

**Minutes of the School Facilities Commission**  
**Laramie County School District No. 1**  
**Board Room**  
**Cheyenne, Wyoming**

**February 27, 2007**

Commissioner Gilpatrick called the meeting to order at 10:05 a.m.

Present: Commissioner Carrier, Commissioner Gilpatrick, Commissioner Goodson, and Commissioner McBride.

**Approval of Meeting Agenda**

Commissioner Gilpatrick removed agenda Item 4 – Financial Report, moved agenda Item F – Natrona 1 Reallocation Request after Item L – Natrona 1 SFC Contingency Request and added Sheridan 1 as an action item.

*Commissioner Carrier made a motion to approve the meeting agenda as amended. Commissioner Goodson seconded the motion. Motion passed unanimously.*

**Director's Report**

Director Shivler introduced Mr. Ken Daraie as the official director of the School Facilities Commission.

Mr. Ken Daraie expressed his appreciation to Laramie County School District No. 1 for the use of the facilities. He also asked that all school board trustees stand and be recognized.

Mr. Daraie provided an update of the FEA State Wide Tour. He commented that the budget request was at the Governor's office awaiting approval and he would also ask that the Commission lift the temporary halt on 05/06 project bidding.

Mr. Daraie expressed the need to address processes in order to develop the state wide prioritization. The SFC will need to move forward with projects that are already underway or about to be. He continued that health and safety and capacity issues will take precedence over other projects.

Mr. Daraie informed the Commission that the Transportation Committee in the Senate put forward a bill to perform design/build projects. Mr. Daraie continued that bill passed and was currently on the Governor's desk awaiting approval and would be another tool for the SFC and Districts to utilize.

Mr. Daraie pointed out to the audience that the ultimate purpose for all is to maximize student achievement and that should be the driving force behind decisions.

## **Approval of Previous Meeting Minutes**

Commissioner Goodson advised the Commission that the withdraw motion for Sweetwater 2 on the November 21, 2006 minutes was incomplete. Mention was also made of a name change from Kirk Hughes to Kirk Schmidt in the same minutes.

*Commissioner McBride made a motion to approve the November 8, 2006 and November 21, 2006 regular meetings, January 4 & 5, 2007 special meeting and January 5, 2007 emergency meeting minutes as presented. Commissioner Carrier seconded the motion. Motion passed unanimously.*

## **Current Business**

### **District Contracts**

Mr. Daraie suggested that the Districts and SFC become co-signers on contracts with the Architect for projects from this date forward.

*Commissioner Carrier moved that the School Facilities Commission require an approved SFC signature on all contracts entered into for design, construction, and renovation of school facilities in the state. This requirement will necessitate a change to the current contracting process and will eliminate the need for separate funding and construction (or design) contracts. It will also foster collaboration between the SFC, the school districts and the contracted parties at the earliest possible date. Henceforth, all contracts shall require an approved SFC signature and shall be in a form approved by State's Counsel. The staff is directed to prepare approved form contracts to accomplish these purposes and those contracts may be used when approved by State's Counsel. Commissioner Goodson seconded the motion.*

The Commission requested an effective date of March 1, 2007 be stated for this change to go into effect.

*Motion passed unanimously.*

### **Modular Classrooms/Buildings**

Mr. Ken Daraie stated that Mr. Ken Burnett had created a document regarding modular leases and would bring the document to the next Commission meeting for review. Mr. Daraie would like the document approved prior to the next set of modular requests.

### **2005/2006 Project & 2007/2008 Project Bidding**

Commissioner Gilpatrick advised the Commission and audience that Mr. Daraie presented the information during the work session on March 19, 2007.

### **Fremont 6 – Inflation Fund Request (Wind River ES)**

Mr. Dave LaPlante introduced Superintendent Diana Clapp and Mr. Fred Bronnenberg from Groathouse Construction.

Mr. LaPlante stated that Pavilion K-5 School has been designed and a guaranteed maximum price (GMP) has been issued by Groathouse Construction.

Ms. Diana Clapp expressed the District's excitement to move forward with the elementary school design and the GMP.

Dave asked that Mr. Bronnenberg address the GMP and the posting of bids to the public.

Mr. Bronnenberg addressed the Commission regarding the GMP. He stated the GMP was in two parts and that the District had completed a bond. He continued that the GMP has been broken out by location/building and the price was \$13,079,788.

Mr. Bronnenberg stated the pre-bid is set for March 29, 2007 and the bid opening was scheduled for April 10, 2007 if the Commission granted their approval.

Mr. LaPlante advised the Commission that the new building would replace a 1948 & 1956 combination building. He further explained that any savings realized by Groathouse Construction would be reimbursed to the District and then back to the SFC.

Conversation was held regarding the contract contingencies and, due to the location sort, how the savings could be applied back to the enhancement portion or the SFC.

***Commissioner McBride made a motion to approve the use of \$3,915,915 from the 2007/2008 Inflation Account to support construction of Fremont County School District No. 6 – Wind River Elementary School. Commissioner Carrier seconded the motion. Motion passed unanimously.***

### **Sweetwater 1 – Inflation Fund Request (Farson/Eden HS)**

Mr. Lance Johnson advised the Commission that Sweetwater County School District No. 1 is requesting the use of Inflation Account Funding of \$391,672 or \$374,400 for the Farson/Eden Locker Room Addition project.

Mr. Johnson stated the project was a 2005 scheduled project and was bid with an alternate incorporating the value engineering comments of substituting masonry interior walls with steel studs and drywall which deducted \$25,000.

Mr. Johnson also stated that meeting packet refers to Reliance Elementary School as a project used to supplement from. This is not correct as the supplemental funds came from a bus barn project.

Mr. Johnson explained that the total of the base bid was \$864,272 and subtracted out the remaining balance of the budget with a base bid. The District would request \$391,672 from the inflationary account. He further explained the alternate bid was at \$25,000 less than the base bid and the alternative bid would be \$362,797.

*Commissioner Carrier made a motion to approve the use of \$391,672 from the 2005/2006 Inflation Account to support the Farson/Eden Locker Room Addition for Sweetwater County School District No. 1. Commissioner Goodson seconded the motion. Motion passed unanimously.*

### **Fremont 25 – Reallocation Request**

Dr. Craig Beck stated Fremont 25 was requesting the reallocation of projects to fund the combined site work of the Riverton High School, Riverton Middle School and track and field area. Mr. Beck provided a handout to the Commissioners.

Mr. LaPlante advised the Commission that the current track was unsafe for competitive events and was adjacent to the old Jr. High School. Mr. LaPlante continued that the new track would be located next to the high school and junior high school. Mr. LaPlante commented on how the District had not had a track for 15 years.

Dr. Beck informed the Commission that the District was paying for enhancements which cost more than what the SFC would pay for the track construction.

Commissioner Goodson asked if funds would be spent on other items besides the track.

Mr. LaPlante replied yes that there were several site improvements within the project and commented that he would like to take any excessive funds and reallocate the funds to other projects within the District.

Dr. Beck had agreed to use major maintenance funds for Phase I of the Riverton High School and explained mechanical and electrical work to be updated.

Dr. Beck explained that the District has delayed tax payments so these could be used by July and apply to the project. Dr. Beck advised the Commission that there will be \$600,000 of general funds that will be applied towards this project as the District was committed to do and make the project work.

Mr. LaPlante informed the Commission that AVI compared the District's design to the SFC's standardized track design and there were minor differences. He further stated the District was paying for more than their share to make the project move forward.

Commissioner Gilpatrick stated that the actual cost of the track was \$922,777.17.

*Commission McBride made a motion to approve the attached project reallocation request in the amount of \$783,575 for Fremont County School District No. 25. Commissioner Carrier seconded the motion. Motion passed unanimously.*

Dr. Beck expressed his appreciation towards the Commission for their decisions and expressed his appreciation to the SFC Staff, Engineering and Architect teams.

## **Laramie 1 Request – Reallocation of Expenses for Modulars**

Mr. Tom Rooney and Mr. Auker advised the Commission that the District was again requesting approval of a reallocation of funds to cover the expenses for the hook-up of seven modulars leased by the District. The seven modulars had been located at six different school sites and these funds will cover the installation of electricity, gas, internet and fire alarms.

Mr. Rooney provided an overview of the summary sheet showing the break down of costs. Mr. Rooney also pointed out that credit was provided for each set of steps on the invoices.

Mr. Ken Daraie advised the Commission that grand total was only \$619,000 as the \$400,000 was added in twice in previous worksheets.

Commission Gilpatrick expressed his appreciation for the accuracy of the current spreadsheet.

*Commissioner Carrier made a motion to approve the reallocation request of \$203,442 as presented to the Commission today for Laramie County School District No. 1. Commissioner Goodson seconded the motion. Motion passed unanimously.*

## **Park 6 Reallocation Request (Sunset ES)**

Mr. Todd Wilder explained to the Commission how the City of Cody had imposed additional fees for the land purchase of the new Sunset Elementary School and these fees were beyond the current budget allocation. He continued that the City of Cody has required that the District pay for the installation of three phase electrical services, sewer tap and water tap at the boundary of the property and that the District received the information a week prior to today's meeting.

Mr. Wilder stated the District is asking for the reallocation to cover the new expenses.

Commissioner Carrier asked if the remaining funds would cover the remaining projects.

Mr. Wilder responded with yes and advised the Commission that there may be three or four projects the District would not do at this time to ensure adequate funds.

*Commissioner Goodson made a motion to approve the attached project reallocation request of \$17,600 for the city requirements for the Sunset Elementary School project for Park County School District No. 6. Commissioner Carrier seconded the motion. Motion passed unanimously.*

## **Park 16 Reprioritization Request (VoAg)**

Mr. Todd Wilder advised the Commission that the Park 16 is requesting reprioritization of \$400,000 for the K-12 Renovation Project in order to complete the renovation Phase I design in conjunction with the design of the Vo-Ag project. He continued that the request addresses overcapacity and health and safety issues within the District.

Commissioner Carrier asked if the District needed to abandon the current facility.

Mr. Wilder confirmed the building would be torn down before it fell down.

Mr. Daraie advised the Commission that the remaining balance of the VoAg project would revert back to the SFC.

*Commissioner Carrier made a motion to approve the reprioritization request of \$400,000 for the K-12/VoAg renovation design project for Park County School District No. 16. Commissioner Goodson seconded the motion. Motion passed unanimously.*

*At 11:34 a.m., a 5-minute recess was taken. The regular meeting reconvened at 11:45 a.m.*

### **Fremont 21 Reprioritization Request (Roof)**

Mr. Richard Hardt explained that the Fremont County School District No. 21 requested the reprioritization of funds for design and construction costs for the Fort Washakie ES/MS Roof Project.

Commissioner Goodson questioned if the District would have adequate funds for this project.

Mr. Hardt stated the funds were adequate as the District had received a bid.

*Commissioner Goodson made a motion to approve the reprioritization request for Fremont County School District No. 21 for \$200,000 for the roof replacement project on the Fort Washakie ES/MS Building. Commissioner Carrier seconded the motion. Motion passed unanimously.*

### **Converse 1 Modular Request**

Mr. Taner Norton introduced Mr. Brent Notman, Principal of Douglas Primary School.

Mr. Norton provided information to the Commission regarding Converse County School District No. 1 request for three modular units for the Douglas K-2 Primary ES due to an over capacity issue.

Mr. Notman explained how enrollment had increased and the modulares were a quick fix for a long term solution.

*At 12:00 p.m., a recess was taken for lunch. The regular meeting reconvened at 1:03 p.m. with all members present*

### **Natrona 1 Reallocation & Inflation Fund Request for Star Lane Center**

Mr. Dave LaPlante informed the Commission that the District was requesting reallocation of minor capital funds and 2005/2006 inflation funds for the construction of an addition

and remodel of the existing Fairdale Elementary School building to accommodate Star Lane Center.

Dr. Jim Lowham provided information to the Commission regarding the need for this type of program to help students with various problems achieve scholastically.

Mr. Dennis Bay provided information to the Commission regarding the existing facility and the new facility and the condition of each and the project was being designed around the Star Lane Learning Program. He continued that the 1995 addition was in good shape and the District has identified 14 minor capital projects that total \$773,603. He continued that the District has bid the project and it was over budget. The District is requesting an additional \$403,159 from the 2005/2006 inflation account.

Mr. LaPlante advised the Commission that the District has applied all value engineering recommendations.

Commissioner Carrier asked if the project was part of the District's Facility Plan and Mr. LaPlante advised that it was.

Commissioner Carrier asked if the school was an alternative school.

Dr. Lowham responded that it was not an alternative school but rather an alternative program. He continued that this does not mean the students are at risk and the student average is 140 – 160 per year.

Mr. Bay pointed out to the Commission the program was originally developed for approximately 100 students and when the numbers increased the District determined additional square footage was needed.

Conversation was held regarding the lack of a high school model for this type of program, the appropriate square footage for this program and if program space was being counted twice for these children.

Director Daraie pointed out that when the students are at the location for core subjects the staff and the money associated with these students is applied to the building as well. He felt the impact was small and the dollars follow the students.

***Commissioner McBride made a motion to approve the use of \$403,159 from the 2005/2006 Inflation Account to support the remodel of Natrona County School District No. 1 – Star Lane Center. Commissioner Goodson seconded the motion. Motion passed unanimously.***

***Commissioner McBride made a motion to approve the attached project reallocation request of \$773,603 for the Star Lane Center project for Natrona County School District No. 1. Commissioner Goodson seconded the motion. Motion passed unanimously.***

## **Natrona 1 SFC Contingency Fund Request for Casper Classical Academy**

Mr. Bay explained to the Commission that the District was requesting \$23,254 of the SFC contingency to complete the project including change order 20.

Dr. Lowham explained that the academy is an Alternative Learning Center which uses a rebound program to reengage students back into school. He further stated the safe school suspension lab program is also within the same building.

Mr. Bay advised the Commission that the two programs were in leased spaces and the leases would expire by the end of February. The District would like to remodel in phases to accommodate the two programs. Mr. Bay continued that the original budget for the entire project was \$1.14M.

Mr. Bay commented that the District hopes to stretch the remainder of the \$1.14M to complete phase three for approximately \$100,000. The District did not want to start phase three until phases one and two were complete and knew how much funds were left.

Mr. Daraie stated there would be \$100,000 left for phase three.

Conversation was held regarding the specifics of the different phases.

*Commissioner Goodson made a motion to approve the use of the SFC contingency in the amount of \$23,254 for the Natrona County School District No. 1 – Casper Classical Academy Project. Commissioner McBride seconded the motion. Motion passed unanimously.*

### **Sublette 1 Request**

Mr. Lance Johnson introduced Superintendent Doris Woodbury and Vern McAdams from Sublette County School District No. 1.

Mr. Johnson advised the Commission that the District would like the opportunity to inform the Commission of the District enrollment growth and capacity opportunity.

Mrs. Woodbury reviewed the detail report of the student growth since 2000, the current use and capacity of the existing school facilities and a summary of the most recent projections for student growth in the country.

### **Sheridan 1 Request**

Mr. Dave LaPlante provided information for the District's request. He further advised the Commission that Coleman Engineering did perform value engineering on the project again. Mr. LaPlante commented that the current elementary school project is not large enough to accommodate the student population.

Ms. Sue Belish advised the Commission that there was a meeting on February 12, 2007 and a report was generated that was not yet provided to the Commission. She continued that the consultants recommended that her District remain on the current site and

construct a multi-story middle school and high school and demolish the current school except for the gym and build a new elementary school attached to the gym that will be the multi purpose room.

Ms. Belish pointed out that the advantages of students being moved only once, no additional land purchase would be required, increased parking, no use of modulars, elementary school playground would be located next to the elementary school and no unused buildings to dispose.

Ms. Belish advised the Commission that the School Board supported the new plan and was requesting a site variance and repurposing of the current land budget towards design of school building project.

Mr. Coleman stated he felt the proposed option was a very good one.

*Commissioner Goodson made a motion to approve the request from Sheridan County School District #1 for a variance from the site requirements set forth in Chapter 4 of the SFC Rules and Regulations and that a new elementary, middle and high school be allowed to be built on the site of the current facilities.*

*Commissioner Goodson further moved that the Commission approve the repurposing of funds set aside for site acquisition for use for design of the new elementary, middle and high school facility not to exceed \$1,236,000. Commissioner Carrier seconded the motion. Motion passed unanimously.*

### **Public Comments**

Ms. Belish expressed her appreciation in working with Ken Daraie and John Efta while reviewing the report and addressing problems and concerns. She also expressed her appreciation for Dave LaPlante.

Ms. Diana Clapp expressed her thankfulness towards the Commission and Staff for all their effort.

### **Commissioner Comments**

Commissioner Gilpatrick expressed his gratitude towards Director Shivler and further stated he was looking forward to working with Ken Daraie.

### **Adjournment**

*Commissioner Carrier made a motion to adjourn the regular meeting at 3:35 p.m. Commissioner McBride seconded the motion. Motion passed unanimously.*