

Annotated by SFC: Aug. 20, 2009
Updated: July 9, 2010

Natrona 1

May 11, 2009

To: Jim Lowham, Wyoming School Facilities Commission
From: Mark Antrim, Associate Superintendent Facilities and Technology
Re: First Draft, Natrona County School District Facilities Plan

The following information must be contained in your vision for facilities:

(a) Grade configuration

(i) Current grade configurations are:

- 1 – K-12 school in Midwest
- 2 – K-8 schools (Woods Learning Center, Poison Spider)
- 4 – rural schools (Alcova, Red Creek, Powder River, Willow Creek)
- 11 – K-6 elementary schools (Bar Nunn, Crest Hill, Fort Caspar Academy, Manor Heights, Oregon Trail, Paradise Valley, Park, Pineview, Sagewood, Southridge, Verda James)
- 8 – K-5 elementary schools (Cottonwood, Evansville, Grant, Mills, Mountain View, North Casper, University Park, Willard)
- 1 – 6-8 middle school (Frontier)
- 4 – 6-9 elemiddle schools (Casper Classical Academy, Centennial JH, CY JH, Dean Morgan JH)
- 2- 9-12 high schools (Kelly Walsh HS, Natrona County HS)
- 1 – 9-12 alternative school (Roosevelt HS)

Additional programs requiring instructional space include Star Lane, Back on Track, Safe Schools Suspension Lab, ProStart CTE, ABLE (students with disabilities).

Additional facilities utilized in the delivery of instructional services include the Special Education Service Center (formerly Jefferson Elementary) and Fairgrounds Center (formerly Fort Caspar Academy).

Westwood Elementary is retained for swing space for future school replacement and renovations.

The Wyoming School for the Deaf is utilized through an MOU with WDE and provides space for Pineview elementary school instructional programs.

(ii) Foreseeable future

NCS D facilitated a community wide space grade configuration study culminating in the Board of Trustees establishing K-5, 6-8 and 9-12 as the District configuration. NCS D also facilitated a school size task force culminating in the Board of Trustees establishing the following school size standards: 1)300-400 students at K-5, 600-800 students at 6-8 and 1,000-1,200 students at 9-12. All capital construction planning is based upon these research-based standards.

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

NCS D has not constructed additional high school seats for 9th grade students to complete the transition to 9-12 high schools. The lack of available 9th grade space prevents attainment of the space-grade configuration goals. This has created a capacity issue in both Kelly Walsh and Natrona County high schools. The inability to move 9th grade students forward to 9-12 high schools results in 6-9 elemiddle schools. Lack of sufficient space in middle schools for all 6th grade students to “move up” to middle schools results in a system where 1/3 of 6th grade students are in elementary school and 2/3 are in elemiddle schools. Our high schools and Dean Morgan JH are all in need of significant renovation and reconfiguration to “right size” these schools for optimal 21st century learning environments. Site constraints and neighborhood relationship are a major problem for Roosevelt HS, Dean Morgan JH and Natrona County HS. Many aging elementary schools require replacement or significant renovation and additions to provide optimal learning environments. The elimination of portable classrooms will require additional brick and mortar in many locations and is a priority.

(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

Many facility condition issues remain in NCS D schools. In particular, the aging high schools and Dean Morgan all require major system upgrades for electrical, HVAC , technology and lighting. Many elementary schools also have inadequate and aging systems. The SFC priority list will provide guidance for NCS D in this area. The list of facility condition deficiencies in NCS D continues to be significant

(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 , (ii) Boundary adjustments , (iii) Major maintenance , (iv) Other district resources

Kelly Walsh HS, Natrona County HS, Roosevelt HS, and Dean Morgan JH are over capacity. NCS D is planning a new high school to adjust the size of each large high

school to about 1,100 students and make space for all 9th grade students in high schools. SFC elementary enrollment projections indicate a continuing need for additional elementary space into the future. Capacity issues for middle school and high school students will be addressed into the future through the addition of the new high school.

- (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.

Kelly Walsh HS, Natrona County HS, Roosevelt HS, and Dean Morgan JH all have significant educational functionality issues that require attention. Most NCHS classrooms are around 700 square feet, which is inadequate for active learning with class sizes of 21 or higher. KWHS is impossible to supervise and suffers from no flow or appropriate adjacencies in a building with a .51 net to gross ratio. RHS does not have an appropriate site size and inadequate space for the programs offered. DMJH requires replacement of science facilities and reconfiguration of vocational/CTE spaces. In addition, the DMJH site requires significant change to function as a good neighbor.

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

No public meetings have been held for the disposition of vacated facilities or property.

- (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

District staff prioritize all MM requests received from the schools then bring forward a list to a District-wide committee for review and improvement. Priority 1's and 2's are addressed.

- (ii) Make progress toward achieving allowable square footage

NCSD has received no indication from the SFC that there is a need to reduce square footage.

- (iii) Make progress toward achieving allowable acreage

NCSD has received no indication from the SFC that there is a need to reduce acreage.

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

NCSD works to minimize rental or leasing of facilities and only enters into these arrangements for special circumstance programs (ProSTART, ABLE)

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

(iv) Other district resources

SUMMARY

Southridge ES - The district will address some of the 1's and 2's with major maintenance. There currently is \$1.2M for design of a replacement for Southridge ES. The district will need construction funding of approximately \$11M in the 2011-12 biennium.

A remedy for Sagewood ES is on hold for now.

Kelly Walsh HS – The district will remodel this facility to “right-size” it - currently KWHS is 314K sq. ft. The district will need 1/3 of the renovation funding in the first biennium. The district will need approximately \$8M in the 2011-12 biennium and the total project cost estimate is \$24M with \$2.4M in design.

Natrona County HS will also be remodeled to be “right-sized”. Because the remodel of NCHS is more complicated it will take more planning time. The district will need approximately \$4M in the 2011-12 biennium. The total project cost estimate is \$24M with \$2.4M in design.

New HS – The planning for the new HS will consider placement of students from Roosevelt HS, Starlane, Back on Track, Transitions, ProStart and overflow students from KW and NCHS. The total project cost for the new HS is estimated to be approximately \$50M with \$5M in design. The district currently has \$3.5M in planning and design funding.

The planning for “right-sizing” all 3 HS will address the need for placement of approximately 3500 9-12 students within the district. Final capacity numbers will be determined using SFC enrollment projections and guidelines prior to design.

The total planning and design for the 3 HS projects is approximately \$9.8M. The funding will come from funds currently allocated to the New HS project and the following projects: three (3) projects for Sagewood ES totaling \$6.5M; land purchase for Mtn View ES for \$675K; land purchase for Manor Heights for \$750K.

Total funding needs for the above projects are as follows: \$11M of 2009-10 funding; \$23M of 2011-12 funding and \$84M of 2013-14 funding.

Casper Classical Academy – existing campus space will meet needs of this facility.

Date July 9, 2010

Name Mark Antrim, 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:

- CAPS campus for approx. 1000 students (core of 400 and 600 FTE from NC and KW), Approx. 1300 seats at KW and NC.
- Casper Classical Academy will be housed in the FMS building. Science will be conducted in the former CCA.
- Recovery HS program will be housed in the former CCA building.
- Longer term use of the CCA building use is for overflow.
- Current CY will be used as an overflow during the remodel of NC
- Request for three portables as part of Southridge

(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:

District will confirm

(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:

- Completing renovation of two high schools, building a new HS
- DMJHS renovation (may be a combination of component level and MM)
- Continued work on elementary school
- Enrollment needs to be watched for the need for new schools
- Midwest facility needs serious attention—the elementary is a good candidate for renovation and the secondary may need to be replaced

(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:

- Two high schools into phase 2
- Construction funding of new school
- Renovation of DMJHS

Major Maintenance Items:

District will send a detailed list.

- fire alarm systems
- roofs
- boilers
- addressing 1's and 2's

(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:

District will confirm the list

(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:

Additional locker room at NC - see spreadsheet

(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:

Projections seem accurate. K needs to be watched.

(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:

District is interested in acquiring land adjacent to NCHS Willard is land-locked on the current site with 2.5 acres.

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

Project List Items:

- Renovate two high schools—design has not been completed, use estimates from last year
- Construct new high school-- design has not been completed, use estimates from last year
- Design funds for Midwest in the next biennium

Other

Will use MM to fund renovation of DMJHS, may need some component level at some time in the future.

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

Changes or modifications:

New lease of culinary arts program (Pro-Start). Mark will forward the information to Stan. No other changes.

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