



State Construction Department

Responses to Committee Requests

Prepared for
Select Committee on School Facilities

October 28, 2019



(307) 777-8670 | StateConstruction.Wyo.Gov
700 West 21st St. Cheyenne, WY 82002

TABLE OF CONTENTS

Suitability: State Construction Department responses to Committee requests regarding educational suitability issues and major maintenance funding.

- 1: Report on status of school internet access Pages 1-13
- 2: Report on Ten Sleep K-12 Pages 14-25
- 3. Impact of adjustment to Major Maintenance spending for Suitability Pages 26-33

Budget: State Construction Department responses to Committee requests regarding the proposed budget.

- 1: Status of the ground breaking ceremony for the Rock Springs project Page 34
- 2: Office of State Lands and Investments lump sum payment for Laramie County School District No.1 lease Page 35
- 3: Reversions available from SCD and UW for the UW Lab School Project Page 36
- 4: Number of active projects and associated outstanding appropriations Pages 37-38
- 5: Total SF cost for Lincoln #2 and Laramie # 1 budget requests on pg. 65 of 75 in annual report Pages 39-43
- 6: Demolition cost of modular units Pages 44-45
- 7. Historical Capital Construction Cost Per Student By district Pages 46-47
- 8. How many students are being educated in modulars statewide Pages 48-49
- 9. Report on Fremont # 25 HS Auditorium Pages 50-56



Wyoming State Construction Department

Governor Mark Gordon

•

Director Delbert McOmie, P.E.

Members of the Select Committee on School Facilities:

Per the meeting held on September 10, 2019, Representative Sommers requested a report on the availability of adequate internet connections available at school facilities.

Enclosed is a report from Enterprise Technology Services (ETS) that details the internet connection speeds available as provided to each facility by ETS. This report is categorized by school district and details the individual schools, their physical location, if their connection is provide by ETS, and if so, the capacity of the connection as planned by ETS to be achieved in 2019.

The intention of ETS is to achieve an average connectivity of one megabyte (mb) per student, which according to ETS has been achieved for the majority of schools throughout the state. The capacity of each connection is based on student count and affordability of connectivity. Connections labeled as located at administration buildings are the connection from the entire district to their unified network and are aggregate connections of all internal connections in those districts.

It is important to note the functional adequacy of these speeds is dependent on how each individual facility utilizes their connection. For example, a school with a 50mb connection to the building would not be able to fully utilize that capacity if the facility is internally equipped to only handle 10mb speeds. Factors within a facility that can limit the end-use speed of the available connection may include structural items like building materials and wiring, or technological items like servers, routers, and user devices such as computers and smart phones.

Some school districts elect to not have ETS provide a connection to certain schools for reasons particular to each district. Reasons include, but are not limited to, the district having their own network or that they prefer to manage their own connections. As such, connection data for those buildings is not readily available.

Albany #1

School	A-end Address	ETS Provided	2019 Planned Capacity
Laramie High School	1710 Boulder Dr., Laramie WY	Yes	10G
Albany #1 Administration	1948 E Grand, Laramie WY	Yes	1G
Snowy Range Academy	4037 E Grand Ave, Laramie WY	Yes	1G
Beitel Elementary	811 S 17, Laramie WY	Yes	1G
Centennial Elementary	2771 Hwy 130, Centennial WY	Yes	1G
Harmony Elementary	20 Lewis Rd, Laramie WY	Yes	1G
Rock River Elem/Mid/HS	262 N Morris, Rock River WY	Yes	50M
Slade Elementary	1212 Baker, Laramie WY	Yes	1G
Valley View Elementary	16 Mandel Lane, Laramie WY	Yes	50M
Velma Linford Elementary	120 S Johnson, Laramie WY	Yes	1G
Spring Creek Elementary	1203 Russell, Laramie WY	Yes	1G
Indian Paintbrush Elementary	1653 N 28, Laramie WY	Yes	1G
UW Laboratory School	10 U W Bldg. Laramie WY	Yes	1G
Laramie Montessori	608 E 4 h, Laramie WY	Yes	1G
Notch Peak Elementary	2612 Palmer, Wheeland WY	Yes	50M
Cozy Hollow	666 Tunnel Road Garrett WY	Yes	50M
Laramie Junior High School	1355 N 22, Laramie WY	Yes	1G
Whiting High School	801 S 24, Laramie WY	Yes	1G
Maintenance & Ops	804 Skyline Dr, Laramie WY	Yes	1G
Special Services	509 S 9 h, Laramie WY	Yes	1G

Big Horn #1

School	A-end Address	ETS Provided	2019 Planned Capacity
Rocky Mountain High School	404 S. 3rd St., Cowley WY	Yes	1G
Burlington High School	109 North St, Burlington WY	Yes	200M
Burlington Elementary	109 School Ave, Burlington WY	No	
Rocky Mountain Elementary	101 South Division, Cowley WY	No	
Burlington Middle School	109 School Ave, Burlington WY	No	
Rocky Mountain Middle School	404 South 3rd East, Cowley WY	No	

Big Horn #2

School	A-end Address	ETS Provided	2019 Planned Capacity
Lovell Middle School	325 W 9th St, Lovell WY	Yes	1G
Lovell Elementary	520 Shoshone, Lovell WY	No	
Lovell High School	502 Hampshire Ave, Lovell WY	No	

Big Horn #3

School	A-end Address	ETS Provided	2019 Planned Capacity
Greybull High School	600 N 6th St, Greybull WY	Yes	1G
Greybull Elem/Mid School	724 N 6th Street, Greybull WY	No	

Big Horn #4

School	A-end Address	ETS Provided	2019 Planned Capacity
Laura Irwin Elementary	1211 W B Street, Basin WY	Yes	1G
Riverside HS	919 West B Street, Basin WY	Yes	1G

Campbell #1

School	A-end Address	ETS Provided	2019 Planned Capacity
Lakeway Learning Center	525 W Lakeway Rd, Gillette WY	Yes	10G
4-J Elementary School	2830 HWY 50, Gillette WY	Yes	1G
Aquatic Center	800 E Warlow Dr, Gillette WY	Yes	1G
Conestoga Elem	4901 Sleepy Hollow, Gillette WY	Yes	1G
Cottonwood Elementary	330 Wright Blvd, Wright WY	Yes	1G
Lakeview Elem	1017 Gabriel Dr, Gillette WY	Yes	1G
Little Powder Elem	15902 State Hwy 59N, Weston WY	Yes	50M
Prairie Wind Elementary	200 Overdale, Gillette WY	Yes	1G
Rawhide Elementary	200 Prospector Pkwy, Gillette WY	Yes	1G
Recluse School	13 Greenough Rd, Gillette WY	Yes	50M
Rozet Elementary	14054 State Hwy 51, Rozet WY	Yes	1G
Stocktrail Elementary	800 Stocktrail Ave, Gillette, WY	Yes	1G
Westwood High School	7 Opportunity Spur, Gillette WY	Yes	1G
Wright Jr. & Sr. High School	220 Wright Blvd, Wright WY	Yes	1G
Ready 4 Learning	800 S Butler Spae h Rd, Gillette WY	Yes	1G
Hillcrest Elementary	1500 South Butler Spaeth Rd, Gillette WY	No	
Buffalo Ridge Elementary	4501 Tanner Drive, Gillette WY	No	
Campbell County High School	1000 Camel Drive, Gillette WY	No	
Meadowlark Elementary	816 E 7 h Street, Gillette WY	No	
Paintbrush Elementary	1001 West Lakeway Road, Gillette WY	No	
Pronghorn Elementary	3005 Oakcrest Drive, Gillette WY	No	
Sage Valley Junior High School	1000 West Lakeway Rd, Gillette WY	No	
Sunflower Elementary	2500 South Dogwood Ave, Gillette WY	No	
Twin Spruce Junior High School	100 East 7 h Street, Gillette WY	No	
Thunder Basin High School	4001 Saunders Blvd, Gillette WY	No	
Wagonwheel Elementary	800 Hemlock, Gillette WY	No	

Carbon #1

School	A-end Address	ETS Provided	2019 Planned Capacity
Rawlins Cooperative HS	615 Rodeo, Rawlins WY	Yes	1G
Little Snake River Valley School	333 North Street, Baggs WY	Yes	100M
Rawlins Elementary	1301 Damley Road, Rawlins WY	No	
Rawlins Middle School	1001 East Brooks Street, Rawlins WY	No	
Rawlins High School	1401 Colorado, Rawlins WY	No	

Carbon #2

School	A-end Address	ETS Provided	2019 Planned Capacity
Saratoga Middle/High School	801 W Elm Ave, Saratoga WY	Yes	1G
Carbon #2 Admin	315 N 1st Street, Saratoga WY	Yes	100M
Elk Mountain Elementary	202 Veterans St, Elk Mountain WY	Yes	100M
Hanna Elementary	300 3rd Street, Hanna WY	Yes	100M
Medicine Bow Elementary	204 Sage, Medicine Bow WY	Yes	20M
HEM Junior/Senior High School	US Hwy 72, Hanna WY	Yes	100M
Encampment K-12 School	514 Rankin St., Encampment WY	Yes	100M
Saratoga Elementary	311 West Spring Street, Saratoga WY	No	

Converse #1

School	A-end Address	ETS Provided	2019 Planned Capacity
Administration	615 Hamilton, Douglas WY	Yes	1G
Dry Creek Elementary	3545 US Hwy 59, Douglas WY	Yes	50M
Moss Agate Elementary	28 Windy Ridge, Douglas WY	Yes	50M
Shawnee Elementary	1216 US Hwy 18-20, Douglas WY	Yes	50M
Walker Creek Elementary	11 Manning Rd, Douglas WY	Yes	50M
White Elementary	1641 Esterbrook, Douglas WY	Yes	50M
Douglas Primary School	1705 Hamilton Street, Douglas WY	No	
Douglas Upper Elementary School	200 Pearson, Douglas WY	No	
Douglas Intermediate School	901 West Yellowstone, Douglas WY	No	
Douglas Middle School	801 Richards, Douglas WY	No	
Douglas High School	1701 Hamilton Street, Douglas WY	No	

Converse #2

School	A-end Address	ETS Provided	2019 Planned Capacity
Glenrock Intermediate School	645 S 3rd, Glenrock WY	Yes	1G
Boxelder Elementary	1866 Boxelder Rd., Glenrock WY	Yes	50M
Grant Elementary	125 Mustang Trail, Glenrock WY	No	
Glenrock Middle / High School	225 Oregon Trail, Glenrock WY	No	

Crook #1

School	A-end Address	ETS Provided	2019 Planned Capacity
Crook #1 Administration	122 State Hwy 585 Sundance, WY	Yes	1G
Moorcroft K-8	13 Country Lane, Moorcroft WY	Yes	1G
Hulett School	429 Sager St, Hulett WY	Yes	200M
Sundance Elementary	1123 Fairgrounds Loop Rd, Sundance WY	No	
Sundance Secondary	1016 E Cleveland, Sundance WY	No	
Moorcroft High School	47 Country Lane, Moorcroft WY	No	

Fremont #1

School	A-end Address	ETS Provided	2019 Planned Capacity
Lander Valley HS	350 Baldwin Creek Rd, Lander WY	Yes	1G
Fremont #1 Admin	863 Sweetwater, Lander WY	Yes	1G
Jeffrey City Elementary	375 Bob Adams, Jeffrey City, WY	Yes	50M
Gannett Peak	615 Popo Agie, Lander WY	Yes	1G
Lander Middle School	755 Jefferson, Lander WY	Yes	1G
Baldwin Creek	350 Smith Street, Lander WY	No	

Fremont #2

School	A-end Address	ETS Planned	2019 Planned Capacity
Dubois Elem/Mid/HS School	700 N 1st Street, Dubois WY	Yes	1G

Fremont #6

School	A-end Address	ETS Provided	2019 Planned Capacity
Wind River Elem/Mid/ High School/Learning Center	223 North Cherry, Pavillion WY	Yes	100M
Crowheart Elementary	8434 US Hwy 26, Crowheart WY	Yes	1G

Fremont #14

School	A-end Address	ETS Planned	2019 Planned Capacity
Wyoming Indian Elem/Mid/High School	535 Ethete Rd, Ethete WY	Yes	1G

Fremont #21

School	A-end Address	ETS Provided	2019 Planned Capacity
Ft. Washakie Elem/Mid/High School	90 Ethete Road, Ft Washakie WY	Yes	1G

Fremont #24

School	A-end Address	ETS Provided	2019 Planned Capacity
Fremont #24 Admin, Shoshoni Elem/Jr High/High School	404 Wrangler Way, Shoshoni WY	Yes	1G

Fremont #25 : *circuit is located at admin building; this is a Unified Network Core location.

School	A-end Address	ETS Provided	2019 Planned Capacity
Ashgrove Elementary	510 North First Street, Riverton WY	No	
Rendezvous Elementary	413 North 4th West, Riverton WY	No	
Jackson Elementary	720 West Jackson Ave, Riverton WY	No	
Aspen Early Learning Center	1620 East Sunset Ave, Riverton WY	No	
Willow Creek Elementary	1200 West Monroe Ave, Riverton WY	No	
Riverton Middle School	849 Major Avenue, Riverton WY	No	
Riverton High School	2001 West Sunset, Riverton WY	No	
Frontier Academy	124 North 5th Street, Riverton WY	No	

Fremont #38

School	A-end Address	ETS Provided	2019 Planned Capacity
Arapahoe Elem/Charter High School	445 Lit le Wind River Bottom Road, Arapahoe WY	Yes	1G
Fremont #38 Admin	189 Left Hand Ditch Rd, Riverton WY	Yes	1G

Goshen #1

School	A-end Address	ETS Provided	2019 Planned Capacity
Goshen #1 Admin	626 W 25th Street, Torrington WY	Yes	1G
Southeast Elem/JR/High School	1 Lacy Street, Yoder WY	Yes	1G
La Grange Elementary	100 D St, LaGrange WY	Yes	1G
Lingle-Ft. Laramie Elem/Mid/High School	404 3rd Street, Lingle WY	Yes	1G
Trail Elementary	1601 East M Street, Torrington WY	Yes	1G
Lincoln Elementary	1402 E P Street, Torrington WY	No	
Torrington Middle School	2742 West E Street, Torrington WY	No	
Torrington High School	2400 West C Street, Torrington WY	No	

Hot Springs #1

School	A-end Address	ETS Provided	2019 Planned Capacity
Hot Springs County High School	231 Park Street, Thermopolis WY	Yes	1G
Thermopolis Middle School	1450 Valleyview Drive, Thermopolis WY	Yes	1 G
Ralph Witters Elementary	215 Springview, Thermopolis WY	No	

Johnson #1

School	A-end Address	ETS Provided	2019 Planned Capacity
Meadowlark Elementary	550 S Burritt Ave, Buffalo WY	Yes	1G
Kaycee School	235 Holt Street, Kaycee WY	Yes	100M
Buffalo Learning Center	300 S. Spruce, Buffalo WY	Yes	100M
Cloud Peak Elementary	100 Gonrad, Buffalo WY	No	
Clear Creek Middle School	361 West Gatchell, Buffalo WY	No	
Buffalo High School	29891 Old Hwy 87, Buffalo WY	No	

Laramie #1

School	A-end Address	ETS Provided	2019 Planned Capacity
Laramie #1 Admin	2810 House Ave, Cheyenne WY	Yes	10G
Educational Annex (ADT - Alternative)	1780 Bent Ave, Cheyenne WY	Yes	1G
Transportation	316 Lexington Ave, Cheyenne WY	Yes	1G
Afflerbach Elem	400 W Wallick Rd, Cheyenne WY	Yes	1G
Alta Vista Elem	1514 E 16th St, Cheyenne WY	Yes	1G
Anderson Elem	2204 Plain View Rd, Cheyenne WY	Yes	1G
Arp Elem	1216 Reiner Ct, Cheyenne WY	Yes	1G
Baggs Elem	3705 Cheyenne St, Cheyenne WY	Yes	1G
Bain Elem	903 Adams Ave, Cheyenne WY	Yes	1G
Buffalo Ridge Elem	5331 Pineridge Ave, Cheyenne WY	Yes	1G
New Carey JHS	3330 T-Bird Drive, Cheyenne WY	Yes	1G
Carey JHS	1780 E Pershing Blvd, Cheyenne WY	Yes	1G
Central HS	5500 Education Dr, Cheyenne WY	Yes	1G
Cole Elem	615 W 9th St, Cheyenne WY	Yes	1G
Clawson Elem	376 County Rd 228A, Horse Creek WY	Yes	50M
Davis Elem	6309 Yellowstone Rd, Cheyenne WY	Yes	1G
Deming Elem	715 W 5th Ave, Cheyenne WY	Yes	1G
Dildine Elem	4312 Van Buren Ave, Cheyenne WY	Yes	1G
East HS	2800 E Pershing Blvd, Cheyenne WY	Yes	1G
Fairview Elem	2801 E 10th St, Cheyenne WY	Yes	1G
Freedom Elem	4500 Happy Jack Rd, Cheyenne WY	Yes	1G
Gilchrist Elem	1108 Happy Jack Rd, Cheyenne WY	Yes	1G
Goins Elem	224 Dey Ave, Cheyenne WY	Yes	1G
Hebard Elem	413 Seymour Ave, Cheyenne WY	Yes	1G
Henderson Elem	2820 Henderson Dr, Cheyenne WY	Yes	1G
Hobbs Elem	5710 Syracuse Rd, Cheyenne WY	Yes	1G
Jessup Elem	6113 Evers Blvd, Cheyenne WY	Yes	1G
Johnson JHS	1236 W Allison Rd, Cheyenne WY	Yes	1G
Lebhart Elem	807 Coolidge St, Cheyenne WY	Yes	1G
Meadowlark Elem	6325 Chief Washakie Ave, Cheyenne WY	Yes	1G
McCormick JHS	6000 Education Dr, Cheyenne WY	Yes	1G
Miller Elem	3501 Evans Ave, Cheyenne WY	Yes	1G
Pioneer Park Elem	1407 Cosgriff Ct, Cheyenne WY	Yes	1G
Prairie Wind Elementary	11400 Yellowstone Rd, Cheyenne WY	Yes	1G
Rossman Elem	916 W College Dr, Cheyenne WY	Yes	1G
Saddle Ridge Elem	6815 Wilderness Trl, Cheyenne WY	Yes	1G
South High	1213 W Allison Rd, Cheyenne WY	Yes	1G
Sunrise Elem	5021 E 13th St, Cheyenne WY	Yes	1G
Triumph HS	1250 W College Dr, Cheyenne WY	Yes	1G
Willadsen Elem	645 Road 102, Granite Canyon WY	Yes	1G

Laramie #2

School	A-end Address	ETS Provided	2019 Planned Capacity
Pine Bluffs Jr & Sr High School	512 Maple St, Pine Bluffs WY	Yes	1G
Albin Elementary	454 5th Avenue, Albin WY	Yes	500M
Carpenter Elementary	4816 Monroe Avenue, Carpenter WY	Yes	500M
Burns Jr & Sr High School	305 East Country Road, Burns WY	Yes	500M
Pine Bluffs Elementary	603 Elm Street, Pine Bluffs WY	No	
Burns Elementary	630 E 4 h Burns, WY	No	

Lincoln #1

School	A-end Address	ETS Provided	2019 Planned Capacity
Kemmerer Junior Senior High School	1525 Third West Ave, Kemmerer WY	Yes	1G
Kemmerer Elementary	1401 Lincoln Heights Dr, Kemmerer WY	Yes	1G
Canyon Elementary School	1310 antelope St, Kemmerer WY	No	
New Frontier High School	1004 Elk Street , Kemmerer WY	No	

Lincoln #2

School	A-end Address	ETS Provided	2019 Planned Capacity
Star Valley High School	444 W Swift Creek Lane, Afton WY	Yes	1G
Lincoln #2 Admin	360 Jefferson, Afton WY	Yes	500M
Afton Elementary	333 East 1 Avenue, Afton WY	Yes	500M
Cokeville Elementary	200 Pine, Cokeville WY	Yes	500M
Thayne Elementary	304 Myers St, Thayne WY	Yes	500M
Etna Elementary	107590 US HWY, Etna WY	Yes	500M
Osmond Elementary	3120 State Highway 241, Afton WY	Yes	500M
Cokeville High School	300 Pine, Cokeville WY	Yes	500M
Swift Creek High School	222 East 4 h, Afton WY	Yes	500M
Star Valley Middle School	999 Warrior Way, Afton WY	No	

Natrona #1

School	A-end Address	ETS Provided	2019 Planned Capacity
Natrona #1 Admin	970 N Glenn Rd, Casper WY	Yes	10G
Warehouse	231 W 6TH ST, Casper WY	Yes	1G
Alcova Elem	22000 Reclamation Dr, Casper WY	Yes	50M
Bar Nunn Elementary	2050 Siebke Dr., Bar Nunn WY	Yes	1G
Centennial JHS	1421 S Waterford, Casper WY	Yes	1G
Casper Classical Academy	900 S Beverly, Casper WY	Yes	1G
Cottonwood Elem	1230 W 15th st Casper WY	Yes	1G
Crest Hill Elem	4445 S Poplar, Casper WY	Yes	1G
CY Middle School	2900 Cyclone Dr, Casper WY	Yes	1G
Dean Morgan JHS	1440 S Elm, Casper WY	Yes	1G
Evansville Elementary	452 N Texas St, Evansville WY	Yes	1G
Frontier Middle School	900 S Beverly St, Casper WY	Yes	1G
Ft Caspar Academy	4100 W. 38th St, Casper WY	Yes	1G
Journey Elem	2401 Hickory St., Casper WY	Yes	1G
Kelly Walsh HS	3500 E 12th St, Casper WY	Yes	1G
Lincoln Elem	945 Jane St, Casper WY	Yes	1G
Lincoln Elem	945 Jane St, Casper WY	Yes	1G
Manor Heights Elem	3201 E 15th, Casper WY	Yes	1G
Midwest School	256 Lewis, Midwest WY	Yes	1G
Natrona Co HS	930 S Elm St, Casper WY	Yes	1G
Oregon Trail Elem	6332 Buckboard, Casper WY	Yes	1G
Paradise Valley Elem	22 Magnolia, Casper WY	Yes	1G
Park Elem	140 W 9th St, Casper WY	Yes	1G
Planetarium	904 N Poplar, Casper WY	Yes	1G
Pineview Elem	639 Payne Ave, Casper WY	Yes	1G
Poison Spider Elem	14200 Poison Spider Rd, Casper WY	Yes	200M
Red Creek Elem	5818 Bates Creek WY	Yes	50M
Roosevelt HS	3000 Independence Court, Casper WY	Yes	1G
Sagewood Elem	2451 Shattuck Ave, Casper WY	Yes	1G
Star Lane Center (Ineligible)	1400 S Fairdale Ave, Casper	Yes	1G
Southridge Elementary	1600 W 29th St, Casper WY	Yes	1G
Summit Elem	2210 Waterford St, Casper WY	Yes	1G
Univ Park Elem	600 N Huber Dr, Casper WY	Yes	1G
Verda James Elem	701 Carriage Ln, Casper WY	Yes	1G
Westwood Elem Annex	2300 Bellaire Dr, Casper WY	Yes	1G
Willard Elementary	129 N Elk, Casper WY	Yes	1G
Woods Learning Center	500 S Walsh Dr, Casper WY	Yes	1G

Niobrara #1

School	A-end Address	ETS Provided	2019 Planned Capacity
Lusk Elem/Middle School	425 S Maple, Lusk	Yes	1G
Lance Creek Elementary	325 20 Mile Road, Lance Creek WY	Yes	50M
Niobrara County High School	702 W 5th Street, Lusk WY	No	

Park #1

School	A-end Address	ETS Provided	2019 Planned Capacity
Physical Plant - District	245 N Everts, Powell WY	Yes	1G
Clark Elementary	363 Road 1AB, Powell WY	Yes	10M
Parkside Elementary	125 S Douglas St, Powell WY	No	
Southside Elementary	278 E Monroe Street Powell WY	No	
Westside Elementary	555 Grand Street, Powell WY	No	
Powell Middle School	369 E 3rd Street, Powell WY	No	
Powell High School	1151 E 7th Street, Powell WY	No	
Shoshone Learning Center	140N Ferris Street, Powell WY	No	

Park #6

School	A-end Address	ETS Provided	2019 Planned Capacity
Cody High School	1225 Tenth Street, Cody WY	Yes	1G
Valley Elementary	S Fork Highway, Cody WY	Yes	50M
Wapiti Elementary	3167 N Fork Highway, Cody WY	Yes	50M
Eastside Elementary	801 17th Street, Cody WY	No	
Sunset Elementary	3101 East Sheridan Ave, Cody WY	No	
Glenn Livingston Elementary	2001 12th Street, Cody WY	No	
Cody Middle School	2901 Cougar Ave, Cody WY	No	
Heart Mountain Academy	919 Cody Avenue, Cody WY	No	

Park #16

School	A-end Address	ETS Provided	2019 Planned Capacity
Meeteetse School	2107 Idaho, Meeteetse WY	Yes	1G

Platte #1

School	A-end Address	ETS Provided	2019 Planned Capacity
Wheatland High School	1207 13th, Wheatland WY	Yes	10G
Chugwater Elem/JR/High School	406 5th Street, Wheatland WY	Yes	1G
Glendo Elem/JR/High School	305 Paige Street, Wheatland WY	Yes	1G
West Elementary	201 20th Street, Wheatland WY	Yes	1G
Wheatland Middle School	2600 W Mariposa Pkwy, Wheatland WY	Yes	1G
Peak High School	1207 13th Street, Wheatland WY	No	
Libbey Elementary	1350 Oak Street, Wheatland WY	No	

Platte #2

School	A-end Address	ETS Provided	2019 Planned Capacity
Guernsey-Sunrise High School	172 W Burlington, Guernsey WY	Yes	1G
Guernsey-Sunrise Elem/Jr High School	555 S. Wyoming Ave, Guernsey WY		

Sheridan #1

School	A-end Address	ETS Provided	2019 Planned Capacity
Sheridan #1 Admin	1127 Dayton, Ranchester WY	Yes	1G
Slack Elementary	562 County Rd, Ranchester WY	Yes	50M
Tongue River Elementary	1351 Dayton St, Ranchester WY	Yes	1G
Big Horn High School	333 US Hwy 335, Big Horn WY	Yes	1G
Tongue River High School	1150 US Hwy 14, Dayton WY	Yes	1G
Big Horn Elementary	333 US Hwy 335, Big Horn WY	No	
The Bridge School	1150 Main Street, Dayton WY	No	
Big Horn Middle School	333 US Highway 335, Big Horn WY	No	
Tongue River Middle School	1251 Dayton St., Ranchester WY	No	

Sheridan #2: *District is Unified Network Core site

School	A-end Address	ETS Provided	2019 Planned Capacity
Bus Barn	1514 E. Brundhge Ln., Sheridan WY	Yes	10M
Maintenance	744 Carrington, Sheridan WY	Yes	10M
Story Elementary	103 Fish Hatchery	Yes	1G
Coffeen Elementary	1053 South Sheridan Ave, Sheridan WY	No	
Highland Park Elementary	2 Mydland Road, Sheridan WY	No	
Woodland Park Elementary	1010 East Woodland Park Road, Sheridan WY	No	
Meadowlark Elementary	1410 DeSmet Ave, Sheridan WY	No	
Sagebrush Elementary	1658 Hillpond Drive, Sheridan WY	No	
Sheridan Junior High School/ Wright Place	500 Lewis Street, Sheridan WY	No	
John C Shiffer Collaborative School	3059 Coffeen Ave, Sheridan WY	No	

Sheridan #3

School	A-end Address	ETS Provided	2019 Planned Capacity
Clearmont K-12	1600 Meade Ave, Clearmont WY	Yes	1G
Arvada Elementary	211 Main Street, Clearmont WY	No	

Sublette #1

School	A-end Address	ETS Provided	2019 Planned Capacity
Pinedale Elementary	3040 Bloomfield Ave, Pinedale WY	Yes	1G
Bondurant Elementary	1-4224 US Hwy 191, Pinedale WY	Yes	1G
Pinedale Middle School	227 E Hennick, Pinedale WY	No	
Pinedale High School	101 East Hennick, Pinedale WY	No	
Skyline Academy	665 North Tyler, Pinedale WY	No	

Sublette #9

School	A-end Address	ETS Provided	2019 Planned Capacity
Big Piney Middle School	115 S Nichols, Big Piney WY	Yes	1G
La Barge Elementary	106 "O" Avenue, Big Piney WY	Yes	100G
Big Piney Elementary	630 Budd Avenue, Big Piney WY	No	
Big Piney High School	916 Piney Drive, Big Piney WY	No	

Sweetwater #1: *District is Unified Network Core site

School	A-end Address	ETS Provided	2019 Planned Capacity
Desert Elementary	235 Bugis Street, Wamsutter WY	Yes	1G
Farson-Eden Elem/Mid/HS School	30 Highway 28, Farson WY	Yes	1G
Eastside Elementary	305 G Street, Rock Springs WY	Yes	1G
Desert View Elementary	1900 Desert Boulevard, Rock Springs WY	No	
Overland Elementary	3400 Foothill Boulevard WY	No	
Walnut Elementary	1115 Walnut, Rock Springs WY	No	
Northpark Elementary	1 Northpark Drive, Rock Springs WY	No	
Westridge Elementary	3501 Dewar Drive, Rock Springs WY	No	
Pilot Butte Elementary	1003 Summit Dr, Rock Springs WY	No	
Sage Elementary	903 Summit Drive, Rock Springs WY	No	
Stagecoach Elementary	3000 Stagecoach Boulevard, Rock Springs WY	No	
Rock Springs Junior High	3500 Foothill Blvd, Rock Springs WY	No	
Desert Middle School	235 Bugis Street, Wamsutter WY	No	
Rock Springs High School	1375 James Drive, Rock Springs WY	No	
Black Butte High School	2410 College Drive, Rock Springs WY	No	

Sweetwater #2

School	A-end Address	ETS Provided	2019 Planned Capacity
Sweetwater #2 Administration	320 Monroe Ave, Green River WY	Yes	1G
Granger Elementary	200 1st Street, Granger WY	Yes	50M
McKinnon Elementary	US Highway 14, McKinnon WY	Yes	50M
Thoman Ranch Elementary	38622 State Highway 372, Kemmerer WY	Yes	50M
Harrison Elementary	1825 Alabama Drive, Green River WY	No	
Washington Elementary	750 West 5 h Nor h, Green River WY	No	
Truman Elementary	1055 West Teton Boulevard, Green River WY	No	
Lincoln Middle School	350 Monroe Avenue, Green River WY	No	
Green River High School	1615 Hitching Post Drive, Green River WY	No	*HUB
Expedition Academy	410 Upland Way, Green River WY	No	

Teton #1

School	A-end Address	ETS Provided	2019 Planned Capacity
Jackson Hole High School	1910 High School Rd, Jackson WY	Yes	10G
Alta Elementary	15 School Road, Route 1, Alta WY	Yes	1G
Kelly Elementary	4th and Main Street, Kelly WY	Yes	1G
Moran Elementary	Main Street, Jackson WY	Yes	1G
Wilson Elementary	5200 HHR Ranch Road, Jackson WY	Yes	1G
Jackson Elementary	155 North Jean Street, Jackson WY	Yes	1G
Munger Elementary	7605 South Highway 89, Jackson WY	Yes	1G
Colter Elementary	1855 High School Road, Jackson WY	No	
Jackson Hole Middle School	1230 South Park Loop Road, Jackson WY	No	
Summit Innovations School	100 Middle School Road, Jackson WY	No	

Uinta #1

School	A-end Address	ETS Provided	2019 Planned Capacity
Horizon Alternative School	164 Yellowcreek Rd, Evanston WY	Yes	10G
Clark Elementary	1248 Morse Lee Street, Evanston WY	No	
Uinta Meadows Elementary	90 Cheyenne Drive, Evanston WY	No	
North Evanston Elementary	500 Cedar Street, Evanston WY	No	
Aspen Elementary	225 Broken Circle Drive, Evanston WY	No	
Davis Middle School	837 No Name Street, Evanston WY	No	
Evanston Middle School	341 Summit Street, Evanston WY	No	
Evanston High School	701 West Cheyenne Drive, Evanston WY	No	

Uinta #4

School	A-end Address	ETS Provided	2019 Planned Capacity
Mountain View High School	330 7th Street, Mountain View WY	Yes	1G
Mountain View Admin	129 West Second Street, Mountain View WY	Yes	1G
Mountain View K-8	3100 County Road 241, Mountain View WY	Yes	1G
Uinta #4 Transportation	706 4th ST, Mountain View WY	Yes	10M

Uinta #6

School	A-end Address	ETS Provided	2019 Planned Capacity
Lyman Intermediate School	116 N Main, Lyman WY	Yes	1G
Urie Elementary	1707 Powers Avenue, Lyman WY	Yes	1G
Lyman High School	1305 East Clark Street, Lyman WY	Yes	1G

Washakie #1

School	A-end Address	ETS Provided	2019 Planned Capacity
Worland High School	801 South 17th Street, Worland WY	Yes	1G
East Side Elementary	203 N15th Street, Worland WY	Yes	500M
South Side Elementary	1229 Howell Avenue, Worland WY	Yes	500M
West Side Elementary	810 South 6th Street, Worland WY	Yes	500M
Worland Middle School	2150 Howell Avenue, Worland WY	No	

Washakie #2

School	A-end Address	ETS Provided	2019 Planned Capacity
Ten Sleep K-12	242 Cedar St, Ten Sleep WY	Yes	1G

Weston #1

School	A-end Address	ETS Provided	2019 Planned Capacity
Newcastle Middle School	15 Stampede, Newcastle WY	Yes	1G
Newcastle Elementary K-2 / 3-5	5040 US Hwy 16, Newcastle WY	Yes	1G
Newcastle High School	111 Casper Ave, Newcastle WY	No	

Weston #7

School	A-end Address	ETS Provided	2019 Planned Capacity
Upton High School	610 Poplar, Upton WY	Yes	1G
Upton Elem/Mid	802 Juniper, Upton WY	No	



Wyoming State Construction Department

Governor Mark Gordon

•

Director Delbert McOmie, P.E.

Members of the Select Committee on School Facilities:

Per the meeting held on September 10, 2019, Senator Landen requested that the SCD report on the educational suitability issues that exist at the Ten Sleep K-12 School.

Enclosed is a presentation given to the School Facilities Commission in September 2019, giving the brief history of a previous Ten Sleep planning study and the building's placement on the last two facility condition indexes. The district has provided a letter describing the challenges associated with use of the building and properties. Lastly, a facility condition review summary from Facility Engineering Associates explains the change in building scores from 2012 to 2016.

Commission Information September 2019

Title: Washakie County School District # 2 (Ten Sleep): Update on Ten Sleep K-12 School

Background:

- In 2013, Ten Sleep K-12 School was 8th on the Facility Condition Index (FCI) list.


<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="background-color: #800000; color: white; padding: 5px 10px; font-weight: bold; font-size: 1.2em;">SFD</div> <div style="text-align: center;"> School Facilities Department 2013 Educational Building Needs Index </div> </div>									
NI	District	Description	Configuration	FCI	Date Bu	Gross Sq. Ft	Bldg	Funding Status	
1	SHE02	THE WRIGHT PLACE / FORT MACKENZIE ALT SCHOOL*	EDUC 6 - 12	0.5987	1/1/1953	39,714	1702-004-0100	Planning	
2	BIG04	BIG04 RIVERSIDE HS (9-12) MAIN BLDG	EDUC 9 - 12	0.4679	1/1/1949	52,071	0204-005-0100	Construction	
3	NIO01	NIO01 LANCE CREEK ES (K-8) GYM	EDUCATIONAL	0.4519	1/1/1968	9,643	1401-002-0101	Leased facility	
4	FRE01	FRE01 JEFFERY CITY ELEMENTARY	EDUC K - 6	0.4242	1/1/1958	14,757	0701-007-0100	Planning	
5	NAT01	NAT01 RED CREEK ES MAIN BLDG	EDUC K - 6	0.4237	1/1/1979	1,449	1301-021-0100	Construction	
6	ALB01	ALB01 SLADE ES	EDUC K - 6	0.4161	1/1/1955	42,124	0101-009-0100	Design	
7	SWE02	SWE02 THOMAN RANCH ES/MS (K-8)	EDUC K - 8	0.4076	1/1/1982	979	1902-005-0100	Construction	
8	WAS02	WAS02 TEN SLEEP ES/MS/HS (K-12)	EDUC K - 12	0.3851	1/1/1935	51,767	2202-001-0100	Planning	
9	LAR01	LAR01 DEMING ES MAIN BLDG	EDUC K - 3	0.3817	1/1/1945	18,099	1101-012-0100	Planning	
10	CAM01	CAM01 TWIN SPRUCE JR HS (7-9) PARISH HALL	EDUC 7 - 9	0.3716	1/1/1965	10,623	0301-019-0101		

- Because of its position on the FCI list, the School Facilities Commission (SFC) approved a planning study. After completion of the study, in April 2016, the SFC approved the replacement of the school on the existing site as the most cost effective remedy (MCER).
- The proposed remedy requires the purchase of adjacent sites to provide appropriate parking for the school and an athletic field. The purchase of the proposed properties is complete, bringing the size of the site up to 17.8 acres. The average size for a K-12 school within the state is 19.5 acres.



- The Legislature has not yet set a timeline to appropriate funds to replace the school, demolish the structures on the adjacent purchased sites, and construct the track and field.

- At the April 21, 2016 SFC Meeting, the Commission addressed the district's dilemma. The Commission passed a motion to approve a new school when the school qualifies for a budget request.
- An updated condition assessment was completed in the fall of 2016. The updated score is 0.1755 (dropping Ten Sleep to 162nd on the list).

 School Facilities Division 2018 Educational Facilities Condition Index					
District	Building Name	2016 FCI	2012 FCI*	Year Built	Bldg. Sq. Ft.
WASHAKIE 2	TEN SLEEP ES/MS/HS	0.1755	0.3851	1935	50,879

- The changes are due to major maintenance (MM) expenditures that decreased deferred maintenance and an improved condition assessment methodology that was applied statewide in 2016 (see attached condition assessment report).
- The Select Committee on School Facilities and Commissioner Mike Gilmore have requested a status update.

MM Expenditures from July 1, 2012 to June 30, 2016

Major Maint. Category	Amount Expended
COMMUNICATION / SECURITY	\$157,378
CENTRAL PLANT - HEATING	\$92,721
ELECTRICAL SERVICE & DISTRIBUTION	\$36,571
SPECIAL SECURITY SYSTEMS	\$25,204
MISC INTERIOR SPECIALTIES	\$22,875
UNCLASSIFIED WORK CODE	\$13,048
LANDSCAPING / IRRIGATION	\$11,881
WALLS	\$10,471
PARTITIONS	\$6,400
DOMESTIC WATER DISTRIBUTION	\$6,137
OTHER SPECIAL FACILITIES	\$4,350
PRE-ENGINEERED STRUCTURES	\$4,150
OTHER HVAC SYSTEMS & EQUIPMENT	\$3,794
OTHER SITE SYSTEMS	\$3,400
CENTRAL PLANT - COOLING	\$2,734
EXTERIOR DOORS	\$2,703
PLUMBING FIXTURES	\$2,546
EXTERIOR WALLS	\$1,570
BUILDING AND ENTRANCES	\$1,500
GEO THERMAL HEATING / COOLING SUPPLY	\$1,490
AIR SUPPORTED STRUCTURES	\$360
WAS02 TEN SLEEP ES/MS/HS TOTAL	\$411,283

Status:

The proposed remedy is on hold, awaiting Legislative action appropriating funds for the project. Neither the school's present FCI score (0.1755) or past FCI score (0.3851) qualify for a new school per the Commission's Rules regarding the prioritization of remedies. According to the Commission's Rules, chapter 8, section 3, schools with an FCI score below .55 shall be remedied primarily utilizing routine and major maintenance funding.

Reference:

W.S. 21-15-117 (b) The commission shall for each building and facility remedy scheduled under subsection (a) of this section, ensure the adoption of the most cost effective method of remediation of building and facility needs to deliver quality educational services and ensure compliance with the statewide adequacy standards. The commission shall only request capital outlay for a building with capacity needs identified under paragraph (a)(iii) of this section after consideration of all other remedies for that building. For any scheduled remedy for which major building and facility repair and replacement payments under W.S. 21-15-109 are not sufficient to remedy the scheduled need, as determined by the commission, the commission shall determine if the remedy requires capital outlay.

Anticipated Future Action:

The State Construction Department (SCD) will continue to prioritize appropriation recommendations based on state statute and SFC Rules & Regulations.

SCD Representative: Troy B. Decker, troy.decker@wyo.gov 307-777-8970

Washakie County School District No. 2

P.O. Box 105
Ten Sleep, WY 82442
307-366-2233
FAX (307)366-2304

Jimmy Phelps
Superintendent
Jimmy.phelps@wsh2.k12.wy.us



Levi Collins
Principal
Levi.collins@wsh2.k12.wy.us

The Pioneer Way – Learning to Live Our Dreams

Educational Suitability Issues

Narrative

Ten Sleep School's main building was built in three stages. The oldest section of the building was constructed in the 1930s. This includes the lunchroom, some of the elementary classrooms, and the district offices. Another section was added in the 1950s. This second section includes the gymnasium, front office, and some high school classrooms. The final section was constructed in the 1970s. This section includes middle school classrooms, art and music classrooms, and some elementary classrooms.

The age and different construction periods have created many of the educational suitability and safety issues. There are places where the concrete floor has begun to shift resulting in cracking of some of the walls. Some rooms still have asbestos tile, and the middle hallway linoleum also contains asbestos. Building age and condition does impact the following list of educational suitability items. We have completed our MCER Study and the additional acreage needed has been purchased. We are now ready for the design phase.

Educational Suitability List

1. **Classrooms** - The school has an inadequate number of classrooms. The elementary has two multi-grade classrooms. The school would like to separate these two multi-grade classes into single grade classes, but there are not enough classrooms to allow for each grade to have its own classroom space. There is no ability to provide differentiated instruction in multi-grade classrooms so areas such as the lunchroom must be used. Teaching math in the lunchroom while the lunch staff is preparing the meal is not conducive to learning.
2. **Art** – We offer art classes to all students grades K through 12. A classroom that was designed for Middle School/High School Art students does not physically fit elementary art students. The art room also has:
 - a. **Natural light** - No outside windows for natural light while working on projects.
 - b. **Ventilation** - No ventilation system.
 - c. **Dust collection** - No dust collection system.
 - d. **Single Classroom area** - Ceramics in the same room as other art education. Ceramics creates a lot of dust which ends up on all student projects.
 - e. **Inadequate storage and classroom space** - Larger drawing and painting projects, glass fusing, wall weaving, and print making projects, and unable to have a foundry to teach bronze and glass sculpting.

3. **Physical Education**

- a. **Weight Room** - The weight room used for PE classes is located in the basement of another old building across the street from the main building. The ceiling of the weight room (7-1/2 feet tall) is not tall enough for students to complete a full range of weight lifting exercises.
- a. **Gym** – The block walls are 43 inches from the out of bounds line. However, the scorer's table crosses the line into the playing area and player chairs are sixteen inches from the playing area. The proximity of the block walls, scorer's table, and chairs puts all student safety at risk.
- b. **Track** – The track is not regulation size, and the uneven surface and cracks decreases the track safety.
- c. **Locker Rooms** - Many of the drains have collapsed which results in problems with slow draining showers, commodes and sinks. This is made more significant due to the failing sewer drains and lines being encased in concrete.

4. **Music**

- a. Music education, especially band practice creates a lot of noise. The location of the music room is adjacent to the third grade classroom. When band instruments are being played, the noise carries into the third grade classroom during reading and writing times. This makes it difficult for the third grade students to concentrate.
- b. Other classrooms near the music room have difficulty covering lessons when the bands are practicing as the sound carries the full length of the adjacent hallways.
- c. The music room floor is multilevel which creates ADA compliance issues. This is not conducive for elementary students being taught in a K-12 classroom.
- d. Practice rooms are not sound proof so individual practice interferes with the group practices.

5. **Technology Limitations**

- a. All electrical panels are maxed out.
- b. The inability to add electrical service limits the technology offerings within the district.
- c. All devices have either to be plugged in or charged daily, and the lack of adequate electrical service has resulted in compliance issues with the Fire Marshal.

- 6. **Heating/Cooling System** - The heating system in the buildings is nearing the end of its useful life. Individual room's thermostats are connected through pneumatic air lines that in many cases are encased in concrete with multiple air leaks, resulting in classroom temperatures being difficult to control. One classroom might be close to 90 degrees and at the same time an adjacent classroom might be 65 degrees. Support for pneumatic air controls is difficult to find, with our district having to pay travel time for a technician to fix boilers or heating units and often requires multiple trips, one to determine the problem before ordering repair parts for the outdated wall units, and a second trip to install the replacement parts. The boilers are inefficient and the air handlers are inadequate and outdated. Some classrooms run electric space heaters during the winter to keep the room at a reasonable temperature, while other classrooms open windows to reduce the heat. There is no air conditioning in the school with the exception of a few window units and computer labs. The inability to adequately regulate heating does impact the ability to adequately educate students.

7. **ADA Compliance** - There are many areas that are not ADA compliant including:
 - a. Elementary bathrooms with small stalls and without a handicap stall.
 - b. The gymnasium has bleachers upstairs and no room for someone to sit and watch on the floor without being too close to the out of bounds line.
 - c. The locker rooms are down stairs below the gym's bleachers.
 - d. The cafeteria/multipurpose room require walking down stairs and is without a bathroom that is ADA compliant.
 - e. The music room is not ADA compliant due to the multiple levels for band seating.
 - f. The Speech Pathology room and the District offices must be accessed through the cafeteria and up two flights of stairs.
8. **Adjacency of Services** - Elementary students have to walk through middle school and high school halls to receive special services, including special education, counseling, speech, and to visit the Principal's or Nurse's offices.
9. **Cafeteria/Multipurpose room** – The cafeteria/multipurpose room is part of the 1930 construction and was designed as the original basketball court/gymnasium. Due to the overall age of the school, there is no auditorium to hold plays or drama classes. The cafeteria/multipurpose room which currently is used as the lunch room is unbearably hot during school activities, and the rattling of the air handlers make it difficult to hear the activity or speaker. Public meetings, including meetings of the School Board, must meet in the cafeteria/multipurpose room, thus requiring tables and chairs to be set up before each meeting. This location causes difficulty for the public attending the meetings to hear what is being said. Student recognitions and student presentations to the school board lose their significance due to the poor sound conditions of the room.
10. **Extracurricular Activities**
 - a. **Football Field** – The district is leasing the football field and students must cross a major highway to access the football field. The field is ½ mile from the school.
 - b. **Track** - The track is less than 300 yards long, so our students have to be bussed to Worland in order to practice on a regulation track.
 - c. **Gymnasium** – The gym used for PE classes is small with the basketball out-of-bounds lines a few feet from block walls. Students regularly run into the walls because the out-of-bounds area is not sufficiently large enough to avoid regular injuries. Due to our bleachers being up on steps and the walls being so close to the lines, any patrons who have issues with stairs have to sit in the small area out-of-bounds. This is hazard to the patron as well as the players and referees.
11. **Narrow Hallways** - Some of the hallways are narrow resulting not only in student traffic problems during the passing times between classes but are also likely to have traffic problems in emergency evacuation situations. For a student in a wheelchair, this would be a significant problem as well.
12. **Electrical Service** – Adequate electrical service is essential to a building being able to provide adequate education. The electrical panels are located at various locations throughout the building and there is no room for additional circuits. Maintenance has not been able to locate circuits for electricians to complete repairs within classrooms. It is not unusual for a room's electrical service to be fed from multiple breaker panels, rather than the closest panel. Electrical service in many classrooms does not have the ability to regulate the lighting levels. The age of our building was not built for the electrical and technological demands of today.

13. **Sound Transfer Between Classrooms** - Inability to sound proof classrooms due to the design of the building. Drop ceilings and lack of wall soundproofing allow sound to carry to neighboring classrooms, including from confidential areas such as the special education classroom and the counselor's office. Administrative areas are also difficult to conduct confidential discussions and maintain student privacy.
14. **Front Entrance Design** - The design of the front entrance does not allow for optimum security. All outside doors do not have adequate footers underneath causing problems during both the summer and winter with the doors opening and closing. This results in the doors not locking properly as needed for security.
15. **Parking Issues** – Buses have to drop students off at the street curb because there is not a designated bus delivery area away from the street. This design does not provide for safe loading and unloading of students. With the bus unloading area on the street, drivers regularly ignore the bus flashing lights and pass the bus while students are being unloaded. Student walkways are near HS student parking areas, which is hazardous for small children.



August 9, 2017

State Construction Department (SCD)
Wyoming School Facilities Division

Attention: Mr. Troy Decker

Subject: Ten Sleep ES/MS/HS Facility Condition Review Summary
Comparison of 2012 to 2016 data
FEA Project Number: R05.2016.001022

Facility Engineering Associates (FEA) completed the facility condition assessments (FCA) for Wyoming school facilities (education, administration, and transportation buildings) in 2012 and 2016. After the facility condition index (FCI) data was provided to the School Facilities Division (SFD) and the school districts in 2016, a few districts had questions about why the FCI scores for some their buildings indicated an improvement in condition (lower FCI score) when no major work was completed on the building. One of these instances was for Ten Sleep Elementary/Middle/High School in Washakie County School District Number 2. FEA suggested visiting the site to review the conditions observed in the 2016 FCA with SFD and school district representatives.

FEA met with school district and SFD representatives on Tuesday, June 20, 2017 in Ten Sleep, Wyoming. Those that were in attendance are listed below:

Name	Position	Representing
Jimmy Phelps	Superintendent	Washakie County School District 2
Boyd Whitlock	IT Director	Washakie County School District 2
Troy Decker	WSCD-SFD	SFD Planning
Paul Syverson	WSCD-SFD	Regional Project Manager
Bill Small	President	Facility Engineering Associates
Sara Johnson	Project Engineer	Facility Engineering Associates

Before visiting the site, FEA reviewed the condition scores and comments of the 2012 and 2016 assessments. The FCI score for the building in 2012 was 0.385 and was 0.180 in 2016. There were 20 elements where the score increased from 2012 to 2016, indicating better condition of those elements. There were 3 elements scored in 2016 that were not scored in 2012 and one element scored in 2012 that was not scored in 2016. As the FCI is determined by dividing the deferred maintenance (DM) by the current replacement value (CRV), an increase in an element condition score, the addition of an element, or deletion of an element would all affect the FCI.

Before walking the facility, FEA sat with Mr. Phelps and Mr. Boyd to discuss the purpose of the site visit and go over the assessment and analysis process. FEA reviewed the scoring methodology and the reference guide, discussing how both condition and age factors affect the score. All parties walked the facility reviewing the observed conditions noted in the facility condition assessments. The tunnels under the main hallway and gym were reviewed, along with the HVAC controls, ceiling finishes, and stair construction. After walking through the building, all sat down to review the findings.

During our 2016 assessment, FEA was informed that work had been done on the following systems, which increased the scores of these systems, as noted.

2012 vs. 2016 - Reported Work Completed				
SYSTEM	SYSTEM DESCRIPTION	Score		Score Change Comment
		2012	2016	
B2010	EXTERIOR WALLS	3	4	Improvements were made including tuck pointing around gym and a portion of metal panel replaced in 2012
D2020	DOMESTIC WATER DISTRIBUTION	2	3	Reported domestic hot water heater installed in 2016
D3020	CENTRAL PLANT HEATING	2	5	Reportedly two high efficiency boilers were more recently installed with water treatment system
D5030	COMMUNICATION/SECURITY	2	5	Improvements were made since 2012 including replacement of PA system
E2010	FIXED FURNISHINGS	2	3	Reported cabinets were recently installed in some rooms

Based on our review of the 2012 and 2016 assessments, and information provided to FEA during our 2016 assessment, FEA has concluded that the 2016 assessment scores are justified.

FEA has completed many large network condition assessments for different clients across the country and over the years, the assessment process and instruction to assessors has evolved and improved. While the scoring criteria has remained the same, the quantification of elements and identification of “local scores” have improved to provide the client with more detailed information. The idea of identifying “local scores” was to address circumstances where the scores for entire systems were being driven by local conditions. For example, poor exterior wall conditions along one elevation of the building could simply be interpreted as 1 of 4 walls (or 25% of the total) being deficient. That interpretation would drive an overall system condition score of 2. However, if only 25% of that elevation is in poor condition (which would be a local condition score of 2 for that elevation) and the remaining 3 walls (75% of the total walls) are in excellent condition (which would score 5 for up to 5% deficiencies), then the total deficiencies would be: 25% deficiencies x 25% of wall surface + 5% deficiencies x 75% of wall surface = 10% deficiencies, overall. This would result

in an overall score of 4. Using a more detailed method of calculation results in a more accurate representation of the overall condition and score.

This same approach can be applied to systems with different types of sub-systems. For example, there are multiple types of flooring that are scored in C3020-Floors. In 2012, the quantification of different sub-systems was not required to be stated as part of the field notes and the quantity used for analysis represents all finished flooring as one number. FEA now asks for a clear breakdown of percentage of each type of flooring present (e.g. 50% VCT, 25% carpet, 25% tile) as part of the field notes and then the specific score for each sub-element based on condition and age to determine a composite score. It is also important to understand that composite scores, once calculated, are rounded up. For example, a calculated composite score of 2.5 would round up to a final score of 3. For Ten Sleep, there were two elements (C2020-Stair Finishes and E2010-Fixed Furnishings) that were very close to the score threshold and ended up being rounded up based on these instructions.

In order to improve the reflection of a local condition on overall condition, FEA and SFD agreed that local conditions would be reflected in the notes provided by assessors and overall system scores would then reflect the total system rather than being driven by the local conditions. This was not required in 2012. However, as FEA has continued to work with clients across the country in implementing the same assessment methodology, this approach to scoring has proven to be more accurate and more informative. As such, this improvement was instituted in the 2016 Wyoming school facilities assessments.

During this meeting, SFD explained to the district that as part of the facility condition assessments in 2016, FEA completed a pilot study of assessing four buildings by construction phase, where each phase was scored separately. Within the four buildings chosen, there was a total of seventeen construction phases assessed. The goal was to determine if assessing by construction phase provided more accurate condition data. The results were that the condition data for those buildings were very similar, within 7% accuracy, to that collected as part of the overall project. It was concluded by SFD that the additional time and effort required to collect and analyze the data using this method was not economically beneficial for the increase in data accuracy.

Another discussion topic at this meeting was the projected deferred maintenance and current replacement values. FEA explained that the deferred maintenance dollars (DM) provided to SFD and districts through the assessment and uploaded to AiM are not “project dollar amounts”. The dollar amounts provided are based on a percentage of the current replacement value (CRV) for a system; where the percentage correlates to the score. For example, if a system scored a 4, the DM amount would be 10% of the CRV for that element; if the element scored a 2, the DM dollar amount would be 75% of the CRV for that element.

As the building CRVs are created based on cost models used across the state, FEA has continued to advise using the results of these assessments as a planning tool for SFD and districts; and that they should not be considered exact project amounts. FEA understands that there may not be funding for districts to address all their scores of 1 or 2 and local scores of 1 or 2. In those cases, it is up to the district and SFD, through facility planning, to determine how and when to prioritize and allocate the funding that is available to address as many deficiencies as possible in a practical and effective way. The objective should be to use the condition data to inform decisions about how to maintain and preserve buildings in alignment with the district’s overall master facilities plan.

Finally, FEA noted that educational suitability was not part of the assessment scope and is not considered or scored in this condition assessment methodology. While suitability of a building to meet the educational needs of the facility is very important, that was not the goal of this assessment and should be understood to be a separate issue. While areas may be considered “outdated” from a suitability standpoint, they may be functional from a condition standpoint and not negatively affect the FCI score.

To summarize the actions discussed, FEA does not intend to revise the 2016 FCA scores for Ten Sleep ES/MS/HS since the scores were confirmed in this review. There was one change to the note for C3030-Ceilings that FEA will update in AiM but all other condition data shall remain the same.

We hope this summary has provided further information and clarification of the facility condition assessment methodology and analysis process. We are happy to answer any further questions on this topic, as needed.

Respectfully,

FACILITY ENGINEERING ASSOCIATES, P.C.



Sara Johnson, E.I.T.
Project Engineer



William W. Small, P.E., PMP
Principal



Wyoming State Construction Department

Governor Mark Gordon

•

Director Delbert McOmie, P.E.

Members of the Select Committee on School Facilities:

Per the meeting held on September 10, 2019, Representative Sommers requested for the State Construction Department to work with Facility Engineering Associates to study the impact of adjusting the current replacement value (CRV) to address suitability. They were to also identify what the CRV should be if all categories (security, enhancements & educational suitability) were combined for a total of 25% of CRV.

Enclosed is a report to discuss the impacts of the proposed legislation.

PRESENTATION TO

Wyoming Select Committee on School Facilities

IMPACT OF ADJUSTMENT TO MAJOR MAINTENANCE SPENDING FOR SUITABILITY

October 2019

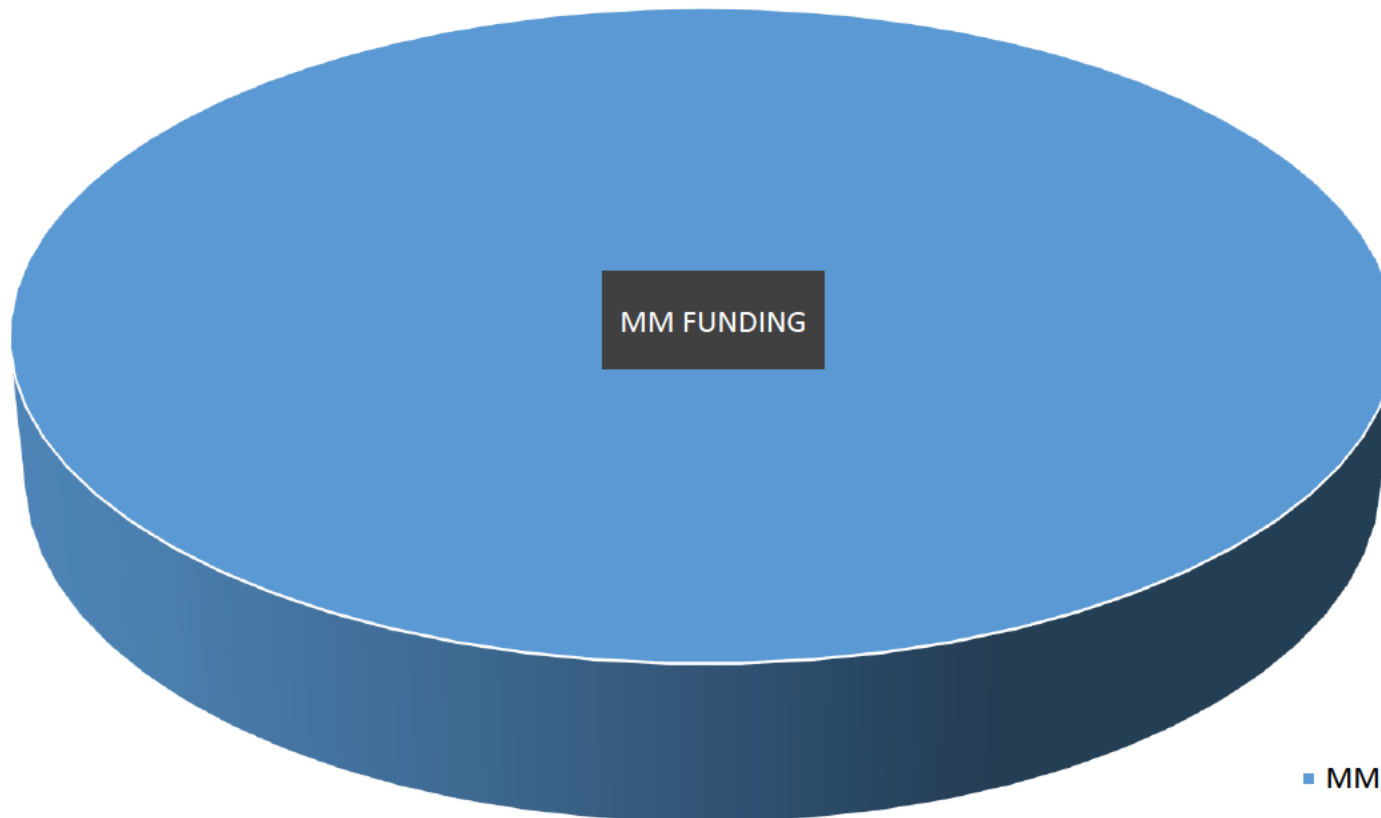
William W. Small, PE, PMP

Principal

Facility Engineering Associates, P.C.

Current Major Maintenance Funding

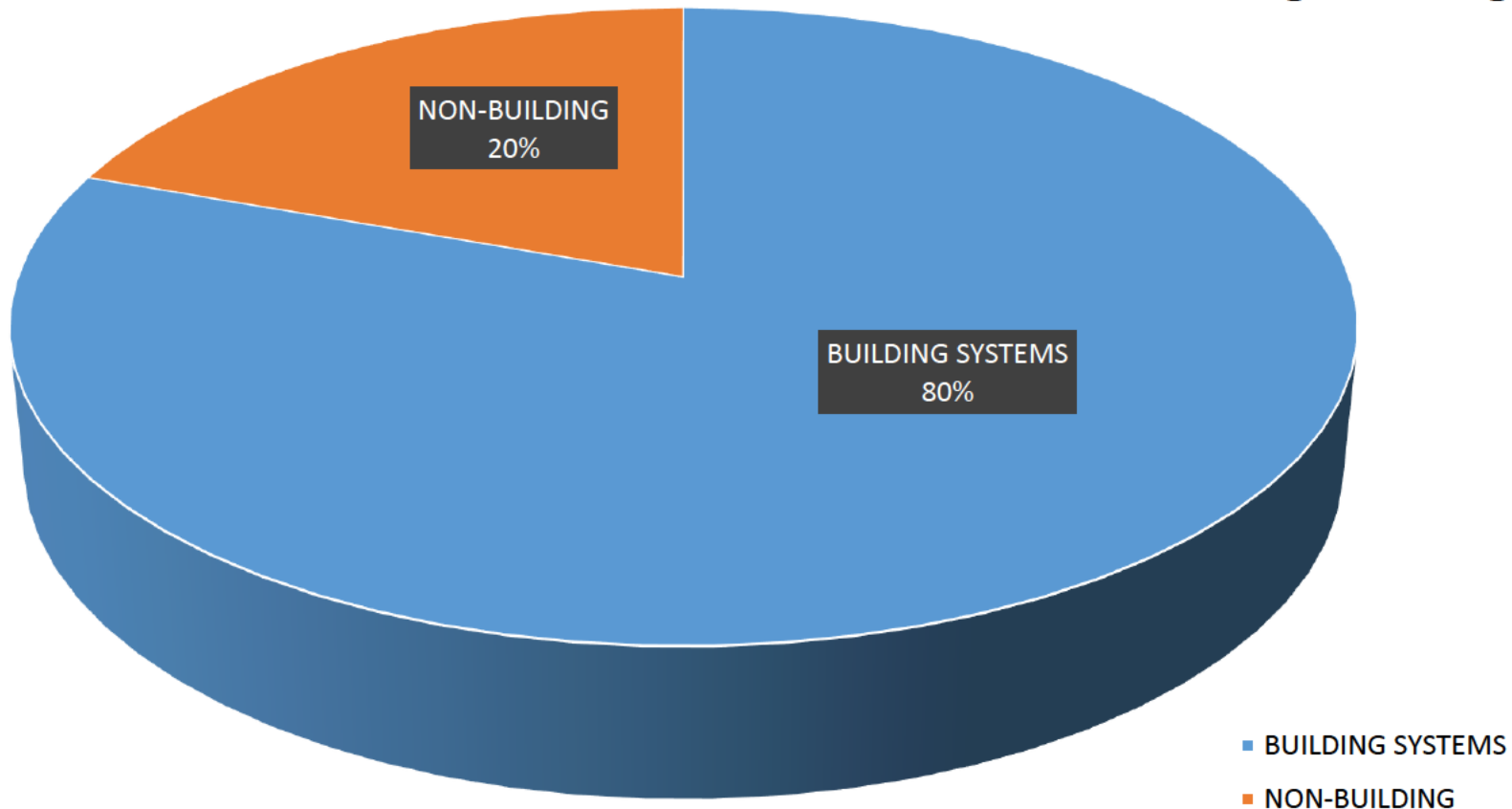
**Major Maintenance (MM)
Funded at 2% of CRV**



■ MM FUNDING

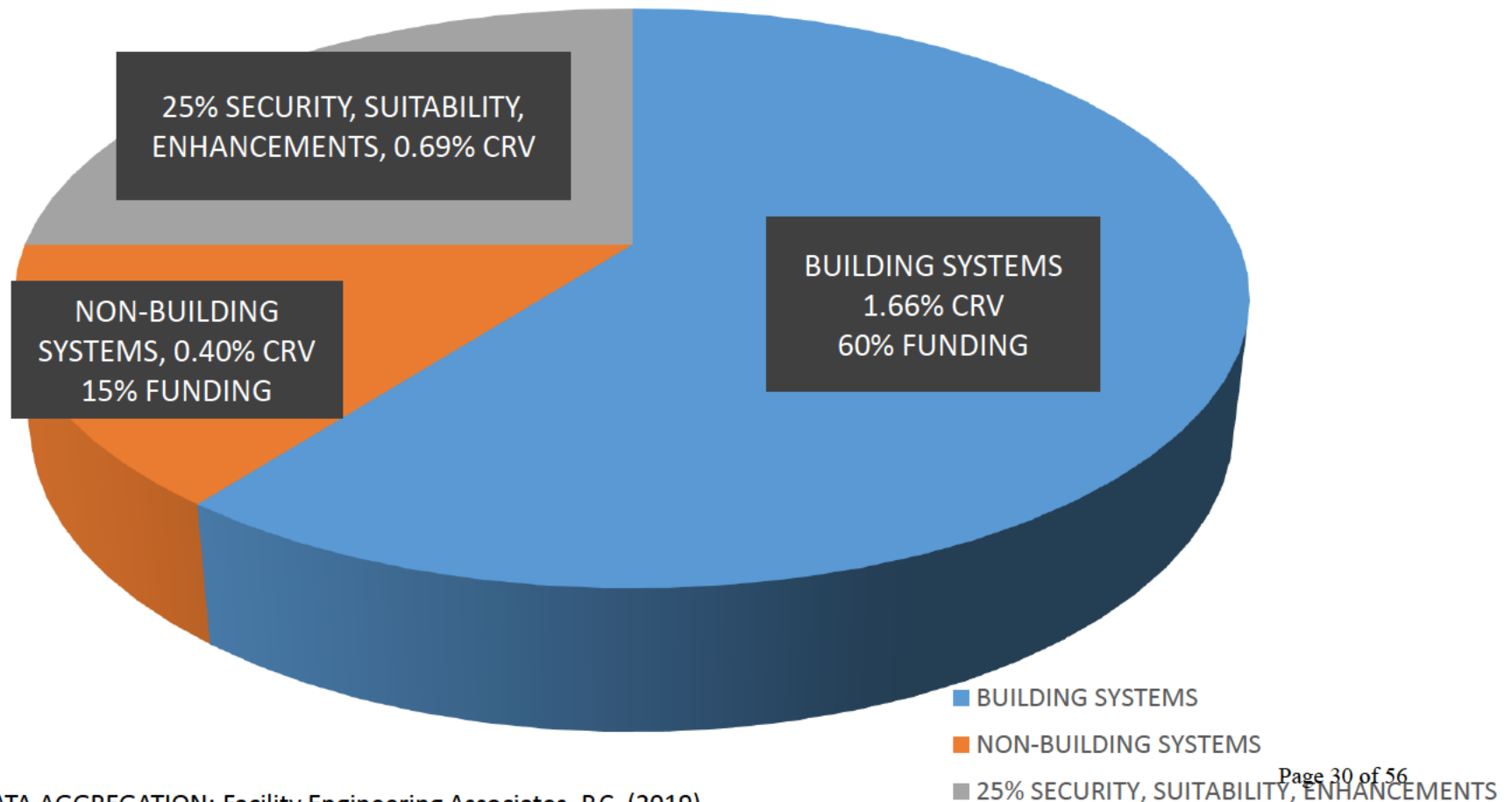
Major Maintenance Spending 2007 to 2018

**Approx. 80% of MM
Spending (1.6% of CRV) is
Benefiting Building Systems**



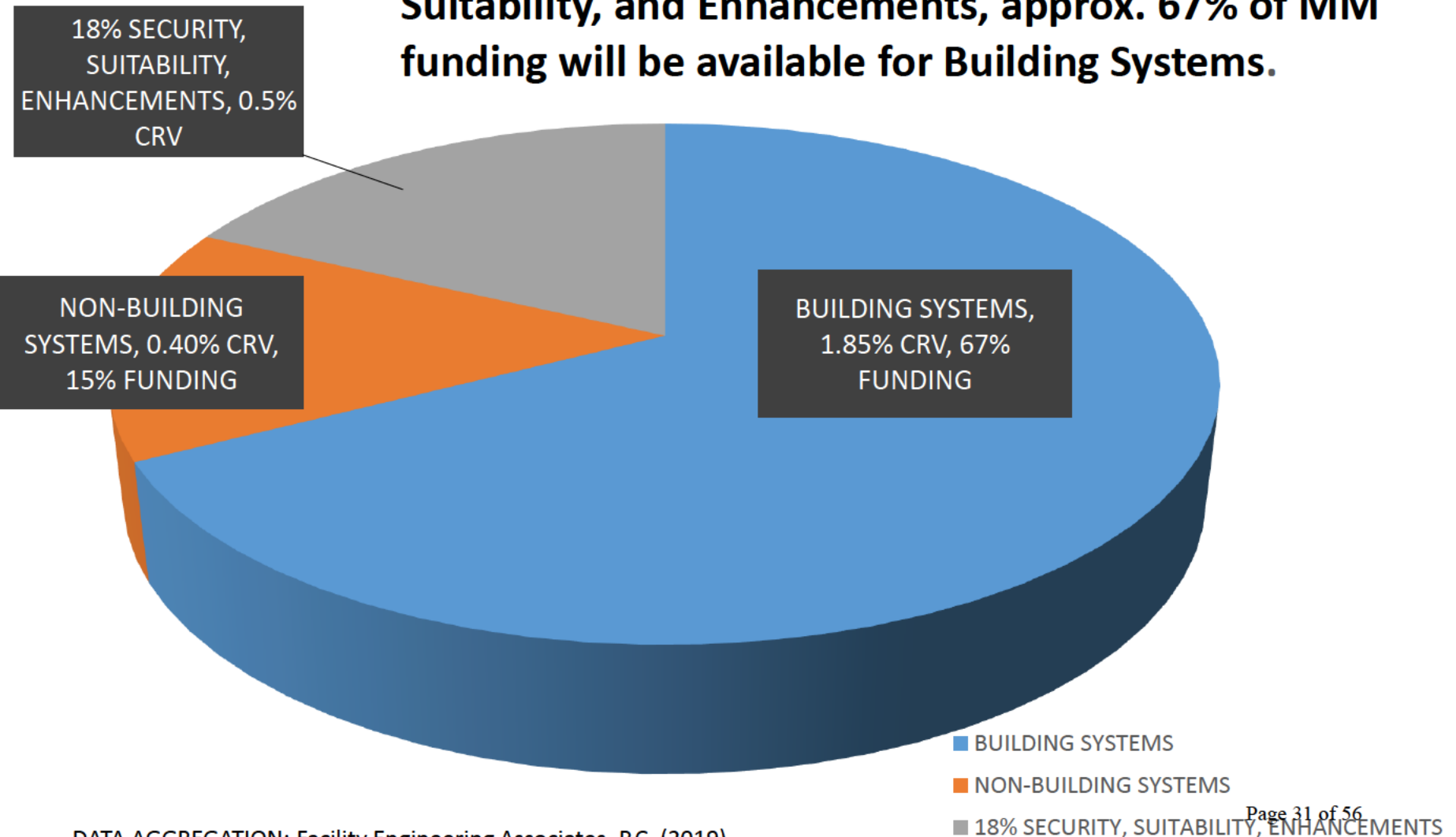
Major Maintenance Spending (Per 20LSO-113 V0.6)

If future MM spending includes 0.4% of CRV for Non-building Systems, and 25% of funding for Security, Suitability, and Enhancements, approx. 60% of MM funding will be available for Building Systems.



Major Maintenance Spending (Long-term Value Alternate)

If future MM spending includes 0.4% of CRV for Non-building Systems, and 18% of funding for Security, Suitability, and Enhancements, approx. 67% of MM funding will be available for Building Systems.



Assumptions for PV of Future Savings

- Timing and Frequency of Replacement Rates were determined using the Building Replacement Rate curves presented in slide 8
- Buildings not replaced at 25-year intervals are assumed to receive Capital Funds in the amount of 25% of CRV for renovations, upgrades, and/or refurbishment
- Inflation Rate (3.71%): Bureau of Labor Statistics (BLS), PPI industry data for New school building construction, not seasonally adjusted, annualized from 2006 - 2019; <https://data.bls.gov/timeseries/pcu236222236222>
- Discount (investment) Rates:
 - High-end (5.2%) (Used in analysis presented): Preliminary FY19 Rate of Return as provided by Wyoming State Treasurer's Office Aug. 9, 2019
 - Low-end (2.47%) (Not used in analysis presented): Board of Governors of the Federal Reserve System (US), 10-Year Treasury Constant Maturity Rate [DGS10], retrieved from FRED, Federal Reserve Bank of St. Louis; <https://fred.stlouisfed.org/series/DGS10>, August 8, 2019.

Building Replacement Rate Based on Effective Funding

