motion for approval of the November meeting minutes as corrected. Commissioner Carrier seconded the motion. Motion passed unanimously.*

### **Current Business**

#### **Adopt Rules**

State's Counsel, Michael O'Donnell, informed the Commission that the proposed permanent rules went out for the forty-five (45) day public comment period and were returned without comment.

Donna Murray informed the Commission that concern was expressed by some Superintendents at a meeting with the Governor regarding the term "endorsed" in Chapter 4, however, this would not necessitate a change in the rules.

Commissioner Algier noted a typographical error on page 6-2 - the word “spare” should be and was changed to the word “square.”

*Commissioner Marsh moved the Commission adopt Chapters 1-10 of the School Facilities Commission Rules on a permanent basis. Commissioner McBride seconded the motion. Motion passed unanimously.*

#### **IBS 4 Update**

Director Daraie and Rich Seder informed the Commission that on October 13, 2008, school district representatives across the state, members of the Commission and SFC staff held a meeting regarding how to identify, prioritize, and develop guidelines and budgeting for administrative buildings, ancillary buildings, athletic facilities and swimming pools. Recommendations from the IBS session will be forthcoming.

#### **Draft Checklist for Choosing Delivery Method**

Nancy Thomson presented a draft delivery method checklist to use for each project. Commissioner Goodson suggested any checklist be simple and consistent. Commissioner Marsh suggested implementing a step-by-step process which allows flexibility.

#### **Converse 1 (Douglas) – Request for Approval of Student Population Projection**

Director Daraie presented to the Commission a proposal to proceed with a design population of 309 students as opposed to the 353 students, yielding a footprint of 45,533 sq. ft., for the new Douglas ES.

*Commissioner Carrier moved the Commission allow the design team to proceed with a design population of 309 students, yielding an allowable footprint of 45,533 sq. ft. Commissioner McBride seconded the motion. Motion passed unanimously.*

#### **Fremont 1 (Douglas) – Request for Approval of Student Population Projection**

Director Daraie recommended to the Commission that the design team proceed with a design population of 393 students, yielding an allowable footprint of 72,799 sq. ft. for construction of a new middle school in Lander.

*Commissioner Carrier moved the Commission allow the design team to proceed with a design population of 393 students, yielding an allowable footprint of 72,799 sq. ft. Commissioner McBride seconded the motion. Commissioner Marsh asked for discussion.*

Fremont 1 Board Member Bob Budd stated that at 70,000 sq. ft. the district would lose academic space. Mr. Budd stated 72,000 sq. ft. was the bare minimum square footage capable of delivering the academic requirements of the district.

Commissioner Algier suggested that this should be the last time the number is changed. Chairman Gilpatrick agreed.

*Commissioner Marsh called for the question. Motion passed unanimously.*

### **Fremont 38 (Arapaho)**

Rich Hardt addressed the Commission in place of Superintendent Roger Clark with the district's request for an enhancement of 5,473 sq. ft. The enhancement would enhance the gymnasium, add a Pre-K classroom, to add additional classrooms to the elementary section of the school and add air conditioning to the gym.

*Commissioner Goodson moved the Commission allow the District to move forward with their desired enhancements. Commissioner McBride seconded the motion. Motion passed unanimously.*

*The meeting recessed for a fifteen (15) minute break at 10:54 a.m. and reconvened at 11:06 a.m.*

### **Sweetwater 1 (Rock Springs)**

Paul Grube, Superintendent of Sweetwater 1, addressed the Commission with the district's request for an enhancement of 9,869 sq. ft. for additional classrooms and additional gymnasium space.

*Commissioner Marsh moved the Commission allow the District to move forward with their desired enhancement. Commissioner Carrier seconded the motion. Motion passed unanimously.*

### **Park 6 (Cody)**

Superintendent Bryan Monteith addressed the Commission regarding the district's request for enhancements. The enhancements would increase the gym by 4,824 sq. ft. and 7 vertical feet; substitute the VCT flooring with wood flooring; add additional seating, volleyball standards, backstops and wall pads in the gymnasium; and add a classroom and vestibule for an additional 1,150 sq. ft.

*Commissioner Carrier moved the Commission allow the District to move forward with their desired enhancements. Commissioner Goodson seconded the motion. Motion passed unanimously.*

### **Park 6 (Cody)**

Superintendent Bryan Monteith addressed the Commission with the district's request for off-site infrastructure funds in the amount of ninety seven thousand, six hundred dollars (\$97,600.00) for the New Sunset ES.

*Commissioner Marsh moved the Commission grant the use of not to exceed ninety seven thousand, six hundred dollars (\$97,600.00) from the Off-site Infrastructure fund, in support of the New Sunset Elementary School subject to the execution of a recapture agreement approved by the Attorney General in accordance with footnote 7, section 27 of 2007 HEA001 and footnote 1, section 27 of 2008 SEA0023. Commissioner Carrier seconded the motion. Motion passed unanimously.*

### **Carbon 1 (Rawlins)**

Due to a personal conflict, Commissioner Marsh recused himself.

Neil Terhune, superintendent of Carbon 1, and John McKinley, the district's attorney, addressed the Commission with the district's request for off-site infrastructure funds in the amount of one million, seven hundred fifty-five thousand, forty-three dollars (\$1,755,043.00) in support of the New Rawlins 2-5 ES.

Mr. McKinley discussed the recapture agreement, dollar amount, and the process to allocate the estimated recapture amount.

John MacPherson, an affected property owner, made a presentation to the Commission regarding the allocation of the assessments. Mr. MacPherson expressed his belief that his property would not benefit from the proposed infrastructure and, as such, he did not feel he should have to pay a portion of the cost.

A discussion was held with Mr. MacPherson and city officials regarding the terms of the recapture agreement.

*The meeting recessed for a one (1) hour lunch break at 12:03 p.m. and reconvened at 1:09 p.m. with Fred Hansen sitting by designation for Commissioner McBride.*

Mr. McKinley readdressed the Commission regarding the exact locations of the land parcels owned by WYDOT, the MacPhersons, and the City of Rawlins which are affected by the recapture agreement.

Commissioner Goodson expressed concerns regarding the level of upgrades and also stated the Commission is in the business of building schools and not building or financing infrastructure.

*Commissioner Goodson moved the Commission table the issue for the next meeting. Chairman Gilpatrick asked for discussion.*

Commissioner Algier stated she feels this issue needs to be researched further in order to make a decision. Chairman Gilpatrick agreed the issue should be tabled until the next meeting. Commissioner Ferris agreed to table the issue until the next meeting and stated he had a lot of questions that were not quite answered.

*Commissioner Hansen seconded the motion to table. Motion passed unanimously without the vote of Commissioner Marsh.*

#### **Education Suitability Assessment Tool Update**

Dr. Jim Lowham and Rich Seder informed the Commission that a new suitability tool had been developed and will be ready to deploy in early April. During the assessment, assessors will be looking at site safety, security and supervision; space appropriateness; and environmental conditions that affect the delivery of a quality education.

#### **Procurement RFQ Update**

Nancy Thomson updated the Commission on the Procurement RFQ. She stated that a panel has been organized by the agency to interview the shortlisted candidates. She also noted that Commissioner Algier is a member of that panel.

#### **Adjournment**

*Commissioner Carrier made a motion to adjourn the regular meeting at 1:49 p.m. Commissioner Goodson seconded the motion. Motion passed unanimously.*