

Annotated by SFC: Sep. 1, 2009
Updated: July 8, 2010

FREMONT COUNTY SCHOOL DISTRICT #25 – RIVERTON
FACILITY PLAN
AND VISION STATEMENT
Fall 2009

Vision:

Fremont County School District #25 maintains as one of its goals is to provide the best facilities possible for students and staff in achieving the District's mission to deliver a quality education for all the students who attend the District's schools. This would include characteristics of functionality, education suitability, accessibility and safety. As construction techniques improve, technology improves and needs/uses of facilities change, to maintain this goal requires continuous evaluation of facilities. This implies a process to do upgrades on buildings, remodel or replace facilities.

Fremont County School District #25 uses the following grade configuration pattern:

- Three K-3 buildings; Ashgrove, Jackson & Aspen Park.
- One 4-5 building; Rendezvous
- One Middle School 6-8; Riverton Middle School
- One high school 9-12; Riverton High School & James H. Moore Career Center.
- One alternative facility for Special Education 9-12; Riverton Alt School.

This particular configuration is the result of reconfiguration with the closure of Jefferson Elementary School and the construction of a new middle school. The reconfiguration allowed the District to best utilize its facilities and provide a quality delivery of educational services. There is nothing in the foreseeable future that would cause the District to make any changes in its present configuration of schools.

Boundary Changes:

Without commenting on the feasibility of the action, Fremont County is often a target by legislators for consolidation of school districts. Should that come to pass, the District, as well as others in Fremont County, would be faced with costs of carrying out that process. Beyond that event, there is nothing indicating that this District is or will face any issues causing any boundary changes in the foreseeable future.

Educational Suitability:

Ashgrove Elementary has undergone a feasibility study by CTA Architects. This study includes educational suitability items. The study has been completed and presented to the WSFC. In brief, the study states that a new building on a new site is the best option for educational suitability and costs when considering life cycle.

The remodel project of Riverton High School addresses weaknesses in the educational suitability. Specifically the administration/student support area and science classrooms.

Disposition of Facilities or Property:

Aspen Park elementary school reached substantial completion on April 06, 2009. This facility replaces Lincoln Elementary School. The District intends to retain ownership of that property until action is taken with respect to Ashgrove Elementary School. Ashgrove has gone through a feasibility study as to its potential renovation or replacement. If one of the recommendations is accepted, the District will need to move Ashgrove to the old Lincoln building will renovation or construction on the current site takes place. Upon completion of work associated with Ashgrove, the District will follow statute and offer the facility to local governmental agencies in the area. Should there be no interest, the District intends to raze the Lincoln building creating a track of raw land. The District and the WSFC would make decisions on the disposition of that tract of land.

1's and 2's:

Reduction of 1's and 2's with various facilities continues to be addressed through the use of major maintenance funds, funds from the WSFC and in some case District general fund money.

Excess Space:

The only facility that currently has been drawn to the District's attention as potentially having excess square footage is the James H. Moore Career Center. This facility houses the vocational programming, cafeteria and some student support space for the students of Riverton High School. Short of the District being given funding to build a new facility or add onto the current high school, reduction of space is not an option. Frankly any maintenance funding provided by the state/WSFC for the "excess square footage" would be a bargain when compared to replacement.

Leased Space to Other Governmental Agencies:

The District maintains a wing of the old high school for some storage, its high school wrestling program and leases space to the Wyoming Department of Education (WDE) for its Riverton Office. In addition to the space leased to the QWDE, the District also leases some space in this same wing to the Fremont County BOCES. Because of the ultimate savings to these two agencies and tax payers, the District does not see any change in this leasing status in the near future.

Future Facility Needs:

The following is a list of District facilities with capitol facility needs. The dates of building's construction and number of students in those buildings are also provided. Of particular note to mention is Riverton High School was underway in its remodeling and additions. The heating/cooling, lighting and remodeling of the gym and locker rooms were underway and completed. When a new racking & staking of projects occurred, the result caused this project to fall off the list approved by WSFC.

Because the condition of the roof on Riverton High School was of immediate concern, the District used a little over \$1 million of its Major Maintenance Money to put a new roof on the facility. The roofing project reached final completion date in July of 2009. LM Olsen (CMAR Manager) conducted the walkthrough on the project with District representatives and JGA Architects.

The estimated costs provided are just that: ESTIMATED. Professional estimates have not been secured at this point. If projects are not approved, District does not want to incur costs when the money could be spent on completing projects. In some case, the estimate provided is the same figure used in the last Five Year Plan series.

Anticipated Facility Needs - Specific:

Riverton High School: (1980; 123,655 sq. ft.; 673 students)

- Replace heating, air conditioning and lighting systems. \$1,000,000 CC\$
- Architecturally renovate administrative and media areas to meet current uses and security issues. \$600,000 CC\$
- Addition of Special Education Services wing. \$1,500,000 CC\$
- Addition of an 800 seat auditorium. \$12 million CC\$.
- Architecturally renovate science wing. \$700,000 CC\$
- New doors & locks (security). \$351,000 CC\$
- New PA System for RHS. \$200,000 MM\$
- Replacement of buried roof drain bladder. \$25,000 MM\$
- Wrestling Room. \$500,000 CC\$
- 1's & 2's:
 - C3030 Ceiling tiles – completed.
 - D4030 Alarms in boiler room – in progress.
 - D4030 Isolated strobes – in progress.
 - D30330 Cooling tower – tied to remodel - HVAC
 - C1020 Interior doors – tied to remodel.
 - E1090 Kitchen equipment – tied to remodel; all kitchen equipment is being placed on a replacement schedule this year.

James H. Moore Career Center: (1974; 61,602 sq. ft.)

- Complete renovations including heat, light and air conditioning.
- Architectural renovations to increase the utilization of the interior for instructional programming.
- New doors and locks (security)
- New PA system. Total for these items \$380,000
- 1's & 2's:
 - C3010 Wall needing paint – completed.
 - D5010 Service distribution – being evaluated by engineer & preping an estimate of repair costs. \$30,000 MM\$

Swimming Pool:

- New roof. \$300,000 MM\$ A PRIORITY.

Riverton Middle School: (2002; 110,000 sq. ft. 570 students)

- Enclose open drainage swale on RMS site. \$25,000 CC\$
- Repair drainage catch basin. (?)
- Acoustics to control sound in band and choir rooms. \$25,000 MM\$

- New phone system. \$80,000 MM\$
- Riparian zone – completed with District General fund money.
- 1's & 2's:
D4030 Alarms in mechanical rooms – in progress. MM\$

Riverton Special Services Alternative School: (27 students & 10 itinerant staff)

- See addition of wing for Riverton High School. (Above - remodel).
- Current facility is a metal building.
- 1's & 2's:
D4030 Alarms – tied to remodel.
C3020 Floors damaged & stained – completed.

Rendezvous Elementary School: (1960 -64-68; 78,324 sq. ft.; 400 students).

- Replace air conditioning or HVAC system. Cost study underway.
- New phone system. \$92,000 MM\$
- Security cameras. \$100,000 MM\$
- New doors & locks.\$175,000 MM\$
- New PA system. \$100,000 MM\$
- 1's & 2's:
D3050 Self contained Package Units – tied to HVAC remodel.
B3010 Roof Coverings – warranty issue & insurance – in progress.
C1030 Lockers – Spring/Summer 2010.
E1090 Kitchen Equip – District rotation plan or C.C.
E2010 Fixed Furnishings – Spring/Summer 1010.

Jackson Elementary School: (1960; 31,200 sq. ft.; 195 students)

- Student drop off zone for buses. (Off street). CC\$
- Student drop off zone for parents. (Off street). CC\$
- New PA system. \$83,000 MM\$
- 1's & 2's:
B3010 Roof Covering – tied up in same warranty & insurance as Rendezvous roof.
D1013 Lift – fall 1010 -\$10,000 MM\$
E1090 Kitchen Equipment – District replacement cycle or C.C.
E2010 Fixed Furnishings – Completed.

Ashgrove Elementary School: (1952; 281 students)

- Feasibility study of the facility. Completed June of 2009.
- Feasibility study to be presented to WSFC in June of 2009. NC
- Extensive remodel or replacement of the facility. (See feasibility study for options).
- 1's & 2's:
D2020 Domestic Water Dist – replace galvanized piping. Tied to remodel/replacement.
D2030 Sanitary Waste Art room sink – Summer of 2010. \$2500 MM\$

Kitchen Equipment – District replacement schedule or CC\$ - tied to remodel or replacement.

Aspen Park Elementary: (2009; 283 students)

- New School as of the Spring 2009. Acoustics in gym. Needs a study completed MM\$

Lincoln Elementary: (NA)

- Mothball until status of Ashgrove known.
- Possible one year replacement for Ashgrove.
- Dispose or raze. WSFC
- The City of Riverton is interested in receiving this property for a recreation center. If that comes to fruition, it is FCSD #25 recommendation to have the North Wing of metal building construction razed first. It is our opinion that leaving that North wing portion with the building poses to much legal exposure to the District and the WSFC.

Bus Facility and Transfer Station:

- Paving of the transportation surface.

Old High School – Tonkin Activity Center: (Retention portion - 1968)

- Raze portion of the facility leaving/retaining gym and westerly three story wing for current lease to WSD and eventually for FCSD #25 itinerant staff and storage. WSFC\$

Administration Building: (1932, remodeled 1985; 25 staff)

- Security Cameras. \$90,000 MM\$
- Diesel generator to back up District's electrical supply for technology network.

COMPLETED ENHANCEMENTS

Site Upgrade at RHS & RMS and Track:

By December of 2007, Fremont County School District #25 spent \$1,660,956.57 million on enhancements for a project located between Riverton High School and Riverton Middle School. The overall cost of the project minus engineering and architect fees was \$3,771,922.57. The District paid \$150,911 in engineering/architectural fees with the WSF paying for \$169,331 in fees.

The scope of the entire project included changing site contours for drainage, upgrading water service, upgrading sewer service, repairing of natural gas lines, replacement of curbing & sidewalks, paving, a running track, associated jumping pits and an activity field.

The current enhancement is the artificial turf that exists. District is placing 10% of the estimated replacement cost from Major Maintenance Money in a special account for replacement. Anticipated replacement is 15 years. Ten percent over 15 years should allow for inflationary factors.

ANTICIPATED NEW ENHANCEMENTS

Stadium seating, locker rooms, storage, lights, scoreboard and concession stands at the track and activity field on West Sunset Avenue, Riverton, Wyoming. This facility is specifically located between Riverton High School and Riverton Middle school. \$3 million – local bonding.

Auditorium size limitations set by WSFC could create a situation where the District would seek bonds to build the auditorium large. Since this would in all likelihood be viewed as an enhancement, that portion of the facility that needed to be bonded for would need to fit in this category.

Questions:

1. Buy land? (money appropriated). Have a guarantee of price less than appraisal. (7+ acres). Jeff Feuschel.
2. More than three years on mothballing Lincoln because of Ashgrove project?
3. Razing of portions of old high school and round room?
4. Razing of a portion of the North wing of Lincoln?

Dr. Craig Beck, Superintendent, participated in a meeting with SFC staff on Tuesday, September 01, 2009 to review a Facility Plan for Fremont #25.

1. Craig will send a copy of his letter from the WDE regarding approval for the grade configuration.
2. Our inventory of existing facilities was updated and corrected.
3. The NI was reviewed. The highest scoring school in the district was Riverton HS at #113. Major Maintenance and Component Level funding should be adequate for facilities in the district for the foreseeable future with the possible need for CapCon for Ashgrove Elementary.
4. Our inventory of existing real property was updated and corrected.
5. The local enhancements are the artificial turf and the enlarged field events area that were funded using an AMOCO tax settlement.
6. The projected enrollment was affirmed and is seen to be stable.
7. Our inventory of existing facilities was updated and corrected.
8. Acquisitions of real property—A feasibility study of Ashgrove Elementary was funded in the 08-09 biennium. One of the preferred options is to locate a new school on a new site. A person in the district has approached Craig about selling approximately 8 acres for an amount below appraisal for this purpose. We committed to determining whether to

purchase this property prior to the end of the 2009 calendar year. Rich Hardt is responsible to guiding this decision.

9. The district leases space to the State of Wyoming for use by the WDE. The district also leases space to the BOCES. Both leases are in Maximus.

10. Major Maintenance

Anticipated Facility Needs - Specific:

Riverton High School: (1980; 123,655 sq. ft.; 673 students)

- Replace heating, air conditioning and lighting systems. \$1,000,000 CC\$ **Investigate and determine whether this could be phased. This is a valid MM request.**
- Architecturally renovate administrative and media areas to meet current uses and security issues. \$600,000 CC\$ **Valid MM expense.**
- Addition of Special Education Services wing. \$1,500,000 CC\$
- Addition of an 800 seat auditorium. \$12 million CC\$.
- Architecturally renovate science wing. \$700,000 CC\$ **Valid MM expense.**
- New doors & locks (security). \$351,000 CC\$ **Valid MM expense.**
- New PA System for RHS. \$200,000 MM\$ **Valid MM expense.**
- Replacement of buried roof drain bladder. \$25,000 MM\$ **Valid MM expense.**
- Wrestling Room. \$500,000 CC\$
- 1's & 2's: **See Maximus**
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- Architectural renovations to increase the utilization of the interior for instructional programming. **Valid MM expense.**
- New doors and locks (security) **Valid MM expense.**
- New PA system. **Valid MM expense.** Total for these items
\$380,000
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- Repair drainage catch basin. (?) **Not sure what can be done**

- Acoustics to control sound in band and choir rooms. \$25,000 MM\$ **Valid MM expense to investigate and possibly repair.**
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Ashgrove Elementary School: (1952; 281 students) **Deferred until Feasibility Study reviewed and action determined.**

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Administration Building: (1932, remodeled 1985; 25 staff)

- Security Cameras. \$90,000 MM\$ **Valid MM expense**
- Diesel generator to back up District's electrical supply for technology network. **Valid MM expense**

Craig will review these MM items and resubmit by Sep. 15. The priority will be health and safety first then protecting the envelope of the building.

Date July 8, 2010

Name Craig Beck, Julie Mason, John Law, Larry Hartwell, Nancy Nuttbrock, 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:

No changes

(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:
confirmed

(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:
Ashgrove ES will need to be renovated or replaced
Enhancement of stadium

(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:
See above
Jackson ES security vestibule—would have to have some new construction
Rendezvous ES security vestibule—would have to have some new construction

Major Maintenance Items:

BUILDING	WORK DESCRIPTION	Contractor	STATUS	Estimated Amount
Aspen Park	UPGRADE SPECIAL NEEDS PLAYGROUND TO ACCEPT WHEEL CHAIR ACCESS PRIOR TO SCHOOL STARTING FOR STUDENT. ADA Poured in place resilient surface - Summit Recreation	Summit Recreation		\$ 21,714.00
Career Center	Asphalt Assessment	71 Construction		\$ 5,800.00
CAREER CENTER	INSTALL CONCRETE VALLEY FOR PARKING LOT DRAINAGE			\$ 25,000.00
Career Center	ASPHALT REPLACEMENT	71 Construction		\$ 650,000.00
Career Center	Room 30, Technology Improvements	Callaghan Cabinets & Millwork		\$ 22,500.00
HIGH SCHOOL	INSTALL WATER SHUT OFF AND RELATED APPARATUS. BACKFLOW PREVENTER ON DOMESTIC AND FIRE SPRINKLER SYSTEMS.			\$ 65,000.00

RENDEZVOUS	UPGRADE HVAC (PHASE 2)			\$ 45,000.00
ASHGROVE	HVAC Engineering and design			\$ 50,000.00
ASHGROVE	UPGRADE HVAC (PHASE 1,2,3)			\$ 450,000.00
HIGH SCHOOL	INDOOR AIR QUALITY			\$ 20,000.00
RENDEZVOUS	PAINT INTERIOR DOORS			\$ 3,500.00
RENDEZVOUS	PAINT LOCKERS			\$ 5,500.00
HIGH SCHOOL	BOILER REPLACEMENT - ENGINEERING & DESIGN			\$ 50,000.00
HIGH SCHOOL	BOILER REPLACEMENT			\$ 200,000.00
HIGH SCHOOL	CARPET REPLACEMENT			\$ 20,000.00
ASHGROVE	CARPET REPLACEMENT - MEDIA CENTER			\$ 10,000.00
JACKSON	Add corridor doors - For safety & security			\$ 10,000.00
RENDEZVOUS	Add corridor doors - For safety & security			\$ 10,000.00
Bus Garage	Pave approximately 6,000 sq ft			\$ 20,400.00
Aquatic Center	Roof Replacement - 10% MM			
			TOTAL	\$ 1,684,414.00

(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:
confirmed

(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:

Current, seeking a bond for the stadium

(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:

District projects the enrollment will be fairly flat

(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:

None foreseen

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

Project List Items:

Renovation of Ashgrove—not well-defined

Other

MM will fund other work

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

Changes or modifications:

No changes

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