

School Facilities Commission

October 15, 2010

Spring Creek Ranch

Jackson, WY

Chairman Carrier called the meeting to order at 8:30 a.m.

Present: Chairman Carrier, Commissioner McBride, Commissioner Garland, Commissioner Monteith, Commissioner Algier and Director Daraie.

Approval of Meeting Agenda

Commissioner Monteith moved to approve the agenda. Commissioner Garland seconded the motion. Motion passed.

Approval of Previous Meeting Minutes

Commissioner Goodson moved to approve the previous meeting minutes from the August 25th and September 23rd Commission Meetings. Commissioner Monteith seconded the motion. Motion passed.

Financial Report

Teresa Kunkel presented the financial report to the Commission. The report summarized capital construction and major maintenance (MM) appropriations and the status of those appropriations.

Director Daraie handed out a 680 report (Summary of balances in district major maintenance funds). Ms. Kunkel stated that the report is unaudited and that the districts are required by statute to report all MM expenditures along with a bank statement.

Mr. Carrier asked if MM payments were reduced.

Ms. Kunkel stated that they were not reduced in 2010, but the 2011 payments may be if the supplemental budget request is denied.

Mr. Monteith asked about the Legislature reviewing the 680 report and misinterpreting the amount of MM being held by districts. Ms. Kunkel stated as long as the districts are reporting through AIM we can make sure those figures are updated before the legislative session.

Director Daraie explained that the capacity to spend in a 12 month period is not increasing as much as he had hoped. Annual expenditures for 2009-10 were 52M; prior year expenditures were 48M, only a 5% increase.

Ms. Kunkel continued to go over financial report.

Director Daraie reviewed the off-site infrastructure and contingency accounts, and reiterated that approximately \$13M is truly unobligated and not attached to any project thus allowing funding of the last authorized capital construction project, the new elementary school in Gillette. After funding Gillette about 4M will be remaining for contingency, inflation, and unexpected expenses.

Director Daraie stated that he met with the Governor about the proposed budget, and that the Governor is waiting for the CREG report in November, and for an opinion from Mr. Michael O'Donnell, Special Assistant Attorney General, regarding use of major maintenance funds for small Capital construction projects before he finalizes his recommendation.

Commissioner McBride moved to approve the financial report. Commissioner Algier seconded the motion. Motion passed.

DRAFT Remedy Selection Process flowchart

Ms. Nuttbrock stated that we continue to develop a consistent and data driven process of deciding between new construction and other options. She shared the draft Remedy Selection Matrix, and suggested discussing it prior to end of the year at a work session.

Commissioner Monteith asked if we have thought about building a scenario and running it through the model to see if it runs smoothly. Ms. Nuttbrock stated that there were a number of examples going through this process. Commissioner Carrier suggested staff take two or three projects of what is commonly seen in the state and try it to make sure it is flexible enough.

Ms. Nuttbrock stated that Moorcroft ES is an example. Rawlins is a more complex example. Both would have to be run through the flowchart.

Commissioner Monteith asked that Ms. Nuttbrock secure a copy of the power point from Layton. Ms. Nuttbrock stated she did ask for power point and should have it today.

Fremont 1

Director Daraie stated that Fremont # 1 had growth in their ES grades going on four years in a row. He went on to say they wanted to make sure that the growth reflected a trend and not just a bubble. After four years it is in fact a trend. Dr. Lowham did the background work.

Director Daraie stated that this work represented the best conservative estimate of enrollment figures for the foreseeable future.

Kirk Schmidt, Assistant Supt. of Finance, stated that 608 students is an eight section school with 19 kids per class and that this year they have eight sections of kindergarten. Commissioner Goodson asked what the sq. ft. should read. Ms. Nuttbrock stated that for 608 students the square footage is 80,943.

Director Daraie stated that the budget for this school was based on 550 children for a sq. ft. of 72,815. The increase to 608 students increases the sq. ft. to 80,493, increasing the budget as well.

Commissioner Algier asked how Mr. O'Donnell looks at this. Director Daraie stated that he was involved in the rule making that requires consideration of other information to either validate or modify the results of the cohort survival model.

Commissioner Goodson moved to approve the staff recommendation that the K-3 school in Fremont County School District 1 be designed and constructed for 608 students, and an allowable sq. ft. of 80,493, based on the attached analysis and documentation. Commissioner McBride seconded the motion. Motion passed.

Commissioner Algier asked if the district is going to try to save part of the South ES existing school as a historical effort.

Mr. Schmidt stated that there have been numerous public meetings and workshops to discuss and come to a consensus on the issue of renovation versus replacement. He went on to state that structurally there was nothing to save and that there are architectural pieces such as the limestone features around the entry that are going to be taken out and incorporated into the new building, but the rest of the building is too far gone.

Chairman Carrier declared a five minute break.

Uinta 4

Director Daraie went over the enrollment data and trends for the new Mountain View K-8 and reiterated the staff recommendation be designed and constructed for 656 students. Director Daraie also stated that this would decrease the sq. ft. and decrease the budget offsetting the increase in Fremont #1.

Commissioner Goodson asked what the timeline is on school.

Rich Hardt, SFC Project Manager, stated that the architect selection is on Monday.

Ms. Nuttbrock stated that the district would be accepting bids next winter (2011-12) with the hope to occupy the building by fall 2013.

Director Daraie stated that the further out the construction the greater the risk of costs going up.

Commissioner Goodson moved to approve the staff recommendation that the K-8 school in Uinta County School District #4 be designed and constructed for 656 students, with an allowable square footage of 122,318 based on the attached supporting documentation. Commissioner Garland seconded the motion. Motion passed.

Unobligated Cap Con Transactions

Director Daraie presented the proposed Cap Con transactions. Commissioner Garland asked about the Legacy Ridge off-site infrastructure in Campbell #1.

Ms. Kunkel explained the movement of funds between accounts on the financial reports.

Commissioner Monteith moved to approve the cap con transaction recommendations for October 2010. Commissioner Garland seconded the motion. Motion passed. Public Comments

Mr. Dan Selleroli of Uinta 4 updated the commission on the new Horizon High School in Uinta 4.

Commissioner and Director Comments

Commissioner Monteith complimented the staff, and stated that procedures and regulations were making sense.

Commissioner Monteith also shared sentiments expressed by Mr. Schmidt that the AIM software was working very well and that his district had been paid in two business days on a pay application.

Commissioner McBride echoed Commissioner Monteith's statements.

Commissioner Algier stated the Commissioners would miss Mr. McBride.

Commissioner Garland stated the schools that were toured during the work session impressed him and that he believes there is a time and a place for all the delivery methods.

Commissioner Goodson stated that he was wrong about the design build delivery method and could see the value in the process. He also suggested the staff incorporate some of the tools and processes from the Design Build in the other delivery methods.

Director Daraie thanked Teton County School District #1 (Jackson) and Sublette County School District #1 (Pinedale) for hosting the commission meeting. He also thanked Mr. Arne Jorgensen, Vice President of the Wyoming Board of Architects and Landscape Architects, for coming to the Commission Meeting.

Director Daraie encouraged Districts to come to Commission and Select Committee Meetings to learn and know what is going on.

Meeting adjourned at 11:30 a.m.