

School Facilities Commission Meeting
Natrona County School District #1
Board Room
November 17, 2011

Chairman Carrier called the meeting to order at 9:02 a.m.

Roll Call

Present: Chairman Carrier, Commissioners Monteith, Schmidt, Anderson, Jorgensen, Fred Hansen for Superintendent Hill and Director Catellier

Absent: Commissioner Garland

Approval of the Meeting Agenda

- Commissioner Monteith moved for the approval of the agenda as submitted and Commissioner Jorgensen seconded the motion. The motion passed.

Approval of Previous Meeting Minutes

- Commissioner Monteith moved for the approval of the minutes as written and Commissioner Anderson seconded the motion. The motion passed.

Financial

Monthly Reports

- Dianne Bailey presented the appropriations executive summary report, operations appropriations summary report, major maintenance appropriations summary report, capital construction appropriations summary report, capital construction transactions summary report, and transfer in/out current period detail of awarded contracts and budgeted cap con, and LSO reports to the Commission.
- Commissioner Schmidt moved for the acceptance of the appropriations reports as presented and Commissioner Jorgensen seconded the motion. The motion passed.

Current Business

a) Unobligated Cap Con Transactions

- Director Catellier noted a correction that the first district listed is Carbon #2 not Carbon #1. Commissioner Monteith moved to accept the transfer of the Cap Con Unobligated funds of \$319,437.14 and Commissioner Jorgensen seconded. The motion passed.

b) Chapter 2 Emergency Rules

- Michael O'Donnell addressed the Commission on their request for a more efficient process for the Chapter 2 Rules and the new proposed language as requested.
- The Commission suggested changes to Section 3 "This chapter shall apply to contested case proceedings and informal reviews authorized by Wyoming Statute." and Section 5 (h) "Informal reviews before the Commission shall be scheduled by the Commission."

- Mr. Antrim addressed the Commission on Section 5 (g) on the intention of “limited to the information presented during the Department’s review”. Commissioner Anderson asked for an additional sentence to clarify the intention of this section. Michael O’Donnell suggested adding an additional sentence “The Department shall be afforded an opportunity to review any new information germane to the issue before that information is presented to the Commission.”
- Commissioner Schmidt moved that the Commission approve the “Emergency” Chapter 2 outlining the process for informal reviews before the Commission or Department, and direct Department staff to begin the formal rule-making process for adoption of a permanent Chapter 2 as amended. Commissioner Anderson seconded the motion. The motion passed.

c) Fremont #1 (Lander) – Additional Funding

- Stan Hobbs addressed the Commission on the request of Fremont CSD #1 for additional funding of \$1,635,425 for 671 from 608 students and increase square footage to 88,834 from 80,493.
- Superintendent Bowman addressed the Commission requesting the additional funding and spoke of the increase of kindergarten students which drives the need for the additional classrooms. Superintendent Bowman asked for four additional classrooms and support space during the construction phase and not after the school is complete.
- Director Catellier recommended to the Commission that the District build within their budget and use the 5-year projections provided. Commissioner Monteith noted that the SFD has requested that Districts complete the “white paper” and self-nominate themselves so that these issues can be addressed and there are others on the priority list with the same issue.
- Commissioner Jorgensen moved to use the 20 year and 5 year enrollment projections and build Gannett Peak to the current enrollment projection of 608 and allowable square footage of 80,493. Commissioner Anderson seconded and Commissioner Schmidt abstained from voting. The motion passed.

d) Carbon #1 (Rawlins) –

- Superintendent Terhune was pleased to inform the Commission that their Bond Election passed. He also addressed the Commission on their request for additional funding for the transportation facility relocation and a food production kitchen. The production kitchen would be located at the Rawlins Consolidated ES, serving the district schools.
- There was discussion on the sale and purchase of land and the construction of the bus barn and the recommendation from SFD. There is a misunderstanding between the District and SFD related to this request. Chairman Carrier requested that Director Catellier work with the district to define the scope and cost of the work. The transportation facility, the purchase of additional land, and the concept of a district wide production kitchen were not included in the original scope and budget for the District’s HS project.

- Commissioner Monteith requested that SFD and the District work on the understanding of this scope. Mr. Oberg addressed the Commission on the communication and had discussed this previously with Mr. Burnett and Dr. Lowham. The District and SFD will work together and bring back a recommendation to the Commission once the scope of work and budget are resolved. No motion was made.

Commissioner Carrier called for a break at 10:57 a.m. The meeting was called to order at 11:15 a.m.

e) Laramie #1 (Cheyenne) – Enhancement

- Stan Hobbs and Dave Bartlett addressed the Commission on the enhancement for Laramie CSD #1.
- Commissioner Monteith moved to identify Riske Field synthetic turf as an enhancement. Commissioner Anderson seconded and the acknowledgement passed.

f) Uinta #4 (Mountain View)

- Stan Hobbs addressed the Commission on the additional square footage for a production kitchen at the new K-8 in Mountain View. The recognition of the enhancements will be withdrawn from the agenda as this time due to a failure of a bond issue in Uinta #4. Superintendent Newton addressed the Commission on their request for an additional 800 square feet for the production kitchen.
- Commissioner Anderson moved to approve the additional 800 square feet for the kitchen in Uinta CSD #4. Commissioner Jorgensen seconded and the motion passed.

g) Park #1 (Powell) – Additional Funding

- Stan Hobbs addressed the Commission on the District's request for additional funding to complete this project. Superintendent Mitchell addressed the Commission and noted that this is not a request for additional funding but rather to use the funding that was swept from this project.
- Commissioner Schmidt moved to approve the additional funding of \$147,397 be transferred out of unobligated funds for project 11PAR101 to complete the outstanding expenditures on this project. Commissioner Anderson seconded and the motion passed.

h) Sheridan #2 (Sheridan) – Coffeen ES

- Stan Hobbs addressed the Commission and asked for their recognition of the enrollment and square footage and not to approve these items at this time as SFD is awaiting the current enrollment numbers from the Wyoming Department of Education. The original budget used for Coffeen ES was based on 226 students. The SFD district data projects the need for a 401 student elementary school within the district. This will require a request for additional funding in the supplemental

budget. There was discussion on the planning for the demolition of old Coffeen ES and the transition of the students from Coffeen ES.

- Commissioner Monteith recognized the need for approximately 401 student elementary school in Sheridan County School District #2. Commissioner Jorgensen seconded and the recognition passed.

Fred Hansen addressed the Commission with a letter from Superintendent Hill.

Chairman Carrier called for a lunch break at 11:54 a.m. and resumed the meeting at 12:34 p.m.

i) Natrona #1 (Casper) – Educational Specifications

- Director Catellier addressed the Commission that Fanning Howey has completed the analysis of educational specifications for the HS in NCSD #1 as required by rules and regulations. The purpose was to have the Commission set the enrollment projections, the square footage, and a recommendation for the remedy for NCSD #1. Director Catellier read the summary sheet and the recommended motion by SFD which outlined the allowable square footage and the enrollment projections. Director Catellier referenced back up information provided, this information was provided to the SFD and Select Committee on School Facilities by the project architects. The project architects outlined a schedule and use of existing Kelly Walsh as a swing space. This is the same scenario the SFD has recommended.
- Superintendent Dvorak addressed the Commission on the interests of the District. Their interests are: minimal disruption for the students, good strategic planning around enrollment and economic planning, and the construction timeline. He stated that he no evidence contrary to the enrollment number for 3600 students but has evidence by Casper's economic development, wishes to build for 4100 students to prevent a capacity issue in the future. The district wanted to start construction as soon as possible after the design period is finished, his opinion is this will only disrupt students for 2 years verses the option for #2b.
- George Kacan of Fanning Howey addressed the Commission on housing the students during construction by using the gym, media center and possibly the cafeteria as temporary spaces which was estimated at \$2.6 M. There are factors that they didn't consider when they recommended #2a such as the ability to have enough funding over the course of the years for a project of this size.
- Commissioner Schmidt asked about the logistics for transportation of the students from their home high school to the CAPS program and Superintendent Dvorak stated that their transportation cost would be minimal and insignificant due to the class scheduling and the majority of students driving themselves. Commissioner Schmidt also asked about the funding for the enhancements and the District replied that they will find the funding for the enhancements.
- Superintendent Dvorak ensured the Commission that the students in the CAPS program were not double counted in the other HS. NCSD #1 school board has not taken any formal action on the Fanning Howey report but representatives of the school board were present at this meeting. There was also discussion of the

impact on the construction industry on the community of Casper and the State as a whole.

- Chairman Carrier asked about the scenario that the architectural firms provided for the Select Committee, which recommended that the Natrona projects should be spread over a number of years. Superintendent Dvorak replied that this was only one of several scenarios that the District reviewed. Superintendent Dvorak also asked for the Commission to make an exception to the enrollment and square footage policies. Superintendent Dvorak stated it is necessary to change policies concerning secondary education and that the recommendation by Fanning Howey is best option. Superintendent Dvorak also stated a wish to use “common sense” enrollment projections rather than going by the rules. Director Catellier asked that Superintendent Dvorak and Mr. Degenfelder clarify statements concerning enrollment projections and what was the reference to a \$7.3 M gamble. It was the SFD understanding that the district had the opportunity to show any other evidence for an enrollment of more than 3600. Superintendent Dvorak agreed on the enrollment number for 3600 students but their 10 year projections for enrollment shows 4100 students. The \$7.3 M gamble is the estimated inflation rate factor over 5 years of construction.
- Chairman Carrier called for an executive session. Commissioner Schmidt seconded and the motion passed. Chairman Carrier called the meeting back to order at 2:14 p.m.
- Commissioner Monteith moved to approve the recommended motion as written by the SFD; it was seconded by Commissioner Anderson (see the last page for the recommendation). Chairman Carrier opened the meeting for discussion. Commissioner Anderson voiced her concern for the families of the construction workers and if there are enough construction workers for this project. Commissioner Monteith discussed decisions made prior in today’s meeting regarding other districts and the importance of treating all districts consistently regarding enrollment projections and square footage allowances. Chairman Carrier agreed with Commissioner Monteith’s comments and discussed the need to distribute funding equitably by using the most accurate information available. Commissioner Jorgensen also noted that he is in favor of the motion. Commissioner Schmidt’s had concerns about other construction projects across the state and wishing to use in state workers. The motion passed.
- Superintendent Dvorak asked if the decision by Commission reflected the rational required by the Campbell County #4 Supreme Court case; that states the SFC is to provide the most cost effective remedy option and what was their rational for the denial of NCSD #1 request for an exception to the 5 year enrollment projections.

Public Comment

- Dan Selleroli, Uinta CSD #1 addressed the Commission on the facility managers meetings that have been held over the past 6 months and that these meetings are creating a partnership between the facilities managers and SFC/SFD. He would like to meet with Director Catellier to discuss some of the ideas from these meetings within the next few weeks.

Commissioner & Director Comments

- Fred Hansen thanked everyone for allowing him to fill in for Superintendent Hill.

- Commissioner Schmidt wished everyone a wonderful thanksgiving.
- Commissioner Jorgensen had nothing further to comment on.
- Commissioner Monteith asked the SFD update the definition list to include “contested hearing” and “informal hearing”.
- Commissioner Anderson thanked everyone for their attendance and the open dialog with the different groups.
- Chairman Carrier thanked NCSD #1 for their hospitality and allowing SFC to use their facilities.
- Director Catellier voiced his appreciation to the Commissioners for their hard work and their efforts in their duties.
- Next meeting is scheduled for December 15 via conference call.

Adjournment

- Chairman Carrier adjourned the meeting at 2:33 p.m.

Recommended Motion:

Regarding the grades 9-12 population in Casper (NCSD #1), I move the Commission adopt the following as the most efficient and cost-effective approach to deliver quality educational services and address building and facility need taking into consideration the effects of the proposed activity on the local community in compliance with W.S. 21-15-117(d):

1. The five year projected enrollment is 3,527 students,
2. The allowable square footage for each facility is as follows*:
 - a. NCHS: 1,541 students with 258,378 sq. ft.
 - b. KWHS: 1,341 students with 224,818 sq. ft.
 - c. Roosevelt Alt HS: 220 students with 42,489 sq. ft.
 - d. CAPS: 425 students with 71,288 sq. ft.*(in accordance with the spreadsheet attached hereto)
3. The preliminary cost estimates for each facility are as follows:

a. NCHS: 258,379 sq. ft. @ \$424.85 =	\$109,772,318
b. KWHS: 224,818 sq. ft. @ \$369.18 =	\$82,998,309
c. Roosevelt Alt HS: 42,489 sq. ft. @ \$360.88 =	\$15,333,430
d. CAPS: 71,288 sq. ft. @ \$346.66 =	<u>\$24,712,698</u>
e. Total:	\$232,816,755
4. The facility plan for NCSD #1 is modified in accordance with this motion. SFD may seek appropriate funding authority from the Governor and Legislature.
5. This motion is expressly conditioned upon NCSD #1 obtaining all necessary approvals from the Wyoming Department of Education to modify its curriculum and/or graduation requirements to implement the CAPS program.
6. This motion approves renovating NCHS and KWHS, and building a new shared Roosevelt HS/CAPS facility on a staggered construction schedule approved by SFD.
7. Each project shall be subject to value engineering and shall comply with all value engineering recommendations of SFD. Design and construction of each facility shall occur within the maximum cost estimates established in this motion and all unused funds shall be returned to the SFD for use on other projects. Final project budgets within the cost estimates shall be established by SFD after further design work in accordance with this motion. SFD shall not proceed to construction phase on these projects until all conditions of this motion are satisfied and final designs have been approved by SFD.