

**Minutes of the School Facilities Commission  
Fremont County School District No. 25  
Riverton, Wyoming  
March 20, 2006**

Chairman Marsh called the meeting to order at 11:30 a.m.

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

**Executive Session**

The School Facilities Commission began executive session at 11:32 a.m. The regular meeting reconvened at 1:15 p.m.

**Approval of meeting agenda**

*A motion to add the Contract for Assessment item under New Business was made and seconded. Motion passed unanimously.*

**Approval of previous meeting minutes**

*Commissioner Goodson made a motion to approve the previous meeting minutes dated January 10, 2006; Commissioner Ferris seconded the motion; motion passed unanimously.*

**Director's Report**

Director Shivler provided results from recent bids:

- Crook County School District No. 1 – Hulett K-12, project awarded to Ainsworth Benning Construction Inc. for \$8,793,000.
- Park County School District No. 1 - Powell High School awarded to Groathouse Construction for \$20,463,000.
- Washakie County School District No. 1 - Worland Elementary School remodel project was amended to \$2,212,000 to L. M. Olson and also within budget.
- Campbell County School District No. 1 - Recluse – low bid \$3,649,235 Van Ewing and no alternates were being accepted. The bid will require an additional \$1.2M.

Director Shivler provided an update of the standardized track design. He stated a value engineering session was completed on March 13 and a final session was scheduled for March 30. The standardize design will be presented to the Commission at the April meeting.

Director Shivler stated the contracts for Professional Architectural and Engineering Services between the District and Architect, the Construction Project Agreement and Attachment A with the SFC and District, and the SFC Standard A&E Fee Schedule were reviewed in detail by Don Gerstein, Sr. Assistant Attorney General. Based on this review process, corrections are being made and will be reviewed by the SFC attorney and presented for approval at the April Commission meeting.

Director Shivler continued by providing the status of the RFQ for Geo-Tech Services for tracks. He stated the SFC received five responses and will recommend awarding the contract at the April meeting.

Director Shivler provided an update on the prototypical schools. He stated floor plans were available for Colter, Freedom, Hyland Park, Lincoln, Rocky Mountain and Shelley Idaho elementary schools. He suggested districts consider using these plans which may save several months of design time and costs and value engineering time and costs.

Commissioner McBride asked if Teton County School District No. 1 gave approval to use their elementary school plan. Director Shivler advised they had not but he would formally ask the district if their plan could be used.

Chairman Marsh encouraged the districts to utilize these different designs as an option that should save time and money for the state and the district.

### **Financial Report**

Ms. Teresa Kunkel provided an overview of the Budget Bill Footnote that is attached to the School Facilities Commission budget.

### **Approval of previous meeting minutes**

*Commissioner Goodson made the motion to approve the previous meeting minutes dated February 14, 2006; Commissioner Ferris seconded the motion; motion passed unanimously.*

### **New Business**

#### **Contract for Building Assessment**

Mr. Ken Burnett provided the Commission with a draft contract for the building assessment process. He advised the Commission the Legislature enacted legislation allowing the SFC staff to perform the building assessment process in-house. The contract discussed will provide the SFC with a customize program. He also advised that per Mr. Goodson's request at the last Commission meeting, other customized programs were looked at and none were found.

He continued with a brief overview of the proposed assessment tool and how it must resemble the old assessment process to satisfy the requirements of the Supreme Court. The program will assess five separate areas; building condition, education suitability, technology readiness, site and ADA. The site and ADA areas will not be added into overall score, however, would be useful information for the district and SFC. The contract will grant the SFC a license and the SFC will have ownership of the program.

Additional discussions were held of who would have actual ownership of the program, the need and cost of additional copies, the flexibility to change the program and the need to avoid having two sets of assessments.

***Commissioner Goodson made a motion to table the Contract for Building Assessment agenda item until the next meeting. Commissioner Carrier seconded the motion; motion passed unanimously.***

Mr. Mark Antrim from Natrona County School District No. 1 asked to allow districts to be involved with the process. Chairman Marsh asked that Ken Burnett take the comment under advisement.

#### Big Horn #1 Request

Mr. Dave LaPlante provided background information regarding Big Horn County School District No. 1 request for the use of the SFC contingency to close out the Burlington K-12 project. He also provided an overview of the Change Order Summary spreadsheet indicating the need for the SFC contingency.

***Commissioner Carrier made a motion to approve the use of the SFC contingency in the amount of \$276,687 for the Big Horn County School District #1 to complete the Burlington K-12 School. Commissioner Gilpatrick seconded the motion.***

***Motion passed unanimously.***

#### Sheridan 3 Request

Mr. Dave LaPlante provided background information regarding Sheridan County School District No. 1 request for funding from the 07/08 Review and Analysis account to cover inflation for the Clearmont Elementary School project. He went through the criteria used for the Review and Analysis account and stated all steps were completed.

Chairman Marsh stated the funds will be from the 07/08 Review and Analysis account and not the 05/06 as stated in the handout.

***Commissioner Gilpatrick made a motion to approve the use of \$912,686 from the 07/08 Review and Analysis Account for the Sheridan County School District No. 3. Commissioner Carrier seconded the motion; motion passed unanimously.***

## Teton 1 Request

Director Shivler stated the district is requesting contingency funds in order to complete the Jackson Hole Middle School project.

*Commissioner Carrier made a motion to approve the use of the SFC contingency in the amount of \$116,705 for the Teton County School District No. 1 for Jackson Hole Middle School. Commissioner Gilpatrick seconded the motion.*

Additional discussions were held on the temporary power change orders on an existing site and school.

*The motion failed 3-3 - Commissioner Carrier, Chairman Marsh and Commissioner McBride voted in favor while Commissioners Ferris, Gilpatrick, and Goodson voted in opposition of the motion. Commissioner Algier abstained from voting. Motion fails.*

Chairman Marsh requested that additional information/documentation be presented for this request.

## District Project Requests

### **Big Horn 1**

Mr. Dave LaPlante presented for Big Horn County School District No. 1 on behalf of Superintendent Kevin Mitchell.

Mr. LaPlante stated the district is requesting design funds for an appropriate administrative building and the district is aware there are no design guidelines at this time. However, he indicated Sheridan School District No. 2 moved forward without design guidelines due to being displaced from their administration building.

Mr. Mitchell commented that several of their administration departments will be displaced and trying to plan ahead.

### **Big Horn 2**

Mr. LaPlante represented Big Horn County School District No. 2 on behalf of Superintendent Dan Coe. Mr. LaPlante stated that the district has four projects that are ready for construction and are not 1(i) priority.

Commissioner Gilpatrick asked about the track project and why the SFC was moving forward with this track. Mr. LaPlante stated this track was under design when the moratorium began and that all recommendations from the standardize track value engineering meetings would be incorporated into this track.

Chairman Marsh asked how much was already spent on design. Neither Superintendent Coe nor Mr. LaPlante knew how much was spent to date on design. However, Mr. LaPlante did state the School Facilities Commission has not paid any funds to date due to not having the funds available.

Chairman Marsh stated the SFC is incorporating a standardize design for all tracks and if a district moves forward with a design other than the standardize model; the differences will be funded by the district.

#### **Big Horn 4**

Mr. LaPlante represented Big Horn County School District No. 4 as Superintendent Ray Yoder could not attend. Mr. LaPlante read a letter from the district regarding their request for a track.

#### **Converse 2**

Mr. LaPlante represented Converse County School District No. 2 as Superintendent Kirk Hughes could not attend. The district is requesting design funds for the Glenrock High School remodel.

Commissioner Carrier asked for a status of the elementary school demolition project. Mr. LaPlante stated the demo project was complete and the site is ready for new construction.

Chairman Marsh asked why Mr. LaPlante was representing the districts and not the districts own personnel. Mr. LaPlante stated several districts could not attend due to the weather and/or PAWS testing.

#### **Fremont 6**

Ms. Diana Clapp, Superintendent for Fremont County School District No. 6, provided an update on the Wind River Elementary School project. She advised the district has moved forward with a bond issue for May 2, 2006 for a gymnasium and a pre-school classroom. She stated the district is ready to move forward with the construction phase for the elementary school project.

Chairman Marsh stated concern and questioned if the Fremont 6 constituents are aware that the Wind River ES project is not a 1(i) priority project and funds are contingent upon the approval of the SFC. Ms. Clapp answered that the constituents were aware of this.

#### **Fremont 24**

Mr. Dave LaPlante represented Fremont County School District No. 24. He stated the district is requesting design funds for electrical and mechanical upgrades for the Shoshoni K-12 School.

## **Fremont 25**

Superintendent Craig Beck introduced Board Chairman Mike Leischner and Board Member Marisa Root.

Superintendent Beck explained the spreadsheet that was distributed to the Commission and advised them on the amount of money the Fremont 25 School District saved the SFC. The district will need additional funds in a year, however, at this point, these funds can be used for other districts and Fremont 25 will come back at a later time for additional funds. He advised a letter will be sent to this affect.

Superintendent Beck then addressed additional items spreadsheet within the Commissioners packets. He gave an overview of the projects needed over a number of years. He stated the district is requesting site design funds for a track and high school.

Mr. LaPlante stated the district has never had an auditorium and it was time to move forward with this. The high school site design is extensive due to drainage requirements.

*At 2:50 p.m., a 20-minute recess was taken. The regular meeting reconvened at 3:10 p.m. with Commissioner Ferris not present.*

## **Hot Springs 1**

Mr. Ray Schulte, Superintendent of Hot Springs County School District No.1 introduced Board Member Mr. Tom Ryan and Ms. Katherine Stranton from MKK. He stated the district is requesting funds for fire alarm, fire sprinkler system and HVAC upgrades for the administration and vocational buildings. The district would like to bid these projects in April with the Ralph Witter Elementary school to achieve the best possible results.

Mr. LaPlante stated Ralph Witter ES and the vocational projects are already funded.

## **Johnson 1**

Mr. LaPlante provided the project background information. Mr. Allen Brooks, Facilities Director for Johnson County School District No. 1, is requesting funds for the parking lot, green area and ADA projects for the middle school.

## **Natrona 1**

Mr. Mark Antrim, Facilities Superintendent for Natrona County School District No. 1, requested funds for land acquisition for the Fort Casper School.

## **Park 1**

Ms. Mary Jo Lewis, Business Manager and Mr. John Albrecht, Coordinator of Support Services, for Park County School District No.1 addressed the Commission. They requested funds for Southside Elementary School and Westside Elementary School. Mr. Albrecht provided an overview of a handout he distributed to the Commissioners.

## **Park 6**

Mr. Bryan Monteith, Superintendent for Park County School District No. 6 distributed three handouts for review. He requested funds for property purchase, design for Sunset Elementary School and requested funds for the remainder of the design and the initial construction for the Cody High School renovation project.

## **Sheridan 1**

Mr. LaPlante introduced Ms. Sue Belish, Superintendent for Sheridan County School District No. 1. Ms. Belish requested design funds for the Big Horn K-12 School and site acquisition and design funds for the Tongue River High School. Additional discussions were held on when Dave Teater would conduct an educational study on the district. Chairman Marsh asked that Mr. LaPlante inform Ms. Belish of the schedule for the educational study

## **Sheridan 2**

Mr. LaPlante introduced Ms. Julie Carroll, Supervisor of Buildings and Grounds for Sheridan County School District No. 2. Ms. Carroll advised the Commission the district was requesting funds for the Woodland Park Elementary School and a new maintenance facility.

## **Washakie 2**

Mr. Dave LaPlante presented the request for funds for heating, ventilation and AC upgrades for the Ten Sleep School.

Chairman Marsh advised all that the SFC staff and Commission will be working on the prioritization of projects and status of each and develop a process to move these projects forward.

## **Public Comment**

Fred Bronnenberg, Groathouse Construction requested a status of where the Commission is on packaging alternative delivery methods and project opportunity accounts. He also questioned whether the selection process for alternative delivery methods is available to districts for projects that are already funded.

Chairman Marsh addressed his question and stated at the present time it is not available, but the SFC staff will be addressing alternative delivery methods.

Additional conversations were held regarding alternative delivery methods, priority of projects, loss of project opportunity account and possible impact of the legislative bill that passed.

Ms. Nancy Thomson gave a brief update on the standardized track specifications and the Civil/Geotech Consultant contract that will be presented in April.

### **Commissioner Comments**

Commissioner Goodson, Carrier and Gilpatrick all commented on being encouraged with the standardized track design and prototypical designs for elementary schools. All extended a warm welcome to Commissioner Madeline Algier.

Commissioner Algier offered her appreciation for the invitation to be on the Commission and stated she looks forward to working with the Commission and staff.

Chairman Marsh expressed his appreciation to Superintendent Beck and Fremont County School District No. 25 for hosting the Commission meeting. Chairman Marsh also offered his apology for the meeting delay due to the weather.

### **Executive Session**

*At 4:00 p.m. Commissioner Goodson made a motion to adjourn to executive session; Commissioner Carrier seconded the motion; motion passed unanimously.*

### **Adjournment**

At 4:45 p.m. the Commission concluded and adjourned the regular business meeting.