

**Annotated by SFC: August 2009**

**Updated: June 29, 2010**



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## **Facility Vision Plan**

**Prepared: April 2009**

### **Grade Configurations**

Current Configurations:

Elementary Schools	K-5
Junior High School	6-8
High School	9-12
Alternative JH	6-8
Alternative HS	9-12

Future Configurations:

No Future Changes – We created this alignment from the years of 2003-2006 during capital construction projects. The district used to be ES K-5, MS 6-7, JH 8-9, HS 10-12.

### **Summary of school/district operations significantly impacted by current facilities**

With the increase in elementary-aged children, we are outgrowing our elementary schools. We are currently replacing a two-section elementary school (Woodland Park) with a three-section elementary school and are waiting for funding to replace another two-section elementary school (Coffeen) with a three-section elementary school along with a three-section elementary school (Meadowlark). During the design and *charette* process of Woodland Park ES, Coffeen ES and Meadowlark ES were also participants and part of the planning process. Coffeen ES and Meadowlark ES are currently design ready. We are holding onto our two older vacated elementary schools to house the Coffeen and Meadowlark students, and thereby achieve cost efficiencies by demolishing and rebuilding both at the same time. Material quantities and construction time-line savings would be gained by completing these two schools under one contract.

Our current Junior High campus houses the alternative students (6-12) in a facility shared with Sheridan Junior HS, The Wright Place alternative Junior HS, and Ft. Mackenzie alternative HS. This facility does not have the proper spaces required to run all three of these programs effectively. Our district has been gaining elementary students. We currently have 289 kindergarten students, and 282 students are already pre-registered for kindergarten next year. With additional students enrolling in the fall, we will have over 300 kindergarten students next year. Those students will be entering Sheridan Junior HS in the next five years. Sheridan Junior HS is already outgrowing the main building, and will soon need to take over the alternative schools' space. We have an ideal location selected for the alternative schools, and have property held awaiting funding approval. We have submitted funding requests for the property for the past two years, and we need to be able to move forward on this project before we have outgrown the Junior High campus.

Sheridan had one of the first school shootings that occurred in the United States, and we have devised a very good lockdown system for our newer facilities. Sheridan High School was designed before the security threats existed. After adding the Freshman Wing to the high school in 2004, the administration area became overcrowded and inefficient. A renovation was completed; however, it did not add the square footage necessary to solve the problem. The high school has a very large unsecured main access area that cannot be managed well by the administrative area. Several

security breaches have occurred in the past couple of years that concern us greatly. We have devised a plan that would completely solve this issue, but it would require the use of capital construction funds. We need to have this project placed on the component level capital construction funded projects list. The replacement of Coffeen ES and Meadowlark ES would resolve similar issues that occur at those sites.

**Summary of the probable issues and concerns that will arise from the FCA of buildings over the next three (3) biennial funding cycles that cannot be addressed using allocated major maintenance funds**

Our district has three main concerns involving condition that need to be addressed. They are as follows:

1. We currently have two elementary schools that have many environmental concerns and overall FCA scores that are of such condition that it will require capital construction funds to remediate the issues via replacement of these facilities. The two schools are Coffeen ES and Meadowlark ES. We have already completed a full facility evaluation on Meadowlark ES using capital construction funds. The environmental concerns exist due to the failing roof and walls allowing moisture infiltration to occur. The environmental assessments, along with the initially hired CMAR investigation, assumed that the building was going to be funded and that these high areas of concern would be addressed. Currently, these items are failing further and the capital funds have not yet been approved. Coffeen ES also has high environmental concerns and studies have also been conducted there. The district currently has letters with legal council concerning many alleged health issues occurring at Coffeen ES. Coffeen ES has so many facility condition deficiencies that they cannot be remedied with major maintenance funds. Beyond general facility assessment issues with Coffeen ES, the educational suitability and security of this school is not fixable. As stated previously, the district has a cost effective and quickly expedited plan to remediate these facilities as soon as funding is available.
2. The Sheridan High School security issue needs to be addressed before a serious situation occurs. Even though this is not directly accounted for in the facility condition assessment, it needs to be taken seriously and funded with component level funds.
3. Our Story ES has many deficiencies and has been recommended for replacement. It is a rural school and has been maintaining a steady enrollment. We need to receive the capital funds to replace this building.

Our district thinks that the biggest state cost savings and best use of our major maintenance funds is to remediate and upgrade the facilities that have been built within the last 25 years. If we can keep making the appropriate improvements to them, we can hopefully make them last longer than the expected 50 years.

**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**

Our district has two main concerns involving capacity that need to be addressed. They are as follows:

1. As stated above, our elementary enrollment has been growing each year. Our district currently has the largest kindergarten pre-registration enrollment in 20 years. We already have a plan in place to save costs by using two of our older buildings to house students during the replacement of Coffeen ES and Meadowlark ES simultaneously. The designs and planning are already done. The older buildings slated for decommission need to be used and disposed of before they become a further maintenance drain on the district. The longer we wait to move forward on these two buildings, the more it will cost the state.

2. As stated previously, we need to move forward in securing the property and starting the design for our alternative JH and HS. As the elementary populations move up in grade level, we will be outgrowing the junior high main building and will need to take over the full junior high campus for junior high students.

**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.**

Please refer to the above statements where this has been addressed.

**Planned disposition of facilities/property for which you have conducted a public meeting**

In August, we will have two elementary schools being held to house students while construction of above mentioned elementary schools occurs. At the point of returning those students to their new schools, these aged buildings will be disposed of.

**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 FCAs, (ii) Make progress toward achieving allowable SF, (iii) Make progress toward achieving allowable acreage, (iv) Make progress toward minimizing renting or leasing property or facilities, (h) Other information that the district believes will assist the Commission in planning**

Please refer to the above comments.

**SUMMARY**

Issues at the Story ES will be mitigated with major maintenance funds over the next 2-3 years.

The Design and Planning teams will work with the district to determine remedies for Coffeen ES and Meadowlark ES. There will most likely be the need for remodel of one facility and construction of a replacement facility. The district will need design and construction funds for a replacement ES (Meadowlark).

The ES will have a capacity of 360 students and approximately 51K sq. ft. Planning funds are not needed for this project. The district will need design funding of \$778K in the 1<sup>st</sup> half of the biennium and \$12.5M in construction funds in the 2<sup>nd</sup> half of the biennium. The estimated total project cost is \$13.3M.

The Design and Planning teams will work with the district to determine whether health and safety issues exist at Coffeen ES and determine any necessary remedies.

**Update**

Date June 29, 2010

Name Nancy Nuttbrock (NEN), Merle Smith, Julie Carroll, Craig Doherty

- (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: *See NEN notes below.*

(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 NEN notes below.*

(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 NEN notes below*

(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 NEN notes below.*

Major Maintenance Items: *See NEN notes below.*

(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: *See NEN notes below.*

(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 District has a synthetic turf infield.*

(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: *Given the information known today, the enrollment projections appear accurate.*

(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: *See NEN notes below.*

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

Project List Items: *See NEN notes below.*

Other

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

Changes or modifications: *See NEN notes below.*

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

**Sagebrush ES** – 25 year old building, recapitalizing over the next 5 years through MM funding for the following projects: upgrading HVAC, boilers, controls, renovating each classroom, restroom ADA, addressing brick moisture on building envelope, replacing windows, flooring – 5-year recapitalization effort is projected to cost approximately \$4M.

**Sheridan HS** – Entrance safety is a concern, as any person can access each wing without checking in. Because this would involve new construction, this is not a viable MM project. SFC will consider it, along with other like-projects across the state, for component level capital funding as part of the supplemental budget request.

**Alternative program** – district would like to move the alternative school to the back half of the old Woodland park tract of land, and sell the front portion of the track. The Whitney foundation has the first right of refusal on the old Woodland Park ES building, with the front portion of the tract of land. The District will work with the City to subdivide and replat the whole tract, such that the District can keep the back portion, for some future building need, so that future lands will not need to be purchased. The District's alternative program is comprised of Right Place (6-8, 20-22 ADM), Ft. McKenzie (9-12, up to 75 ADM), and the Behavioral Center (K-12).

**Story ES** – Current ADM is 16-20 students (population recently decreased from 39 students a year or two ago); building is over 100 years old; The District is interested in conducting another public meeting, similar to the one that Ken attended last year, with the intent of talking about the long-term viability of this student population and the viability of maintaining a Story ES. The

SFC would join the District at this public meeting, to be scheduled sometime in the winter of 2010/2011.

**Coffeen ES** – environmental issues remain; District wishes to have Coffeen replaced in the near future.

The District is leasing space to the Recreation District in the old Woodland Park ES; soon the Rec District will move back into Highland, when the district will establish a new triple-net lease. SHE2's attorney, Shasha Johnson, will contact Mike O'Donnell directly, to make sure that the agreement is written to satisfy the statutory language surrounding leasing facilities and use of MM and other state funds.