

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

Special Meeting

January 4, 2007

Chairman Marsh called the meeting to order at 10:00 a.m. on January 4, 2007.

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

Commissioner Gilpatrick made a motion to convene into Executive Session for the consideration of applicants for nomination to the Director position which is being vacated by the current Director on March 30, 2007. Commissioner Goodson seconded the motion. Motion passed unanimously.

The Executive Session recessed at 5:00 p.m. on January 4, 2007.

January 5, 2007

The Executive Session resumed at 8:30 a.m. on January 5, 2007.

The Regular meeting reconvened at 11:15 a.m.

Natrona 1 Request

Director Shivler provided a spreadsheet of information regarding a request by Natrona County School District No. 1 for inflation funds for the Fort Casper Elementary School. Director Shivler stated the bid for the school was approximately \$15M and the budget was \$8M. Director Shivler informed the Commission that the higher costs were due to a large serving kitchen and the extensive foundation.

Director Shivler reviewed bid information on the spreadsheet he provided to the Commission. Director Shivler advised the Commission that the District is requesting over 1/3 of the 2005-2006 inflation account funds for this school and the overage is for more than just inflation. He continued that the serving kitchen, foundation, site work and parking are what contributed to the high bid costs as compared to the other schools listed.

Ms. Nancy Thomson further reviewed the bid information and stated Sletton Construction was the low bidder by only a difference of \$60,000. Ms. Thomson informed the commission that there was a massive effort by all to review various types of foundation systems to determine the best system for the value. She also stated Divisions 3, 4 and 5 all relate to the foundation and concrete and that the "Casper Curb" should be removed.

Mr. Mark Antrim from Natrona 1 expressed his appreciation for the work of the design and value engineering process. These processes worked for the site and he indicated the District does want to build on the location.

Discussion was held regarding the square foot costs with and without the kitchen and foundation costs.

Commissioner Goodson asked if the District and SFC Staff followed the SFC value engineering process and was the process satisfied in regards to this project.

Director Shivler commented that to a large extent the process was followed. However, the value engineering team continued to have questions with the foundation and Casper curb.

Commissioner Gilpatrick felt the extreme parking lot spaces were an issue.

Director Shivler stated an elementary school should have 100 spaces or less and the Fort Casper Elementary School had a design for 160 spaces. Director Shivler stated the District had reasons for the additional spaces. Director Shivler agreed that the Casper Curb was an issue.

Mr. Antrim explained that the District did follow the municipal code for planning and zoning with the city and he will continue to work with the city to resolve the parking space issue.

Conversation was held regarding the balance of the inflation account, other projects bidding in February and March such as new schools, tracks and renovation projects and the request to the Legislature to replenish the account during the current session.

Commissioner Carrier stated the site was problematic and asked if additional sites were explored when it became apparent that there was an issue with the site the District had chosen.

Mr. Antrim explained that a number of sites were explored and that the District knew the current site was unfavorable but did not know the extent of the condition of the site. He continued that until a design contract is executed, the District could not request testing on the site. The District felt the site was the best fit for the Fort Casper Elementary School.

Conversation was held regarding the SFC funding request before the legislature.

Commissioner Goodson advised the audience that one day the State would run out of money and the funding would change when that happens. He continued that an analysis of the guidelines should be completed and he is hesitant about spending this amount of funds on this school as it will set precedence.

Superintendent Lowham commented that the District followed the SFC process to the best of its ability. He continued that the fact remains that although there is concern

regarding the costs, the District has designed a good prototypical school and the District hope is that the State will fund it.

Commissioner Carrier stated there is a possibility that tracks won't be funded this year and he questioned what is the Commission's priority state-wide and is it about classroom and educational issues.

Chairman Marsh thanked the District for the information and stated no action could be taken on the item. Chairman Marsh asked that the issue be brought before the Commission for action at a later date.

Adjournment

Commissioner Carrier made a motion to adjourn the regular meeting at 12:02 p.m.; Commissioner Gilpatrick seconded the motion; motion passed unanimously.