

**Minutes of the School Facilities Commission
Fremont County School District No. 25
121 North 5th Street West
Riverton, WY 82501**

October 16, 2007

Chairman Gilpatrick called the meeting to order at 8:37 a.m.

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

Approval of Meeting Agenda

Commissioner Carrier made a motion to approve the meeting agenda with the addition of an Executive Session after Item 3-Previous Meeting Minutes. Commissioner Ferris seconded the motion. Motion passed unanimously.

Approval of Previous Meeting Minutes

Commissioner Goodson made a motion to approve the previous meeting minutes from the September 18, 2007 meeting as presented. Commissioner Carrier seconded the motion. Motion passed unanimously.

Executive Session

Commissioner Algier made a motion to convene into Executive Session. Commissioner Ferris seconded the motion. Motion passed unanimously.

Commissioner Carrier made a motion to reconvene the regular meeting at 9:25 a.m. Commissioner Ferris seconded the motion. Motion passed unanimously.

Current Business

Use of District Owned Land – Proposed Policy Final Reading

Ms. Donna Murray stated there were several districts that own property which the Commission staff believes should be included in the facility plans because all the State's resources need to be taken into consideration when building new facilities. Therefore, the SFC staff is asking a policy be adopted stating all real property owned by a district be identified in the facility plan along with an explanation of the current and future use. Furthermore, the district's property shall be considered and if possible used for all construction projects prior to new property purchases considered or approved.

Commissioner Carrier asked what the perceived timeline for implementation was for the policy.

Ms. Murray stated the district property information is being collected and will be added to the Maximus database soon. Ms. Murray advised the Commission that once the policy is adopted it does go into effect.

Director Daraie stated the School Facilities Commission will employ a person to go through the court houses to collect information by county and by district for all land.

Commissioner Algier made a motion to approve the policy on the district owned property as submitted today. Commissioner Goodson seconded the motion. Motion passed unanimously.

Campbell 1 Request (Gillette) – Additional Square Footage

Mr. Maurie Petterson informed the Commission that Hillcrest and Stocktrail Elementary school designs came in over the square footage guidelines. The special program space was over by 4,000 square feet and the commons cafeteria area was over by 2,500 square feet. The commons enhancement area will be paid for by the school district.

Mr. Boyd Brown stated the Hillcrest Elementary School was where the district housed the severe and profoundly disabled students. The district took the Lincoln Elementary School design and copied it including two classrooms, physical therapy space, and visual sight area. Mr. Brown stated the additional square footage would be approximately 4,000 square feet.

Mr. Brown informed the Commission the Stocktrail Elementary will be a place where the district places all developmentally delayed kindergarten children. Mr. Brown stated the district added three rooms to the design for those students who are currently spread throughout the school district, so that it would become a center.

Commissioner Marsh questioned the September 4, 2007 value engineering report from Mr. Jim Coleman and stated the square footage seems to be in great excess of what is presented. Commissioner Marsh quoted the third paragraph of the report, *“However, the value engineering team assumes that any such local choice in instructional delivery systems does not necessarily increase the State’s constitutional responsibility for adequate space...”*

Commissioner Marsh expressed his concern to address those issues, in particular on page 3 of the report which states; *“Total Building size as shown on the submitted plans is 69,713 square feet. The building is programmed at approximately 170 square feet per student compared to the 122 to 138 SF/Student in the Wyoming SFC guidelines....”*

Mr. LaPlante informed the Commission that the original document Mr. Coleman reviewed was a prototype elementary school the district was attempting to use in two locations; however the prototype could not be built on site and the district had to go back and redesign that school. Mr. LaPlante continued the letter from Mr. Coleman was not applicable and there was a need to have Mr. Coleman look at the site again. Mr. LaPlante stated the variance was in the special education which was approximately 4,000 – 4,500 square feet.

Mr. Brown informed the Commission that included in the special education program was two additional classrooms and one additional kindergarten. Mr. Brown stated that after visiting with Mr. LaPlante and Mr. Petterson, they recommended the district include extra rooms to allow for a traditional four section K-5 school, if they decided to do that with the pace they are growing. Mr. Brown stated they have totally redesigned the school and it is no longer prototypical.

Commissioner Goodson stated since Director Daraie has instituted the IBS system, it is time to address the buildings in the manner that has been discussed in the past three months with the IBS system. He continued that specifically, the district and staff need to determine what the delivery process is and suggest to the Commission what all of our schools need to begin doing this process.

Commissioner Carrier suggested we need to involve all parties; the Department of Education for education of the severe and profoundly disabled students, look at educational suitability by bringing in Administrators and bring in the total special education staff.

Commissioner Carrier believed the Commission was not comfortable with the request and that there was not enough information at this point to do what was in the best interest of Campbell County and be consistent with all the other districts. Commissioner Carrier stated as a Commissioner he wanted to be consistent with all districts.

Director Daraie stated the SFC would make the necessary arrangements to get the right people together over the next two to three weeks to see if a process can be developed for special need spaces and apply it to the design of new schools.

Commissioner McBride offered Peg Brown Clark, nationally recognized as an expert to help with this process and also indicated that we need the specific questions the Commission needs answers to as it is hard to generalize special education into a global category.

Commissioner Marsh made a motion to table the item until the next Commission Meeting scheduled for November, but also to have any information available as it comes forward and involve all players that should be involved with special education as determined by Director Daraie. Commissioner McBride seconded the motion. Motion passed unanimously.

Park 6 Request – Sunset School

Mr. Todd Wilder, Program Manager, stated the Sunset School had several needs – the greatest was a health and safety issue related to mold. He continued that there was a large growth starting to occur at the elementary level and replacement of this school would help address the health and safety issue as well as the district-wide capacity and special education needs across the district.

Mr. Bryan Monteith provided background information regarding the request. He stated that the school is over 50 years old and has had significant air quality issues which the district has attempted to mediate since 1998. The staff complains about issues related to

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their personal health and how they feel when they are in the building. Similar complaints have also been received from parents in relationship to their children. Because of the health and safety issues the district was hopeful the project could be moved into a position where monies would be allocated to begin the replacement construction of that building. The Commission has authorized the district to hire an architectural firm to begin the initial design and Plan One from Cody was selected. The Commission determined that the district should appoint a CMAR and the board did that by selecting Grothouse Construction. The Commission also allocated funds to purchase the property which has been done. We have a three-section school design that is trying to meet the needs of students in regular education, Title I, gifted program, tutors, instructional facilitators, and a significant need in special education.

Mr. Monteith pointed out a letter contained in the meeting packet from Dr. Joe Boatman, from Environmental Services Incorporated in Boulder, Colorado, who is one of the preeminent national specialist related to environmental quality. Dr. Boatman's letter clearly detailed why the school needs to be replaced as soon as possible. Mr. Monteith also stated that when it comes to special education it is a moving target; when you deal with severe and profound it is hard to develop a consistent population that you can expect to show up. The bottom line is that they do show up.

Director Ken Daraie stated that this school actually makes the prioritization list of projects for the up-coming biennium. The process did not capture the health and safety issues, but it made the list for all the other reasons. Director Daraie said that we have in the budget \$8 million dollars that has not yet been allocated to a particular project that could be allocated to deal with emergencies or inflation factors.

Director Daraie indicated these monies could be reallocated to the project to get it moving 6-9 months ahead of schedule. This project will go through, and funds will be available July 1, 2008; but they will actually be ready for construction this spring. The thing to consider is the health issue because it's serious and compelling.

Mr. Michael O'Donnell stated with the authority the Commission received from the Legislature was a huge appendix attached to the budget that identified every project that was in all the facility plans for all the districts. The Legislature footnoted the budget saying that you could choose how to allocate funds across any of those identified projects and they added that you could add projects to the list that you voted on. You have broad authority to add and subtract projects.

Mr. O'Donnell advised the Commission it would be possible to move funds from an existing project that has not yet begun and then seek new funding from the Legislator for a project that was on tract but not ready to begin.

Commissioner Carrier asked Mr. Monteith what he was asking for at this point from the Commission as a request for action.

Mr. Monteith stated that he is now in a position to start construction and get 300 kids out of the building and the sooner the district can begin construction the sooner staff and children can get into a safe building.

Mr. Monteith advised the Commission that the goal is to complete the design by January 2008 and go to value engineering. If the Commission approves the funding the district could begin the site work in the spring by splitting off a separate site-prep package involving underground utilities, parking lots, base, curve and gutter, etc. Mr. Monteith stated this is where the benefit would be in moving up the construction schedule by extra months.

Mr. Daraie added that the request would be to make funding available as necessary to the extent permissible by law.

Commissioner Goodson made a motion to approve the Park County School District No. 6 request for immediate availability of capital construction funds for the Sunset Elementary School project. Commissioner Carrier seconded the motion. Motion passed unanimously.

Commission Meeting Schedule

Chairman Gilpatrick advised the Commission that the next meeting would be held in Casper for one day only on Monday, November 19th. The time and place would be determined at a later date.

Public Comments

Mr. Kevin Thibeault of Teton County School District stated that Rich Hardt has spent a number of hours driving to meet with them and will have construction meetings every Thursday.

Commissioner Comments

Commissioner Algier commented that she is looking forward to seeing the steering committee that they discussed at the end of IBS Session 3 come together and open the conversation with the Department of Education, special education personnel and the other players including students.

Representative Ross Diercks stated that at the last education meeting in Casper House Chairman McOmie leaned over about 45 minutes in the presentation and said "These guys are right on track".

Director Comments

Director Daraie stated that since the previous meeting he presented the budget in Casper to the Select Committee and JEC. He believes it was well received. Director Daraie advised the Commission the SFC was expediting the collection of missing data so we can move forward with our projects as soon as possible.

Director Daraie indicated he had met with the Governor and the Governor is quite comfortable with the budget request, the approach and the process. He indicated traveling continues as he has met with other Legislators around the state to bring them up

to speed. Director Daraie commented on a presentation he made to the Wyoming State Taxpayers Association in which a number of Legislators attended.

Director Daraie mentioned that Ms. Nancy Thomson was organizing workshops for Project Manager and Facility Managers and one was scheduled for October 17th on energy efficient/environmentally friendly green building techniques in Riverton. He continued that FCA training is on schedule for November 26 through December 7.

Director Daraie advised the Commission of a letter from Mr. Gregory Cox, Superintendent of Fremont 21, which wanted to apprise the Commission of a potential change in their district. The District was meeting with the Fremont County Boundary Board to present them with a petition for unification and hope to unify the charter high school with their K-8 school. The District anticipates that over the years they will grow and average 160 – 200 students in their secondary schools.

Ms. Nancy Thomson announced that after the meeting there would be a Project Manager's meeting and October 16th would be the first of the Cando Energy Efficient Building workshops that will be held on a monthly basis. She extended an invitation to the Commissioners for both meetings.

Commissioner McBride commented that they have been working and discussing the Fremont 21 issue for over a year and this was the first he had heard of boundary changes. Commissioner McBride requested a faxed copy of the letter from Mr. Gregory Cox.

Commissioner McBride recognized his Special Education staff attending the Commission meeting and indicated that he was looking forward to working on the requirements for special education. Commissioner McBride reminded everyone that very likely the reauthorization of the "No Child Left Behind" will change the game again and the reauthorization will probably not occur until after the presidential election. He indicated we should use the standards as they exist right now and recognize the education needs of our children.

Adjournment

Commissioner Carrier made a motion to adjourn the regular meeting at 10:47 a.m. Commissioner Goodson seconded the motion. Motion passed unanimously.