

Johnson County School District # 1  
Facility Vision Plan  
September 15, 2009

(a) Grade configuration

(i) Current:

The Kaycee Schools are currently configured as:

(1) K-12 facility.

The Buffalo Schools are currently configured as:

(1) K-3 Elementary:  
(1) 4-5 Elementary  
(1) 6-8 Middle School  
(1) 9-12 High School

(ii) Foreseeable future:

As an update to our preliminary plan, we have witnessed significant enrollment increases at the K-3 level. As well, we are projecting a continued significant increase in numbers entering Kindergarten next year. As a result, we believe that grade reconfigurations for both Meadowlark Elementary and Clear Creek Elementary will be necessary. This change would move Meadowlark to a K-2 School and Clear Creek Elementary to a 3-5 school. Finally, we believe that a new facility is required for Clear Creek Elementary due to condition and overcrowding of our Buffalo Elementary programs.

(iii) Foreseeable boundary changes:

Johnson County is currently a consolidated, county wide school district. We foresee no boundary changes.

(b) Brief summary of school/district operations significantly impacted by current facilities

Meadowlark Elementary in Buffalo does not have enough classrooms or core spaces to handle the number of elementary students currently in K-5. Therefore, we are forced to house the 4<sup>th</sup> & 5<sup>th</sup> grades in a portion of the "old" Middle School building. This creates a situation in which we are attempting to maintain a century old facility which we had previously moved the Middle School out of due to its condition, lack of ADA accessibility and a variety of other issues.

As well, we have had to make staffing changes by adding custodial, food service, clerical and administrative personnel. In addition we are currently sharing specialty staff between the elementary facilities which creates scheduling and prep-time issues. Finally, with the expected growth in enrollment next year, neither of the Buffalo Elementary Schools will be able to house our combined elementary level student population.

(c) Brief summary of the probable issues and concerns that will arise from the **facility condition** assessment of buildings over the next three (3) biennial funding cycles that cannot be addressed using allocated major maintenance funds

The primary facility issue which exists in the District is the Clear Creek Elementary School. This 4<sup>th</sup> & 5<sup>th</sup> grade school is currently operating in a previously closed facility which housed our Middle School. Under the recommendation of SFC personnel, we did not dispose of the facility due to the potential crowding at the elementary level. Our current K-3 elementary building cannot house the remainder of these elementary students due to its limited number classrooms, special education and core spaces.

Therefore, as is identified by the facility condition assessment, we have a century old facility which has a significantly failing heating plant, no air conditioning, limited ADA accessibility, limited electrical distribution, a failing water distribution system, a roofing system which has failed on multiple levels, and multiple foundational and structural issues. As well, this facility is significantly larger than the space currently being utilized to house the 4<sup>th</sup> and 5<sup>th</sup> grades creating an excess of square footage which must be maintained.

The District will not be able to address the condition of this facility through major maintenance funds or local resources.

(d) Brief summary of the probable issues and concerns that will arise from **capacity** assessments over the next three (3) biennial funding cycles that may not be addressed through alternatives, such as:

(i) Grade reconfiguration:

As addressed above and has been identified in the recent SFC capacity assessment, the Buffalo K-3 elementary building does not have the capacity to accommodate the expected enrollment growth next school year at the K-3 level, let alone the 4<sup>th</sup> and 5<sup>th</sup> grades. We have witnessed a growth at the Kindergarten level of some 65% this year and are expecting similar numbers of some 110 – 130 Kindergarteners next year. Reconfiguration scenarios such as have been explored in this plan, such as a K-2 and 3-5 with new a facility are believed to be the best if not only possible alternative in which to accommodate our elementary program.

Additionally, as has been identified in the recent SFC capacity assessment, Clear Creek Elementary will not be able to house the burgeoning population of K-3's as they traverse to the 4-5 grade level.

Finally, we believe that a grade reconfiguration which creates a K-2 primary school and a 3-5 Intermediate school will alleviate several of the operational issues discussed above through the relocation of staff in a more even manner, allowing us to offer more effective educational services.

(ii) Boundary adjustments:

Johnson County School District is already a county wide school system. As well, the facility issues that exist in the District are contained within the city of Buffalo removing boundary adjustments as a potential solution.

(iii) Major maintenance

We do not see a scenario in which Major Maintenance funds will be able to add the capacity to the Buffalo K-3 facility necessary to continue to house the entire K-3 population, let alone the 4<sup>th</sup> and 5<sup>th</sup> grades. At a minimum, we would need to add numerous classrooms, a cafeteria, new electrical distribution system, water distribution, heating plant and various special education spaces. The District's Major Maintenance funds are not significant enough to tackle a major project such as this. As well, the original portion of the K-3 elementary is thirty-three years old. Continued major additions to this facility may not be prudent at this time. Finally, developing a K-5 facility which houses 500 – 600 students creates a less than optimal learning environment.

(iv) Other district resources

The District does not hold excessive funds capable of adding a multi-million dollar facility project onto the existing Buffalo K-3 building.

(e) Brief summary of the probable issues and concerns that will arise from **functionality (educational suitability)** assessments over the next three (3) biennial funding cycles that may not be addressed using major maintenance or other resources available to the district.

The Buffalo 4-5 building is severely limited in terms of ADA accessibility, creating a life safety issue. As well, this century old facility is constructed of solid ceilings, walls and flooring. Therefore, technology access is severely limited. The aged construction and layout presents several safety and security issues in terms of outside access and monitoring of the facility. As well, the environmental quality of this facility is not conducive to teaching and learning due to extreme temperature swings as the seasons change.

The Buffalo K-3 is lacking in core spaces for such functions as delivery of food services, physical education, school gatherings and specialty classes. Classes such as computers and art are held in previous custodial spaces. As well, special education spaces in this facility are limited to small temporary rooms which have been divided multiple times. None of which are suitable for the handling and delivery of educational services to children with severe special service needs.

As with the condition and capacity issues identified above, we do not see a scenario in which Major Maintenance funds will be able to correct the functionality issues identified in the Buffalo elementary buildings.

(f) Planned disposition of facilities or property for which you have conducted a public meeting

The District does not own property of which it intends to dispose of at this time. Therefore, we have not held any public meetings for the purpose of property disposal.

(g) Brief summary of the strategies the district will analyze in order to achieve **goals identified by the Commission or statute**:

(i) Reduce the number of 1's and 2's on the facility assessments

Aside from the Buffalo elementary issues identified above, the District believes it will be able to utilize both Major Maintenance funds as well as other District resources to both eliminate as well as prevent situations in which 1's and 2's exist. The District has implemented a Facility Needs Assessment process for the purpose of actively maintaining and upgrading its facilities with a focus on teaching and learning. This ongoing process is dedicated to keep all facilities suitable

and in a condition, in which the District's employees, board of trustees, students, parents and community members are proud to live, work and learn.

(ii) Make progress toward achieving allowable square footage

It is our belief that the replacement and disposal of the Clear Creek Elementary building will be the District's primary strategy to bring square footage to a more appropriate level.

(iii) Make progress toward achieving allowable acreage

The District deems its current overall acreage appropriate for the facilities and programs operated by it. However, as we consider possible solutions for our elementary situation, we believe it will be necessary to construct an additional facility. This facility will need property. Presently there are two parcels of land for sale which are located next to our Meadowlark Elementary. One 12 acre parcel and one 18 acre parcel. There is enough usable land for an elementary school and the necessary parking lots, green spaces, and playgrounds that accompany such a facility. We believe that the owners will hold the land for a short period. However, there are no guarantees. We estimate the cost to be between \$850,000 and \$2,000,000 each. Both parcels have all utilities located street side. These are the only two properties within the city limits that would work for a new school facility. We believe that these locations would not only be the sole, but also the best locations for us due to their proximity to our current educational and operational infrastructures.

At the time a new facility is constructed, the District is willing to dispose of the current Clear Creek Elementary School inventory including land and facility through required legal methods.

(iv) Make progress toward minimizing renting or leasing property or facilities

No operation of the District is currently housed in rental or leased facilities.

(h) Other information that the district believes will assist the Commission in planning

Johnson County School District takes great pride in its facilities and believes they are a representation of the quality education found within their doors. The partnership it has developed with the School Facilities Commission over the last several years has been positive on both a personal and professional level.

Due to this partnership the District's students, staff and community have been blessed with quality facilities in both Kaycee and Buffalo. With the help and support of the School Facilities Commission, we live, work and learn in outstanding environments at Buffalo High School, Clear Creek Middle School and Kaycee K-12.

We believe that once the issues identified here, with the Buffalo Elementary schools have been addressed that the District's facility issues will be in our own hands to maintain and upkeep for the greater good of public education in Wyoming. The fact that this discussion centers on buildings which are aged between thirty-three and one hundred years is a testament to the commitment we make to our students, our employees, the community, and the School Facilities Commission.

On September 24, Rod Kessler, Superintendent, and Matt Ramey, Business Manager and Operations/Facility Manager, met with SFC staff to discuss a facility plan.

i) Vision Statement

a. The current grade configuration is as shown in the WDE directory.

- b. The foreseeable future configuration will be dependent upon information developed in a planning phase. Currently the district proposal is not aligned with the guidance published by the WDE.
- ii) The inventory of facilities was reviewed and updated
- iii) Significant discussion was held about the need for an additional space and a facility as described by the district. The district reports a current enrollment that is above the projected enrollment. The percentage of students on IEP's is approximately 2% above the state average. However, 75% of the IEP's are written for LD, Hearing Impaired, and Speech Language. This is approximately 10% the state average for these disabilities. Significant planning will be done with the district to explore options and alternatives to construction. See item viii). \$50,000 was set aside for the planning phase of this project. Depending upon the outcome of the planning work and the completion date of the planning, the district will need design money and, potentially, construction funding.
- iv) When Clear Creek Elementary is not considered, the district only has one condition score less than 3. It was decided to mark all condition scores for CCES as 3 "repair as necessary" until other options can be explored.
- v) The real property inventory was reviewed and corrected.
- vi) Matt will send information about enhancements. However, JOH01 enhancements are in the transition from pre-SFC to SFC.
- vii) Enrollment projections were reviewed. Current enrollment exceeds the projected enrollment, especially in the primary grades. This needs to be watched closely.
- viii) Depending upon the results of planning, it is highly probable that land will be required. Matt was authorized to purchase an identified parcel for a price not to exceed \$400,000 of un-allocated funds. This would be available only if the SFC would not have demolition cost for the old Clear Creek Elementary School.
- ix) See Maximus and above
- x) The district allows the Boys and Girls Club to use a gym for after school activities. The district will send a copy of the written agreement.

Date July 29, 2010

Name Rod Kessler, Matt Ramey, Ken Daraie, 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:

- Special Ed Staff and Learning Center need to be re-located.
- JOH01 has requested and been approved for Kaycee to be a K-12.
- The district expressed an interest in an early childhood ed. center on the property that was recently acquired. The district has a projected enrollment of

- approximately 100 students per grade level. Using this projection, the district is short approximately 32-33,000 SF when Clear Creek Elementary is not counted.
- Clear Creek Elementary was kept open when a replacement school was built. CC Elementary should be closed and removed from the inventory due to condition and the fact that parts of the building are closed for access due to health and safety concerns. Renovation is too costly due to component condition related to age of the building.

(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:

See spreadsheet—add recent acquisition

(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:

See (i).

(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:

- There is a strong potential to repurpose existing space for SPED and those housed in the Learning Center—this is not well-defined
- See (i)
- There may be a need for emergency funding for systems failures at CC Elementary

Major Maintenance Items:

- CC Elementary will have some MM expense.
- Concrete
- Carpeting
- Roof leaks as they occur
- Meadowlark is being refurbished as needed

(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:

Recent acquisition of 8 acres for the upcoming elementary

(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:

None

(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 has no questions about the projections

(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

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

Project List Items:

Not well-defined—cannot estimate

Other

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

Changes or modifications:

Boys and Girls Club uses part of the CC Elementary—the agreement has been sent to the SFC

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