

Annotated by SFC: August 20, 2009  
Updated: August 9, 2010

Fremont County School District #2  
District Facilities Vision Statement  
March 27, 2009

**A. Grade Configuration**

- i. and
- ii. Fremont County School District #2 (FCSD2 – aka “District” ) current and foreseeable grade configuration by building is as follows:

|                       |  |
|-----------------------|--|
| Dubois Elementary:    | K-5 in the “100” wing of the E/MS Building |
| Dubois Middle School: | 6-8 in the “300” wing of the E/MS Building |
| Dubois High School:   | 9-12 in a stand alone HS building          |

**B. Current Significant Impacts of current facilities**

The **Dubois Elementary/Middle School** is in generally good condition (2006 FCI score of .058) and meets student educational needs and District operation. *See “Condition Issues” below regarding the current District focus on this building.*

The **Dubois High School** is an aged, patch-worked, multi-addition building that is no longer suitable for today’s student educational needs (2006 FCI score of .405) or District operation. *See “Condition Issues” below regarding the current District focus on this building.*

The **Dubois Bus Barn** is in good condition and meets the current needs of the District’s maintenance and transportation support functions.

The **Future Dubois High School Site** is a recent addition of commercial property/buildings adjacent to the existing high school campus. Approximately one-half of the property is occupied by rentable business/apartment buildings. The District has established lease agreements with all tenants and is accounting for the income in a special revenue account restricted in use for the maintenance of the property/buildings.

**C. Condition Issues that cannot be addressed using allocated major maintenance funds over the next three (3) biennial funding cycles**

**Dubois Elementary/Middle School** (built in 1996) is in generally in good condition (2006 FCI score of .058) and meets student educational needs and District operation, with the exception of a roof in constant need of shingle replacement and has need for undersheeting repair and replacement, and a twelve year old HVAC control system that is technologically expired.

District major maintenance funds are used primarily for maintaining the longevity of the Dubois Elementary/Middle School. Recent work has addressed identified issues with the twelve year old building (including, but not limited to, replacement of wood facia with metal, replacement of existing gutters with commercial grade gutters, refinishing of weathered doors, and painting of exterior wood and metal.)

Current 2009 planning for this facility includes determining a roof “fix” and a HVAC “fix” (continue to repair or completely replace). Roof replacement could exhaust our available accumulated major maintenance funds for the district in year.

The **Dubois High School** (oldest section 1955) is an aged, patch-worked, multi-addition building that is no longer suitable for today’s student’s educational needs for District operation. The substructure findings of “cracking, and settling” in the shallow spread footings are a concern considering the seismic location of the building. Wiring for any system (basic electrical, technology upgrades, classroom reconfiguration) is at its limit. The gym construction is unreinforced cinderblock that has in the recent past been damaged (“I see the sky”) by a kicked basketball. The same north wall of the gym has a noticeable bow in it due to the unreinforced nature of construction.

District major maintenance funds are used in a limited fashion (e.g., the building has been considered “timed out” with regard to major remodeling). Recent work has addressed drainage, exterior electrical infrastructure issues and gas line safety issues.

Current 2009 planning for this facility includes readdressing issues with condition codes of “2” in the 2006 assessment (e.g., exterior walls, windows, foundations, HVAC distribution, gym cinderblock walls with no rebar, etc.) and are currently evaluated project by project with the expectation of a “return on investment” of 3-5 years (potential of new high school replacing existing building).

The **Dubois Bus Barn** is in good condition.

The **Future Dubois High School Site** is currently self funded and requires no District general or major maintenance funding.

The **Dubois 2 Vacant Acres** is in good condition, sits vacant and requires no significant District general funding.

**Dubois Teacherage** (built circa 1950) is in fair condition and requires no significant District general funding. Rent income is recorded in the general fund as a local resource.

**D. Capacity Issues that may not be addressed through alternatives (e.g., grade configuration, boundary adjustments, major maintenance, other district resources)**

National economic conditions are felt immediately in our tourist dependent town. Current and projected ADM values for the District indicate a slightly declining student

population for the next 3 years. A recovered economy would change the trend. Recent Forest Service sales of large tracts of timber with 10 year leases was welcomed news and could return a thriving lumber business back to the area (with conditions, we expect). FCSD#2 is a remote and isolated district (60 miles from the closest neighboring district) and would not gain anything by any boundary adjustment.

**Dubois Elementary/Middle School** has no current capacity issues.

**Dubois High School** has no current capacity issues. But please note that all available rooms for our high school student education are fully used on a daily basis (even with our small population) with no additional space to accommodate increased curriculum offerings.

**E. Educational Suitability Issues that may not be addressed using major maintenance or other resources available to the district over the next three (3) biennial funding cycles**

**Dubois Elementary/Middle School** has no current major suitability issues than cannot be addressed with available funds. Exhaustion of those funds on a new roof, however, will negate the above statement.

**Dubois High School** is considered poor in a number of suitability areas with program delivery including technology, media services, core curriculum, vocational education and fine arts (both classroom instruction and performance space). Use of existing major maintenance funds to address educational suitability issues would considered a waste of good money on a bad building. There are no other available District funds. The District's annual general fund budget is dictated to the penny by the current Wyoming School Funding Model. The District has modest reserve funds (to accommodate cash flow in the summer months).

**F. Planned Disposition of Facilities for which the District has conducted a public meeting**

**Dubois Elementary/Middle School:** No current plans to dispose or acquire any facilities or properties adjacent to the existing campus (14 acres).

**Dubois High School:** The District has been a current SFC contract 7 FRE2 01 D "Conceptual Design of new Dubois HS Facility". Public meetings were held in 2006 and 2007 in association with this study. Recent property purchases have increased the current campus by approximately one+ acre to bring the total high school acreage to twelve (12) acres in preparation of building a new Dubois High School. The existing building will be demolished but the property will be maintained. The Town of Dubois will be petitioned to close the road (Helmer Street) that currently exists between Dubois High School and the Future Dubois High School Site.

The **Future Dubois High School Site** will require removal or demolition of existing commercial buildings to make way for a new Dubois High School. No current plans to

dispose or acquire any facilities or properties adjacent to the existing building or location (1 acre).

**Dubois Bus Barn:** No current plans to dispose or acquire any facilities or properties adjacent to the existing building or location (1 acre).

The **Dubois 2 Vacant Acres:** No current plans to dispose or acquire any facilities or properties adjacent to existing location. (2 acres).

**Dubois Teacherage:** No current plans to dispose or acquire any facilities or properties adjacent to the existing building or location (.5 acre).

**G. Strategies for SFC Goal Achievement of (i) reducing the number of 1s and 2s on the facility assessments, (ii) make progress toward achieving allowable square footage, (iii) make progress toward achieving allowable acreage, and (iv) make progress toward minimizing renting or leasing property or facilities.**

**Dubois Elementary/Middle School:** The school did not receive any 1s or 2s on the 2006 facility assessment. The District is working with the SFC to provide remedies for the chronic roof (scored a 3) and HVAC repairs (also a 3). The school has allowable square footage. The school is fine with the existing acreage. The school does not rent or lease property or facilities for use as school building.

**Dubois High School:** The school received XXX and XXX on the 2006 facility assessment. The District is working with the SFC in preparation for building a new Dubois High School with allowable square footage and additional acreage. The school does not rent or lease property or facilities for use as a school building.

**H. Other Information**

The District would like to remind the School Facilities Commission of the following situations for Fremont County School District #2:

- Fremont County School District #2 was once “on the list” for construction of a new Dubois High School prior to the summer of 2007 but was re-prioritized to a position “not on the list” since then.
- Fremont County School District #2 is currently re-testing for radon in areas of concern in the existing Dubois High School.
- Fremont County School District #2 has no “standalone” administration building. The administration offices are currently in the existing Dubois High School.
- Fremont County School District #2 rents a local KOA campground pool for physical education swimming class at the elementary/middle school levels. The District has no desire to build and maintain a swimming pool/facility but would

like to assist the local provider in a maintenance partnership relationship.

- Fremont County School District #2 uses the local town tennis courts for physical education classes and competitive tennis at the high school level. The District has no desire to build and maintain a tennis court/complex/facility but would like to assist the town in a maintenance partnership relationship.

## I. Enhancements

**Dubois Bus Barn:** The Dubois Bus Barn was completed in 2005 utilizing the following combination of funding sources:

|  |                            |
|--|----------------------------|
| District sale of existing bus barn:                  | \$ 68,846.70               |
| District existing Fund 30 funds:                     | \$ 72,406.54               |
| District Fund 01 funds:                              | \$129,675.69               |
| <b><i>SFC Contract 6 FRE 2 31 Project 05-001</i></b> | <b><i>\$180,000.00</i></b> |
| <b>Total Expense:</b>                                | <b>\$446,928.03</b>        |

### SUMMARY

The district will need \$150K for planning an addition to the ES/MS which will house the HS students. The district will need to work with the community regarding this concept as the plan had been to build a stand alone HS. The SFC provided funding to the district for the purchase of land for a stand alone HS.

The district needs component funding for replacement of a roof at the ES and repair of the HS gymnasium wall which is structurally unsound.

The busbarn cost approximately \$500K. The SFC provided \$180K for the busbarn. There is a question whether the “extra” is an enhancement. There is also a question how the SFC will handle major maintenance expenses for this facility.

Fremont County School District #2  
District Facilities

Date August 9, 2010

Name Dr. Gerry Nolan, Business Manager Lu Beecham, Eileen Grove, Steve Banks, Denny Mock, Chris Riker, Ken Daraie, Nancy Nuttbrock, Merle Smith, Jim Lowham

(i) A full description of the District’s long-term goals and strategies related to its facilities, including disposition of facilities and modification of grade configurations and school boundaries;

Changes or modifications:

Fremont County School District #2 has a long-term goal and strategy to maintain a K12 district in Dubois, Wyoming with the use of its existing Dubois Elementary/Middle School and Dubois High School.

Future grade modifications under consideration for the 2011-2012 school year: K6 & 7-12 in order to efficiently utilize existing staff/certifications.

No changes to school boundaries are under consideration.

Disposition of the existing Dubois High School (with a “replacement” HS as an addition to the existing E/MS) will be considered at a later date and will more than likely be a partial demolition. The District is not far enough along with the planning of the new high school to tackle such issues as gyms and auditoriums.

Between Aug 2010 and July 2011 the district will conduct a study about a K-12 facility and the utilization of resources.

(ii) An inventory of all existing facilities and the current and anticipated future use of each facility, including grade configuration and student population, if applicable;

Changes or modifications:

Potential for 2011-2012 and beyond:

|                      |                |                   |
|----------------------|----------------|-------------------|
| Dubois Elementary    | currently K-5  | future: no change |
| Dubois Middle School | currently 6-8  | future: 6 only    |
| Dubois High School   | currently 9-12 | future: 7-12.     |

(iii) A full description of all anticipated new or replacement facilities to be funded for the district over the next ten (10) years with a thorough explanation of the reasons supporting the perceived need for the new or replacement facility;

Project List Items:

Dubois High School is still an aged, patch-worked, multi-addition building that is no longer suitable for today’s students’ educational needs (2006 FCI score of .405).

(iv) A full description of the anticipated impact of maintenance or renovation of facilities on the district's long-term goals and strategies, including non-construction alternatives.

Project List Items:

- Dubois HS: SFC 2010-2012 Biennium Component Money \$200K: Replacement of HS North Gym Wall (currently under construction)
- Dubois E/MS: SFC Component 2010-2012 Biennium Money \$1.5M: Partial replacement of E/MS Roof
- Dubois E/MS: State Energy Office ARRA Grant Money \$355K (with MM): Lighting Retrofit and HVAC Retrofit (grant)
- Major Maintenance Items:
  - Dubois E/MS: Major Maintenance & State Energy Office ARRA Grant Money: Lighting Retrofit and HVAC Retrofit
  - District: FCSD2 Maintenance Projects – documented & updated quarterly by Facility Maintenance Director.

(v) An inventory of all real property owned by the district along with an explanation of the current and future use of the property. District owned property shall be considered, and if possible, used for all construction projects prior to new property purchases being considered or approved;

Changes or modifications:

Stanley will contact Lu

Review of FCSD#2 Property Profile in AiM is in need of updating if the intent of the section is to include ALL properties/buildings (not just those as educational space) .

Review of FCSD#2 Tracts/Deeds by District in AiM is in need of revising/updating with appropriate documents for the appropriate properties. All existing tracts/properties/buildings are listed. Two could be combined for convenience.

(vi) Identification of all local enhancements and community facilities which are capable of supporting any aspect of the district's long-term goals and strategies, including any current use of such facilities;

Changes or modifications:

No changes: still use the KOA pool and the Town of Dubois tennis courts.

(vii) Student enrollment projections for the district and each facility within the district in accordance with W.S. 21-15-116(a) and these rules and regulations;

Changes or modifications:

No changes.

(viii) Projections for acquisition of land in accordance with the district's long-term goals and strategies and the subsections of this rule;

Changes or modifications:

No changes.

(ix) Cost estimates in current and future dollars for the facility remedies proposed in the facility plan;

Project List Items: projects are not well-defined—a cost estimate cannot be given

Other

(x) Identification of all leased spaces, including the identity of the lessee/lessor;

Changes or modifications:

Leases in AiM need to be updated. (District as Lessor).

(xi) Cross-reference to any appropriate additional source of relevant information, including computer databases maintained by the Commission;