

Annotated by SFC: Aug. 21, 2009

Updated: July 19, 2010

Park County School District #1

Powell, Wyoming

Provisional Facility Plan

Grade Configuration

The current and foreseeable grade configurations include four K-5 elementary schools, one 6-8 middle school, one 9-12 comprehensive high school, and one 9-12 alternative high school.

Current Significant Impacts

Westside Elementary has not received maintenance funds for several years in anticipation of its replacement and is now in disrepair. The middle school is slated for replacement, and if maintenance funds are available only for life safety reasons, it will quickly fall into disrepair. The economic conditions are uncertain enough to justify concern about the likelihood of either school being replaced as planned. An extended period of restricted maintenance raises the likelihood of a catastrophic failure of one of the systems and the probability of a lengthy disruption of the school year.

The decision to abandon the previous high school, its associated natatorium/auditorium building, and its separate gymnasium and auxiliary gym, and not factor in enough money to demolish the buildings and reclaim the sites, imposes extra-ordinary functional, financial, and operational challenges on the district.

The unavailability of construction funds for the planned middle school replacement or even funds for a first phase of construction compounds those same challenges and adds a degree of uncertainty to the district's vision. This uncertainty is based on how much time a portion of the abandoned high school facilities will need to be used to provide a lunch room for the middle school and the amount of class room space required to meet their instructional needs.

Condition Issues

Westside Elementary has structural, HVAC, mechanical, electrical, roofing, and interior finish issues that are approaching assessment levels 2 and 1. Provisional maintenance, not just life safety issues, needs to be addressed if the building is not ranked high enough on the FCA schedule to expect its replacement or funding is not forthcoming within the next year.

The middle school has immediate technological issues and will have HVAC, electrical, mechanical, and interior finish issues if life safety maintenance money is all that is allocated for its maintenance and repair.

Capacity Issues

With the expanded capacity of Southside and a recent population drop due to the economy, there are no current over-capacity issues. There will, however, be capacity, adjacency, and safe route-

There are sufficient funds available for demolition of abandoned and surplus buildings, and the Gym complex is scheduled for demolition in the fall of 2009.

The MS, which used to share facilities with the HS continues to use parts of the old HS. The most problematic is the HS/district kitchen and cafeteria. Approximately 188K sq. ft. of surplus space continues to be maintained and kept on the inventory for this purpose. The recommendation of the SFC and the district is to complete the development of a conceptual design of a new MS on the existing site, and proceed with design for construction of the Commons and Kitchen areas as the 1st phase for possible construction in 2011-12, pending availability of funds. This will allow the disposition/demolition of about 188K surplus sq. ft. The balance of the school can be designed and built at a future date.

The kitchen and commons area will be approximately 15K sq. ft. and the estimated project cost is \$3.8M.

District has sufficient MM funds and a contingency plan to keep Westside ES safe and functioning until it is replaced.

Date July 19, 2010

Name Kevin Mitchell, Mary Jo Lewis, Todd A. Wilder, Coordinator of Support Services, PCSD #1, 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:

1. With the construction of the new Westside Elementary school, the district's classroom space needs for elementary education will be met for the near term. The addition of a section of classrooms provided in the new Westside School will provide seats for the next 5 years of growth. The cohort prediction indicates the district will exceed that capacity by 2015. As part of the District's strategic planning, property acquisition for a new elementary school site for future needs will be pursued. In 2008, the district was looking at the MS to be replaced and reuse the site as an elementary site. The district has had two appraisals completed on a piece of property north of the MS in the vicinity of Northwest College.
2. The Middle School Phase I addition is in concept design with anticipated construction completion by October 2011. This addition is intended to meet the district's needs for Middle School facility spaces lost through demolition or excessing of old high school shared facilities. There are significant facility and functionality issues with the current middle school facility. An extensive assessment of the building system and components has been completed. The cost estimate associated with remedies to address structural, plumbing, HVAC, electrical, sprinklers, IT, roofing, and code issues is \$5.4M. There are functionality issues that cannot be addressed by renovation due to the structure of the building. The concept planning for the Phase I addition is focused on a design which provides the maximum flexibility of those new spaces for either a renovation or replacement future for the existing middle school. The 5.4M will not address functionality. Site concerns will be addressed in the renovation. Interior functionality concerns will need to be addressed.
3. The district intends to request major maintenance funds for projects to begin addressing facility issues in the middle school needed to provide a safe and secure learning

environment until such time as a decision regarding the future of the middle school facility is made.

4. Upon completion of the Phase I addition, the district will be requesting demolition funding for the old high school building to be included in the next SFC budget request. The district will also begin the process to remove the Home Economics Cottage from inventory.
5. Upon completion of the new Westside Elementary school, the district will begin the process to remove the old Southside School from inventory.

Will need funding for the demo of the old high school and southside elementary.

(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:

There have been two inaccuracies that the district has tried to correct for the last several years. The most recent attempt followed the distribution of the Major Maintenance computation to the districts. When our district reviewed that formula, the errors were still there and subsequent conversations with SFC staff did not result in corrections before the Major Maintenance allocations were distributed. The two errors are as follows:

1. The old high school building has been listed as an ACTIVE educational building. With that classification, the district is above its allocated square footage for educational space and the district receives no major maintenance or block grant funding for the entire building. Even though a small portion is still active as the central kitchen and cafeteria for the middle school, the largest reutilization has been the 34,338 square feet on the east side of the facility the district intends to keep and is being converted to central maintenance services as warehouse, central communications and IT space, and maintenance space. The district would be better served to have this building changed to Warehouse space as the district is under the allowable for that category, for the 34,338 square feet so that some major maintenance and block grant funding is provided.
2. The district filed the SF 705 form to have the old Southside Elementary School placed in mothball status when the new Southside School opened two years ago. The district has never received any major maintenance funding for that building since it was placed in mothball status. SFC Rules and Regulations, Chapter 6, Section 5(f) states that a mothballed building should generate 10% of the normally allocated fund for a maximum of three years. It was placed back in service in March to get it ready as a transition school for the new Westside Elementary and its status was changed to Active Educational by the SFC before the Major Maintenance calculation was made. The district is concerned that this building will be in-service for another 18 months without generating Major Maintenance support funding.

705's submitted in Feb 09. Ken D., Merle S., Donna M. and Mary Jo met in Casper. Mary Jo understands there was an agreement to mothball Southside and use the old high school as warehouse space for the purposes of MM. HS is 106,000+ SF with only 34,000+ as warehouse. Approx. 7,000 SF of the 34,000 are the kitchen and the cafeteria that will be demolished when the MS renovation is completed.

Southside was in mothballed status in Sep 2009. In Mar 2010 the status was changed to active. Mary Jo does not see where PAR01 received MM for the mothballed status.

(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:

1. Renovation, replacement, or combination renovation/replacement of the middle school to address the facility and functional issues. See paragraph 2 of section (i) and section (iv).
2. Additional classrooms for existing elementary schools (Southside, Westside) or a replacement school for Parkside to address capacity issues if cohort predicted increases in enrollment continue. See paragraph 1 of section (i).
3. There may be a need for an alternative high school. Shoshone Learning Center maximum of approximately 20 students are present at any one time. Will stay distance education focused.

(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:

Middle School:

The current middle school consists of a series of additions to an old elementary school built in 1938 that were added in 1950 and 1980. A recent extensive engineering assessment of the major components of the facility was accomplished in June of this year. The present costs for remedies for issues related to structural, electrical, HVAC, plumbing, occupancy code, fire sprinklers, and finishes exceeds \$5.4M. This assessment did not address functionality issues. The recent functionality assessment by the SFC resulted in 3 elements that scored 1's, and 12 elements scored as 2's. Many of the functionality issues cannot be remedied by renovation due to the structure of the building (class size/orientation for example).

Major Maintenance Items:

Deployment of Major Maintenance (MM) resources will be used to provide remedies for HVAC, security, and health/safety issues at our older schools (Middle School, Parkside ES, and Clark ES). The district is partnering with local law enforcement to obtain grants to supplement MM funds for security projects as well as obtaining grants from Title IV – Safe and Drug Free Schools. The district is also participating with the community in the Safe Walks to School program to provide safe access across streets and sidewalks to our schools. MM will also be used to replace aged and failing roofing systems and other building components are in need of repair or replacement. See (ix).

(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:

With the completion of the new Westside Elementary school, the district will have two new 3-section and one 2-section elementary schools. The cohort projection based on last fall's October 1 enrollment indicate the district will outgrow the seating capacity of these schools by the year 2015 if growth trends continue. The Parkside Elementary school is a two-section school on a 2-acre parcel. It was built in 1952. In the last two years, the district has completed several large projects to correct seismic issues, install fire sprinklers, updated IT infrastructure, replaced floor coverings, repainted all rooms, upgraded lighting, and are now addressing site drainage issues. This building is well suited for delivery of elementary education. The site is not large enough to add a third section of classrooms and the common spaces are situated such that they cannot be enlarged to adequately support 114 new students. The options for addressing elementary school growth would include additions to the two new 3-section schools or replacing the Parkside School. To be prepared for this growth, the district is evaluating the purchasing of a suitable property for a new elementary school in the future. More discussion is provided in section (viii). The district may purchase property and ask for reimbursement later. Nancy cautioned them that the SFC has not done this in the past. Kevin agreed.

(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:

The community of Powell has recently completed construction of a new pool facility. The District will utilize this facility to support various instructional programs that include swimming as well as for competition training. This will be a by-use agreement, not an enhancement and not a lease.

(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 or modifications

(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:

In early 2008, based on cohort predictions of elementary school growth and the middle school replacement direction from the SFC, the SFC approved a study to evaluate current school sites in PCSD #1 and potential new sites for future middle school or elementary school needs. This study was driven in part by a need to determine if the current middle school site was sufficient to support a new middle school and if not, what were the alternatives for a new site and the ability of the current site to support a future elementary school. That study was performed by CTA Architects who subcontracted the support of Dr. Franklin Hill. The study engaged the community with representatives from as many stakeholder groups as could be identified. Several public meetings were held. A number of new sites were evaluated against a scoring matrix devised by CTA with substantial School Board involvement. The culmination of that effort was a report by CTA dated August 22, 2008. Of all the sites evaluated, the current site of the middle school was scored the highest as a site for a future middle school. The parcel that scored the

highest as a future site for a new elementary school has recently become available to purchase. The district intends to move forward with an offer for that parcel in order to have a suitable site for a future replacement elementary school based on enrollment growth predicted for our K-6 population.

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

Project List Items:

In addition to projects already approved in our facility plan, the district intends to request MM funds for the following projects:

- Parkside ES
 - Replace roofing on gym and boiler room \$150K
 - Replace asphalt on hard play surfaces \$60K
 - Develop and implement an entrance security solution - \$ undetermined
 - Remedy for HVAC issues - \$ undetermined
- Clark ES
 - Install entrance security system \$9K
- Middle School
 - Replace eight heat pumps \$40K
 - Replace portions of roofing \$500K
 - Security upgrades \$25K
 - Remedy HVAC issues - \$ undetermined
- High School
 - Repair building wide cracks in sheetrock \$20K
 - Remedy for drainage issues next to building \$10K
- Support Services Building
 - Installation of HVAC system when high school is demolished \$200K

Other

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

Changes or modifications:

No changes or modifications

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

No changes or modifications